








 **\$498,500**
 14.6%
 Single Family Median Price YTD

 **2,564**
 12.8%
 Single Family Number of Sales YTD

 **7 Days**
 7.1%
 Single Family Median Days to Contract





Month of September 2022 vs Prior Year
Single Family

Stats		Sold	
257 Pending	 33.2%	367 Units	 13.2%
433 For Sale	 15.5%	\$505,000	 14.8%

Condo Corner

September YTD Sales	September YTD Prices
2022 660	2022 \$418,750
2021 823	2021 \$415,000

Monthly Unit Sales  23.3%

Monthly Prices  2.4%

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

September 2022 YTD

Single Family, Selected Towns



Community	Units			Median Price		
	2022	2021	%	2022	2021	%
Portland	384	408	-5.9%	493,750	453,450	8.9%
South Portland	182	226	-19.5%	475,000	401,500	18.3%
Falmouth	117	150	-22.0%	810,000	750,000	8.0%
Cape Elizabeth	90	108	-16.7%	797,500	726,250	9.8%
Scarborough	215	233	-7.7%	645,900	579,000	11.6%
Cumberland	94	90	4.4%	713,500	599,000	19.1%
Yarmouth	75	99	-24.2%	765,000	770,500	-0.7%
Freeport	58	79	-26.6%	694,500	525,000	32.3%
Old Orchard Beach	101	121	-16.5%	525,000	425,000	23.5%
Saco	163	164	-0.6%	470,000	393,500	19.4%
Kennebunk	143	148	-3.4%	634,900	519,041	22.3%
Kennebunkport	49	68	-27.9%	974,500	977,750	-0.3%
Windham	202	232	-12.9%	469,500	388,032	21.0%
Gorham	126	170	-25.9%	472,500	401,250	17.8%
Westbrook	143	168	-14.9%	430,000	359,900	19.5%
Biddeford	138	147	-6.1%	400,000	360,000	11.1%
Harpswell	59	96	-38.5%	625,000	623,955	0.2%
Brunswick	133	157	-15.3%	475,000	404,000	17.6%
Maine	12,889	14,872	-13.3%	338,411	295,000	14.7%
York County	2,041	2,302	-11.3%	450,000	389,000	15.7%
Cumberland County	2,564	2,939	-12.8%	498,500	434,900	14.6%


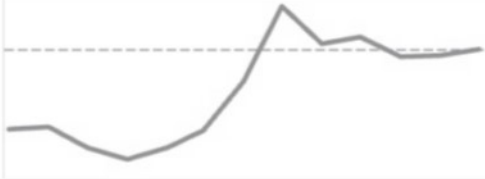









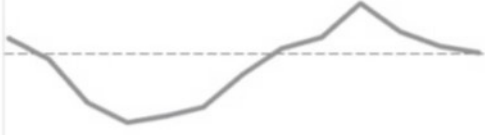




Additional Details Available at MaineHomeConnection.com

Market Statistics

September 2022 Market Review

Single Family, Cumberland County



Compared to September 2021		Compared to August 2022		September 2022 ▾
	14.8% ↑		1.0% ↑	Median Sales Price \$505,000
	-13.2% ↓		-1.1% ↓	Closed Sales 367
	16.7% ↑		0.0% ✓	Median Days on Market 7
	-1.2% ↓		-1.0% ↓	List Price Received 102.7%
	12.5% ↑		-2.7% ↓	Sold \$/SqFt \$287
	-11.2% ↓		-5.3% ↓	New Listings 373
	15.5% ↑		11.6% ↑	Active Inventory 433
	33.1% ↑		12.8% ↑	Months Supply of Inventory 1.2

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