

2015 Housing Facts for York County

Homeownership Affordability Index			Median Home Price ¹	Median Income ²	Income Needed to Afford Median Home Price	Home Price Affordable to Median Income
York County	Year	Index				
	2011	0.94	\$200,000	\$52,839	\$56,187	\$188,085
	2012	0.94	\$205,000	\$52,860	\$56,482	\$191,853
	2013	0.91	\$210,000	\$54,180	\$59,666	\$190,693
	2014	1.07	\$204,100	\$61,083	\$57,045	\$218,544
	2015	0.98	\$215,000	\$58,311	\$59,503	\$210,693
Kennebunkport		0.54	\$509,330	\$70,524	\$130,507	\$275,235
Ogunquit		0.63	\$385,000	\$61,912	\$98,608	\$241,726
Kittery		0.64	\$306,950	\$55,457	\$87,081	\$195,480
York		0.70	\$365,000	\$67,847	\$97,305	\$254,500
Biddeford		0.78	\$190,000	\$43,367	\$55,872	\$147,476
Portsmouth, NH-ME MA Housing Market		0.80	\$289,000	\$64,538	\$80,930	\$230,464
Old Orchard Beach		0.85	\$199,113	\$47,120	\$55,667	\$168,541
York, ME LMA Housing Market		0.86	\$287,000	\$65,179	\$75,840	\$246,657
Saco		0.92	\$210,000	\$56,405	\$61,539	\$192,481
Portland-South Portland MA Housing Market		0.93	\$232,000	\$60,176	\$64,940	\$214,980
Kennebunk		0.93	\$286,000	\$74,364	\$80,098	\$265,526
Arundel		0.93	\$254,000	\$66,641	\$71,406	\$237,051
Congressional District 1		0.95	\$215,000	\$57,031	\$59,766	\$205,160
York County		0.98	\$215,000	\$58,311	\$59,503	\$210,693
Sanford		0.98	\$146,500	\$44,240	\$44,958	\$144,161
Acton		1.01	\$200,000	\$54,929	\$54,589	\$201,245
Wells		1.02	\$230,000	\$61,627	\$60,239	\$235,298
Maine		1.03	\$176,000	\$50,703	\$49,352	\$180,816
Shapleigh		1.05	\$187,000	\$52,235	\$49,866	\$195,886
Eliot		1.05	\$276,000	\$80,366	\$76,280	\$290,786
Berwick		1.06	\$200,000	\$61,824	\$58,135	\$212,692
Lebanon		1.08	\$180,000	\$54,294	\$50,323	\$194,204
Sanford Micropolitan Housing Market		1.09	\$154,900	\$46,118	\$42,472	\$168,199
Rochester-Dover, NH-ME MA Housing Mark		1.11	\$202,000	\$65,467	\$58,716	\$225,224
Alfred		1.12	\$191,500	\$59,481	\$53,323	\$213,617
Cornish		1.14	\$137,000	\$43,278	\$37,829	\$156,732
South Berwick		1.16	\$231,236	\$78,170	\$67,277	\$268,675
Newfield		1.18	\$134,900	\$42,042	\$35,621	\$159,215
Buxton		1.18	\$193,725	\$62,651	\$53,077	\$228,668
Hollis		1.29	\$192,250	\$66,390	\$51,643	\$247,147
Dayton		1.31	\$211,343	\$79,530	\$60,737	\$276,734
Lyman		1.31	\$190,250	\$67,951	\$51,867	\$249,247
North Berwick		1.31	\$184,500	\$66,213	\$50,517	\$241,827
Waterboro		1.33	\$145,500	\$53,815	\$40,446	\$193,591
Limington		1.37	\$169,000	\$61,706	\$45,096	\$231,248
Parsonsfield		1.40	\$120,000	\$47,412	\$33,882	\$167,919
Limerick		1.67	\$140,100	\$64,918	\$38,774	\$234,567

