

September Vol. 09.26

THE MONTHLY CONNECTION

Real Estate | Lifestyle | Community

September 2026



Maine Home Connection
Residential Brokerage

We're glad you're here

Managing a Full Plate.

"My mom made me two dishes: take it or leave it."

— *Stephen Wright*

Draw a giant plate and put EVERYTHING on it. Work. Kids. Fall sports. School. Meals. Holidays. Appointments. All of it.

Then start picking things off. Nope, I don't need a perfect meal plan. Two dinners prepped? Good enough.

No school shopping here, the kids can wear summer clothes a little longer. They're clean-ish.

Dog gets one-ish baths a week vs. two. (I've blown his hair dry- this. is. a. task.)



And in real estate, the same goes for our clients. A good Realtor knows when to push, when to pause, and when to say, "You don't need to worry about that right now."

What actually needs to get done? What can wait? What do you need to leave on the plate for yourself?

Pick. Prioritize. Breathe.

It'll all come together, even if the plate looks a little messy.

MAKE THE MOST OF SEPTEMBER



SEPT 9

Oxford

Oxford County Fair

Agricultural exhibits and community events



SEPT 13

S. Portland

Brass Roots Fest

Free, family-friendly music and arts festival



SEPT 18

Searsport

Strung Together Music Campout

New England Bluegrass and folk music tradition



SEPT 20

Farmington

185th Farmington Fair

Featuring grandstand events, livestock competitions.



SEPT 25

Old Town

Old Town Riverfest

30th anniversary riverfront festival featuring fireworks, food trucks, and live music



SEPT 26

Wiscasset

Maine Needham Festival

Candy making contests; celebrates a 150-year-old chocolate tradition



SEPT 27

Cumberland

Cumberland Fair

Celebrating classic New England traditions in its 158th year.

25 Years Ago ...



This morning, from our house, we could see fireboats sending arcs of water into the sky over Casco Bay. Laura checked her watch — 8:46, the exact minute the first plane hit the first tower, twenty-five years ago.

While quickly driving straight to the Eastern Prom, she arrived just as the ceremony ended. More people were there than expected, remembering, honoring or standing quietly, looking out at the water.

Never forget!



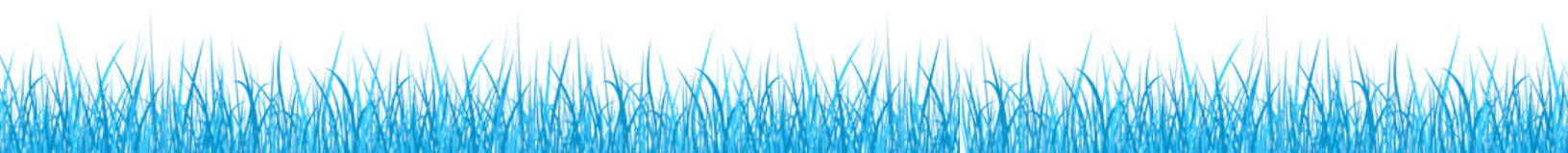


WHEN NO ONE IS WATCHING

We talk a lot about what makes a business different, but sometimes the better question is how those differences actually show up—in the way we work, the way we treat people, and the decisions we make. This is a simple idea we've been thinking about lately, and one that says quite a bit about how we approach Maine Home Connection.

Do you ever find yourself thinking about the same thing in your own work or business?

At Maine Home Connection, we talk a lot about being curious, being original, being creative, and thinking differently. But those words only matter if they show up in the way we actually work.



Shaker Village: The Fall Festival



The annual Harvest Festival at Sabbathday Lake Shaker Village celebrates the close of the growing season at a place that has been part of Maine's story since 1783. The Shakers became known for their communal way of life, exceptional craftsmanship, music, and deep connection to farming and the land.

Today, Sabbathday Lake is the only active Shaker community in the world, preserving traditions that have been passed down for more than two centuries. Each fall, the Harvest Festival brings that history to life with fresh-pressed cider from the historic orchards, traditional crafts, farm animals, music, wagon rides and tours of the village. It is more than a fall festival; it is a chance to experience a living piece of Maine history.



Shaker Region Real Estate

Raymond. New Gloucester. Poland

Spectacular Stats.
No Average Here.

Sunday Drives

Winding your way down the country roads. This is the time of year for it. Stop at the newly reopened **New Gloucester Store** for a treat, grab flowers at a farm stand, or take a quick trail walk at **Pineland Farms**.

