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CONTACTS: Listed Below

MAINE REAL ESTATE PRICES HOLD STEADY; SALES DIP 17.8 PERCENT IN AUGUST

SOUTH PORTLAND (Sept. 26, 2006) — There was no change in the median sales price of single-family homes during the month of August 2006 from those recorded in August 2005. According to the Maine Real Estate Information System, Inc., Realtors sold 17.8 percent fewer homes than in the same time period one year ago.

The median sales price for an existing, single-family home held steady at \$195,000, the same price as one year ago. The median sales price indicates that half of the homes were sold for more and half sold for less.

The National Association of Realtors reported a national real estate sales drop of 12.3 percent in August for single-family, existing homes. The median existing single-family homes price dipped a slight 1.7 percent to \$225,700.

In the Northeastern United States, home sales were down 11.6 percent from August 2005. A drop of 3.9 percent to a median sales price of \$271,000 was recorded.

David Gleason of Coldwell Banker Residential Brokerage in Brunswick says of the statistics, "I believe that you will see the prices begin to soften to follow the lower number of sales. There is always a lag in the market as buyers conclude that prices are too high and restrain from purchasing. The higher inventory has caused a loss of excitement in the market, and buyers will be hesitant to purchase when they anticipate greater inventory."

Are buyers better off now than a year ago? Gleason explains, "Buyers are in a better position, because there is a greater selection from which to choose, and they don't feel that they have to jump at the first house they see."

Regarding the future of Maine's real estate, he says, "I don't anticipate great reductions in price, rather sellers are going to have to be more realistic with their pricing. The fact that buyers are sitting back and waiting to see what will happen has an adverse effect. Prices will again rise, but the buyers may miss the boat at the beginning. Anyone in it for the long run and will see little or no impact."

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

AUGUST STATEWIDE CHART

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

County	# Units Sold 2005	# Units Sold 2006	% Change	MSP 2005	MSP 2006	% Change
STATEWIDE	1624	1335	-17.80%	\$195,000	\$195,000	0.00%

ROLLING QUARTER CHART

From June 1 - August 31, 2005 to June 1 - August 31, 2006

County	# Units Sold 2005	# Units Sold 2006	% Change	MSP 2005	MSP 2006	% Change
STATEWIDE	4644	4112	-11.46%	\$195,000	\$195,000	0.00%
Androscoggin	363	317	-12.67%	\$150,000	\$165,000	10.00%
Aroostook	87	114	31.03%	\$70,000	\$83,450	19.21%
Cumberland	1133	947	-16.42%	\$253,000	\$250,000	-1.19%
Franklin	111	106	-4.50%	\$140,000	\$135,000	-3.57%
Hancock	176	184	4.55%	\$218,000	\$195,000	-10.55%
Kennebec	474	429	-9.49%	\$143,500	\$155,000	8.01%
Knox	146	139	-4.79%	\$206,750	\$199,000	-3.75%
Lincoln	151	139	-7.95%	\$240,000	\$243,500	1.46%
Oxford	236	196	-16.95%	\$148,750	\$150,000	0.84%
Penobscot	526	460	-12.55%	\$144,200	\$149,900	3.95%
Piscataquis	44	64	45.45%	\$121,000	\$97,000	-19.83%
Sagadahoc	120	146	21.67%	\$212,450	\$207,090	-2.52%
Somerset	136	128	-5.88%	\$103,550	\$110,800	7.00%
Waldo	131	118	-9.92%	\$160,000	\$162,000	1.25%
Washington	12	13	8.33%	\$81,000	\$110,000	35.80%
York	798	612	-23.31%	\$247,250	\$240,000	-2.93%

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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