

2017 Housing Facts and Affordability Index for Rumford, ME LMA Housing Market



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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>
Rumford, ME LMA Housing Market	2013	1.16	\$111,500	\$37,275	\$32,196	\$129,090
	2014	1.13	\$118,000	\$37,254	\$32,910	\$133,573
	2015	1.33	\$112,500	\$41,018	\$30,944	\$149,123
	2016	1.20	\$120,000	\$40,180	\$33,601	\$143,495
	2017	1.22	\$115,000	\$39,897	\$32,737	\$140,152
Newry		0.37	\$430,000	\$42,841	\$116,496	\$158,132
Woodstock		0.67	\$222,500	\$42,294	\$62,891	\$149,630
Bethel		0.78	\$213,750	\$47,428	\$60,894	\$166,482
Maine		0.93	\$197,000	\$53,190	\$57,089	\$183,546
Andover		1.09	\$103,000	\$33,812	\$30,904	\$112,691
Rumford, ME LMA Housing Market		1.22	\$115,000	\$39,897	\$32,737	\$140,152
Greenwood		1.33	\$153,250	\$56,912	\$42,714	\$204,189
Dixfield		1.56	\$85,000	\$42,095	\$26,989	\$132,576
Mexico		1.69	\$56,200	\$31,875	\$18,844	\$95,066
Rumford		1.72	\$58,500	\$32,660	\$18,971	\$100,713
Peru		1.88	\$82,500	\$46,739	\$24,816	\$155,380
Canton		2.26	\$73,250	\$51,094	\$22,612	\$165,514

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.

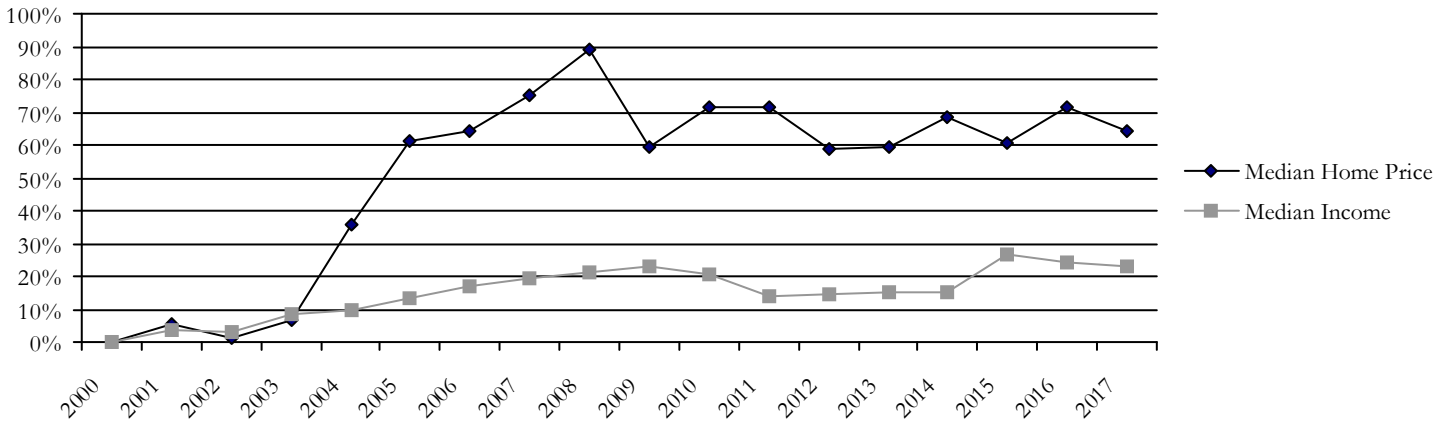
Households Unable to Afford Median Home

<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>
Newry	83.4%	141	169	\$430,000	\$116,496	\$56.01
Woodstock	67.7%	350	516	\$222,500	\$62,891	\$30.24
Bethel	60.1%	666	1,107	\$213,750	\$60,894	\$29.28
Maine	54.1%	305,534	565,115	\$197,000	\$57,089	\$27.45
Andover	43.8%	207	472	\$103,000	\$30,904	\$14.86
Rumford, ME LMA Housing Market	41.3%	3,900	9,451	\$115,000	\$32,737	\$15.74
Dixfield	36.9%	370	1,004	\$85,000	\$26,989	\$12.98
Greenwood	35.3%	156	443	\$153,250	\$42,714	\$20.54
Mexico	32.4%	375	1,156	\$56,200	\$18,844	\$9.06
Rumford	31.8%	832	2,612	\$58,500	\$18,971	\$9.12
Peru	23.9%	147	616	\$82,500	\$24,816	\$11.93
Canton	21.0%	82	391	\$73,250	\$22,612	\$10.87

