Living Real Estate

FALL 2026

MOVING FORWARD

MARKET INSIGHTS & DATA

FEATURED LISTINGS

RECENT SALES



High Point Road, Falmouth
New construction homes

MOVING FORWARD

As Maine's real estate market transitions into the fall and winter months, conditions continue to evolve. Mortgage rates have edged higher since our last issue, while home prices remain strong. At the same time, inventory has improved in many markets, giving buyers more opportunities to evaluate their options before winter sets in.

For buyers, increased inventory and a seasonal moderation in sales activity may create opportunities to compare properties, negotiate terms, and make more informed decisions. While higher mortgage rates remain a consideration, appropriately priced homes continue to make Maine an appealing market for those ready to purchase.

For sellers, pricing remains a critical factor. Buyers are becoming more selective, and properties priced appropriately for their condition, location, and current market conditions are best positioned to attract attention. Understanding local trends and setting realistic expectations can help sellers remain competitive as the market moves into the fourth quarter.

As we look ahead, the combination of more homes on the market and a traditional seasonal slowdown offers a clearer picture of Maine's evolving real estate landscape. For both buyers and sellers, local market knowledge and a well-informed strategy remain essential to navigating the months ahead.

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.



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Cover Photo:
High Point Road, Falmouth
New construction homes

LANDMARK REALTY
Navigating the Way for You.

MARKET STATISTICS

3rd Quarter | July, August, September

HIGHLIGHTS

- MSP: $420,000 statewide (an increase of 2.44% over 3rd quarter 2025)
- 4,793 homes were sold statewide (-1.82% decrease from 3rd quarter 2025)
- In July, sales volume increased 7.75% compared to July 2025
- August sales volume decreased 10.09% compared to August 2025
- September MSP increased 2.6% compared to September 2025

DATA TABLES[1]

JULY-SEPTEMBER	MEDIAN SALES PRICE		
COUNTY	2025-Q3	2026-Q3	%Change
Androscoggin	$355,000	$345,000	-2.82%
Aroostook	$170,000	$174,900	2.88%
Cumberland	$605,000	$614,950	1.64%
Franklin	$293,442	$315,750	7.60%
Hancock	$446,000	$527,962	18.38%
Kennebec	$340,000	$355,000	4.41%
Knox	$450,000	$450,000	0.00%
Lincoln	$489,000	$529,000	8.18%
Oxford	$340,000	$327,500	-3.68%
Penobscot	$288,000	$290,000	0.69%
Piscataquis	$238,250	$245,000	2.83%
Sagadahoc	$455,000	$482,500	6.04%
Somerset	$245,637	$259,000	5.44%
Waldo	$359,500	$365,000	1.53%
Washington	$260,000	$246,000	-5.38%
York	$550,000	$566,500	3.00%
STATEWIDE	**$410,000**	**$420,000**	**2.44%**

JULY-SEPTEMBER	NUMBER OF UNITS SOLD		
COUNTY	2025	2026	%Change
Androscoggin	301	293	-2.66%
Aroostook	238	239	0.42%
Cumberland	1,027	1,018	-0.88%
Franklin	133	124	-6.77%
Hancock	212	246	16.04%
Kennebec	436	424	-2.75%
Knox	159	150	-5.66%
Lincoln	147	169	14.97%
Oxford	224	222	-0.89%
Penobscot	503	495	-1.59%
Piscataquis	110	101	-8.18%
Sagadahoc	127	114	-10.24%
Somerset	188	179	-4.79%
Waldo	140	149	6.43%
Washington	142	148	4.23%
York	795	722	-9.18%
STATEWIDE	**4,882**	**4,793**	**-1.82%**

