

Living Real Estate

SUMMER 2025



UNPACKED:

MARKET DATA

FEATURED PROPERTIES

RECENT SALES

happy DOG DAYS



those crazy, hazy, lazy days of summer

MOVING FORWARD

Recent statewide market statistics are summarized in this issue. Each month in quarter two brought increases in for sale inventory concluding in June with 5,000+ homes (a number not seen since October 2020). The increased inventory led to a 10.5% increase in single family home sales over the same period in 2024. A potential interest rate cut or two in 2025 will increase the strong buyer demand that these statistics indicate.

Landmark Realty can help buyers and sellers navigate inventory, pricing, and demand, and understand trends that are key to making informed decisions that align with each's goals. We combine real-time data with firsthand insight to deliver a clearer, more accurate picture of a home's true, future-facing value. Landmark Realty guides clients' discovery—into what's next, and what hasn't yet been imagined.



Handwritten signature of the man in the portrait.

OWNER | BROKER

Cover Photo:
view from 11 Ocean Spray Road, Peaks Island



MARKET STATISTICS

2nd Quarter | April, May, June



of Sold Listings

2025: 942
2024: 949
-0.74% change

Median Sale Price

2025: \$400,000
2024: \$383,000
+4.44% change



of Sold Listings

2025: 1,227
2024: 1,188
+3.28% change

Median Sale Price

2025: \$425,000
2024: \$399,000
+6.52% change



of Sold Listings

2025: 1,441
2024: 1,304
+10.51% change

Median Sale Price

2025: \$425,000
2024: \$405,000
+4.94% change

HIGHLIGHTS

- 3,628 homes were sold statewide (a 5.43% increase over same period in 2024)
- MSP: \$420,000 statewide (an increase of 5.66% over same period in 2024)
- For sale inventory increased 19% (nearly 600 homes) in April 2025 from March 2025
- May 2025 sales exceeded May 2024 sales numbers by 3.3%
- June's for sale inventory was 5,047 homes (14% above May 2025)
- Statewide for sale inventory of over 5,000 homes has not been seen since October of 2020

DATA TABLES¹

APRIL-JUNE				NUMBER OF UNITS SOLD			
COUNTY	2024-Q2	2025-Q2	%Change	COUNTY	2024-Q2	2025-Q2	%Change
Androscoggin	\$331,750	\$350,000	5.50%	Androscoggin	248	220	-11.29%
Aroostook	\$153,750	\$180,000	17.07%	Aroostook	148	145	-2.03%
Cumberland	\$580,000	\$600,000	3.45%	Cumberland	728	838	15.11%
Franklin	\$300,000	\$290,000	-3.33%	Franklin	94	99	5.32%
Hancock	\$381,300	\$402,500	5.56%	Hancock	158	162	2.53%
Kennebec	\$325,000	\$325,000	0.00%	Kennebec	302	317	4.97%
Knox	\$497,500	\$454,500	-8.64%	Knox	122	108	-11.48%
Lincoln	\$410,000	\$507,500	23.78%	Lincoln	100	120	20.00%
Oxford	\$310,000	\$312,750	0.89%	Oxford	157	166	5.73%
Penobscot	\$288,000	\$283,700	-1.49%	Penobscot	373	346	-7.24%
Piscataquis	\$241,000	\$255,000	5.81%	Piscataquis	77	71	-7.79%
Sagadahoc	\$460,000	\$452,500	-1.63%	Sagadahoc	87	96	10.34%
Somerset	\$218,500	\$231,500	5.95%	Somerset	109	131	20.18%
Waldo	\$399,000	\$365,000	-8.52%	Waldo	99	129	30.30%
Washington	\$187,000	\$238,500	27.54%	Washington	76	84	10.53%
York	\$525,000	\$537,500	2.38%	York	563	596	5.86%
STATEWIDE	\$397,500	\$420,000	5.66%	STATEWIDE	3,441	3,628	4.43%

