



knowlesletter

REAL ESTATE AND VACATION RENTALS

DISTINCTIVE PROPERTIES.
LEGENDARY SERVICE.
VOLUME 2 EDITION 10
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HAVANA

Nominated for the James Beard Award.



WHAT DOES IT MEAN TO BE NOMINATED FOR A JAMES BEARD AWARD?
THE MISSION OF THE JAMES BEARD AWARDS IS TO RECOGNIZE EXCEPTIONAL TALENT AND ACHIEVEMENT IN THE CULINARY ARTS, HOSPITALITY, MEDIA, AND BROADER FOOD SYSTEM, AS WELL AS A DEMONSTRATED COMMITMENT TO RACIAL AND GENDER EQUITY, COMMUNITY, SUSTAINABILITY, AND A CULTURE WHERE ALL CAN THRIVE.



Featured Broker



Bonnie Ray
Associate Broker



Michael Boland
Deirdre Swords

FEATURED STORIES INSIDE

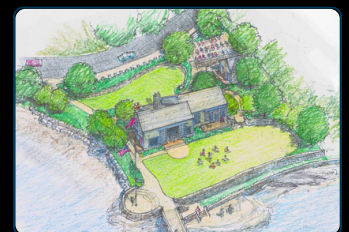
Rentals “DogWall”
Featured Listing
HAVANA
Keating Pepper
Fleet Renovation
Ownership Announcement
Featured Broker “Maine**Style**”
Knowles **Market**



OUR KEATING PEPPER



Sea Level
What's next?



The Knowles Company “Knowlesletter” content and design is in collaboration with the MDI community, local businesses, in-house staff and The Knowles Company team.

Rob McKee, Megan Adler Moore Design, Content and Marketing.
Dean Tyler Photography
Claire Dorwart, Business Manager
Kate Chaplin, Vacation Rentals
Georgia Blake - Havana, Bar Harbor
Megan Rilkoff, Mount Desert Nursing Association
Jane McComb Beaman

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...your friends are waiting!



1 WEST ST, BAR HARBOR, ME 04609

Dean Tyler Photography



HAVANA

318 MAIN STREET BAR HARBOR MAINE
(207) 288-2822





Michael Boland & Deirdre Swords
Owners

A Message From the Owners

Located in beautiful Bar Harbor, Maine near Acadia National Park. Havana has been committed to serving local and organic meats, produce, and seafood since it opened 25 years ago.

All of our meats are “naturally raised” meaning no steroids, antibiotics, or hormones, and “humanely raised” meaning room to roam, proper shelter, and gentle handling. We make every effort to buy only sustainably harvested seafood, primarily from the Gulf of Maine.

We have consistently searched out New England farmers and fisher folk to purchase a product that is not only great tasting but great for the environment and local economy as well. Havana works with many local farms, but is particularly indebted to Mandala Farm, along with our own organic garden in downtown Bar Harbor.



Jan Daniel Cortez Antigua
Executive Chef









Summer















318 MAIN STREET BAR HARBOR MAINE



Keating Pepper

stepping back to more important things!

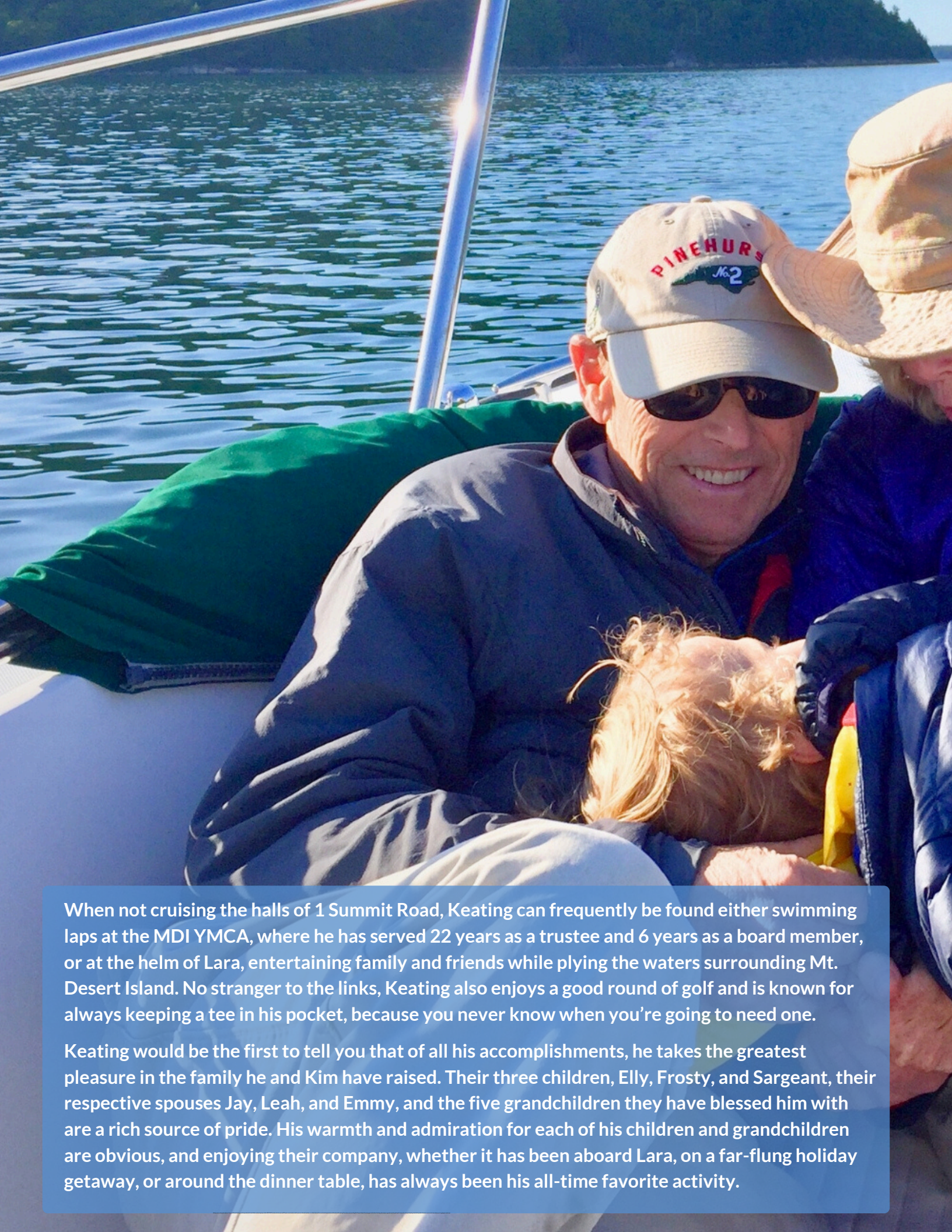
For more than 37 years, Keating Pepper has been a familiar face around The Knowles Company as both an owning partner and real estate broker, and he has established the respect and admiration of his peers professionally and personally. This year, as Keating leaves his role as owner and looks towards full retirement from real estate brokerage at the end of 2025 (and despite his protests not to “make a big deal” about him), we want to take a moment to celebrate our “captain.”

