

March 2026

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THE MONTHLY *Connection*

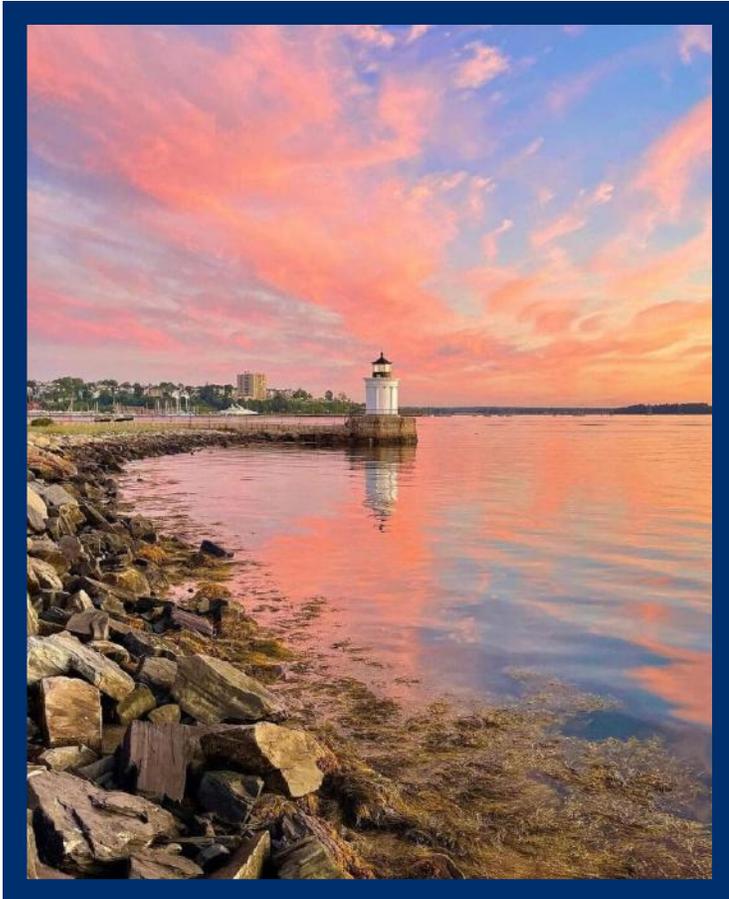
March 2026



Maine Home Connection
Residential Brokerage

19 Commercial St | Portland Maine 04101 | 207.517.3100
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LETTER FROM THE EDITOR



March in Maine has a way of waking everything up.

The snow softens, the windows finally crack open, and that first rush of cool air carries winter right out the door. It always feels like the state is stretching after a long sleep.

- Shannon Elliott



Along the coast, lights start coming back on in shops and businesses that rested through the winter. Deliveries arrive, signs go up, and owners start dusting things off in preparation for the season ahead. What many people don't realize is how much of Maine runs on a seasonal clock. Those summer weeks carry a lot of weight.

Behind the scenes, small business owners are already putting in the hours, long days, always nearby, always ready for whatever comes up. It takes a lot of care to create the kind of experience that keeps people coming back.

So to the folks getting things ready for the season—cheers to you. We see you.

Different businesses, same spirit: show up, work hard, take care of people, and hope they return... or tell a friend. That steady work ethic has always been part of the Maine way.



RESOURCE LIST - FOR SMALL BUSINESS

MAINE SMALL BUSINESS CENTERS

A HELPFUL PLACE TO START IS THE MAINE SMALL BUSINESS DEVELOPMENT CENTERS. AND DON'T FORGET THE SIMPLEST STEP—STOP INTO A LOCAL COFFEE SHOP OR BAKERY AND ASK AROUND. SMALL TOWNS RUN ON CONVERSATION.



A LESSON IN SEASONALITY

COASTAL MAINE BUSINESSES THRIVE IN SUMMER, . LOCATION MATTERS. A YEAR-ROUND BUSINESS MIGHT STRUGGLE IN OLD ORCHARD BEACH, WHERE ACTIVITY IS HIGHLY SEASONAL, BUT COULD WORK WELL IN GORHAM WITH A STEADY LOCAL POPULATION.



FINANCIAL RESOURCES

WE CAN CONNECT YOU WITH NAMES AND NUMBERS. TRY LOCAL BANKS LIKE M&T BANK—LOCALS LOVE TO HELP LOCALS. SMALLER INSTITUTIONS KNOW THE COMMUNITY AND CAN GUIDE YOU EVERY STEP OF THE WAY.



ASK US!

