






 **\$530,000**
Single Family  7.8%
Median Price YTD




 **2,780**
Single Family  16.6%
Number of Sales YTD

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



Month of December 2023 vs Prior Year
Single Family

 Stats
118 Pending  15.1%
275 For Sale  8.3%

 Sold
198 Units  2.9%
\$495,000  10.0%

Condo Corner

December
YTD Sales



2023
806

2022
878

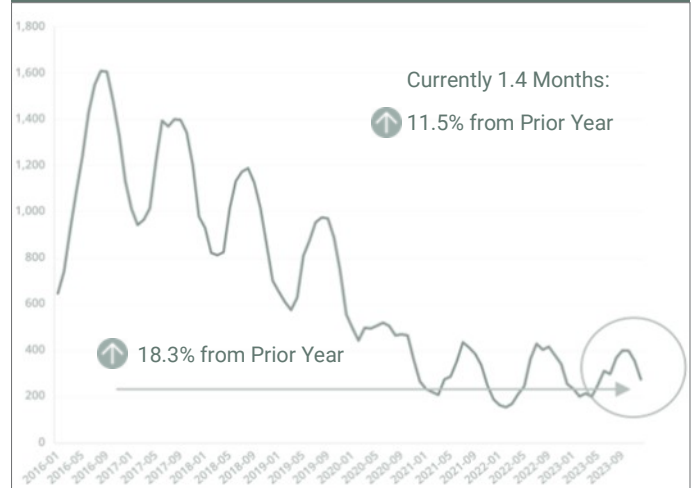
December
YTD Prices

2023
\$475,500

2022
\$418,750

Monthly Unit Sales  No Change Monthly Prices  14.1%

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)

Maine Home Connection

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Market Statistics

December 2023 YTD
Single Family, Selected Towns



	Units			Median Price		
<i>Cumberland County</i>	2023	2022	%	2023	2022	%
Portland	365	471	-22.5%	550,000	490,000	12.2%
South Portland	210	235	-10.6%	480,000	475,000	1.1%
Falmouth	134	149	-10.1%	927,500	838,000	10.7%
Cape Elizabeth	95	113	-15.9%	825,000	805,000	2.5%
Scarborough	213	280	-23.9%	700,000	637,000	9.9%
Cumberland	99	119	-16.8%	835,000	721,000	15.8%
Yarmouth	79	98	-19.4%	880,000	830,000	6.0%
Harpswell	82	81	1.2%	726,000	630,000	15.2%
Brunswick	215	183	17.5%	510,000	471,500	8.2%
Freeport	71	81	-12.3%	715,000	620,000	15.3%
Windham	205	267	-23.2%	465,000	442,000	5.2%
Gorham	149	158	-5.7%	560,000	462,500	21.1%
Westbrook	127	185	-31.4%	430,000	428,000	0.5%
<i>York County</i>						
Old Orchard Beach	90	132	-31.8%	552,500	526,500	4.9%
Saco	167	211	-20.9%	559,000	465,000	20.2%
Biddeford	122	187	-34.8%	450,000	410,000	9.8%
Kennebunk	142	192	-26.0%	706,923	643,950	9.8%
Kennebunkport	60	71	-15.5%	1,251,000	914,000	36.9%
Wells	151	196	-23.0%	647,000	565,000	14.5%
Ogunquit	28	25	12.0%	1,005,000	1,052,000	-4.5%
Maine	13,771	16,965	-18.8%	360,000	335,000	7.5%
Cumberland County	2,780	3,332	-16.6%	530,000	491,500	7.8%
York County	2,089	2,688	-22.3%	475,000	450,000	5.6%

Additional Details Available at MaineHomeConnection.com