2018 Housing Facts and Affordability Index for Lewiston-Auburn, ME MA Housing Market

Homeownership Affordability Index

Lewiston-Auburn, ME MA Housing Market	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	$123,000	$44,695	$35,593	$154,455
	2015	1.26	$130,000	$47,094	$37,402	$163,688
	2016	1.11	$140,000	$45,820	$41,128	$155,973
	2017	1.11	$150,825	$49,486	$44,746	$166,803
	2018	1.03	$162,500	$52,060	$50,413	$167,808
Lewiston		0.80	$149,900	$40,669	$51,147	$119,191
Maine		0.89	$212,500	$56,987	$64,367	$188,138
Sumner		0.90	$150,000	$42,013	$46,752	$134,796
Buckfield		0.93	$140,500	$43,006	$46,029	$131,273
Leeds		0.95	$194,500	$56,961	$59,825	$185,188
Poland		0.95	$236,500	$67,269	$70,496	$225,674
Hartford		0.96	$147,750	$44,844	$46,710	$141,847
Auburn		1.00	$159,450	$52,313	$52,240	$159,673
Lewiston-Auburn, ME MA Housing Market		1.03	$162,500	$52,060	$50,413	$167,808
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

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.
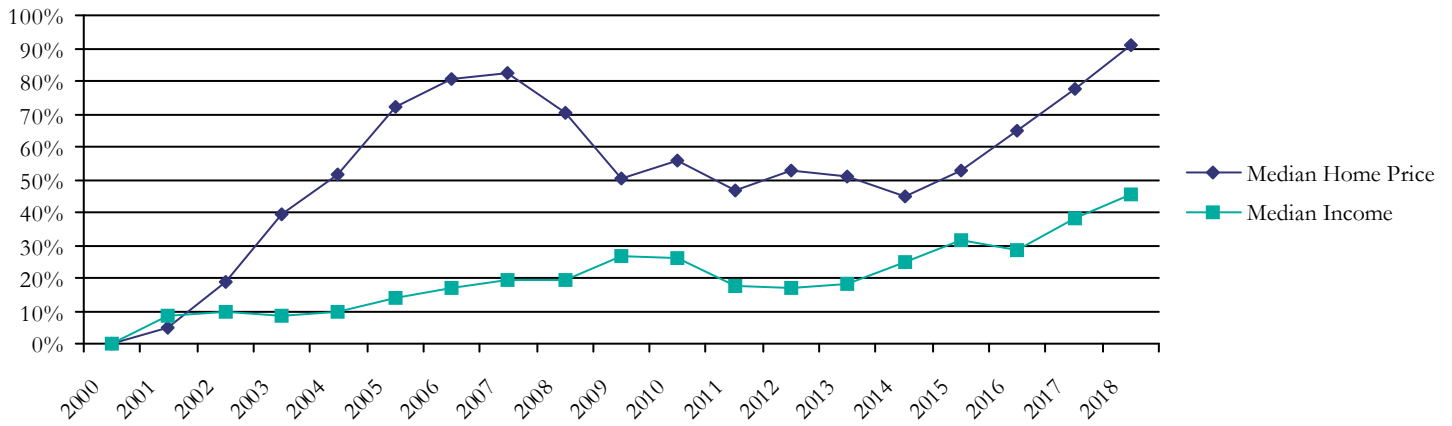
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Households Unable to Afford Median Home

Location	Households Unable to Afford Median Home Percent	Number	Total Households	Median Home Price[1]	Income Needed to Afford Median Home 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
Sumner	55.9%	229	410	$150,000	$46,752	$22.48
Leeds	53.2%	490	922	$194,500	$59,825	$28.76
Hartford	52.9%	254	481	$147,750	$46,710	$22.46
Buckfield	52.2%	418	801	$140,500	$46,029	$22.13
Auburn	49.9%	4,874	9,759	$159,450	$52,240	$25.12
Lewiston-Auburn, ME MA Housing Market	48.5%	21,143	43,584	$162,500	$50,413	$24.24
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

Unattainable Homes as a Percentage of Homes Sold

Location	Percentage of Unattainable Homes	Affordable Homes Sold	Unattainable Homes Sold
Lewiston	77.7%	67	233
Sumner	68.2%	7	15
Leeds	63.6%	8	14
Hartford	59.1%	9	13
Maine	58.1%	7,534	10,440
Poland	57.0%	34	45
Auburn	50.2%	150	151
Buckfield	50.0%	8	8
Lewiston-Auburn, ME MA Housing Market	47.1%	617	549
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

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Relative Increases in Income and Home Price [3]

Chart legend: ◆ Median Home Price ■ Median Income
Y axis: 0% to 100%. X axis: years 2000 to 2018.

Demographics

	% Change 1990-2018	1990	2014	2015	2016	2017	2018
Population	2.9%	102,889	106,171	106,057	105,987	105,684	105,856
Households	11.6%	39,057	43,682	43,640	43,637	43,524	43,584

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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