

# Greater Portland Overview

Real Estate & Neighborhood Information

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Greater Portland represents the densest population in the state, accounting for almost a third of Maine's general population. With so many people, there are countless neighborhoods to suite any-one's needs. From the luxury condos of Downtown Portland, to the seaside cottages of Freeport and Yarmouth, there are homes of all shapes and sizes. The top public school districts in the state as well as the largest

hospital, Maine Med, are located in Greater Portland, Finding a home in the Greater Portland area will ensure that you will be just moments away from art, culture and cuisine as well as top notch services.

## Real Estate Overview

	Median Prices			Units Sold		
	2015	2016	Change	2015	2016	Change
<b>Portland</b>	\$250,000	\$263,313	5.1%	958	978	2%
<b>South Portland</b>	\$225,000	\$240,000	6.3%	441	392	-12.5%
<b>Falmouth</b>	\$468,500	\$475,000	1.4%	222	230	3.5%
<b>Cape Elizabeth</b>	\$373,900	\$430,000	13%	203	174	-16.7%
<b>Freeport</b>	\$307,000	\$320,000	4.1%	146	156	6.4%
<b>Scarborough</b>	\$349,500	\$365,000	4.2%	394	397	0.8%
<b>Westbrook</b>	\$199,950	\$221,000	9.5%	286	351	18.5%
	<b>\$310,550</b>	<b>\$330,616</b>	<b>6.1%</b>	<b>2650</b>	<b>2678</b>	<b>1%</b>

[myMaineProperty.com](http://myMaineProperty.com)  
[herrigelkennedy@gmail.com](mailto:herrigelkennedy@gmail.com)



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## Portland



### Housing Prices

	<u>2015</u>	<u>2016</u>
<b>Median Price:</b>	250K	263K
<b># Sold:</b>	958	978

### Demographics

<b>Population:</b>	66,842
<b>Median Income:</b>	\$46,000

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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**

Portland is the hottest real estate market in the state, but a 3 bedroom, 2 bath home can still be found in the 225K and 300K range. As the city continues to attract more and more new residents from away, real estate prices will continue to climb. A total of 978 residential homes and condos sold in 2016 compared with 958 in 2015. The median sales price in 2016 was \$263,000 compared with \$250,000 in 2015.

### **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](http://www.PortlandMaine.gov)

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

**School:** [www.PortlandSchools.org](http://www.PortlandSchools.org)

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## South Portland



### Housing Prices

	<u>2015</u>	<u>2016</u>
<b>Median Price:</b>	225K	240K
<b># Sold:</b>	441	392

### Demographics

<b>Population:</b>	25,424
<b>Median Income:</b>	\$54,000

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South Portland, as the name implies is just south of in town Portland along the water's edge. The suburban community offers many quiet neighborhoods, great for families or anyone who wants to live close to, but outside the excitement of Portland. There are plenty of options for real estate in South Portland on, or near the shore. Near Willard Beach and Spring Point, the Fort Preble area has fantastic views of Portland Harbor and Casco Bay.

### **REAL ESTATE**

The South Portland, Maine housing market for residential real estate saw a total of 392 residential homes and condos sell in 2016 compared with 441 in 2015. The median sales price in 2016 was \$240,000 compared with \$225,000 in 2015. Overall the South Portland residential real estate market is very strong and should continue to remain this way.

### **SCHOOLS**

“Enriching lives through quality learning for all” is the motto of the South Portland School Department. South Portland is the home to five elementary schools, two middle schools and one high school

### **RESOURCES**

**Town Website:** [www.southportland.org](http://www.southportland.org)

**Wikipedia:** [www.wikipedia.org/wiki/South Portland, Maine](http://www.wikipedia.org/wiki/South_Portland,_Maine)

**School:** [www.spsd.org](http://www.spsd.org)

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[herrigelkennedy@gmail.com](mailto:herrigelkennedy@gmail.com)



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## Cape Elizabeth



### Housing Prices

### Demographics

	<u>2015</u>	<u>2016</u>		
<b>Median Price</b>	374K	430K	<b>Population</b>	9,185
<b># Sold</b>	203	174	<b>Median Income</b>	\$98,000

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Cape Elizabeth — Maine's wealthiest town, is home to scenic Fort Williams Park, the picturesque Portland Head Light, and miles of coastal waterfront. Cape Elizabeth is well-known in the Greater Portland Area as a great place for a tourism and year-round living. Though there are many oceanfront mansions that one would expect in such a scenic location, Cape Elizabeth also hosts many charming multi-acre inland homes, some of which reside on still-functioning farms, and homesteads. Those looking at real estate in Cape Elizabeth, may also be interested in browsing listings in South Portland, or Falmouth.

