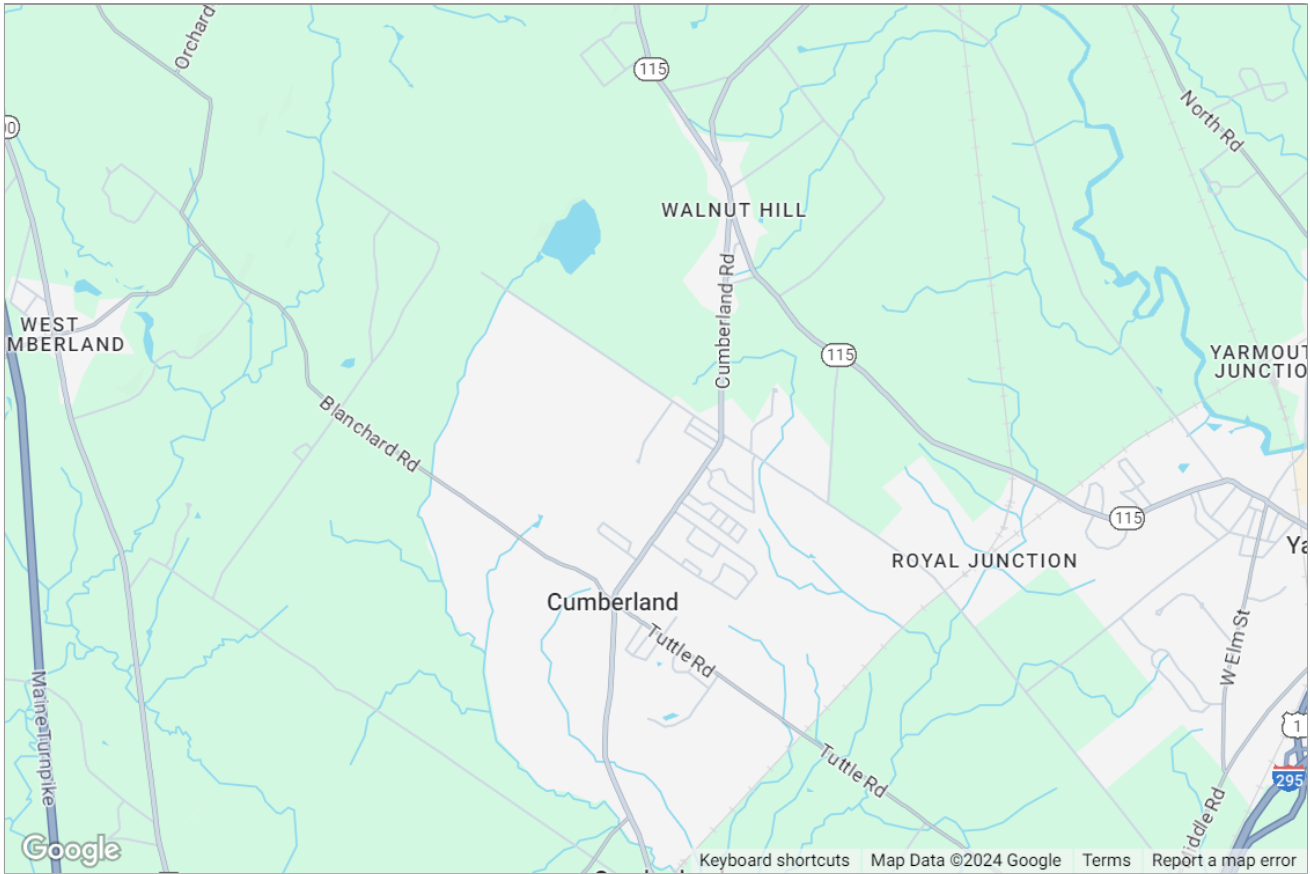


MARKET ACTIVITY REPORT

Cumberland, Maine



Presented by

Julie & Bryce Davis | REALTOR® | Associate Broker

ABR

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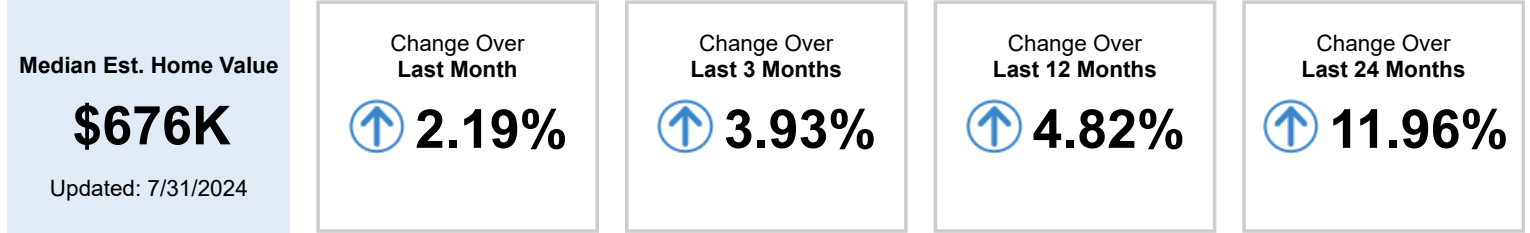
Agent: <https://julieandbryce.com>

eXp Realty

533 Congress Street
Portland, ME 04101

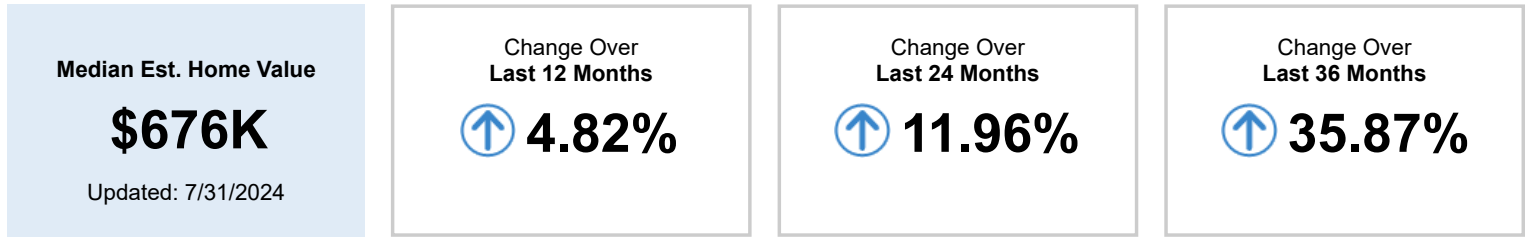
Cumberland, Maine

Market Snapshot: Estimated Home Values



*About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.*

Market Snapshot: 12-Month Change in Estimated Value



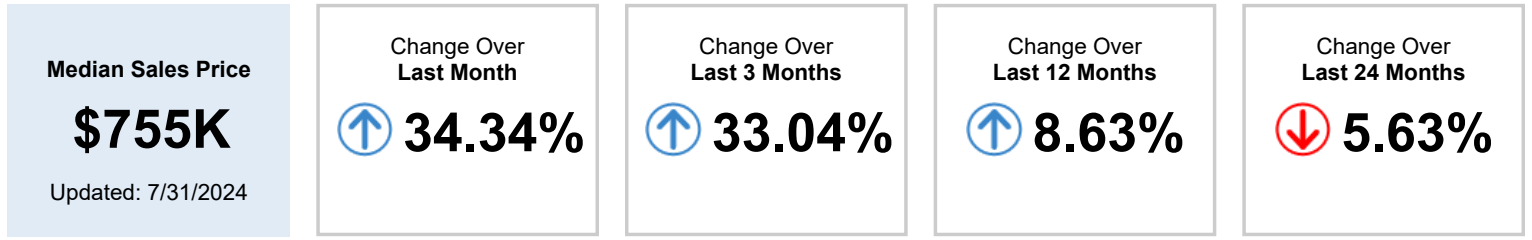
*About this Data: Estimated home values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The metrics shown here reflect **All Residential Properties** data.*

