

LIVING REAL ESTATE

Navigating the Way for You.



MOVING FORWARD

Mark Small, Owner/Broker

The Greater Portland area continued its ascent as a destination place throughout 2021. According to Maine Listings, Cumberland County's median sales price finished 2021 with a 19.15% increase over 2020.

Low mortgage rates, an increase in the savings rate during the pandemic, and working remotely were major contributing factors in attracting all types of buyers: first-time, moving, relocating, luxury, vacation/second home, and investors.

The Federal Reserve's highly anticipated interest rate increase(s) may impact the appreciation velocity going forward, nonetheless we expect 2022 to remain strong. 2022 will still be a good time to make a move.



2021 Market Data

Overall, 2021 was a record-breaking year for residential real estate in Maine.

2021 began with positive momentum following the 2020 COVID shutdown. Since July, sales demand has been strong but constrained due to tight for-sale inventory availability.

As a result of the supply-demand imbalance, most markets have experienced decreased number of units sold but double-digit appreciation for median sold prices.

As we move through the next year, we expect demand for residential real estate to remain high with buyers seeking the quality-of-life and safety offered by our beautiful state.

- Madeleine Hill, 2022 President
Maine Association of Realtors®

Statewide: 2021 vs. 2020*

16.80%

Increase in the 2021 Statewide median sales price (MSP) of \$299,000 compared to the 2020 Statewide MSP of \$256,000
(MSP indicates that half of the homes were sold for more and half sold for less.)

2.41%

Increase in 2021 Statewide units sold of 20,401 compared to 2020 Statewide 19,921 units sold

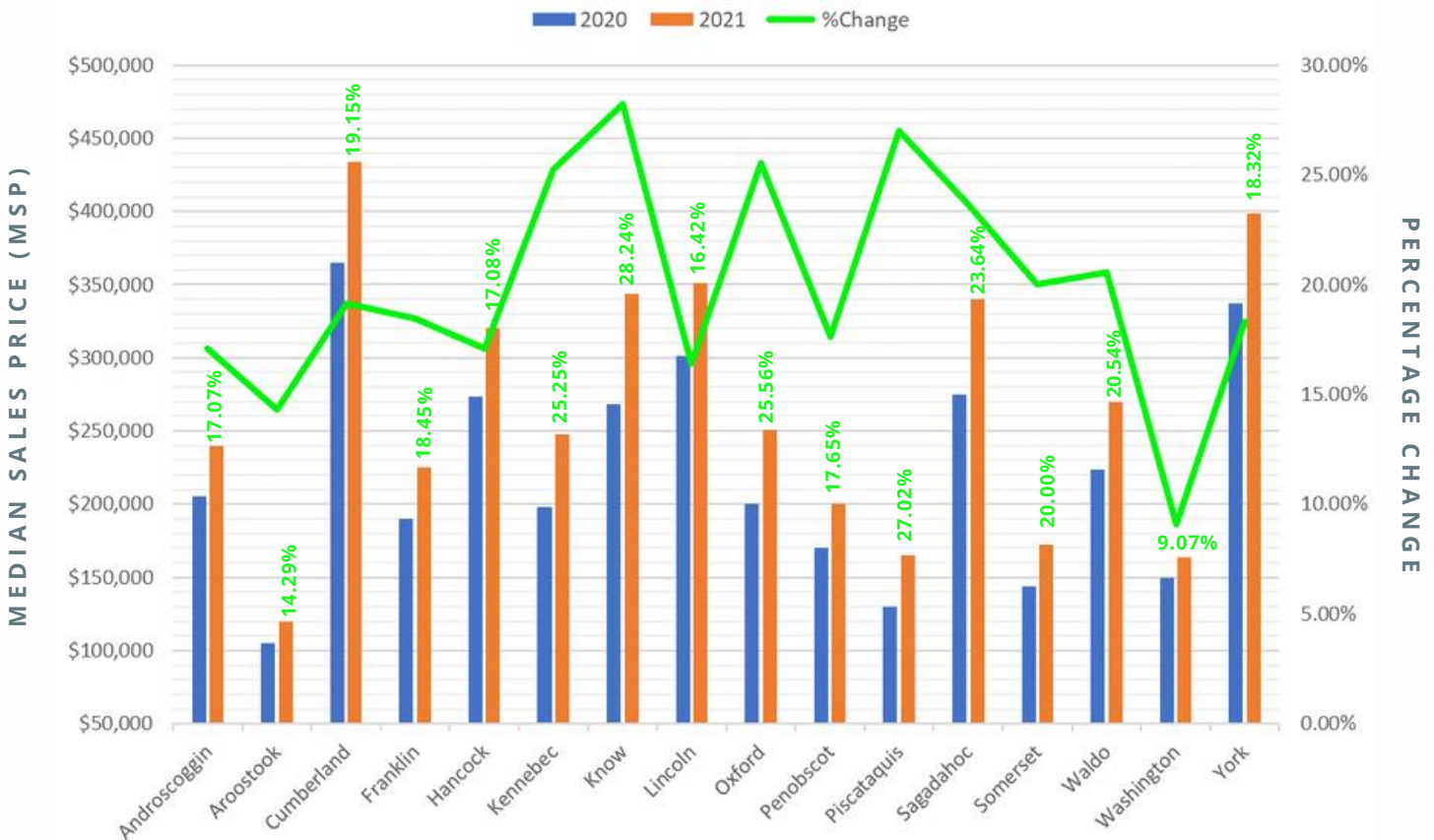
Statewide: Month of December 2021*:

- 12.22% increase in the MSP to \$303,000 compared to the December 2020 MSP of \$270,000
- the # of units sold eased to 1,720 compared to 1,969 sold in December 2020

* Maine Real Estate Statistics,
Full Year 2021 Housing Report 01/22/2022

Median Sales Price (MSP) by County

01/01/2020-12/31/2020 & 01/01/2021-12/31/2021



VALENTINE'S DAY
MONDAY
FEBRUARY 14



There's nothing like enjoying a romantic dinner for two on Valentine's Day whether it's prepared at home or out. Here's a few ideas for at home.

White Wine Coq Au Vin (from Country Living)

Chicken, leeks, pancetta and much more in a Dutch oven. Plus options for substitutions if you don't have or want all the ingredients.

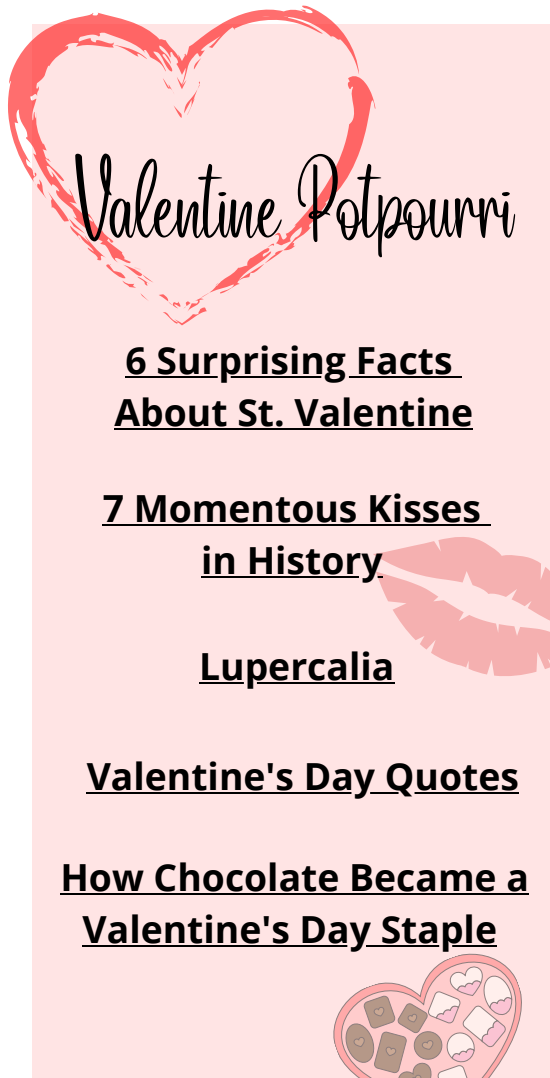


Mac & Cheese with Crispy Parmesan-Phyllo Crust (from PureWow)