See the above data charted on next page

July 23, 2025

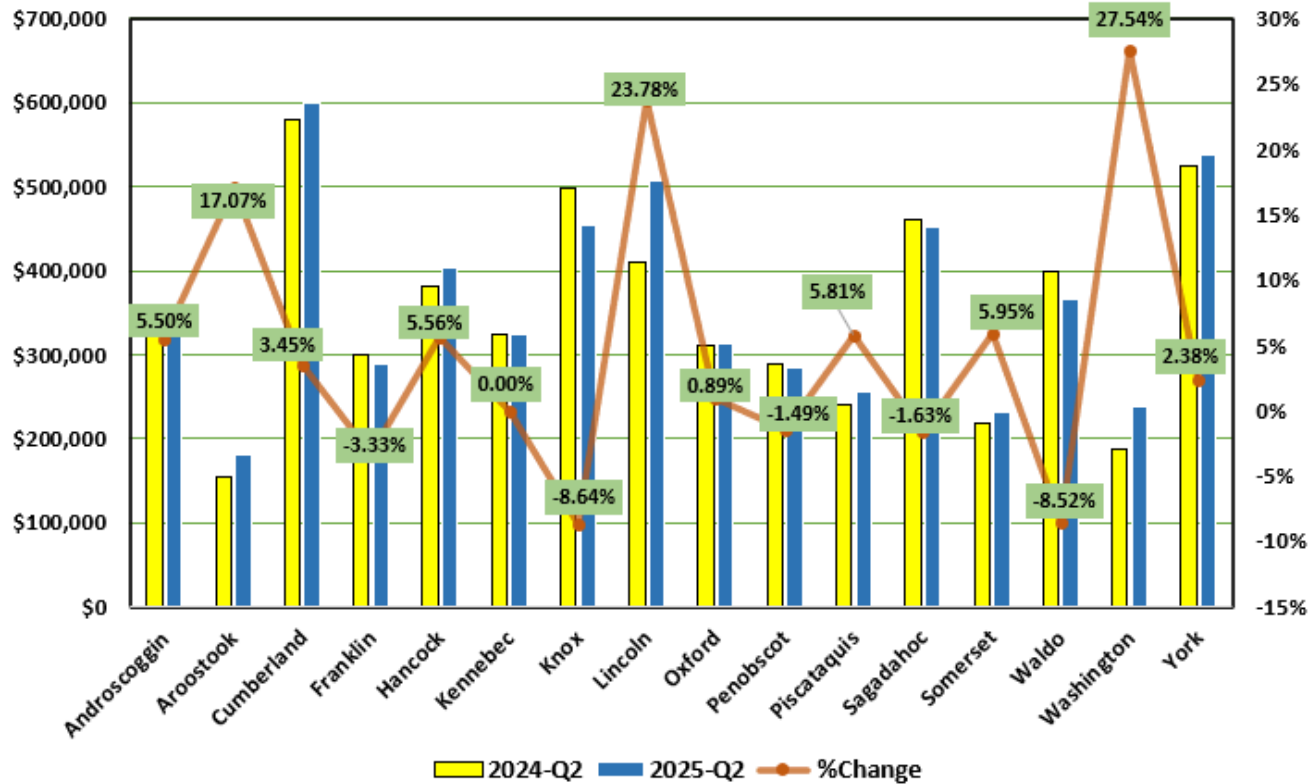
"This dynamic of strong buyer demand and trending increases in the number of homes on the market has resulted in higher sales volume for most counties across Maine."

