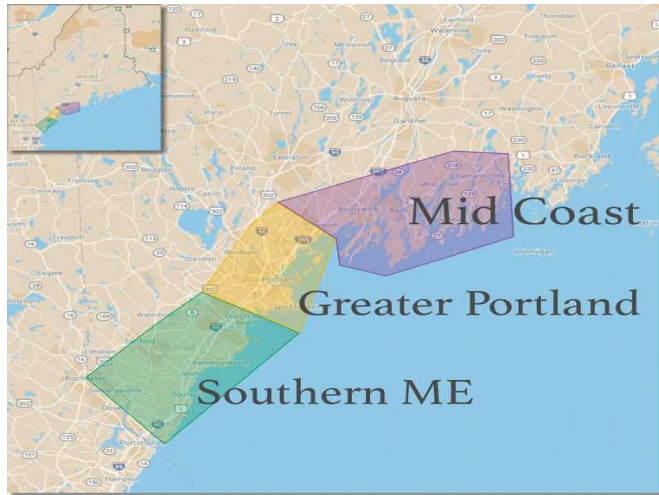


# Maine Waterfront Overview

Southern, Greater Portland & Mid Coastal



With over 2,500 miles of coastline Maine offers a wide variety of waterfront property to find. From **oceanfront estates** on the sandy beaches of Southern Maine to coastal housing compound retreats on the isolated peninsulas and islands in mid coastal Maine there are real estate options galore. Prices for direct waterfront in Southern and Greater Portland Maine can get a bit pricey, but as you head up the coast many affordable **home and condo waterfront listings** can be found.

In addition to direct oceanfront property on the coast Maine you can also find some phenomenal lakefront, riverfront and water view listing close to all recreational amenities. The mighty Kennebec, Damariscotta and Sheepscot rivers in Mid Coastal Maine are well worth exploring!

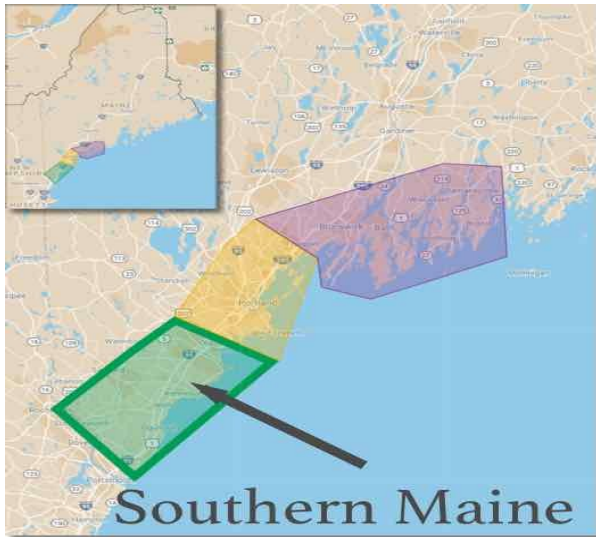
## Real Estate Overview

	Median Prices			Units Sold		
	2016	2017	Change	2016	2017	Change
<b>Southern</b>	\$622,407	\$664,002	6.7%	126	128	1.6%
<b>Greater Portland</b>	\$715,829	\$698,779	-2.4%	132	95	-28.0%
<b>Mid Coastal</b>	\$422,538	\$437,690	3.6%	155	163	5.2%

# Maine Waterfront Overview

Southern, Greater Portland & Mid Coastal

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## Southern Maine

One of the greatest attractions in Southern Maine is the 7 miles of sandy beach in Old Orchard Beach, which is lined with a mix of condos and single family cottages. During the winter you might see people digger clams, riding horses, and playing with their dogs (which is prohibited in the summer months). During the summertime you'll see the beach is lined with sun bathers and children playing in the sand.

Old Orchard Beach also has a downtown area with restaurants and pier with carnival rides. Being only a 30 minute ride from Portland's Jetport, this is a popular tourist destination.

## Real Estate Overview

	Median Prices			Units Sold		
	2016	2017	Change	2016	2017	Change
<b>Kennebunkport</b>	\$614,203	\$967,500	57.5%	14	18	28.6%
<b>York</b>	\$947,400	\$1,005,000	6.1%	40	36	-10.0%
<b>Wells</b>	\$575,000	\$527,700	-8.2%	21	19	-9.5%
<b>Saco</b>	\$499,500	\$477,922	-4.3%	15	20	33.3%
<b>Old Orchard Beach</b>	\$343,250	\$337,500	-1.7%	36	35	-2.8%
	<b>\$622,407</b>	<b>\$664,002</b>	<b>6.7%</b>	<b>126</b>	<b>128</b>	<b>1.6%</b>

