

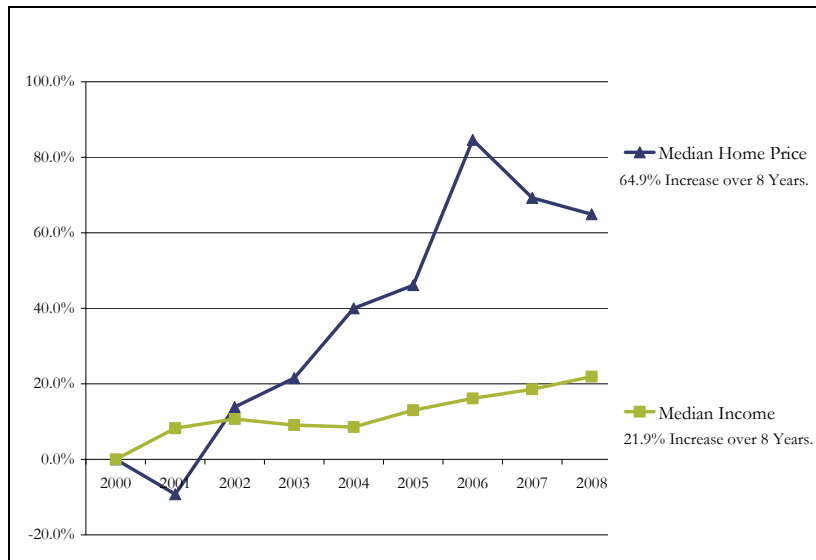
Washington County Homeownership Facts 2008

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
Washington County	2003	1.02	\$79,000	\$28,087	\$27,607	\$80,372	6,965 (49.1%)
	2004	0.87	\$91,000	\$27,953	\$31,951	\$79,613	7,945 (56.3%)
	2005	0.89	\$95,000	\$29,105	\$32,723	\$84,495	7,896 (55.4%)
	2006	0.73	\$120,000	\$29,913	\$40,988	\$87,576	9,246 (63.9%)
	2007	0.81	\$110,000	\$30,530	\$37,567	\$89,395	8,689 (59.4%)
	2008	0.86	\$107,200	\$31,395	\$36,600	\$91,955	8,273 (57.0%)
No Town Data Available							

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
Washington County	2003	11,033	1,608	1,212	1,166	2.29	54.9
	2004	10,967	1,526	1,242	1,191	2.30	54.5
	2005	11,090	1,630	1,151	1,193	2.28	55.1
	2006	11,260	1,662	1,113	1,240	2.25	55.4
	2007	11,396	1,676	1,095	1,266	2.24	55.3
	2008	11,330	1,678	1,149	1,202	2.23	55.5
No Town Data Available							

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	14,195	608	1,912	2,095	2,789	922	645	619	4,605
Owned	11,074	589	1,537	1,495	2,100	680	551	523	3,599
Rented	3,121	19	375	600	689	242	94	96	1,006

Type of Housing Unit	Estimated Homes with Lead Paint Hazards ⁶
All Units	7,457
Owned	5,822
Rented	1,635

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.