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CONTACTS: LISTED BELOW

MAINE HOME SALES UP 4.78 PERCENT DURING 2025; PRICES INCREASE 3.85 PERCENT

AUGUSTA (January 14, 2026)— Sales of single-family existing homes thrived during 2025. According to Maine Listings, Realtors across the state closed 15,133 transactions—an increase of 4.78 percent over the prior year—during 2025. The median sales price (MSP) reached \$405,000, a rise of 3.85 percent. The MSP indicates that half of the homes were sold for more and half sold for less.

“The 2025 statistics show that when Maine has more homes on the market for-sale, we have increased sales,” says Judy Oberg, 2026 President of the Maine Association of REALTORS® and Associate Broker at family-owned Oberg Insurance & Real Estate Agency in Bridgton. “Single-family home sales increased nearly 12 percent in December after the October-November federal government shutdown and were up 4.78 percent for calendar year 2025 compared to 2024.

“For 28 consecutive months, Maine has experienced year-over-year increases in listing activity, and we’ve seen increased buyer activity.”

The National Association of Realtors reported a 1.8 percent increase in the sales of single-family existing homes across the country during the month of December, compared to one year ago. Prices rose 0.2 percent nationally to a monthly MSP of \$409,500. Regionally, sales in the Northeast eased 1.9 percent while prices increased 3.7 percent to a regional MSP of \$496,700.

“Compared to recent years, the statistics also exhibit slowing price growth. For each month in 2025, the statewide median sales price showed either a decline or a single-digit-increase from the prior year,” adds Oberg. “Demand remains high moving into the new year as buyers anxiously wait for homes to come onto the spring market. Conditions are favorable and they’re ready to purchase.”

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

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DECEMBER ONLY CHART
December 1-31, 2024—December 1-31, 2025

	Number of Units Sold			Median Sales Price		
	Last Year	This Year	%Change	Last Year	This Year	%Change
Statewide	1184	1324	11.82%	\$400,000	\$385,000	-3.75%

FULL CALENDAR YEAR
January 1, 2024—December 31, 2024, and
January 1, 2025—December 31, 2025

County	Number of Units Sold			Median Sales Price		
	Last Year	This Year	%Change	Last Year	This Year	%Change
Statewide	14443	15133	4.78%	\$390,000	\$405,000	3.85%
Androscoggin	1019	945	-7.26%	\$325,000	\$349,999	7.69%
Aroostook	655	704	7.48%	\$160,000	\$168,000	5.00%
Cumberland	2957	3205	8.39%	\$570,000	\$590,000	3.51%
Franklin	406	398	-1.97%	\$301,000	\$300,000	-0.33%
Hancock	708	730	3.11%	\$412,750	\$430,000	4.18%
Kennebec	1275	1343	5.33%	\$325,000	\$325,000	0.00%
Knox	506	496	-1.98%	\$455,000	\$450,000	-1.10%
Lincoln	410	486	18.54%	\$450,000	\$475,000	5.56%
Oxford	692	702	1.45%	\$315,000	\$339,950	7.92%
Penobscot	1524	1574	3.28%	\$275,000	\$285,000	3.64%
Piscataquis	283	320	13.07%	\$225,000	\$230,000	2.22%
Sagadahoc	360	392	8.89%	\$443,250	\$433,500	-2.20%
Somerset	526	545	3.61%	\$228,800	\$240,000	4.90%
Waldo	409	477	16.63%	\$350,000	\$355,000	1.43%
Washington	358	387	8.10%	\$225,500	\$240,000	6.43%
York	2355	2429	3.14%	\$518,000	\$538,000	3.86%

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 4th business day of each month. All data may reflect late reporting of sold data from a prior period. Contacts: Maine Association of REALTORS® President Judy Oberg (Oberg Insurance and Real Estate Agency, Bridgton) 207-838-0059 judy@obergagency.com or Maine Association of REALTORS® President Elect Raylene Estabrook (Signature Homes Real Estate Group, Scarborough) 207-749-1587 makingmainehome@gmail.com For additional contacts: suzanne@mainerealtors.com