



Living Real Estate

SUMMER 2026:
MARKET INSIGHTS & DATA
FEATURED PROPERTIES
RECENT SALES



Cover Photo:
Winnwood Farm, Falmouth

MOVING FORWARD

As summer reaches its peak and Maine heads toward the waning days of August, it's an ideal time to reflect on the real estate market's performance over the past quarter and consider what lies ahead. This edition highlights market activity from April through June, offering insights into statewide trends and what buyers and sellers can expect as we move through the remainder of 2026.

The market began gaining momentum in April, with both closed sales and median home prices posting year-over-year increases. Activity accelerated in May, as sales rose 26% over the previous month, signaling renewed buyer confidence and seasonal demand. June continued that momentum, setting a new record for Maine's statewide median sales price while also bringing the highest inventory of homes for sale in nearly six years—the strongest level seen in 70 months.

As we look toward the second half of the year, the market is showing signs of becoming more balanced. Increased inventory in many regions is providing buyers with greater selection and improved negotiating opportunities. At the same time, demand remains robust in many communities where the supply of existing homes continues to be limited, supporting home values and creating competitive conditions for well-positioned properties.

The following pages provide county-by-county market statistics and charts, offering a closer look at local trends across the state.

Whether you're considering buying, selling, investing, or simply staying informed about Maine's dynamic real estate market, we're always happy to be a resource. Please reach out by phone or email to discuss your real estate goals and how current market conditions may help shape your next move.



MARK SMALL
OWNER | BROKER
LANDMARK REALTY

207.807.7889
MARK@LANDMARKREALTYMAINE.COM



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Winnwood Farm, Falmouth

SUMMER 2026 ISSUE



MARKET STATISTICS

2nd Quarter | April, May, June



of Sold Listings

2026: 983
2025: 951
+3.36% change

Median Sale Price

2026: \$410,865
2025: \$400,000
+2.72% change



of Sold Listings

2026: 1,206
2025: 1,241
-2.82% change

Median Sale Price

2026: \$425,000
2025: \$425,000
0.00% change



of Sold Listings

2026: 1,556
2025: 1,450
+7.31% change

Median Sale Price

2026: \$436,000
2025: \$425,000
+2.59% change

HIGHLIGHTS

- 3,761 homes were sold statewide (a 3.32% increase over same period in 2025)
- MSP: \$436,000 statewide (an increase of 2.59% over same period in 2025)
- In April, sales increased 3.36% compared to April 2025
- For sale inventory in May jumped 26% from April 2026
- June's sales were up 7.31% compared to June 2025

DATA TABLES¹

APRIL-JUNE COUNTY	2025-Q2	2026-Q2	%Change
Androscoggin	\$350,000	\$369,000	5.43%
Aroostook	\$180,000	\$178,750	-0.69%
Cumberland	\$600,000	\$610,000	1.67%
Franklin	\$290,000	\$337,700	16.45%
Hancock	\$405,000	\$415,432	2.58%
Kennebec	\$325,000	\$335,000	3.08%
Knox	\$454,000	\$420,000	-7.49%
Lincoln	\$507,500	\$472,500	-6.90%
Oxford	\$312,750	\$370,000	18.31%
Penobscot	\$283,700	\$304,510	7.34%
Piscataquis	\$255,000	\$249,000	-2.35%
Sagadahoc	\$452,500	\$469,500	3.76%
Somerset	\$231,500	\$238,000	2.81%
Waldo	\$370,000	\$364,000	-1.62%
Washington	\$232,000	\$220,000	-5.17%
York	\$540,000	\$555,000	2.78%
STATEWIDE	\$420,000	\$425,000	1.19%

APRIL-JUNE COUNTY	2025	2026	%Change
Androscoggin	221	255	15.38%
Aroostook	145	174	20.00%
Cumberland	838	854	1.91%
Franklin	99	99	0.00%
Hancock	163	146	-10.43%
Kennebec	318	341	7.23%
Knox	109	113	3.67%
Lincoln	120	106	-11.67%
Oxford	166	192	15.66%
Penobscot	348	382	9.77%
Piscataquis	71	69	-2.82%
Sagadahoc	96	78	-18.75%
Somerset	131	133	1.53%
Waldo	130	109	-16.15%
Washington	85	91	7.06%
York	600	619	3.17%
STATEWIDE	3,640	3,761	3.32%

