

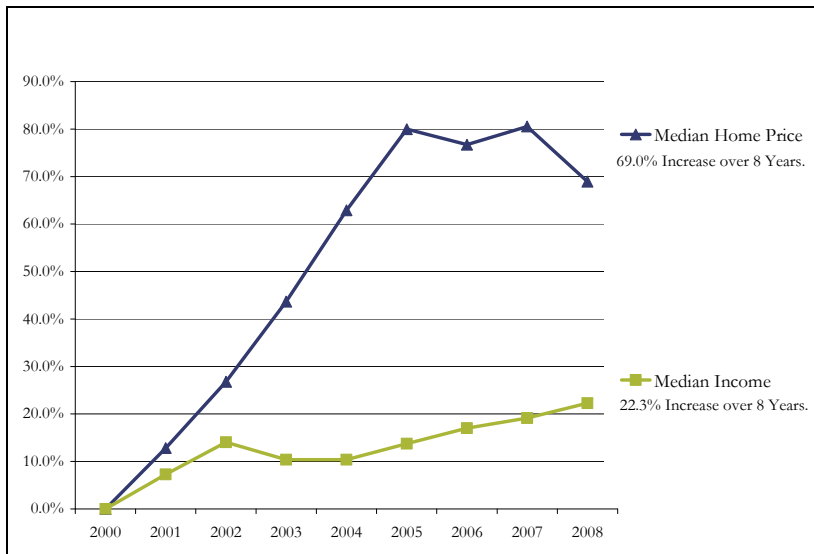
Portland-South Portland-Biddeford Labor Market Area Homeownership Facts 2008

Homeownership Affordability Index

Area ¹	Year	Affordability Index	Median Home Price ²	Median Income ³	Income Needed to Afford Median Home Price	Home Price Affordable at Median Income	Households Unable to Afford Median Home Price
Portland-South Portland-Biddeford LMA	2003	0.78	\$187,000	\$49,907	\$63,968	\$145,895	92,170 (63.7%)
	2004	0.69	\$212,000	\$49,906	\$72,176	\$146,588	102,281 (70.6%)
	2005	0.66	\$234,250	\$51,419	\$77,932	\$154,558	107,478 (73.5%)
	2006	0.71	\$230,000	\$52,892	\$74,629	\$163,010	103,995 (70.3%)
	2007	0.71	\$235,000	\$53,867	\$76,251	\$166,015	104,967 (70.4%)
	2008	0.77	\$219,900	\$55,275	\$71,352	\$170,353	96,865 (65.3%)
Portland	2008	0.59	\$217,000	\$43,064	\$72,933	\$128,130	22,195 (75.1%)
South Portland	2008	0.80	\$195,000	\$50,757	\$63,119	\$156,809	6,531 (61.8%)
Biddeford	2008	0.56	\$208,900	\$40,699	\$72,418	\$117,402	7,101 (76.2%)
Westbrook	2008	0.65	\$187,000	\$44,177	\$67,836	\$121,781	5,074 (71.5%)
Saco	2008	0.81	\$209,900	\$55,072	\$67,664	\$170,837	4,755 (62.0%)
Windham	2008	0.80	\$205,000	\$52,135	\$65,038	\$164,330	4,040 (63.2%)
Scarborough	2008	0.74	\$299,000	\$70,582	\$95,052	\$222,025	4,851 (65.8%)
Gorham	2008	0.73	\$242,300	\$61,074	\$83,881	\$176,419	3,759 (68.0%)
Cape Elizabeth	2008	0.86	\$327,500	\$93,902	\$109,587	\$280,627	1,841 (53.2+%)
Kennebunk	2008	0.70	\$279,950	\$62,944	\$89,566	\$196,739	3,252 (68.5%)
Yarmouth	2008	0.79	\$279,000	\$75,432	\$95,311	\$220,810	2,105 (62.3%)
Old Orchard Beach	2008	0.76	\$180,000	\$44,286	\$58,508	\$136,245	3,054 (64.6%)
Standish	2008	1.02	\$199,900	\$63,426	\$62,328	\$203,423	1,755 (50.1%)
Falmouth	2008	0.68	\$405,000	\$90,203	\$132,974	\$274,733	2,202 (55.3+%)
Freeport	2008	0.66	\$293,000	\$61,958	\$94,212	\$192,689	2,418 (72.9%)
Buxton	2008	0.89	\$193,000	\$55,166	\$62,265	\$170,996	1,850 (57.4%)
Gray	2008	0.95	\$193,000	\$58,747	\$61,989	\$182,906	1,580 (53.0%)
Cumberland	2008	0.70	\$341,325	\$82,593	\$118,162	\$238,579	1,685 (60.0+%)
Waterboro	2008	0.92	\$160,000	\$53,030	\$57,447	\$147,698	1,511 (55.1%)
New Gloucester	2008	0.94	\$211,600	\$61,763	\$65,885	\$198,362	1,111 (54.1%)

