

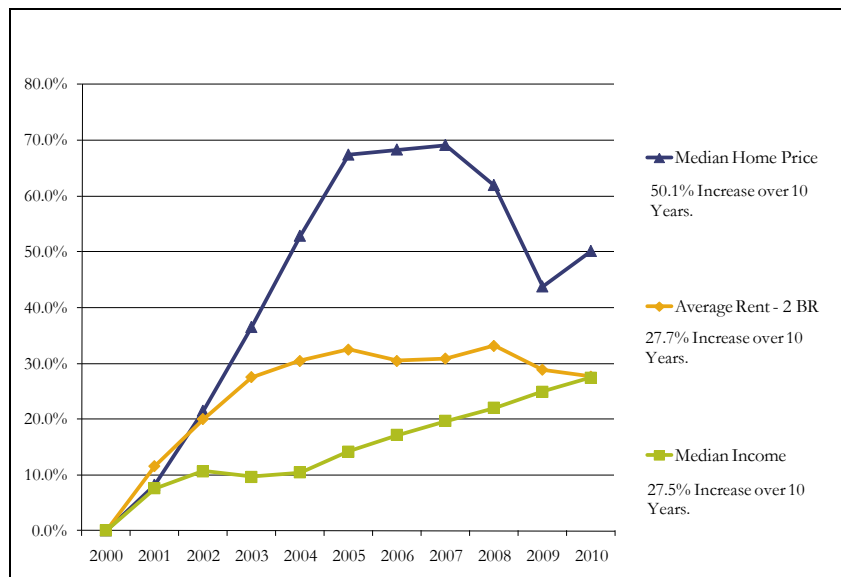
# Maine Homeownership Facts 2010

## 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
Maine	2000	0.95	\$109,900	\$37,968	\$40,098	\$104,064	276,719 (56.0%)
	2006	0.73	\$185,000	\$44,488	\$61,270	\$134,329	369,128 (66.5%)
	2007	0.74	\$185,900	\$45,438	\$61,568	\$137,198	369,172 (65.7%)
	2008	0.79	\$178,000	\$46,321	\$58,951	\$139,864	350,239 (62.6%)
	2009	0.90	\$158,000	\$47,445	\$52,937	\$141,608	313,046 (56.4%)
	2010	0.88	\$165,000	\$48,405	\$55,282	\$144,474	318,188 (57.6%)
Androscoggin	2010	0.99	\$133,200	\$45,634	\$45,988	\$132,173	22,938 (50.6%)
Aroostook	2010	1.28	\$82,250	\$36,429	\$28,547	\$104,957	12,054 (38.8%)
Cumberland	2010	0.80	\$219,900	\$58,597	\$73,360	\$175,647	73,203 (63.9%)
Franklin	2010	0.94	\$125,000	\$39,628	\$42,102	\$117,657	6,557 (53.1%)
Hancock	2010	0.83	\$174,950	\$47,037	\$56,403	\$145,901	13,675 (58.7%)
Kennebec	2010	1.06	\$126,000	\$45,776	\$43,170	\$133,605	23,936 (47.1%)
Knox	2010	0.86	\$170,000	\$48,216	\$56,132	\$146,027	10,290 (58.7%)
Lincoln	2010	0.83	\$180,000	\$48,541	\$58,806	\$148,580	9,097 (60.0%)
Oxford	2010	1.00	\$122,000	\$40,987	\$40,930	\$122,169	11,895 (49.5%)
Penobscot	2010	1.02	\$125,000	\$43,337	\$42,469	\$127,555	30,612 (49.2%)
Piscataquis	2010	1.42	\$74,200	\$35,472	\$24,992	\$105,315	2,655 (36.0%)
Sagadahoc	2010	0.97	\$170,000	\$54,950	\$56,791	\$164,492	7,792 (51.8%)
Somerset	2010	1.43	\$79,900	\$38,625	\$27,000	\$114,300	7,497 (34.6%)
Waldo	2010	0.96	\$141,000	\$44,849	\$46,893	\$134,854	8,540 (52.7%)
Washington	2010	1.02	\$95,000	\$33,389	\$32,675	\$97,076	6,632 (47.2%)
York	2010	0.83	\$205,900	\$55,476	\$66,685	\$171,289	49,874 (60.7%)

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 Median Income and Housing Costs<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>
Maine	2000	353,662	56,773	36,894	33,043	2.47	51.1
	2006	400,215	60,775	36,499	33,952	2.33	53.2
	2007	405,238	61,585	36,758	34,090	2.32	53.4
	2008	403,579	61,543	36,779	34,011	2.31	53.7
	2009	400,687	61,676	36,657	32,824	2.31	54.1
	2010	401,002	62,083	37,333	33,330	2.32	53.6
Androscoggin	2010	30,251	4,458	2,327	1,909	2.37	52.3
Aroostook	2010	22,133	3,295	1,947	2,209	2.26	55.7
Cumberland	2010	78,677	12,315	6,974	5,374	2.32	53.1
Franklin	2010	9,064	1,416	837	756	2.28	54.1
Hancock	2010	17,743	2,760	1,631	1,456	2.20	55.0
Kennebec	2010	37,245	5,481	3,219	2,940	2.32	53.0
Knox	2010	13,194	2,074	1,176	1,043	2.22	55.3
Lincoln	2010	12,977	2,252	1,227	1,111	2.24	55.6
Oxford	2010	18,622	2,954	1,699	1,598	2.35	53.6
Penobscot	2010	42,996	6,198	3,770	3,687	2.33	53.1
Piscataquis	2010	5,725	917	545	602	2.21	55.7
Sagadahoc	2010	11,344	1,744	988	866	2.32	53.2
Somerset	2010	16,288	2,549	1,493	1,571	2.35	53.7
Waldo	2010	12,762	2,023	1,269	1,195	2.33	53.8
Washington	2010	10,372	1,537	912	1,140	2.24	55.8
York	2010	61,069	9,759	5,536	4,763	2.40	53.1

## Housing Stock Age and Condition

Type of Housing Unit	Housing Units, All Ages <sup>5</sup>	Units Built 2000-09	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	542,008	49,389	68,541	84,336	81,765	40,833	40,927	27,311	148,906
Owned	394,392	39,973	57,000	63,675	60,148	29,561	29,671	19,015	95,349
Rented	147,616	9,416	11,541	20,661	21,617	11,272	11,256	8,296	53,557

Type of Housing Unit	Estimated Homes with Lead Paint Hazards <sup>6</sup>
All Units	276,574
Owned	186,462
Rented	90,111

## 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: 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 2005 to 2009 American Community Survey.

<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.