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>
Woodstock	66.7%	9	18
Newry	60.3%	29	44
Bethel	58.4%	32	45
Maine	53.9%	9,513	11,139
Rumford, ME LMA Housing Market	41.7%	242	173
Andover	40.0%	9	6
Greenwood	25.7%	26	9
Rumford	24.6%	46	15
Dixfield	21.4%	22	6
Canton	21.4%	11	3
Peru	20.0%	12	3
Mexico	10.0%	27	3

Relative Increases in Income and Home Price ³



Rental Affordability Index

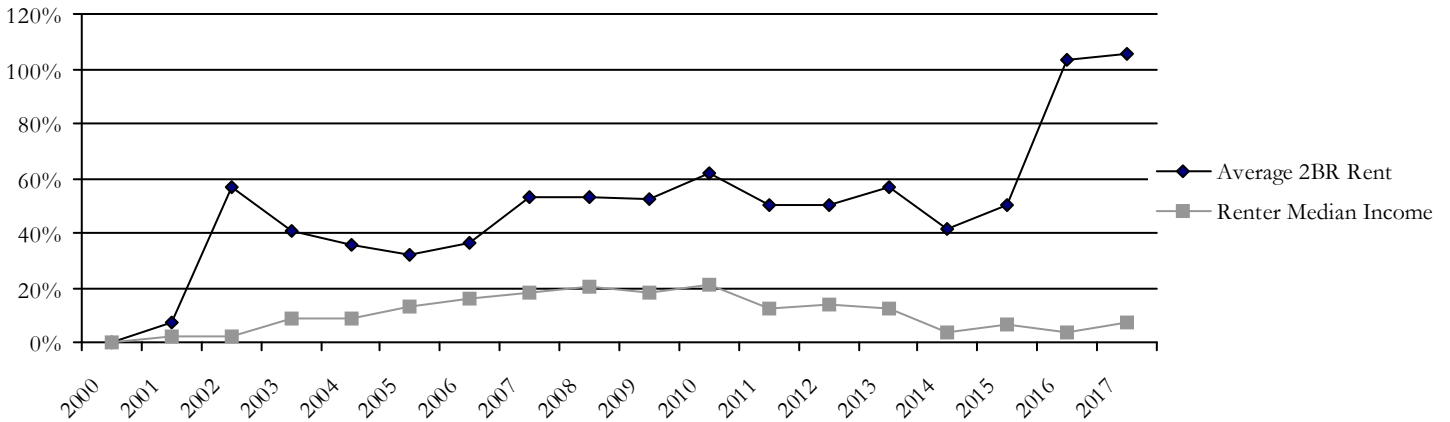
	<u>Year</u>	<u>Index</u>	<u>Average 2 BR Rent (with utilities)⁴</u>	<u>Renter Household Median Income²</u>	<u>Income Needed to Afford Average 2 BR Rent</u>	<u>2 BR Rent Affordable to Median Income</u>
Rumford, ME LMA Housing Market	2013	0.89	\$656	\$23,235	\$26,244	\$581
	2014	0.91	\$592	\$21,520	\$23,680	\$538
	2015	0.88	\$627	\$22,036	\$25,092	\$551
	2016	0.63	\$850	\$21,507	\$33,986	\$538
	2017	0.64	\$859	\$22,170	\$34,374	\$554
Mexico		0.41	\$1,101	\$18,102	\$44,046	\$453
Rumford		0.60	\$755	\$18,194	\$30,203	\$455
Rumford, ME LMA Housing Market		0.64	\$859	\$22,170	\$34,374	\$554
Maine		0.79	\$977	\$30,804	\$39,093	\$770

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

<u>Location</u>	<u>Households Unable to Afford Average 2 BR Rent</u>		<u>Total Renter Households</u>	<u>Average 2 BR Rent (with utilities)⁴</u>	<u>Income Needed to Afford Average 2 BR Rent</u>	
	<u>Percent</u>	<u>Number</u>			<u>Annual</u>	<u>Hourly</u>
Mexico	84.0%	289	344	\$1,101	\$44,046	\$21.18
Rumford	68.9%	738	1,071	\$755	\$30,203	\$14.52
Rumford, ME LMA Housing Market	67.0%	1,655	2,469	\$859	\$34,374	\$16.53
Maine	59.6%	96,448	161,746	\$977	\$39,093	\$18.79

Relative Increases in Renter Income and Average 2BR Rent³



Demographics

	<u>% Change 1990-2017</u>	<u>1990</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>
Population	-8.3%	23,070	21,615	21,401	21,276	21,213	21,155
Households	4.4%	9,052	9,592	9,524	9,485	9,463	9,451

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).