

FOR IMMEDIATE RELEASE

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