See the above data charted on next page

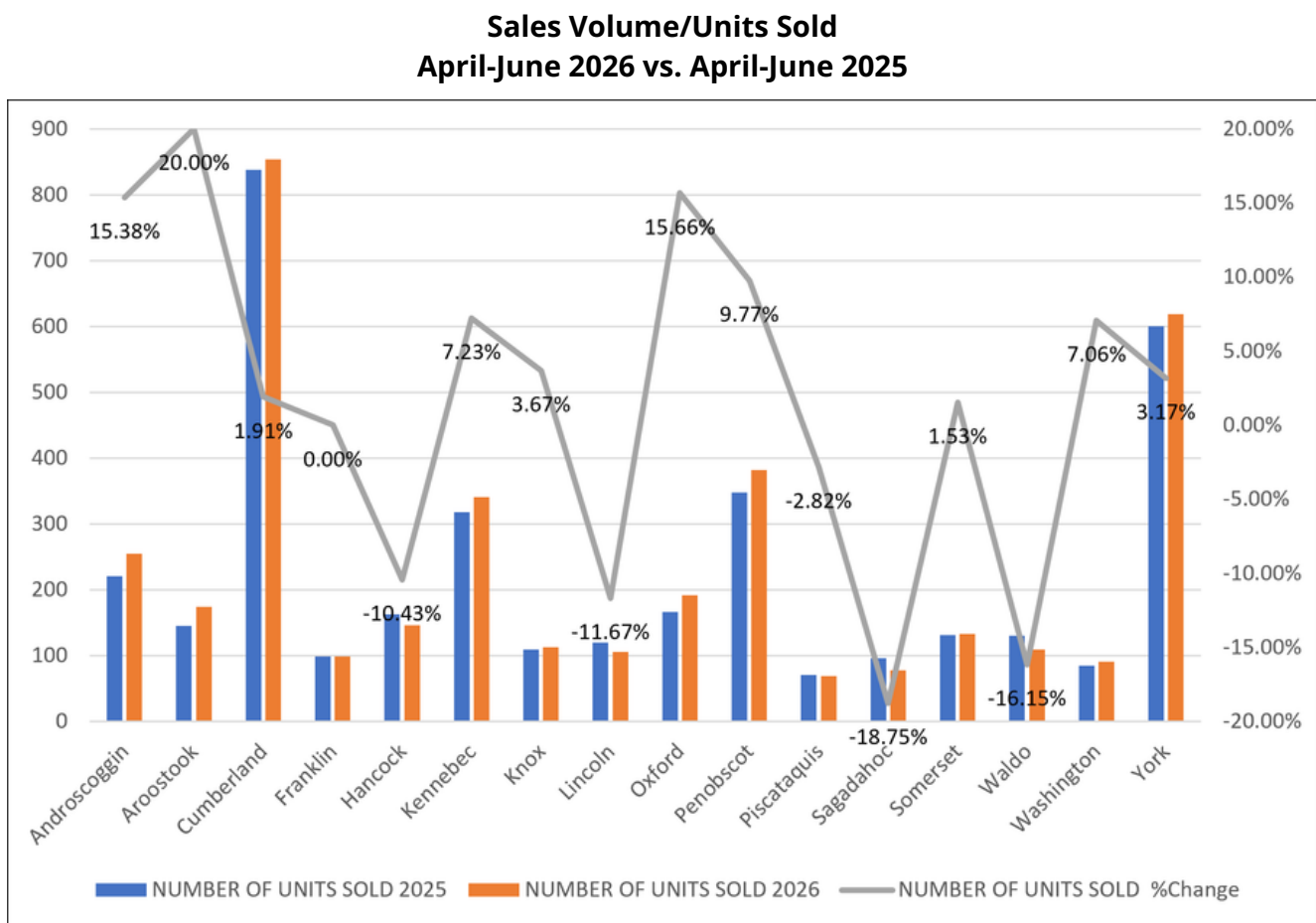
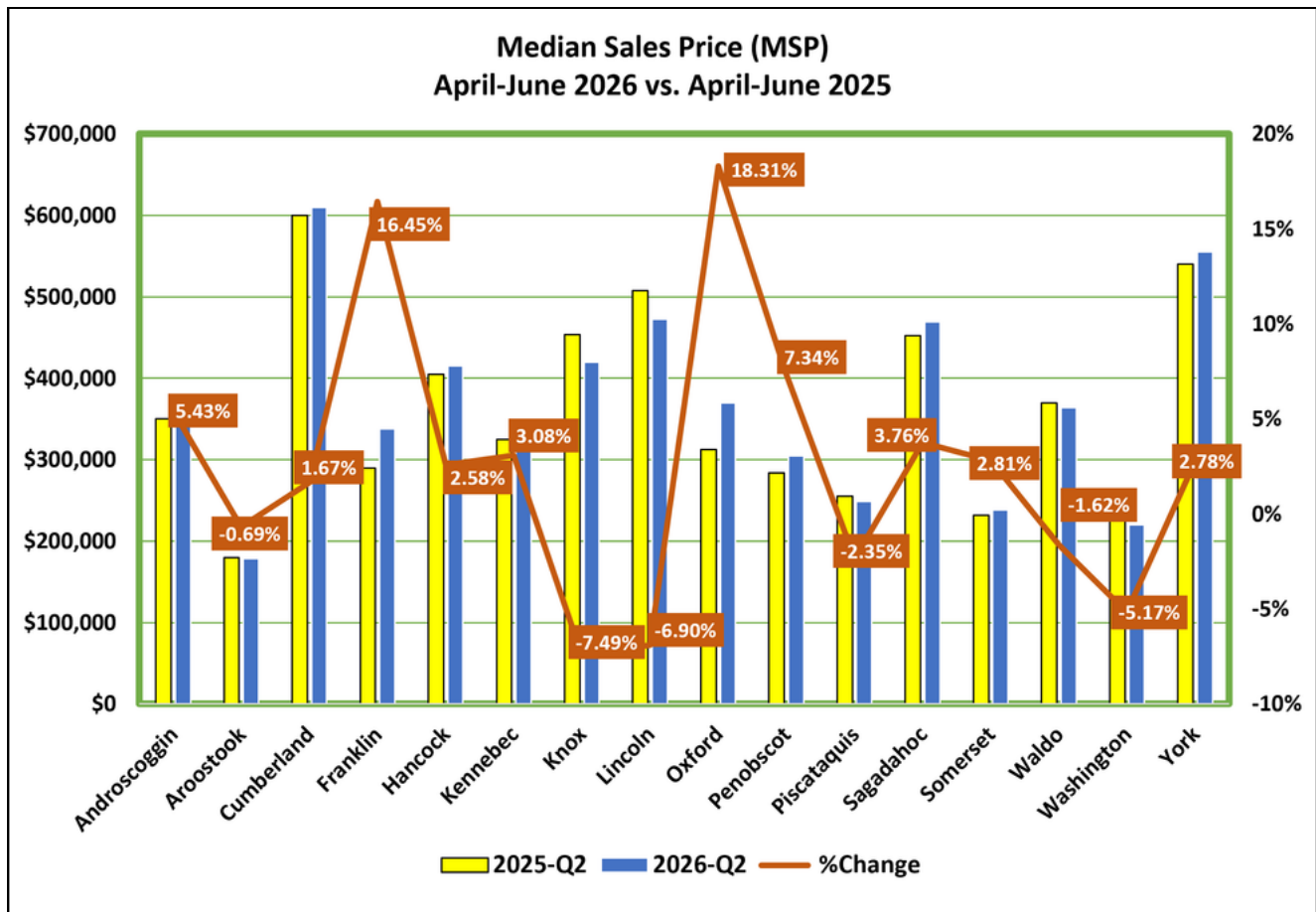
August 11, 2026

