

MAINE HOME SALES UP 18 PERCENT IN JANUARY

MEDIAN SALES PRICE INCREASES 5 PERCENT

Real estate sales and median prices remain positive in Maine. According to the Maine Real Estate Information Service (MREIS), the median sales price for a single-family existing home increased 5.09 percent since January 2009, reaching \$160,000. The median sales price (MSP) indicates that half of the homes were sold for more and half sold for less.

A total of 484 homes sold in January 2010 – up 18.63 percent from 12 months ago. During the rolling quarter of November, December and January, home sales increased 36.87 percent. January marks the eighth month of positive gains in Maine’s existing home sales market.

The National Association of Realtors (NAR) reported a nationwide sales increase of 8.6 percent in January 2010 compared with January 2009. The national median existing single-family sales price slipped 0.4 percent to \$163,600. Sales in the Northeast rose 22.4 percent; the regional median sales price of \$245,300 reflects a gain of 8.8 percent.

Below are two charts showing statistics for Maine and its 16 counties. The first chart lists statistics for the month of January only, statewide. The second chart compares the number of existing, single-family homes sold (units) and median sales price (MSP) during November, December and January and those same months prior year.

JANUARY ONLY CHART January 1-31, 2009 – January 1-31 2010

County	# Units Sold 2009	# Units Sold 2010	% Change	MSP 2009	MSP 2010	% Change
STATEWIDE	408	484	18.63%	\$152,250	\$160,000	5.09%

ROLLING QUARTER CHART

From November 1, 2008 – January 31, 2009 and November 1, 2009 – January 31, 2010

County	# Units Sold 2008-09	# Units Sold 2009-10	% Change	MSP 2008-09	MSP 2009-10	% Change
STATEWIDE	1725	2361	36.87%	\$164,900	\$165,000	0.06%
Androscoggin	132	168	27.27%	\$125,500	\$130,500	3.98%
Aroostook	47	73	55.32%	\$80,000	\$75,000	-6.25%
Cumberland	399	540	35.34%	\$220,000	\$220,000	0.00%
Franklin	42	51	21.43%	\$108,500	\$119,500	10.14%
Hancock	92	89	-3.26%	\$177,950	\$189,000	6.21%
Kennebec	150	229	52.67%	\$136,000	\$128,000	-5.88%
Knox	62	82	32.26%	\$151,000	\$167,500	10.93%
Lincoln	51	63	23.53%	\$184,500	\$185,000	0.27%
Oxford	87	135	55.17%	\$118,000	\$125,000	5.93%
Penobscot	191	255	33.51%	\$124,000	\$119,900	-3.31%
Piscataquis	30	34	13.33%	\$78,250	\$75,000	-4.15%
Sagadahoc	43	71	65.12%	\$161,700	\$155,000	-4.14%
Somerset	48	73	52.08%	\$81,250	\$96,000	18.15%
Waldo	43	64	48.84%	\$160,000	\$147,500	-7.81%
Washington	10	11	10.00%	\$51,250	\$105,000	104.88%
York	298	423	41.95%	\$200,500	\$199,500	-0.50%

Source: Maine Real Estate Information System, Inc. Note: MREIS, a subsidiary of the Maine Association of REALTORS, is a statewide Multiple Listing Service with over 4,600 licensees inputting active and sold property listing data. Statistics reflect properties reported as sold in the System within the time periods indicated.