

July 2026
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THE MONTHLY

Connection

Local Knowledge | Real Connection

JULY 2026



Maine Home Connection
Residential Brokerage

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EDITORS LETTER

Dive into July!

June slipped by in stealth mode—graduations, school letting out, golf leagues teeing off, boats hitting the water—and suddenly it's July 1. Time to dive right into summer.

In Maine, summer is often pictured through the usual lens: the ocean, the beach, and the search for the perfect lobster roll. And don't get me wrong, I'd never turn one down or pass up an evening sitting beachside at The Brunswick in Old Orchard. But for me, summer is also about heading off the beaten path.

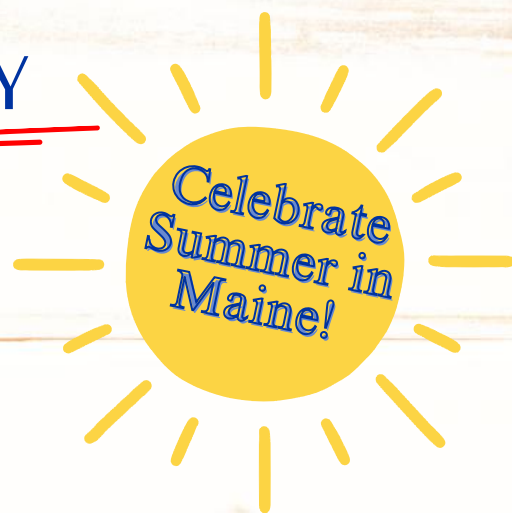
We recently helped a client secure something like that: off-grid land with 320 feet of frontage on Marsh Stream, about 45 minutes northeast of Augusta. A tiny town of roughly 900 people—one mom-and-pop restaurant, a general store, a town hall. Places like that feel like discovery. A chance to carve your own path.

It reminds me of my grandparents buying their first camp in Monmouth and imagining what they saw in those woods and waters. Forty-one summers later, it's still where I slow down—boat rides, fireworks, and time with the people I love most.



If you're thinking about your own version of Maine whether it's the coast, the woods, or something in between, we'd love to help you find it.

WELCOME TO OUR JULY *Calendar*



**JULY
10**

OSSIPEE VALLEY FAIR

Hiram for an annual agricultural fair with rides, exhibits, and fun

**JULY
12**

NORTH ATLANTIC BLUES FESTIVAL

Enjoy live blues music on the Rockland Public Landing

**JULY
17**

YARMOUTH CLAM FESTIVAL

Experience Maine's iconic 3-day summer event featuring a parade, carnival rides, and seafood.

**JULY
18**

LOGGING FESTIVAL DAYS

Celebrate Maine Heritage in Dallas Plantation.

**JULY
19**

22ND ANNUAL NATIVE AMERICAN POW-WOW

Wells. Pow-Wow features music, dance, crafts, demonstrations, storytelling and more

**JULY
20**

ART AFLOAT

33 artist painted lobster boats will be displayed at Meetinghouse Arts, look, bid, buy.

**JULY
24**

STATEWIDE TOUR OF THE DECLARATION OF INDEPENDENCE

Maine Historical Society - Boothbay

**JULY
22**

MAINE LILAC FESTIVAL

McLaughlin Garden South Paris

**JULY
28**

PORTLAND SEA DOGS

Delta Dental Stadium Harry Potter Night.

**JULY
30**

SUMMER SUNSETS LIVE!

Thompson's Point. Rotating lineup of musicians, performers, local vendors.

COMMUNITY SPOTLIGHT

CHINA LAKE

China Lake is one of those central Maine places that is anchored by the Lake. Get on the water early to catch a big mouthed bass, the colorful sunrise, or even just to enjoy some loon calls and coffee. You don't really plan the day tightly, you just go. Catch a sunset off the water, drift toward a small shoreline stop like The Landing for something simple to eat, and let the day stretch out the way it does here.