Market Snapshot: Concentration of Distressed Properties



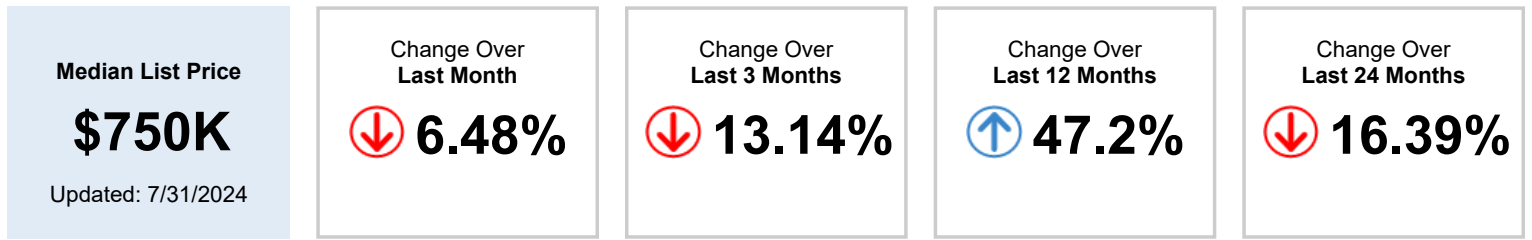
*About this data: The metrics displayed here reflect distressed property counts (listings and public records) for **All Residential Properties** as of 8/26/2024.*

Market Snapshot: Sales Price



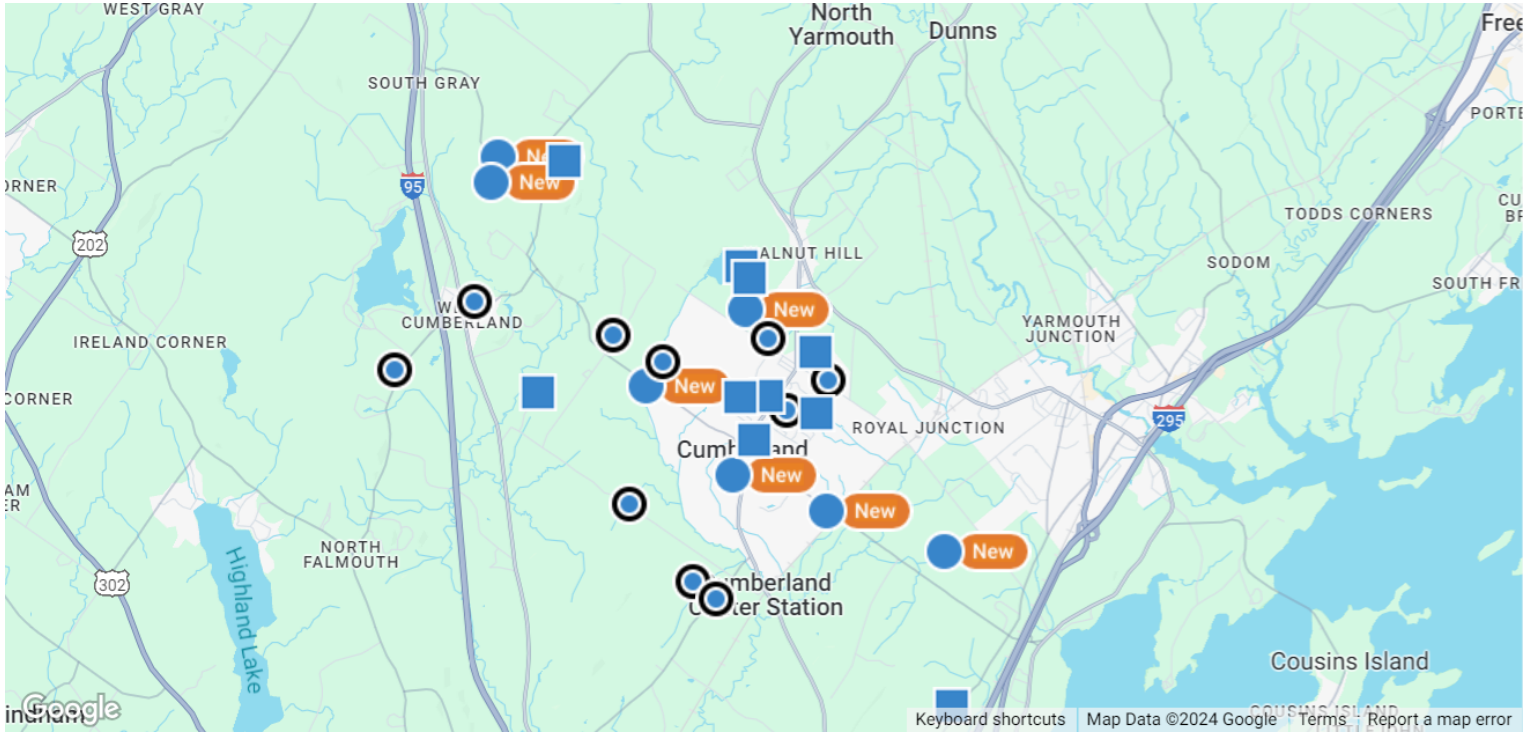
About this data: The Metrics displayed here reflect median sales price for **All Residential Properties** using **MLS listing** data.

Market Snapshot: List Price





About this data: The Metrics displayed here reflect median list price for **All Residential Properties** using **MLS listing** data.

