



Housing Facts and Affordability Index

Maine - 2019

Homeownership Affordability Index		Median Home Price ¹	Median Income ²	Income Needed to Afford Median Home Price	Home Price Affordable to Median Income	
Maine	Year	Index				
	2015	1.03	\$176,000	\$50,703	\$49,352	\$180,816
	2016	0.97	\$184,000	\$50,990	\$52,545	\$178,552
	2017	0.93	\$197,000	\$53,190	\$57,089	\$183,546
	2018	0.89	\$212,500	\$56,987	\$64,367	\$188,138
	2019	0.90	\$225,000	\$59,575	\$66,044	\$202,959
Augusta Micropolitan Housing Market		1.12	\$182,400	\$60,004	\$53,591	\$204,228
Bangor, ME MA Housing Market		1.13	\$166,000	\$55,341	\$48,889	\$187,905
Belfast, ME LMA Housing Market		0.86	\$188,500	\$49,453	\$57,501	\$162,116
Boothbay Harbor, ME LMA Housing Market		0.70	\$315,000	\$59,139	\$85,013	\$219,127
Bridgton-Paris, ME LMA Housing Market		0.94	\$180,500	\$49,491	\$52,544	\$170,011
Brunswick Micropolitan Housing Market		0.88	\$265,000	\$67,439	\$76,752	\$232,847
Calais, ME LMA Housing Market		1.17	\$123,500	\$43,398	\$37,095	\$144,486
Camden, ME LMA Housing Market		0.80	\$265,000	\$61,308	\$76,752	\$211,678
Conway, NH-ME LMA Housing Market		0.95	\$212,000	\$57,295	\$60,074	\$202,193
Dover-Foxcroft, ME LMA Housing Market		1.18	\$110,500	\$39,717	\$33,681	\$130,302
Ellsworth, ME LMA Housing Market		0.89	\$227,953	\$56,682	\$63,440	\$203,668
Farmington, ME LMA Housing Market		1.16	\$143,000	\$48,866	\$42,276	\$165,289
Houlton, ME LMA Housing Market		1.59	\$90,000	\$43,630	\$27,442	\$143,092
Lewiston-Auburn, ME MA Housing Market		1.03	\$174,000	\$54,011	\$52,282	\$179,755
Lincoln, ME LMA Housing Market		1.61	\$87,000	\$43,257	\$26,886	\$139,979
Machias, ME LMA Housing Market		1.06	\$145,000	\$46,069	\$43,369	\$154,028
Madawaska, ME LMA Housing Market		1.66	\$83,000	\$42,990	\$25,827	\$138,156
Millinocket, ME LMA Housing Market		1.83	\$68,000	\$38,968	\$21,312	\$124,332
Pittsfield, ME LMA Housing Market		1.10	\$135,000	\$44,229	\$40,360	\$147,940
Portland-South Portland MA Housing Market		0.80	\$310,000	\$72,151	\$90,516	\$247,105
Portsmouth, NH-ME MA Housing Market		0.69	\$392,000	\$77,729	\$112,940	\$269,789
Presque Isle, ME LMA Housing Market		1.41	\$101,000	\$43,333	\$30,736	\$142,395
Rochester-Dover, NH-ME MA Housing Mark		0.95	\$273,000	\$77,063	\$81,165	\$259,203
Rockland Micropolitan Housing Market		0.91	\$225,000	\$58,327	\$64,214	\$204,373
Rumford, ME LMA Housing Market		1.07	\$150,000	\$46,089	\$42,895	\$161,169
Sanford Micropolitan Housing Market		0.83	\$212,500	\$50,547	\$60,571	\$177,333
Skowhegan, ME LMA Housing Market		1.15	\$130,750	\$44,232	\$38,576	\$149,922
Waldoboro, ME LMA Housing Market		1.00	\$215,250	\$60,546	\$60,613	\$215,011
Waterville Micropolitan Housing Market		1.08	\$142,000	\$46,108	\$42,528	\$153,952
York, ME LMA Housing Market		0.67	\$417,950	\$76,819	\$114,416	\$280,614

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.

