



MAINE ASSOCIATION OF REALTORS®

Your Real Estate Experts

December 2023 MAINE ASSOCIATION OF REALTORS® Your Real Estate Experts

Market in Review

Units



Median



Dec 2023 vs.
Dec 2022

-6.14%
-67 units

+6.21%
+\$20,500

Calendar Year
2023

-19.07%
3,210 units

+7.46%
+\$25,000

SALES DOWN AND VALUES UP IN DECEMBER:

In a press release to the media today, Maine home sales decreased -6.14% comparing December 2023 to December 2022. The median sales price (MSP) was \$350,500, a 6.21% increase in that same time period. NAR reports that existing home sales were down and prices up nationally and in the northeast, comparing December 2023 to December 2022.

SALES DOWN AND VALUES UP FOR 2023:

For calendar year 2023, Maine REALTORS® sold 13,622 single family homes, a decrease of -19.07% over 2022. The statewide median sales price for calendar year 2023 increased 7.46% to an historic high of \$360,000. [Read the full release here](#)

2024 FORMS NOW IN YOUR LIBRARY:

MAR's 2024 forms have loaded automatically into your Zipform library and are now live. To view the [changes for 2024](#), marked up versions of the 2023 forms are filed in the REALTOR®

Quick Links

[Maine Association of REALTORS®](#)

[National Association of REALTORS®](#)

[Maine Listings](#)

[Maine Real Estate Commission](#)

Board Portal Links

[Greater Bangor Association of REALTORS®](#)

[Greater Portland Board of REALTORS®](#)

[Kennebec Valley Board of REALTORS®](#)

[Maine Association of REALTORS®](#)

- Maine Commercial Association
- MAR Only Members
- York County Council

[Mid-Coast Board of REALTORS®](#)

- Acadia Council
- Waldo County Council
- Penobscot Bay Council

[Mountains to Shore Board of REALTORS®](#)

- Androscoggin Valley Council
- Lincoln County Council
- Merrymeeting Council
- Western Maine Council

MAR Leadership

Access Only section of the MAR website (password: codeofethics)



COPYRIGHT 2024:

All copyright dates in the footers now read Copyright© 2024. The Revised dates indicate the last time that MAR amended that particular form. The Published 2024 dates indicate that the form is a new form for the current year.

ZIPFORMS: START WITH THE COVER SHEET:

For each new transaction in Zipforms, make a habit of first completing the Cover Sheet which is filed alphabetically in the list of forms. When you complete and save the Cover Sheet, many fields will auto-populate into other forms for your transaction which will save you time and data entry.

2024 FORMS UPDATE – OF SPECIAL NOTE:

by MAR Legal Counsel, Hannah McMullen

Exclusive Buyer Representation Agreement (Combo)

There are a couple of changes on this form for 2024. First, counterpart language was added on the last page: “This agreement may be signed on any number of identical counterparts with the same binding effect as if the signatures were on one instrument. Original or faxed or other electronically transmitted signatures are binding.” Second, the Agency signature block was revised to maintain consistency among forms and also includes a date. The Agency’s authorized signer should be signing the Agency section and filling in the date once the document is complete after the buyer has signed. The date on the top right of the first page has also been removed. Please note the same changes in the Exclusive Buyer Representation Agreement, Exclusive Buyer Transaction Broker Agreement, Non-Exclusive Buyer Representation Agreement, and Non-Exclusive Buyer Transaction Broker Agreement.

Exclusive Right to Sell Listing Agreement (Combo)

Similar to the Buyer Representation Agreement, counterpart language was added on the last page. The date on the top right of the first page has been removed and the Agency signature block has also been revised to include a date and to maintain consistency among forms. It is important to distinguish that the Term date in the body of the Agreement, not the signature date, controls when the Agreement begins and ends. Also, the term start date is the list date when entering a listing into the MLS. Please note the same changes in the Exclusive Agency Listing Agreement and Exclusive Right to Sell Listing Agreement.



FLOOD RESOURCES - MAINE:

Use this site for [information](#), [resources](#), and [assistance to recover from flooding caused by recent storms](#)

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Last Issue: January 8

Some content may be commercial in nature.

An Inside Look: Modular Building Options

- Site-built vs Modular & HUD homes
- Modular Pre-construction process
- Virtual factory tour
- Delivery & Site Erection

Register
Now



FEBRUARY 13
12PM-1PM

claire@mainerealtors.com
207-622-7501

LUNCH & LEARN



LUNCH AND LEARN-FEBRUARY 13:

Join us on **Tuesday, February 13th** from 12:00 to 1:00 p.m. as we host Thatcher Butcher, President of KSB Builders. KSB Builders is the only modular manufacturer of homes in Maine, located in South Paris. Grab some lunch and join us via Zoom to learn more! Bring your questions too.

**Register
Now!**

SUSTAINABILITY MATTERS: LIVING ON THE EDGE:

The Sustainability Advisory Group of the Greater Portland Board of REALTORS® is offering a 3 CEU course "Sustainability Matters: Living on the Edge" on January 31. Learn from five local experts about the impact of flood on property in Maine, changing insurance costs and flood zones, infrastructure resilience, and how this impacts property value. [Click here for more information and to register](#)

IRS STANDARD MILEAGE RATE:

The business standard mileage rate for 2024 is .67 cents per mile for business travel, up from 2023. [For additional tax information, visit here](#)

DEADLINE IS TODAY: NAR MEMBER SURVEY:

Open to REALTOR® members until January 19, 2024, please take a few minutes and complete this [NAR member survey](#) regarding NAR's communication channels

If you need assistance with your login credentials, NAR Member Support can be accessed at 1-800-874-6500, Monday – Friday from 9:00 a.m. – 6:00 p.m. ET.

Connect with us!



Maine Association of REALTORS® | 19 Community Drive, Augusta, ME 04330

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