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CONTACTS: LISTED BELOW

JANUARY HOME SALES EASE DURING MAINE'S WINTER SEASON; PRICES RISE 0.65 PERCENT

AUGUSTA (February 12, 2026)— Although the Maine winter season brought out fewer buyers due to the weather, home values continued to hold. According to Maine Listings, 778 single-family existing homes changed hands in January, a decrease of 9.53 percent compared to January of 2025. The January 2026 median sales price (MSP) rose 0.65 percent to \$389,000 compared to last January's MSP of \$386,500. The MSP indicates that half of the homes were sold for more and half sold for less.

“The January statistics reflect the traditional winter hibernation of Maine’s real estate market and the ripple effects of uncertainty of the late-2025 federal government shutdown,” says Judy Oberg, 2026 President of the Maine Association of REALTORS and Associate Broker at Oberg Insurance & Real Estate Agency in Bridgton. “This January has been the coldest in years, with above normal snowfall, which has also impacted buyer and seller activity.”

Single family home sales across the country eased 4.3 percent in January 2026 compared to January 2025, reports the National Association of Realtors. The national MSP reached \$400,300, a rise of 0.6 percent over last January. Regionally, sales in the Northeast decreased 4.0 percent and the regional MSP jumped 5.8 percent to \$505,400 comparing January 2026 to January 2025.

“As more homes come onto the market in anticipation of spring, whether buying or selling, consult with a REALTOR who is knowledgeable about the local market and a skilled negotiator, adds Oberg. “Sellers who price to the current market and buyers who purchase within their desired budget will find great value with their home purchase.”

Below are two charts showing statistics for Maine and its 16 counties. The first chart lists statistics for the month of January (2025/2026), statewide. The second chart compares the number of existing, single-family homes sold (units) and volume (MSP) during the rolling quarter of November (2024/2025), December (2024/2025) and January (2025/2026).

(Continued)

JANUARY ONLY CHART
January 1-31, 2025—January 1-31, 2026

	Number of Units Sold			Median Sales Price		
	Last Year	This Year	%Change	Last Year	This Year	%Change
Statewide	860	778	-9.53%	\$386,500	\$389,000	0.65%

ROLLING QUARTER
November 1, 2024—January 31, 2025 and
November 1, 2025—January 31, 2026

County	Number of Units Sold			Median Sales Price		
	Last Year	This Year	%Change	Last Year	This Year	%Change
Statewide	3356	3271	-2.53%	\$390,350	\$391,241	0.23%
Androscoggin	228	206	-9.65%	\$325,000	\$346,500	6.62%
Aroostook	163	163	0.00%	\$159,900	\$180,000	12.57%
Cumberland	661	657	-0.61%	\$555,000	\$565,000	1.80%
Franklin	93	102	9.68%	\$310,000	\$300,000	-3.23%
Hancock	166	168	1.20%	\$459,310	\$419,500	-8.67%
Kennebec	281	287	2.14%	\$315,000	\$315,000	0.00%
Knox	119	103	-13.45%	\$475,000	\$400,000	-15.79%
Lincoln	102	103	0.98%	\$492,450	\$450,000	-8.62%
Oxford	168	175	4.17%	\$306,550	\$342,500	11.73%
Penobscot	354	370	4.52%	\$286,250	\$275,000	-3.93%
Piscataquis	55	57	3.64%	\$170,000	\$215,000	26.47%
Sagadahoc	91	98	7.69%	\$430,000	\$407,000	-5.35%
Somerset	113	118	4.42%	\$220,000	\$249,450	13.39%
Waldo	113	92	-18.58%	\$355,000	\$349,500	-1.55%
Washington	79	66	-16.46%	\$235,000	\$210,000	-10.64%
York	570	506	-11.23%	\$515,000	\$515,000	0.00%

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