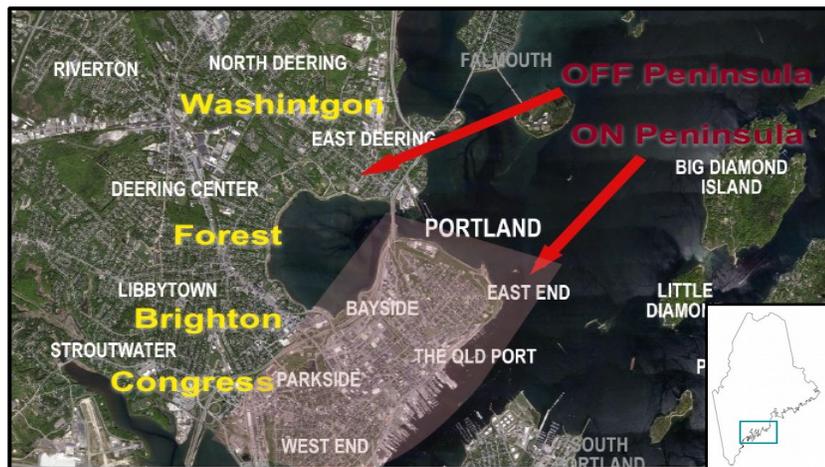


Portland Overview

Real Estate & Neighborhood Information

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Local Agents..Local Results



The city of Portland can roughly be divided up into 2 primary areas, “On Peninsula” aka intown/downtown and “Off Peninsula” aka the more suburban neighborhoods. There are then about 10 sub areas within these 2 regions. From “On Peninsula” there are 4 major roads that travel out into the “Off Peninsula” areas starting with Congress Street on the West which filters out to the airport, Brighton Avenue which cuts through

Deering, Forest Avenue which leads to Westbrook and Washington Avenue which winds its way West and North ultimately ending in Falmouth. All of these roads are 2 lanes and dotted with traffic lights, stores, homes and businesses.

Real Estate Overview

	Median Prices			Units Sold		
	2016	2017	Chg	2016	2017	Chg
Portland	\$263,625	\$290,000	10.0%	979	925	-5.5%
On Peninsula (Downtown) <i>West End, East End, Bayside</i>	\$350,000	\$365,000	4.3%	262	316	20.6%
Off Peninsula <i>Deering, Back Cove</i>	\$245,000	\$267,000	9.0%	677	567	-16.2%
East End	\$380,000	\$414,000	8.9%	57	71	24.6%
West End	\$337,000	\$330,000	-2.1%	79	79	0.0%
Deering	\$244,950	\$268,700	9.7%	618	519	-16.0%
Back Cove	\$255,500	\$260,100	1.8%	61	48	-21.3%

Portland



Housing Prices

	<u>2016</u>	<u>2017</u>
Median Price	264K	290K
# Sold	979	925

Demographics

Population	66,842
Median Income	\$46,000

[Watch Local Videos On Our Website](#)

Portland, Maine bustles with life in eastern Cumberland County along the Atlantic Ocean. No matter the interest, activity, or neighborhood, Portland boasts a vibrancy that surpasses most other cities in Maine. With a population near 64,000, it's the largest city in the state with a wealth of resources to support its residents. The business, retail, and financial centers are of the highest caliber couple with many eclectic shops, fantastic restaurants, beautifully constructed houses, and buildings with breathtaking views of Casco Bay.

REAL ESTATE

As the city continues to attract more and more new residents from away, real estate prices will continue to climb. A total of 925 residential homes and condos sold in 2017 compared with 979 in 2016. The median sales price in 2017 was \$290,000 compared with \$263,625 in 2016.

SCHOOLS

Portland's public and private school systems are known to be the most diverse of any in the entire state of Maine. The city's public school system is also the largest in the state, making it a great place for children to meet others from all differing backgrounds.

RESOURCES

Town Website: www.PortlandMaine.gov

Wikipedia: www.en.wikipedia.org/wiki/Portland,_Maine

School: www.PortlandSchools.org

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The West End



The West End of Portland, located on the western peninsula, is known for its historical architecture. The neighborhood has a number of landmark homes, some of which were once inhabited by influence Mainers such as Neal Dow, the so-called father of prohibition. In 2010, it was called 'one of the best preserved Victorian neighborhoods in the country'. The West End is a great part of town to settle down in and raise a family, while also being close to the Old Port. It is home to the beautiful Western Promenade, a vista that takes you through large lawns with views of

surrounding towns and ocean.

REAL ESTATE

The West End housing market offers a great mix of options to choose from. With a bit more of a suburban feel compared to the East End or the Old Port, you can find a great one bedroom condo for around 250K.

SCHOOLS

The Reiche School located on Brackett Street is a public primary school, offering education options for students looking to enroll in kindergarten to 5th grade. The school offers a public pool and library at the disposal of the entire community. Waynflete is a private institution located on Spring Street, providing educational programs for learners from kindergarten to 12th grade. Though it is a private school, Waynflete offers financial aid options in order to invite children who otherwise wouldn't be able to receive such an education.

