



# Southern and Mid Coastal Real Estate Report 1st Quarter 2010

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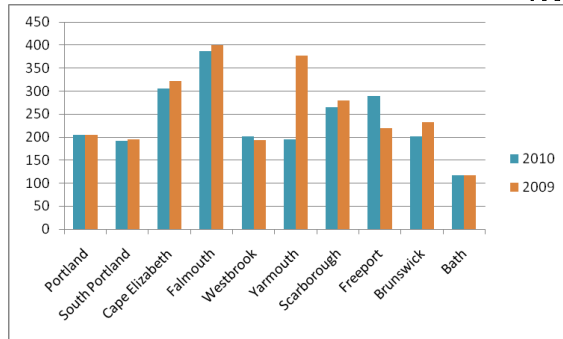
## Market Update: April, 2010

For the 1st quarter ending March 31st 2010 the southern and lower coastal Maine real estate markets posted healthy results compared with a year prior. Overall transaction volume was up 29% with 385 homes and condos selling compared with 274 in 2009. Median prices fell 2% year over year clocking in at 225K compared with 230K in 2009. Going forward watch for extremely high volume and the continued stabilization of prices for the

## 1st Qtr 2010 Quick Stats

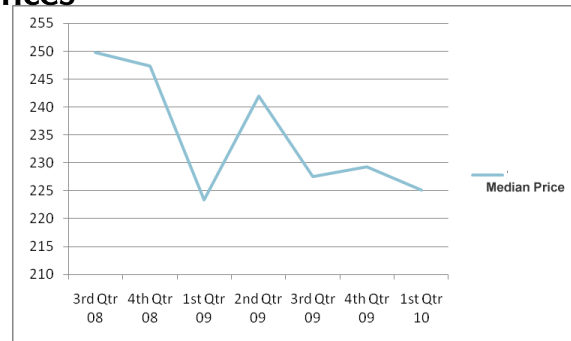
	Current Inventory	# Sold 1st Qtr	Median Sold Price
Portland	426	136	206
South Portland	146	56	192
Cape Elizabeth	81	18	305
Falmouth	139	29	386
Westbrook	107	30	201
Yarmouth	70	12	195
Scarborough	152	31	265
Freeport	88	15	289
Brunswick	158	42	202
Bath	87	16	117

## 1st Qtr 2010 vs 1st Qtr 2009

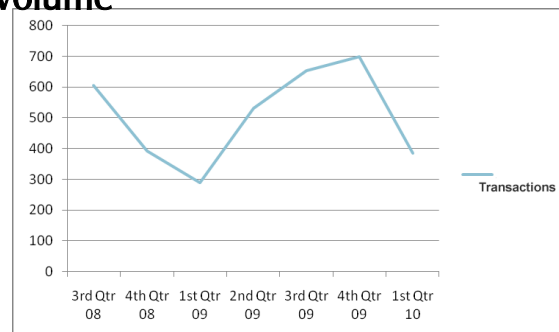
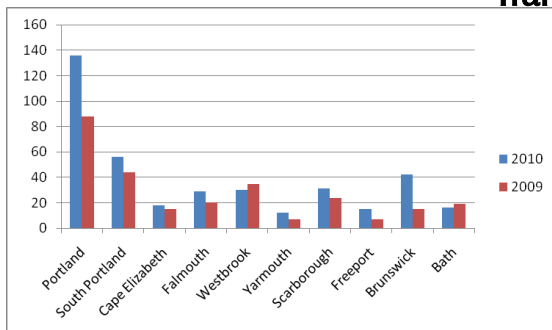


## Historical Quarter by Quarter

### Median Prices



### Transaction Volume



For greater details and specific listings on the individual towns please reach

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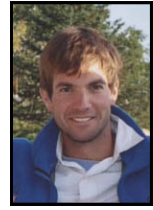
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## Quarterly Transaction Levels by Town

	3rd Qtr 08	4th Qtr 08	1st Qtr 09	2nd Qtr 09	3rd Qtr 09	4th Qtr 09	1st Qtr 10
Portland	187	119	88	162	189	147	136
South Portland	81	54	44	86	87	72	56
Cape Elizabeth	30	18	15	27	39	33	18
Falmouth	45	36	20	50	60	45	29
Westbrook	56	29	35	47	56	194	30
Yarmouth	37	14	7	33	7	25	12
Scarborough	58	52	24	48	84	67	31
Freeport	26	13	7	21	38	20	15
Brunswick	67	39	15	37	70	55	42
Bath	18	19	35	21	23	41	16
	<b>605</b>	<b>393</b>	<b>290</b>	<b>532</b>	<b>653</b>	<b>699</b>	<b>385</b>

## Quarterly Median Sold Prices by Town

	3rd Qtr 08	4th Qtr 08	1st Qtr 09	2nd Qtr 09	3rd Qtr 09	4th Qtr 09	1st Qtr 10
Portland	222	216	206	219	203	207	206
South Portland	201	180	196	181	186	192	192
Cape Elizabeth	303	473	322	240	277	370	305
Falmouth	405	392	400	432	336	334	386
Westbrook	198	188	193	180	187	185	201
Yarmouth	317	291	377	326	316	347	195
Scarborough	288	282	280	300	293	345	265
Freeport	300	226	220	255	229	291	289
Brunswick	239	254	233	214	198	180	202
Bath	146	115	117	125	135	133	117
	<b>250</b>	<b>247</b>	<b>223</b>	<b>242</b>	<b>228</b>	<b>229</b>	<b>225</b>

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