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 Price⁴



Homeownership Demographics

Area ¹	Year	Total Homeowner Households ³	Homeowner Households >50% to 80% AMI ⁵	Homeowner Households >30% to 50% AMI	Homeowner Households 30% AMI or Less	Average Household Size ³	Median Head of Household Age ³
Portland-South	2003	98,620	15,104	8,543	6,575	2.37	51.3
Portland-Biddeford	2004	98,976	15,339	8,241	6,824	2.39	50.9
LMA	2005	100,261	15,437	8,566	6,734	2.37	51.8
	2006	101,524	15,599	8,635	6,785	2.36	52.1
	2007	102,532	15,749	8,669	6,844	2.36	52.5
	2008	102,432	15,833	8,696	6,909	2.35	52.9
Portland	2008	12,742	1,435	751	642	2.03	52.9
South Portland	2008	6,824	989	600	427	2.20	53.9
Biddeford	2008	4,576	535	272	266	2.23	54.0
Westbrook	2008	4,321	629	359	276	2.26	54.2
Saco	2008	5,162	702	468	350	2.37	52.2
Windham	2008	5,192	945	459	330	2.51	51.3
Scarborough	2008	6,028	982	634	419	2.53	52.9
Gorham	2008	4,441	681	392	360	2.60	51.4
Cape Elizabeth	2008	3,041	521	324	261	2.50	55.2
Kennebunk	2008	3,772	604	372	220	2.39	55.7
Yarmouth	2008	2,449	370	179	188	2.33	54.5
Old Orchard Beach	2008	2,656	434	204	191	1.97	54.0
Standish	2008	3,075	548	331	158	2.64	50.9
Falmouth	2008	3,322	542	379	252	2.59	53.9
Freeport	2008	2,585	395	238	210	2.41	53.3
Buxton	2008	2,731	463	220	261	2.55	51.0
Gray	2008	2,349	437	170	121	2.50	51.3
Cumberland	2008	2,557	449	248	230	2.72	53.9
Waterboro	2008	2,392	472	192	130	2.70	48.3
New Gloucester	2008	1,763	331	170	129	2.64	50.1

Housing Stock Age and Condition

Type of Housing Unit	Housing Units, All Ages ⁶	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	151,431	14,352	19,991	23,188	21,234	12,035	12,150	10,219	38,262
Owned	107,007	14,040	16,607	16,913	14,846	8,355	8,418	6,071	21,757
Rented	44,424	312	3,384	6,275	6,388	3,680	3,732	4,148	16,505

Type of Housing Unit	Estimated Homes with Lead Paint Hazards ⁷
All Units	72,958
Owned	45,557
Rented	27,401

Supplemental Information

Homeownership Affordability Index

Area	Year	Affordability Index	Median Home Price ²	Median Income ³	Income Needed to Afford Median Home Price	Home Price Affordable at Median Income	Households Unable to Afford Median Home Price
Hollis	2008	0.91	\$204,000	\$58,598	\$64,502	\$185,327	1,013 (55.9%)
Lyman	2008	0.87	\$207,000	\$57,861	\$66,190	\$180,952	929 (58.9%)
Kennebunkport	2008	0.51	\$410,000	\$70,096	\$137,324	\$209,281	1,214 (67.3+%)
Raymond	2008	1.02	\$199,000	\$63,559	\$62,353	\$202,850	888 (49.7%)
Casco	2008	0.93	\$165,000	\$52,450	\$56,178	\$154,051	784 (53.4%)
Naples	2008	0.79	\$179,000	\$47,083	\$59,282	\$142,164	926 (62.4%)
Durham	2008	0.87	\$230,475	\$68,110	\$78,470	\$200,046	958 (60.0%)
Limington	2008	0.94	\$180,000	\$51,801	\$54,856	\$169,974	731 (52.6%)
Arundel	2008	0.83	\$237,000	\$62,310	\$75,317	\$196,070	1,047 (63.8%)
North Yarmouth	2008	0.87	\$268,000	\$73,766	\$84,834	\$233,036	730 (57.7%)
Alfred	2008	0.68	\$221,225	\$48,667	\$71,173	\$151,270	877 (72.9%)
Limerick	2008	0.79	\$177,000	\$49,893	\$63,456	\$139,168	659 (63.1%)
Parsonsfield	2008	0.79	\$141,750	\$37,422	\$47,646	\$111,334	517 (65.1%)
Hiram	2008	0.89	\$138,250	\$39,500	\$44,228	\$123,470	337 (56.1%)
Sebago	2008	0.79	\$187,500	\$47,120	\$59,687	\$148,023	370 (63.3%)

Homeownership Demographics

Area	Year	Total Homeowner Households ³	Homeowner Households >50% to 80% AMI ⁵	Homeowner Households >30% to 50% AMI	Homeowner Households 30% AMI or Less	Average Household Size ³	Median Head of Household Age ³
Hollis	2008	1,537	233	121	107	2.62	50.7
Lyman	2008	1,434	249	115	129	2.67	51.6
Kennebunkport	2008	1,518	239	168	101	2.24	58.0
Raymond	2008	1,551	339	103	86	2.58	52.0
Casco	2008	1,219	200	96	104	2.50	52.3
Naples	2008	1,243	244	134	82	2.45	53.7
Durham	2008	1,418	292	119	103	2.65	49.1
Limington	2008	1,183	183	96	119	2.73	50.1
Arundel	2008	1,395	219	140	101	2.51	51.1
North Yarmouth	2008	1,152	231	121	47	2.79	51.1
Alfred	2008	992	163	124	61	2.30	56.7
Limerick	2008	865	125	104	64	2.53	51.2
Parsonsfield	2008	646	106	59	49	2.38	54.3
Hiram	2008	500	84	54	37	2.57	52.4
Sebago	2008	500	92	38	29	2.38	56.1

Endnotes

¹ Area information is provided for the top 20 municipalities worth of data. Municipalities are listed in descending order by population according to the 2000 Census.

More municipal data is provided on the Supplemental Information page.

² 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.

³ Sources: Claritas.

⁴ The Y Axis is an index defined as the ratio of the annual value to the year 2000 value.

⁵ Household Area Median Income (AMI).

⁶ Sources: U.S. Census 2000 and the MaineHousing New Construction Database.