










 **\$570,000**  
 6.8%  
 Single Family Median Price YTD

 **2,455**  
 4.7%  
 Single Family Number of Sales YTD



 **7 Days**  
 16.7%  
 Single Family Median Days on Market



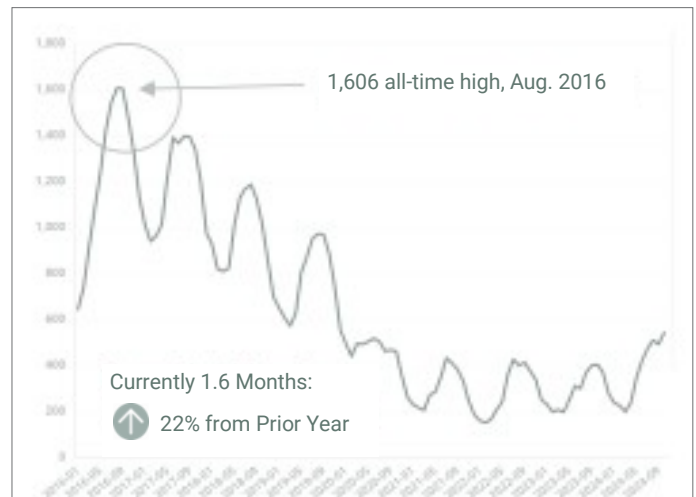
Month of October 2024 vs Prior Year  
Single Family

 Stats	 Sold
219 Pending  10.2%	338 Units  4.7%
545 For Sale  33.9%	557,300  4.0%

## Condo Corner

October YTD Sales	October YTD Prices
2024 704	2024 \$517,000
2023 679	2023 \$470,000
Monthly Unit Sales  9.3%	Monthly Prices  13.7%

## 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 2024 YTD  
Single Family, Selected Towns



	Units			Median Price		
<i>Cumberland County</i>	2024	2023	%	2024	2023	%
Portland	350	310	12.9%	593,500	550,000	7.9%
South Portland	173	174	-0.6%	535,000	480,000	11.5%
Falmouth	126	114	10.5%	1,007,500	927,500	8.6%
Cape Elizabeth	90	81	11.1%	943,000	832,000	13.3%
Scarborough	178	185	-3.8%	762,500	698,000	9.2%
Cumberland	82	82	0.0%	790,000	837,500	-5.7%
Yarmouth	69	69	0.0%	925,000	992,500	-6.8%
Harpswell	82	68	20.6%	710,500	726,000	-2.1%
Brunswick	145	181	-19.9%	529,900	510,000	3.9%
Freeport	71	56	26.8%	800,000	673,300	18.8%
Windham	202	172	17.4%	479,950	472,000	1.7%
Gorham	129	124	4.0%	539,000	575,000	-6.3%
Westbrook	130	105	23.8%	489,500	430,000	13.8%
<i>York County</i>						
Old Orchard Beach	82	77	6.5%	592,500	565,000	4.9%
Saco	164	134	22.4%	565,000	562,500	0.4%
Biddeford	130	98	32.7%	448,650	450,000	-0.3%
Kennebunk	141	118	19.5%	700,000	707,950	-1.1%
Kennebunkport	62	53	17.0%	1,490,000	1,252,000	19.0%
Wells	138	125	10.4%	649,275	629,000	3.2%
Ogunquit	27	24	12.5%	1,198,000	1,005,000	19.2%
Maine	11,933	11,520	3.6%	390,000	362,500	7.6%
Cumberland County	2,455	2,344	4.7%	570,000	533,500	6.8%
York County	1,930	1,716	12.5%	523,750	476,765	9.9%

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