Follow another road toward **Shaker Village**, **Outlet Beach** and **Sabbathday Lake**. Wander into **Raymond**, or head toward Poland for a bite at **Mel's Hilltop Restaurant**, a round at **Poland Spring**, or a paddle on the water.

There are so many roads to take, Maybe you'll even find a new connection along the way.

2.65 acres

is the average amount of property owned in these three towns.

12 days

on market is the average before someone puts in an accepted offer.

\$495,000

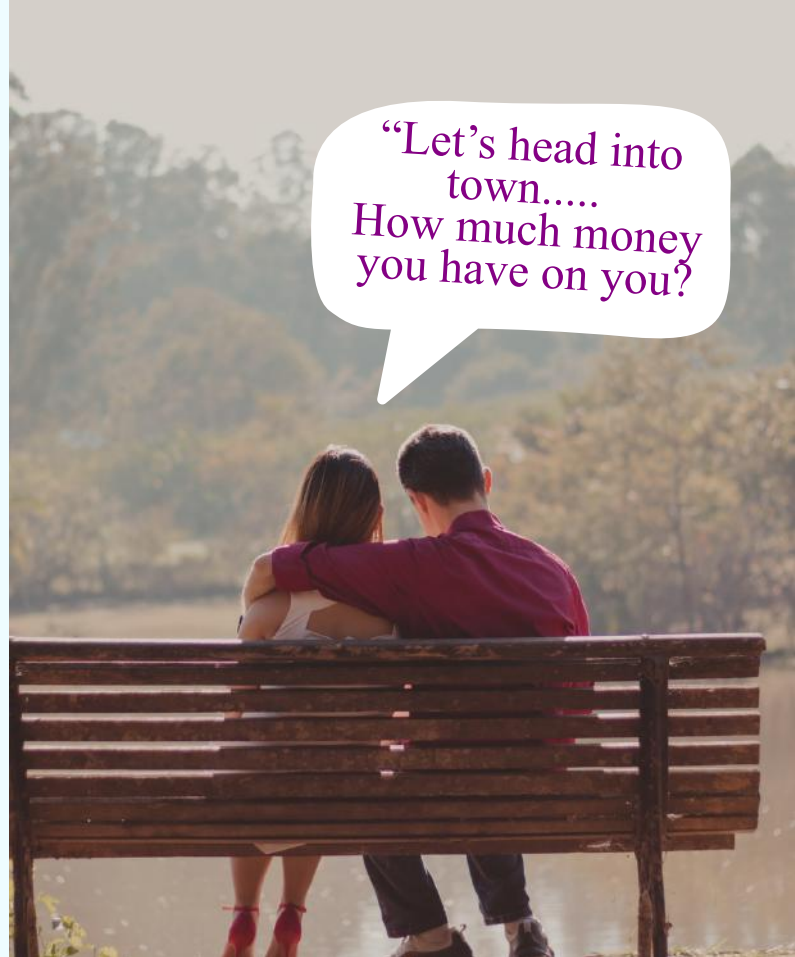
is the average listing price of a property in Raymond, New Gloucester + Poland

We went on a DATE downtown.

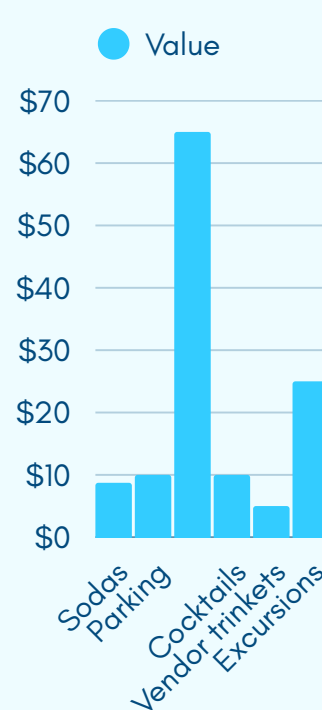
Of course we want to go into town. Portland is fun, vibrant, eclectic, and just the right amount of weird. The food is award winning, there is always something happening, and who doesn't want to be a tourist for a day?

We expect it to cost a little more, especially in the summer. That's part of the deal. But lately, going into town seems to require a little more planning. Reservations, changing hours, parking rules, and figuring out where and when you can park all add up to what used to be a pretty easy afternoon.

