MAINE LISTINGS | OCTOBER 13, 2026

Maine home prices rise as sales decrease in September

$415,000	+2.60%	1,526	−4.15%
Median sales price	Price change YoY	Homes sold	Sales change YoY

AUGUSTA — 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 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.

Page 2 includes statewide September comparisons and July–September rolling-quarter statistics for Maine’s 16 counties.

MAINE HOUSING REPORT | SEPTEMBER 2026

Single-family existing home sales • Maine Listings

SEPTEMBER ONLY | 2025 vs. 2026

Area	Units 2025	Units 2026	Units change	Median 2025	Median 2026	Change
Statewide	1,592	1,526	-4.15%	$404,500	$415,000	+2.60%

ROLLING QUARTER | JULY–SEPTEMBER 2025 vs. 2026

County	Units 2025	Units 2026	Change	Median 2025	Median 2026	Change
Statewide	**4,882**	**4,793**	**-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	1,027	1,018	-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. (Maine Listings).

Rolling-quarter medians are for July–September; September-only figures are statewide.

Point-in-time data collected on the fourth business day; late-reported sales may affect figures.