

2017 Housing Facts and Affordability Index for Congressional District 2



MaineHousing

Maine State Housing Authority

HELPING MAINERS RENT, BUY
& HEAT THEIR HOMES SINCE 1969

Homeownership Affordability Index

Congressional District 2	Year	Index	Median Home Price ¹	Median Income ²	Income Needed to Afford Median Home Price	Home Price Affordable to Median Income
	2013	1.14	\$125,000	\$41,529	\$36,431	\$142,492
	2014	1.24	\$121,000	\$42,662	\$34,533	\$149,484
	2015	1.25	\$125,000	\$44,260	\$35,404	\$156,267
	2016	1.19	\$130,000	\$44,519	\$37,500	\$154,332
	2017	1.09	\$142,000	\$45,486	\$41,756	\$154,687
Swan's Island			\$313,250	\$0		
Castine		0.34	\$525,000	\$47,500	\$141,584	\$176,132
Newry		0.37	\$430,000	\$42,841	\$116,496	\$158,132
Blue Hill		0.50	\$274,500	\$37,500	\$75,494	\$136,352
Southwest Harbor		0.50	\$329,250	\$46,175	\$92,818	\$163,795
Stonington		0.51	\$290,000	\$42,841	\$83,857	\$148,156
Deer Isle		0.51	\$320,000	\$45,554	\$88,591	\$164,546
Swan's Island		0.52	\$313,250	\$45,125	\$85,996	\$164,373
Montville		0.54	\$260,000	\$41,687	\$77,753	\$139,398
Bar Harbor		0.54	\$355,875	\$52,647	\$96,808	\$193,534
Belfast		0.58	\$232,500	\$41,708	\$71,963	\$134,750
Islesboro		0.58	\$327,500	\$53,947	\$92,409	\$191,190
Lincolnton		0.64	\$253,500	\$47,682	\$74,010	\$163,322
Tremont		0.65	\$262,000	\$46,100	\$70,628	\$171,011
Woodstock		0.67	\$222,500	\$42,294	\$62,891	\$149,630
Otis		0.68	\$260,000	\$47,273	\$69,996	\$175,596
Machiasport		0.69	\$221,000	\$45,341	\$65,282	\$153,494
Veazie		0.71	\$226,995	\$48,704	\$68,313	\$161,837
Mount Desert		0.73	\$370,000	\$69,760	\$96,099	\$268,591
Orono		0.73	\$165,000	\$39,338	\$53,728	\$120,808
Liberty		0.74	\$153,350	\$34,345	\$46,149	\$114,127
Searsport		0.76	\$158,000	\$37,924	\$50,217	\$119,322
Ripley		0.76	\$170,000	\$38,984	\$51,269	\$129,266
Steuben		0.77	\$165,000	\$38,134	\$49,290	\$127,654
Bethel		0.78	\$213,750	\$47,428	\$60,894	\$166,482
Gouldsboro		0.80	\$204,950	\$43,618	\$54,722	\$163,363
Sedgwick		0.80	\$200,000	\$43,607	\$54,701	\$159,438
Northport		0.80	\$250,000	\$56,690	\$70,472	\$201,110
Searsmont		0.81	\$187,000	\$46,524	\$57,665	\$150,871
Rangeley Plt.		0.81	\$233,500	\$47,857	\$59,111	\$189,046
Clifton		0.83	\$169,500	\$40,533	\$48,995	\$140,227
Lewiston		0.83	\$140,000	\$38,021	\$45,923	\$115,911
Bangor		0.83	\$136,000	\$36,044	\$43,305	\$113,197
Jonesport		0.83	\$137,250	\$33,859	\$40,656	\$114,305
Swanville		0.84	\$160,000	\$40,881	\$48,912	\$133,729

Harrington	0.84	\$193,500	\$48,038	\$57,475	\$161,730
Brooklin	0.84	\$255,000	\$55,556	\$66,247	\$213,847
Easton	0.84	\$153,000	\$38,844	\$46,028	\$129,119
Paris	0.85	\$130,000	\$33,866	\$39,854	\$110,468
Buckfield	0.85	\$146,363	\$39,066	\$45,794	\$124,858
Milbridge	0.85	\$160,000	\$40,000	\$46,855	\$136,592
Embden	0.86	\$189,375	\$45,932	\$53,468	\$162,683
Penobscot	0.86	\$173,000	\$41,176	\$47,799	\$149,028
Mercer	0.87	\$155,750	\$39,934	\$45,904	\$135,494
Oxford	0.87	\$172,000	\$42,144	\$48,350	\$149,922
Parkman	0.87	\$133,974	\$33,506	\$38,301	\$117,200
Farmington	0.88	\$129,000	\$35,204	\$40,115	\$113,209
Norway	0.88	\$160,000	\$41,572	\$47,097	\$141,229
Rangeley	0.88	\$220,000	\$53,460	\$60,494	\$194,420
Hancock	0.89	\$165,000	\$40,830	\$45,956	\$146,594
Dallas Plt.	0.90	\$200,000	\$47,300	\$52,777	\$179,244
Kenduskeag	0.92	\$154,200	\$40,599	\$44,293	\$141,341
Eastport	0.92	\$116,500	\$35,000	\$38,117	\$106,974
Pembroke	0.92	\$132,000	\$38,697	\$41,961	\$121,732
Hartford	0.92	\$161,750	\$44,797	\$48,466	\$149,505
Vienna	0.93	\$138,500	\$39,071	\$42,023	\$128,770
Maine	0.93	\$197,000	\$53,190	\$57,089	\$183,546
Ellsworth	0.93	\$175,000	\$48,707	\$52,228	\$163,203
Durham	0.93	\$268,375	\$74,228	\$79,499	\$250,582
Trenton	0.94	\$209,750	\$53,261	\$56,739	\$196,893
Lamoine	0.94	\$235,000	\$59,933	\$63,485	\$221,850
Old Town	0.95	\$116,100	\$34,743	\$36,721	\$109,846
Holden	0.95	\$225,000	\$62,650	\$65,747	\$214,402
Dixmont	0.96	\$152,000	\$40,671	\$42,286	\$146,196
Fryeburg	0.97	\$178,500	\$51,299	\$53,085	\$172,493
Newburgh	0.97	\$192,400	\$58,500	\$60,154	\$187,110
Dedham	0.98	\$203,000	\$58,685	\$60,155	\$198,040
Belgrade	0.98	\$234,000	\$64,979	\$66,182	\$229,747
Mount Vernon	1.00	\$164,000	\$47,697	\$47,879	\$163,375
Greenville	1.00	\$160,000	\$46,827	\$46,982	\$159,474
Franklin	1.00	\$125,000	\$34,688	\$34,783	\$124,657
Fayette	1.01	\$220,000	\$63,828	\$63,362	\$221,619
Fort Fairfield	1.01	\$87,800	\$29,444	\$29,120	\$88,778
Hiram	1.02	\$145,000	\$42,571	\$41,928	\$147,222
New Sharon	1.02	\$151,000	\$45,214	\$44,200	\$154,465
Waterford	1.02	\$145,750	\$42,214	\$41,237	\$149,203
Glenburn	1.03	\$184,000	\$57,526	\$55,983	\$189,070
Carrabassett Valley	1.03	\$259,000	\$68,934	\$66,870	\$266,993
Sangerville	1.03	\$110,000	\$34,795	\$33,743	\$113,428
Palermo	1.04	\$177,000	\$52,596	\$50,705	\$183,600
Corinth	1.04	\$156,500	\$47,101	\$45,103	\$163,434
Sullivan	1.05	\$147,000	\$43,780	\$41,590	\$154,740
Turner	1.05	\$210,000	\$62,450	\$59,293	\$221,182
Hebron	1.05	\$197,500	\$61,264	\$58,102	\$208,249
Newport	1.06	\$117,750	\$37,888	\$35,685	\$125,020
Lovell	1.07	\$227,500	\$64,977	\$60,931	\$242,606
Porter	1.07	\$142,000	\$43,379	\$40,538	\$151,952

