

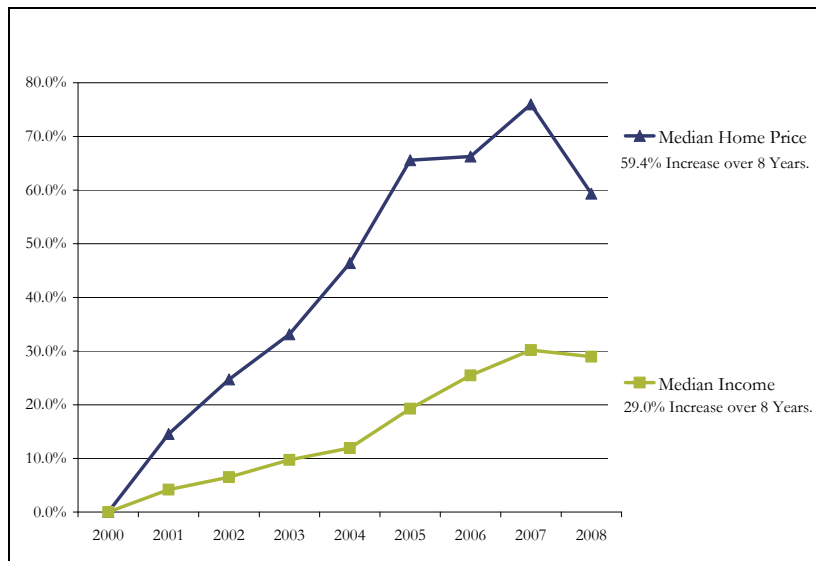
# Rockland Labor Market Area Homeownership Facts 2008

## 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
Rockland LMA	2003	0.80	\$144,125	\$39,630	\$49,283	\$115,895	7,024 (62.7%)
	2004	0.75	\$158,500	\$40,418	\$53,953	\$118,738	7,270 (65.1%)
	2005	0.73	\$179,250	\$43,075	\$59,233	\$130,353	7,488 (67.6%)
	2006	0.79	\$180,000	\$45,307	\$57,524	\$141,771	7,241 (63.8%)
	2007	0.77	\$190,500	\$47,013	\$60,880	\$147,110	7,411 (64.9%)
	2008	0.84	\$172,500	\$46,570	\$55,137	\$145,698	6,928 (60.6%)
Rockland	2008	0.71	\$146,200	\$35,693	\$50,165	\$104,024	2,479 (70.9%)
Thomaston	2008	0.74	\$155,000	\$40,000	\$54,353	\$114,070	973 (64.4%)
Warren	2008	1.06	\$127,000	\$44,861	\$42,203	\$134,998	677 (44.6%)
Rockport	2008	0.75	\$270,000	\$63,491	\$84,599	\$202,633	1,048 (66.0%)
St. George	2008	0.82	\$215,000	\$56,261	\$68,671	\$176,145	738 (61.2%)
Owls Head South	2008	0.43	\$375,000	\$49,167	\$115,369	\$159,814	675 (83.7+%)
Thomaston	2008	0.76	\$240,000	\$56,852	\$74,342	\$183,537	427 (67.6%)

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>
Rockland	2003	8,066	1,155	716	628	2.26	54.8
LMA	2004	8,010	1,126	673	633	2.27	54.5
	2005	7,970	1,136	703	617	2.26	55.4
	2006	8,185	1,176	719	634	2.24	55.3
	2007	8,245	1,199	717	620	2.24	55.6
	2008	8,262	1,231	724	636	2.22	56.1
Rockland	2008	1,914	257	178	144	2.08	57.9
Thomaston	2008	999	142	62	93	2.22	56.5
Warren	2008	1,294	186	115	78	2.51	51.4
Rockport	2008	1,268	210	116	84	2.25	56.1
St. George	2008	1,027	158	115	93	2.23	57.7
Owls Head	2008	664	115	59	43	2.11	59.9
South Thomaston	2008	525	96	52	35	2.32	54.3

## 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	11,548	924	1,530	1,647	1,578	628	656	412	4,173
Owned	8,545	917	1,339	1,239	1,110	411	483	241	2,805
Rented	3,003	7	191	408	468	217	173	171	1,368

Type of Housing Unit	Estimated Homes with Lead Paint Hazards <sup>6</sup>
All Units	5,978
Owned	4,047
Renter	1,931

## 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 Maine Housing 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.