

Jackman 04945

ZIP code · ME · Maine · Somerset County

BALANCED MARKET

\$466K

MEDIAN SALE PRICE

+149.5%

1-YR CHANGE

16

SALES (12 MO)

\$195K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 56 / 100



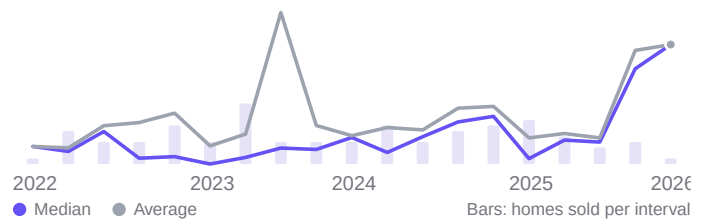
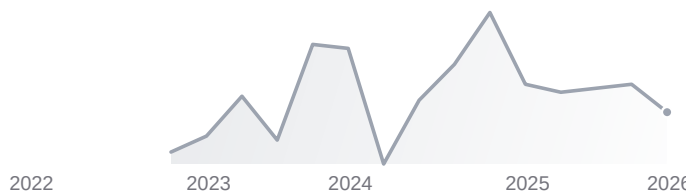
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

56 / 100

Sale prices

Median \$500K · Average \$500K

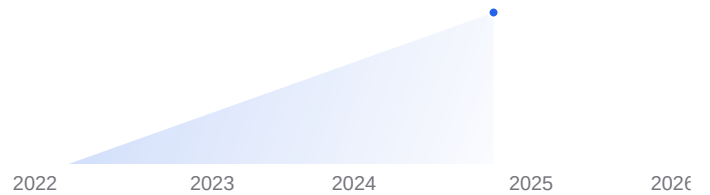
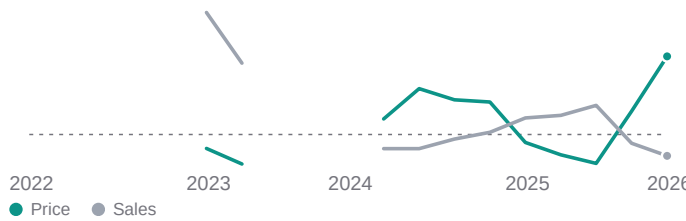


Growth (year over year)

Price +149.5% · Sales -40.7%

Price per square foot

\$147/ft²



Sale premium vs estimated value

+28.6%

Annual turnover (share of homes sold)

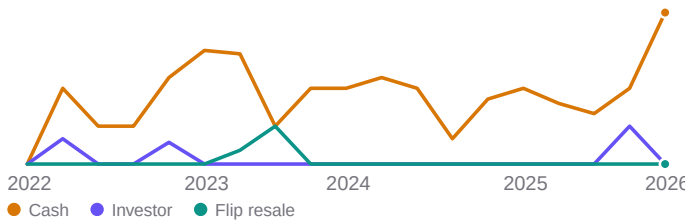
3.1%



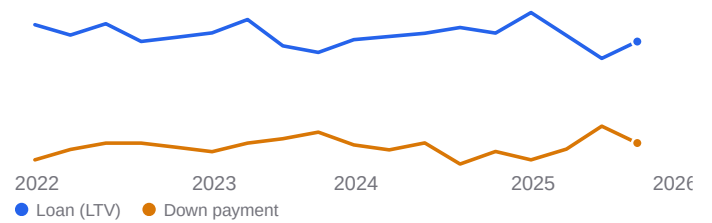
BUYERS & OUTCOMES

Buyer mix

Cash 100% · Investor 0% · Flip resale 0%

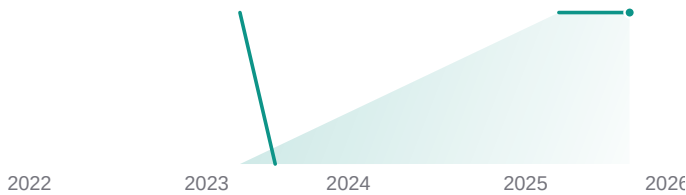


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



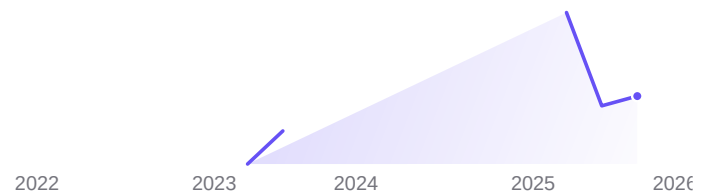
Sellers who sold at a gain

100%



Typical hold before selling

1.5 yrs



Median annualized return at resale

+8.3%



HOUSING STOCK

Homes	523
Median value (AVM)	\$195K
Median size	1,456 ft²
Median bedrooms	3
Median year built	1986
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	3.4%
Owner occupied	34%
Company owned	7.8%
Median loan-to-value	46%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	1,080
Density	2 / mi ²
Median household income	\$57K
Average household income	\$66K
Crime index (US avg 100)	164
Air pollution index (US avg 100)	76
Earthquake index (US avg 100)	57
Homes occupied	43%
Bachelor's or higher	22%
Poverty rate	10.4%
Unemployment	1.3%
Average temp	38°F
Annual precip	41 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.