

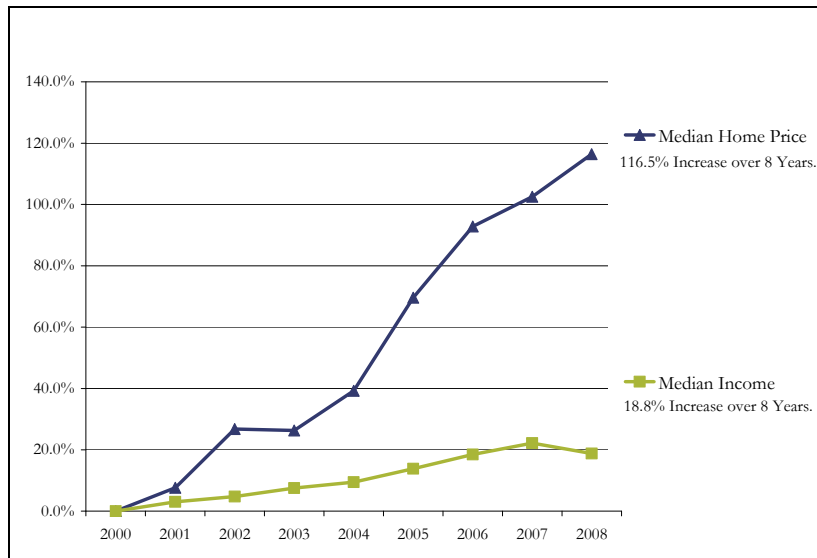
Aroostook County Homeownership Facts 2008

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
Aroostook County	2003	1.75	\$49,900	\$30,991	\$17,745	\$87,151	8,673 (28.7%)
	2004	1.62	\$55,000	\$31,552	\$19,472	\$89,120	9,660 (31.3%)
	2005	1.41	\$67,000	\$32,809	\$23,249	\$94,552	11,108 (36.0%)
	2006	1.29	\$76,175	\$34,151	\$26,496	\$98,183	12,424 (39.4%)
	2007	1.27	\$80,000	\$35,216	\$27,810	\$101,305	12,824 (39.9%)
	2008	1.15	\$85,500	\$34,242	\$29,785	\$98,295	13,923 (43.9%)
Presque Isle	2008	0.96	\$95,750	\$34,561	\$35,880	\$92,230	2,116 (51.8%)
Caribou	2008	0.94	\$103,000	\$35,575	\$37,922	\$96,625	1,958 (52.5%)
Houlton	2008	1.02	\$89,500	\$31,924	\$31,201	\$91,575	1,351 (49.4%)
Fort Fairfield	2008	1.26	\$78,500	\$35,693	\$28,323	\$98,927	662 (40.8%)
Mapleton	2008	1.24	\$112,500	\$45,437	\$36,723	\$139,194	328 (38.7%)

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
Aroostook County	2003	22,079	3,285	2,235	2,065	2.30	55.0
	2004	22,548	3,258	2,255	2,208	2.31	54.4
	2005	22,596	3,397	2,137	2,202	2.30	55.3
	2006	23,104	3,434	2,124	2,312	2.25	55.3
	2007	23,487	3,496	2,139	2,357	2.24	55.5
	2008	23,215	3,454	2,131	2,338	2.22	55.9
Presque Isle	2008	2,482	322	187	238	2.12	55.2
Caribou	2008	2,570	393	235	208	2.19	55.8
Houlton	2008	1,696	201	149	177	2.16	58.1
Fort Fairfield	2008	1,149	160	98	125	2.22	57.0
Mapleton	2008	703	126	62	48	2.38	52.8

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	31,192	1,081	3,065	3,440	5,356	2,836	3,128	2,935	9,351
Owned	23,022	1,066	2,508	2,144	4,017	2,129	2,381	2,028	6,749
Rented	8,170	15	557	1,296	1,339	707	747	907	2,602

Type of Housing Unit	Estimated Homes with Lead Paint Hazards ⁶
All Units	18,345
Owned	13,412
Rented	4,934

Endnotes

¹ This data is derived from Maine Real Estate Information System ("MREIS") and MREIS reserves all rights including all proprietary rights in the data set forth herein and any use or publication of this data or any portion thereof without the express written consent of MREIS is prohibited. Any reproduction, sale or exchange of this data, in whole or in part, is likewise prohibited. All rights to the data remain the exclusive property of MREIS to the extent owned by MREIS.

² Source of Homeowner Household data is: Claritas.

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

⁴ Household Area Median Income (AMI).

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

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