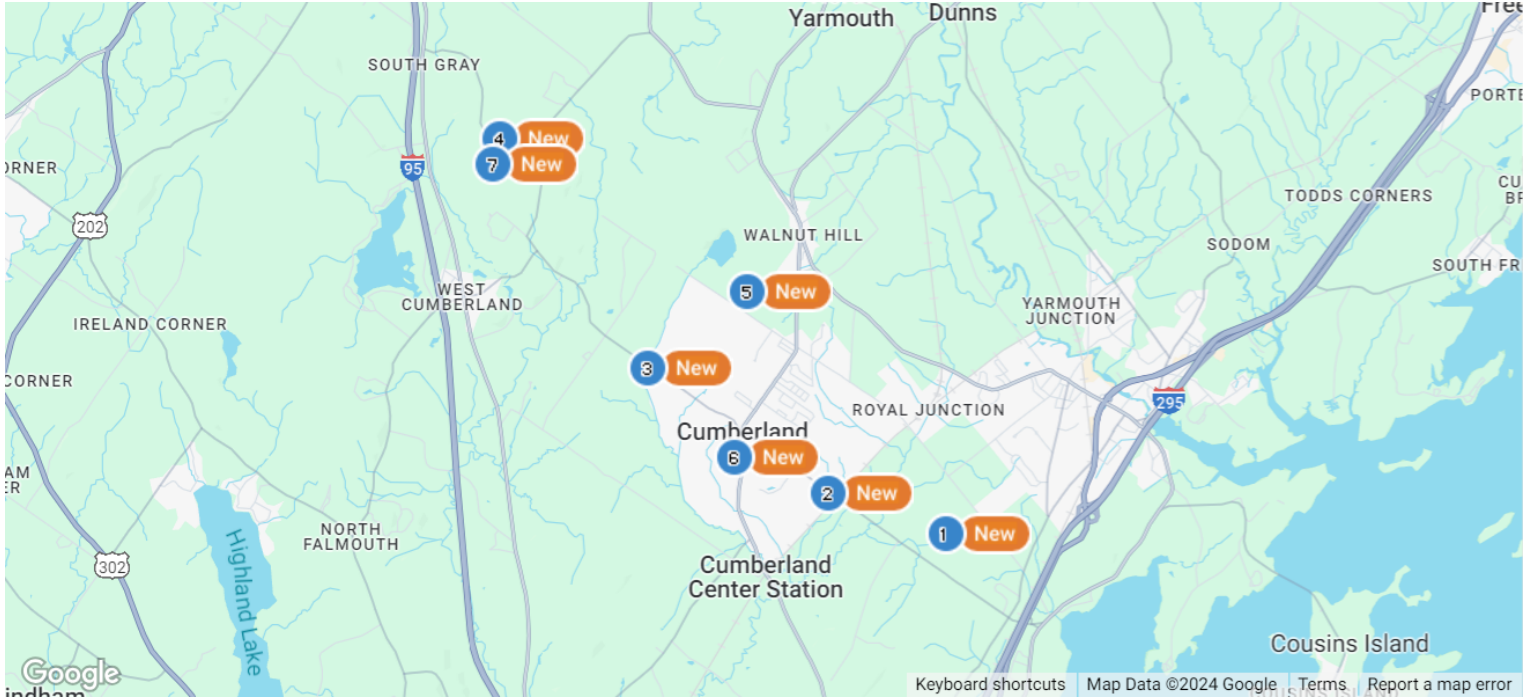
Market Activity Summary Stats





Search Criteria | **Location:** Cumberland, Maine; **Date:** Changes in the Last 3 Months; **Transaction Types:** For Sale, For Lease; **Change Types:** New Listings, Pending, Closed, Distressed; **Property Types:** Single Family, Condo/Townhouse/Apt., CoOp; **Beds:** 3 – No Max; **Baths:** 2 – No Max; **Maximum Properties per Change Type:** 10; **Sort Order:** Recently updated

	 New Listings	 Pending	 Closed
Number of Properties	7	10	10
Low Price / Value	\$525,000	\$259,900	\$400,000
Median Price / Value	\$995,000	\$674,450	\$777,500
High Price / Value	\$2,400,000	\$1,150,000	\$1,300,000
Average Price / Sq. Ft.	\$361	\$271	\$349
Median Price / Sq. Ft.	\$320	\$264	\$363
Average Days in RPR	41	48	49
Median Days in RPR	47	41	43
Total Volume	\$8,443,000	\$6,741,800	\$7,842,500

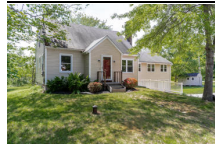
Cumberland, Maine



New Listings: 7

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.
 <p>1 ● Active • <i>New, Active: 6/28/2024</i> <i>MLS ID: 1594263</i></p> <p>29 Edes Rd</p> <p>Single Family 4/3 2,718 sq ft 60,113 1988 6/28/2024 \$869,000 \$320</p> <p>Are you searching for a popular neighborhood, exceptionally convenient location, and a home that has been loved and well maintained? Look no further! This home offers numerous updates completed in recent years, including vinyl siding, replacement windows, Buderus boiler, heat pumps (2), installation of hot tub/structure, screened porch, and fencing in the back yard. The interior is freshly painted and hardwood floors refinished in June 2024.</p> <p><i>Listing Courtesy of RE/MAX Riverside</i></p>								
 <p>2 ● Active • <i>New, Active: 7/10/2024</i> <i>MLS ID: 1596281</i></p> <p>224 Tuttle Rd</p> <p>Single Family 5/5 5,722 sq ft 174,240 1741 7/10/2024 \$1,790,000 \$313</p> <p>Step back in time at the meticulously maintained and lovingly restored October Farm. Purposefully positioned on the land, this bucolic site was purchased by James Tuttle in 1731 with the main house dating to 1741. Spanning four acres of verdant fields, generous gardens and a picturesque pond, October Farm is perfect for the naturalist, the small farmer or anyone that wants to experience a more rural life. 224 Tuttle Road is the quintessential New England farmhouse. Although restored, the exterior appears much as it did nearly 300 years ago and 35 years prior to America declaring its independence. The interior reflects the owner's admiration and attention to every detail. From plaster wall and window restoration to painstaking research to find just the right wrought iron latches, this is a master class. While many parts of the house are preserved, an equal number have been updated to meet the needs of today's lifestyle. The vaulted ceiling, open concept kitchen and great room are a modern masterpiece and look onto the fields and pond. Along with a modern farmhouse kitchen, the main level offers a spare bedroom, full bath, reading room, formal dining, library and sitting room. The second floor offers two bedrooms with full bath and an expansive primary suite with a dedicated bath. Outside, we head to the barn and attached cottage. Open the door and you are transported to the English Countryside. You can't help but be charmed at every corner and in every room. This area was completely reimaged by the owners and offers living, dining, galley kitchen, living room with direct garden access, laundry and generous bedroom. Talk about the perfect place for guests, multi-generation living or an ideal ADU. The cottage is attached to one of the most memorable and remarkable barns in Maine. This breathtaking 100' structure has been and is home to livestock and now offers a terrific 400sq/ft art, pottery, writing, working.. studio. See property address website for more details.</p> <p><i>Listing Courtesy of Benchmark Real Estate</i></p>								

New Listings: 7 (cont.)



3 ● **Active** • *New, Active: 6/6/2024* *MLS ID: 1592311*

78 Blanchard Rd Single Family 3/3 1,874 sq
ft 51,401 1960 6/6/2024 \$599,000 \$320

Comfortable living in a charming setting. This home's welcoming layout offers an eat-in kitchen, a living room highlighted by a cozy wood-burning fireplace, a spacious great room over the garage for entertaining and lounging, two bedrooms, and a full bath with laundry. The entire upstairs is dedicated to a luxurious primary ensuite, complete with a walk-in closet and a full bathroom, creating a private sanctuary within the home. Step outside to discover the serene outdoor living spaces that make 78 Blanchard Rd truly special. A back deck extends into an open lawn bordered by a wooded backdrop, perfect for relaxing and entertaining amidst nature's beauty. The property, situated on a corner lot, includes a garden shed and a small garden bed, ideal for those with a green thumb. The convenience of a three-car garage beneath the home ensures ample storage and parking. Located close to Cumberland Center's many amenities, this residence offers accessibility and convenience.

Listing Courtesy of RE/MAX By The Bay



4 ● **Active** • *New, Active: 8/7/2024* *MLS ID: 1599559*

93 Orchard Rd Single Family 4/2 1,844 sq
ft 55,321 1975 8/7/2024 \$525,000 \$285

OPEN HOUSE Thursday 8/8/24 FROM 4-6 AND Saturday 8/10/24 FROM 10-12. Welcome to 93 Orchard Rd! Come tour this move in ready home featuring a granite kitchen, a flexible layout, two beautifully updated bathrooms and a generously sized, fenced in back yard. Sitting back off the road in the middle of the lot, you'll feel the privacy from neighbors and the road. Lots of room for gardens, play, fall evening bonfires and dinner out on the screened in porch. With two bedrooms and a full bath on both the first and second floor, you have flexibility with how to lay out your home based on your needs. Just 10 minutes from both Gray and downtown Cumberland.

