

Morrill 04952

ZIP code · ME · Maine · Waldo County

STRONG BUYER'S MARKET

\$320K

MEDIAN SALE PRICE

-8.2%

1-YR CHANGE

13

SALES (12 MO)

\$311K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 18 / 100



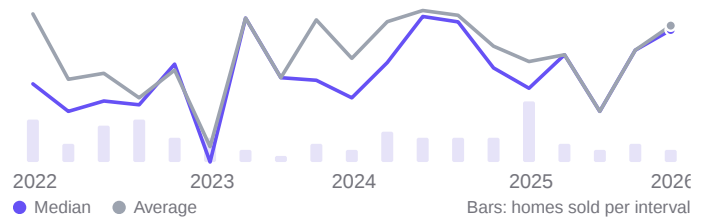
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

18 / 100

Sale prices

Median \$335K · Average \$345K

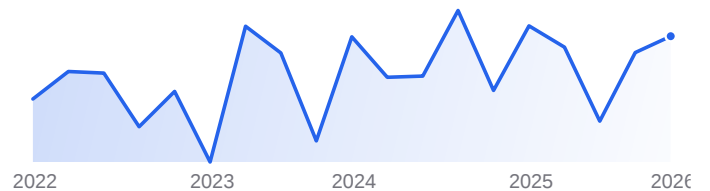


Growth (year over year)

Price -8.2% · Sales -43.5%

Price per square foot

\$235/ft²

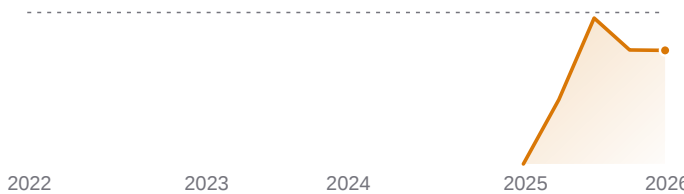


Sale premium vs estimated value

-4.6%

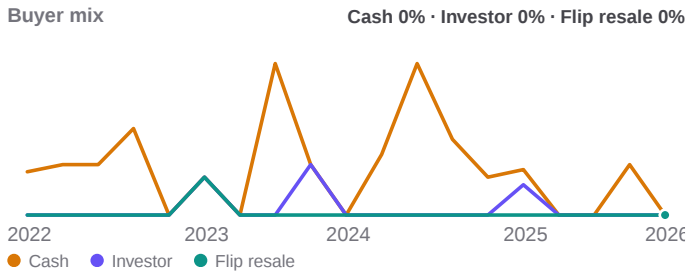
Annual turnover (share of homes sold)

1.5%



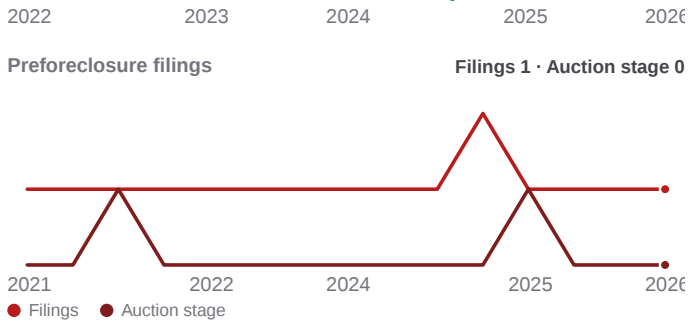
BUYERS & OUTCOMES

Buyer mix



Sellers who sold at a gain

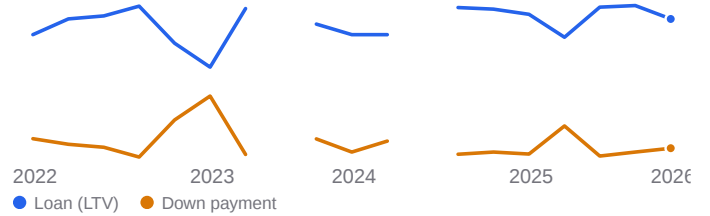
100%



Preforeclosure filings

Filings 1 · Auction stage 0

Financing (share of purchase price) Loan (LTV) 90% · Down payment 7.5%



Typical hold before selling

2.6 yrs

HOUSING STOCK

Homes	887
Median value (AVM)	\$311K
Median size	1,456 ft²
Median bedrooms	3
Median year built	1990
Single family	83%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	1.4%
Owner occupied	77%
Company owned	4.5%
Median loan-to-value	35%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	2,055
Density	67 / mi²
Median household income	\$71K
Average household income	\$80K
Crime index (US avg 100)	62
Air pollution index (US avg 100)	80
Earthquake index (US avg 100)	59
Homes occupied	91%
Bachelor's or higher	17%
Poverty rate	8.4%
Unemployment	1.0%
Average temp	44°F
Annual precip	48 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.