

MAINE

For a second consecutive year, Maine saw double-digit growth and comes out on top with the highest increase in average sales price in New England, up just over 12% to \$266,956. Properties are also moving faster with an 11% decrease in average time on the market from 95 to 83 days. In addition, Maine saw some of the strongest overall sales growth with the total number of properties sold up nearly 6.5%.

In 2019 Maine is expected to shift from a seller's market to a more balanced position. While the coastal luxury market has remained strong, particularly with large gains in property values in the Portland and the Midcoast regions, uncertainty in the global economy could have a significant impact in the coming year. Additionally, rising interest rates have the potential to cool the market.



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Region	Year	Homes Sold	% Change	Avg. Days on Market	% Change	Avg. Sales Price	% Change	2019 Predictions		
Maine	2017	1439	6.46%	95	-11.77%	\$238,097	12.12%	Market	Avg. Sales Price	Inventory
	2018	1532		84		\$266,956				
York & Maine Beaches	2017	416	-4.09%	56	-1.08%	\$328,495	-2.04%	Balanced	Same	Same
	2018	399		56		\$321,789				
Greater Portland	2017	470	7.45%	53	-22.40%	\$336,273	9.91%	Balanced	Increase	Increase
	2018	505		41		\$369,614				
Midcoast	2017	54	9.26%	65	5.05%	\$239,032	33.87%	Balanced	Increase	Decrease
	2018	59		69		\$319,990				
Downeast	2017	202	5.94%	120	-14.19%	\$257,450	19.73%	Sellers	Increase	Decrease
	2018	214		103		\$308,240				
Aroostook	2017	75	13.33%	179	-11.63%	\$102,255	6.26%	Buyers	Same	Same
	2018	85		158		\$108,658				
Lakes & Mountains	2017	222	21.62%	97	-20.80%	\$165,076	5.07%	Balanced	Same	Increase
	2018	270		77		\$173,444				

Data and insight provided by RE/MAX INTEGRA, New England. Data reflects January – October 2018 and the same timeframe for 2017.