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## **MAINE HOME SALES EASE 11.59 PERCENT IN NOVEMBER**

AUGUSTA (December 19, 2025) — According to Maine Listings, Realtors across the state reported a median sales price of \$399,000 for single-family existing homes sold in November; 3.64 percent above November 2024 but -6.34 percent below October 2025, Maine's historic high. The MSP indicates that half of the homes were sold for more and half sold for less. Sales decreased 11.59 percent; 1,160 homes were sold in November 2025 compared to 1,312 homes during November 2024.

"We're seeing the impact of the federal government shutdown in these home sale statistics," says Jeff Harris, 2025 President of the Maine Association of REALTORS® and Broker affiliated with Harris Real Estate in Farmington. "During the 43-day shutdown of October and November, mortgage loans through the Federal Housing Administration, Veterans Administration, and Rural Development were delayed. Mortgage loans needing flood insurance were also stalled.

"In addition to the disruption for some mortgage lending approvals, consumer uncertainty during this unsettled time caused a pause in regular real estate activity," adds Harris.

The National Association of Realtors reported a nationwide sales decrease of 0.8 percent comparing November 2025 to November 2024, while the national MSP rose 1.2 percent to \$414,300. Regionally, November sales in the Northeast remained unchanged during the past year, and the regional MSP increased 1.1 percent to \$480,800.

"We expect a steady rebound for Maine's residential real estate market into 2026," says Harris. "For-sale inventory is nine percent above last year's levels and buyers are actively searching and ready to invest in their communities through homeownership."

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

*(Continued)*

**NOVEMBER ONLY CHART**  
**November 1-30, 2024— November 1-30, 2025**

	Number of Units Sold			Median Sales Price		
	Last Year	This Year	%Change	Last Year	This Year	%Change
Statewide	<b>1312</b>	<b>1160</b>	<b>-11.59%</b>	<b>\$385,000</b>	<b>\$399,000</b>	<b>3.64%</b>

**ROLLING QUARTER**  
**September 1, 2024—November 30, 2024 and**  
**September 1, 2025—November 30, 2025**

County	Number of Units Sold			Median Sales Price		
	Last Year	This Year	%Change	Last Year	This Year	%Change
Statewide	<b>4308</b>	<b>4405</b>	<b>2.25%</b>	<b>\$396,000</b>	<b>\$413,000</b>	<b>4.29%</b>
Androscoggin	297	258	-13.13%	\$330,000	\$336,250	1.89%
Aroostook	200	197	-1.50%	\$165,000	\$170,000	3.03%
Cumberland	882	925	4.88%	\$550,000	\$585,000	6.36%
Franklin	132	113	-14.39%	\$310,000	\$305,000	-1.61%
Hancock	226	253	11.95%	\$458,900	\$450,000	-1.94%
Kennebec	385	380	-1.30%	\$335,000	\$340,000	1.49%
Knox	164	144	-12.20%	\$445,000	\$440,000	-1.12%
Lincoln	123	148	20.33%	\$510,000	\$458,500	-10.10%
Oxford	190	216	13.68%	\$347,000	\$350,750	1.08%
Penobscot	411	460	11.92%	\$275,000	\$289,000	5.09%
Piscataquis	84	104	23.81%	\$168,500	\$206,000	22.26%
Sagadahoc	99	114	15.15%	\$425,000	\$434,500	2.24%
Somerset	157	153	-2.55%	\$237,500	\$259,000	9.05%
Waldo	132	119	-9.85%	\$352,500	\$367,500	4.26%
Washington	101	104	2.97%	\$215,000	\$255,000	18.60%
York	725	717	-1.10%	\$535,000	\$530,000	-0.93%

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)