

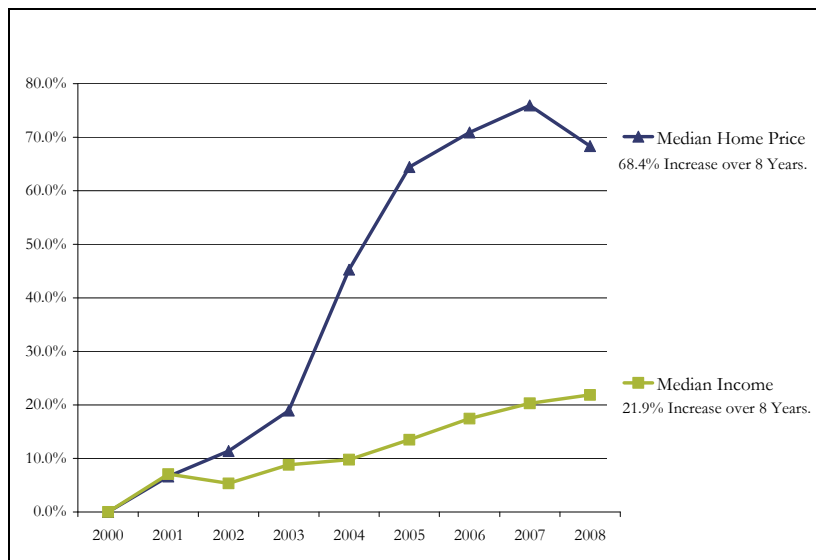
Oxford County Homeownership Facts 2008

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
Oxford County	2003	1.14	\$93,950	\$36,545	\$32,192	\$106,655	10,063 (43.8%)
	2004	0.94	\$115,000	\$36,868	\$39,373	\$107,683	12,439 (53.3%)
	2005	0.88	\$129,900	\$38,123	\$43,510	\$113,817	13,345 (56.5%)
	2006	0.88	\$135,000	\$39,445	\$44,733	\$119,040	13,515 (56.2%)
	2007	0.88	\$139,000	\$40,409	\$46,047	\$121,981	13,854 (56.7%)
	2008	0.92	\$133,000	\$40,933	\$44,314	\$122,852	13,138 (53.9%)
Rumford	2008	1.24	\$77,450	\$33,101	\$26,748	\$95,846	1,138 (38.6%)
Norway	2008	0.76	\$129,000	\$33,419	\$43,945	\$98,102	1,337 (61.9%)
Paris	2008	1.01	\$123,750	\$41,993	\$41,586	\$124,962	1,082 (50.0%)
Oxford	2008	1.21	\$115,000	\$48,822	\$40,469	\$138,738	610 (38.8%)
Mexico	2008	1.51	\$60,000	\$33,107	\$21,981	\$90,369	446 (33.7%)
Fryeburg	2008	0.82	\$146,000	\$38,470	\$47,109	\$119,225	882 (62.3%)
Dixfield	2008	1.94	\$61,750	\$45,298	\$23,291	\$120,095	258 (22.7%)
Bethel	2008	0.52	\$207,000	\$36,729	\$71,198	\$106,785	1,001 (84.3%)
Buckfield	2008	1.01	\$129,600	\$45,094	\$44,540	\$131,213	361 (48.1%)
Hiram	2008	0.89	\$138,250	\$39,500	\$44,228	\$123,470	337 (56.1%)
Otisfield	2008	1.68	\$108,000	\$57,073	\$33,955	\$181,529	150 (23.5%)
Denmark	2008	0.60	\$270,000	\$50,104	\$83,635	\$161,752	388 (75.9%)
Hartford	2008	0.88	\$149,500	\$42,891	\$48,861	\$131,234	252 (57.0%)
Greenwood	2008	1.00	\$135,500	\$46,023	\$46,121	\$135,213	186 (49.2%)
Newry	2008	0.73	\$252,500	\$56,429	\$76,951	\$185,160	105 (67.9%)

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
Oxford County	2003	17,728	2,766	1,692	1,483	2.37	53.2
	2004	18,002	2,804	1,685	1,544	2.38	52.7
	2005	18,231	2,864	1,702	1,516	2.37	53.5
	2006	18,559	2,916	1,723	1,580	2.35	53.5
	2007	18,880	2,980	1,748	1,608	2.34	53.8
	2008	18,822	2,963	1,725	1,598	2.33	54.0
Rumford	2008	1,757	213	172	98	2.13	57.3
Norway	2008	1,513	227	109	102	2.20	55.7
Paris	2008	1,462	211	147	116	2.23	54.2
Oxford	2008	1,330	226	116	113	2.56	51.6
Mexico	2008	926	163	94	61	2.19	56.0
Fryeburg	2008	1,104	164	109	104	2.31	54.3
Dixfield	2008	916	163	84	87	2.39	54.0
Bethel	2008	876	130	88	63	2.24	54.8
Buckfield	2008	631	108	46	41	2.49	50.8
Hiram	2008	500	84	54	37	2.57	52.4
Otisfield	2008	591	107	56	40	2.51	51.8
Denmark	2008	445	79	45	37	2.32	54.2
Hartford	2008	398	72	26	41	2.54	50.6
Greenwood	2008	333	59	28	24	2.41	53.5
Newry	2008	126	17	14	10	2.33	52.7

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	24,462	2,363	3,153	3,407	3,781	1,940	1,529	1,315	6,974
Owned	19,343	2,353	2,802	2,584	2,908	1,603	1,205	873	5,015
Rented	5,119	10	351	823	873	337	324	442	1,959

Type of Housing Unit	Estimated Homes with Lead Paint Hazards ⁶
All Units	12,099
Owned	8,973
Rented	3,126

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.