



Housing Facts and Affordability Index

Cumberland County - 2020

Rental Affordability Index

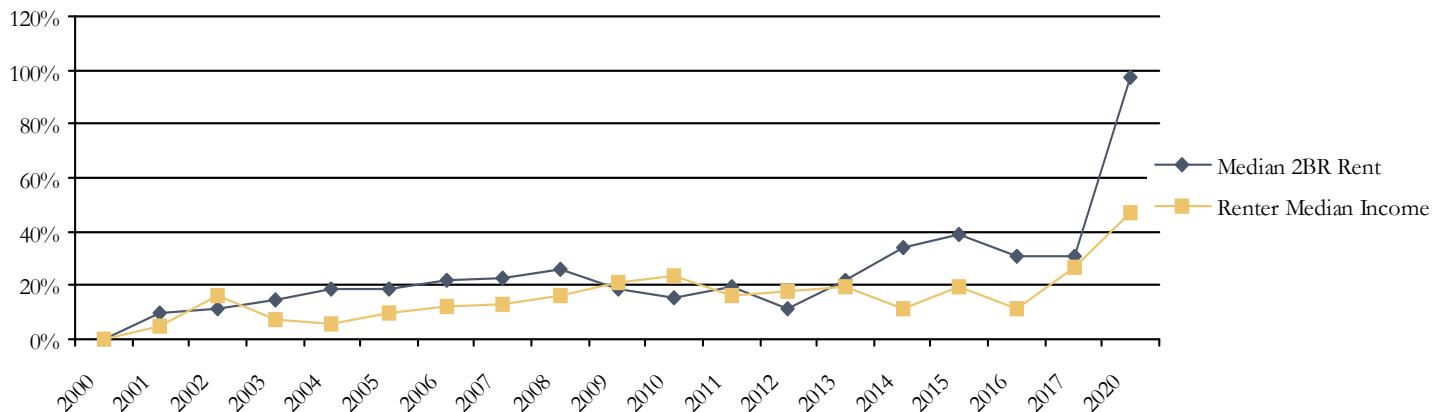
Cumberland County	Year	Index	Median	Renter	Income Needed	2 BR Rent
			2 BR Rent (with utilities) ¹	Household Median Income ²	to Afford Median 2 BR Rent	Affordable to Median Income
	2016	0.78	\$1,093	\$33,930	\$43,724	\$848
	2017	0.88	\$1,096	\$38,559	\$43,829	\$964
	2020	0.68	\$1,650	\$44,804	\$66,000	\$1,120
Portland		0.53	\$1,881	\$39,608	\$75,223	\$990
Cumberland County		0.68	\$1,650	\$44,804	\$66,000	\$1,120
Scarborough		0.68	\$2,179	\$59,192	\$87,177	\$1,480
South Portland		0.72	\$1,661	\$48,028	\$66,457	\$1,201
Cape Elizabeth		0.75	\$2,311	\$69,700	\$92,423	\$1,742
Maine		0.83	\$1,062	\$35,098	\$42,489	\$877
Yarmouth		1.08	\$1,451	\$62,622	\$58,023	\$1,566

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

Location	Households Unable to Afford Average 2 BR Rent		Total Renter Households	Median 2 BR Rent (with utilities) ¹	Income Needed to Afford Median 2 BR Rent	
	Percent	Number			Annual	Hourly
Portland	75.3%	13,796	18,315	\$1,881	\$75,223	\$36.16
South Portland	66.7%	3,015	4,517	\$1,661	\$66,457	\$31.95
Cumberland County	66.0%	27,109	41,093	\$1,650	\$66,000	\$31.73
Scarborough	64.6%	1,050	1,626	\$2,179	\$87,177	\$41.91
Cape Elizabeth	60.0%	321	535	\$2,311	\$92,423	\$44.43
Maine	57.2%	93,292	162,967	\$1,062	\$42,489	\$20.43
Yarmouth	46.5%	505	1,086	\$1,451	\$58,023	\$27.90

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.