See the above data charted on next page

JULY

# of Sold Listings

2026: 1,697
2025: 1,575
+ % change

Median Sale Price

2026: $427,000
2025: $420,000
+1.67% change

AUGUST

# of Sold Listings

2026: 1,542
2025: 1,715
-10.09% change

Median Sale Price

2026: $424,550
2025: $407,000
4.31% change

SEPTEMBER

# of Sold Listings

2026: 1,526
2025: 1,592
-4.15% change

Median Sale Price

2026: $415,000
2025: $404,500
+2.60% change

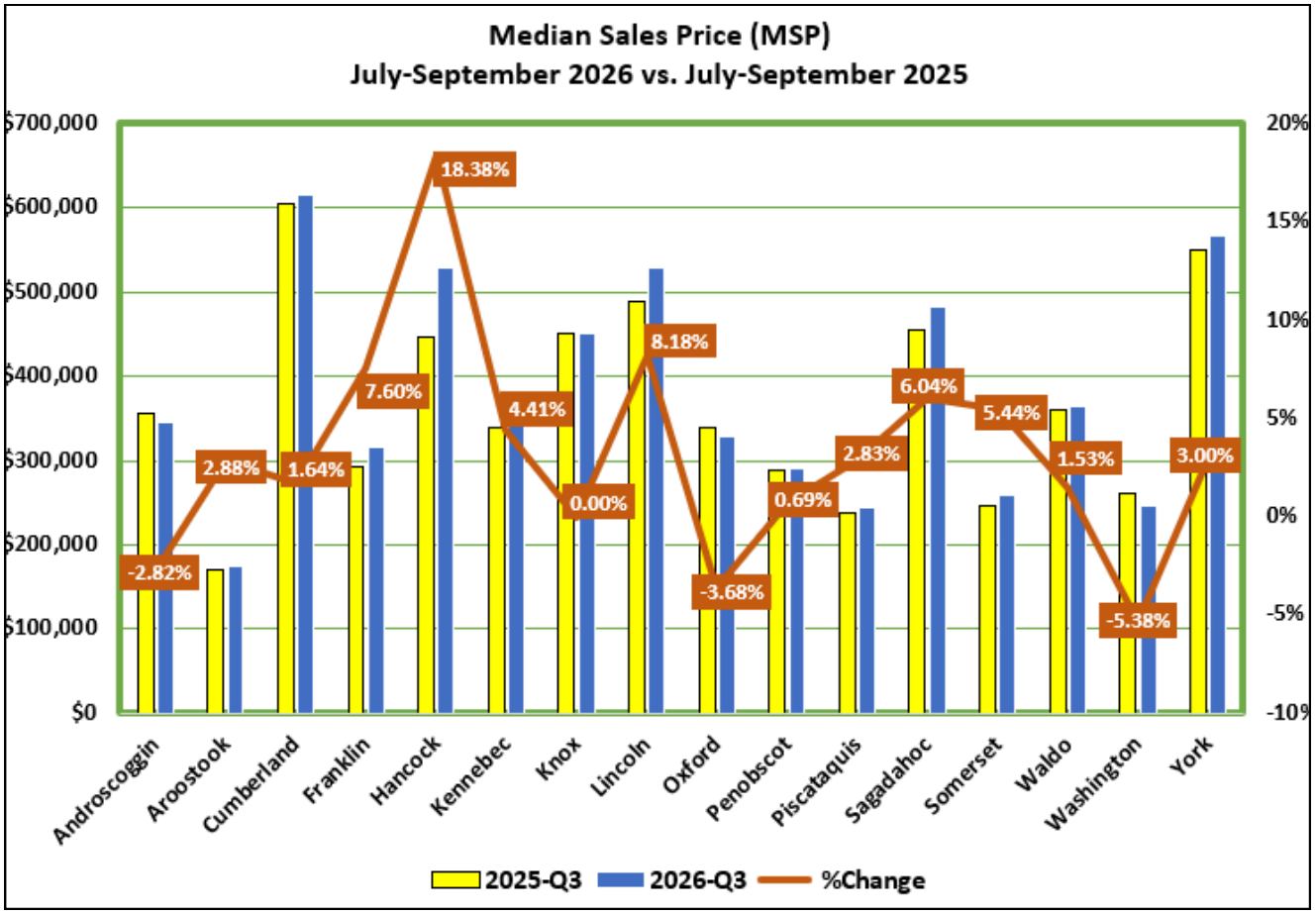
October 13, 2026

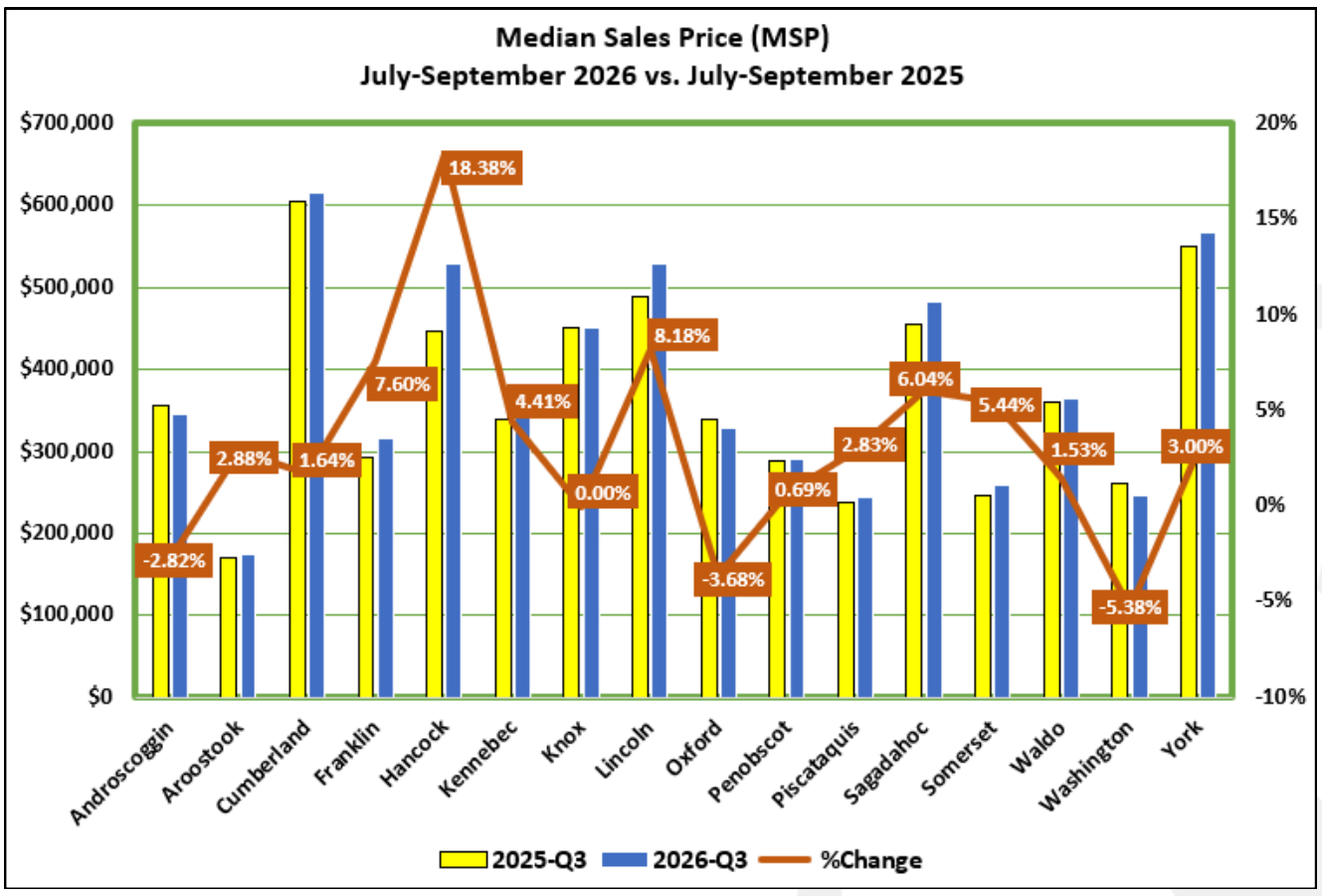
"Aside from the traditional slowdown from the summer months, increasing inflationary pressure and higher mortgage rates without a comparable downward adjustment in pricing have sidelined some buyers, especially first-time buyers with no equity from previous home purchases."[2]

Maine Association of Realtors
Judy Oberg, 2026 President

1 Landmark Realty Maine data tables based upon the following Maine Real Estate Housing Reports: 08/11/2026 (July), 09/10/2026 (August) and 10/13/2026 (September).

