



Housing Facts and Affordability Index

Congressional District 2 - 2020

Rental Affordability Index

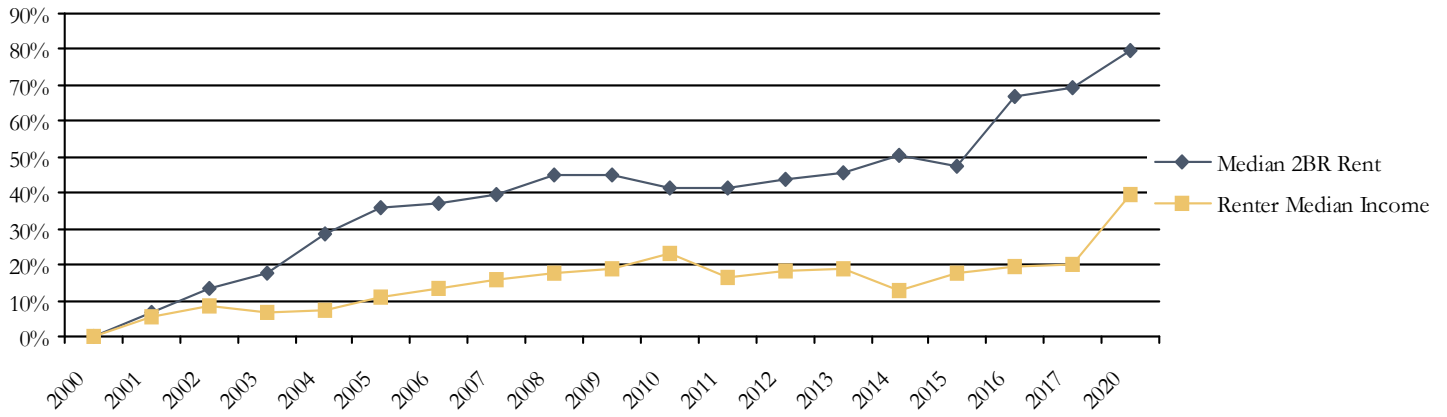
Congressional District 2	Year	Index	Median 2 BR Rent (with utilities) ¹	Renter Household Median Income ²	Income Needed to Afford Median 2 BR Rent	2 BR Rent Affordable to Median Income
	2016	0.72	\$908	\$26,281	\$36,337	\$657
	2017	0.71	\$924	\$26,336	\$36,975	\$658
	2020	0.78	\$980	\$30,636	\$39,205	\$766
Ellsworth		0.46	\$1,629	\$29,743	\$65,177	\$744
Detroit		0.56	\$975	\$21,666	\$39,000	\$542
Palmyra		0.60	\$1,033	\$24,604	\$41,328	\$615
Millinocket		0.61	\$980	\$24,106	\$39,205	\$603
Old Town		0.63	\$1,061	\$26,797	\$42,423	\$670
Belfast		0.63	\$1,219	\$30,872	\$48,777	\$772
Skowhegan		0.65	\$920	\$23,896	\$36,812	\$597
Paris		0.65	\$932	\$24,290	\$37,297	\$607
Bangor		0.69	\$1,110	\$30,613	\$44,384	\$765
Corinna		0.70	\$812	\$22,899	\$32,489	\$572
Franklin		0.71	\$1,050	\$29,782	\$42,017	\$745
Livermore Falls		0.73	\$879	\$25,666	\$35,159	\$642
Oxford		0.73	\$984	\$28,805	\$39,377	\$720
Milbridge		0.74	\$836	\$24,843	\$33,423	\$621
Congressional District 2		0.78	\$980	\$30,636	\$39,205	\$766
Gardiner		0.79	\$1,054	\$33,410	\$42,177	\$835
Farmington		0.80	\$809	\$25,944	\$32,359	\$649
Pittsfield		0.81	\$850	\$27,543	\$34,000	\$689
Eddington		0.81	\$1,079	\$34,999	\$43,177	\$875
Maine		0.83	\$1,062	\$35,098	\$42,489	\$877
Norway		0.83	\$857	\$28,408	\$34,297	\$710
Presque Isle		0.84	\$844	\$28,501	\$33,751	\$713
Orrington		0.84	\$990	\$33,260	\$39,584	\$832
Stetson		0.88	\$911	\$32,142	\$36,423	\$804
Calais		0.89	\$701	\$24,915	\$28,040	\$623
Lisbon		0.91	\$1,279	\$46,400	\$51,177	\$1,160
Rumford		0.91	\$568	\$20,627	\$22,707	\$516
Caribou		0.91	\$650	\$23,673	\$26,017	\$592
Fort Kent		1.16	\$675	\$31,230	\$27,017	\$781
Fairfield		1.19	\$561	\$26,713	\$22,423	\$668
Jay		1.22	\$696	\$33,888	\$27,825	\$847
Wales		1.49	\$1,029	\$61,183	\$41,177	\$1,530