Moving to Mt. Desert Island in 1959, Keating’s family made a year-round home from their favorite summer destination. To this day, Keating lives in the Somesville house where he grew up and raised his own family.



Not long after an adventurous 1978 transatlantic sailing trip aboard his beloved Hinckley sailboat, “Lara”, Keating married the love of his life, Kim, and three children followed soon after. After the birth of his third child in 1988, he joined The Knowles Company, then under the ownership of Bob & Kathy Suminsby, and he quickly established himself as one of the top producers in real estate. In 1994, along with Mia Thompson and Harriet Whittington, Keating purchased The Knowles Company from Bob and Kathy.

Together, the three partners founded a tradition of collaborative leadership to create a culture that supports the highest ethical standards, all while navigating many dramatic changes in the real estate market across the years. Keating played an integral part in firmly establishing the workplace environment of The Knowles Company which has always prioritized integrity, professionalism, community mindedness, and a “family first” ethos that prevails to this day.



When not cruising the halls of 1 Summit Road, Keating can frequently be found either swimming laps at the MDI YMCA, where he has served 22 years as a trustee and 6 years as a board member, or at the helm of Lara, entertaining family and friends while plying the waters surrounding Mt. Desert Island. No stranger to the links, Keating also enjoys a good round of golf and is known for always keeping a tee in his pocket, because you never know when you're going to need one.

Keating would be the first to tell you that of all his accomplishments, he takes the greatest pleasure in the family he and Kim have raised. Their three children, Elly, Frosty, and Sargeant, their respective spouses Jay, Leah, and Emmy, and the five grandchildren they have blessed him with are a rich source of pride. His warmth and admiration for each of his children and grandchildren are obvious, and enjoying their company, whether it has been aboard Lara, on a far-flung holiday getaway, or around the dinner table, has always been his all-time favorite activity.



Good leaders don't leave behind a vacuum, or worse, too big shoes to fill. Instead, they create a strong legacy to make it easier for the next generation to take the helm with confidence and an eye to new horizons. Keating has accomplished just that. While we will miss his many stories about his kids and grandkids, his advice on dealing with prickly real estate situations, and his down-to-earth no-nonsense attitude about life in general, we at The Knowles Company are excited to carry on the traditions he helped to establish. And we are excited for him to see what new adventures this next chapter will bring.



Fly fishing in the Bahamas



The Knowles Company Leadership Growth



**DISTINCTIVE PROPERTIES.
LEGENDARY SERVICE.**



MIA THOMPSON
OWNER, BROKER, DB



KATE CHAPLIN
LISTING & RENTAL AGENT, OWNER



CLAIRE DORWART
BUSINESS MANAGER, OWNER



KEATING PEPPER
BROKER



EMILY PEPPER
OWNER



KITTY BARBEE
CFO, OWNER

THE KNOWLES COMPANY



1 SUMMIT ROAD NORTHEAST HARBOR MAINE 04662 207.276.3322

THE KNOWLES COMPANY

ANNOUNCES KEATING PEPPER'S RETIREMENT AND WELCOMES NEW OWNERSHIP

Northeast Harbor, Maine — As The Knowles Company celebrates its 127-year legacy, it is with great pride and heartfelt emotion that we announce the retirement of Keating Pepper as an owner, effective December 31, 2024. Keating, who has been a cornerstone of the company since 1988 and co-purchased the business in 1994, has left an indelible mark on both the company and the community.

For over a century, The Knowles Company has stood as a pillar of excellence in real estate and vacation rentals on Mount Desert Island and beyond. Founded in 1898 by Belle Smallidge Knowles, it was built on a foundation of professionalism, local expertise, and a commitment to community. Guided by Kathy and Bob Suminsby, who led the business from 1972 to 1994, the company evolved through generations of leadership while preserving its reputation. Today, The Knowles Company remains a trusted name, continuing to honor its legacy as a boutique, independent company while adapting to meet the needs of a modern market.

Keating Pepper: A Career of Excellence and Dedication: Keating joined The Knowles Company as a broker in 1988 and became a co-owner in 1994, helping guide the company into a new era of independence. His leadership, professionalism, and community involvement have left an indelible mark on both the company and Mount Desert Island. Keating has long enjoyed sailing the Maine coast and is a trustee of the Mount Desert Island YMCA, where he remains actively involved in child development initiatives.

