

Madison 04950

ZIP code · ME · Maine · Somerset County · Madison

SELLER'S MARKET

\$215K

MEDIAN SALE PRICE

+20.3%

1-YR CHANGE

75

SALES (12 MO)

\$205K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 79 / 100

Buyer's market

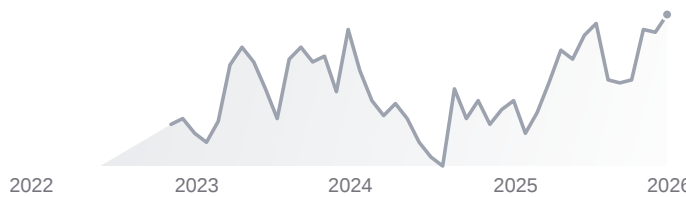
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

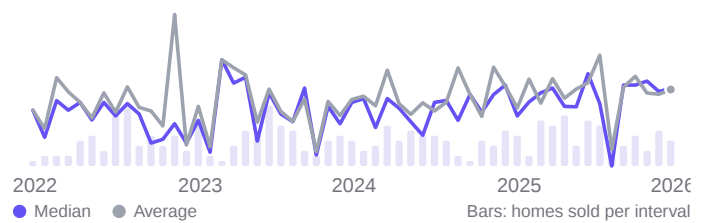
Market temperature (0–100)

79 / 100



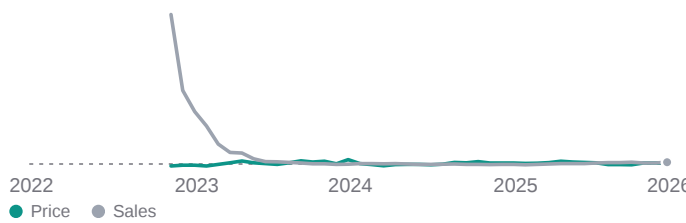
Sale prices

Median \$212K · Average \$208K



Growth (year over year)

Price +20.3% · Sales +33.9%



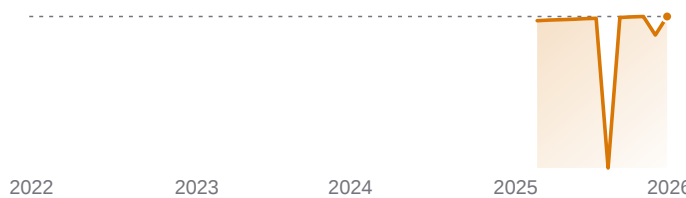
Price per square foot

\$281/ft²



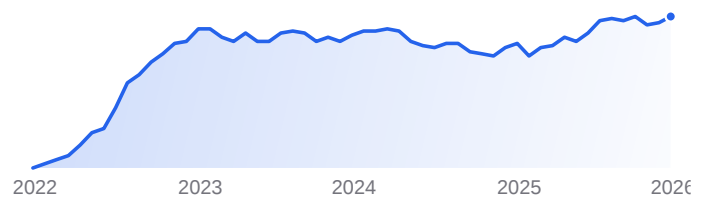
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

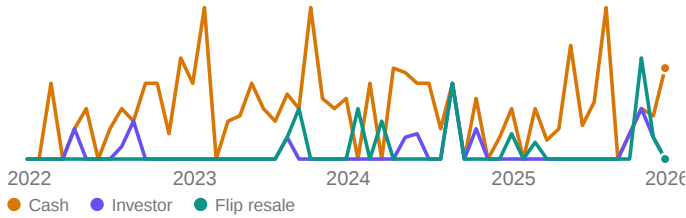
3.5%



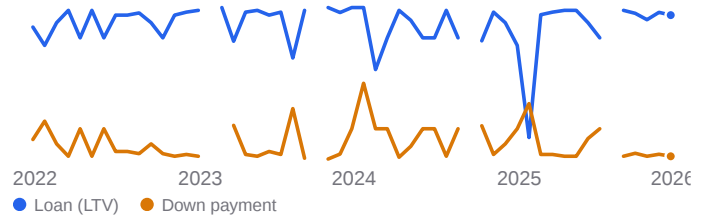
BUYERS & OUTCOMES

Buyer mix

Cash 60% · Investor 0% · Flip resale 0%

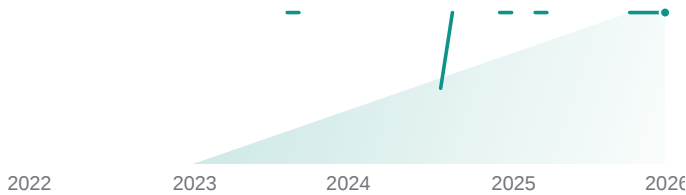


Financing (share of purchase price) Loan (LTV) 95% · Down payment 1.8%



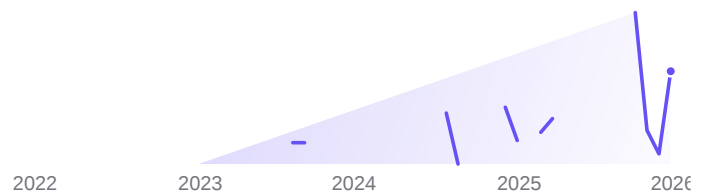
Sellers who sold at a gain

100%



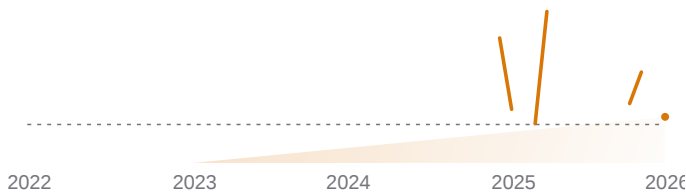
Typical hold before selling

2.3 yrs



Median annualized return at resale

+4.7%



Preforeclosure filings

Filings 3 · Auction stage 1



HOUSING STOCK

Homes	2,173
Median value (AVM)	\$205K
Median size	1,120 ft²
Median bedrooms	3
Median year built	1980
Single family	84%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	3.8%
Owner occupied	60%
Company owned	7.4%
Median loan-to-value	43%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	4,752
Density	86 / mi²
Median household income	\$56K
Average household income	\$82K
Crime index (US avg 100)	64
Air pollution index (US avg 100)	65
Earthquake index (US avg 100)	73
Homes occupied	84%
Bachelor's or higher	12%
Poverty rate	15.0%
Unemployment	1.2%
Average temp	42°F
Annual precip	41 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.