



Housing Facts and Affordability Index

York County - 2020

Rental Affordability Index

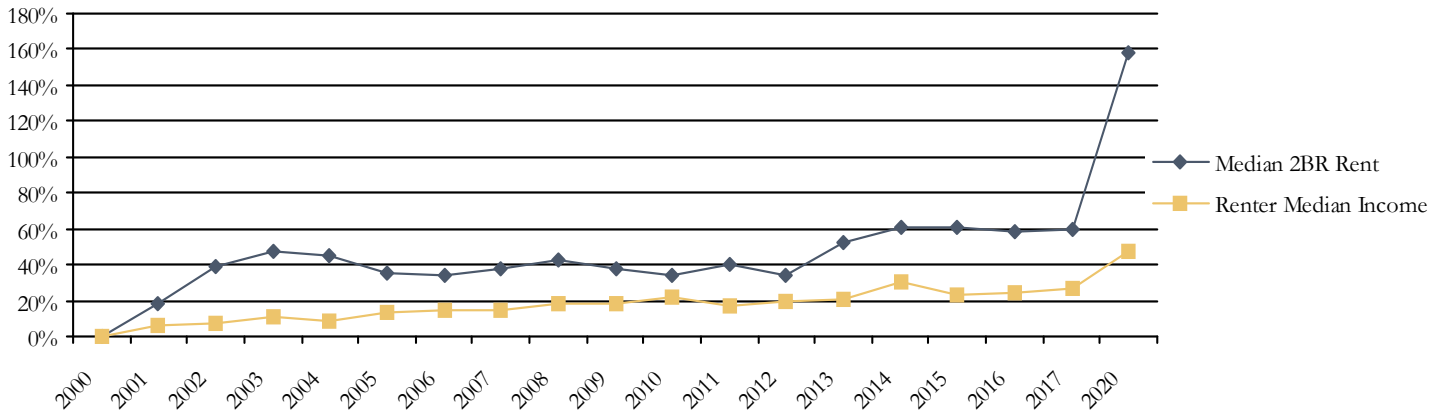
York County	Year	Index	Median 2 BR Rent (with utilities) ¹	Renter Household Median Income ²	Income Needed to Afford Median 2 BR Rent	2 BR Rent Affordable to Median Income
	2016	0.84	\$1,049	\$35,151	\$41,954	\$879
	2017	0.85	\$1,053	\$35,834	\$42,131	\$896
	2020	0.61	\$1,704	\$41,681	\$68,177	\$1,042
Old Orchard Beach		0.53	\$1,704	\$36,434	\$68,177	\$911
Wells		0.56	\$1,800	\$40,677	\$72,000	\$1,017
York County		0.61	\$1,704	\$41,681	\$68,177	\$1,042
Sanford		0.64	\$1,214	\$30,868	\$48,577	\$772
Kittery		0.66	\$1,999	\$52,988	\$79,960	\$1,325
Saco		0.70	\$1,729	\$48,395	\$69,177	\$1,210
Eliot		0.72	\$1,800	\$51,874	\$72,017	\$1,297
Biddeford		0.78	\$1,211	\$37,968	\$48,423	\$949
Maine		0.83	\$1,062	\$35,098	\$42,489	\$877
Kennebunk		1.16	\$941	\$43,555	\$37,623	\$1,089

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		Total Renter Households	Median 2 BR Rent (with utilities) ¹	Income Needed to Afford Median 2 BR Rent	
	Average 2 BR Rent Percent	Number			Annual	Hourly
Old Orchard Beach	76.8%	1,499	1,953	\$1,704	\$68,177	\$32.78
Wells	74.1%	586	791	\$1,800	\$72,000	\$34.62
York County	73.0%	16,577	22,700	\$1,704	\$68,177	\$32.78
Saco	71.2%	1,902	2,673	\$1,729	\$69,177	\$33.26
Sanford	70.0%	2,130	3,045	\$1,214	\$48,577	\$23.35
Eliot	68.1%	303	445	\$1,800	\$72,017	\$34.62
Kittery	67.9%	1,039	1,530	\$1,999	\$79,960	\$38.44
Biddeford	59.9%	2,654	4,431	\$1,211	\$48,423	\$23.28
Maine	57.2%	93,292	162,967	\$1,062	\$42,489	\$20.43
Kennebunk	43.3%	524	1,211	\$941	\$37,623	\$18.09

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.