

February 2026

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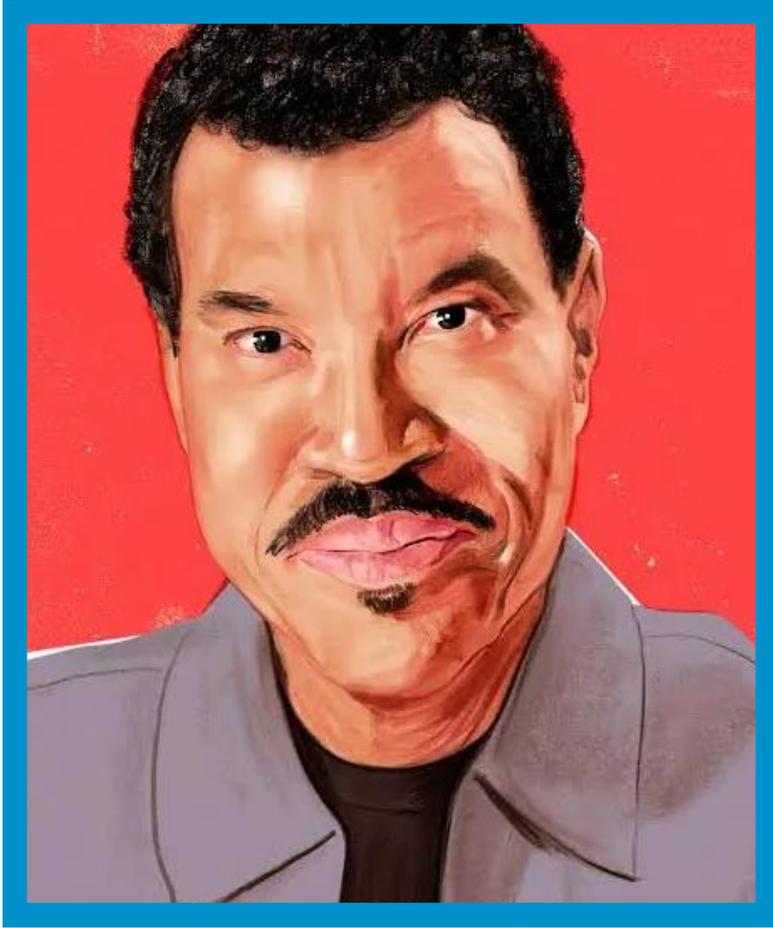
THE MONTHLY *Connection*



Maine Home Connection
Residential Brokerage

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LETTER FROM THE EDITOR.



“Hello... is it me you’re looking for?...”

I hope so! We’re definitely looking for you. We’ve been in the middle of a big database cleanup this month and came across some familiar names we haven’t connected with in far too long. Life moves fast and we’ve missed milestones, seasons, and little updates along the way.

Did you know? “Endless Love” was named the #1 love song of all time by Billboard .

It’s made me think about my own lifelong relationships—a dear friend from kindergarten who now lives in Germany (we chat about once a year, if we’re lucky), a best friend where every plan gets derailed by a sick kid, and newer friends where coordinating babysitters feels like a NASA mission.

But here’s the thing—those connections aren’t fleeting. They’re solid. And every time we finally catch up—by phone, FaceTime, or a quick hello—my cup is full again.

So if you see our number pop up on your screen, it’s not a sales call. It’s a “How are you? What’s new in your world?” call. **You’re important to us**, and we realized we didn’t stay in touch as well as we should have. We’d love to reconnect, share a little of what we’ve been up to, and hear what life looks like for you these days.

FEBRUARY EVENTS CALENDAR

2026

FEB
01

FIRE ON THE MT

Carrabassett Valley- Music inspired by Bob Weir + Jerry Garcia

FEB
02

MMC BLOOD DRIVE

Portland- Every donation helps save lives

FEB
6-8

U.S. NATIONAL TOBOGGAN CHAMPIONSHIPS

Camden- Snow Bowl

FEB
10

KIDS CRAFT NIGHT

Portland - Lyseth Elementary School & PTA

FEB
14

BRUINS ALUMNI V. UM HOCKEY

Portland- Cross Insurance Arena

FEB
15

COUPLES RAVIOLI + TIRAMISU

Scarborough- MePowered Pastries

FEB
19-21

SEAFOOD CELEBRATION + ICE BAR

Cape Elizabeth - Inn by The Sea

FEB
21

TEA BLENDS: A WORKSHOP

Freeport - Wolfe's Neck Center

FEB
23

SUPPER SERIES : PRE FIXE MENU

Portland - Harbor Bistro + Terrace

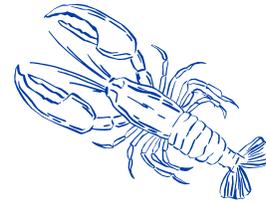
FEB
24

FREEPORT FROSTY FROLIC

Freeport- Downtown annual event

SAIL ON, SWEET GINNY

Will her legacy + work ethic live on?



