









 **\$495,200**
 13.8%
 Single Family Median Price YTD

 **2,861**
 14.5%
 Single Family Number of Sales YTD

 **6 Days**
 No change
 Single Family Median Days to Contract




Month of October 2022 vs Prior Year
Single Family

 Stats	 Sold
214 Pending  38.3%	296 Units  27.6%
433 For Sale  15.5%	\$480,000  8.6%

Condo Corner

October YTD Sales	October YTD Prices
2022 748	2022 \$420,000
2021 930	2021 \$410,500

Monthly Unit Sales  18.7%

Monthly Prices  12.4%

Months of Inventory



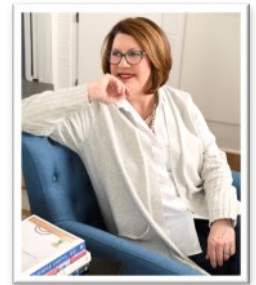
The Absorption Rate, measured in months, shows how long the current inventory of properties would last at the current rate of sales. (Single Family)



Market Statistics

October 2022 YTD

Single Family, Selected Towns



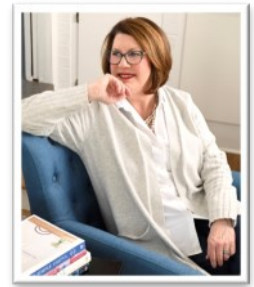
<i>Cumberland County</i>	Units			Median Price		
	2022	2021	%	2022	2021	%
Harpwell	66	109	-39.4%	627,500	624,410	0.5%
Brunswick	154	182	-15.4%	464,671	390,000	19.1%
Freeport	61	90	-32.2%	700,000	517,000	35.4%
Yarmouth	83	105	-21.0%	785,000	711,000	10.4%
Cumberland	102	100	2.0%	685,000	577,500	18.6%
Falmouth	123	168	-26.8%	820,000	753,500	8.8%
Windham	223	275	-18.9%	465,000	390,000	19.2%
Corham	136	186	-26.9%	470,000	398,250	18.0%
Westbrook	158	184	-14.1%	426,500	360,000	18.5%
Portland	418	475	-12.0%	493,750	450,000	9.7%
South Portland	206	244	-15.6%	485,000	403,500	20.2%
Cape Elizabeth	99	124	-20.2%	805,000	726,250	10.8%
Scarborough	243	253	-4.0%	635,000	579,000	9.7%
<i>York County</i>						
Old Orchard Beach	111	136	-18.4%	526,000	425,000	23.8%
Saco	181	191	-5.2%	465,000	400,000	16.3%
Biddeford	160	168	-4.8%	407,750	360,000	13.3%
Kennebunk	157	166	-5.4%	636,656	529,950	20.1%
Kennebunkport	58	77	-24.7%	986,250	981,500	0.5%
Wells	171	234	-26.9%	565,000	508,138	11.2%
Ogunquit	19	40	-52.5%	1,033,621	860,300	20.1%
<hr/>						
Maine	14,501	16,967	-14.5%	337,200	296,000	13.9%
Cumberland County	2,861	3,348	-14.5%	495,000	435,000	13.8%
York County	2,293	2,614	-12.3%	450,000	390,050	15.4%




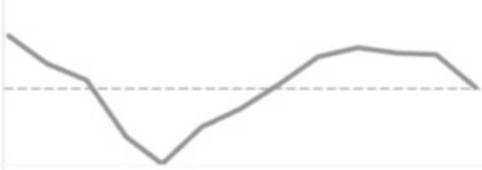



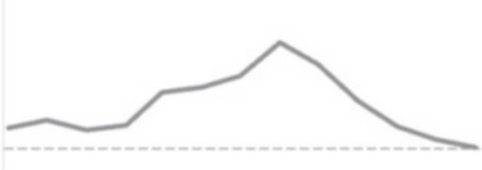

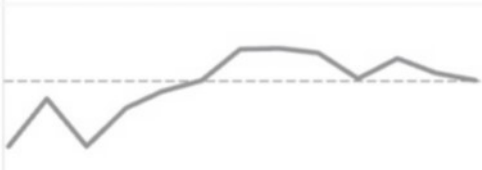

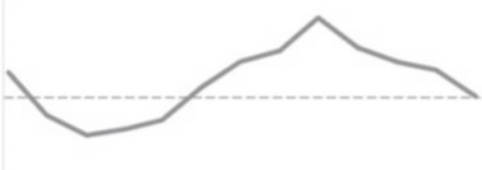

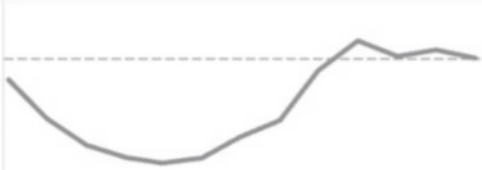


Additional Details Available at MaineHomeConnection.com

Market Statistics

October 2022 Market Review

Single Family, Cumberland County



Compared to October 2021		Compared to September 2022		October 2022
	8.6% ↑		-4.6% ↓	Median Sales Price \$480,000
	-27.6% ↓		-19.6% ↓	Closed Sales 296
	0.0% ✓		0.0% ✓	Median Days on Market 7
	-1.5% ↓		-0.6% ↓	List Price Received 102.0%
	14.6% ↑		-1.4% ↓	Sold \$/SqFt \$283
	-22.2% ↓		-23.9% ↓	New Listings 274
	14.3% ↑		-4.6% ↓	Active Inventory 375
	58.0% ↑		18.6% ↑	Months Supply of Inventory 1.3

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