

May 2026
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THE MONTHLY Connection

Local Knowledge | Real Connection

May 2026



Maine Home Connection
Residential Brokerage

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LETTER FROM THE EDITOR

May doesn't arrive quietly in our family. It bursts through the door like the Kool-Aid Man. Birthdays on Birthdays on Birthdays. My dad, uncle, grandfather, all within a day of one another and then my husband stepping right in. A Kentucky Derby-style celebration that's been a staple for nearly 40 years. The May Party.

You'd arrive in Derby hats, some stunning, some...questionable, and impeccably dressed without losing the ease of the party.

Inside, the table was full, the bourbon flowing, shouting, laughter, taking bets, exchanging cash and the whole place wrapped you up in togetherness, inside jokes and the signing. Oh god.... AND the Murphy Jokes. But that's a story for another time.

That home held everything. It wasn't trendy, it was personal: a pool table, an old telephone booth, cherry wood, African masks. Every room was layered with photos, generations of memories, and moments that made you laugh and think, "Yep...that was a time." Tequila Good nights, anyone?

Nothing curated for show. Just a true reflection of a family, warm, a little nuts, deeply rooted. To me, back then, it felt enormous. Not just in size, but in presence.

And looking back now, even the drive to their home fits into that feeling. The horses, farms, families working together to keep a tradition alive for generations to come.

That's the thread through all of it, really. A race in Kentucky. A house down a country road. A kitchen full of life.

Shannon Elliott
Administrative Assistant
Marketing Coordinator
Maine Home Connection



UPCOMING *events.*



**MAY
01**

THE PORTLAND CLUB

Mint juleps, best-dressed contests, and live racing across various venues.

**MAY
03**

KENNEBUNK MAY DAY FESTIVAL

This festival is a full day of fun, family-friendly activities in downtown Kennebunk.

**MAY
06**

PORTLAND HISTORICAL SOCIETY

Working Granite: Italian Stonecutters and Their Union

**MAY
09**

MAINE STEAM WEEKEND

Maine Narrow Gauge Railroad Co. & Museum Portland

**MAY
10**

MOTHER'S DAY LOBSTER BAKE

Kennebunkport Resort Collection Kennebunk

**MAY
12**

FREE APPRAISAL DAY

Thomaston Place Auction Galleries Thomaston

**MAY
15**

GREAT HOME EXPO

Cross Insurance Arena Portland

**MAY
22**

MAINE LILAC FESTIVAL

McLaughlin Garden South Paris

**MAY
25**

SPRINGFEST WITH BABY ANIMALS

Shaker Museum New Gloucester

**MAY
30**

FREE FISHING WEEKEND IN MAINE

Maine Department of Fish and Wildlife

*LOCAL HAPPINESS
COMMUNITY CONNECTIONS*



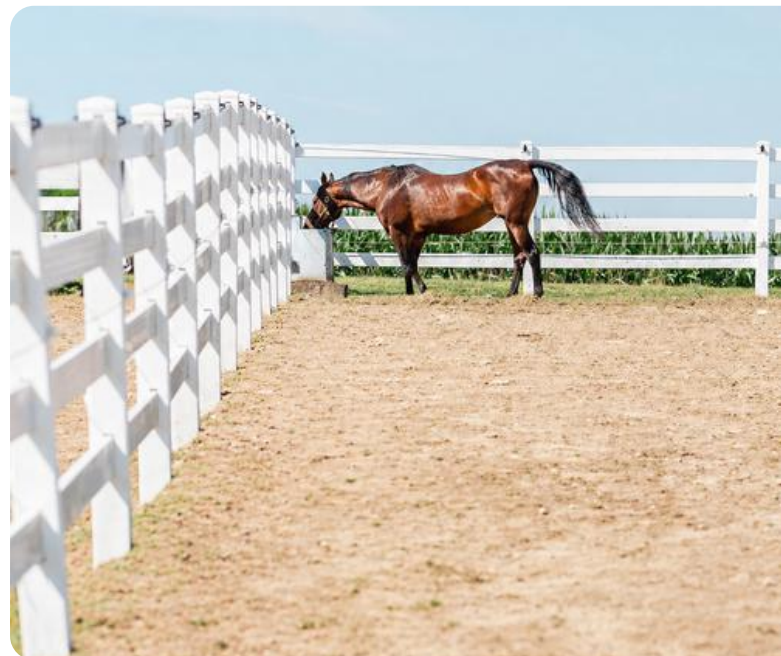
COMMUNITY SPOTLIGHT

In Bridgton, Casco, and Sebago, there's a quieter layer that doesn't get talked about as much. Open land, wooded lots, small farms—it's not flashy, and it's not trying to be. It's just there, steady and useful, the kind of land that's been worked and kept up over time.

