



THE MONTHLY *Connection*



Maine Home Connection
Residential Brokerage

J U L Y 2 0 2 5

19 Commercial Street | Portland, ME 04101



“

Live in the sunshine.
Swim in the Sea.
Drink in the Wild Air.

-Ralph Waldo Emerson

”

The Story of Home

What makes a house a home? It's not just the walls or the windows—it's the feeling you get when you walk through the door. It's the echo of laughter in the kitchen, the quiet comfort of morning light, and the memories woven into everyday life.

Whether you're buying your first house or saying goodbye to one that's been part of your life for decades, every move is part of a larger story.

At Maine Home Connection, we believe in honoring that story. Because to us, real estate isn't just about transactions—it's about helping people find the place where their next chapter begins.

This Month in Maine Real Estate

June YTD 2025

<i>Cumberland County</i>	Units			Median Price		
	2025	2024	%	2025	2024	%
Portland	189	178	6.2%	610,000	587,500	3.8%
South Portland	96	78	23.1%	562,500	526,000	6.9%
Falmouth	69	71	-2.8%	935,000	1,097,913	-14.8%
Cape Elizabeth	46	40	15.0%	915,495	967,500	-5.4%
Scarborough	117	89	77.0%	795,000	755,000	5.3%
Cumberland	45	35	28.6%	910,000	710,000	28.2%
Yarmouth	31	41	-24.4%	690,000	925,000	-25.4%
Harpswell	33	30	10.0%	832,000	694,500	19.8%
Brunswick	78	63	23.8%	491,250	529,500	-7.2%
Freeport	41	31	32.3%	878,000	800,000	9.8%
Windham	99	100	-1.0%	520,000	479,950	8.3%
Gorham	64	82	-22.0%	515,000	553,500	-7.0%
Westbrook	70	66	6.1%	453,000	472,750	-4.2%
Standish	56	41	36.6%	495,000	425,000	16.5%
New Gloucester	21	15	40.0%	510,000	552,500	-7.7%

York County

Old Orchard Beach	30	54	-44.4%	580,000	617,500	-6.1%
Saco	88	89	-1.1%	588,951	565,000	4.2%
Biddeford	68	52	30.8%	480,500	420,000	14.4%
Kennebunk	63	77	-18.2%	772,289	684,900	12.8%
Kennebunkport	32	30	6.7%	1,241,875	1,712,500	-27.5%
Wells	82	67	22.4%	630,000	666,000	-5.4%
Ogunquit	7	8	-12.5%	845,000	1,222,500	-30.9%
Sanford	115	112	2.7%	359,000	370,000	-3.0%
Acton	22	23	-4.3%	515,000	545,000	-5.5%
Berwick	24	34	-29.4%	483,000	472,500	2.2%
Buxton	33	28	17.9%	450,000	422,500	6.5%

Totals

Maine	6,094	5,898	3.3%	400,000	382,750	4.5%
Cumberland County	1,305	1,192	9.5%	580,000	565,500	2.6%
York County	986	970	1.6%	525,000	510,500	2.8%

Market Statistics: Half Year 2025

Cumberland County - Maine



Single Family

\$580,000

↑ 2.6%

Median Price YTD



Single Family

1,307

↑ 9.6%

Number of Sales YTD



Single Family

7 Days

↔ No Change

Median Days on Market



Month of June 2025 vs Prior Year Single Family



Stats

336 Pending ↑ 5.0%

579 For Sale ↑ 37.2%



Sold

339 Units ↑ 12.3%

\$625,000 ↑ 6.8%

Condo Corner

June
YTD Sales

**2025
409**

**2024
368**

June
YTD Prices

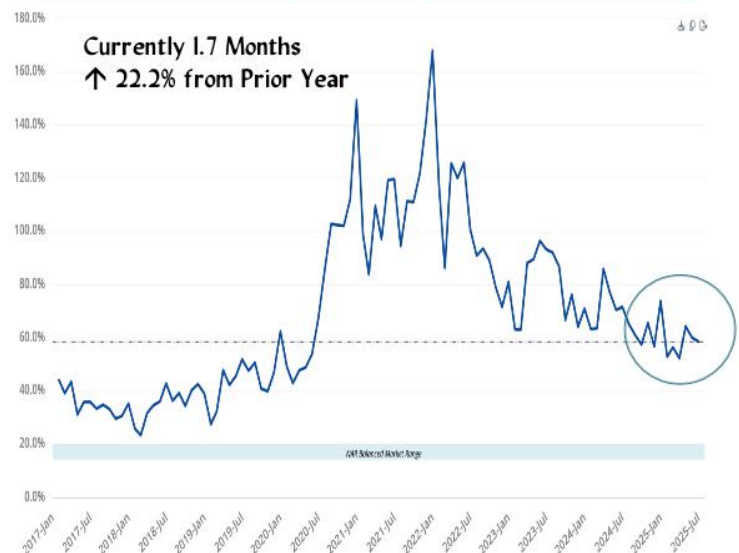
**2025
\$501,000**

**2024
\$525,000**

Monthly Unit Sales ↓ 9.4%

Monthly Prices ↓ 16.1%

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



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Single Family Homes: Half Year

