

2015 Housing Facts for Oxford County

Homeownership Affordability Index			Median Home Price ¹	Median Income ²	Income Needed to Afford Median Home Price	Home Price Affordable to Median Income
	Year	Index				
Oxford County	2011	1.06	\$125,000	\$38,904	\$36,559	\$133,018
	2012	1.09	\$125,000	\$38,998	\$35,872	\$135,894
	2013	1.13	\$122,250	\$39,783	\$35,203	\$138,157
	2014	1.19	\$121,000	\$40,473	\$33,967	\$144,176
	2015	1.22	\$129,000	\$43,651	\$35,699	\$157,737
Denmark		0.87	\$220,000	\$49,845	\$57,558	\$190,520
Portland-South Portland MA Housing Market		0.93	\$232,000	\$60,176	\$64,940	\$214,980
Otisfield		0.94	\$217,000	\$55,000	\$58,718	\$203,260
Newry		0.97	\$188,700	\$47,581	\$49,174	\$182,587
Paris		0.97	\$125,000	\$36,121	\$37,289	\$121,084
Lovell		0.98	\$225,500	\$56,818	\$57,966	\$221,034
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
Conway, NH-ME LMA Housing Market		1.08	\$167,250	\$49,526	\$45,996	\$180,087
Waterford		1.09	\$148,000	\$43,885	\$40,428	\$160,657
Bethel		1.11	\$177,110	\$53,956	\$48,398	\$197,447
Norway		1.12	\$124,900	\$40,061	\$35,616	\$140,486
Bridgton-Paris, ME LMA Housing Market		1.14	\$137,375	\$43,107	\$37,818	\$156,586
Fryeburg		1.15	\$152,000	\$49,883	\$43,468	\$174,432
Oxford County		1.22	\$129,000	\$43,651	\$35,699	\$157,737
Brownfield		1.24	\$127,500	\$44,505	\$35,792	\$158,537
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
Rumford, ME LMA Housing Market		1.33	\$112,500	\$41,018	\$30,944	\$149,123
Oxford		1.34	\$117,000	\$43,301	\$32,201	\$157,329
Woodstock		1.52	\$111,000	\$45,601	\$29,924	\$169,152
Hiram		1.58	\$121,250	\$53,446	\$33,822	\$191,599
Greenwood		1.71	\$127,000	\$58,894	\$34,410	\$217,364
Pittsfield, ME LMA Housing Market		1.72	\$87,100	\$42,477	\$24,697	\$149,805
West Paris		1.74	\$93,000	\$46,408	\$26,667	\$161,843
Buckfield		1.80	\$91,500	\$50,230	\$27,956	\$164,404
Rumford		1.93	\$54,500	\$32,367	\$16,809	\$104,944
Porter		1.96	\$90,000	\$49,000	\$25,019	\$176,267
Mexico		2.17	\$40,200	\$28,645	\$13,190	\$87,304
Peru		2.77	\$55,750	\$45,276	\$16,354	\$154,348
Dixfield		3.92	\$42,350	\$50,644	\$12,924	\$165,950

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 Oxford County

Households Unable to Afford Median Home

<u>Location</u>	<u>Households Unable to Afford Median Home</u>		<u>Total Households</u>	<u>Median Home Price¹</u>	<u>Income Needed to Afford Median Home</u>	
	<u>Percent</u>	<u>Number</u>			<u>Annual</u>	<u>Hourly</u>
Denmark	55.5%	259	466	\$220,000	\$57,558	\$27.67
Portland-South Portland MA Housing Market	54.5%	84,207	154,594	\$232,000	\$64,940	\$31.22
Lovell	53.2%	241	452	\$225,500	\$57,966	\$27.87
Otisfield	52.1%	355	682	\$217,000	\$58,718	\$28.23
Newry	51.9%	89	172	\$188,700	\$49,174	\$23.64
Paris	51.5%	1,115	2,167	\$125,000	\$37,289	\$17.93
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
Conway, NH-ME LMA Housing Market	46.7%	1,549	3,315	\$167,250	\$45,996	\$22.11
Waterford	45.9%	331	722	\$148,000	\$40,428	\$19.44
Bethel	45.6%	503	1,103	\$177,110	\$48,398	\$23.27
Bridgton-Paris, ME LMA Housing Market	44.2%	5,153	11,655	\$137,375	\$37,818	\$18.18
Fryeburg	43.9%	594	1,353	\$152,000	\$43,468	\$20.90
Norway	43.8%	939	2,145	\$124,900	\$35,616	\$17.12
Oxford County	41.7%	10,077	24,155	\$129,000	\$35,699	\$17.16
Brownfield	41.6%	290	698	\$127,500	\$35,792	\$17.21
Congressional District 2	41.5%	115,781	278,696	\$125,000	\$35,404	\$17.02
Lewiston-Auburn, ME MA Housing Market	41.3%	18,041	43,640	\$130,000	\$37,402	\$17.98
Rumford, ME LMA Housing Market	39.7%	3,769	9,485	\$112,500	\$30,944	\$14.88
Oxford	34.4%	562	1,634	\$117,000	\$32,201	\$15.48
Hiram	31.8%	214	673	\$121,250	\$33,822	\$16.26
Woodstock	31.2%	160	513	\$111,000	\$29,924	\$14.39
Pittsfield, ME LMA Housing Market	30.3%	2,070	6,823	\$87,100	\$24,697	\$11.87
Rumford	28.4%	746	2,630	\$54,500	\$16,809	\$8.08
Greenwood	27.6%	119	432	\$127,000	\$34,410	\$16.54
Porter	24.8%	153	618	\$90,000	\$25,019	\$12.03
Mexico	23.4%	274	1,169	\$40,200	\$13,190	\$6.34
Buckfield	23.2%	185	799	\$91,500	\$27,956	\$13.44
West Paris	22.9%	158	691	\$93,000	\$26,667	\$12.82
Dixfield	19.9%	201	1,010	\$42,350	\$12,924	\$6.21
Peru	9.5%	58	612	\$55,750	\$16,354	\$7.86