Heart-Shaped Pizza for Two (from Food Network)



OR



Valentine Potpourri


6 Surprising Facts About St. Valentine

7 Momentous Kisses in History

Lupercalia

Valentine's Day Quotes

How Chocolate Became a Valentine's Day Staple



Karen Yesinkus ©

Our Team

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.



Mark Small, Owner/Broker



David Jackson, Broker



Tiffany Curran, Assoc. Broker



Jesse Desper, Assoc. Broker



Lester Evans, Broker



Mikie Perry, Resource Specialist



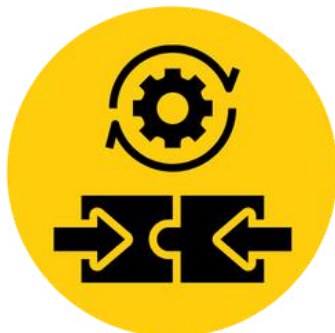
INNOVATION

Navigating the way
for you



PASSION

Living and breathing
Maine real estate



INTEGRITY

From our first meeting
to closing day



EXCELLENCE

Exceeding
expectations



Recently Sold

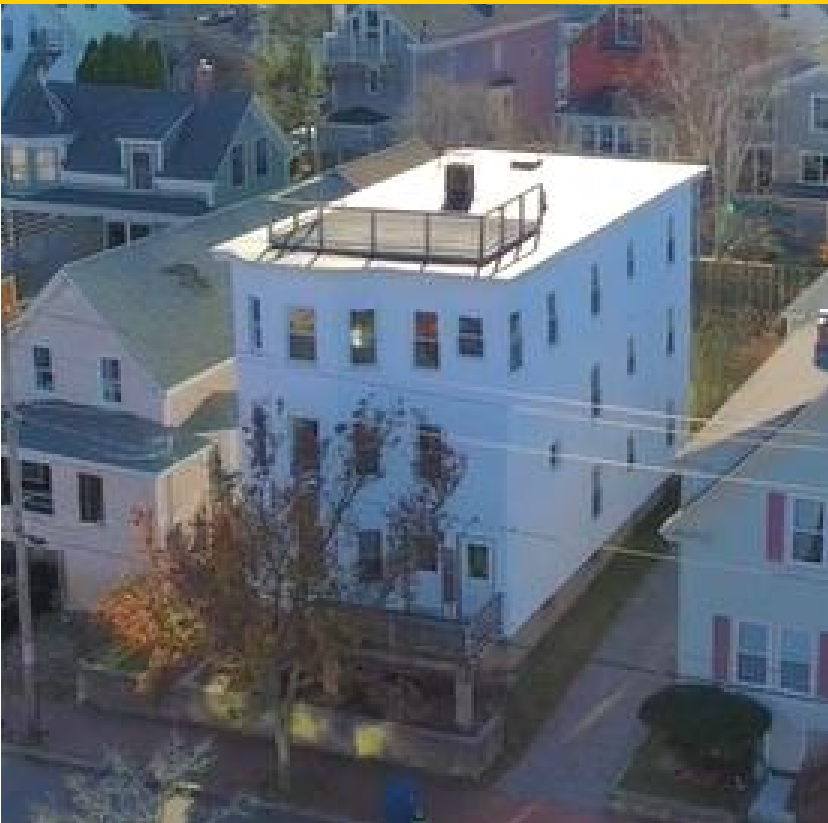


Portland / 2-unit multi
\$511,000

Buyer Representation



Mark Small, Owner/Broker
207.807.7889



Portland / 3-unit multi
\$1,195,000

Buyer Representation



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