

FOR IMMEDIATE RELEASE

CONTACTS: LISTED BELOW

MAINE HOME SALES UP 13.28 PERCENT IN JANUARY

AUGUSTA (February 21, 2025)—Sales of single-family homes in Maine rose by double-digits over the past year. According to Maine Listings, Realtors reported 853 properties changed hands in January, an increase of 13.28% over January of 2024. The median sales price (MSP) reached \$385,000 in January 2025—an increase of 9.07 percent compared to January 2024. The MSP indicates that half of the homes were sold for more and half sold for less.

“Strong January numbers show continued, solid buyer interest statewide,” says Jeff Harris, 2025 President of the Maine Association of REALTORS® and Broker affiliated with Harris Real Estate in Farmington. “The 853 January sales are the 7th best in 26 years.

“We are encouraged that the for-sale inventory is 16 percent higher than a year ago, and buyer demand remains high.”

The National Association of Realtors reported a 2.2 percent rise in national sales in January, while the MSP for January increased 5.0 percent to \$402,000. Regionally, sales in the northeast increased 4.2 percent and the regional MSP was \$475,400—up 9.5 percent, comparing January 2025 to January 2024.

“As the statistics show, home buyers are not deterred by Maine’s winter weather. If selling your home is in your future, now is a great time to work with a REALTOR® and get a step ahead of the spring-uptick of listing activity,” says Harris.

Below are two charts showing statistics for Maine and its 16 counties. The first chart lists statistics for the month of January (2024/2025), statewide. The second chart compares the number of existing, single-family homes sold (units) and volume (MSP) during the rolling quarter of November (2023/2024), December (2023/2024) and January (2024/2025).

(Continued)

JANUARY ONLY CHART
This Year: 1/1/2025 to 1/31/2025
Last Year: 1/1/2024 to 1/31/2024

	Number of Units Sold			Median Sales Price		
	Last Year	This Year	% Change	Last Year	This Year	% Change
Statewide	753	853	13.28%	\$353,000	\$385,000	9.07%

ROLLING QUARTER
This Year: 11/1/2024 to 1/31/2025
Last Year: 11/1/2023 to 1/31/2024

County	Number of Units Sold			Median Sales Price		
	Last Year	This Year	% Change	Last Year	This Year	% Change
Androscoggin	226	228	0.88%	\$300,000	\$325,000	8.33%
Aroostook	136	163	19.85%	\$140,000	\$159,900	14.21%
Cumberland	586	659	12.46%	\$525,000	\$555,000	5.71%
Franklin	77	92	19.48%	\$275,000	\$310,000	12.73%
Hancock	131	165	25.95%	\$400,000	\$459,620	14.91%
Kennebec	288	280	-2.78%	\$287,000	\$315,762	10.02%
Knox	86	119	38.37%	\$415,000	\$475,000	14.46%
Lincoln	99	101	2.02%	\$445,000	\$495,000	11.24%
Oxford	150	168	12.00%	\$300,000	\$306,550	2.18%
Penobscot	297	351	18.18%	\$248,000	\$285,000	14.92%
Piscataquis	64	55	-14.06%	\$175,000	\$170,000	-2.86%
Sagadahoc	80	91	13.75%	\$380,500	\$430,000	13.01%
Somerset	124	113	-8.87%	\$204,500	\$220,000	7.58%
Waldo	84	113	34.52%	\$349,450	\$355,000	1.59%
Washington	87	79	-9.20%	\$215,000	\$235,000	9.30%
York	498	569	14.26%	\$453,500	\$515,000	13.56%
Statewide	3013	3346	11.05%	\$355,000	\$390,350	9.96%

Source: Maine Real Estate Information System, Inc. (d/b/a Maine Listings). Note: Maine Listings, a subsidiary of the Maine Association of REALTORS®, is a statewide Multiple Listing Service with over 6,300 licensees inputting active and sold property listing data. Statistics reflect properties reported as sold in the system within the time periods indicated. Contacts: Maine Association of REALTORS® President Jeff Harris (Harris Real Estate, Farmington) 207-491-6001 jeffharris@harrisrealestate.net or Maine Association of REALTORS® President Elect Judy Oberg (Oberg Insurance and Real Estate Agency, Bridgton) 207-838-0059 judy@obergagency.com For additional contacts: suzanne@mainerealtors.com

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CONTACTS: LISTED BELOW

MAINE HOME SALES INCREASE 6.5 PERCENT IN FEBRUARY

AUGUSTA (March 20, 2025)—February home sales statistics in Maine show an increase in sales, prices, and homes available. According to Maine Listings, sales of single-family existing homes increased 6.51 percent in February 2025 compared to February 2024. Realtors reported that 753 homes closed across the state, and the median sales price (MSP) for those sales reached \$381,500—a rise of 9.0 percent. The MSP indicates that half of the homes were sold for more and half sold for less.