A Generational Shift: New Leadership for a Legacy Company: As Keating steps back, The Knowles Company welcomes a generational shift in ownership, combining the wisdom of long-time leaders with the energy and vision of new partners. Joining existing owners Mia Thompson and Kate Chaplin are Claire Dorwart, Kitty Barbee, and Emily Anne Pepper. Together, this team reflects the company's steadfast commitment to its traditions while embracing opportunities for growth.

Claire, who joined The Knowles Company in 2024 as Business Manager, has already made a significant impact on daily operations, leveraging her expertise in team leadership and operational systems to strengthen the company and position it for success. Kitty, the company's CFO, brings a wealth of financial expertise and a strong commitment to the company's future, ensuring stability and strategic growth. Both Claire and Kitty's expanded roles as owners are a natural progression of their deep involvement in the company's daily business and long-term planning. Emily Anne, the daughter-in-law of Keating Pepper, brings her strong ties to the family business and a deep appreciation for the Mount Desert Island community.

A Legacy of Leadership and Tradition: The Knowles Company's legacy is deeply rooted in female leadership and a proud connection to Boston University. Founder Belle Smallidge Knowles, the first woman from Mount Desert to attend Boston University, set a standard of excellence that continues with current owners Mia Thompson and Claire Dorwart, both Boston University alumni. This shared connection underscores the company's enduring commitment to excellence, leadership, and a vision that bridges its historic roots with its evolving future.

Honoring Tradition, Embracing Growth: "Keating's retirement is a moment of reflection and celebration," said Mia Thompson, Owner and President. "We honor his years of dedication and look ahead with excitement as our new ownership team carries The Knowles Company into its next chapter, staying true to our principles of professionalism, integrity, and community stewardship."

About The Knowles Company: Founded in 1898, The Knowles Company is a boutique real estate agency located in Northeast Harbor, Maine. Known for its unmatched expertise, local connections, and commitment to service, the company remains a leader in the Mount Desert Island real estate market.

THE KNOWLES COMPANY
REAL ESTATE AND VACATION RENTALS



1 SUMMIT ROAD NORTHEAST HARBOR MAINE 04662 207.276.3322



Fleethouse **Renovation**

Honoring Local Ties Fleet House renovations reflect deep community roots: President and Owner Mia Thompson, former Fleet commodore and founder of its sustainability committee, and architect Parker Brown, Knowles board member and lifelong Fleet sailor, are proudly shaping this project together.





Northeast Harbor Fleet has plans to gain a little elevation.

All three of the fleet's applications

— one to raise up their pier, one to raise up the structure surrounding their flagpole and another to move the fleet building back 40 feet from the shore — were approved at a June 26 Planning Board meeting. "We started this whole process probably four or five years ago," said former fleet commodore Mia Thompson. "There'd been a lot of talk about the changing climate and what we can do to adapt to that." She explained that prior to the storms this past January, they had only planned to raise the pier and the grade 2 feet. But once they assessed the damage done, they increased this number to just over 3 feet, putting the pier and the walkway leading up to it at 1 foot above the floodplain, or 12 feet above the mean high tide.

Parker Brown, the architect behind the proposed project, explained further: "You must strike a balance, right? We could raise the pier 6 feet, but then we'd have to raise the whole grade and site and fill it in. And on top of that, if you raise that pier really high, low tide is still the same, which is going to make the ramp so steep as...."

