

# 2017 Housing Facts and Affordability Index for Portland-South Portland MA Housing Market



**MaineHousing**

Maine State Housing Authority

HELPING MAINERS RENT, BUY  
& HEAT THEIR HOMES SINCE 1969

## Homeownership Affordability Index

Portland-South Portland MA Housing Market	<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>
	2013	0.90	\$222,500	\$57,471	\$64,091	\$199,518
	2014	0.94	\$226,200	\$59,669	\$63,586	\$212,265
	2015	0.93	\$232,000	\$60,176	\$64,940	\$214,980
	2016	0.86	\$245,000	\$59,704	\$69,528	\$210,382
	2017	0.83	\$270,000	\$64,581	\$77,593	\$224,721
Kennebunkport		0.50	\$610,000	\$79,733	\$159,563	\$304,814
Portland		0.56	\$285,000	\$49,333	\$87,989	\$159,791
Old Orchard Beach		0.57	\$267,300	\$44,127	\$77,747	\$151,712
Frye Island		0.60	\$225,000	\$41,000	\$68,187	\$135,290
Yarmouth		0.62	\$450,000	\$84,950	\$136,867	\$279,304
Biddeford		0.65	\$234,900	\$46,362	\$71,752	\$151,780
Saco		0.70	\$275,000	\$58,438	\$83,249	\$193,042
Kennebunk		0.72	\$347,000	\$71,749	\$99,238	\$250,880
Scarborough		0.73	\$395,000	\$82,882	\$114,313	\$286,392
Cape Elizabeth		0.73	\$496,000	\$106,151	\$146,005	\$360,610
Westbrook		0.73	\$231,000	\$50,479	\$69,044	\$168,886
Freeport		0.76	\$358,750	\$79,819	\$105,501	\$271,420
South Portland		0.77	\$260,000	\$59,490	\$77,018	\$200,829
Falmouth		0.79	\$477,000	\$107,980	\$136,579	\$377,119
Arundel		0.81	\$289,000	\$67,595	\$83,079	\$235,136
Portland-South Portland MA Housing Market		0.83	\$270,000	\$64,581	\$77,593	\$224,721
North Yarmouth		0.85	\$377,500	\$95,306	\$111,986	\$321,274
Newfield		0.88	\$172,000	\$41,250	\$46,867	\$151,386
Cornish		0.90	\$160,750	\$40,962	\$45,634	\$144,292
Pownal		0.90	\$276,000	\$73,921	\$82,225	\$248,125
Alfred		0.90	\$219,950	\$56,889	\$62,876	\$199,007
Parsonsfield		0.91	\$155,000	\$40,948	\$45,165	\$140,528
Cumberland		0.92	\$410,000	\$112,230	\$122,476	\$375,701
Casco		0.92	\$215,450	\$56,944	\$61,897	\$198,209
Maine		0.93	\$197,000	\$53,190	\$57,089	\$183,546
Durham		0.93	\$268,375	\$74,228	\$79,499	\$250,582
Buxton		0.94	\$238,250	\$63,002	\$66,788	\$224,743
Lyman		0.95	\$242,500	\$64,271	\$67,503	\$230,888
Gray		0.97	\$245,000	\$69,522	\$71,761	\$237,357
Hollis		0.97	\$225,000	\$60,526	\$62,270	\$218,697
Naples		0.98	\$204,750	\$56,777	\$57,836	\$201,001
New Gloucester		0.99	\$237,250	\$67,305	\$67,949	\$235,003
Gorham		1.00	\$270,000	\$78,622	\$78,919	\$268,983
Long Island		1.00	\$200,000	\$52,381	\$52,347	\$200,129

Windham	1.01	\$250,000	\$72,803	\$72,047	\$252,625
Hiram	1.02	\$145,000	\$42,571	\$41,928	\$147,222
Limerick	1.02	\$189,000	\$55,403	\$54,096	\$193,567
Dayton	1.04	\$250,000	\$78,180	\$75,210	\$259,873
Raymond	1.07	\$259,000	\$76,563	\$71,680	\$276,643
Porter	1.07	\$142,000	\$43,379	\$40,538	\$151,952
Sebago	1.10	\$182,250	\$56,333	\$51,188	\$200,570
Standish	1.10	\$232,000	\$71,561	\$64,904	\$255,796
Limington	1.12	\$196,000	\$59,685	\$53,509	\$218,620
Baldwin	1.16	\$175,000	\$57,172	\$49,331	\$202,816
Waterboro	1.24	\$183,000	\$64,427	\$51,954	\$226,935

