

2017 Housing Facts and Affordability Index for Somerset County



MaineHousing

Maine State Housing Authority

HELPING MAINERS RENT, BUY
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Homeownership Affordability Index

	<u>Year</u>	<u>Index</u>	<u>Median Home Price¹</u>	<u>Median Income²</u>	<u>Income Needed to Afford Median Home Price</u>	<u>Home Price Affordable to Median Income</u>
Somerset County	2013	1.45	\$88,000	\$37,821	\$26,092	\$127,557
	2014	1.69	\$82,500	\$40,491	\$23,978	\$139,316
	2015	1.72	\$84,000	\$41,630	\$24,192	\$144,550
	2016	1.55	\$95,000	\$42,979	\$27,690	\$147,455
	2017	1.35	\$109,750	\$43,851	\$32,489	\$148,130
Ripley		0.76	\$170,000	\$38,984	\$51,269	\$129,266
Embden		0.86	\$189,375	\$45,932	\$53,468	\$162,683
Mercer		0.87	\$155,750	\$39,934	\$45,904	\$135,494
Maine		0.93	\$197,000	\$53,190	\$57,089	\$183,546
Skowhegan		1.21	\$103,500	\$38,200	\$31,499	\$125,517
Palmyra		1.25	\$122,000	\$45,037	\$36,067	\$152,344
Solon		1.26	\$109,500	\$41,452	\$32,863	\$138,119
Canaan		1.27	\$140,950	\$52,054	\$40,935	\$179,235
Harmony		1.28	\$80,000	\$31,319	\$24,425	\$102,582
Jackman		1.30	\$114,000	\$43,654	\$33,669	\$147,807
Smithfield		1.34	\$154,200	\$60,493	\$45,237	\$206,204
Somerset County		1.35	\$109,750	\$43,851	\$32,489	\$148,130
Norridgewock		1.37	\$115,000	\$45,687	\$33,396	\$157,326
Fairfield		1.40	\$118,250	\$51,813	\$36,884	\$166,115
Hartland		1.44	\$71,750	\$32,010	\$22,257	\$103,189
St. Albans		1.49	\$120,000	\$52,552	\$35,242	\$178,943
Anson		1.55	\$71,500	\$34,610	\$22,324	\$110,852
Bingham		1.72	\$72,250	\$38,799	\$22,563	\$124,242
Cornville		1.80	\$94,000	\$48,940	\$27,242	\$168,871
Pittsfield		1.93	\$87,250	\$51,009	\$26,484	\$168,046
Madison		1.93	\$69,900	\$41,536	\$21,475	\$135,196

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.

