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MAINE HOME PRICES RISE AND SALES DECREASE IN SEPTEMBER

AUGUSTA (October 13, 2026)— Maine Listings reports that home sales prices in Maine increased 2.6 percent to a median sales price (MSP) of $415,000 comparing September 2026 to September 2025. The MSP indicates that half of the homes were sold for more and half sold for less. Realtors across Maine reported a 4.15 percent statewide sales decrease with 1,526 homes sold in September 2026 compared to a year ago.

“The affordability squeeze continues as mortgage interest rates hover at the highest levels in three years,” says Judy Oberg, 2026 President of the Maine Association of REALTORS® and Associate Broker at Oberg Insurance & Real Estate Agency in Bridgton, “and we’re seeing more homes on the market and a modest sales volume decline as we move into the fourth quarter.

“Aside from the traditional slowdown from the summer months, increasing inflationary pressure and higher mortgage rates without a comparable downward adjustment in pricing have sidelined some buyers, especially first-time buyers with no equity from previous home purchases,” adds Oberg.

The National Association of Realtors reported a sales decrease of 1.9 percent for single-family existing homes across the country comparing September 2026 to September 2025. Sales prices rose 1.2 percent to a national MSP of $422,700. Regionally, sales in the Northeast dipped 4.1 percent and the regional MSP increased 4.7 percent to $523,600.

“With more homes for sale, the upside for buyers is that that they have more choices, more time, less competition, and more advantage to negotiate a purchase price that matches the current demand. Whether buying or selling, contract with a local REALTOR® to make the market work for you,” says Oberg.

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

(Continued)

SEPTEMBER ONLY CHART
September 1-30, 2025— September 1-30, 2026

	Number of Units Sold			Median Sales Price		
	Last Year	This Year	%Change	Last Year	This Year	%Change
Statewide	**1592**	**1526**	**-4.15%**	**$404,500**	**$415,000**	**2.60%**

ROLLING QUARTER
July 1, 2025—September 30, 2025 and
July 1, 2026—September 30, 2026

	Number of Units Sold			Median Sales Price		
County	Last Year	This Year	%Change	Last Year	This Year	%Change
Statewide	**4882**	**4793**	**-1.82%**	**$410,000**	**$420,000**	**2.44%**
Androscoggin	301	293	-2.66%	$355,000	$345,000	-2.82%
Aroostook	238	239	0.42%	$170,000	$174,900	2.88%
Cumberland	1027	1018	-0.88%	$605,000	$614,950	1.64%
Franklin	133	124	-6.77%	$293,442	$315,750	7.60%
Hancock	212	246	16.04%	$446,000	$527,962	18.38%
Kennebec	436	424	-2.75%	$340,000	$355,000	4.41%
Knox	159	150	-5.66%	$450,000	$450,000	0.00%
Lincoln	147	169	14.97%	$489,000	$529,000	8.18%
Oxford	224	222	-0.89%	$340,000	$327,500	-3.68%
Penobscot	503	495	-1.59%	$288,000	$290,000	0.69%
Piscataquis	110	101	-8.18%	$238,250	$245,000	2.83%
Sagadahoc	127	114	-10.24%	$455,000	$482,500	6.04%
Somerset	188	179	-4.79%	$245,637	$259,000	5.44%
Waldo	140	149	6.43%	$359,500	$365,000	1.53%
Washington	142	148	4.23%	$260,000	$246,000	-5.38%
York	795	722	-9.18%	$550,000	$566,500	3.00%

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

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