2018 Housing Facts and Affordability Index for Oxford County

1969 - 50 YEARS - 2019
MAINEHOUSING

Homeownership Affordability Index

Oxford County	Year	Index	Median Home Price[1]	Median Income[2]	Income Needed to Afford Median Home Price	Home Price Affordable to Median Income
	2014	1.19	$121,000	$40,473	$33,967	$144,176
	2015	1.22	$129,000	$43,651	$35,699	$157,737
	2016	1.11	$136,450	$42,443	$38,344	$151,036
	2017	1.03	$146,250	$43,081	$41,633	$151,336
	2018	0.97	$155,000	$44,731	$46,241	$149,939
Newry		0.50	$404,500	$56,250	$113,286	$200,846
Lovell		0.67	$310,000	$58,207	$86,880	$207,691
Oxford		0.68	$199,000	$40,344	$59,498	$134,936
Paris		0.81	$135,000	$34,355	$42,514	$109,091
Bethel		0.82	$228,000	$55,366	$67,321	$187,512
Fryeburg		0.84	$199,900	$52,447	$62,251	$168,417
Maine		0.89	$212,500	$56,987	$64,367	$188,138
Sumner		0.90	$150,000	$42,013	$46,752	$134,796
Porter		0.92	$161,950	$45,294	$49,207	$149,071
Denmark		0.92	$215,000	$56,809	$61,685	$198,007
Buckfield		0.93	$140,500	$43,006	$46,029	$131,273
Norway		0.95	$137,500	$40,727	$42,708	$131,121
Brownfield		0.96	$192,000	$56,019	$58,377	$184,245
Hartford		0.96	$147,750	$44,844	$46,710	$141,847
Oxford County		0.97	$155,000	$44,731	$46,241	$149,939
Andover		1.00	$129,700	$41,942	$41,940	$129,707
Otisfield		1.02	$212,400	$63,667	$62,561	$216,154
West Paris		1.04	$138,500	$45,114	$43,303	$144,293
Greenwood		1.05	$194,500	$59,653	$56,594	$205,012
Waterford		1.08	$159,900	$50,730	$47,031	$172,476
Canton		1.08	$140,000	$48,375	$44,848	$151,011
Hiram		1.12	$140,000	$47,292	$42,240	$156,745
Rumford		1.16	$82,900	$33,050	$28,496	$96,148
Peru		1.28	$121,000	$48,689	$38,145	$154,448
Woodstock		1.31	$123,200	$47,458	$36,333	$160,923
Hanover		1.35	$152,500	$57,917	$42,848	$206,130
Mexico		1.47	$71,000	$36,563	$24,857	$104,436
Dixfield		2.00	$65,500	$43,233	$21,591	$131,157

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.

MaineHousing
Maine State Housing Authority

Households Unable to Afford Median Home

Location	Households Unable to Afford Median Home Percent	Number	Total Households	Median Home Price[1]	Income Needed to Afford Median Home Annual	Hourly
Newry	78.2%	133	170	$404,500	$113,286	$54.46
Lovell	73.9%	336	455	$310,000	$86,880	$41.77
Oxford	66.0%	1,118	1,693	$199,000	$59,498	$28.60
Bethel	65.0%	718	1,104	$228,000	$67,321	$32.37
Fryeburg	58.1%	787	1,353	$199,900	$62,251	$29.93
Paris	57.8%	1,281	2,216	$135,000	$42,514	$20.44
Maine	56.3%	319,471	567,316	$212,500	$64,367	$30.95
Sumner	55.9%	229	410	$150,000	$46,752	$22.48
Denmark	54.8%	271	495	$215,000	$61,685	$29.66
Porter	54.3%	338	622	$161,950	$49,207	$23.66
Hartford	52.9%	254	481	$147,750	$46,710	$22.46
Norway	52.3%	1,138	2,174	$137,500	$42,708	$20.53
Buckfield	52.2%	418	801	$140,500	$46,029	$22.13
Brownfield	52.1%	378	726	$192,000	$58,377	$28.07
Oxford County	51.6%	12,584	24,373	$155,000	$46,241	$22.23
Andover	50.0%	234	468	$129,700	$41,940	$20.16
Otisfield	47.8%	335	700	$212,400	$62,561	$30.08
West Paris	47.7%	330	692	$138,500	$43,303	$20.82
Greenwood	47.2%	208	440	$194,500	$56,594	$27.21
Waterford	46.8%	355	760	$159,900	$47,031	$22.61
Canton	46.4%	180	389	$140,000	$44,848	$21.56
Hiram	44.7%	309	691	$140,000	$42,240	$20.31
Rumford	44.4%	1,141	2,572	$82,900	$28,496	$13.70
Mexico	38.5%	439	1,140	$71,000	$24,857	$11.95
Peru	33.8%	209	619	$121,000	$38,145	$18.34
Woodstock	33.2%	173	522	$123,200	$36,333	$17.47
Dixfield	28.8%	288	999	$65,500	$21,591	$10.38
Hanover	28.3%	33	117	$152,500	$42,848	$20.60