The East End



The East End neighborhood is located on Portland's peninsula, encompassing Munjoy Hill and the Eastern Promenade. It's a thriving tight knit community, offering a number of cozy coffee shops and restaurants that allow residents to mingle with their neighbors. It's a wonderful area in the city to raise children, boasting its own elementary school, as well as many playgrounds, and parks. Usually alive with locals on their daily beats, the East End neighborhood is a great place to live!

REAL ESTATE

The End End real estate market continues to be one of the hottest around for both residential and investment units. Over the last few years, it has seen the construction of more luxury condo complexes and renovated homes than the rest of the city. A renovated 2-bedroom condo can be found in the mid-300's to mid 400's whilst a 3-unit multi-family could cost between 600K and 900K.

SCHOOLS

The East End Community School (EECS) is not just a place of education; it's a meeting point for the entire neighborhood. Serving children from kindergarten to 5th grade, the school offers a comprehensive education for all of its students. As of April 2013 EECS was one of many schools within the city limits that started participating in the Walking School Bus. The Walking School Bus program is modeled after similar initiatives in other countries which seek to safely allow primary school students the opportunity to walk to school under the supervision of specially trained adults in an effort in improve health and mobility.

Bayside



The Bayside neighborhood is currently undergoing an exciting redevelopment and revitalization and is Portland's most up-and-coming neighborhood. Many new businesses and housing projects are being built to complement existing businesses, such as Traders Joe's and Whole Foods. The East Bayside Neighborhood is located due east of the Franklin Arterial, while West Bayside lies due west of the arterial with a close proximity to the Portland Downtown District.

REAL ESTATE

The Bayside real estate market is HOT. The biggest challenge is finding things to buy as the neighborhood is composed of many larger industrial complexes with a mix of single family homes and multi units interspersed between them. If one stays on top of the market a single family home can still be found for under 350K whilst per unit multi costs currently hover around 125K or so on average.

HISTORY

The Bayside neighborhood was first developed in the early 19th century and by the 1820's was Portland's second largest seaport via a ship channel into Back Cove. In 1840 the Union Railroad ran along the shore of Back Cove, following approximately where Oxford Street is today. The original rail line is now a rough demarcation between the industrial zone and the residential zone of the Bayside neighborhood.

Deering



A quiet and family oriented suburb, the Deering area is located within the city limits of Portland, but well away from the hustle of downtown. Off the peninsula to the west of Forest Avenue and the Back Cove area, there are a variety of styles of architectural styles to choose from. The term Deering is also used quite liberally to describe many different neighborhoods ranging from East Deering to the east of Washington Avenue, North Deering for the areas on the northernmost limit of the city off of Washington Avenue & then

Deering Center...wedged between Congress and Forest Avenue encompassing both sides of Brighton.

REAL ESTATE

Deering has many options for real estate, from Victorians, and colonials, to quaint bungalows and capes. With a short commute to Downtown, the serene neighborhood has many single family homes and condos listed at a median price of around \$250K. A strong sense of community and plenty of room in your backyard, a home in Deering can be a great place to raise a family

HISTORY

Historically the town of Deering existed separately from Portland, but was incorporated into the city as Deering Center in 1899. Portland's Deering Neighborhood is served by the Deering Center Neighborhood Association, which is dedicated to preserving historical elements in the neighborhood as well as maintaining quality of life for its residents. The Deering neighborhood features many great walking and biking trails, as well as, several public green spaces including Brentwood Farms Community Garden.

The Back Cove



Portland Maine's Back Cove neighborhood rests along the city's tidal basin. The community is positioned just northwest of the intown peninsula. homes and condos in the Back Cove area have a suburban feel, similar to the Deering neighborhood. Back Cove's shore is traversed by a 3.5 mile long pathway that is great for walking the dog, jogging or a breezy seaside bike rides. The neighborhood is also home to Payson Park which features facilities for sports, a playground, as well as many trees within the

Longfellow Arboretum. In the winter month's, Payson Hill Terrain Park has been designed to encourage children to take up winter sports like skiing, snowboarding, and sledding.

REAL ESTATE

The housing supply in the Back Cove was constructed primarily during the turn of the century characterized by Victorian style architecture. Mostly comprised of single family homes there are intermixed within the neighborhood smaller multi units and a few larger condo complexes such as Back Cove Estates. A smaller single family home can still be found for under 300K, but most homes will run into the 300's and 400's based on size and location.

HISTORY

Baxter Boulevard wraps itself around the west side of Back Cove and was first created as an initiative by Mayor James Phinney Baxter. His thought was to have it be one of the four main parks (Deering Oaks, Western Promenade, Eastern Promenade, and Baxter Boulevard) which would encircle the city of Portland. In 1971, the parkway was officially opened, covering 30 acres including the 3.5 mile walking path alongside the boulevard. In 1989, the National Register of Historic Places listed it as an historic landscape district.

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