

Saint Albans 04971

ZIP code · ME · Maine · Somerset County

STRONG BUYER'S MARKET

\$198K

MEDIAN SALE PRICE

-17.6%

1-YR CHANGE

28

SALES (12 MO)

\$227K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 15 / 100



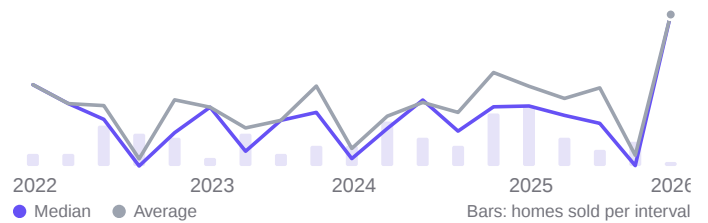
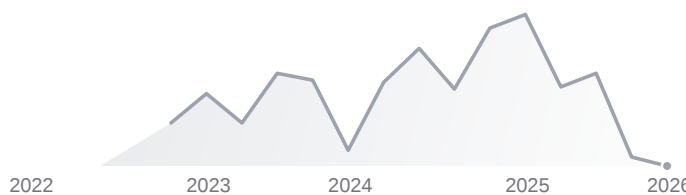
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

15 / 100

Sale prices

Median \$525K · Average \$525K

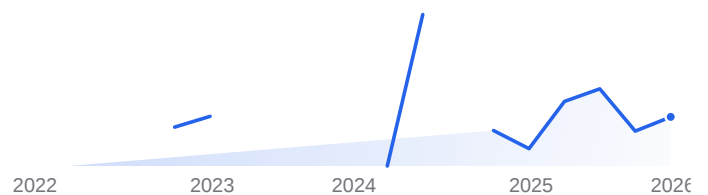
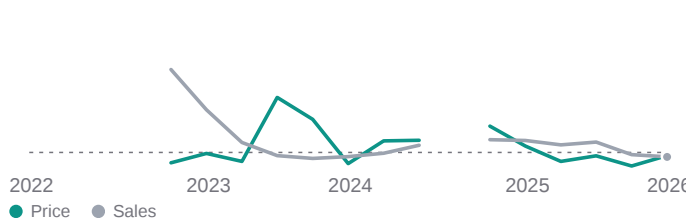


Growth (year over year)

Price -17.6% · Sales -24.3%

Price per square foot

\$277/ft²



Sale premium vs estimated value

+5.2%

Annual turnover (share of homes sold)

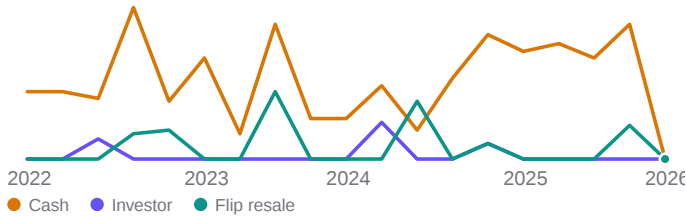
3.0%



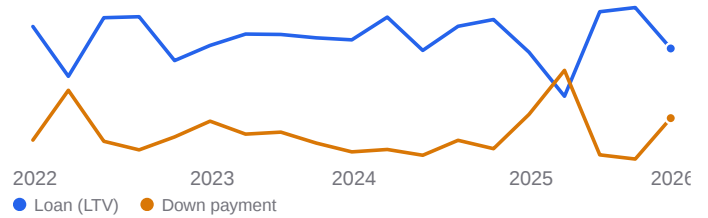
BUYERS & OUTCOMES

Buyer mix

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

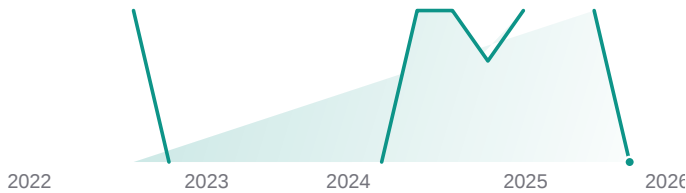


Financing (share of purchase price) Loan (LTV) 71% · Down payment 29%



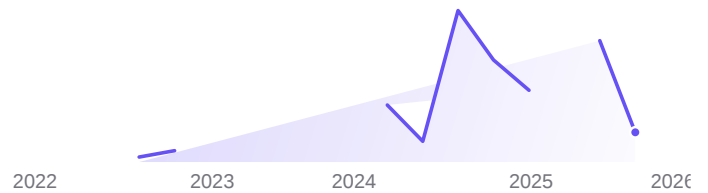
Sellers who sold at a gain

0%



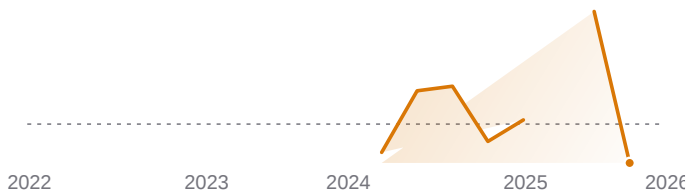
Typical hold before selling

1.0 yrs



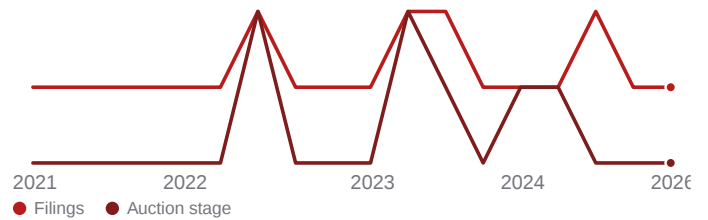
Median annualized return at resale

-30.1%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	933
Median value (AVM)	\$227K
Median size	1,278 ft²
Median bedrooms	3
Median year built	1956
Single family	100%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	2.7%
Owner occupied	67%
Company owned	5.6%
Median loan-to-value	35%
Typical ownership tenure	21.0 yrs

COMMUNITY

Population	2,101
Density	44 / mi²
Median household income	\$55K
Average household income	\$81K
Crime index (US avg 100)	121
Air pollution index (US avg 100)	73
Earthquake index (US avg 100)	69
Homes occupied	70%
Bachelor's or higher	10%
Poverty rate	13.5%
Unemployment	1.3%
Average temp	42°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.