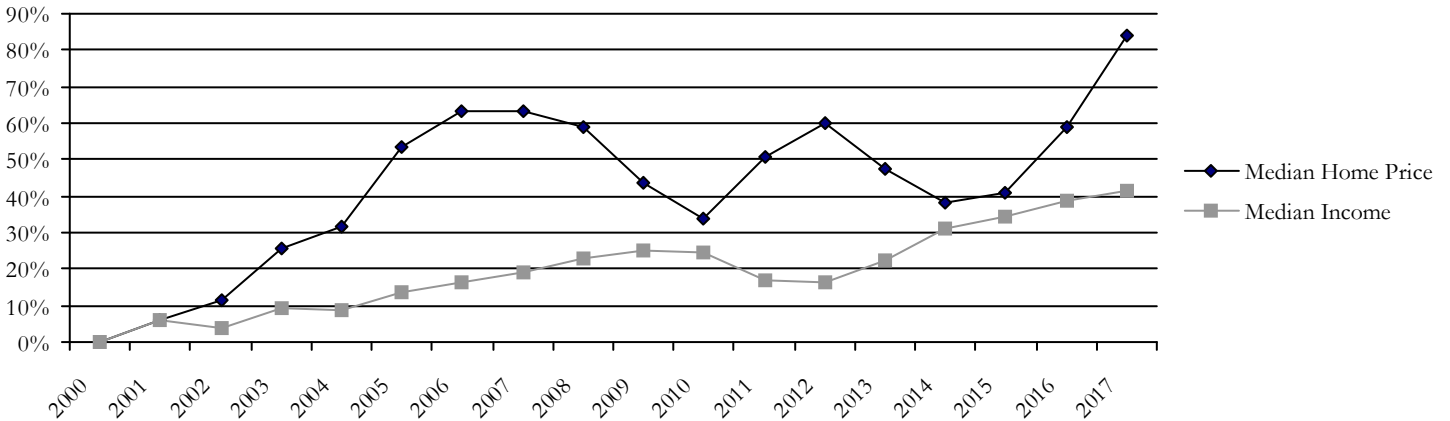
Households Unable to Afford Median Home

<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>
Ripley	65.9%	139	211	\$170,000	\$51,269	\$24.65
Mercer	58.3%	178	305	\$155,750	\$45,904	\$22.07
Embden	55.6%	274	492	\$189,375	\$53,468	\$25.71
Maine	54.1%	305,534	565,115	\$197,000	\$57,089	\$27.45
Skowhegan	43.6%	1,588	3,639	\$103,500	\$31,499	\$15.14
Palmyra	40.7%	354	870	\$122,000	\$36,067	\$17.34
Solon	39.5%	187	474	\$109,500	\$32,863	\$15.80
Canaan	38.6%	344	889	\$140,950	\$40,935	\$19.68
Jackman	38.2%	182	476	\$114,000	\$33,669	\$16.19
Somerset County	37.7%	8,172	21,691	\$109,750	\$32,489	\$15.62
Harmony	36.5%	133	363	\$80,000	\$24,425	\$11.74
St. Albans	35.9%	300	835	\$120,000	\$35,242	\$16.94
Norridgewock	35.5%	476	1,342	\$115,000	\$33,396	\$16.06
Hartland	35.2%	260	740	\$71,750	\$22,257	\$10.70
Fairfield	34.4%	947	2,751	\$118,250	\$36,884	\$17.73
Bingham	32.8%	135	411	\$72,250	\$22,563	\$10.85
Smithfield	32.6%	145	445	\$154,200	\$45,237	\$21.75
Anson	31.3%	325	1,037	\$71,500	\$22,324	\$10.73
Cornville	24.2%	126	523	\$94,000	\$27,242	\$13.10
Pittsfield	24.0%	380	1,586	\$87,250	\$26,484	\$12.73
Madison	20.6%	385	1,870	\$69,900	\$21,475	\$10.32

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>
Mercer	80.0%	2	8
Ripley	63.6%	4	7
Maine	53.9%	9,513	11,139
Embden	51.9%	13	14
Harmony	40.0%	6	4
Solon	38.5%	8	5
Cornville	35.3%	11	6
Skowhegan	35.1%	50	27
Hartland	33.3%	14	7
Palmyra	29.2%	17	7
Somerset County	26.7%	481	175
Jackman	21.4%	11	3
Anson	20.8%	19	5
Madison	17.2%	53	11
Norridgewock	17.1%	29	6
Fairfield	14.9%	57	10
Pittsfield	14.0%	43	7
St. Albans	12.0%	22	3
Smithfield	8.7%	21	2
Bingham	7.1%	13	1
Canaan	6.9%	27	2

