

Waterville 04901

ZIP code · ME · Maine > Kennebec County > Waterville

SELLER'S MARKET

\$270K

MEDIAN SALE PRICE

+21.2%

1-YR CHANGE

362

SALES (12 MO)

\$264K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 72 / 100

Buyer's market

Balanced

Seller's market

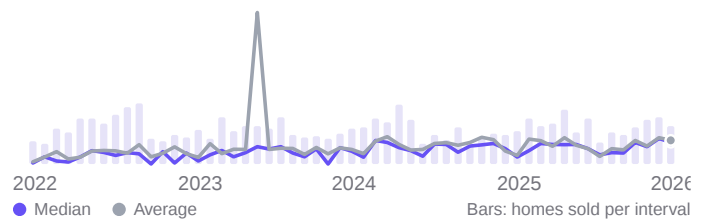
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

72 / 100

Sale prices

Median \$271K · Average \$281K

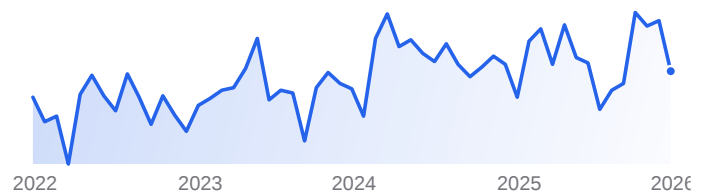
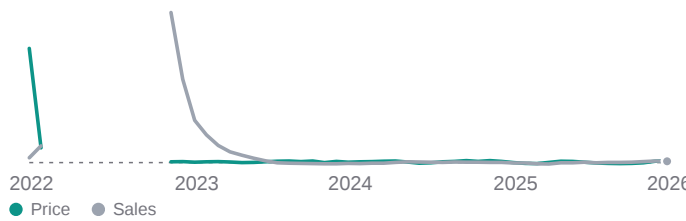


Growth (year over year)

Price +21.2% · Sales +14.6%

Price per square foot

\$157/ft²

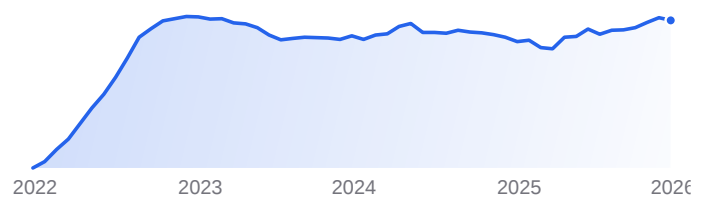
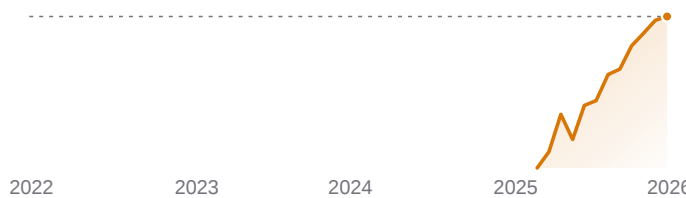


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

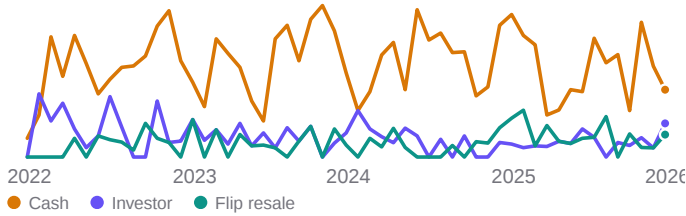
4.1%



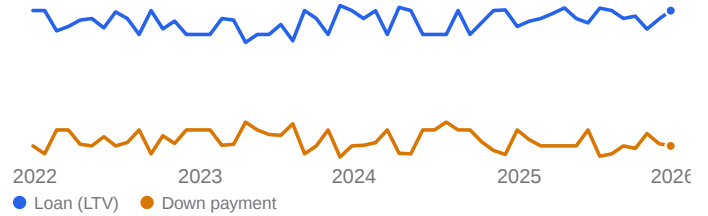
BUYERS & OUTCOMES

Buyer mix

Cash 20% · Investor 10% · Flip resale 6.7%

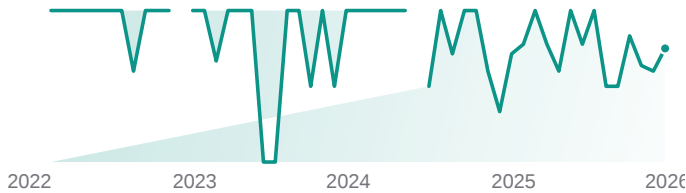


Financing (share of purchase price) Loan (LTV) 95% · Down payment 10%



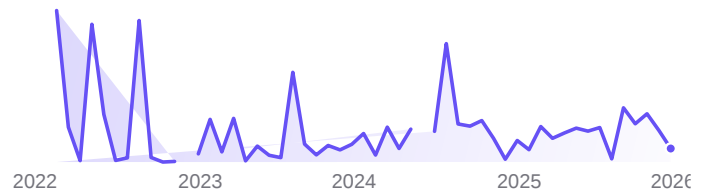
Sellers who sold at a gain

88%



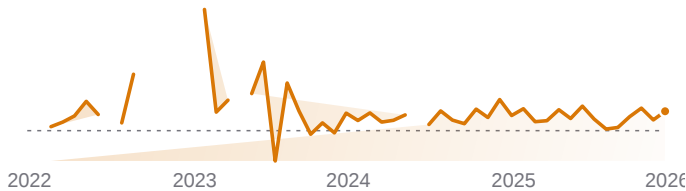
Typical hold before selling

1.0 yrs



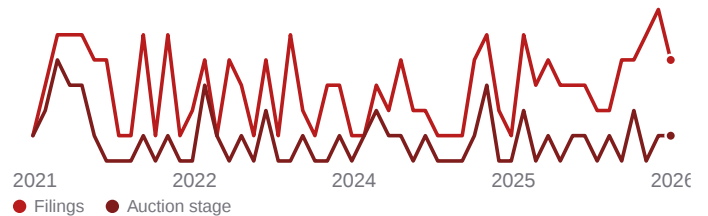
Median annualized return at resale

+12.4%



Preforeclosure filings

Filings 4 · Auction stage 1



HOUSING STOCK

Homes	8,744
Median value (AVM)	\$264K
Median size	1,420 ft²
Median bedrooms	3
Median year built	1957
Single family	74%
Condos	5.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	1.7%
Owner occupied	68%
Company owned	9.7%
Median loan-to-value	42%

Typical ownership tenure

16.4 yrs

COMMUNITY

Population	28,079
Density	340 / mi²
Median household income	\$59K
Average household income	\$75K
Crime index (US avg 100)	91
Air pollution index (US avg 100)	70
Earthquake index (US avg 100)	69
Homes occupied	92%
Bachelor's or higher	15%
Poverty rate	15.5%
Unemployment	0.7%
Average temp	44°F
Annual precip	44 in
Sunshine	50%

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