Casco, Bridgton, Sebago.

For buyers looking for space, especially for horses, it makes sense. You'll still find larger parcels—6+ acres—around the \$1.5M range, and Maine has a solid horse community to support it. Most properties follow that practical rule of thumb: about 1.5 to 2 acres of usable pasture per horse, so the land actually works the way you need it to.

The lakes will always be the draw. But not everything here is about summer. Some of it is about land, space, and having room to do something with it.





Togus

The nation's first veterans hospital established in 1866.

FROM TOGAS TO *today*

Just outside Augusta, Togus quietly made history in 1866 as the country's first veterans' hospital—now the VA Maine Healthcare System at Togus. Built to care for Union soldiers after the Civil War, it set the tone early: Maine doesn't make a show of it, it just shows up.

A few years before that, the 20th Maine Volunteer Infantry Regiment, led by Joshua L. Chamberlain, held the line at the Battle of Gettysburg—a moment that still gets talked about for good reason

Today, that legacy hasn't gone anywhere. It's in the background—in conversations at the hardware store, in local parades, in the quiet nod between people who understand. Around here, service isn't something you have to dress up. It's just part of the fabric.

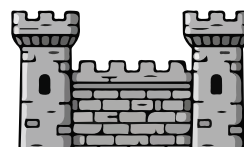
Most of us equate the holiday with barbeques, parties, and the non official gateway to summer, but let's make a point to remember those who cannot.



Maine has one of the highest veteran populations per capita in the country, with tens of thousands of veterans still



The grounds at Togus once operated like a small village—complete with a farm, bakery, and even its own railroad stop.



Historic forts like Fort Knox and Fort McClary helped guard the coastline long before modern bases ever did.



The Maine Military Museum keep everything from Revolutionary War artifacts to present-day stories .

CONSTABLES IN *Portland?*

Overall, the goal is a safer, more welcoming downtown environment for businesses and visitors.



As of April 2026, the City of Portland has introduced a new Constable Program to replace the former Urban Rangers. Their role is primarily focused on de-escalation, addressing lower-level ordinance issues, responding to disturbances, and connecting individuals with local services. In situations involving trespass or criminal activity, they typically document incidents and coordinate with Portland Police when necessary.

Questions remain around their level of authority in practice, particularly in enforcement-related situations, and how their presence will be perceived by both residents and visitors.

As implementation continues, outcomes related to public safety, downtown activity, tourism, and municipal costs will become clearer over time.

WHAT YOU CAN EXPECT AS A DOWNTOWN BUSINESS



More consistent foot patrols and visible presence



Help with low-level issues (loitering, disturbances, accessibility)



