

# 2017 Housing Facts and Affordability Index for Belfast, ME LMA Housing Market



**MaineHousing**

Maine State Housing Authority

HELPING MAINERS RENT, BUY  
& HEAT THEIR HOMES SINCE 1969

## Homeownership Affordability Index

|                                | <u>Year</u> | <u>Index</u> | <u>Median Home Price<sup>1</sup></u> | <u>Median Income<sup>2</sup></u> | <u>Income Needed to Afford Median Home Price</u> | <u>Home Price Affordable to Median Income</u> |
|--------------------------------|-------------|--------------|--------------------------------------|----------------------------------|--------------------------------------------------|-----------------------------------------------|
| Belfast, ME LMA Housing Market | 2013        | 0.84         | \$150,000                            | \$37,314                         | \$44,296                                         | \$126,356                                     |
|                                | 2014        | 1.02         | \$132,000                            | \$39,336                         | \$38,551                                         | \$134,687                                     |
|                                | 2015        | 0.98         | \$139,100                            | \$39,894                         | \$40,520                                         | \$136,952                                     |
|                                | 2016        | 0.97         | \$150,000                            | \$42,814                         | \$43,998                                         | \$145,963                                     |
|                                | 2017        | 0.84         | \$175,000                            | \$43,961                         | \$52,204                                         | \$147,365                                     |
| Montville                      |             | 0.54         | \$260,000                            | \$41,687                         | \$77,753                                         | \$139,398                                     |
| Belfast                        |             | 0.58         | \$232,500                            | \$41,708                         | \$71,963                                         | \$134,750                                     |
| Islesboro                      |             | 0.58         | \$327,500                            | \$53,947                         | \$92,409                                         | \$191,190                                     |
| Liberty                        |             | 0.74         | \$153,350                            | \$34,345                         | \$46,149                                         | \$114,127                                     |
| Searsport                      |             | 0.76         | \$158,000                            | \$37,924                         | \$50,217                                         | \$119,322                                     |
| Northport                      |             | 0.80         | \$250,000                            | \$56,690                         | \$70,472                                         | \$201,110                                     |
| Searsmont                      |             | 0.81         | \$187,000                            | \$46,524                         | \$57,665                                         | \$150,871                                     |
| Swanville                      |             | 0.84         | \$160,000                            | \$40,881                         | \$48,912                                         | \$133,729                                     |
| Belfast, ME LMA Housing Market |             | 0.84         | \$175,000                            | \$43,961                         | \$52,204                                         | \$147,365                                     |
| Maine                          |             | 0.93         | \$197,000                            | \$53,190                         | \$57,089                                         | \$183,546                                     |
| Monroe                         |             | 1.08         | \$129,250                            | \$42,317                         | \$39,163                                         | \$139,658                                     |
| Stockton Springs               |             | 1.09         | \$154,000                            | \$50,612                         | \$46,569                                         | \$167,371                                     |
| Unity                          |             | 1.24         | \$147,450                            | \$52,752                         | \$42,693                                         | \$182,192                                     |
| Morrill                        |             | 1.45         | \$133,000                            | \$58,333                         | \$40,298                                         | \$192,525                                     |

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.

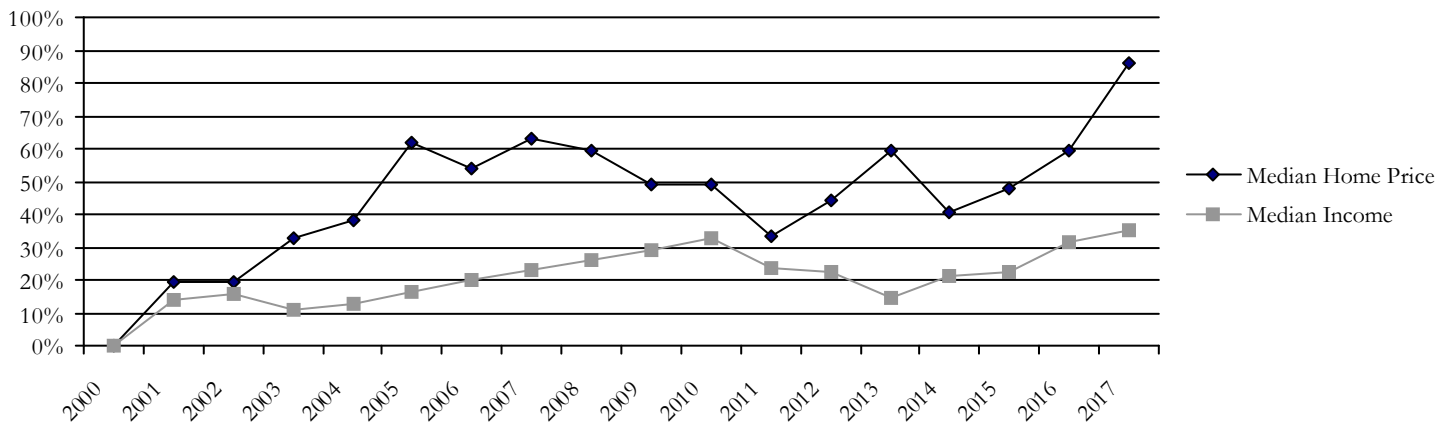
## Households Unable to Afford Median Home

