

Greater Portland Maine 3rd Qtr Residential Real Estate Report including South Portland, Cape Elizabeth, Falmouth and Westbrook.

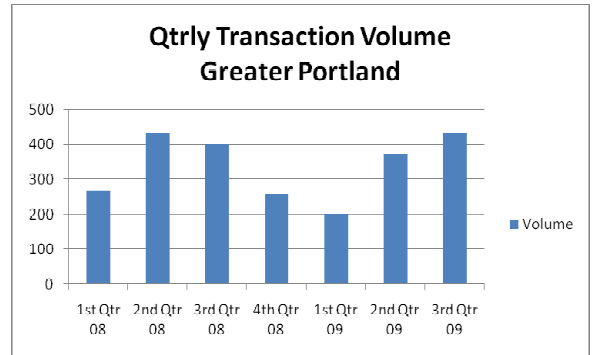
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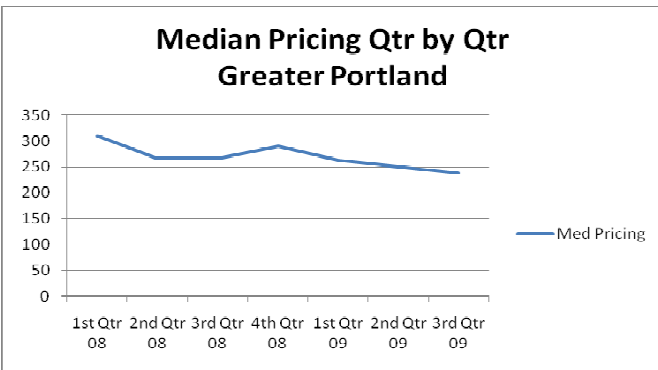
With Fall foliage in full swing, just the facts and a little commentary on residential real estate in the greater Portland Maine region.

The total transaction volume for the 5 communities followed in the 3rd quarter 2009



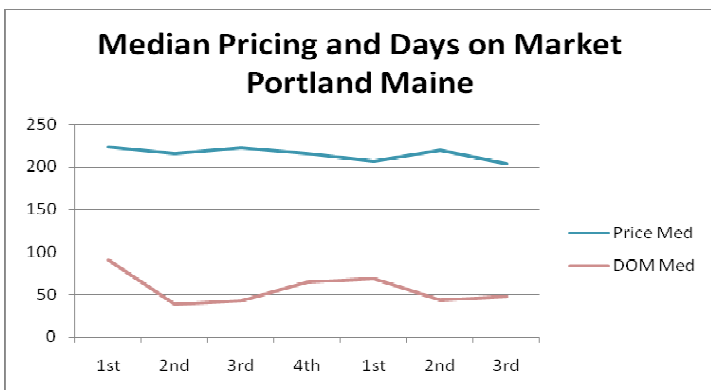
was 431 compared with 399 in 2008, a 7% increase year over year.

On average prices are down about 10% from a year prior with a median price of 238K in 2009 compared with 266 in 2008. Overall the markets do seem to have bottomed out after the economic crisis that took place in the 4th Qtr 2008 and 1st



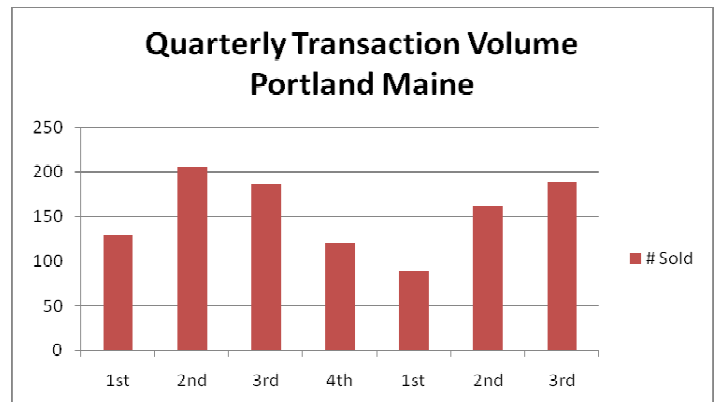
Qtr 2009.

Portland Maine



median Days on Market was 47, similar to 43 a year prior. One can see prices continued to trend down in 2008, but have for the most part

The 3rd Qtr saw 189 residential transactions close, just two more than in 2008 for the same 3 month period. The median price point for this period was 203K, off 9% from 222K in 2008. The



stabilized in 2009. After an uptick during the economic crisis, the Days on Market median has also stabilized.

Volume for the first 3 quarters 2009 is off about 20% from 2008 primarily due to the very weak 1st and 2nd qtr 2009 as a result of the economic crisis.

To the south of Portland the community of **South Portland** saw 87 residential transactions take place at a median price point of 186K contrasted with 81 at 201K in 2008 for the same 3 month period representing a 7% volume increase and a 7% volume decrease.

Cape Elizabeth, next to South Portland and one of the most desirable zip codes saw 39 transactions transpire at a median price point of 277K compared with 30 at 303K in 2008, representing a 30% increase in volume and 9% decrease in prices.

Falmouth to the north of Portland had 60 residential transactions at a median price of 336K compared with 45 at 405K in 2008. A 33% increase in volume coupled with a 17% decrease in prices.

Westbrook, to the west of Portland saw 56 properties trade hands at a median price point of 187K. In 2008, an identical number of transactions took place but at a 9% higher median price point of 198K.

Thanks for reading and please contact me for any further information

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Detailed Housing Statistics and Graphs

3rd Qtr Transaction Volume

	2009	2008	% Change
Portland	189	187	1%
South Portland	87	81	7%
Cape Elizabeth	39	30	23%
Falmouth	60	45	25%
Westbrook	56	56	0%
	431	399	7%

Median Price Points (000's)

	2009	2008	% Change
Portland	203	222	-9%
South Portland	186	201	-8%
Cape Elizabeth	277	303	-9%
Falmouth	336	405	-21%
Westbrook	187	198	-6%
	238	266	-12%

Median Days on Market

	2009	2008	% Change
Portland	47	43	9%
South Portland	36	45	-25%
Cape Elizabeth	38	75	-100%
Falmouth	61	56	7%
Westbrook	40	94	-135%
	44	63	-42%

Days on Market Qtr by Qtr Greater Portland

