

New Sharon 04955

ZIP code · ME · Maine · Franklin County

SELLER'S MARKET

\$168K

MEDIAN SALE PRICE

+50.6%

1-YR CHANGE

19

SALES (12 MO)

\$191K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 60 / 100



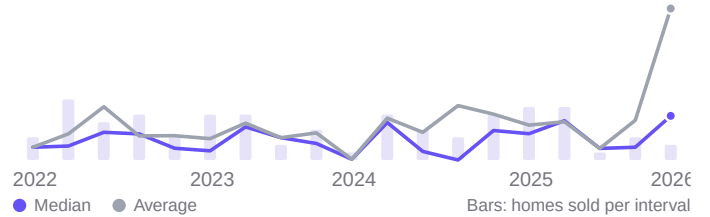
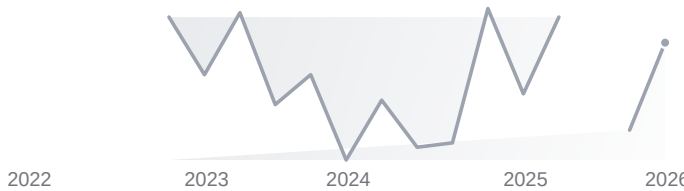
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

60 / 100

Sale prices

Median \$243K · Average \$746K

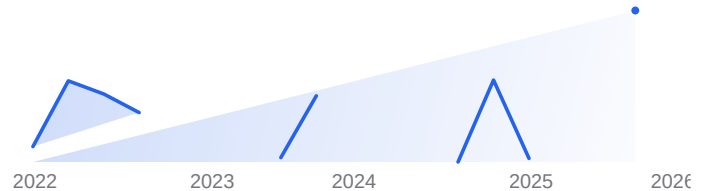
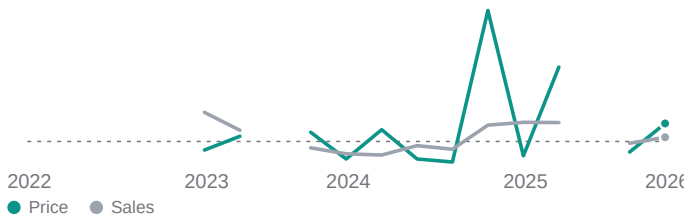


Growth (year over year)

Price +50.6% · Sales +11.8%

Price per square foot

\$376/ft²

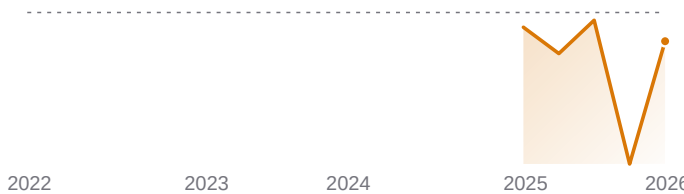


Sale premium vs estimated value

-11.8%

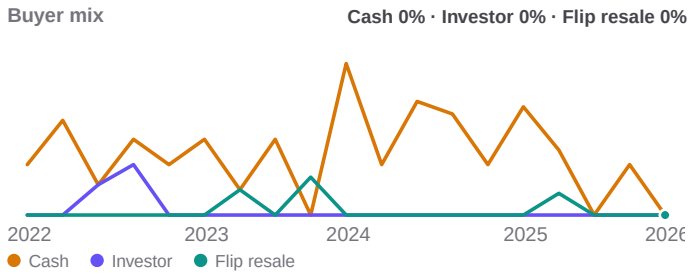
Annual turnover (share of homes sold)

2.8%



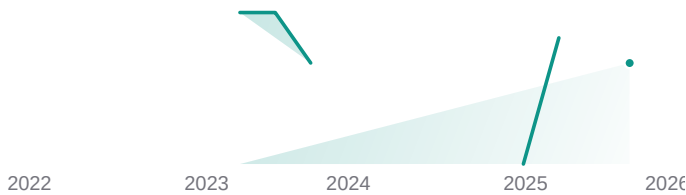
BUYERS & OUTCOMES

Buyer mix



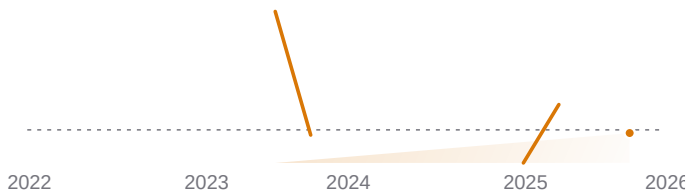
Sellers who sold at a gain

67%

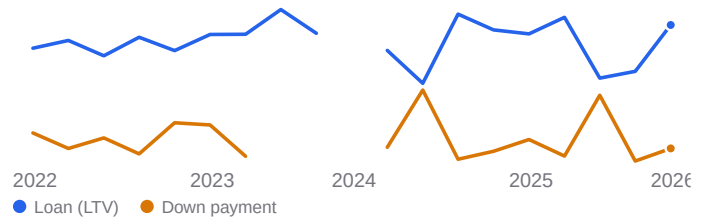


Median annualized return at resale

-0.9%

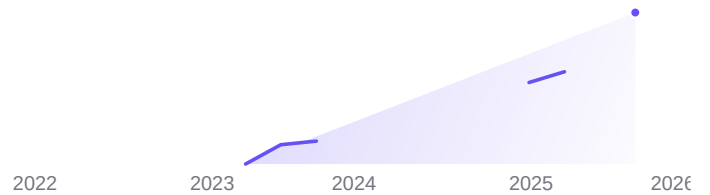


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



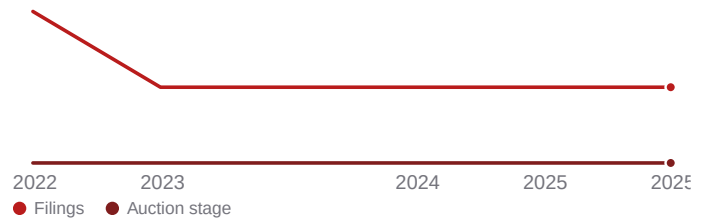
Typical hold before selling

3.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	686
Median value (AVM)	\$191K
Median size	1,104 ft²
Median bedrooms	3
Median year built	1973
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	1.4%
Owner occupied	81%
Company owned	3.4%
Median loan-to-value	39%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	1,544
Density	32 / mi²
Median household income	\$65K
Average household income	\$84K
Crime index (US avg 100)	73
Air pollution index (US avg 100)	68
Earthquake index (US avg 100)	80
Homes occupied	86%
Bachelor's or higher	19%
Poverty rate	11.3%
Unemployment	1.0%
Average temp	43°F
Annual precip	47 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.