A quicker, approachable contact for non-emergencies



Support connecting individuals to local services



Continued reliance on police for serious incidents



Market Statistics: April YTD 2026 Cumberland County - Maine



Single Family

\$580,000

↑ 3.6%
Median Price YTD



Single Family

678

↓ 2.2%
Number of Sales YTD



Single Family

14 Days

↑ 16.7%
Median Days on Market



Month of April 2026 vs Prior Year Single Family



Stats



Sold

271 Pending ↓ 23.4%
457 For Sale ↑ 29.5%

222 Units ↓ 1.3%
\$595,500 ↑ 2.7%

Condo Corner

April
YTD Sales

2026
233

2025
123

April
YTD Prices

2026
\$515,000

2025
\$525,000

Monthly Unit Sales ↑ 6.9%

Monthly Prices ↓ 6.7%

Inventory Absorption Rate



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



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SELECTED TOWNS

Single Family Homes

April Statistics

Cumberland County	Units			Median Price		
	2026	2025	%	2026	2025	%
Portland	81	92	-12.0%	580,000	567,663	2.2%
South Portland	53	50	6.0%	540,000	565,000	-4.4%
Falmouth	28	37	-24.3%	893,000	875,000	2.1%
Cape Elizabeth	16	27	-40.7%	847,500	1,005,000	-15.7%
Scarborough	52	65	77.0%	750,000	799,000	-6.1%
Cumberland	23	19	21.1%	925,000	910,000	1.6%
Yarmouth	21	12	75.0%	755,000	670,228	12.6%
Harpswell	9	19	-52.6%	670,000	885,000	-24.3%
Brunswick	37	51	-27.5%	653,000	479,000	36.3%
Freeport	26	24	8.3%	837,500	644,000	30.0%
Windham	48	55	-12.7%	503,750	509,000	-1.0%
Gorham	41	30	36.7%	630,000	490,000	28.6%
Westbrook	34	7	385.7%	506,250	442,500	14.4%
Standish	40	31	29.0%	465,000	495,000	-6.1%
New Gloucester	7	13	-46.2%	505,000	485,000	4.1%
Bridgton	24	26	-7.7%	435,000	405,000	7.4%
Sebago	4	4	0.0%	555,500	321,250	72.9%
Casco	18	12	50.0%	438,000	384,250	14.0%
York County						
Old Orchard Beach	28	13	115.4%	528,500	514,900	2.6%
Saco	47	46	2.2%	550,000	588,951	-6.6%
Biddeford	35	43	-18.6%	480,000	475,000	1.1%
Kennebunk	27	35	-22.9%	700,000	806,533	-13.2%
Kennebunkport	7	19	-63.2%	920,000	1,110,428	-17.1%
Wells	26	40	-35.0%	717,355	595,000	20.6%
Ogunquit	5	6	-16.7%	1,285,000	839,000	53.2%
Sanford	64	68	-5.9%	375,000	360,000	4.2%
Acton	13	8	62.5%	485,000	490,500	-1.1%
Berwick	19	15	26.7%	540,000	585,000	-7.7%
Buxton	18	15	20.0%	486,250	382,000	27.3%
Totals						
Maine	3,312	3,420	-3.2%	390,000	389,000	0.3%
Cumberland County	673	693	-2.9%	578,000	560,000	3.2%
York County	520	536	-3.0%	500,000	493,750	1.3%

THE RATE THAT WON'T BUDGE



“After dipping below 6% in March, mortgage rates have stabilized in the mid-6s through much of the spring.”

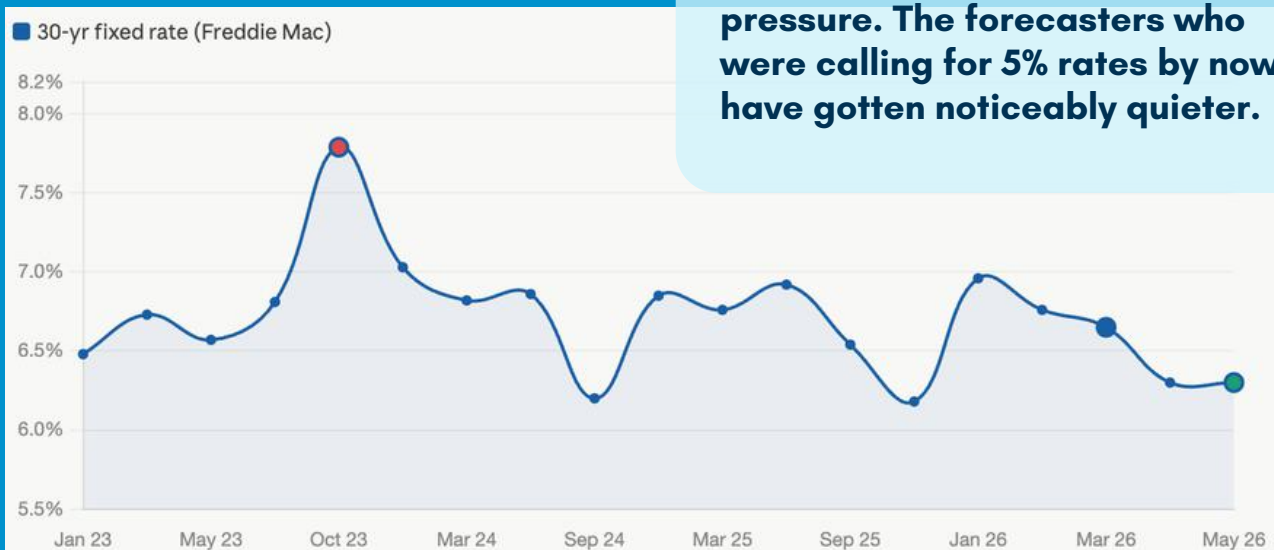
After briefly touching below 6% in March and then drifting back up, the 30-year fixed rate has settled into a narrow band in the mid-6s, roughly where it's been for most of the spring. The Fed held rates steady at its last three meetings. There's no meeting even scheduled for May.