Maine Association of Realtors
Jeff Harris, 2025 President

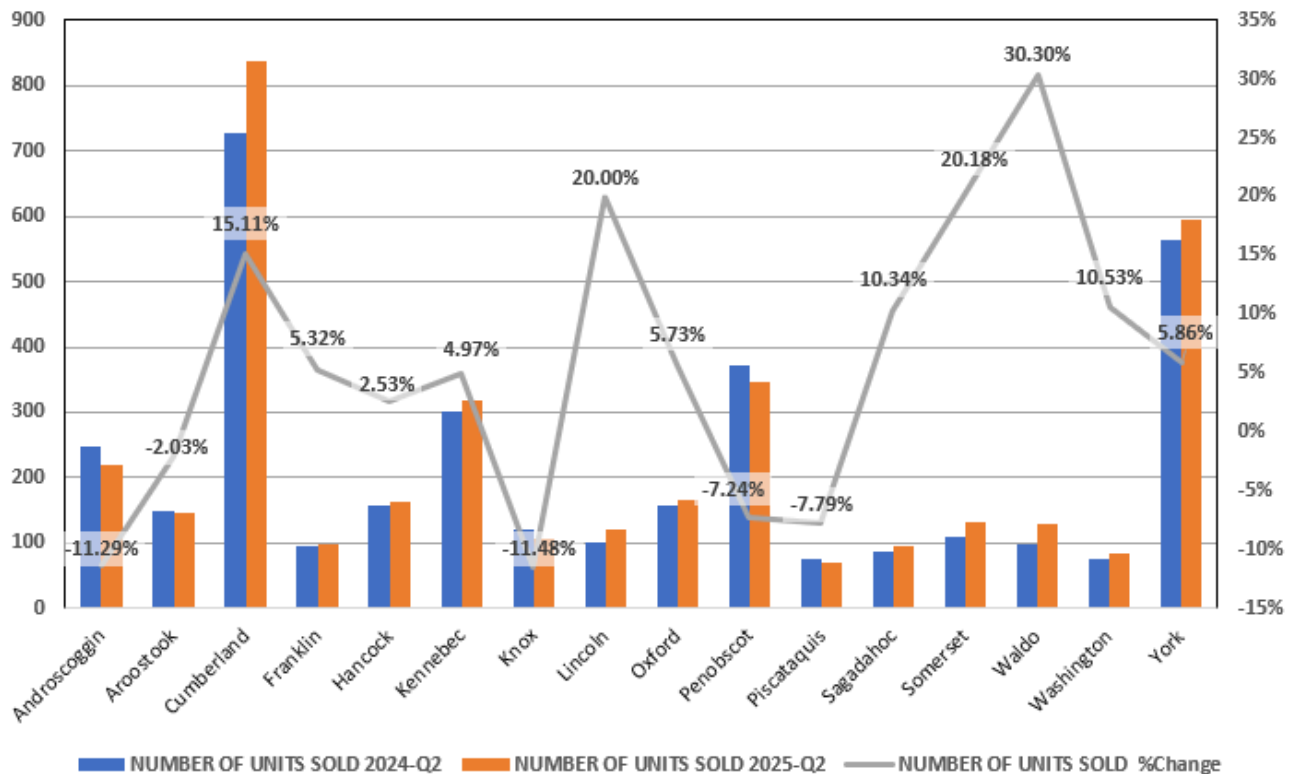
¹Landmark Realty Maine data tables based upon the following Maine Real Estate Housing Reports: 05/22/2025 (April), 06/23/2025 (May) and 07/23/2025 (June).

Maine Association of Realtors' Press Release Augusta, May 22, 2025, Press Release-Augusta, June 23, 2025; Press Release-Augusta, July 23, 2025

Median Sales Price (MSP) by County April-June 2025 vs. April-June 2024



Number of Units Sold by County April-June 2025 vs. April-June 2024



Landmark Realty Maine charts based upon statistics from Maine Real Estate Information Services, Inc. (dba Maine Listings) and published in the following Maine Real Estate Housing Reports: 05/22/2025 (April), 06/23/2025 (May) and 07/23/2025 (June).



