










 **\$465,000**  
Single Family  8.1%  
Median Price YTD

 **273**  
Single Family  15.2%  
Number of Sales YTD

 **12 Days**  
Single Family  100.0%  
Median Days on Market



Month of February 2023 vs Prior Year  
Single Family

 Stats	 Sold
135 Pending  26.6%	126 Units  4.5%
189 For Sale  25.2%	\$505,000  15.5%

## Condo Corner

February  
YTD Sales

2023  
100

2022  
91

Monthly Unit Sales  12.2%

February  
YTD Prices

2023  
\$502,450

2022  
\$391,000

Monthly Prices  43.8%

## 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

## February 2023 YTD

### Single Family, Selected Towns



<i>Cumberland County</i>	2023	2022	%	2023	2022	%
Portland	42	47	-10.6%	482,500	430,000	12.2%
South Portland	20	25	-20.0%	541,000	450,000	20.2%
Falmouth	9	16	-43.8%	635,000	575,000	10.4%
Cape Elizabeth	13	10	30.0%	560,000	725,000	-22.8%
Scarborough	17	26	-34.6%	645,000	469,000	37.5%
Cumberland	11	8	37.5%	1,000,000	396,000	152.5%
Yarmouth	5	3	66.7%	697,000	925,000	-24.6%
Harpswell	4	6	-33.3%	587,200	495,500	18.5%
Brunswick	27	17	58.8%	450,000	439,000	2.5%
Freeport	6	6	0.0%	568,250	630,000	-9.8%
Windham	28	30	-6.7%	407,450	400,000	1.9%
Gorham	12	5	140.0%	532,500	502,500	6.0%
Westbrook	12	26	-53.8%	361,250	407,500	-11.3%
<i>York County</i>						
Old Orchard Beach	10	21	-52.4%	611,775	550,000	11.2%
Saco	19	21	-9.5%	580,000	447,000	29.8%
Biddeford	12	24	-50.0%	420,000	371,500	13.1%
Kennebunk	21	25	-16.0%	611,000	600,000	1.8%
Kennebunkport	6	10	-40.0%	769,500	1,287,500	-40.2%
Wells	14	21	-33.3%	596,500	565,000	5.6%
Ogunquit	3	5	-40.0%	1,787,023	1,033,621	72.9%
Maine	1,475	2,061	-28.4%	325,000	295,000	10.2%
Cumberland County	273	322	-15.2%	465,000	430,000	8.1%
York County	221	342	-35.4%	430,000	420,000	2.4%

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