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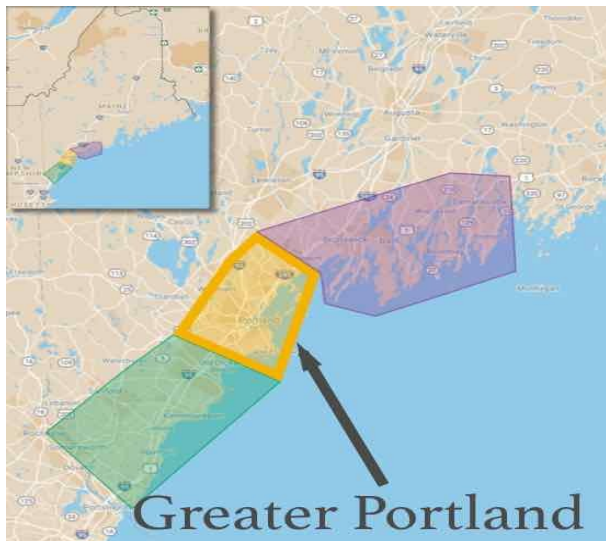
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# Maine Waterfront Overview

Southern, Greater Portland & Mid Coastal

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## Greater Portland

Portland's properties are diverse with the historic sea captain's homes and contemporary condos. Ocean views are characterized by a lively harbor scene. Summer months bring lobster boats, sale boats, tankers and cruise ships in and out of the port.

Cumberland and Falmouth, located just north of Portland, has yacht clubs, town docks, tidal flats and calm seas.

South of Portland is the home of Cape Elizabeth and South Portland. Cape Elizabeth tends to have a rocky coast and is well known for Two Lights State Park, Fort

Williams and Crescent Beach. South Portland has more limited water access, but is best known for Willard Beach, which is one of the hottest markets in South Portland.

## Real Estate Overview

	Median Prices			Units Sold		
	2016	2017	Change	2016	2017	Change
<b>Portland</b>	\$450,000	\$453,000	0.7%	29	18	-37.9%
<b>Scarborough</b>	\$1,035,000	\$877,000	-15.3%	23	15	-34.8%
<b>Cape Elizabeth</b>	\$1,225,000	\$1,250,000	2.0%	15	12	-20.0%
<b>Falmouth</b>	\$725,000	\$592,500	-18.3%	23	14	-39.1%
<b>South Portland</b>	\$266,925	\$485,000	81.7%	8	9	12.5%
<b>Freeport</b>	\$624,000	\$645,000	3.4%	21	9	-57.1%
<b>Cumberland</b>	\$565,000	\$645,000	14.2%	13	18	38.5%
	<b>\$715,829</b>	<b>\$698,779</b>	<b>-2.4%</b>	<b>132</b>	<b>95</b>	<b>-28.0%</b>

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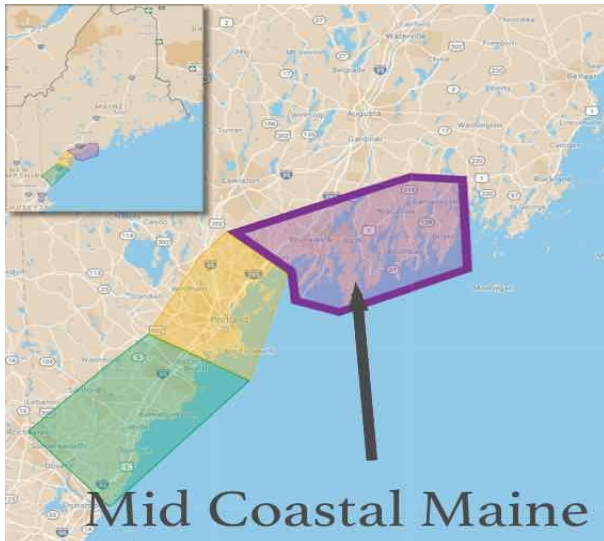
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# Maine Waterfront Overview

Southern, Greater Portland & Mid Coastal

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## Mid Coastal Maine

As you head north of Portland, the coastline changes. From Freeport up through Brunswick, most of the coastline is tidal flats. One of the best places to view the ocean is Wolf's Neck Woods State Park.

The coastline transforms to rockier shoreline as you head east from Harpswell up to Boothbay Harbor. Harpswell and Phippsburg tend to remain fairly quiet year-round, and are well respected lobster communities. Booth also has a stunning rocky shoreline and is well known as a summer vacation have. If you're looking for a sandy beach in the mid-coast, visit Popham Beach State Park and Reid State Park Beach.

## Real Estate Overview

	Median Prices			Units Sold		
	2016	2017	Change	2016	2017	Change
<b>Rockland</b>	\$261,700	\$447,500	71.0%	5	3	-40.0%
<b>Damariscotta</b>	\$302,900	\$340,25	12.5%	11	14	27.3%
<b>Boothbay Harbor</b>	\$350,000	\$392,150	12.0%	18	22	22.2%
<b>Harpswell</b>	\$463,000	\$450,000	-2.8%	106	101	-4.7%
<b>Bath</b>	\$365,000	\$485,000	32.9%	15	23	53.3%
	<b>\$422,538</b>	<b>\$437,690</b>	<b>3.6%</b>	<b>155</b>	<b>163</b>	<b>5.2%</b>

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