

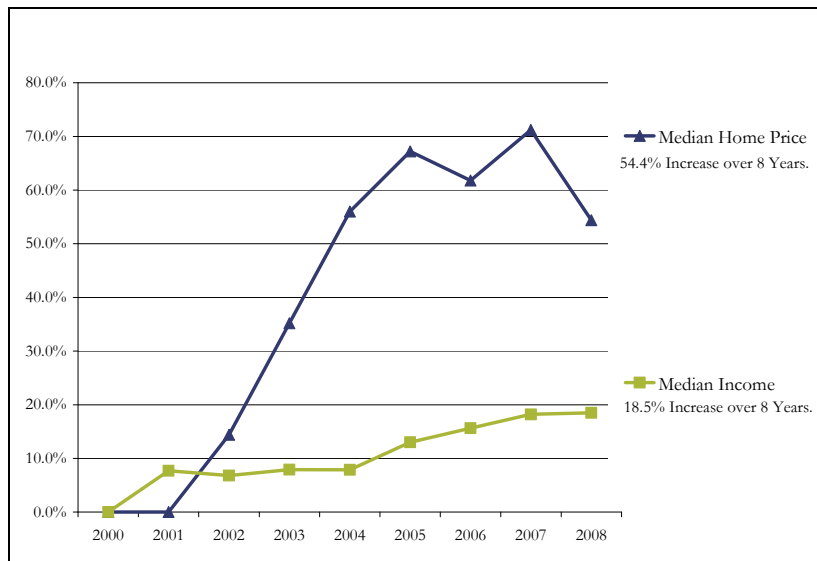
Lincoln County Homeownership Facts 2008

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
Lincoln County	2003	0.74	\$169,000	\$41,601	\$56,442	\$124,562	9,693 (65.7%)
	2004	0.64	\$195,000	\$41,573	\$65,238	\$124,266	10,830 (72.4%)
	2005	0.64	\$209,000	\$43,559	\$68,281	\$133,329	11,102 (73.3%)
	2006	0.69	\$202,233	\$44,566	\$64,810	\$139,063	10,740 (69.2%)
	2007	0.66	\$214,000	\$45,560	\$68,581	\$142,164	11,307 (71.7%)
	2008	0.74	\$193,000	\$45,675	\$61,885	\$142,445	10,154 (65.5%)
Waldoboro	2008	0.92	\$142,000	\$42,479	\$46,225	\$130,491	1,160 (54.0%)
Wiscasset	2008	0.85	\$152,000	\$43,841	\$51,642	\$129,039	988 (58.0%)
Boothbay	2008	0.52	\$320,000	\$50,111	\$96,734	\$165,769	1,185 (81.2%)
Boothbay Harbor	2008	0.40	\$311,108	\$39,000	\$98,709	\$122,919	1,002 (88.2%)
Bristol	2008	0.60	\$255,750	\$46,500	\$77,714	\$153,028	1,050 (78.4%)
Jefferson	2008	1.27	\$124,000	\$51,444	\$40,447	\$157,713	331 (37.5%)
Whitefield	2008	1.05	\$127,000	\$45,149	\$42,918	\$133,601	462 (47.6%)
Damariscotta	2008	0.48	\$250,000	\$39,034	\$80,702	\$120,921	830 (85.1%)
Newcastle	2008	0.40	\$382,500	\$50,372	\$124,903	\$154,258	676 (83.1+%)
Dresden	2008	0.96	\$162,050	\$51,195	\$53,437	\$155,250	373 (52.0%)
Edgecomb	2008	0.56	\$288,300	\$50,962	\$90,436	\$162,461	438 (76.3%)
Southport	2008	0.33	\$455,000	\$43,000	\$131,532	\$148,747	280 (80.0+%)

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 Median Income and Median 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
Lincoln County	2003	12,262	2,043	1,184	1,018	2.30	55.2
	2004	12,434	2,098	1,160	1,066	2.31	54.6
	2005	12,586	2,141	1,201	1,040	2.30	55.6
	2006	12,884	2,185	1,207	1,057	2.28	55.8
	2007	13,106	2,230	1,214	1,069	2.27	55.3
	2008	12,884	2,192	1,205	1,066	2.26	55.2
Waldoboro	2008	1,765	262	171	184	2.35	53.7
Wiscasset	2008	1,311	265	109	78	2.34	53.8
Boothbay	2008	1,284	232	121	100	2.26	57.0
Boothbay Harbor	2008	796	116	67	63	1.97	60.9
Bristol	2008	1,174	250	99	83	2.10	59.2
Jefferson	2008	762	137	58	63	2.42	52.3
Whitefield	2008	853	133	101	72	2.52	51.3
Damariscotta	2008	699	111	72	54	1.99	60.6
Newcastle	2008	677	123	60	53	2.28	57.2
Dresden	2008	613	91	50	60	2.42	51.7
Edgecomb	2008	498	95	47	33	2.25	55.7
Southport	2008	308	61	28	16	1.99	62.2

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	15,814	1,656	2,825	2,864	2,196	832	613	528	4,300
Owned	13,388	1,629	2,534	2,340	1,855	658	489	427	3,456
Rented	2,426	27	291	524	341	174	124	101	844

Type of Housing Unit	Estimated Homes with Lead Paint Hazards ⁶
All Units	6,660
Owned	5,401
Rented	1,259

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.