

June 2026
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— THE —
MONTHLY
Connection

Local Knowledge | **Real** Connection

JUNE 2026



Maine Home Connection
Residential Brokerage

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UPCOMING *events.*

JUNE
04

PORTLAND ART GALLERY

Showcasing local art with hors d'oeuvres in downtown Portland.

JUNE
05

BELFAST ART MARKET

Opening week of the market with early summer greens, seafood, and art.

JUNE
11

IRISH HERITAGE CENTER

Gather with fellow book lovers every second Thursday from 7:30 PM to 9 PM in the welcoming MIHC Library.

JUNE
13

MAINE'S ULTIMATE SPRING YARD SALE

Cumberland Fair Grounds.

JUNE
14

MAINE OPEN CREAMERY DAY

Step behind the scenes with farm tours, explore cheesemaking spaces, and even one farm's newly built cheese cave

JUNE
18

LA KERMESSE FESTIVAL

Celebrate a long standing Biddeford Tradition.

JUNE
20

FAMILY BLUEGRASS FESTIVAL

Litchfield Maine

JUNE
21

WINDJAMMER FESTIVAL KICK OFF

Event to enhance the Boothbay Region community and the experience of maritime Maine

JUNE
27

FREEMPORT OYSTER FESTIVAL

Tens of thousands of fresh Maine oysters to eat! Meet sea farmers, shop with local artisans & food trucks + free kids crafts

JUNE
30

MAINE FOLK MUSIC CONCERT

Thomas Point Beach and Campground, Brunswick, Maine.

COMMUNITY SPOTLIGHT

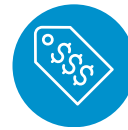
Maine's Antique Riverport

Hallowell, Maine, known as "The New Orleans of the North," is primarily famous for its vibrant arts scene, historic 19th-century Kennebec Riverport history, high-quality white granite quarrying, and remarkably preserved historic architecture. As Maine's smallest city by land area, it blends a bustling downtown filled with antique shops, local eateries, and independent bookstores with an iconic, classic New England aesthetic.

HOW TO SPEND THE DAY

Start with a treasure hunt through the Hallowell Antique Mall, then grab lunch and a local craft beer at The Quarry Tap Room. Finish your afternoon with a stroll along the Kennebec River and a stop at Granite City Park, where colorful Adirondack chairs offer one of the best views in town.

VALUE + APPEAL



Median Sale Prices
around **\$268K.**



Crime Rates are
below average



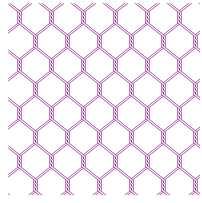
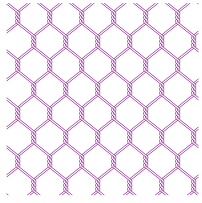
Steady Population
= **Community
Stability.**



Short Commutes
+ **Diverse Local
Culture**



THE SCREEN *Door*



The screen door is a simple sign that summer is coming—winter air out, fresh warm air in, and a shift toward brighter days ahead.

They were originally about function, not charm. Screen doors kept bugs out while letting airflow in, especially in rural and coastal homes during summer.

They're a piece of early "climate control." Before fans and AC, opening a screen door was one of the only ways to cool a house naturally.

Materials evolved over time. Early versions used wood frames with wire mesh; modern ones often use aluminum, fiberglass, or even retractable screens.

They still matter in Maine-style living. Especially in coastal and rural homes, they're still a go-to for that breezy in-and-out summer airflow.

WHY DEALS ARE HARD TO

Find.

Cant find a Maine Bargain? Here's why



Maine's market is **transparent & competitive**. Everyone sees the same listings at the same time. The days of stumbling onto an overlooked property are gone!

That's the bad news.

The **good news** is that a good deal in 2026 isn't about luck. It's about knowing what to look for, understanding what others are skipping over and moving with confidence when the right opportunity appears.

Price is only one part of the equation. Timing, condition, location trajectory, and seller motivation all factor in — and **buyers who understand those variables** find opportunities that others scroll right past.

The best deals in Maine don't announce themselves. They reward the people who know where to look.

That's exactly what we do.