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 York County

Households Unable to Afford Median Home

<u>Location</u>	Households Unable to Afford Median Home		<u>Total Households</u>	<u>Median Home Price</u> ¹	Income Needed to Afford Median Home	
	<u>Percent</u>	<u>Number</u>			<u>Annual</u>	<u>Hourly</u>
Ogunquit	74.5%	333	447	\$385,000	\$98,608	\$47.41
Kittery	71.3%	3,160	4,434	\$306,950	\$87,081	\$41.87
York	68.2%	3,789	5,554	\$365,000	\$97,305	\$46.78
Kennebunkport	66.4%	1,063	1,602	\$509,330	\$130,507	\$62.74
Portsmouth, NH-ME MA Housing Market	61.4%	4,288	6,978	\$289,000	\$80,930	\$38.91
Biddeford	60.2%	5,180	8,599	\$190,000	\$55,872	\$26.86
Old Orchard Beach	58.2%	2,671	4,589	\$199,113	\$55,667	\$26.76
York, ME LMA Housing Market	57.4%	6,925	12,067	\$287,000	\$75,840	\$36.46
Arundel	56.9%	903	1,588	\$254,000	\$71,406	\$34.33
Portland-South Portland MA Housing Market	54.5%	84,207	154,594	\$232,000	\$64,940	\$31.22
Saco	54.0%	4,295	7,959	\$210,000	\$61,539	\$29.59
Kennebunk	53.8%	2,693	5,010	\$286,000	\$80,098	\$38.51
Congressional District 1	52.9%	150,227	283,764	\$215,000	\$59,766	\$28.73
York County	51.7%	42,951	83,126	\$215,000	\$59,503	\$28.61
Sanford	50.7%	4,368	8,622	\$146,500	\$44,958	\$21.61
Maine	50.1%	281,724	562,460	\$176,000	\$49,352	\$23.73
Acton	49.7%	532	1,071	\$200,000	\$54,589	\$26.24
Wells	48.9%	2,093	4,280	\$230,000	\$60,239	\$28.96
South Berwick	47.8%	1,321	2,765	\$231,236	\$67,277	\$32.34
Shapleigh	47.6%	526	1,105	\$187,000	\$49,866	\$23.97
Eliot	47.3%	1,203	2,544	\$276,000	\$76,280	\$36.67
Berwick	47.0%	1,338	2,846	\$200,000	\$58,135	\$27.95
Lebanon	46.5%	1,030	2,216	\$180,000	\$50,323	\$24.19
Sanford Micropolitan Housing Market	46.4%	5,013	10,798	\$154,900	\$42,472	\$20.42
Rochester-Dover, NH-ME MA Housing Market	45.6%	3,572	7,827	\$202,000	\$58,716	\$28.23
Alfred	44.7%	546	1,223	\$191,500	\$53,323	\$25.64
Cornish	44.0%	284	645	\$137,000	\$37,829	\$18.19
Buxton	43.0%	1,368	3,180	\$193,725	\$53,077	\$25.52
Newfield	41.4%	268	649	\$134,900	\$35,621	\$17.13
Dayton	38.7%	289	746	\$211,343	\$60,737	\$29.20
Lyman	38.4%	652	1,696	\$190,250	\$51,867	\$24.94
Hollis	38.4%	643	1,676	\$192,250	\$51,643	\$24.83
Parsonsfield	37.7%	312	827	\$120,000	\$33,882	\$16.29
North Berwick	37.1%	663	1,786	\$184,500	\$50,517	\$24.29
Limington	36.5%	532	1,456	\$169,000	\$45,096	\$21.68
Waterboro	34.1%	983	2,883	\$145,500	\$40,446	\$19.45
Limerick	24.1%	272	1,128	\$140,100	\$38,774	\$18.64

