

### **Market Statistics** March 2025 Cumberland County, Maine





\$550,000

**3.1%** 

Single Family

Median Price YTD



461

0.6%

Single Family

Number of Sales YTD



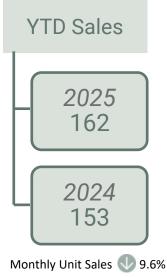
16 Days

45.5%

Single Family

Median Days on Market

## Condo Corner



March

March YTD Prices

2025 \$503,000

> 2024 \$540,000

Monthly Prices 3.3%





Month of March 2025 vs Prior Year Single Family



Stats

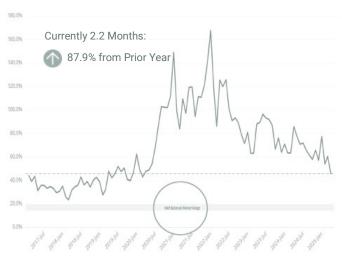
263 Pending 9.9% 



Sold

149 Units \$548,500 **12.4%** 1.1%

# **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.

#### Maine Home Connection



# Market Statistics March 2025 YTD Single Family, Selected Towns



	Units			Median Price
Cumberland County	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%
York County			50.404	
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%
Totals				
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