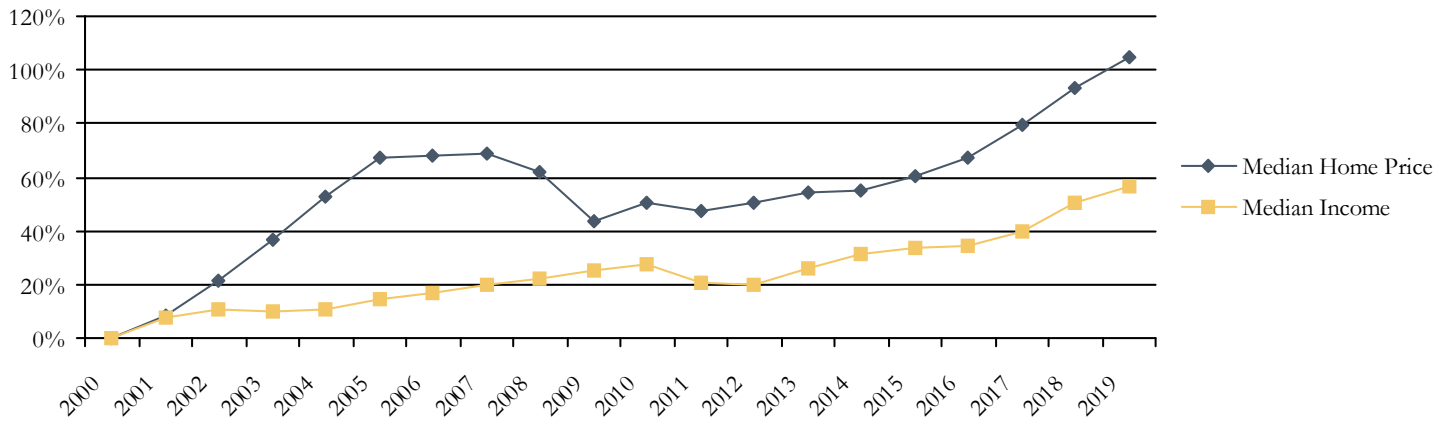
Households Unable to Afford Median Home

Maine	Year	Households Unable to Afford Median Home		Total Households	Median Home Price ¹	Income Needed to Afford Median Home	
		Percent	Number			Annual	Hourly
	2015	50.1%	281,842	562,627	\$176,000	\$49,352	\$23.73
	2016	52.5%	296,967	565,157	\$184,000	\$52,545	\$25.26
	2017	54.1%	305,672	565,295	\$197,000	\$57,089	\$27.45
	2018	56.3%	319,595	567,491	\$212,500	\$64,367	\$30.95
	2019	55.7%	317,967	571,087	\$225,000	\$66,044	\$31.75
Augusta Micropolitan Housing Market		45.4%	16,873	37,199	\$182,400	\$53,591	\$25.76
Bangor, ME MA Housing Market		45.7%	25,075	54,919	\$166,000	\$48,889	\$23.50
Belfast, ME LMA Housing Market		56.1%	6,911	12,319	\$188,500	\$57,501	\$27.64
Boothbay Harbor, ME LMA Housing Market		68.0%	2,258	3,323	\$315,000	\$85,013	\$40.87
Bridgton-Paris, ME LMA Housing Market		52.9%	6,423	12,146	\$180,500	\$52,544	\$25.26
Brunswick Micropolitan Housing Market		56.9%	16,717	29,355	\$265,000	\$76,752	\$36.90
Calais, ME LMA Housing Market		42.5%	2,508	5,897	\$123,500	\$37,095	\$17.83
Camden, ME LMA Housing Market		61.7%	4,435	7,190	\$265,000	\$76,752	\$36.90
Conway, NH-ME LMA Housing Market		52.2%	1,752	3,354	\$212,000	\$60,074	\$28.88
Dover-Foxcroft, ME LMA Housing Market		43.3%	3,986	9,204	\$110,500	\$33,681	\$16.19
Ellsworth, ME LMA Housing Market		55.1%	13,664	24,795	\$227,953	\$63,440	\$30.50
Farmington, ME LMA Housing Market		44.0%	6,586	14,975	\$143,000	\$42,276	\$20.33
Houlton, ME LMA Housing Market		30.7%	2,352	7,650	\$90,000	\$27,442	\$13.19
Lewiston-Auburn, ME MA Housing Market		49.0%	21,470	43,822	\$174,000	\$52,282	\$25.14
Lincoln, ME LMA Housing Market		32.2%	1,090	3,381	\$87,000	\$26,886	\$12.93
Machias, ME LMA Housing Market		47.0%	3,446	7,328	\$145,000	\$43,369	\$20.85
Madawaska, ME LMA Housing Market		31.0%	992	3,195	\$83,000	\$25,827	\$12.42
Millinocket, ME LMA Housing Market		24.1%	1,032	4,280	\$68,000	\$21,312	\$10.25
Pittsfield, ME LMA Housing Market		46.1%	3,144	6,815	\$135,000	\$40,360	\$19.40
Portland-South Portland MA Housing Market		62.0%	99,162	160,001	\$310,000	\$90,516	\$43.52
Portsmouth, NH-ME MA Housing Market		63.1%	4,495	7,128	\$392,000	\$112,940	\$54.30
Presque Isle, ME LMA Housing Market		37.0%	7,138	19,317	\$101,000	\$30,736	\$14.78
Rochester-Dover, NH-ME MA Housing Mark		53.2%	4,379	8,231	\$273,000	\$81,165	\$39.02
Rockland Micropolitan Housing Market		55.2%	6,127	11,090	\$225,000	\$64,214	\$30.87
Rumford, ME LMA Housing Market		47.1%	4,466	9,477	\$150,000	\$42,895	\$20.62
Sanford Micropolitan Housing Market		58.0%	6,269	10,816	\$212,500	\$60,571	\$29.12
Skowhegan, ME LMA Housing Market		44.3%	5,939	13,420	\$130,750	\$38,576	\$18.55
Waldoboro, ME LMA Housing Market		50.3%	4,504	8,955	\$215,250	\$60,613	\$29.14
Waterville Micropolitan Housing Market		46.9%	8,715	18,574	\$142,000	\$42,528	\$20.45
York, ME LMA Housing Market		63.8%	8,136	12,761	\$417,950	\$114,416	\$55.01

