



Housing Facts and Affordability Index

Maine - 2020

Rental Affordability Index

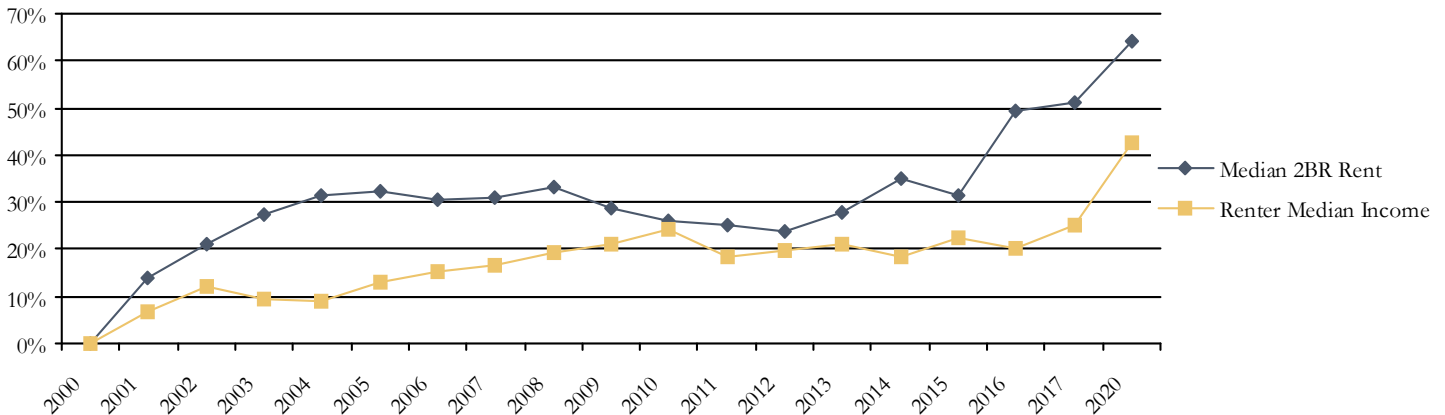
Maine	Year	Index	Median	Renter	Income Needed	2 BR Rent
			2 BR Rent (with utilities) ¹	Household Median Income ²	to Afford Median 2 BR Rent	Affordable to Median Income
	2016	0.77	\$966	\$29,588	\$38,640	\$740
	2017	0.79	\$977	\$30,804	\$39,093	\$770
	2020	0.83	\$1,062	\$35,098	\$42,489	\$877
Augusta Micropolitan Housing Market		0.82	\$1,036	\$34,120	\$41,423	\$853
Bangor, ME MA Housing Market		0.76	\$1,061	\$32,065	\$42,423	\$802
Belfast, ME LMA Housing Market		0.59	\$1,219	\$28,856	\$48,777	\$721
Bridgton-Paris, ME LMA Housing Market		0.79	\$932	\$29,565	\$37,297	\$739
Brunswick Micropolitan Housing Market		0.99	\$1,011	\$40,083	\$40,423	\$1,002
Calais, ME LMA Housing Market		0.94	\$701	\$26,487	\$28,040	\$662
Dover-Foxcroft, ME LMA Housing Market		0.84	\$758	\$25,594	\$30,325	\$640
Ellsworth, ME LMA Housing Market		0.58	\$1,379	\$32,133	\$55,177	\$803
Farmington, ME LMA Housing Market		1.00	\$729	\$29,036	\$29,159	\$726
Lewiston-Auburn, ME MA Housing Market		0.68	\$1,279	\$34,545	\$51,177	\$864
Machias, ME LMA Housing Market		0.86	\$836	\$28,771	\$33,423	\$719
Millinocket, ME LMA Housing Market		0.61	\$980	\$24,037	\$39,205	\$601
Pittsfield, ME LMA Housing Market		0.63	\$975	\$24,621	\$39,000	\$616
Portland-South Portland MA Housing Market		0.66	\$1,650	\$43,747	\$66,000	\$1,094
Portsmouth, NH-ME MA Housing Market		0.66	\$1,999	\$52,692	\$79,960	\$1,317
Presque Isle, ME LMA Housing Market		0.81	\$803	\$26,020	\$32,109	\$650
Rochester-Dover, NH-ME MA Housing Mark		0.89	\$1,392	\$49,426	\$55,677	\$1,236
Rockland Micropolitan Housing Market		0.75	\$1,195	\$35,774	\$47,800	\$894
Rumford, ME LMA Housing Market		1.10	\$600	\$26,486	\$24,000	\$662
Sanford Micropolitan Housing Market		0.65	\$1,214	\$31,461	\$48,577	\$787
Skowhegan, ME LMA Housing Market		0.75	\$920	\$27,489	\$36,812	\$687
Waterville Micropolitan Housing Market		0.66	\$986	\$26,098	\$39,423	\$652
York, ME LMA Housing Market		0.63	\$1,800	\$45,331	\$72,000	\$1,133

