



**Veazie Town Council**

**Council Meeting**

**July 23, 2018 at 6:30 PM**

**AGENDA**

- ITEM 1:** Call to Order
- ITEM 2:** Secretary to do the Roll Call
- ITEM 3:** Pledge of Allegiance
- ITEM 4:** Consideration of the Agenda
- ITEM 5:** Approval of the July 9, 2018 Regular Council meeting Minutes
- ITEM 6:** Comments from the Public

**New Business:**

- ITEM 7:** MMA Elections
- ITEM 8:** August 13<sup>th</sup> Council Meeting Discussion
- ITEM 9:** Citizen Survey Result

**Old Business**

- ITEM 10:** Lou Silver Contract Discussion
- ITEM 11:** Manager's Report
- ITEM 12:** Comments from the Public
- ITEM 13:** Request for information and Town Council Comments
- ITEM 14:** Review and Signature of AP Town Warrant #27 and #2. Town Payroll # 2. School Payroll warrant # 2 and School Warrant #26 and #1.
- ITEM 15:** Adjournment

Chris Bagley  
16 Silver Ridge  
cbagley@veazie.net

Paul Messer  
1010 School St.  
249-1361

Michael Reid  
14 Prouty Dr.  
573-1300

Jeff Manter  
3 Prouty Dr.  
991-7612

David King  
1081 Main St.  
942-2376







# **Agenda Items For , 2018 Council Meeting**

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The following are brief explanations of some of the items on the agenda:

**ITEM 5:** Minutes from the previous meeting will be reviewed.

**Suggested Motion-** I motion we approve the minutes as presented.

**ITEM 7:** Maine Municipal Association (MMA) is requesting the Council vote for members for their Annual Election for Vice President and Executive Committee Members. One candidate is listed for Vice-President and three candidates are listed for the Executive Committee. The request is to vote for one person for Vice-President and 3 people for Executive Committee. All candidate's bios have been included for review. This can be voted by a majority of the Municipal Officers or a Municipal Official designated by the Municipal Officers.

**Suggested Motion:** I motion we designate Manager Leonard to vote on behalf of the Council for MMA's Annual Election for Vice President and Executive Committee members.

**ITEM 8:** Council will discuss if a regular Council meeting is needed for August 13<sup>th</sup>. Currently we have no Agenda items for this meeting.

**Suggested Motion:** I motion we cancel the August 13, 2018 Regular Council meeting and have the next Regular scheduled Council meeting on August 27, 2018 at 6:30 PM here at the Council Chambers.

**ITEM 9:** Council will review the results of the Residential Sales Data questionnaires that were sent to citizens who purchased homes and/or property in Veazie. To date, 34 questionnaires have been returned. The data shows that the combined purchase price for all 34 properties was \$6,375,901.00. The asking price for these properties was \$5,456,700.00 which is a \$919,201.00 difference. The Town assessed the 34 properties at \$6,069,600.00 which is \$306,301.00 lower than the selling price. The summary of the data is attached for review.

**ITEM 10:** Council will review any changes made to snow plow contract since the last meeting.







Veazie Town Council Meeting  
July 9th, 2018

**Members Present:** Chairman Chris Bagley, Councilor David King, Councilor Michael Reid, Councilor Jeff Manter, Town Manager Mark Leonard, Secretary Julie Strout, Barney Silver and various members of the public.

**ITEM 1: Call to order**

Chairman Bagley called the meeting to order at 6:30 pm.

**ITEM 2: Secretary to do the roll call:**

Councilor Paul Messer was absent or excused.

**ITEM 3: Pledge of Allegiance**

**ITEM 4: Consideration of the Agenda**

None.

**ITEM 5: Approval of the June 25th, 2018 Regular Council Meeting Minutes.**

Councilor Michael Reid made a motion, seconded by Councilor Jeff Manter to approve the June 25th, 2018 Regular Council Meeting Minutes as written. Voted 4-0-0. Motion carried.

**ITEM 6: Comments from the Public**

None.

**New Business:**

**ITEM 7: Auditor Approval**

Councilor Jeff Manter made a motion, seconded by Councilor David King to authorize Council Chairman Bagley and Manager Leonard to sign the engagement letter between the Town and Brantner, Thibodeau and Associates so they can complete the FY 2017-2018 end of year audit. Voted 4-0-0. Motion carried.

**ITEM 8: Council Goals and Objectives for FY 2018-2019**

Council reviewed the prior year goals and objectives. They agreed to look at this again in 3 months.

**ITEM 9: Re-Appointments**

**ITEM 9A:** Councilor David King made a motion, seconded by Councilor Jeff Manter to appoint Ben Birch to the position of Tax Assessor for the term of 1 year. Voted 4-0-0. Motion carried.

**ITEM 9B:** Councilor Jeff Manter made a motion, seconded by Councilor David King to appoint John Larson to the position(s) of Code Enforcement Officer, Building Inspector, Local Plumbing Inspector, Addressing Officer and E-911 Officer for the term of 1 year. Voted 4-0-0. Motion carried.

**ITEM 9C:** Councilor Michael Reid made a motion, seconded by Councilor David King to appoint John Ellis to the position of Alternate Code Enforcement Officer for the term of 1 year. Voted 4-0-0. Motion carried.







**ITEM 9D:** Councilor David King made a motion, seconded by Councilor Jeff Manter to appoint Andrew Brown and Donald MacKay to the position of Planning Board Members for the term of 3 years. Voted 4-0-0. Motion carried.

**ITEM 9E:** Councilor Jeff Manter made a motion, seconded by Councilor David King to appoint Andrew Brown and James Killamey to the position of Conservation Commission Members for the term of 3 years. Voted 4-0-0. Motion carried.

**ITEM 9F:** Councilor Michael Reid made a motion, seconded by Councilor Jeff Manter to appoint James Brann to the Board of Appeals for the term of 3 years. Voted 4-0-0. Motion carried.

**Old Business:**

**ITEM 10: Lou Silver Inc. Contract Discussion**

The Council reviewed the changes made by the attorneys to the Snowplowing/Snow Removal/Salting/Spring and Fall Roadside Cleanup Contract.

Manager Leonard will provide another draft copy of the contract at the July 23rd Council Meeting.

**ITEM 11: Manager's Report**

Manager Leonard reviewed his report with the Councilor's. Manager Leonard mentioned he had Safety Works come and do an inspection and all of their concerns have been corrected and wanted to thank Asst. Chief Metcalf and Sgt. Fizell for their efforts.

**ITEM 12: Comments from the Public**

Citizen Karen Walker suggested to add the Community Center to goals and objectives to make it more useable. Manager Leonard stated the town has received a donation of 100 folding metal chairs that will be brought to the Community Center.

**ITEM 13: Requests for information and Town Council Comments**

Councilor King brought up the roof needing to be replaced at the Town Office.

**ITEM 14: Review & sign of AP Town Warrant #25, #26 & #1, Town Payroll #1, School Payroll Warrant #1 and AP School Warrant #1.**

The warrants were circulated and signed all except for the School Payroll Warrant and AP School Warrant.

**ITEM 15: Adjournment**

Councilor David King motioned to adjourn.

Councilor Michael Reid seconded. No discussion. Voted 4-0-0. Motion carried.

Adjourned at 7:27pm

True Copy Attest

Julie Strout, Deputy Clerk









Maine Municipal  
Association

60 COMMUNITY DRIVE  
AUGUSTA, MAINE 04330-9486  
(207) 623-8428  
[www.memun.org](http://www.memun.org)

ITEM # 7

TO: Key Municipal Officials of MMA Member Cities, Towns and Plantations

FROM: Stephen W. Gove, MMA Executive Director

DATE: July 11, 2018

SUBJECT: MMA Annual Election - Vice President and Executive Committee Members

**Deadline: Friday, August 17, 2018 by 12:00 noon**

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**Nomination Process** – Each year member municipalities have an opportunity to vote on the election of the proposed MMA Vice President and municipal officials to serve on the MMA Executive Committee. A five-member Nominating Committee was appointed in March to review nominations submitted by municipal officials and conduct interviews with those municipal officials qualifying for and interested in serving as the MMA Vice President and Executive Committee. The MMA Nominating Committee completed its task in May and put forth a Proposed Slate of Nominees for 2018 to member municipalities.

**Petition Process** – As part of the May mailing, information was also provided on the MMA Petition Process. Pursuant to the MMA Bylaws, nominations may also be made by Petition signed by a majority of the municipal officers in each of at least 5 member municipalities. The deadline for receipt of nominations by petition was Monday, July 9, by 4:30 pm. There were no municipal officials nominated by petition.

***It is now time for each member municipality to cast its official vote.***

**Election Process** – Enclosed you will find the MMA Voting Ballot which includes the proposed Slate of Nominees to serve on the MMA Executive Committee as selected by the MMA Nominating Committee. A brief biographical sketch on each nominee listed on the MMA Voting Ballot is enclosed for your reference. You will note that unlike municipal elections, MMA does not provide for “Write-in Candidates” since our process includes an opportunity to nominate a candidate by petition, as noted above.

The MMA Voting Ballot must be signed by a majority of the municipal officers or a municipal official designated by a majority of the municipal officers, and received by the Maine Municipal Association by 12:00 noon on Friday, August 17. We have enclosed a self-addressed self-stamped envelope for your convenience. The MMA Voting Ballots will be counted that afternoon and the election results confirmed under the direction of MMA President Linda C. Cohen, Mayor, City of South Portland.

Election results will be available by contacting the MMA Executive Office or by visiting the MMA website at [www.memun.org](http://www.memun.org) on Monday, August 20. A formal announcement of the election results will be made at the MMA Annual Business Meeting being held *Wednesday, October 3, at 1:30 p.m. at the Augusta Civic Center*. Newly elected Executive Committee members will be introduced at the MMA Awards Luncheon as well as the MMA Annual Business Meeting and will officially take office on January 1, 2018.

If you have any questions on the Election Process, please contact me or Theresa Chavarie at 1-800-452-8786 or in the Augusta area at 623-8428, or by e-mail at [tchavarie@memun.org](mailto:tchavarie@memun.org). Thank you.



**MAINE MUNICIPAL ASSOCIATION**  
**VOTING BALLOT**

**Election of MMA Vice President and Executive Committee Members**

*Deadline for Receipt of Voting Ballots – 12:00 noon on Friday, August 17, 2018*

**VICE-PRESIDENT - 1 YEAR TERM**

**Vote for One**

**Proposed by MMA Nominating Committee:**

**Christine Landes, Town Manager, Town of Bethel**

☐

*(Note: Ms. Landes will become the City Manager of Gardiner effective August 13, 2018)*

**EXECUTIVE COMMITTEE MEMBERS - 3 YEAR TERM**

**Vote for Three**

**Proposed by MMA Nominating Committee:**

**Elaine Aloes, Chair of Selectboard, Town of Solon**

☐

**William Bridgeo, City Manager, City of Augusta**

☐

**Melissa Doane, Town Manager, Town of Bradley**

☐

*Please note that unlike municipal elections, MMA does not provide for "Write-in Candidates" since our process includes an opportunity to nominate a candidate by petition.*

*The Voting Ballot may be cast by a majority of the municipal officers, or a municipal official designated by a majority of the municipal officers of each Municipal member.*

**Date:** \_\_\_\_\_ **Municipality:** \_\_\_\_\_

**Signed by a Municipal Official designated by a majority of Municipal Officers:**

**Print Name:** \_\_\_\_\_

**Signature:** \_\_\_\_\_

**Position:** \_\_\_\_\_

**OR Signed by a Majority of Municipal Officers**

**Current # of Municipal Officers:** \_\_\_\_\_

**Print Names:**

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**Signatures:**

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**Return To:**

MMA Annual Election  
Maine Municipal Association  
60 Community Drive  
Augusta, Maine 04330  
FAX: (207) 626-3358 or 626-5947  
Email: [tchavarie@memun.org](mailto:tchavarie@memun.org)



**MAINE MUNICIPAL ASSOCIATION  
BIOGRAPHICAL SKETCH OF  
PROPOSED SLATE OF NOMINEES FOR 2019 EXECUTIVE COMMITTEE**

**MMA VICE PRESIDENT (1-Year Term)**

**CHRISTINE LANDES (Town Manager, Town of Bethel)**

*(Note: Ms. Landes will become the City Manager of Gardiner effective August 13, 2018)*

**Professional & Municipal Experience:**

- Town Manager, Town of Bethel, Maine (November 2014 – present)
- Deputy Clerk, City of Brewer, Maine (December 2012 – May 2014)
- Deputy Clerk, Town of Veazie, Maine (September 2012 – December 2012)
- Deputy Tax Collector/Counter Clerk – Clay County Tax Collectors Office, Orange Park, Florida (July 2010 – September 2012)
- Town Clerk, Town of Warren, Maine – (August 1998 – June 2010)
- Branch Manager, The Waldoboro Bank, Maine (September 1990 – August 1998)

**Other Experience, Committees and Affiliations:**

- Member, Maine Municipal Association (MMA) Executive Committee (September 2016 – present)
- Member, MMA Strategic & Finance Committee (October 2016 – present)
- Chairperson, MMA Strategic & Finance Committee (2017 – 2018)
- Member, MMA Property & Casualty Pool Board of Directors (Sept 2016 – present)
- Member, MMA Workers Compensation Fund Board of Trustees (Sept 2016 – present)
- Member, Maine Service Centers Coalition Executive Committee (2016 – present); Treasurer (2017-2018)
- Member, Maine Town, City & County Management Association
- Member, Evaluation Committee for ICMA Annual Conference
- 2<sup>nd</sup> Vice President, Maine Welfare Directors Association
- Volunteer, Mahoosuc Heat & Soul Volunteer; Member, Hiring Team

**Education:**

- Master's Degree, Business Administration with concentration in Public Administration, Southern New Hampshire University
- Bachelor's Degree, Public Administration University of Maine at Augusta, /cum laude graduate
- Associate's Degree, Arts Program, Florida State College, Jacksonville

**Awards and Certifications:**

- Certified Maine Manager
- Recipient, Dr. Edward F. Dow Student Scholarship Award, Maine Town, City & County Management Association

**MMA EXECUTIVE COMMITTEE MEMBERS (Three 3-Year Terms)**

**ELAINE ALOES (Chair of Selectboard, Town of Solon)**

**Professional & Municipal Experience:**

- Chair of Selectboard, Assessor and Overseer of the Poor, Town of Solon, Maine (March 1998 – present)
- 2nd Selectman, Assessor and Overseer of the Poor, Town of Solon, Maine (March 1990 – March 1994)



- Auto Damage Appraiser, Bishop Adjustment Company (March 1990 – present)
- Owner/Operator, Mid Maine Adjustment Company (independent insurance adjusting company) (June 1987 – March 2005)
- Auto body repair businesses in Massachusetts and Maine (1972 – June 1987)
- Tax Preparer, H & R Block (1985 – 1992)
- Salesperson, Combined Insurance (health and accident insurance) (1985 – 1986)

#### **Other Experience, Committees and Affiliations:**

- Member, Maine Municipal Association (MMA) Legislative Policy Committee (1999 – present)
- Member, Somerset County Budget Committee (2001 – present); Vice Chair (2012 – 2016); Chair (2017 – 2018)
- Member, MMA Executive Committee (2001 – 2003) and (Dec 2016 – present)
- Member, MMA Property & Casualty Pool Board of Directors (2001 – 2003) and (Dec 2016 – present)
- Member, MMA Workers Compensation Fund Board of Trustees, (2001 – 2003) and (Dec 2016 – present)
- Member, MMA Strategic & Finance Committee (2002 – 2003) and (2017 – present)
- President, Somerset County Municipal Association (2001 – present)
- Member, Maine Municipal's Rural/Service Center Committee (2002)
- Member, Somerset County Jail Planning Committee (2006 – 2008)
- Vice Chairman, Somerset County Charter Commission (2008 – 2010)
- Chair, Regional School Planning Committee for MSAD 74, MSAD 59, MSAD 12, MSAD 13 and several small towns (2007 – 2009)

#### **Education:**

- High school graduate, Medfield High School, Medfield, Massachusetts
- Kennebec Valley Technical College (courses in computers, accounting and supervisory management)
- Insurance Institute of America (Introduction to Claims)
- State of Maine (four part Property Tax Assessment course)
- Maine Municipal Association (many workshops and training on a wide variety of municipal topics such as budget preparation, finance management, personnel issues, right to know, town meetings, assessing)
- Maine Local Roads Center (variety of workshops on road issues and maintenance)

#### **Awards and Certifications:**

- State of Maine, All Lines Adjuster
- Maine Roads Scholar – Maine Local Roads (completed ten required road related workshops to earn award)

### **WILLIAM BRIDGEO (City Manager, City of Augusta)**

#### **Professional & Municipal Experience:**

- City Manager, Augusta, Maine (1998 – present)
- Adjunct Professor, Government Program, University of Maine at Augusta (2009 – present)
- Adjunct Professor, MBA Leadership and Ethics Courses, Thomas College (2013 – present)
- City Manager, City of Canandaigua, New York (1987 – 1998)
- Assistant Director, Maine State Housing Authority (1985 – 1987)
- City Manager, City of Calais, Maine (1979 – 1985)
- Assistant Town Manager, Town of Killingly, Connecticut (1976 – 1979)

#### **Other Experience, Committees and Affiliations:**

- Member, Maine Municipal Association (MMA) Executive Committee, (2002 – 2004; July 2015 - present)
- Member, MMA Property & Casualty Pool Board of Directors, Member (2002 – 2004; July 2015 - present)



- Member, Workers Compensation Fund Board of Trustees, Member (2002 – 2004; July 2015 – present)
- Member, Maine Service Centers Coalition, Executive Committee (2002 – present); Chair (2004 – 2007; 2016 – present)
- Member, Ethics Committee, Maine Town, City & County Management Association (present)
- Member, Maine Service Centers Coalition, Steering Committee (2001)
- Member, Maine Town, City & County Management Association, (1979 – 1985) and (1998 – present)
- New York State Municipal Management Association, Member (1987 – 1998); President (1995)
- Charter Member, Board of Regents, International City/County Management Association (1990 – 1996)
- Ex-officio Member, Board of Directors, New York Conference of Mayors & Other Municipal Officials
- Member, Board of Directors, Maine Development Foundation (2000-2005)
- Member, Board of Directors, Augusta YMCA (2009 – present)

#### **Education:**

- Master's Degree, Public Administration, University of Hartford
- Bachelor's Degree, Political Service, St. Michael's College in Vermont

#### **Awards and Certifications:**

- Link Stackpole Manager of the Year Award, Maine Town, City & County Management Association

### **MELISSA DOANE (Town Manager, Town of Bradley)**

#### **Professional & Municipal Experience:**

- Town Manager, Clerk, Treasurer, Tax Collector, General Assistance Administrator, Registrar of Voters and Road Commissions, Town of Bradley, Maine (2005 – present)
- Membership Coordinator, GrowSmart of Maine (2016 – present)
- Secretary/Administrative Assistant, Roy Associates, CPAs (2004 – 2005)
- Administrative Assistant/Town Agent, Town of Bradley, Maine (1998 – 2004)
- Coordinator Clinical Operations/Secretary/Patient Accounts/Patient Registrations, Neurology Associates, (1994 – 1998)
- Secretary/Receptionist, Dr. James Iannetta Medical Office (1991 – 1994)

#### **Other Experience, Committees and Affiliations:**

- Member, Executive Board, Maine Town, City & County Management Association (2016 – present)
- Co-Chair Membership Committee, Maine Town, City & County Management Association (2016 – present)
- President, Executive Board, Living History Museum, Maine Forest and Logging Museum

#### **Education:**

- Business Management Studies, Husson College
- Associate's Degree, Business Management, Beal College
- Associate Degree, Office Management, Beal College
- Associate College Preparation, Foxcroft Academy