“Maine’s real estate industry showed continued improvement in February,” says Jeff Harris, 2025 President of the Maine Association of REALTORS® and Broker affiliated with Harris Real Estate in Farmington. “For-sale listings are up 14 percent and sales are up 6.51 percent over a year ago February. The 753 sales reflect the 9th best month since the year 2000.

“We’re seeing an increased number of homes on the market statewide, mortgage rates have ticked downward, and in some markets, price growth has moderated, increasing the purchasing power of buyers.”

The National Association of Realtors reported a 0.3 percent decrease in sales in February 2025 compared to February 2024. Home prices increased 3.7 percent to a national MSP of \$402,500. Regionally, sales in the Northeast were up 4.2 percent in February, while the regional MSP of \$464,300 indicates an increase of 10.4 percent over February of a year ago.

“Whether you’re on the selling or buying side, select a REALTOR® with a strong presence in the area you’d like to live to achieve your best negotiating position and success. The spring market is presenting excellent opportunity,” says Harris.

Below are two charts showing statistics for Maine and its 16 counties. The first chart lists statistics for the month of February (2024/2025), statewide. The second chart compares the number of existing, single-family homes sold (units) and volume (MSP) during the rolling quarter of December (2023/2024), January (2024/2025) and February (2024/2025).

(Continued)

FEBRUARY ONLY CHART

February 1-28, 2024— February 1-28, 2025

	Number of Units Sold			Median Sales Price		
	<u>2024</u>	<u>2025</u>	<u>%Change</u>	<u>2024</u>	<u>2025</u>	<u>%Change</u>
Statewide	707	753	6.51%	\$350,000	\$381,500	9.00%

ROLLING QUARTER

December 1, 2023—February 28, 2024 and December 1, 2024—February 28, 2025

<u>County</u>	Number of Units Sold			Median Sales Price		
	<u>2023-24</u>	<u>2024-25</u>	<u>%Change</u>	<u>2023-24</u>	<u>2024-25</u>	<u>%Change</u>
Statewide	2491	2795	12.20%	\$351,000	\$393,000	11.97%
Androscoggin	195	172	-11.79%	\$303,000	\$322,250	6.35%
Aroostook	114	135	18.42%	\$145,000	\$152,000	4.83%
Cumberland	473	566	19.66%	\$513,970	\$565,000	9.93%
Franklin	69	64	-7.25%	\$275,000	\$318,500	15.82%
Hancock	106	135	27.36%	\$375,000	\$442,000	17.87%
Kennebec	223	246	10.31%	\$287,000	\$306,850	6.92%
Knox	77	106	37.66%	\$440,000	\$440,000	0.00%
Lincoln	81	91	12.35%	\$426,000	\$430,000	0.94%
Oxford	139	137	-1.44%	\$289,900	\$315,000	8.66%
Penobscot	254	313	23.23%	\$250,100	\$290,000	15.95%
Piscataquis	50	54	8.00%	\$185,000	\$183,500	-0.81%
Sagadahoc	67	64	-4.48%	\$380,000	\$425,000	11.84%
Somerset	109	88	-19.27%	\$207,735	\$194,500	-6.37%
Waldo	62	95	53.23%	\$340,000	\$350,000	2.94%
Washington	75	68	-9.33%	\$215,000	\$220,000	2.33%
York	397	461	16.12%	\$465,000	\$500,000	7.53%

Source: Maine Real Estate Information System, Inc. (d/b/a Maine Listings). Note: Maine Listings, a subsidiary of the Maine Association of REALTORS®, is a statewide Multiple Listing Service with over 6,300 licensees inputting active and sold property listing data. Statistics reflect properties reported as sold in the system within the time periods indicated. Contacts: Maine Association of REALTORS® President Jeff Harris (Harris Real Estate, Farmington) 207-491-6001 jeffharris@harrisrealestate.net or Maine Association of REALTORS® President Elect Judy Oberg (Oberg Insurance and Real Estate Agency, Bridgton) 207-838-0059 judy@obergagency.com For additional contacts: suzanne@mainerealtors.com

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MAINE HOME SALES AND PRICES DECREASE IN MARCH

AUGUSTA (April 24, 2025)—Buyers of single-family existing homes in Maine are welcoming a more balanced spring sales market, with an increase in available inventory and moderation of pricing. According to Maine Listings, Realtors reported 848 sales within Maine’s 16 counties during March, a decrease of 6.19 percent compared to a year ago. The median sales price (MSP) for those homes eased 0.98 percent to \$376,260. The MSP indicates that half of the homes were sold for more and half sold for less.

