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CONTACTS: Listed Below

MAINE'S REAL ESTATE SALES UP 5.43 PERCENT IN MAY; MEDIAN SALES PRICES RISE 2.58 PERCENT

SOUTH PORTLAND (June 28, 2006) — Maine's healthy real estate market continued to thrive in May. According to the Maine Real Estate Information System, Inc., sales of single-family homes increased by 5.43 percent in May 2006 when compared to the same month one year ago.

Within Maine's 16 counties, 1,358 single-family, existing homes changed hands this May. Realtors around the state reported a median sales price of \$196,950 for the month, an increase of 2.58 percent in one year. The median sales price indicates that half of the homes were sold for more and half sold for less.

Nationwide, the median sales price for existing single-family homes jumped 6.4 percent, reaching \$229,700. According to the National Association of Realtors (NAR), sales dipped 6.6 percent from May 2005.

In the regional Northeast, sales were down 5 percent. While sales eased, prices continued to climb; the regional median sales price hit \$287,000, an increase of 7.1 percent over May 2005.

Local real estate experts say Maine's real estate is affected by many economic factors. Dave Sleeper, Owner and Designated Broker of Realty of Maine in Bangor says, "The market in 2006 will continue to be strong, but I don't think we will top 2005. Rising interest rates, even though slight, and a huge inventory of houses puts the ball in the buyer's court."

Buyers are closely eyeing rising expenses when considering real estate. "The gas prices could make homes closer to Bangor more desirable," adds Sleeper.

"The Rockland area is just waiting to blossom," reports Lorrie Larson, Sales Manager of Town and Country Realtors in Rockland. "Lots of commercial sales [are] happening, which translates into jobs. [This will lead to] more home sales down the road." Looking to the future, Larson explains, "The change in home sales is hard to predict. I think we will see a surge by July and start to regain some lost sales of last year. It may not be 'gang busters,' but I think we will see a slow and steady recovery."

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

(Continued)

MAY STATEWIDE CHART

From May 1-31, 2005 to May 1-31, 2006

County	# Units Sold 2005	# Units Sold 2006	% Change	MSP 2005	MSP 2006	% Change
STATEWIDE	1288	1358	5.43%	\$192,000	\$196,950	2.58%

ROLLING QUARTER CHART

From March 1 - May 31, 2005 to March 1 - May 31, 2006

County	# Units Sold 2005	# Units Sold 2006	% Change	MSP 2005	MSP 2006	% Change
STATEWIDE	3298	3447	4.52%	\$189,000	\$192,000	1.59%
Androscoggin	287	263	-8.36%	\$152,000	\$165,861	9.12%
Aroostook	66	93	40.91%	\$76,500	\$79,388	3.78%
Cumberland	853	877	2.81%	\$250,000	\$248,000	-0.80%
Franklin	68	96	41.18%	\$138,500	\$139,950	1.05%
Hancock	113	127	12.39%	\$178,000	\$200,000	12.36%
Kennebec	294	281	-4.42%	\$138,000	\$152,000	10.14%
Knox	109	109	0.00%	\$203,000	\$240,000	18.23%
Lincoln	86	68	-20.93%	\$225,000	\$208,000	-7.56%
Oxford	154	172	11.69%	\$138,450	\$155,000	11.95%
Penobscot	346	413	19.36%	\$135,000	\$140,000	3.70%
Piscataquis	34	54	58.82%	\$72,000	\$102,500	42.36%
Sagadahoc	96	108	12.50%	\$189,000	\$191,650	1.40%
Somerset	112	95	-15.18%	\$87,500	\$112,000	28.00%
Waldo	86	95	10.47%	\$172,000	\$152,000	-11.63%
Washington	12	18	50.00%	\$130,000	\$113,750	-12.50%
York	582	578	-0.69%	\$239,900	\$234,900	-2.08%

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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