Just beyond the lake, there are easy reasons to wander—Two Hogs Winery, Tree Spirits, a quick trip into Waterville for Colby art or Common Street Arts, or a simple waterfront meal at MAJEK Seafood when you want to stay close to the water a little longer. It's less about what China Lake offers, and more about how it lets you slow down, stay out a little longer, and settle into a quieter version of Maine.

*China Lake & the
Vassalboro Region*

WHAT'S DRIVING THE MARKET?



Lake access + boating lifestyle.



Trails, recreation + natural beauty



Close to essentials, family run conveniences, support small



True four season living.

REAL ESTATE SNAPSHOT



CHINA | DAYS ON MARKET
\$399,000 | 50+ DAYS

V.BORO | DAYS ON MARKET
\$409,000 | 45 DAYS

K.BEC CO. | DAYS ON MARKET
\$316,000 | 45 DAYS

No Velvet Rope

Luxury
Is An Attitude

Somewhere along the way, the real estate industry decided that exceptional service needed a label. Luxury agent. Luxury division. Luxury marketing. As if the quality of attention you receive should depend on the price of your home.

We've never believed that.

At Maine Home Connection, there's no separate tier. No velvet rope. No moment where a client gets moved to a different category because their home crosses some arbitrary threshold.

SAVING THE *farmland.*

Maine's rural land is becoming the center of two very different battles.

One debate is about repairing the damage already done: more than 100 farms have been impacted by PFAS contamination, raising questions about food safety, land value, and the future of agriculture.

The other is about what comes next: proposed data centers promise investment, jobs, and tax revenue, but they also require large tracts of land, significant power infrastructure, and could permanently change the character of rural communities.

Supporters of data centers point to economic development, construction jobs, expanded tax bases, and Maine's opportunity to participate in the growing digital economy.

Critics point to the loss of prime farmland, increased pressure on infrastructure, water and energy demands, and concerns about whether short-term economic gains outweigh long-term agricultural and community impacts.

Cumberland County has over 56,700 acres of farmland, yet two-thirds of its farms are smaller than 50 acres highlighting how much of Maine's agriculture depends on small, family-run operations rather than large industrial farms



657 FARMS OPERATE IN CUMBERLAND COUNTY.



56,704 ACRES ARE CLASSIFIED AS FARMLAND



AVERAGE FARM SIZE: ABOUT 86 ACRES.



AGRICULTURAL PRODUCTS SOLD: \$41.3 MILLION ANNUALLY.

The bigger question may not be whether Maine develops, but what kind of land use Maine wants to prioritize for the next generation.



SELECTED TOWNS

Single Family Homes

June Statistics

Cumberland County	2026	2025	%	2026	2025	%
Portland	170	189	-10.1%	595,000	610,000	-2.5%
South Portland	103	97	6.2%	550,000	560,000	-1.8%
Falmouth	56	67	-16.4%	903,000	950,000	-4.9%
Cape Elizabeth	36	46	-21.7%	885,000	915,495	-3.3%
Scarborough	102	117	77.0%	776,250	795,000	-2.4%
Cumberland	41	45	-8.9%	815,000	910,000	-10.4%
Yarmouth	40	31	29.0%	950,000	690,000	37.7%
Harpswell	21	33	-36.4%	795,000	832,000	-4.4%
Brunswick	77	78	-1.3%	596,085	491,250	21.3%
Freeport	49	42	16.7%	865,000	829,000	4.3%
Windham	87	99	-12.1%	545,000	520,000	4.8%
Gorham	94	64	46.9%	657,500	515,000	27.7%
Westbrook	65	70	-7.1%	501,000	453,000	10.6%
Standish	78	56	39.3%	469,250	495,000	-5.2%
New Gloucester	15	21	-28.6%	505,000	510,000	-1.0%
Bridgton	46	42	9.5%	442,000	415,000	6.5%
Sebago	10	8	25.0%	488,000	470,000	3.8%
Casco	35	26	34.6%	454,900	418,750	8.6%
York County						
Old Orchard Beach	44	31	41.9%	544,500	585,000	-6.9%
Saco	85	88	-3.4%	540,000	588,951	-8.3%
Biddeford	64	69	-7.2%	499,900	481,000	3.9%
Kennebunk	53	63	-15.9%	795,000	772,289	2.9%
Kennebunkport	19	32	-40.6%	999,000	1,241,875	-19.6%
Wells	63	82	-23.2%	725,000	630,000	15.1%
Ogunquit	9	8	12.5%	1,250,000	997,500	25.3%
Sanford	108	115	-6.1%	380,000	359,900	5.6%
Acton	29	22	31.8%	495,000	515,000	-3.9%
Berwick	37	25	48.0%	579,000	485,000	19.4%
Buxton	27	33	-18.2%	535,000	450,000	18.9%
Totals						
Maine	6,112	6,108	0.1%	410,000	400,000	2.5%
Cumberland County	1,313	1,305	0.6%	595,000	580,000	2.6%
York County	1,002	990	1.2%	530,000	525,000	1.0%