The Rental Affordability Index is the ratio of 2-Bedroom Rent Affordable at Median Renter Income to Average 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 an average 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

Maine	Year	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
	2016	61.2%	98,851	161,601	\$966	\$38,640	\$18.58
	2017	59.6%	96,448	161,746	\$977	\$39,093	\$18.79
	2020	57.2%	93,292	162,967	\$1,062	\$42,489	\$20.43
Augusta Micropolitan Housing Market		57.4%	5,481	9,549	\$1,036	\$41,423	\$19.91
Bangor, ME MA Housing Market		60.9%	10,872	17,862	\$1,061	\$42,423	\$20.40
Belfast, ME LMA Housing Market		71.2%	2,110	2,962	\$1,219	\$48,777	\$23.45
Bridgton-Paris, ME LMA Housing Market		60.0%	1,782	2,969	\$932	\$37,297	\$17.93
Brunswick Micropolitan Housing Market		50.3%	3,878	7,710	\$1,011	\$40,423	\$19.43
Calais, ME LMA Housing Market		52.2%	792	1,518	\$701	\$28,040	\$13.48
Dover-Foxcroft, ME LMA Housing Market		58.1%	1,278	2,199	\$758	\$30,325	\$14.58
Ellsworth, ME LMA Housing Market		70.6%	4,497	6,374	\$1,379	\$55,177	\$26.53
Farmington, ME LMA Housing Market		50.2%	1,822	3,632	\$729	\$29,159	\$14.02
Lewiston-Auburn, ME MA Housing Market		69.8%	10,788	15,454	\$1,279	\$51,177	\$24.60
Machias, ME LMA Housing Market		55.9%	997	1,782	\$836	\$33,423	\$16.07
Millinocket, ME LMA Housing Market		70.7%	632	894	\$980	\$39,205	\$18.85
Pittsfield, ME LMA Housing Market		67.3%	918	1,365	\$975	\$39,000	\$18.75
Portland-South Portland MA Housing Market		67.7%	34,357	50,733	\$1,650	\$66,000	\$31.73
Portsmouth, NH-ME MA Housing Market		69.0%	1,363	1,975	\$1,999	\$79,960	\$38.44
Presque Isle, ME LMA Housing Market		57.5%	3,397	5,905	\$803	\$32,109	\$15.44
Rochester-Dover, NH-ME MA Housing Market		55.7%	872	1,566	\$1,392	\$55,677	\$26.77
Rockland Micropolitan Housing Market		62.6%	1,922	3,068	\$1,195	\$47,800	\$22.98
Rumford, ME LMA Housing Market		45.9%	1,138	2,477	\$600	\$24,000	\$11.54
Sanford Micropolitan Housing Market		69.3%	2,274	3,282	\$1,214	\$48,577	\$23.35
Skowhegan, ME LMA Housing Market		63.0%	2,038	3,237	\$920	\$36,812	\$17.70
Waterville Micropolitan Housing Market		65.0%	3,951	6,081	\$986	\$39,423	\$18.95
York, ME LMA Housing Market		69.8%	1,693	2,426	\$1,800	\$72,000	\$34.62

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.