#### **Awards and Certifications:**

- Rookie of the Year Award, Maine Town, City & County Management Association







ITEM # 9

Property Location	Age	Purchase Price	Asking Price	Assessed Value	How Long on Market	Family Sale	Special Circumstances	Broker / Private	Condition at Time of Sale / Immediate Repairs and Cost	Surveyed	Why Purchased / Benefits of Living in Vesale	Factor	Quality of Life Factors				
													Very Important	Important	Somewhat Important	Not at all Important	No Opinion
1122 Chase Road	56-65	\$ 138,000	\$ 149,000	\$ 168,800		No	No	Broker	Fair / Door, Window, Paint, Updated Kitchen, Baths & Storage Building	\$ 30,000		Location	Safe to Live	X			
												Clean-Attractive	X				
												Hometown Atmosphere	X				
												Proximity to Medical Facilities	X				
												Selection of Housing	X				
												Quality of School	X				
												Parks & Rec	X				
												Public Services	X				
14 Veazie Villas	26-35	\$ 93,000	\$ 119,000	\$ 71,200	2-3 Mo.	No	No	Broker	Excellent / Bathroom fan	\$	No	Just Graduated / Quiet and close to Bangor & Orono	Safe to Live	X			
												Clean-Attractive	X				
												Hometown Atmosphere	X				
												Proximity to Medical Facilities	X				
												Selection of Housing	X				
												Quality of School	X				
												Parks & Rec	X				
												Public Services	X				
8 Hillside Drive	26-35	\$ 230,500	\$ 245,000	\$ 200,800	3 mo.	No	No	Broker	Good / Kitchen upgrade	\$ 5,000	No	Location / Quiet	Safe to Live	X			
												Clean-Attractive	X				
												Hometown Atmosphere	X				
												Proximity to Medical Facilities	X				
												Selection of Housing	X				
												Quality of School	X				
												Parks & Rec	X				
												Public Services	X				
17 Hillside Drive	46-65	\$ 289,000	\$ 299,000	\$ 247,900		No	No	Broker	Excellent / New Carpet, Wallpaper Removal, Paint, Hardwood Floor, Window Treatments	\$ 26,000	No	Site of Home/Lot, Peaceful, Safe Community, Loved Floor Plan & Natural Light	Safe to Live	X			
												Clean-Attractive	X				
												Hometown Atmosphere	X				
												Proximity to Medical Facilities	X				
												Selection of Housing	X				
												Quality of School	X				
												Parks & Rec	X				
												Public Services	X				
7 Judson Street	65+	\$ 124,000	\$ 129,000	\$ 112,900	8 mo.	No	No	Broker	Excellent	\$		Quiet / the Home	Safe to Live	X			
												Clean-Attractive	X				
												Hometown Atmosphere	X				
												Proximity to Medical Facilities	X				
												Selection of Housing	X				
												Quality of School	X				
												Parks & Rec	X				
												Public Services	X				
18 Veazie Villas	76	\$ 83,000	\$ 85,000	\$ 71,500	6 mo.	No	No	Private	Good	\$	No	Location / Lived in Veazie since 1977, would not live anywhere else.	Safe to Live	X			
												Clean-Attractive	X				
												Hometown Atmosphere	X				
												Proximity to Medical Facilities	X				
												Selection of Housing	X				
												Quality of School	X				
												Parks & Rec	X				
												Public Services	X				
1114 Main Street	26-35	\$ 158,000	\$ 168,000	\$ 167,800	5 mo.	No	No	Broker	Very Good / Electrical, Painting, Trim, Living Room Addition	\$ 6,000	Yes	Great Yard, Well Taken Care of, Close to Orono / Small, safe.	Clean-Attractive	X			
												Hometown Atmosphere	X				
												Proximity to Medical Facilities	X				
												Selection of Housing	X				
												Quality of School	X				
												Parks & Rec	X				
												Public Services	X				







Property Location	Age	Purchase Price	Asking Price	Assessed Value	How Long on Market	Family Sale	Special Circumstances	Broker / Private	Condition at Time of Sale / Immediate Repairs and Cost	Surveyed	Why Purchased / Benefits of Living in Vaazie	Quality of Life Factors				
												Factor	Very Important	Important	Somewhat Important	Not at all Important
30 Thompson Rd.	46-55	\$ 123,000	\$ 140,000	\$ 105,700	4 mo.	No	No	Broker	Very Good / Furnace Plumbing, Electrical	No	Size, Layout, Neighborhood, price / Location, Convenience to Umaline & Bangor	Safe to Live	X			
												Clean-Attractive	X			
												Homestead Atmosphere	X			
												Proximity to Medial Facilities		X		
												Selection of Housing	X			
												Quality of School			X	
												Parks & Rec			X	
												Public Services		X		
1015 Buck Hill	46-55	\$ 274,000	\$ 289,000	\$ 300,000	Months	No	No	Broker	Good / Paint, High Humidity Levels, Install Heat Pump	No	Sold as auction, won bid, Good, Well Maintained/ Close to Bangor, Privacy of Neighborhood	Safe to Live				
												Clean-Attractive				
												Homestead Atmosphere				
												Proximity to Medial Facilities				
												Selection of Housing				
												Quality of School				
												Parks & Rec				
												Public Services				
1001 Buck Hill	65+	\$ 255,000		\$ 213,800		No	No		Good	\$ 2,000	No	Convenient Location, Nice Town	Safe to Live			
												Clean-Attractive				
												Homestead Atmosphere				
												Proximity to Medial Facilities				
												Selection of Housing				
												Quality of School				
												Parks & Rec				
												Public Services				
33 Oak Grove St.	26-35			\$ 161,300		Yes	House was inherited from grandmother who bought in 1986.					Safe to Live				
												Clean-Attractive				
												Homestead Atmosphere				
												Proximity to Medial Facilities				
												Selection of Housing				
												Quality of School				
												Parks & Rec				
												Public Services				
5 Davis Drive	56-65	\$ 127,500	\$ 140,000	\$ 115,500	6 months	No		Broker	Very good	No		Safe to Live	X			
												Clean-Attractive	X			
												Homestead Atmosphere		X		
												Proximity to Medial Facilities	X			
												Selection of Housing	X			
												Quality of School			X	
												Parks & Rec	X			
												Public Services		X		
4 Merrick St.	46-45	\$ 85,000	\$ 89,900	\$ 76,900	3 months	No	Location/Style	Broker	Good Drainage Gutters	\$ 3,500	No	Safe to Live	X			
												Clean-Attractive	X			
												Homestead Atmosphere		X		
												Proximity to Medial Facilities		X		
												Selection of Housing		X		
												Quality of School	X			
												Parks & Rec		X		
												Public Services		X		
40 Silver Ridge	26-35	\$ 260,000	\$ 300,000	\$ 269,400	1 year +	No		Yes	Very Good Kitchen Remodel Carpet Bathroom	\$ 5,000		Safe to Live				
												Clean-Attractive				
												Homestead Atmosphere				
												Proximity to Medial Facilities				
												Selection of Housing				
												Quality of School				
												Parks & Rec				
												Public Services				







													Quality of Life Factors				
Property Location	Age	Purchase Price	Asking Price	Assessed Value	How Long on Market	Family Sale	Special Circumstances	Broker / Private	Condition at Time of Sale / Immediate Repairs and Cost	Surveyed	Why Purchased / Benefits of Living in Veasie	Factor	Very Important	Important	Somewhat Important	Not at all Important	No Opinion
22 Proudy Drive	46-55	\$ 150,000		\$ 152,200		Yes		No			Good Variety of People from all Classes, People are Unpretentious	Sale to Live					
												Clean-Attractive					
												Hometown Atmosphere					
												Proximity to Medical Facilities					
												Selection of Housing					
												Quality of School					
11 Veasie Street	56-65	\$ 147,000	\$ 165,000	\$ 135,000		No	Rent to own	Yes	OK, Needed Clean up, New Chimney Lining, Stove, Paint Insulation, Door	\$ 10,000	Location, Size	Sale to Live					
												Clean-Attractive					
												Hometown Atmosphere					
												Proximity to Medical Facilities					
												Selection of Housing					
												Quality of School					
95 Ridgeway Dr	26-35	\$ 215,000	\$ 215,000	\$ 228,200					OK	\$ 3,000	Property Taxes Builder, Layout	Sale to Live	X				
												Clean-Attractive					
												Hometown Atmosphere			X		
												Proximity to Medical Facilities			X		
												Selection of Housing			X		
												Quality of School			X		
38 Thompson Rd.	56-65	\$ 167,500	\$ 167,500	\$ 141,400				Yes	Good		In Veasie, Small Town, Close to Hospital, UMO, Shopping	Sale to Live					
												Clean-Attractive			X		
												Hometown Atmosphere			X		
												Proximity to Medical Facilities			X		
												Selection of Housing			X		
												Quality of School			X		
1007 Buck Hill	36-45	\$ 290,000		\$ 326,400				Yes	Central location to Bangor Roof	\$ 7,500		Sale to Live					
												Clean-Attractive			X		
												Hometown Atmosphere			X		
												Proximity to Medical Facilities				X	
												Selection of Housing					
												Quality of School			X		
20 Thompson Road	46-55	\$ 154,900	\$ 154,900	\$ 114,300	1 week			Yes	Excellent		Quiet & Convenient	Sale to Live					
												Clean-Attractive			X		
												Hometown Atmosphere			X		
												Proximity to Medical Facilities			X		
												Selection of Housing				X	
												Quality of School					X
1014 Olive Street	46-55 56-65	\$ 210,000	\$ 225,000	\$ 220,600				Yes	Good New Roof Replace broken window	\$ 15,000	Convenient Private	Sale to Live					
												Clean-Attractive			X		
												Hometown Atmosphere			X		
												Proximity to Medical Facilities			X		
												Selection of Housing			X		
												Quality of School			X		







												Quality of Life Factors					
Property Location	Age	Purchase Price	Asking Price	Assessed Value	How Long on Market	Family Sale	Special Circumstances	Broker / Private	Condition at Time of Sale / Immediate Repairs and Cost	Surveyed	Why Purchased / Benefits of Living in Veazie	Factor	Very Important	Important	Somewhat Important	Not at all Important	No Opinion
25 Jackson Drive	65+	\$ 335,000		\$ 372,600				Yes	Good	Yes	Quiet Surroundings Close Proximity to everything	Safe to Live	X				
												Clean-Attractive		X			
												Hometown Atmosphere		X			
												Proximity to Medical Facilities		X			
												Selection of Housing		X			
											Quality of School						X
											Parks & Rec				X		
											Public Services		X				
1064 School Street	18-25	\$ 117,501	\$ 119,900	\$ 106,900	4 months			Yes	Very Good Oil tank, light fixtures, floors, kitchen appliances	No	Price, Quality, Town	Safe to Live	X				
											Clean-Attractive		X				
											Hometown Atmosphere			X			
											Proximity to Medical Facilities				X		
											Selection of Housing			X			
											Quality of School					X	X
											Parks & Rec				X		
											Public Services			X			
18 Jackson Drive	36-45	\$ 248,500	\$ 50,000 Land only	\$ 35,100 Land Only				Yes	New home		Close to work Nice Town Safe Town	Safe to Live	X				
											Clean-Attractive		X				
											Hometown Atmosphere		X				
											Proximity to Medical Facilities		X				
											Selection of Housing		X				
											Quality of School		X				
											Parks & Rec		X				
											Public Services		X				
11 Silver Ridge	36-45	\$ 229,000	\$ 229,000	\$ 203,600	1 month			Yes	Very Good Roof shingles, repair dryer, repair siding	\$ 6,000	Yes	Small town feel! Friendliness	Safe to Live				
											Clean-Attractive						
											Hometown Atmosphere						
											Proximity to Medical Facilities						
											Selection of Housing						
											Quality of School						
											Parks & Rec						
											Public Services						
1116 Main Street	36-45	\$ 179,000	\$ 199,000	\$ 185,800	2 years			No	Great Old carpet Popcorn ceilings	\$ 3,000		Location School Close to Bangor	Safe to Live				
											Clean-Attractive						
											Hometown Atmosphere						
											Proximity to Medical Facilities						
											Selection of Housing						
											Quality of School						
											Parks & Rec						
											Public Services						
10 Silver Ridge	56-65	\$ 245,000	\$ 253,000	\$ 198,500				Yes	Raydon Mitigation Paint, pavers	\$ 2,000	No	Location	Safe to Live	X			
											Clean-Attractive		X				
											Hometown Atmosphere		X				
											Proximity to Medical Facilities			X			
											Selection of Housing			X			
											Quality of School		X				
											Parks & Rec			X			
											Public Services		X				
10 Black Bear Drive	26-35	\$ 385,000	\$ 399,000	\$ 398,000	1 year			Yes	Move-in		Veazie School Close to employment	Safe to Live	X				
											Clean-Attractive		X				
											Hometown Atmosphere			X			
											Proximity to Medical Facilities		X				
											Selection of Housing			X			
											Quality of School		X				
											Parks & Rec			X			
											Public Services			X			







Property Location	Age	Purchase Price	Asking Price	Assessed Value	How Long on Market	Family Sale	Special Circumstances	Broker / Private	Condition at Time of Sale / Immediate Repairs and Cost		Surveyed	Why Purchased / Benefits of Living in Veazie	Quality of Life Factors					No Opinion
													Factor	Very Important	Important	Somewhat Important	Not at all Important	
16 Veazie Villas	72	\$ 64,500	\$ 66,500	\$ 66,600	1 year			Yes	Not Good	\$ 6,000	No	No mowing, snow removal, small town close to everything	Sale to Live	X	X			
									New paint				Clean-Attractive					
									New dining room				Hometown Atmosphere	X	X			
									New living room				Proximity to Medical Facilities		X			
									hallway				Selection of Housing		X			
													Quality of School					X
													Parts & Rec					X
													Public Services		X			
1137 Chase Road	46-55	\$ 192,000	\$ 215,000	\$ 185,700	4 months			Yes	Excellent	\$ 4,000		Needed bigger home Feels like in the country but close to Bangor	Sale to Live	X				
									Leak in oil tank				Clean-Attractive	X				
									Converted to propane				Hometown Atmosphere	X				
													Proximity to Medical Facilities	X				
													Selection of Housing	X	X			
													Quality of School	X				
													Parts & Rec	X		X		
													Public Services	X				
23 Silver Ridge	46-55	\$ 185,000	\$ 199,000	\$ 162,600				Yes	Good		No	Location Family Admosphere	Sale to Live	X				
													Clean-Attractive	X				
													Hometown Atmosphere	X	X			
													Proximity to Medical Facilities	X				
													Selection of Housing	X				
													Quality of School	X		X		
													Parts & Rec	X	X			
													Public Services	X				
100 Ridgeway Drive	36-45	\$ 224,000	\$ 229,000	\$ 193,700	3 weeks			Yes	Good		No	Close to everything Quiet, School	Sale to Live	X				
													Clean-Attractive		X			
													Hometown Atmosphere			X		
													Proximity to Medical Facilities			X		
													Selection of Housing				X	
													Quality of School	X				
													Parts & Rec					
													Public Services		X			
130 Penobscot Circle	36-45	\$ 310,000	\$ 325,000	\$ 292,400	6 months			No	Move in ready		No	Location School Town Officials	Sale to Live	X				
													Clean-Attractive			X		
													Hometown Atmosphere				X	
													Proximity to Medical Facilities			X		
													Selection of Housing				X	
													Quality of School	X				
													Parts & Rec			X		
													Public Services	X				
13 Veazie Villas	56-65	\$ 87,000	\$ 92,000	\$ 66,500				Yes	Very Good	\$ 500	No	Close to shopping & work	Sale to Live	X				
									Plumbing, painting				Clean-Attractive	X				
													Hometown Atmosphere	X				
													Proximity to Medical Facilities			X		
													Selection of Housing			X		
													Quality of School				X	
													Parts & Rec	X				
													Public Services	X				







# **Manager's Report For July 23, 2018 Council Meeting**

Since the last Council meeting here are some things I've been working on as well as things occurring around Town.

The tenant at the Community Center is once again behind on rent. I hand delivered a letter to the tenant requesting payment in full within 21 days.

I completed the information needed for the auditor as well as returned the signed engagement letter. A tentative date of July 31 has been set to begin last fiscal year's audit.

During the last Council meeting, Councilor King mentioned the need for enforcement of property maintenance and junk vehicles. I sent notification to the Code Enforcement Officer on these concerns. He has inspected the concerned property and will be working with the homeowner. Additionally, he has issued a notice of violation to a neighbor. The violation is attached.

After speaking with legal staff, we determined that all Council members are able to attend the Elected Officials training in Orono during October as long as no Town business is discussed or conducted. I have registered all Council members for the training.

I attended a training at the Cross Center concerning the new marijuana law for adult use. The training was well attended by local representatives from all of this region.

We are now able to rent out the Community Center for private functions. An article will be placed in the next issue of the Viking advertising the use of the Community Center. I have already met with one family looking to hold a baby shower.

I attended the New England Chiefs of Police summer meeting where numerous topics were discussed with the main focus on planning for the annual conference which will be held in September.

Hopkins Paving has again agreed to be the main sponsor of the Veazie 5K with a \$1,500.00 donation. Hannaford's has also agreed to provide items for the race and I will continue to work on soliciting sponsorships.

Eastern Area on Aging has a program that will allow Veazie to become a distribution center for 30 pounds of food each month for qualifying seniors. Once again, we will be able to help the seniors in our community at no cost to them or the tax payers. I have attached a flier and more information will be forthcoming.

I sent a letter to the group who filed a petition requesting the Council return to the old Town logo. A copy of the letter is attached.



# Manager's Report For July 23, 2018 Council Meeting

At a previous meeting, the question arose as to whether there is any warranty on the work completed on the tennis court. I have spoken with the company and there is no warranty on the structural repair they did. I have since used a weed elimination product to kill the weeds which have pushed through the surface. We will have to look in to replacing the surface completely if the problems persist.

## Attachments:

1. Report from Assessor Birch
2. Response to Petition Committee
3. Notice of Violation
4. Notice on Salmon Club Fish Fry
5. Notice for CSFP



## MEMORANDUM FOR RECORD

TO: Mark Leonard, Veazie Town Manager

CC: Veazie Town Councilors

FROM: Benjamin F. Birch, Jr., Assessor

Date: June 14, 2018

### **RE: Assessor's Update as of June 14, 2018**

As Assessor, I thank for the opportunity to provide this assessment update. As you know, I provide information from the Maine Real Estate Information System, Inc., d/b/a Maine Listings and the Office of the Federal Housing Enterprise Oversight (OFHEO) now the Federal Housing Finance Agency, recent news releases.

#### **A. News releases from Maine Real Estate Information System, Inc., (d/b/a) Maine Listings)**

**Augusta (Jan 24, 2018)** – Despite tight inventory of single-family existing homes for sale at the beginning of 2017, statewide sales volume for the year ended in positive territory, with a 0.72 percent increase.

According to Maine Listing, the median sales price (MSP) for homes sold in 2017 reached \$200,000, a 5.6 percent increase in one year. Statewide sales for the month of December 2017 were up 2.02 percent while the statewide MSP increased 9.19 percent to \$202,000 compared to December 2016.

The National Association of Realtors today announced a national sales increase of 1.0 percent during the month of December, and the MSP of \$248,100 represents a 5.8 percent rise compared to December 2016.

See Encl. 1



**Augusta (Feb. 21, 2018)** – Realtors across Maine report steady activity in most markets. According to Maine Listings, sales of single-family existing homes increased 0.21 percent comparing January 2018 to January 2017. The value of those homes, tracked statistically by the Median Sales Price (MSP), indicates a jump in home values of 5.26 percent to an MSP of \$200,000 during the same time period.

Nationwide sales have dipped 4.8 percent comparing January 2018 to January 2017. The National Association of Realtors today announced the national MSP in January 2018 as \$241,700, an increase of 5.7 percent from January 2017. Regionally, sales in the Northeast declined 7.6 percent while the regional MSP of \$269,100 represents a climb of 6.8 percent comparing January 2018 to January 2017. See Encl. 2

**Augusta (March 21, 2018)** – Single-family existing home volumes in Maine continue to rise, and sales have remained in healthy territory. Maine Listings today reported that 822 homes changed hands in February, an increase of 5.93 percent compared to February 2017. The median sales price for homes sold reached \$194,450, up 8.03 percent, comparing February 2018 to February 2017. “REALTORS® across Maine report brisk activity and multiple offer situations in most markets.