"Active home listings exceeded 6,200 for the first time since December 2019, resulting in the 8th best July since the year 2000. With 1,697 sales, on average, 77 families bought a home each business day during July." ²

Maine Association of Realtors
Judy Oberg, 2026 President

¹ Landmark Realty Maine data tables based upon the following Maine Real Estate Housing Reports: 05/11/2026 (April), 06/09/2026 (May) and 07/09/2026 (June).

² Maine Association of Realtors' Press Release Augusta, August 11, 2026



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: 05/11/2026 (April), 06/09/2026 (May) and 07/09/2026 (June).



FEATURED PROPERTY



WINNWOOD FARM FALMOUTH, MAINE

A true retreat

13 Winnwood Farm Way

Welcome to this exceptionally crafted Justin Fletcher home where thoughtful design and everyday comfort come together.

Blending luxury, functionality, and timeless design, this exceptional home offers flexible living spaces, abundant natural light, and impeccable craftsmanship.

MLS# 1666524

\$2,259,900

Exceptional home site

Lot 5, Winnwood Farm Way

Surrounded by conservation land and scenic walking trails, offering a rare blend of privacy, natural beauty, and convenience.

Purchase requires agreement with Justin M. Fletcher Homes as exclusive builder, construction to commence within 12 months of closing date.