Levant	1.07	\$169,900	\$50,814	\$47,454	\$181,929
Lubec	1.07	\$110,750	\$36,359	\$33,922	\$118,705
West Gardiner	1.07	\$205,000	\$60,506	\$56,333	\$220,187
Monroe	1.08	\$129,250	\$42,317	\$39,163	\$139,658
Sidney	1.08	\$192,000	\$57,344	\$52,932	\$208,005
Stockton Springs	1.09	\$154,000	\$50,612	\$46,569	\$167,371
Presque Isle	1.09	\$100,000	\$35,719	\$32,839	\$108,769
Congressional District 2	1.09	\$142,000	\$45,486	\$41,756	\$154,687
Andover	1.09	\$103,000	\$33,812	\$30,904	\$112,691
Brooksville	1.10	\$240,000	\$66,815	\$60,970	\$263,006
Fort Kent	1.10	\$125,000	\$41,984	\$38,047	\$137,933
Brewer	1.10	\$145,000	\$49,908	\$45,205	\$160,086
Denmark	1.11	\$181,000	\$53,333	\$48,251	\$200,064
Hermon	1.11	\$210,000	\$64,297	\$58,157	\$232,173
Gardiner	1.11	\$131,000	\$45,697	\$41,039	\$145,870
Bradley	1.12	\$126,000	\$40,595	\$36,373	\$140,627
Minot	1.12	\$219,000	\$70,954	\$63,465	\$244,843
Leeds	1.12	\$171,500	\$56,274	\$50,159	\$192,408
Auburn	1.13	\$140,000	\$49,173	\$43,539	\$158,116
Mechanic Falls	1.13	\$159,000	\$55,840	\$49,371	\$179,835
Poland	1.13	\$202,000	\$65,074	\$57,528	\$228,496
Litchfield	1.13	\$175,950	\$57,705	\$50,958	\$199,247
Monmouth	1.15	\$193,000	\$64,334	\$55,930	\$222,000
Patten	1.15	\$98,000	\$35,652	\$30,985	\$112,759
Brownfield	1.17	\$169,000	\$56,205	\$48,070	\$197,601
Lincoln	1.17	\$91,750	\$34,465	\$29,374	\$107,651
Perry	1.18	\$136,000	\$47,226	\$39,918	\$160,898
Bucksport	1.19	\$127,000	\$44,860	\$37,779	\$150,804
Otisfield	1.19	\$174,150	\$57,933	\$48,788	\$206,792
Orland	1.19	\$157,450	\$53,178	\$44,560	\$187,901
Lisbon	1.20	\$155,000	\$57,241	\$47,643	\$186,224
Addison	1.21	\$132,500	\$45,875	\$38,070	\$159,664
Livermore	1.21	\$140,000	\$49,336	\$40,908	\$168,844
Greene	1.21	\$195,000	\$67,085	\$55,576	\$235,380
Oakland	1.21	\$159,500	\$55,682	\$45,937	\$193,335
Skowhegan	1.21	\$103,500	\$38,200	\$31,499	\$125,517
Dexter	1.21	\$95,000	\$35,355	\$29,147	\$115,233
Hudson	1.23	\$145,000	\$50,106	\$40,733	\$178,364
Rome	1.23	\$161,250	\$53,125	\$43,086	\$198,820
Unity	1.24	\$147,450	\$52,752	\$42,693	\$182,192
Wilton	1.24	\$115,000	\$43,295	\$34,949	\$142,465
Wayne	1.24	\$191,200	\$67,930	\$54,705	\$237,422
Palmyra	1.25	\$122,000	\$45,037	\$36,067	\$152,344
Carmel	1.25	\$168,200	\$59,619	\$47,572	\$210,795
Solon	1.26	\$109,500	\$41,452	\$32,863	\$138,119
Canaan	1.27	\$140,950	\$52,054	\$40,935	\$179,235
Stetson	1.28	\$134,250	\$50,915	\$39,785	\$171,806
Benton	1.28	\$113,500	\$41,522	\$32,439	\$145,280
Harmony	1.28	\$80,000	\$31,319	\$24,425	\$102,582
Jackman	1.30	\$114,000	\$43,654	\$33,669	\$147,807
Plymouth	1.31	\$136,500	\$51,343	\$39,204	\$178,766
Orrington	1.31	\$165,750	\$61,982	\$47,293	\$217,230

Clinton	1.32	\$111,500	\$44,387	\$33,664	\$147,018
Sabattus	1.32	\$143,000	\$56,250	\$42,615	\$188,754
Abbot	1.32	\$132,000	\$49,348	\$37,273	\$174,761
Eustis	1.33	\$118,000	\$44,466	\$33,474	\$156,750
Greenwood	1.33	\$153,250	\$56,912	\$42,714	\$204,189
Smithfield	1.34	\$154,200	\$60,493	\$45,237	\$206,204
Albion	1.34	\$109,500	\$43,020	\$32,017	\$147,132
Robbinston	1.35	\$125,000	\$48,537	\$35,899	\$169,006
Norridgewock	1.37	\$115,000	\$45,687	\$33,396	\$157,326
West Paris	1.37	\$119,350	\$48,590	\$35,431	\$163,675
Enfield	1.37	\$108,600	\$43,847	\$31,955	\$149,017
Portage Lake	1.38	\$100,000	\$39,554	\$28,666	\$137,984
Kingfield	1.40	\$109,900	\$45,946	\$32,811	\$153,897
Fairfield	1.40	\$118,250	\$51,813	\$36,884	\$166,115
Verona	1.40	\$134,000	\$52,119	\$37,096	\$188,267
Sumner	1.41	\$100,000	\$41,758	\$29,607	\$141,040
Hampden	1.42	\$190,200	\$79,987	\$56,409	\$269,699
Hartland	1.44	\$71,750	\$32,010	\$22,257	\$103,189
Industry	1.44	\$107,500	\$43,893	\$30,439	\$155,014
Morrill	1.45	\$133,000	\$58,333	\$40,298	\$192,525
Frankfort	1.45	\$116,000	\$47,900	\$33,010	\$168,326
Milford	1.46	\$119,000	\$52,136	\$35,684	\$173,863
Caribou	1.46	\$80,000	\$37,374	\$25,567	\$116,946
Surry	1.46	\$140,000	\$53,283	\$36,396	\$204,957
St. Albans	1.49	\$120,000	\$52,552	\$35,242	\$178,943
Randolph	1.52	\$99,900	\$45,708	\$30,011	\$152,152
Danforth	1.54	\$67,000	\$33,030	\$21,453	\$103,156
Dover-Foxcroft	1.54	\$106,000	\$49,221	\$31,961	\$163,245
Linneus	1.54	\$75,000	\$35,433	\$22,962	\$115,732
Mapleton	1.54	\$115,000	\$51,028	\$33,059	\$177,510
Wales	1.55	\$162,500	\$75,123	\$48,571	\$251,331
Anson	1.55	\$71,500	\$34,610	\$22,324	\$110,852
Dixfield	1.56	\$85,000	\$42,095	\$26,989	\$132,576
Winterport	1.56	\$153,500	\$67,522	\$43,228	\$239,767
Calais	1.59	\$67,500	\$35,093	\$22,091	\$107,230
Machias	1.60	\$72,200	\$37,246	\$23,307	\$115,382
Houlton	1.63	\$70,000	\$36,157	\$22,235	\$113,828
Strong	1.63	\$71,500	\$34,245	\$20,985	\$116,680
Chesterville	1.65	\$82,500	\$40,237	\$24,446	\$135,790
Mexico	1.69	\$56,200	\$31,875	\$18,844	\$95,066
Madawaska	1.70	\$75,000	\$39,636	\$23,357	\$127,273
Sebec	1.71	\$103,000	\$49,009	\$28,610	\$176,437
Bingham	1.72	\$72,250	\$38,799	\$22,563	\$124,242
Rumford	1.72	\$58,500	\$32,660	\$18,971	\$100,713
Howland	1.73	\$65,750	\$36,644	\$21,238	\$113,446
Island Falls	1.73	\$75,000	\$40,694	\$23,563	\$129,530
Cornville	1.80	\$94,000	\$48,940	\$27,242	\$168,871
Monson	1.85	\$61,500	\$33,644	\$18,137	\$114,081
Brownville	1.86	\$59,700	\$34,479	\$18,495	\$111,298
Peru	1.88	\$82,500	\$46,739	\$24,816	\$155,380
Phillips	1.90	\$74,900	\$44,545	\$23,492	\$142,022
Lee	1.90	\$77,000	\$44,167	\$23,290	\$146,025

