

## 2015 Housing Facts for Lewiston-Auburn, ME MA Housing Market

<b>Homeownership Affordability Index</b>			Median		Income Needed	Home Price
	<u>Year</u>	<u>Index</u>	<u>Home Price</u> <sup>1</sup>	<u>Median Income</u> <sup>2</sup>	<u>to Afford Median Home Price</u>	<u>Affordable to Median Income</u>
Lewiston-Auburn, ME MA Housing Market	2011	1.12	\$124,500	\$42,046	\$37,604	\$139,207
	2012	1.09	\$130,000	\$41,884	\$38,562	\$141,197
	2013	1.12	\$128,500	\$42,141	\$37,641	\$143,863
	2014	1.26	\$123,000	\$44,695	\$35,593	\$154,455
	2015	1.26	\$130,000	\$47,094	\$37,402	\$163,688
Lewiston		0.94	\$121,250	\$36,492	\$38,817	\$113,989
Maine		1.03	\$176,000	\$50,703	\$49,352	\$180,816
Hartford		1.03	\$142,500	\$43,318	\$41,891	\$147,355
Hebron		1.05	\$184,750	\$54,032	\$51,588	\$193,502
Lisbon		1.17	\$128,000	\$45,000	\$38,495	\$149,628
Poland		1.20	\$179,000	\$59,778	\$49,778	\$214,960
Oxford County		1.22	\$129,000	\$43,651	\$35,699	\$157,737
Auburn		1.23	\$128,435	\$47,985	\$38,917	\$158,360
Congressional District 2		1.25	\$125,000	\$44,260	\$35,404	\$156,267
Lewiston-Auburn, ME MA Housing Market		1.26	\$130,000	\$47,094	\$37,402	\$163,688
Androscoggin County		1.26	\$131,000	\$47,493	\$37,675	\$165,140
Minot		1.31	\$172,000	\$63,797	\$48,661	\$225,502
Wales		1.37	\$166,000	\$66,230	\$48,505	\$226,662
Turner		1.38	\$166,000	\$63,706	\$46,002	\$229,885
Livermore		1.48	\$123,000	\$50,809	\$34,447	\$181,426
Greene		1.48	\$150,850	\$61,996	\$41,761	\$223,942
Mechanic Falls		1.69	\$110,500	\$56,276	\$33,393	\$186,223
Sabattus		1.72	\$111,250	\$54,967	\$32,010	\$191,035
Buckfield		1.80	\$91,500	\$50,230	\$27,956	\$164,404
Leeds		1.85	\$110,000	\$58,070	\$31,434	\$203,207

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.