If you've been following the news lately, you know how exhausting it's felt. So when this story crossed our path, we knew it was one worth sharing.

Meet Ginny – Maine's oldest lobsterwoman. She worked these waters from the age of 8 to 103. That's 95 years of hauling traps, reading tides, and knowing the sea in a way you can't learn from a screen or a manual.

Her life sparked children's books, biographies, and a following that stretched far beyond the coast – people drawn to her. Ginny's legacy is a testament to the heart, resilience, and work ethic Maine has always been known for.

Does this level of dedication carry forward to the next generation?

Absolutely- This vocation is essential to Maine's economy

No- Technology will vastly change the fishing industry

Your Canva profile name won't be shared





A THOUGHTFUL LOOK AT ACCESSORY DWELLING UNITS

Bath | Brunswick | Rockland

For some homeowners, ADUs can offer flexibility for extended family, aging in place, or supplemental income. From a broader community lens, they're often viewed as a way to add housing without dramatically changing the look or feel of a town. At the same time, building costs, financing requirements, and local regulations mean this won't be a fit for everyone.

Programs like this invite a broader conversation: How do we honor what's rooted and historic in our towns while responding to evolving housing realities? There's a touch of tradition in helping families stay anchored in their neighborhoods and a spark of innovation in exploring new housing forms that feel both respectful and resourceful.

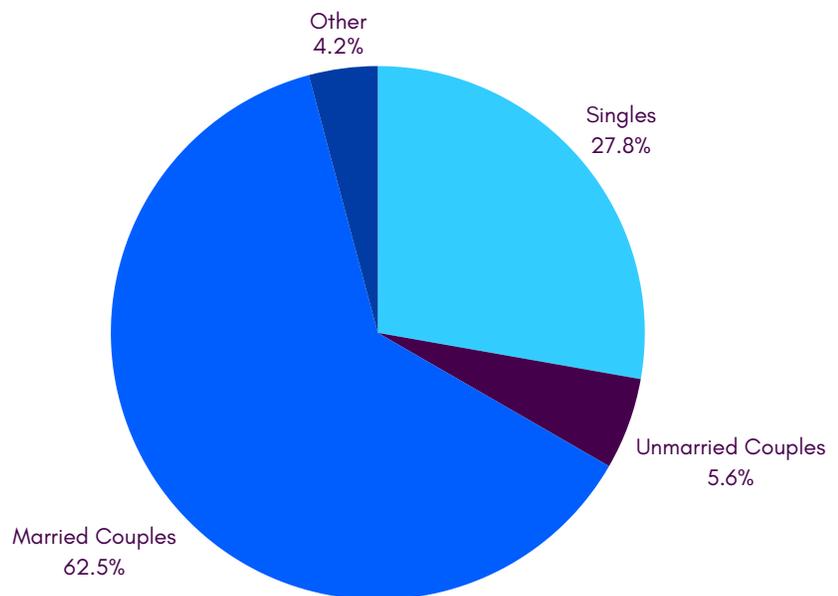
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VALENTINES DAY & HOME PURCHASES

Buying a home is an emotional decision long before it's a financial one. Valentine's Day simply turns up love, commitment, and the idea of building a future all come into focus at once.

- 40% of engagements happen between Thanksgiving and Valentine's Day.
- 60-65% of homebuyers are married couples.
- 5-10% of homebuyers are unmarried couples
- 21-30%- of homebuyers are single.
- February consistently marks an increase in buyer search activity ahead of spring.
- Early spring listings historically receive the highest buyer traffic and competition.

V-Day Home Stats



LOVE LETTERS, JAIL CELLS & MILD INSULTS

The oldest known Valentine was written in 1415 ... from prison. And a few centuries later, the Victorians decided to send 'anti-Valentines' – cards meant to gently insult people.

So romance has always been complicated ... which honestly feels right for February in Maine.



2025 Sales Report

Maine Homes

Full Year 2025

Even as some national markets have shown signs of softening, Maine has continued to demonstrate modest year-over-year pricing strength.

After several years of an unmistakable seller-driven environment, fueled largely by extremely limited supply, we are gradually moving toward a more balanced landscape. Inventory is beginning to improve, buyers are taking a bit more time, and the market is settling into a healthier rhythm.