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> <sup>1</sup>	Income Needed to Afford <u>Median Home</u>	
	<u>Percent</u>	<u>Number</u>			<u>Annual</u>	<u>Hourly</u>
Old Orchard Beach	75.4%	3,629	4,812	\$267,300	\$77,747	\$37.38
Portland	72.6%	23,212	31,961	\$285,000	\$87,989	\$42.30
Frye Island	72.2%	13	18	\$225,000	\$68,187	\$32.78
Biddeford	71.1%	6,153	8,653	\$234,900	\$71,752	\$34.50
Saco	67.8%	5,487	8,089	\$275,000	\$83,249	\$40.02
Kennebunk	67.5%	3,441	5,097	\$347,000	\$99,238	\$47.71
Westbrook	67.2%	5,385	8,008	\$231,000	\$69,044	\$33.19
South Portland	63.3%	7,283	11,499	\$260,000	\$77,018	\$37.03
Arundel	60.6%	977	1,612	\$289,000	\$83,079	\$39.94
Kennebunkport	60.3%	975	1,616	\$610,000	\$159,563	\$76.71
Portland-South Portland MA Housing Market	60.0%	94,753	157,835	\$270,000	\$77,593	\$37.30
Freeport	59.8%	2,044	3,418	\$358,750	\$105,501	\$50.72
Buxton	59.7%	1,914	3,207	\$238,250	\$66,788	\$32.11
Lyman	59.2%	1,036	1,751	\$242,500	\$67,503	\$32.45
Scarborough	58.7%	4,698	8,006	\$395,000	\$114,313	\$54.96
Yarmouth	57.3%	2,101	3,665	\$450,000	\$136,867	\$65.80
Newfield	56.7%	380	670	\$172,000	\$46,867	\$22.53
New Gloucester	56.2%	1,224	2,179	\$237,250	\$67,949	\$32.67
Pownal	56.0%	337	602	\$276,000	\$82,225	\$39.53
Alfred	55.8%	694	1,243	\$219,950	\$62,876	\$30.23
Maine	54.1%	305,534	565,115	\$197,000	\$57,089	\$27.45
Casco	53.9%	867	1,609	\$215,450	\$61,897	\$29.76
Gray	53.7%	1,811	3,370	\$245,000	\$71,761	\$34.50
Cornish	53.7%	351	654	\$160,750	\$45,634	\$21.94
Durham	53.4%	791	1,483	\$268,375	\$79,499	\$38.22
North Yarmouth	53.2%	734	1,379	\$377,500	\$111,986	\$53.84
Parsonsfield	52.9%	443	837	\$155,000	\$45,165	\$21.71
Long Island	52.8%	59	112	\$200,000	\$52,347	\$25.17
Windham	51.9%	3,478	6,695	\$250,000	\$72,047	\$34.64
Hollis	51.5%	861	1,672	\$225,000	\$62,270	\$29.94
Naples	51.0%	834	1,634	\$204,750	\$57,836	\$27.81
Gorham	50.2%	3,073	6,124	\$270,000	\$78,919	\$37.94
Hiram	49.3%	339	686	\$145,000	\$41,928	\$20.16
Raymond	48.9%	895	1,829	\$259,000	\$71,680	\$34.46
Limerick	48.6%	560	1,152	\$189,000	\$54,096	\$26.01
Dayton	47.3%	356	753	\$250,000	\$75,210	\$36.16
Cape Elizabeth	47.1%	1,757	3,731	\$496,000	\$146,005	\$70.19
Falmouth	46.4%	2,170	4,679	\$477,000	\$136,579	\$65.66
Porter	46.1%	286	621	\$142,000	\$40,538	\$19.49
Limington	45.0%	671	1,492	\$196,000	\$53,509	\$25.73
Cumberland	44.7%	1,326	2,969	\$410,000	\$122,476	\$58.88
Sebago	44.3%	363	819	\$182,250	\$51,188	\$24.61
Standish	44.0%	1,624	3,687	\$232,000	\$64,904	\$31.20
Baldwin	43.7%	267	612	\$175,000	\$49,331	\$23.72

