









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

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



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



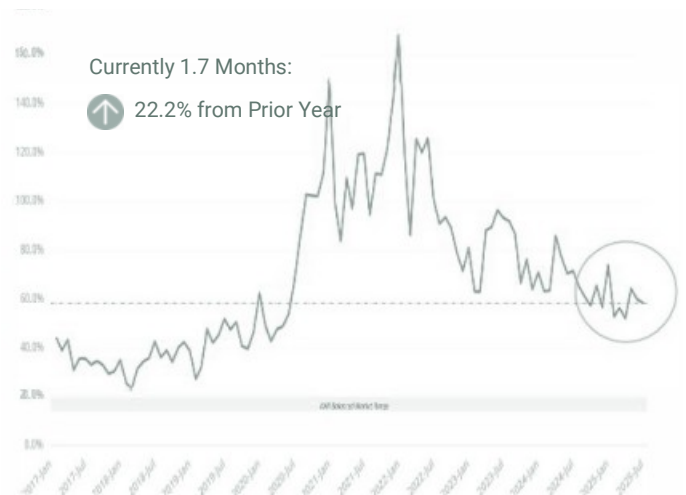
Month of June 2025 vs Prior Year  
Single Family

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

## Condo Corner

| June YTD Sales  | June YTD Prices  |
|---|--|
| 2025<br>409   | 2025<br>\$501,000  |
| 2024<br>368   | 2024<br>\$525,000  |
| Monthly Unit Sales  9.4% | 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.

# Market Statistics

## June 2025 YTD

### Single Family, Selected Towns



|                          | Units |       |        | Median Price |           |        |
|--------------------------|-------|-------|--------|--------------|-----------|--------|
| <i>Cumberland County</i> | 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](https://MaineHomeConnection.com)

Maine Home Connection

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# 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.

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## 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.