

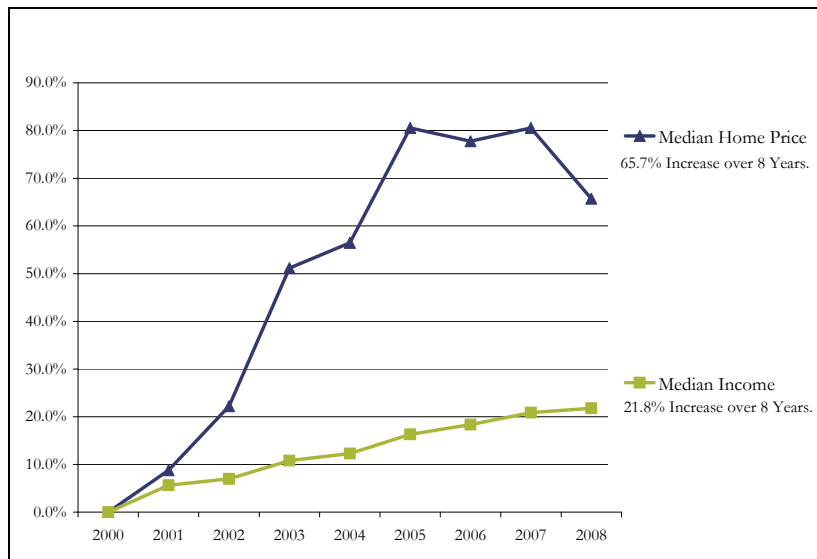
Ellsworth Labor Market Area Homeownership Facts 2008

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
Ellsworth LMA	2003	0.72	\$163,250	\$39,415	\$54,563	\$117,926	14,946 (66.1%)
	2004	0.72	\$169,000	\$39,938	\$55,820	\$120,915	15,053 (66.1%)
	2005	0.66	\$195,000	\$41,376	\$62,913	\$128,246	16,225 (70.3%)
	2006	0.69	\$192,000	\$42,102	\$61,187	\$132,112	16,122 (68.0%)
	2007	0.69	\$195,000	\$42,995	\$62,135	\$134,931	16,340 (67.9%)
	2008	0.76	\$179,000	\$43,317	\$57,072	\$135,857	15,139 (63.5%)
Ellsworth	2008	0.75	\$177,000	\$44,913	\$60,175	\$132,108	2,064 (64.4%)
Bucksport	2008	1.10	\$115,000	\$41,348	\$37,684	\$126,180	983 (45.5%)
Bar Harbor	2008	0.53	\$274,000	\$44,795	\$84,305	\$145,588	1,878 (77.7%)
Gouldsboro	2008	0.66	\$231,000	\$46,105	\$70,248	\$151,610	630 (71.5%)
Southwest Harbor	2008	0.76	\$170,650	\$43,962	\$57,911	\$129,545	582 (61.1%)
Mount Desert	2008	0.40	\$370,000	\$48,534	\$121,152	\$148,224	891 (84.7+%)
Deer Isle	2008	0.36	\$321,500	\$40,183	\$110,937	\$116,452	746 (89.3+%)
Orland	2008	1.22	\$127,500	\$49,489	\$40,651	\$155,221	374 (40.4%)
Hancock	2008	0.67	\$188,500	\$41,096	\$60,911	\$127,180	833 (70.9%)
Penobscot	2008	0.89	\$156,850	\$44,620	\$50,369	\$138,948	367 (57.8%)

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
Ellsworth	2003	17,156	2,625	1,600	1,493	2.27	54.1
LMA	2004	17,250	2,670	1,572	1,523	2.28	53.8
	2005	17,509	2,699	1,618	1,507	2.26	54.5
	2006	17,974	2,738	1,641	1,543	2.24	54.7
	2007	18,272	2,782	1,665	1,562	2.23	54.8
	2008	18,055	2,767	1,614	1,535	2.22	55.2
Ellsworth	2008	2,189	314	206	148	2.17	54.8
Bucksport	2008	1,602	249	140	134	2.29	53.6
Bar Harbor	2008	1,476	158	108	118	2.08	54.5
Gouldsboro	2008	712	123	62	51	2.23	57.8
Southwest Harbor	2008	626	88	49	59	2.07	58.4
Mount Desert	2008	748	117	49	46	2.11	56.9
Deer Isle	2008	715	118	77	71	2.23	57.7
Orland	2008	783	129	80	60	2.33	53.1
Hancock	2008	950	160	85	73	2.22	54.5
Penobscot	2008	552	102	41	43	2.26	57.0

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	24,073	2,302	4,337	3,953	3,719	1,331	1,104	1,012	6,315
Owned	18,729	2,272	3,756	2,849	2,695	971	781	743	4,662
Rented	5,344	30	581	1,104	1,024	360	323	269	1,653

Type of Housing Unit	Estimated Homes with Lead Paint Hazards ⁶
All Units	10,507
Owned	7,688
Renter	2,819

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 Maine Housing 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.