

Thomaston 04861

ZIP code · ME · Maine > Knox County > Thomaston

BALANCED MARKET

\$355K

MEDIAN SALE PRICE

-4.1%

1-YR CHANGE

27

SALES (12 MO)

\$341K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 42 / 100



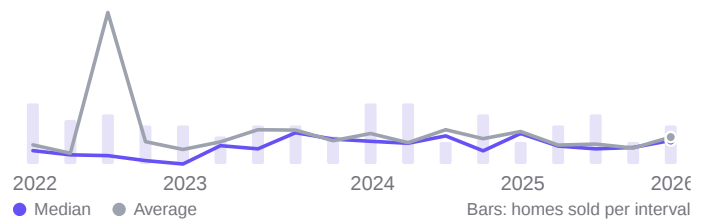
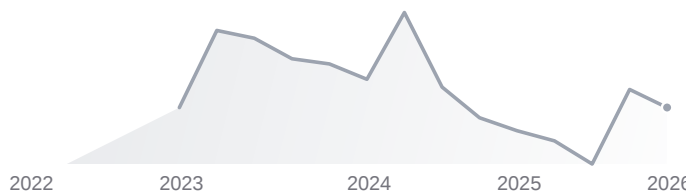
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

42 / 100

Sale prices

Median \$351K · Average \$382K

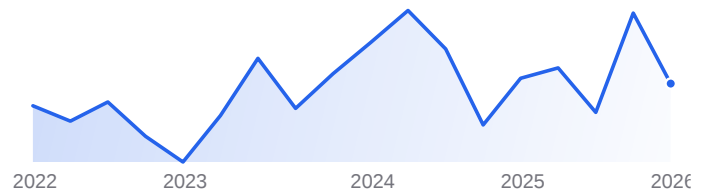
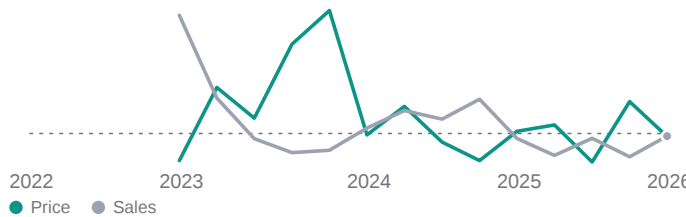


Growth (year over year)

Price -4.1% · Sales -3.6%

Price per square foot

\$188/ft²

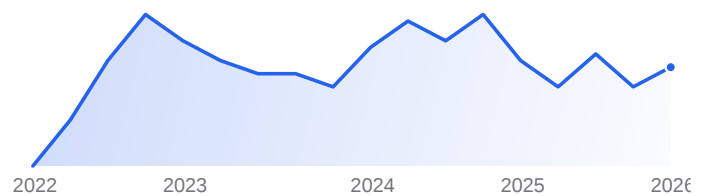
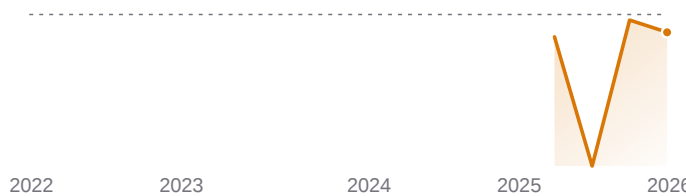


Sale premium vs estimated value

-1.1%

Annual turnover (share of homes sold)

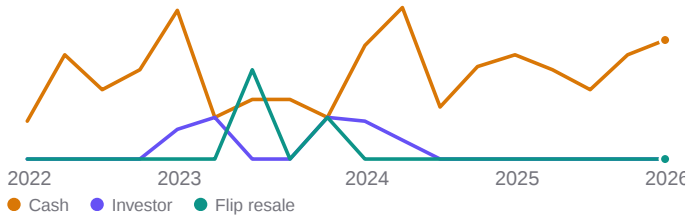
2.4%



BUYERS & OUTCOMES

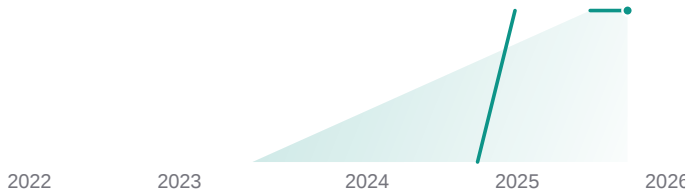
Buyer mix

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



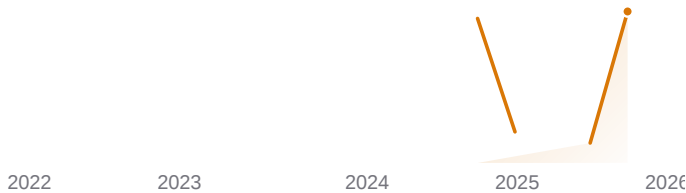
Sellers who sold at a gain

100%

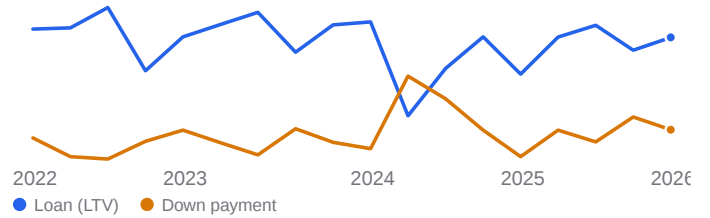


Median annualized return at resale

+36.8%

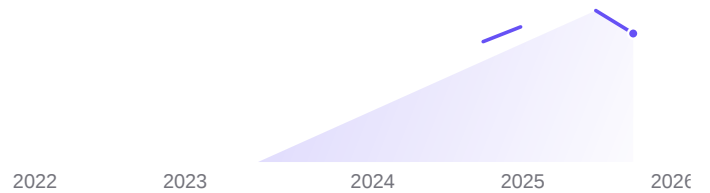


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



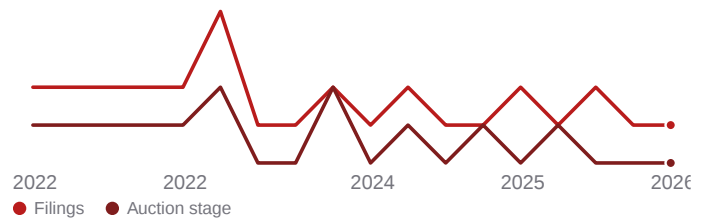
Typical hold before selling

3.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,122
Median value (AVM)	\$341K
Median size	1,568 ft²
Median year built	1967
Single family	85%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	67%
Underwater (LTV 125% or more)	1.8%
Owner occupied	70%
Company owned	9.0%
Median loan-to-value	40%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	2,815
Density	241 / mi²
Median household income	\$67K
Average household income	\$70K
Crime index (US avg 100)	121
Air pollution index (US avg 100)	79
Earthquake index (US avg 100)	57
Homes occupied	90%
Bachelor's or higher	16%
Poverty rate	8.4%
Unemployment	1.1%
Average temp	45°F
Annual precip	50 in
Sunshine	50%

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.