According to the National Association of REALTORS®, sales of single-family existing homes nationwide were up 1.8 percent in February 2018. Regionally, February sales in Northeast dipped 7.2 percent, while the regional MSP increased 3.6 percent to \$258,000 compared to February 2017. See Encl. 3

**Augusta (April 23, 2018)** – Tight inventory statewide led to a decrease in sales in Maine’s single-family existing homes last month, according to the Maine Association of REALTOR®. Realtors reported that 1,156 homes changed hands in March, and the median sales price for those



homes increased 10.99 percent to \$212,000, comparing to March 2018 to March 2017.

The National Association of REALTORS® released national statistics today comparing March 2018 to March 2017, which indicate a 1.0 percent sales drop, and a national MSP rise of 5.9 percent to \$252,100. Regionally, sales in the Northeast were down 9.3 percent and the regional MSP increased 3.3 percent to \$270,600 over that same time period. See Encl. 4

**B. The Office of the Federal Housing Enterprise Oversight (OFHEO) now the Federal Housing Finance Agency, recent news releases.**

January 24, 2018 – U.S. house prices rose in November, up 0.4 percent from the previous month, according to the Federal Housing Finance Agency (FHFA) seasonally adjusted monthly House Price Index (HPI) See Encl. 5

February 27, 2018 – U.S. house prices rose 1.6 percent in the fourth quarter of 2017 according to the Federal Housing Finance Agency (FHFA) House Price Index (HPI). See Encl. 6

March 22, 2018 – U.S. house prices rose in January, up 0.8 percent from the previous month, according to the Federal Housing Finance Agency (FHFA) seasonally adjusted monthly House Price Index (HPI). See Encl. 7

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May 24, 2018 – U.S. house prices rose 1.7 percent in the first quarter of 2018 according to the Federal Housing Finance Agency (FHFA) House Price Index (HPI). See Encl. 9.



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FOR IMMEDIATE RELEASE

CONTACTS: LISTED BELOW

## **MAINE HOME SALES AND VALUES UP IN 2017**

AUGUSTA (Jan.24, 2018)—Despite tight inventory of single-family existing homes for sale at the beginning of 2017, statewide sales volume for the year ended in positive territory, with a 0.72 percent increase. According to Maine Listings, the median sales price (MSP) for homes sold in 2017 reached \$200,000, a 5.6 percent increase in one year. The MSP indicates that half of the homes were sold for more and half sold for less. Statewide sales for the month of December 2017 were up 2.02 percent while the statewide MSP increased 9.19 percent to \$202,000 compared to December 2016.

“2017 was a year of downs and ups,” says Kim Gleason, Broker/Owner of McAllister Real Estate in Hallowell and 2018 President of the Maine Association of REALTORS®. “With tight for-sale inventory for the first six months of 2017, buyers were on the sidelines. As inventory constraints eased, the sales volume was very strong in the third and fourth quarters. The end result is that 2017 had the most single-family residential sales over the twenty years we’ve been tracking the data.

“Home values showed upward movement throughout 2017 with the statewide annual median sales price also reaching an historical high. The market momentum is in place for a terrific start to 2018.”

The National Association of Realtors today announced a national sales increase of 1.0 percent during the month of December, and the MSP of \$248,1000 represents a 5.8 percent rise compared to December 2016. Regionally, sales in the Northeast dipped 2.6 percent and the regional MSP rose 3.0 percent to \$261,400.

Below are two charts showing statistics for Maine and its 16 counties. The first chart lists statistics for the month of December only, statewide. The second chart compares the number of existing, single-family homes sold (units) and volume (MSP) during the calendar years 2016 and 2017.

*(Continued)*

Encl 1



## DECEMBER ONLY CHART

December 1-31, 2016 – December 1-31, 2017

	NUMBER OF UNITS			MEDIAN SALES PRICE		
	2016	2017	%Change	2016	2017	%Change
STATEWIDE	1386	1414	2.02%	\$185,000	\$202,000	9.19%

## FULL CALENDAR YEAR CHART

From January 1, 2016 – December 31, 2016 and  
January 1, 2017 – December 31, 2017

County	NUMBER OF UNITS			MEDIAN SALES PRICE		
	2016	2017	%Change	2016	2017	%Change
STATEWIDE	17507	17633	0.72%	\$189,400	\$200,000	5.60%
Androscoggin	1109	1119	0.90%	\$146,700	\$154,000	4.98%
Aroostook	563	556	-1.24%	\$82,500	\$82,250	-0.30%
Cumberland	4252	4096	-3.67%	\$265,000	\$285,000	7.55%
Franklin	392	456	16.33%	\$125,625	\$129,000	2.69%
Hancock	779	804	3.21%	\$194,000	\$210,000	8.25%
Kennebec	1453	1530	5.30%	\$145,000	\$150,000	3.45%
Knox	573	613	6.98%	\$212,000	\$204,000	-3.77%
Lincoln	595	566	-4.87%	\$210,000	\$215,250	2.50%
Oxford	817	834	2.08%	\$142,000	\$147,000	3.52%
Penobscot	1672	1723	3.05%	\$133,000	\$140,000	5.26%
Piscataquis	301	288	-4.32%	\$85,000	\$105,000	23.53%
Sagadahoc	499	494	-1.00%	\$198,000	\$213,950	8.06%
Somerset	545	580	6.42%	\$100,000	\$111,850	11.85%
Waldo	492	491	-0.20%	\$159,950	\$170,000	6.28%
Washington	343	363	5.83%	\$95,000	\$115,000	21.05%
York	3122	3120	-0.06%	\$239,000	\$257,700	7.82%

Source: Maine Real Estate Information System, Inc. (d/b/a Maine Listings). Note: Maine Listings, a subsidiary of the Maine Association of REALTORS, is a statewide Multiple Listing Service with over 4,700 licensees inputting active and sold property listing data. Statistics reflect properties reported as sold in the system within the time periods indicated. Contacts: Maine Association of REALTORS President Kim Gleason (McAllister Real Estate) – (207) 621-2345 – [kimgleason@myfairpoint.net](mailto:kimgleason@myfairpoint.net) - Maine Association of REALTORS President-Elect Peter Harrington (Malone Commercial Brokers) – (207) 772-2422 – [peter@malonecb.com](mailto:peter@malonecb.com) For more names: [suzanne@mainerealtors.com](mailto:suzanne@mainerealtors.com)



FOR IMMEDIATE RELEASE

CONTACTS: LISTED BELOW

## **MAINE HOME VALUES UP 5.26 PERCENT IN JANUARY**

AUGUSTA (Feb. 21, 2018)— Realtors across Maine report steady activity in most markets. According to Maine Listings, sales of single-family existing homes increased 0.21 percent comparing January 2018 to January 2017. The value of those homes, tracked statistically by the Median Sales Price (MSP), indicates a jump in home values of 5.26 percent to an MSP of \$200,000 during that same time period. The MSP indicates that half of the homes were sold for more and half sold for less.

“Buyers are anxiously awaiting the increased for-sale inventory that spring traditionally brings,” says Kim Gleason, 2018 President of the Maine Association of REALTORS® and Broker/Owner of McAllister Real Estate in Hallowell. “The January 2018 for-sale inventory is 17 percent below January 2017 due to a strong winter selling season.

“Now is a great time to list your property, because buyers are searching for homes in anticipation of spring. Realtors are reporting that multiple offer situations are common in areas that are at full employment. In Maine’s rural areas, buyers are more cautious, but they are finding great values.”

Nationwide sales have dipped 4.8 percent comparing January 2018 to January 2017. The National Association of Realtors today announced the national MSP in January was \$241,700, an increase of 5.7 percent from January 2017. Regionally, sales in the Northeast declined 7.6 percent while the regional MSP of \$269,100 represents a climb of 6.8 percent comparing January to January.

Below are two charts showing statistics for Maine and its 16 counties. The first chart lists statistics for the month of January only, statewide. The second chart compares the number of existing, single-family homes sold (units) and volume (MSP) during the rolling quarter of November, December, and January.

(Continued)

Encl 2



## JANUARY ONLY CHART

January 1-31, 2017 – January 1-31, 2018

	NUMBER OF UNITS			MEDIAN SALES PRICE		
	2017	2018	% Change	2017	2018	% Change
STATEWIDE	959	961	0.21%	\$190,000	\$200,000	5.26%

## ROLLING QUARTER CHART

From November 1, 2016 – January 31, 2017 (A) and

November 1, 2017 – January 31, 2018 (B)

County	NUMBER OF UNITS			MEDIAN SALES PRICE		
	A	B	% Change	A	B	% Change
STATEWIDE	3759	3951	5.11%	\$189,000	\$200,000	5.82%
Androscoggin	242	265	9.50%	\$144,000	\$150,000	4.17%
Aroostook	129	140	8.53%	\$87,500	\$90,500	3.43%
Cumberland	879	912	3.75%	\$260,000	\$289,900	11.50%
Franklin	72	114	58.33%	\$135,000	\$135,000	0.00%
Hancock	165	178	7.88%	\$225,000	\$209,500	-6.89%
Kennebec	316	301	-4.75%	\$143,450	\$145,000	1.08%
Knox	136	148	8.82%	\$215,225	\$203,250	-5.56%
Lincoln	144	136	-5.56%	\$221,111	\$239,500	8.32%
Oxford	208	200	-3.85%	\$135,000	\$147,750	9.44%
Penobscot	330	345	4.55%	\$125,000	\$140,000	12.00%
Piscataquis	63	64	1.59%	\$95,000	\$118,750	25.00%
Sagadahoc	77	98	27.27%	\$194,000	\$198,950	2.55%
Somerset	116	120	3.45%	\$110,000	\$107,250	-2.50%
Waldo	127	107	-15.75%	\$173,000	\$185,000	6.94%
Washington	79	78	-1.27%	\$115,000	\$117,000	1.74%
York	676	745	10.21%	\$245,500	\$252,500	2.85%

Source: Maine Real Estate Information System, Inc. (d/b/a Maine Listings). Note: Maine Listings, a subsidiary of the Maine Association of REALTORS, is a statewide Multiple Listing Service with over 4,700 licensees inputting active and sold property listing data. Statistics reflect properties reported as sold in the system within the time periods indicated. Contacts: Maine Association of REALTORS President Kim Gleason (McAllister Real Estate) – (207) 621-3345 – [kimgleason@myfairpoint.net](mailto:kimgleason@myfairpoint.net) - Maine Association of REALTORS President-Elect Peter Harrington (Malone Commercial Brokers) – (207) 772-2422 – [peter@malonecb.com](mailto:peter@malonecb.com) For more names: [suzanne@mainerealtors.com](mailto:suzanne@mainerealtors.com)

# # #



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## **MAINE HOME SALES AND VALUES REMAIN HEALTHY**

AUGUSTA (March 21, 2018)— Single-family existing home values in Maine continue to rise, and sales have remained in healthy territory. Maine Listings today reported that 822 homes changed hands in February, an increase of 5.93 percent compared to February 2017. The median sales price for homes sold reached \$194,450, up 8.03 percent, comparing February 2018 to February 2017. The MSP indicates that half of the homes were sold for more and half sold for less.

“In a tight, competitive real estate market, working with a REALTOR® is a smart move,” says Kim Gleason, 2018 President of the Maine Association of REALTORS® and Broker/Owner of McAllister Real Estate in Hallowell. “Available for-sale inventory in February 2018 was nearly two percent below a month ago and 16 percent below a year ago. REALTORS® have experience, industry relationships, and expert market insights to help sellers and buyers be informed decision-makers and successfully navigate their real estate transaction.

“REALTORS® across Maine report brisk activity and multiple offer situations in most markets. If you’re considering a move, early spring is the perfect time to spruce up your property, inside and out, to maximize its value and marketability.”

According to the National Association of REALTORS®, sales of single-family existing homes nationwide were up 1.8 percent in February, and the national MSP of \$243,400 represents a 5.9 percent increase from February 2017. Regionally, February sales in the Northeast dipped 7.2 percent, while the regional MSP increased 3.6 percent to \$258,900 compared to February 2017.

Below are two charts showing statistics for Maine and its 16 counties. The first chart lists statistics for the month of February only, statewide. The second chart compares the number of existing, single-family homes sold (units) and volume (MSP) during the rolling quarter of December, January, and February.

*(Continued)*

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## FEBRUARY ONLY CHART

February 1-28, 2017 – February 1-28, 2018

	NUMBER OF UNITS			MEDIAN SALES PRICE		
	2017	2018	%Change	2017	2018	%Change
STATEWIDE	776	822	5.93%	\$180,000	\$194,450	8.03%

## ROLLING QUARTER CHART

From December 1, 2016 – February 28, 2017 (A) and  
December 1, 2017 – February 28, 2018 (B)

County	NUMBER OF UNITS			MEDIAN SALES PRICE		
	A	B	%Change	A	B	%Change
STATEWIDE	3121	3197	2.44%	\$185,000	\$200,000	8.11%
Androscoggin	196	201	2.55%	\$145,000	\$149,000	2.76%
Aroostook	100	121	21.00%	\$91,250	\$90,000	-1.37%
Cumberland	744	746	0.27%	\$262,000	\$289,000	10.31%
Franklin	62	85	37.10%	\$121,750	\$147,000	20.74%
Hancock	133	150	12.78%	\$202,500	\$205,000	1.23%
Kennebec	246	245	-0.41%	\$135,000	\$137,000	1.48%
Knox	110	113	2.73%	\$183,750	\$217,000	18.10%
Lincoln	112	92	-17.86%	\$246,875	\$224,950	-8.88%
Oxford	193	163	-15.54%	\$132,900	\$140,000	5.34%
Penobscot	306	304	-0.65%	\$115,500	\$135,500	17.32%
Piscataquis	42	49	16.67%	\$88,475	\$105,000	18.68%
Sagadahoc	74	88	18.92%	\$184,000	\$198,950	8.13%
Somerset	93	83	-10.75%	\$110,000	\$102,500	-6.82%
Waldo	88	86	-2.27%	\$179,500	\$161,250	-10.17%
Washington	68	73	7.35%	\$102,000	\$126,000	23.53%
York	554	598	7.94%	\$244,000	\$252,250	3.38%

Source: Maine Real Estate Information System, Inc. (d/b/a Maine Listings). Note: Maine Listings, a subsidiary of the Maine Association of REALTORS, is a statewide Multiple Listing Service with over 4,700 licensees inputting active and sold property listing data. Statistics reflect properties reported as sold in the system within the time periods indicated. Contacts: Maine Association of REALTORS President Kim Gleason (McAllister Real Estate) – (207) 621-2345 – [kingleason@myfairpoint.net](mailto:kingleason@myfairpoint.net) - Maine Association of REALTORS President-Elect Peter Harrington (Malone Commercial Brokers) – (207) 772-2422 – [peter@malonecb.com](mailto:peter@malonecb.com) For more names: [suzanne@mainerealtors.com](mailto:suzanne@mainerealtors.com)

# # #



FOR IMMEDIATE RELEASE

CONTACTS: LISTED BELOW

## **REAL ESTATE SALES DIP SLIGHTLY IN MARCH; PRICES INCREASE OVER TEN PERCENT**

AUGUSTA (April 23, 2018)—Tight inventory statewide led to a decrease in sales of Maine's single-family existing homes last month, according to the Maine Association of REALTORS®. Realtors reported that 1,156 homes changed hands in March, and the median sales price for those homes increased 10.99 percent to \$212,000, comparing March 2018 to March 2017. The MSP indicates that half of the homes were sold for more and half sold for less.

"We're seeing upward movement on median sales prices as a result of tight markets in many areas of Maine," says Kim Gleason, 2018 President of the Maine Association of REALTORS® and Broker/Owner of McAllister Real Estate in Hallowell. "For-sale inventory is down 16 percent compared to March 2017 and 39 percent below the for-sale inventory of March 2016. REALTORS® from all over Maine report that buyers are anxiously ready and waiting for homes to be listed, and sellers are pleased with the pace and pricing in the market.

"If your plans include selling or buying real estate, work with a REALTOR® who can provide unparalleled knowledge of local market conditions and can guide you through the process during this busy spring season."

The National Association of REALTORS® released national statistics today comparing March 2018 to March 2017, which indicate a 1.0 percent sales drop, and a national MSP rise of 5.9 percent to \$252,100. Regionally, sales in the Northeast were down 9.3 percent and the regional MSP increased 3.3 percent to \$270,600 over that same time period.

Below are two charts showing statistics for Maine and its 16 counties. The first chart lists statistics for the month of March only, statewide. The second chart compares the number of existing, single-family homes sold (units) and volume (MSP) during the rolling quarter of January, February and March of 2017 and 2018.

*(Continued)*

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## MARCH ONLY CHART

March 1-31, 2017 – March 1-31, 2018

	NUMBER OF UNITS			MEDIAN SALES PRICE		
	2017	2018	%Change	2017	2018	%Change
STATEWIDE	1189	1156	-2.78%	\$ 191,000	\$ 212,000	10.99%

## ROLLING QUARTER CHART

From January 1, 2017 – March 31, 2017 and

January 1, 2017 – March 31, 2018

County	NUMBER OF UNITS			MEDIAN SALES PRICE		
	2017	2018	%Change	2017	2018	%Change
STATEWIDE	2924	2939	0.51%	\$ 186,000	\$ 202,500	8.87%
Androscoggin	177	200	12.99%	\$ 145,000	\$ 153,500	5.86%
Aroostook	98	105	7.14%	\$ 73,750	\$ 82,500	11.86%
Cumberland	698	663	-5.01%	\$ 264,000	\$ 296,500	12.31%
Franklin	66	74	12.12%	\$ 125,750	\$ 148,000	17.69%
Hancock	135	135	0.00%	\$ 198,000	\$ 210,000	6.06%
Kennebec	232	231	-0.43%	\$ 129,950	\$ 139,500	7.35%
Knox	113	98	-13.27%	\$ 190,000	\$ 199,250	4.87%
Lincoln	99	92	-7.07%	\$ 225,000	\$ 215,000	-4.44%
Oxford	163	156	-4.29%	\$ 130,000	\$ 142,700	9.77%
Penobscot	277	281	1.44%	\$ 117,500	\$ 142,000	20.85%
Piscataquis	40	43	7.50%	\$ 72,000	\$ 118,000	63.89%
Sagadahoc	85	77	-9.41%	\$ 199,900	\$ 200,000	0.05%
Somerset	86	90	4.65%	\$ 111,000	\$ 106,112	-4.40%
Waldo	68	69	1.47%	\$ 169,950	\$ 164,000	-3.50%
Washington	59	65	10.17%	\$ 99,000	\$ 120,000	21.21%
York	528	560	6.06%	\$ 243,750	\$ 276,200	13.31%

Source: Maine Real Estate Information System, Inc. (d/b/a Maine Listings). Note: Maine Listings, a subsidiary of the Maine Association of REALTORS, is a statewide Multiple Listing Service with over 4,700 licensees inputting active and sold property listing data. Statistics reflect properties reported as sold in the system within the time periods indicated. Contacts: Maine Association of REALTORS President Kim Gleason (McAllister Real Estate) – (207) 631-2345 – [kimgleason@myfairpoint.net](mailto:kimgleason@myfairpoint.net) - Maine Association of REALTORS President-Elect Peter Harrington (Malone Commercial Brokers) – (207) 772-2422 – [peter@malonecb.com](mailto:peter@malonecb.com) For more names: [suzanne@mainerealtors.com](mailto:suzanne@mainerealtors.com)

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# FEDERAL HOUSING FINANCE AGENCY



## NEWS RELEASE

For Immediate Release  
January 24, 2018

**Contact:** Corinne Russell (202) 649-3032  
Stefanie Johnson (202) 649-3030

### FHFA House Price Index Up 0.4 Percent in November

**Washington, DC** – U.S. house prices rose in November, up **0.4 percent** from the previous month, according to the Federal Housing Finance Agency (FHFA) seasonally adjusted monthly House Price Index (HPI). The previously reported 0.5 percent increase in October was revised upward to 0.6 percent.