Listing Courtesy of Locations Real Estate Group LLC



5 ● **Active** • *New, Active: 8/2/2024* *MLS ID: 1599059*

10 Sophies Way Single Family 3/3 3,772 sq
ft 1,114,265 1740 8/2/2024 \$2,400,000 \$636

A world away, yet minutes from Cumberland Center find 10 Sophie's Way. Set on 25 + acres of pastures, gardens and woodlands is this 3 bedroom 2.5 bath, 3800Sq ft reproduction colonial home. Originally built, circa 1740 the house was moved to this magnificent site in 2001, where it was completely reconstructed with exceptional architectural detail, craftsmanship and modern amenities. The home has a welcoming "farmers" kitchen complete with 6 burner Viking gas stove and huge butcher block center island, luxurious first floor primary suite, living room, dining room, office and mudroom. 2 staircases lead to second floor with 2 spacious bedrooms, large family bath and bonus room. The living spaces have authentic wood beams, brick fireplaces and wide plank wooden floors. This secluded estate includes a 3-car carriage house with studio space and bath, a timber framed barn with 4 stalls, 2 utility rooms and a loft, a covered bridge-inspired equipment building or boat shed. Serenity and adventure await the next stewards of this extraordinary property! (There is a 5.37 acre portion of the property in North Yarmouth with frontage on Greely Road Extension) 20 minutes to Portland. No drive-bys please.

Listing Courtesy of Town & Shore Real Estate




6 ● **Active** • *New, Active: 7/10/2024* *MLS ID: 1595696*

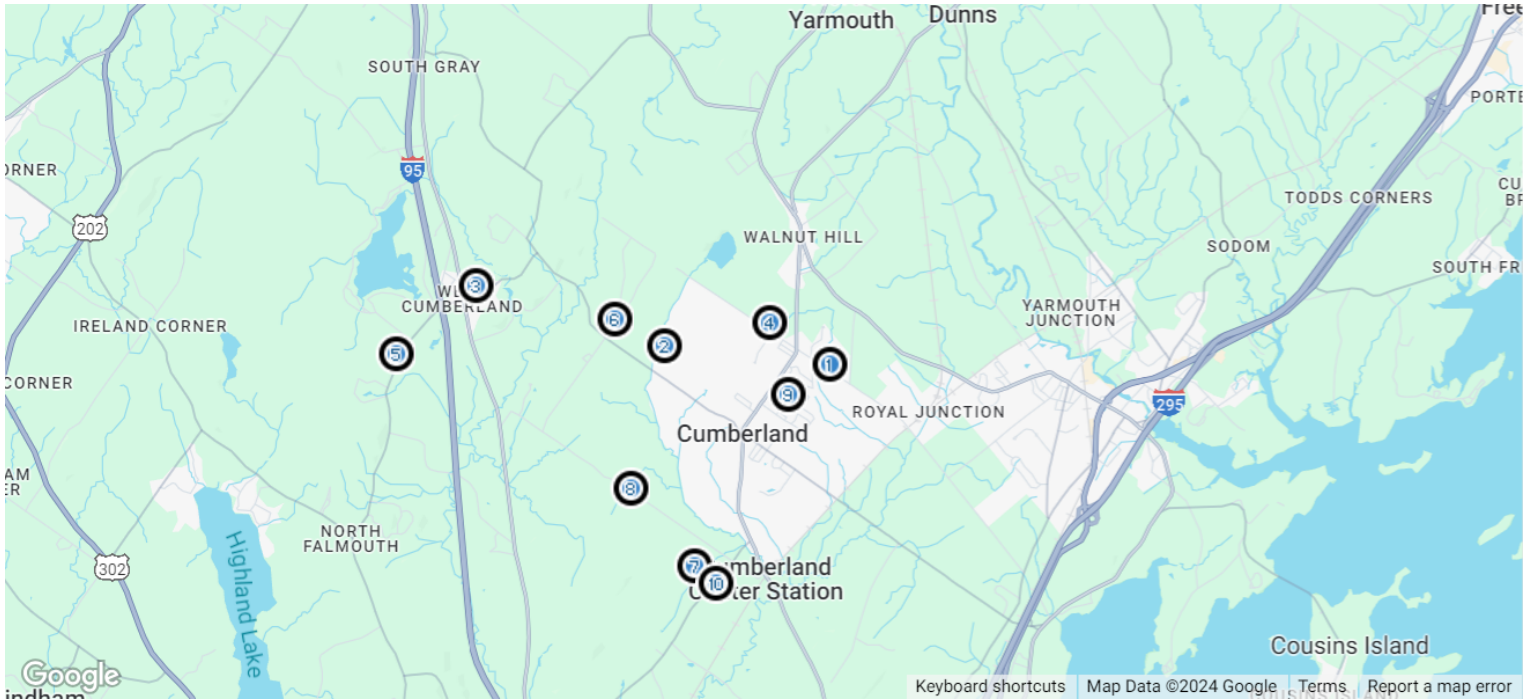
66 Wyman Way Single Family 5/4 3,648 sq
ft 23,087 2013 7/10/2024 \$995,000 \$273

Spacious and inviting Village Green home on a large and sunny lot. This 5 bedroom 3.5 bathroom includes a newly finished basement space with a full bathroom, guest quarters, and laundry room. The main level hosts a highly functional floor plan. The kitchen features a large center island, induction cooktop, double ovens, and an enviable walk-in pantry adjacent to the formal dining room. The kitchen opens to an eat-in area and a welcoming living room with a gas fireplace, with wood floors stretching throughout the first floor. The mudroom is a dream, with bench seating and cubbies for all your gear. The back stairs take you above the garage to a bonus room with endless opportunities. The front stairs lead to the sleeping quarters, including a primary suite with high-end appointments, and three bedroom options sharing the spacious second full bath. The finished walk-out daylight lower level completes this home, with a thoughtful layout providing comfortable space for guests or entertainment. This is one of the largest lots in the neighborhood with a level backyard for fun and games, and a deck and patio for private relaxation. Village Green is a well managed homeowners association in the heart of Cumberland Center, across from award winning schools and an easy commute to downtown Portland and its cultural and culinary delights.

Listing Courtesy of RE/MAX By The Bay

New Listings: 7 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	List Date	List / Lease Price	Price per sq. ft.	
	7 ● Active • <i>New, Active: 8/16/2024</i> <i>MLS ID: 1600658</i> 32 Cortland Ct	Single Family	4/4	3,300 sq ft	60,113	2024	8/16/2024	\$1,265,000	\$383
<p>This stunning, newly built home offers a perfect blend of charming design and modern convenience, all wrapped in serene, private surroundings. As you step onto the inviting farmer's porch and enter through the front door, you're greeted by a magnificent great room that features a soaring ceiling with reclaimed beams. The room is beautifully framed by lush backyard views and is anchored by a striking gas fireplace with built-ins on one end, and a custom wood range hood and statement island on the other. The chef's kitchen is a dream, boasting a 48" gas range, pot filler, beverage fridge, and ample storage between the inset shaker cabinetry and pantry. The first-floor primary suite is a true retreat, offering a cathedral ceiling, a luxurious ensuite bathroom, and a private walk-out deck for a resort-like experience right at home. Enjoy seamless indoor-outdoor living with a screen porch and wraparound deck overlooking a wide lawn. For easy clean up after playing, gardening, grilling, and entertaining, the well-appointed mudroom with laundry and sink conveniently opens to the side porch. Upstairs, discover three additional bedrooms, two full baths, and a versatile flex space perfect for a home office or playroom. The finished daylight basement offers a family room or hobby area, adding space to spread out. With quality construction evident in every detail—from triple-glazed windows and insulated siding to central air conditioning and a whole-house generator—this home combines modern luxury with peace of mind. Nestled in a quiet cul-de-sac surrounded by picturesque apple orchards, it's easy to see why Cumberland is a cherished community. Don't miss your chance to move right into this exceptional, brand-new home and experience the best of Maine living!</p> <p style="text-align: right;"><i>Listing Courtesy of RE/MAX By The Bay</i></p>									