Waterboro

37.9%

1,128

2,975

\$183,000

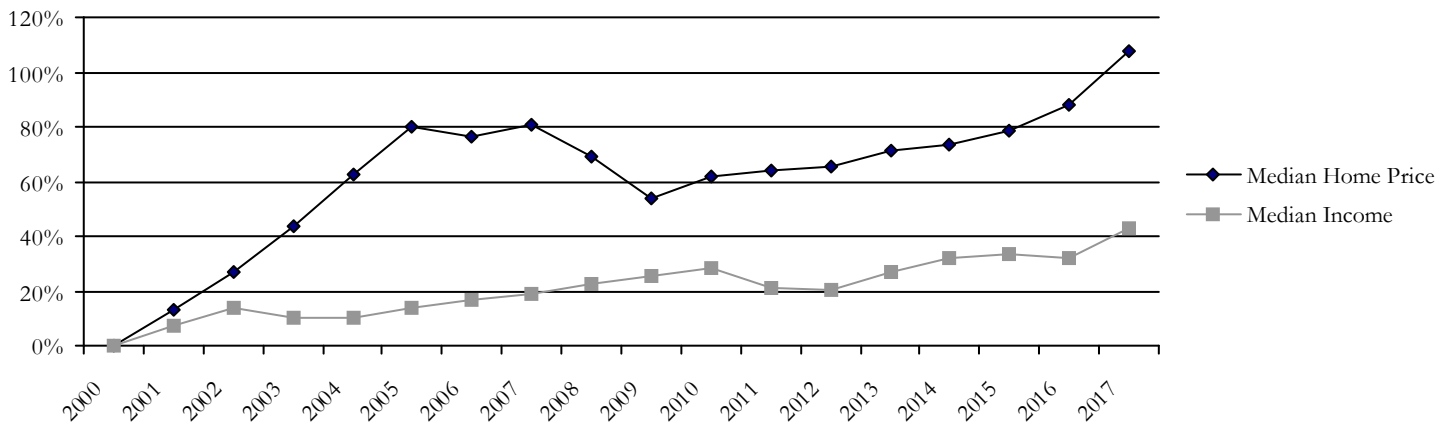
\$51,954

\$24.98

## 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>
Portland	97.1%	27	897
Frye Island	94.1%	1	16
Kennebunkport	88.0%	12	88
Biddeford	87.6%	28	198
Westbrook	84.0%	52	272
Yarmouth	82.3%	25	116
Old Orchard Beach	81.0%	52	221
Arundel	78.6%	12	44
South Portland	78.5%	84	306
Scarborough	71.7%	116	294
Cape Elizabeth	71.4%	54	135
Saco	71.4%	95	237
Falmouth	71.1%	67	165
Kennebunk	69.4%	77	175
Portland-South Portland MA Housing Market	67.6%	2,133	4,441
North Yarmouth	66.7%	24	48
Parsonsfield	63.9%	13	23
Alfred	60.6%	13	20
Cornish	60.0%	10	15
Hollis	59.8%	35	52
Buxton	58.6%	46	65
Gorham	58.4%	119	167
Gray	58.0%	68	94
Cumberland	57.1%	73	97
Freeport	56.5%	60	78
Durham	55.6%	28	35
Newfield	55.0%	18	22
Maine	53.9%	9,513	11,139
Pownal	53.8%	6	7
Lyman	52.1%	34	37
Long Island	50.0%	5	5
New Gloucester	48.1%	42	39
Naples	48.0%	65	60
Casco	46.8%	50	44
Limerick	46.8%	33	29
Windham	44.8%	181	147
Hiram	43.3%	17	13
Raymond	43.0%	53	40
Porter	38.1%	13	8
Limington	34.2%	52	27
Sebago	33.9%	39	20
Dayton	33.3%	18	9
Standish	29.1%	127	52
Waterboro	24.0%	139	44
Baldwin	23.8%	16	5

