

MID-YEAR 2025

MARKET REPORT



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Advisors Living presents the Residential Mid-Year Market Report comparing 2025 to 2024. This comprehensive study focuses on Southern Maine. The Advisors Living research team compiled this report using data deemed reliable from sources such as MREIS, MaineListings, MAR, NAR, and public sales records via the Registry of Deeds. Here is a summary of the key points:

We are seeing some shifts in the real estate market as we pass the midyear mark. Interest rates have slightly declined, creating more favorable conditions for buyers. Additionally, more properties are coming onto the market. The number of listings in Maine increased by 17.7% through mid-2025, while the statewide median sales price rose by 9.4% to \$383,000.

Many potential sellers, benefiting from historically low interest rates, have opted to remain in their current homes. While inventory is increasing, it still falls short of meeting the high demand from buyers. Despite this rise in listings, affordability remains a major challenge. Any significant drop in mortgage interest rates could release substantial pent-up demand.

In the first half of 2025, more single-family homes were listed across Maine compared to the same period in 2024. Although inventory rose, buyer demand remained strong, leading to higher median sale prices in many of Maine's cities and towns.

Cumberland and York counties experienced some of the most significant increases, with year-over-year listing growth of 20.2% and 24.3%, respectively. Cumberland County saw a 2.6% rise in median sales price and a 9.5% increase in closed sales. Similarly, York County reported a 2.8% increase in sale prices and a 12.5% rise in closed units.

In Portland, Maine's largest city, the median sold price reached \$610,000 — a 3.8% increase compared to the same period last year. Property closings rose by 6.2%, outpacing the statewide average of 3.3%. Additionally, new listings were up 9.4%, offering buyers more options.

In summary, the main challenges in today's market are low inventory and affordability. Market conditions can vary widely by town and neighborhood, making it crucial to work with a knowledgeable Residential Advisor who can offer hyper-local insights into pricing, timing, and strategy. The 2025 real estate market is expected to remain dynamic. Our team of Residential Advisors are experts in their local areas and are ready to help you navigate these shifts. Whether you're buying or selling in Southern Maine or surrounding communities, our trusted advisors are here to provide expert guidance and support your next real estate move.

Sincerely,

MERIT MCINTYRE

CEO & President

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SINGLE FAMILY MID-YEAR UPDATE MAINE

