



Housing Facts and Affordability Index

Calais, ME LMA Housing Market - 2019

Homeownership Affordability Index

Calais, ME LMA Housing Market	Year	Index	Median	Median	Income Needed	Home Price
			Home Price ¹	Income ²	to Afford Median Home Price	Affordable to Median Income
	2015	1.43	\$89,000	\$36,969	\$25,910	\$126,988
	2016	1.55	\$85,000	\$39,089	\$25,271	\$131,477
	2017	1.36	\$96,500	\$39,376	\$29,009	\$130,988
	2018	1.28	\$102,500	\$40,983	\$31,899	\$131,688
	2019	1.17	\$123,500	\$43,398	\$37,095	\$144,486
Maine		0.90	\$225,000	\$59,575	\$66,044	\$202,959
Eastport		0.92	\$127,500	\$38,864	\$42,400	\$116,867
Calais, ME LMA Housing Market		1.17	\$123,500	\$43,398	\$37,095	\$144,486
Calais		1.31	\$89,000	\$38,932	\$29,641	\$116,898
Baileyville		1.71	\$95,000	\$48,425	\$28,365	\$162,185

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.

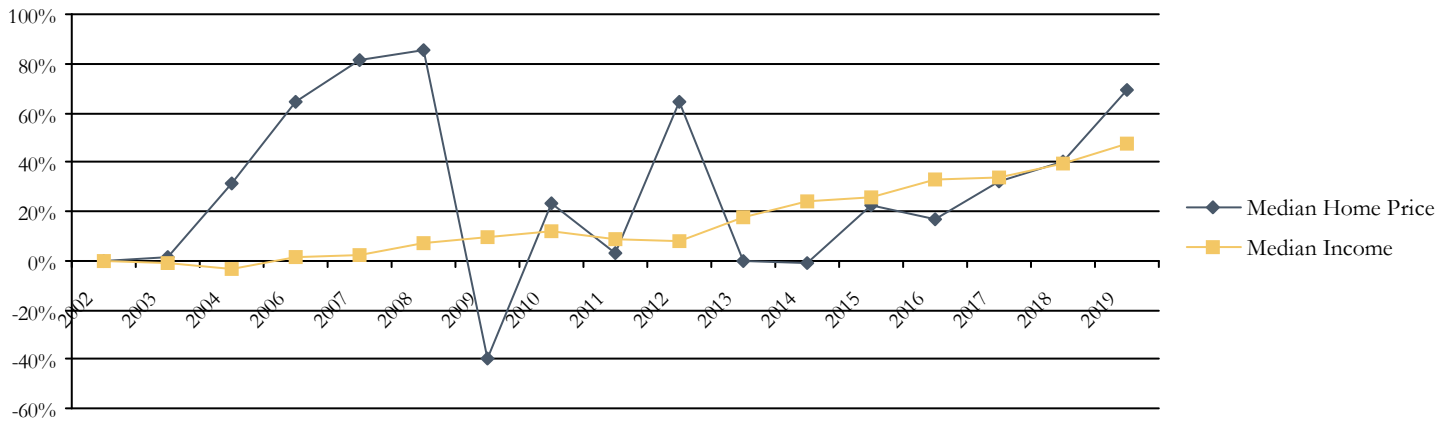
Households Unable to Afford Median Home

Location	Households Unable to Afford Median Home		Total Households	Median Home Price ¹	Income Needed to Afford Median Home	
	Percent	Number			Annual	Hourly
Maine	62.2%	354,985	570,917	\$225,000	\$66,044	\$31.75
Eastport	54.7%	360	658	\$127,500	\$42,400	\$20.38
Calais, ME LMA Housing Market	42.5%	2,508	5,897	\$123,500	\$37,095	\$17.83
Calais	40.2%	518	1,288	\$89,000	\$29,641	\$14.25
Baileyville	25.5%	160	627	\$95,000	\$28,365	\$13.64

Unattainable Homes as a Percentage of Homes Sold

Location	Percentage of Unattainable Homes	Affordable Homes Sold	Unattainable Homes Sold
Eastport	56.7%	13	17
Maine	56.3%	8,015	10,321
Calais	42.9%	20	15
Calais, ME LMA Housing Market	34.0%	93	48
Baileyville	9.1%	10	1

Relative Increases in Income and Home Price



Demographics

	% Change 1990-2019	1990	2015	2016	2017	2018	2019
Population	-15.2%	15,579	13,417	13,161	13,130	13,140	13,205
Households	-0.1%	5,901	5,950	5,846	5,850	5,875	5,897

Endnotes

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²Source: Claritas Current Year Household Income

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