The FHFA monthly HPI is calculated using home sales price information from mortgages sold to, or guaranteed by, Fannie Mae and Freddie Mac. From November 2016 to November 2017, house prices were up **6.5 percent**.

For the nine census divisions, seasonally adjusted monthly price changes from October 2017 to November 2017 ranged from **-1.1 percent** in the East South Central division to **+0.9 percent** in the West North Central division. The 12-month changes were all positive, ranging from **+4.2 percent** in the Middle Atlantic division to **+8.9 percent** in the Mountain division.

Monthly index values and appreciation rate estimates for recent periods are provided in the table and graphs on the following pages. Complete historical downloadable data and HPI release dates for 2018 are available on the [HPI page](#).

For detailed information on the HPI, see [HPI Frequently Asked Questions \(FAQ\)](#). The next HPI report will be released February 27, 2018 and will include data for the fourth quarter of 2017 and monthly data through December 2017.

###

*The Federal Housing Finance Agency regulates Fannie Mae, Freddie Mac and the 11 Federal Home Loan Banks. These government-sponsored enterprises provide more than \$6.0 trillion in funding for the U.S. mortgage markets and financial institutions.*

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**Table 1: Monthly Price Change Estimates for U.S. and Census Divisions**  
(Purchase-Only Index, Seasonally Adjusted)

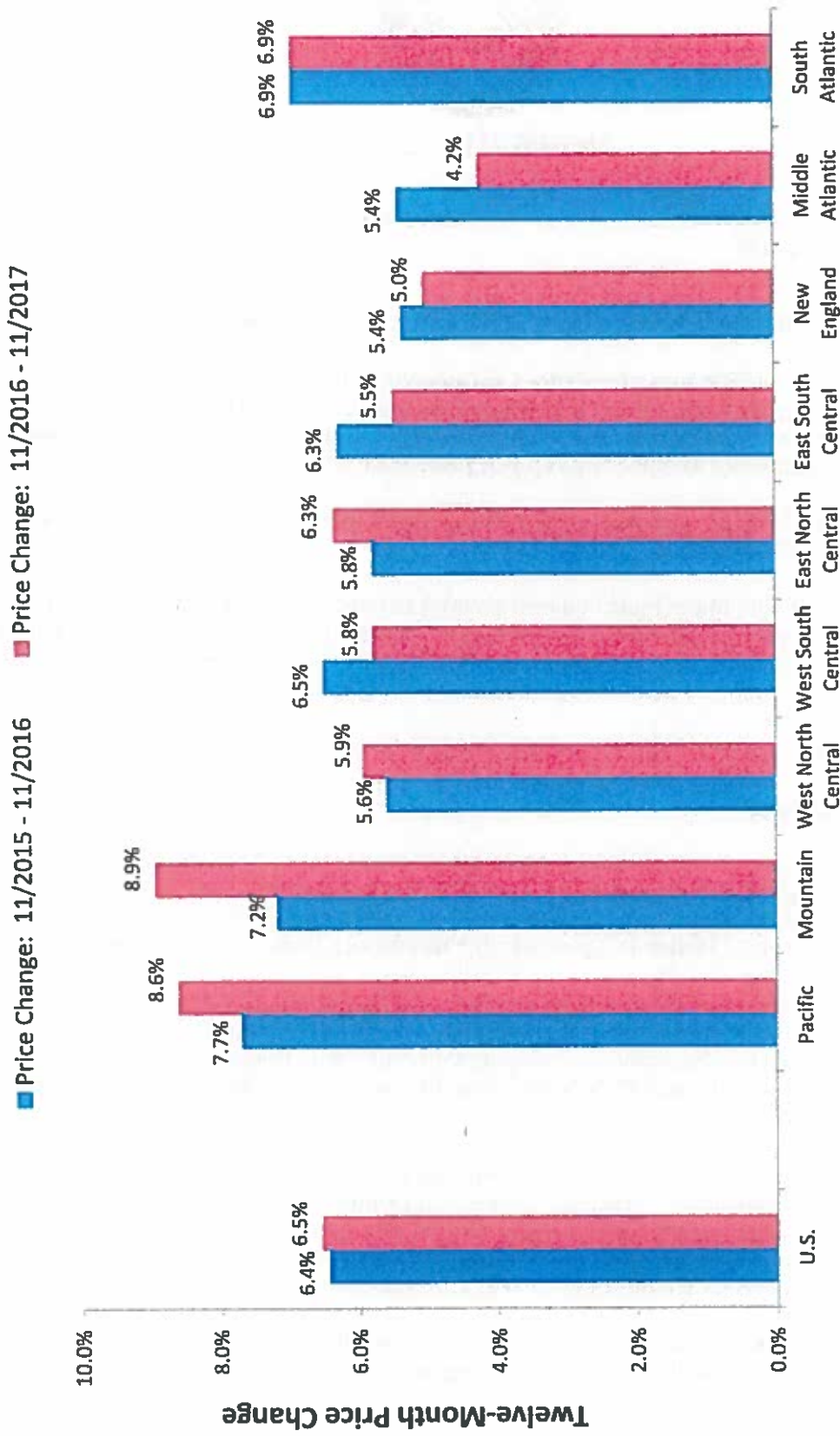
	U.S.	Pacific	Mountain	West North Central	West South Central	East North Central	East South Central	New England	Middle Atlantic	South Atlantic
<b>Oct 17 - Nov 17</b>	<b>0.4%</b>	<b>0.7%</b>	<b>0.7%</b>	<b>0.9%</b>	<b>0.1%</b>	<b>0.5%</b>	<b>-1.1%</b>	<b>-0.1%</b>	<b>0.0%</b>	<b>0.8%</b>
Sep 17 - Oct 17 (Previous Estimate)	0.6%	0.1%	0.9%	0.2%	0.4%	0.6%	2.6%	0.7%	0.9%	0.1%
Aug 17 - Sep 17 (Previous Estimate)	0.5%	0.0%	0.8%	-0.4%	0.1%	0.6%	2.8%	0.7%	1.2%	0.1%
Jul 17 - Aug 17 (Previous Estimate)	0.5%	0.9%	1.2%	0.7%	0.3%	0.8%	-0.4%	0.5%	0.4%	0.4%
Jun 17 - Jul 17 (Previous Estimate)	0.8%	0.8%	1.1%	0.7%	0.1%	0.7%	-0.6%	0.5%	0.3%	0.4%
May 17 - Jun 17 (Previous Estimate)	0.2%	1.6%	0.3%	0.5%	1.2%	0.4%	0.4%	0.4%	0.8%	0.9%
Nov 16 - Nov 17	0.8%	1.5%	0.2%	0.5%	1.2%	0.4%	0.4%	0.3%	0.8%	0.8%
12-Month Change:	0.4%	-0.3%	0.9%	0.0%	-0.1%	0.9%	0.4%	0.6%	0.7%	0.6%
	0.4%	-0.3%	0.8%	0.0%	-0.1%	0.8%	0.5%	0.5%	0.7%	0.7%
	0.2%	0.6%	0.4%	0.3%	-0.2%	-0.1%	1.3%	0.5%	0.3%	0.0%
	0.2%	0.6%	0.4%	0.3%	-0.2%	0.0%	1.3%	0.4%	0.3%	0.0%
<b>Nov 16 - Nov 17</b>	<b>6.5%</b>	<b>8.6%</b>	<b>8.9%</b>	<b>5.9%</b>	<b>5.8%</b>	<b>6.3%</b>	<b>5.5%</b>	<b>5.0%</b>	<b>4.2%</b>	<b>6.9%</b>

**Monthly Index Values for Latest 18 Months: U.S. and Census Divisions**  
(Purchase-Only Index, Seasonally Adjusted, January 1991 = 100)

	U.S.	Pacific	Mountain	West North Central	West South Central	East North Central	East South Central	New England	Middle Atlantic	South Atlantic
November-17	256.0	296.5	338.7	254.8	270.9	212.4	233.8	243.0	230.8	258.9
October-17	255.0	294.5	336.4	252.4	270.5	211.4	236.3	243.3	230.8	256.9
September-17	253.5	294.3	333.2	251.9	269.5	210.1	230.4	241.5	228.8	256.5
August-17	252.1	291.8	329.4	250.1	268.8	208.5	231.3	240.4	227.9	255.4
July-17	250.1	287.2	328.5	248.9	265.5	207.6	230.3	239.4	226.2	253.1
June-17	249.0	288.1	325.6	248.9	265.7	205.8	229.3	238.0	224.6	251.5
May-17	248.4	286.4	324.4	248.2	266.3	205.9	226.4	236.8	223.9	251.4
April-17	247.5	283.5	323.8	246.1	263.5	205.3	225.6	238.3	225.0	251.0
March-17	245.9	281.9	320.0	245.7	260.3	205.3	226.2	236.5	223.4	248.2
February-17	244.1	278.1	318.6	243.5	259.9	203.2	225.9	236.6	223.0	245.5
January-17	242.0	276.6	314.0	242.5	258.0	201.9	220.6	231.9	219.6	245.2
December-16	241.4	274.5	313.3	241.7	255.6	201.3	223.6	231.2	220.0	244.9
November-16	240.3	273.0	310.9	240.5	256.1	199.7	221.7	231.4	221.4	242.2
October-16	238.7	270.3	310.3	239.3	254.7	199.0	218.4	229.9	218.1	241.7
September-16	237.6	269.5	306.1	238.5	254.0	198.1	218.9	227.4	217.6	240.3
August-16	235.9	265.9	303.8	237.2	252.0	197.1	218.2	227.2	216.8	238.2
July-16	234.6	264.7	301.1	237.2	250.5	195.6	216.6	224.8	216.2	236.9
June-16	233.3	262.7	300.4	234.2	249.0	194.8	214.3	224.7	215.6	236.0



# **Twelve-Month Price Changes – Prior Year vs. Most Recent Year** Purchase-Only Index



Source: FHFA

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# FEDERAL HOUSING FINANCE AGENCY



## NEWS RELEASE

For Immediate Release  
February 27, 2018

**Contact:** Stefanie Johnson (202) 649-3030  
Corinne Russell (202) 649-3032

### U.S. House Prices Rise 1.6 Percent in Fourth Quarter

**Washington, D.C.** – U.S. house prices rose **1.6 percent** in the fourth quarter of 2017 according to the Federal Housing Finance Agency (FHFA) House Price Index (HPI). House prices rose **6.7 percent** from the fourth quarter of 2016 to the fourth quarter of 2017. FHFA's seasonally adjusted monthly index for December was up **0.3 percent** from November.

The HPI is calculated using home sales price information from mortgages sold to, or guaranteed by, Fannie Mae and Freddie Mac.

"Home price appreciation in the fourth quarter showed absolutely no letup throughout the U.S.," said Dr. Andrew Leventis, Deputy Chief Economist. "As we begin to evaluate home prices in the first quarter, we will monitor whether new headwinds—higher mortgage rates and changes in tax laws—will lead to any moderation in the rate of house price growth."

See [video of highlights](#) for the fourth quarter featuring Dr. Leventis.

#### Significant Findings

- Home prices rose in 49 states (Mississippi is the exception) and the District of Columbia between the fourth quarter of 2016 and the fourth quarter of 2017. The top five areas in annual appreciation were: 1) **District of Columbia** 14.3 percent; 2) **Washington** 12.0 percent; 3) **Idaho** 11.5 percent; 4) **Nevada** 11.5 percent; and 5) **Utah** 10.7 percent.
- Home prices rose in each of the 100 largest metropolitan areas in the U.S. over the last four quarters. Annual price increases were greatest in the **Seattle-Bellevue-Everett, WA (MSAD)**, where prices increased by 15.0 percent. Prices were weakest in **San Francisco-Redwood City-South San Francisco, CA (MSAD)**, where they rose 0.5 percent.
- Of the nine census divisions, the **Mountain** division experienced the strongest four-quarter appreciation, posting an 8.8 percent gain between the fourth quarters of 2016 and 2017 and a 2.3 percent increase in the fourth quarter of 2017. Annual house price appreciation was weakest in the **Middle Atlantic** division, where prices rose 5.3 percent between the fourth quarters of 2016 and 2017.

Tables and graphs showing home price statistics for metropolitan areas, states, census divisions, and the U.S. as a whole are included on the following pages.

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## **Other Price Indexes**

Most statistics in the quarterly house price index report reference price changes computed by FHFA's basic "purchase-only" HPI. In some cases, however, the reported statistics reference alternative price measures. FHFA publishes – and makes [available for download](#) – three additional house price indexes beyond the basic "purchase-only" series. Although they use the same general methodology, the three alternatives rely on slightly different datasets as follows:

- **"Distress-Free"** house price index. Sales of bank-owned properties and short sales are removed from the purchase-only dataset prior to estimation of the index.
- **"Expanded-Data"** house price index. Sales price information sourced from county recorder offices and from FHA-backed mortgages are added to the purchase-only data sample. This index is used annually to adjust the maximum conforming loan limits, which dictate the dollar amount of loans that can be acquired by Fannie Mae and Freddie Mac.
- **"All-Transactions"** house price index. Appraisal values from refinance mortgages are added to the purchase-only data sample.

Data constraints preclude the production of all types of indexes for every geographic area, but multiple index types are generally available. For individual states, for instance, three types of indexes are available. The various indexes tend to correlate closely over the long-term, but short-term differences can be significant.

## **Background**

FHFA's HPI tracks changes in home values for individual properties owned or guaranteed by Fannie Mae or Freddie Mac over the past 42 years using more than eight million repeat transactions. The "repeat-transactions" methodology constructs index estimates by statistically evaluating price appreciation (or depreciation) for homes with multiple values over time. See this [video explaining](#) the basic methodology behind the FHFA HPI.

## **Note**

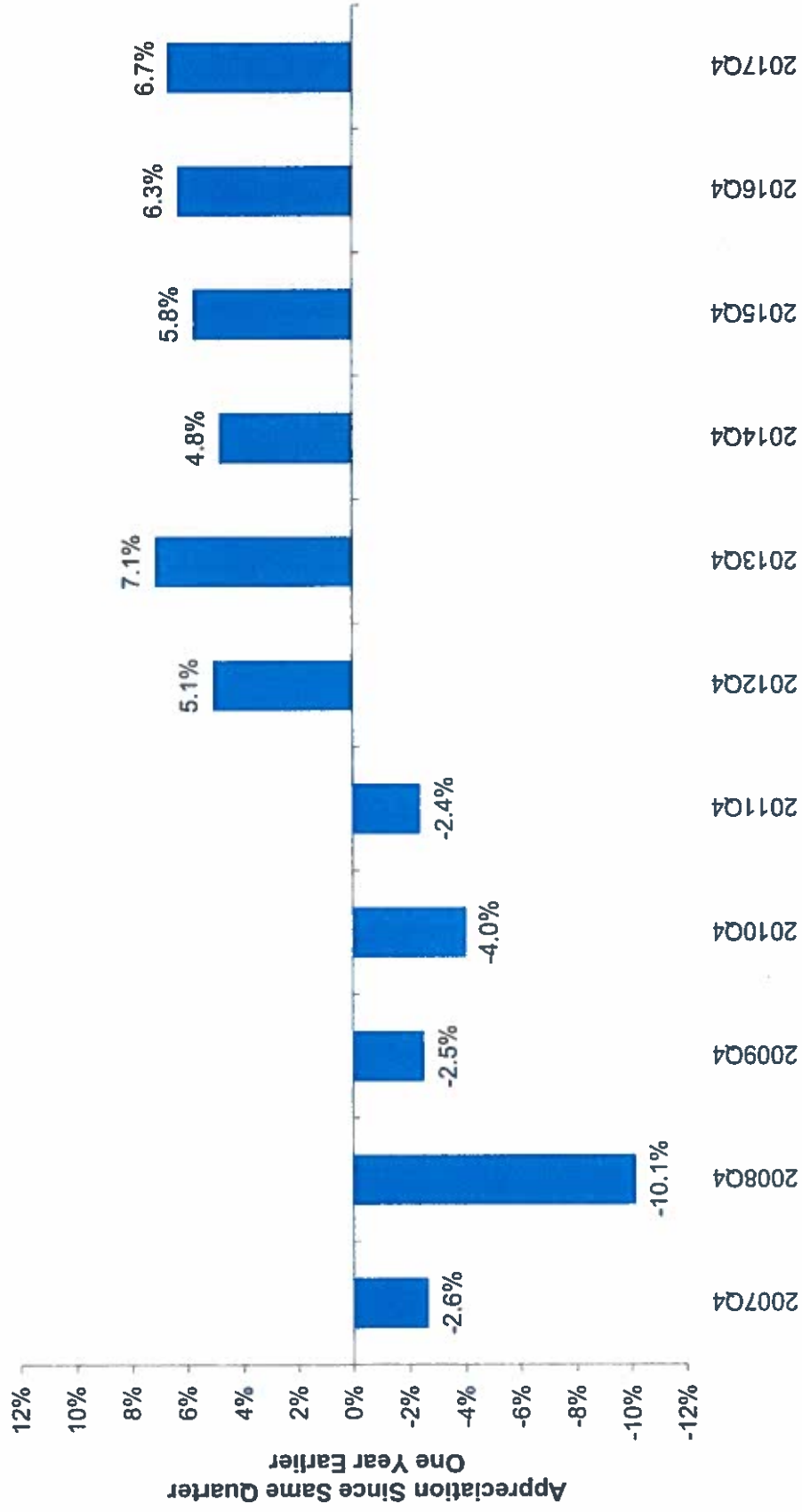
- See page 23 for Frequently Asked Questions about the FHFA HPI.
- The next monthly HPI report (including data through January 2018) will be released March 22, 2018 and the next quarterly HPI report (including data for the first quarter of 2018) will be released May 24, 2018.
- Future HPI release dates for 2018 are available at <https://www.fhfa.gov/hpi>.
- Follow @FHFA on Twitter, LinkedIn and YouTube for more HPI news.

