

2015 Housing Facts for Washington County

Homeownership Affordability Index			Median Home Price ¹	Median Income ²	Income Needed to Afford Median Home Price	Home Price Affordable to Median Income
	<u>Year</u>	<u>Index</u>				
Washington County	2011	1.28	\$82,000	\$31,636	\$24,678	\$105,121
	2012	0.97	\$110,000	\$31,592	\$32,504	\$106,913
	2013	1.34	\$89,500	\$35,319	\$26,417	\$119,659
	2014	1.68	\$77,000	\$37,167	\$22,169	\$129,093
	2015	1.55	\$87,250	\$38,632	\$24,970	\$134,988
Addison		0.86	\$188,250	\$44,722	\$51,892	\$162,240
Eastport		0.91	\$109,500	\$31,793	\$34,921	\$99,690
Ellsworth, ME LMA Housing Market		0.95	\$186,450	\$47,248	\$49,523	\$177,883
Maine		1.03	\$176,000	\$50,703	\$49,352	\$180,816
Steuben		1.08	\$140,299	\$43,347	\$40,274	\$151,003
Congressional District 2		1.25	\$125,000	\$44,260	\$35,404	\$156,267
Milbridge		1.25	\$100,000	\$35,600	\$28,464	\$125,069
Harrington		1.26	\$110,000	\$40,225	\$31,950	\$138,491
Calais		1.34	\$72,000	\$31,308	\$23,315	\$96,682
Machias		1.37	\$86,500	\$37,432	\$27,265	\$118,756
Jonesport		1.41	\$101,500	\$39,828	\$28,301	\$142,843
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
Machias, ME LMA Housing Market		1.58	\$88,500	\$39,844	\$25,221	\$139,816
Pembroke		1.64	\$75,000	\$36,600	\$22,383	\$122,637
Lubec		1.70	\$70,000	\$35,332	\$20,773	\$119,059
Machiasport		1.76	\$89,000	\$44,972	\$25,616	\$156,251
Houlton, ME LMA Housing Market		1.87	\$70,000	\$38,478	\$20,598	\$130,764
East Machias		2.36	\$67,000	\$45,446	\$19,231	\$158,329
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.

2015 Housing Facts for Washington County

Households Unable to Afford Median Home

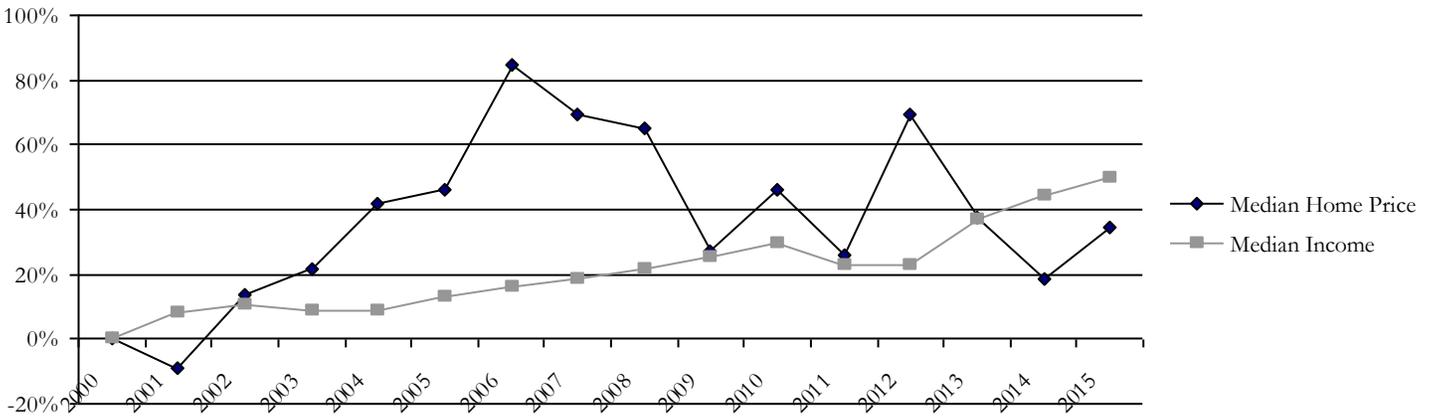
<u>Location</u>	<u>Households Unable to Afford Median Home</u>		<u>Total Households</u>	<u>Median Home Price¹</u>	<u>Income Needed to Afford Median Home</u>	
	<u>Percent</u>	<u>Number</u>			<u>Annual</u>	<u>Hourly</u>
Addison	57.1%	299	523	\$188,250	\$51,892	\$24.95
Eastport	54.4%	354	651	\$109,500	\$34,921	\$16.79
Ellsworth, ME LMA Housing Market	52.4%	12,991	24,774	\$186,450	\$49,523	\$23.81
Maine	50.1%	281,724	562,460	\$176,000	\$49,352	\$23.73
Steuben	47.2%	218	461	\$140,299	\$40,274	\$19.36
Congressional District 2	41.5%	115,781	278,696	\$125,000	\$35,404	\$17.02
Harrington	40.7%	168	414	\$110,000	\$31,950	\$15.36
Milbridge	40.0%	246	614	\$100,000	\$28,464	\$13.68
Jonesport	37.1%	215	580	\$101,500	\$28,301	\$13.61
Calais	37.1%	505	1,364	\$72,000	\$23,315	\$11.21
Machias	35.7%	330	926	\$86,500	\$27,265	\$13.11
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
Machias, ME LMA Housing Market	32.0%	2,358	7,358	\$88,500	\$25,221	\$12.13
Lubec	31.9%	233	729	\$70,000	\$20,773	\$9.99
Pembroke	26.6%	94	352	\$75,000	\$22,383	\$10.76
Houlton, ME LMA Housing Market	25.3%	1,954	7,732	\$70,000	\$20,598	\$9.90
Machiasport	22.9%	92	403	\$89,000	\$25,616	\$12.32
East Machias	16.4%	92	559	\$67,000	\$19,231	\$9.25
Baileyville	10.9%	67	612	\$48,500	\$14,674	\$7.05