[DOWNLOAD NOW](#)



In case you missed it:

[**2025 Full Year Sales Report**](#)

Selected Towns YTD

Single Family

January Statistics

<i>Cumberland County</i>	Units			Median Price		
	2026	2025	%	2026	2025	%
Portland	26	16	62.5%	538,500	623,386	-13.6%
South Portland	13	14	-7.1%	490,000	505,500	-3.1%
Falmouth	8	10	-20.0%	712,000	1,037,500	-31.4%
Cape Elizabeth	3	8	-62.5%	1,100,000	894,800	22.9%
Scarborough	9	14	77.0%	700,000	797,500	-12.2%
Cumberland	7	3	133.3%	829,000	640,000	29.5%
Yarmouth	4	2	100.0%	1,325,000	915,228	44.8%
Harpswell	3	5	-40.0%	599,000	850,000	-29.5%
Brunswick	6	12	-50.0%	408,500	485,000	-15.8%
Freeport	4	8	-50.0%	572,500	566,500	1.1%
Windham	14	14	0.0%	528,250	552,500	-4.4%
Gorham	6	8	-25.0%	673,500	517,500	30.1%
Westbrook	7	12	-41.7%	530,000	399,500	32.7%
Standish	8	7	14.3%	437,500	445,500	-1.8%
New Gloucester	3	3	0.0%	505,000	410,000	23.2%
<i>York County</i>						
Old Orchard Beach	3	2	50.0%	730,000	769,000	-5.1%
Saco	12	16	-25.0%	474,500	570,518	-16.8%
Biddeford	12	5	140.0%	463,700	475,000	-2.4%
Kennebunk	8	9	-11.1%	745,250	900,000	-17.2%
Kennebunkport	2	8	-75.0%	935,000	937,000	-0.2%
Wells	6	14	-57.1%	706,540	595,736	18.6%
Ogunquit	1	2	-50.0%	620,000	791,500	-21.7%
Sanford	14	17	-17.6%	357,950	319,900	11.9%
Acton	4	3	33.3%	460,000	618,500	-25.6%
Berwick	4	5	-20.0%	490,100	579,900	-15.5%
Buxton	6	1	500.0%	480,450	440,000	9.2%
<i>Totals</i>						
Maine	769	860	-10.6%	389,000	386,500	0.6%
Cumberland County	149	160	-6.9%	550,000	559,500	-1.7%
York County	131	145	-9.7%	515,000	555,000	-7.2%

Detailed stats available on our website

MaineHomeConnection.com/stats

Groundhog vs Sarah

Not all forecasters are created equal!



While Punxsutawney Phil is celebrity, he's far from the only "official" Groundhog Day forecaster. Dozens of towns across the U.S. (and Canada) have their own groundhogs, each with their own ceremony, local pride, and sometimes conflicting predictions

But what does Sarah have to say? Laura introduces a straight-talking Southern Belle who tells us why Groundhog's Day is needless!

Six More Weeks of Winter?

Fed To Purchase Mortgage Securities

In 2022, after mortgage interest rates hit more than a dozen record lows, sparking a refinance bonanza, barely 10% of homeowners had 30-year fixed mortgages with rates above 5%. Just four years later, that share has jumped to over 30% and about 20% of borrowers have mortgages with a rate over 6% – as indicated in the chart below

Share of active U.S. mortgages by rate

A majority of U.S. mortgage holders — 51.5% — still have rates under 4%.



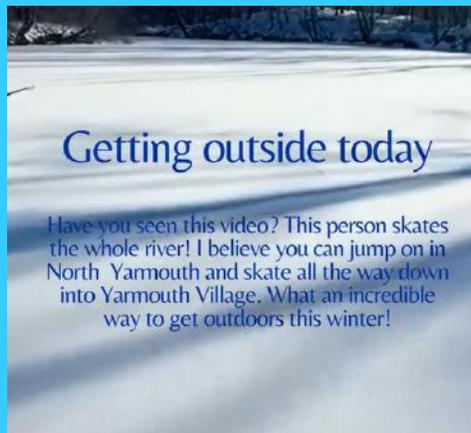
Source: ICE Mortgage Technology



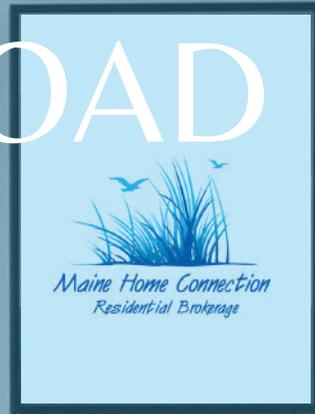
The recently announced a plan for Fannie Mae and Freddie Mac to buy more than \$200 billion in mortgage-backed bonds, while, subject of debate as to how much lower that would push mortgage rates once the purchase is made, does appear to be having some influence – but that could be short-lived.

@mainehomeconnection

THE SOCIAL HIGHLIGHT



Last month we celebrated the year of January... Why does January sometimes feel like it lasts an entire year? Cold outside, the market was a little chilly, but we found ways to stay warm. We spent time thinking about how we want to connect with people, sharing things that make you smile or take a second look. No chasing algorithms, just, "we thought this was spot on." How about you?



THE ROAD TO

Home



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