“We’re seeing the inventory of homes for sale inch upward with nearly 14 percent more homes on the market in March 2025 compared to March of last year,” says Jeff Harris, 2025 President of the Maine Association of REALTORS® and Broker affiliated with Harris Real Estate in Farmington.

“With this increasing inventory, the ‘days on market’ for available homes last month increased to 22 days, up from 15 days one year ago—and up from the historic low for March of nine days in 2022. For many markets, the pace is becoming more reasonable for buyers.”

The National Association of Realtors reported a sales price uptick of 2.9 percent nationally last month to \$408,000, while sales eased 2.2 percent compared to March of 2024. Regionally, sales figures in the Northeast for March 2025 remained unchanged from March a year ago while the MSP jumped 7.7 percent to \$468,000.

“It’s spring and one of the best times of year to list or buy a home,” says Harris. “To navigate the complexities of a real estate transaction in your local market, guidance from an experienced Realtor will help you achieve the best results, whether selling or buying.”

Below are two charts showing statistics for Maine and its 16 counties. The first chart lists statistics for the month of March (2024/2025), statewide. The second chart compares the number of existing, single-family homes sold (units) and volume (MSP) during the rolling quarter of January, February and March (2024/2025).

(Continued)

MARCH ONLY CHART

March 1-31, 2024— March 1- 31, 2025

	Number of Units Sold			Median Sales Price		
	2024	2025	%Change	2024	2025	%Change
Statewide	904	848	-6.19%	\$380,000	\$376,260	-0.98%

ROLLING QUARTER

January 1, 2024—March 31, 2024 and January 1, 2025—March 31, 2025

	Number of Units Sold			Median Sales Price		
County	2024	2025	%Change	2024	2025	%Change
Statewide	2,456	2,462	0.24%	\$364,000	\$382,353	5.04%
Androscoggin	200	158	-21.00%	\$310,000	\$328,750	6.05%
Aroostook	114	124	8.77%	\$153,500	\$142,550	-7.13%
Cumberland	464	466	0.43%	\$533,500	\$550,000	3.09%
Franklin	61	53	-13.11%	\$300,000	\$325,000	8.33%
Hancock	114	121	6.14%	\$367,500	\$425,000	15.65%
Kennebec	208	218	4.81%	\$300,000	\$299,950	-0.02%
Knox	95	94	-1.05%	\$425,000	\$427,500	0.59%
Lincoln	72	86	19.44%	\$389,500	\$435,000	11.68%
Oxford	131	114	-12.98%	\$300,000	\$337,450	12.48%
Penobscot	265	282	6.42%	\$250,200	\$275,000	9.91%
Piscataquis	46	56	21.74%	\$237,000	\$203,750	-14.03%
Sagadahoc	63	55	-12.70%	\$405,000	\$400,000	-1.23%
Somerset	94	84	-10.64%	\$217,500	\$218,075	0.26%
Waldo	49	89	81.63%	\$320,000	\$350,000	9.38%
Washington	73	73	0.00%	\$217,000	\$199,900	-7.88%
York	407	389	-4.42%	\$499,000	\$495,000	-0.80%

Source: Maine Real Estate Information System, Inc. (d/b/a Maine Listings). Note: Maine Listings, a subsidiary of the Maine Association of REALTORS®, is a statewide Multiple Listing Service with over 6,300 licensees inputting active and sold property listing data. All statistics are point-in-time data collected on the 7th business day of each month. All data may reflect late reporting of sold data from a prior period. Contacts: Maine Association of REALTORS® President Jeff Harris (Harris Real Estate, Farmington) 207-491-6001 jeffharris@harrisrealestate.net or Maine Association of REALTORS® President Elect Judy Oberg (Oberg Insurance and Real Estate Agency, Bridgton) 207-838-0059 judy@obergagency.com For additional contacts: suzanne@mainerealtors.com

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**MAINE HOME VALUES UP 4.44 PERCENT IN APRIL;
SALES EASE A SLIGHT 0.74 PERCENT**

AUGUSTA (May 22, 2025)— The arrival of spring is catching the interest of home buyers across Maine. Today, Maine Listings reported 942 homes changed hands in April 2025, a slight decrease of 0.74 percent compared to April of 2024. Realtors across Maine's 16 counties sold 942 single-family existing homes with a median sales price (MSP) that reached \$400,000—up 4.44 percent year over year. The MSP indicates that half of the homes were sold for more and half sold for less.