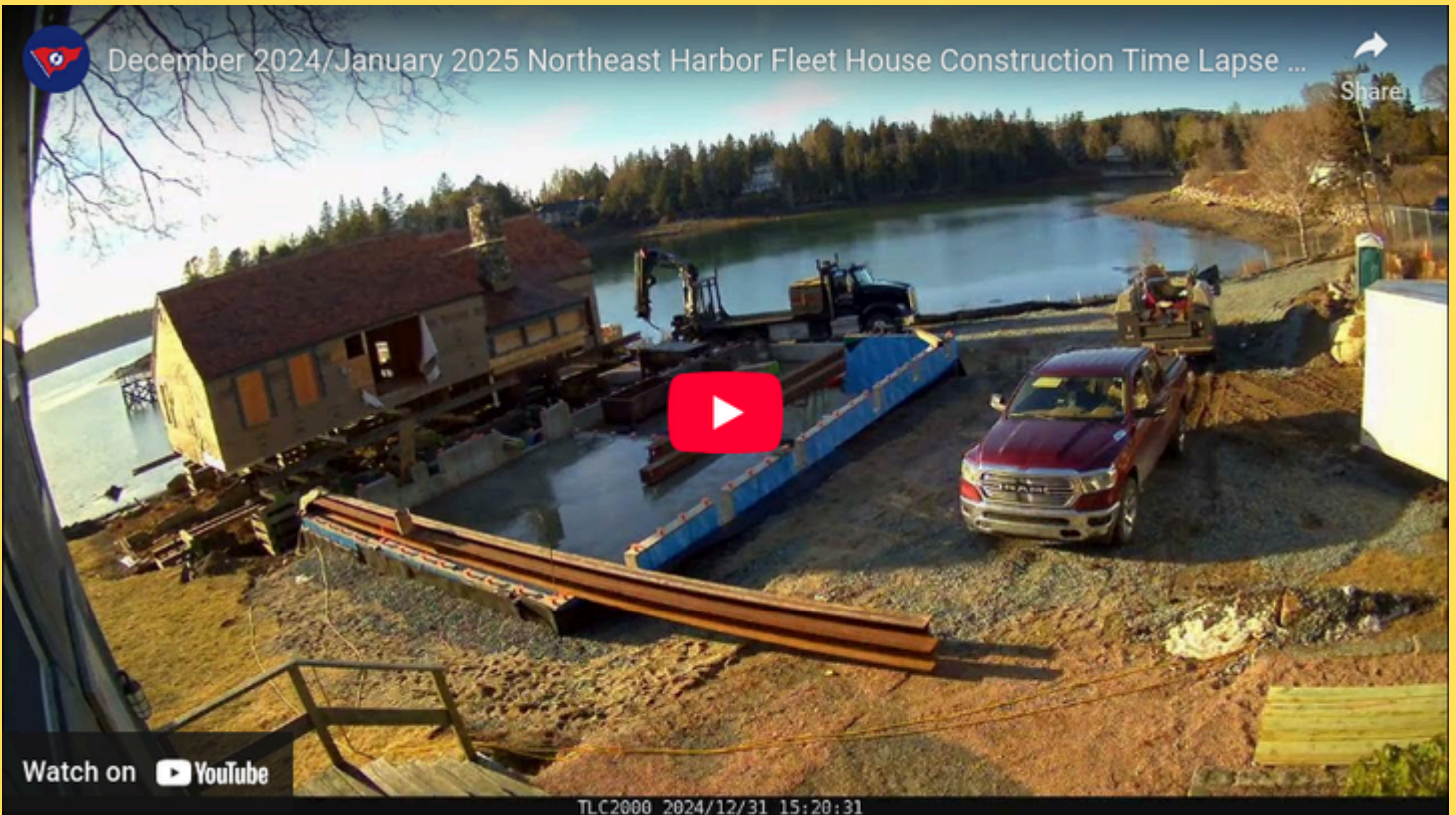
Fleethouse

Planning for climate change



NORTHEAST HARBOR SAILING SCHOOL

[See the Fleet House renovations over this wonderful time lapse as we prepare for our next hundred years!](#)





Northeast Harbor



Sailing School

**NORTHEAST HARBOR
SAILING SCHOOL**



Continued...

Planning for climate change.

Parker Brown, the architect on the project says, "It's been a great opportunity to work together with my mother, Mia Thompson and The Fleet on this very important project. We are looking forward to its completion this year."

...to be unusable. So every change has its repercussions." Although Thompson was unable to give an estimate for what the future-facing changes will cost, she emphasized that the effort is entirely member driven, mentioning the additional fundraising efforts made in the name of the fleet's centennial celebration just last summer. "It was our 100th anniversary," she said, "So the mantra was: 100 more years. And hopefully this [project] will last us that long." But neither she nor anyone else involved claims to know that it will. "We're not saying oh, we know the ocean is only going to come up 3 feet [in the next 100 years]," said Thompson, "We had to work within the practical aspects of the lot itself. There's a lot of math that goes into it." William Gatley, the engineer behind the project, did not express great confidence in the longevity of the updates in his statements to the planning board. After giving his own explanation of how his team decided upon the 3 foot elevation increase, he concluded that "we felt like we've bought ourselves some protection for at least some amount of time." For people on Mount Desert Island and the coast of Maine at large, the January storms of early this year have become a byword for how much worse the effects of climate change will likely become in the near future. In describing the site inspection of the fleet that he attended prior to the meeting, Planning Board member Allen Kimmerly spoke in a matter-of-fact tone about the proposed changes: "Basically what we saw is everything is going to be moving up and back from the water. With everything that's been going on, I guess that's a wise thing to do. It all seemed like good and reasonable things that need to be done with our changing climate." Before these updates are made, the plans still have to be approved by the Army Corps of Engineers and the Department of Environmental Protection.