### **REAL ESTATE**

The Cape Elizabeth, Maine housing market for residential real estate saw a total of 174 residential homes and condos sell in 2016 compared with 203 in 2015. The median sales price in 2016 was \$430,000 compared with \$374,000 in 2015. Despite this statistical decrease, the residential market in Cape Elizabeth along with the entire region is very strong!

### **SCHOOLS**

Cape Elizabeth is known throughout the Northeast for maintaining one of America's best public school systems. Cape Elizabeth High School is a recent recipient of the Blue Ribbon Award, the highest honor an American school can receive. The school regularly achieves the highest SAT scores in the Maine public school system.

### **RESOURCES**

**Town Website:** [www.CapeElizabeth.com](http://www.CapeElizabeth.com)

**Wikipedia:** [www.en.wikipedia.org/wiki/Cape\\_Elizabeth,\\_Maine](http://www.en.wikipedia.org/wiki/Cape_Elizabeth,_Maine)

**School:** [www.cape.k12.me.us](http://www.cape.k12.me.us)

[myMaineProperty.com](http://myMaineProperty.com)  
[herrigelkennedy@gmail.com](mailto:herrigelkennedy@gmail.com)



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## Falmouth



### Housing Prices

	<u>2015</u>	<u>2016</u>
<b>Median Price:</b>	469K	475K
<b># Sold:</b>	222	230

### Demographics

<b>Population:</b>	11,734
<b>Median Income:</b>	\$99,000

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A drive through Falmouth will reveal a strikingly serene scene of ocean front property, great education, close access to to the Greater Portland area, a thriving local community and one of Portland's most popular suburbs in which to raise a family. Located just north of Portland, Falmouth's residents enjoy golf at some of Southern Maine's best courses, many parks and restaurants, and the advantages of proximity to the Portland area combined with suburban pleasures

### **REAL ESTATE**

The Falmouth, Maine housing market for residential real estate saw a total of 230 residential homes and condos sell in 2016 compared with 222 in 2015. The median sales price in 2016 was \$475,000 compared with \$469,000 in 2015. The real estate market in Falmouth Maine is one of the premier markets in the entire state!

### **SCHOOLS**

Falmouth is home to Falmouth High School, both noted for their strong curriculum and sports programs. Falmouth Public School's first goal is, "Because our community values health, balance and belonging, we seek to establish a culture of wellness that supports the physical, social and emotional well-being of all members of our school community"

### **RESOURCES**

- Town Website:** [www.FalmouthME.org](http://www.FalmouthME.org)
- Wikipedia:** [www.wikipedia.org/wiki/Falmouth,\\_Maine](http://www.wikipedia.org/wiki/Falmouth,_Maine)
- School:** [www.FalmouthSchools.org](http://www.FalmouthSchools.org)

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## Freeport



### Housing Prices

	<u>2015</u>	<u>2016</u>
<b>Median Price:</b>	307K	320K
<b># Sold:</b>	146	156

### Demographics

<b>Population:</b>	8,224
<b>Median Income:</b>	\$73,000

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As one of Maine's most popular retail locations, Freeport attracts locals and tourist alike throughout the year. Though the hustle and bustle of downtown can be exciting, the coastal side of Freeport bears its own delights. Palatial beach homes, and seaside condos dot the coastline, as the choppy waters of the Northern Atlantic create an enchanting scene. Freeport has many options for real estate on the water. Inland, the rolling hills showcase the Early Colonial farms for which the New England countryside is so well known.

### **REAL ESTATE**

The Freeport, Maine housing market for residential real estate saw a total of 156 residential homes and condos sell in 2016 compared with 146 in 2015. The median sales price in 2016 was \$320,000 compared with \$307,000 in 2015. The real estate market in Freeport continues to remain stable with consistent growth.

