

2025  
v.111 December



# The MONTHLY *Connection*



*Maine Home Connection*  
*Residential Brokerage*

19 Commerical St | Portland Maine 04101  
207.517.3100 | [MaineHomeConnection.com](http://MaineHomeConnection.com)

# DECEMBER IN MAINE COZY, CONNECTED, READY FOR YOU.



## IN THIS EDITION

**Cumberland + York  
County Stat Check**

**The Latest from  
the Fed**

**A Hot Take on  
Vertical  
Development**

**Brokerage  
News**

**Maine is Winter  
Famous - Chester  
Greenwood**

**A Maine Christmas  
Mansion**

**Moxie Cocktails  
from bad to worse**

**Help! Do you have a  
resource for that?**



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# Selected Towns YTD November Statistics

<b>Cumberland County</b>	<b>Units</b>			<b>Median Price</b>		
	<b>2025</b>	<b>2024</b>	<b>%</b>	<b>2025</b>	<b>2024</b>	<b>%</b>
Portland	384	384	0.0%	610,000	592,000	3.0%
South Portland	201	194	3.6%	550,000	532,500	3.3%
Falmouth	158	139	13.7%	1,137,000	1,025,000	10.9%
Cape Elizabeth	110	101	8.9%	1,010,000	901,000	12.1%
Scarborough	223	196	77.0%	750,000	762,500	-1.6%
Cumberland	101	89	13.5%	940,000	774,000	21.4%
Yarmouth	82	75	9.3%	802,500	925,000	-13.2%
Harpswell	102	87	17.2%	834,750	711,000	17.4%
Brunswick	158	159	-0.6%	533,000	529,900	0.6%
Freeport	84	82	2.4%	765,000	797,000	-4.0%
Windham	225	225	0.0%	523,050	487,500	7.3%
Gorham	158	142	11.3%	544,000	543,500	0.1%
Westbrook	160	138	15.9%	457,500	488,684	-6.4%
Standish	124	91	36.3%	498,750	439,900	13.4%
New Gloucester	49	42	16.7%	515,000	490,000	5.1%

## **York County**

Old Orchard Beach	90	94	-4.3%	587,000	577,500	1.6%
Saco	183	189	-3.2%	575,000	575,000	0.0%
Biddeford	143	149	-4.0%	515,000	459,000	12.2%
Kennebunk	138	156	-11.5%	805,767	708,123	13.8%
Kennebunkport	72	67	7.5%	1,220,243	1,400,000	-12.8%
Wells	173	157	10.2%	639,900	635,461	0.7%
Ogunquit	28	28	0.0%	1,032,500	1,196,500	-13.7%
Sanford	228	210	8.6%	365,000	377,950	-3.4%
Acton	55	53	3.8%	532,000	497,850	6.9%
Berwick	68	70	-2.9%	537,000	475,500	12.9%
Buxton	72	74	-2.7%	445,000	450,000	-1.1%

## **Totals**

Maine	13,794	13,258	4.0%	410,000	390,000	5.1%
Cumberland County	2,964	2,706	9.5%	590,000	568,700	3.7%
York County	2,242	2,160	3.8%	539,000	520,000	3.7%

Detailed stats available on our website

[MaineHomeConnection.com/stats](https://MaineHomeConnection.com/stats)

