



Market Report

Maine Real Estate

Year End 2025



An Overview of Maine

Even as some national markets have shown signs of softening, Maine has continued to demonstrate modest year-over-year pricing strength.

After several years of an unmistakable seller-driven environment, fueled largely by extremely limited supply, we are gradually moving toward a more balanced landscape. Inventory is beginning to improve, buyers are taking a bit more time, and the market is settling into a healthier rhythm.

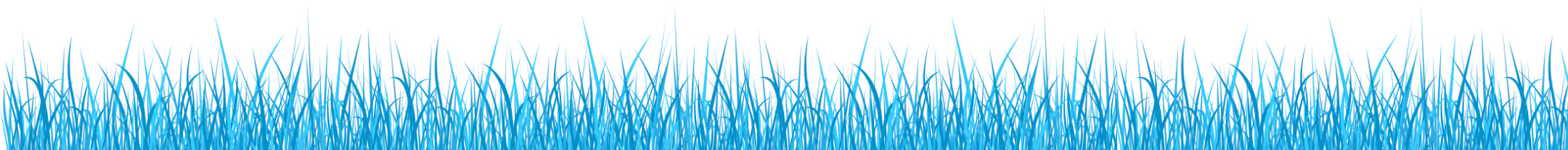


Looking Ahead

There is little on the horizon that suggests a dramatic surge in either buyers or sellers. Instead, Maine real estate appears positioned for continued stability, supported by gradually rising inventory levels and pricing that remains resilient across much of the state.

As we move into 2026, we remain optimistic about the year ahead. While the future direction of the Federal Reserve and interest rates is always difficult to predict, we are cautiously hopeful that long-term mortgage rates may begin to ease. If so, combined with improving selection and slightly longer days on market, buyers may find more opportunity to shop thoughtfully and negotiate terms with greater confidence.

Overall, the market is evolving — not reversing — and we expect Maine real estate to remain strong, steady, and full of possibility in the year to come.



An Overview of Maine



2025

\$405,000

3.8%

2024

\$390,000



Median Sales Price

\$405,000



2025

15,140

4.8%

2024

14,443



Closed Sales

15,140



2025

17

21.4%

2024

14



Median Days on Market

17



2025

98.2%

-0.7%

2024

98.9%



List Price Received

98.2%



2025

\$253

3.7%

2024

\$244



Median Sold \$/SqFt

\$253



2025

20,877

11.3%

2024

18,750



New Listings

20,877

Many Maine homeowners who locked in historically low mortgage rates during the pandemic remained hesitant to sell, but life changes and transitions still brought a steady flow of new listings to market.

As inventory gradually improved across, sellers needed to be more intentional about pricing and presentation, while buyers stayed engaged with despite borrowing costs in the 6–7% range.



Single Family Homes: Cumberland County

Cumberland County single-family market closed out December 2025 with home values holding strong, even as the pace of activity eased slightly. The median sales price came in at \$594,800 — up 5.7% from November, and just 1.7% below where we were this time last year.




