









 **\$491,500**
 13.7%
 Single Family Median Price YTD

 **3,332**
 17.5%
 Single Family Number of Sales YTD



 **6 Days**
 No Change
 Single Family Median Days on Market



Month of December 2022 vs Prior Year
Single Family

 Stats	 Sold
132 Pending  11.4%	204 Units  35.0%
229 For Sale  23.8%	\$450,000  7.7%

Condo Corner

December YTD Sales	December YTD Prices
2022 877	2022 \$419,000
2021 1,126	2021 \$396,250
Monthly Unit Sales  45.8%	Monthly Prices  16.8%

Months of Inventory



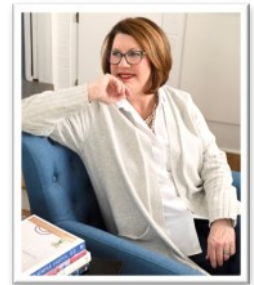
The Absorption Rate, measured in months, shows how long the current inventory of properties would last at the current rate of sales. (Single Family)



Market Statistics

December 2022 YTD

Single Family, Selected Towns



	Units			Median Price		
	2022	2021	%	2022	2021	%
<i>Cumberland County</i>						
Portland	471	562	-16.2%	490,000	460,000	6.5%
South Portland	235	297	-20.9%	475,000	400,000	18.8%
Falmouth	149	202	-26.2%	838,000	753,500	11.2%
Cape Elizabeth	113	146	-22.6%	805,000	738,750	9.0%
Scarborough	280	309	-9.4%	637,000	570,157	11.7%
Cumberland	119	127	-6.3%	721,000	575,000	25.4%
Yarmouth	98	117	-16.2%	830,000	715,000	16.1%
Harpswell	81	129	-37.2%	630,000	611,000	3.1%
Brunswick	183	218	-16.1%	471,500	380,000	24.1%
Freeport	81	116	-30.2%	620,000	537,500	15.3%
Windham	267	319	-16.3%	442,000	397,500	11.2%
Gorham	158	233	-32.2%	462,500	400,000	15.6%
Westbrook	185	230	-19.6%	428,000	360,000	18.9%
<i>York County</i>						
Old Orchard Beach	133	165	-19.4%	525,000	426,000	23.2%
Saco	211	242	-12.8%	465,000	408,250	13.9%
Biddeford	187	209	-10.5%	410,000	360,000	13.9%
Kennebunk	192	201	-4.5%	643,950	537,000	19.9%
Kennebunkport	71	92	-22.8%	914,000	977,750	-6.5%
Wells	196	285	-31.2%	565,000	512,000	10.4%
Ogunquit	25	42	-40.5%	1,052,000	860,300	22.3%
Maine	16,957	20,609	-17.7%	335,000	299,000	12.0%
Cumberland County	3,333	4,040	-17.5%	491,500	432,250	13.7%
York County	2,689	3,210	-16.2%	450,000	398,500	12.9%

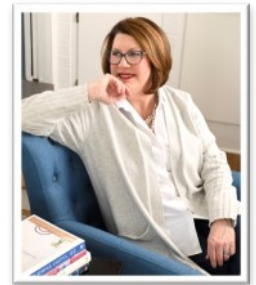
Additional Details Available at MaineHomeConnection.com



Market Statistics

December 2022 YTD

Condominiums, Selected Towns



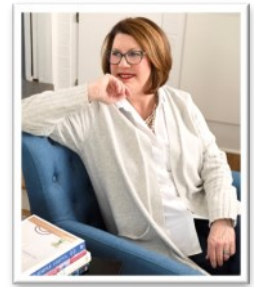
<i>Cumberland County</i>	Units			Median Price		
	2022	2021	%	2022	2021	%
Portland	295	503	-41.4%	455,000	469,530	-3.1%
South Portland	52	90	-42.2%	385,000	330,000	16.7%
Falmouth	47	85	-44.7%	631,329	555,000	13.8%
Cape Elizabeth	39	36	8.3%	550,000	607,500	-9.5%
Scarborough	96	106	-9.4%	388,200	317,350	22.3%
Cumberland	9	18	-50.0%	525,000	400,500	31.1%
Yarmouth	21	21	0.0%	495,000	430,000	15.1%
Harpswell	2	6	-66.7%	492,500	562,500	-12.4%
Brunswick	116	73	58.9%	290,250	280,000	3.7%
Freeport	10	15	-33.3%	284,500	233,500	21.8%
Windham	26	40	-35.0%	350,000	281,250	24.4%
Gorham	59	6	883.3%	450,000	375,000	20.0%
Westbrook	68	73	-6.8%	330,000	269,900	22.3%
<i>York County</i>						
Old Orchard Beach	116	166	-30.1%	305,500	266,500	14.6%
Saco	60	83	-27.7%	286,288	285,000	0.5%
Biddeford	13	17	-23.5%	277,000	327,000	-15.3%
Kennebunk	6	102	-94.1%	435,000	382,250	13.8%
Kennebunkport	14	17	-17.6%	456,250	329,000	38.7%
Wells	186	204	-8.8%	315,000	255,000	23.5%
Ogunquit	26	44	-40.9%	555,000	449,500	23.5%
Maine	1,910	2,477	-22.9%	371,275	330,000	12.5%
Cumberland County	877	1,126	-22.1%	419,000	396,250	5.7%
York County	603	810	-25.6%	335,000	305,250	9.7%

Additional Details Available at [MaineHomeConnection.com](https://www.MaineHomeConnection.com)

Market Statistics

December 2022 Market Review




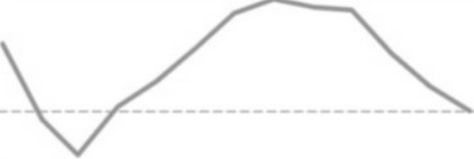









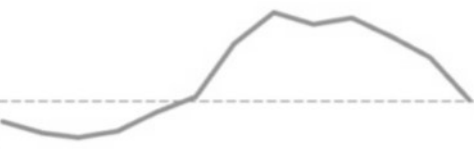

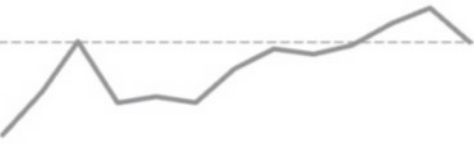
Single Family, Cumberland County



Compared to December 2021

Compared to November 2022

December 2022 ▾

	7.7% ↑		-3.1% ↓	Median Sales Price \$450,000
	-35.0% ↓		-16.4% ↓	Closed Sales 204
	57.1% ↑		37.5% ↑	Median Days on Market 11
	-2.7% ↓		-1.1% ↓	List Price Received 100.7%
	12.3% ↑		-0.2% ↓	Sold \$/SqFt \$278
	2.2% ↑		-25.9% ↓	New Listings 140
	24.9% ↑		-28.9% ↓	Active Inventory 231
	92.2% ↑		-15.0% ↓	Months Supply of Inventory 1.1

Based on information from the Maine Real Estate Information System, Inc. (d/b/a Maine Listings). ©2023 Maine Listings & Domus Analytics



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