

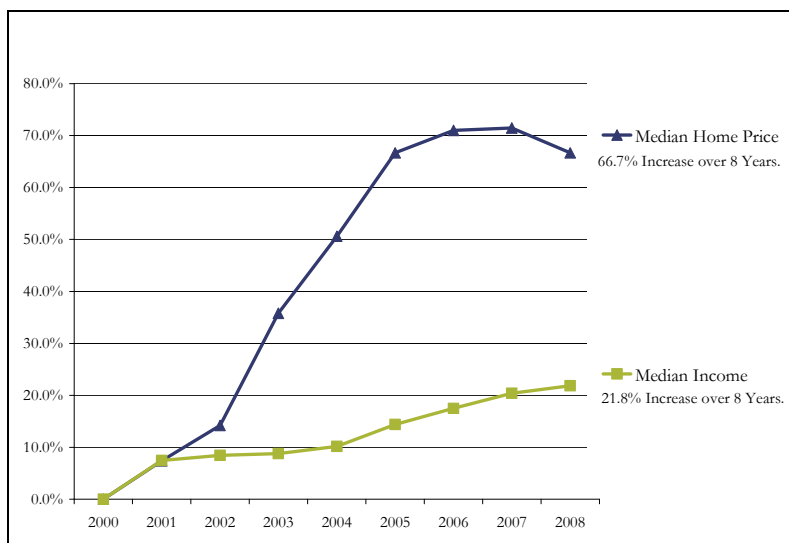
Maine's 2nd Congressional District Homeownership Facts 2008

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
2 nd Congressional District	2003	0.95	\$110,000	\$35,969	\$37,935	\$104,300	140,031 (52.8%)
	2004	0.87	\$122,000	\$36,427	\$42,103	\$105,552	153,501 (57.4%)
	2005	0.83	\$135,000	\$37,817	\$45,585	\$111,995	161,527 (59.7%)
	2006	0.84	\$138,500	\$38,840	\$46,425	\$115,872	162,887 (59.3%)
	2007	0.86	\$138,900	\$39,801	\$46,547	\$118,769	162,231 (58.3%)
	2008	0.89	\$135,000	\$40,275	\$45,260	\$120,131	155,590 (56.1%)
Lewiston	2008	0.66	\$133,500	\$33,111	\$50,338	\$87,812	10,966 (68.6%)
Bangor	2008	0.70	\$139,500	\$34,028	\$48,923	\$97,028	9,271 (65.8%)
Auburn	2008	0.82	\$138,500	\$41,709	\$50,587	\$114,194	6,053 (59.7%)
Waterville	2008	0.70	\$118,900	\$31,305	\$44,635	\$83,392	4,233 (65.0%)
Orono	2008	0.56	\$181,500	\$36,534	\$65,126	\$101,817	2,073 (69.7%)
Presque Isle	2008	0.96	\$95,750	\$34,561	\$35,880	\$92,230	2,116 (51.8%)
Lisbon	2008	0.80	\$150,000	\$43,872	\$54,631	\$120,459	2,508 (63.5%)
Caribou	2008	0.94	\$103,000	\$35,575	\$37,922	\$96,625	1,958 (52.5%)
Brewer	2008	0.92	\$139,475	\$44,423	\$48,110	\$128,787	2,174 (53.6%)
Skowhegan	2008	1.09	\$91,000	\$33,835	\$30,964	\$99,438	1,786 (45.5%)
Old Town	2008	0.78	\$129,500	\$37,462	\$47,758	\$101,582	2,131 (61.6%)
Winslow	2008	1.15	\$125,000	\$49,226	\$42,872	\$143,528	1,510 (43.2%)
Farmington	2008	0.80	\$115,625	\$31,472	\$39,236	\$92,746	1,784 (59.9%)
Rumford	2008	1.24	\$77,450	\$33,101	\$26,748	\$95,846	1,138 (38.6%)
Millinocket	2008	1.34	\$65,650	\$31,673	\$23,599	\$88,111	871 (38.7%)
Fairfield	2008	1.36	\$95,750	\$46,532	\$34,139	\$130,508	943 (33.3%)
Houlton	2008	1.02	\$89,500	\$31,924	\$31,201	\$91,575	1,351 (49.4%)
Belfast	2008	0.66	\$177,000	\$40,605	\$61,523	\$116,819	2,073 (66.9%)
Ellsworth	2008	0.75	\$177,000	\$44,913	\$60,175	\$132,108	2,064 (64.4%)
Hampden	2008	1.17	\$180,450	\$70,457	\$60,085	\$211,600	1,098 (39.8%)

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
2 nd Congressional District	2003	192,513	28,731	18,024	17,264	2.33	53.0
	2004	193,991	28,781	17,901	17,918	2.34	52.6
	2005	196,658	29,549	18,110	17,696	2.33	53.4
	2006	199,667	29,843	18,212	18,033	2.30	53.5
	2007	202,372	30,292	18,375	18,250	2.29	53.7
	2008	201,852	30,149	18,241	18,215	2.28	53.9
Lewiston	2008	7,645	858	438	459	2.08	55.9
Bangor	2008	6,491	717	371	412	2.03	54.4
Auburn	2008	5,877	804	426	341	2.20	53.3
Waterville	2008	3,225	401	218	223	2.04	57.0
Orono	2008	1,411	152	88	68	2.13	55.4
Presque Isle	2008	2,482	322	187	238	2.12	55.2
Lisbon	2008	2,851	483	248	170	2.41	50.9
Caribou	2008	2,570	393	235	208	2.19	55.8
Brewer	2008	2,466	317	180	176	2.20	54.5
Skowhegan	2008	2,556	349	208	226	2.21	54.2
Old Town	2008	2,151	276	174	166	2.21	52.3
Winslow	2008	2,618	359	265	226	2.27	54.9
Farmington	2008	1,758	246	140	124	2.15	54.5
Rumford	2008	1,757	213	132	137	2.13	57.3
Millinocket	2008	1,679	280	178	139	2.15	58.1
Fairfield	2008	2,165	311	155	205	2.36	51.7
Houlton	2008	1,696	201	155	171	2.16	58.1
Belfast	2008	2,104	332	204	168	2.13	57.6
Ellsworth	2008	2,189	314	206	148	2.17	54.8
Hampden	2008	2,181	342	174	149	2.49	52.5

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	274,376	17,393	35,922	38,898	44,629	21,881	20,712	16,186	78,755
Owned	202,699	17,068	30,125	28,593	32,867	16,113	15,118	10,683	52,132
Rented	71,677	325	5,797	10,305	11,762	5,768	5,594	5,503	26,623

Type of Housing Unit	Estimated Homes with Lead Paint Hazards ⁶
All Units	141,634
Owned	97,927
Rented	43,707

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.