

Vassalboro 04989

ZIP code · ME · Maine · Kennebec County

BALANCED MARKET

\$168K

MEDIAN SALE PRICE

-53.2%

1-YR CHANGE

42

SALES (12 MO)

\$328K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 42 / 100



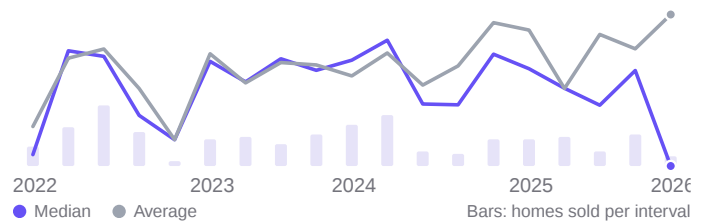
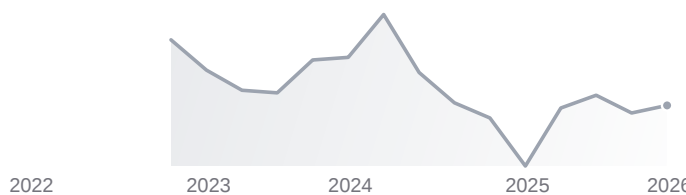
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

42 / 100

Sale prices

Median \$125K · Average \$369K

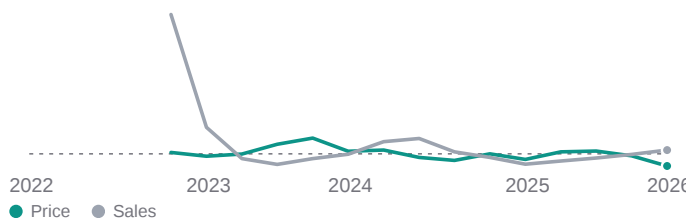


Growth (year over year)

Price -53.2% · Sales +16.7%

Price per square foot

\$97/ft²

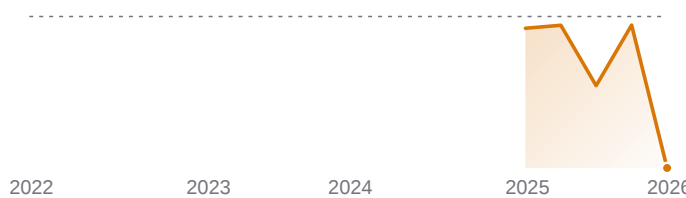


Sale premium vs estimated value

-65.6%

Annual turnover (share of homes sold)

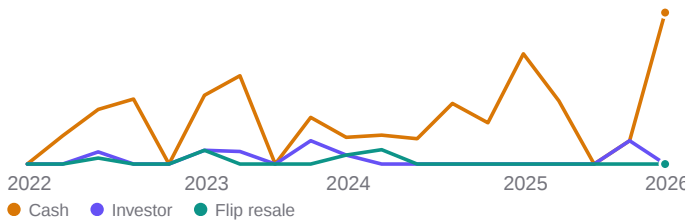
2.4%



BUYERS & OUTCOMES

Buyer mix

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



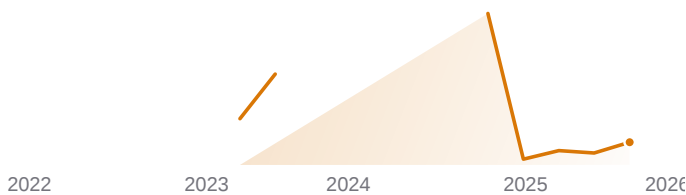
Sellers who sold at a gain

100%

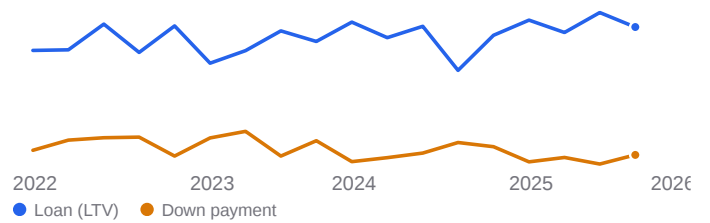


Median annualized return at resale

+14.0%

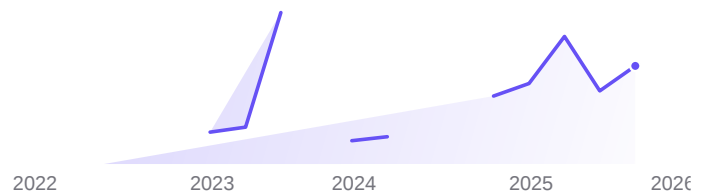


Financing (share of purchase price) Loan (LTV) 91% · Down payment 8.5%



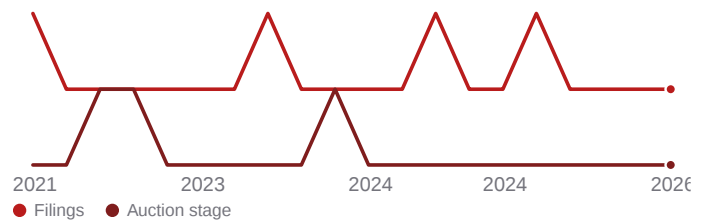
Typical hold before selling

2.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,765
Median value (AVM)	\$328K
Median size	1,288 ft²
Median bedrooms	3
Median year built	1986
Single family	95%
Condos	0.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	1.5%
Owner occupied	77%
Company owned	4.5%
Median loan-to-value	40%

Typical ownership tenure

21.5 yrs

COMMUNITY

Population	4,750
Density	97 / mi ²
Median household income	\$79K
Average household income	\$99K
Crime index (US avg 100)	107
Air pollution index (US avg 100)	67
Earthquake index (US avg 100)	70
Homes occupied	87%
Bachelor's or higher	15%
Poverty rate	6.0%
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, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.