Pending: 10

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
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1 **Pending** • Pending as of 7/23/2024 *MLS ID: 1596117*

8 Brookside Dr Single Family 4/3 3,042 sq ft 37,462 7/11/2024 \$775,000 7/23/2024 \$255

Brookside Drive is an iconic neighborhood where residents look out for each other and look forward to their annual potluck block party. This classic, well-built 4 bd/3ba cape has retained its original 1967 charm while a series of renovations have maximized and modernized the living space. A renovation in 2000 expanded the kitchen and opened it to a spacious great room featuring a gas fireplace, built-in cherry bookcases and an office nook. The former living room was repurposed to a large dining room with its own wood fueled fireplace. The second floor was tastefully redesigned by Morrison Design House in 2017. The upper level boasts a roomy primary bedroom with an elegant ensuite bath and a walk-in closet featuring generous hanging space and four custom built dressers. The primary closet opens to the attic for easy access to off season clothing and other storage. The second bedroom on the upper floor also has its own ensuite bath with convenient washer and dryer. The second floor also boasts a large walk-in linen closet with cedar siding. The lower level is accessed from the garage and the first floor and boasting a mudroom with built in cubbies, a woodworking bench and a large rec room with built-in shelves. The private back yard features a large deck with built-in seating, a granite-rimmed firepit and a garden shed. The house is conveniently located near the Val Halla Golf and Recreation Center, Twin Brooks, Recreation Center, Knight's Pond and all the award winning MSAD 51 (Greely) schools.

Listing Courtesy of Portside Real Estate Group

Pending: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
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2 Pending *Pending as of 7/16/2024 MLS ID: 1592634

8 Glenview Rd Single Family 3/3 2,336 sq ft 60,113 6/11/2024 \$809,000 7/16/2024 \$346

Drive into the quiet neighborhood of Glenview to find cul de sacs and an abundance of mature trees. 8 Glenview Road features an incredible sunken great room with cathedral ceilings, a heat pump for heating and cooling, timelessly updated kitchen cabinets, secluded views of the backyard, patio, and fire pit. As you enter through the garage, you'll find a convenient drop spot for coats and outdoor gear, along with a half bathroom serving the first floor. The downstairs floor plan includes a dining room that opens to the kitchen, which has a large island with barstools, as well as two additional rooms off this open space. Enjoy a cozy night with a roaring fire in the den. The other room is currently used as a dedicated office area that can also serve as extra flex space for a sitting area or playroom. Upstairs, there are three bedrooms, including a primary suite with a walk-in closet, laundry, and ensuite bathroom. The dry basement provides ample storage space, and the home is equipped with an automatic whole-house generator. Addition laundry washer and dryer hookups are located in the basement. The home is fueled by natural gas. Residents can enjoy strolls through the neighborhood or nearby trails at Town Forest or Knight's Pond Preserve, pick up locally grown fruits and vegetables at nearby farm stands, and access the town center within 1 mile or Route 1 and I-295 within 10 minutes.

Listing Courtesy of Waypoint Brokers Collective



3 Pending *Pending as of 8/2/2024 MLS ID: 1592384

15 Kathy Ln Single Family 4/2 2,240 sq ft 20,473 6/6/2024 \$555,000 8/2/2024 \$248

Looking for an in law apartment for family? Unique opportunity in Cumberland! spacious apartment over the garage. Classic cape style w/ fireplaced family room open to the kitchen. 2 bedrooms on the 1st floor with 2 other bedrooms on the 2nd. Fenced in yard for pets and children. Top schools by U.S. News and World Report! Walk to Cumberland house of pizza! Easy commute to Portland. OPEN HOUSE 6/8 10-12.

Listing Courtesy of RE/MAX Shoreline



4 Pending *Pending as of 6/3/2024 MLS ID: 1591327

8 Crystal Ln Single Family 3/2 1,750 sq ft 27,878 5/29/2024 \$599,000 6/3/2024 \$342

Welcome to 8 Crystal Lane, a delightful 3-bedroom, 2-bathroom Cape-style home nestled on a serene .64-acre lot. Located in a sought-after neighborhood, this charming residence offers both convenience and tranquility, being just a short distance from Cumberland's town center and top-rated schools. Upon arrival, you'll be greeted by a cozy family room featuring sliders that open to a stunning deck, perfect for enjoying the expansive and beautifully landscaped yard. The bright and open kitchen seamlessly connects to a spacious dining room adorned with hardwood floors and bathed in natural light from numerous windows. The first floor also boasts a generous living room with a wood-burning fireplace, an office that could easily serve as a fourth bedroom, and a full bathroom. Upstairs, you'll find three comfortable bedrooms and another full bathroom, providing ample space for family and guests. Step outside to the beautiful deck and take in the picturesque views of the lush, expansive yard. Additional highlights of this meticulously maintained home include new heat pumps and an oversized two-car garage. Don't miss the opportunity to make 8 Crystal Lane your new home—a perfect blend of classic Cape charm and modern convenience

