

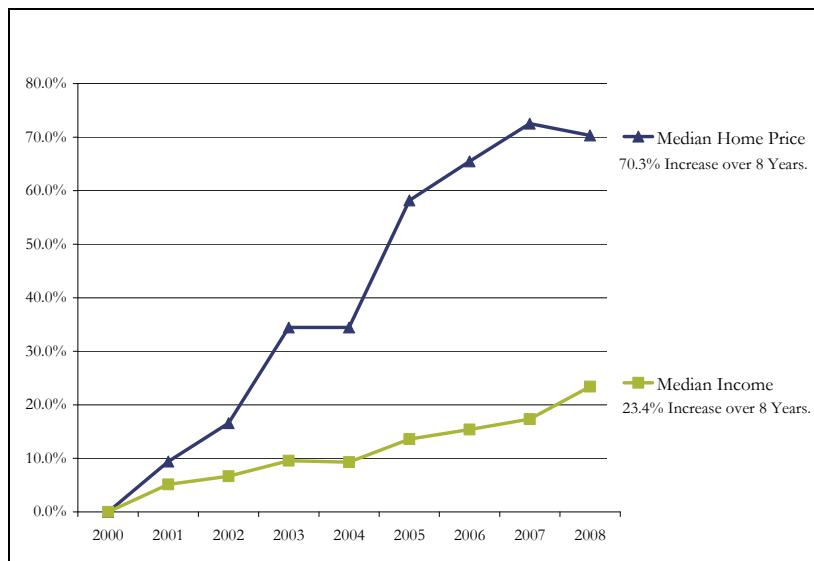
Skowhegan Labor Market Area Homeownership Facts 2008

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 |
|---------------|------|---------------------|--------------------------------|----------------------------|---|--|---|
| Skowhegan LMA | 2003 | 1.27 | \$74,950 | \$32,881 | \$25,927 | \$95,053 | 5,085 (39.2%) |
| | 2004 | 1.27 | \$74,950 | \$32,807 | \$25,854 | \$95,105 | 5,040 (39.0%) |
| | 2005 | 1.14 | \$88,200 | \$34,096 | \$29,794 | \$100,934 | 5,712 (43.8%) |
| | 2006 | 1.12 | \$92,250 | \$34,627 | \$30,913 | \$103,331 | 6,009 (45.0%) |
| | 2007 | 1.09 | \$96,185 | \$35,213 | \$32,234 | \$105,074 | 6,270 (46.5%) |
| | 2008 | 1.17 | \$94,950 | \$37,039 | \$31,778 | \$110,670 | 5,888 (43.1%) |
| Skowhegan | 2008 | 1.09 | \$91,000 | \$33,835 | \$30,964 | \$99,438 | 1,786 (45.5%) |
| Madison | 2008 | 1.26 | \$92,000 | \$39,742 | \$31,599 | \$115,707 | 810 (39.2%) |
| Norridgewock | 2008 | 1.43 | \$90,000 | \$44,781 | \$31,276 | \$128,863 | 471 (34.5%) |
| Canaan | 2008 | 0.87 | \$119,500 | \$33,730 | \$38,982 | \$103,400 | 500 (56.7%) |

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 |
|--------------|------|---|---|--------------------------------------|--------------------------------------|-------------------------------------|---|
| Skowhegan | 2003 | 10,002 | 1,534 | 974 | 952 | 2.36 | 52.9 |
| LMA | 2004 | 9,967 | 1,478 | 965 | 972 | 2.37 | 52.6 |
| | 2005 | 10,061 | 1,534 | 947 | 979 | 2.35 | 53.3 |
| | 2006 | 10,311 | 1,588 | 969 | 1,009 | 2.33 | 53.6 |
| | 2007 | 10,425 | 1,612 | 973 | 1,027 | 2.31 | 54.0 |
| | 2008 | 10,489 | 1,603 | 952 | 1,032 | 2.30 | 54.1 |
| Skowhegan | 2008 | 2,556 | 349 | 208 | 226 | 2.21 | 54.2 |
| Madison | 2008 | 1,527 | 233 | 130 | 145 | 2.23 | 56.3 |
| Norridgewock | 2008 | 1,142 | 169 | 114 | 131 | 2.45 | 52.6 |
| Canaan | 2008 | 718 | 110 | 65 | 74 | 2.48 | 50.6 |

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 | 13,224 | 777 | 2,095 | 1,960 | 2,093 | 893 | 857 | 771 | 3,778 |
| Owned | 10,381 | 774 | 1,802 | 1,614 | 1,696 | 679 | 599 | 496 | 2,721 |
| Rented | 2,843 | 3 | 293 | 346 | 397 | 214 | 258 | 275 | 1,057 |

| Type of Housing Unit | Estimated Homes with Lead Paint Hazards ⁶ |
|----------------------|--|
| All Units | 6,554 |
| Owned | 4,797 |
| Renter | 1,757 |

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.