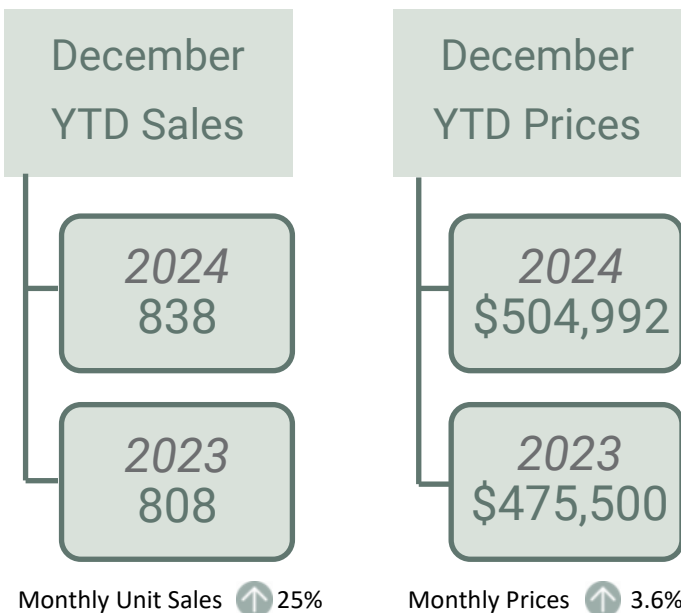


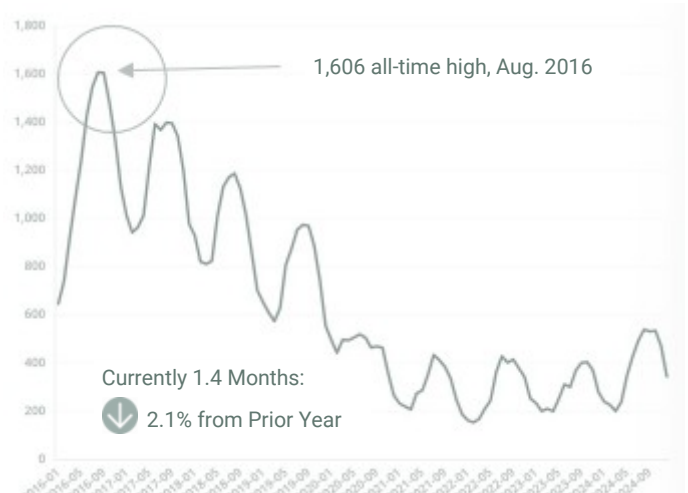
## Month of December 2024 vs Prior Year Single Family

Stats	Sold
118 Pending ↓ 15.7%	250 Units ↑ 26.3%
343 For Sale ↑ 23.7%	\$605,000 ↑ 22.2%

## Condo Corner



## 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

December 2024 YTD  
Single Family, Selected Towns



	Units			Median Price		
<i>Cumberland County</i>	2024	2023	%	2024	2023	%
Portland	423	365	15.9%	585,000	550,000	6.4%
South Portland	211	210	0.5%	530,000	480,000	10.4%
Falmouth	153	134	14.2%	1,015,000	927,500	9.4%
Cape Elizabeth	109	95	14.7%	901,000	825,000	9.2%
Scarborough	217	213	1.9%	775,000	700,000	10.7%
Cumberland	101	99	2.0%	774,000	835,000	-7.3%
Yarmouth	80	79	1.3%	937,500	880,000	6.5%
Harpswell	95	82	15.9%	750,000	726,000	3.3%
Brunswick	176	215	-18.1%	537,500	510,000	5.4%
Freeport	87	71	22.5%	795,000	715,000	11.2%
Windham	240	204	17.6%	487,750	465,000	4.9%
Gorham	154	149	3.4%	548,500	560,000	-2.1%
Westbrook	150	127	18.1%	479,400	430,000	11.5%
<i>York County</i>						
Old Orchard Beach	101	90	12.2%	565,000	552,500	2.3%
Saco	205	167	22.8%	565,000	559,000	1.1%
Biddeford	158	122	29.5%	462,500	450,000	2.8%
Kennebunk	168	142	18.3%	713,123	706,923	0.9%
Kennebunkport	73	60	21.7%	1,395,000	1,251,000	11.5%
Wells	176	151	16.6%	627,950	647,000	-2.9%
Ogunquit	28	28	0.0%	1,196,500	1,005,000	19.1%
Maine	14,429	13,780	4.7%	390,000	360,000	8.3%
Cumberland County	2,956	2,779	6.4%	570,000	530,000	7.5%
York County	2,354	2,093	12.5%	518,500	475,000	9.2%

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