

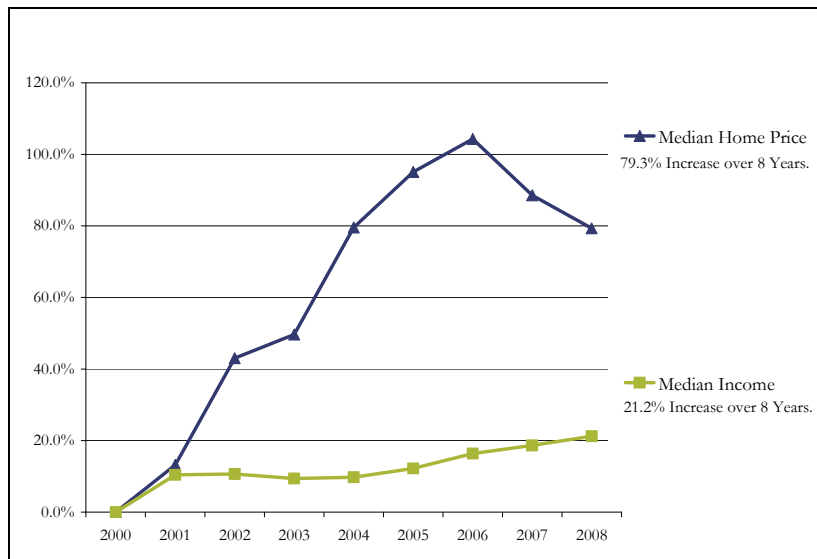
## Rochester-Dover Labor Market Area (Maine Portion) Homeownership Facts 2008

### 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
Rochester-Dover LMA	2003	0.82	\$179,450	\$50,870	\$62,007	\$147,220	4,312 (61.5%)
	2004	0.71	\$215,325	\$51,023	\$71,985	\$152,621	5,211 (71.2%)
	2005	0.68	\$233,900	\$52,161	\$76,379	\$159,736	5,459 (73.8%)
	2006	0.69	\$245,000	\$54,090	\$77,991	\$169,917	5,441 (72.9%)
	2007	0.77	\$226,108	\$55,152	\$71,977	\$173,254	5,116 (67.1%)
	2008	0.82	\$215,000	\$56,350	\$68,441	\$177,018	4,813 (62.7%)
Berwick	2008	0.80	\$213,000	\$53,930	\$67,804	\$169,416	1,841 (63.8%)
South Berwick	2008	0.89	\$240,000	\$68,356	\$76,828	\$213,536	1,573 (58.8%)
Lebanon	2008	0.77	\$182,450	\$44,467	\$57,392	\$141,360	1,388 (65.6%)

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>
Rochester-Dover	2003	5,624	871	556	478	2.72	49.4
LMA	2004	5,862	925	571	523	2.73	48.7
	2005	5,921	930	586	503	2.71	49.9
	2006	5,968	956	580	521	2.69	50.3
	2007	6,089	986	590	538	2.68	50.5
	2008	6,137	982	592	542	2.66	51.0
Berwick	2008	2,187	299	199	192	2.62	50.7
South Berwick	2008	2,095	350	194	107	2.70	50.8
Lebanon	2008	1,855	295	185	200	2.68	51.6

## 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	7,621	1,076	991	2,144	935	416	263	338	1,458
Owned	6,323	1,069	850	1,905	744	314	184	225	1,032
Rented	1,298	7	141	239	191	102	79	113	426

Type of Housing Unit	Estimated Homes with Lead Paint Hazards <sup>6</sup>
All Units	2,631
Owned	1,912
Renter	719

## 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.