







 **\$535,000**
Single Family  8.1%
Median Price YTD




 **2,577**
Single Family  17.6%
Number of Sales YTD

 **6 Days**
Single Family  No Change
Median Days on Market



Month of November 2023 vs Prior Year
Single Family

 Stats
135 Pending  16.1%
397 For Sale  27%

 Sold
234 Units  4.1%
\$542,500  16.8%

Condo Corner

November
YTD Sales

2023
746

2022
819

Monthly Unit Sales  3%

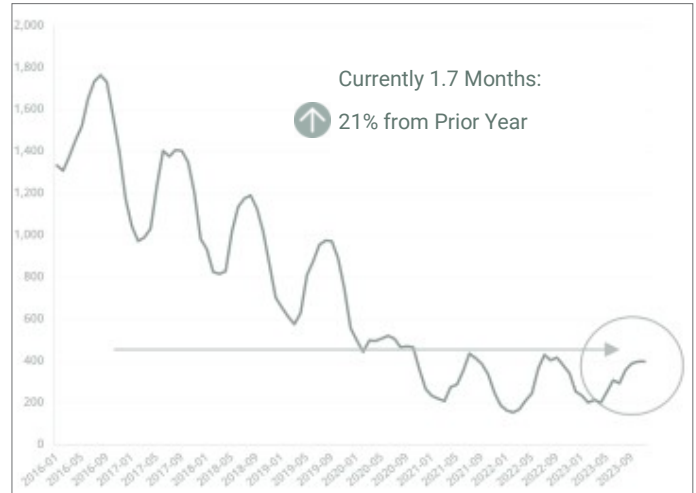
November
YTD Prices

2023
\$475,000

2022
\$415,000

Monthly Prices  41%

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

November 2023 YTD
Single Family, Selected Towns



	Units			Median Price		
<i>Cumberland County</i>	2023	2022	%	2023	2022	%
Portland	338	445	-24.0%	550,000	492,500	11.7%
South Portland	188	221	-14.9%	483,700	475,000	1.8%
Falmouth	125	143	-12.6%	930,000	825,000	12.7%
Cape Elizabeth	89	107	-16.8%	785,000	805,000	-2.5%
Scarborough	203	268	-24.3%	700,000	637,000	9.9%
Cumberland	90	110	-18.2%	837,500	712,250	17.6%
Yarmouth	74	91	-18.7%	952,250	791,000	20.4%
Harpswell	77	77	0.0%	745,000	625,000	19.2%
Brunswick	201	169	18.9%	510,000	464,000	9.9%
Freeport	63	72	-12.5%	705,000	682,500	3.3%
Windham	190	246	-22.8%	472,000	450,500	4.8%
Gorham	138	148	-6.8%	559,500	467,500	19.7%
Westbrook	115	176	-34.7%	430,000	429,000	0.2%
<i>York County</i>						
Old Orchard Beach	85	120	-29.2%	550,000	526,500	4.5%
Saco	150	197	-23.9%	557,150	458,000	21.6%
Biddeford	116	177	-34.5%	450,000	407,500	10.4%
Kennebunk	130	178	-27.0%	700,000	638,278	9.7%
Kennebunkport	56	63	-11.1%	1,268,500	920,000	37.9%
Wells	144	183	-21.3%	648,500	565,000	14.8%
Ogunquit	25	23	8.7%	925,000	1,100,000	-15.9%
Maine	12,733	15,861	-19.7%	360,000	335,000	7.5%
Cumberland County	2,577	3,128	-17.6%	535,000	495,000	8.1%
York County	1,918	2,508	-23.5%	475,000	450,000	5.6%

Additional Details Available at MaineHomeConnection.com