

2017 Housing Facts and Affordability Index for Skowhegan, 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>
Skowhegan, ME LMA Housing Market	2013	1.39	\$89,900	\$37,130	\$26,682	\$125,104
	2014	1.67	\$80,000	\$38,969	\$23,282	\$133,901
	2015	1.64	\$85,000	\$40,116	\$24,419	\$139,639
	2016	1.50	\$96,750	\$42,257	\$28,194	\$145,010
	2017	1.34	\$106,500	\$41,971	\$31,303	\$142,796
Embden		0.86	\$189,375	\$45,932	\$53,468	\$162,683
Mercer		0.87	\$155,750	\$39,934	\$45,904	\$135,494
Maine		0.93	\$197,000	\$53,190	\$57,089	\$183,546
Skowhegan		1.21	\$103,500	\$38,200	\$31,499	\$125,517
Solon		1.26	\$109,500	\$41,452	\$32,863	\$138,119
Canaan		1.27	\$140,950	\$52,054	\$40,935	\$179,235
Jackman		1.30	\$114,000	\$43,654	\$33,669	\$147,807
Smithfield		1.34	\$154,200	\$60,493	\$45,237	\$206,204
Skowhegan, ME LMA Housing Market		1.34	\$106,500	\$41,971	\$31,303	\$142,796
Norridgewock		1.37	\$115,000	\$45,687	\$33,396	\$157,326
Anson		1.55	\$71,500	\$34,610	\$22,324	\$110,852
Bingham		1.72	\$72,250	\$38,799	\$22,563	\$124,242
Cornville		1.80	\$94,000	\$48,940	\$27,242	\$168,871
Madison		1.93	\$69,900	\$41,536	\$21,475	\$135,196

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.

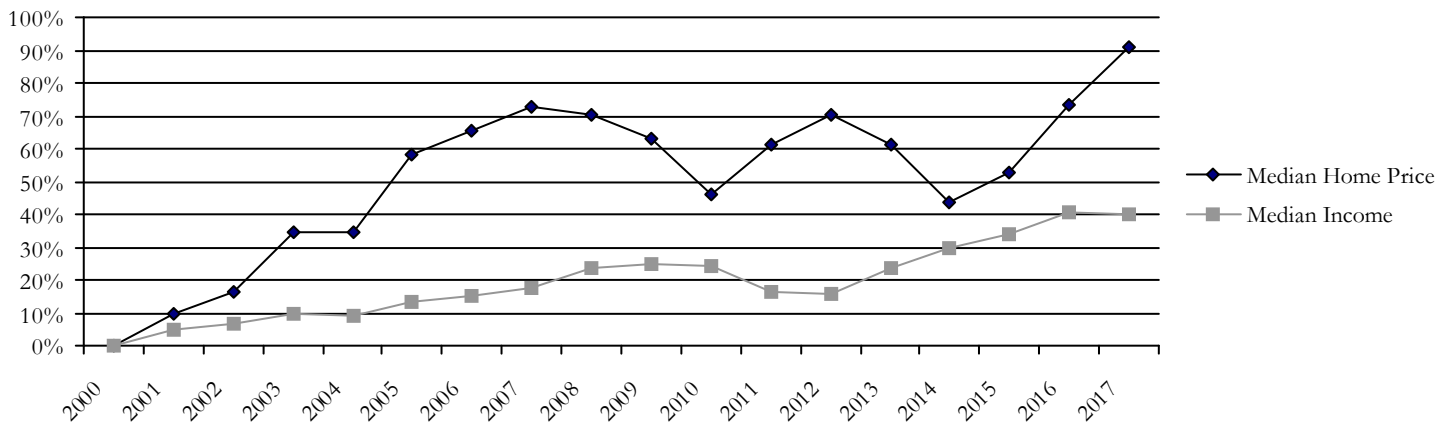
Households Unable to Afford Median Home

<u>Location</u>	Households Unable to Afford Median Home		Total Households	Median Home Price ¹	Income Needed to Afford Median Home	
	Percent	Number			Annual	Hourly
Mercer	58.3%	178	305	\$155,750	\$45,904	\$22.07
Embden	55.6%	274	492	\$189,375	\$53,468	\$25.71
Maine	54.1%	305,534	565,115	\$197,000	\$57,089	\$27.45
Skowhegan	43.6%	1,588	3,639	\$103,500	\$31,499	\$15.14
Solon	39.5%	187	474	\$109,500	\$32,863	\$15.80
Canaan	38.6%	344	889	\$140,950	\$40,935	\$19.68
Jackman	38.2%	182	476	\$114,000	\$33,669	\$16.19
Skowhegan, ME LMA Housing Market	37.6%	5,088	13,541	\$106,500	\$31,303	\$15.05
Norridgewock	35.5%	476	1,342	\$115,000	\$33,396	\$16.06
Bingham	32.8%	135	411	\$72,250	\$22,563	\$10.85
Smithfield	32.6%	145	445	\$154,200	\$45,237	\$21.75
Anson	31.3%	325	1,037	\$71,500	\$22,324	\$10.73
Cornville	24.2%	126	523	\$94,000	\$27,242	\$13.10
Madison	20.6%	385	1,870	\$69,900	\$21,475	\$10.32