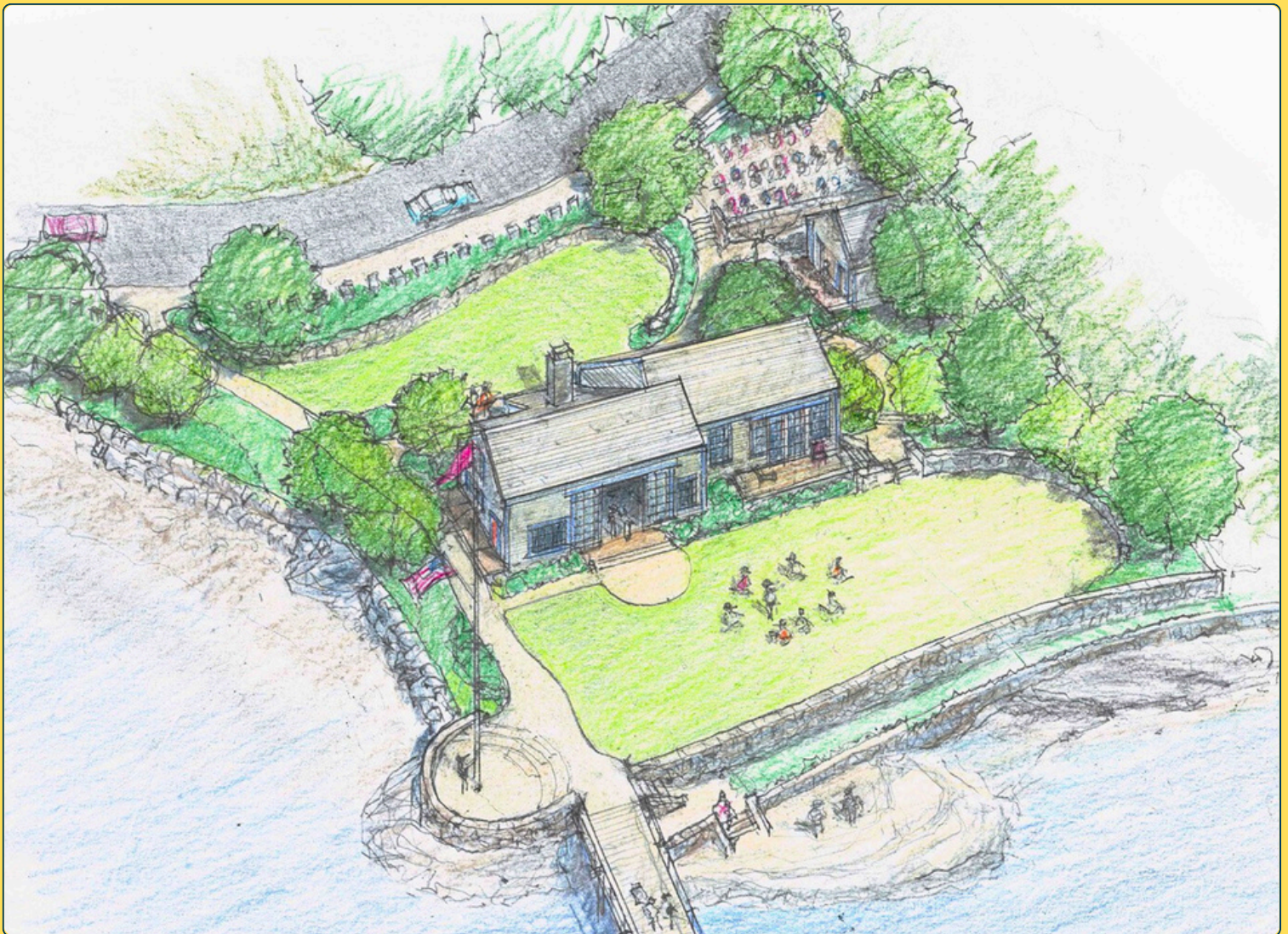


Fleethouse

Planning for climate change

Brown said that he hopes the approvals will all go through before they plan to start work, around Labor Day. With these proposed updates, the Northeast Harbor Fleet is on the vanguard of answering a question that will only gain more and more traction in the years to come: How can we maintain our coastal ways of living while accounting for the inevitable shifts that climate change will bring about? “We’re doing what is practical and feasible for what we know now,” said Thompson. If the state and federal permits are approved, the fleet hopes that the project will wrap up in May 2025. The fleet building itself will be moved back from the shore 40 feet, and new vegetation will be planted where it once stood. Kimmerly expressed his appreciation of this approach. “I think it’s nice that they’re saving an old building. I know it’d probably be cheaper if [they] just tore it down and built another one. But it has some history there.”

By Jack Stroud, 2024-07-01 for the Ellsworth Islander



Bonnie Ray

Associate Broker



MaineStyle



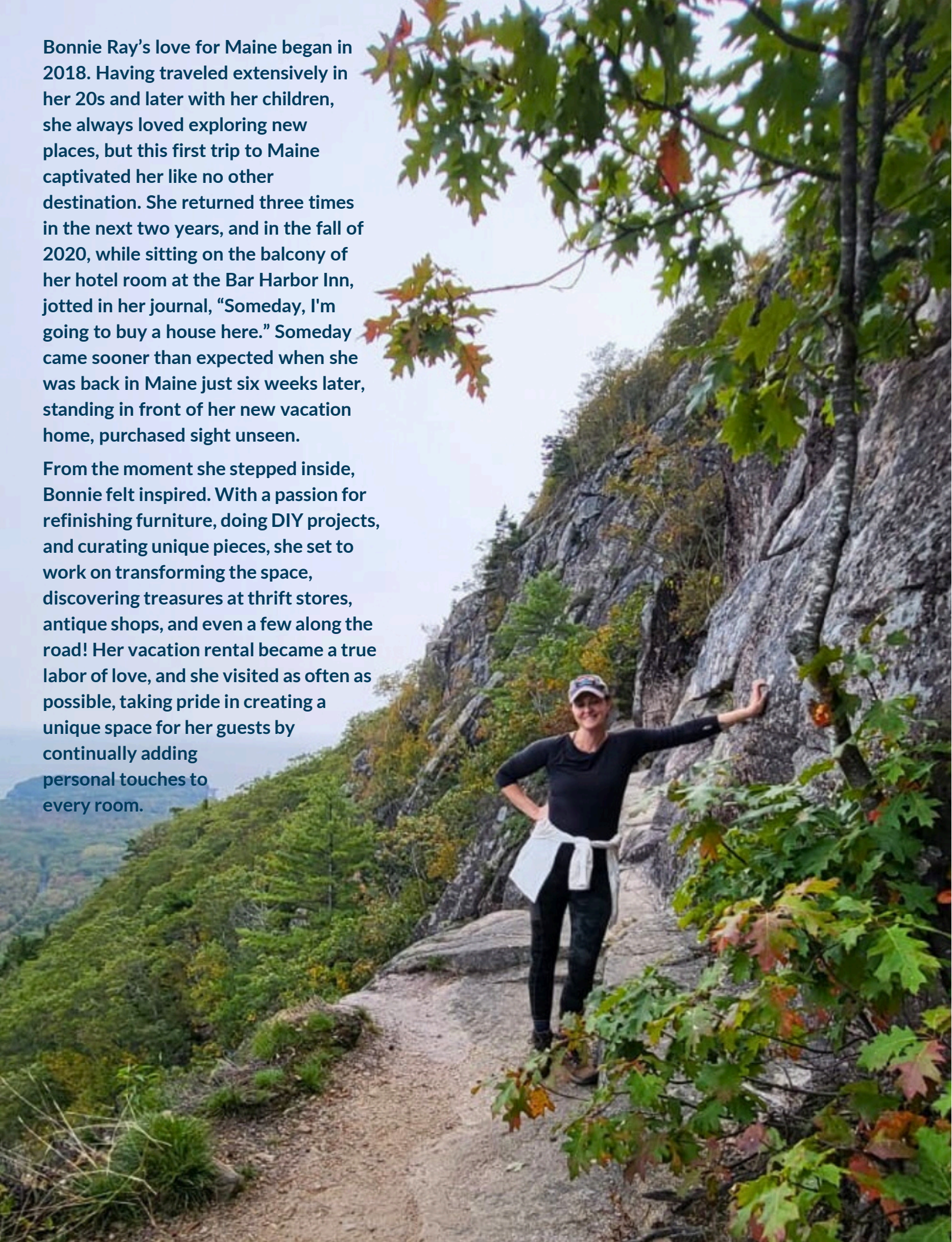
MAINE COTTAGE



TRANSFORMATION

Bonnie Ray's love for Maine began in 2018. Having traveled extensively in her 20s and later with her children, she always loved exploring new places, but this first trip to Maine captivated her like no other destination. She returned three times in the next two years, and in the fall of 2020, while sitting on the balcony of her hotel room at the Bar Harbor Inn, jotted in her journal, "Someday, I'm going to buy a house here." Someday came sooner than expected when she was back in Maine just six weeks later, standing in front of her new vacation home, purchased sight unseen.