OPPORTUNITIES YOUR AGENT SHOULD SUGGEST



**High days on market.
Possible motivated sellers
who need to move.**



**Estate sales or inherited
properties leaving families
permanently.**



**Cosmetic issues that scare
buyers away, but should
not.**



**Off-market listings in
unique neighborhoods or
communities.**



**Emerging towns that are
not on everyone's radar or
are not close to Portland.**



CUMBERLAND COUNTY

Infographic

May Statistics

Market Statistics: May 2026

Cumberland County - Maine



Single Family

\$582,000

↑ 3.0%
Median Price YTD



Single Family

941

↓ 2.8%
Number of Sales YTD



Single Family

10 Days

↓ 11.1%
Median Days on Market



Month of May 2026 vs Prior Year Single Family



Stats

352 Pending ↓ 4.6%
602 For Sale ↑ 31.7%



Sold

259 Units ↓ 6.2%
\$595,000 ↑ 2.6%

Condo Corner

May
YTD Sales

2026
312

2025
325

May
YTD Prices

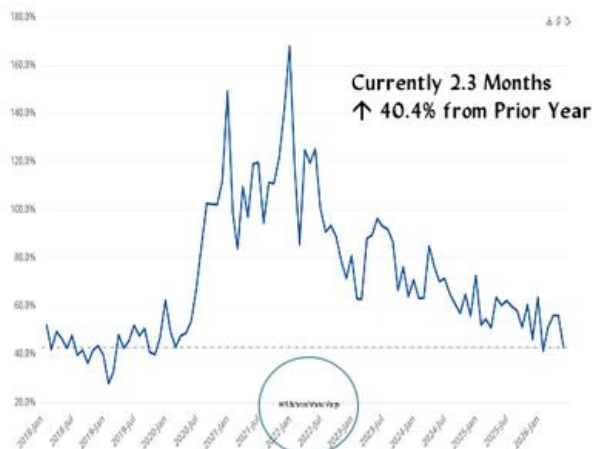
2026
\$514,175

2025
\$515,000

Monthly Unit Sales ↓ 11.4%

Monthly Prices ↑ 12.4%

Inventory Absorption Rate



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



207.517.3100



Maine Home Connection
Residential Brokerage

SELECTED TOWNS

Single Family Homes



	Units			Median Price		
	2026	2025	%	2026	2025	%
Cumberland County						
Portland	117	137	-14.6%	585,000	567,825	3.0%
South Portland	76	75	1.3%	545,000	560,000	-2.7%
Falmouth	46	49	-6.1%	927,500	950,000	-2.4%
Cape Elizabeth	27	33	-18.2%	895,000	1,005,000	-10.9%
Scarborough	69	89	77.0%	760,000	754,900	0.7%
Cumberland	31	33	-6.1%	775,000	825,000	-6.1%
Yarmouth	28	20	40.0%	761,500	695,000	9.6%
Harpswell	14	25	-44.0%	732,500	852,000	-14.0%
Brunswick	58	61	-4.9%	590,543	485,000	21.8%
Freeport	32	31	3.2%	817,500	650,000	25.8%
Windham	64	79	-19.0%	501,250	509,000	-1.5%
Gorham	62	38	63.2%	647,500	528,250	22.6%
Westbrook	51	58	-12.1%	500,000	453,000	10.4%
Standish	55	42	31.0%	470,500	495,000	-4.9%
New Gloucester	9	15	-40.0%	525,000	485,000	8.2%
Bridgton	34	31	9.7%	437,000	435,000	0.5%
Sebago	5	5	0.0%	536,000	335,000	60.0%
Casco	27	18	50.0%	458,100	418,750	9.4%
York County						
Old Orchard Beach	37	19	94.7%	550,000	544,000	1.1%
Saco	64	65	-1.5%	529,000	577,800	-8.4%
Biddeford	53	54	-1.9%	499,900	490,000	2.0%
Kennebunk	42	49	-14.3%	792,750	806,533	-1.7%
Kennebunkport	12	25	-52.0%	935,000	1,329,000	-29.6%
Wells	34	65	-47.7%	728,500	613,593	18.7%
Ogunquit	8	7	14.3%	112,500	845,000	-86.7%
Sanford	87	95	-8.4%	385,000	359,900	7.0%
Acton	21	14	50.0%	518,900	515,000	0.8%
Berwick	24	20	20.0%	657,000	537,450	22.2%
Buxton	25	26	-3.8%	535,000	445,000	20.2%
Totals						
Maine	4,541	4,660	-2.6%	400,000	399,000	0.3%
Cumberland County	940	968	-2.9%	583,500	560,000	4.2%
York County	734	760	-3.4%	521,000	519,500	0.3%

MAINE MOOSE SAFARI

You don't stumble into a moose sighting. You plan for one – or you get very lucky on a back road at dusk – just like Laura and some friends did last year!

Maine is home to roughly 75,000 moose – the largest population in the lower 48 states. Most people who live here for years go without a close encounter. June changes that.

The best sightings happen at dawn and dusk, near water. A slow drive along the Rangeley Lakes corridor or Route 16 through Andover at the right hour puts the odds firmly in your favor.

Or skip the guesswork and book a Moose Safari with a guide who knows exactly where to look. **Either way – go in June.**



THE SWEDISH COLONY THAT FORGOT TIME

Most people picture the summer solstice as an astronomical footnote – the longest day, a reason to mention Stonehenge. In Sweden, it's a national holiday called Midsommar, second only to Christmas. Maypoles. Folk dances. Wreaths woven from whatever is blooming.