| <u>Location</u>                | Households<br>Unable to Afford<br>Median Home |         | Total<br>Households | Median<br>Home Price <sup>1</sup> | Income Needed<br>to Afford<br>Median Home |         |
|--------------------------------|-----------------------------------------------|---------|---------------------|-----------------------------------|-------------------------------------------|---------|
|                                | Percent                                       | Number  |                     |                                   | Annual                                    | Hourly  |
| Montville                      | 79.8%                                         | 347     | 434                 | \$260,000                         | \$77,753                                  | \$37.38 |
| Islesboro                      | 76.3%                                         | 206     | 270                 | \$327,500                         | \$92,409                                  | \$44.43 |
| Belfast                        | 71.4%                                         | 2,212   | 3,098               | \$232,500                         | \$71,963                                  | \$34.60 |
| Northport                      | 64.3%                                         | 468     | 728                 | \$250,000                         | \$70,472                                  | \$33.88 |
| Liberty                        | 60.6%                                         | 253     | 417                 | \$153,350                         | \$46,149                                  | \$22.19 |
| Searsmont                      | 59.4%                                         | 356     | 600                 | \$187,000                         | \$57,665                                  | \$27.72 |
| Searsport                      | 58.1%                                         | 697     | 1,200               | \$158,000                         | \$50,217                                  | \$24.14 |
| Swanville                      | 57.8%                                         | 351     | 607                 | \$160,000                         | \$48,912                                  | \$23.52 |
| Belfast, ME LMA Housing Market | 56.8%                                         | 6,818   | 12,013              | \$175,000                         | \$52,204                                  | \$25.10 |
| Maine                          | 54.1%                                         | 305,534 | 565,115             | \$197,000                         | \$57,089                                  | \$27.45 |
| Monroe                         | 49.0%                                         | 185     | 378                 | \$129,250                         | \$39,163                                  | \$18.83 |
| Stockton Springs               | 46.4%                                         | 338     | 727                 | \$154,000                         | \$46,569                                  | \$22.39 |
| Unity                          | 44.2%                                         | 332     | 751                 | \$147,450                         | \$42,693                                  | \$20.53 |
| Morrill                        | 34.7%                                         | 120     | 346                 | \$133,000                         | \$40,298                                  | \$19.37 |

## Unattainable Homes as a Percentage of Homes Sold

| <u>Location</u>                | Percentage of<br>Unattainable Homes | Affordable<br>Homes Sold | Unattainable<br>Homes Sold |
|--------------------------------|-------------------------------------|--------------------------|----------------------------|
| Montville                      | 90.0%                               | 1                        | 9                          |
| Searsport                      | 74.5%                               | 14                       | 41                         |
| Belfast                        | 70.5%                               | 31                       | 74                         |
| Liberty                        | 68.8%                               | 5                        | 11                         |
| Swanville                      | 65.0%                               | 7                        | 13                         |
| Islesboro                      | 64.3%                               | 5                        | 9                          |
| Northport                      | 63.4%                               | 15                       | 26                         |
| Searsmont                      | 58.8%                               | 7                        | 10                         |
| Belfast, ME LMA Housing Market | 58.0%                               | 171                      | 236                        |
| Maine                          | 53.9%                               | 9,513                    | 11,139                     |
| Stockton Springs               | 52.9%                               | 16                       | 18                         |
| Unity                          | 31.8%                               | 15                       | 7                          |
| Monroe                         | 30.0%                               | 7                        | 3                          |
| Morrill                        | 21.4%                               | 11                       | 3                          |

