2018 Housing Facts and Affordability Index for Androscoggin County

50 YEARS 1969 — 2019
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Homeownership Affordability Index

Androscoggin County	Year	Index	Median Home Price[1]	Median Income[2]	Income Needed to Afford Median Home Price	Home Price Affordable to Median Income
	2014	1.26	$125,000	$45,443	$35,987	$157,845
	2015	1.26	$131,000	$47,493	$37,675	$165,140
	2016	1.10	$143,000	$46,210	$42,158	$156,743
	2017	1.11	$152,000	$50,416	$45,266	$169,293
	2018	1.03	$164,900	$53,010	$51,618	$169,347
Lewiston		0.80	$149,900	$40,669	$51,147	$119,191
Maine		0.89	$212,500	$56,987	$64,367	$188,138
Leeds		0.95	$194,500	$56,961	$59,825	$185,188
Poland		0.95	$236,500	$67,269	$70,496	$225,674
Durham		1.00	$252,000	$78,962	$79,085	$251,608
Auburn		1.00	$159,450	$52,313	$52,240	$159,673
Androscoggin County		1.03	$164,900	$53,010	$51,618	$169,347
Turner		1.06	$210,000	$66,277	$62,553	$222,504
Lisbon		1.09	$159,000	$56,783	$51,950	$173,791
Minot		1.10	$210,000	$69,953	$63,354	$231,873
Mechanic Falls		1.20	$150,625	$58,260	$48,626	$180,467
Livermore		1.22	$155,900	$57,601	$47,367	$189,583
Sabattus		1.25	$158,125	$61,798	$49,596	$197,028
Greene		1.40	$165,000	$68,766	$49,272	$230,283
Wales		1.55	$165,000	$79,649	$51,237	$256,497
Livermore Falls		2.08	$67,000	$45,218	$21,747	$139,311

The Homeownership 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.
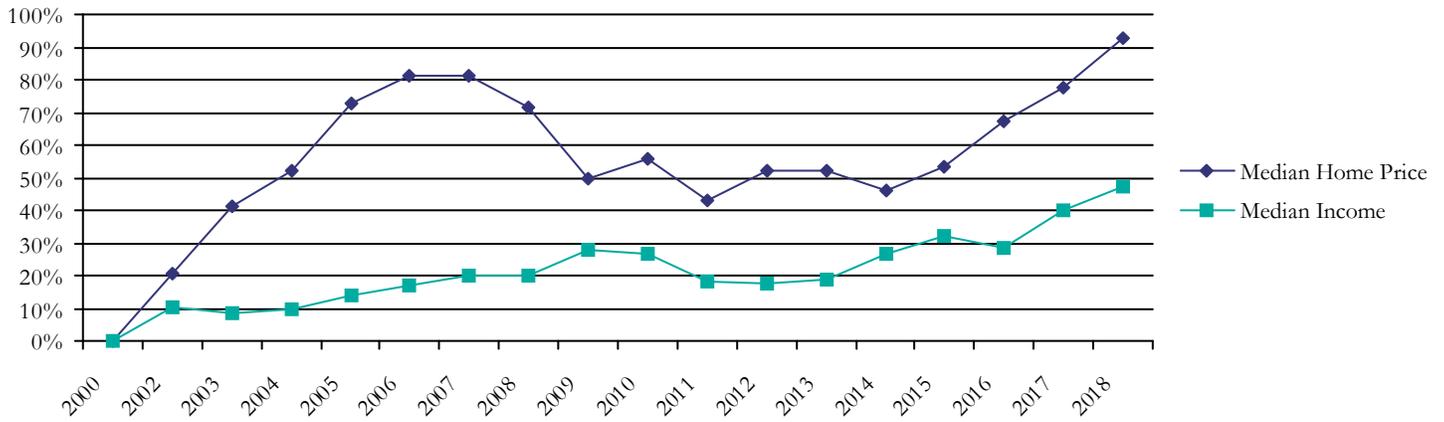
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Households Unable to Afford Median Home

Location	Households Unable to Afford Median Home		Total Households	Median Home Price[1]	Income Needed to Afford Median Home	
	Percent	Number			Annual	Hourly
Lewiston	59.4%	9,064	15,246	$149,900	$51,147	$24.59
Poland	57.6%	1,298	2,254	$236,500	$70,496	$33.89
Maine	56.3%	319,471	567,316	$212,500	$64,367	$30.95
Leeds	53.2%	490	922	$194,500	$59,825	$28.76
Durham	50.1%	744	1,486	$252,000	$79,085	$38.02
Auburn	49.9%	4,874	9,759	$159,450	$52,240	$25.12
Androscoggin County	48.7%	21,532	44,238	$164,900	$51,618	$24.82
Turner	46.7%	1,058	2,265	$210,000	$62,553	$30.07
Lisbon	45.7%	1,655	3,619	$159,000	$51,950	$24.98
Minot	43.0%	427	993	$210,000	$63,354	$30.46
Mechanic Falls	41.2%	502	1,219	$150,625	$48,626	$23.38
Livermore	40.8%	374	915	$155,900	$47,367	$22.77
Sabattus	38.6%	770	1,995	$158,125	$49,596	$23.84
Greene	31.9%	536	1,681	$165,000	$49,272	$23.69
Wales	26.7%	156	585	$165,000	$51,237	$24.63
Livermore Falls	22.6%	294	1,299	$67,000	$21,747	$10.46

Unattainable Homes as a Percentage of Homes Sold

Location	Percentage of Unattainable Homes	Affordable Homes Sold	Unattainable Homes Sold
Lewiston	77.7%	67	233
Leeds	63.6%	8	14
Maine	58.1%	7,534	10,440
Poland	57.0%	34	45
Durham	54.4%	26	31
Auburn	50.2%	150	151
Androscoggin County	47.2%	630	563
Lisbon	38.1%	73	45
Minot	37.1%	22	13
Mechanic Falls	36.6%	26	15
Turner	35.8%	43	24
Livermore	24.2%	25	8
Sabattus	22.6%	41	12
Greene	17.1%	29	6
Wales	15.8%	16	3
Livermore Falls	12.1%	29	4

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Relative Increases in Income and Home Price [3]

Legend:
- Median Home Price
- Median Income

Demographics

	% Change 1990-2018	1990	2014	2015	2016	2017	2018
Population	1.9%	105,259	107,654	107,598	107,443	107,100	107,278
Households	10.5%	40,017	44,361	44,354	44,306	44,168	44,238

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: Claritas Current Year Household Income

[3] The Y axis is an index defined as the ratio of the annual value to the year 2000 value.

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