HOMES LISTED

10,653 | +17.7%

CURRENT INVENTORY

5,091 | +49.6%

TOTAL UNITS CLOSED

6,093 | +3.3%

DAYS TO OFFER

16 | 3 days slower

MEDIAN SALES PRICE

\$400,000 | +4.5%



SINGLE FAMILY MID-YEAR UPDATE **BIDDEFORD**

HOMES LISTED

108 | +36.7%

CURRENT INVENTORY

30 | +52.6%

TOTAL UNITS CLOSED

68 | +13.3%

DAYS TO OFFER

7 | 1 day slower

MEDIAN SALES PRICE

\$480,000 | +14.4%



SINGLE FAMILY MID-YEAR UPDATE BRUNSWICK

HOMES LISTED

106 | +12.8%

CURRENT INVENTORY

35 | +29.6%

TOTAL UNITS CLOSED

78 | +23.8%

DAYS TO OFFER

11 | 4 days slower

MEDIAN SALES PRICE

\$491,250 | -7.3%



SINGLE FAMILY MID-YEAR UPDATE CAPE ELIZABETH

HOMES LISTED

70 | +18.6%

CURRENT INVENTORY

22 | +69.2%

TOTAL UNITS CLOSED

46 | +15%

DAYS TO OFFER

7 | 2 days faster

MEDIAN SALES PRICE

\$915,495 | -5.4%



SINGLE FAMILY MID-YEAR UPDATE CUMBERLAND

HOMES LISTED

81 | +58.8%

CURRENT INVENTORY

27 | +108.3%

TOTAL UNITS CLOSED

45 | +28.6%

DAYS TO OFFER

6 | 1 day faster

MEDIAN SALES PRICE

\$910,000 | +28%



SINGLE FAMILY MID-YEAR UPDATE CUMBERLAND COUNTY

HOMES LISTED

2,072 | +20.2%

CURRENT INVENTORY

667 | +55.3%

TOTAL UNITS CLOSED

1,305 | +9.5%

DAYS TO OFFER

7 | no change

MEDIAN SALES PRICE

\$580,000 | +2.6%



SINGLE FAMILY MID-YEAR UPDATE FALMOUTH

HOMES LISTED

109 | +16%

CURRENT INVENTORY

41 | +95.2%

TOTAL UNITS CLOSED

69 | -2.8%

DAYS TO OFFER

9 | no change

MEDIAN SALES PRICE

\$935,000 | -14.8%



SINGLE FAMILY MID-YEAR UPDATE FREEPORT

HOMES LISTED

55 | +25%

CURRENT INVENTORY

19 | +240%

TOTAL UNITS CLOSED

41 | +32.3%

DAYS TO OFFER

19 | 14 days slower

MEDIAN SALES PRICE

\$878,000 | +9.8%



SINGLE FAMILY MID-YEAR UPDATE KENNEBUNKPORT

HOMES LISTED

62 | +17%

CURRENT INVENTORY

36 | -2.7%

TOTAL UNITS CLOSED

32 | +6.7%

DAYS TO OFFER

38 | 2 days slower

MEDIAN SALES PRICE

\$1,241,875 | -27.5%



SINGLE FAMILY MID-YEAR UPDATE KITTERY

HOMES LISTED

62 | +21.6%

CURRENT INVENTORY

24 | +71.4%

TOTAL UNITS CLOSED

36 | +20%

DAYS TO OFFER

8 | 12 days faster

MEDIAN SALES PRICE

\$625,000 | -6.6%



SINGLE FAMILY MID-YEAR UPDATE OGUNQUIT

HOMES LISTED

33 | +65%

CURRENT INVENTORY

24 | +118.2%

TOTAL UNITS CLOSED

8 | no change

DAYS TO OFFER

17 | 9 days faster

MEDIAN SALES PRICE

\$997,500 | -18.4%



SINGLE FAMILY MID-YEAR UPDATE OLD ORCHARD BEACH

HOMES LISTED

77 | +13.2%

CURRENT INVENTORY

32 | +33.3%

TOTAL UNITS CLOSED

30 | -44.4%

DAYS TO OFFER

20 | 8 days slower

MEDIAN SALES PRICE

\$580,000 | -6.1%



SINGLE FAMILY MID-YEAR UPDATE PORTLAND

HOMES LISTED

278 | +9.4%

CURRENT INVENTORY

48 | +14.3%

TOTAL UNITS CLOSED

189 | +6.2%

DAYS TO OFFER

7 | 1 day slower

MEDIAN SALES PRICE

\$610,000 | +3.8%



SINGLE FAMILY MID-YEAR UPDATE SACO

HOMES LISTED

136 | +19.3%

CURRENT INVENTORY

38 | +46.2%

TOTAL UNITS CLOSED

88 | -1.1%

DAYS TO OFFER

8 | 1 day slower

MEDIAN SALES PRICE

\$588,951 | +4.2%



SINGLE FAMILY MID-YEAR UPDATE SCARBOROUGH

HOMES LISTED

162 | +14.9%

CURRENT INVENTORY

41 | +21.9%

TOTAL UNITS CLOSED

117 | +31.5%

DAYS TO OFFER

9 | 4 days slower

MEDIAN SALES PRICE

\$795,000 | +5.3%



SINGLE FAMILY MID-YEAR UPDATE SOUTH PORTLAND

HOMES LISTED

130 | +15%

CURRENT INVENTORY

21 | -14.3%

TOTAL UNITS CLOSED

96 | +23.1%

DAYS TO OFFER

8 | 2 days slower

MEDIAN SALES PRICE

\$562,500 | +6.9%



SINGLE FAMILY MID-YEAR UPDATE WELLS

HOMES LISTED

166 | +24.8%

CURRENT INVENTORY

100 | +104%

TOTAL UNITS CLOSED

82 | +22.4%

DAYS TO OFFER

19 | 4 days slower

MEDIAN SALES PRICE

\$630,000 | +5.4%



SINGLE FAMILY MID-YEAR UPDATE YARMOUTH

HOMES LISTED

55 | +15%

CURRENT INVENTORY

10 | +70%

TOTAL UNITS CLOSED

31 | -24.4%

DAYS TO OFFER

5 | 1 day faster

MEDIAN SALES PRICE

\$690,000 | -25.4%



SINGLE FAMILY MID-YEAR UPDATE YORK

HOMES LISTED

149 | +14.6%

CURRENT INVENTORY

66 | +78%

TOTAL UNITS CLOSED

81 | +5.2%

DAYS TO OFFER

12 | 2 days faster

MEDIAN SALES PRICE

\$850,000 | -2.9%



SINGLE FAMILY MID-YEAR UPDATE YORK COUNTY

HOMES LISTED

1,749 | +24.3%

CURRENT INVENTORY

655 | +54.3%

TOTAL UNITS CLOSED

986 | +12.5%

DAYS TO OFFER

10 | 1 day slower

MEDIAN SALES PRICE

\$525,000 | +2.8%