

 **\$555,000**
 ↑ 9.3%
 Single Family Median Price YTD

 **883**
 ↑ 0.3%
 Single Family Number of Sales YTD

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



Month of May 2024 vs Prior Year
Single Family

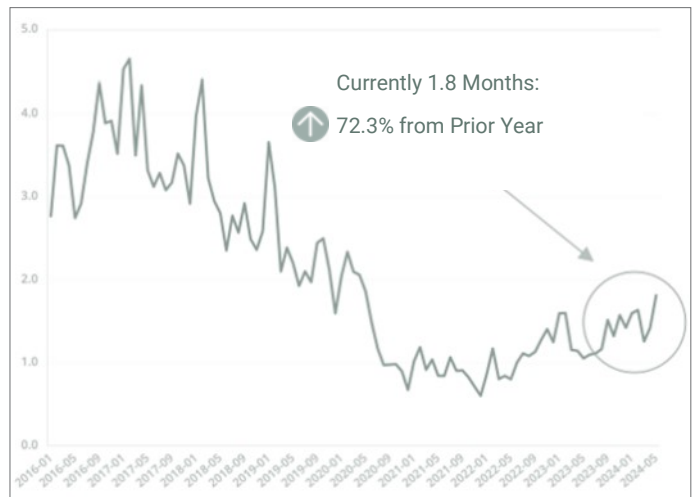
Stats		Sold	
252 Pending	↓ 9.7%	240 Units	↓ 1.2%
434 For Sale	↑ 70.2%	\$580,000	↑ 6.4%

Condo Corner

May YTD Sales	May YTD Prices
2024 274	2024 \$517,000
2023 310	2023 \$459,500

Monthly Unit Sales ↓ 28.1% Monthly Prices ↑ 11.1%

Supply of Inventory



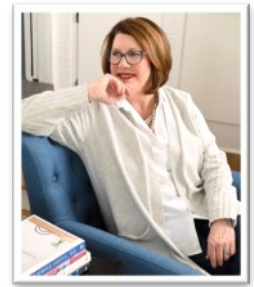
The Absorption Rate, measured in months, shows how long the current inventory of properties would last at the current rate of sales. (Single Family)



Market Statistics

May 2024 YTD

Single Family, Selected Towns



	Units			Median Price		
	2024	2023	%	2024	2023	%
Cumberland County						
Portland	128	116	10.3%	592,500	515,000	15.0%
South Portland	57	65	-12.3%	550,000	470,000	17.0%
Falmouth	55	39	41.0%	1,100,000	810,000	35.8%
Cape Elizabeth	29	41	-29.3%	1,200,000	761,100	57.7%
Scarborough	73	69	5.8%	775,000	660,000	17.4%
Cumberland	25	35	-28.6%	710,000	879,900	-19.3%
Yarmouth	35	16	118.8%	925,000	940,000	-1.6%
Harpswell	24	21	14.3%	694,500	685,000	1.4%
Brunswick	45	68	-33.8%	525,000	467,500	12.3%
Freeport	21	22	-4.5%	795,000	643,750	23.5%
Windham	76	86	-11.6%	475,450	450,500	5.5%
Gorham	60	44	36.4%	537,000	562,500	-4.5%
Westbrook	46	38	21.1%	470,000	405,000	16.0%
York County						
Old Orchard Beach	41	35	17.1%	590,000	610,000	-3.3%
Saco	67	57	17.5%	550,000	625,000	-12.0%
Biddeford	52	32	62.5%	417,500	449,500	-7.1%
Kennebunk	64	38	68.4%	672,500	623,000	7.9%
Kennebunkport	24	20	20.0%	1,450,000	879,114	64.9%
Wells	51	46	10.9%	675,000	643,500	4.9%
Ogunquit	8	9	-11.1%	1,222,500	1,085,000	12.7%
Maine	4,582	4,308	6.4%	375,000	345,000	8.7%
Cumberland County	883	880	0.3%	555,000	507,750	9.3%
York County	758	638	18.8%	499,950	468,950	6.6%

Additional Details Available at MaineHomeConnection.com