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CONTACTS: LISTED BELOW

MAINE HOME VALUES CONTINUE TO RISE SALES EASED IN FEBRUARY

AUGUSTA (March 10, 2026)—Despite a traditionally slower sales season for Maine’s single-family existing homes, home prices increased 3.47 percent to a median sales price (MSP) of \$395,000 in February. The MSP indicates that half of the homes were sold for more and half sold for less. According to Maine Listings, Realtors sold 691 homes across Maine in February, a decrease of 8.84 percent compared to a year ago.

“Historically, February is the low point for annual home sales volume,” says Judy Oberg, 2026 President of the Maine Association of REALTORS® and Associate Broker at Oberg Insurance & Real Estate Agency in Bridgton. “The statistics indicate that fewer Maine households listed their homes for sale and fewer buyers went under contract during the 2025 holiday season and year-end.

“We are seeing positive signs which indicate that some markets in Maine are returning to a more even footing for buyers and sellers. The data implicates that buyers and sellers are negotiating since the ‘median sold price’ statewide, and for more than half of Maine’s counties, has decreased during the rolling quarter compared to a year ago.”

The National Association of Realtors released statistics, which show single-family existing home values, nationally, increased 0.2 percent to \$401,800 comparing February 2026 to February 2025. Sales eased 1.1 percent. Regionally, the MSP in the Northeast increased 3.3 percent to \$479,800, while sales were down 4.1 percent in February compared to the prior year.

“The spring market is shaping up nicely,” adds Oberg. “More homes are coming onto the market, pricing in many areas is stabilizing, and 30-year fixed mortgage rates are at their lowest in 42 months, since September 2022.

“Consult with your Realtor to navigate specific market conditions where your property is located to achieve your best results.”

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

FEBRUARY ONLY CHART
February 1-28, 2025— February 1-28, 2026

	Number of Units Sold			Median Sales Price		
	Last Year	This Year	%Change	Last Year	This Year	%Change
Statewide	758	691	-8.84%	\$381,750	\$395,000	3.47%

ROLLING QUARTER
December 1, 2024—February 28, 2025 and
December 1, 2025—February 28, 2026

County	Number of Units Sold			Median Sales Price		
	Last Year	This Year	%Change	Last Year	This Year	%Change
Statewide	2802	2806	0.14%	\$393,000	\$388,500	-1.15%
Androscoggin	172	176	2.33%	\$322,250	\$344,950	7.04%
Aroostook	135	143	5.93%	\$152,000	\$150,000	-1.32%
Cumberland	570	549	-3.68%	\$565,000	\$560,000	-0.88%
Franklin	64	99	54.69%	\$318,500	\$280,000	-12.09%
Hancock	135	126	-6.67%	\$442,000	\$422,000	-4.52%
Kennebec	247	253	2.43%	\$306,000	\$310,000	1.31%
Knox	106	100	-5.66%	\$440,000	\$410,000	-6.82%
Lincoln	91	81	-10.99%	\$430,000	\$435,000	1.16%
Oxford	137	153	11.68%	\$315,000	\$342,500	8.73%
Penobscot	314	295	-6.05%	\$290,000	\$276,000	-4.83%
Piscataquis	54	56	3.70%	\$183,500	\$237,000	29.16%
Sagadahoc	64	87	35.94%	\$425,000	\$420,000	-1.18%
Somerset	88	109	23.86%	\$194,500	\$238,000	22.37%
Waldo	95	93	-2.11%	\$350,000	\$349,000	-0.29%
Washington	68	55	-19.12%	\$220,000	\$192,000	-12.73%
York	462	431	-6.71%	\$499,950	\$525,000	5.01%

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