“Spring has sprung! Listing activity and buyer demand has heated up,” says Jeff Harris, 2025 President of the Maine Association of REALTORS® and Broker affiliated with Harris Real Estate in Farmington. “The number of April sales, while slightly lower than a year ago, are 11 percent higher than last month. The statewide median sales price touched \$400,000 for the third time since September 2024, though seven of Maine's sixteen counties experienced price decreases.

“Listing activity has also picked up with 19 percent more homes on the market in April than March—that's nearly 600 homes.”

According to the National Association of Realtors, comparing April 2025 to April 2024, home sales nationwide dipped 1.4 percent while the national MSP increased 1.7 percent to \$418,000. Regionally, sales figures for single-family homes in the Northeast for April 2025 remained unchanged from April a year ago and the regional MSP increased 6.3 percent to \$487,400 over that time period.

“As we begin the traditional peak season for real estate activity, be prepared, stay informed, and consult with your Realtor to make strategic decisions and navigate the dynamics of your local market—whether you're selling or buying,” says Harris.

Below are two charts showing statistics for Maine and its 16 counties. The first chart lists statistics for the month of April (2024/2025), statewide. The second chart compares the number of existing, single-family homes sold (units) and volume (MSP) during the rolling quarter of February, March and April (2024/2025).

(Continued)

APRIL ONLY CHART

April 1-30, 2024 and April 1-30, 2025

	Number of Units Sold			Median Sales Price		
	Last Year	This Year	%Change	Last Year	This Year	%Change
Statewide	949	942	-0.74%	\$383,000	\$400,000	4.44%

ROLLING QUARTER

**February 1, 2024—April 30, 2024 and
February 1, 2025—April 30, 2025**

County	Number of Units Sold			Median Sales Price		
	Last Year	This Year	%Change	Last Year	This Year	%Change
Statewide	2654	2549	-3.96%	\$372,000	\$390,000	4.84%
Androscoggin	221	153	-30.77%	\$315,000	\$330,500	4.92%
Aroostook	121	121	0.00%	\$158,900	\$140,600	-11.52%
Cumberland	496	532	7.26%	\$543,500	\$560,000	3.04%
Franklin	68	58	-14.71%	\$286,000	\$289,000	1.05%
Hancock	134	108	-19.40%	\$355,000	\$397,500	11.97%
Kennebec	228	226	-0.88%	\$300,000	\$320,000	6.67%
Knox	102	87	-14.71%	\$441,000	\$454,000	2.95%
Lincoln	68	80	17.65%	\$397,450	\$422,500	6.30%
Oxford	145	128	-11.72%	\$316,000	\$337,450	6.79%
Penobscot	271	298	9.96%	\$260,000	\$273,840	5.32%
Piscataquis	61	51	-16.39%	\$234,000	\$217,000	-7.26%
Sagadahoc	72	55	-23.61%	\$430,000	\$450,000	4.65%
Somerset	89	95	6.74%	\$233,500	\$219,000	-6.21%
Waldo	58	99	70.69%	\$320,000	\$348,000	8.75%
Washington	77	69	-10.39%	\$226,000	\$198,000	-12.39%
York	443	389	-12.19%	\$500,000	\$479,000	-4.20%

Source: Maine Real Estate Information System, Inc. (d/b/a Maine Listings). Note: Maine Listings, a subsidiary of the Maine Association of REALTORS®, is a statewide Multiple Listing Service with over 6,300 licensees inputting sold property listing data. All statistics are point-in-time data collected on the 7th business day of each month. All data may reflect late reporting of sold data from a prior period. Contacts: Maine Association of REALTORS® President Jeff Harris (Harris Real Estate, Farmington) 207-491-6001 jeffharris@harrisrealestate.net or Maine Association of REALTORS® President Elect Judy Oberg (Oberg Insurance and Real Estate Agency, Bridgton) 207-838-0059 judy@obergagency.com For additional contacts: suzanne@mainerealtors.com

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MAINE HOME SALES AND VALUES UP IN MAY

AUGUSTA (June 23, 2025)—Sellers and buyers are in the market and housing demand remains steady. According to Maine Listings, comparing May 2025 to May 2024, sales of single-family existing homes rose 3.28 percent with 1,227 sales. Maine's statewide median sales price (MSP) increased 6.52 percent to \$425,000 over that same time. The MSP indicates that half of the homes were sold for more and half sold for less.

