

# 2015 Housing Facts for Calais, ME LMA Housing Market

## Homeownership Affordability Index

Calais, ME LMA Housing Market	Year	Index	Median	Median	Income Needed	Home Price
			Home Price <sup>1</sup>	Income <sup>2</sup>	to Afford Median Home Price	Affordable to Median Income
	2011	1.40	\$75,000	\$31,821	\$22,724	\$105,026
	2012	0.89	\$120,000	\$31,746	\$35,706	\$106,693
	2013	1.60	\$73,000	\$34,519	\$21,625	\$116,531
	2014	1.75	\$72,000	\$36,460	\$20,791	\$126,262
	2015	1.43	\$89,000	\$36,969	\$25,910	\$126,988
Eastport		0.91	\$109,500	\$31,793	\$34,921	\$99,690
Maine		1.03	\$176,000	\$50,703	\$49,352	\$180,816
Congressional District 2		1.25	\$125,000	\$44,260	\$35,404	\$156,267
Calais		1.34	\$72,000	\$31,308	\$23,315	\$96,682
Calais, ME LMA Housing Market		1.43	\$89,000	\$36,969	\$25,910	\$126,988
Washington County		1.55	\$87,250	\$38,632	\$24,970	\$134,988
Pembroke		1.64	\$75,000	\$36,600	\$22,383	\$122,637
Baileyville		3.17	\$48,500	\$46,471	\$14,674	\$153,596

The Homeownership Affordability Index is the ratio of Home Price Affordable at Median Income to Median Home Price. An index of less than 1 means the area is generally unaffordable - i.e., a household earning area median income could not cover the payment on a median priced home (30 year mortgage, taxes and insurance) using no more than 28% of gross income.

## Households Unable to Afford Median Home

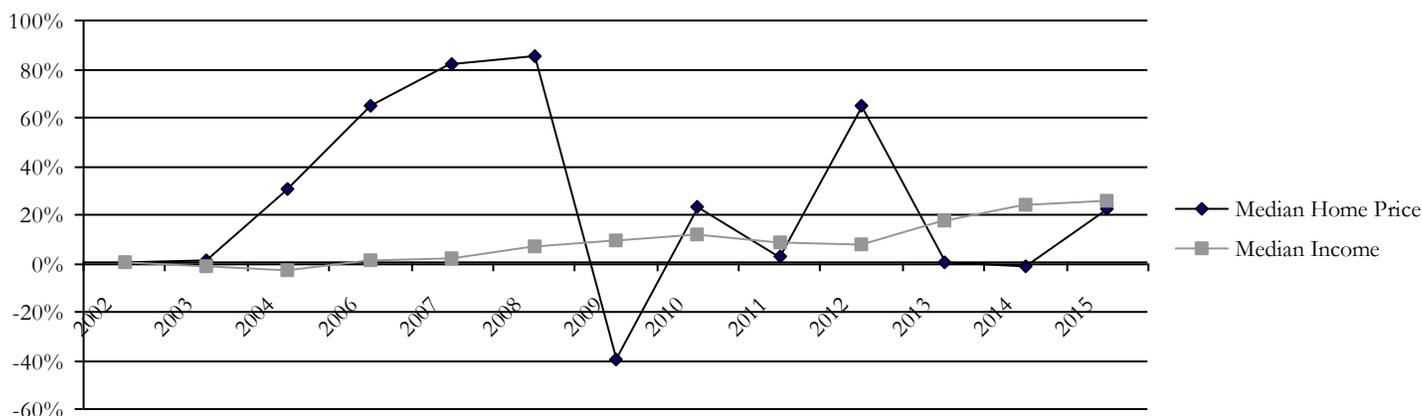
Location	Households Unable to Afford Median Home		Total Households	Median Home Price <sup>1</sup>	Income Needed to Afford Median Home	
	Percent	Number			Annual	Hourly
Eastport	54.4%	354	651	\$109,500	\$34,921	\$16.79
Maine	50.1%	281,724	562,460	\$176,000	\$49,352	\$23.73
Congressional District 2	41.5%	115,781	278,696	\$125,000	\$35,404	\$17.02
Calais	37.1%	505	1,364	\$72,000	\$23,315	\$11.21
Calais, ME LMA Housing Market	35.5%	2,115	5,950	\$89,000	\$25,910	\$12.46
Washington County	32.9%	4,611	14,031	\$87,250	\$24,970	\$12.00
Pembroke	26.6%	94	352	\$75,000	\$22,383	\$10.76
Baileyville	10.9%	67	612	\$48,500	\$14,674	\$7.05

## Unattainable Homes as a Percentage of Homes Sold

Location	Percentage of Unattainable Homes	Affordable Homes Sold	Unattainable Homes Sold
Eastport	55.6%	8	10
Maine	48.9%	9,328	8,919
Congressional District 2	35.9%	4,624	2,595
Calais	33.3%	22	11
Washington County	29.1%	214	88
Calais, ME LMA Housing Market	26.9%	87	32
Pembroke	18.2%	9	2
Baileyville	0.0%	10	0

