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CONTACTS: LISTED BELOW

MAINE OCTOBER HOME SALES JUMP 10.73 PERCENT; PRICES INCREASE 7.85 PERCENT

AUGUSTA (November 20, 2025)—Colder weather in Maine has not slowed down the hot interest among buyers of single-family existing homes across the state. Maine Listings reported 1,651 sales in October, indicating an uptick of 10.73 percent in sales compared to October of a year ago. Prices are also on the rise; Realtors indicated the median sales price (MSP) for homes sold hit \$426,000, up 7.85 percent, comparing October 2025 to October 2024. The MSP indicates that half of the homes were sold for more and half sold for less.

“Buyers were active in October with sales outpacing the number of new listings for the month,” says Jeff Harris, 2025 President of the Maine Association of REALTORS® and Broker affiliated with Harris Real Estate in Farmington. “The number of homes for sale in October 2025 exceeded the number for sale in October 2024 but decreased 7.6 percent compared to last month; this is the first decrease of homes on the market since February.

“As we move through the fourth quarter and into 2026, it’s a great time for sellers to list their property, as for-sale inventory tends to be at its lowest point during the Maine winter months. Market conditions remain strong.”

Nationally, sales of single-family existing homes in October 2025 rose 1.9 percent compared to October 2024, according to the National Association of Realtors. The MSP for those homes increased 2.2 percent to \$420,600. The Regional Northeast experienced a regional MSP jump of 6.5 percent to \$503,700. Sales were up 4.3 percent in October year over year.

“In most areas across Maine, buyers are plentiful, motivated, and eager to settle into homeownership regardless of the season,” adds Harris.

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

(Continued)

OCTOBER ONLY CHART
October 1-31, 2024— October 1-31, 2025

	Number of Units Sold			Median Sales Price		
	Last Year	This Year	%Change	Last Year	This Year	%Change
Statewide	1491	1651	10.73%	\$395,000	\$426,000	7.85%

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

	Number of Units Sold			Median Sales Price		
County	Last Year	This Year	%Change	Last Year	This Year	%Change
Statewide	4553	4955	8.83%	\$400,000	\$415,000	3.75%
Androscoggin	292	292	0.00%	\$330,000	\$340,000	3.03%
Aroostook	200	226	13.00%	\$174,950	\$166,325	-4.93%
Cumberland	950	1027	8.11%	\$569,000	\$608,000	6.85%
Franklin	127	133	4.72%	\$300,000	\$290,000	-3.33%
Hancock	234	245	4.70%	\$450,000	\$455,000	1.11%
Kennebec	433	437	0.92%	\$335,000	\$345,000	2.99%
Knox	161	176	9.32%	\$440,000	\$450,000	2.27%
Lincoln	136	166	22.06%	\$520,000	\$471,500	-9.33%
Oxford	201	235	16.92%	\$340,000	\$351,500	3.38%
Penobscot	456	488	7.02%	\$275,000	\$289,500	5.27%
Piscataquis	101	123	21.78%	\$220,000	\$229,000	4.09%
Sagadahoc	110	122	10.91%	\$464,500	\$450,000	-3.12%
Somerset	165	185	12.12%	\$245,000	\$245,000	0.00%
Waldo	133	148	11.28%	\$355,000	\$350,000	-1.41%
Washington	116	134	15.52%	\$228,250	\$282,500	23.77%
York	738	818	10.84%	\$532,825	\$550,000	3.22%

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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