

New Portland 04961

ZIP code · ME · Maine · Somerset County

SELLER'S MARKET

\$263K

MEDIAN SALE PRICE

-7.6%

1-YR CHANGE

29

SALES (12 MO)

\$205K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 66 / 100



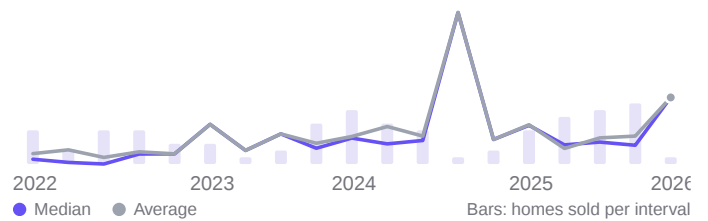
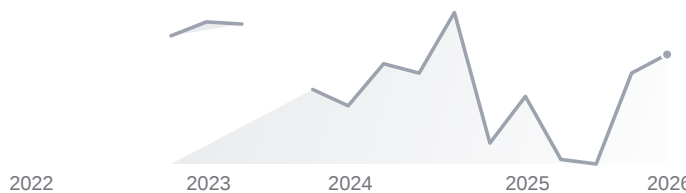
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

66 / 100

Sale prices

Median \$470K · Average \$470K

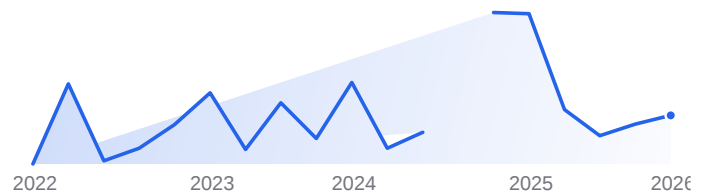
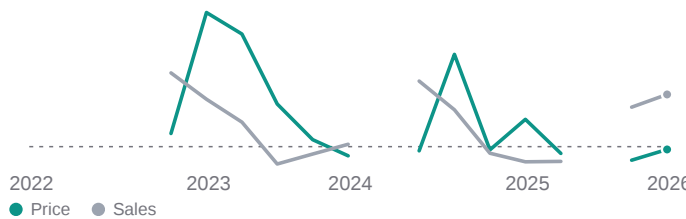


Growth (year over year)

Price -7.6% · Sales +141.7%

Price per square foot

\$180/ft²

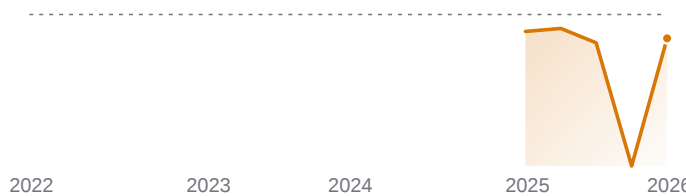


Sale premium vs estimated value

-6.0%

Annual turnover (share of homes sold)

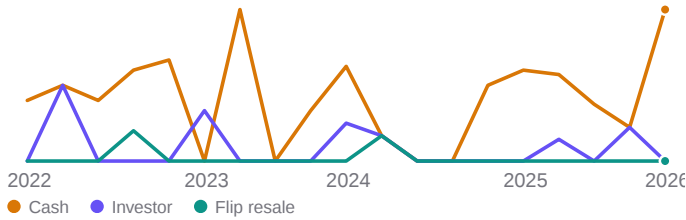
4.0%



BUYERS & OUTCOMES

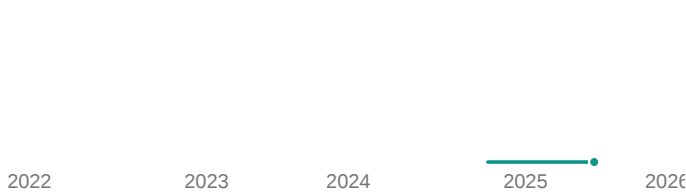
Buyer mix

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



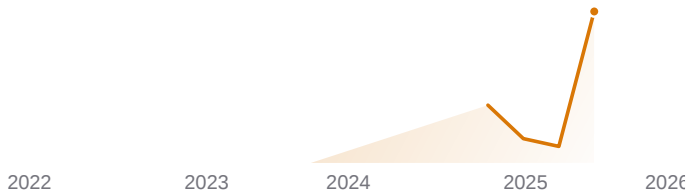
Sellers who sold at a gain

100%

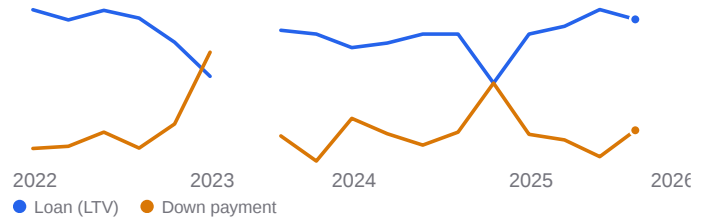


Median annualized return at resale

+78.2%

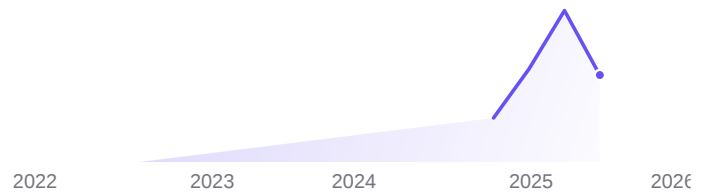


Financing (share of purchase price) Loan (LTV) 89% · Down payment 21%



Typical hold before selling

2.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	729
Median value (AVM)	\$205K
Median size	1,176 ft²
Median bedrooms	2
Median year built	1980
Single family	96%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	72%
Underwater (LTV 125% or more)	2.1%
Owner occupied	40%
Company owned	5.9%
Median loan-to-value	30%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	1,016
Density	3 / mi²
Median household income	\$45K
Average household income	\$59K
Crime index (US avg 100)	158
Air pollution index (US avg 100)	77
Earthquake index (US avg 100)	70
Homes occupied	44%
Bachelor's or higher	16%
Poverty rate	9.8%
Unemployment	1.2%
Average temp	40°F
Annual precip	43 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.