

Southern Maine Overview

Real Estate & Neighborhood Information



Southern Maine, between to State Border to New Hampshire and the Greater Portland area is where buyers will find the most beautiful homes in the state. Miles of sandy beach occasionally interrupted by high, scenic bluffs provide an ideal platform for your new home. The areas small communities embody the classic New England town, as

neighbors wave and say “Hello!” on a first name basis. Southern Maine features Colonial farms along saltwater estuaries, seaside condos, and quaint cottages along the water.

Real Estate Overview

	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	\$327,811	10.9%	1,616	1,642	1.6%

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Kennebunkport



Housing Prices

	<u>2016</u>	<u>2017</u>
Median Price	447K	584K
# Sold	82	100

Demographics

Population	1,238
Median Income	\$78,000

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Since the 17th century, Kennebunkport has been a cultural and commercial center within the State of Maine. At its beginning, the town was widely known for its shipbuilding, having thousands of vessels pass through the harbor. Today, Kennebunkport remains vibrant, attracting people from far and wide to soak in the New England lifestyle. It would be fair to say that the most famous residents are former President George H.W. Bush and his wife Barbara who on an expansive piece of real estate along the Atlantic Ocean. With its down home charm and tight-knit community, Kennebunkport is a great place to begin your search for a new place to call home.

REAL ESTATE

The Kennebunkport housing market for residential real estate saw a total of 100 residential homes and condos sell in 2017 compared with 82 in 2016. The median sales price in 2017 was \$584,000 compared with \$447,000 in 2016.

SCHOOLS

Kennebunkport is a part of Maine Regional School Unit 21, which also serves the towns of Arundel and Kennebunk. "Our Mission is to support and challenge every student to develop the skills, knowledge, and character needed to be responsible, productive, and adaptive learners, workers, citizens and leaders prepared to succeed in our global society."

RESOURCES

Town Website: www.Kennebunkport.org

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

School: www.rsu21.net

myMaineProperty.com



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Saco



Housing Prices

	<u>2016</u>	<u>2017</u>
Median Price	239K	255K
# Sold	336	332

Demographics

Population	19,014
Median Income	\$53,000

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Saco offers endless possibilities for recreation and entertainment. Its location in the Southeast border of Maine is ideal for traveling to nearby destinations for additional activities. Located just 90 miles north of Boston, 18 miles south of Portland and only ten minutes from Old Orchard Beach, opportunities for entertainment can be found in Saco and its surrounding cities. From the beaches and Saco Bay to shopping and indoor sports, Saco has year round distractions to keep you busy.

REAL ESTATE

The Saco housing market for residential real estate saw a total of 332 residential homes and condos sell in 2017 compared with 336 in 2017. The median sales price in 2017 was \$255,000 compared with \$239,450 in 2016.

SCHOOLS

Saco is a part of Maine RSU 23 along with Dayton and Old Orchard Beach. "All students in RSU 23 will have equitable access to high quality teaching and rigorous learning opportunities in a safe and nurturing setting. RSU 23, through partnership with our parents, students, educators and community members, will ensure that all students are prepared for success in college, careers and as responsible citizens in a global society."

RESOURCES

Town Website: www.SacoMaine.org

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

School: www.SacoSchools.org

myMaineProperty.com



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Wells



Housing Prices

	<u>2016</u>	<u>2017</u>
Median Price	260K	291K
# Sold	372	406

Demographics

Population	10,009
Median Income	\$60,000

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Wells is a beautiful coastal community with a lot to offer. The green estuaries along the Atlantic as well as the sandy beaches provide a great platform on which to spend days of recreation under the sun. Most real estate options in Wells showcase the beauty of the area, whether it's along the choppy waters, or inland among the thriving fauna and flora; there is real estate to suit anyone's needs.

REAL ESTATE

The Wells housing market for residential real estate saw a total of 406 residential homes and condos sell in 2017 compared with 372 in 2016. The median sales price in 2017 was \$290,950 compared with \$259,950 in 2016.

SCHOOLS

The Wells is a part of the Wells-Ogunquit Community School District along with Ogunquit. "The Wells- Ogunquit C.S.D. commits to ensuring that each scholar develops the social, academic, critical and creative thinking skills necessary to meet with success in college, career, citizenship and life. The responsibility for education is shared by student, family, school and community.

RESOURCES

Town Website: www.WellsTown.org

Wikipedia: [www.en.wikipedia.org/wiki/Wells, Maine](http://www.en.wikipedia.org/wiki/Wells,_Maine)

Schools: www.k12wocsd.net

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York



Housing Prices

	<u>2016</u>	<u>2017</u>
Median Price	373K	395K
# Sold	319	328

Demographics

Population	12,803
Median Income	\$68,000

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York Beach is one of the state's largest and most known, as it represents its own borough within the community. Ever since 1652 people have lived and played along the waters of the North Atlantic, taking advantage of its bounty and beauty. Today, the York Beach continues to thrive as vacationers and residents come to play and work for a lifetime. Whether buyers are looking for sprawling ocean views, period details, or just a place to hang their hat, options for York real estate vary.

REAL ESTATE

The York housing market for residential real estate saw a total of 328 residential homes and condos sell in 2017 compared with 319 in 2016. The median sales price in 2017 was \$395,000 compared with \$373,000 in 2016.

SCHOOLS

"The mission of York Schools is to educate, inspire and challenge all learners to be ethical citizens who will make a difference in a changing and complex world."

RESOURCES

Town Website: www.YorkMaine.org

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

Schools: www.YorkSchools.org

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