



 **\$595,000**
↑ 4.4%
Single Family Median Price YTD

 **2,694**
↑ 9.7%
Single Family Number of Sales YTD

 **9 Days**
↑ 26.8%
Single Family Median Days on Market



Month of October 2025 vs Prior Year Single Family

 Stats	 Sold
338 Pending ↓ 27.3%	362 Units ↑ 6.8%
694 For Sale ↑ 32.2%	\$622,500 ↑ 11.2%

Condo Corner

October YTD Sales	October YTD Prices
2025 566	2025 \$505,450
2024 552	2024 \$527,750
Monthly Unit Sales ↑ 52.6%	Monthly Prices ↑ 8.5%

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

October 2025 YTD

Single Family, Selected Towns



<i>Cumberland County</i>	Units			Median Price		
	2025	2024	%	2025	2024	%
Portland	364	351	3.7%	610,500	595,000	2.6%
South Portland	183	173	5.8%	552,000	535,000	3.2%
Falmouth	146	126	15.9%	1,140,000	1,007,500	13.2%
Cape Elizabeth	102	90	13.3%	1,050,500	943,000	11.4%
Scarborough	205	178	77.0%	761,000	762,500	-0.2%
Cumberland	96	82	17.1%	945,000	790,000	19.6%
Yarmouth	78	69	13.0%	802,500	925,000	-13.2%
Harpswell	93	82	13.4%	837,500	710,500	17.9%
Brunswick	146	145	0.7%	533,000	529,900	0.6%
Freeport	73	71	2.8%	750,000	800,000	-6.3%
Windham	200	202	-1.0%	520,000	479,950	8.3%
Gorham	141	129	9.3%	546,500	539,000	1.4%
Westbrook	144	130	10.8%	457,950	489,500	-6.4%
Standish	110	83	32.5%	498,750	425,000	17.4%
New Gloucester	44	35	25.7%	511,000	552,500	-7.5%

<i>York County</i>						
Old Orchard Beach	84	82	2.4%	582,500	592,500	-1.7%
Saco	169	164	3.0%	585,000	565,000	3.5%
Biddeford	133	130	2.3%	510,000	448,650	13.7%
Kennebunk	129	141	-8.5%	805,000	700,000	15.0%
Kennebunkport	70	61	14.8%	1,220,243	1,500,000	-18.7%
Wells	163	138	18.1%	645,000	649,275	-0.7%
Ogunquit	25	27	-7.4%	1,055,000	1,198,000	-11.9%
Sanford	204	197	3.6%	363,950	379,900	-4.2%
Acton	53	46	15.2%	540,000	535,000	0.9%
Berwick	58	58	0.0%	523,000	452,500	15.6%
Buxton	67	69	-2.9%	440,000	449,000	-2.0%

<i>Totals</i>						
Maine	12,631	11,946	5.7%	410,000	390,000	5.1%
Cumberland County	2,694	2,456	9.7%	595,000	570,000	4.4%
York County	2,058	1,929	6.7%	540,000	522,500	3.3%

Additional Details Available at MaineHomeConnection.com