FOR IMMEDIATE RELEASE

CONTACTS: LISTED BELOW

MAINE HOME SALES UP 5.12 PERCENT IN SEPTEMBER
PRICES EASE 1.35 PERCENT

AUGUSTA (October 23, 2025)—Buyers of single-family homes in Maine are witnessing a more stable market this fall. According to Maine Listings, 1,582 single-family existing homes changed hands in September with a median sales price (MSP) of $402,500—a slight decrease of 1.35 percent compared to September 2024. The MSP indicates that half of the homes were sold for more and half sold for less.

"As we move through 2025, for many markets in Maine, sellers and buyers are on more equal footing for negotiating their home purchase," says Jeff Harris, 2025 President of the Maine Association of REALTORS® and Broker affiliated with Harris Real Estate in Farmington. "We are seeing an increasing number of homes for sale, increasing time-on-market, and pricing concessions which eases the competition that buyers have been facing for the past five years. We're moving beyond the pandemic frenzy.

"For the second time in 2025 and only the second time since March 2019, Maine's median home sale price decreased in a year-over-year comparison," adds Harris.

The National Association of Realtors reported a 4.5 percent uptick in sales across the country and prices increased 2.3 percent to a national MSP of $420,700 comparing September 2025 to September 2024. Regionally, sales in the Northeast rose 4.3 percent while the regional MSP increased 4.1 percent to $500,300 over the same time period.

"With more for-sale options on the market, a sellers' pricing at listing should reflect today's market to generate demand. As Maine's residential real estate markets adjust and balance, buyers have more negotiating leverage."

"Work with your REALTOR® to assess the market conditions to be the best-prepared buyer or seller in your area and be in your new home before year's end."

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

(Continued)

SEPTEMBER ONLY CHART
September 1-30, 2024— September 1-30, 2025

	Number of Units Sold			Median Sales Price		
	Last Year	This Year	%Change	Last Year	This Year	%Change
Statewide	**1505**	**1582**	**5.12%**	**$408,000**	**$402,500**	**-1.35%**

ROLLING QUARTER
July 1, 2024—September 30, 2024 and
July 1, 2025—September 30, 2025

	Number of Units Sold			Median Sales Price		
County	Last Year	This Year	%Change	Last Year	This Year	%Change
Statewide	**4557**	**4870**	**6.87%**	**$400,000**	**$410,000**	**2.50%**
Androscoggin	301	301	0.00%	$335,000	$355,000	5.97%
Aroostook	209	237	13.40%	$175,000	$170,000	-2.86%
Cumberland	925	1023	10.59%	$579,000	$605,000	4.49%
Franklin	135	132	-2.22%	$308,000	$296,221	-3.82%
Hancock	239	211	-11.72%	$430,000	$447,000	3.95%
Kennebec	421	435	3.33%	$322,000	$340,000	5.59%
Knox	148	159	7.43%	$449,250	$450,000	0.17%
Lincoln	125	146	16.80%	$495,000	$486,000	-1.82%
Oxford	210	222	5.71%	$325,500	$340,000	4.45%
Penobscot	487	502	3.08%	$275,000	$288,250	4.82%
Piscataquis	92	110	19.57%	$229,000	$238,250	4.04%
Sagadahoc	111	127	14.41%	$474,800	$455,000	-4.17%
Somerset	176	188	6.82%	$248,450	$243,500	-1.99%
Waldo	137	140	2.19%	$360,000	$359,500	-0.14%
Washington	119	142	19.33%	$250,000	$260,000	4.00%
York	722	795	10.11%	$527,250	$550,000	4.31%

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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