Pittsfield	1.93	\$87,250	\$51,009	\$26,484	\$168,046
Madison	1.93	\$69,900	\$41,536	\$21,475	\$135,196
Oakfield	1.95	\$65,000	\$38,396	\$19,697	\$126,704
Baileyville	1.97	\$82,500	\$50,095	\$25,386	\$162,800
Millinocket	2.04	\$46,000	\$32,632	\$16,003	\$93,802
Corinna	2.08	\$69,900	\$43,228	\$20,785	\$145,376
Livermore Falls	2.10	\$70,450	\$46,136	\$21,934	\$148,182
Jay	2.14	\$85,000	\$53,825	\$25,133	\$182,034
Guilford	2.15	\$65,950	\$41,147	\$19,118	\$141,945
Washburn	2.17	\$65,000	\$46,250	\$21,292	\$141,195
Canton	2.26	\$73,250	\$51,094	\$22,612	\$165,514
Milo	2.39	\$40,000	\$33,900	\$14,158	\$95,778
East Millinocket	2.51	\$38,000	\$32,550	\$12,969	\$95,373
Limestone	3.04	\$37,000	\$36,689	\$12,073	\$112,437
East Machias	3.26	\$53,982	\$53,466	\$16,396	\$176,036

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.

Households Unable to Afford Median Home

<u>Location</u>	Households Unable to Afford <u>Median Home</u>		Total <u>Households</u>	Median <u>Home Price</u> ¹	Income Needed to Afford <u>Median Home</u>	
	<u>Percent</u>	<u>Number</u>			<u>Annual</u>	<u>Hourly</u>
Southwest Harbor	84.4%	666	789	\$329,250	\$92,818	\$44.62
Newry	83.4%	141	169	\$430,000	\$116,496	\$56.01
Bar Harbor	80.2%	2,053	2,559	\$355,875	\$96,808	\$46.54
Montville	79.8%	347	434	\$260,000	\$77,753	\$37.38
Swan's Island	79.3%	123	155	\$313,250	\$85,996	\$41.34
Blue Hill	78.7%	1,074	1,364	\$274,500	\$75,494	\$36.30
Stonington	77.7%	393	506	\$290,000	\$83,857	\$40.32
Tremont	77.3%	562	727	\$262,000	\$70,628	\$33.96
Islesboro	76.3%	206	270	\$327,500	\$92,409	\$44.43
Machiasport	75.1%	286	381	\$221,000	\$65,282	\$31.39
Otis	74.3%	254	342	\$260,000	\$69,996	\$33.65
Castine	73.5%	274	373	\$525,000	\$141,584	\$68.07
Deer Isle	72.9%	712	977	\$320,000	\$88,591	\$42.59
Belfast	71.4%	2,212	3,098	\$232,500	\$71,963	\$34.60
Lincolnton	71.2%	763	1,072	\$253,500	\$74,010	\$35.58
Mount Desert	69.4%	660	951	\$370,000	\$96,099	\$46.20
Dallas Pt.	68.3%	91	133	\$200,000	\$52,777	\$25.37
Woodstock	67.7%	350	516	\$222,500	\$62,891	\$30.24
Ripley	65.9%	139	211	\$170,000	\$51,269	\$24.65
Veazie	65.9%	544	826	\$226,995	\$68,313	\$32.84
Brooklin	65.4%	267	408	\$255,000	\$66,247	\$31.85
Northport	64.3%	468	728	\$250,000	\$70,472	\$33.88
Gouldsboro	62.3%	468	751	\$204,950	\$54,722	\$26.31
Liberty	60.6%	253	417	\$153,350	\$46,149	\$22.19
Steuben	60.5%	287	474	\$165,000	\$49,290	\$23.70
Harrington	60.4%	249	413	\$193,500	\$57,475	\$27.63
Bethel	60.1%	666	1,107	\$213,750	\$60,894	\$29.28
Orono	60.1%	1,720	2,862	\$165,000	\$53,728	\$25.83
Holden	59.6%	766	1,285	\$225,000	\$65,747	\$31.61
Clifton	59.6%	214	359	\$169,500	\$48,995	\$23.56
Searsmont	59.4%	356	600	\$187,000	\$57,665	\$27.72
Mercer	58.3%	178	305	\$155,750	\$45,904	\$22.07
Sedgwick	58.2%	308	528	\$200,000	\$54,701	\$26.30
Searsport	58.1%	697	1,200	\$158,000	\$50,217	\$24.14
Belgrade	57.9%	711	1,228	\$234,000	\$66,182	\$31.82
Lewiston	57.9%	8,810	15,224	\$140,000	\$45,923	\$22.08
Swanville	57.8%	351	607	\$160,000	\$48,912	\$23.52
Jonesport	57.7%	327	567	\$137,250	\$40,656	\$19.55
Easton	57.6%	290	503	\$153,000	\$46,028	\$22.13
Rangeley Pt.	57.3%	44	76	\$233,500	\$59,111	\$28.42
Bangor	57.0%	8,216	14,402	\$136,000	\$43,305	\$20.82
Hancock	57.0%	614	1,077	\$165,000	\$45,956	\$22.09
Parkman	56.8%	199	351	\$133,974	\$38,301	\$18.41
Oxford	56.7%	954	1,681	\$172,000	\$48,350	\$23.25