Listing Courtesy of Portside Real Estate Group







5 Pending *Pending as of 8/7/2024 MLS ID: 1597660


15 Blackstrap Rd Single Family 4/2 1,953 sq ft 15,682 7/21/2024 \$259,900 8/7/2024 \$133

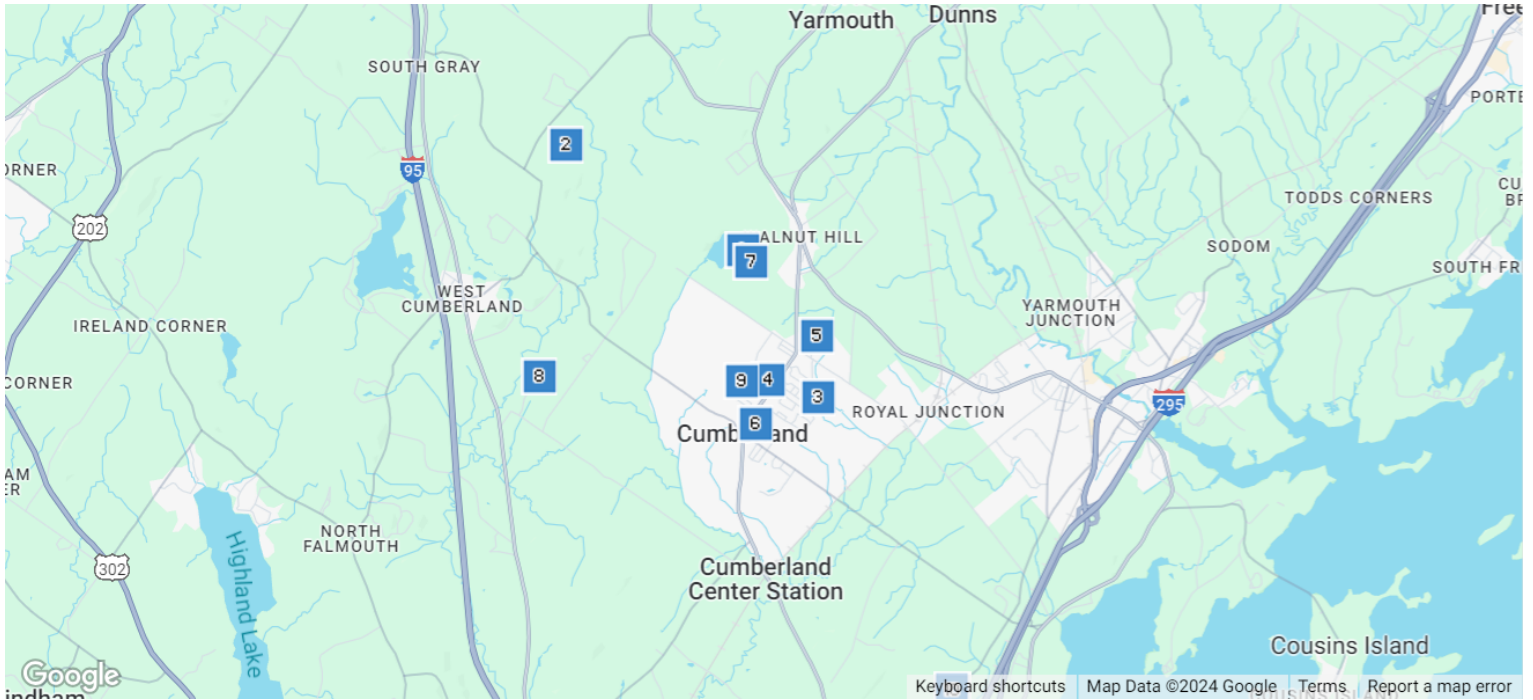
Listing Courtesy of Coldwell Banker Realty

Pending: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
	6 Pending	*Pending as of 8/22/2024 MLS ID: 1600934						
167 Blanchard Rd	Single Family	3/2	2,913 sq ft	80,150	8/19/2024	\$649,900	8/22/2024	\$223
<p>This rare Cumberland gem is truly a gardener's paradise! Set on 2 acres, the spacious yard boasts a mulberry tree, high bush blueberries, and many other perennial shrubs, flowers and vegetable gardens. The main home features 2 bedrooms, 2 baths, granite counters, hardwood floors and a large kitchen. In the roomy carriage house attached to the 2 car garage, you'll find a large 2 bedroom, 1 bath in-law apartment with cathedral ceilings which is perfect for a loved one or extra rental income. A second detached garage also features a studio style living space above.</p> <p><i>Listing Courtesy of A Team Realty</i></p>								
	7 Pending	*Pending as of 8/9/2024 MLS ID: 1596890						
17 Hazeltine Dr	Single Family	4/4	4,200 sq ft	51,836	7/15/2024	\$1,150,000	8/9/2024	\$274
<p>Discover the charm of Falmouth On the Green, an esteemed neighborhood where convenience meets luxury. Nestled on the Cumberland/Falmouth line and within the sought-after Falmouth Country Club community, 17 Hazeltine Drive offers a blend of elegance and functionality. This 4-bedroom, 3.5-bathroom home features a spacious layout with a finished basement, ideal for both relaxation and entertainment. Step outside to a great yard perfect for outdoor gatherings and activities. The heart of the home is a chef's dream kitchen flowing seamlessly into a grand great room with cathedral ceilings, a cozy fireplace, and custom bookcases—perfect for gatherings and quiet evenings alike. Enjoy the comfort and convenience of a 3-car garage, a whole house generator, lawn irrigation system, and central air conditioning. Residents of Falmouth On the Green enjoy access to premier amenities including social and active opportunities such as golf, tennis, fitness facilities, dining options, and swimming—truly a lifestyle of leisure and enjoyment. Located just 20 minutes from downtown Portland and the airport, this home offers both tranquility and accessibility. Come experience the value and quality of 17 Hazeltine Drive—your ideal retreat in Cumberland.</p> <p><i>Listing Courtesy of Marsden Real Estate</i></p>								
	8 Pending	*Pending as of 8/2/2024 MLS ID: 1598154						
46 Idlewood Dr	Single Family	3/3	2,486 sq ft	40,075	7/25/2024	\$699,000	8/2/2024	\$281
<p>Nestled in a tranquil neighborhood while conveniently close to award-winning schools and the town center, this 3-bedroom, 2.5-bathroom colonial in Cumberland sits on nearly an acre of land. Upon entering the front side entrance, you'll appreciate the thoughtful design for everyday convenience. A tiled floor provides the perfect landing pad regardless of the weather, while a closet offers storage for coats and shoes. Across from the closet is a large laundry room perfect for extra storage. The spacious kitchen features white cabinetry and dark countertops for a clean, fresh look. Stainless steel appliances and hardwood floors throughout the first floor enhance the kitchen's cohesive feel. Adjacent to the kitchen, the dining room provides ample space for hosting and entertaining guests. The living room is a welcoming space highlighted by a gas fireplace, which serves as the focal point. Large windows allow natural light to pour in to the first floor, creating a bright and inviting atmosphere. Upstairs, the primary bedroom is a serene retreat, boasting two walk-in closets and a modern bathroom with a stunning tile shower and glass doors. Two additional bedrooms and another full bathroom are also located on the second floor, ensuring ample space for family or guests. Above the garage, a partially finished space offers versatile use, whether for a home office, gym, additional bedroom or playroom. The basement provides significant potential for expansion, allowing you to tailor the space to your needs. Outside, the backyard features a deck perfect for unwinding at the end of the day, surrounded by trees for added privacy. Additional features include a shed for extra storage or gardening and an oversized 2-car garage. Minutes from downtown Portland and close to trails, this Cumberland colonial offers the perfect blend of comfort, style, and convenience in a serene, tree-lined setting. Open house Saturday, July 27th 11-1PM.</p> <p><i>Listing Courtesy of Legacy Properties Sotheby's International Realty</i></p>								
	9 Pending	*Pending as of 7/24/2024 MLS ID: 1597288						
10 Prince St	Single Family	3/2	1,232 sq ft	16,117	7/18/2024	\$495,000	7/24/2024	\$402
<p>Cumberland where you want to be? Classic Maine charm awaits you with this fabulous 3 bedroom 1 1/2 bath Cape style home in the award winning school system. This home features 1st floor living option with hardwood flooring and an additional 2 carpeted bedrooms upstairs, and/or a bonus bedroom/office on the first floor. Enjoy many modern and energy-efficient updates. So easy to melt the day away in the privacy of the backyard.</p> <p><i>Listing Courtesy of Coldwell Banker Realty</i></p>								

Pending: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	List Date	List / Lease Price	Pending Date	Price per sq. ft.
 10 Pending <i>*Pending as of 8/5/2024</i> <i>MLS ID: 1596927</i> 8 Turnberry Dr	Single Family	4/3	3,648 sq ft	33,977	7/23/2024	\$750,000	8/5/2024	\$206
<p>The opportunity you have waited for in the Falmouth Country Club. A chance to create your personalized dream home with this 4 bed 2.5 bath colonial on a sunny lot overlooking the 11th hole. Bring your own design ideas to enhance this well laid out home with all the space you are looking for. With fine original moldings and an elegant two story foyer, the home allows for a great flow between formal and casual spaces, outstanding for entertainment and every day living. The central kitchen has a large island and granite countertops and opens into a spacious and light filled eating area on the rear of the home, and a casual family room on the front of the home. The large living room has a wood burning fireplace for seasonal ambiance, and opens to a formal dining room overlooking the private backyard. Upstairs, a large primary suite features a walk-in closet and spacious full bathroom. 3 additional bedrooms, 1 full bathroom, and a sweet bonus room over the garage offer ample living space and flexibility. On a prime lot in a desirable country club setting, the property is just minutes to local award winning schools, shops, and the best Portland has to offer. With the right personalized touches, this home will shine!</p> <p><i>Listing Courtesy of RE/MAX By The Bay</i></p>								



