

THE MONTHLY *Connection*



Maine Home Connection
Residential Brokerage

JUNE 2025

19 Commercial Street | Portland, ME 04101



*"Dream more than others think practical.
Expect more than others think possible. To be
an enduring, great company, you have to
build a mechanism for preventing or solving
problems that will long outlast any one
individual leader."*

Howard Shultz



Thanks for Stopping By!

Authentic to the Core...

At Maine Home Connection, we don't just work here — we live here, we raise our families here, and we know these roads, coastlines, and communities like the back of our hand.

We're not following a script from a national brand or plugging you into an algorithm. We're built on local knowledge, real relationships, and a genuine belief that every home has a story — and every client deserves someone who understands theirs. Because here, real estate isn't just about the transaction. It's about trust. And that's something we never outsource.

This Month in Maine Real Estate

<i>Cumberland County</i>	Units			Median Price		
	2025	2024	%	2025	2024	%
Portland	90	89	1.1%	567,663	559,900	1.4%
South Portland	48	34	41.2%	565,000	530,000	6.6%
Falmouth	36	38	-5.3%	871,500	1,037,000	-16.0%
Cape Elizabeth	26	21	23.8%	960,000	1,200,000	-20.0%
Scarborough	64	59	77.0%	797,000	755,000	5.6%
Cumberland	19	6	216.7%	910,000	668,750	36.1%
Yarmouth	12	27	-55.6%	670,225	898,000	-25.4%
Harpswell	18	16	12.5%	930,000	664,500	40.0%
Brunswick	51	33	54.5%	479,000	525,000	-8.8%
Freeport	24	14	71.4%	644,000	780,000	-17.4%
Windham	55	56	-1.8%	509,000	475,450	7.1%
Gorham	30	46	-34.8%	490,000	572,500	-14.4%
Westbrook	38	37	2.7%	442,500	470,000	-5.9%
Standish	31	27	14.8%	495,000	450,000	10.0%
New Gloucester	12	7	71.4%	510,000	599,000	-14.9%

York County

Old Orchard Beach	13	23	-43.5%	514,900	558,500	-7.8%
Saco	46	44	4.5%	588,951	550,000	7.1%
Biddeford	42	37	13.5%	475,000	415,000	14.5%
Kennebunk	35	47	-25.5%	806,533	684,900	17.8%
Kennebunkport	19	19	0.0%	1,110,428	1,400,000	-20.7%
Wells	39	34	14.7%	590,000	680,000	-13.2%
Ogunquit	6	6	0.0%	839,000	972,000	-13.7%
Sanford	67	68	-1.5%	360,000	370,500	-2.8%
Acton	8	10	-20.0%	490,500	438,000	12.0%
Berwick	14	21	-33.3%	587,500	480,000	22.4%
Buxton	15	16	-6.3%	382,000	435,000	-12.2%

Totals

Maine	3,360	3,406	-1.4%	389,950	370,000	5.4%
Cumberland County	679	647	4.9%	560,000	544,000	2.9%
York County	529	564	-6.2%	490,000	499,700	-1.9%

Market Statistics: May 2025

Cumberland County - Maine



\$565,000
 ↑ 1.8%
 Median Price YTD

Single Family



964
 ↑ 8.3%
 Number of Sales YTD

Single Family



9 Days
 ↑ 12.5%
 Median Days on Market

Single Family



Month of May 2025 vs Prior Year Single Family



Stats

352 Pending ↓ 4.6%
 541 For Sale ↑ 57.3%



Sold

273 Units ↑ 12.3%
 \$578,000 ↓ 0.3%

Condo Corner

May
YTD Sales

2025
325

2024
275

May
YTD Prices

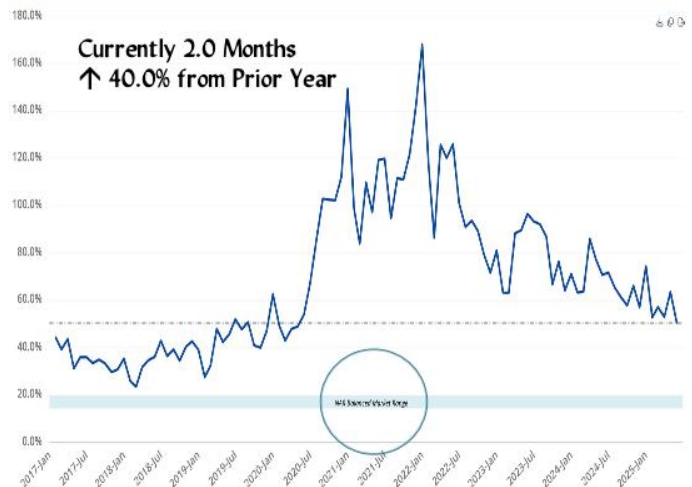
2025
\$515,000

2024
\$519,000

Monthly Unit Sales ↑ 35.4%

Monthly Prices ↓ 9.3%

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



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What This Means for Buyers & Sellers

- Buyers now have more options and face less competition than during the pandemic—but prices remain firm.
- Sellers should expect slightly longer sales cycles and may need to price competitively, though homes in prime locations still tend to fetch good returns.
- Investors may find opportunity in growing suburban markets like Lewiston–Auburn and Augusta, with solid rental demand

The Bottom Line...

Maine's market is cooling from pandemic highs, but it remains firmly in sellers' territory overall. Higher inventory gives buyers more negotiating room, yet strong demand keeps prices healthy. The trend for the upcoming months points to moderate, sustainable growth.