From the moment she stepped inside, Bonnie felt inspired. With a passion for refinishing furniture, doing DIY projects, and curating unique pieces, she set to work on transforming the space, discovering treasures at thrift stores, antique shops, and even a few along the road! Her vacation rental became a true labor of love, and she visited as often as possible, taking pride in creating a unique space for her guests by continually adding personal touches to every room.





Bonnie's connection to Maine deepened, and the dream of moving there full-time began to take shape. After transitioning from teaching in 2019, she quickly built a successful real estate career in the DC area, obtaining licenses in Virginia, Maryland, and DC in her first six months and joining one of the top brokerages in the DC metro area. Known for her skill in navigating competitive markets and negotiating complex deals, Bonnie achieved over \$45 million in sales, both as an independent agent and later as part of one of the region's top teams. Despite her success, trips to Maine always provided a refreshing respite from the fast-paced city life, and each trip solidified her hope to one day call Maine home.



By the fall of 2024, with her youngest child leaving for college, Bonnie decided to make her dream a reality and transitioned from her busy life in DC to living full-time at her beloved Maine cottage. By transforming the garage apartment into a residence, she is able to continue to offer the main cottage house as a vacation rental, and she delights in the opportunities being on-site offers, elevating her guests' experience with thoughtful touches like fresh-cut flowers in every room and a welcome basket filled with local treats.

“Ruthie”



REAL ESTATE AND VACATION RENTALS

1 SUMMIT ROAD NORTHEAST HARBOR MAINE 04662 207.276.3322



“Daisy”





BONNIE RAY

ASSOCIATE BROKER
(207) 276-3322 Ext. 223
Bonnie@Knowlesco.com
Knowlesco.com

In joining Knowles, Bonnie is excited to combine her professional expertise with her personal experience as a Maine vacation rental owner. She is uniquely positioned to help out-of-state clients navigate the intricacies of the Maine market, offering invaluable insights on purchasing vacation properties and owning and operating successful rentals. Her passion for real estate and deep love for the place she now calls home make Bonnie the perfect guide for anyone looking to make Maine part of their story.

photoguide

LOCAL PHOTOGRAPHERS AND SOME PRO TIPS

Clean your iPhone lenses.

(Wide angle, normal and telephoto)

- check the lenses for any issues like cracks or scratches.
- dust off and clean with soft cotton or eyeglasses microcloth.
- Very important because these lenses are small. Any smudges or fingerprints may degrade the color and sharpness.

Turn on the grid

- go to Settings and scroll down to Camera and turn on the option to display Grid lines.
- This will help you to compose a good horizon line. Cropping later can help but you may lose part of the image depending on how tight the main subject is in the frame.
- These frame lines will not become part of the image.

Adjust your focus & exposure

- using the yellow box in your frame.
 - touch the screen and move the yellow box to correctly focus on a point in the image to ensure it's sharp. This can be especially important when using the portrait mode. If you are not zoomed in usually most of the frame will be sharp.
 - Next to the yellow box is a vertical yellow line which you can adjust the exposure. The slider will adjust the image lighter or darker. Note that moving the camera to another area may change exposure based on what it sees. It's always adjusting to average balance.
 - When you take sunset images note what your seeing and adjust as necessary. It will be more important later if you choose to have your images printed for display.
 - Remember the more you stabilize your phone in any conditions your images will be sharper, especially in low light situations. Another option is to simply brace yourself against something solid, a tree, rock, or another person. Take a breath and shoot!
 - Unless you are shooting something within 5-8ft turn off the flash. Beyond that, it will not be terribly effective..

Making the exposure.

Of course, you may use the main round button on the screen or either of the volume buttons on the left side of the iPhone. Hold as still as possible!

Edit/cropping your images.

You will have very few images that don't need some attention.

- Crop
 - it would be a very rare instance that a professional photographer would not crop images. Look for things that may distract from the overall feel of the image.
 - Note if you crop out a very small portion of the image you may see some degradation in image resolution when enlarged.
 - Color correcting your image. This could be a book in itself so just the basics. You have an "Edit" mode with several options.
 - Exposure (adjust the density first)
 - Saturation (will increase the color saturation)
 - Warmth (this will change the color temperature)
 - Towards late afternoon the color temperature of natural light will be warm or 'yellow'. Adjusting this will help bring the color back to the original if needed.
 - Explore these options to understand balance points.

Print your images!

I have a friend who has 80,000+ images on his phone. Printing select images, matted, and framed with glass is priceless. You will remember the moments every day. There are many online services for Giclee Prints which are archival. The cost these days is about \$11 for an 11x14 or 8 x12. Fifteen years ago this print would have been only available at a professional lab for \$100's of dollars. Check Finerworks or others to get an idea of what's available. Always have prints done Giclee on archival paper and they will last generations.



IMAGE COURTESY GSMARKET.COM



IMAGES BY JANE MCCOMB BEAMAN



Mount Desert Nursing Association

HOME HEALTH CARE FOR

75 Years
1949-2024









From The Mount Desert Nursing Association...