The Rental Affordability Index is the ratio of 2-Bedroom Rent Affordable at Median Renter Income to Median 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 the median 2-bedroom apartment (including utilities) using no more than 30% of gross income. Note that prior to 2020, average rents were used rather than median rents.

Renter Households Unable to Afford Median 2 Bedroom Rent

<u>Location</u>	<u>Households Unable to Afford Average 2 BR Rent</u>		<u>Total Renter Households</u>	<u>Median 2 BR Rent (with utilities)¹</u>	<u>Income Needed to Afford Median 2 BR Rent</u>	
	<u>Percent</u>	<u>Number</u>			<u>Annual</u>	<u>Hourly</u>
Ellsworth	76.2%	924	1,213	\$1,629	\$65,177	\$31.34
Old Town	71.7%	1,027	1,432	\$1,061	\$42,423	\$20.40
Millinocket	71.0%	382	538	\$980	\$39,205	\$18.85
Belfast	69.1%	855	1,237	\$1,219	\$48,777	\$23.45
Oxford	68.4%	199	291	\$984	\$39,377	\$18.93
Detroit	68.2%	45	66	\$975	\$39,000	\$18.75
Franklin	67.6%	92	136	\$1,050	\$42,017	\$20.20
Skowhegan	67.6%	943	1,394	\$920	\$36,812	\$17.70
Palmyra	67.5%	83	123	\$1,033	\$41,328	\$19.87
Paris	66.7%	513	769	\$932	\$37,297	\$17.93
Corinna	65.3%	139	213	\$812	\$32,489	\$15.62
Bangor	65.2%	5,000	7,668	\$1,110	\$44,384	\$21.34
Livermore Falls	63.2%	268	424	\$879	\$35,159	\$16.90
Milbridge	61.8%	107	173	\$836	\$33,423	\$16.07
Congressional District 2	60.0%	46,046	76,690	\$980	\$39,205	\$18.85
Gardiner	59.1%	517	875	\$1,054	\$42,177	\$20.28
Norway	59.0%	422	715	\$857	\$34,297	\$16.49
Pittsfield	58.3%	256	439	\$850	\$34,000	\$16.35
Presque Isle	57.8%	1,037	1,793	\$844	\$33,751	\$16.23
Maine	57.2%	93,292	162,967	\$1,062	\$42,489	\$20.43
Lisbon	56.7%	534	941	\$1,279	\$51,177	\$24.60
Farmington	56.3%	729	1,296	\$809	\$32,359	\$15.56
Eddington	56.3%	89	158	\$1,079	\$43,177	\$20.76
Orrington	55.0%	120	218	\$990	\$39,584	\$19.03
Stetson	54.8%	23	42	\$911	\$36,423	\$17.51
Caribou	54.4%	582	1,070	\$650	\$26,017	\$12.51
Rumford	54.1%	579	1,071	\$568	\$22,707	\$10.92
Calais	54.0%	285	528	\$701	\$28,040	\$13.48
Fort Kent	45.2%	261	577	\$675	\$27,017	\$12.99
Fairfield	43.2%	318	736	\$561	\$22,423	\$10.78
Jay	37.3%	144	386	\$696	\$27,825	\$13.38
Wales	31.6%	25	79	\$1,029	\$41,177	\$19.80

Relative Increases in Renter Income and Median 2BR Rent³



Endnotes

- ¹ Source: MaineHousing 2020 Rent Survey. All rent data reported adjusted to include the cost of utilities (heat, hot water, and electricity). Note that prior to 2020, average rents were used rather than median rents.
- 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.