## 2015 Housing Facts for Lewiston-Auburn, ME MA Housing Market

### Households Unable to Afford Median Home

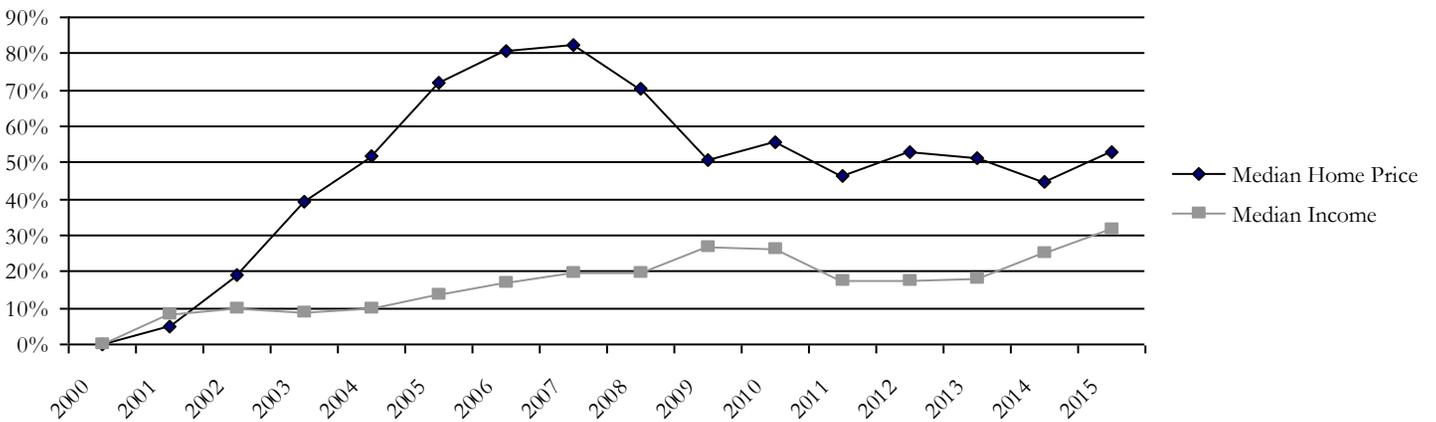
<u>Location</u>	<u>Households Unable to Afford Median Home</u>		<u>Total Households</u>	<u>Median Home Price<sup>1</sup></u>	<u>Income Needed to Afford Median Home</u>	
	<u>Percent</u>	<u>Number</u>			<u>Annual</u>	<u>Hourly</u>
Lewiston	52.2%	7,942	15,221	\$121,250	\$38,817	\$18.66
Maine	50.1%	281,724	562,460	\$176,000	\$49,352	\$23.73
Hebron	47.9%	207	432	\$184,750	\$51,588	\$24.80
Hartford	47.8%	225	470	\$142,500	\$41,891	\$20.14
Lisbon	43.2%	1,596	3,692	\$128,000	\$38,495	\$18.51
Poland	42.0%	942	2,244	\$179,000	\$49,778	\$23.93
Oxford County	41.7%	10,077	24,155	\$129,000	\$35,699	\$17.16
Congressional District 2	41.5%	115,781	278,696	\$125,000	\$35,404	\$17.02
Androscoggin County	41.5%	18,385	44,354	\$131,000	\$37,675	\$18.11
Auburn	41.4%	4,085	9,870	\$128,435	\$38,917	\$18.71
Lewiston-Auburn, ME MA Housing Market	41.3%	18,041	43,640	\$130,000	\$37,402	\$17.98
Minot	37.8%	387	1,024	\$172,000	\$48,661	\$23.39
Livermore	36.1%	324	897	\$123,000	\$34,447	\$16.56
Turner	36.1%	810	2,244	\$166,000	\$46,002	\$22.12
Greene	32.3%	545	1,689	\$150,850	\$41,761	\$20.08
Mechanic Falls	29.3%	354	1,208	\$110,500	\$33,393	\$16.05
Wales	28.1%	167	594	\$166,000	\$48,505	\$23.32
Sabattus	27.8%	546	1,964	\$111,250	\$32,010	\$15.39
Leeds	25.7%	230	897	\$110,000	\$31,434	\$15.11
Buckfield	23.2%	185	799	\$91,500	\$27,956	\$13.44

# 2015 Housing Facts for Lewiston-Auburn, ME MA Housing Market

## Unattainable Homes as a Percentage of Homes Sold

<u>Location</u>	<u>Percentage of Unattainable Homes</u>	<u>Affordable Homes Sold</u>	<u>Unattainable Homes Sold</u>
Lewiston	59.5%	102	150
Hartford	50.0%	9	9
Maine	48.9%	9,328	8,919
Poland	40.0%	51	34
Oxford County	37.5%	489	293
Congressional District 2	35.9%	4,624	2,595
Hebron	33.3%	8	4
Auburn	32.2%	164	78
Androscoggin County	30.8%	725	322
Lewiston-Auburn, ME MA Housing Market	30.2%	704	304
Lisbon	27.4%	69	26
Turner	22.0%	46	13
Greene	21.7%	36	10
Wales	18.8%	13	3
Leeds	16.0%	21	4
Buckfield	12.5%	14	2
Livermore	12.0%	22	3
Sabattus	10.7%	50	6
Minot	9.1%	20	2
Mechanic Falls	6.3%	30	2

