



# MAINE MARKET REPORT

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## 2026



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# LOOKING BACK

# LOOKING FORWARD



This market report summarizes data and trends that defined the year, offering insight into a housing market that continued to adjust, stabilize, and create opportunity.

Statistics highlighted in the report reflect a year of meaningful movement—marked by greater balance, informed decision-making, and steady demand across many segments of the market. This data provides a valuable snapshot of where we’ve been and a positive outlook with renewed confidence and momentum for 2026.

Also, we’ve included our updated chart showing median sale price (MSP) and home sales over the five year period ending in 2025.

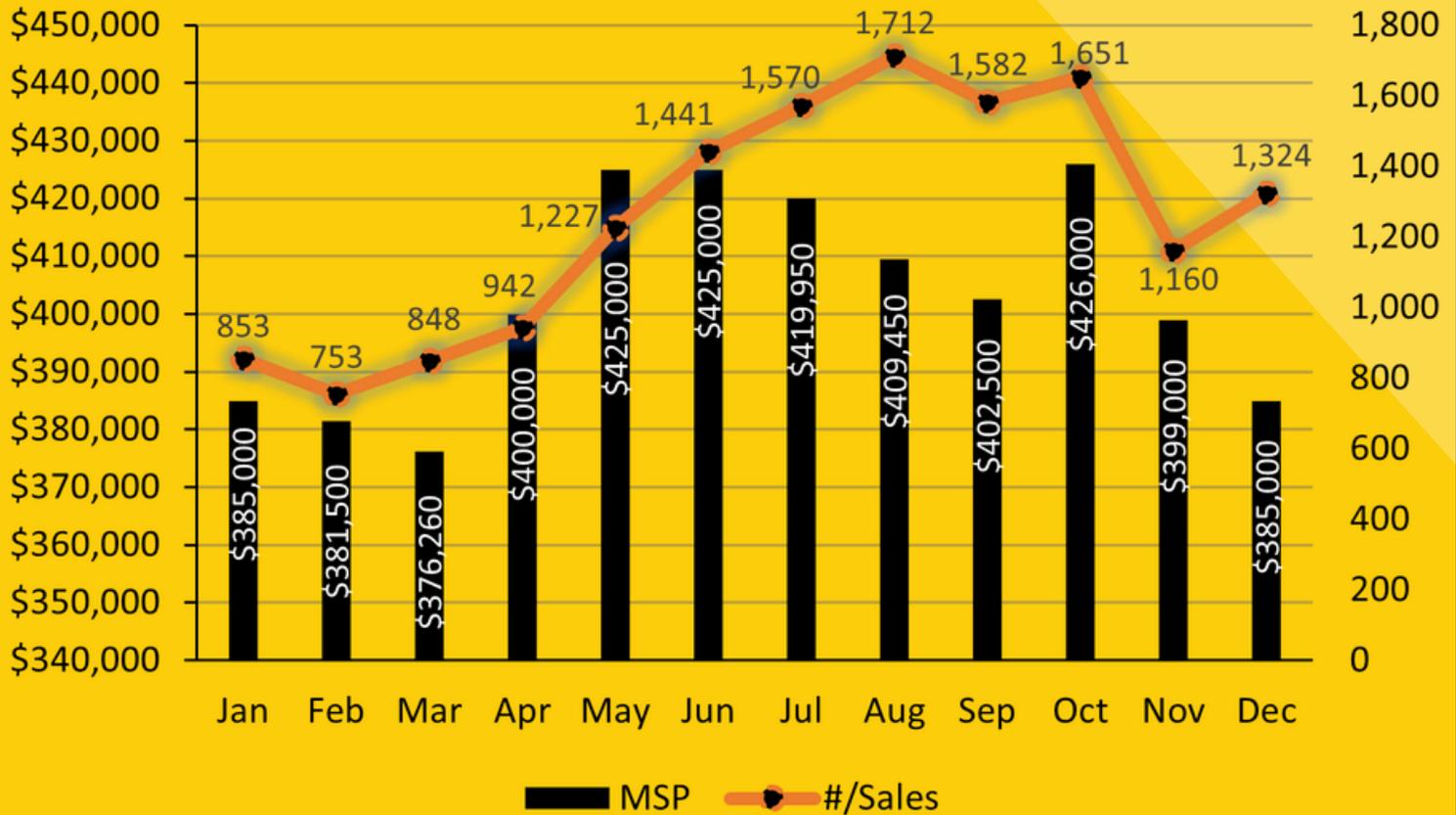


**5-Year Snapshot of Median Sale Price & Homes Sold<sup>1</sup>**

# 2025 RECAP



## 2025 MSP and Home Sales<sup>2</sup>



### HIGHLIGHTS<sup>3</sup>

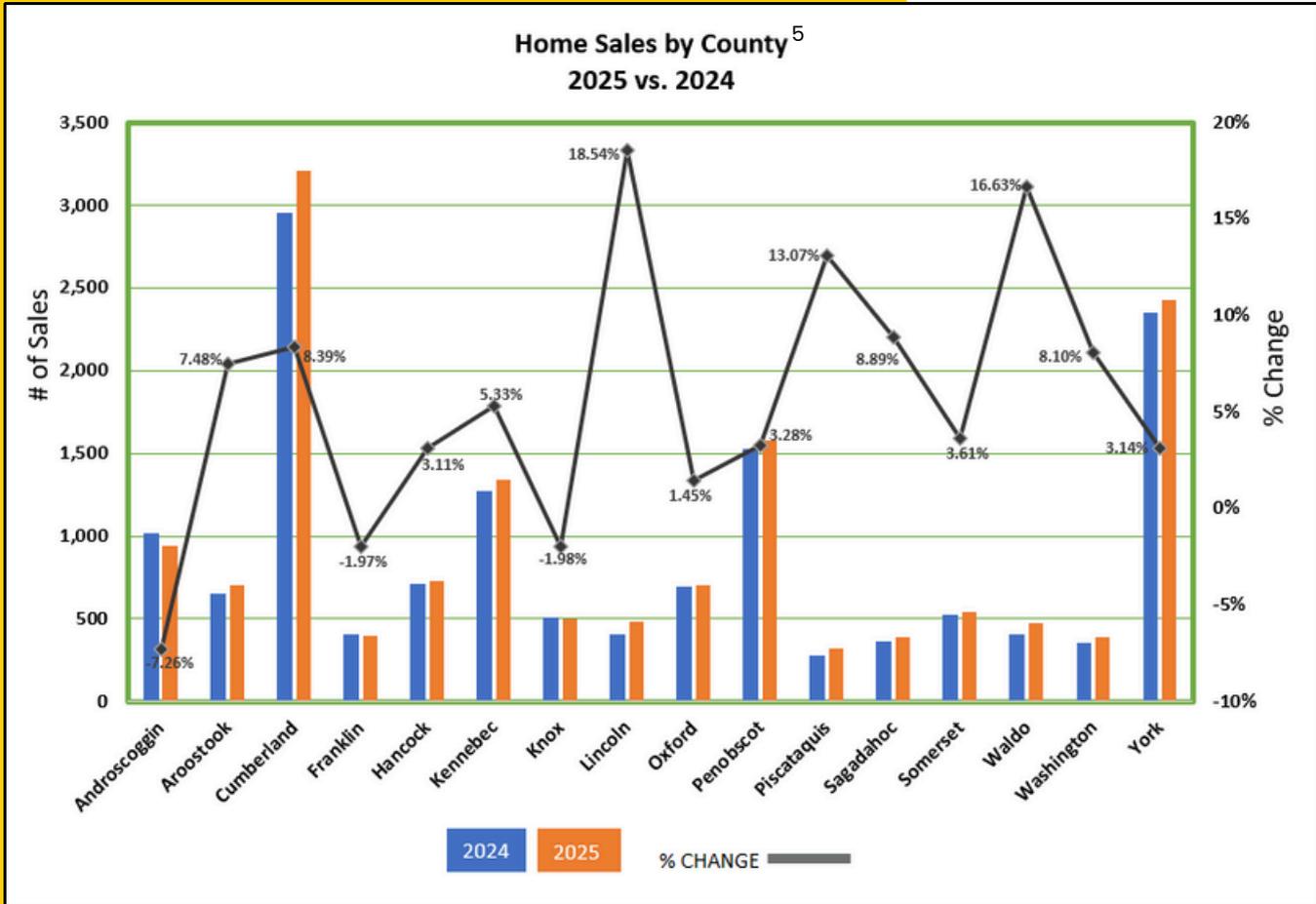
- For sale inventory increased 16% in January over Jan 2024
- February had a 9.0% increase (\$381,000) in MSP over over Feb 2024
- March days on market for available homes increased to 22 days (up from historic low of 9 days in March 2022)
- For sale inventory increased 19% (nearly 600 homes) in April from prior month
- In May, MSP over prior year rose 6.52% (\$425,000) over May 2024
- Sales increased 17% in June over prior month
- July was the 5th consecutive month that the number of homes for sale in Maine increased
- In August statewide inventory level of homes for sale was at its highest since October 2020
- September home sales were up 5.12% over Sept 2024 while home prices eased -1.35% (\$402,500 MSP)
- October home sales jumped 10.73% (1,651 homes) while MSP increased 7.85% (\$426,000) over October 2024
- Sales decreased 11.59% (1,160 homes) in November compared to Nov 2024 (1,312 homes)\*
- December ended with 15,133 total home sales for the year

