








 **\$565,000**
 8.7%
 Single Family Median Price YTD

 **1,187**
 1.5%
 Single Family Number of Sales YTD



 **7 Days**
 16.7%
 Single Family Median Days on Market



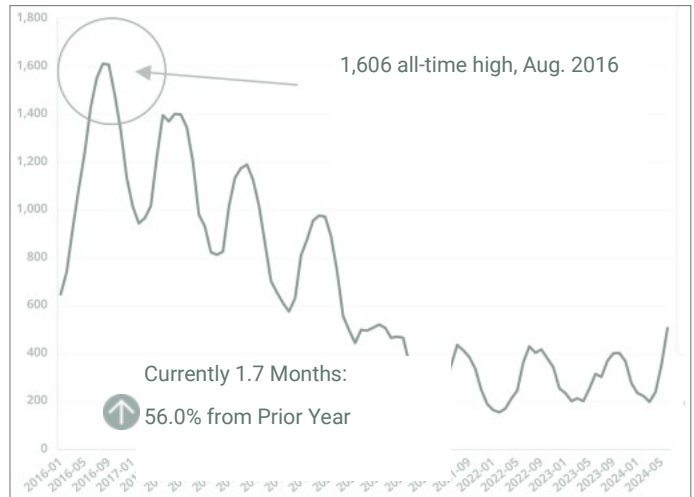
Month of June 2024 vs Prior Year
Single Family

Stats		Sold	
251 Pending	 14.6%	299 Units	 3.1%
505 For Sale	 60.8%	\$585,000	 4.0%

Condo Corner

June YTD Sales	June YTD Prices
2024 367	2024 \$525,000
2023 378	2023 \$452,000
Monthly Unit Sales  35.3%	Monthly Prices  29.8%

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

June 2024 YTD

Single Family, Selected Towns



<i>Cumberland County</i>	Units			Median Price		
	2024	2023	%	2024	2023	%
Portland	178	150	18.7%	587,500	527,500	11.4%
South Portland	78	95	-17.9%	526,000	475,000	10.7%
Falmouth	71	53	34.0%	1,097,913	920,000	19.3%
Cape Elizabeth	40	45	-11.1%	967,500	761,100	27.1%
Scarborough	89	95	-6.3%	755,000	700,000	7.9%
Cumberland	34	52	-34.6%	706,500	855,000	-17.4%
Yarmouth	41	29	41.4%	925,000	900,000	2.8%
Harpswell	30	28	7.1%	694,500	682,500	1.8%
Brunswick	62	93	-33.3%	529,950	472,000	12.3%
Freeport	30	26	15.4%	797,500	682,500	16.8%
Windham	100	104	-3.8%	479,950	453,000	5.9%
Gorham	81	58	39.7%	550,000	562,500	-2.2%
Westbrook	66	53	24.5%	472,750	425,000	11.2%
<i>York County</i>						
Old Orchard Beach	54	46	17.4%	617,500	617,050	0.1%
Saco	88	72	22.2%	562,850	620,000	-9.2%
Biddeford	60	42	42.9%	420,000	455,000	-7.7%
Kennebunk	77	58	32.8%	684,900	670,000	2.2%
Kennebunkport	31	30	3.3%	1,700,000	1,084,500	56.8%
Wells	67	63	6.3%	666,000	629,000	5.9%
Ogunquit	8	15	-46.7%	1,222,500	875,000	39.7%
Maine	5,879	5,755	2.2%	384,000	350,000	9.7%
Cumberland County	1,187	1,170	1.5%	565,000	520,000	8.7%
York County	969	883	9.7%	511,000	470,000	8.7%

Additional Details Available at MaineHomeConnection.com