

THE MONTHLY Connection



Maine Home Connection
Residential Brokerage



WE'RE GLAD YOU'RE HERE

Hello from Maine Home Connection.

I've realized something about myself. I am not very good at being

Transactional.

Recently, I had the opportunity to help my uncle's best friend. Our families had been connected for generations, his father taught my dad to drive and gave him his first job. History. Connection.

As we worked together, we talked almost every day. We solved problems, celebrated milestones and built trust. Then closing day came, life moved on, and a few days later I caught myself thinking, where's my buddy?



I'm not the only one. Around our office, I hear, "I should bring them flowers," or "We need to stop by and see them." Someone sees a gift in a store and immediately thinks of a former client.

The house may bring us together, but it's the relationship that keeps us connected.

*Until next month,
Shannon*



MAKE THE MOST OF AUGUST

The Maine Events Calendar

AUG 11

Skowhegan

Skowhegan Fair

Ten days filled with fun, tradition, and excitement.

AUG 13

Madawaska

Acadian Festival

Celebrates French-descended Northwoods culture.

AUG 15

Lewiston

Balloon Festival

Carnivalish, live music, and colorful hot air balloons.

AUG 18

Union

Union Fair

Fireworks, 4-H shows, and visit with the Wild Blueberry Queen.

AUG 22

Bangor

Folk Festival

Stages of music, dance + a mosaic of folk traditions.

AUG 26

Arundel

The Marvelous Wonderettes

Feel-good tunes from the 1950s and '60s. Get out your poodle skirt.

AUG 29

Camden

Camden Windjammer Festival

Grand schooners, yachts, and historic sailing ships.





Maine's Tiniest *Towns*

Hibbert's Gore

Population 1 . Hibberts was an early settler, Gore is term for a piece of land left between surveyed town boundaries. Could you be the only person to occupy this " territory"?



Frenchboro

Population 30 . A church, deli, post office, lobster boats and rocky shoreline make up this island. Add a Stephen King connection and a few spooky details, and suddenly you're catching the ferry from Bass Harbor to see it for yourself.



Frye Island

Population 32. You can only get there by boat, and once you arrive, it's a world of quiet roads, lake views, pine woods and a strong summer community.



The organ named after a stranger.

Some gifts get named after the giver. This one was named after the *Friend*.



In 1849, a broke German musician named Hermann Kotzschmar was playing piano in a Boston tavern, his touring band having just folded. A Portland businessman named Cyrus Curtis happened to be in the room, liked what he heard, and offered him work back home. Kotzschmar took him up on it — and moved in with the Curtis family for the year.

When Curtis had his first son, he named him after the house guest: Cyrus Hermann Kotzschmar Curtis.

The younger Curtis left Portland at sixteen and built one of the country's largest publishing empires. He never forgot the name he'd been given. When City Hall burned in 1908, he commissioned a 7,000-pipe organ for the new building — one of only two municipal organs in the U.S. — named for the man he'd never had a lesson from, only a childhood next to.

