

2017 Housing Facts and Affordability Index for Portsmouth, NH-ME MA Housing Market



MaineHousing
Maine State Housing Authority

HELPING MAINERS RENT, BUY
& HEAT THEIR HOMES SINCE 1969

Homeownership Affordability Index

	<u>Year</u>	<u>Index</u>	<u>Median Home Price¹</u>	<u>Median Income²</u>	<u>Income Needed to Afford Median Home Price</u>	<u>Home Price Affordable to Median Income</u>
Portsmouth, NH-ME MA Housing Market	2013	0.80	\$252,600	\$57,951	\$72,471	\$201,990
	2014	0.84	\$292,900	\$69,346	\$82,424	\$246,426
	2015	0.80	\$289,000	\$64,538	\$80,930	\$230,464
	2016	0.84	\$300,887	\$71,512	\$85,560	\$251,485
	2017	0.71	\$345,000	\$69,937	\$99,036	\$243,631
Kittery		0.63	\$350,000	\$64,105	\$101,515	\$221,019
Portsmouth, NH-ME MA Housing Market		0.71	\$345,000	\$69,937	\$99,036	\$243,631
Eliot		0.83	\$338,000	\$80,043	\$96,019	\$281,763
Maine		0.93	\$197,000	\$53,190	\$57,089	\$183,546

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.

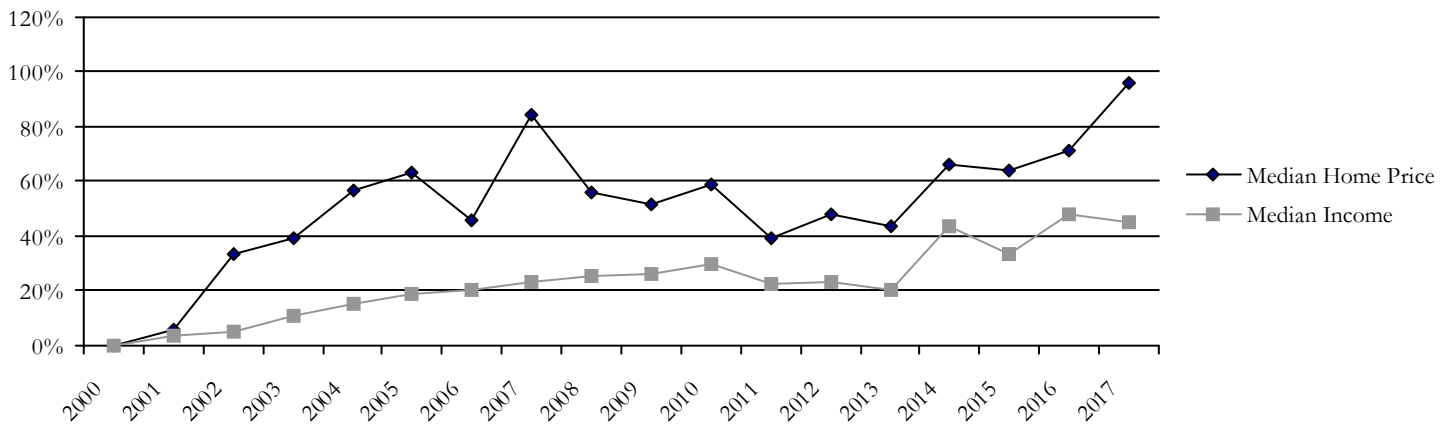
Households Unable to Afford Median Home

<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>
Kittery	72.4%	3,227	4,455	\$350,000	\$101,515	\$48.81
Portsmouth, NH-ME MA Housing Market	70.2%	4,934	7,026	\$345,000	\$99,036	\$47.61
Eliot	66.4%	1,707	2,571	\$338,000	\$96,019	\$46.16
Maine	54.1%	305,534	565,115	\$197,000	\$57,089	\$27.45

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	91.2%	12	124
Portsmouth, NH-ME MA Housing Market	85.2%	36	207
Eliot	72.0%	30	77
Maine	53.9%	9,513	11,139

Relative Increases in Income and Home Price ³



Rental Affordability Index

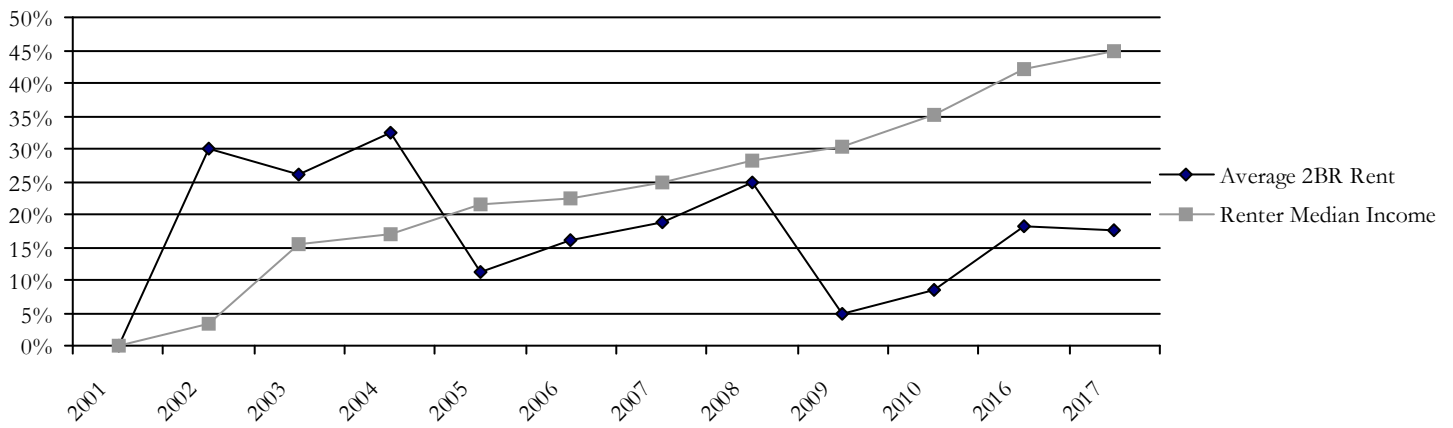
Portsmouth, NH-ME MA Housing Market	Year	Index	Average 2 BR Rent (with utilities) ⁴	Renter Household Median Income ²	Income Needed to Afford Average 2 BR Rent	2 BR Rent Affordable to Median Income
	2016	0.98	\$1,151	\$45,262	\$46,030	\$1,132
	2017	1.01	\$1,146	\$46,103	\$45,827	\$1,153
Maine		0.79	\$977	\$30,804	\$39,093	\$770
Kittery		0.99	\$1,156	\$45,633	\$46,222	\$1,141
Portsmouth, NH-ME MA Housing Market		1.01	\$1,146	\$46,103	\$45,827	\$1,153
Eliot		1.07	\$1,134	\$48,499	\$45,379	\$1,212

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	59.6%	96,448	161,746	\$977	\$39,093	\$18.79
Kittery	50.8%	777	1,531	\$1,156	\$46,222	\$22.22
Portsmouth, NH-ME MA Housing Market	49.7%	973	1,958	\$1,146	\$45,827	\$22.03
Eliot	47.3%	202	427	\$1,134	\$45,379	\$21.82

Relative Increases in Renter Income and Average 2BR Rent³



Demographics

	% Change 1990-2017	1990	2013	2014	2015	2016	2017
Population	8.1%	14,701	15,834	15,831	15,823	15,969	15,896
Households	26.8%	5,540	6,947	6,961	6,978	7,068	7,026

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).