In celebration of their 75th anniversary, The Mount Desert Nursing Association launched a \$1 million Capital Campaign to raise funds for our investment fund, which will help secure our future of caring for patients at home. In January 2025, we achieved our goal thanks to the support of over 120 year-round and summer residents. Mark Gauthier, our campaign's co-chair and an MDNA Board member, said, "We were successfully able to communicate to our generous supporters that, while there are numerous worthy causes in the region, none is worthier of support than the 24/7/365 work of our nurses, physical therapists and occupational therapists who travel the length and breadth of the region, in all seasons, delivering personalized care plans tailored to our patients' needs." Once the headquarters of a local American Red Cross chapter, MDNA's office building on Summit Road in Northeast Harbor is home to our free loan closet of medical and adaptive equipment.



Residents are able to borrow walkers, wheelchairs, shower chairs, rollators - whatever they need for as long as they wish. We are grateful for the many donations we receive each year to make this service possible. Insurance reimbursements cover most but not all of our operational costs. Individual donations and fundraisers are key. One of our events to raise funds and celebrate the work we do in our local community is our Chowdah Fest & Silent Auction. Last year over 110 people joined us at The Neighborhood House to taste the chowder of a dozen local restaurants and vote for their favorite. LUNCH and Harbor Table took home the People's Choice Award and Judges' Choice Award, respectively. Join us later this month on Monday, March 31st from 5:00-6:30pm at The Neighborhood House in Northeast Harbor where we will gather again for live music, a beautiful silent auction of local artwork, and this year's top chowders. We are grateful to our lead sponsor, Bar Harbor (MDI) Rotary Club, as well as the sponsorship support of The Nor'Easter Pound & Market and Bangor Savings Bank.





3rd Annual



CHOWDAH FEST & SILENT AUCTION

TO BENEFIT MOUNT DESERT NURSING ASSOCIATION

**MONDAY,
MARCH 31
5:00 - 6:30 PM**



**THE
NEIGHBORHOOD
HOUSE**

**JOIN US FOR A NIGHT OF CHOWDER TASTING,
LIVE MUSIC, AND A SILENT AUCTION OF LOCAL ARTISTS!**

2025 COMPETITORS



\$12 PER PERSON

BEAUTIFUL ARTWORK PROVIDED BY

MARIAN BAKER
STEVE BART
EMILY BRACALE
ROBERT COPPAGE
TYSON GUTHRIE

LINDSAY HOPKINS-WELD
ROCKY MANN
GABRIELA NIEJADLIK
RICK OSANN
MARY ANNE STARBIRD

LINDA PERRIN
SMART-STUDIO
TOM CAT TIDE
SHANNON WESTPHAL
ANNE WOODMAN



Sponsored by

Rotary

Bar Harbor (MDI)



Bangor Savings Bank

You matter more.®

Member FDIC

Acadia Choral Society

Rebecca DeWan, Director

Julia Morris-Myers, Accompanist

Music of the Heart

Inspired by Tiny Love Stories Written by Chorus Members



St. Andrew Lutheran Church, Ellsworth

Saturday, May 3, 7:00pm

St. Saviour's Episcopal Church, Bar Harbor

Sunday, May 4, 3:00pm

Sponsored by Frost Farms Garden Center & Landscape



Tickets are available at acadiachoralsociety.org, from chorus members,
& at the door. Suggested donation \$20 (\$45 for a family)

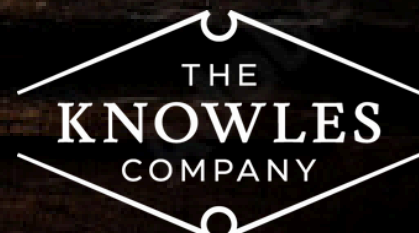
knowlesdogwall

A TRIBUTE TO OUR VACATIONING FAMILY FRIENDS



POST AND TAG YOUR PETS ON OUR INSTAGRAM PAGE HERE
Tag us @theknowlescompany.com

The Knowles Company, our Rentals Department is proof that collaboration creates something greater than any one person could achieve alone. We are the only agency on Mt. Desert Island that has five full-time rental agents, working as a team to make your rental experience better. Whether you're an owner looking to rent your home for the first time or a seasoned visitor to Mount Desert Island looking for the perfect spot our team brings efficiency, collaboration, and deep expertise — ensuring quick responses, creative solutions, and a level of service that goes beyond what any one agent could offer. In a field where competition between agents is often the norm, our team takes a collaborative approach. Rather than competing, our agents work together — sharing knowledge, ideas, and insights — all with one goal in mind: representing our homeowners and tenants with care and providing the best possible rental experience. With more than 30 years' combined experience and through collaboration, agents have a broad familiarity with all of the homes The Knowles Company represents, the rentals process, and tenant preferences. On a practical level, when working with individual tenants, when one agent is unavailable, someone else can seamlessly pick up the thread and assist, ensuring that both tenant and homeowner needs are met swiftly. Perhaps where our teamwork best shines, however, is in navigating challenging situations, when agents commonly leverage each other's point of view and experience to arrive at positive outcomes. Whether determining the best rate for a house that's difficult to price, sorting through a sticky situation with a homeowner, or brainstorming on which house would fit a tenant's particular needs, agents continually consult with one another and draw on each other's strengths in communications and perspectives. As year-round residents on Mt. Desert Island, Blakeslee, Kate, Nikki and Keri, have a broad reach to local contacts and experiences on the island, better positioning them to connect homeowners with service providers or tenants with local attractions and activities.



DISTINCTIVE PROPERTIES.
LEGENDARY SERVICE.

