

 **\$495,000**
 ↑ 16.2%
 Single Family Median Price YTD

 **1,837**
 ↓ 11.8%
 Single Family Number of Sales YTD

 **6 Days**
 ↑ 20%
 Single Family Median Days to Contract



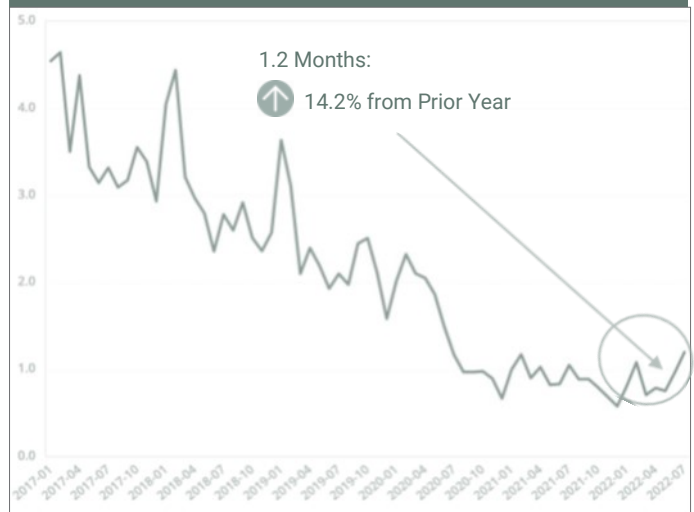
Month of July 2022 vs Prior Year
Single Family

Stats		Sold	
284 Pending	↓ 31.7%	380 Units	↓ 7.1%
454 For Sale	↑ 6.1%	\$500,000	↑ 12.4%

Condo Corner

July YTD Sales	July YTD Prices
2022 507	2022 \$410,000
2021 662	2021 \$425,000
Monthly Unit Sales ↑ 3.6%	Monthly Prices ↓ 5.3%

Months of Inventory



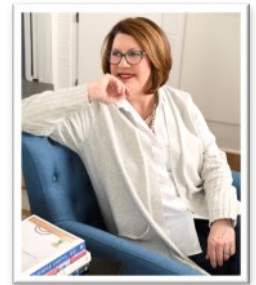
The Absorption Rate, measured in months, shows how long the current inventory of properties would last at the current rate of sales. (Single Family)



Market Statistics

July 2022 YTD

Single Family, Selected Towns



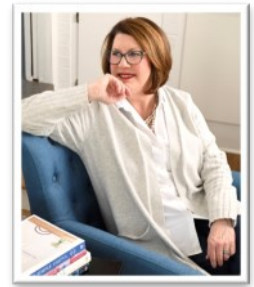
Community	Units			Median Price		
	2022	2021	%	2022	2021	%
Portland	282	286	-1.4%	493,750	461,750	6.9%
South Portland	134	162	-17.3%	465,050	392,500	18.5%
Falmouth	86	108	-20.4%	851,000	732,500	16.2%
Cape Elizabeth	60	67	-10.4%	797,500	715,000	11.5%
Scarborough	162	165	-1.8%	647,450	574,965	12.6%
Cumberland	68	59	15.3%	718,500	567,000	26.7%
Yarmouth	57	80	-28.8%	815,000	782,096	4.2%
Freeport	40	56	-28.6%	677,500	529,000	28.1%
Old Orchard Beach	80	82	-2.4%	520,723	400,000	30.2%
Saco	117	113	3.5%	475,000	384,100	23.7%
Kennebunk	97	99	-2.0%	625,000	518,081	20.6%
Kennebunkport	32	43	-25.6%	1,037,500	974,000	6.5%
Windham	142	156	-9.0%	447,810	365,000	22.7%
Gorham	78	114	-31.6%	482,500	395,750	21.9%
Westbrook	106	120	-11.7%	427,500	359,425	18.9%
Biddeford	103	103	0.0%	400,000	361,200	10.7%
Harpswell	38	67	-43.3%	620,000	580,800	6.7%
Brunswick	94	121	-22.3%	464,193	400,000	16.0%
Maine	9,159	10,774	-15.0%	339,900	287,500	18.2%
York County	1,478	1,658	-10.9%	447,261	382,500	16.9%
Cumberland County	1,837	2,082	-11.8%	495,000	426,000	16.2%


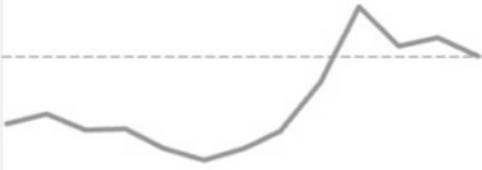

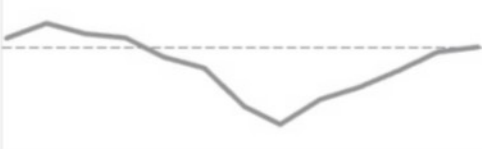



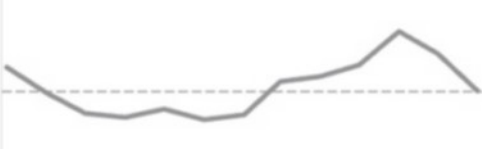





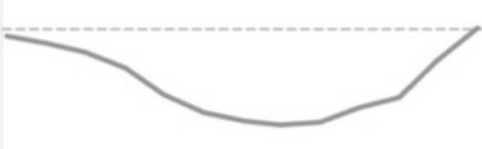


Additional Details Available at MaineHomeConnection.com

Market Statistics

July 2022 Market Review

Single Family, Cumberland County



Compared to July 2021		Compared to June 2022		July 2022
	12.4% ↑		-2.9% ↓	Median Sales Price \$500,000
	-7.1% ↓		4.4% ↑	Closed Sales 380
	20.0% ↑		0.0% ✓	Median Days on Market 6
	-1.8% ↓		-2.8% ↓	List Price Received 105.8%
	11.6% ↑		-4.5% ↓	Sold \$/SqFt \$285
	-17.0% ↓		-16.7% ↓	New Listings 455
	6.1% ↑		29.7% ↑	Active Inventory 454
	14.2% ↑		24.3% ↑	Months Supply of Inventory 1.2

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