###

*The Federal Housing Finance Agency regulates Fannie Mae, Freddie Mac and the 11 Federal Home Loan Banks. These government-sponsored enterprises provide more than \$6.0 trillion in funding for the U.S. mortgage markets and financial institutions.*



**House Price Appreciation Over Previous Four Quarters for U.S.**  
 Seasonally Adjusted, Purchase-Only Index



Source: FHFA



# Monthly Price Change Estimates for U.S. and Census Divisions

(Purchase-Only Index, Seasonally Adjusted)

	U.S.	Pacific	Mountain	West North Central	West South Central	East North Central	East South Central	New England	Middle Atlantic	South Atlantic
<b>Nov 17 - Dec 17</b>	<b>0.3%</b>	<b>0.4%</b>	<b>0.6%</b>	<b>-0.7%</b>	<b>0.0%</b>	<b>0.2%</b>	<b>0.1%</b>	<b>0.8%</b>	<b>-0.1%</b>	<b>0.8%</b>
Oct 17 - Nov 17 (Previous Estimate)	0.5%	0.7%	0.8%	1.1%	0.6%	0.4%	-0.8%	0.0%	0.1%	0.7%
Sep 17 - Oct 17 (Previous Estimate)	0.4%	0.7%	0.7%	0.9%	0.1%	0.5%	-1.1%	-0.1%	0.0%	0.8%
Aug 17 - Sep 17 (Previous Estimate)	0.6%	0.1%	0.9%	0.2%	0.5%	0.6%	2.4%	0.8%	0.9%	0.3%
Jul 17 - Aug 17 (Previous Estimate)	0.6%	0.1%	0.9%	0.2%	0.4%	0.6%	2.6%	0.7%	0.9%	0.1%
Jun 17 - Jul 17 (Previous Estimate)	0.5%	1.0%	1.2%	0.7%	0.3%	0.7%	-0.6%	0.5%	0.4%	0.4%
May 17 - Jun 17 (Previous Estimate)	0.5%	0.9%	1.2%	0.7%	0.3%	0.8%	-0.4%	0.5%	0.4%	0.4%
Apr 17 - May 17 (Previous Estimate)	0.8%	1.5%	0.3%	0.5%	1.3%	0.5%	0.6%	0.4%	0.8%	0.9%
Mar 17 - Apr 17 (Previous Estimate)	0.8%	1.6%	0.3%	0.5%	1.2%	0.4%	0.4%	0.4%	0.8%	0.9%
Feb 17 - Mar 17 (Previous Estimate)	0.4%	-0.2%	0.9%	0.0%	-0.1%	0.9%	0.5%	0.6%	0.7%	0.7%
Jan 17 - Feb 17 (Previous Estimate)	0.4%	-0.3%	0.9%	0.0%	-0.1%	0.9%	0.4%	0.6%	0.7%	0.6%
<b>12-Month Change:</b>										
Dec 16 - Dec 17	6.5%	8.6%	9.0%	4.6%	6.6%	5.7%	4.8%	6.2%	5.1%	6.7%

## Monthly Index Values for Latest 18 Months: U.S. and Census Divisions

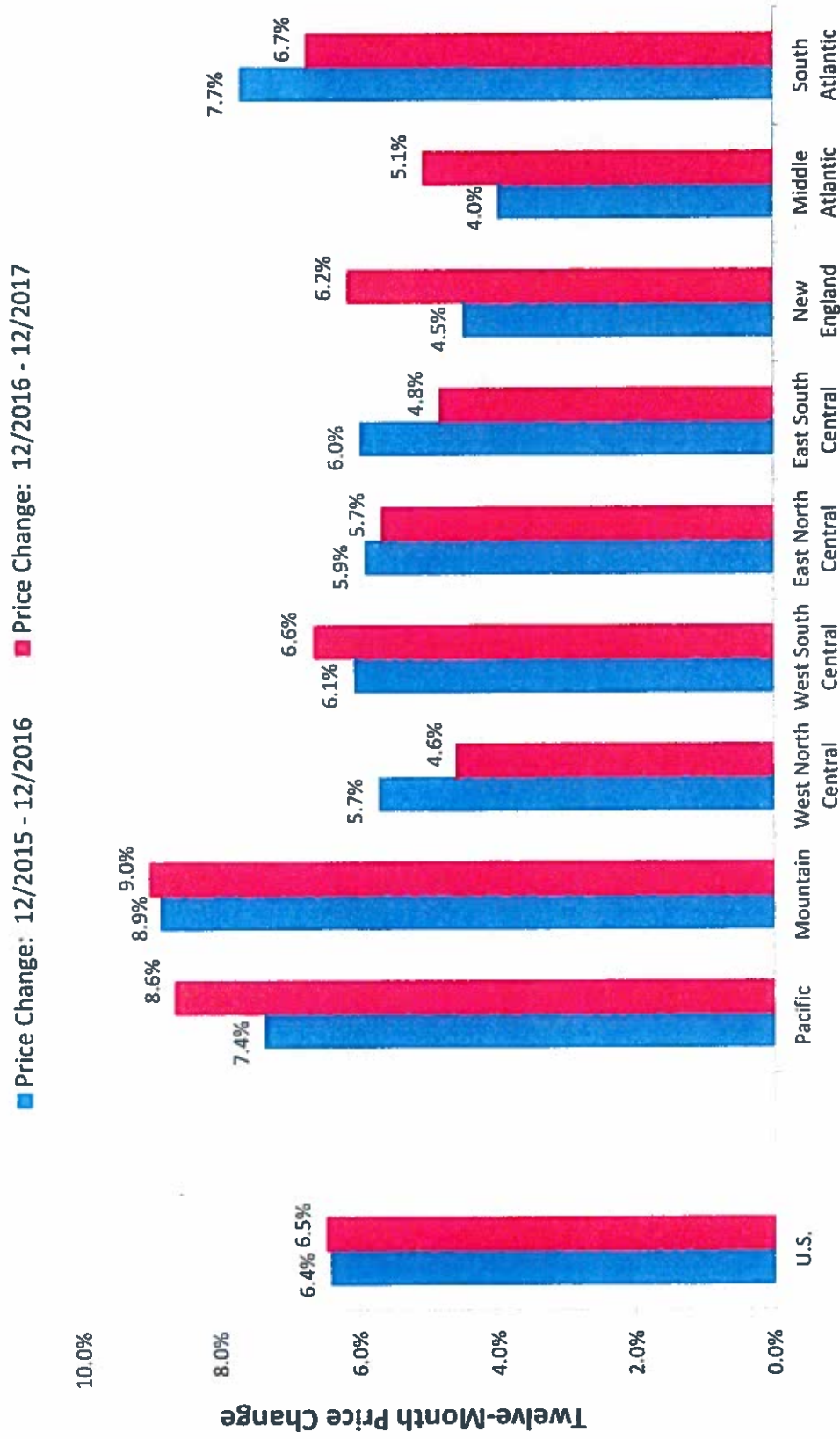
(Purchase-Only Index, Seasonally Adjusted, January 1991 = 100)

	U.S.	Pacific	Mountain	West North Central	West South Central	East North Central	East South Central	New England	Middle Atlantic	South Atlantic
December-17	256.9	298.2	341.4	253.3	272.5	212.5	234.1	245.3	230.8	260.8
November-17	256.2	296.9	339.2	255.1	272.6	212.0	233.9	243.5	231.0	258.7
October-17	255.0	294.8	336.5	252.3	270.9	211.2	235.8	243.4	230.8	257.0
September-17	253.4	294.4	333.3	251.8	269.5	210.0	230.3	241.4	228.7	256.3
August-17	252.1	291.6	329.3	249.9	268.7	208.5	231.6	240.1	227.8	255.4
July-17	250.0	287.2	328.4	248.7	265.3	207.5	230.1	239.2	226.1	253.2
June-17	248.9	287.9	325.5	248.8	265.6	205.6	229.1	237.8	224.6	251.4
May-17	248.3	286.3	324.2	248.1	266.1	205.8	226.1	236.8	223.8	251.3
April-17	247.4	283.4	323.7	245.9	263.6	205.1	225.5	237.9	224.9	251.1
March-17	245.8	281.8	319.7	245.7	260.3	205.4	226.2	236.4	223.4	247.9
February-17	244.0	277.6	318.5	243.3	259.8	203.1	226.1	235.7	222.8	245.6
January-17	241.9	276.4	313.4	242.5	257.9	201.8	220.8	232.7	219.5	244.8
December-16	241.2	274.4	313.2	242.2	255.5	201.1	223.3	231.1	219.7	244.3
November-16	240.1	272.9	310.8	240.4	256.0	199.6	221.8	231.0	220.9	242.3
October-16	238.5	270.1	310.1	238.9	254.7	198.9	218.1	229.5	217.9	241.5
September-16	237.5	269.3	305.9	238.3	253.9	198.0	218.8	227.4	217.5	240.0
August-16	235.8	265.7	303.5	236.9	251.9	197.1	217.9	226.9	216.8	238.0
July-16	234.4	264.6	301.0	237.1	250.4	195.4	216.5	224.4	216.1	236.7

Source: FHFA



# **Twelve-Month Price Changes – Prior Year vs. Most Recent Year** Purchase-Only Index



Source: FHFA



**U.S. Census Divisions**  
**Percent Change in House Prices**  
Seasonally Adjusted, Purchase-Only HPI

***Period ended December 31, 2017***

Division	Division Ranking*	1-Yr	Qtr	5-Yr	Since 1991Q1
USA		6.68%	1.61%	34.71%	152.69%
Mountain	1	8.81%	2.29%	49.34%	233.83%
Pacific	2	8.79%	1.65%	57.06%	193.65%
South Atlantic	3	6.55%	1.59%	38.01%	154.37%
West South Central	4	6.44%	1.67%	34.12%	170.39%
East South Central	5	6.27%	1.51%	25.73%	129.93%
East North Central	6	6.13%	1.55%	29.58%	109.50%
New England	7	5.80%	1.51%	22.34%	135.78%
West North Central	8	5.46%	1.36%	26.32%	149.93%
Middle Atlantic	9	5.26%	1.40%	18.48%	130.58%

Source: FHFA

\*Rankings based on annual percentage change.



# House Price Appreciation by State

## Percent Change in House Prices

Seasonally Adjusted, Purchase-Only HPI

*Period ended December 31, 2017*

State	Rank*	1-Yr	Qtr	5-Yr	Since 1991Q1
District of Columbia (DC)	1	14.29%	4.48%	53.32%	461.62%
Washington (WA)	2	12.04%	2.82%	56.52%	244.28%
Idaho (ID)	3	11.49%	3.71%	48.85%	202.64%
Nevada (NV)	4	11.45%	4.63%	81.84%	139.02%
Utah (UT)	5	10.74%	2.70%	46.03%	286.26%
Colorado (CO)	6	9.76%	3.07%	59.70%	341.31%
Tennessee (TN)	7	9.37%	2.55%	37.45%	155.11%
Hawaii (HI)	8	8.70%	-0.59%	38.55%	153.81%
Florida (FL)	9	8.66%	2.24%	59.19%	193.48%
Michigan (MI)	10	8.57%	2.12%	43.97%	119.25%
California (CA)	11	8.47%	1.57%	59.04%	171.93%
Nebraska (NE)	12	8.34%	2.08%	27.34%	154.15%
Arizona (AZ)	13	8.27%	1.05%	50.87%	201.79%
Rhode Island (RI)	14	8.08%	2.13%	28.97%	124.24%
New Hampshire (NH)	15	7.58%	1.91%	27.91%	142.50%
Texas (TX)	16	7.33%	1.65%	41.45%	180.78%
Kentucky (KY)	17	7.18%	1.26%	24.94%	133.66%
Vermont (VT)	18	7.05%	5.76%	16.18%	134.94%
Indiana (IN)	19	6.93%	2.19%	26.16%	101.26%
Georgia (GA)	20	6.74%	0.97%	43.67%	129.01%
North Carolina (NC)	21	6.73%	2.27%	32.78%	134.36%
<b>USA</b>		<b>6.68%</b>	<b>1.61%</b>	<b>34.71%</b>	<b>152.69%</b>
Oregon (OR)	22	6.55%	1.03%	56.24%	306.85%
South Carolina (SC)	23	6.49%	1.56%	34.98%	136.73%
Ohio (OH)	24	6.32%	1.45%	27.74%	94.91%
Arkansas (AR)	25	6.28%	2.79%	19.51%	117.05%
Minnesota (MN)	26	6.15%	1.17%	32.04%	175.37%
Massachusetts (MA)	27	6.07%	1.01%	29.90%	177.27%

\*Rankings based on annual percentage change.



# House Price Appreciation by State

## Percent Change in House Prices

Seasonally Adjusted, Purchase-Only HPI

*Period ended December 31, 2017*

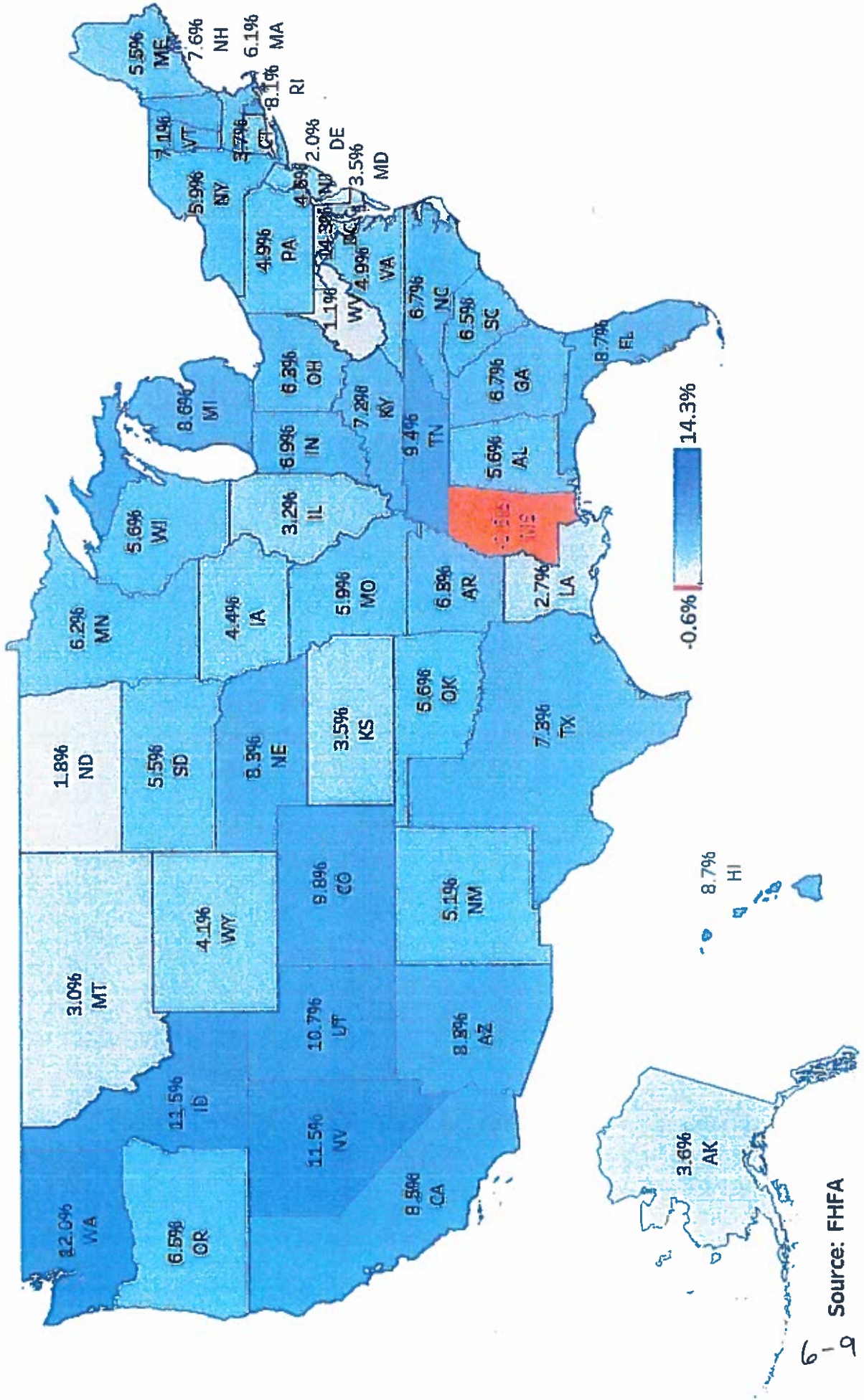
State	Rank*	1-Yr	Qtr	5-Yr	Since 1991Q1
New York (NY)	28	5.94%	1.53%	19.61%	137.41%
Missouri (MO)	29	5.90%	1.71%	26.21%	130.09%
Alabama (AL)	30	5.63%	2.05%	20.43%	115.33%
Oklahoma (OK)	31	5.62%	1.92%	21.53%	139.57%
Wisconsin (WI)	32	5.59%	0.66%	25.89%	148.31%
Maine (ME)	33	5.47%	0.90%	21.74%	143.18%
South Dakota (SD)	34	5.45%	0.96%	25.71%	185.77%
New Mexico (NM)	35	5.13%	1.23%	17.83%	137.47%
Pennsylvania (PA)	36	4.94%	1.39%	18.69%	119.65%
Virginia (VA)	37	4.91%	1.11%	19.56%	154.22%
New Jersey (NJ)	38	4.57%	1.20%	16.06%	135.65%
Iowa (IA)	39	4.41%	1.08%	20.77%	139.08%
Wyoming (WY)	40	4.15%	1.43%	13.62%	236.13%
Connecticut (CT)	41	3.70%	1.32%	7.91%	73.77%
Alaska (AK)	42	3.63%	0.42%	13.19%	156.93%
Maryland (MD)	43	3.54%	0.51%	18.71%	147.00%
Kansas (KS)	44	3.47%	1.22%	22.99%	135.32%
Illinois (IL)	45	3.16%	1.14%	21.81%	100.70%
Montana (MT)	46	2.95%	0.19%	25.32%	278.46%
Louisiana (LA)	47	2.69%	0.75%	20.58%	177.58%
Delaware (DE)	48	2.03%	0.98%	10.55%	97.92%
North Dakota (ND)	49	1.79%	0.17%	22.55%	212.07%
West Virginia (WV)	50	1.13%	-0.08%	8.20%	112.05%
Mississippi (MS)	51	-0.57%	-1.32%	11.75%	97.29%

\*Rankings based on annual percentage change.



# Four-Quarter Price Change by State: Purchase-Only Index (Seasonally Adjusted)

U.S. Four-Quarter Appreciation = 6.7% (2016Q4-2017Q4)



Source: FHFA



# FEDERAL HOUSING FINANCE AGENCY



## NEWS RELEASE

For Immediate Release  
March 22, 2018

**Contact:** Stefanie Johnson (202) 649-3030  
Corinne Russell (202) 649-3032

### **FHFA House Price Index Up 0.8 Percent in January**

**Washington, DC** – U.S. house prices rose in January, up **0.8 percent** from the previous month, according to the Federal Housing Finance Agency (FHFA) seasonally adjusted monthly House Price Index (HPI). The previously reported 0.3 percent increase in December was revised upward to 0.4 percent.

The FHFA monthly HPI is calculated using home sales price information from mortgages sold to, or guaranteed by, Fannie Mae and Freddie Mac. From January 2017 to January 2018, house prices were up **7.3 percent**.

For the nine census divisions, seasonally adjusted monthly price changes from December 2017 to January 2018 ranged from **-0.7 percent** in the West South Central division to **+1.2 percent** in the New England and Pacific divisions. The 12-month changes were all positive, ranging from **+5.1 percent** in the West South Central division to **+10.0 percent** in the Mountain division.

Monthly index values and appreciation rate estimates for recent periods are provided in the table and graphs on the following pages. Complete historical downloadable data and HPI release dates for 2018 are available on the [HPI page](#).

For detailed information on the HPI, see [HPI Frequently Asked Questions \(FAQ\)](#). The next HPI report will be released April 24, 2018 and will include monthly data through February 2018.