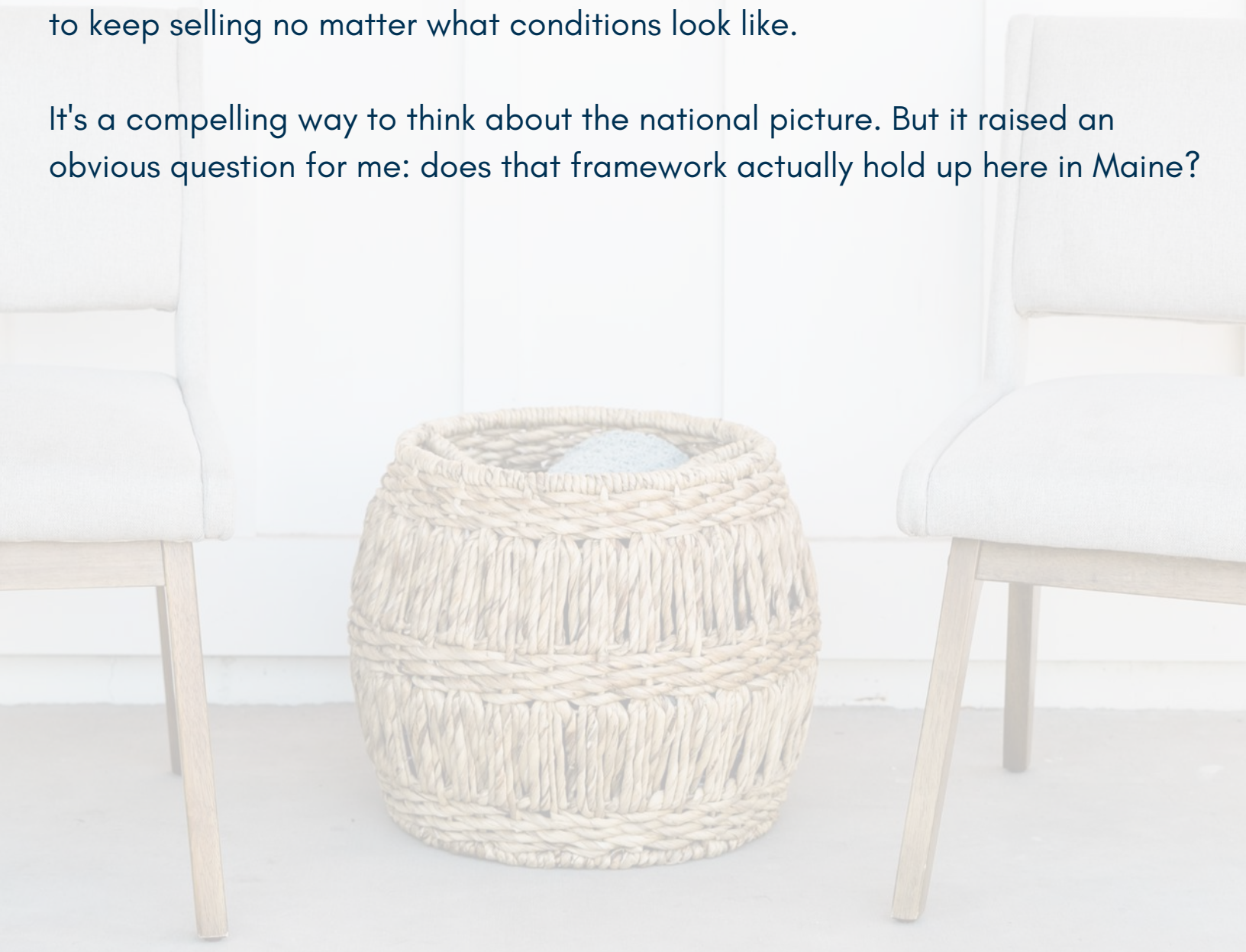
The organ nearly didn't survive its second century. A 2012 restoration ran \$2.6 million, over half of it raised by Portlanders who never met either man.

Four Real Estate Markets



While recently watching CNBC recently, one comment from a real estate CEO stopped me. He argued that America no longer has a single housing market — it has four. Cash buyers. Buyers who need financing. Homeowners locked into low mortgage rates who feel stuck in their own homes. And builders, who have to keep selling no matter what conditions look like.

It's a compelling way to think about the national picture. But it raised an obvious question for me: does that framework actually hold up here in Maine?



Maine Surprisingly Leads the Nation

Selected Towns

Single Family Homes

July Statistics

<i>Cumberland County</i>	Units			Median Price		
	2026	2025	%	2026	2025	%
Portland	208	246	-15.4%	600,000	602,500	-0.4%
South Portland	131	116	12.9%	545,000	567,500	-4.0%
Falmouth	78	88	-11.4%	910,000	1,022,500	-11.0%
Cape Elizabeth	48	55	-12.7%	887,850	979,000	-9.3%
Scarborough	135	140	77.0%	777,500	765,000	1.6%
Cumberland	52	54	-3.7%	820,000	920,000	-10.9%
Yarmouth	50	45	11.1%	972,500	755,000	28.8%
Harpswell	36	46	-21.7%	797,500	843,750	-5.5%
Brunswick	93	95	-2.1%	609,600	530,000	15.0%
Freeport	58	51	13.7%	872,500	725,000	20.3%
Windham	111	128	-13.3%	545,000	525,750	3.7%
Gorham	122	83	47.0%	652,500	536,000	21.7%
Westbrook	85	89	-4.5%	501,000	465,000	7.7%
Standish	95	66	43.9%	475,000	499,250	-4.9%
New Gloucester	19	26	-26.9%	505,000	510,000	-1.0%
Bridgton	61	56	8.9%	439,000	405,000	8.4%
Sebago	19	14	35.7%	410,000	418,500	-2.0%
Casco	38	36	5.6%	456,500	418,750	9.0%
<i>York County</i>						
Old Orchard Beach	52	41	26.8%	539,500	585,000	-7.8%
Saco	102	115	-11.3%	547,500	590,000	-7.2%
Biddeford	84	87	-3.4%	503,750	485,000	3.9%
Kennebunk	69	75	-8.0%	795,000	772,289	2.9%
Kennebunkport	27	42	-35.7%	1,360,000	1,244,000	9.3%
Wells	92	98	-6.1%	724,355	630,000	15.0%
Ogunquit	12	9	33.3%	1,097,500	1,150,000	-4.6%
Sanford	137	141	-2.8%	380,000	365,000	4.1%
Acton	34	32	6.3%	490,000	534,125	-8.3%
Berwick	46	34	35.3%	562,000	535,000	5.0%
Buxton	33	41	-19.5%	511,000	450,000	13.6%
<i>Totals</i>						
Maine	7,835	7,683	2.0%	415,000	405,000	2.5%
Cumberland County	1,678	1,668	0.6%	600,000	587,500	2.1%
York County	1,288	1,243	3.6%	540,000	532,000	1.5%