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



### Rental Affordability Index

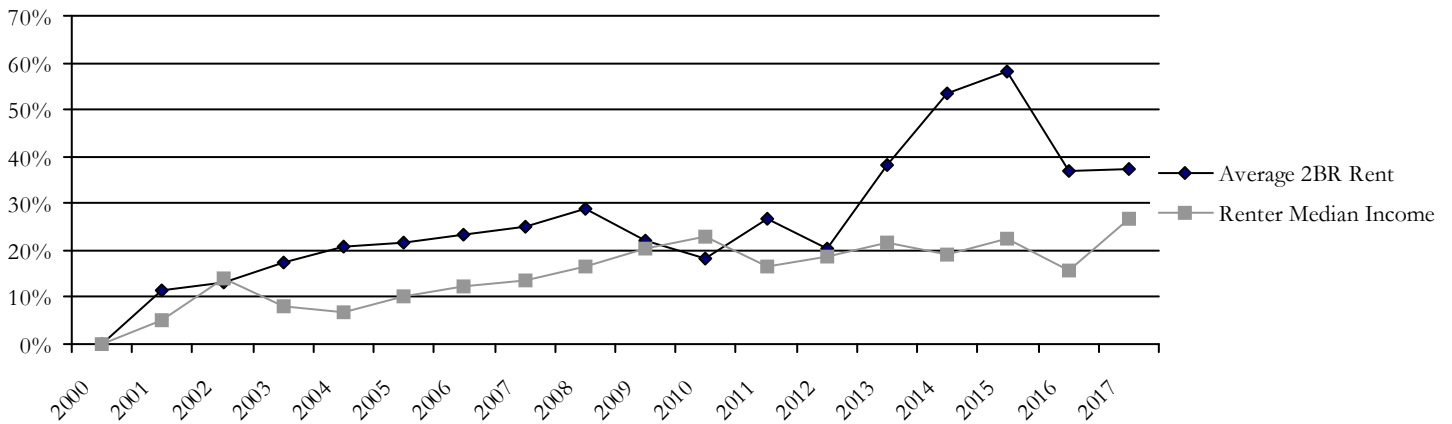
Portland-South Portland MA Housing Market	Year	Index	Average 2 BR Rent (with utilities) <sup>4</sup>	Renter Household Median Income <sup>2</sup>	Income Needed to Afford Average 2 BR Rent	2 BR Rent Affordable to Median Income
	2013	0.81	\$1,114	\$36,234	\$44,561	\$906
	2014	0.72	\$1,238	\$35,530	\$49,507	\$888
	2015	0.72	\$1,276	\$36,600	\$51,058	\$915
	2016	0.78	\$1,105	\$34,524	\$44,186	\$863
	2017	0.85	\$1,108	\$37,824	\$44,334	\$946
Biddeford		0.71	\$1,097	\$31,067	\$43,884	\$777
Portland		0.78	\$1,107	\$34,681	\$44,278	\$867
Gorham		0.79	\$1,463	\$46,505	\$58,539	\$1,163
Maine		0.79	\$977	\$30,804	\$39,093	\$770
Falmouth		0.80	\$1,818	\$58,458	\$72,721	\$1,461
Old Orchard Beach		0.81	\$1,035	\$33,547	\$41,415	\$839
Gray		0.83	\$1,268	\$42,320	\$50,721	\$1,058
Portland-South Portland MA Housing Market		0.85	\$1,108	\$37,824	\$44,334	\$946
Yarmouth		0.92	\$1,361	\$49,850	\$54,446	\$1,246
Saco		1.00	\$994	\$39,761	\$39,750	\$994
South Portland		1.00	\$1,019	\$40,759	\$40,752	\$1,019
Alfred		1.01	\$829	\$33,332	\$33,150	\$833
Scarborough		1.05	\$1,242	\$52,126	\$49,679	\$1,303
Freeport		1.06	\$1,056	\$44,978	\$42,241	\$1,124
Windham		1.18	\$1,052	\$49,683	\$42,086	\$1,242
Kennebunk		1.18	\$1,044	\$49,055	\$41,743	\$1,226
Cumberland		1.69	\$996	\$67,240	\$39,855	\$1,681

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)<sup>4</sup></u>	<u>Income Needed to Afford Average 2 BR Rent</u>	
	<u>Percent</u>	<u>Number</u>			<u>Annual</u>	<u>Hourly</u>
Biddeford	64.6%	2,825	4,371	\$1,097	\$43,884	\$21.10
Old Orchard Beach	60.1%	1,156	1,923	\$1,035	\$41,415	\$19.91
Maine	59.6%	96,448	161,746	\$977	\$39,093	\$18.79
Gorham	59.4%	690	1,161	\$1,463	\$58,539	\$28.14
Portland	59.1%	10,850	18,371	\$1,107	\$44,278	\$21.29
Falmouth	59.0%	499	846	\$1,818	\$72,721	\$34.96
Portland-South Portland MA Housing Market	56.4%	28,362	50,265	\$1,108	\$44,334	\$21.31
Gray	56.3%	419	744	\$1,268	\$50,721	\$24.39
Yarmouth	53.7%	591	1,100	\$1,361	\$54,446	\$26.18
Alfred	50.0%	110	220	\$829	\$33,150	\$15.94
Saco	50.0%	1,300	2,600	\$994	\$39,750	\$19.11
South Portland	50.0%	2,270	4,540	\$1,019	\$40,752	\$19.59
Scarborough	48.1%	761	1,581	\$1,242	\$49,679	\$23.88
Freeport	47.2%	380	805	\$1,056	\$42,241	\$20.31
Kennebunk	44.1%	520	1,180	\$1,044	\$41,743	\$20.07
Windham	43.8%	597	1,363	\$1,052	\$42,086	\$20.23
Cumberland	29.4%	80	272	\$996	\$39,855	\$19.16

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



## Demographics

	<u>% Change 1990-2017</u>	<u>1990</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>
Population	24.1%	303,649	366,128	368,819	370,722	374,503	376,934
Households	34.5%	117,369	152,117	153,564	154,594	156,485	157,835

## 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).