

Rangeley 04970

ZIP code · ME · Maine · Franklin County · Rangeley

STRONG SELLER'S MARKET

\$596K

MEDIAN SALE PRICE

+46.1%

1-YR CHANGE

80

SALES (12 MO)

\$490K

MEDIAN VALUE (AVM)

Market temperature

Strong seller's market · 86 / 100

Buyer's market

Balanced

Seller's market

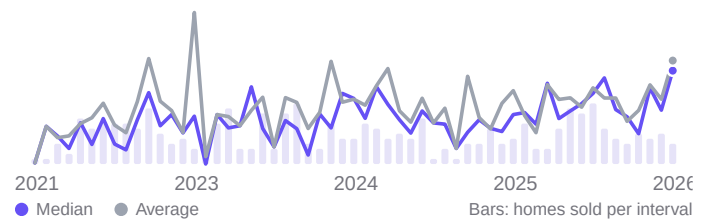
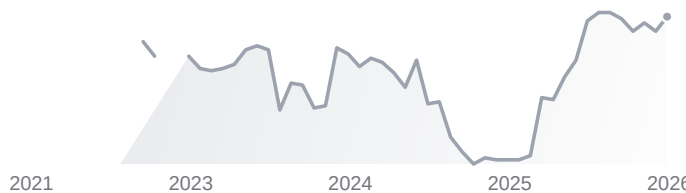
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

86 / 100

Sale prices

Median \$725K · Average \$794K

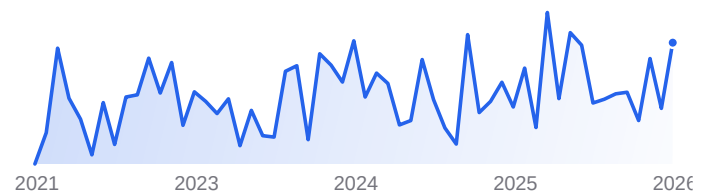
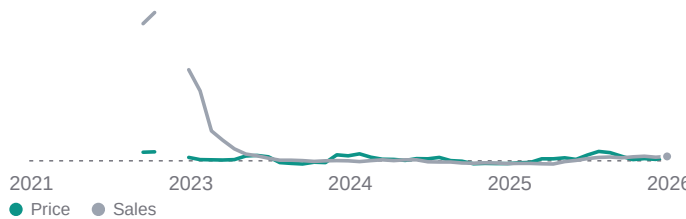


Growth (year over year)

Price +46.1% · Sales +48.1%

Price per square foot

\$411/ft²

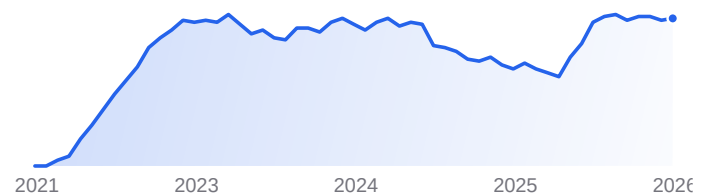
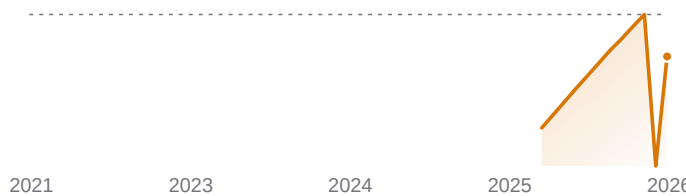


Sale premium vs estimated value

-2.0%

Annual turnover (share of homes sold)

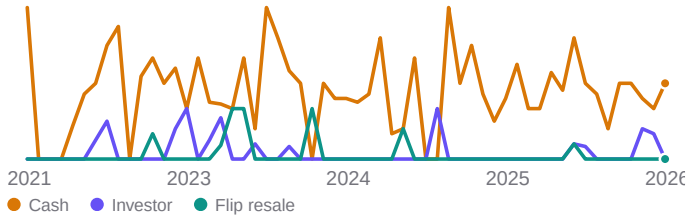
3.9%



BUYERS & OUTCOMES

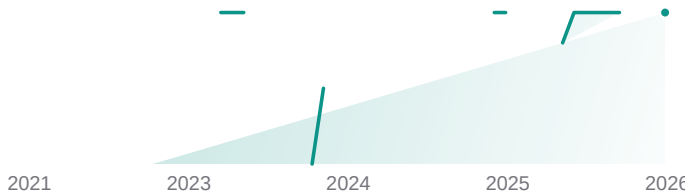
Buyer mix

Cash 50% · Investor 0% · Flip resale 0%



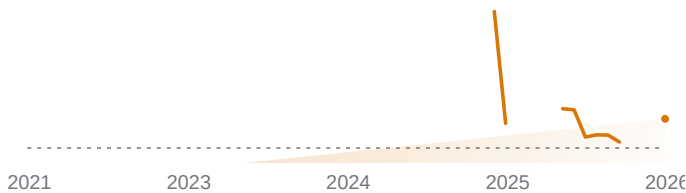
Sellers who sold at a gain

100%

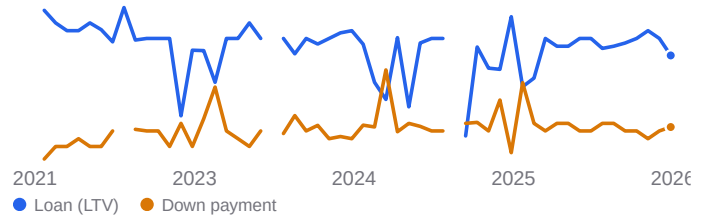


Median annualized return at resale

+13.8%

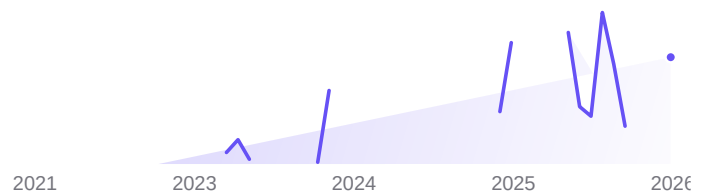


Financing (share of purchase price) Loan (LTV) 69% · Down payment 23%



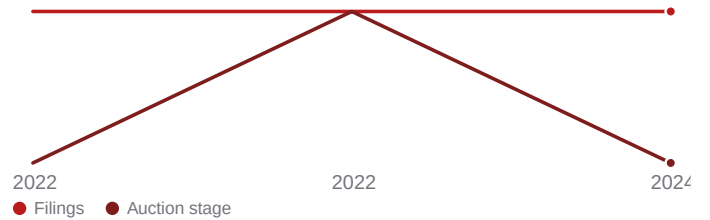
Typical hold before selling

2.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	2,039
Median value (AVM)	\$490K
Median size	1,528 ft²
Median bedrooms	3
Median year built	1985
Single family	96%
Condos	3.2%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	69%
Underwater (LTV 125% or more)	3.5%
Owner occupied	8.7%
Company owned	17%
Median loan-to-value	32%

Typical ownership tenure

126.6 yrs

COMMUNITY

Population	1,779
Density	6 / mi²
Median household income	\$63K
Average household income	\$84K
Crime index (US avg 100)	155
Air pollution index (US avg 100)	80
Earthquake index (US avg 100)	69
Homes occupied	33%
Bachelor's or higher	17%
Poverty rate	4.9%
Unemployment	1.0%
Average temp	38°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.