



HOUSING OUTLOOK

November 2024

KATHY DYER
REALTOR®
MRP®



WELCOME HOME
Real Estate
kathyweesedyer@gmail.com

HOME INSPECTION COSTS

Optional home inspections are paid for by the Buyer as part of their due diligence. Below are average prices for a home inspection. The price can vary depending on the age and size of the home, as well as local rates and the property's specific characteristics.

- General Inspection \$425
- Septic Inspection \$300
- Public Sewer Scope \$225
- Water Quality and Radon \$250
- Radon Air \$300



STATE OF MAINE REAL ESTATE STATS AS OF 12/31/24

Market Statistics

December 2024

MAINE Listings

Single Family Residence 16 Counties 704 Towns Compare to Same Month Prior Year Prior Month

Median Sales Price

\$400,000



13.6%

1,175



Closed Sales

13.9%

Active Inventory

28.6%

Median Days on Market

23



39.4%

New Listings



850

Median Sold \$/SqFt

3,177

10.5%



\$243

27.8%

Percent change compares results from December 2023 to December 2024. Based on information from the Maine Real Estate Information System, Inc. (d/b/a Maine Listings). ©2025 Maine Listings & Domus Analytics

MAINE SCHOOL RANKINGS

RANKING IS BASED ON RIGOROUS ANALYSIS OF KEY STATISTICS AND MILLIONS OF REVIEWS FROM STUDENTS AND PARENTS USING DATA FROM THE U.S. DEPARTMENT OF EDUCATION.
[MAINE SCHOOLS](#)

RENTAL PRICES

Location	# of Bedrooms	Median Price
Portland	1	\$1,900
	2	\$2,400
	3	\$3,200
Bath Brunswick	1	\$1,600
	2	\$2,100
	3	\$2,400
Bangor	1	\$1,181
	2	\$1,600
	3	\$1,825

WHAT DO I NEED FOR FUNDS TO RENT AN APARTMENT/HOUSE IN MAINE?

To rent an apartment in Maine, you'll need funds for the security deposit, rent, and other expenses.

1. **Security Deposit.** Landlords can charge up to two months' rent as a security deposit.
2. **Rent.** Many properties require a gross monthly income that's three times the rent.
3. **Utilities.** Common utilities in addition to rent are electric, heat, hot water. Be sure to ask if any utilities are included in the monthly rent.
4. **Parking.**