# The Latest from the Fed

*Breaking it down with Guild Mortgage:*  
*Rudi Ferante*



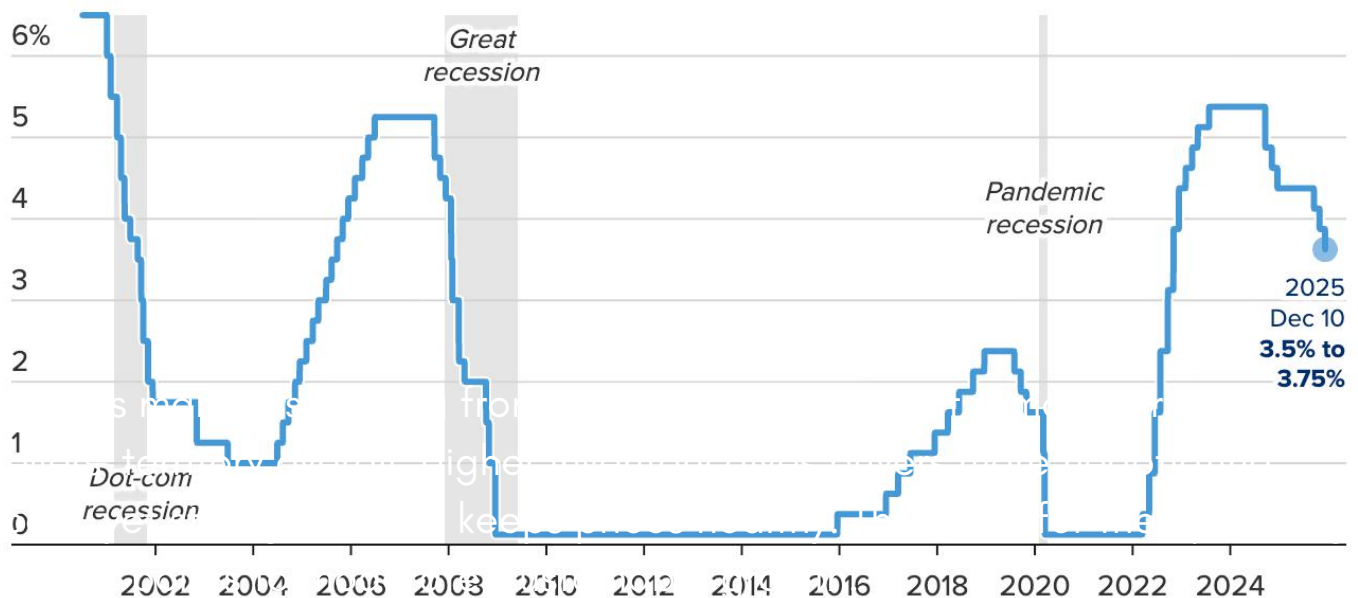
At last week's Fed meeting, the Fed delivered a quarter-point rate cut, but the tone surrounding it was anything but dovish. Chair Powell's press conference and the updated forecasts made it clear this was a hawkish rate cut; a move designed to provide modest easing while reminding markets that the Fed is not prepared to declare victory on inflation.

In fact, the new projections leaned more cautiously than many expected. Stronger economic growth, lower inflation, and just one single rate cut penciled in for all of 2026.



## Federal Reserve cuts rates for third time in 2025

— Federal funds rate    ■ Recession



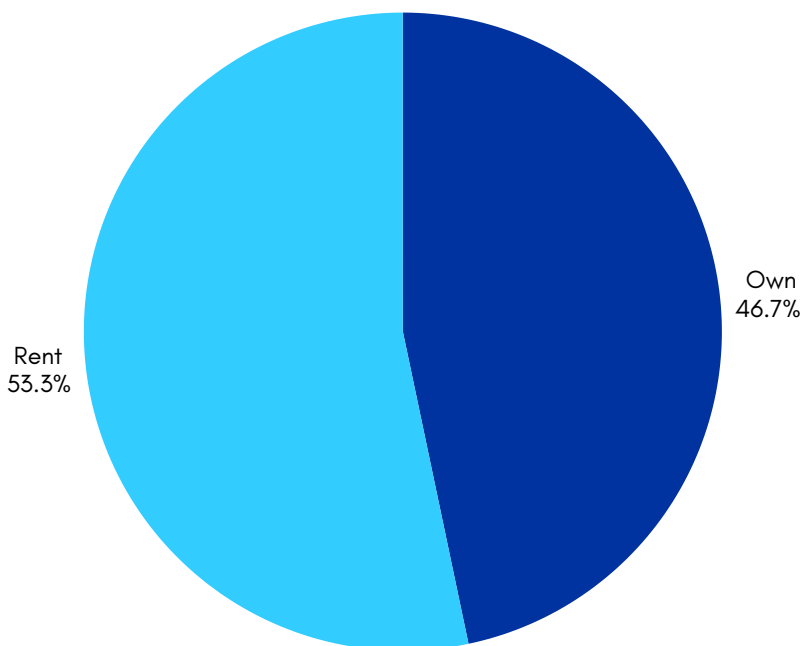
# VERTICAL GROWTH IN PORTLAND

## A 30 STORY WHAT?

As a team deeply rooted in Maine's residential market, we pay attention when something big comes along — and a 30-story tower in downtown Portland is certainly that.



## PORTLAND A CITY OF RENTERS OR OWNERS?



***Growth is exciting, but it raises real questions for the everyday Maine buyer.***

## QUESTIONS TO ASK?

- *Does building upward strengthen Portland, or change the character we love?*
- *Do high-rise condos help local buyers, or mostly attract out-of-state owners?*
- *Will higher HOA fees push true Maine buyers out of downtown?*
- *Does vertical growth ease the housing crunch, or create a new divide?*



Broker:  
Laura Sosnowski

# Merry Christmas

When an old letter surfaces at a quiet post office, it delivers more than a long-delayed package. It delivers the gentle truth that love isn't measured by time, distance or silence.

It lasts. It lingers. It waits for us to rediscover it.

