

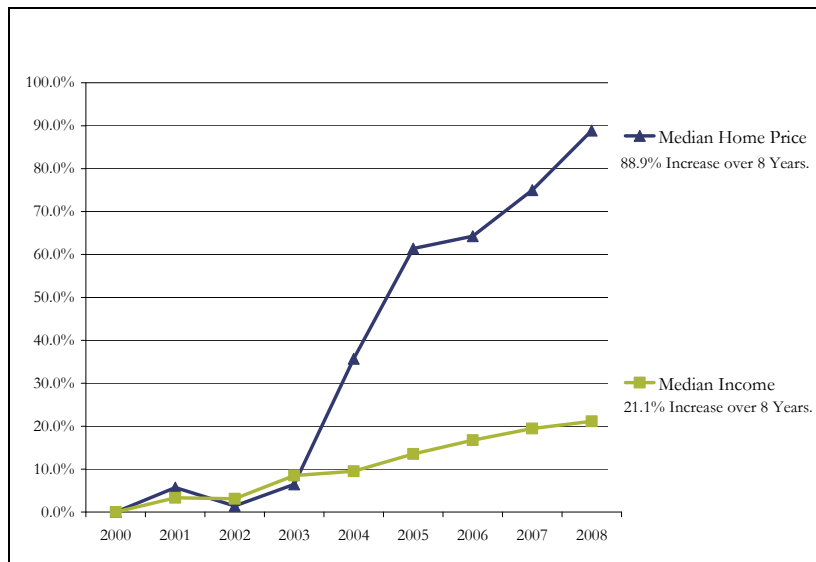
Rumford Labor Market Area Homeownership Facts 2008

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
Rumford	2003	1.38	\$74,500	\$35,132	\$25,420	\$102,967	3,433 (35.9%)
LMA	2004	1.09	\$95,000	\$35,458	\$32,437	\$103,847	4,506 (46.5%)
	2005	0.97	\$113,000	\$36,762	\$37,753	\$110,035	5,043 (51.7%)
	2006	0.98	\$115,000	\$37,799	\$38,651	\$112,465	5,099 (51.4%)
	2007	0.94	\$122,500	\$38,683	\$41,163	\$115,119	5,365 (53.3%)
	2008	0.88	\$132,200	\$39,222	\$44,438	\$116,682	5,640 (56.0%)
Rumford	2008	1.24	\$77,450	\$33,101	\$26,748	\$95,846	1,138 (38.6%)
Mexico	2008	1.51	\$60,000	\$33,107	\$21,981	\$90,369	446 (33.7%)
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%)
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
Rumford	2003	7,089	1,079	678	587	2.31	54.5
LMA	2004	7,164	1,075	674	611	2.32	53.9
	2005	7,220	1,101	675	607	2.30	54.6
	2006	7,334	1,122	680	627	2.29	54.5
	2007	7,446	1,143	689	639	2.28	55.1
	2008	7,455	1,141	681	639	2.27	55.3
Rumford	2008	1,757	213	132	137	2.13	57.3
Mexico	2008	926	163	90	65	2.19	56.0
Dixfield	2008	916	163	84	87	2.39	54.0
Bethel	2008	876	130	88	63	2.24	54.8
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	9,946	709	896	1,169	1,293	857	874	814	3,334
Owned	7,509	702	775	799	942	723	694	518	2,356
Rented	2,437	7	121	370	351	134	180	296	978

Type of Housing Unit	Estimated Homes with Lead Paint Hazards ⁶
All Units	5,684
Owned	4,122
Renter	1,562

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.