"We're seeing more homes coming onto the market for sale and that's a positive for buyers," says Jeff Harris, 2025 President of the Maine Association of REALTORS® and Broker affiliated with Harris Real Estate in Farmington. "The number of May 2025 sales exceeded the May 2024 sales numbers by 3.3 percent and topped last month's sales figures by 30 percent. Our statistics indicate that, at the end of May, Maine had 4,422 homes on the market—an increase of 825 from April's month-end.

"While the statewide median sales price reached a new historic high of \$425,000 in May, eight of Maine's sixteen counties reported median sold prices below \$350,000 and six of those counties had a median sold price below \$300,000."

The National Association of Realtors today reported a 0.3 percent rise in single-family existing home sales nationwide comparing May 2025 to May 2024, and a national MSP increase of 1.3 percent to \$427,800. Regionally, sales in the Northeast jumped 4.2 percent, while the regional MSP increased 7.1 percent to \$513,300 from May of 2024.

"Over time, if the inventory of homes on the market grows, we'll see a moderation of home pricing," adds Harris. "We're heading into the peak season for home sales in Maine. Whether buying or selling, contact your local REALTOR® to provide you with expert guidance."

Below are two charts showing statistics for Maine and its 16 counties. The first chart lists statistics for the month of May (2024/2025), statewide. The second chart compares the number of existing, single-family homes sold (units) and volume (MSP) during the rolling quarter of March, April and May (2024/2025).

(Continued)

MAY ONLY CHART
May 1-31, 2024 and May 1-31, 2025

	Number of Units Sold			Median Sales Price		
	Last Year	This Year	%Change	Last Year	This Year	%Change
Statewide	1188	1227	3.28%	\$399,000	\$425,000	6.52%

ROLLING QUARTER
March 1, 2024—May 31, 2024 and
March 1, 2025—May 31, 2025

	Number of Units Sold			Median Sales Price		
County	Last Year	This Year	%Change	Last Year	This Year	%Change
Statewide	3041	3026	-0.49%	\$387,000	\$400,000	3.36%
Androscoggin	240	190	-20.83%	\$329,500	\$350,000	6.22%
Aroostook	133	122	-8.27%	\$158,000	\$165,000	4.43%
Cumberland	596	645	8.22%	\$572,500	\$570,000	-0.44%
Franklin	79	80	1.27%	\$299,900	\$289,000	-3.63%
Hancock	154	137	-11.04%	\$385,000	\$355,000	-7.79%
Kennebec	254	254	0.00%	\$315,000	\$335,000	6.35%
Knox	125	91	-27.20%	\$475,000	\$460,000	-3.16%
Lincoln	81	93	14.81%	\$395,000	\$465,000	17.72%
Oxford	158	152	-3.80%	\$325,000	\$333,500	2.62%
Penobscot	317	316	-0.32%	\$275,000	\$275,000	0.00%
Piscataquis	68	62	-8.82%	\$236,500	\$247,500	4.65%
Sagadahoc	73	79	8.22%	\$438,000	\$460,000	5.02%
Somerset	92	123	33.70%	\$222,500	\$225,000	1.12%
Waldo	82	114	39.02%	\$377,750	\$350,000	-7.35%
Washington	73	78	6.85%	\$217,000	\$198,500	-8.53%
York	516	490	-5.04%	\$504,500	\$525,000	4.06%

Source: Maine Real Estate Information System, Inc. (d/b/a Maine Listings). Note: Maine Listings, a subsidiary of the Maine Association of REALTORS®, is a statewide Multiple Listing Service with over 6,300 licensees inputting active and sold property listing data. All statistics are point-in-time data collected on the 7th business day of each month. All data may reflect late reporting of sold data from a prior period. Contacts: Maine Association of REALTORS® President Jeff Harris (Harris Real Estate, Farmington) 207-491- 6001 jeffharris@harrisrealestate.net or Maine Association of REALTORS® President Elect Judy Oberg (Oberg Insurance and Real Estate Agency, Bridgton) 207-838-0059 judy@obergagency.com For additional contacts: suzanne@mainerealtors.com

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CONTACTS: LISTED BELOW

MAINE HOME SALES UP 10.51 PERCENT IN JUNE

AUGUSTA (July 23, 2025)—The Maine Association of Realtors reports 1,441 single family home sales during June 2025, 10.51 percent more than June 2024, with a median sales price (MSP) of \$425,00, an increase of 4.94 percent compared to a year ago. The MSP indicates that half of the homes were sold for more and half sold for less.