FEATURED PROPERTY



**11 OCEAN SPRAY ROAD
PEAKS ISLAND
PORTLAND, MAINE**

Finding serenity at the edge

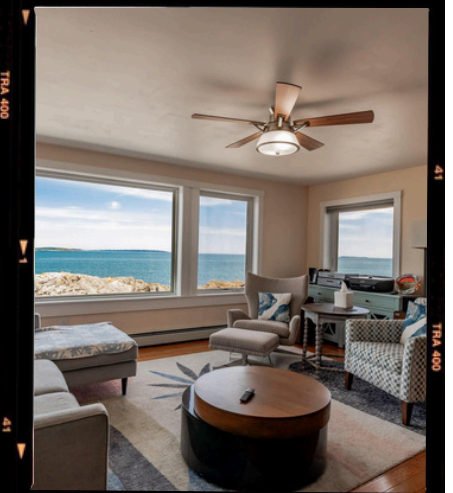
Breathtaking views at this one of a kind Peaks Island home! This newly renovated home sits on Maine's rocky coast with breathtaking unobstructed ocean views. Features include kitchen with granite counters, new SS appliances and a lovely living room with new gas fireplace insert.

Enjoy a large primary suite with newly renovated tiled bathroom and ocean views from every corner. New improvements to the home include a brand new septic system, new one car garage, all new windows and sliding door in home, fully permitted ocean seawall with cap, new perimeter drainage on 2 sides of home, new roof, insulated foundation, new appliances and more.

A very special property that exhibits the luxuries of living on Maine's Coastline!

MLS# 1625971

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RECENT SALES

Landmark Realty

Yarmouth / \$1,560,000



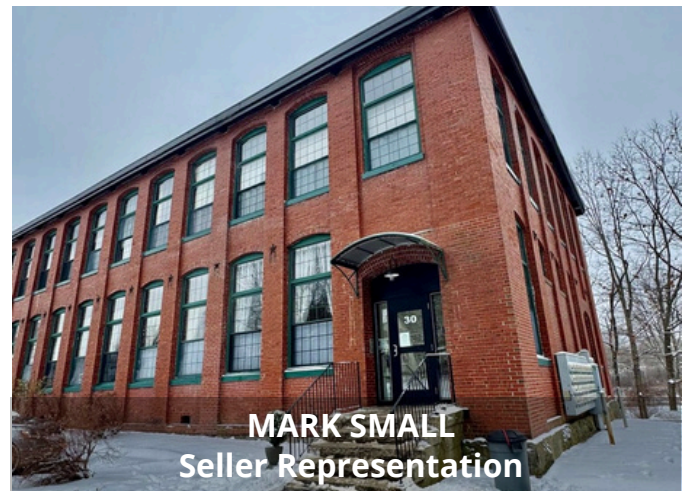
South Portland / \$725,000



Falmouth / \$585,000



Westbrook Condo / \$305,000



South Portland / \$765,000



Portland / \$435,000





FEATURED PROPERTY



**5 GOLDFINCH DRIVE
FALMOUTH, MAINE**

Move-in ready home

An exceptional opportunity to own a spacious and modern 5-bedroom, 2.5-bath home in the Homestead Farms neighborhood of Falmouth. Built in 2021 and perfectly positioned at the end of a dead-end road, this home offers privacy, comfort, and a large flat yard—ideal for play or entertaining. This Brush and Hammer built home, boasting custom details and high-end finishes, has a thoughtfully designed floor plan with lots of natural light and contemporary elements featured throughout.

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ABOUT US



Mark Small **Owner | Broker | Realtor[®]**

Founded Landmark Realty with the goal to stand out in the Southern Maine real estate market by creating a company that could demonstrate his unique style in a competitive marketplace.

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David Jackson **Broker | Realtor[®]**

David's clientele range from first-time home buyers, to seasoned investors, to second home luxury waterfront buyers.

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Tiffany Curran **Associate Broker | Realtor[®]**

Client-focused real estate professional committed to her client's interests, understanding how important the decision to buy or sell a property can be.

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Jesse Desper **Associate Broker | Realtor[®]**

Works with clients in the York and Cumberland counties area. He takes pride in his ability to listen to what his clients are looking for and produce results through an honest and professional partnership.

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Eddie Dickhaut **Associate Broker | Realtor[®]**

Throughout his 20+ year career as a realtor, Eddie has developed the necessary real estate skills to navigate complex transactions and to find win-win solutions, all with honesty and integrity.

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