Norway	56.7%	1,214	2,142	\$160,000	\$47,097	\$22.64
Milbridge	56.5%	346	612	\$160,000	\$46,855	\$22.53
Paris	56.5%	1,240	2,196	\$130,000	\$39,854	\$19.16
Penobscot	56.4%	333	590	\$173,000	\$47,799	\$22.98
Kenduskeag	56.0%	327	584	\$154,200	\$44,293	\$21.29
Hartford	55.7%	267	479	\$161,750	\$48,466	\$23.30
Embden	55.6%	274	492	\$189,375	\$53,468	\$25.71
Farmington	54.8%	1,642	2,994	\$129,000	\$40,115	\$19.29
Buckfield	54.6%	441	807	\$146,363	\$45,794	\$22.02
Pembroke	54.5%	186	341	\$132,000	\$41,961	\$20.17
Rangeley	54.5%	384	705	\$220,000	\$60,494	\$29.08
Carrabassett Valley	54.2%	214	395	\$259,000	\$66,870	\$32.15
Maine	54.1%	305,534	565,115	\$197,000	\$57,089	\$27.45
Eastport	53.4%	351	658	\$116,500	\$38,117	\$18.33
Durham	53.4%	791	1,483	\$268,375	\$79,499	\$38.22
Vienna	52.8%	131	249	\$138,500	\$42,023	\$20.20
Trenton	52.7%	370	702	\$209,750	\$56,739	\$27.28
Ellsworth	52.7%	1,828	3,468	\$175,000	\$52,228	\$25.11
Lamoine	52.2%	385	739	\$235,000	\$63,485	\$30.52
Newburgh	51.7%	296	572	\$192,400	\$60,154	\$28.92
Old Town	51.5%	1,689	3,278	\$116,100	\$36,721	\$17.65
Fryeburg	51.5%	694	1,349	\$178,500	\$53,085	\$25.52
Dedham	51.1%	410	801	\$203,000	\$60,155	\$28.92
Dixmont	50.9%	244	479	\$152,000	\$42,286	\$20.33
Franklin	50.2%	336	669	\$125,000	\$34,783	\$16.72
Mount Vernon	50.2%	338	673	\$164,000	\$47,879	\$23.02
Greenville	50.1%	433	864	\$160,000	\$46,982	\$22.59
Fort Fairfield	49.7%	704	1,416	\$87,800	\$29,120	\$14.00
Fayette	49.4%	236	477	\$220,000	\$63,362	\$30.46
Hiram	49.3%	339	686	\$145,000	\$41,928	\$20.16
Monroe	49.0%	185	378	\$129,250	\$39,163	\$18.83
Glenburn	49.0%	892	1,820	\$184,000	\$55,983	\$26.92
Waterford	48.9%	365	748	\$145,750	\$41,237	\$19.83
New Sharon	48.8%	298	611	\$151,000	\$44,200	\$21.25
Sangerville	48.7%	293	601	\$110,000	\$33,743	\$16.22
Palermo	48.5%	323	665	\$177,000	\$50,705	\$24.38
Lovell	48.3%	220	455	\$227,500	\$60,931	\$29.29
Newport	48.2%	685	1,421	\$117,750	\$35,685	\$17.16
Corinth	48.1%	539	1,121	\$156,500	\$45,103	\$21.68
Sullivan	47.9%	271	566	\$147,000	\$41,590	\$20.00
Hebron	47.3%	205	434	\$197,500	\$58,102	\$27.93
Turner	47.2%	1,059	2,244	\$210,000	\$59,293	\$28.51
West Gardiner	46.9%	656	1,398	\$205,000	\$56,333	\$27.08
Congressional District 2	46.8%	129,840	277,291	\$142,000	\$41,756	\$20.07
Lubec	46.7%	344	735	\$110,750	\$33,922	\$16.31
Levant	46.5%	536	1,152	\$169,900	\$47,454	\$22.81
Stockton Springs	46.4%	338	727	\$154,000	\$46,569	\$22.39
Hermon	46.4%	1,033	2,226	\$210,000	\$58,157	\$27.96
Sidney	46.4%	756	1,630	\$192,000	\$52,932	\$25.45

Porter	46.1%	286	621	\$142,000	\$40,538	\$19.49
Patten	46.0%	187	406	\$98,000	\$30,985	\$14.90
Gardiner	45.9%	1,090	2,373	\$131,000	\$41,039	\$19.73
Presque Isle	45.8%	1,857	4,054	\$100,000	\$32,839	\$15.79
Brooksville	45.3%	201	443	\$240,000	\$60,970	\$29.31
Fort Kent	45.3%	769	1,698	\$125,000	\$38,047	\$18.29
Brewer	45.1%	1,879	4,164	\$145,000	\$45,205	\$21.73
Auburn	45.0%	4,388	9,744	\$140,000	\$43,539	\$20.93
Denmark	44.9%	215	478	\$181,000	\$48,251	\$23.20
Mechanic Falls	44.7%	540	1,206	\$159,000	\$49,371	\$23.74
Bradley	44.6%	296	662	\$126,000	\$36,373	\$17.49
Monmouth	44.5%	699	1,573	\$193,000	\$55,930	\$26.89
Litchfield	44.2%	631	1,426	\$175,950	\$50,958	\$24.50
Unity	44.2%	332	751	\$147,450	\$42,693	\$20.53
Bucksport	44.1%	940	2,133	\$127,000	\$37,779	\$18.16
Andover	43.8%	207	472	\$103,000	\$30,904	\$14.86
Poland	43.7%	983	2,250	\$202,000	\$57,528	\$27.66
Skowhegan	43.6%	1,588	3,639	\$103,500	\$31,499	\$15.14
Dexter	43.1%	694	1,609	\$95,000	\$29,147	\$14.01
Brownfield	43.1%	309	717	\$169,000	\$48,070	\$23.11
Leeds	43.1%	395	916	\$171,500	\$50,159	\$24.11
Minot	43.0%	443	1,030	\$219,000	\$63,465	\$30.51
Oakland	42.7%	1,093	2,561	\$159,500	\$45,937	\$22.09
Lincoln	42.4%	848	2,000	\$91,750	\$29,374	\$14.12
Addison	42.2%	226	536	\$132,500	\$38,070	\$18.30
Rome	42.0%	194	461	\$161,250	\$43,086	\$20.71
Lisbon	41.6%	1,518	3,650	\$155,000	\$47,643	\$22.91
Hudson	41.3%	241	583	\$145,000	\$40,733	\$19.58
Stetson	41.2%	203	493	\$134,250	\$39,785	\$19.13
Clinton	40.8%	559	1,370	\$111,500	\$33,664	\$16.18
Palmyra	40.7%	354	870	\$122,000	\$36,067	\$17.34
Otisfield	40.5%	278	687	\$174,150	\$48,788	\$23.46
Wilton	39.7%	650	1,636	\$115,000	\$34,949	\$16.80
Solon	39.5%	187	474	\$109,500	\$32,863	\$15.80
Plymouth	39.4%	219	557	\$136,500	\$39,204	\$18.85
Greene	39.2%	662	1,690	\$195,000	\$55,576	\$26.72
Perry	39.1%	144	369	\$136,000	\$39,918	\$19.19
Orland	38.9%	391	1,004	\$157,450	\$44,560	\$21.42
Carmel	38.9%	443	1,139	\$168,200	\$47,572	\$22.87
Canaan	38.6%	344	889	\$140,950	\$40,935	\$19.68
Albion	38.6%	323	838	\$109,500	\$32,017	\$15.39
Jackman	38.2%	182	476	\$114,000	\$33,669	\$16.19
Wayne	38.1%	207	543	\$191,200	\$54,705	\$26.30
Abbot	38.1%	118	310	\$132,000	\$37,273	\$17.92
Livermore	38.1%	344	903	\$140,000	\$40,908	\$19.67
Portage Lake	37.9%	64	169	\$100,000	\$28,666	\$13.78
Benton	37.4%	398	1,064	\$113,500	\$32,439	\$15.60
Dixfield	36.9%	370	1,004	\$85,000	\$26,989	\$12.98
Harmony	36.5%	133	363	\$80,000	\$24,425	\$11.74

