










 **\$573,000**
 9.1%
 Single Family Median Price YTD

 **1,811**
 2.4%
 Single Family Number of Sales YTD



 **7 Days**
 16.7%
 Single Family Median Days on Market



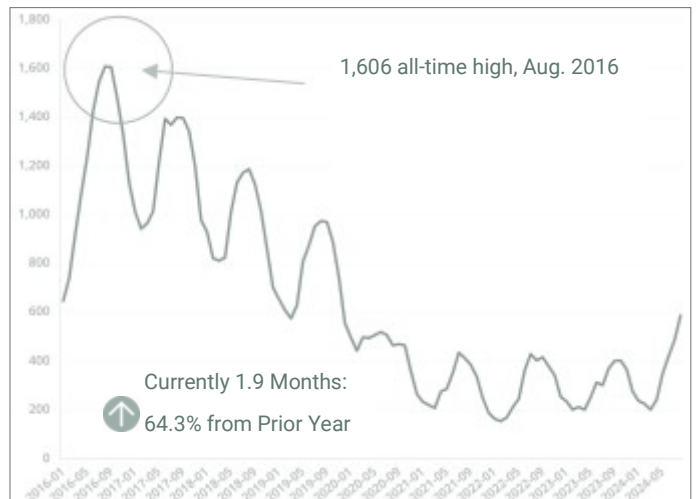
Month of August 2024 vs Prior Year
Single Family

Stats		Sold	
 245 Pending  8.2%	 311 Units  3.1%		
582 For Sale  57.3%	\$600,000  13.2%		

Condo Corner

August YTD Sales	August YTD Prices
2024 550	2024 \$530,000
2023 525	2023 \$454,000
Monthly Unit Sales  24.4%	Monthly Prices  13.7%

Supply 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

August 2024 YTD

Single Family, Selected Towns



	Units			Median Price		
	2024	2023	%	2024	2023	%
<i>Cumberland County</i>						
Portland	261	244	7.0%	590,000	545,000	8.3%
South Portland	136	126	7.9%	546,000	475,000	14.9%
Falmouth	99	89	11.2%	1,025,000	910,000	12.6%
Cape Elizabeth	63	64	-1.6%	990,000	816,000	21.3%
Scarborough	134	132	1.5%	775,000	692,500	11.9%
Cumberland	59	72	-18.1%	750,000	845,000	-11.2%
Yarmouth	54	49	10.2%	861,500	1,000,000	-13.9%
Harpswell	57	48	18.8%	710,000	682,500	4.0%
Brunswick	103	135	-23.7%	537,500	500,000	7.5%
Freeport	51	43	18.6%	800,000	650,000	23.1%
Windham	154	140	10.0%	473,000	460,000	2.8%
Gorham	102	97	5.2%	553,000	575,000	-3.8%
Westbrook	101	86	17.4%	495,000	428,000	15.7%
<i>York County</i>						
Old Orchard Beach	63	65	-3.1%	590,000	550,000	7.3%
Saco	120	111	8.1%	558,250	565,000	-1.2%
Biddeford	91	70	30.0%	430,000	460,000	-6.5%
Kennebunk	105	86	22.1%	711,245	685,135	3.8%
Kennebunkport	45	41	9.8%	1,179,000	1,194,000	-1.3%
Wells	100	96	4.2%	644,275	628,500	2.5%
Ogunquit	19	21	-9.5%	1,250,000	1,085,000	15.2%
Maine	8,918	8,628	3.4%	388,000	360,000	7.8%
Cumberland County	1,811	1,768	2.4%	573,000	525,000	9.1%
York County	1,429	1,304	9.6%	515,000	476,015	8.2%

Additional Details Available at MaineHomeConnection.com