Closed: 10

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
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1 Closed • Sold Date: 6/13/2024, MLS Listing 1589839: 5/16/2024 MLS ID: 1589839

2 Acorn Ln Single Family 4/2 2,878 sq ft 95,832 1984 6/13/2024 \$800,000 \$278

Just outside of Cumberland Center, in an established neighborhood abutting conservation land, you'll find this lovely contemporary home on a spacious 2+ acre corner lot. Move-in ready and available immediately, this home offers its next owners numerous updates, including baths, new interior and exterior paint, and new flooring and fixtures throughout. Year-round comfort is assured with heat pumps in every room and a cozy wood-burning insert that provides both ambiance and a secondary heat source. The whole-house auto-start generator offers peace of mind during inclement weather. Perfect for those seeking single-level living, this home features two bedrooms and a full bath on both the first and second floors. Additionally, a versatile bonus room with its own separate entrance can serve as a family room, home gym, dance studio, potential ADU conversion or whatever use meets your needs. Outdoor enthusiasts will appreciate the proximity to Knight's Pond Preserve, Cumberland's largest undeveloped land parcel, offering endless recreational opportunities such as hiking, mountain biking, birding, and ice skating. With the sidewalks of Main Street just a mile away, accessing local restaurants like Rise Pizza & Pub and Dara Cafe, as well as Val Halla, the municipal golf and tennis club, along with top-notch schools, is a breeze. This home combines convenience, comfort, and a beautiful natural setting - an ideal place to call home.

Courtesy of Portside Real Estate Group

Closed: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
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2 Closed • Sold Date: 7/15/2024, MLS Listing 1585995: 4/9/2024 MLS ID: 1585995

5 Gayles Way Single Family 3/3 2,450 sq ft 95,832 2000 7/15/2024 \$864,500 \$353

Discover the serenity of 5 Gayles Way, nestled on a tranquil dead-end road just off Orchard Road in Cumberland. This inviting home offers the perfect blend of privacy, accessibility, and country living, all within a mere 20-minute drive to vibrant Portland. Step inside to find a recently renovated kitchen adorned with sleek quartz countertops and a tasteful tiled backsplash. With its generous counter space and ample cupboards, this kitchen is a chef's dream, offering direct access to the back patio for seamless grilling and outdoor entertainment, complete with a cozy firepit. Convenience meets luxury with first-floor laundry facilities, while the expansive bonus room above the garage provides endless possibilities for recreation and relaxation. The refinished oak floors on the main level add timeless charm, complementing the home's warm ambiance. But the allure doesn't end there. Outside, bask in the privacy of your sun-drenched inground pool, surrounded by lush landscaping and accented by a covered grilling area. Whether you're hosting a summer barbecue or simply unwinding poolside, this oasis offers ample space for leisure and enjoyment. Cumberland stands as one of the most coveted destinations in the Portland Metro area, known for its Greely school system which offers an exceptional educational experience that combines academic excellence, extracurricular opportunities, community support, all in a safe environment. Embrace the epitome of Maine living at 5 Gayles Way - where every day feels like a retreat.

Courtesy of Better Homes & Gardens Real Estate/The Masiello Group



3 Closed • Sold Date: 7/19/2024, MLS Listing 1587227: 4/24/2024 MLS ID: 1587227

2 Hemlock Dr Single Family 4/3 3,375 sq ft 39,204 1989 7/19/2024 \$960,000 \$284

Nestled in the vibrant heart of Cumberland Center, this meticulously maintained home presents an unparalleled opportunity to embrace a lifestyle of comfort, convenience, and elegance. Offering four generously sized bedrooms and two and a half baths, this exquisite home offers a primary suite with beautiful bath with glass shower and custom walk in closet with built ins. As you step inside, you're greeted by a warm and inviting atmosphere that seamlessly blends traditional charm with modern amenities. The main level boasts a versatile layout, featuring several distinct living, working, and entertaining spaces. Whether it's the cozy living room with its inviting fireplace, the separate dining room, the spacious family room perfect for reading or hosting gatherings, or the dedicated living and home office space, this home caters to every need with style and sophistication. The lower level offers wonderful casual play space with room for movie nights, crafts, exercise area and a pool table. Turn key home in the center of this robust neighborhood, perfect for bike riding, dog walking and jogging.

Courtesy of Legacy Properties Sotheby's International Realty






4 Closed • Sold Date: 6/28/2024, MLS Listing 1588368: 5/11/2024 MLS ID: 1588368

333 Main St Single Family 3/3 1,748 sq ft 32,234 1870 6/28/2024 \$703,000 \$402




Sitting pretty on Cumberland's charming Main Street, this classic 3 bedroom, 2.5 bath New Englander has been delighting both dwellers & passers-by since 1870. Vintage details & modern amenities await inside, with lofty ceilings, huge windows, pumpkin pine & slate floors, built-ins and fixtures paying homage to the past & present. The country kitchen has plenty of room for baking and memories-in-the-making, with ample counter space, a farmhouse sink, gas stove, sizable pantry & stainless steel appliances at the ready. Spacious and serene, the formal dining can host holiday gatherings, homework sessions and the like. You'll love curling up with a book or catching the latest on Netflix in the living room, and the seamlessly situated family room can moonlight as a home office, playroom or whatever your heart desires. A half bath completes the main floor. Upstairs, the primary ensuite is a sweet retreat, offering a beautiful bathroom and a walk-in closet. Two additional bedrooms, a laundry room and a full bath make both resting & daily chores a breeze. The offerings outside will make every horticulturist's heart happy, where two gorgeous covered decks and a 75X100 foot garden await, complete with raised beds. Perennials proudly bloom from tip to tail of this lovely land, brimming with so much abundance that it could support a farm-to-table entrepreneurial endeavor. Indeed, thanks to its position within village zoning, this property is eligible for commercial use. A one-car garage + workshop and shed are all set to store your car, tools & toys. Coveted for being both rural and contemporary, Cumberland's residents are not left wanting for any amenity. The Val Halla golf course and high school are steps away, and dining, groceries and gas are a dash down the road by car. You will thank your lucky stars for landing in this special place!