BECAUSE WE'RE CONSTANTLY TALKING WITH BUYERS, SELLERS, AND NEIGHBORS, WE KEEP A CLOSE PULSE ON WHAT'S HAPPENING—WHAT NEIGHBORHOODS ARE GROWING, WHAT DEMOGRAPHICS LOOK LIKE, AND SOMETIMES EVEN WHAT SERVICES COMMUNITIES COULD REALLY USE.





MARCH EVENTS CALENDAR

MAR
1-12

MAINE RESTAURANT WEEK
Enjoy specially crafted menus for area eateries + shops

MAR
12

MAINE IRISH READS
'Say Nothing' by Patrick Radden Keefe

MAR
13

IRISH HERITAGE NIGHT WITH THE MAINE MARINERS
Cross Insurance Arena

MAR
14

IRISH FLAG RAISING
The Portland Observatory

MAR
15

SAINT PATRICK'S PARADE PORTLAND
12pm
Commercial St.

MAR
17

WEST END ST PADDY'S WALK
Ringing of the historic bell. Tea + Irish Soda Bread Reception

MAR
18

BOOK TALK W/ KARA DOUGLAS
Reflections from both Daniel Mason's North Woods and her own nature writing.

MAR
20

WORLD STORYTELLING DAY
Coffee by Design Portland

MAR
26

MAINE SCIENCE FESTIVAL- BANGOR
With more than 70 activities and events over five days

MAR
29

CHECKING FOR CHARITY - TROUBH ICE ARENA
STRIVE is the primary beneficiary for this event



KEUKENHOF GARDENS

Every spring, the Netherlands comes alive with color at Keukenhof Gardens, one of the world's most breathtaking displays of flowers.

The world-famous Keukenhof has roots that stretch back to the 15th century.



The land originally served as the huntinggrounds and kitchen garden for Jacoba of Bavaria, who lived nearby at Teylingen Castle.

The estate later evolved into a public park in the 1800s when landscape architects Jan David Zocher and his son Louis Paul Zocher—who also worked on Vondelpark—redesigned the grounds in an English landscape style.

Green Chicago River

The tradition of dyeing the Chicago River green for St. Patrick's Day began in 1962, when city plumbers used environmentally safe dye to trace illegal sewage discharges. The vibrant green color was so striking that it quickly became an annual celebration, drawing thousands of spectators to the riverfront each March.

Today, the event is a beloved Chicago tradition, blending civic pride, Irish heritage, and a splash of spectacle that turns the heart of the city into a glowing emerald for the holiday.

Happy St Patrick's Day



LEGACY, HOME, & THE IRISH COMMUNITY IN MAINE

Here in Maine, homes carry stories. And some of those stories stretch across oceans.

Organizations like the Maine Irish Heritage Center help keep those stories alive.

The center celebrates the generations of Irish immigrants who helped shaped Maine.

Families came here in the 1800s looking for opportunity. They worked the waterfront, built neighborhoods, raised families, and slowly put down roots that are still felt today.

Heritage continues here, through music, dance, sports, storytelling, and community gatherings. And in a way, that's what real estate is about too.

A house is where traditions are carried forward. Where family dinners happen, and where history quietly continues from one generation to the next.

Legacy doesn't just live in archives, It lives in community and in homes. And in the places where people choose to build their lives.

Cumberland County Infographic

February Statistics



Single Family

\$546,000

↓ 0.7%

Median Price YTD



Single Family

291

↓ 8.8%

Number of Sales YTD



Single Family

28 Days

↑ 40.0%

Median Days on Market



Month of December 2025 vs Prior Year Single Family



Stats

183 Pending ↓ 14.1%
292 For Sale ↑ 1.0%



Sold

141 Units ↓ 11.3%
\$546,392 ↑ 3.8%

Condo Corner

February
YTD Sales

2026
86

2025
123

February
YTD Prices

2026
\$496,750

2025
\$525,000

Monthly Unit Sales ↓ 2.1%

Monthly Prices ↓ 3.1%

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

Detailed stats available on our website

MaineHomeConnection.com/stats

February brought a steady pace to the Cumberland County single-family home market, with a few shifts compared to last year. The median sales price reached \$548,392, up 3.8% from February 2025 and 0.4% from January 2026, showing continued price stability. Meanwhile, 141 homes closed, a 11.3% decrease year-over-year, suggesting slightly slower transaction activity.

Buyers are seeing a bit more to choose from. Inventory ticked up, with 292 active homes on the market—a 1.0% increase from last year—and 138 new listings added in February. That brought the months supply of inventory to 2.1, up 13.9% from last year, still tight but giving buyers a little more room to explore.

