

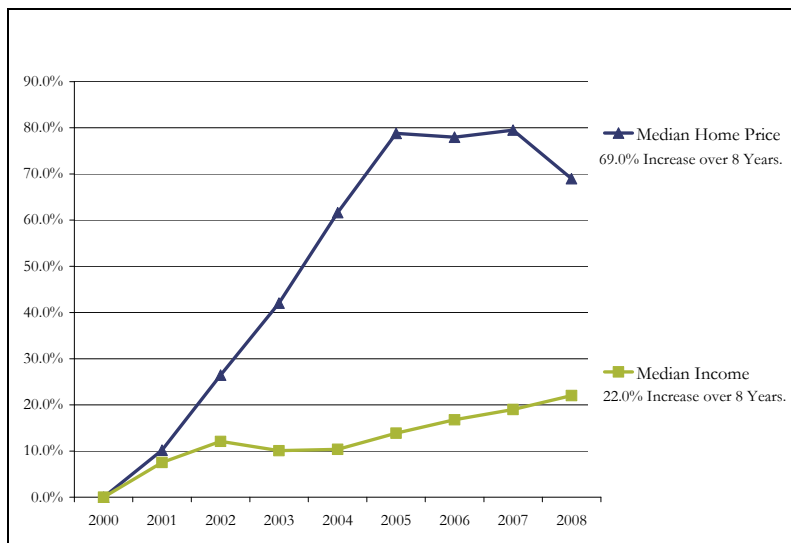
Maine's 1st Congressional District Homeownership Facts 2008

Homeownership Affordability Index

Area	Year	Affordability Index	Median Home Price ¹	Median Income ²	Income Needed to Afford Median Home Price	Home Price Affordable at Median Income	Households Unable to Afford Median Home Price
1 st Congressional District	2003	0.79	\$174,000	\$46,715	\$59,384	\$136,880	170,253 (62.4%)
	2004	0.70	\$198,000	\$46,850	\$67,324	\$137,787	188,388 (68.7%)
	2005	0.66	\$219,000	\$48,343	\$72,764	\$145,499	200,222 (72.2%)
	2006	0.70	\$218,000	\$49,557	\$70,525	\$153,186	193,953 (69.1%)
	2007	0.71	\$219,900	\$50,505	\$71,139	\$156,116	194,806 (68.8%)
	2008	0.77	\$207,000	\$51,787	\$66,966	\$160,078	180,026 (63.9%)
Portland	2008	0.59	\$217,000	\$43,064	\$72,933	\$128,130	22,195 (75.1%)
South Portland	2008	0.80	\$195,000	\$50,757	\$63,119	\$156,809	6,531 (61.8%)
Augusta	2008	0.95	\$109,150	\$35,260	\$37,084	\$103,782	4,624 (51.8%)
Brunswick	2008	0.60	\$226,500	\$48,208	\$80,312	\$135,958	6,472 (74.8%)
Biddeford	2008	0.56	\$208,900	\$40,699	\$72,418	\$117,402	7,101 (76.2%)
Sanford	2008	0.80	\$155,000	\$40,833	\$51,262	\$123,466	5,267 (59.8%)
Westbrook	2008	0.65	\$187,000	\$44,177	\$67,836	\$121,781	5,074 (72.5%)
Saco	2008	0.81	\$209,900	\$55,072	\$67,664	\$170,837	4,755 (62.0%)
Windham	2008	0.80	\$205,000	\$52,135	\$65,038	\$164,330	4,040 (63.2%)
Scarborough	2008	0.74	\$299,000	\$70,582	\$95,052	\$222,025	4,851 (65.8%)
Gorham	2008	0.73	\$242,300	\$61,074	\$83,881	\$176,419	3,759 (68.0%)
York	2008	0.65	\$350,000	\$69,270	\$107,090	\$226,393	3,913 (70.1+%)
Bath	2008	0.81	\$154,000	\$42,056	\$51,748	\$125,157	2,477 (60.0%)
Kittery	2008	0.61	\$277,900	\$55,402	\$90,469	\$170,183	3,603 (76.2%)
Cape Elizabeth	2008	0.86	\$327,500	\$93,902	\$109,587	\$280,627	1,841 (53.2+%)
Topsham	2008	0.88	\$190,000	\$60,497	\$68,388	\$168,077	2,289 (58.6%)
Kennebunk	2008	0.70	\$279,950	\$62,944	\$89,566	\$196,739	3,252 (68.5%)
Rockland	2008	0.71	\$146,200	\$35,693	\$50,165	\$104,024	2,479 (70.9%)
Yarmouth	2008	0.79	\$279,000	\$75,432	\$95,311	\$220,810	2,105 (62.3%)
Old Orchard Beach	2008	0.76	\$180,000	\$44,286	\$58,508	\$136,245	3,054 (64.6%)