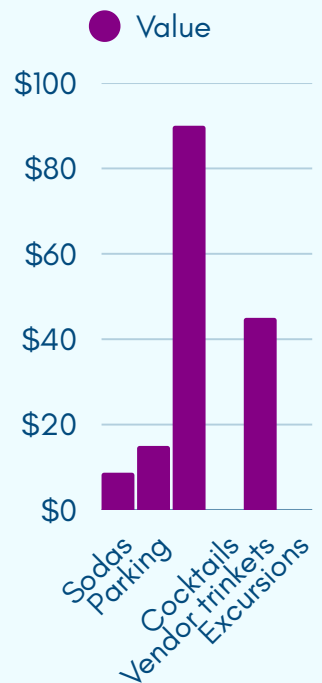
None of these things are particularly significant on their own. Together, though, they are an interesting shift. Are Sunday parking, bar seats and simply wandering around town becoming a thing of the past?



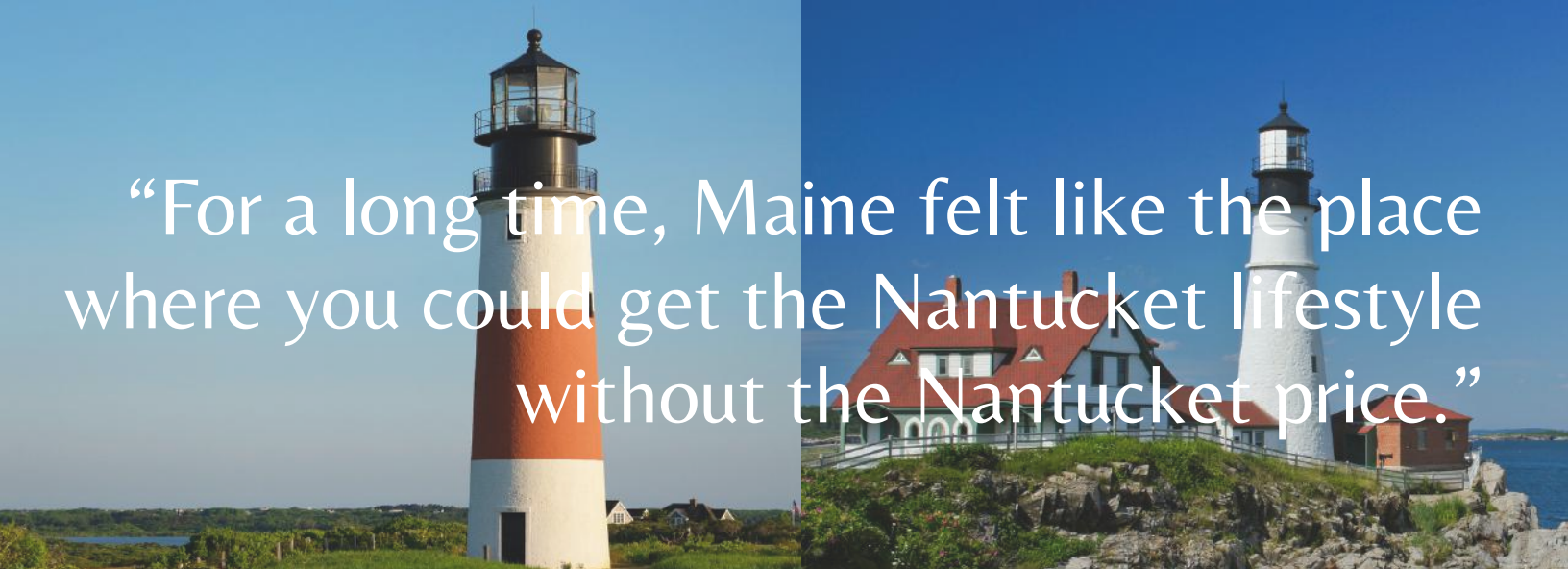
Projected Date
\$123.73



Our Date
\$158.73



"In spite of the cost of living, it's still popular." Kathleen Norris



“For a long time, Maine felt like the place where you could get the Nantucket lifestyle without the Nantucket price.”

Maine; The Red Headed Step Child of Summer *Compounds*

Speaking of pricing, for years, Maine has been the other coastal New England option. Want the ocean? Want a summer compound? There's room for that. Want a cliffside house, a private island, a dock, a few hundred acres and maybe a lighthouse in the distance?

