

Kingfield 04947

ZIP code · ME · Maine · Franklin County · Kingfield

BUYER'S MARKET

\$368K

MEDIAN SALE PRICE

-33.4%

1-YR CHANGE

78

SALES (12 MO)

\$429K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 30 / 100



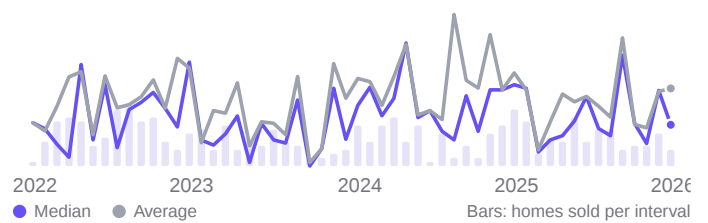
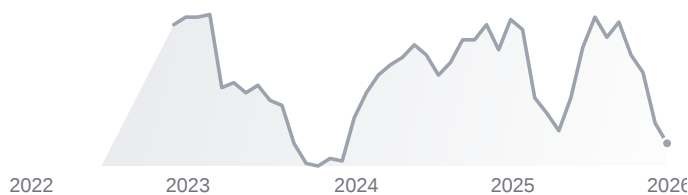
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

30 / 100

Sale prices

Median \$338K · Average \$548K

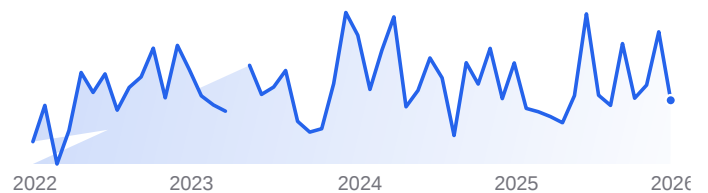
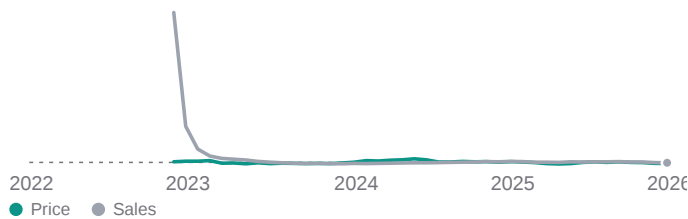


Growth (year over year)

Price -33.4% · Sales -12.4%

Price per square foot

\$208/ft²

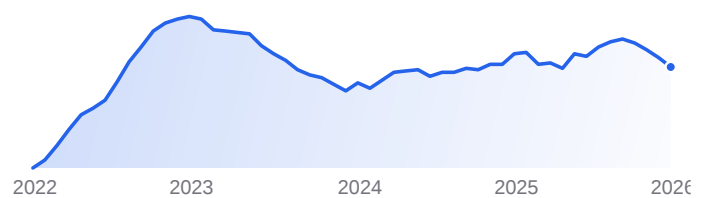


Sale premium vs estimated value

+0.8%

Annual turnover (share of homes sold)

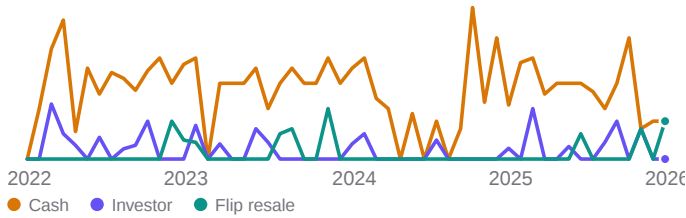
5.1%



BUYERS & OUTCOMES

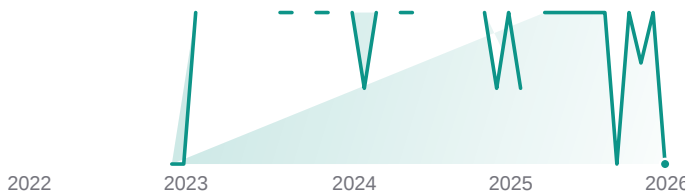
Buyer mix

Cash 25% · Investor 0% · Flip resale 25%



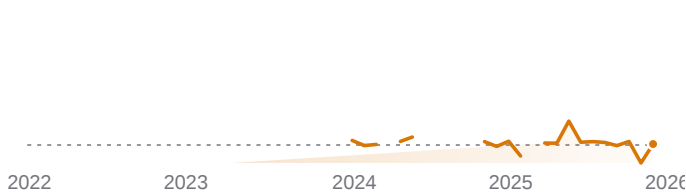
Sellers who sold at a gain

0%

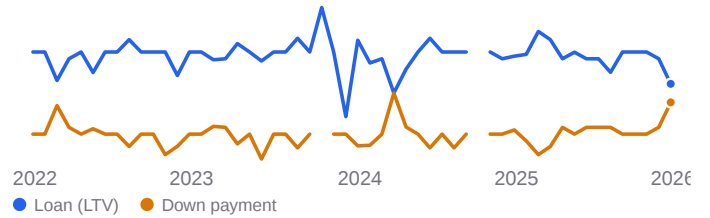


Median annualized return at resale

+2.9%

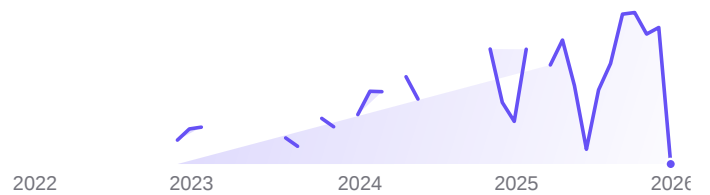


Financing (share of purchase price) Loan (LTV) 57% · Down payment 43%



Typical hold before selling

0.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,532
Median value (AVM)	\$429K
Median size	1,486 ft²
Median bedrooms	3
Median year built	1980
Single family	68%
Condos	1.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	1.4%
Owner occupied	30%
Company owned	15%
Median loan-to-value	33%

Typical ownership tenure

126.6 yrs

COMMUNITY

Population	1,851
Density	13 / mi ²
Median household income	\$68K
Average household income	\$102K
Crime index (US avg 100)	152
Air pollution index (US avg 100)	76
Earthquake index (US avg 100)	68
Homes occupied	33%
Bachelor's or higher	34%
Poverty rate	8.0%
Unemployment	1.2%
Average temp	38°F
Annual precip	48 in
Sunshine	50%

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