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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