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## **STATEWIDE HOME SALES AND PRICES MATCH MARCH 2025**

AUGUSTA (April 13, 2026)—The availability of homes for sale in Maine continues to be tight, though Realtors have reported positive trends happening in many counties. According to Maine Listings, the statewide figure for sales of single-family existing homes in Maine remained unchanged from last March, and the median sales price (MSP) of \$375,000 stayed the same comparing March 2026 to 2025. The MSP indicates that half of the homes were sold for more and half sold for less.

“The March and rolling quarter statistics reflect the seasonal trends of the Maine real estate market impacted by the constraints of Maine’s housing supply,” says Judy Oberg, 2026 President of the Maine Association of Realtors and Associate Broker at Oberg Insurance & Real Estate Agency in Bridgton. “For many prospective buyers, housing affordability remains a challenge due to the imbalance of supply and demand of homes for sale.

“However, we are seeing signs in some regional markets for pricing improvements for buyers, with seven of Maine’s 16 counties showing first quarter median sold price declines compared to a year ago.”

The National Association of Realtors reported a sales decline of 0.3 percent nationwide in March 2026 over March of last year. Median home prices across the country rose 1.3 percent to \$412,400. Regionally, sales in the Northeast decreased 12.2 percent and the MSP increased 5.7 percent to \$494,500 comparing March 2026 to March 2025.

“As families time their transitions around the school year and Maine’s snow-free months, we expect to see more homes coming onto the market in April and May. Whether buying or selling, consult with a Realtor early to learn about the local market, develop your strategy, and remain persistent,” says Oberg. “On average, 39 families each business day bought a home in Maine during March and that number will grow during the second and third quarters of the year.”

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

*(Continued)*

**MARCH ONLY CHART**  
**March 1-31, 2025— March 1-31, 2026**

	Number of Units Sold			Median Sales Price		
	Last Year	This Year	%Change	Last Year	This Year	%Change
Statewide	<b>851</b>	<b>851</b>	<b>0.00%</b>	<b>\$375,000</b>	<b>\$375,000</b>	<b>0.00%</b>

**ROLLING QUARTER**  
**January 1, 2025—March 31, 2025 and**  
**January 1, 2026—March 31, 2026**

County	Number of Units Sold			Median Sales Price		
	Last Year	This Year	%Change	Last Year	This Year	%Change
Statewide	<b>2469</b>	<b>2334</b>	<b>-5.47%</b>	<b>\$382,207</b>	<b>\$384,250</b>	<b>0.53%</b>
Androscoggin	158	149	-5.70%	\$328,750	\$325,000	-1.14%
Aroostook	124	108	-12.90%	\$142,550	\$150,000	5.23%
Cumberland	468	455	-2.78%	\$550,000	\$560,000	1.82%
Franklin	53	79	49.06%	\$325,000	\$279,000	-14.15%
Hancock	122	98	-19.67%	\$425,000	\$392,500	-7.65%
Kennebec	220	205	-6.82%	\$299,950	\$294,700	-1.75%
Knox	94	78	-17.02%	\$427,500	\$420,000	-1.75%
Lincoln	86	60	-30.23%	\$435,000	\$429,500	-1.26%
Oxford	114	149	30.70%	\$337,450	\$345,000	2.24%
Penobscot	283	256	-9.54%	\$275,000	\$277,500	0.91%
Piscataquis	56	48	-14.29%	\$203,750	\$247,000	21.23%
Sagadahoc	55	64	16.36%	\$400,000	\$403,500	0.88%
Somerset	84	85	1.19%	\$218,075	\$235,000	7.76%
Waldo	89	70	-21.35%	\$350,000	\$337,500	-3.57%
Washington	73	51	-30.14%	\$199,900	\$220,000	10.06%
York	390	379	-2.82%	\$492,500	\$500,000	1.52%

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](mailto:judy@obergagency.com) or Maine Association of REALTORS® President Elect Raylene Estabrook (Signature Homes Real Estate Group, Scarborough) 207-749-1587 [makingmainehome@gmail.com](mailto:makingmainehome@gmail.com) For additional contacts: [suzanne@mainerealtors.com](mailto:suzanne@mainerealtors.com)