### DATA TABLE<sup>4</sup>

Month	MSP	#/Sales
Jan	\$385,000	853
Feb	\$381,500	753
Mar	\$376,260	848
Apr	\$400,000	942
May	\$425,000	1,227
Jun	\$425,000	1,441
Jul	\$419,950	1,570
Aug	\$409,450	1,712
Sep	\$402,500	1,582
Oct	\$426,000	1,651
Nov	\$399,000	1,160
Dec	\$385,000	1,324

\*During the 43-day shutdown of October and November, mortgage loans through Federal Housing Administration, Veterans Administration, and Rural Development were delayed. Mortgage loans needing flood insurance were also stalled.

# 2025 RECAP



## DATA TABLE<sup>6</sup>

FULL YEAR COUNTY	NUMBER OF UNITS SOLD		
	2024	2025	%Change
Androscoggin	1,019	945	-7.26%
Aroostook	655	704	7.48%
Cumberland	2,957	3,205	8.39%
Franklin	406	398	-1.97%
Hancock	708	730	3.11%
Kennebec	1,275	1,343	5.33%
Knox	506	496	-1.98%
Lincoln	410	486	18.54%
Oxford	692	702	1.45%
Penobscot	1,524	1,574	3.28%
Piscataquis	283	320	13.07%
Sagadahoc	360	392	8.89%
Somerset	526	545	3.61%
Waldo	409	477	16.63%
Washington	358	387	8.10%
York	2,355	2,429	3.14%
<b>STATEWIDE</b>	<b>14,443</b>	<b>15,133</b>	<b>4.78%</b>

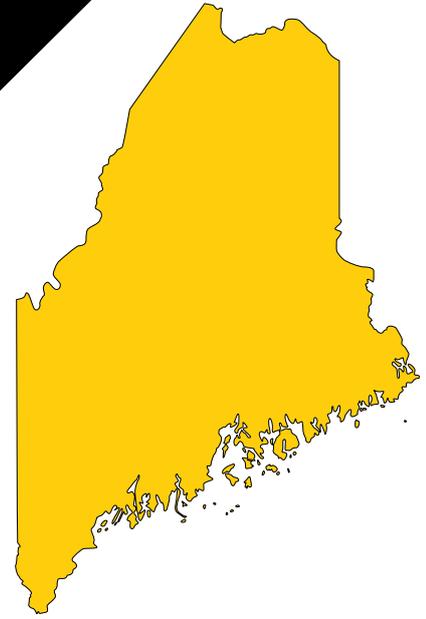
*"The 2025 statistics show that when Maine has more homes on the market for-sale, we have increased sales.*

*"For 28 consecutive months, Maine has experienced year-over-year increases in listing activity, and we've seen increased buyer activity."*<sup>7</sup>

*--Judy Oberg, 2026 President  
Maine Association of Realtors  
January 14, 2026*



# LOOKING FORWARD



Collectively, these statistics provide a clear snapshot of today's market and support several predictive points in our market report a year ago.

- ✓ Mortgage rates expected to stabilize
- ✓ Locked-in effect lessens due to expected stabilization
- ✓ More households reaching homebuyer age (35-40)
- ✓ Growing inventory of for-sale homes
- ✓ More buyers re-enter markets
- ✓ More existing homeowners enter markets as they put up their homes for sale



# of Sold Listings

2025: 15,133

2024: 14,443

+4.78% change



Median Sale Price

2025: \$405,000

2024: \$390,000

+3.85% change

# 2026

Key indicators—including inventory levels, pricing patterns, days on market, and sales activity—point to a market for **2026** that will continue to rebalance, offering greater choice for buyers while rewarding sellers who price strategically.

- Current inventory of for sale homes is still somewhat thin in some markets
- New construction and improvements for buyers are options
- Interest rates creep down more over the year

These indicators provide meaningful insights and bode well for a positive outlook for Maine's housing market in 2026 with increased clarity, stability, informed momentum, and opportunity across many regions of the state.