Orrington	36.3%	524	1,444	\$165,750	\$47,293	\$22.74
Caribou	36.0%	1,209	3,355	\$80,000	\$25,567	\$12.29
St. Albans	35.9%	300	835	\$120,000	\$35,242	\$16.94
Kingfield	35.8%	166	464	\$109,900	\$32,811	\$15.77
Sabattus	35.6%	697	1,960	\$143,000	\$42,615	\$20.49
Norridgewock	35.5%	476	1,342	\$115,000	\$33,396	\$16.06
Verona	35.4%	85	240	\$134,000	\$37,096	\$17.83
Greenwood	35.3%	156	443	\$153,250	\$42,714	\$20.54
Milford	35.2%	454	1,289	\$119,000	\$35,684	\$17.16
Hartland	35.2%	260	740	\$71,750	\$22,257	\$10.70
West Paris	35.2%	243	692	\$119,350	\$35,431	\$17.03
Morrill	34.7%	120	346	\$133,000	\$40,298	\$19.37
Frankfort	34.6%	161	465	\$116,000	\$33,010	\$15.87
Fairfield	34.4%	947	2,751	\$118,250	\$36,884	\$17.73
Industry	34.4%	139	403	\$107,500	\$30,439	\$14.63
Hampden	33.9%	977	2,882	\$190,200	\$56,409	\$27.12
Machias	33.5%	307	917	\$72,200	\$23,307	\$11.21
Surry	33.4%	214	640	\$140,000	\$36,396	\$17.50
Bingham	32.8%	135	411	\$72,250	\$22,563	\$10.85
Smithfield	32.6%	145	445	\$154,200	\$45,237	\$21.75
Linneus	32.5%	123	377	\$75,000	\$22,962	\$11.04
Mexico	32.4%	375	1,156	\$56,200	\$18,844	\$9.06
Danforth	32.1%	73	227	\$67,000	\$21,453	\$10.31
Calais	32.0%	420	1,315	\$67,500	\$22,091	\$10.62
Mapleton	31.9%	261	817	\$115,000	\$33,059	\$15.89
Rumford	31.8%	832	2,612	\$58,500	\$18,971	\$9.12
Eustis	31.4%	120	384	\$118,000	\$33,474	\$16.09
Robbinston	31.3%	66	212	\$125,000	\$35,899	\$17.26
Anson	31.3%	325	1,037	\$71,500	\$22,324	\$10.73
Sumner	31.3%	126	404	\$100,000	\$29,607	\$14.23
Houlton	31.0%	750	2,420	\$70,000	\$22,235	\$10.69
Howland	30.9%	147	476	\$65,750	\$21,238	\$10.21
Enfield	30.7%	197	641	\$108,600	\$31,955	\$15.36
Dover-Foxcroft	29.6%	506	1,712	\$106,000	\$31,961	\$15.37
Phillips	28.8%	108	374	\$74,900	\$23,492	\$11.29
Winterport	28.5%	431	1,514	\$153,500	\$43,228	\$20.78
Madawaska	28.2%	547	1,940	\$75,000	\$23,357	\$11.23
Corinna	28.1%	261	929	\$69,900	\$20,785	\$9.99
Randolph	27.8%	216	777	\$99,900	\$30,011	\$14.43
Island Falls	26.3%	88	335	\$75,000	\$23,563	\$11.33
Lee	24.6%	91	369	\$77,000	\$23,290	\$11.20
Sebec	24.4%	64	263	\$103,000	\$28,610	\$13.75
Wales	24.2%	141	583	\$162,500	\$48,571	\$23.35
Cornville	24.2%	126	523	\$94,000	\$27,242	\$13.10
Oakfield	24.1%	74	308	\$65,000	\$19,697	\$9.47
Pittsfield	24.0%	380	1,586	\$87,250	\$26,484	\$12.73
Peru	23.9%	147	616	\$82,500	\$24,816	\$11.93
Livermore Falls	23.5%	302	1,285	\$70,450	\$21,934	\$10.55
Baileyville	22.9%	134	587	\$82,500	\$25,386	\$12.20

East Millinocket	22.4%	163	729	\$38,000	\$12,969	\$6.24
Canton	21.0%	82	391	\$73,250	\$22,612	\$10.87
Brownville	20.8%	96	460	\$59,700	\$18,495	\$8.89
Madison	20.6%	385	1,870	\$69,900	\$21,475	\$10.32
Chesterville	20.5%	111	545	\$82,500	\$24,446	\$11.75
Washburn	19.8%	131	663	\$65,000	\$21,292	\$10.24
Guilford	19.3%	128	663	\$65,950	\$19,118	\$9.19
Milo	18.6%	186	999	\$40,000	\$14,158	\$6.81
Strong	17.2%	81	467	\$71,500	\$20,985	\$10.09
Limestone	16.8%	127	753	\$37,000	\$12,073	\$5.80
Monson	16.1%	47	292	\$61,500	\$18,137	\$8.72
Millinocket	15.5%	319	2,061	\$46,000	\$16,003	\$7.69
Jay	14.1%	274	1,941	\$85,000	\$25,133	\$12.08
East Machias	9.6%	52	545	\$53,982	\$16,396	\$7.88
Swan's Island			155	\$313,250		

Unattainable Homes as a Percentage of Homes Sold

<u>Location</u>	<u>Percentage of Unattainable Homes</u>	<u>Affordable Homes Sold</u>	<u>Unattainable Homes Sold</u>
Bar Harbor	95.2%	3	59
Swan's Island	95.0%	1	19
Montville	90.0%	1	9
Stonington	87.0%	3	20
Southwest Harbor	85.2%	4	23
Castine	82.4%	3	14
Mercer	80.0%	2	8
Lincolnville	78.7%	10	37
Tremont	78.1%	7	25
Blue Hill	76.6%	11	36
Machiasport	75.0%	3	9
Searsport	74.5%	14	41
Clifton	73.3%	4	11
Deer Isle	73.1%	7	19
Jonesport	72.2%	5	13
Belfast	70.5%	31	74
Mount Desert	69.7%	10	23
Liberty	68.8%	5	11
Bangor	68.5%	121	263
Orono	68.2%	21	45
Woodstock	66.7%	9	18
Dallas Pt.	66.7%	4	8
Steuben	66.7%	7	14
Lewiston	66.2%	113	221
Farmington	65.5%	30	57
Paris	65.0%	28	52
Swanville	65.0%	7	13
Islesboro	64.3%	5	9
Kenduskeag	64.3%	5	9
Sedgwick	64.3%	5	9
Easton	63.6%	4	7
Ripley	63.6%	4	7
Northport	63.4%	15	26
Lamoine	63.3%	11	19
Buckfield	61.9%	8	13
Rangeley Pt.	61.5%	5	8
Veazie	61.5%	10	16
Brooklin	61.1%	7	11
Newry	60.3%	29	44
Gouldsboro	60.0%	12	18
Pembroke	60.0%	4	6
Otis	58.8%	7	10
Searsmont	58.8%	7	10
Bethel	58.4%	32	45
Vienna	58.3%	5	7
Harrington	58.3%	5	7

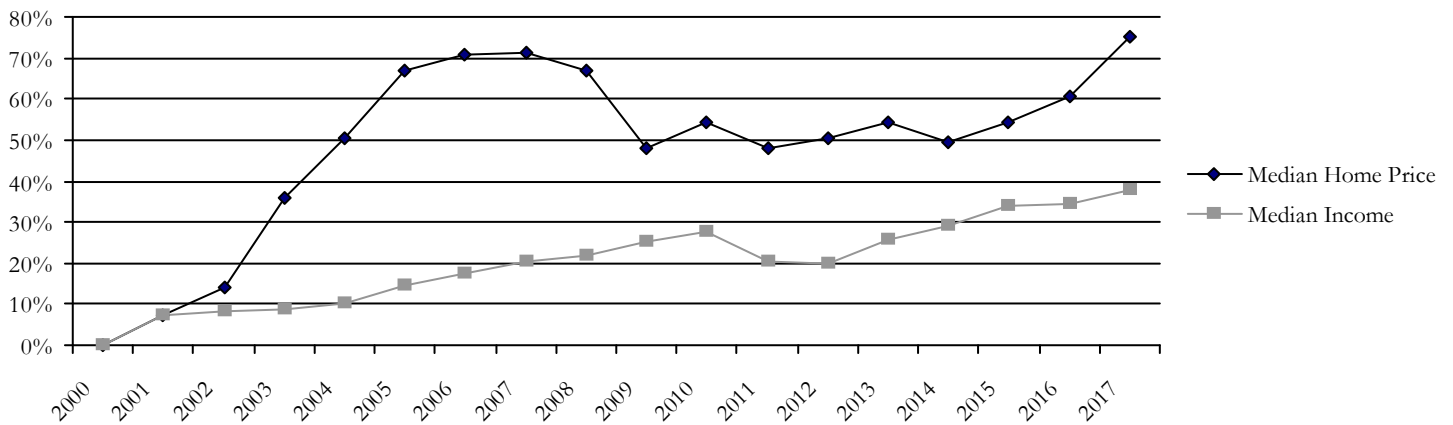
Parkman	58.3%	5	7
Penobscot	58.3%	5	7
Norway	58.2%	33	46
Ellsworth	57.4%	60	81
Hancock	56.8%	16	21
Newburgh	56.3%	7	9
Milbridge	56.3%	7	9
Trenton	56.0%	11	14
Hartford	55.6%	8	10
Durham	55.6%	28	35
Belgrade	54.1%	34	40
Maine	53.9%	9,513	11,139
Stockton Springs	52.9%	16	18
Rangeley	52.7%	26	29
Fryeburg	52.7%	26	29
Old Town	52.7%	35	39
Eastport	52.4%	10	11
Oxford	52.0%	24	26
Embden	51.9%	13	14
Dedham	50.0%	14	14
Franklin	50.0%	11	11
Holden	50.0%	22	22
Mount Vernon	48.6%	19	18
Sidney	48.4%	32	30
Denmark	48.0%	13	12
Fort Fairfield	47.8%	12	11
Eustis	47.4%	10	9
Brooksville	47.1%	9	8
Dixmont	47.1%	9	8
Greenville	46.5%	23	20
Hebron	45.5%	6	5
Sumner	45.5%	6	5
Fayette	43.8%	9	7
Lovell	43.3%	17	13
Hiram	43.3%	17	13
Fort Kent	42.9%	12	9
Congressional District 2	42.3%	5,044	3,691
Turner	41.9%	43	31
Presque Isle	41.7%	42	30
Corinth	41.7%	14	10
Glenburn	41.3%	37	26
Lubec	41.2%	10	7
Lincoln	41.1%	43	30
Sangerville	40.9%	13	9
Bucksport	40.3%	40	27
Perry	40.0%	6	4
Harmony	40.0%	6	4
Danforth	40.0%	6	4
Andover	40.0%	9	6