MONTHLY INFOGRAPHIC

Cumberland County

June Statistics

Market Statistics: June YTD 2026

Cumberland County - Maine



Single Family

\$595,000

↑ 2.6%

Median Price YTD



Single Family

1,313

↑ 2.6%

Number of Sales YTD



Single Family

8 Days

↑ 14.3%

Median Days on Market



Month of June 2026 vs Prior Year Single Family



Stats

330 Pending ↓ 28.1%
698 For Sale ↑ 28.3%



Sold

371 Units ↑ 1.3%
\$620,000 ↓ 0.8%

Condo Corner

June
YTD Sales

2026
233

2025
123

June
YTD Prices

2026
\$515,000

2025
\$525,000

Monthly Unit Sales ↑ 11.6%

Monthly Prices ↑ 6.0%

Inventory Absorption Rate

Absorption Rate, or Odds to Sell, is the total units sold divided by the end of period active listings. The band is the NAR Balanced Market range.



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



207.517.3100



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Residential Brokerage

BEHIND THE NUMBERS

MHC Commentary & Analysis

June Statistics

Cumberland County's June YTD numbers move in the same direction, at the same modest pace: sales up 2.6%, median price up 2.6% to \$595,000. Look one layer down and the pace picks up. June alone saw 371 single-family homes sold — up 1.3% from a year ago — at a median of \$620,000, even as pending sales fell 28% and active listings climbed 28%. More homes to choose from, fewer under contract, and yet the ones that closed still closed at a higher price. That's not contradiction; that's a market where buyers have room to look and sellers still hold the line.

The condo market moved with more conviction. YTD sales are up 89% — 233 against 123 a year ago — even as the median price eased slightly to \$515,000. More buyers, at a small discount, buying faster.

And underneath it sits the absorption rate, the pace at which listings turn into sales. At 1.9 months, it's up 17% from a year ago, but still well below the balanced-market range that held through 2018 and 2019, and a long way down from the 165% peak of early 2022. The market has loosened. It has not gone slack.

Town by town, the county average hides real range: Scarborough's sales rose 77% while Cape Elizabeth's fell 22%; Yarmouth's median jumped 38% while Kennebunkport's dropped a fifth. The county number tells you where the market landed. The town number tells you how it got there.

Ours is a business built on knowing the difference.



[View Interactive Charts Online](#)

INTEREST RATES

THE ROUND TRIP STORY

In January 2023, the 30-year fixed rate averaged 6.48%. This month, it's 6.43%. In between, it went to 7.79%.

That's the part people forget. The rate didn't drift gently from one number to the other — it spiked to a two-decade high in October 2023, held above 7% for the better part of a year, dipped, spiked again the following summer, and only settled back down through a slow, uneven grind across 2025 and into this year. Anyone who decided to wait for rates to "come back down" has now waited through a cycle that ended almost exactly where it began.



The lesson isn't that rates don't matter. It's that timing them precisely enough to matter is mostly a myth. The market moved for three and a half years and landed five basis points from where it started.

Home Price Appreciation



None of this happened by accident, and none of it is explained by any single factor.



Maine's position at the top of the national home price growth rankings reflects a combination of constrained supply, a tight labor market, one of the lowest crime rates in the country, and a growing recognition — among people who didn't grow up here — that Maine offers something increasingly rare: stability.