###

*The Federal Housing Finance Agency regulates Fannie Mae, Freddie Mac and the 11 Federal Home Loan Banks. These government-sponsored enterprises provide more than \$6.0 trillion in funding for the U.S. mortgage markets and financial institutions.*

Encl 7



# Monthly Price Change Estimates for U.S. and Census Divisions

(Purchase-Only Index, Seasonally Adjusted)

	U.S.	Pacific	Mountain	West North Central	West South Central	East North Central	East South Central	New England	Middle Atlantic	South Atlantic
<b>Dec 17 - Jan 18</b>	<b>0.8%</b>	<b>1.2%</b>	<b>1.1%</b>	<b>0.9%</b>	<b>-0.7%</b>	<b>1.1%</b>	<b>0.6%</b>	<b>1.2%</b>	<b>0.5%</b>	<b>1.1%</b>
Nov 17 - Dec 17 (Previous Estimate)	0.4%	0.4%	0.7%	-0.5%	0.2%	0.6%	0.0%	1.1%	0.2%	0.8%
Oct 17 - Nov 17 (Previous Estimate)	0.3%	0.4%	0.6%	-0.7%	0.0%	0.2%	0.1%	0.8%	-0.1%	0.8%
Oct 17 - Nov 17 (Previous Estimate)	0.5%	0.8%	0.9%	1.1%	0.7%	0.3%	-0.9%	-0.1%	0.1%	0.8%
Sep 17 - Oct 17 (Previous Estimate)	0.5%	0.7%	0.8%	1.1%	0.6%	0.4%	-0.8%	0.0%	0.1%	0.7%
Sep 17 - Oct 17 (Previous Estimate)	0.6%	0.2%	0.9%	0.2%	0.4%	0.6%	2.4%	0.9%	1.0%	0.2%
Aug 17 - Sep 17 (Previous Estimate)	0.6%	0.1%	0.9%	0.2%	0.5%	0.6%	2.4%	0.8%	0.9%	0.3%
Aug 17 - Sep 17 (Previous Estimate)	0.5%	1.0%	1.3%	0.8%	0.3%	0.6%	-0.5%	0.4%	0.4%	0.4%
Jul 17 - Aug 17 (Previous Estimate)	0.5%	1.0%	1.2%	0.7%	0.3%	0.7%	-0.6%	0.5%	0.4%	0.4%
Jul 17 - Aug 17 (Previous Estimate)	0.8%	1.5%	0.2%	0.4%	1.4%	0.6%	0.6%	0.4%	0.7%	0.9%
Jul 17 - Aug 17 (Previous Estimate)	0.8%	1.5%	0.3%	0.5%	1.3%	0.5%	0.6%	0.4%	0.8%	0.9%

## 12-Month Change:

Jan 17 - Jan 18	7.3%	9.4%	10.0%	5.8%	5.1%	6.9%	6.6%	7.1%	6.2%	7.8%
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# Monthly Index Values for Latest 18 Months: U.S. and Census Divisions

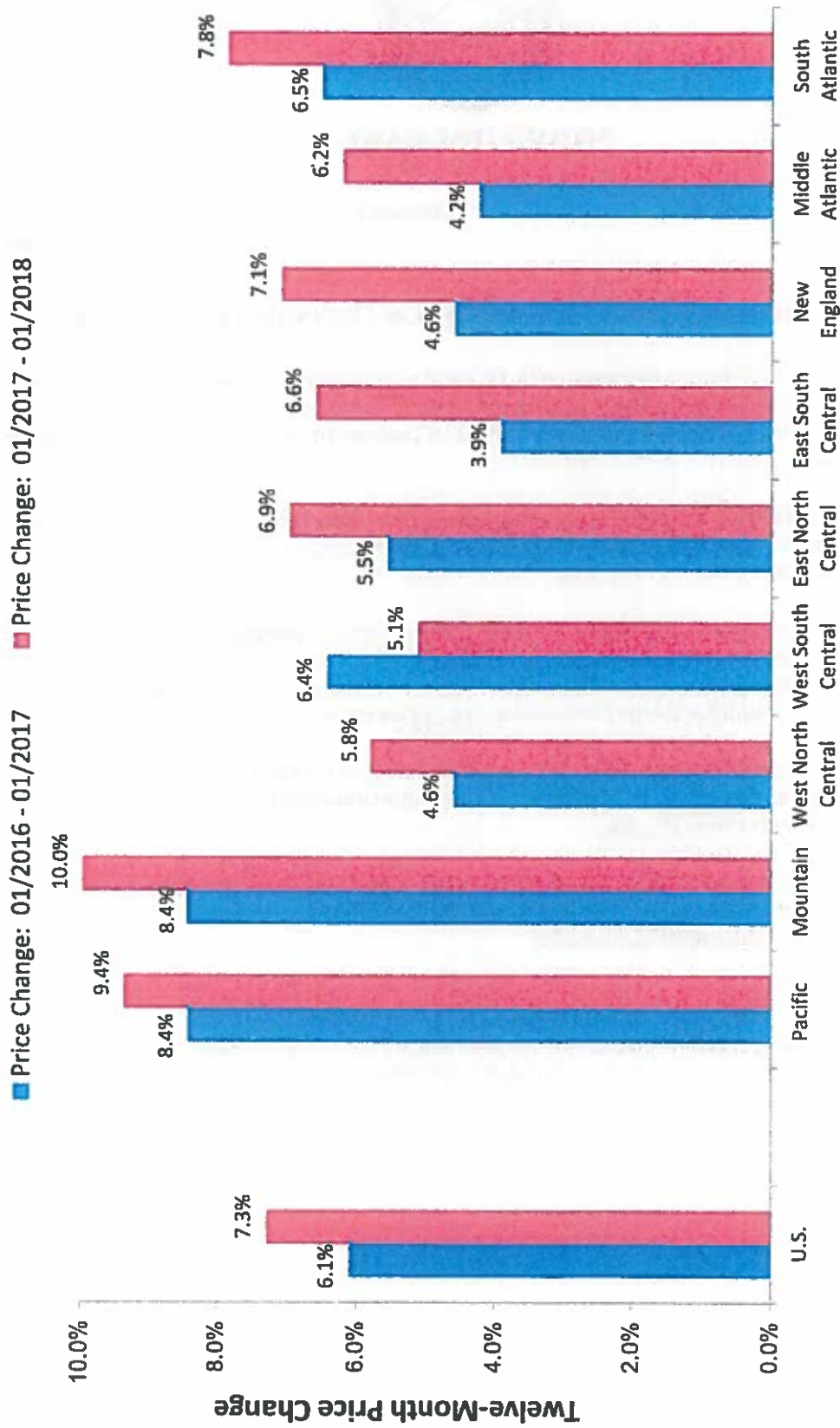
(Purchase-Only Index, Seasonally Adjusted, January 1991 = 100)

	U.S.	Pacific	Mountain	West North Central	West South Central	East North Central	East South Central	New England	Middle Atlantic	South Atlantic
January-18	259.3	301.9	345.4	256.3	271.2	215.4	235.0	249.0	232.8	263.7
December-17	257.3	298.4	341.8	253.9	273.0	213.0	233.6	245.9	231.6	260.8
November-17	256.2	297.1	339.3	255.1	272.5	211.8	233.6	243.2	231.2	258.8
October-17	254.9	294.8	336.2	252.3	270.7	211.1	235.7	243.4	230.9	256.8
September-17	253.3	294.3	333.0	251.7	269.6	209.9	230.2	241.2	228.6	256.2
August-17	252.0	291.5	328.9	249.7	268.8	208.7	231.3	240.2	227.7	255.2
July-17	249.9	287.1	328.2	248.7	265.0	207.4	230.0	239.2	226.1	253.1
June-17	248.8	287.7	325.1	248.8	265.5	205.5	228.9	237.8	224.5	251.2
May-17	248.1	286.0	323.9	248.0	266.0	205.7	226.0	236.7	223.6	251.1
April-17	247.3	283.4	323.2	245.6	263.5	205.0	224.9	238.0	224.9	251.0
March-17	245.6	281.5	319.4	245.7	260.2	205.1	226.0	236.1	223.2	247.7
February-17	243.8	277.5	317.4	243.2	259.9	202.9	225.9	235.5	222.5	245.5
January-17	241.7	276.1	314.2	242.2	258.0	201.4	220.5	232.5	219.2	244.5
December-16	241.2	274.6	312.9	242.2	255.1	201.2	222.8	231.1	219.5	244.4
November-16	240.0	272.8	310.5	240.3	255.7	199.6	221.6	231.0	220.9	242.0
October-16	238.4	270.0	309.9	238.8	254.6	198.7	218.1	229.6	217.8	241.4
September-16	237.3	269.3	305.7	238.1	253.8	197.8	218.7	227.4	217.5	239.9
August-16	235.7	265.7	303.1	236.7	251.5	197.3	217.6	226.9	216.8	237.9

Source: FHFA



# **Twelve-Month Price Changes – Prior Year vs. Most Recent Year** Purchase-Only Index



Source: FHFA



# FEDERAL HOUSING FINANCE AGENCY



## NEWS RELEASE

For Immediate Release  
April 24, 2018

**Contact:** Stefanie Johnson (202) 649-3030  
Corinne Russell (202) 649-3032

### FHFA House Price Index Up 0.6 Percent in February

**Washington, DC** – U.S. house prices rose in February, up **0.6 percent** from the previous month, according to the Federal Housing Finance Agency (FHFA) seasonally adjusted monthly House Price Index (HPI). The previously reported 0.8 percent increase in January was revised upward to 0.9 percent.

The FHFA monthly HPI is calculated using home sales price information from mortgages sold to, or guaranteed by, Fannie Mae and Freddie Mac. From February 2017 to February 2018, house prices were up **7.2 percent**.

For the nine census divisions, seasonally adjusted monthly price changes from January 2018 to February 2018 ranged from **0.1 percent** in the West North Central division to **+1.6 percent** in the East South Central division. The 12-month changes were all positive, ranging from **+4.8 percent** in the Middle Atlantic division to **+10.3 percent** in the Pacific division.

Monthly index values and appreciation rate estimates for recent periods are provided in the table and graphs on the following pages. Complete historical downloadable data and HPI release dates for 2018 are available on the [HPI page](#).

For detailed information on the HPI, see [HPI Frequently Asked Questions \(FAQ\)](#). The next HPI report will be released May 24, 2018 and will include quarterly data for the first quarter of 2018 and monthly data through March 2018.

###

*The Federal Housing Finance Agency regulates Fannie Mae, Freddie Mac and the 11 Federal Home Loan Banks. These government-sponsored enterprises provide more than \$6.1 trillion in funding for the U.S. mortgage markets and financial institutions.*



# Monthly Price Change Estimates for U.S. and Census Divisions (Purchase-Only Index, Seasonally Adjusted)

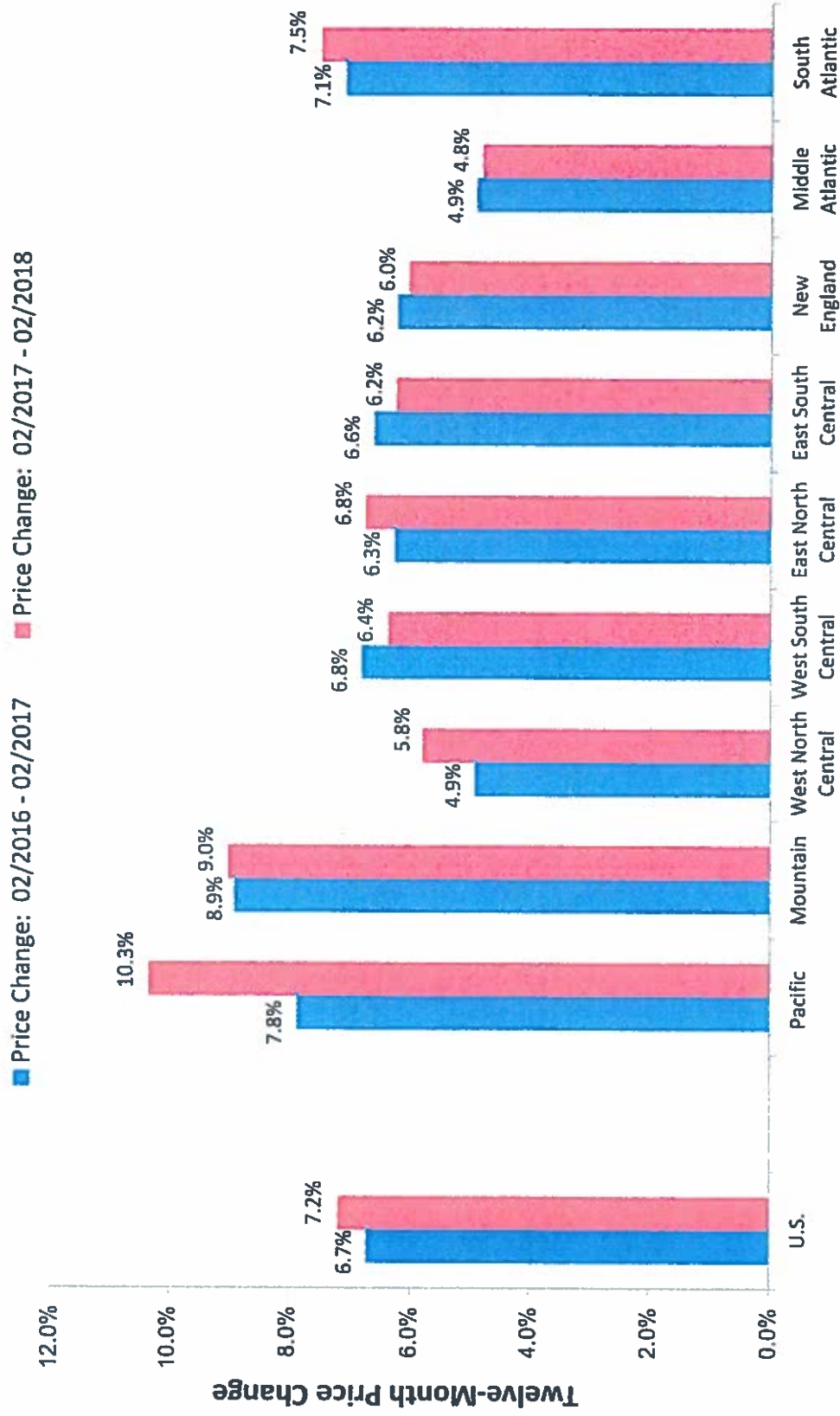
	U.S.	Pacific	Mountain	West North Central	West South Central	East North Central	East South Central	New England	Middle Atlantic	South Atlantic
<b>Jan 18 - Feb 18</b>	<b>0.6%</b>	<b>1.0%</b>	<b>0.2%</b>	<b>0.1%</b>	<b>1.2%</b>	<b>0.4%</b>	<b>1.6%</b>	<b>0.8%</b>	<b>0.3%</b>	<b>0.4%</b>
Dec 17 - Jan 18 (Previous Estimate)	0.9%	1.4%	0.8%	1.1%	-0.2%	1.4%	0.6%	0.5%	0.5%	1.0%
Nov 17 - Dec 17 (Previous Estimate)	0.8%	1.2%	1.1%	0.9%	-0.7%	1.1%	0.6%	1.2%	0.5%	1.1%
Oct 17 - Nov 17 (Previous Estimate)	0.4%	0.6%	0.7%	-0.4%	0.3%	0.5%	0.2%	1.1%	0.2%	0.7%
Sep 17 - Oct 17 (Previous Estimate)	0.4%	0.4%	0.7%	-0.5%	0.2%	0.6%	0.0%	1.1%	0.2%	0.8%
Aug 17 - Sep 17 (Previous Estimate)	0.5%	0.8%	1.1%	1.1%	0.8%	0.4%	-0.9%	0.0%	0.1%	0.7%
July 17 - Aug 17 (Previous Estimate)	0.5%	0.8%	0.9%	1.1%	0.7%	0.3%	-0.9%	-0.1%	0.1%	0.8%
June 17 - July 17 (Previous Estimate)	0.6%	0.3%	0.9%	0.2%	0.5%	0.6%	2.3%	0.9%	1.0%	0.3%
May 17 - June 17 (Previous Estimate)	0.6%	0.2%	0.9%	0.2%	0.4%	0.6%	2.4%	0.9%	1.0%	0.2%
April 17 - May 17 (Previous Estimate)	0.5%	0.9%	1.3%	0.8%	0.3%	0.6%	-0.2%	0.4%	0.4%	0.4%
March 17 - April 17 (Previous Estimate)	0.5%	1.0%	1.3%	0.8%	0.3%	0.6%	-0.5%	0.4%	0.4%	0.4%
<b>12-Month Change:</b>										
Feb 17 - Feb 18	7.2%	10.3%	9.0%	5.8%	6.4%	6.8%	6.2%	6.0%	4.8%	7.5%

## Monthly Index Values for Latest 18 Months: U.S. and Census Divisions (Purchase-Only Index, Seasonally Adjusted, January 1991 = 100)

	U.S.	Pacific	Mountain	West North Central	West South Central	East North Central	East South Central	New England	Middle Atlantic	South Atlantic
February-18	261.1	306.0	345.7	257.3	276.0	216.5	239.1	249.3	233.3	264.0
January-18	259.5	303.0	344.8	257.0	272.8	215.7	235.4	247.3	232.7	263.0
December-17	257.3	299.0	341.9	254.1	273.3	212.8	234.0	246.0	231.4	260.4
November-17	256.1	297.1	339.5	255.1	272.4	211.8	233.4	243.3	230.9	258.7
October-17	254.8	294.7	335.9	252.4	270.4	211.0	235.5	243.4	230.7	256.8
September-17	253.2	293.9	333.0	251.8	269.2	209.9	230.3	241.2	228.5	256.0
August-17	251.9	291.4	328.8	249.7	268.4	208.7	230.8	240.2	227.6	255.0
July-17	249.8	287.0	328.1	248.6	264.9	207.4	229.7	239.3	226.0	252.9
June-17	248.6	287.4	325.0	248.6	265.3	205.3	228.5	237.8	224.4	251.0
May-17	248.0	285.8	323.5	247.9	265.6	205.6	225.7	236.7	223.6	250.9
April-17	247.1	283.2	323.1	245.5	263.3	204.9	224.8	238.1	224.9	250.7
March-17	245.5	281.3	319.1	245.5	260.1	205.1	225.9	235.9	223.2	247.5
February-17	243.6	277.3	317.1	243.2	259.5	202.8	225.0	235.1	222.6	245.6
January-17	241.6	276.1	314.0	242.1	257.6	201.4	220.7	232.7	219.2	244.4
December-16	241.0	274.4	312.5	242.3	255.1	200.9	222.8	231.0	219.4	244.1
November-16	239.9	272.7	310.3	240.3	255.6	199.5	221.4	231.0	220.7	241.8
October-16	238.3	269.9	309.8	238.9	254.4	198.6	218.2	229.6	217.7	241.3
September-16	237.2	269.2	305.6	238.0	253.5	197.7	218.4	227.4	217.4	239.6



# **Twelve-Month Price Changes – Prior Year vs. Most Recent Year** Purchase-Only Index



Source: FHFA



# FEDERAL HOUSING FINANCE AGENCY



## NEWS RELEASE

For Immediate Release  
May 24, 2018

**Contact:** Stefanie Johnson (202) 649-3030  
Corinne Russell (202) 649-3032

### **U.S. House Prices Rise 1.7 Percent in First Quarter; Monthly Index Shows 0.1 Percent Increase in March**

**Washington, D.C.** – U.S. house prices rose **1.7 percent** in the first quarter of 2018 according to the Federal Housing Finance Agency (FHFA) House Price Index (HPI). House prices rose **6.9 percent** from the first quarter of 2017 to the first quarter of 2018. FHFA's seasonally adjusted monthly index for March was up **0.1 percent** from February.

The HPI is calculated using home sales price information from mortgages sold to, or guaranteed by, Fannie Mae and Freddie Mac.

"Home prices continue to rise across the U.S. but there are signs of tapering," said Dr. William Doerner, Senior Economist. "Since housing markets began to rebound in 2012, house price appreciation has been positive because demand has outpaced supply. In the last month, however, some regions reflect a slowing or even flattening of house price growth."

See [video](#) for the first quarter featuring Dr. Doerner.

#### **Significant Findings**

- Home prices rose in all 50 states and the District of Columbia between the first quarter of 2017 and the first quarter of 2018. The top five areas in annual appreciation were: 1) **Nevada** 13.7 percent; 2) **Washington** 13.1 percent; 3) **Idaho** 11.1 percent; 4) **Colorado** 10.6 percent; and 5) **Utah** 9.9 percent.
- Home prices rose in each of the 100 largest metropolitan areas in the U.S. over the last four quarters. Annual price increases were greatest in **Las Vegas-Henderson-Paradise, NV**, where prices increased by 17.1 percent. Prices were weakest in **Tulsa, OK**, where they rose 0.8 percent.
- Of the nine census divisions, the **Pacific** division experienced the strongest four-quarter appreciation, posting a 9.5 percent gain between the first quarters of 2017 and 2018 and a 2.6 percent increase in the first quarter of 2018. Annual house price appreciation was weakest in the **East South Central** division, where prices rose 5.3 percent between the first quarters of 2017 and 2018.

Tables and graphs showing house price statistics for metropolitan areas, states, census divisions, and the U.S. as a whole are included on the following pages.

Encl 9



## **Other Price Indexes**

Most statistics in the quarterly house price index report reference price changes computed by FHFA's basic "purchase-only" HPI. In some cases, however, the reported statistics reference alternative price measures. FHFA publishes – and makes [available for download](#) – three additional house price indexes beyond the basic "purchase-only" series. Although they use the same general methodology, the three alternatives rely on slightly different datasets as follows:

- **"Distress-Free"** house price index. Sales of bank-owned properties and short sales are removed from the purchase-only dataset prior to estimation of the index.
- **"Expanded-Data"** house price index. Sales price information sourced from county recorder offices and from FHA-backed mortgages are added to the purchase-only data sample. This index is used annually to adjust the maximum conforming loan limits, which dictate the dollar amount of loans that can be acquired by Fannie Mae and Freddie Mac.
- **"All-Transactions"** house price index. Appraisal values from refinance mortgages are added to the purchase-only data sample.