2 Maine Association of Realtors' Press Release Augusta, October 13,, 2026



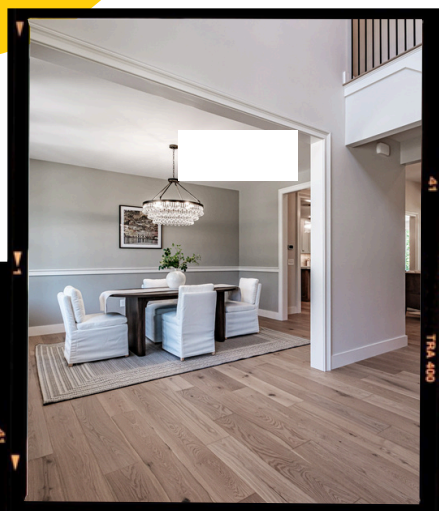


Landmark Realty Maine charts based upon statistics from Maine Real Estate Information Services, Inc. (dba Maine Listings) and published in the following Maine Real Estate Housing Reports: 08/11/2026 (July), 09/10/2026 (August) and 10/13/2026 (September).

FEATURED PROPERTY

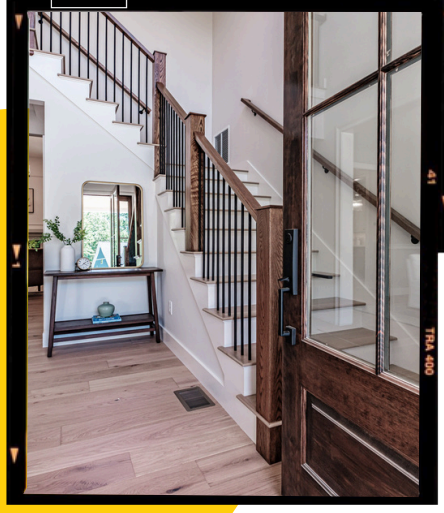


WINNWOOD FARM
13 WINNWOOD FARM WAY
FALMOUTH, MAINE









Exceptional Craftsmanship

Welcome to this 4,006 SF home by Justin Fletcher. There are 4 bedrooms and 3 full baths. A dramatic 2-story foyer creates an impressive first impression and draws you into the heart of the home--a stunning great room with soaring ceilings, abundant natural light, and a cozy gas fireplace. Beautiful custom finishes showcase the quality and attention to detail found at every turn.

Designed with both entertaining and daily living in mind, the custom chef's kitchen features premium Thermador appliances, quartz countertops and matching backsplash, a large center island, walk-in pantry, wet bar/side bar, and a dedicated eat in dining area with direct access to the covered deck. A dedicated dining room provides the perfect setting for holiday gatherings and special occasions.

Outside, enjoy an expansive covered rear deck, welcoming front porch, and 2 attached garages both with direct entry.



MLS# 1666524 $2,259,900

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FEATURED PROPERTY



43 & 45 CUMBERLAND AVE
PORTLAND, MAINE

East End Condominiums

Enjoy the best of Portland living from these condominiums in the heart of Munjoy Hill.