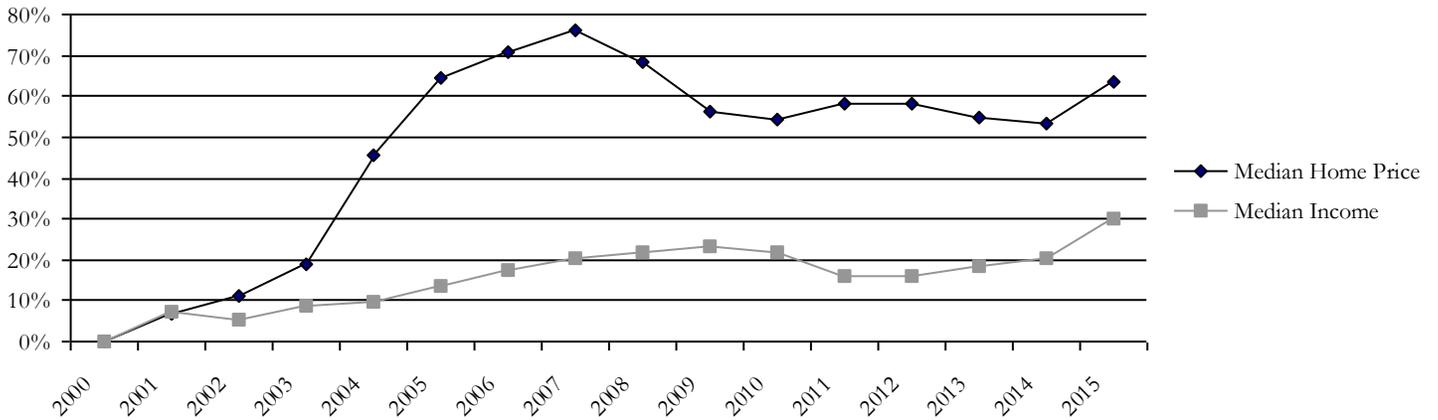
2015 Housing Facts for Oxford County

Unattainable Homes as a Percentage of Homes Sold

<u>Location</u>	Percentage of <u>Unattainable Homes</u>	<u>Affordable Homes Sold</u>	<u>Unattainable Homes Sold</u>
Denmark	64.3%	10	18
Portland-South Portland MA Housing Market	58.3%	2,649	3,711
Paris	58.2%	23	32
Lovell	53.8%	12	14
Otisfield	51.5%	16	17
Newry	50.0%	30	30
Hartford	50.0%	9	9
Maine	48.9%	9,328	8,919
Bethel	48.5%	35	33
Conway, NH-ME LMA Housing Market	44.2%	77	61
Waterford	42.9%	12	9
Norway	42.4%	34	25
Fryeburg	41.2%	30	21
Woodstock	40.0%	12	8
Bridgton-Paris, ME LMA Housing Market	39.9%	247	164
Oxford County	37.5%	489	293
Rumford, ME LMA Housing Market	37.3%	197	117
Brownfield	36.8%	12	7
Congressional District 2	35.9%	4,624	2,595
Hebron	33.3%	8	4
Lewiston-Auburn, ME MA Housing Market	30.2%	704	304
Greenwood	26.3%	14	5
Oxford	25.0%	33	11
Pittsfield, ME LMA Housing Market	22.5%	138	40
Rumford	19.1%	38	9
Hiram	18.2%	18	4
Porter	15.4%	11	2
Buckfield	12.5%	14	2
Mexico	10.0%	18	2
Peru	6.3%	15	1
West Paris	5.9%	16	1
Dixfield	5.6%	17	1