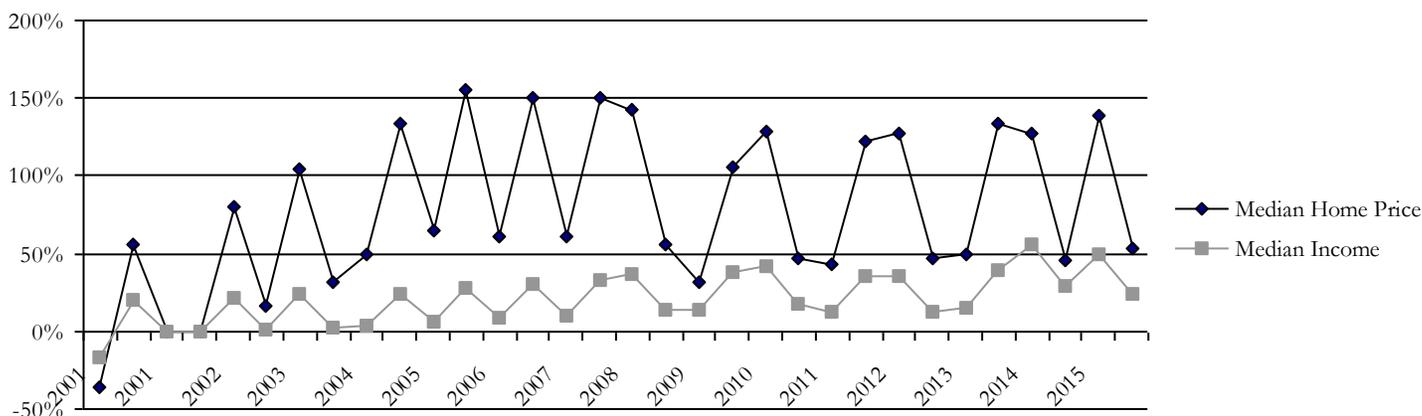
2015 Housing Facts for York County

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>
Kittery	81.5%	27	119
York	80.2%	55	223
Kennebunkport	80.0%	22	88
Ogunquit	80.0%	17	68
Portsmouth, NH-ME MA Housing Market	74.7%	62	183
Biddeford	72.3%	54	141
Old Orchard Beach	67.3%	83	171
Saco	61.8%	109	176
York, ME LMA Housing Market	61.5%	287	458
Portland-South Portland MA Housing Market	58.3%	2,649	3,711
Kennebunk	56.7%	107	140
Arundel	56.1%	25	32
Congressional District 1	54.4%	5,028	6,000
York County	52.9%	1,623	1,821
Sanford	51.7%	130	139
Wells	51.3%	156	164
Maine	48.9%	9,328	8,919
Eliot	47.5%	52	47
Acton	44.4%	25	20
Cornish	43.8%	9	7
Shapleigh	43.4%	30	23
Lebanon	42.4%	53	39
Berwick	42.0%	65	47
Alfred	41.2%	20	14
Rochester-Dover, NH-ME MA Housing Market	40.3%	184	124
Sanford Micropolitan Housing Market	39.8%	221	146
South Berwick	37.5%	65	39
Buxton	34.8%	73	39
Newfield	34.8%	15	8
Lyman	26.7%	55	20
Hollis	22.1%	53	15
Waterboro	21.1%	120	32
North Berwick	21.0%	49	13
Parsonsfield	19.4%	25	6
Limington	18.0%	41	9
Dayton	12.5%	21	3
Limerick	10.9%	41	5

2015 Housing Facts for York County

Relative Increases in Income and Home Price ³



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
York County					
2011	0.89	\$928	\$33,217	\$37,139	\$830
2012	0.95	\$886	\$33,781	\$35,436	\$845
2013	0.85	\$1,008	\$34,313	\$40,335	\$858
2014	0.87	\$1,063	\$37,067	\$42,531	\$927
2015	0.82	\$1,064	\$34,754	\$42,572	\$869
York, ME LMA Housing Market	0.50	\$1,904	\$37,786	\$76,164	\$945
Portland-South Portland MA Housing Market	0.72	\$1,276	\$36,600	\$51,058	\$915
York County	0.82	\$1,064	\$34,754	\$42,572	\$869
Sanford Micropolitan Housing Market	0.83	\$867	\$28,719	\$34,664	\$718
Maine	0.89	\$850	\$30,142	\$33,998	\$754
Congressional District 1	0.90	\$950	\$34,181	\$38,013	\$855

