










 **\$508,000**  
Single Family  5.4%  
Median Price YTD

 **877**  
Single Family  19.7%  
Number of Sales YTD



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



Month of May 2023 vs Prior Year  
Single Family

 Stats	 Sold
235 Pending  36.3%	239 Units  22.1%
306 For Sale  26.4%	\$550,000  7.8%

## Condo Corner

May YTD Sales	May YTD Prices
2023 309	2023 \$459,000
2022 328	2022 \$402,000
Monthly Unit Sales  21.9%	Monthly Prices  3.4%

## 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

May 2023 YTD  
Single Family, Selected Towns



	Units			Median Price		
<i>Cumberland County</i>	2023	2022	%	2023	2022	%
Portland	115	167	-31.1%	515,000	475,000	8.4%
South Portland	65	87	-25.3%	470,000	460,000	2.2%
Falmouth	39	53	-26.4%	810,000	775,000	4.5%
Cape Elizabeth	41	34	20.6%	761,100	797,500	-4.6%
Scarborough	69	103	-33.0%	660,000	652,000	1.2%
Cumberland	35	38	-7.9%	879,900	610,000	44.2%
Yarmouth	16	28	-42.9%	940,000	787,500	19.4%
Harpswell	21	23	-8.7%	685,000	615,000	11.4%
Brunswick	68	50	36.0%	467,500	475,000	-1.6%
Freeport	22	15	46.7%	643,750	782,500	-17.7%
Windham	85	89	-4.5%	455,000	427,000	6.6%
Gorham	44	42	4.8%	562,500	462,500	21.6%
Westbrook	38	72	-47.2%	405,000	422,000	-4.0%
<i>York County</i>						
Old Orchard Beach	35	55	-36.4%	610,000	521,000	17.1%
Saco	57	71	-19.7%	625,000	460,000	35.9%
Biddeford	31	64	-51.6%	439,000	392,500	11.8%
Kennebunk	38	62	-38.7%	623,000	605,000	3.0%
Kennebunkport	20	22	-9.1%	879,114	1,362,500	-35.5%
Wells	46	71	-35.2%	643,500	549,500	60.0%
Ogunquit	8	10	-20.0%	1,192,500	1,242,500	-4.0%
Maine	4,294	5,685	-24.5%	345,000	325,000	6.2%
Cumberland County	877	1,092	-19.7%	508,000	482,119	5.4%
York County	636	929	-31.5%	468,950	440,000	6.6%

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