








 **\$449,000**
 5.4%
 Single Family Median Price YTD

 **145**
 23.7%
 Single Family Number of Sales YTD



 **13 Days**
 116.7%
 Single Family Median Days on Market



Month of January 2023 vs Prior Year
Single Family

Stats		Sold	
144 Pending	 10.6%	147 Units	 23.7%
216 For Sale	 34.2%	\$449,000	 5.4%

Condo Corner

January YTD Sales	January YTD Prices
2023 54	2023 \$565,000
2022 50	2022 \$393,000
Monthly Unit Sales  8%	Monthly Prices  43.8%

Months of Inventory



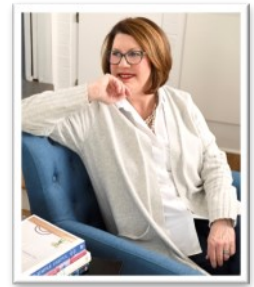
The Absorption Rate, measured in months, shows how long the current inventory of properties would last at the current rate of sales. (Single Family)



Market Statistics

January 2023 YTD

Single Family, Selected Towns



	Units			Median Price		
	2023	2022	%	2023	2022	%
Cumberland County						
Portland	23	30	-23.3%	465,000	415,000	12.0%
South Portland	10	15	-33.3%	429,500	455,000	-5.6%
Falmouth	5	9	-44.4%	624,000	580,000	7.6%
Cape Elizabeth	7	5	40.0%	495,000	536,000	-7.6%
Scarborough	8	15	-46.7%	587,000	459,200	27.8%
Cumberland	3	3	0.0%	995,000	447,000	122.6%
Yarmouth	3	1	200.0%	697,000	1,299,000	-46.3%
Harpswell	0	3	-100.0%	0	1,500,000	-100.0%
Brunswick	19	7	171.4%	446,000	475,000	-6.1%
Freeport	3	3	0.0%	715,000	377,500	89.4%
Windham	15	20	-25.0%	362,500	377,500	-4.0%
Gorham	6	4	50.0%	559,500	431,250	29.7%
Westbrook	9	17	-47.1%	360,000	410,000	-12.2%
York County						
Old Orchard Beach	5	10	-50.0%	624,100	535,223	16.6%
Saco	11	13	-15.4%	625,000	450,000	38.9%
Biddeford	10	14	-28.6%	420,000	362,500	15.9%
Kennebunk	11	17	-35.3%	645,031	600,000	7.5%
Kennebunkport	5	5	0.0%	770,000	1,075,000	-28.4%
Wells	6	15	-60.0%	555,750	565,010	-1.6%
Ogunquit	2	4	-50.0%	1,143,512	1,465,000	-21.9%
Maine	762	1,174	-35.1%	325,000	293,750	10.6%
Cumberland County	145	190	-23.7%	449,000	426,000	5.4%
York County	114	206	-44.7%	465,852	420,000	10.9%

Additional Details Available at MaineHomeConnection.com