“High buyer demand and low, but improving, for-sale inventory levels continue to drive Maine’s home sales and pricing,” says Jeff Harris, 2025 President of the Maine Association of REALTORS® and Broker affiliated with Harris Real Estate in Farmington. “This dynamic of strong buyer demand and trending increases in the number of homes on the market has resulted in higher sales volume for most counties across Maine.

“June’s for-sale inventory of 5,047 was 14 percent above May, resulting in June sales numbers that were 17 percent higher than last month. Maine hasn’t experienced a statewide for-sale inventory over 5,000 since October of 2020.”

Regionally, sales in the northeast declined 4.2 percent in June 2025 compared to June 2024, according to the National Association of Realtors. The regional MSP increased 4.2 percent from last June to \$543,300. Nationwide, sales of single-family existing homes rose 0.6 percent, and the national MSP was \$441,500, up two percent from June 2024.

“Discussions with REALTORS® across Maine indicate that, for most markets, the added inventory has resulted in buyers and sellers taking more time to negotiate pricing and offer terms,” adds Harris. “As Realtors, we’re here to share our experience and expert market insights to help our clients navigate these changing market conditions.”

Below are two charts showing statistics for Maine and its 16 counties. The first chart lists statistics for the month of June (2024/2025), statewide. The second chart compares the number of existing, single-family homes sold (units) and volume (MSP) during the rolling quarter of April, May and June (2024/2025).

(Continued)

JUNE ONLY CHART
June 1-30, 2024— June 1-30, 2025

	Number of Units Sold			Median Sales Price		
	Last Year	This Year	%Change	Last Year	This Year	%Change
Statewide	1304	1441	10.51%	\$405,000	\$425,000	4.94%

ROLLING QUARTER
April 1, 2023—June 30, 2024 and
April 1, 2024—June 30, 2025

	Number of Units Sold			Median Sales Price		
County	Last Year	This Year	%Change	Last Year	This Year	%Change
Statewide	3441	3628	5.43%	\$397,500	\$420,000	5.66%
Androscoggin	248	220	-11.29%	\$331,750	\$350,000	5.50%
Aroostook	148	145	-2.03%	\$153,750	\$180,000	17.07%
Cumberland	728	838	15.11%	\$580,000	\$600,000	3.45%
Franklin	94	99	5.32%	\$300,000	\$290,000	-3.33%
Hancock	158	162	2.53%	\$381,300	\$402,500	5.56%
Kennebec	302	317	4.97%	\$325,000	\$325,000	0.00%
Knox	122	108	-11.48%	\$497,500	\$454,500	-8.64%
Lincoln	100	120	20.00%	\$410,000	\$507,500	23.78%
Oxford	157	166	5.73%	\$310,000	\$312,750	0.89%
Penobscot	373	346	-7.24%	\$288,000	\$283,700	-1.49%
Piscataquis	77	71	-7.79%	\$241,000	\$255,000	5.81%
Sagadahoc	87	96	10.34%	\$460,000	\$452,500	-1.63%
Somerset	109	131	20.18%	\$218,500	\$231,500	5.95%
Waldo	99	129	30.30%	\$399,000	\$365,000	-8.52%
Washington	76	84	10.53%	\$187,000	\$238,500	27.54%
York	563	596	5.86%	\$525,000	\$537,500	2.38%

Source: Maine Real Estate Information System, Inc. (d/b/a Maine Listings). Note: Maine Listings, a subsidiary of the Maine Association of REALTORS®, is a statewide Multiple Listing Service with over 6,300 licensees inputting active and sold property listing data. All statistics are point-in-time data collected on the 7th business day of each month. All data may reflect late reporting of sold data from a prior period. Contacts: Maine Association of REALTORS® President Jeff Harris (Harris Real Estate, Farmington) 207-491- 6001 jeffharris@harrisrealestate.net or Maine Association of REALTORS® President Elect Judy Oberg (Oberg Insurance and Real Estate Agency, Bridgton) 207-838-0059 judy@obergagency.com For additional contacts: suzanne@mainerealtors.com