## Relative Increases in Income and Home Price <sup>3</sup>



## Rental Affordability Index

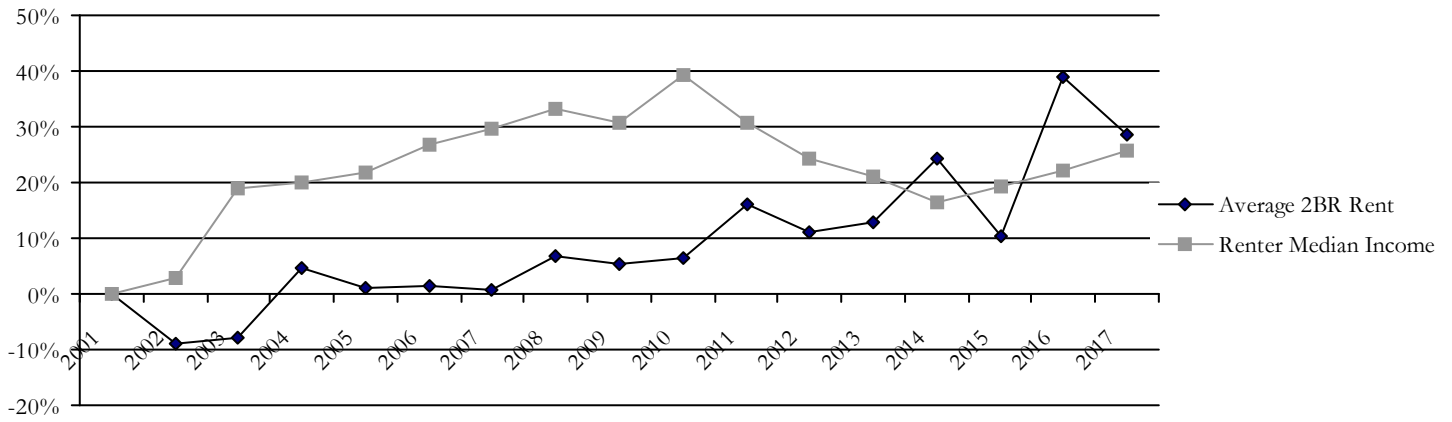
| Belfast, ME LMA Housing Market | Year | Index | Average 2 BR Rent (with utilities) <sup>4</sup> | Renter Household Median Income <sup>2</sup> | Income Needed to Afford Average 2 BR Rent | 2 BR Rent Affordable to Median Income |
|--------------------------------|------|-------|-------------------------------------------------|---------------------------------------------|-------------------------------------------|---------------------------------------|
|                                | 2013 | 0.71  | \$851                                           | \$24,039                                    | \$34,053                                  | \$601                                 |
|                                | 2014 | 0.62  | \$936                                           | \$23,110                                    | \$37,422                                  | \$578                                 |
|                                | 2015 | 0.71  | \$831                                           | \$23,689                                    | \$33,232                                  | \$592                                 |
|                                | 2016 | 0.58  | \$1,046                                         | \$24,241                                    | \$41,824                                  | \$606                                 |
|                                | 2017 | 0.64  | \$968                                           | \$24,938                                    | \$38,732                                  | \$623                                 |
| Brooks                         |      | 0.39  | \$1,188                                         | \$18,713                                    | \$47,510                                  | \$468                                 |
| Unity                          |      | 0.41  | \$1,320                                         | \$21,826                                    | \$52,818                                  | \$546                                 |
| Liberty                        |      | 0.41  | \$1,261                                         | \$20,832                                    | \$50,441                                  | \$521                                 |
| Belfast, ME LMA Housing Market |      | 0.64  | \$968                                           | \$24,938                                    | \$38,732                                  | \$623                                 |
| Searsport                      |      | 0.72  | \$832                                           | \$23,813                                    | \$33,280                                  | \$595                                 |
| Maine                          |      | 0.79  | \$977                                           | \$30,804                                    | \$39,093                                  | \$770                                 |
| Belfast                        |      | 0.95  | \$717                                           | \$27,195                                    | \$28,691                                  | \$680                                 |

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

| Location                       | Households Unable to Afford Average 2 BR Rent |        | Total Renter Households | Average 2 BR Rent (with utilities) <sup>4</sup> | Income Needed to Afford Average 2 BR Rent |         |
|--------------------------------|-----------------------------------------------|--------|-------------------------|-------------------------------------------------|-------------------------------------------|---------|
|                                | Percent                                       | Number |                         |                                                 | Annual                                    | Hourly  |
| Brooks                         | 87.7%                                         | 93     | 106                     | \$1,188                                         | \$47,510                                  | \$22.84 |
| Liberty                        | 80.8%                                         | 59     | 73                      | \$1,261                                         | \$50,441                                  | \$24.25 |
| Unity                          | 72.9%                                         | 186    | 255                     | \$1,320                                         | \$52,818                                  | \$25.39 |
| Belfast, ME LMA Housing Market | 69.3%                                         | 2,002  | 2,888                   | \$968                                           | \$38,732                                  | \$18.62 |
| Searsport                      | 64.0%                                         | 197    | 308                     | \$832                                           | \$33,280                                  | \$16.00 |
| Maine                          | 59.6%                                         | 96,448 | 161,746                 | \$977                                           | \$39,093                                  | \$18.79 |
| Belfast                        | 53.2%                                         | 639    | 1,202                   | \$717                                           | \$28,691                                  | \$13.79 |

## Relative Increases in Renter Income and Average 2BR Rent<sup>3</sup>



## Demographics

|            | % Change<br>1990-2017 | 1990   | 2013   | 2014   | 2015   | 2016   | 2017   |
|------------|-----------------------|--------|--------|--------|--------|--------|--------|
| Population | 16.3%                 | 23,688 | 27,201 | 27,326 | 27,402 | 27,429 | 27,552 |
| Households | 33.4%                 | 9,002  | 11,729 | 11,817 | 11,878 | 11,913 | 12,013 |

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