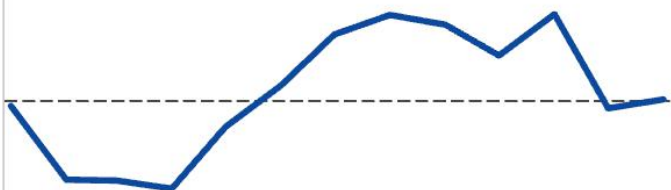

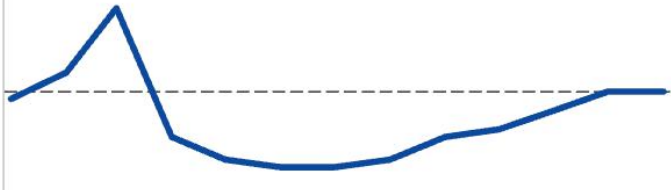

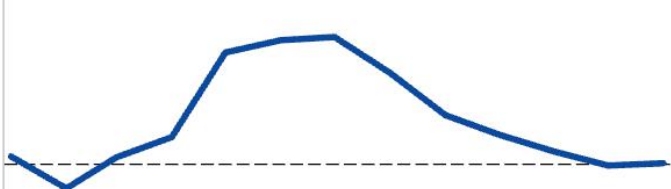



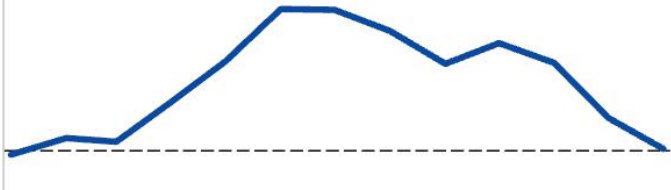

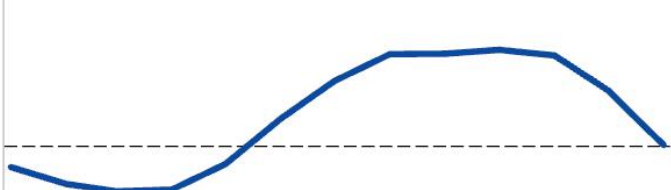

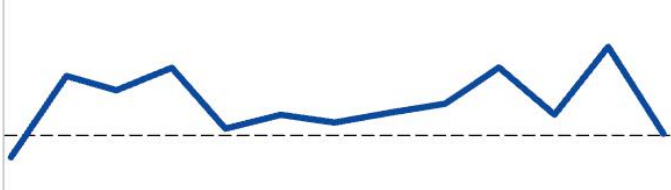
Homes spent a median of 17 days on market, a modest increase from both November and December 2024, suggesting that buyers are taking a bit more time to make confident decisions. For buyers, that can mean a little more breathing room. For sellers, it's a reminder that thoughtful pricing and strong presentation still matter.

Sales activity remained healthy, with 258 closed transactions in December — up 4.0% month-over-month and 2.8% compared to last year. Sellers continued to see solid results, earning an average of 99.2% of list price, while the median sold price per square foot rose to \$332, a 4.7% increase year-over-year. Demand is still very real for homes that are well-prepared and well-positioned, and buyers should expect competition when the right property comes along.

Even with the slower seasonal pace, inventory remains limited. New listings fell sharply to 159, and active inventory dropped to just 421 homes — about 1.6 months of supply. With choices still tight heading into early 2026, sellers continue to benefit from favorable conditions, while buyers will be best served by staying proactive, informed, and ready to move when opportunities appear.



Single Family | Cumberland County – Trend Line

vs December 2024		vs November 2025		
	-1.7% ↓		5.7% ↑	Median Sales Price \$594,600
	3.2% ↑		4.4% ↑	Closed Sales 259
	6.7% ↑		0.0% →	Median Days on Market 16
	-0.2% ↓		0.1% ↑	List Price Received 99.2%
	4.7% ↑		0.9% ↑	Median Sold \$/SqFt \$332
	9.7% ↑		-32.8% ↓	New Listings 158
	14.8% ↑		-24.1% ↓	Active Inventory 396
	11.2% ↑		-27.4% ↓	Months Supply of Inventory 1.5



Market Statistics: Dec YTD 2025
Cumberland County - Maine



\$590,000
↑ 3.5%
Median Price YTD



3,206
↑ 8.4%
Number of Sales YTD



9 Days
↑ 12.5%
Median Days on Market



Month of December 2025 vs Prior Year Single Family



Stats

178 Pending ↓ 16.8%
396 For Sale ↑ 14.8%



Sold

259 Units ↑ 3.2%
\$594,600 ↓ 1.7%

Condo Corner

December
YTD Sales

2025
890

2024
840

December
YTD Prices

2025
\$499,950

2024
\$504,992

Monthly Unit Sales ↑ 8.2%

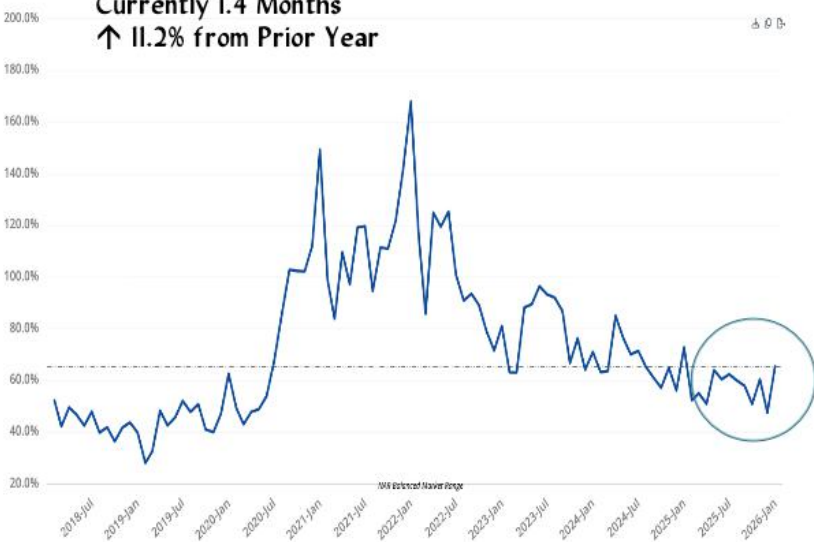
Monthly Prices ↑ 3.1%



207.517.3100

Inventory Absorption Rate

Currently 1.4 Months
↑ 11.2% from Prior Year



The Absorption Rate is the total units sold divided by the end of period active listings, representing the odds to sell.