And unlike Nantucket or the Hamptons, Maine had something else going for it: space and a much smaller price tag. Nantucket has about 15,000 year-round residents, swelling dramatically in the summer.

Maine has nearly 1.4 million people spread across 16 counties, 400+ organized towns and cities, and one very, very long coastline.

The state has now seen just 10 residential sales at \$10 million or more in state history and five of them happened in the last three years. Meanwhile, sales of homes priced at \$2 million or more more than doubled between 2020 and 2025.

Suddenly, places like Kennebunkport, Cape Elizabeth, Mount Desert and other coastal communities are attracting the kind of buyers who once might have headed straight for Nantucket or the Hamptons.

Selected Towns

Single Family Homes

August Statistics



	Units			Median Price		
<i>Cumberland County</i>	2026	2025	%	2026	2025	%
Portland	249	279	-10.8%	589,000	605,000	-2.6%
South Portland	149	148	0.7%	550,000	553,500	-0.6%
Falmouth	105	110	-4.5%	960,000	1,110,000	-13.5%
Cape Elizabeth	64	72	-11.1%	900,000	989,500	-9.0%
Scarborough	158	159	77.0%	783,750	765,000	2.5%
Cumberland	63	71	-11.3%	850,000	929,000	-8.5%
Yarmouth	63	54	16.7%	950,000	815,000	16.6%
Harpswell	40	63	-36.5%	825,000	850,000	-2.9%
Brunswick	116	115	0.9%	609,800	540,000	12.9%
Freeport	65	58	12.1%	875,000	737,500	18.6%
Windham	135	148	-8.8%	549,000	524,025	4.8%
Gorham	144	104	38.5%	650,000	525,500	23.7%
Westbrook	107	109	-1.8%	500,000	465,000	7.5%
Standish	106	81	30.9%	491,200	505,000	-2.7%
New Gloucester	24	29	-17.2%	482,500	510,000	-5.4%
Bridgton	70	65	7.7%	435,000	410,000	6.1%
Sebago	24	19	26.3%	429,950	425,000	1.2%
Casco	47	40	17.5%	458,100	418,750	9.4%
<i>York County</i>						
Old Orchard Beach	63	54	16.7%	579,000	587,000	-1.4%
Saco	118	131	-9.9%	556,750	585,000	-4.8%
Biddeford	103	100	3.0%	547,000	492,500	11.1%
Kennebunk	84	94	-10.6%	813,500	775,645	4.9%
Kennebunkport	38	53	-28.3%	1,372,500	1,250,000	9.8%
Wells	109	121	-9.9%	722,000	636,500	13.4%
Ogunquit	16	12	33.3%	1,075,000	997,500	7.8%
Sanford	158	164	-3.7%	378,000	364,950	3.6%
Acton	45	43	4.7%	518,900	525,000	-1.2%
Berwick	52	41	26.8%	562,000	550,000	2.2%
Buxton	38	49	-22.4%	500,500	440,000	13.8%
<i>Totals</i>						
Maine	9,368	9,398	-0.3%	415,000	405,500	2.3%
Cumberland County	2,019	2,019	0.0%	600,000	591,772	1.4%
York County	1,507	1,527	-1.3%	550,000	540,000	1.9%

Monthly Infographic

Cumberland County

August Statistics

Market Statistics: August YTD 2026

Cumberland County - Maine



\$600,000

↑ 1.4%
Median Price YTD



2,028

↑ 0.4%
Number of Sales YTD



7 Days

00.0%
Median Days on Market



Month of August 2026 vs Prior Year Single Family



Stats

316 Pending ↑ 1.9%
681 For Sale ↑ 14.1%



Sold

347 Units ↓ 1.1%
\$615,000 ↓ 0.3%

Condo Corner

August
YTD Sales

2026
533

2025
570

August
YTD Prices

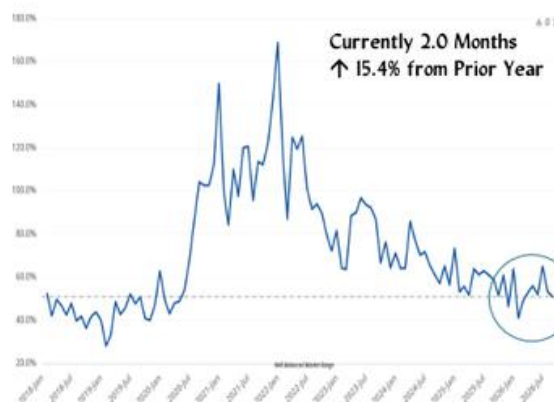
2026
\$512,000

2025
\$505,450

Monthly Unit Sales ↓ 20.5%

Monthly Prices ↓ 3.3%

Inventory Absorption Rate



The Absorption Rate is the total units sold divided by the end of period active listings, representing the odds to sell.