Courtesy of King + Miller Real Estate

Closed: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
 5 Closed *Sold Date: 7/31/2024, MLS Listing 1594155: 6/21/2024 MLS ID: 1594155 3 Shady Run Ln	Single Family	3/3	2,350 sq ft	63,598	1985	7/31/2024	\$875,000	\$372
<p>Welcome home to Cumberland Center, one of Maine's most sought-after communities. 3 Shady Run Lane is located on a quiet, town center street and is also walkable to Val Halla Golf Course, Cumberland schools, Cumberland Food Stop, Dara Bistro and more. This home was purchased last in 2022 and received a whole-home makeover as well as 2 major additions. This single-level, ranch style home includes 2,350sf and sits on 1.46 acres. The kitchen is equipped with commercial grade stainless steel appliances featuring champagne bronze accents for an added touch of style and luxury. Have furry friends? Enjoy the over-sized mudroom complete with a paw wash station. Guests and family members will enjoy spending time in their cozy bedrooms and dedicated, fully renovated bathroom complete with a double vanity and extra deep cast iron shower/tub combo. The laundry room is centrally located between the guest room and primary suite for ease of access. Step into the master suite that includes a large walk-in closet complete with a custom closet system and overhead LED lighting. Enjoy plush carpeting, vaulted ceiling, and large windows that feature a beautiful view of your private corner lot. Spend time in the soaking tub for ultimate staycation relaxation. Gatherings in this home are sure to please with the expansive kitchen, additional dedicated dining room, and cozy living room with vaulted ceilings and charming beams. Access your fenced-in backyard by the kitchen or through the mudroom room to enjoy mornings in the yard with coffee or evenings around a fire with friends. Don't forget to watch for the magnolia tree to bloom in the spring - an absolute delight. Storage is no issue with a 2-car garage that features overhead space as well as a backyard shed. An additional sheet of property features is included with the listing documents - be sure to check it out!</p> <p style="text-align: right;"><i>Courtesy of EXP Realty</i></p>								
 6 Closed *Sold Date: 6/14/2024, MLS Listing 1589654: 5/15/2024 MLS ID: 1589654 360 Tuttle Rd	Single Family	3/2	1,936 sq ft	15,246	1959	6/14/2024	\$560,000	\$289
<p>This well-maintained 3 Bedroom; 1.5 Bath home offers accessibility, versatility & comfort in the heart of Cumberland Center w/ easy access to award-winning schools, town services, public trails & local eateries! The sun-filled first floor provides an easy flow w/ various connecting rooms including an open kitchen, office/bedroom, 1/2 bath & living rooms. On the second floor there are two generous sized bedrooms, a full bathroom plus generous closet & storage spaces. The basement has a pine paneled finished room - perfect for a play/exercise & an unfinished utility/workshop space. The well-landscaped backyard is accentuated w/ a big deck & retractable awning - perfect for warm days for relaxation & outdoor dining. Detached garage & an additional storage shed. Pre-inspected & ready for the next owners to make their home!</p> <p style="text-align: right;"><i>Courtesy of RE/MAX Shoreline</i></p>								
 7 Closed *Sold Date: 7/12/2024, MLS Listing 1593810: 6/18/2024 MLS ID: 1593810 4 Wood Cir	Single Family	3/2	1,638 sq ft	82,764	1983	7/12/2024	\$755,000	\$461
<p>This custom contemporary home is located on a gorgeous lot in the coveted Greely Woods neighborhood. As you approach, the inviting front porch welcomes you to the entryway, providing the perfect place to drop your bags and hang your coat. As you go inside, you'll find a formal living room with a stunning brick wall that separates it from the cozy family room. This home is adorned with hardwood floors, custom built-ins, vaulted ceilings, and a wood stove, creating a warm and inviting atmosphere. The informal dining room, situated just off the kitchen, includes sliders that lead to the back deck, making it perfect for both casual and formal dining. The galley-style kitchen boasts a large peninsula for casual eating, granite counters, and ample cabinetry. The high vaulted ceilings with open beams add visual height and charm, enhancing the overall appeal of this space. The first floor accommodates two bedrooms, one of which is currently used as an office, offering flexibility and convenience. A full bathroom is located just across the hall, providing great functionality for family members and visiting guests. Outside, the deck wraps around the back of the house, creating an ideal spot for outdoor relaxation. The home is situated on the outskirts of town, providing a serene and peaceful setting while still being part of a vibrant neighborhood. Additionally, the unfinished basement offers ample potential for additional living space or storage, allowing you to customize the home to suit your needs. Don't miss the opportunity to own this exceptional custom contemporary home in Greely Woods and experience the perfect blend of modern comfort and serene living.</p> <p style="text-align: right;"><i>Courtesy of Legacy Properties Sotheby's International Realty</i></p>								

Closed: 10 (cont.)

	Prop Type	Bed /Ba	Living Area (sq ft)	Lot Size (sq ft)	Year Built	Closed Date	Closed Price	Price per sq. ft.
 <p>8 Closed *Sold Date: 7/2/2024, MLS Listing 1589195: 5/10/2024 MLS ID: 1589195</p> <p>53 Field Rd</p> <p>53 Field Road is a stunning home nestled on a sprawling 14.33-acre lot. Boasting over 3,300 square feet, this residence offers a spacious and versatile layout. Step inside to discover a thoughtfully designed interior, featuring an inviting eat-in kitchen complete with a charming breakfast nook, a formal dining room for family gatherings, and a living room adorned with cathedral ceilings and a cozy gas fireplace creating a warm and inviting ambiance year-round. A family room offers a perfect retreat for a movie or a quiet read, while the bonus room above the garage provides additional living space with its own cathedral ceiling and built-ins for storage, ideal for a playroom or media room. Unwind in the comfort of the primary ensuite, boasting luxurious amenities for ultimate relaxation. Additional highlights of this exceptional property include a finished office in the basement, a two-car garage, and outdoor spaces including a back deck, patio, and front porch hardscaping which aid to one's ability to absorb the natural surroundings. With its spacious interior, versatile layout, and expansive acreage, 53 Field Road presents a rare opportunity to embrace a lifestyle of comfort, elegance, and tranquility in a coveted location.</p> <p><i>Courtesy of RE/MAX By The Bay</i></p>	Single Family	5/3	3,440 sq ft	624,215	1988	7/2/2024	\$1,300,000	\$378
 <p>9 Closed *Sold Date: 7/19/2024, MLS Listing 1593223: 6/13/2024 MLS ID: 1593223</p> <p>13 Lawn Ave</p> <p>Move right in with nothing to do but enjoy this tastefully updated 3-4 bedroom classic cape in one of the most sought after neighborhoods in Cumberland Center. Step inside this pristine home and take in its freshly painted walls and remodeled eat-in kitchen, packed with recent upgrades and stainless steel appliances. The living room with a natural gas fireplace, newly tiled hearth, and built-in shelves provide a cozy space to relax after a long day...or you might choose to decompress in the renovated first floor bath with its large spa shower. The home's main bedroom with two closets and a second bedroom/office/den complete the first level, which features hardwood and tile flooring throughout. Upstairs you'll find two additional bedrooms with large closets and a stylishly updated full bath. Sliding glass doors from the kitchen lead to a large multi-level deck, patio, and backyard ready for entertaining. A 10x10 shed, perennial gardens, newly painted shingle siding and a '50 year' roof - installed in 2021 - contribute to the lovely exterior of this well-cared for home. A two car garage and full basement provide plenty of storage and expansion potential. All of this and more can be found within a quiet, friendly neighborhood where the Cumberland Center businesses and award-winning MSAD 51 schools are just a short walk down the block!</p> <p><i>Courtesy of www.HomeZu.com</i></p>	Single Family	3/2	1,404 sq ft	17,860	1968	7/19/2024	\$625,000	\$445
 <p>10 Closed *Sold Date: 7/19/2024, MLS Listing 1592045: 6/4/2024 MLS ID: 1592045</p> <p>55 Middle Rd</p> <p>Great Cumberland Opportunity! Single level living 3 Bedroom 1.5 Bathroom with 2 car garage, stone fireplace, and a partially finished basement in convenient location on 1.43 acres awaits you putting your finishing touches to make this your new home. A three season back porch presents a nice spot to relax and enjoy.</p> <p><i>Courtesy of Keller Williams Realty</i></p>	Single Family	3/2	1,732 sq ft	62,291	1969	7/19/2024	\$400,000	\$231

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