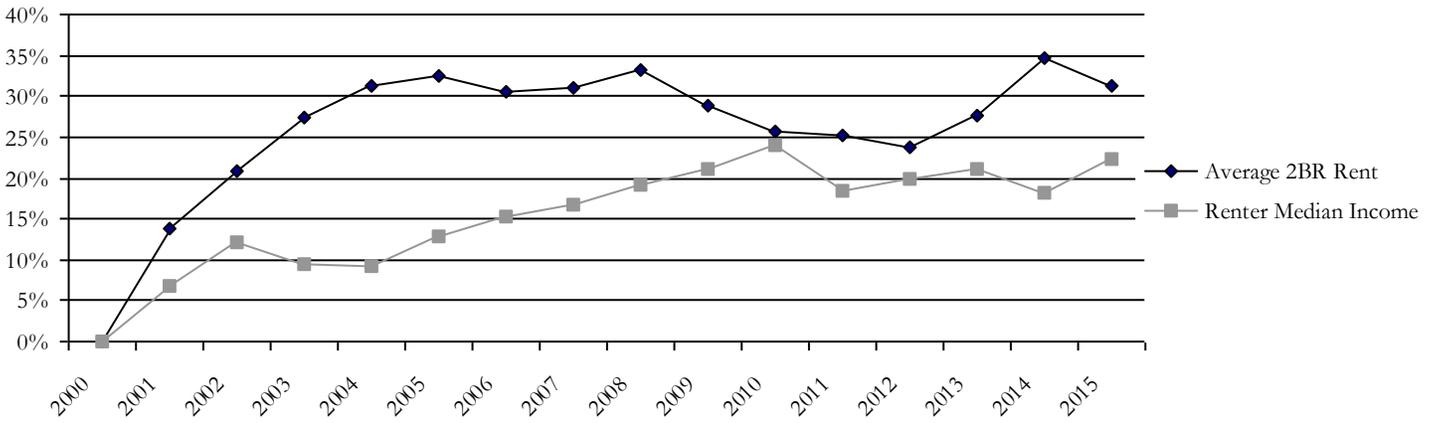
The Rental Affordability Index is the ratio of 2-Bedroom Rent Affordable at Median Renter Income to Average 2-Bedroom Rent. An index of less than 1 means the area is generally unaffordable – i.e., a renter household earning area median renter income could not cover the cost of an average 2-bedroom apartment (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 Percent	Households Unable to Afford Average 2 BR Rent Number	Total Renter Households	Average 2 BR Rent (with utilities) ⁴	Income Needed to Afford Average 2 BR Rent Annual	Income Needed to Afford Average 2 BR Rent Hourly
York, ME LMA Housing Market	78.5%	1,805	2,299	\$1,904	\$76,164	\$36.62
Portland-South Portland MA Housing Market	65.8%	32,333	49,137	\$1,276	\$51,058	\$24.55
Sanford Micropolitan Housing Market	59.7%	1,965	3,294	\$867	\$34,664	\$16.67
York County	58.9%	12,928	21,963	\$1,064	\$42,572	\$20.47
Maine	55.4%	89,127	160,903	\$850	\$33,998	\$16.35
Congressional District 1	54.4%	45,683	83,924	\$950	\$38,013	\$18.28

2015 Housing Facts for York County

Relative Increases in Renter Income and Average 2BR Rent³



Demographics

	% Change 1990-2015	1990	2011	2012	2013	2014	2015
Population	21.7%	164,587	204,443	199,102	199,396	200,065	200,230
Households	34.4%	61,848	84,092	82,149	82,437	82,902	83,126

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).