

2016 Housing Facts and Affordability Index for Sanford Micropolitan Housing Market

Homeownership Affordability Index

Sanford Micropolitan Housing Market	Year	Index	Median	Median	Income Needed	Home Price
			Home Price ¹	Income ²	to Afford Median Home Price	Affordable to Median Income
	2012	1.00	\$146,900	\$42,501	\$42,320	\$147,529
	2013	1.12	\$140,000	\$44,053	\$39,398	\$156,542
	2014	1.33	\$135,000	\$48,824	\$36,809	\$179,065
	2015	1.09	\$154,900	\$46,118	\$42,472	\$168,199
	2016	1.11	\$160,000	\$48,878	\$44,184	\$176,998
Acton		0.94	\$223,000	\$57,885	\$61,461	\$210,026
Maine		0.97	\$184,000	\$50,990	\$52,545	\$178,552
Sanford		0.98	\$153,950	\$46,910	\$47,771	\$151,175
Sanford Micropolitan Housing Market		1.11	\$160,000	\$48,878	\$44,184	\$176,998
Shapleigh		1.14	\$179,900	\$55,308	\$48,557	\$204,911

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

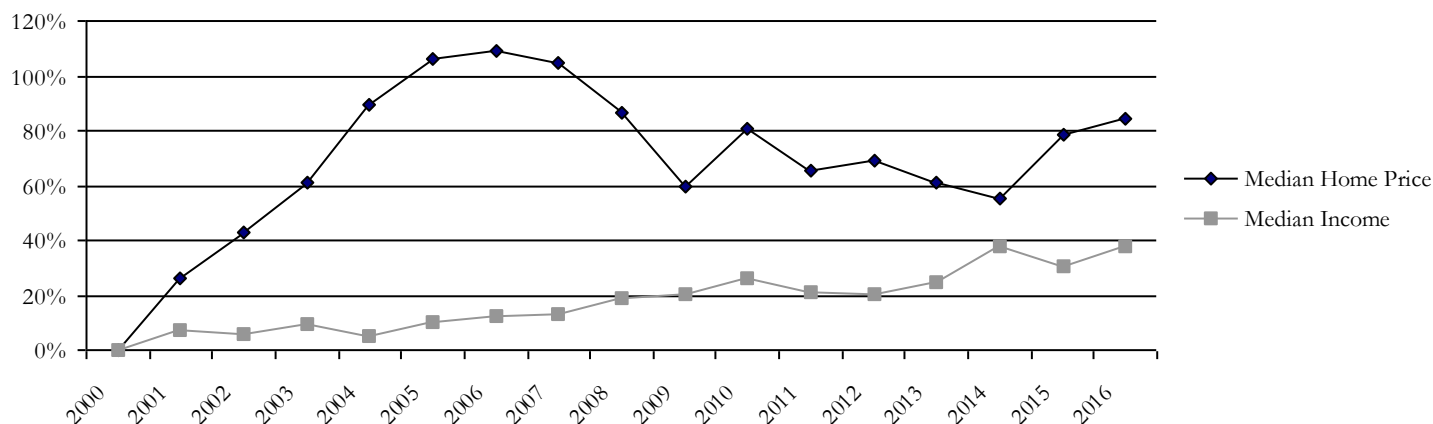
Location	Households Unable to Afford Median Home		Total Households	Median Home Price ¹	Income Needed to Afford Median Home	
	Percent	Number			Annual	Hourly
Acton	53.6%	589	1,098	\$223,000	\$61,461	\$29.55
Maine	52.5%	296,838	564,989	\$184,000	\$52,545	\$25.26
Sanford	50.8%	4,375	8,620	\$153,950	\$47,771	\$22.97
Sanford Micropolitan Housing Market	45.6%	4,930	10,818	\$160,000	\$44,184	\$21.24
Shapleigh	42.9%	472	1,100	\$179,900	\$48,557	\$23.34

