



 **\$589,000**
 3.5%
 Single Family Median Price YTD

 **1,668**
 10.8%
 Single Family Number of Sales YTD

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



Month of July 2025 vs Prior Year
Single Family

 Stats		 Sold	
395 Pending	 1.0%	361 Units	 15.0%
665 For Sale	 35.9%	\$605,000	 2.2%

Condo Corner

July
YTD Sales

2025
486

2024
454

July
YTD Prices

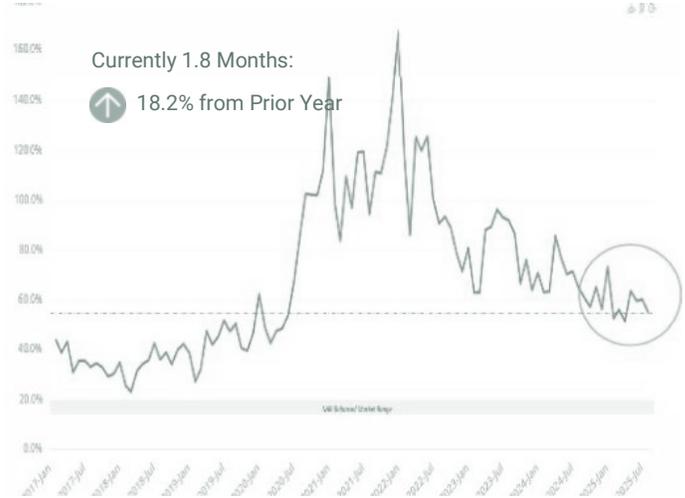
2025
\$502,994

2024
\$529,250

Monthly Unit Sales  13.9%

Monthly Prices  12.8%

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

July 2025 YTD

Single Family, Selected Towns



	Units			Median Price		
	2025	2024	%	2025	2024	%
<i>Cumberland County</i>						
Portland	246	225	9.3%	602,500	592,000	1.8%
South Portland	114	105	8.6%	570,000	535,000	6.5%
Falmouth	90	88	2.3%	977,500	1,062,000	-8.0%
Cape Elizabeth	55	54	1.9%	979,000	922,500	6.1%
Scarborough	141	110	77.0%	765,000	745,000	2.7%
Cumberland	54	47	14.9%	920,000	750,000	22.7%
Yarmouth	45	48	-6.3%	755,000	861,500	-12.4%
Harpswell	45	44	2.3%	837,500	710,500	17.9%
Brunswick	95	78	21.8%	530,000	525,000	1.0%
Freeport	51	40	27.5%	725,000	797,500	-9.1%
Windham	128	129	-0.8%	525,750	471,000	11.6%
Gorham	83	92	-9.8%	536,000	543,500	-1.4%
Westbrook	89	82	8.5%	465,000	485,000	-4.1%
Standish	66	53	24.5%	499,250	425,000	17.5%
New Gloucester	26	19	36.8%	510,000	552,500	-7.7%
<i>York County</i>						
Old Orchard Beach	40	57	-29.8%	580,000	640,000	-9.4%
Saco	115	104	10.6%	590,000	562,850	4.8%
Biddeford	86	75	14.7%	483,000	425,000	13.6%
Kennebunk	75	93	-19.4%	772,289	700,000	10.3%
Kennebunkport	42	37	13.5%	1,244,000	1,500,000	-17.1%
Wells	98	84	16.7%	630,000	666,000	-5.4%
Ogunquit	9	12	-25.0%	1,150,000	1,222,500	-5.9%
Sanford	141	131	7.6%	365,000	373,000	-2.1%
Acton	32	29	10.3%	534,125	545,000	-2.0%
Berwick	34	40	-15.0%	535,000	445,000	20.2%
Buxton	41	39	5.1%	450,000	425,000	5.9%
<i>Totals</i>						
Maine	7,670	7,393	3.7%	405,000	385,000	5.2%
Cumberland County	1,668	1,506	10.8%	589,950	570,000	3.5%
York County	1,240	1,191	4.1%	530,500	515,000	3.0%

Additional Details Available at MaineHomeConnection.com



Single Family Homes: July 2025



The single-family home market in Cumberland County is showing early signs of balance after several years of strong seller dominance. The median sales price in July was \$605,000, up 2.2% from last year but down 3.2% from June, signaling a slight easing in prices even as year-over-year growth continues.

Sales activity remained strong, with 361 homes sold—15% higher than last July and 6.5% above June. The most active price points were \$600K–\$749K, followed closely by \$400K–\$499K and \$500K–\$599K.

Homes continued to move quickly, averaging just 7 days on market. Sellers still received, on average, slightly above list price at 101.4%. The median sold price per square foot reached \$346, a modest 0.7% increase year-over-year.

Inventory, however, is shifting. New listings rose 17.7% from last year but dipped compared to June, while active inventory surged nearly 50% year-over-year to 721 homes.

Months supply climbed to 2.0, up 30% from last year, offering buyers a bit more breathing room.

The Takeaway...

Cumberland County's market is still competitive, with quick sales and strong demand, but rising inventory is beginning to tip the scales. Buyers may soon find more leverage, while sellers should be mindful of pricing in a market that's gradually cooling.

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Condominiums: July 2025



July marked a transitional month for Cumberland County's condominium market, as both softer demand and rising inventory pointed toward a shift to more balance.

The median sales price climbed to \$499,450—up 6.3% from June—but still 14% below last July. Closed sales totaled 74, down 14% year-over-year and nearly 12% from June. Condos spent a median of 13 days on market, a bit faster than the prior month but much longer than last year, reflecting reduced buyer urgency.

Sellers, however, continued to perform well. On average, they received 100.3% of their list price, only slightly less than in June. The median sold price per square foot held steady at \$345.

The supply picture is shifting. While new listings fell compared to both last year and last month, active inventory rose sharply—up 35% year-over-year and 12% from June, reaching 227 units.

Months supply climbed to 3.1, a 57% increase from last year, underscoring a trend toward a more balanced market.

The Takeaway...

Condo buyers are gaining more options, and while demand has softened, sellers are still achieving near-asking prices. The market is moving toward balance, creating opportunities on both sides.

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