

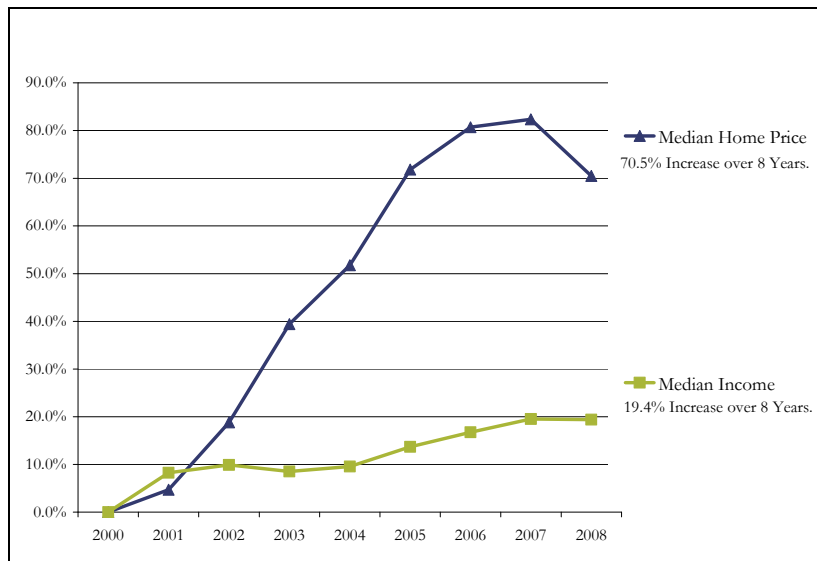
Lewiston-Auburn Labor Market Area Homeownership Facts 2008

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
Lewiston-Auburn LMA	2003	0.93	\$118,500	\$38,783	\$41,912	\$109,654	22,675 (53.4%)
	2004	0.86	\$129,000	\$39,154	\$45,456	\$111,116	24,486 (57.3%)
	2005	0.81	\$146,050	\$40,627	\$50,349	\$117,850	26,630 (61.1%)
	2006	0.79	\$153,600	\$41,720	\$53,055	\$120,786	27,459 (61.9%)
	2007	0.80	\$155,000	\$42,708	\$53,528	\$123,669	27,514 (61.2%)
	2008	0.85	\$144,900	\$42,672	\$50,084	\$123,456	25,982 (58.2%)
Lewiston	2008	0.66	\$133,500	\$33,111	\$50,338	\$87,812	10,966 (68.6%)
Auburn	2008	0.82	\$138,500	\$41,709	\$50,587	\$114,194	6,053 (59.7%)
Lisbon	2008	0.80	\$150,000	\$43,872	\$54,631	\$120,459	2,508 (63.5%)
Poland	2008	0.96	\$173,000	\$58,626	\$61,064	\$166,092	1,125 (52.1%)
Turner	2008	1.39	\$135,000	\$60,998	\$44,011	\$187,106	636 (30.2%)
Sabattus	2008	0.93	\$151,000	\$51,309	\$55,294	\$140,117	1,041 (54.8%)
Greene	2008	0.97	\$172,500	\$56,867	\$58,855	\$166,674	906 (51.9%)
Mechanic Falls	2008	0.83	\$149,450	\$42,772	\$51,626	\$123,820	832 (60.5%)
Livermore	2008	1.17	\$135,500	\$51,759	\$44,198	\$158,679	383 (41.5%)
Leeds	2008	0.99	\$122,000	\$42,341	\$42,661	\$121,084	425 (5.1%)
Minot	2008	0.89	\$207,500	\$60,305	\$68,054	\$183,872	580 (58.9%)
Buckfield	2008	1.01	\$129,600	\$45,094	\$44,540	\$131,213	361 (48.1%)
Hartford	2008	0.88	\$149,500	\$42,891	\$48,861	\$131,234	252 (57.0%)

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
Lewiston-Auburn	2003	27,043	3,806	2,077	1,698	2.34	51.9
LMA	2004	27,149	3,865	2,017	1,713	2.35	51.3
	2005	27,824	3,950	2,085	1,697	2.33	52.2
	2006	28,379	4,021	2,107	1,728	2.32	52.4
	2007	28,834	4,104	2,114	1,732	2.30	52.4
	2008	28,769	4,099	2,123	1,785	2.30	52.4
Lewiston	2008	7,645	858	438	459	2.08	55.9
Auburn	2008	5,877	804	426	341	2.20	53.3
Lisbon	2008	2,851	483	248	170	2.41	50.9
Poland	2008	1,918	340	193	142	2.54	51.7
Turner	2008	1,715	245	163	121	2.70	50.5
Sabattus	2008	1,610	296	170	95	2.51	49.5
Greene	2008	1,534	286	131	91	2.61	50.4
Mechanic Falls	2008	1,012	131	79	105	2.57	51.3
Livermore	2008	822	151	77	62	2.41	53.7
Leeds	2008	720	128	70	46	2.61	50.7
Minot	2008	896	173	75	56	2.71	49.9
Buckfield	2008	631	108	46	41	2.49	50.8
Hartford	2008	398	72	26	41	2.54	50.6

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	43,910	2,684	4,826	5,621	5,974	4,074	3,818	3,109	13,804
Owned	28,817	2,666	3,949	4,006	4,219	2,773	2,591	1,758	6,855
Rented	15,093	18	877	1,615	1,755	1,301	1,227	1,351	6,949

Type of Housing Unit	Estimated Homes with Lead Paint Hazards ⁶
All Units	24,195
Owned	13,984
Renter	10,211

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.