FOR IMMEDIATE RELEASE

CONTACTS: LISTED BELOW

MORE MAINE HOMES ON THE MARKET SALES AND VALUES UP IN JULY

AUGUSTA (August 21, 2025)— Buyers of single-family existing homes in Maine are embracing a shifting market, with a higher volume of homes for sale statewide. According to Realtors and Maine Listings, 1,570 homes changed hands in July 2025, an increase of 5.02% over July 2024, and the statewide median sales price (MSP) reached \$419,950—an increase of 5.25 percent over that same time period. The MSP indicates that half of the homes were sold for more and half sold for less.

“For the fifth consecutive month, the number of homes for sale in Maine has increased -- to 5,346 in July; this is the highest number since October 2020—58 months ago” says Jeff Harris, 2025 President of the Maine Association of Realtors and Broker affiliated with Harris Real Estate in Farmington.

“With more homes for sale, buyers can be more discerning,” reports Harris. “We’re seeing that some sellers are adjusting their original pricing downward to entice buyer interest.”

The National Association of Realtors today reported a 1.1 percent sales increase of single-family existing homes sales across the country comparing July 2025 to July 2024. An uptick in prices of 0.3 percent led to a national MSP of \$428,500. July sales in the northeast rose 2.0 percent with a regional MSP of \$509,300—up 0.8 percent over July of 2024.

“As they say, ‘all real estate is local,’” adds Harris. “Whether buying or selling, rely on your REALTOR®’s understanding of the local market conditions and their expertise in pricing strategy and negotiations; these are essential to achieving your best real estate results.”

Below are two charts showing statistics for Maine and its 16 counties. The first chart lists statistics for the month of July (2024/2025), statewide. The second chart compares the number of existing, single-family homes sold (units) and volume (MSP) during the rolling quarter of May, June and July (2024/2025).

(Continued)

JULY ONLY CHART
July 1-31, 2024— July 1-31, 2025

	Number of Units Sold			Median Sales Price		
	Last Year	This Year	%Change	Last Year	This Year	%Change
Statewide	1495	1570	5.02%	\$399,000	\$419,950	5.25%

ROLLING QUARTER
May 1, 2023—July 31, 2024 and
May 1, 2024—July 31, 2025

	Number of Units Sold			Median Sales Price		
County	Last Year	This Year	%Change	Last Year	This Year	%Change
Statewide	3987	4256	6.75%	\$400,000	\$424,949	6.24%
Androscoggin	271	282	4.06%	\$335,000	\$360,000	7.46%
Aroostook	178	193	8.43%	\$154,950	\$175,000	12.94%
Cumberland	859	976	13.62%	\$585,000	\$605,000	3.42%
Franklin	109	119	9.17%	\$325,000	\$310,000	-4.62%
Hancock	188	187	-0.53%	\$399,450	\$425,500	6.52%
Kennebec	348	360	3.45%	\$323,300	\$325,000	0.53%
Knox	133	120	-9.77%	\$485,000	\$452,500	-6.70%
Lincoln	107	133	24.30%	\$450,000	\$505,000	12.22%
Oxford	184	181	-1.63%	\$310,000	\$325,000	4.84%
Penobscot	437	426	-2.52%	\$285,000	\$295,000	3.51%
Piscataquis	75	86	14.67%	\$250,000	\$267,500	7.00%
Sagadahoc	96	116	20.83%	\$450,000	\$465,000	3.33%
Somerset	149	152	2.01%	\$220,000	\$239,500	8.86%
Waldo	128	119	-7.03%	\$365,000	\$380,000	4.11%
Washington	98	100	2.04%	\$226,000	\$227,000	0.44%
York	627	706	12.60%	\$530,000	\$550,000	3.77%

Source: Maine Real Estate Information System, Inc. (d/b/a Maine Listings). Note: Maine Listings, a subsidiary of the Maine Association of REALTORS®, is a statewide Multiple Listing Service with over 6,300 licensees inputting active and sold property listing data. All statistics are point-in-time data collected on the 7th business day of each month. All data may reflect late reporting of sold data from a prior period. Contacts: Maine Association of REALTORS® President Jeff Harris (Harris Real Estate, Farmington) 207-491- 6001 jeffharris@harrisrealestate.net or Maine Association of REALTORS® President Elect Judy Oberg (Oberg Insurance and Real Estate Agency, Bridgton) 207-838-0059 judy@obergagency.com For additional contacts: suzanne@mainerealtors.com

