










 **\$492,250**
 13.5%
 Single Family Median Price YTD

 **3,108**
 15.9%
 Single Family Number of Sales YTD



 **8 Days**
 14.3%
 Single Family Median Days on Market



Month of November 2022 vs Prior Year
Single Family

Stats		Sold	
	158 Pending  38.3%		243 Units  30.2%
	325 For Sale  33.7%		\$459,900  8.2%

Condo Corner

November YTD Sales	November YTD Prices
2022 815	2022 \$415,000
2021 1,009	2021 \$400,000
Monthly Unit Sales  24.1%	Monthly Prices  11.5%

Months of Inventory



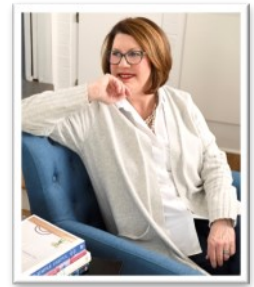
The Absorption Rate, measured in months, shows how long the current inventory of properties would last at the current rate of sales. (Single Family)



Market Statistics

November 2022 YTD

Single Family, Selected Towns



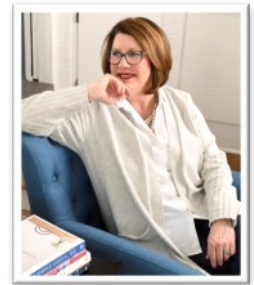
<i>Cumberland County</i>	Units			Median Price		
	2022	2021	%	2022	2021	%
Harpswell	76	122	-37.7%	627,500	623,955	0.6%
Brunswick	168	197	-14.7%	462,000	381,500	21.1%
Freeport	70	103	-32.0%	694,500	535,000	29.8%
Yarmouth	91	112	-18.8%	791,000	707,000	11.9%
Cumberland	108	118	-8.5%	712,250	577,500	23.3%
Falmouth	137	181	-24.3%	820,000	735,000	11.6%
Windham	245	295	-16.9%	451,000	390,000	15.6%
Gorham	148	208	-28.8%	467,500	400,000	16.9%
Westbrook	175	204	-14.2%	428,000	360,000	18.9%
Portland	445	524	-15.1%	490,000	456,950	7.2%
South Portland	218	277	-21.3%	475,000	404,000	17.6%
Cape Elizabeth	107	135	-20.7%	805,000	725,000	11.0%
Scarborough	267	280	-4.6%	639,000	577,000	10.7%
<i>York County</i>						
Old Orchard Beach	120	146	-17.8%	526,500	425,000	23.9%
Saco	197	219	-10.0%	458,000	400,000	14.5%
Biddeford	176	184	-4.3%	406,250	360,000	12.8%
Kennebunk	177	181	-2.2%	639,900	545,000	17.4%
Kennebunkport	64	84	-23.8%	947,250	990,750	-4.4%
Wells	182	269	-32.3%	565,000	512,000	10.4%
Ogunquit	23	42	-45.2%	1,100,000	860,300	27.9%
<hr/>						
Maine	15,796	18,790	-15.9%	335,000	297,000	12.8%
Cumberland County	3,108	3,696	-15.9%	492,250	433,700	13.5%
York County	2,503	2,899	-13.7%	450,000	395,000	13.9%

Additional Details Available at MaineHomeConnection.com

Market Statistics

November 2022 Market Review






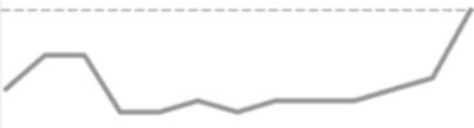







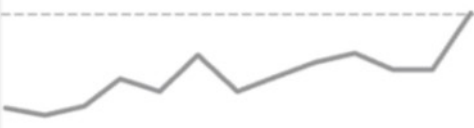

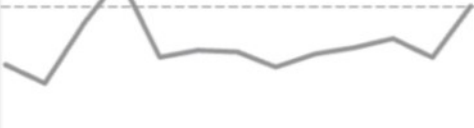
Single Family, Cumberland County



Compared to November 2021

Compared to October 2022

November 2022 ▾

	18.5% ↑		-11.5% ↓	Median Sales Price \$385,000
	-16.5% ↓		-24.1% ↓	Closed Sales 66
	100.0% ↑		75.0% ↑	Median Days on Market 14
	-1.2% ↓		-1.4% ↓	List Price Received 101.3%
	0.3% ↑		-7.1% ↓	Sold \$/SqFt \$315
	14.1% ↑		29.0% ↑	New Listings 89
	53.1% ↑		26.1% ↑	Active Inventory 150
	83.2% ↑		66.2% ↑	Months Supply of Inventory 2.3

Based on information from the Maine Real Estate Information System, Inc. (d/b/a Maine Listings). ©2022 Maine Listings & Domus Analytics



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