










 **\$520,000**
Single Family  5.9%
Median Price YTD

 **1,168**
Single Family  19.8%
Number of Sales YTD



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



Month of June 2023 vs Prior Year
Single Family

 Stats	 Sold
265 Pending  28.4%	289 Units  20.6%
344 For Sale  4.7%	\$550,000  9.6%

Condo Corner

June YTD Sales	June YTD Prices
2023 375	2023 \$450,000
2022 424	2022 \$410,000
Monthly Unit Sales  31.3%	Monthly Prices  0%

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

June 2023 YTD
Single Family, Selected Towns



	Units			Median Price		
<i>Cumberland County</i>	2023	2022	%	2023	2022	%
Portland	149	220	-32.3%	525,000	475,500	10.4%
South Portland	96	115	-16.5%	476,000	460,000	3.5%
Falmouth	53	72	-26.4%	920,000	851,000	8.1%
Cape Elizabeth	45	46	-2.2%	761,100	805,000	-5.5%
Scarborough	95	136	-30.1%	700,000	652,000	7.4%
Cumberland	51	49	4.1%	850,000	610,000	39.3%
Yarmouth	29	44	-34.1%	900,000	795,500	13.1%
Harpswell	28	33	-15.2%	682,500	585,000	16.7%
Brunswick	93	69	34.8%	472,000	457,000	3.3%
Freeport	26	29	-10.3%	682,500	710,000	-3.9%
Windham	105	112	-6.3%	455,000	431,075	5.6%
Gorham	86	91	-5.5%	585,000	510,000	14.7%
Westbrook	53	92	-42.4%	425,000	425,000	0.0%
<i>York County</i>						
Old Orchard Beach	46	72	-36.1%	617,050	520,723	18.5%
Saco	72	99	-27.3%	620,000	476,500	30.1%
Biddeford	41	87	-52.9%	450,000	385,000	16.9%
Kennebunk	58	79	-26.6%	670,000	625,000	7.2%
Kennebunkport	30	26	15.4%	1,084,500	1,097,250	-1.2%
Wells	64	94	-31.9%	628,500	547,250	14.8%
Ogunquit	14	12	16.7%	900,000	1,071,811	-16.0%
Maine	5,747	7,472	-23.1%	350,000	335,000	4.5%
Cumberland County	1,168	1,456	-19.8%	520,000	491,250	5.9%
York County	883	1,212	-27.1%	470,000	455,000	3.3%

Additional Details Available at MaineHomeConnection.com