

**Portland, ME Real Estate Market Quarterly Update
April-May-June 2008 compared to April-May-June 2007**

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<u>2007 - Single Families</u>			
Month	# units sold		MSP
April	31		\$296,000
May	56		\$234,000
June	40		\$232,700
	Total Units - 2Q 2007	127	Average Median Sales Price - 2Q 2007
			\$254,233
<u>2008 - Single Families</u>			
Month	# units sold		MSP
April	27		\$259,900
May	37		\$216,500
June	60		\$223,500
	Total Units - 2Q 2008	124	Average Median Sales Price - 2Q 2008
			\$233,300
% change from prior year (Units-SF)		-2.36%	% change from prior year (MSP-SF)
% change from prior quarter (Units-SF)		63.16%	% change from prior quarter (MSP-SF)
			-8.23%
			1.95%

<u>2007 - Condominiums</u>			
Month	# units sold		MSP
April	20		\$200,000
May	22		\$213,750
June	29		\$213,000
	Total Units - 2Q 2007	71	Average Median Sales Price - 2Q 2007
			\$208,917
<u>2008 - Condominiums</u>			
Month	# units sold		MSP
April	16		\$195,000
May	31		\$219,000
June	25		\$213,900
	Total Units - 2Q 2008	72	Average Median Sales Price - 2Q 2008
			\$209,300
% change from prior year (Units-CON)		1.41%	% change from prior year (MSP-CON)
% change from prior quarter (Units-CON)		22.03%	% change from prior quarter (MSP-CON)
			0.18%
			6.20%