MLS# 1664942

\$475,000

Mark Small

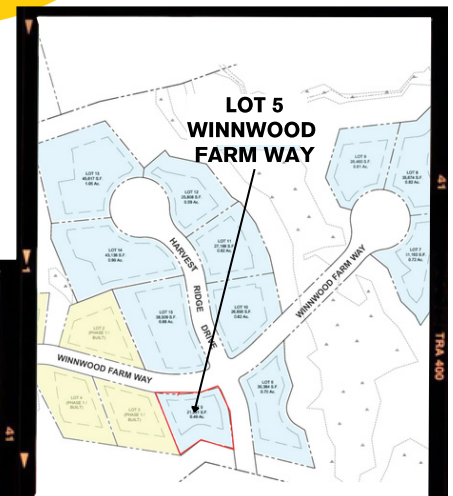
207.807.7889

mark@landmarkrealtymaine.com

Eddie Dickhaut

207.749.0524

eddie@landmarkrealtymaine.com





FEATURED PROPERTY



**58 ALLEN AVENUE EXT.
PORTLAND, MAINE**

New England Charm+more

Rarely does a property offer this combination of privacy, character, and convenience. Set on 1.37 acres with a private pond, this exceptional antique home blends timeless New England charm with thoughtful modern updates.

Recent improvements include a remodeled kitchen, refreshed bathrooms, fresh interior paint, updated landscaping, and numerous structural and mechanical upgrades. A pre-inspection report is available for added peace of mind.

The expansive grounds provide a private retreat with plenty of room to relax, entertain, and enjoy the natural surroundings. A spacious three-car garage offers ample space for vehicles, storage, hobbies, or a workshop.

Adding to the property's appeal is its location within Falmouth's award-winning, highly regarded school system, making this an especially compelling opportunity for those seeking both an exceptional home and access to outstanding educational opportunities.

With convenient access to local amenities, Portland's vibrant dining and cultural scene, and the best of coastal Maine, this property truly offers the best of privacy and convenience.

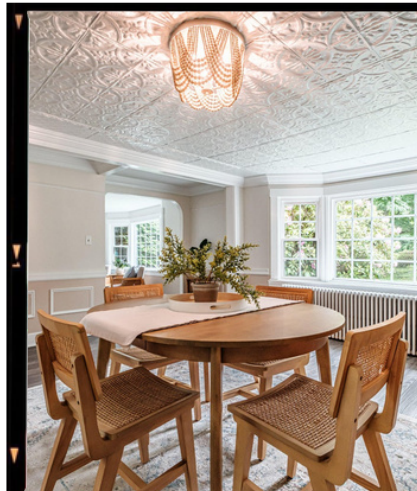
MLS# 1654861

\$749,900

Mark Small

207.807.7889

mark@landmarkrealtymaine.com



SUMMER 2026 ISSUE

FEATURED SALES

Landmark Realty

Falmouth / \$1,995,000



Falmouth / \$1,700,000



South Portland / \$755,000



Portland / \$875,000



Falmouth / \$1,110,000



Windham / \$560,000





FEATURED PROPERTY

HIGH POINT ROAD FALMOUTH, MAINE



Welcome to stunning new construction homes and sites in one of Falmouth's newest developments, High Point Road!

Located just minutes from Falmouth's award-winning schools, shopping, restaurants, golf, beaches, and downtown Portland, this exceptional new home combines luxury, comfort, and convenience in one of Southern Maine's most desirable communities.

Conveniently located to local amenities and downtown Portland.

Hannaford, Falmouth.....	4 miles (10 min)	Falmouth Country Club.....	5 miles (11 min)
Shaws, Route 1.....	7 miles (16 min)	Maine Medical Center.....	8 miles (23 min)
Falmouth School Campus.....	5 miles (12 min)	Portland Jetport.....	11 miles (18 min)
Falmouth Community Park.....	3 miles (8 min)	Downtown Portland.....	9 miles (22 min)



OVERVIEW VIDEO

LOT 1 - MLS# 1674729 | \$1,495,000

LOT 2 - MLS# 1668947 | \$350,000

LOT 3 & LOT 4

Contact Mark or Eddie

Mark Small
207.807.7889
mark@landmarkrealtymaine.com

Eddie Dickhaut
207.749.0524
eddie@landmarkrealtymaine.com

Stay informed on Maine real estate with our Living Real Estate, published three to four times each year. Whether you're considering buying, selling, or both—or simply want to keep an eye on the market—these updates provide timely insights, market trends, and information to help you stay informed and prepared.

Sign up or forward to a friend or colleague today and stay connected to Maine's evolving real estate landscape.

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