

FOR IMMEDIATE RELEASE

CONTACTS: LISTED BELOW

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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