

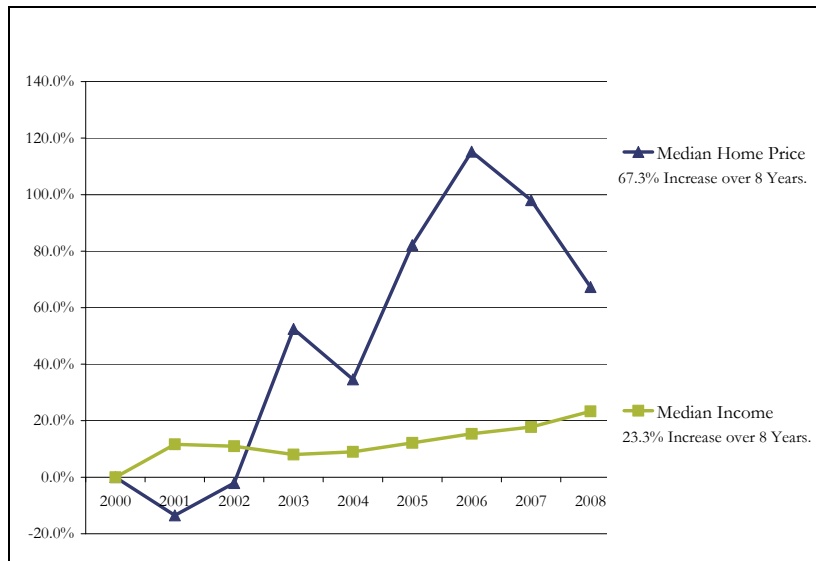
Piscataquis County Homeownership Facts 2008

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
Piscataquis County	2003	1.16	\$77,000	\$30,487	\$26,257	\$89,404	3,213 (43.7%)
	2004	1.29	\$69,450	\$30,750	\$23,868	\$89,476	2,952 (39.6%)
	2005	1.02	\$92,000	\$31,652	\$30,994	\$93,954	3,733 (49.1%)
	2006	0.92	\$108,667	\$32,553	\$35,555	\$99,490	4,213 (54.4%)
	2007	1.02	\$100,000	\$33,238	\$32,715	\$101,597	3,927 (49.8%)
	2008	1.26	\$84,500	\$34,781	\$27,611	\$106,440	3,162 (40.5%)
Dover-Foxcroft	2008	0.90	\$118,000	\$36,754	\$40,876	\$106,101	978 (54.1%)
Milo	2008	1.47	\$51,000	\$28,549	\$19,482	\$74,735	357 (34.2%)
Greenville	2008	1.10	\$114,000	\$39,653	\$36,122	\$125,144	363 (47.0%)
Brownville	2008	1.86	\$49,825	\$34,464	\$18,531	\$92,666	166 (27.3%)

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 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
Piscataquis County	2003	5,854	959	629	555	2.29	55.4
	2004	5,939	952	644	586	2.30	54.6
	2005	6,065	996	632	594	2.29	55.5
	2006	6,170	999	636	633	2.25	55.5
	2007	6,295	1,014	647	662	2.24	55.5
	2008	6,227	988	615	656	2.23	56.0
Dover-Foxcroft	2008	1,381	220	128	137	2.33	55.0
Milo	2008	801	121	94	67	2.22	56.1
Greenville	2008	537	83	56	50	2.09	57.4
Brownville	2008	508	81	53	59	2.15	57.0

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	7,383	417	817	1,112	1,106	446	362	313	2,810
Owned	5,946	417	733	779	799	393	313	251	2,261
Rented	1,437	0	84	333	307	53	49	62	549

Type of Housing Unit	Estimated Homes with Lead Paint Hazards ⁶
All Units	4,031
Owned	3,225
Rented	806

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.