



Housing Facts and Affordability Index

Conway, NH-ME LMA Housing Market - 2019

Homeownership Affordability Index

Conway, NH-ME LMA Housing Market	Year	Index	Median Home Price ¹	Median Income ²	Income Needed to Afford Median Home Price	Home Price Affordable to Median Income
	2015	1.08	\$167,250	\$49,526	\$45,996	\$180,087
	2016	1.02	\$178,300	\$50,650	\$49,489	\$182,483
	2017	1.08	\$180,500	\$54,573	\$50,477	\$195,147
	2018	0.87	\$212,500	\$54,228	\$62,261	\$185,081
	2019	0.95	\$212,000	\$57,295	\$60,074	\$202,193
Maine		0.90	\$225,000	\$59,575	\$66,044	\$202,959
Brownfield		0.91	\$220,000	\$58,914	\$64,810	\$199,986
Lovell		0.93	\$242,500	\$60,495	\$65,348	\$224,490
Fryeburg		0.94	\$195,000	\$55,547	\$58,925	\$183,822
Conway, NH-ME LMA Housing Market		0.95	\$212,000	\$57,295	\$60,074	\$202,193
Denmark		1.04	\$212,750	\$61,260	\$58,769	\$221,766

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.

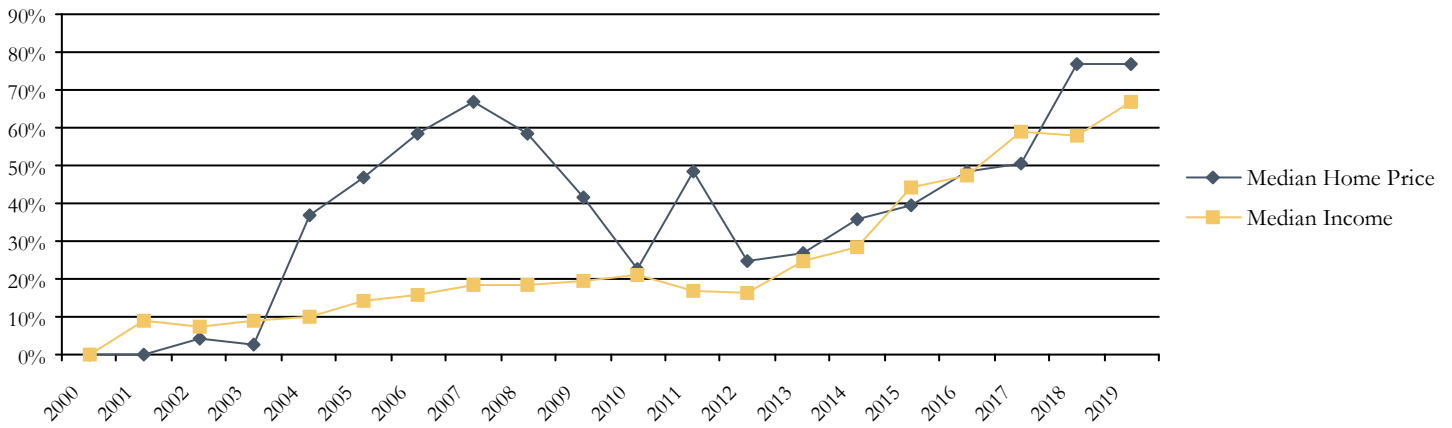
Households Unable to Afford Median Home

Location	Households Unable to Afford Median Home		Total Households	Median Home Price ¹	Income Needed to Afford Median Home	
	Percent	Number			Annual	Hourly
Lovell	65.5%	298	455	\$242,500	\$65,348	\$31.42
Maine	62.2%	354,985	570,917	\$225,000	\$66,044	\$31.75
Brownfield	54.2%	371	685	\$220,000	\$64,810	\$31.16
Fryeburg	53.1%	721	1,358	\$195,000	\$58,925	\$28.33
Conway, NH-ME LMA Housing Market	52.2%	1,752	3,354	\$212,000	\$60,074	\$28.88
Denmark	47.4%	240	506	\$212,750	\$58,769	\$28.25

Unattainable Homes as a Percentage of Homes Sold

Location	Percentage of Unattainable Homes	Affordable Homes Sold	Unattainable Homes Sold
Brownfield	60.6%	13	20
Maine	56.3%	8,015	10,321
Conway, NH-ME LMA Housing Market	53.9%	70	82
Lovell	52.0%	12	13
Fryeburg	51.9%	26	28
Denmark	44.0%	14	11

Relative Increases in Income and Home Price



Demographics

	% Change <u>1990-2019</u>	<u>1990</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>
Population	29.1%	6,250	8,005	8,050	8,028	8,094	8,068
Households	43.0%	2,346	3,315	3,349	3,338	3,374	3,354

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 Current Year Household Income

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