# 2015 Housing Facts for Calais, ME LMA Housing Market

## Relative Increases in Income and Home Price <sup>3</sup>



## Rental Affordability Index

Location	Year	Index	Average 2 BR Rent (with utilities) <sup>4</sup>	Renter Household Median Income <sup>2</sup>	Income Needed to Afford Average 2 BR Rent	2 BR Rent Affordable to Median Income
Calais, ME LMA Housing Market	2011	0.70	\$760	\$21,364	\$30,383	\$534
	2012	0.68	\$770	\$20,917	\$30,802	\$523
	2013	0.69	\$788	\$21,864	\$31,519	\$547
	2014	0.61	\$908	\$22,072	\$36,328	\$552
	2015	0.70	\$808	\$22,517	\$32,338	\$563
Calais		0.68	\$819	\$22,410	\$32,773	\$560
Calais, ME LMA Housing Market		0.70	\$808	\$22,517	\$32,338	\$563
Washington County		0.74	\$813	\$23,944	\$32,526	\$599
Congressional District 2		0.81	\$803	\$25,887	\$32,130	\$647
Maine		0.89	\$850	\$30,142	\$33,998	\$754

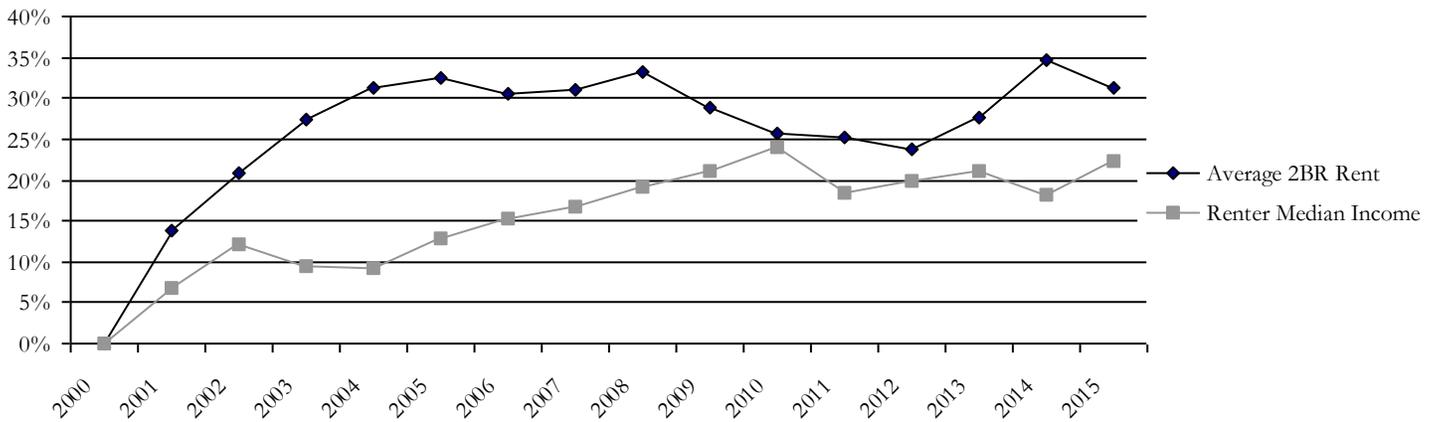
The Rental Affordability Index is the ratio of 2-Bedroom Rent Affordable at Median Renter Income to Average 2-Bedroom Rent. An index of less than 1 means the area is generally unaffordable – i.e., a renter household earning area median renter income could not cover the cost of an average 2-bedroom apartment (including utilities) using no more than 30% of gross income.

## Renter Households Unable to Afford Average 2 Bedroom Rent

Location	Households Unable to Afford Average 2 BR Rent		Total Renter Households	Average 2 BR Rent (with utilities) <sup>4</sup>	Income Needed to Afford Average 2 BR Rent	
	Percent	Number			Annual	Hourly
Calais	67.0%	374	558	\$819	\$32,773	\$15.76
Calais, ME LMA Housing Market	65.6%	1,011	1,541	\$808	\$32,338	\$15.55
Washington County	62.7%	2,158	3,443	\$813	\$32,526	\$15.64
Congressional District 2	58.9%	45,331	76,979	\$803	\$32,130	\$15.45
Maine	55.4%	89,127	160,903	\$850	\$33,998	\$16.35

# 2015 Housing Facts for Calais, ME LMA Housing Market

## Relative Increases in Renter Income and Average 2BR Rent<sup>3</sup>



## Demographics

	% Change 1990-2015	1990	2011	2012	2013	2014	2015
Population	-13.9%	15,579	13,698	13,899	13,742	13,624	13,417
Households	0.8%	5,901	6,082	6,129	6,069	6,040	5,950

## Endnotes

<sup>1</sup>This data is derived from Maine Real Estate Information System ("MREIS") and MREIS reserves all rights including all proprietary rights in the data set forth herein and any use or publication of this data or any portion thereof without the express written consent of MREIS is prohibited. Any reproduction, sale or exchange of this data, in whole or in part, is likewise prohibited. All rights to the data remain the exclusive property of MREIS to the extent owned by MREIS.

<sup>2</sup>Source: Claritas

<sup>3</sup>The Y axis is an index defined as the ratio of the annual value to the year 2000 value.

<sup>4</sup>Source: MaineHousing Quarterly Rent Survey. All rent data reported adjusted to include the cost of utilities (heat, hot water, and electricity).