MAINE HOME CONNECTION HAS

apps for that...

HomeBot- At Maine Home Connection, the relationship with clients doesn't end at the closing table. That's why the team offers Homebot, a free, user-friendly app that provides ongoing value to homeowners. [With Homebot, clients can track their home's value](#), monitor equity growth, explore potential tax-saving upgrades, and uncover opportunities to save on interest—right from their phone. It's not a sales tool; it's a smart, data-driven resource that empowers homeowners to make informed financial decisions.

Heyzine- We use Heyzine Flipbooks to present listings, market reports, and client materials in a way that's both beautiful and easy to navigate. Unlike static PDFs, these digital flipbooks feel interactive, polished, and more engaging for clients—whether they're on a phone, tablet, or desktop. [It's about making our marketing stand out](#), while giving clients a seamless and modern experience.

DOWNHOME & Heartfelt

From historic harbors to quiet country roads, every corner of this state holds a story. And somehow, those stories always seem to echo our own journeys. That's what makes living here so special – the history, the legends, and the lessons we draw from one another. Here are some of our in house produced videos- showcasing the different layer of Maine.



Best Maine Beaches For Sea Glass

-  [Fortunes Rocks Beach | Biddeford](#)
-  [Peaks Island | Portland](#)
-  [Bay View Beach | Saco](#)
-  [Middle Beach | Kennebunkport](#)

THE STONEWALLS OF MAINE

Our favorite masons to follow:

 [thatstoneguy](#)

 [truenorthstoneworks](#)

 [bullockstonenetwork](#)



Where to Spot Maine's Historic Stone Walls:

- Whitehouse Rand Farm, Raymond – Classic New England lines.
- Popham Colony Kennebunk – Find the oldest English-built walls in the U.S.
- Wolfe's Neck Woods, Freeport – Coastal trails lined with stone.
- Vaughan Woods, South Berwick – Mossy walls in a magical forest.
- Bradbury Mountain, Pownal – Rugged trails and old boundary lines.

Shout out for sold!

- 2 Main Street 408-417 | Biddeford | Laura Sosnowski
- East Shore Drive | Harpswell | Laura Sosnowski
- 35 Payuer Circle | Sanford | Melissa Morrill
- 2 Brookwest Lane | Westbrook| Melissa Morrill
- 2 Colonel Down Drive| Scarborough| Melissa Morrill
- 48 Newell Ridge | Cumberland | Ann Marie Cooke
- 16 Ocean Park Road | Old Orchard Beach | Wilma Ek
- 139 Howe Street | Lewiston | Wilma Ek
- 5 Buckthorn Circle| Saco | Wilma Ek



Company Profile

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

[Portland](#) | [South Portland](#) | [Falmouth](#) | [Scarborough](#)
[Yarmouth](#) | [Cape Elizabeth](#) | [Cumberland](#)
[Freeport](#) | [Harpswell](#) | [Old Orchard Beach](#)

Best Online Home
Search Tools

LOCAL NEIGHBORHOODS LINKS

[Portland Condos](#) | [Willard Beach](#) | [Woodlands CC](#)
[Munjoy Hill](#) | [Pine Point](#) | [Higgins Beach](#)
[Kennebunkport](#) | [Kennebunk Windham](#) | [Camp Ellis](#)
[Casco Bay Islands](#) | [Find All Open Houses](#)
[All Oceanfront Homes](#) | [All Lakefront Homes](#) | [FAQs](#)
[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

1. The boats are in the water

Daily Dockage Rates Available at these Marinas

- Fore Points Marina - Portland
 - Walking distance to Old Port
- DiMillo's Marina
 - In the heart of Portland, home to the Famous DiMillo's Floating restaurant
- Port Harbor Marine- Spring Point South Portland
 - Rentals, Fishing Charters, Boat Sales and Maintenance



sustenance /'səs.tə.nəns/ (n.)
what keeps us going—good food, great company, fresh air, and a place that feels like home ❤️



Did you know?

Forget parking. Pull into a boat slip. From the Harbor- The Old Port will be on the starboard side

2. What to do when you get here

Sustenance

- Old Port Spirits and Cigars
 - Craft Beer + Wine + Spirits + Boat Snacks
- Miccucis Italian Grocer
 - Grocery store specializing in Italian and Mediterranean products, plus pizzas and baked goods
- Cruise Commercial Street on Foot
 - Seasonal vendors line the streets, full of local know-how. Then browse for a unique find
- Book your fun
 - Riverside Golf Course
 - The Escape Room Portland
 - Maine Day Ventures- Food + Walking Tour
 - Reservations at Fore Street



Their Legacy Endures

For Memorial Day we created this video to honor those who never came home. At Henri-Chapelle American Cemetery in Belgium, over 7,000 Americans are laid to rest—young lives lost in the fight for freedom during WWII.

Their sacrifice helped shape the country we are privileged to live in today. May we honor their legacy not just with remembrance, but with gratitude and purpose.

Courage That Echoes Across Generations

June Happenings

Sunday
June 8

Resurgam Music & Arts Festival
Ocean Gateway | Portland

Saturday
June 14th

Maine's Ultimate Yardsale
Cumberland Fairgrounds
Cumberland

Saturday
June 14th

Maine Whoopie Pie Festival
Dover Foxcroft

Saturday
June 21st

Rolling Thunder Motorcycle Club
Rides for Homes
Scarborough

Sunday
June 22nd

HELLO Newman! Casablanca
Cruises
Portland

Saturday
June
28-29th

Freeport Oyster festival
Freeport





THE ROAD TO HOME



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