Unattainable Homes as a Percentage of Homes Sold

Location	Percentage of Unattainable Homes	Affordable Homes Sold	Unattainable Homes Sold
Newry	94.4%	1	17
Oxford	78.0%	9	32
Fryeburg	76.4%	13	42
Paris	71.7%	15	38
Sumner	68.2%	7	15
Bethel	63.4%	26	45
Porter	62.5%	6	10
Hartford	59.1%	9	13
Norway	58.9%	30	43
Lovell	58.8%	7	10
Maine	58.1%	7,534	10,440
Denmark	55.2%	13	16
Brownfield	55.0%	9	11
Oxford County	53.9%	393	459
Buckfield	50.0%	8	8
Otisfield	48.4%	16	15
Andover	47.1%	9	8
Woodstock	44.4%	10	8
Greenwood	43.8%	18	14
West Paris	43.8%	9	7
Hiram	43.3%	17	13
Peru	39.1%	14	9
Waterford	38.5%	16	10
Rumford	36.5%	40	23
Hanover	36.4%	7	4
Canton	33.3%	10	5
Dixfield	19.0%	34	8
Mexico	15.0%	17	3

Relative Increases in Income and Home Price [3]

MaineHousing
Maine State Housing Authority
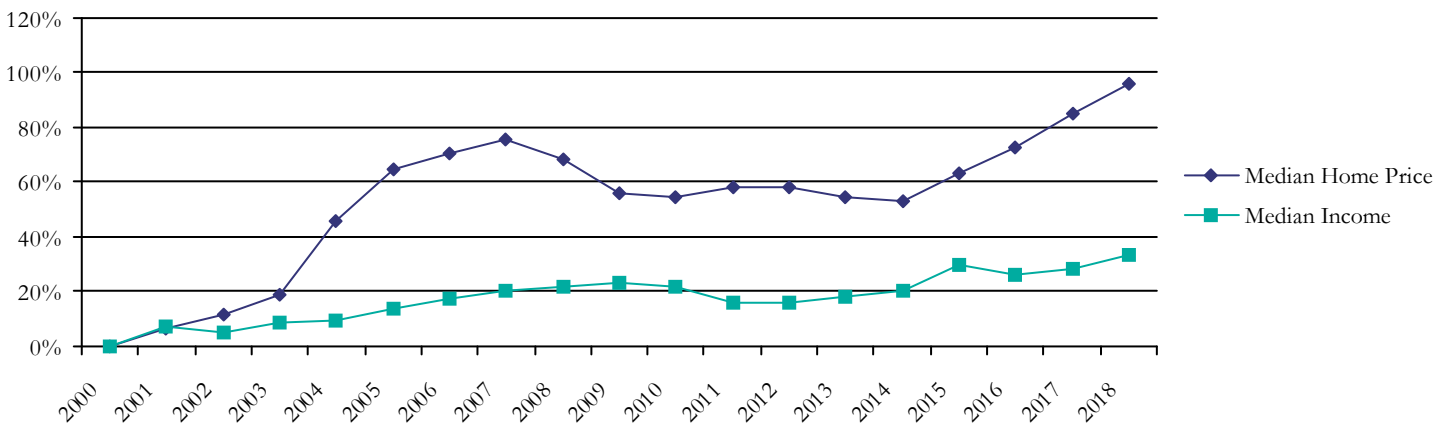
Demographics

	% Change 1990-2018	1990	2014	2015	2016	2017	2018
Population	8.6%	52,602	57,112	56,936	57,051	57,052	57,138
Households	21.5%	20,064	24,184	24,155	24,256	24,306	24,373

Endnotes

[1] This 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.

[2] Source: Claritas Current Year Household Income

[3] The Y axis is an index defined as the ratio of the annual value to the year 2000 value.

MaineHousing
Maine State Housing Authority