As summer heats up, so does the real estate market across Cumberland County. The median sales price for single-family homes climbed to \$625,000—up 6.8% from June 2024 and 7.8% from just last month. It's a clear sign that buyer demand remains strong and that homes here continue to hold—and build—their value.

Closed sales reached 338, a notable 22.9% increase from May and 11.9% year-over-year. At the same time, the median days on market held steady at just 6, underscoring a fast-paced environment where well-positioned homes are quickly claimed.

Sellers are seeing the benefits. On average, homes are selling for 102.3% of list price, with many exceeding asking—proof that this remains a competitive, seller-friendly market. Price per square foot also rose 3.4% from last year to \$348, reflecting steady appreciation across the region. New inventory is finally starting to catch up.

There were 535 new listings in June—up 27.4% from a year ago. Total active listings hit 675, marking a 59.6% increase, and months of inventory rose to 2.0. While still short of a balanced market, this additional supply may help ease some of the pressure buyers have been feeling.

The Takeaway...

The market continues to favor sellers, but there are signs of softening just enough to offer buyers more options and breathing room. If you're thinking about making a move—buying or selling—now's a smart time to position yourself with the right strategy and guidance.

Condominiums: A Shift in the Wind

While single-family homes remain brisk, Cumberland County's condo market is experiencing a period of recalibration.

The median condo price fell 16.1% year-over-year to \$469,900, though it edged up 1.6% from May. Sales volume also dipped: 84 closings in June marks a 9.7% decrease from the previous year and 4.5% from the prior month.

Perhaps most telling is the change in market pace. The median days on market jumped to 15, more than double last year's figure. Buyers are taking a bit more time—and in some cases, gaining more negotiating power. That said, condos are still commanding 100.5% of list price on average, showing that competitively priced units continue to attract solid interest.

The price per square foot declined to \$345, down 26.1% from last June. Meanwhile, active condo inventory grew 40.4%, bringing the months supply to 2.7—a notable increase that hints at a more balanced, even slightly buyer-friendly environment.

What this means: Condos may be offering more opportunity right now—whether you're looking to purchase with a bit more flexibility or aiming to sell in a market that still rewards smart pricing and presentation.

The Takeaway...

Condos may be offering more opportunity right now—whether you're looking to purchase with a bit more flexibility or aiming to sell in a market that still rewards smart pricing and presentation.

A Minute About Melissa Morrill MHC Broker

Melissa blends sharp wit with genuine empathy, putting people at ease—often before they've even found a home. With over a decade of experience in real estate and nonprofit housing development, she brings a thoughtful, people-first approach rooted in advocacy, insight, and a talent for seeing what others might miss.



OVER \$ 9 MILLION IN REAL ESTATE SOLD YEAR TO DATE!



Maine- More than the Shore

We've been talking a lot about tides, loons, moonlight, and the charm of a quiet roadside farm stand. It's the free concerts on the town green, the antique barns tucked off winding roads, and hot dogs served with a side of conversation.

This is the Maine you get to know after the tourists leave — when the air turns crisp and the pace slows down. It's not just a place to visit; it's a place to live, year-round. Buying here isn't just about coastal views. It's about community, character, and the rhythm of life that's woven into every inland trail and quiet town square.

Local Love:



Lavender and Twine-Cumberland



Summer Sunsets Live-Portland






Rapid Rays- Dogs & burgers- Saco



Nauti Sisters Sea Farm and Oysters

Where are Maine's most extreme tides?

-  Cobbscook Bay_
-  Passamaquoddy Bay.
-  Damariscotta River

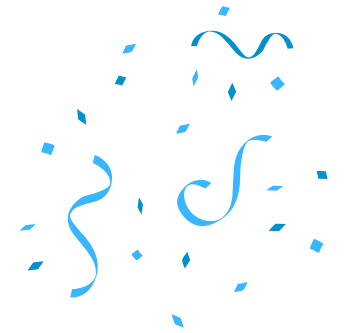
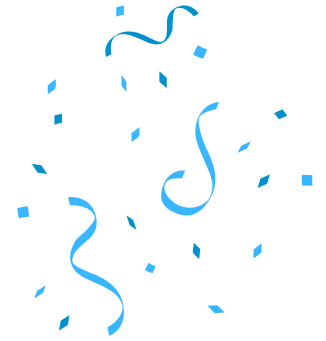


- Whaleback Shell Midden State Historic Site -Damariscotta
- Pemaquid Point Lighthouse- New Harbor
- Shackford Head State Park - Easport
- Tides Institute & Museum Of Art- Easport
- Cobscook Bay State Park- Dennysville
- Cadillac Mountain Private Sunrise and Half Day Tour- Surry



Shout out for sold!