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



# 2015 Housing Facts for Lewiston-Auburn, ME MA Housing Market

## Rental Affordability Index

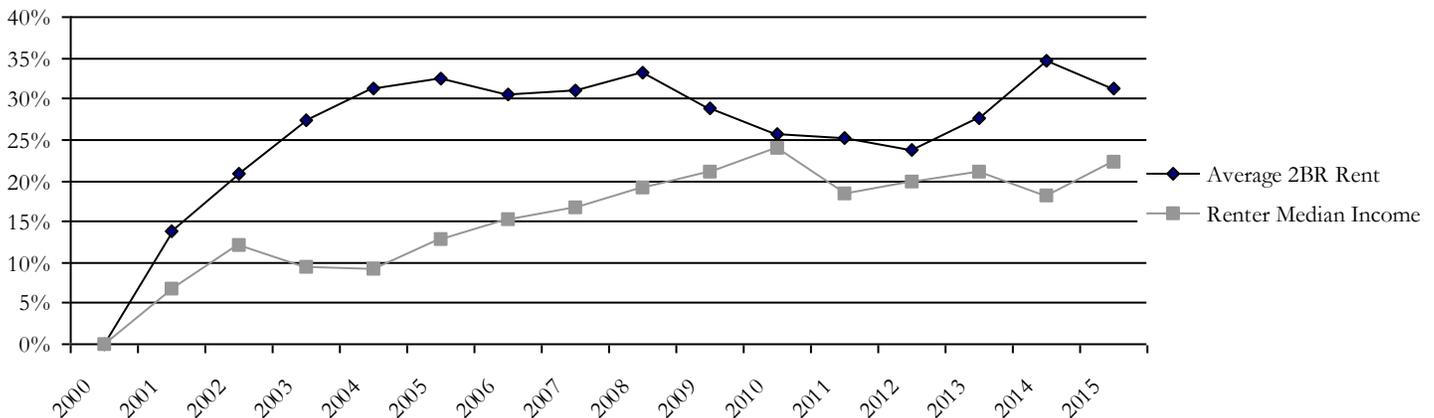
	Year	Index	Average 2 BR Rent (with utilities) <sup>4</sup>	Renter Household Median Income <sup>2</sup>	Income Needed to Afford Average 2 BR Rent	2 BR Rent Affordable to Median Income
Lewiston-Auburn, ME MA Housing Market	2011	0.87	\$754	\$26,210	\$30,178	\$655
	2012	0.89	\$743	\$26,491	\$29,732	\$662
	2013	0.84	\$781	\$26,220	\$31,238	\$656
	2014	0.79	\$793	\$24,963	\$31,705	\$624
	2015	0.84	\$799	\$26,823	\$31,967	\$671
Congressional District 2		0.81	\$803	\$25,887	\$32,130	\$647
Androscoggin County		0.84	\$794	\$26,845	\$31,775	\$671
Lewiston-Auburn, ME MA Housing Market		0.84	\$799	\$26,823	\$31,967	\$671
Oxford County		0.89	\$670	\$23,894	\$26,788	\$597
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
Congressional District 2	58.9%	45,331	76,979	\$803	\$32,130	\$15.45
Lewiston-Auburn, ME MA Housing Market	56.6%	8,697	15,358	\$799	\$31,967	\$15.37
Androscoggin County	56.4%	8,832	15,663	\$794	\$31,775	\$15.28
Maine	55.4%	89,127	160,903	\$850	\$33,998	\$16.35
Oxford County	54.6%	3,056	5,592	\$670	\$26,788	\$12.88

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



# 2015 Housing Facts for Lewiston-Auburn, ME MA Housing Market

## Demographics

	<u>% Change</u> <u>1990-2015</u>	<u>1990</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>
Population	3.1%	102,889	105,141	107,251	105,640	106,171	106,057
Households	11.7%	39,057	44,201	44,313	43,450	43,682	43,640

## 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).