




 **\$534,000**
Single Family  7.9%
Median Price YTD




 **2,341**
Single Family  18.9%
Number of Sales YTD

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



Month of October 2023 vs Prior Year
Single Family

 Stats
212 Pending  9.8%
407 For Sale  7.4%

 Sold
304 Units  2.0%
\$538,500  12.2%

Condo Corner

October
YTD Sales

2023
678

2022
753

Monthly Unit Sales  1.1%

October
YTD Prices

2023
\$469,500

2022
\$420,000

Monthly Prices  22.5%

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

October 2023 YTD
Single Family, Selected Towns



	Units			Median Price		
<i>Cumberland County</i>	2023	2022	%	2023	2022	%
Portland	309	418	-26.1%	550,000	495,000	11.1%
South Portland	208	174	19.5%	480,000	485,000	-1.0%
Falmouth	114	129	-11.6%	927,500	825,000	12.4%
Cape Elizabeth	81	99	-18.2%	832,000	805,000	3.4%
Scarborough	185	244	-24.2%	698,000	634,000	10.1%
Cumberland	82	104	-21.2%	837,500	685,000	22.3%
Yarmouth	66	83	-20.5%	992,500	785,000	26.4%
Harpswell	68	67	1.5%	726,000	625,000	16.2%
Brunswick	180	155	16.1%	510,000	465,342	9.6%
Freeport	56	63	-11.1%	673,000	699,000	-3.7%
Windham	173	223	-22.4%	474,000	465,000	1.9%
Gorham	124	137	-9.5%	575,000	470,000	22.3%
Westbrook	105	159	-34.0%	430,000	428,000	0.5%
<i>York County</i>						
Old Orchard Beach	77	112	-31.3%	565,000	525,000	7.6%
Saco	134	181	-26.0%	562,500	465,000	21.0%
Biddeford	98	161	-39.1%	450,000	408,000	10.3%
Kennebunk	118	158	-25.3%	707,950	635,828	11.3%
Kennebunkport	53	57	-7.0%	1,252,000	974,500	28.5%
Wells	125	172	-27.3%	629,000	570,000	10.4%
Ogunquit	24	19	26.3%	1,005,000	1,033,621	-2.8%
Maine	11,502	14,567	-21.0%	362,500	337,852	7.3%
Cumberland County	2,341	2,884	-18.8%	534,000	495,000	7.9%
York County	1,714	2,301	-25.5%	476,765	450,000	5.9%

Additional Details Available at MaineHomeConnection.com