As you celebrate the holidays, may you find comfort in the relationships that shape you, forgiveness in the moments that weigh on you, and joy in the connections that light your way.

Time Doesn't Diminish Love

## FROM BAD... TO WORSE: HOLIDAY COCKTAILS WITH MOXIE 🎄

This year, we're shaking things up—literally. Forget boring eggnog and predictable punch. We're talking From Bad to Worse cocktails, starring the one soda that dares to be different: Moxie. Bitter? Check. Bold? Absolutely. Fun?

**Questionable ... but that's the point.**



### **Grinchy Moxie Mule**

Herbal chartreuse, gin, lime, and Moxie.



### **Candy Cane Confusion**

Peppermint schnapps, amaretto... topped with Moxie. Sweet, nutty, bitter



### **Santa's Regret**

Whiskey, coffee liqueur, bitters, and Moxie



### **Elf's Last Stand**

Vodka, cranberry, pickle juice... and Moxie



*These cocktails aren't for the faint of heart... but they are perfect for anyone ready to laugh through the holidays. Who knew "bad" could taste this fun?*

\*\*\* We will absolutely be doing a video to follow up on these fantastic ideas....



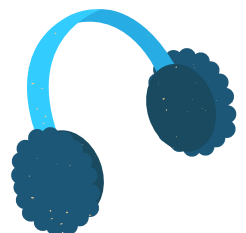
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# CHESTER GREENWOOD: MAINE'S ORIGINAL INVENTOR OF WARM EARS

*Do you still have a pair of these kicking around  
Let's see them!*

- Maine winters aren't for the faint of heart ❄️ and neither was 15-year-old Chester Greenwood of Farmington. Back in 1873, tired of freezing ears while ice skating, Chester decided to invent a solution.
- Today, Chester Greenwood Day is celebrated every December in Farmington with parades and community events, honoring the ingenuity and creativity of this young Mainer.



# BEHIND THE DOORS OF THE VICTORIA MANSION: HOLIDAY EDITION

109 Danforth Street | Portland Maine 04101



1850

Built as summer home for wealthy hotelier

1939

Mansion is repossessed for back taxes

1940

William Homes purchases and renames the Mansion

1971

Now a National Landmark. undergoes restoration

2023

Telling the story of the enslaved by R. Morse begins

## Dates

Nov 28, 2025 - Jan 4, 2026

## Hours

Tues-Sun, 10 AM-4 PM  
*Closed Mondays, Christmas Day, New Year's Day*

**Special Hours** Christmas Eve & NYE

## Tickets

Adults \$19.25

Seniors: 62+ \$17.25

College: \$8

Kids 6-17 \$6

Under 6 free

# Christmas Roadshow

So the history that we all cherish is not true!



Tradition has it that Rudolph the Red-Nosed Reindeer was created in 1939 by Montgomery Ward copywriter Robert L. May as part of a free Christmas booklet for shoppers.

The story became so popular that May's brother-in-law, Johnny Marks, turned it into a song—later made famous by Gene Autry—and the 1964 Rankin/Bass TV special cemented Rudolph as a beloved holiday icon.

## Stuart the One-Eyed Reindeer?





## GREATER PORTLAND

Cumberland Fair Lights | Dec-Jan 3

Victoria Mansion Tours | Dec-Jan 4

Portland Harbor Parade of Lights | Dec 14

Chanukah Menorah Parade | Dec 21

Polar Express | Until 12/23

## YORK COUNTY

Sandy Hill Farm Winter Wonders | Dec- March

Christmas Prelude Kennebunkport | Dec 4-14

Christmas by the Sea Ogunquit | Dec 12-14

## OTHER LOCATIONS

Gardens Aglow Boothbay | Dec--Jan 4

Santa Sunday Newry | Dec 14

Mountain Holly Days Rangeley | Dec 12-14

**Remember to peek at the details before you head out—  
weather, hours, and availability can shift from event to event.**

*Events are subject to change*

# HELP! CAN YOU RECOMMEND....

## FIX A WATER HEATER

Mainely Plumbing and Heating  
207.854.4969

Aube's Plumbing & Heating.  
207.781-7288

Bradbury's Plumbing & Heating.  
207.627.7729



## PLOWING + SHOVELING IN A PINCH

JLP Services Maine  
207.773.3605

Moon Landscape Construction  
207.829.8349

Green Lawn & Snow, LLC  
207.650.5083



Facebook community pages are still a great place to find help fast. As fewer people use the platform, those neighborhood groups stay active and can be reliable.

## EMERGENCY OIL DELIVERY

Rinaldi Energy.  
207.571.4231

Fielding's Oil + Propane-800.491.3194

## WARMTH WHEN YOU NEED IT

Not sure where to start?  
Call 211 Maine for quick guidance.





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