

**Single Family Comparison Report
Year Over Year Comparison**

This Year: 12/1/2025 to 12/31/2025

Last Year: 12/1/2024 to 12/31/2024

Property type Residential; Property Sub-Type of 'Single Family Residence'; Status of 'Closed'; County of 'Cumberland'; State/Province of 'ME'.

| | Number of Units Sold | | | Median Sales Price | | |
|-------------------------|----------------------|-----------------|---------|--------------------|-------------|---------|
| | Last Year | This Year | %Change | Last Year | This Year | %Change |
| Baldwin | 0 | 1 | 0.00% | \$0 | \$360,000 | 0.00% |
| Bridgton | 13 | 10 | -23.08% | \$390,000 | \$414,450 | 6.27% |
| Brunswick | 17 | 16 | -5.88% | \$685,000 | \$590,000 | -13.87% |
| Cape Elizabeth | 8 | 8 | 0.00% | \$875,000 | \$940,000 | 7.43% |
| Casco | 6 | 2 | -66.67% | \$619,250 | \$302,500 | -51.15% |
| Chebeague Island | No Sales | No Sales | | | | |
| Cumberland | 12 | 11 | -8.33% | \$779,500 | \$785,000 | 0.71% |
| Falmouth | 14 | 18 | 28.57% | \$754,000 | \$1,000,000 | 32.63% |
| Freeport | 5 | 4 | -20.00% | \$740,000 | \$398,000 | -46.22% |
| Frye Island | No Sales | No Sales | | | | |
| Gorham | 12 | 20 | 66.67% | \$617,450 | \$492,500 | -20.24% |
| Gray | 8 | 10 | 25.00% | \$508,450 | \$647,500 | 27.35% |
| Harpswell | 8 | 8 | 0.00% | \$948,500 | \$620,500 | -34.58% |
| Harrison | 7 | 2 | -71.43% | \$430,000 | \$423,450 | -1.52% |
| Long Island | No Sales | No Sales | | | | |
| Naples | 9 | 7 | -22.22% | \$382,500 | \$380,000 | -0.65% |
| New Gloucester | 3 | 3 | 0.00% | \$399,900 | \$496,000 | 24.03% |
| North Yarmouth | 6 | 7 | 16.67% | \$864,250 | \$1,039,738 | 20.31% |
| Portland | 40 | 33 | -17.50% | \$536,250 | \$600,000 | 11.89% |
| Pownal | 0 | 1 | 0.00% | \$0 | \$600,000 | 0.00% |
| Raymond | 7 | 7 | 0.00% | \$459,900 | \$470,000 | 2.20% |
| Scarborough | 21 | 16 | -23.81% | \$810,000 | \$722,000 | -10.86% |
| Sebago | 2 | 3 | 50.00% | \$520,128 | \$400,000 | -23.10% |
| South Portland | 17 | 26 | 52.94% | \$530,000 | \$540,000 | 1.89% |
| Standish | 4 | 10 | 150.00% | \$496,500 | \$470,500 | -5.24% |
| Westbrook | 12 | 13 | 8.33% | \$392,500 | \$427,000 | 8.79% |

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| | | | | | | |
|--------------------------|------------|------------|--------------|------------------|------------------|---------------|
| Windham | 15 | 18 | 20.00% | \$488,000 | \$524,500 | 7.48% |
| Yarmouth | 5 | 4 | -20.00% | \$1,160,000 | \$1,932,500 | 66.59% |
| Cumberland County | 251 | 258 | 2.79% | \$605,000 | \$594,800 | -1.69% |

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