

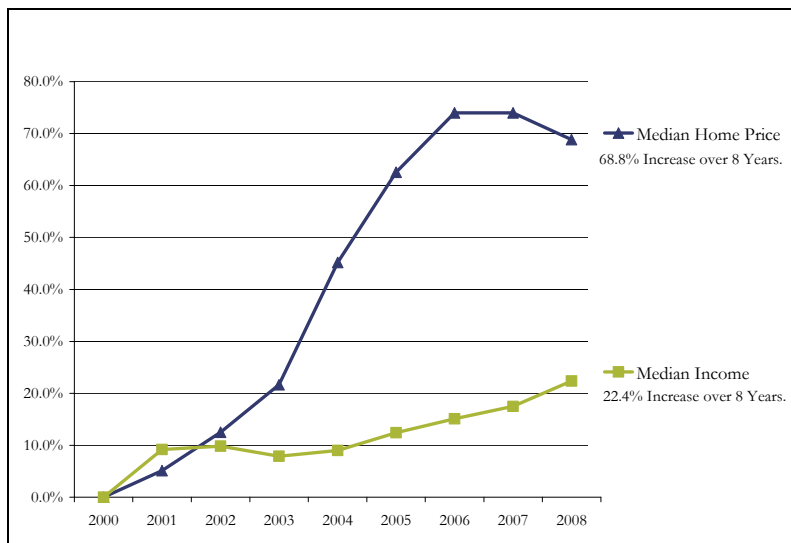
Kennebec County Homeownership Facts 2008

Homeownership Affordability Index

Area ¹	Year	Affordability Index	Median Home Price ²	Median Income ³	Income Needed to Afford Median Home Price	Home Price Affordable at Median Income	Households Unable to Afford Median Home Price
Kennebec County	2003	1.14	\$97,200	\$39,025	\$34,171	\$111,010	21,309 (43.7%)
	2004	0.97	\$116,000	\$39,430	\$40,635	\$112,561	25,420 (51.4%)
	2005	0.91	\$129,900	\$40,670	\$44,521	\$118,665	27,440 (54.5%)
	2006	0.90	\$139,000	\$41,634	\$46,402	\$124,718	28,361 (55.4%)
	2007	0.92	\$139,000	\$42,503	\$46,398	\$127,331	28,262 (54.3%)
	2008	0.98	\$134,900	\$44,261	\$44,996	\$132,694	26,168 (50.6%)
Augusta	2008	0.95	\$109,150	\$35,260	\$37,084	\$103,782	4,624 (51.8%)
Waterville	2008	0.70	\$118,900	\$31,305	\$44,635	\$83,392	4,233 (65.0%)
Winslow	2008	1.15	\$125,000	\$49,226	\$42,872	\$143,528	1,510 (43.2%)
Gardiner	2008	1.01	\$124,000	\$44,331	\$44,060	\$124,764	1,280 (48.8%)
Winthrop	2008	0.92	\$150,250	\$49,531	\$53,549	\$138,975	1,468 (53.7%)
Oakland	2008	1.00	\$135,000	\$43,667	\$43,559	\$135,334	1,252 (48.5%)
China	2008	1.01	\$142,500	\$48,485	\$47,856	\$144,374	861 (48.8%)
Vassalboro	2008	1.10	\$129,900	\$47,738	\$43,276	\$143,292	792 (44.8%)
Monmouth	2008	0.98	\$155,000	\$55,436	\$56,399	\$152,353	793 (51.7%)
Clinton	2008	1.25	\$84,900	\$35,563	\$28,378	\$106,395	515 (38.1%)
Farmingdale	2008	0.92	\$141,450	\$44,394	\$48,211	\$130,250	648 (54.5%)
Litchfield	2008	0.98	\$152,500	\$53,554	\$54,645	\$149,455	711 (51.0%)
Sidney	2008	0.99	\$170,000	\$51,691	\$52,446	\$167,551	797 (50.5%)
Hallowell	2008	0.69	\$169,525	\$40,519	\$59,051	\$116,322	818 (67.2%)
West Gardiner	2008	0.98	\$183,000	\$54,454	\$55,640	\$179,099	632 (50.5%)
Chelsea	2008	1.48	\$106,250	\$52,418	\$35,378	\$157,424	343 (29.8%)
Pittston	2008	1.23	\$118,000	\$48,209	\$39,206	\$145,095	421 (37.5%)
Belgrade	2008	0.79	\$190,000	\$47,644	\$60,469	\$149,702	830 (61.6%)
Benton	2008	1.07	\$132,900	\$45,862	\$42,987	\$141,788	542 (47.9%)
Manchester	2008	1.39	\$159,750	\$70,468	\$50,796	\$221,617	334 (31.3%)

