

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

This Year: 11/1/2025 to 11/30/2025

Last Year: 11/1/2024 to 11/30/2024

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	5	6	20.00%	\$390,200	\$402,950	3.27%
Bridgton	14	10	-28.57%	\$370,992	\$360,000	-2.96%
Brunswick	14	11	-21.43%	\$577,450	\$537,000	-7.00%
Cape Elizabeth	11	8	-27.27%	\$610,000	\$792,750	29.96%
Casco	3	3	0.00%	\$286,000	\$456,000	59.44%
Chebeague Island	0	4	Undefined	\$0	\$850,000	Undefined
Cumberland	7	5	-28.57%	\$599,900	\$879,000	46.52%
Falmouth	13	12	-7.69%	\$1,128,000	\$1,022,000	-9.40%
Freeport	11	11	0.00%	\$700,000	\$810,000	15.71%
Frye Island	1	0	-100.00%	\$2,300,000	\$0	-100.00%
Gorham	13	17	30.77%	\$575,000	\$530,101	-7.81%
Gray	9	8	-11.11%	\$460,000	\$500,000	8.70%
Harpswell	5	9	80.00%	\$1,026,000	\$660,000	-35.67%
Harrison	2	5	150.00%	\$580,000	\$290,345	-49.94%
Long Island	No Sales	No Sales				
Naples	8	5	-37.50%	\$330,950	\$400,000	20.86%
New Gloucester	7	5	-28.57%	\$350,000	\$580,000	65.71%
North Yarmouth	3	5	66.67%	\$476,000	\$685,000	43.91%
Portland	33	20	-39.39%	\$555,000	\$497,498	-10.36%
Pownal	1	1	0.00%	\$890,000	\$1,199,000	34.72%
Raymond	4	5	25.00%	\$418,500	\$370,000	-11.59%
Scarborough	18	18	0.00%	\$764,000	\$692,500	-9.36%
Sebago	2	4	100.00%	\$635,000	\$397,500	-37.40%
South Portland	21	18	-14.29%	\$506,000	\$463,700	-8.36%
Standish	8	14	75.00%	\$472,500	\$487,500	3.17%
Westbrook	8	16	100.00%	\$451,000	\$495,000	9.76%
Windham	23	25	8.70%	\$580,000	\$555,000	-4.31%

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Yarmouth	6	3	-50.00%	\$1,159,950	\$1,300,000	12.07%
Cumberland County	250	248	-0.80%	\$526,500	\$562,500	6.84%

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