

FOR IMMEDIATE RELEASE

CONTACTS: LISTED BELOW

**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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