

Spruce Head 04859

ZIP code · ME · Maine · Knox County

\$598K

MEDIAN SALE PRICE

11

SALES (12 MO)

\$358K

MEDIAN VALUE (AVM)

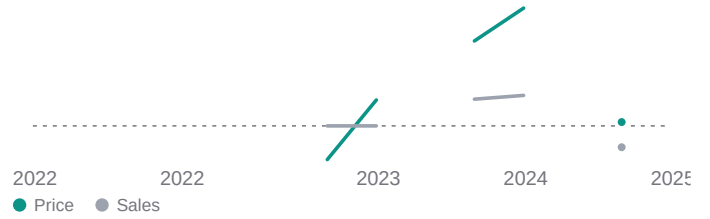
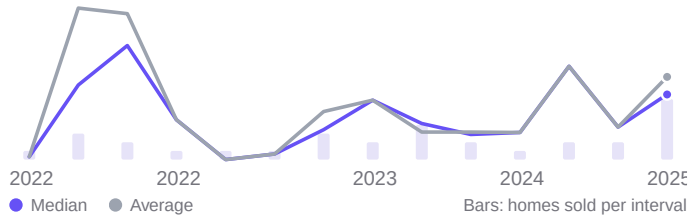
MARKET TRENDS (5 YEARS)

Sale prices

Median \$616K · Average \$754K

Growth (year over year)

Price +5.4% · Sales -30.0%



Price per square foot

\$497/ft²

Annual turnover (share of homes sold)

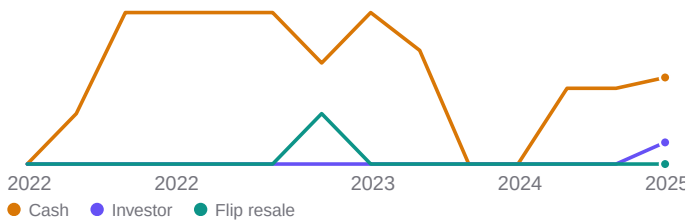
4.4%



BUYERS & OUTCOMES

Buyer mix

Cash 57% · Investor 14% · Flip resale 0%

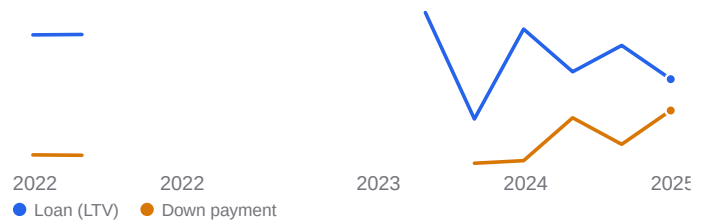


Sellers who sold at a gain

100%


2023
● Filings ● Auction stage

Financing (share of purchase price) Loan (LTV) 60% · Down payment 40%



Typical hold before selling

2.0 yrs



HOUSING STOCK

Homes	248
Median value (AVM)	\$358K
Median size	1,336 ft²
Median bedrooms	3
Median year built	1986
Single family	94%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	4.6%
Owner occupied	74%
Company owned	13%
Median loan-to-value	40%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	701
Density	64 / mi ²
Median household income	\$80K
Average household income	\$112K
Crime index (US avg 100)	117
Air pollution index (US avg 100)	73
Earthquake index (US avg 100)	47
Homes occupied	67%
Bachelor's or higher	24%
Poverty rate	12.8%
Unemployment	0.8%
Average temp	45°F
Annual precip	49 in
Sunshine	50%

Market metrics are derived from recorded arms-length deeds through July 2025, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.