Homes spent a median of 31 days on the market, up 14.8% from last February, offering buyers slightly more time to make decisions. The YTD DOM stood at 28. Sellers, on the other hand, are still seeing strong results, with homes selling for 98.7% of their list price on average. Competitive pricing, careful preparation, and timing remain key.

Overall, the market is competitive but showing subtle signs of balance—buyers have a bit more flexibility, while sellers continue to benefit from strong demand.

DOWNLOAD NOW



In case you missed it:

[2025 Full Year Sales Report](#)

Rates Hold Steady | Applications Increase

Mortgage applications rose as of March 11th as purchase demand strengthened, even as market volatility pushed mortgage rates higher, according to the latest weekly survey provided by the Mortgage Bankers Association.

MBA researchers said that the average interest rate for conforming 30-year fixed-rate mortgages rose from 6.09 percent to 6.19 percent, while jumbo loans increased to 6.26 percent from 6.16 percent, as financial markets reacted to geopolitical turmoil and broader economic uncertainty. The refinance share of mortgage activity declined to 57.8 percent of total applications from 59.8 percent the previous week.

Fixed Mortgage Rate	Home Loan Amount	Monthly Mortgage P&I*	Savings Per Month
6.1%	\$500k	\$3,030	—
5.9%	\$500k	\$2,966	\$64/month

Mortgage rates have dropped into the upper 5s twice this year. But after just a few days, they ticked back up into the low 6% range. A lot of buyers are treating the 5s like some kind of magic number. As if moving from 6.1% to 5.99% suddenly changes everything. And from a mindset perspective, it does feel different - but actual payments vary little.

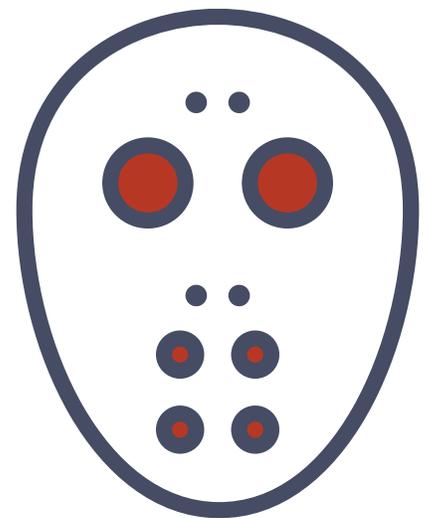
Before assuming you've missed your moment, take another look at the numbers.



SUFFERING FROM TRISKAIDEKAPHOBIA?

If the number 13 makes you uneasy, you're not alone. There's even a name for it: **triskaidekaphobia** – the fear of the number 13.

The superstition goes back centuries. In many buildings you won't find a 13th floor, some airlines skip row 13, and Friday the 13th has long been associated with bad luck.



POLITICS VS PROGRESS: CONGRESS SQUARE

In June of 2013 we wrote this in a blog post: **“It wouldn't be Portland if there wasn't controversy!”** The topic - plans to revitalize Congress Square. As a reminder, at that time Rockbridge Capital, who purchased the Eastland Park hotel in 2011 was in the final stages of a \$40 million renovation, and was trying to persuade city to sell two-thirds of the plaza. If this was done, they will build a 9,400 sqft event center as part of the overall project.



And now - 13 years later and still not done. A request is now being made for an additional \$500K to get the job done, after years of delays and cost overruns. Why do the citizens of Portland accept this type of government?



INSTAGRAM SNAPS

MARCH 2026



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"GREAT BLIZZARD"...the exciting, new travel game that's taking the country by storm!

STORM OF THE CENTURY
New England's Great Blizzard of 1978
Christopher J. Haraden



At Maine Home Connection we believe that every client deserves real estate excellence.

3 SOUTH BRANCH DR. | GORHAM
Offered at \$385,000

SATURDAY + SUNDAY OPEN HOUSES

February 7th | 1-3pm
February 8th | 10-12pm

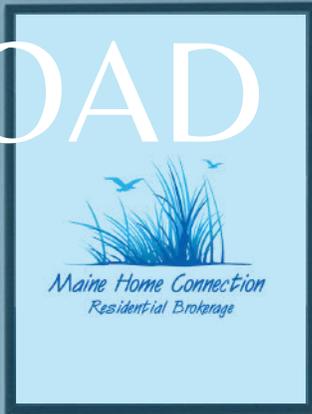
Recent updates:
Roof
Boiler
interior + exterior paint
new floor

GORHAM | MAINE | MLS: 1650101

Maine Home Connection
Partnership Advantage

LAURA SOSNOWSKI
PRINCIPAL | BROKER

We channel our passion and expertise into



THE ROAD TO

Home



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