

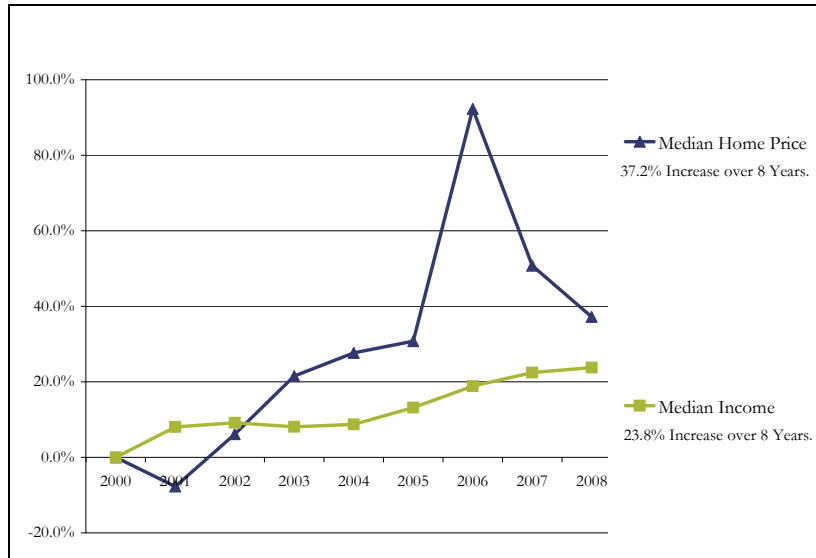
# Machias Labor Market Area Homeownership Facts 2008

## Homeownership Affordability Index

Area	Year	Affordability Index	Median Home Price <sup>1</sup>	Median Income <sup>2</sup>	Income Needed to Afford Median Home Price	Home Price Affordable at Median Income	Households Unable to Afford Median Home Price
Machias	2003	1.00	\$79,000	\$27,578	\$27,600	\$78,935	3,618 (49.9%)
LMA	2004	0.95	\$83,000	\$27,749	\$29,092	\$79,169	3,788 (52.4%)
	2005	0.99	\$85,000	\$28,873	\$29,231	\$83,960	3,711 (50.6%)
	2006	0.71	\$125,000	\$30,326	\$42,664	\$88,850	4,924 (66.0%)
	2007	0.93	\$98,000	\$31,245	\$33,427	\$91,603	4,052 (53.7%)
	2008	1.04	\$89,200	\$31,586	\$30,444	\$92,546	3,619 (48.4%)
No Town Data Available							

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 Price<sup>3</sup>



## Homeownership Demographics

Area	Year	Total Homeowner Households <sup>2</sup>	Homeowner Households >50% to 80% AMI <sup>4</sup>	Homeowner Households >30% to 50% AMI	Homeowner Households 30% AMI or Less	Average Household Size <sup>2</sup>	Median Head of Household Age <sup>2</sup>
Machias	2003	5,632	811	668	518	2.26	55.3
LMA	2004	5,611	799	672	542	2.27	55.0
	2005	5,691	841	630	560	2.26	55.7
	2006	5,799	871	592	610	2.23	55.8
	2007	5,872	889	572	639	2.21	56.4
	2008	5,834	882	558	638	2.20	56.8
No Town Data Available							

## Housing Stock Age and Condition

Type of Housing Unit	Housing Units, All Ages <sup>5</sup>	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	7,540	346	1,029	1,131	1,476	458	359	305	2,436
Owned	5,890	340	864	785	1,126	317	298	261	1,899
Rented	1,650	6	165	346	350	141	61	44	537

Type of Housing Unit	Estimated Homes with Lead Paint Hazards <sup>6</sup>
All Units	3,923
Owned	3,051
Renter	872

## Endnotes

<sup>1</sup> 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.

<sup>2</sup> Source of Homeowner Household data is: Claritas.

<sup>3</sup> The Y Axis is an index defined as the ratio of the annual value to the year 2000 value.

<sup>4</sup> Household Area Median Income (AMI).

<sup>5</sup> Sources: U.S. Census 2000 and the MaineHousing New Construction Database.

<sup>6</sup> Sources: U.S. Census 2000 and "HUD Guidelines for the Evaluation and Control of Lead-based Paint Hazards in Housing", Ch. 3, p. 7.