



Gardiner, Maine.

Current market data.

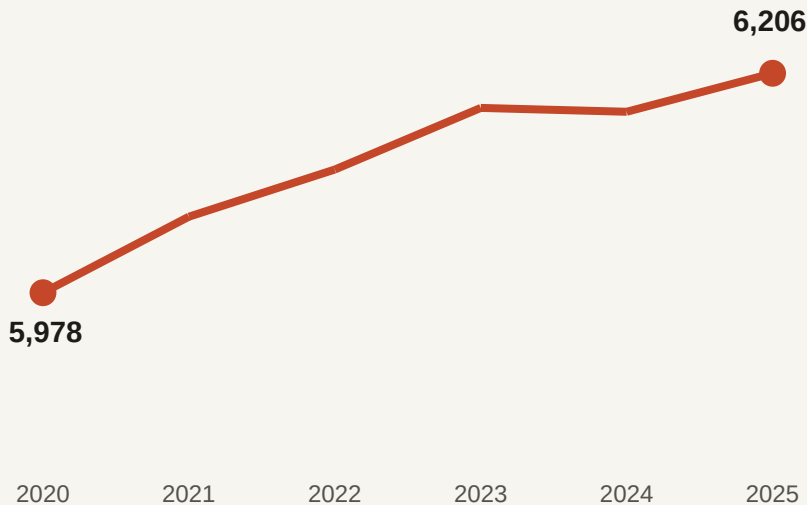
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 3.8% since 2020.

6,206

people, the 20th-largest of Maine's cities and towns.

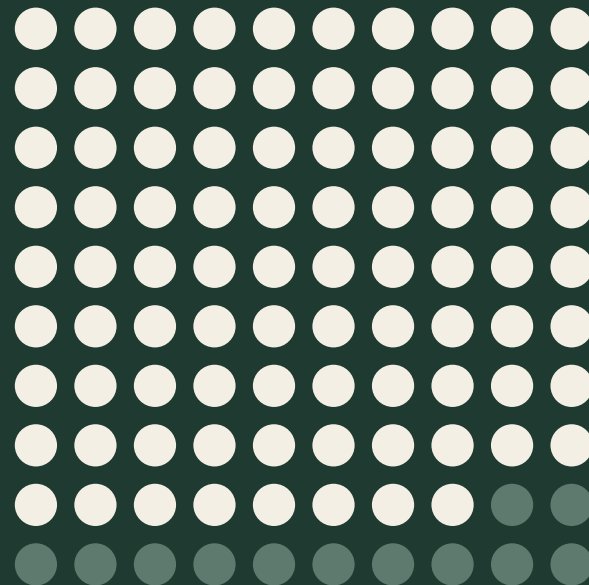


THE WORKDAY

9 in 10 jobs here go to
people who live somewhere
else.

88.0%

of 3,117 jobs located in Gardiner are filled by in-commuters.



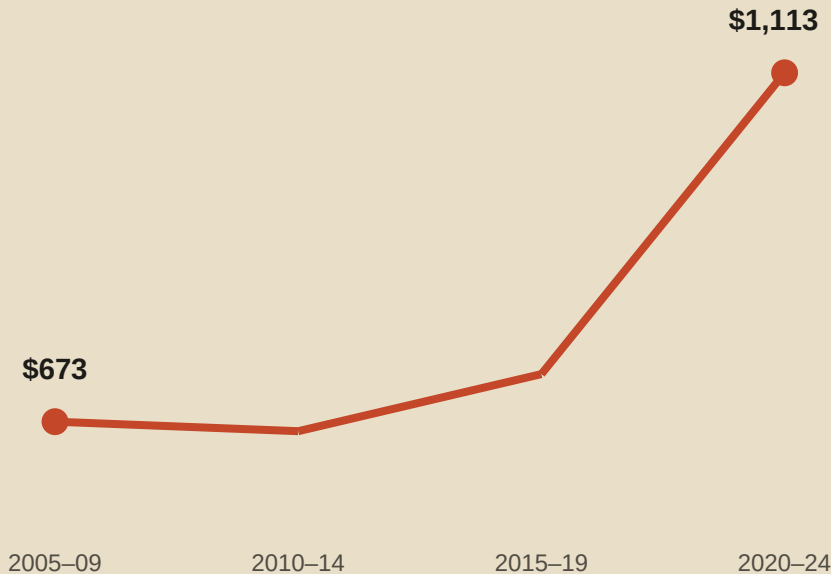
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 65%
since the 2005–2009
survey, before inflation.

\$1,113

a month. Maine's median is \$1,139.



THE SEAM

Cross one tract line and median rent jumps \$577.

A \$577 gap between neighbors, the sharpest rent edge between adjacent tracts in Kennebec County.

TRACT 241.02

\$963

TRACT 230.02

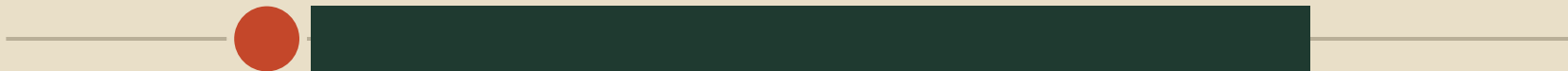
\$1,540



ROOM TO BUILD

Local wages can carry more rent than the median charged today.

\$1,138–\$1,708



\$1,113 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

141

homes permitted, 2022–2025

38%

of those were in multifamily
buildings

90%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.3–1.0% to the 3,083 homes here.

8–31

is the estimated number of missing housing units, from the lowest to the highest of three estimates.



HOME VALUE

A median home costs 25% less than Maine's.

\$221,600

median home value in Gardiner.

Gardiner



\$221,600

Maine



\$296,600

U.S.



\$332,700

THAT WAS GARDINER'S 2026

Every number came from a public source, with its date.

New Census data usually lands in December. The next Edition follows it.

See this Edition at [**almanacdata.ai/e/me/gardiner/**](https://almanacdata.ai/e/me/gardiner/)

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