

Searsmont 04973

ZIP code · ME · Maine · Waldo County

STRONG BUYER'S MARKET

\$207K

MEDIAN SALE PRICE

-24.5%

1-YR CHANGE

16

SALES (12 MO)

\$369K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 9 / 100



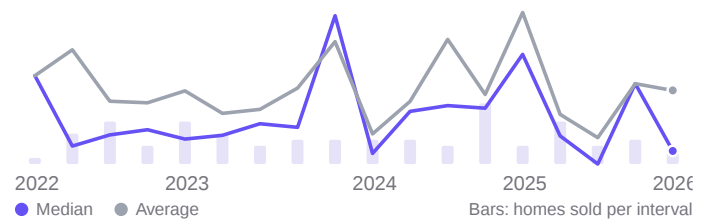
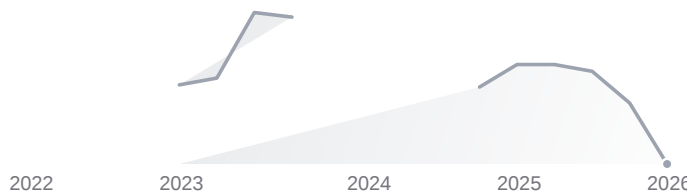
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

9 / 100

Sale prices

Median \$105K · Average \$265K

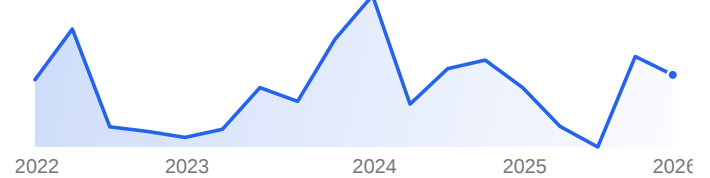


Growth (year over year)

Price -24.5% · Sales -27.3%

Price per square foot

\$219/ft²

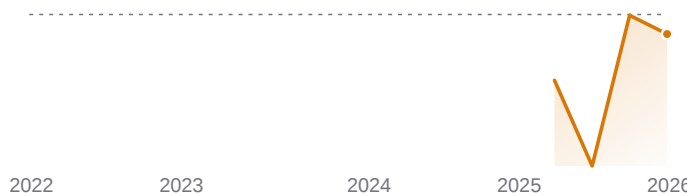


Sale premium vs estimated value

-7.6%

Annual turnover (share of homes sold)

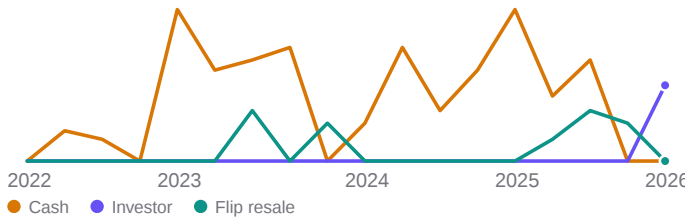
2.1%



BUYERS & OUTCOMES

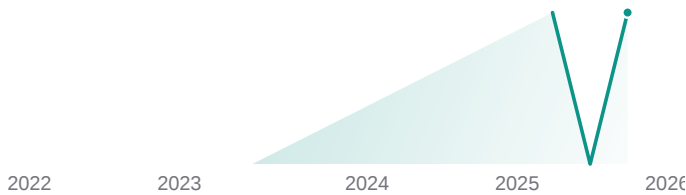
Buyer mix

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



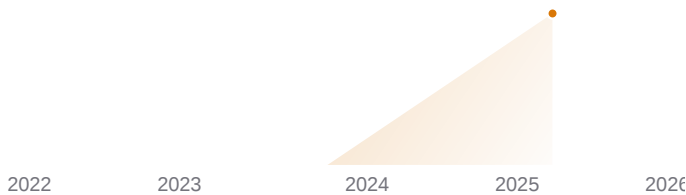
Sellers who sold at a gain

100%

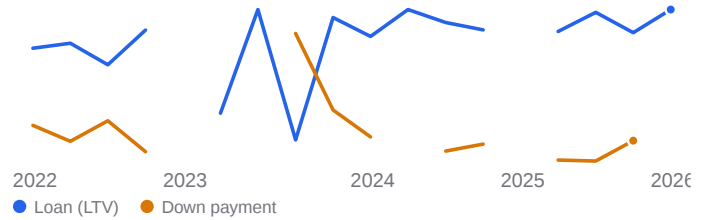


Median annualized return at resale

+44.6%

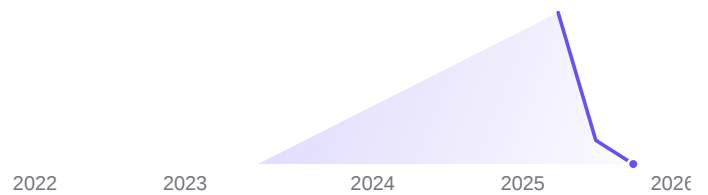


Financing (share of purchase price) Loan (LTV) 100% · Down payment 15%



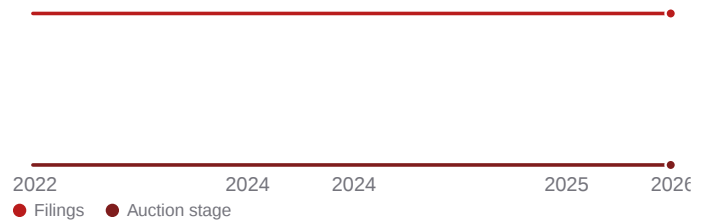
Typical hold before selling

0.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	779
Median value (AVM)	\$369K
Median size	1,440 ft²
Median bedrooms	3
Median year built	1990
Single family	82%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	69%
Underwater (LTV 125% or more)	1.0%
Owner occupied	59%
Company owned	8.3%
Median loan-to-value	36%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	1,411
Density	36 / mi²
Median household income	\$90K
Average household income	\$89K
Crime index (US avg 100)	86
Air pollution index (US avg 100)	81
Earthquake index (US avg 100)	59
Homes occupied	79%
Bachelor's or higher	22%
Poverty rate	8.6%
Unemployment	1.1%
Average temp	44°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.