207.517.3100



Maine Home Connection
Residential Brokerage

Behind the Numbers

August Statistics

An MHC Perspective

Statewide, August closed sales fell 9.9% from a year ago and 9.8% from July — the sharpest pullback of the year. Active inventory kept climbing anyway, up 23.2% year-over-year, pushing months of supply to 3.6. Days on market jumped 36% from July to a median of 15. The median price barely moved, down 0.1% for the month.

Cumberland County felt the same shift, just at a smaller scale. Closed sales dipped 4.9% from July, new listings pulled back sharply — down 21.2% for the month — and days on market jumped 71% from July's pace, to a median of 12. Median sale price actually softened more here than statewide, down 1.6% from July to \$615,000.

What Cumberland hasn't lost is its structural edge. Two months of supply is still a seller's market by any definition, against 3.6 statewide. List price received is still 100.8% — homes here are still selling at or above ask, something the state average (98.2%) can't claim. And 12 days on market, even after a 71% jump, is still half the statewide pace. So it's not that Cumberland is immune to what's happening in the rest of Maine — it's that the county is cooling from a much tighter starting point. A slower month here still looks like a strong month almost anywhere else in the state.

For sellers in Cumberland, the math still favors you, but the margin for pricing mistakes is narrowing month over month. For buyers, the extra breathing room showing up statewide hasn't fully reached Cumberland yet — but the trend line says it's headed this way.



[Visit Online Interactive Stats](#)

AND THE FED SAYS...

Mortgage Rates

At the Fed's Jackson Hole symposium in late August, Chairman Kevin Warsh acknowledged inflation is still running hot — this summer's readings were better than expected, he said, but they don't tell him underlying inflation trends have "meaningfully improved." The Fed has held its benchmark rate at 3.50%–3.75% for five straight meetings, and a handful of officials are now pushing for a hike rather than a cut. Inflation remains elevated — currently at 3.4%, up from 2.7% a year ago.