### **SCHOOLS**

Freeport public schools are "...committed to providing the means for intellectual, emotional, ethical, social, and physical growth for cultural and ethnic diversity." The hope behind this mission is to give each student an opportunity to grow as an individual, not just another number in the system. Freeport is also home to the private Maine Coast Waldorf School, which gives an alternative route to traditional education.

### **RESOURCES**

**Town Website:** [www.FreeportMaine.com](http://www.FreeportMaine.com)

**Wikipedia:** [www.en.wikipedia.org/wiki/Freeport,\\_Maine](http://www.en.wikipedia.org/wiki/Freeport,_Maine)

**School:** [www.rsu5.org](http://www.rsu5.org)

[myMaineProperty.com](http://myMaineProperty.com)  
[herrigelkennedy@gmail.com](mailto:herrigelkennedy@gmail.com)



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## Scarborough



### Housing Prices

	<u>2015</u>	<u>2016</u>
<b>Median Price:</b>	350K	365K
<b># Sold:</b>	394	397

### Demographics

<b>Population:</b>	19,524
<b>Median Income:</b>	\$78,000

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Scarborough Beach State Park offers some of the coast's best swimming with its water temps in the high 60's during the summer months. Ferry Beach State park is nestled right between the Saco River and Pine Point. Its miles of shoreline are outlined by the rare Tupelo (black gum) trees. Buying a home in Scarborough is suggested for those who enjoy the outdoors, and seek out adventure.

### REAL ESTATE

The Scarborough, Maine housing market for residential real estate saw a total of 397 residential homes and condos sell in 2016 compared with 394 in 2015. The median sales price in 2016 was \$365,000 compared with \$350,000 in 2015. A bedroom community for Portland, Scarborough real estates is hot and will continue to remain so.

### SCHOOLS

Located on the scenic coast of southern Maine, the Scarborough school system provides education from kindergarten through adult education. The town's philosophy is to "...provide quality education for all eligible members of the community." Within the Scarborough schools, the teachers strive to provide a positive work environment and give each child the space to learn and develop in their own unique way.

### RESOURCES

**Town Website:** [www.ScarboroughMaine.org](http://www.ScarboroughMaine.org)

**Wikipedia:** [www.en.wikipedia.org/wiki/Scarborough,\\_Maine](http://www.en.wikipedia.org/wiki/Scarborough,_Maine)

**School:** [www.ScarboroughSchools.org](http://www.ScarboroughSchools.org)

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## Westbrook



### Housing Prices

	<u>2015</u>	<u>2016</u>
<b>Median Price</b>	200K	221K
<b># Sold</b>	286	351

### Demographics

<b>Population</b>	17,886
<b>Median Income</b>	\$45,000

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The historic city of Westbrook is located conveniently between Portland, Gorham and Windham, making it a city of both liveliness and accessibility. The welcoming downtown area and its charming style feature scattered waterside parks along the Presumpscot River, as it makes its way through the center of town. Today, Westbrook thrives as new artists and people make their way into the community. Many riverside condos are being built as well as many new businesses and art galleries, which continue to thrive along Main Street. With its deep roots as a “mill town”, this lively city has now evolved into a flourishing artisan-based community.

### REAL ESTATE

The Westbrook, Maine housing market for residential real estate saw a total of 351 residential homes and condos sell in 2016 compared with 286 in 2015. The median sales price in 2016 was \$221,000 compared with \$199,950 in 2015. The real estate market in Westbrook continues to remain stable and see consistent growth.

### SCHOOLS

The Westbrook School Department consists of three elementary schools, one middle school and one high school. Westbrook is also home to the Westbrook Regional Vocational Center, which is an accredited college and offers career and technical education opportunities.

### RESOURCES

**Town Website** [www.WestbrookMaine.com](http://www.WestbrookMaine.com)

**Wikipedia** [www.en.wikipedia.org/wiki/Westbrook,\\_Maine](http://www.en.wikipedia.org/wiki/Westbrook,_Maine)

**Schools** [www.WestbrookSchool.org](http://www.WestbrookSchool.org)

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[herrigelkennedy@gmail.com](mailto:herrigelkennedy@gmail.com)



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