



Housing Facts and Affordability Index

Androscoggin County - 2019

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>
Androscoggin County	2015	1.26	\$131,000	\$47,493	\$37,675	\$165,140
	2016	1.10	\$143,000	\$46,210	\$42,158	\$156,743
	2017	1.11	\$152,000	\$50,416	\$45,266	\$169,293
	2018	1.03	\$164,900	\$53,010	\$51,618	\$169,347
	2019	1.04	\$175,000	\$54,792	\$52,610	\$182,257
Lewiston		0.83	\$155,950	\$42,879	\$51,462	\$129,941
Poland		0.84	\$266,325	\$64,864	\$76,888	\$224,676
Maine		0.90	\$225,000	\$59,575	\$66,044	\$202,959
Durham		0.90	\$287,500	\$78,807	\$87,222	\$259,764
Auburn		1.01	\$165,000	\$53,069	\$52,750	\$165,998
Androscoggin County		1.04	\$175,000	\$54,792	\$52,610	\$182,257
Lisbon		1.09	\$175,900	\$61,123	\$56,097	\$191,659
Turner		1.10	\$207,000	\$65,619	\$59,578	\$227,989
Minot		1.15	\$215,000	\$71,697	\$62,577	\$246,332
Mechanic Falls		1.19	\$171,000	\$64,002	\$53,802	\$203,420
Leeds		1.20	\$165,000	\$59,316	\$49,448	\$197,929
Wales		1.23	\$235,750	\$85,172	\$69,404	\$289,310
Sabattus		1.26	\$177,000	\$66,862	\$53,003	\$223,282
Greene		1.30	\$182,500	\$68,894	\$53,131	\$236,644
Livermore		1.37	\$150,800	\$60,687	\$44,430	\$205,977
Livermore Falls		2.01	\$71,500	\$45,582	\$22,668	\$143,775

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.

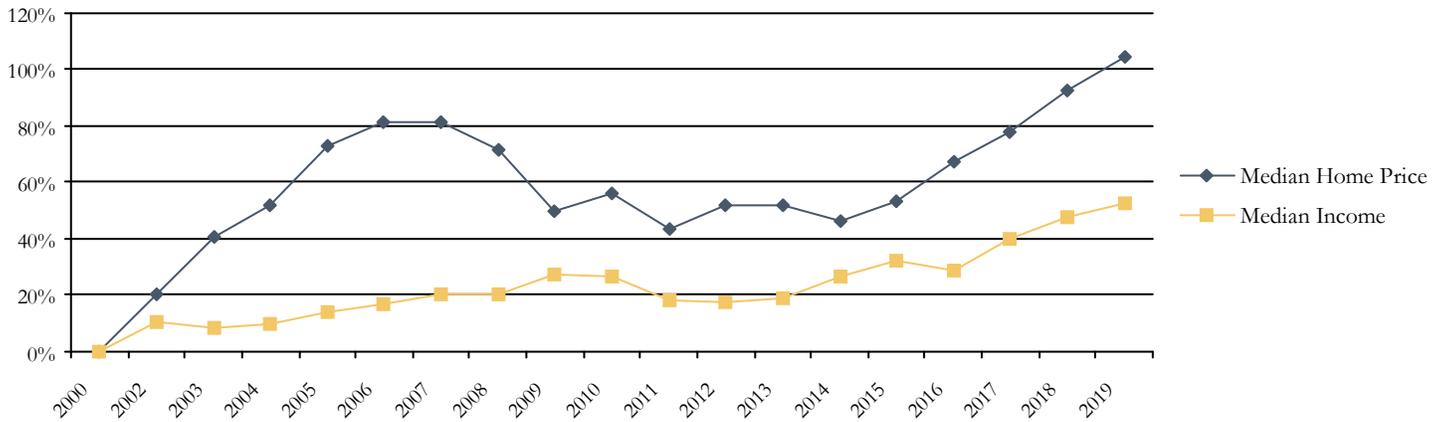
Households Unable to Afford Median Home

<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
Maine	62.2%	354,985	570,917	\$225,000	\$66,044	\$31.75
Poland	61.2%	1,387	2,268	\$266,325	\$76,888	\$36.97
Lewiston	59.3%	9,041	15,239	\$155,950	\$51,462	\$24.74
Durham	55.4%	834	1,504	\$287,500	\$87,222	\$41.93
Auburn	49.8%	4,917	9,877	\$165,000	\$52,750	\$25.36
Androscoggin County	48.7%	21,636	44,466	\$175,000	\$52,610	\$25.29
Lisbon	45.6%	1,661	3,643	\$175,900	\$56,097	\$26.97
Turner	44.9%	1,018	2,269	\$207,000	\$59,578	\$28.64
Wales	43.0%	254	591	\$235,750	\$69,404	\$33.37
Mechanic Falls	41.3%	500	1,211	\$171,000	\$53,802	\$25.87
Minot	41.3%	424	1,027	\$215,000	\$62,577	\$30.09
Sabattus	39.4%	791	2,008	\$177,000	\$53,003	\$25.48
Leeds	38.8%	356	918	\$165,000	\$49,448	\$23.77
Livermore	35.7%	328	919	\$150,800	\$44,430	\$21.36
Greene	33.8%	568	1,684	\$182,500	\$53,131	\$25.54
Livermore Falls	26.7%	349	1,308	\$71,500	\$22,668	\$10.90

Unattainable Homes as a Percentage of Homes Sold

<u>Location</u>	Percentage of Unattainable Homes	Affordable Homes Sold	Unattainable Homes Sold
Durham	78.3%	10	36
Lewiston	75.9%	84	264
Poland	62.2%	31	51
Maine	56.3%	8,015	10,321
Auburn	49.4%	128	125
Androscoggin County	44.2%	663	526
Lisbon	40.9%	68	47
Minot	40.5%	25	17
Turner	32.2%	40	19
Greene	29.5%	31	13
Leeds	28.6%	15	6
Mechanic Falls	24.3%	28	9
Sabattus	22.6%	48	14
Wales	20.0%	16	4
Livermore Falls	12.5%	28	4
Livermore	3.6%	27	1

Relative Increases in Income and Home Price



Demographics

	% Change 1990-2019	1990	2015	2016	2017	2018	2019
Population	2.5%	105,259	107,598	107,443	107,100	107,278	107,856
Households	11.1%	40,017	44,354	44,306	44,168	44,238	44,466

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 Current Year Household Income

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