Monthly Infographic

Cumberland County

July Statistics

Market Statistics: July YTD 2026

Cumberland County - Maine



\$600,000

↑ 2.1%
Median Price YTD



1,678

↑ 9.6%
Number of Sales YTD



7 Days

↑ 00.0%
Median Days on Market



Month of July 2026 vs Prior Year Single Family



Stats

313 Pending ↓ 28.2%
780 For Sale ↑ 28.9%



Sold

362 Units ↓ 0.3%
\$625,000 ↑ 3.3%

Condo Corner

July
YTD Sales

2026
486

2025
487

July
YTD Prices

2026
\$511,500

2025
\$504,988

Monthly Unit Sales ↑ 2.7%

Monthly Prices ↑ ↓ 0.0%

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



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Behind the Numbers

An MHC Perspective

July Statistics

Inventory is building faster than the market is absorbing it — and Cumberland County hasn't felt it yet.

Nationally, July sales ticked up 0.8% and the median price rose to \$440,300. The Northeast told a sharper story: sales flat, but prices up 5.2% to \$563,800 — a region still short on supply. Maine moved the other direction: sales jumped nearly 8% statewide as inventory topped 6,200 listings, the most since 2019.

Cumberland County sits in between. Active listings are up 29% year-over-year, and months of supply climbed to 2.2 — up 29% from last July. Normally that kind of supply surge cools things off fast. It hasn't yet: the median price is still up 3.3% for the month, and homes are still moving in a median of 7 days, unchanged from a year ago.

That gap won't last. List-price-received has already slipped to 100.7% YTD, down from 101.2% — a small number, but it's the first sign sellers are losing a little leverage. More listings, steady speed, softening premiums: that's usually the setup before prices start to bend, not after.

For sellers, that's a pricing sharp now market, not a wait and see one. For buyers, the leverage everyone's been promised is arriving — just not everywhere at once.



[Visit Online Interactive Stats](#)

The Only Piece of Maine Nobody Owns

Ten miles off Cutler sits a 20-acre rock that both the United States and Canada claim as their own. Nobody's settled it. The Treaty of Ghent ended the War of 1812 and redrew the border everywhere except here.

Canada runs it in practice — a Canadian Coast Guard lighthouse, Canadian wildlife protection, only the Maple Leaf flying. The U.S. has just never agreed to that on paper.



The island's only full-time residents are lighthouse keepers on 28-day rotations. Each summer, they get company: roughly a thousand pairs of Atlantic puffins nest there. By late August, most have already fledged and gone back to sea — a few stragglers are all that's left of a colony that filled the rocks in June.

**Two nations have spent two centuries disagreeing over who owns it.
The puffins never stick around long enough to care.**



Imagine

More

“Being small is our advantage. It means we know our clients, we know our market, and we’re able to truly care about every move we make with them.”



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A Business
Worth
Choosing.

The rent is allowed to go up 2.2% this year.



Portland's rent control ordinance ties that cap to a fraction of the Boston-area Consumer Price Index — not to what anything actually costs to maintain. Property taxes don't follow that math. Neither does insurance, heating oil, or a new roof.

The only way past the cap is convincing a seven-member Rent Board, that an increase is needed to secure a "fair rate of return" a phrase the ordinance never defines. A landlord association sued the city over that vagueness in 2021.

A judge let it stand anyway. Six years in, the fix is still a hearing, not a plan.

San Francisco tried the same approach in 1994. Stanford economists tracked it for two decades: landlords facing costs the cap couldn't cover sold or redeveloped, cutting rental supply 15% and pushing city-wide rents up over 5%. Cambridge, MA saw the same pattern.

We've watched a version of that math play out with clients directly owners who kept a property in good repair for years, then simply reached the point where the numbers no longer worked.

***Cap the price, and the supply
finds a way to leave anyway. It
always has.***



144 Surf St | Saco Maine

Not every buyer is searching for a perfectly renovated home. Many are looking for something much more meaningful. Built during an era known for solid craftsmanship, 144 Surf Street offers a character and authenticity that simply can't be recreated. Rather than seeing a project, many buyers will see an opportunity—to honor the home's mid-century roots while creating a space that reflects their own vision.

Sometimes the best homes aren't the ones that have already been redesigned. They're the ones waiting for the right person to write the next chapter.





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