

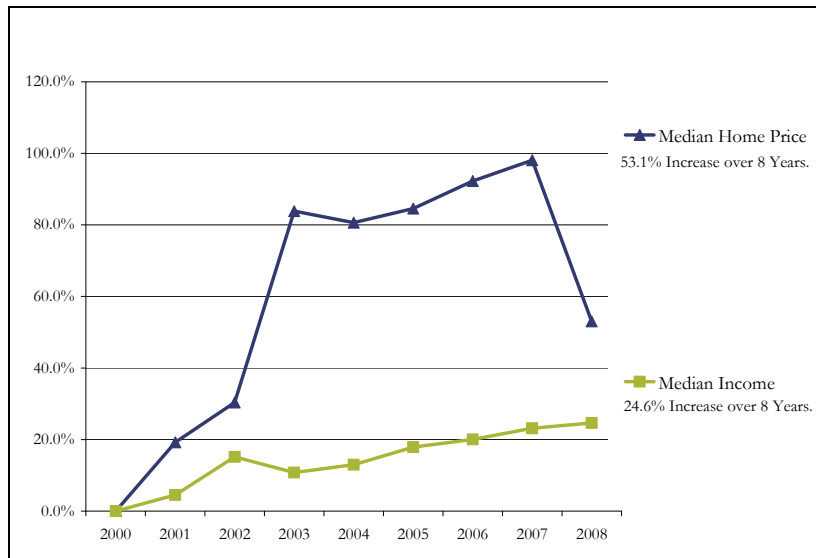
Camden Labor Market Area Homeownership Facts 2008

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
Camden LMA	2003	0.53	\$239,000	\$43,222	\$81,179	\$127,251	5,380 (80.4%)
	2004	0.56	\$234,875	\$44,061	\$79,365	\$130,397	5,380 (78.4%)
	2005	0.58	\$239,950	\$45,996	\$79,216	\$139,324	5,245 (76.9%)
	2006	0.58	\$250,000	\$46,823	\$80,783	\$144,903	5,289 (76.8%)
	2007	0.58	\$257,500	\$48,032	\$83,207	\$148,645	5,359 (77.0%)
	2008	0.76	\$199,000	\$48,605	\$64,304	\$150,417	4,445 (64.0%)
Camden	2008	0.49	\$300,000	\$47,202	\$96,238	\$147,141	1,982 (79.7%)
Union	2008	0.94	\$155,000	\$47,243	\$50,448	\$145,152	541 (54.2%)
Lincolntonville	2008	0.73	\$227,500	\$54,625	\$74,451	\$166,917	676 (65.8%)
Appleton	2008	1.07	\$132,000	\$46,319	\$43,363	\$140,998	284 (46.7%)
Hope	2008	1.71	\$95,000	\$51,271	\$30,038	\$162,154	123 (23.5%)

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
Camden	2003	5,251	834	479	456	2.30	53.5
LMA	2004	5,397	874	474	459	2.31	52.9
	2005	5,366	859	482	447	2.30	53.8
	2006	5,425	861	477	444	2.28	54.1
	2007	5,500	876	480	443	2.28	55.0
	2008	5,478	885	503	448	2.26	54.8
Camden	2008	1,734	255	166	147	2.04	58.2
Union	2008	845	152	62	63	2.44	53.1
Lincolntonville	2008	870	136	72	89	2.32	54.8
Appleton	2008	534	100	56	35	2.55	50.7
Hope	2008	450	85	38	32	2.44	52.0

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	7,042	718	1,132	1,201	908	320	247	226	2,290
Owned	5,663	714	984	979	681	249	185	127	1,744
Rented	1,379	4	148	222	227	71	62	99	546

Type of Housing Unit	Estimated Homes with Lead Paint Hazards ⁶
All Units	3,201
Owned	2,396
Renter	805

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.