Maine Home Connection
Residential Brokerage

Selected Towns | Single Family – YTD Sales

Cumberland County	Units			Median Price		
	2025	2024	%	2025	2024	%
Portland	417	424	-1.7%	610,000	584,500	4.4%
South Portland	228	211	8.1%	549,500	530,000	3.7%
Falmouth	174	153	13.7%	1,100,000	1,015,000	8.4%
Cape Elizabeth	118	109	8.3%	1,002,500	901,000	11.3%
Scarborough	239	217	77.0%	750,000	775,000	-3.2%
Cumberland	112	101	10.9%	927,000	774,000	19.8%
Yarmouth	86	80	7.5%	815,000	937,500	-13.1%
Harpswell	110	95	15.8%	830,000	750,000	10.7%
Brunswick	173	176	-1.7%	536,000	537,500	-0.3%
Freeport	88	87	1.1%	737,500	795,000	-7.2%
Windham	241	240	0.4%	525,000	487,750	7.6%
Gorham	177	154	14.9%	541,000	548,500	-1.4%
Westbrook	173	150	15.3%	462,000	479,400	-3.6%
Standish	134	95	41.1%	496,750	440,000	12.9%
New Gloucester	52	45	15.6%	513,500	485,000	5.9%

York County

Old Orchard Beach	95	101	-5.9%	589,000	565,000	4.2%
Saco	198	206	-3.9%	573,700	567,500	1.1%
Biddeford	152	158	-3.8%	512,500	462,500	10.8%
Kennebunk	150	168	-10.7%	802,500	713,123	12.5%
Kennebunkport	79	72	9.7%	1,206,735	1,397,500	-13.7%
Wells	192	176	9.1%	639,785	627,950	1.9%
Ogunquit	32	28	14.3%	1,077,500	1,196,500	-9.9%
Sanford	247	228	8.3%	365,000	377,950	-3.4%
Acton	61	58	5.2%	535,000	498,425	7.3%
Berwick	75	76	-1.3%	523,000	475,000	10.1%
Buxton	79	82	-3.7%	449,000	452,500	-0.8%

Totals

Maine	15,144	14,443	4.9%	405,000	390,000	3.8%
Cumberland County	3,198	2,957	8.2%	590,000	570,000	3.5%
York County	2,426	2,355	3.0%	539,000	518,000	4.1%



Condominiums: Cumberland County

The Cumberland County condominium market wrapped up December 2025 with a more balanced mix of signals. Prices remained relatively steady, while overall activity softened compared to this time last year. The median sales price finished at \$473,250 — up 3.1% from November, but down 5.4% year-over-year. That shift may reflect a bit of price resistance at higher levels, as buyers become more thoughtful and selective.

Condos spent a median of 22 days on market, slightly longer than November, but still moving considerably faster than they did last December — a sign that well-positioned units are continuing to find buyers.

Sales activity improved month-to-month, with 66 closed sales in December, an 8.2% increase from November. However, that total remains 13.2% below last year's pace, underscoring the quieter overall rhythm in this segment. Even so, sellers continued to achieve strong outcomes, receiving an average of 99.5% of list price. The median sold price per square foot dipped to \$354, suggesting some softening from peak pricing and a market that's becoming a bit more value-conscious. Inventory remains tight, though condos offer slightly more breathing room than the single-family market. New listings dropped sharply to 44, while active inventory held at 196 units — translating to about a 3.0-month supply. That still leans in sellers' favor, but gives buyers more flexibility and choice than we've seen in other parts of the market