Lower rates are available – depending up term, credit and type of property

Today

6.71%

1-year ago

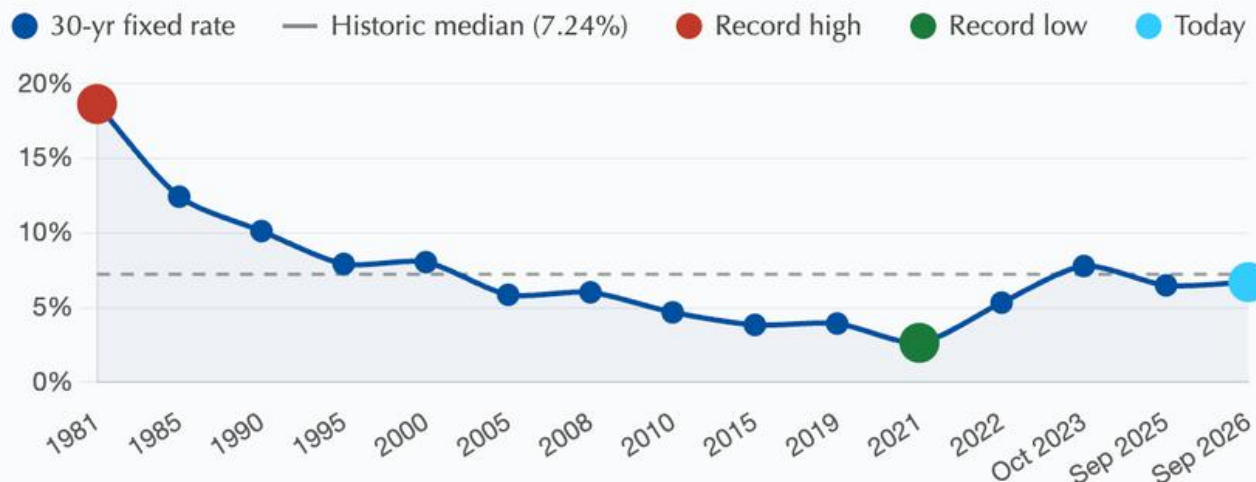
6.50%

Historic median

7.24%

2021 low

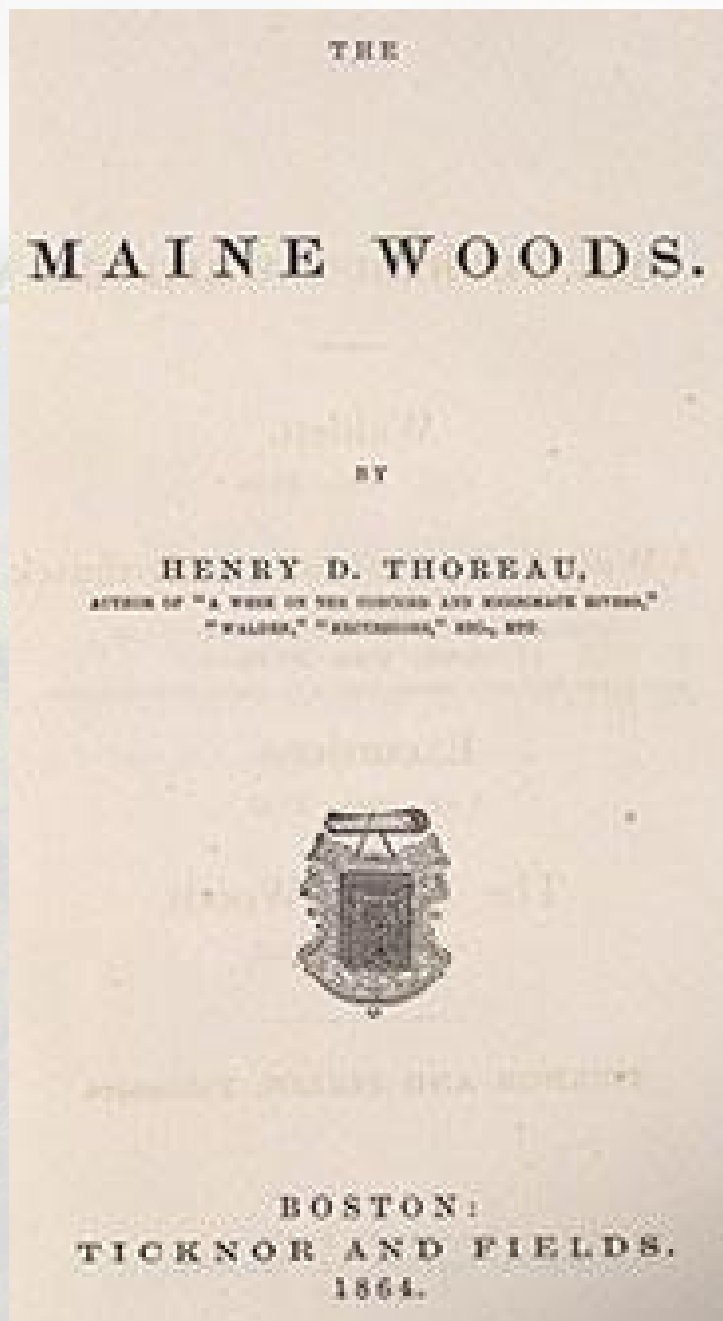
2.65%



Source: Freddie Mac Primary Mortgage Market Survey (PMMS), weekly average as of Sept 3, 2026

Ktaadn

On September 1, 1846, Henry David Thoreau left Bangor in a horse-drawn buggy, bound "up river" toward Mount Katahdin — his own words, from an account he wrote afterward. It was less a pilgrimage than a detour: he'd tagged along on his cousin's business trip to a lumber dam, with the mountain as a side excursion, and simply stopped at a farmer's house along the way to talk the man, Thomas Fowler, into guiding him.