2015 Housing Facts for Oxford County

Relative Increases in Income and Home Price ³



Rental Affordability Index

Oxford County	Year	Index	Average 2 BR Rent (with utilities) ⁴	Renter Household Median Income ²	Income Needed to Afford Average 2 BR Rent	2 BR Rent Affordable to Median Income
	2011	0.89	\$698	\$24,876	\$27,929	\$622
	2012	0.93	\$692	\$25,735	\$27,664	\$643
	2013	0.82	\$757	\$24,731	\$30,298	\$618
	2014	0.89	\$663	\$23,654	\$26,528	\$591
	2015	0.89	\$670	\$23,894	\$26,788	\$597
Portland-South Portland MA Housing Market		0.72	\$1,276	\$36,600	\$51,058	\$915
Rumford		0.77	\$594	\$18,360	\$23,755	\$459
Congressional District 2		0.81	\$803	\$25,887	\$32,130	\$647
Bridgton-Paris, ME LMA Housing Market		0.81	\$757	\$24,532	\$30,270	\$613
Lewiston-Auburn, ME MA Housing Market		0.84	\$799	\$26,823	\$31,967	\$671
Rumford, ME LMA Housing Market		0.88	\$627	\$22,036	\$25,092	\$551
Oxford County		0.89	\$670	\$23,894	\$26,788	\$597
Maine		0.89	\$850	\$30,142	\$33,998	\$754

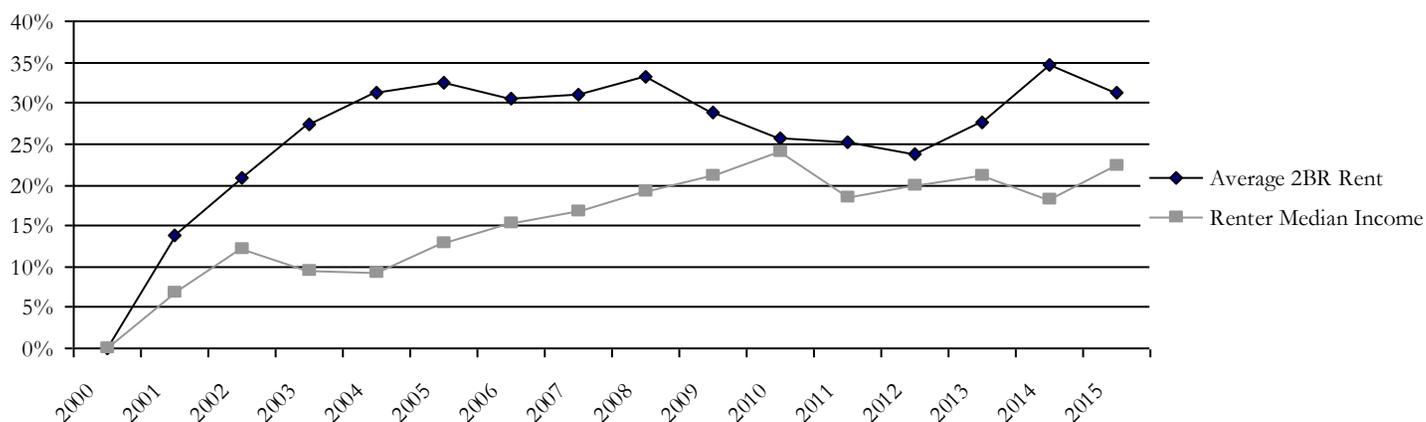
The Rental Affordability Index is the ratio of 2-Bedroom Rent Affordable at Median Renter Income to Average 2-Bedroom Rent. An index of less than 1 means the area is generally unaffordable – i.e., a renter household earning area median renter income could not cover the cost of an average 2-bedroom apartment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

2015 Housing Facts for Oxford County

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) ⁴	Income Needed to Afford Average 2 BR Rent	
	Percent	Number			Annual	Hourly
Portland-South Portland MA Housing Market	65.8%	32,333	49,137	\$1,276	\$51,058	\$24.55
Rumford	59.3%	630	1,063	\$594	\$23,755	\$11.42
Congressional District 2	58.9%	45,331	76,979	\$803	\$32,130	\$15.45
Bridgton-Paris, ME LMA Housing Market	57.9%	1,657	2,860	\$757	\$30,270	\$14.55
Lewiston-Auburn, ME MA Housing Market	56.6%	8,697	15,358	\$799	\$31,967	\$15.37
Maine	55.4%	89,127	160,903	\$850	\$33,998	\$16.35
Rumford, ME LMA Housing Market	55.3%	1,363	2,464	\$627	\$25,092	\$12.06
Oxford County	54.6%	3,056	5,592	\$670	\$26,788	\$12.88

Relative Increases in Renter Income and Average 2BR Rent³



Demographics

	% Change 1990-2015	1990	2011	2012	2013	2014	2015
Population	8.2%	52,602	56,659	58,627	57,505	57,112	56,936
Households	20.4%	20,064	24,086	24,821	24,299	24,184	24,155

Endnotes

¹This 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.

²Source: Claritas

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

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