

Oakland 04963

ZIP code · ME · Maine · Kennebec County · Oakland

BUYER'S MARKET

\$225K

MEDIAN SALE PRICE

-38.6%

1-YR CHANGE

96

SALES (12 MO)

\$277K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 35 / 100



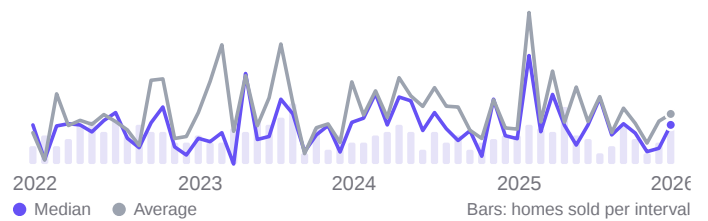
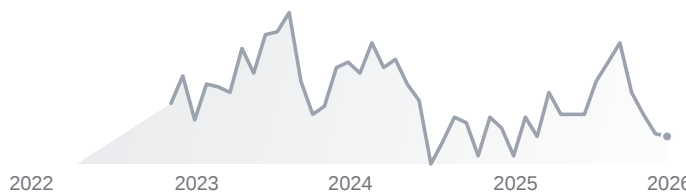
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

35 / 100

Sale prices

Median \$300K · Average \$349K

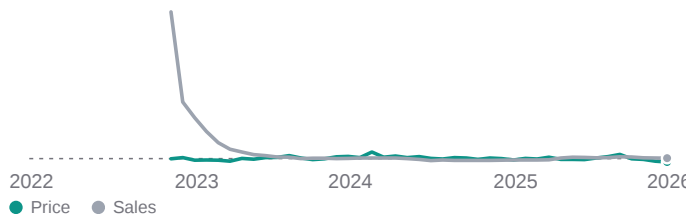


Growth (year over year)

Price -38.6% · Sales +5.5%

Price per square foot

\$205/ft²

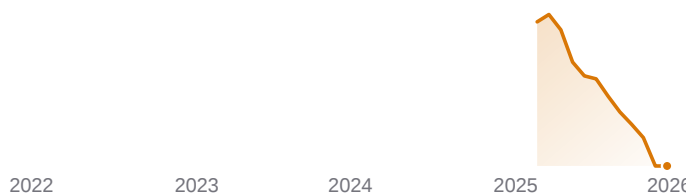


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

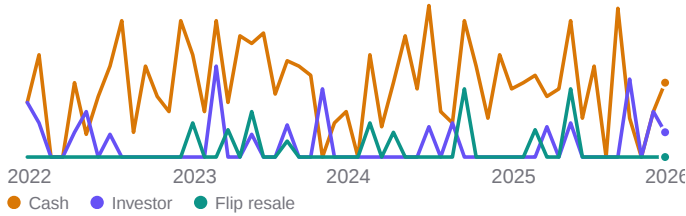
2.8%



BUYERS & OUTCOMES

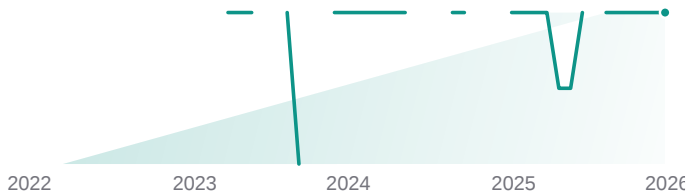
Buyer mix

Cash 27% · Investor 9.1% · Flip resale 0%



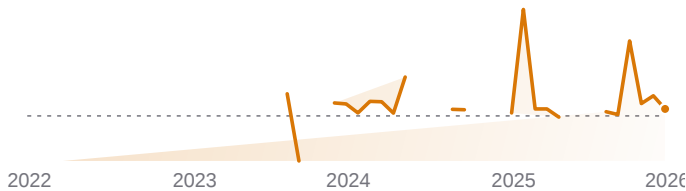
Sellers who sold at a gain

100%

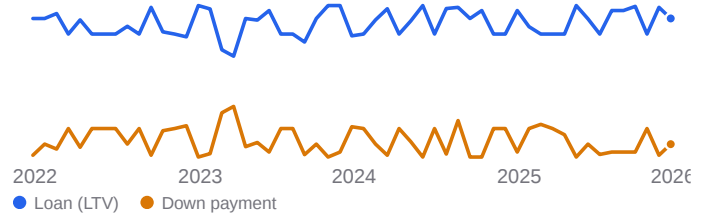


Median annualized return at resale

+8.4%

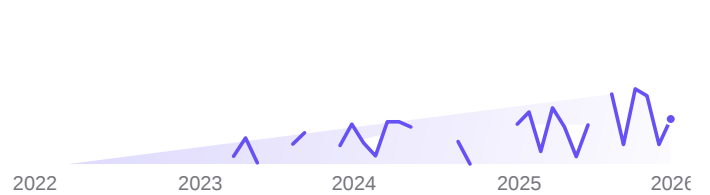


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



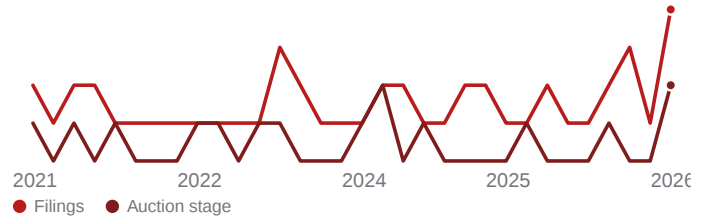
Typical hold before selling

2.4 yrs



Preforeclosure filings

Filings 4 · Auction stage 2



HOUSING STOCK

Homes	3,399
Median value (AVM)	\$277K
Median size	1,353 ft²
Median bedrooms	3
Median year built	1979
Single family	87%
Condos	1.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	3.1%
Owner occupied	65%
Company owned	7.6%
Median loan-to-value	45%

Typical ownership tenure

21.4 yrs

COMMUNITY

Population	7,940
Density	129 / mi ²
Median household income	\$72K
Average household income	\$93K
Crime index (US avg 100)	116
Air pollution index (US avg 100)	64
Earthquake index (US avg 100)	69
Homes occupied	77%
Bachelor's or higher	16%
Poverty rate	11.9%
Unemployment	0.8%
Average temp	44°F
Annual precip	44 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.