- 13 James Street | Brunswick | Laura Sosnowski
- 7 Alweber Road | Windham | Melissa Morrill
- 31 Running Springs Rd | Gorham | Melissa Morrill
- 18 Turner St | Westbrook | Melissa Morrill
- 550 Ledge Rd | N. Yarmouth | Ann Marie Cooke
- 26 Cottage Park Road | S. Portland | Anne Marie Cooke
- 175 Dow Rd | Standish | Anne Marie Cooke
- 441 Lake St | Auburn | Anne Marie Cooke
- 17 Alishia Lane | Gray | Anne Marie Cooke
- 45 South Ridge | Falmouth | Anne Marie Cooke
- 5 Stonebrooke | Scarborough | Wilma Ek
- 330 Buxton Rd | Saco | Wilma Ek



Maine Home Connection is a locally owned real estate brokerage with experienced agents who specialize in high-end marketing & personalized service, combining local insight with data-driven strategy to navigate Maine's unique housing market.

FROM BEACHFRONT TO BRADBURY MOUNTAIN

Check out some of the best communities in Maine

Predefined Home Searches

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[Freeport](#) | [Harpswell](#) | [Old Orchard Beach](#)



LOCAL NEIGHBORHOODS LINKS

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[Munjoy Hill](#) | [Pine Point](#) | [Higgins Beach](#)
[Kennebunkport](#) | [Kennebunk Windham](#) | [Camp Ellis](#)
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[All Portland Neighborhoods](#) | [Westbrook](#) | [Sebago Lake](#)

SEARCH. FIND. LOVE: ALL PROPERTIES





HERE'S HOW WE WANT TO CONNECT *with you!*

Instagram is where we get to show you who we are, what we're capable of—and how much fun we have doing life and business in Maine.



*We don't just post to post—
we share what matters.*

- **Monday Morning Market** – Stats, favorite picks, and weekend stories
- **Maine History Moments** – Researched and retold by our team
- **Just Listed & Just Sold** – Plus standout moments and agent shout-outs
- **Behind the Scenes** – Who we are, how we work, and what we love about Maine



FOLLOW US FOR THE MONTHLY CONNECTION

From where to dock, park, eat, tour, and shop—we round up some of the most interesting events happening across Maine. We spotlight the entire state, so wherever your travels take you, they might just lead you to the perfect home

Color me Mine- Drop in Art
Portland

Fawcett's Maine Antique Toy
and Art Museum
Waldaboro

DEW Haven Maine Zoo+
Rescue
Mount Vernon

Oxbow Beer Garden
Oxford

Songo River Queen
Long Lake - Naples

Ferry Beach State Park
Saco

Hallowell Antique Mall
Hallowell

Boothbay Harbor C.C.
Boothbay

Nonesuch Brewery
Poland Springs

Sunsets @ Thompson's
Point
Portland

Feature:

SkyStreakers Field: New Gloucester- Flying Model Airplanes is the major activity at the field. Other sanctioned AMA activities are also allowed such as the annual IMAC event



Seeing Homes Everywhere

Ever notice how once you start thinking about buying a home, you suddenly see homes for sale everywhere? That's not a coincidence—it's your brain at work. Specifically, your Reticular Activating System (RAS), the filter that tunes your awareness to what matters most.

In this short video, we explore how this simple brain function relates to real estate—and why recognizing it can help you make more confident, intentional decisions in a fast-moving market.

Your Brain's Hidden Real Estate Radar

August Happenings

Friday
August 1st

Back Cove Music and Arts Festival
Payson Park | Portland

Saturday
August 9th

5th Annual SailMaine Festival
Ocean Gateway | Portland

Saturday
August 9th

39th Annual Beach Olympics
Old Orchard Beach

Saturday
August
16th

Lake Street Dive with Sammy
Rae & The Friends
Thompson's Point | Portland

Saturday
August
23rd

Wabanaki Arts Market
Shaker village | New Gloucester

Saturday
August
30th

Windsor Fair
Augusta

Saturday
August
30th

Fête Market
Canal Plaza | Portland





THE STORY OF

Home



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