Waterford	40.0%	15	10
Gardiner	39.8%	56	37
Linneus	38.9%	11	7
Solon	38.5%	8	5
Chesterville	38.5%	16	10
Carrabassett Valley	38.4%	69	43
Porter	38.1%	13	8
Brownville	37.5%	15	9
Leeds	37.5%	20	12
Auburn	37.3%	175	104
Brewer	36.6%	85	49
Calais	36.4%	21	12
Industry	36.4%	7	4
Newport	36.0%	32	18
Rome	36.0%	16	9
Addison	35.7%	9	5
Verona	35.7%	9	5
Hermon	35.6%	65	36
New Sharon	35.3%	11	6
Cornville	35.3%	11	6
Skowhegan	35.1%	50	27
Dexter	35.0%	39	21
West Gardiner	34.9%	28	15
Palermo	33.3%	20	10
Sullivan	33.3%	12	6
Otisfield	33.3%	20	10
Lee	33.3%	8	4
Hartland	33.3%	14	7
Monmouth	32.7%	33	16
Wilton	32.7%	33	16
Oakland	31.8%	60	28
Unity	31.8%	15	7
Bradley	31.6%	13	6
Litchfield	31.5%	37	17
Caribou	31.3%	46	21
Sebec	30.8%	9	4
Surry	30.8%	18	8
Monroe	30.0%	7	3
Brownfield	30.0%	21	9
Orland	29.4%	24	10
Robbinston	29.4%	12	5
Palmyra	29.2%	17	7
Poland	29.2%	51	21
Patten	28.6%	10	4
Albion	28.0%	18	7
Lisbon	27.6%	92	35
Kingfield	27.3%	8	3
Clinton	26.5%	25	9
Greenwood	25.7%	26	9

Abbot	25.0%	9	3
Plymouth	25.0%	15	5
Mapleton	25.0%	15	5
Monson	25.0%	9	3
Hampden	24.8%	112	37
Rumford	24.6%	46	15
Houlton	24.4%	34	11
Carmel	24.2%	25	8
Mechanic Falls	23.7%	29	9
Strong	23.5%	13	4
Stetson	23.1%	10	3
Hudson	22.2%	14	4
Dixfield	21.4%	22	6
Jackman	21.4%	11	3
Canton	21.4%	11	3
Morrill	21.4%	11	3
Wayne	21.1%	15	4
Anson	20.8%	19	5
Madawaska	20.6%	27	7
Greene	20.4%	39	10
West Paris	20.0%	16	4
Peru	20.0%	12	3
Levant	19.4%	29	7
Portage Lake	18.8%	13	3
Island Falls	18.8%	13	3
Phillips	18.8%	13	3
Minot	18.5%	22	5
Orrington	17.3%	43	9
Machias	17.2%	24	5
Madison	17.2%	53	11
Norridgewock	17.1%	29	6
Millinocket	16.1%	52	10
East Millinocket	15.4%	11	2
Livermore	15.0%	17	3
Fairfield	14.9%	57	10
Benton	14.3%	24	4
Randolph	14.3%	30	5
Wales	14.3%	12	2
Pittsfield	14.0%	43	7
Howland	13.6%	19	3
Sabattus	12.6%	76	11
Guilford	12.5%	14	2
Limestone	12.5%	14	2
Milo	12.5%	28	4
Milford	12.1%	29	4
Dover-Foxcroft	12.1%	51	7
St. Albans	12.0%	22	3
Mexico	10.0%	27	3
Smithfield	8.7%	21	2

Baileyville	8.7%	21	2
Frankfort	8.3%	11	1
Winterport	8.0%	46	4
East Machias	7.7%	12	1
Bingham	7.1%	13	1
Enfield	7.1%	13	1
Canaan	6.9%	27	2
Livermore Falls	5.9%	32	2
Oakfield	5.9%	16	1
Jay	4.9%	58	3
Corinna	0.0%	21	0
Washburn	0.0%	14	0

Relative Increases in Income and Home Price ³



Rental Affordability Index

			Average	Renter	Income Needed	2 BR Rent
	<u>Year</u>	<u>Index</u>	2 BR Rent	Household	to Afford	Affordable to
Congressional District 2			(with utilities) ⁴	Median	Average 2 BR Rent	Median Income
				Income ²		
	2013	0.82	\$792	\$26,101	\$31,685	\$653
	2014	0.76	\$819	\$24,799	\$32,763	\$620
	2015	0.81	\$803	\$25,887	\$32,130	\$647
	2016	0.81	\$808	\$26,281	\$32,314	\$657
	2017	0.80	\$819	\$26,336	\$32,741	\$658
Jonesboro		0.42	\$865	\$14,687	\$34,600	\$367
New Sweden		0.43	\$1,072	\$18,332	\$42,880	\$458
East Millinocket		0.46	\$1,019	\$18,570	\$40,769	\$464
Liberty		0.46	\$1,143	\$20,832	\$45,720	\$521
Brooks		0.47	\$999	\$18,713	\$39,944	\$468
Eagle Lake		0.47	\$1,050	\$19,736	\$42,000	\$493
Newport		0.49	\$972	\$18,914	\$38,879	\$473
Unity		0.49	\$1,103	\$21,826	\$44,138	\$546
LaGrange		0.49	\$874	\$17,272	\$34,949	\$432
Mexico		0.50	\$903	\$18,102	\$36,123	\$453
Lubec		0.50	\$1,158	\$23,225	\$46,320	\$581
Farmington		0.51	\$1,068	\$21,988	\$42,704	\$550
Milo		0.52	\$1,060	\$22,187	\$42,420	\$555
Bingham		0.52	\$987	\$20,369	\$39,480	\$509
Columbia Falls		0.54	\$775	\$16,666	\$31,000	\$417
St. Francis		0.57	\$655	\$14,999	\$26,200	\$375
Swan's Island		0.57	\$984	\$22,499	\$39,360	\$562
Brewer		0.60	\$1,358	\$32,372	\$54,306	\$809
Milbridge		0.61	\$971	\$23,856	\$38,839	\$596
Bucksport		0.62	\$847	\$21,010	\$33,895	\$525
Eastport		0.63	\$937	\$23,589	\$37,496	\$590
Buckfield		0.63	\$1,061	\$26,713	\$42,440	\$668
Rumford		0.63	\$726	\$18,194	\$29,024	\$455
Skowhegan		0.64	\$905	\$23,042	\$36,218	\$576
Machias		0.64	\$1,057	\$27,068	\$42,268	\$677
Fort Fairfield		0.65	\$690	\$17,920	\$27,595	\$448
Mercer		0.65	\$775	\$19,999	\$31,000	\$500
Lewiston		0.67	\$840	\$22,634	\$33,600	\$566
Dexter		0.68	\$744	\$20,210	\$29,780	\$505
Millinocket		0.69	\$860	\$23,704	\$34,389	\$593
St. Agatha		0.70	\$836	\$23,399	\$33,433	\$585
Calais		0.72	\$854	\$24,448	\$34,170	\$611
Addison		0.74	\$957	\$28,332	\$38,262	\$708
Brownville		0.74	\$818	\$24,117	\$32,701	\$603
Lincoln		0.76	\$727	\$21,980	\$29,096	\$550
Orono		0.77	\$815	\$25,213	\$32,586	\$630
Howland		0.77	\$670	\$20,681	\$26,795	\$517
Hartland		0.77	\$659	\$20,325	\$26,360	\$508
Wilton		0.78	\$802	\$25,178	\$32,080	\$629
Bangor		0.78	\$791	\$24,589	\$31,652	\$615
Ellsworth		0.78	\$850	\$26,632	\$34,007	\$666
Weld		0.79	\$1,016	\$31,999	\$40,632	\$800