Relative Increases in Income and Home Price ³



Rental Affordability Index

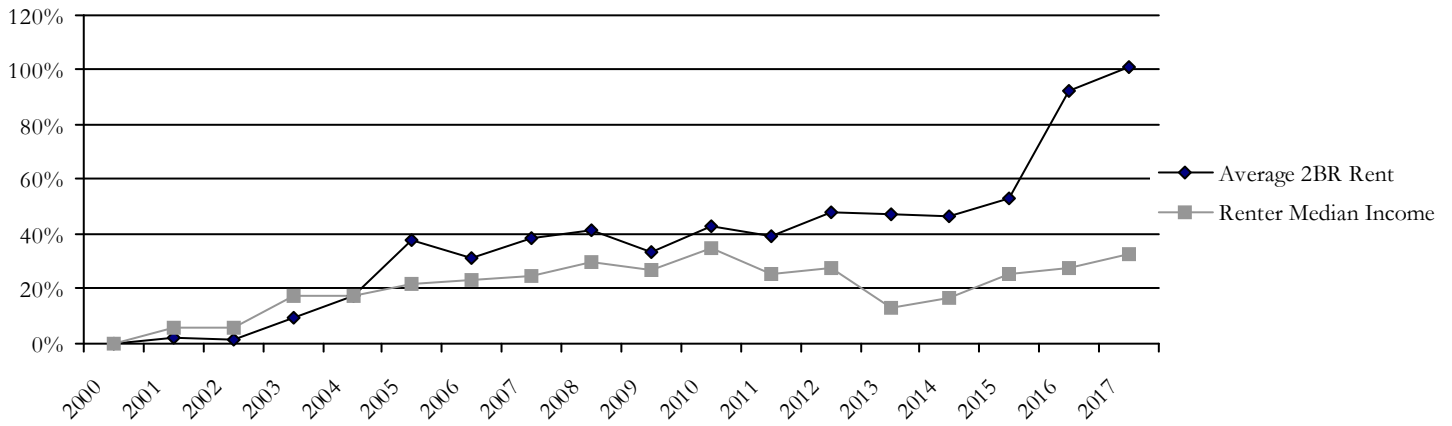
	<u>Year</u>	<u>Index</u>	<u>Average 2 BR Rent (with utilities)⁴</u>	<u>Renter Household Median Income²</u>	<u>Income Needed to Afford Average 2 BR Rent</u>	<u>2 BR Rent Affordable to Median Income</u>
Somerset County	2013	0.77	\$724	\$22,446	\$28,966	\$561
	2014	0.81	\$719	\$23,180	\$28,750	\$580
	2015	0.83	\$753	\$24,949	\$30,101	\$624
	2016	0.67	\$944	\$25,351	\$37,778	\$634
	2017	0.67	\$989	\$26,371	\$39,565	\$659
Bingham		0.43	\$1,193	\$20,369	\$47,705	\$509
Mercer		0.51	\$981	\$19,999	\$39,225	\$500
Hartland		0.58	\$874	\$20,325	\$34,940	\$508
Skowhegan		0.60	\$962	\$23,042	\$38,493	\$576
Somerset County		0.67	\$989	\$26,371	\$39,565	\$659
Maine		0.79	\$977	\$30,804	\$39,093	\$770
Pittsfield		0.88	\$962	\$33,896	\$38,479	\$847
Madison		1.09	\$679	\$29,708	\$27,155	\$743
Fairfield		1.09	\$736	\$32,177	\$29,443	\$804

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>
	Mercer	86.5%			32	37
Bingham	82.6%	90	109	\$1,193	\$47,705	\$22.94
Hartland	75.1%	127	169	\$874	\$34,940	\$16.80
Skowhegan	68.8%	968	1,406	\$962	\$38,493	\$18.51
Somerset County	66.7%	3,376	5,060	\$989	\$39,565	\$19.02
Maine	59.6%	96,448	161,746	\$977	\$39,093	\$18.79
Pittsfield	55.3%	247	447	\$962	\$38,479	\$18.50
Fairfield	46.2%	337	729	\$736	\$29,443	\$14.16
Madison	44.5%	215	483	\$679	\$27,155	\$13.06

Relative Increases in Renter Income and Average 2BR Rent³



Demographics

	% Change 1990-2017	1990	2013	2014	2015	2016	2017
Population	2.0%	49,767	51,767	51,765	51,517	50,663	50,786
Households	17.2%	18,513	21,886	21,946	21,894	21,579	21,691

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).