



 **\$580,000**
↑ 2.6%
Single Family Median Price YTD

 **1,307**
↑ 9.6%
Single Family Number of Sales YTD

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



Month of June 2025 vs Prior Year
Single Family

 Stats	 Sold
336 Pending ↑ 5.0%	339 Units ↑ 12.3%
579 For Sale ↑ 37.2%	\$625,000 ↑ 6.8%

Condo Corner

June
YTD Sales

2025 409
2024 368

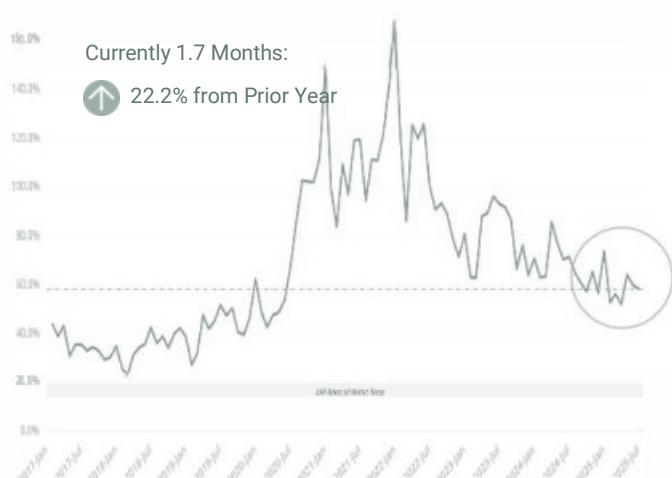
Monthly Unit Sales ↓ 9.4%

June
YTD Prices

2025 \$501,000
2024 \$525,000

Monthly Prices ↓ 16.1%

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.

Monthly Unit Sales ↓ 9.4%

Market Statistics

June 2025 YTD

Single Family, Selected Towns



<i>Cumberland County</i>	Units			Median Price		
	2025	2024	%	2025	2024	%
Portland	189	178	6.2%	610,000	587,500	3.8%
South Portland	96	78	23.1%	562,500	526,000	6.9%
Falmouth	69	71	-2.8%	935,000	1,097,913	-14.8%
Cape Elizabeth	46	40	15.0%	915,495	967,500	-5.4%
Scarborough	117	89	77.0%	795,000	755,000	5.3%
Cumberland	45	35	28.6%	910,000	710,000	28.2%
Yarmouth	31	41	-24.4%	690,000	925,000	-25.4%
Harpswell	33	30	10.0%	832,000	694,500	19.8%
Brunswick	78	63	23.8%	491,250	529,500	-7.2%
Freeport	41	31	32.3%	878,000	800,000	9.8%
Windham	99	100	-1.0%	520,000	479,950	8.3%
Gorham	64	82	-22.0%	515,000	553,500	-7.0%
Westbrook	70	66	6.1%	453,000	472,750	-4.2%
Standish	56	41	36.6%	495,000	425,000	16.5%
New Gloucester	21	15	40.0%	510,000	552,500	-7.7%
<i>York County</i>						
Old Orchard Beach	30	54	-44.4%	580,000	617,500	-6.1%
Saco	88	89	-1.1%	588,951	565,000	4.2%
Biddeford	68	52	30.8%	480,500	420,000	14.4%
Kennebunk	63	77	-18.2%	772,289	684,900	12.8%
Kennebunkport	32	30	6.7%	1,241,875	1,712,500	-27.5%
Wells	82	67	22.4%	630,000	666,000	-5.4%
Ogunquit	7	8	-12.5%	845,000	1,222,500	-30.9%
Sanford	115	112	2.7%	359,000	370,000	-3.0%
Acton	22	23	-4.3%	515,000	545,000	-5.5%
Berwick	24	34	-29.4%	483,000	472,500	2.2%
Buxton	33	28	17.9%	450,000	422,500	6.5%
<i>Totals</i>						
Maine	6,094	5,898	3.3%	400,000	382,750	4.5%
Cumberland County	1,305	1,192	9.5%	580,000	565,500	2.6%
York County	986	970	1.6%	525,000	510,500	2.8%

Additional Details Available at MaineHomeConnection.com

Single Family Homes: Half Year



As summer heats up, so does the real estate market across Cumberland County. The median sales price for single-family homes climbed to \$625,000—up 6.8% from June 2024 and 7.8% from just last month. It's a clear sign that buyer demand remains strong and that homes here continue to hold—and build—their value.

Closed sales reached 338, a notable 22.9% increase from May and 11.9% year-over-year. At the same time, the median days on market held steady at just 6, underscoring a fast-paced environment where well-positioned homes are quickly claimed.

Sellers are seeing the benefits. On average, homes are selling for 102.3% of list price, with many exceeding asking—proof that this remains a competitive, seller-friendly market. Price per square foot also rose 3.4% from last year to \$348, reflecting steady appreciation across the region. New inventory is finally starting to catch up.

There were 535 new listings in June—up 27.4% from a year ago. Total active listings hit 675, marking a 59.6% increase, and months of inventory rose to 2.0. While still short of a balanced market, this additional supply may help ease some of the pressure buyers have been feeling.

The Takeaway...

The market continues to favor sellers, but there are signs of softening just enough to offer buyers more options and breathing room. If you're thinking about making a move—buying or selling—now's a smart time to position yourself with the right strategy and guidance.

Condominiums: A Shift in the Wind



While single-family homes remain brisk, Cumberland County's condo market is experiencing a period of recalibration. The median condo price fell 16.1% year-over-year to \$469,900, though it edged up 1.6% from May. Sales volume also dipped: 84 closings in June marks a 9.7% decrease from the previous year and 4.5% from the prior month.

Perhaps most telling is the change in market pace. The median days on market jumped to 15, more than double last year's figure. Buyers are taking a bit more time—and in some cases, gaining more negotiating power. That said, condos are still commanding 100.5% of list price on average, showing that competitively priced units continue to attract solid interest.

The price per square foot declined to \$345, down 26.1% from last June. Meanwhile, active condo inventory grew 40.4%, bringing the months supply to 2.7—a notable increase that hints at a more balanced, even slightly buyer-friendly environment.

What this means: Condos may be offering more opportunity right now—whether you're looking to purchase with a bit more flexibility or aiming to sell in a market that still rewards smart pricing and presentation.

The Takeaway...

Condos may be offering more opportunity right now—whether you're looking to purchase with a bit more flexibility or aiming to sell in a market that still rewards smart pricing and presentation.