

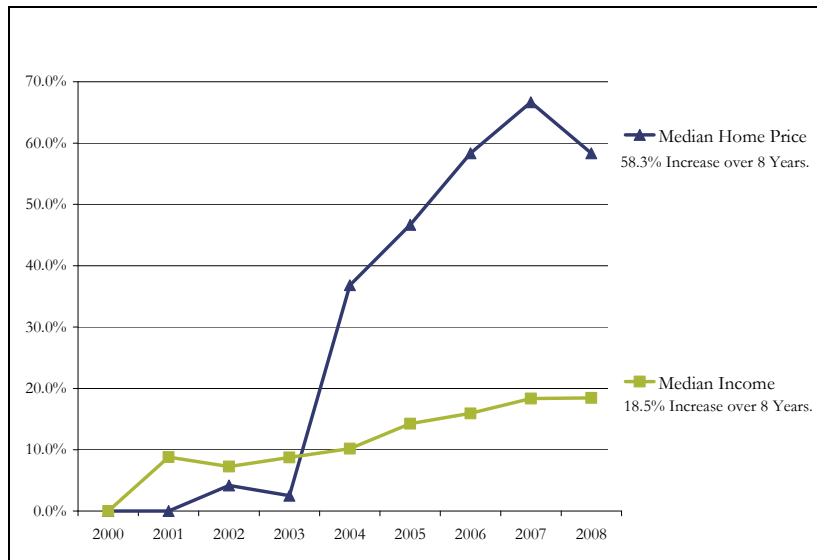
Conway Labor Market Area (Maine Portion) Homeownership Facts 2008

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
Conway LMA	2003	0.88	\$123,000	\$37,399	\$42,354	\$108,609	1,645 (55.8%)
	2004	0.67	\$164,200	\$37,886	\$56,593	\$109,925	2,115 (69.5%)
	2005	0.66	\$176,000	\$39,293	\$59,333	\$116,555	2,202 (70.5%)
	2006	0.67	\$190,000	\$39,868	\$59,435	\$127,449	2,233 (70.0%)
	2007	0.65	\$200,000	\$40,695	\$62,556	\$130,106	2,348 (71.7%)
	2008	0.68	\$190,000	\$40,735	\$59,485	\$130,109	2,276 (69.6%)
Fryeburg	2008	0.82	\$146,000	\$38,470	\$47,109	\$119,225	882 (62.3%)
Denmark	2008	0.60	\$270,000	\$50,104	\$83,635	\$161,752	388 (75.9%)

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
Conway	2003	2,466	393	247	238	2.38	53.4
LMA	2004	2,549	400	250	246	2.39	52.7
	2005	2,613	416	258	245	2.38	53.6
	2006	2,679	415	265	254	2.36	53.7
	2007	2,754	423	272	260	2.35	53.8
	2008	2,749	431	272	269	2.36	54.3
Fryeburg	2008	1,104	164	109	104	2.31	54.3
Denmark	2008	445	79	45	37	2.32	54.2

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	3,241	447	399	518	564	250	114	123	826
Owned	2,777	447	363	429	458	223	103	97	657
Rented	464	0	36	89	106	27	11	26	169

Type of Housing Unit	Estimated Homes with Lead Paint Hazards ⁶
All Units	1,438
Owned	1,174
Renter	264

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.