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CONTACTS: Listed Below

MAINE'S APRIL REAL ESTATE SALES STABLE, MEDIAN PRICES UP 2 PERCENT

SOUTH PORTLAND (May 26, 2006) — Realtors reported stable single-family real estate sales during the month of April 2006, with only 2 fewer home sales recorded than in April 2005. According to the Maine Real Estate Information System, median sales prices increased 1.6 percent over the 12-month comparison period.

The median sales price for homes sold during the month of April 2006 reached \$190,000, up from last April's price of \$187,000. The median sales price indicates that half of the homes were sold for more and half sold for less.

Nationally, sales of single-family homes were down 5.6 percent from April 2005. According to The National Association of Realtors, the national median existing single-family home price reached \$222,700 last month, an increase of 4.3 percent in a year.

In the regional Northeastern United States, April home sales dipped 2.5 percent. The regional median sales price rose 5.6 percent to \$283,000.

According to Realtors, Maine's stable statistics do not indicate a lack of interest in Maine's real estate, just a more pragmatic approach to the real estate market in some sectors.

"The under \$200k market is hot in Bangor. It's all about price right now," says David Sleeper, Owner/Designated Broker of Realty of Maine in Bangor. "The higher-end properties will still sell quickly if they are priced correctly. Sellers have to be realistic now. Rising interest rates, even though slight, and a huge inventory of houses puts the ball in the buyer's court."

Lorrie Larson, sales manager of Town and Country REALTORS in Rockland, adds, "Clients are very conscious about overpaying, so we are doing a careful job in the market analysis department. No matter what else happens, making a careful purchase of real estate is never a mistake. It will almost always appreciate and is a wise investment for anyone to make."

A chart showing statistics for Maine and its 16 counties follows. The first chart lists statistics for the month of April only, statewide. The second chart compares the number of existing, single-family homes sold (units) and volume (MSP) in the rolling quarter of February, March and April of this year and last.

(Continued)

APRIL STATEWIDE CHART

From April 1-30, 2005 to April 1-30, 2006

County	# Units Sold 2005	# Units Sold 2006	% Change	MSP 2005	MSP 2006	% Change
STATEWIDE	1051	1049	-0.19%	\$187,000	\$190,000	1.60%

ROLLING QUARTER CHART

From February 1 - April 30, 2005 to February 1 - April 30, 2006

County	# Units Sold 2005	# Units Sold 2006	% Change	MSP 2005	MSP 2006	% Change
STATEWIDE	2741	2795	1.97%	\$187,000	\$189,000	1.07%
Androscoggin	261	239	-8.43%	\$152,000	\$160,000	5.26%
Aroostook	48	80	66.67%	\$76,500	\$79,694	4.18%
Cumberland	704	727	3.27%	\$244,000	\$240,000	-1.64%
Franklin	58	79	36.21%	\$115,000	\$140,000	21.74%
Hancock	89	93	4.49%	\$183,500	\$211,760	15.40%
Kennebec	233	222	-4.72%	\$131,000	\$144,500	10.31%
Knox	86	84	-2.33%	\$204,000	\$236,000	15.69%
Lincoln	81	59	-27.16%	\$210,000	\$206,000	-1.90%
Oxford	129	141	9.30%	\$140,000	\$150,000	7.14%
Penobscot	277	300	8.30%	\$134,900	\$137,950	2.26%
Piscataquis	31	38	22.58%	\$74,000	\$88,750	19.93%
Sagadahoc	72	100	38.89%	\$184,750	\$194,000	5.01%
Somerset	90	84	-6.67%	\$85,550	\$114,000	33.26%
Waldo	73	84	15.07%	\$145,000	\$152,500	5.17%
Washington	12	14	16.67%	\$125,500	\$116,875	-6.87%
York	497	451	-9.26%	\$237,825	\$230,000	-3.29%

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 5,200 licensees inputting active and sold property listing data. Statistics reflect properties reported as sold in the System within the time periods indicated.

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