43 Cumberland Avenue - 2

- 1,396 SF
- 3 bedrooms, 1 bath
- Outdoor deck

MLS# 1679076
$599,000

45 Cumberland Avenue - 5

- 990 SF
- 2 bedrooms, 1 bath
- Private deck

MLS# 1684451
$725,000











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LISTING HIGHLIGHTS

Falmouth / 5 Terison Dr



Falmouth / High Point Rd, 1



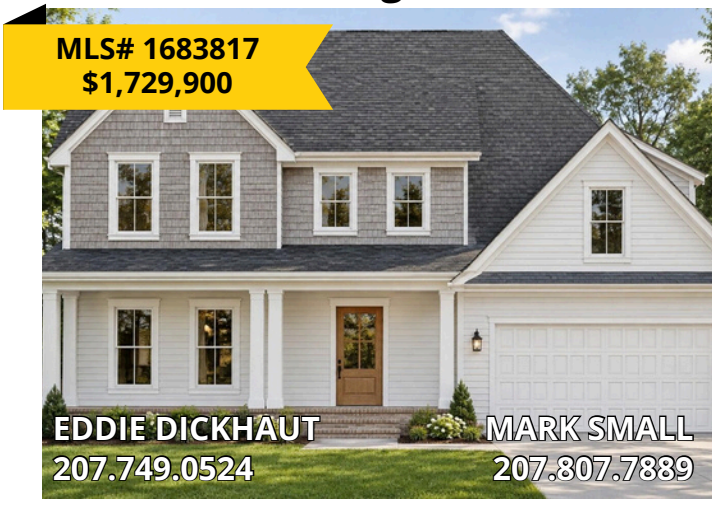
Carrabassett Valley / 6007 Nice Dr



Falmouth / 58 Allen Ave Ext



Falmouth / High Point Rd, 4



Falmouth / 52 Hardy Rd



RECENT SALES

Windham / $1,179,000



Readfield / $1,400,000



Portland / $541,000



Windham / $560,000



Falmouth / $1,995,000



Windham / $419,900



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

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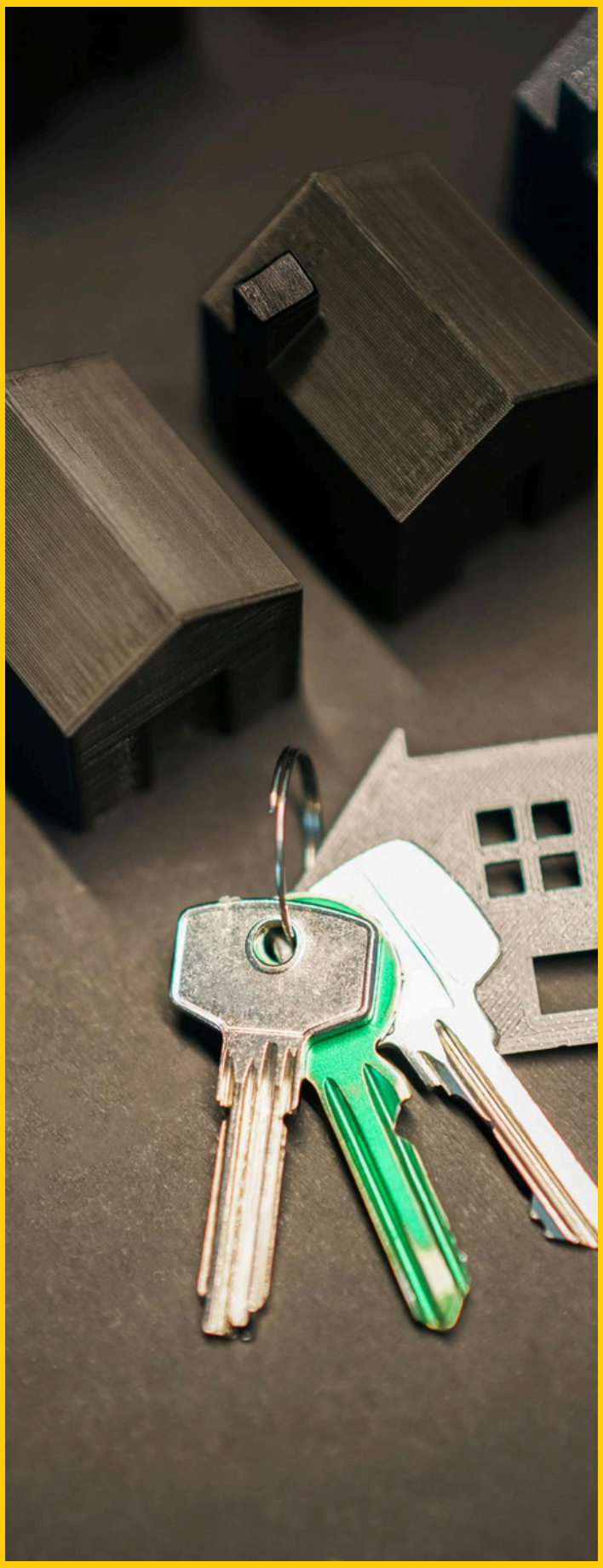

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