Unattainable Homes as a Percentage of Homes Sold

<u>Location</u>	Percentage of Unattainable Homes	Affordable Homes Sold	Unattainable Homes Sold
Mercer	80.0%	2	8
Maine	53.9%	9,513	11,139
Embden	51.9%	13	14
Solon	38.5%	8	5
Cornville	35.3%	11	6
Skowhegan	35.1%	50	27
Skowhegan, ME LMA Housing Market	30.1%	295	127
Jackman	21.4%	11	3
Anson	20.8%	19	5
Madison	17.2%	53	11
Norridgewock	17.1%	29	6
Smithfield	8.7%	21	2
Bingham	7.1%	13	1
Canaan	6.9%	27	2

Relative Increases in Income and Home Price ³



Rental Affordability Index

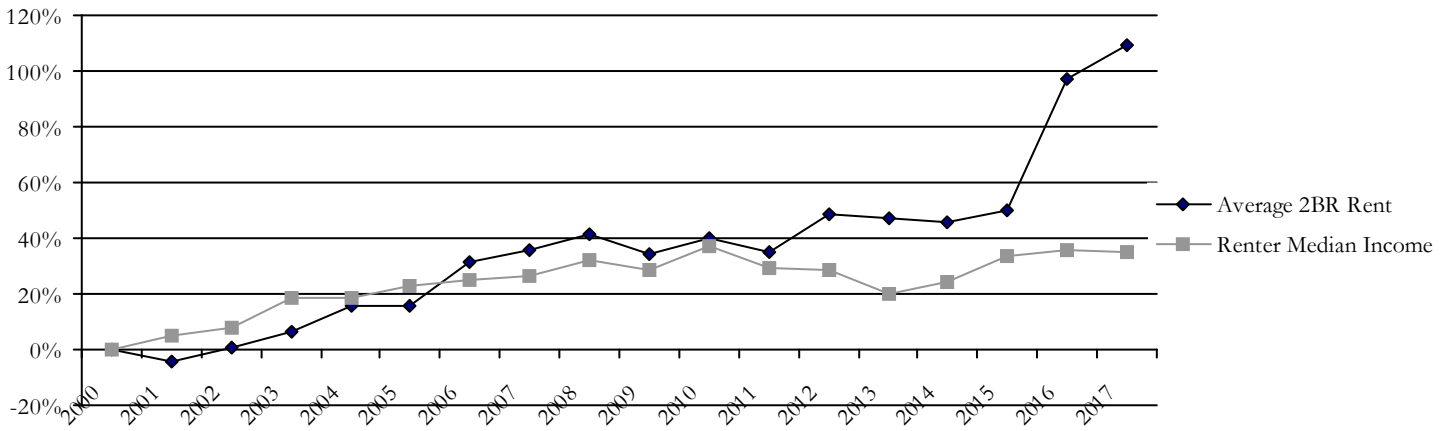
	Year	Index	Average 2 BR Rent (with utilities) ⁴	Renter Household Median Income ²	Income Needed to Afford Average 2 BR Rent	2 BR Rent Affordable to Median Income
Skowhegan, ME LMA Housing Market	2013	0.78	\$719	\$22,577	\$28,778	\$564
	2014	0.82	\$711	\$23,380	\$28,453	\$584
	2015	0.86	\$733	\$25,078	\$29,305	\$627
	2016	0.66	\$964	\$25,561	\$38,577	\$639
	2017	0.62	\$1,025	\$25,343	\$40,984	\$634
Bingham		0.43	\$1,193	\$20,369	\$47,705	\$509
Mercer		0.51	\$981	\$19,999	\$39,225	\$500
Skowhegan		0.60	\$962	\$23,042	\$38,493	\$576
Skowhegan, ME LMA Housing Market		0.62	\$1,025	\$25,343	\$40,984	\$634
Maine		0.79	\$977	\$30,804	\$39,093	\$770
Madison		1.09	\$679	\$29,708	\$27,155	\$743

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
Mercer	86.5%	32	37	\$981	\$39,225	\$18.86
Bingham	82.6%	90	109	\$1,193	\$47,705	\$22.94
Skowhegan, ME LMA Housing Market	69.7%	2,279	3,271	\$1,025	\$40,984	\$19.70
Skowhegan	68.8%	968	1,406	\$962	\$38,493	\$18.51
Maine	59.6%	96,448	161,746	\$977	\$39,093	\$18.79
Madison	44.5%	215	483	\$679	\$27,155	\$13.06

Relative Increases in Renter Income and Average 2BR Rent³



Demographics

	% Change 1990-2017	1990	2013	2014	2015	2016	2017
Population	3.9%	30,149	31,997	31,915	31,741	31,227	31,325
Households	18.9%	11,385	13,733	13,710	13,654	13,453	13,541

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).