










 **\$550,000**  
Single Family  3.1%  
Median Price YTD

 **461**  
Single Family  0.6%  
Number of Sales YTD



 **16 Days**  
Single Family  45.5%  
Median Days on Market



### Month of March 2025 vs Prior Year Single Family

 Stats	 Sold
263 Pending  9.9%	149 Units  12.4%
326 For Sale  33.6%	\$548,500  1.1%

### Condo Corner

March YTD Sales	March YTD Prices
<b>2025 162</b>	<b>2025 \$503,000</b>
<b>2024 153</b>	<b>2024 \$540,000</b>
Monthly Unit Sales  9.6%	Monthly Prices  3.3%

### Inventory Absorption Rate



The Absorption Rate is the total units sold divided by the end period active listings, representing the odds to sell. Data for Single Family.

# Market Statistics

## March 2025 YTD

### Single Family, Selected Towns



	Units			Median Price		
<i>Cumberland County</i>	2025	2024	%	2025	2024	%
Portland	55	58	-5.2%	567,825	513,417	10.6%
South Portland	34	26	30.8%	519,305	512,500	1.3%
Falmouth	26	31	-16.1%	1,045,000	1,075,000	-2.8%
Cape Elizabeth	17	14	21.4%	774,600	1,300,000	-40.4%
Scarborough	43	41	77.0%	800,000	775,000	3.2%
Cumberland	15	11	36.4%	815,000	687,500	18.5%
Yarmouth	7	17	-58.8%	610,000	825,000	-26.1%
Harpswell	11	14	-21.4%	975,000	620,000	57.3%
Brunswick	39	28	39.3%	475,000	525,000	-9.5%
Freeport	16	11	45.5%	559,750	800,000	-30.0%
Windham	34	40	-15.0%	499,000	465,500	7.2%
Gorham	21	35	-40.0%	473,000	492,000	-3.9%
Westbrook	29	26	11.5%	456,000	470,000	-3.0%
Standish	18	19	-5.3%	428,000	425,000	0.7%
New Gloucester	8	3	166.7%	486,250	676,000	-28.1%
<i>York County</i>						
Old Orchard Beach	9	22	-59.1%	544,000	554,250	-1.8%
Saco	30	31	-3.2%	575,100	550,000	4.6%
Biddeford	30	26	15.4%	478,000	411,000	16.3%
Kennebunk	28	32	-12.5%	834,843	684,960	21.9%
Kennebunkport	15	16	-6.3%	1,075,000	1,385,000	-22.4%
Wells	26	26	0.0%	600,736	716,277	-16.1%
Ogunquit	5	5	0.0%	833,000	749,000	11.2%
Sanford	48	47	2.1%	344,900	357,000	-3.4%
Acton	7	7	0.0%	525,000	351,000	49.6%
Berwick	8	17	-52.9%	587,500	465,000	26.3%
Buxton	13	11	18.2%	382,000	420,000	-9.0%
<i>Totals</i>						
Maine	2,428	2,456	-1.1%	382,000	364,000	4.9%
Cumberland County	461	464	-0.6%	550,000	533,500	3.1%
York County	385	407	-5.4%	490,000	499,000	-1.8%

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