Data constraints preclude the production of all types of indexes for every geographic area, but multiple index types are generally available. For individual states, for instance, the three aforementioned types of indexes are available. The various indexes tend to correlate closely over the long-term, but short-term differences can be significant.

## **Background**

FHFA's HPI tracks changes in home values for individual properties owned or guaranteed by Fannie Mae or Freddie Mac over the past 43 years using more than eight million repeat transactions. The "repeat-transactions" methodology constructs index estimates by statistically evaluating price appreciation (or depreciation) for homes with multiple values over time. See this [video](#) explaining the basic methodology behind the FHFA HPI.

## **Note**

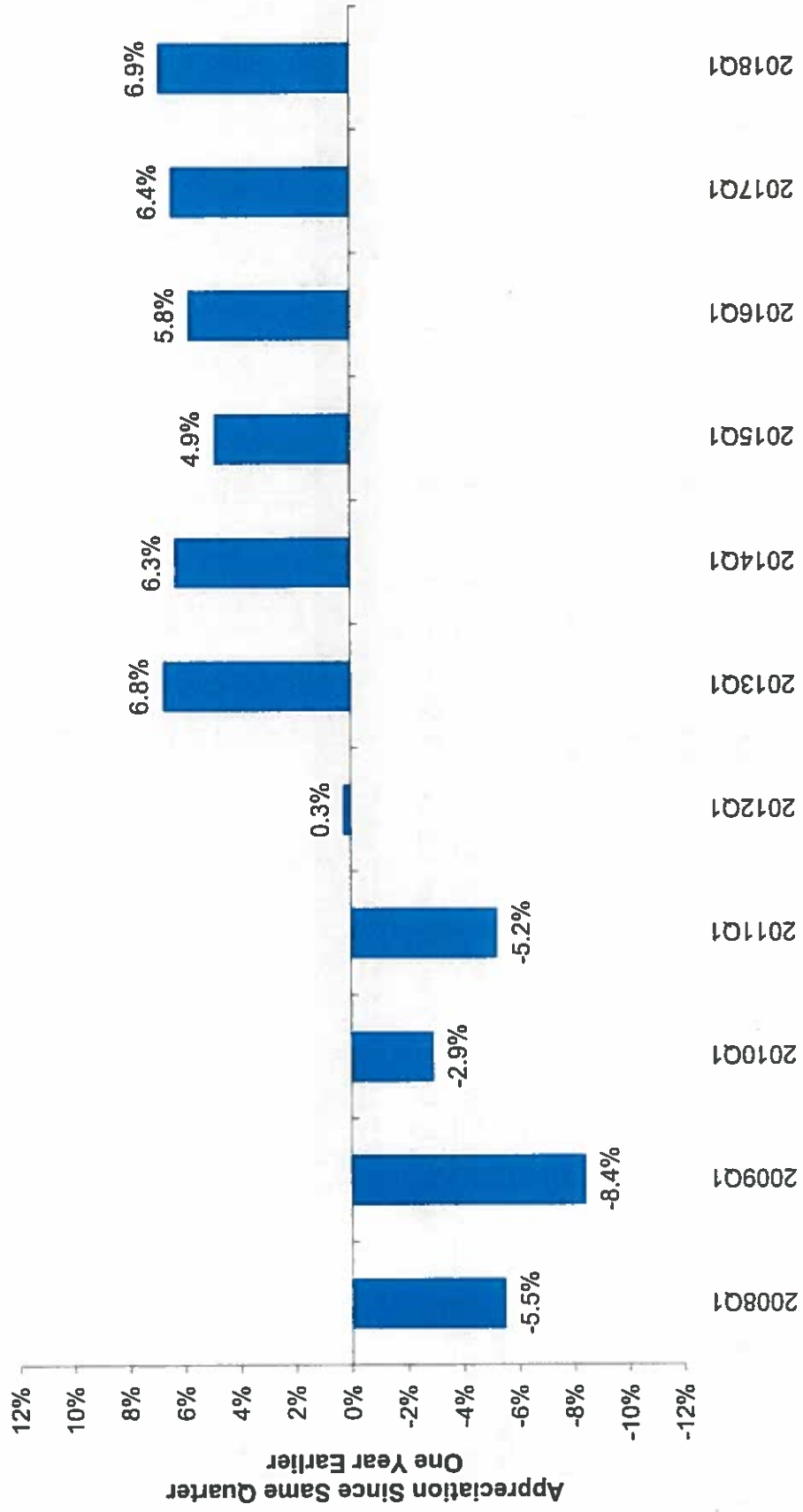
- The next monthly HPI report (including data through April 2018) will be released June 21, 2018 and the next quarterly HPI report (including data for the second quarter of 2018 and monthly data for June) will be released August 23, 2018.
- Future HPI release dates for 2018 are [available here](#).
- Follow @FHFA on [Twitter](#), [LinkedIn](#) and [YouTube](#) for more HPI news.

###

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# House Price Appreciation Over Previous Four Quarters for U.S. Seasonally Adjusted, Purchase-Only Index



Source: FHFA



# Monthly Price Change Estimates for U.S. and Census Divisions (Purchase-Only Index, Seasonally Adjusted)

	U.S.	Pacific	Mountain	West North Central	West South Central	East North Central	East South Central	New England	Middle Atlantic	South Atlantic
<b>Feb 18 - Mar 18</b>	<b>0.1%</b>	<b>-0.3%</b>	<b>0.6%</b>	<b>0.4%</b>	<b>-0.3%</b>	<b>0.0%</b>	<b>-0.5%</b>	<b>-1.0%</b>	<b>1.2%</b>	<b>0.1%</b>
Jan 18 - Feb 18 (Previous Estimate)	0.8%	1.3%	0.6%	0.3%	1.7%	0.8%	1.1%	1.0%	0.3%	0.4%
Dec 17 - Jan 18 (Previous Estimate)	0.6%	1.0%	0.2%	0.1%	1.2%	0.4%	1.6%	0.8%	0.3%	0.4%
Nov 17 - Dec 17 (Previous Estimate)	0.8%	1.2%	0.8%	1.3%	-0.3%	1.2%	0.4%	0.6%	0.6%	1.1%
Oct 17 - Nov 17 (Previous Estimate)	0.9%	1.4%	0.8%	1.1%	-0.2%	1.4%	0.6%	0.5%	0.5%	1.0%
Sep 17 - Oct 17 (Previous Estimate)	0.5%	0.6%	0.7%	-0.4%	0.3%	0.5%	0.3%	1.1%	0.3%	0.7%
Aug 17 - Sep 17 (Previous Estimate)	0.4%	0.6%	0.7%	-0.4%	0.3%	0.5%	0.2%	1.1%	0.2%	0.7%
July 17 - Aug 17 (Previous Estimate)	0.5%	0.9%	1.1%	1.1%	0.7%	0.4%	-0.8%	-0.1%	0.2%	0.7%
June 17 - July 17 (Previous Estimate)	0.5%	0.8%	1.1%	1.1%	0.8%	0.4%	-0.9%	0.0%	0.1%	0.7%
May 17 - June 17 (Previous Estimate)	0.7%	0.3%	1.0%	0.3%	0.6%	0.6%	2.3%	0.9%	0.9%	0.3%
April 17 - May 17 (Previous Estimate)	0.6%	0.3%	0.9%	0.2%	0.5%	0.6%	2.3%	0.9%	1.0%	0.3%

## 12-Month Change:

Mar 17 - Mar 18

6.7% 8.7% 9.4% 5.6% 6.0% 6.1% 4.8% 4.7% 6.1% 7.0%

# Monthly Index Values for Latest 18 Months: U.S. and Census Divisions

(Purchase-Only Index, Seasonally Adjusted, January 1991 = 100)

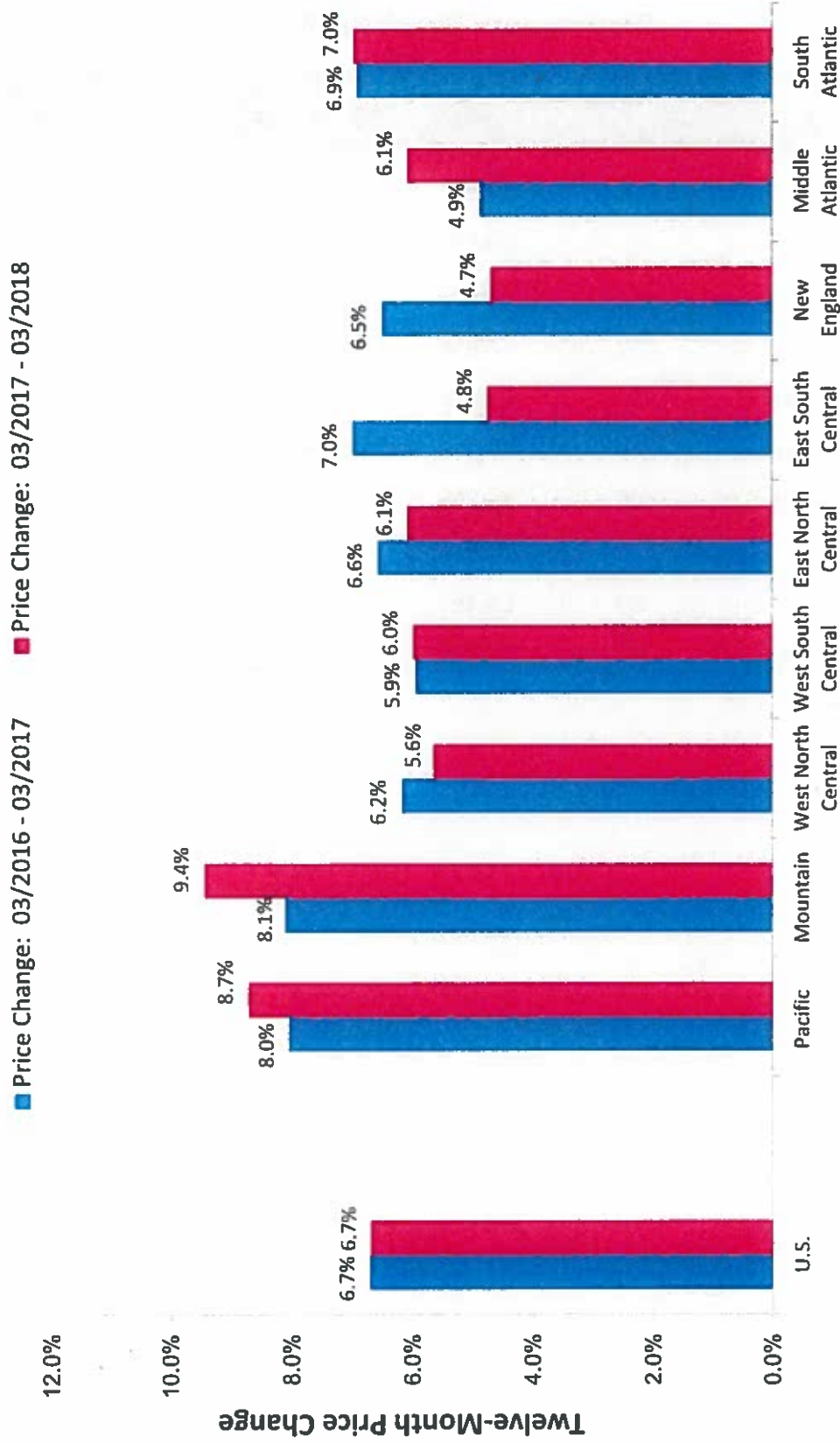
	U.S.	Pacific	Mountain	West North Central	West South Central	East North Central	East South Central	New England	Middle Atlantic	South Atlantic
March-18	261.7	305.6	349.1	259.0	276.2	217.0	236.3	247.0	236.3	264.7
February-18	261.6	306.5	347.0	258.0	277.0	216.9	237.6	249.5	233.6	264.5
January-18	259.4	302.6	344.9	257.4	272.5	215.3	235.1	247.1	232.9	263.3
December-17	257.3	298.9	342.0	254.0	273.2	212.7	234.1	245.6	231.6	260.5
November-17	256.1	297.1	339.8	255.0	272.3	211.7	233.4	243.0	231.0	258.6
October-17	254.7	294.5	336.1	252.4	270.4	210.9	235.3	243.2	230.5	256.8
September-17	253.0	293.7	332.9	251.7	268.9	209.7	230.1	240.9	228.4	255.9
August-17	251.7	291.1	329.0	249.7	268.2	208.4	230.5	240.0	227.6	254.8
July-17	249.6	286.7	328.0	248.4	264.8	207.2	229.6	239.2	225.8	252.8
June-17	248.5	287.3	324.9	248.6	265.1	205.3	228.2	237.7	224.4	250.8
May-17	247.8	285.5	323.4	247.8	265.5	205.5	225.6	236.4	223.6	250.7
April-17	246.9	283.0	322.8	245.5	263.0	204.9	224.8	237.8	224.7	250.4
March-17	245.3	281.1	319.0	245.1	260.6	204.6	225.6	235.9	222.8	247.5
February-17	243.6	277.5	317.3	243.0	259.2	202.6	225.0	234.8	222.6	245.6
January-17	241.6	275.9	313.8	242.1	257.6	201.3	220.4	232.4	219.7	244.2
December-16	240.9	274.3	312.6	242.1	255.1	200.9	222.8	230.9	219.2	244.0
November-16	239.8	272.5	310.2	240.3	255.6	199.4	221.4	230.7	220.7	241.7
October-16	238.2	269.7	310.0	238.9	254.4	198.5	218.1	229.3	217.3	241.0

Source: FHFA

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# Twelve-Month Price Changes – Prior Year vs. Most Recent Year Purchase-Only Index



Source: FHFA



**U.S. Census Divisions**  
**Percent Change in House Prices**  
Seasonally Adjusted, Purchase-Only HPI

***Period ended March 31, 2018***

Division	Division Ranking*	1-Yr	Qtr	5-Yr	Since 1991Q1
<b>USA</b>		<b>6.89%</b>	<b>1.69%</b>	<b>34.25%</b>	<b>156.94%</b>
Pacific	1	9.53%	2.63%	54.73%	201.72%
Mountain	2	9.42%	2.35%	48.94%	242.00%
South Atlantic	3	7.20%	1.86%	37.41%	159.13%
East North Central	4	6.32%	1.75%	29.70%	113.04%
West South Central	5	5.91%	0.88%	33.07%	172.58%
West North Central	6	5.73%	1.60%	26.69%	153.89%
Middle Atlantic	7	5.60%	1.32%	19.29%	133.70%
New England	8	5.41%	1.17%	22.15%	138.35%
East South Central	9	5.33%	0.95%	25.20%	131.48%

Source: FHFA

\*Rankings based on annual percentage change.



# House Price Appreciation by State

## Percent Change in House Prices

Seasonally Adjusted, Purchase-Only HPI

*Period ended March 31, 2018*

State	Rank*	1-Yr	Qtr	5-Yr	Since 1991Q1
Nevada (NV)	1	13.71%	3.58%	77.66%	147.98%
Washington (WA)	2	13.06%	3.87%	59.89%	257.49%
Idaho (ID)	3	11.12%	2.73%	48.18%	211.17%
Colorado (CO)	4	10.63%	3.37%	62.75%	355.99%
Utah (UT)	5	9.91%	1.99%	45.42%	293.07%
Oregon (OR)	6	9.61%	3.93%	56.01%	323.30%
Arizona (AZ)	7	9.46%	2.33%	50.01%	210.03%
Hawaii (HI)	8	9.22%	0.29%	32.97%	152.94%
California (CA)	9	8.87%	2.29%	55.20%	178.71%
North Carolina (NC)	10	8.42%	2.18%	32.37%	139.28%
Florida (FL)	11	8.37%	2.03%	57.25%	200.01%
Nebraska (NE)	12	8.30%	2.43%	29.11%	161.00%
Michigan (MI)	13	7.78%	2.04%	42.60%	123.42%
Delaware (DE)	14	7.72%	3.91%	15.57%	107.35%
Tennessee (TN)	15	7.67%	1.18%	35.98%	156.47%
Georgia (GA)	16	7.65%	2.11%	42.81%	133.89%
Indiana (IN)	17	7.45%	1.65%	26.64%	104.71%
Texas (TX)	18	7.43%	1.70%	42.17%	185.66%
South Carolina (SC)	19	7.41%	1.29%	33.90%	139.22%
Ohio (OH)	20	7.30%	2.20%	29.30%	99.15%
District of Columbia (DC)	21	7.10%	-0.75%	43.25%	452.57%
Rhode Island (RI)	22	6.95%	2.09%	31.26%	128.25%
<b>USA</b>		<b>6.89%</b>	<b>1.69%</b>	<b>34.25%</b>	<b>156.94%</b>
Massachusetts (MA)	23	6.86%	1.87%	30.53%	183.11%
Wisconsin (WI)	24	6.62%	2.45%	27.59%	154.11%
Kentucky (KY)	25	6.28%	1.18%	25.64%	136.62%
New York (NY)	26	6.22%	1.44%	20.23%	140.88%
Missouri (MO)	27	6.10%	1.29%	26.05%	132.53%

\*Rankings based on annual percentage change.