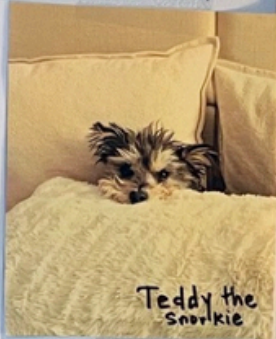
REAL ESTATE AND VACATION RENTALS

Although she lives in Portland full-time, our Online Marketing Agent, Marla, is a former year-round island resident and frequents Mt. Desert Island regularly. She too has many connections locally and collaborates with her colleagues remotely throughout the day.

Best of all, our team genuinely enjoys and respects each other and maintain a positive atmosphere in the office, even in the thick of summer when things can get hectic. Laughter can be heard regularly during the day as jokes are told or stories shared. They keep a "wall of dogs" with printed out photos sent unsolicited by tenants whose furry friends are joining them. It's not uncommon for conversations with

clients and customers to digress to other topics as they genuinely enjoy getting to know the people they work with. In short, they're a pretty fun bunch, and are fun to be around.

Like an ensemble cast in a show, a The Knowles Company rental agents thrive on the strength of their diverse skills and perspectives, creating a dynamic and supportive environment where each member plays a crucial role. This collaboration fosters a positive work atmosphere, allowing them to tackle challenges more effectively and provide an exceptional experience for clients.



knowlesmarket

YEAR TO DATE

THE COVERAGE AREA FOR THIS GRAPH:

BAR HARBOR, MOUNT DESERT, SOUTHWEST HARBOR, TREMONT, TRENTON, CRANBERRY, SWANS



Market Review Feb 2025



5 Property Types selected

Hancock



7 Cities selected



YTD



vs YTD 2024



2025



74.5%

2024



Median Sales Price

\$740,000



2025



0.0%

2024



Closed Sales

17



2025



150.0%

2024



Median Days on Market

80



2025



-1.2%

2024



List Price Received

95.6%



2025



20.0%

2024



Median Sold \$/SqFt

\$447



2025



29.6%

2024



New Listings

35



Inventory only applies for monthly and weekly calculations.

Active Inventory



MSI only applies for monthly and weekly calculations.

Months Supply of Inventory



knowlesmarket

MONTHLY

THE COVERAGE AREA FOR THIS GRAPH:

BAR HARBOR, MOUNT DESERT, SOUTHWEST HARBOR, TREMONT, TRENTON, CRANBERRY, SWANS



Market Review Feb 2025 ▼

5 Property Types selected

Hancock

7 Cities selected

Monthly

vs February 2024

vs January 2025

<p>299.4% ↑</p>	<p>140.2% ↑</p>	<p>Median Sales Price</p> <p>\$1,597,500</p>
<p>-33.3% ↓</p>	<p>-45.5% ↓</p>	<p>Closed Sales</p> <p>6</p>
<p>-3.1% ↓</p>	<p>100.9% ↑</p>	<p>Median Days on Market</p> <p>111</p>
<p>0.3% ↑</p>	<p>-0.5% ↓</p>	<p>List Price Received</p> <p>95.3%</p>
<p>165.5% ↑</p>	<p>101.4% ↑</p>	<p>Median Sold \$/SqFt</p> <p>\$847</p>
<p>7.7% ↑</p>	<p>-33.3% ↓</p>	<p>New Listings</p> <p>14</p>
<p>7.9% ↑</p>	<p>2.8% ↑</p>	<p>Active Inventory</p> <p>109</p>
<p>61.9% ↑</p>	<p>88.5% ↑</p>	<p>Months Supply of Inventory</p> <p>18.2</p>



Featured Listing

SWAN'S ISLAND - A HIDDEN GEM



“DECK HOUSE”

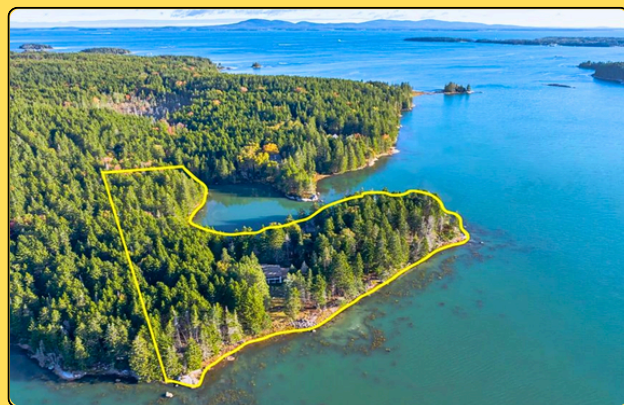
'Mid-Century Modern Waterfront Home on Private Peninsula - 5+ Acres with Stunning Views' Set on a private point with nearly a quarter mile of pristine shoreline, this remarkable mid-century modern home offers unparalleled privacy and breathtaking water views on two sides. Situated on a rare 5-acre lot this property is an exceptional sanctuary for those seeking peace, nature, and unmatched beauty.

Property Highlights:

- Private Peninsula: Enjoy approx. 1,230 feet of private shoreline, offering the perfect setting for waterfront living. The home's unique location on a peninsula means you'll enjoy stunning vistas of both the emerald green cove and the expansive bay, visible from nearly every room.
- Mid-Century Modern Design: The 'Deck House' features a signature post-and-beam structure, mahogany windows, and dramatic tongue-and-groove ceiling decking that is a hallmark of mid-century modern architecture. With three bedrooms, two full baths, and a cathedral ceiling in the living area, the home blends style with function, offering a comfortable and welcoming space.

This is truly one of the last remote, untouched spots in America—an opportunity to own a piece of Swans Island, where you can live surrounded by nature, peace, and beauty. Whether you're looking for a seasonal retreat or a lifetime investment, this home offers an extraordinary escape from the everyday.

Price: \$649,000 MLS# 1601193





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42 Water Street, Blue Hill

Start time 9am

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