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## **MORE MAINE HOMES ON THE MARKET SALES AND VALUES UP IN JULY**

AUGUSTA (August 21, 2025)— Buyers of single-family existing homes in Maine are embracing a shifting market, with a higher volume of homes for sale statewide. According to Realtors and Maine Listings, 1,570 homes changed hands in July 2025, an increase of 5.02% over July 2024, and the statewide median sales price (MSP) reached \$419,950—an increase of 5.25 percent over that same time period. The MSP indicates that half of the homes were sold for more and half sold for less.

“For the fifth consecutive month, the number of homes for sale in Maine has increased -- to 5,346 in July; this is the highest number since October 2020—58 months ago” says Jeff Harris, 2025 President of the Maine Association of Realtors and Broker affiliated with Harris Real Estate in Farmington.

“With more homes for sale, buyers can be more discerning,” reports Harris. “We’re seeing that some sellers are adjusting their original pricing downward to entice buyer interest.”

The National Association of Realtors today reported a 1.1 percent sales increase of single-family existing homes sales across the country comparing July 2025 to July 2024. An uptick in prices of 0.3 percent led to a national MSP of \$428,500. July sales in the northeast rose 2.0 percent with a regional MSP of \$509,300—up 0.8 percent over July of 2024.

“As they say, ‘all real estate is local,’” adds Harris. “Whether buying or selling, rely on your REALTOR®’s understanding of the local market conditions and their expertise in pricing strategy and negotiations; these are essential to achieving your best real estate results.”

Below are two charts showing statistics for Maine and its 16 counties. The first chart lists statistics for the month of July (2024/2025), statewide. The second chart compares the number of existing, single-family homes sold (units) and volume (MSP) during the rolling quarter of May, June and July (2024/2025).

*(Continued)*

**JULY ONLY CHART**  
**July 1-31, 2024— July 1-31, 2025**

	Number of Units Sold			Median Sales Price		
	Last Year	This Year	%Change	Last Year	This Year	%Change
Statewide	<b>1495</b>	<b>1570</b>	<b>5.02%</b>	<b>\$399,000</b>	<b>\$419,950</b>	<b>5.25%</b>

**ROLLING QUARTER**  
**May 1, 2023—July 31, 2024 and**  
**May 1, 2024—July 31, 2025**

	Number of Units Sold			Median Sales Price		
County	Last Year	This Year	%Change	Last Year	This Year	%Change
Statewide	<b>3987</b>	<b>4256</b>	<b>6.75%</b>	<b>\$400,000</b>	<b>\$424,949</b>	<b>6.24%</b>
Androscoggin	271	282	4.06%	\$335,000	\$360,000	7.46%
Aroostook	178	193	8.43%	\$154,950	\$175,000	12.94%
Cumberland	859	976	13.62%	\$585,000	\$605,000	3.42%
Franklin	109	119	9.17%	\$325,000	\$310,000	-4.62%
Hancock	188	187	-0.53%	\$399,450	\$425,500	6.52%
Kennebec	348	360	3.45%	\$323,300	\$325,000	0.53%
Knox	133	120	-9.77%	\$485,000	\$452,500	-6.70%
Lincoln	107	133	24.30%	\$450,000	\$505,000	12.22%
Oxford	184	181	-1.63%	\$310,000	\$325,000	4.84%
Penobscot	437	426	-2.52%	\$285,000	\$295,000	3.51%
Piscataquis	75	86	14.67%	\$250,000	\$267,500	7.00%
Sagadahoc	96	116	20.83%	\$450,000	\$465,000	3.33%
Somerset	149	152	2.01%	\$220,000	\$239,500	8.86%
Waldo	128	119	-7.03%	\$365,000	\$380,000	4.11%
Washington	98	100	2.04%	\$226,000	\$227,000	0.44%
York	627	706	12.60%	\$530,000	\$550,000	3.77%

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](mailto: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](mailto:judy@obergagency.com) For additional contacts: [suzanne@mainerealtors.com](mailto:suzanne@mainerealtors.com)