The central bank is watching and waiting, and so, it seems, are rates. That's not a bad thing. A year ago, buyers were navigating a market with rates above 7%.

Today, those same buyers are looking at something meaningfully lower — not dramatically, but enough to matter on a monthly payment.

On a \$500,000 loan, the difference between 7% and 6.4% is roughly \$200 a month. Over a year, that's real money. What rates are unlikely to do is drop significantly in the near term. Inflation is still running above where the Fed wants it.

Geopolitical uncertainty is adding pressure. The forecasters who were calling for 5% rates by now have gotten noticeably quieter.



Source: Freddie Mac Primary Mortgage Market Survey

A DIFFERENT KIND

of Maine Conflict

In 1839, the United States and British-controlled Canada nearly went to war. The disputed territory: a stretch of northern Maine along the Aroostook River, where logging rights, and the timber on them — were worth fighting over.

Both sides called up troops. Congress authorized ten million dollars and fifty thousand soldiers. General Winfield Scott was dispatched to the region. Maine sent its own militia north.

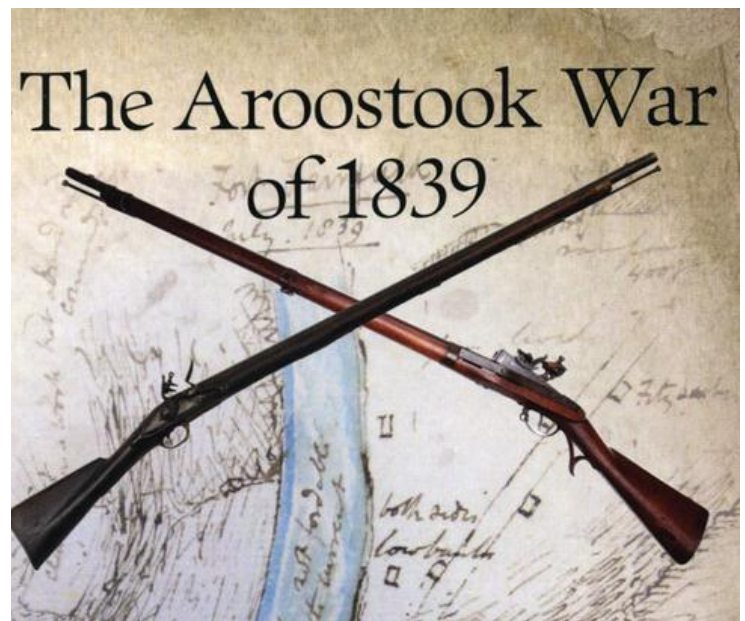
And then... not much happened.

The two sides glared at each other across the border, built a few forts, cut some timber, and eventually agreed to sit down and talk. The Webster-Ashburton Treaty of 1842 settled the boundary without a single battle. The whole affair lasted about as long as a Maine mud season and produced roughly the same amount of forward progress.

It became known as the Aroostook War, a conflict remembered more for what didn't happen than what did.

forget the Revolutionary War! Maine tends to show up in the quieter chapters. The ones that got settled without a shot fired.

*Practical. Patient. A little
STUBBORN about the
land. Very Maine.*



The Aroostook War was also known as the "Pork and Beans War" or "Lumberjack War"

Their Legacy Endures

Memorial Day asks us to pause. Last year we did that here — with a video filmed at Henri-Chapelle American Cemetery in Belgium, where over 7,000 Americans are buried far from home. Laura had to hold back tears while filming it.

We're sharing it again this year. Because remembrance doesn't have an expiration date.

Courage That Echoes Across Generations

THE LOBSTER WAR OF 2026

Dockside Divide in Spruce Head

In a small fishing village 15 minutes south of Rockland, a war has been fought – and a fragile peace just declared.

