

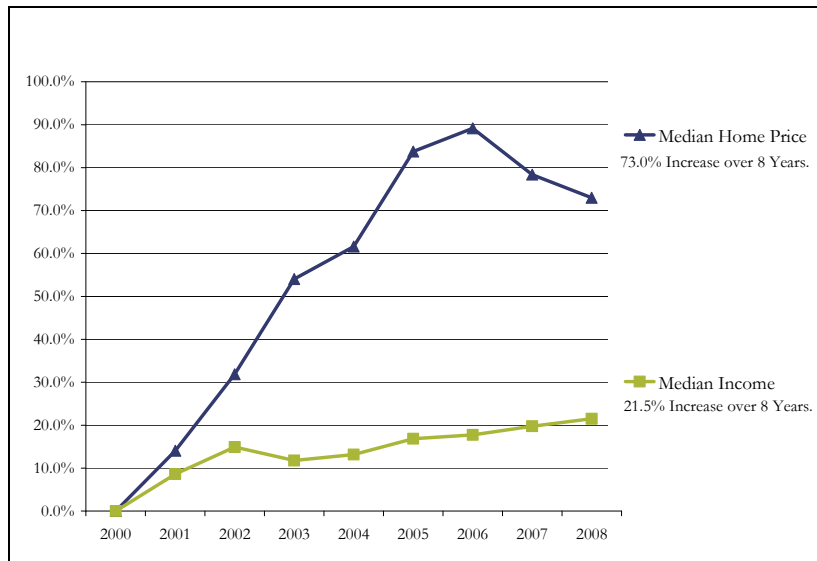
York Labor Market Area Homeownership Facts 2008

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
York LMA	2003	0.62	\$285,000	\$56,955	\$91,913	\$176,604	9,560 (75.8%)
	2004	0.60	\$299,000	\$57,672	\$96,034	\$179,561	9,714 (77.8%)
	2005	0.56	\$340,000	\$59,551	\$106,562	\$190,004	9,871 (78.5%+)
	2006	0.56	\$349,950	\$60,009	\$106,956	\$196,342	9,991 (78.1%+)
	2007	0.61	\$330,000	\$61,027	\$100,859	\$199,673	9,944 (77.3%+)
	2008	0.63	\$320,000	\$61,917	\$97,803	\$202,587	9,522 (75.3%)
York Wells	2008	0.65	\$350,000	\$69,270	\$107,090	\$226,393	3,913 (70.1%+)
North Berwick	2008	0.70	\$260,000	\$55,450	\$79,376	\$181,628	3,066 (69.7%)
Ogunquit	2008	0.81	\$221,000	\$56,391	\$69,325	\$179,768	1,226 (65.2%)
	2008	0.40	\$485,000	\$59,054	\$146,162	\$195,955	597 (76.3%+)

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
York	2003	10,310	1,782	986	811	2.35	54.5
LMA	2004	10,212	1,735	973	815	2.36	53.5
	2005	10,292	1,767	978	805	2.35	54.7
	2006	10,468	1,795	984	796	2.33	55.0
	2007	10,523	1,802	984	786	2.31	55.2
	2008	10,335	1,782	970	782	2.31	55.8
York	2008	4,591	731	473	342	2.33	56.0
Wells	2008	3,596	626	307	276	2.26	56.1
North Berwick	2008	1,541	246	133	108	2.57	51.8
Ogunquit	2008	607	99	66	37	1.78	62.9

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	13,651	2,157	1,947	2,905	2,338	945	692	444	2,223
Owned	11,517	2,106	1,781	2,416	2,023	717	538	357	1,579
Rented	2,134	51	166	489	315	228	154	87	644

Type of Housing Unit	Estimated Homes with Lead Paint Hazards ⁶
All Units	4,945
Owned	3,836
Renter	1,109

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.