2015 Housing Facts for Washington County

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>
Addison	60.0%	4	6
Eastport	55.6%	8	10
Ellsworth, ME LMA Housing Market	53.9%	321	375
Maine	48.9%	9,328	8,919
Milbridge	42.9%	8	6
Jonesport	41.7%	7	5
Steuben	36.4%	7	4
Harrington	36.4%	7	4
Congressional District 2	35.9%	4,624	2,595
Calais	33.3%	22	11
Machias, ME LMA Housing Market	29.6%	114	48
Washington County	29.1%	214	88
Calais, ME LMA Housing Market	26.9%	87	32
East Machias	21.4%	11	3
Houlton, ME LMA Housing Market	20.5%	128	33
Pembroke	18.2%	9	2
Machias	13.0%	20	3
Lubec	11.8%	15	2
Machiasport	10.0%	9	1
Baileyville	0.0%	10	0

Relative Increases in Income and Home Price ³



2015 Housing Facts for Washington County

Rental Affordability Index

	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
Washington County	2011	0.70	\$760	\$21,383	\$30,392	\$535
	2012	0.68	\$789	\$21,328	\$31,546	\$533
	2013	0.70	\$802	\$22,607	\$32,083	\$565
	2014	0.66	\$861	\$22,811	\$34,444	\$570
	2015	0.74	\$813	\$23,944	\$32,526	\$599
Ellsworth, ME LMA Housing Market		0.64	\$1,027	\$26,303	\$41,074	\$658
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
Machias, ME LMA Housing Market		0.77	\$827	\$25,328	\$33,091	\$633
Houlton, ME LMA Housing Market		0.79	\$817	\$25,966	\$32,694	\$649
Congressional District 2		0.81	\$803	\$25,887	\$32,130	\$647
Maine		0.89	\$850	\$30,142	\$33,998	\$754

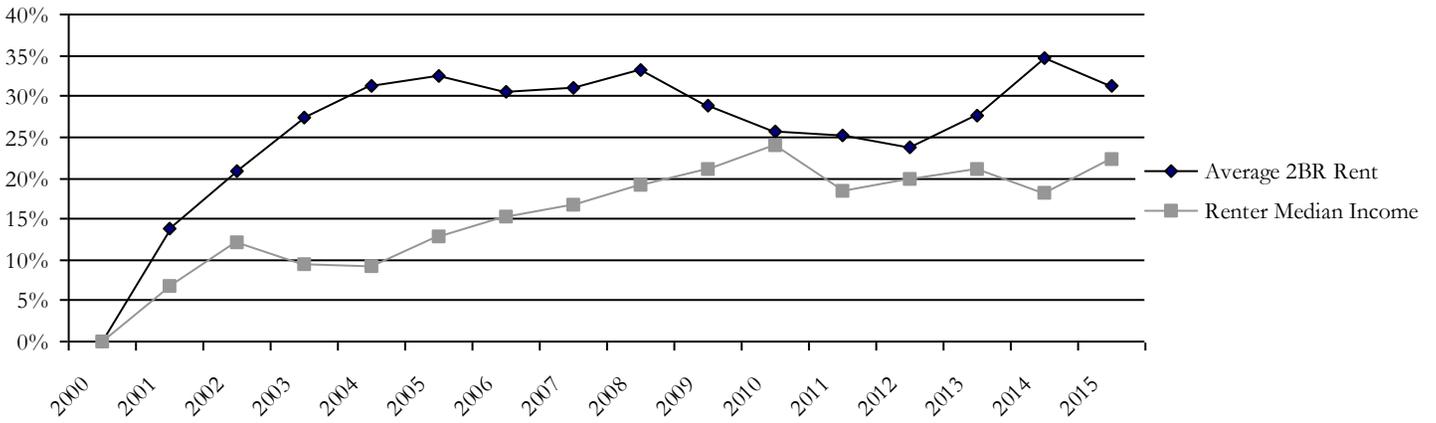
The Rental Affordability Index is the ratio of 2-Bedroom Rent Affordable at Median Renter Income to Average 2-Bedroom Rent. An index of less than 1 means the area is generally unaffordable – i.e., a renter household earning area median renter income could not cover the cost of an average 2-bedroom apartment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

Renter Households Unable to Afford Average 2 Bedroom Rent

Location	Households		Total Renter Households	Average 2 BR Rent (with utilities) ⁴	Income Needed to Afford Average 2 BR Rent	
	Unable to Afford Average 2 BR Rent Percent	Number			Annual	Hourly
Calais	67.0%	374	558	\$819	\$32,773	\$15.76
Ellsworth, ME LMA Housing Market	66.8%	4,247	6,355	\$1,027	\$41,074	\$19.75
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
Machias, ME LMA Housing Market	60.6%	1,079	1,780	\$827	\$33,091	\$15.91
Houlton, ME LMA Housing Market	59.8%	1,130	1,891	\$817	\$32,694	\$15.72
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 Washington County

Relative Increases in Renter Income and Average 2BR Rent³



Demographics

	% Change 1990-2015	1990	2011	2012	2013	2014	2015
Population	-9.9%	35,308	32,023	32,869	32,358	32,144	31,808
Households	4.6%	13,418	14,106	14,443	14,195	14,143	14,031

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).