Maine Surprisingly Leads the Nation

THE YEAR WITHOUT SUMMER

The Freeze of 1816

On July 4, 1816, a hard frost formed across Maine. Not a chill. Frost.

Farmers who'd planted corn in May watched it freeze solid by June. In Portland, the temperature dropped from 84 degrees to 34 in a single day. Bangor got two inches of snow that summer, falling, according to one newspaper, "in large, beautiful flakes." Madawaska got nine. In Hallowell, it snowed for three straight days, and ice formed thick enough on the ponds that birds went numb and could be picked up by hand.

Nobody in Maine knew why. The leading theories included witchcraft, Freemasons who'd learned to control the weather, and the recent invention of Benjamin Franklin's lightning rod, which some believed had drained the heat out of the earth.

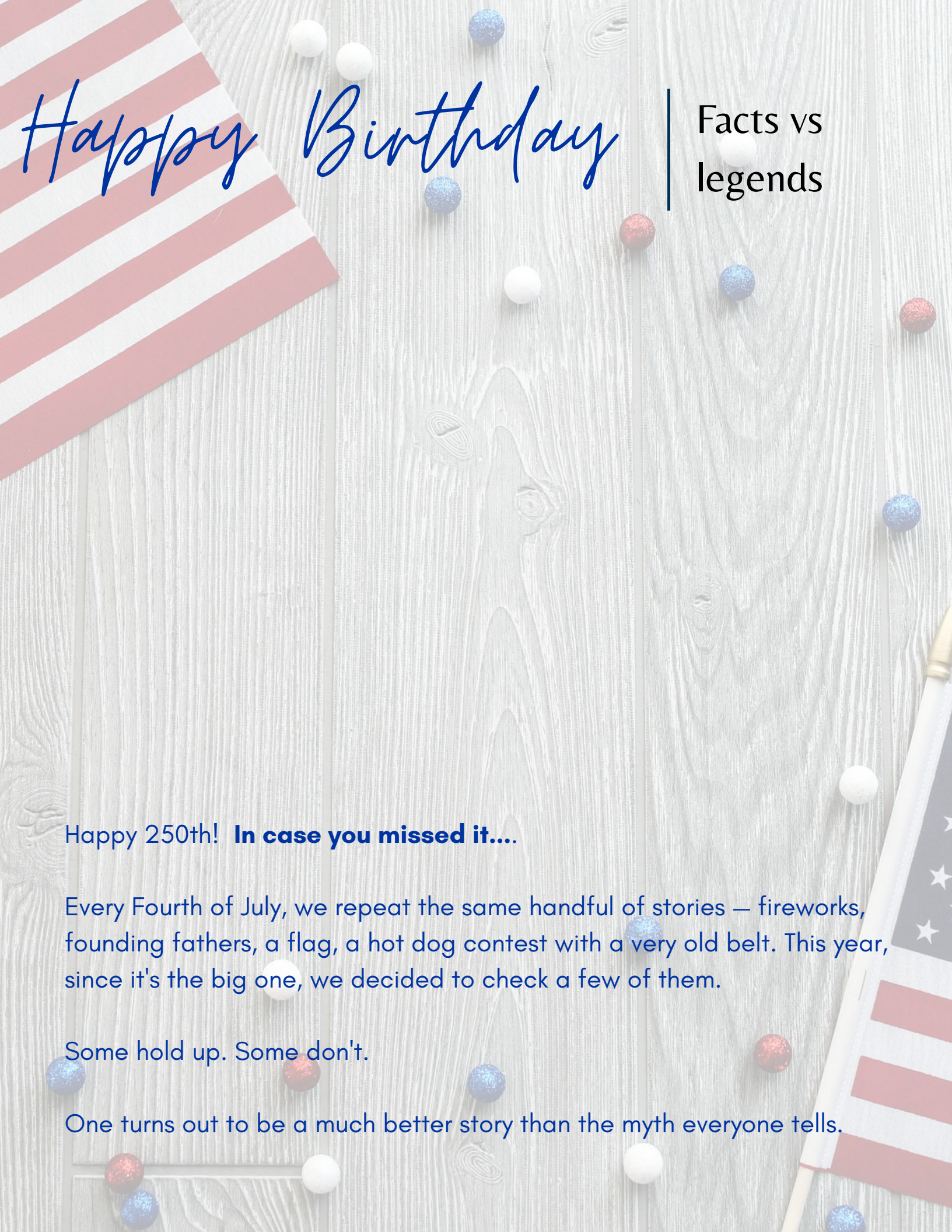
The actual cause was 10,000 miles away and a year old: **Mount Tambora, an Indonesian volcano, had erupted** in April 1815 with a force still unmatched in the last 1,300 years. It threw enough ash into the stratosphere to circle the globe and dim the sun.