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CONTACTS: LISTED BELOW

HOME SALES AND PRICES UP IN AUGUST

AUGUSTA (September 25, 2025)—Sales of single-family existing homes in Maine rose 9.96 percent, comparing August 2025 to August of last year, according to Maine Listings. Prices have also increased to a statewide median sales price of \$409,450 – up 2.36 percent compared to August 2024. The MSP indicates that half of the homes were sold for more and half sold for less.

“Potential home buyers in Maine have more options than they have had over the past five years,” says Jeff Harris, 2025 President of the Maine Association of REALTORS® and Broker affiliated with Harris Real Estate in Farmington.

“For the sixth consecutive month, the number of homes for sale on the market has increased and the number of sales has risen. The inventory level of homes for sale is building as more sellers enter the market—currently at the highest level since October of 2020.”

The National Association of Realtors today reported a national sales increase of 2.5 percent, comparing August 2025 to August 2024, while prices rose 1.9 percent to a national MSP of \$427,800. Regionally, sales in the Northeast eased 2.0 percent and the regional MSP increased 6.2 percent to \$534,200 over that same time period.

“As the market is showing signs of shifting more into balance, consult with a REALTOR® who will help buyers respond quickly to opportunities and guide sellers on marketing and negotiating their home sale effectively,” says Harris.

Below are two charts showing statistics for Maine and its 16 counties. The first chart lists statistics for the month of August (2024/2025), statewide. The second chart compares the number of existing, single-family homes sold (units) and volume (MSP) during the rolling quarter of June, July and August (2024/2025).

(Continued)

AUGUST ONLY CHART
August 1-31, 2024— August 1-31, 2025

	Number of Units Sold			Median Sales Price		
	Last Year	This Year	%Change	Last Year	This Year	%Change
Statewide	1557	1712	9.96%	\$400,000	\$409,450	2.36%

ROLLING QUARTER
June 1, 2024—August 31, 2024 and
June 1, 2025—August 31, 2025

	Number of Units Sold			Median Sales Price		
County	Last Year	This Year	%Change	Last Year	This Year	%Change
Statewide	4356	4731	8.61%	\$400,000	\$418,000	4.50%
Androscoggin	287	307	6.97%	\$333,000	\$360,000	8.11%
Aroostook	191	230	20.42%	\$168,000	\$178,450	6.22%
Cumberland	934	1053	12.74%	\$590,000	\$616,000	4.41%
Franklin	121	130	7.44%	\$299,000	\$312,500	4.52%
Hancock	205	187	-8.78%	\$405,000	\$445,000	9.88%
Kennebec	402	422	4.98%	\$322,050	\$332,500	3.24%
Knox	125	151	20.80%	\$455,000	\$450,000	-1.10%
Lincoln	118	152	28.81%	\$471,562	\$502,500	6.56%
Oxford	192	206	7.29%	\$315,000	\$327,384	3.93%
Penobscot	490	474	-3.27%	\$278,975	\$292,400	4.81%
Piscataquis	89	91	2.25%	\$254,500	\$265,000	4.13%
Sagadahoc	118	123	4.24%	\$476,500	\$440,000	-7.66%
Somerset	170	168	-1.18%	\$245,000	\$239,500	-2.24%
Waldo	127	140	10.24%	\$360,000	\$362,500	0.69%
Washington	110	130	18.18%	\$245,000	\$253,000	3.27%
York	677	767	13.29%	\$530,000	\$550,000	3.77%

Source: Maine Real Estate Information System, Inc. (d/b/a Maine Listings). Note: Maine Listings, a subsidiary of the Maine Association of REALTORS®, is a statewide Multiple Listing Service with over 6,300 licensees inputting active and sold property listing data. All statistics are point-in-time data collected on the 7th business day of each month. All data may reflect late reporting of sold data from a prior period. Contacts: Maine Association of REALTORS® President Jeff Harris (Harris Real Estate, Farmington) 207-491- 6001 jeffharris@harrisrealestate.net or Maine Association of REALTORS® President Elect Judy Oberg (Oberg Insurance and Real Estate Agency, Bridgton) 207-838-0059 judy@obergagency.com For additional contacts: suzanne@mainerealtors.com

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