

2017 Maine Housing Report

Greater Portland, Coastal & Southern Maine

myMaineProperty
Local Agents..Local Results



+8.62%
Median Prices

-2.0%
Units Sold

What a year! Strong pricing gains were seen across all markets segments, regions and demographics fueled by continued lower interest rates and a strong economy. Buyer confidence is high and Sellers are finally realizing measurable gains from the sales of their properties.

	Median Prices			Units Sold		
	2016	2017	% Change	2016	2017	% Change
Greater Portland	\$301,872	\$321,846	6.62%	2,678	2,608	-2.6%
Coastal Maine	\$236,453	\$259,333	9.68%	931	870	-6.55%
Southern Maine	\$295,670	\$327,811	10.87%	1,616	1,642	1.6%
	\$288,297	\$313,136	8.62%	5,225	5,120	-2.0%

Market Outlook 2018

For 2017 we predicted prices would be up 4.6% and units sold would rise 1.2%. This year we are going to roughly predict the same as we think inventories/sales will stabilize and prices will continue to rise albeit at a slightly slower rate than 2017. Lets buy something together! :)

2018 Predictions: Median Prices: up 5%. Units Sold up 1%

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Greater Portland

	Median Prices			Units Sold		
	2016	2017	% Change	2016	2017	% Change
Portland	\$236,625	\$290,000	10.0%	979	925	-5.5%
South Portland	\$240,000	\$257,875	7.4%	392	390	-0.5%
Falmouth	\$475,000	\$482,450	1.6%	230	232	0.9%
Cape Elizabeth	\$430,000	\$475,000	10.5%	174	189	8.6%
Freeport	\$320,000	\$298,450	-6.7%	156	138	-11.5%
Scarborough	\$365,000	\$375,000	2.7%	397	410	3.3%
Westbrook	\$221,000	\$228,125	3.2%	350	324	-7.4%
	\$301,872	\$321,846	6.62%	2678	2608	-2.6%

Coastal Maine

	Median Prices			Units Sold		
	2016	2017	% Change	2016	2017	% Change
Harpswell	\$380,000	\$399,500	5.1%	145	136	-6.2%
Brunswick	\$219,000	\$248,700	13.6%	319	274	-14.1%
Bath	\$149,574	\$180,000	20.3%	182	164	-9.9%
Boothbay Harbor	\$235,000	\$235,000	0.0%	49	56	14.3%
Damariscotta	\$222,500	\$256,000	15.1%	34	41	20.6%
Camden	\$334,000	\$366,000	9.6%	101	88	-12.9%
Rockland	\$149,900	\$160,000	6.7%	101	111	9.99%
	\$236,453	\$259,333	9.68%	931	870	-6.6%

Southern Maine

	Median Prices			Units Sold		
	2016	2017	% Change	2016	2017	% Change
Kittery	\$313,500	\$359,950	14.8%	157	136	-13.4%
Kennebunkport	\$446,950	\$584,000	30.7%	82	100	22.0%
York	\$373,000	\$395,000	5.9%	319	328	2.8%
Wells	\$259,950	\$290,950	11.9%	372	406	9.1%
Ogunquit	\$442,000	\$491,000	11.1%	76	67	-11.8%
Old Orchard Beach	\$227,000	\$240,000	5.7%	274	273	-0.4%
Saco	\$239,450	\$255,450	6.7%	336	332	-1.2%
	\$295,670	\$313,136	8.62%	1616	1642	1.6%

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