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The Maine Association of REALTORS® Release

Maine Home Sale and Price Statistics for April 2015

AUGUSTA (May 21, 2015)— Motivated buyers and sellers led to an increase in existing home sales in April. Realtors sold 1,032 single-family existing homes during the month of April 2015, up 1.67% over April 2014. The median sales price (MSP) for those homes rose 5.33 percent last month to \$178,000. The MSP indicates that half of the homes were sold for more and half sold for less.

The National Association of Realtors today reported a nationwide jump in single-family existing home sales of 6.5 percent. The national MSP of \$221,200 in April represents a 10 percent increase from one-year ago. The regional Northeast experienced a 1.6 percent uptick in sales and a 3.6 percent increase in sales prices; the regional MSP reached \$253,200.

Marie Flaherty, 2015 President of the Maine Association of Realtors, said, “Many sellers are realistically pricing their homes; Realtors advise that appropriate pricing is a major component of success in the market. Pricing, combined with great presentation, is a winning combination. To navigate through the complexities of a real estate transaction, guidance from an experienced Realtor is essential.”

Flaherty, a Realtor with Berkshire Hathaway Home Services in Westbrook, said buyers should view as many homes as possible to become properly educated on home values. “Often times, a buyer may only have one opportunity to make an offer, due to our current climate of multiple offers,” she added.

Below are two charts showing statistics for Maine and its 16 counties. 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) during the “rolling quarter” the months of February 1, 2014 to April 30, 2014 and February 1, 2015 to April 30, 2015.

APRIL ONLY CHART

April 1-30, 2014 – April 1-30, 2015

County	# Units Sold 2014	# Units Sold 2015	% Chng	MSP 2014	MSP 2015	% Chng
STATEWIDE	1015	1032	1.67%	\$169,000	\$178,000	5.33%

ROLLING QUARTER CHART

From February 1, 2014 – April 30, 2014 and

February 1, 2015 – April 30, 2015

County	# Units Sold 2014	# Units Sold 2015	% Chng	MSP 2014	MSP 2015	% Chng
STATEWIDE	2553	2714	6.31%	\$164,000	\$170,000	3.66%
Androscoggin	174	184	5.75%	\$120,150	\$129,250	7.57%
Aroostook	69	84	21.74%	\$85,000	\$73,500	-13.53%
Cumberland	635	709	11.65%	\$228,900	\$234,955	2.65%
Franklin	55	55	0.00%	\$138,000	\$130,000	-5.80%
Hancock	113	108	-4.42%	\$175,000	\$167,000	-4.57%
Kennebec	223	219	-1.79%	\$135,000	\$124,900	-7.48%
Knox	68	88	29.41%	\$189,500	\$174,250	-8.05%
Lincoln	86	83	-3.49%	\$187,500	\$177,500	-5.33%
Oxford	112	120	7.14%	\$110,150	\$123,000	11.67%
Penobscot	248	285	14.92%	\$114,494	\$130,300	13.81%
Piscataquis	38	42	10.53%	\$100,500	\$62,750	-37.56%
Sagadahoc	85	71	-16.47%	\$152,000	\$165,000	8.55%
Somerset	78	74	-5.13%	\$69,600	\$73,450	5.53%
Waldo	70	78	11.43%	\$130,000	\$119,000	-8.46%
Washington	29	35	20.69%	\$71,500	\$100,000	39.86%
York	470	479	1.91%	\$202,250	\$208,500	3.09%

Source: Maine Real Estate Information System, Inc. (d/b/a Maine Listings). Note: Maine Listings, a subsidiary of the Maine Association of REALTORS, is a statewide Multiple Listing Service with over 4,200 licensees inputting active and sold property listing data. Statistics reflect properties reported as sold in the system within the time periods indicated. Contacts: Maine Association of REALTORS President Marie Flaherty (Berkshire Hathaway HomeServices Northeast Real Estate) - 797-8585 - marie@tfre.com - Maine Association of REALTORS President-Elect Ed Gardner (Ocean Gate Realty) - 773-1919 - ed@oceangaterealty.com For more names: suzanne@mainerealtors.com