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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