



Housing Facts and Affordability Index

Washington County - 2019

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>
Washington County	2015	1.55	\$87,250	\$38,632	\$24,970	\$134,988
	2016	1.51	\$90,000	\$39,814	\$26,387	\$135,797
	2017	1.18	\$115,000	\$40,446	\$34,343	\$135,437
	2018	1.10	\$120,000	\$41,126	\$37,235	\$132,538
	2019	1.13	\$132,250	\$44,667	\$39,670	\$148,909
Jonesport		0.72	\$204,400	\$44,466	\$61,645	\$147,438
Lubec		0.74	\$169,000	\$38,910	\$52,676	\$124,835
Steuben		0.84	\$164,500	\$42,268	\$50,530	\$137,602
East Machias		0.84	\$175,000	\$44,632	\$52,911	\$147,617
Addison		0.87	\$179,500	\$47,031	\$53,979	\$156,394
Milbridge		0.89	\$169,000	\$45,104	\$50,681	\$150,402
Maine		0.90	\$225,000	\$59,575	\$66,044	\$202,959
Eastport		0.92	\$127,500	\$38,864	\$42,400	\$116,867
Danforth		0.94	\$115,000	\$37,283	\$39,465	\$108,641
Cherryfield		1.07	\$136,950	\$45,222	\$42,409	\$146,034
Machias		1.10	\$109,200	\$39,266	\$35,535	\$120,664
Washington County		1.13	\$132,250	\$44,667	\$39,670	\$148,909
Calais		1.31	\$89,000	\$38,932	\$29,641	\$116,898
Baileyville		1.71	\$95,000	\$48,425	\$28,365	\$162,185
Machiasport		1.96	\$100,000	\$57,031	\$29,037	\$196,411

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.

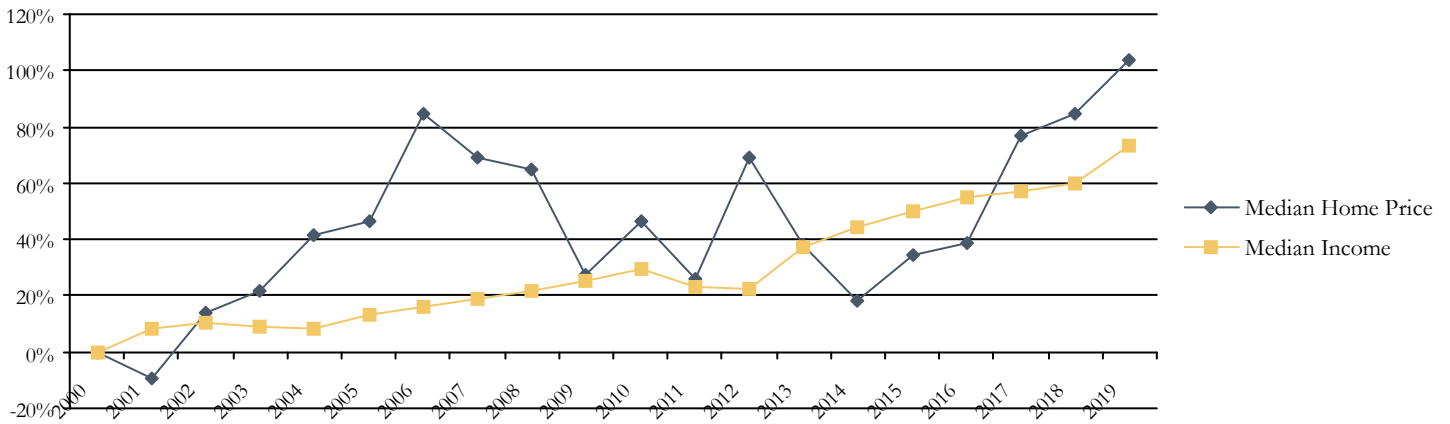
Households Unable to Afford Median Home

<u>Location</u>	Households Unable to Afford Median Home		Total Households	Median Home Price ¹	Income Needed to Afford Median Home	
	Percent	Number			Annual	Hourly
Jonesport	65.3%	388	594	\$204,400	\$61,645	\$29.64
Lubec	64.5%	456	707	\$169,000	\$52,676	\$25.32
Maine	62.2%	354,985	570,917	\$225,000	\$66,044	\$31.75
Steuben	60.6%	296	488	\$164,500	\$50,530	\$24.29
East Machias	58.1%	331	570	\$175,000	\$52,911	\$25.44
Addison	56.7%	300	530	\$179,500	\$53,979	\$25.95
Eastport	54.7%	360	658	\$127,500	\$42,400	\$20.38
Milbridge	54.4%	331	609	\$169,000	\$50,681	\$24.37
Danforth	52.8%	127	240	\$115,000	\$39,465	\$18.97
Cherryfield	45.9%	262	571	\$136,950	\$42,409	\$20.39
Machias	45.7%	425	929	\$109,200	\$35,535	\$17.08
Washington County	44.3%	6,191	13,990	\$132,250	\$39,670	\$19.07
Calais	40.2%	518	1,288	\$89,000	\$29,641	\$14.25
Baileyville	25.5%	160	627	\$95,000	\$28,365	\$13.64
Machiasport	20.9%	80	384	\$100,000	\$29,037	\$13.96

Unattainable Homes as a Percentage of Homes Sold

<u>Location</u>	Percentage of Unattainable Homes	Affordable Homes Sold	Unattainable Homes Sold
Addison	71.4%	4	10
Lubec	69.2%	8	18
East Machias	66.7%	6	12
Steuben	64.7%	6	11
Milbridge	57.1%	6	8
Jonesport	57.1%	9	12
Eastport	56.7%	13	17
Maine	56.3%	8,015	10,321
Danforth	45.0%	11	9
Calais	42.9%	20	15
Washington County	39.9%	239	159
Cherryfield	33.3%	10	5
Machias	30.4%	16	7
Machiasport	25.0%	9	3
Baileyville	9.1%	10	1

Relative Increases in Income and Home Price



Demographics

	% Change 1990-2019	1990	2015	2016	2017	2018	2019
Population	-11.1%	35,308	31,808	31,337	31,226	31,111	31,405
Households	4.3%	13,418	14,031	13,867	13,860	13,836	13,990

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.