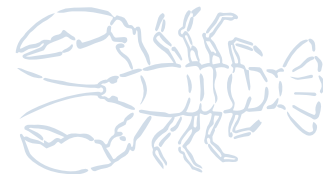
On one side: the Spruce Head Fishermen's Co-op. A century-old operation. Forty independent lobstermen who have fished these waters their whole lives.

On the other: Mazzetta Company. A Chicago-based seafood giant with plans to expand its wharf in a way the co-op says would shut them out of their own dock.



When diplomacy failed, Mazzetta deployed its weapon of choice – a 45-foot lobster transport boat called the Jack Black. Strategically moored. Blocking the co-op's loading station at the start of lobster season.

The Jack Black, it should be noted, doesn't run.



Last week, a ceasefire was declared. The boat was moved. A 60-day negotiation has begun. And Spruce Head quietly voted 3-0 to hire its first harbormaster.

Some wars end at Appomattox. Some end with a broken boat being towed away. Both count.



THE WHITE HOUSE

looks at housing

Thirteen million homes? Let's talk about that!

Every year, the Council of Economic Advisers is required by law to publish an Economic Report of the President. These reports vary wildly – some thin, some late, some not worth the read. This year's is 450 pages and means business.

Chapter 6 is devoted entirely to housing. The numbers are striking. Since 2000, real home prices have risen 82 percent. Real incomes? Twelve percent. The typical first-time buyer is now 40 years old, up from 28 in the early 1990s.

The culprit, according to the report, is a "bureaucrat tax" – permitting delays, fees, and red tape estimated to add over \$100,000 to the cost of a new home. The diagnosis has merit. Homebuilding has run at half its historical pace since 2008.

The proposed fix is deregulation – projected to unlock 13.2 million additional homes.

Here's where we pump the brakes. In the best years on record, the entire US market sees 6 million total transactions. The workforce and materials to build 13 million homes at once simply don't exist.

The supply problem is real. The solution is directionally right. The number is Washington math.



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NEED A NUMBER NOW?

You have the power!



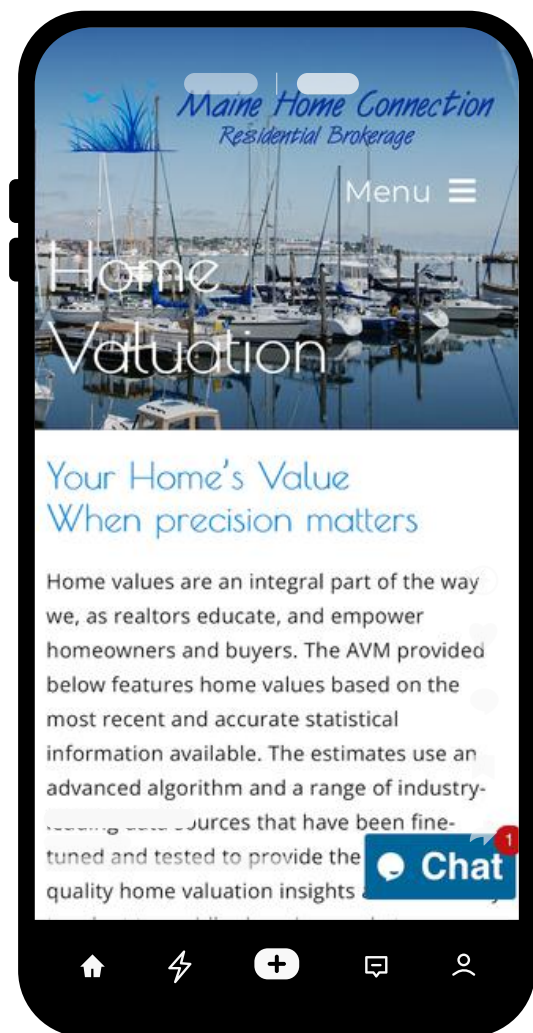
Home Values & Market Data in Real-Time

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 &

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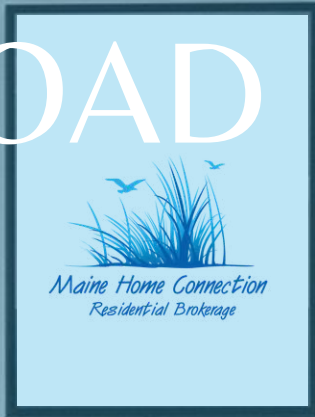
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THE ROAD TO

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