The 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.

Relative Increases in Income and Home Price³



Homeownership Demographics

Area	Year	Total Homeowner Households ²	Homeowner Households >50% to 80% AMI ⁴	Homeowner Households >30% to 50% AMI	Homeowner Households 30% AMI or Less	Average Household Size ²	Median Head of Household Age ²
1 st Congressional District	2003	193,953	29,555	17,012	14,238	2.37	52.2
	2004	195,189	30,204	16,465	14,686	2.38	51.8
	2005	197,812	30,370	17,086	14,302	2.37	52.7
	2006	200,548	30,880	17,146	14,315	2.35	52.9
	2007	202,866	31,283	17,204	14,370	2.34	53.2
	2008	201,727	31,239	17,258	14,443	2.34	53.5
Portland	2008	12,742	1,435	751	642	2.03	52.9
South Portland	2008	6,824	989	600	427	2.20	53.9
Augusta	2008	4,778	550	322	357	2.02	56.4
Brunswick	2008	5,703	843	492	346	2.29	55.1
Biddeford	2008	4,576	535	272	266	2.23	54.0
Sanford	2008	5,700	814	471	435	2.39	53.4
Westbrook	2008	4,321	629	359	276	2.26	54.2
Saco	2008	5,162	702	468	350	2.37	52.2
Windham	2008	5,192	945	459	330	2.51	51.3
Scarborough	2008	6,028	982	634	419	2.53	52.9
Gorham	2008	4,441	681	392	360	2.60	51.4
York	2008	4,591	731	473	342	2.33	56.0
Bath	2008	2,231	290	176	145	2.18	54.9
Kittery	2008	3,083	449	218	217	2.20	54.7
Cape Elizabeth	2008	3,041	521	324	261	2.50	55.2
Topsham	2008	2,734	442	214	157	2.53	52.8
Kennebunk	2008	3,772	604	372	220	2.39	55.7
Rockland	2008	1,914	257	178	144	2.08	57.9
Yarmouth	2008	2,449	370	179	188	2.33	54.5
Old Orchard Beach	2008	2,656	434	204	191	1.97	54.0

Housing Stock Age and Condition

Type of Housing Unit	Housing Units, All Ages ⁵	Units Built 2000-06	Units Built 1990-99	Units Built 1980-89	Units Built 1970-79	Units Built 1960-69	Units Built 1950-59	Units Built 1940-49	Units Built Before 1940
All Units	285,869	26,952	38,810	46,272	41,803	21,542	20,734	17,019	72,737
Owned	209,722	26,415	32,781	35,357	30,070	15,014	14,377	10,558	45,150
Rented	76,147	537	6,029	10,915	11,733	6,528	6,357	6,461	27,587

Type of Housing Unit	Estimated Homes with Lead Paint Hazards ⁶
All Units	134,940
Owned	88,535
Rented	46,405

Endnotes

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²Sources: Claritas.

³The Y Axis is an index defined as the ratio of the annual value to the year 2000 value.

⁴Household Area Median Income (AMI).

⁵Sources: U.S. Census 2000 and the MaineHousing New Construction Database.

⁶Sources: U.S. Census 2000 and "HUD Guidelines for the Evaluation and Control of Lead-based Paint Hazards in Housing", Ch. 3, p. 7.