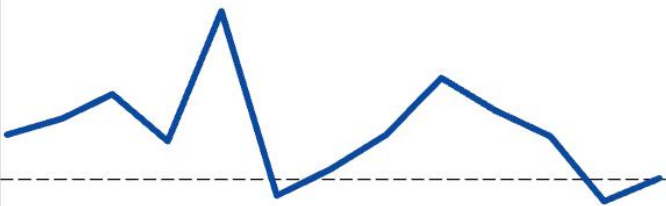
Condominiums | Cumberland County – Trend Line

vs December 2024

vs November 2025



-5.4%
↓



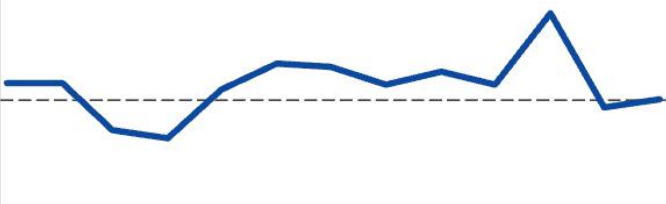
3.1%
↑

Median Sales Price

\$473,250



-13.2%
↓



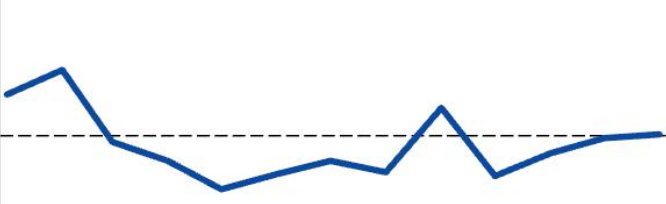
8.2%
↑

Closed Sales

66



-32.3%
↓



4.8%
↑

Median Days on Market

22



0.6%
↑



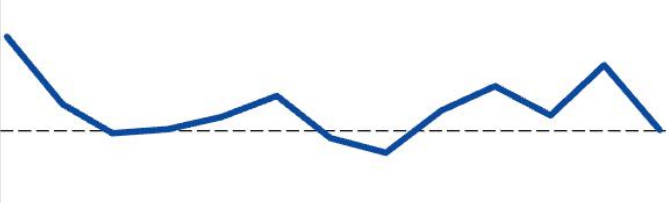
-1.1%
↓

List Price Received

99.5%



-14.0%
↓



-10.2%
↓

Median Sold \$/SqFt

\$354



-8.5%
↓



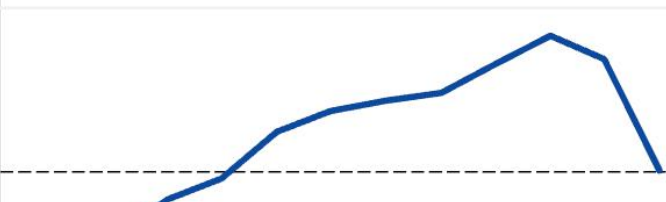
-50.0%
↓

New Listings

43



18.4%
↑



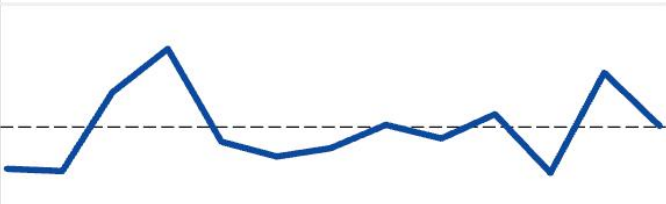
-18.7%
↓

Active Inventory

187



36.3%
↑



-24.9%
↓

Months Supply of Inventory

2.8

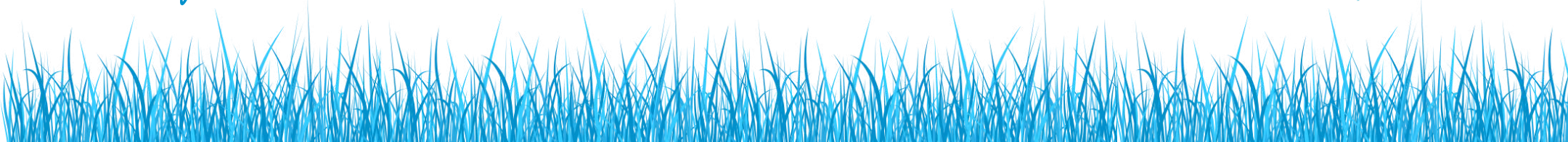


At Maine Home Connection, we begin each day with a simple question: How can we help connect our clients with what comes next? No app, no algorithm, no automated system can truly replace the care, advocacy, and local insight that real people bring to one of life's biggest decisions.

We're more than a real estate company — we're partners, guides, and champions for the dreams and lifestyles our clients are working toward.

In a world moving faster and becoming more automated by the day, we're proud to remain personal, present, and deeply human.

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