# House Price Appreciation by State

## Percent Change in House Prices

Seasonally Adjusted, Purchase-Only HPI

*Period ended March 31, 2018*

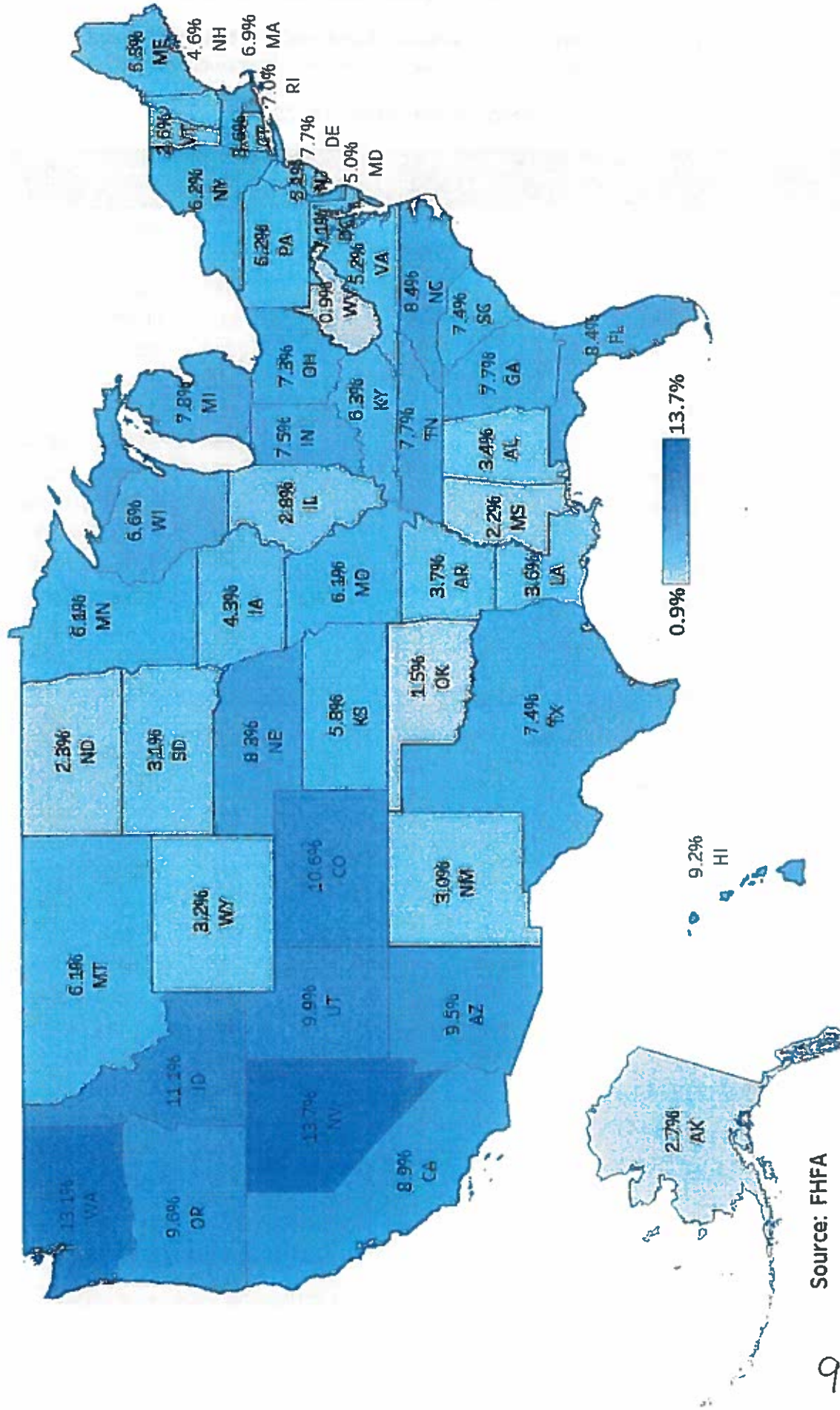
State	Rank*	1-Yr	Qtr	5-Yr	Since 1991Q1
Minnesota (MN)	28	6.10%	1.88%	31.37%	181.21%
Montana (MT)	29	6.06%	1.22%	24.21%	283.28%
Kansas (KS)	30	5.76%	2.26%	26.17%	140.79%
Maine (ME)	31	5.27%	0.58%	19.21%	142.98%
Pennsylvania (PA)	32	5.21%	1.12%	19.52%	122.36%
Virginia (VA)	33	5.15%	1.22%	20.00%	156.83%
New Jersey (NJ)	34	5.15%	1.46%	17.20%	138.85%
Maryland (MD)	35	4.99%	1.90%	18.97%	151.97%
New Hampshire (NH)	36	4.56%	1.48%	27.89%	145.90%
Iowa (IA)	37	4.30%	1.07%	20.94%	141.34%
Arkansas (AR)	38	3.74%	-0.61%	14.69%	114.28%
Connecticut (CT)	39	3.64%	0.39%	8.15%	74.28%
Louisiana (LA)	40	3.63%	0.10%	18.09%	177.82%
Alabama (AL)	41	3.37%	-0.06%	19.64%	114.26%
Wyoming (WY)	42	3.17%	0.08%	18.16%	237.10%
South Dakota (SD)	43	3.09%	0.58%	25.07%	186.43%
New Mexico (NM)	44	2.97%	-0.20%	14.86%	136.64%
Illinois (IL)	45	2.80%	0.64%	20.63%	101.76%
Alaska (AK)	46	2.65%	0.52%	12.61%	158.32%
Vermont (VT)	47	2.59%	-0.70%	11.83%	132.45%
North Dakota (ND)	48	2.30%	0.86%	21.59%	213.75%
Mississippi (MS)	49	2.17%	1.82%	11.78%	101.50%
Oklahoma (OK)	50	1.52%	-1.72%	16.60%	134.70%
West Virginia (WV)	51	0.85%	0.49%	9.59%	112.68%

\*Rankings based on annual percentage change.



# Four-Quarter Price Change by State: Purchase-Only Index (Seasonally Adjusted)

U.S. Four-Quarter Appreciation = 6.9% (2017Q1-2018Q1)



Source: FHFA

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## Rankings by Metropolitan Areas

### Percent Change in House Prices with MSA Rankings

All-transactions HPI which includes purchase and refinance mortgages

*Period ended March 31, 2018*

Metropolitan Statistical Area	National Ranking*	1-Yr	Qtr	5-Yr
Oakland-Hayward-Berkeley, CA (MSAD)	50	8.82%	1.83%	72.87%
Ogden-Clearfield, UT	27	10.21%	1.61%	41.77%
Oklahoma City, OK	198	4.21%	1.32%	20.07%
Olympia-Tumwater, WA	12	11.79%	3.69%	39.08%
Omaha-Council Bluffs, NE-IA	120	6.83%	1.72%	24.63%
Orlando-Kissimmee-Sanford, FL	22	10.54%	3.08%	62.28%
Oshkosh-Neenah, WI	86	7.69%	2.61%	15.95%
Oxnard-Thousand Oaks-Ventura, CA	145	5.97%	1.05%	45.71%
Palm Bay-Melbourne-Titusville, FL	20	10.95%	1.86%	71.84%
Pensacola-Ferry Pass-Brent, FL	92	7.48%	-1.62%	32.69%
Peoria, IL	245	-1.26%	-0.32%	1.06%
Philadelphia, PA (MSAD)	98	7.31%	1.59%	22.62%
Phoenix-Mesa-Scottsdale, AZ	39	9.31%	2.53%	57.70%
Pittsburgh, PA	181	4.81%	-0.32%	18.88%
Port St. Lucie, FL	10	12.00%	0.08%	83.68%
→ Portland-South Portland, ME	108	7.09%	1.19%	23.15%
Portland-Vancouver-Hillsboro, OR-WA	101	7.22%	1.46%	61.99%
Prescott, AZ	93	7.43%	0.45%	50.29%
Providence-Warwick, RI-MA	89	7.55%	1.84%	25.33%
Provo-Orem, UT	36	9.68%	2.30%	47.21%
Racine, WI	77	7.96%	1.53%	17.71%
Raleigh, NC	128	6.54%	1.63%	32.41%
Reading, PA	179	4.84%	0.74%	13.76%
Redding, CA	136	6.23%	1.26%	35.92%
Reno, NV	15	11.64%	2.24%	90.39%
Richmond, VA	132	6.46%	1.64%	24.90%
Riverside-San Bernardino-Ontario, CA	60	8.57%	1.77%	64.84%
Roanoke, VA	233	1.75%	-0.09%	9.78%
Rochester, MN	143	6.00%	0.86%	27.25%
Rochester, NY	200	4.09%	-0.52%	11.87%
Rockford, IL	199	4.10%	-1.36%	6.08%

\*Rankings based on annual percentage change for all MSAs containing at least 15,000 transactions over the last 10 years.



**Unranked Metropolitan Areas**  
**Percent Change in House Prices for MSAs and**  
**Divisions Not Ranked in Previous Tables**  
All-transactions HPI which includes purchase and refinance mortgages

***Period ended March 31, 2018***

Metropolitan Statistical Area	1-Yr	5-Yr
Abilene, TX	7.32%	23.02%
Albany, GA	8.17%	9.33%
Albany, OR	11.10%	52.58%
Alexandria, LA	5.45%	10.93%
Altoona, PA	1.44%	7.64%
Ames, IA	2.73%	18.74%
Anniston-Oxford-Jacksonville, AL	8.47%	7.50%
Auburn-Opelika, AL	5.86%	20.16%
→ Bangor, ME	2.78%	8.79%
Battle Creek, MI	3.45%	16.41%
Bay City, MI	4.33%	11.97%
Beaumont-Port Arthur, TX	5.49%	20.83%
Beckley, WV	-6.25%	1.53%
Binghamton, NY	7.09%	2.30%
Bloomsburg-Berwick, PA	3.91%	7.61%
Brownsville-Harlingen, TX	1.77%	9.81%
Brunswick, GA	10.08%	34.14%
Burlington, NC	5.85%	12.41%
California-Lexington Park, MD	3.20%	4.23%
Cape Girardeau, MO-IL	5.68%	8.73%
Carbondale-Marion, IL	0.17%	2.82%
Carson City, NV	10.18%	85.01%
Casper, WY	0.79%	7.47%
Chambersburg-Waynesboro, PA	3.95%	10.22%
Charleston, WV	4.59%	6.06%
Cheyenne, WY	5.81%	25.19%
Clarksville, TN-KY	5.49%	13.47%



**Unranked Metropolitan Areas**  
**Percent Change in House Prices for MSAs and**  
**Divisions Not Ranked in Previous Tables**  
All-transactions HPI which includes purchase and refinance mortgages

*Period ended March 31, 2018*

Metropolitan Statistical Area	1-Yr	5-Yr
Jonesboro, AR	2.45%	11.34%
Joplin, MO	1.70%	7.49%
Kahului-Wailuku-Lahaina, HI	6.79%	49.59%
Killeen-Temple, TX	6.92%	18.65%
Kingsport-Bristol-Bristol, TN-VA	7.66%	14.65%
Kokomo, IN	2.65%	19.31%
Lake Charles, LA	5.65%	29.13%
Lakeland-Winter Haven, FL	9.16%	56.11%
Laredo, TX	4.08%	21.72%
Las Cruces, NM	3.01%	3.51%
Lawton, OK	0.35%	-3.51%
Lebanon, PA	0.96%	7.26%
Lewiston, ID-WA	-2.05%	14.68%
→ Lewiston-Auburn, ME	2.23%	11.49%
Lima, OH	1.95%	12.27%
Longview, TX	1.27%	8.73%
Longview, WA	10.88%	47.14%
Macon, GA	6.47%	13.98%
Madera, CA	7.05%	54.13%
Manhattan, KS	4.12%	14.73%
Mansfield, OH	6.19%	19.93%
McAllen-Edinburg-Mission, TX	4.06%	20.34%
Michigan City-La Porte, IN	7.94%	18.63%
Midland, MI	2.96%	5.54%
Midland, TX	6.96%	24.94%
Monroe, LA	2.68%	15.08%
Morgantown, WV	2.50%	16.15%





TOWN OF  
**Veazie**  
MAINE

1084 Main Street, Veazie, ME 04401  
Phone: (207) 947-2781 | Fax: (207) 942-1654  
veazie.net

July 09, 2018

*Given in hand  
7-10-18*

Glen Kennedy  
Eastern Maine School of Self Defense  
240 Stetson Road  
Levant, Maine 04456

Dear Mr. Kennedy,

On or about September 18, 2016, as indicated by the executed Lease Agreement as well as a letter from the Town's legal staff, the Eastern School of Self Defense (the "School") entered into a Lease Agreement ("Agreement") with the Town of Veazie (the "Town") for use of space inside the Veazie Community Center. The Agreement requires the School to make monthly lease payments to the Town in the following amounts:

\$500.00 per month from September 18, 2016 until December 31, 2016  
\$550.00 per month from January 1, 2017 until December 31, 2017  
\$600.00 per month from January 1, 2018 until December 31, 2018

Pursuant to Paragraph No. 12 of the Agreement, the Town reserves the right to terminate this Agreement for non-compliance. The Town also reserves the right to re-enter the premises to remove all property therefrom, and/or take any other actions legally permissible under the law.

As of today, our records indicate the School is once again in substantial non-compliance with the terms of the Agreement.

The Town is requesting you make payment of all amounts due within twenty-one (21) days of this letter and payment shall be by bank check, money order or cash. As of the date of this letter, the amount owed to the Town is \$1,800.00.

I remain hopeful that the School will abide by the Lease Agreement and payment will be made in full. I strongly encourage you to make future payments on time as outlined in the Agreement to avoid termination.

In closing, I am also requesting you submit an updated insurance certificate to the Town in accordance with the Agreement. If you have any questions, don't hesitate to contact me.

Sincerely,



Mark Leonard  
Town Manager







---

From:  Rebecca Raudabaugh <raudabaugh@lcwa.com> Mon, Jul 2, 2018 3:37:42 PM   
Subject: First Alert "60 Years of Thank Yous" Sweepstakes  
To:  Peter Metcalf

---

Attachments:  60 Year Anniversary FD Winner Press Release Template - FIN.DOCX / Uploaded File (4  
 60 Years Sweeps Affidavit of Eligibility.pdf / Uploaded File (13K)

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Hello Pete,

Thank you for entering the First Alert "60 Years of Thank Yous" Sweepstakes!

We are pleased to announce that your department is a winner! In your entry, you stated that you preferred to receive **60 carbon monoxide alarms**. The alarms you designated for your fire department will be shipped to arrive within 4-6 weeks. For our records, **please fill out and return** the attached affidavit.

We hope the alarms will help make a positive impact on your community. If you wish to share the news with your local newspaper, a press release template is attached to this email. It is designed to be customized easily for you to share.

We at First Alert are happy to play a role in making your community safer from the dangers of fire and carbon monoxide, and we thank you for the work you do. **Please let us know if we can provide you with any educational materials to assist in your efforts.**

Sincerely,  
Rebecca  
For First Alert

Rebecca Raudabaugh  
L.C. Williams & Associates  
150 N. Michigan Ave., Suite 3800  
Chicago, Illinois 60601  
Direct 312.565.4604 ■ Office 312.565.3900









TOWN OF  
**Veazie**  
MAINE

1084 Main Street, Veazie, ME 04401  
Phone: (207) 947-2781 | Fax: (207) 942-1654  
veazie.net

July 16, 2018

Karen Walker  
1002 Mutton Lane  
Veazie, Maine 04401

Ref: Petition

Dear Mrs. Walker,

This letter is in response to the petition submitted by you to the Town Office on June 22, 2018 which requests a repeal of the Veazie Town Council's decision to change the Town logo.

After review by the Town's attorney, I regret to inform you at this time, we cannot accept your petition for the following reasons. Veazie Code, Sec. 0010.02 requires that the request be in affidavit form (i.e., under oath or affirmation). Your petition letter is not in this format.

It is unclear to myself as well as Legal Staff whether you are pursuing an initiative proceeding (i.e., propose and ordinance) or a referendum proceeding (i.e., seeking reconsideration of an adopted ordinance).

If you wish to submit a qualifying affidavit in compliance with Veazie Code, Sec 00.10.12, we will consider your request to repeal the new Town logo. Please make it clear if you are pursuing an initiative proceeding or a referendum proceeding as well as if you are seeking to reinstate the former Town logo. Once the proper paperwork is received by the Town Office, we will issue the appropriate petition blanks to your committee.

In closing, I wanted to bring to your attention that I, as well as the Office staff, are not able to provide legal advice or interpretation of the ordinance to you on this issue. If you need such assistance or advice, I recommend contacting an attorney.

Sincerely,

Mark Leonard  
Town Manager









# TOWN OF **Veazie** MAINE

1084 Main Street  
Veazie, Maine 04401-7091  
tel:(207) 947-2781 fax:(207) 942-1654

July 16, 2018

Steven A. Earl  
29 Thompson Road  
Veazie, ME 04401-7070

**RE: Notice of Violation and Order to Correct Violations of Town of Veazie Property Management Ordinance Section 4. Maintenance Required and 5. Maintenance Standards/Premises and Yard Areas.**

Dear Steven A. Earl,

This letter serves as Notice of Violation and Order to Correct Violations of the Town of Veazie's Property Management Ordinance Section 4. Maintenance Required 5. Maintenance Standards/Premises and Yard Areas.

## Findings of Fact

1. On July 16, 2018, I as the Code Enforcement Officer for the Town of Veazie made a site visit to 29 Thompson Road, to property owned by you and identified on Assessor's Tax Map 04 Lot 06 and located in the Residential 1 Zone and recorded in Penobscot Registry of Deeds Book 5156 Page 272.
2. At that site visit I personally observed an accumulation of discarded, worn out or abandoned trash, garbage, refuse, junk or other material which may cause fire, health or safety hazard or may act as a breeding place for vermin. There is a boat and trailer partially in Town Right of Way.
3. Section 4. states "the exterior of all premises and condition of all buildings, structures and components thereon shall be maintained so as to prevent deterioration, so that the appearance thereof shall reflect a level of maintenance insuring that the property itself may be preserved safely, and that hazards to public health and safety are avoided."







**Order for Corrective Action**

1. Remove and dispose of properly all discarded, worn out or abandoned trash, garbage, refuse, junk or other material which may cause fire, health or safety hazard or may act as a breeding place for vermin by August 20, 2018.
2. Relocate and properly store retained material in order to remove fire, health or safety hazard by August 20, 2018.

Unless these violations are corrected by the dates indicated above, I will refer this matter to the municipal officers for possible commencement of legal action in the Maine District Court. If the Town is the prevailing party in enforcement litigation, you may be liable for the Town's attorney fees and costs plus civil penalties. Fines of up to \$2,500 per violation per day may be imposed.

Section L. 3. Administrative Appeals, states upon written application of an aggrieved party received by the Code Enforcement Officer within thirty (30) days of a decision of the Code Enforcement Officer, hear appeals from such decision.

If you have any questions about what you need to do to comply with this ORDER, please contact me immediately.

Sincerely,



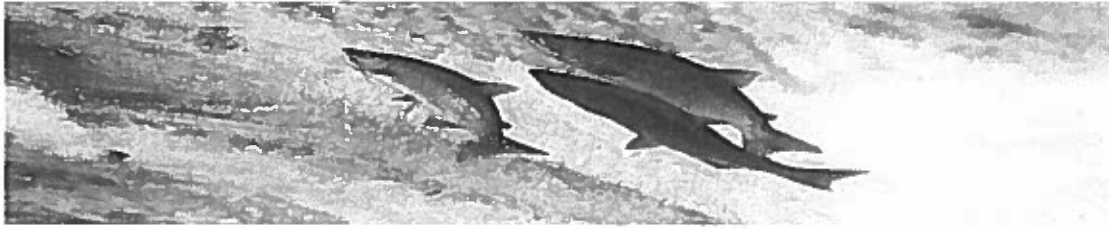
John Larson  
Code Enforcement Officer  
Town of Veazie

Cc: Town Manager  
file









## **VEAZIE SALMON CLUB**

### **1<sup>ST</sup> ANNUAL FISH FRY**

#### ***Membership Drive***

***CALLING ON ALL MASONIC BROTHERS-Family & Friends, Veazie & Bangor residents***

- FISH & CHIPS, SALAD, HADDOCK-POTATO FRIES
- HOT DOGS, Chips
- COLD SODAS, BOTTLE WATER
- SILENT AUCTION, *BEAUTIFUL VIEWS OF THE PENOBSCOT RIVER*
- FREE GIVEAWAYS
- Date: July 28<sup>th</sup> 2018
- Time: 12 noon to 4 pm
- Address: 30 Old County Road, Veazie, Maine 04401, GPS friendly

**We ask for Donations only for this great Family Event**

**Contact Ken at 941-2128 for information**

***Scottish Rite-York Rite-Shriners-Blue Lodges***

***I need your support Brothers***

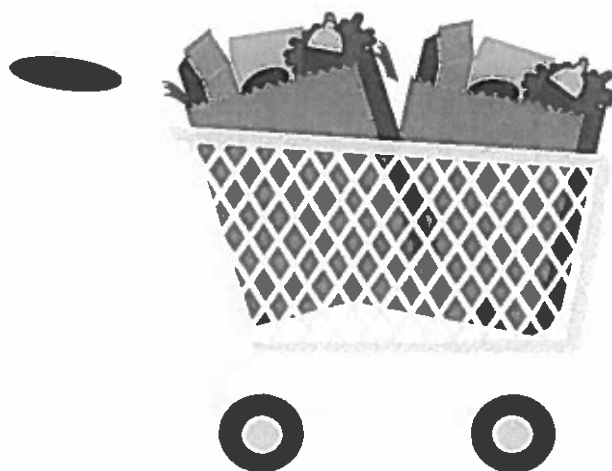






# ***Free food for Seniors through the Commodity Supplemental Food Program (CSFP)!***

***This USDA program provides low income seniors with  
a monthly box of food for free.***



**Applicants must be 60 years of age or older and meet income requirements: \$1307 or less for single person household or \$1760 for a two person household.**

**Each Thirty pound commodity box contains: *juice, dry milk, cereal, peanut butter, canned meat, pasta or rice, assorted canned goods and a block of cheese.***

***Pick up available at the Veazie Town Office beginning in August.***

**SIMPLY CALL EAAA AT 1-800-432-7812 or 941-2865 IF YOU  
HAVE QUESTIONS OR TO SIGN UP NOW!**