Blue Hill	0.80	\$764	\$24,411	\$30,562	\$610
Congressional District 2	0.80	\$819	\$26,336	\$32,741	\$658
Wallagrass	0.80	\$660	\$21,110	\$26,400	\$528
Caribou	0.80	\$712	\$22,690	\$28,470	\$567
Norway	0.81	\$835	\$27,206	\$33,410	\$680
Stonington	0.83	\$862	\$28,666	\$34,484	\$717
Orrington	0.83	\$1,000	\$33,234	\$40,000	\$831
Mars Hill	0.83	\$700	\$23,332	\$28,016	\$583
Presque Isle	0.84	\$770	\$25,907	\$30,801	\$648
Sangerville	0.87	\$650	\$22,711	\$26,000	\$568
Old Town	0.88	\$721	\$25,471	\$28,858	\$637
Fort Kent	0.88	\$585	\$20,562	\$23,381	\$514
Maine	0.88	\$880	\$30,804	\$35,181	\$770
Randolph	0.90	\$985	\$35,440	\$39,408	\$886
Gardiner	0.91	\$783	\$28,642	\$31,322	\$716
Oakland	0.93	\$858	\$31,757	\$34,306	\$794
Mechanic Falls	0.94	\$872	\$32,806	\$34,891	\$820
Searsport	0.94	\$633	\$23,813	\$25,317	\$595
Patten	0.95	\$545	\$20,681	\$21,789	\$517
Passadumkeag	0.95	\$657	\$24,999	\$26,273	\$625
Clinton	0.95	\$700	\$26,606	\$28,000	\$665
East Machias	0.96	\$795	\$30,499	\$31,800	\$762
Auburn	0.99	\$768	\$30,466	\$30,731	\$762
Rangely	1.01	\$910	\$36,693	\$36,386	\$917
Hodgdon	1.01	\$495	\$19,999	\$19,800	\$500
Madawaska	1.02	\$644	\$26,312	\$25,757	\$658
Hermon	1.03	\$893	\$36,746	\$35,727	\$919
Van Buren	1.03	\$484	\$20,047	\$19,376	\$501
Baileyville	1.03	\$787	\$32,291	\$31,462	\$807
Cherryfield	1.05	\$729	\$30,713	\$29,145	\$768
Houlton	1.09	\$544	\$23,727	\$21,743	\$593
Pittsfield	1.13	\$747	\$33,896	\$29,899	\$847
West Gardiner	1.15	\$725	\$33,249	\$29,000	\$831
Winter Harbor	1.16	\$720	\$33,332	\$28,800	\$833
Monmouth	1.16	\$700	\$32,567	\$28,000	\$814
Fairfield	1.16	\$692	\$32,177	\$27,667	\$804
Prospect	1.18	\$875	\$41,428	\$35,000	\$1,036
Fryeburg	1.18	\$681	\$32,130	\$27,240	\$803
Hampden	1.21	\$1,050	\$50,651	\$42,000	\$1,266
Lisbon	1.23	\$743	\$36,443	\$29,717	\$911
Bar Harbor	1.27	\$746	\$37,828	\$29,840	\$946
Belfast	1.29	\$526	\$27,195	\$21,032	\$680
Madison	1.34	\$555	\$29,708	\$22,200	\$743
Brownfield	1.37	\$681	\$37,343	\$27,240	\$934
Sabattus	1.41	\$734	\$41,380	\$29,369	\$1,034
Dover-Foxcroft	1.47	\$579	\$34,097	\$23,143	\$852
Jay	1.70	\$511	\$34,696	\$20,424	\$867
Perry	3.08	\$239	\$29,499	\$9,566	\$737

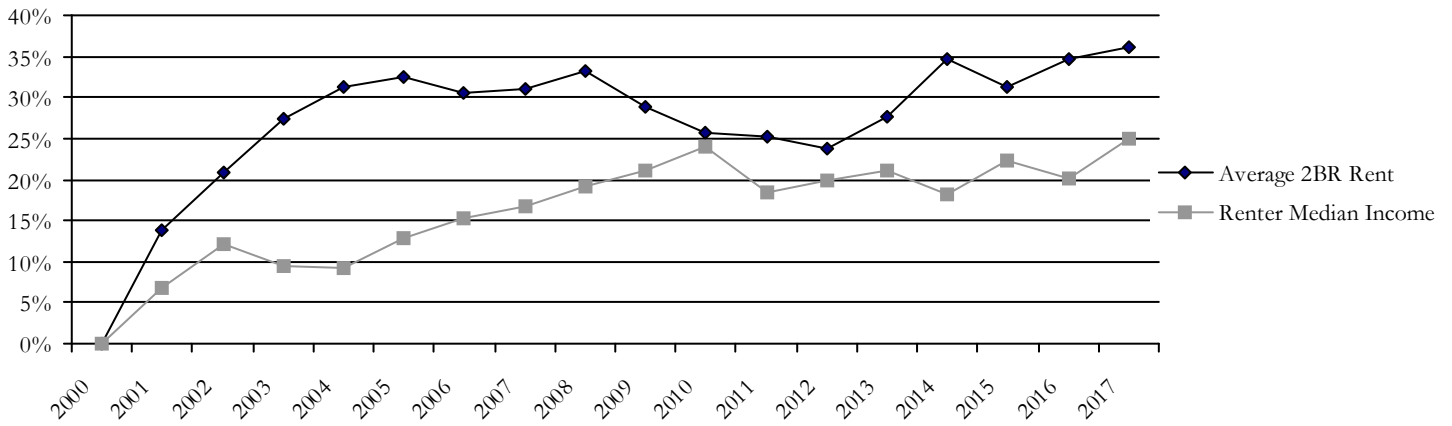
The Rental Affordability Index is the ratio of 2-Bedroom Rent Affordable at Median Renter Income to Average 2-Bedroom Rent. An index of less than 1 means the area is generally unaffordable – i.e., a renter household earning area median renter income could not cover the cost of an average 2-bedroom apartment (including utilities) using no more than 30% of gross income.