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# OUR SERVICES

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Landmark Realty specializes in all sectors of Maine real estate, including but not limited to: luxury homes, condominiums, second homes, residential development, building packages, waterfront homes, multi-family, relocations and subdivisions.

## **SELLING**

*Comprehensive Step-by-Step*

Landmark Realty will customize our marketing efforts to fit your individual needs and timeline, provide a comprehensive market analysis which includes our pricing opinion and discuss our ideas with you for preparing your home for sale.

Our local market knowledge, insights, creativity, and strategies make selling your home successful.

Contact us for a free market analysis or to discuss the process of potentially putting your home on the market now or in the future. We are here to share our insights and point you in the right direction.

## **BUYING**

Whatever your Maine real estate needs are, we know your ideal property is out there, and we are committed to helping you find it.

Whether you are downsizing, have outgrown your current home, looking for your dream home, or relocating to Maine, we will listen and understand your needs to guide you through the process of creating a list of homes that fit your standards.

Feel free to contact us for a free consultation of your needs. We can help you focus your search and find the house that fits you and your budget.





## Mark Small

**Owner | Broker | Realtor<sup>®</sup>**

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Mark 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.



## David Jackson

**Broker | Realtor<sup>®</sup>**

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

## Tiffany Curran

**Associate Broker | Realtor<sup>®</sup>**

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



## Jesse Desper

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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.

## Eddie Dickhaut

**Associate Broker | Realtor<sup>®</sup>**

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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.



## Denise Bell

**Sales Agent | Realtor<sup>®</sup>**

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Denise joined Landmark Realty in 2025 and works with Mark Small. She guides buyer and sellers with clarity and care--ensuring clients feel supported, informed and confident from start to finish.

# NEW CONSTRUCTION



MODERN DESIGN | TIMELESS NEW ENGLAND CHARM

Welcome to stunning to-be-built new construction homes in one of Falmouth's newest developments, ideally located near the award-winning Falmouth schools and just minutes to the vibrant restaurants, shops, and waterfront of Portland.

NOW IN PHASE I  
PHASE II COMING IN 2026

WINNWOOD FARM



Winnwood Farm is a 40-acre, two phase development in Falmouth, Maine. There are 4 private lots located in the 10-acre Phase I. Upcoming Phase II will offer 11 private lots within an additional 30 acres. Homes will feature top of the line appliances, wide white oak floors, spacious floor plans, first floor primary suites if desired, high efficiency heating/cooling systems and much more.



# END NOTES

<sup>1</sup> Landmark Realty chart based upon statistics from Maine Real Estate Information System, Inc. (d/b/a Maine Listings): 2025 Housing Report-01/14/2026; 2024 Housing Report-01/24/2025; 2023 Housing Report-01/19/2024; 2022 Housing Report-01/20/23; 2021 Housing Report- 01/20/2022

2, 3, 4 Chart and data table based upon statistics from Maine Real Estate Information System, Inc. (d/b/a Maine Listings): December 2025 Housing Report, 1/14/2026; November 2025 Housing Report, 12/19/2025; October 2025 Housing Report, 11/20/2025; September 2025 Housing Report, 10/23/2025; August 2025 Housing Report, 9/25/2025; July 2025 Housing Report, 8/21/2025; June 2025 Housing Report, 7/23/2025; May 2025 Housing Report, 6/23/2025; April 2025 Housing Report, 5/22/2025; March 2025 Housing Report, 4/24/2025; February 2025 Housing Report, 3/20/2025; January 2025 Housing Report, 2/21/2025

5, 6 Chart and data table based upon statistics from Maine Real Estate Information System, Inc. (d/b/a Maine Listings): 2025 Housing Report, 1/14/2026

<sup>7</sup> Maine Association of Realtors, Press Release, Augusta, January 14, 2026

#### ADDITIONAL SOURCES:

Landmark Realty, "2025 Maine Market Report," Winter 2025 Issue, 01/30/2025

Landmark Realty, "Living Real Estate," Spring 2025 Issue, 05/06/2025

Landmark Realty, "Living Real Estate," Summer 2025 Issue, 08/04/2025

Landmark Realty, "Living Real Estate," Late Fall 2025 Issue, 11/21/2025

## GET IN TOUCH

At Landmark, we remain committed to providing a valuable real estate experience with creative thinking and hard work to make your real estate experience pleasant and successful.

As real estate changes we change and adapt to get the most of what the market is offering.



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