










 **\$525,000**  
 8.1%  
 Single Family Median Price YTD

 **289**  
 5.9%  
 Single Family Number of Sales YTD

 **20 Days**  
 66.7%  
 Single Family Median Days on Market



Month of February 2024 vs Prior Year  
Single Family

 Stats		 Sold	
126 Pending	 20.8%	141 Units	 6.0%
189 For Sale	 13.9%	\$510,000	 1.0%

Condo Corner

February  
YTD Sales

2024  
95


2023  
100

Monthly Unit Sales  11.1%

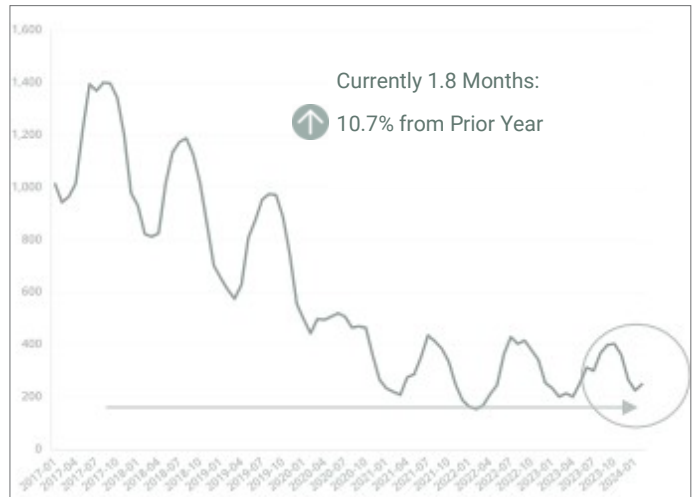
February  
YTD Prices

2024  
\$540,000

2023  
\$502,450

Monthly Prices  33.2%

Supply of Inventory



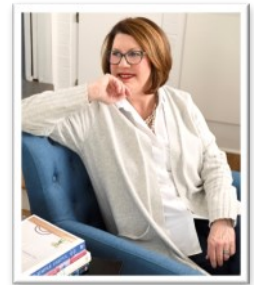
The Absorption Rate, measured in months, shows how long the current inventory of properties would last at the current rate of sales. (Single Family)



# Market Statistics

## February 2024 YTD

### Single Family, Selected Towns



<i>Cumberland County</i>	Units			Median Price		
	2024	2023	%	2024	2023	%
Portland	34	42	-19.0%	470,500	482,500	-2.5%
South Portland	17	20	-15.0%	500,000	451,000	10.9%
Falmouth	23	9	155.6%	1,095,000	635,000	72.4%
Cape Elizabeth	8	13	-38.5%	1,225,000	560,000	118.8%
Scarborough	18	17	5.9%	792,500	645,000	22.9%
Cumberland	7	11	-36.4%	750,000	1,000,000	-25.0%
Yarmouth	12	5	140.0%	796,500	697,000	14.3%
Harpswell	11	4	175.0%	605,000	587,200	3.0%
Brunswick	16	27	-40.7%	522,500	450,000	16.1%
Freeport	7	6	16.7%	655,000	568,250	15.3%
Windham	22	28	-21.4%	499,950	407,450	22.7%
Gorham	24	12	100.0%	450,000	532,500	-15.5%
Westbrook	16	12	33.3%	455,000	361,250	26.0%
<i>York County</i>						
Old Orchard Beach	14	10	40.0%	542,000	611,775	-11.4%
Saco	22	19	15.8%	532,500	580,000	-8.2%
Biddeford	16	12	33.3%	411,000	420,000	-2.1%
Kennebunk	16	22	-27.3%	682,450	623,450	9.5%
Kennebunkport	13	6	116.7%	1,010,000	769,500	31.3%
Wells	12	14	-14.3%	716,277	596,500	20.1%
Ogunquit	3	3	0.0%	749,000	1,787,023	-58.1%
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Maine	1,540	1,481	4.0%	351,250	325,000	8.1%
Cumberland County	289	273	5.9%	525,000	465,000	12.9%
York County	241	222	8.6%	475,000	434,500	9.3%

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