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 Price⁴



Homeownership Demographics

Area ¹	Year	Total Homeowner Households ³	Homeowner Households >50% to 80% AMI ⁵	Homeowner Households >30% to 50% AMI	Homeowner Households 30% AMI or Less	Average Household Size ³	Median Head of Household Age ³
Kennebec County	2003	34,908	5,069	3,045	2,786	2.34	52.4
	2004	35,408	5,176	3,021	2,938	2.35	51.9
	2005	36,212	5,275	3,123	2,918	2.33	52.8
	2006	36,751	5,303	3,109	2,926	2.31	53.0
	2007	37,383	5,379	3,136	2,957	2.30	53.5
	2008	37,059	5,344	3,125	2,889	2.29	53.6
Augusta	2008	4,778	550	322	357	2.02	56.4
Waterville	2008	3,225	401	218	223	2.04	57.0
Winslow	2008	2,618	359	265	226	2.27	54.9
Gardiner	2008	1,694	259	144	112	2.31	52.8
Winthrop	2008	2,037	295	123	192	2.32	53.5
Oakland	2008	1,990	314	157	166	2.43	52.1
China	2008	1,474	277	105	97	2.55	51.3
Vassalboro	2008	1,406	236	135	100	2.50	51.3
Monmouth	2008	1,297	186	119	137	2.53	51.8
Clinton	2008	1,118	204	120	66	2.51	50.7
Farmingdale	2008	839	136	73	62	2.20	54.7
Litchfield	2008	1,238	225	102	87	2.51	51.4
Sidney	2008	1,383	241	103	98	2.55	50.1
Hallowell	2008	723	108	50	33	1.98	55.2
West Gardiner	2008	1,086	180	105	84	2.49	51.2
Chelsea	2008	1,027	134	112	144	2.46	52.3
Pittston	2008	973	173	107	50	2.41	53.3
Belgrade	2008	1,149	177	119	102	2.43	52.0
Benton	2008	985	153	107	100	2.42	52.4
Manchester	2008	926	178	91	43	2.42	54.3

Housing Stock Age and Condition

Type of Housing Unit	Housing Units, All Ages ⁶	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	50,888	3,205	6,719	7,253	8,634	4,232	4,461	3,006	13,378
Owned	37,077	3,130	5,645	5,680	6,419	2,996	3,063	1,883	8,261
Rented	13,811	75	1,074	1,573	2,215	1,236	1,398	1,123	5,117

Type of Housing Unit	Estimated Homes with Lead Paint Hazards ⁷
All Units	25,991
Owned	17,229
Rented	8,762

Supplemental Information

Homeownership Affordability Index

Area	Year	Affordability Index	Median Home Price ²	Median Income ³	Income Needed to Afford Median Home Price	Home Price Affordable at Median Income	Households Unable to Afford Median Home Price
Readfield	2008	1.31	\$135,000	\$58,894	\$44,855	\$177,254	345 (34.7%)
Randolph	2008	0.83	\$126,750	\$37,347	\$44,826	\$105,603	466 (60.1%)
Windsor	2008	1.05	\$156,000	\$51,085	\$48,768	\$163,412	433 (47.0%)
Albion	2008	1.13	\$121,000	\$45,547	\$40,264	\$136,878	370 (43.8%)
Fayette	2008	0.95	\$153,000	\$51,200	\$54,109	\$144,775	284 (53.1%)

Homeownership Demographics

Area	Year	Total Homeowner Households ³	Homeowner Households >50% to 80% AMI ⁵	Homeowner Households >30% to 50% AMI	Homeowner Households 30% AMI or Less	Average Household Size ³	Median Head of Household Age ³
Readfield	2008	875	152	80	68	2.62	52.6
Randolph	2008	522	82	39	40	2.20	54.0
Windsor	2008	788	132	80	58	2.50	51.0
Albion	2008	744	120	87	58	2.57	51.0
Fayette	2008	489	85	46	43	2.29	52.5

Endnotes

¹ Area information is provided for the top 20 municipalities worth of data. Municipalities are listed in descending order by population according to the 2000 Census.

More municipal data is provided on the Supplemental Information page.

² 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.

³ Sources: Claritas 2002 thru 2007.

⁴ The Y Axis is an index defined as the ratio of the annual value to the year 2000 value.

⁵ Household Area Median Income (AMI).

⁶ Sources: U.S. Census 2000 and the MaineHousing New Construction Database.