In Sweden today, the celebration lasts about a day. Barbecues. Maypole dancing. It has come to resemble the Fourth of July.

In Maine, they do it the old way.

In 1870, **William W. Thomas**, Jr. had a problem. Maine had sent much of its farming population off to fight in the Civil War. Many didn't come back. The fields of Aroostook County sat largely unworked.

Thomas had served as **American Consul to Sweden under Lincoln**. He recruited 51 Swedish immigrants to come north. He chose Aroostook County deliberately – the pine forests, the winters, the gray sky reminded him of Dalarna County, Sweden.

Half of those first 51 settlers died in an influenza outbreak before the second spring. The survivors stayed. More came. They named a town New Sweden, because that is what it was – and they brought Midsommar with them.

The festival has run every June since 1871. Swedish visitors who make the trip to Aroostook County tend to leave with the same observation: this is what it used to look like.

Maine has that effect on things.



THE LEGACY OF SHEM DROWNE

The grasshopper weathervane atop **Boston's Faneuil Hall** is one of the most recognized landmarks in New England. America's first documented weathervane maker, **Shem Drowne**, was born in what is now Eliot, York County, Maine. He left for Boston as a boy and never looked back – but Maine can claim him.

Three of his copper weathervanes still turn above the Boston skyline – and inside the Faneuil Hall grasshopper, a hidden note reads: "Shem Drowne made it, May 25, 1742."

Maine made him first. At Maine Home Connection, reading the wind is still how we work – knowing which way things are moving before we advise someone on one of the most significant decisions of their life.



A NEW NORMAL?

Mortgage Rates

Virtually every major forecaster agrees rates are staying in the mid-6% range for the foreseeable future. Inflation has remained stubbornly high – currently at 3.8%, up from 2.3% a year ago – keeping the Fed from cutting rates as quickly as markets had hoped.

Interestingly: The number of American homeowners with mortgage rates above 6% has now exceeded those with rates below 3% – 21.2% of outstanding mortgages carried rates of 6% or higher in Q3 2025, while 20% had rates below 3%.

Has a psychological tipping point quietly been crossed?



NEED A NUMBER NOW?

You have the power!



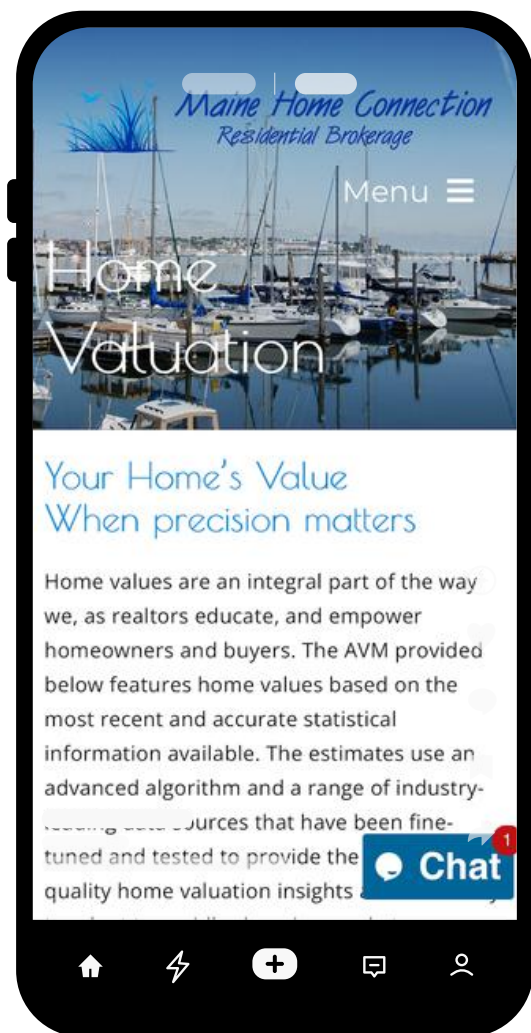
Home Values & Market Data in Real-Time

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 &

WEALTH BUILDING OPTIONS.

We are happy to offer this service to our clients. If you are not already registered, use the **QR code** below or **click** to open!



Just Enter Your Address



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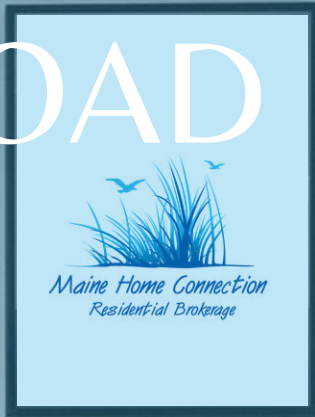
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