Renter Households Unable to Afford Average 2 Bedroom Rent

<u>Location</u>	<u>Households Unable to Afford Average 2 BR Rent</u>		<u>Total Renter Households</u>	<u>Average 2 BR Rent (with utilities)⁴</u>	<u>Income Needed to Afford Average 2 BR Rent</u>	
	<u>Percent</u>	<u>Number</u>			<u>Annual</u>	<u>Hourly</u>
New Sweden	94.1%	32	34	\$1,072	\$42,880	\$20.62
Jonesboro	83.8%	31	37	\$865	\$34,600	\$16.63
Brooks	83.0%	88	106	\$999	\$39,944	\$19.20
Eagle Lake	81.0%	81	100	\$1,050	\$42,000	\$20.19
Milo	79.5%	190	239	\$1,060	\$42,420	\$20.39
LaGrange	79.2%	42	53	\$874	\$34,949	\$16.80
Lubec	78.4%	134	171	\$1,158	\$46,320	\$22.27
Liberty	78.1%	57	73	\$1,143	\$45,720	\$21.98
East Millinocket	78.0%	131	168	\$1,019	\$40,769	\$19.60
Mexico	77.6%	267	344	\$903	\$36,123	\$17.37
Mercer	75.7%	28	37	\$775	\$31,000	\$14.90
Newport	75.3%	329	437	\$972	\$38,879	\$18.69
Buckfield	75.0%	108	144	\$1,061	\$42,440	\$20.40
Bingham	74.3%	81	109	\$987	\$39,480	\$18.98
Brownville	74.0%	57	77	\$818	\$32,701	\$15.72
Brewer	73.5%	1,214	1,651	\$1,358	\$54,306	\$26.11
Farmington	73.5%	950	1,293	\$1,068	\$42,704	\$20.53
Eastport	73.1%	147	201	\$937	\$37,496	\$18.03
Columbia Falls	72.7%	32	44	\$775	\$31,000	\$14.90
St. Francis	71.7%	33	46	\$655	\$26,200	\$12.60
Swan's Island	71.4%	25	35	\$984	\$39,360	\$18.92
Millinocket	70.2%	381	543	\$860	\$34,389	\$16.53
Milbridge	69.5%	121	174	\$971	\$38,839	\$18.67
Fort Fairfield	68.8%	285	414	\$690	\$27,595	\$13.27
Unity	68.6%	175	255	\$1,103	\$44,138	\$21.22
Machias	68.6%	325	474	\$1,057	\$42,268	\$20.32
St. Agatha	67.7%	65	96	\$836	\$33,433	\$16.07
Rumford	67.6%	724	1,071	\$726	\$29,024	\$13.95
Skowhegan	67.2%	945	1,406	\$905	\$36,218	\$17.41
Addison	66.7%	52	78	\$957	\$38,262	\$18.40
Lewiston	64.5%	5,160	7,995	\$840	\$33,600	\$16.15
Dexter	64.5%	322	499	\$744	\$29,780	\$14.32
Hartland	64.5%	109	169	\$659	\$26,360	\$12.67
Lincoln	62.8%	318	506	\$727	\$29,096	\$13.99
Bucksport	62.5%	383	613	\$847	\$33,895	\$16.30
Calais	62.5%	337	539	\$854	\$34,170	\$16.43
Stonington	62.3%	86	138	\$862	\$34,484	\$16.58
Ellsworth	62.2%	746	1,199	\$850	\$34,007	\$16.35
Weld	61.9%	13	21	\$1,016	\$40,632	\$19.53
Wallagrass	61.5%	24	39	\$660	\$26,400	\$12.69
Blue Hill	61.2%	230	376	\$764	\$30,562	\$14.69
Howland	61.1%	69	113	\$670	\$26,795	\$12.88
Sangerville	60.5%	89	147	\$650	\$26,000	\$12.50
Wilton	60.5%	225	372	\$802	\$32,080	\$15.42

Bangor	60.0%	4,654	7,751	\$791	\$31,652	\$15.22
Norway	60.0%	412	687	\$835	\$33,410	\$16.06
Orono	59.6%	956	1,603	\$815	\$32,586	\$15.67
Caribou	59.0%	654	1,109	\$712	\$28,470	\$13.69
Presque Isle	59.0%	1,075	1,821	\$770	\$30,801	\$14.81
Congressional District 2	59.0%	45,165	76,540	\$819	\$32,741	\$15.74
Mars Hill	57.7%	97	168	\$700	\$28,016	\$13.47
Old Town	56.2%	815	1,451	\$721	\$28,858	\$13.87
Randolph	56.2%	122	217	\$985	\$39,408	\$18.95
Orrington	56.0%	121	216	\$1,000	\$40,000	\$19.23
Maine	55.9%	90,353	161,746	\$880	\$35,181	\$16.91
Oakland	55.3%	340	615	\$858	\$34,306	\$16.49
Gardiner	54.4%	467	858	\$783	\$31,322	\$15.06
Fort Kent	53.5%	317	593	\$585	\$23,381	\$11.24
Mechanic Falls	53.5%	175	327	\$872	\$34,891	\$16.77
Clinton	53.2%	134	252	\$700	\$28,000	\$13.46
Patten	52.9%	46	87	\$545	\$21,789	\$10.48
East Machias	52.9%	54	102	\$795	\$31,800	\$15.29
Searsport	52.6%	162	308	\$633	\$25,317	\$12.17
Auburn	50.3%	2,083	4,141	\$768	\$30,731	\$14.77
Passadumkeag	50.0%	14	28	\$657	\$26,273	\$12.63
Rangeley	49.7%	90	181	\$910	\$36,386	\$17.49
Hodgdon	49.4%	42	85	\$495	\$19,800	\$9.52
Madawaska	49.2%	322	654	\$644	\$25,757	\$12.38
Baileyville	48.9%	68	139	\$787	\$31,462	\$15.13
Hermon	48.9%	192	393	\$893	\$35,727	\$17.18
Cherryfield	48.5%	96	198	\$729	\$29,145	\$14.01
Van Buren	48.2%	185	384	\$484	\$19,376	\$9.32
Winter Harbor	47.4%	27	57	\$720	\$28,800	\$13.85
Houlton	45.5%	445	979	\$544	\$21,743	\$10.45
Pittsfield	43.8%	196	447	\$747	\$29,899	\$14.37
Fairfield	43.8%	319	729	\$692	\$27,667	\$13.30
Monmouth	42.6%	98	230	\$700	\$28,000	\$13.46
Prospect	42.1%	16	38	\$875	\$35,000	\$16.83
West Gardiner	41.7%	86	206	\$725	\$29,000	\$13.94
Hampden	41.6%	254	610	\$1,050	\$42,000	\$20.19
Bar Harbor	41.4%	412	996	\$746	\$29,840	\$14.35
Lisbon	41.4%	390	942	\$743	\$29,717	\$14.29
Fryeburg	41.4%	142	343	\$681	\$27,240	\$13.10
Madison	35.6%	172	483	\$555	\$22,200	\$10.67
Belfast	35.0%	421	1,202	\$526	\$21,032	\$10.11
Sabattus	35.0%	125	357	\$734	\$29,369	\$14.12
Dover-Foxcroft	34.2%	155	453	\$579	\$23,143	\$11.13
Brownfield	32.5%	27	83	\$681	\$27,240	\$13.10
Jay	19.4%	76	392	\$511	\$20,424	\$9.82
Perry	15.9%	10	63	\$239	\$9,566	\$4.60

Relative Increases in Renter Income and Average 2BR Rent³



Demographics

	% Change 1990-2017	1990	2013	2014	2015	2016	2017
Population	1.2%	643,261	660,143	658,994	656,782	654,749	651,189
Households	15.3%	240,424	278,964	279,049	278,696	278,387	277,291

Endnotes

¹This 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.

²Source: Claritas

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

⁴Source: MaineHousing Quarterly Rent Survey. All rent data reported adjusted to include the cost of utilities (heat, hot water, and electricity).