







 **\$470,000**  
Single Family  4.4%  
Median Price YTD




 **458**  
Single Family  14.1%  
Number of Sales YTD

 **8 Days**  
Single Family  33.3%  
Median Days on Market



Month of March 2023 vs Prior Year  
Single Family

 Stats  
181 Pending  32.7%  
216 For Sale  30.9%

 Sold  
185 Units  12.3%  
\$480,000  0.0%

## Condo Corner

March  
YTD Sales

2023  
155

2022  
169

Monthly Unit Sales  29.5%

March  
YTD Prices

2023  
\$475,000

2022  
\$418,000

Monthly Prices  3.9%

## 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

March 2023 YTD  
Single Family, Selected Towns



	Units			Median Price		
<i><b>Cumberland County</b></i>	2023	2022	%	2023	2022	%
Portland	67	79	-15.2%	480,000	450,500	6.5%
South Portland	36	47	-23.4%	442,500	447,000	-1.0%
Falmouth	18	31	-41.9%	762,500	650,000	17.3%
Cape Elizabeth	20	15	33.3%	590,000	821,000	-28.1%
Scarborough	29	46	-37.0%	700,000	648,000	8.0%
Cumberland	15	14	7.1%	995,000	515,000	93.2%
Yarmouth	8	8	0.0%	1,000,000	1,040,500	-3.9%
Harpswell	8	7	14.3%	416,000	511,000	-18.6%
Brunswick	41	24	70.8%	450,000	445,500	1.0%
Freeport	12	7	71.4%	600,700	710,000	-15.4%
Windham	49	47	4.3%	449,900	415,000	8.4%
Gorham	20	11	81.8%	560,000	515,000	8.7%
Westbrook	19	40	-52.5%	360,000	407,500	-11.7%
<i><b>York County</b></i>						
Old Orchard Beach	14	29	-51.7%	597,225	525,000	13.8%
Saco	29	39	-25.6%	630,000	445,000	41.6%
Biddeford	21	34	-38.2%	430,000	391,250	9.9%
Kennebunk	26	37	-29.7%	623,000	600,000	3.8%
Kennebunkport	10	12	-16.7%	769,500	1,537,500	-50.0%
Wells	25	32	-21.9%	675,000	565,005	19.5%
Ogunquit	4	6	-33.3%	1,331,012	1,204,311	10.5%
Maine	2,349	3,100	-24.2%	330,000	302,250	9.2%
Cumberland County	458	533	-14.1%	470,000	450,000	4.4%
York County	340	514	-33.9%	440,000	425,000	3.5%

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