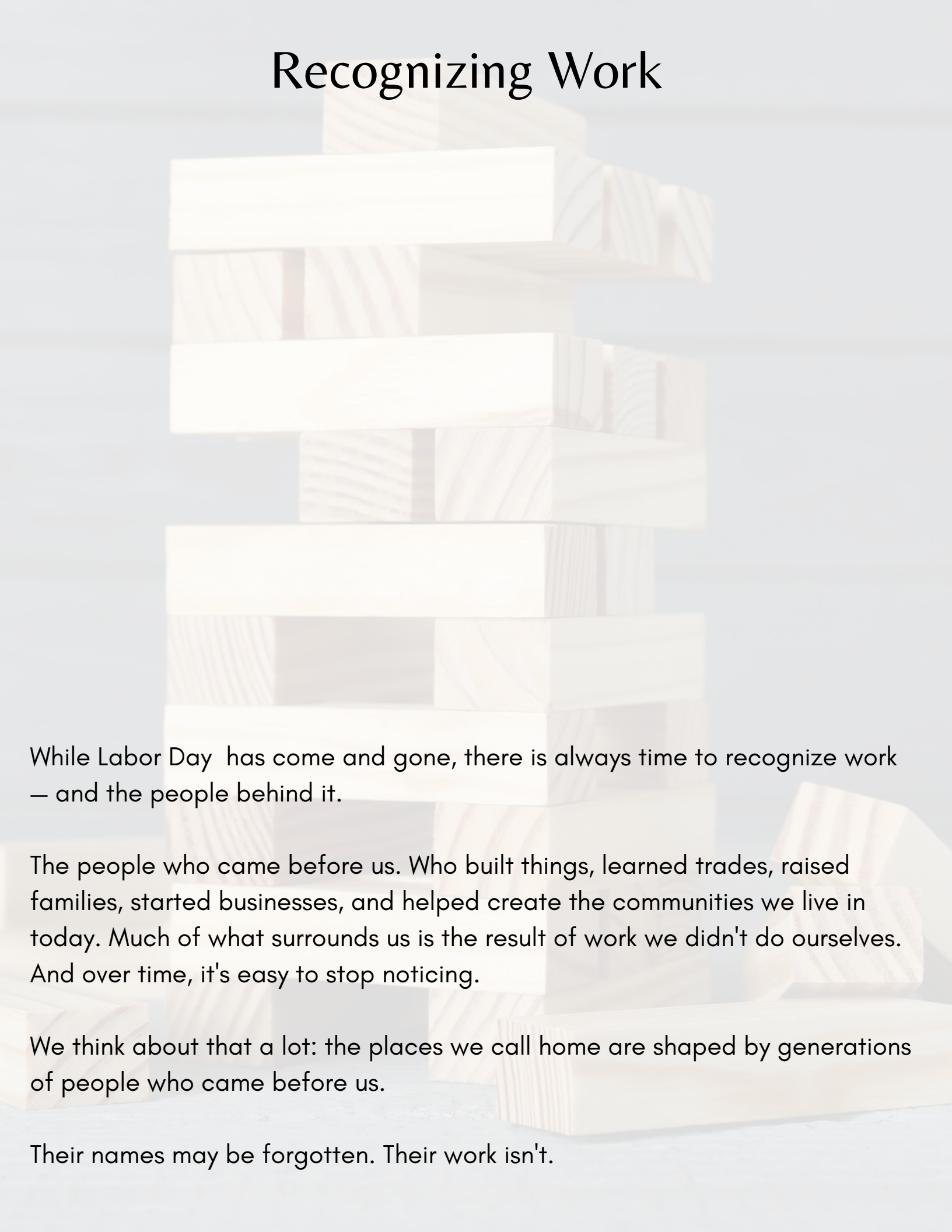
Katahdin, for it's part, wasn't cooperating. Thoreau made it further than most accounts give him credit for — past South Peak to the wide, grassy ridge just below the summit — before clouds closed in. Twice. He turned back both times, no closer to the top than a man who'd stayed in Bangor.

What he carried home mattered more than the peak would have. The trip became "Ktaadn," the opening essay in The **Maine Woods**, his account of a wilderness that had, until then, gone largely unwritten by anyone who'd actually stood in it — or tried to.

He never reached the summit.

The mountain simply wasn't in the mood.

Recognizing Work



While Labor Day has come and gone, there is always time to recognize work — and the people behind it.

The people who came before us. Who built things, learned trades, raised families, started businesses, and helped create the communities we live in today. Much of what surrounds us is the result of work we didn't do ourselves. And over time, it's easy to stop noticing.

We think about that a lot: the places we call home are shaped by generations of people who came before us.

Their names may be forgotten. Their work isn't.



Maine Home Connection
Residential Brokerage

19 Commercial St. Portland, ME 04101 | 207.517.3100

MaineHomeConnection.com