People as far off as Hallowell noticed the sunlight had gone reddish, and that sunspots — normally invisible — could be seen with the naked eye.



Here's the part that doesn't get told as often: the exodus and the hardship helped tip Maine toward something it had been circling for years. Frustrated, half-frozen, and increasingly convinced that Massachusetts wasn't looking out for its northern half, **Maine pushed harder for separation. Four years later, in 1820, it got it.**

So the next time July feels a little too hot — remember the summer of 1816,



Happy Birthday

Facts vs
legends

Happy 250th! **In case you missed it....**

Every Fourth of July, we repeat the same handful of stories — fireworks, founding fathers, a flag, a hot dog contest with a very old belt. This year, since it's the big one, we decided to check a few of them.

Some hold up. Some don't.

One turns out to be a much better story than the myth everyone tells.

NEED A NUMBER NOW?

You have the power!



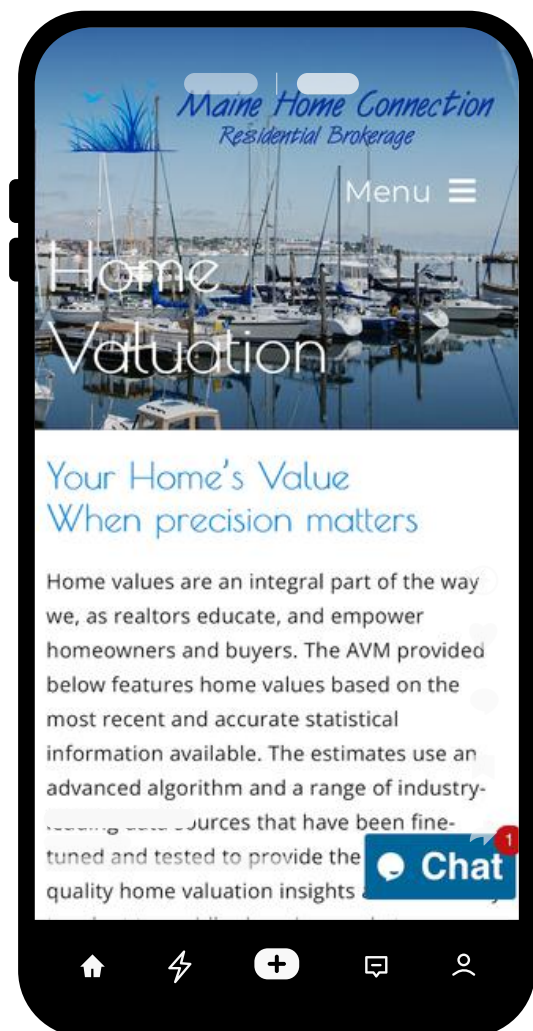
Home Values & Market Data in Real-Time

There are many online home value tools – including, of course, the Zestimate (from Zillow). All are based on algorithms that track property sales.

But **HOMEBOT** provides a much deeper experience, including financial data, market updates &

WEALTH BUILDING OPTIONS.

We are happy to offer this service to our clients. If you are not already registered, use the **QR code** below or **click** to open!



Just Enter Your Address



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Bradbury Mountain

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SEARCH. FIND. LOVE: ALL PROPERTIES





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