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CONTACTS: LISTED BELOW

MAINE HOME SALES AND PRICES UP DURING APRIL

AUGUSTA (May 11, 2026)—The Maine real estate market has warmed up, as the Maine Association of Realtors predicted during the spring sales season. Realtors across the state reported both a rise in transactions and prices for single-family existing homes. According to Maine Listings, the median sales price (MSP) statewide increased 2.72 percent to \$410,865 comparing April 2026 to April 2025. The MSP indicates that half of the homes were sold for more and half sold for less. Sales also increased with a rise of 3.36 percent last month compared to a year ago.

“Maine’s spring real estate market has kicked off,” says Judy Oberg, 2026 President of the Maine Association of Realtors and Associate Broker at Oberg Insurance & Real Estate Agency in Bridgton. “For-sale inventory has increased 18 percent since March, and sales are up more than three percent as we head into the busy season for sellers and buyers.

“While the inventory of 3,900 homes for sale in April is shifting the market toward a better balance, this is not consistent statewide,” adds Oberg.

“Whether buying or selling, partner with a Realtor for expert guidance regarding inventory availability, marketing, pricing strategies, and negotiation approaches to successfully navigate your real estate transaction, given the current market conditions of your area.”

The National Association of Realtors reported a decrease of 0.3% in national sales during April 2026 over April 2025, while sales prices rose 1.0 percent to a national MSP of \$422,300 for single-family existing homes. Regionally, NAR recorded a price jump of 4.8 percent to an MSP of \$510,800, while sales dipped 8.2 percent in April 2026 compared to April 2025.

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

(Continued)

APRIL ONLY CHART
April 1-30, 2025— April 1-30, 2026

| | Number of Units Sold | | | Median Sales Price | | |
|-----------|----------------------|------------|--------------|--------------------|------------------|--------------|
| | Last Year | This Year | %Change | Last Year | This Year | %Change |
| Statewide | 951 | 983 | 3.36% | \$400,000 | \$410,865 | 2.72% |

ROLLING QUARTER
February 1, 2025—April 30, 2025 and
February 1, 2026—April 30, 2026

| County | Number of Units Sold | | | Median Sales Price | | |
|--------------|----------------------|-------------|---------------|--------------------|------------------|--------------|
| | Last Year | This Year | %Change | Last Year | This Year | %Change |
| Statewide | 2560 | 2539 | -0.82% | \$390,000 | \$395,000 | 1.28% |
| Androscoggin | 153 | 177 | 15.69% | \$330,500 | \$335,000 | 1.36% |
| Aroostook | 121 | 114 | -5.79% | \$140,600 | \$150,000 | 6.69% |
| Cumberland | 533 | 528 | -0.94% | \$560,000 | \$590,000 | 5.36% |
| Franklin | 58 | 76 | 31.03% | \$289,000 | \$302,000 | 4.50% |
| Hancock | 109 | 110 | 0.92% | \$395,000 | \$407,932 | 3.27% |
| Kennebec | 228 | 252 | 10.53% | \$318,250 | \$300,000 | -5.73% |
| Knox | 87 | 79 | -9.20% | \$454,000 | \$419,000 | -7.71% |
| Lincoln | 80 | 57 | -28.75% | \$422,500 | \$470,475 | 11.36% |
| Oxford | 129 | 156 | 20.93% | \$335,000 | \$355,000 | 5.97% |
| Penobscot | 301 | 266 | -11.63% | \$272,680 | \$285,000 | 4.52% |
| Piscataquis | 51 | 54 | 5.88% | \$217,000 | \$249,000 | 14.75% |
| Sagadahoc | 55 | 54 | -1.82% | \$450,000 | \$403,000 | -10.44% |
| Somerset | 95 | 88 | -7.37% | \$219,000 | \$247,000 | 12.79% |
| Waldo | 99 | 80 | -19.19% | \$348,000 | \$320,000 | -8.05% |
| Washington | 70 | 61 | -12.86% | \$194,000 | \$205,000 | 5.67% |
| York | 391 | 387 | -1.02% | \$479,000 | \$500,000 | 4.38% |

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