

FOR IMMEDIATE RELEASE

CONTACTS: LISTED BELOW

HOME SALES AND PRICES UP IN AUGUST

AUGUSTA (September 25, 2025)—Sales of single-family existing homes in Maine rose 9.96 percent, comparing August 2025 to August of last year, according to Maine Listings. Prices have also increased to a statewide median sales price of \$409,450 – up 2.36 percent compared to August 2024. The MSP indicates that half of the homes were sold for more and half sold for less.

“Potential home buyers in Maine have more options than they have had over the past five years,” says Jeff Harris, 2025 President of the Maine Association of REALTORS® and Broker affiliated with Harris Real Estate in Farmington.

“For the sixth consecutive month, the number of homes for sale on the market has increased and the number of sales has risen. The inventory level of homes for sale is building as more sellers enter the market—currently at the highest level since October of 2020.”

The National Association of Realtors today reported a national sales increase of 2.5 percent, comparing August 2025 to August 2024, while prices rose 1.9 percent to a national MSP of \$427,800. Regionally, sales in the Northeast eased 2.0 percent and the regional MSP increased 6.2 percent to \$534,200 over that same time period.

“As the market is showing signs of shifting more into balance, consult with a REALTOR® who will help buyers respond quickly to opportunities and guide sellers on marketing and negotiating their home sale effectively,” says Harris.

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

(Continued)

AUGUST ONLY CHART
August 1-31, 2024— August 1-31, 2025

	Number of Units Sold			Median Sales Price		
	Last Year	This Year	%Change	Last Year	This Year	%Change
Statewide	1557	1712	9.96%	\$400,000	\$409,450	2.36%

ROLLING QUARTER
June 1, 2024—August 31, 2024 and
June 1, 2025—August 31, 2025

	Number of Units Sold			Median Sales Price		
County	Last Year	This Year	%Change	Last Year	This Year	%Change
Statewide	4356	4731	8.61%	\$400,000	\$418,000	4.50%
Androscoggin	287	307	6.97%	\$333,000	\$360,000	8.11%
Aroostook	191	230	20.42%	\$168,000	\$178,450	6.22%
Cumberland	934	1053	12.74%	\$590,000	\$616,000	4.41%
Franklin	121	130	7.44%	\$299,000	\$312,500	4.52%
Hancock	205	187	-8.78%	\$405,000	\$445,000	9.88%
Kennebec	402	422	4.98%	\$322,050	\$332,500	3.24%
Knox	125	151	20.80%	\$455,000	\$450,000	-1.10%
Lincoln	118	152	28.81%	\$471,562	\$502,500	6.56%
Oxford	192	206	7.29%	\$315,000	\$327,384	3.93%
Penobscot	490	474	-3.27%	\$278,975	\$292,400	4.81%
Piscataquis	89	91	2.25%	\$254,500	\$265,000	4.13%
Sagadahoc	118	123	4.24%	\$476,500	\$440,000	-7.66%
Somerset	170	168	-1.18%	\$245,000	\$239,500	-2.24%
Waldo	127	140	10.24%	\$360,000	\$362,500	0.69%
Washington	110	130	18.18%	\$245,000	\$253,000	3.27%
York	677	767	13.29%	\$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 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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