

Eustis 04936

ZIP code · ME · Maine · Franklin County

BALANCED MARKET

\$341K

MEDIAN SALE PRICE

+18.8%

1-YR CHANGE

23

SALES (12 MO)

\$274K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 43 / 100



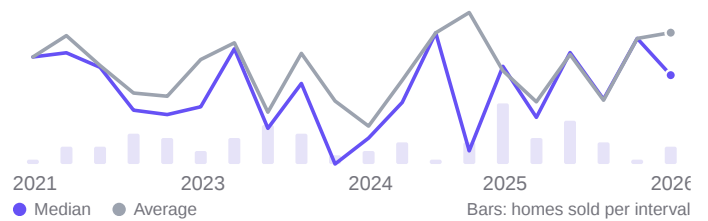
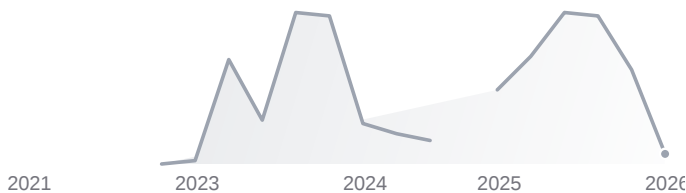
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

43 / 100

Sale prices

Median \$288K · Average \$411K

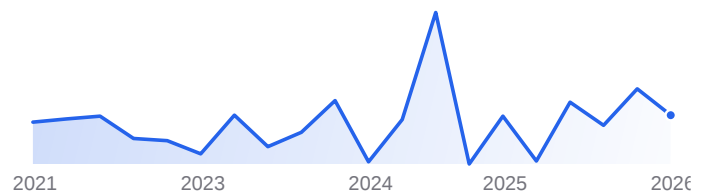
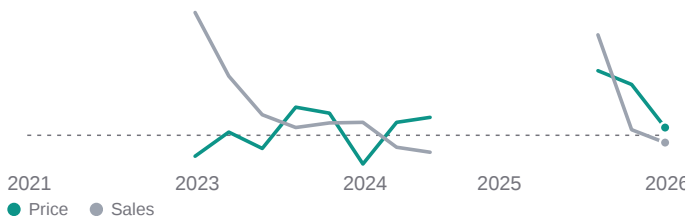


Growth (year over year)

Price +18.8% · Sales -17.9%

Price per square foot

\$374/ft²

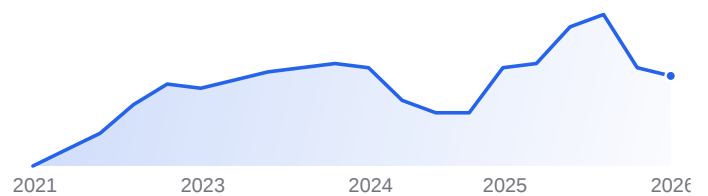


Sale premium vs estimated value

-6.0%

Annual turnover (share of homes sold)

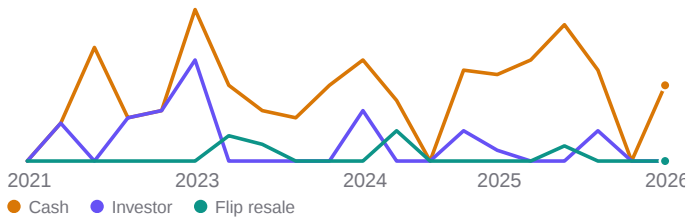
3.3%



BUYERS & OUTCOMES

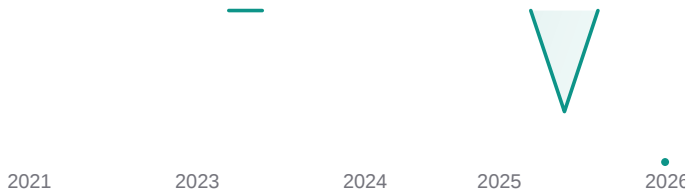
Buyer mix

Cash 50% · Investor 0% · Flip resale 0%



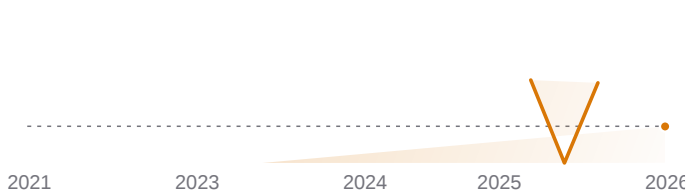
Sellers who sold at a gain

50%

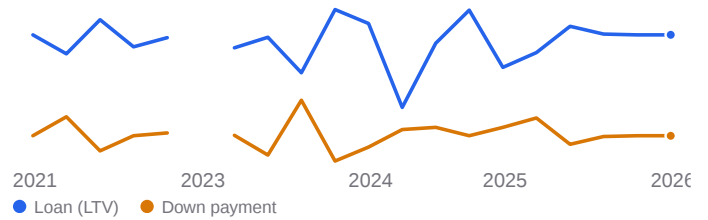


Median annualized return at resale

-0.1%

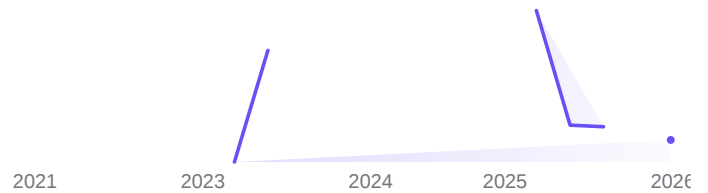


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

1.2 yrs



HOUSING STOCK

Homes	703
Median value (AVM)	\$274K
Median size	726 ft²
Median bedrooms	2
Median year built	1975
Single family	99%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	74%
Underwater (LTV 125% or more)	2.7%
Owner occupied	8.7%
Company owned	8.1%
Median loan-to-value	31%
Typical ownership tenure	21.6 yrs

COMMUNITY

Population	641
Density	1 / mi²
Median household income	\$31K
Average household income	\$41K
Crime index (US avg 100)	198
Air pollution index (US avg 100)	76
Earthquake index (US avg 100)	59
Homes occupied	39%
Bachelor's or higher	4%
Poverty rate	21.4%
Unemployment	1.0%
Average temp	38°F
Annual precip	42 in
Sunshine	50%

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