







 **\$525,000**
Single Family  6.1%
Median Price YTD




 **1,441**
Single Family  21.7%
Number of Sales YTD

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



Month of July 2023 vs Prior Year
Single Family

 Stats
284 Pending  11.8%
340 For Sale  20.6%


 Sold
273 Units  29.5%
\$550,000  10.4%

Condo Corner

July
YTD Sales

2023
444


2022
511

Monthly Unit Sales  6.6%

July
YTD Prices

2023
\$450,000

2022
\$410,000

Monthly Prices  20.7%

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

July 2023 YTD
Single Family, Selected Towns



	Units			Median Price		
<i>Cumberland County</i>	2023	2022	%	2023	2022	%
Portland	195	283	-31.1%	545,000	495,000	10.1%
South Portland	108	134	-19.4%	476,000	465,050	2.4%
Falmouth	73	86	-15.1%	905,000	851,000	6.3%
Cape Elizabeth	54	60	-10.0%	772,000	797,500	-3.2%
Scarborough	114	162	-29.6%	690,000	647,450	6.6%
Cumberland	61	68	-10.3%	850,000	718,500	18.3%
Yarmouth	39	57	-31.6%	919,500	815,000	12.8%
Harpswell	38	38	0.0%	722,200	620,000	16.5%
Brunswick	112	94	19.1%	488,150	464,193	5.2%
Freeport	32	40	-20.0%	727,500	677,500	7.4%
Windham	126	144	-12.5%	460,000	455,500	1.0%
Gorham	71	77	-7.8%	565,000	485,000	16.5%
Westbrook	62	106	-41.5%	420,000	427,500	-1.8%
<i>York County</i>						
Old Orchard Beach	52	80	-35.0%	600,000	520,723	15.2%
Saco	95	117	-18.8%	585,000	475,000	23.2%
Biddeford	51	103	-50.5%	460,000	400,000	15.0%
Kennebunk	67	97	-30.9%	675,000	625,000	8.0%
Kennebunkport	34	32	6.3%	1,222,000	1,037,500	17.8%
Wells	81	111	-27.0%	619,000	565,000	9.6%
Ogunquit	16	14	14.3%	900,000	1,071,811	-16.0%
Maine	7,100	9,178	-22.6%	355,000	339,900	4.4%
Cumberland County	1,443	1,843	-21.7%	525,000	495,000	6.1%
York County	1,080	1,479	-27.0%	472,052	447,000	5.6%

Additional Details Available at MaineHomeConnection.com

Maine Home Connection

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