Unattainable Homes as a Percentage of Homes Sold

Maine		Percentage of <u>Unattainable Homes</u>	<u>Affordable Homes Sold</u>	<u>Unattainable Homes Sold</u>
	2015	48.9%	9,328	8,919
	2016	52.8%	9,555	10,689
	2017	53.9%	9,513	11,139
	2018	58.1%	7,534	10,440
	2019	56.3%	8,015	10,321
Augusta Micropolitan Housing Market		41.8%	708	509
Bangor, ME MA Housing Market		39.0%	1,010	647
Belfast, ME LMA Housing Market		59.5%	143	210
Boothbay Harbor, ME LMA Housing Market		73.6%	34	95
Bridgton-Paris, ME LMA Housing Market		56.6%	214	279
Brunswick Micropolitan Housing Market		62.4%	354	588
Calais, ME LMA Housing Market		34.0%	93	48
Camden, ME LMA Housing Market		65.7%	85	163
Conway, NH-ME LMA Housing Market		53.9%	70	82
Dover-Foxcroft, ME LMA Housing Market		42.8%	229	171
Ellsworth, ME LMA Housing Market		56.5%	365	475
Farmington, ME LMA Housing Market		40.3%	351	237
Houlton, ME LMA Housing Market		24.6%	169	55
Lewiston-Auburn, ME MA Housing Market		45.9%	634	537
Lincoln, ME LMA Housing Market		26.7%	99	36
Machias, ME LMA Housing Market		43.0%	122	92
Madawaska, ME LMA Housing Market		17.1%	34	7
Millinocket, ME LMA Housing Market		22.2%	91	26
Pittsfield, ME LMA Housing Market		34.2%	133	69
Portland-South Portland MA Housing Market		72.9%	1,428	3,844
Portsmouth, NH-ME MA Housing Market		85.9%	28	171
Presque Isle, ME LMA Housing Market		26.1%	289	102
Rochester-Dover, NH-ME MA Housing Market		61.1%	105	165
Rockland Micropolitan Housing Market		54.9%	155	189
Rumford, ME LMA Housing Market		46.0%	182	155
Sanford Micropolitan Housing Market		72.7%	126	336
Skowhegan, ME LMA Housing Market		36.9%	226	132
Waldoboro, ME LMA Housing Market		50.6%	177	181
Waterville Micropolitan Housing Market		39.5%	289	189
York, ME LMA Housing Market		82.8%	104	499

Relative Increases in Income and Home Price³



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.