Unattainable Homes as a Percentage of Homes Sold

Location	Percentage of Unattainable Homes	Affordable Homes Sold	Unattainable Homes Sold
Acton	57.6%	28	38
Maine	52.8%	9,555	10,689
Sanford	51.5%	160	170
Shapleigh	37.6%	53	32
Sanford Micropolitan Housing Market	37.2%	302	179

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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
Sanford Micropolitan Housing Market	2012	0.90	\$831	\$29,922	\$33,235	\$748
	2014	0.84	\$853	\$28,583	\$34,109	\$715
	2015	0.83	\$867	\$28,719	\$34,664	\$718
	2016	1.01	\$711	\$28,818	\$28,440	\$720
Maine		0.85	\$872	\$29,588	\$34,873	\$740
Sanford		1.01	\$711	\$28,635	\$28,440	\$716
Sanford Micropolitan Housing Market		1.01	\$711	\$28,818	\$28,440	\$720

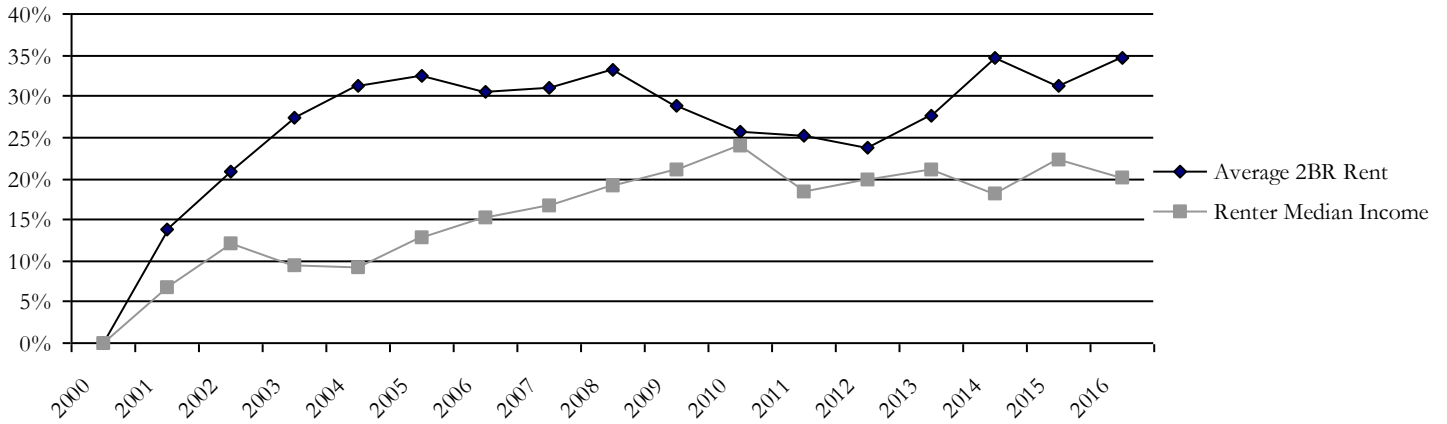
The Rental Affordability Index is the ratio of 2-Bedroom Rent Affordable at Median Renter Income to Average 2-Bedroom Rent. An index of less than 1 means the area is generally unaffordable – i.e., a renter household earning area median renter income could not cover the cost of an average 2-bedroom apartment (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) ⁴	Income Needed to Afford Average 2 BR Rent	
	Percent	Number			Annual	Hourly
Maine	57.4%	92,705	161,601	\$872	\$34,873	\$16.77
Sanford	49.7%	1,523	3,062	\$711	\$28,440	\$13.67
Sanford Micropolitan Housing Market	49.5%	1,630	3,291	\$711	\$28,440	\$13.67

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Relative Increases in Renter Income and Average 2BR Rent³



Demographics

	% Change 1990-2016	1990	2012	2013	2014	2015	2016
Population	8.4%	24,101	26,039	26,072	26,042	26,084	26,133
Households	20.2%	8,998	10,683	10,733	10,735	10,798	10,818

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).