Housing Facts and Affordability Index

York County - 2019

Homeownership Affordability Index

York County	Year	Index	Median Home Price[1]	Median Income[2]	Income Needed to Afford Median Home Price	Home Price Affordable to Median Income
	2015	0.98	$215,000	$58,311	$59,503	$210,693
	2016	0.93	$228,900	$60,271	$64,542	$213,754
	2017	0.83	$255,000	$60,328	$72,440	$212,364
	2018	0.84	$275,000	$68,558	$81,893	$230,220
	2019	0.80	$290,000	$66,209	$83,268	$230,589
Ogunquit		0.40	$663,500	$70,161	$174,586	$266,641
Kennebunkport		0.50	$655,000	$87,069	$175,040	$325,812
Old Orchard Beach		0.52	$317,750	$48,746	$93,706	$165,293
York		0.63	$477,100	$83,053	$131,281	$301,830
Biddeford		0.63	$268,000	$52,610	$82,917	$170,044
Kittery		0.65	$404,450	$75,452	$116,924	$260,995
Kennebunk		0.65	$379,900	$71,181	$108,765	$248,625
Arundel		0.66	$343,000	$65,134	$99,006	$225,653
Saco		0.69	$319,000	$67,582	$97,382	$221,383
Parsonsfield		0.70	$207,500	$42,908	$61,031	$145,882
Wells		0.72	$351,250	$68,548	$95,661	$251,697
Alfred		0.73	$275,000	$58,817	$80,576	$200,737
Eliot		0.75	$380,000	$81,541	$109,109	$283,987
Sanford		0.76	$199,900	$47,416	$62,636	$151,327
York County		0.80	$290,000	$66,209	$83,268	$230,589
Cornish		0.80	$192,500	$44,401	$55,510	$153,975
Shapleigh		0.82	$260,000	$59,322	$72,298	$213,336
Newfield		0.86	$205,500	$49,071	$56,986	$176,957
Lyman		0.87	$294,000	$72,121	$82,516	$256,965
Acton		0.88	$262,500	$65,296	$74,237	$230,885
Maine		0.90	$225,000	$59,575	$66,044	$202,959
Berwick		0.93	$270,500	$74,616	$80,422	$250,972
Dayton		0.93	$309,900	$84,334	$90,586	$288,511
Limington		0.94	$242,500	$63,103	$67,464	$226,825
Limerick		0.95	$217,000	$60,026	$63,431	$205,352
Lebanon		0.95	$250,000	$69,149	$72,622	$238,045
Hollis		0.97	$237,000	$64,643	$66,526	$230,291
South Berwick		0.98	$289,000	$86,079	$87,831	$283,234
Waterboro		0.99	$230,000	$66,170	$66,976	$227,232
North Berwick		1.07	$265,000	$79,931	$74,480	$284,393
Buxton		1.12	$246,500	$78,899	$70,161	$277,199

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.

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Households Unable to Afford Median Home

Location	Households Unable to Afford Median Home Percent	Number	Total Households	Median Home Price[1]	Income Needed to Afford Median Home Annual	Hourly
Old Orchard Beach	80.2%	3,931	4,900	$317,750	$93,706	$45.05
Biddeford	73.7%	6,461	8,766	$268,000	$82,917	$39.86
Arundel	71.8%	1,199	1,671	$343,000	$99,006	$47.60
Saco	71.1%	5,882	8,275	$319,000	$97,382	$46.82
Wells	69.3%	3,216	4,638	$351,250	$95,661	$45.99
Shapleigh	66.3%	752	1,134	$260,000	$72,298	$34.76
Parsonsfield	65.5%	541	825	$207,500	$61,031	$29.34
Alfred	65.2%	821	1,258	$275,000	$80,576	$38.74
Ogunquit	64.5%	321	498	$663,500	$174,586	$83.94
Kennebunk	64.1%	3,360	5,243	$379,900	$108,765	$52.29
Kittery	63.4%	2,829	4,462	$404,450	$116,924	$56.21
Dayton	62.5%	481	769	$309,900	$90,586	$43.55
Eliot	62.5%	1,666	2,666	$380,000	$109,109	$52.46
Maine	62.2%	354,985	570,917	$225,000	$66,044	$31.75
York County	62.0%	53,452	86,255	$290,000	$83,268	$40.03
Sanford	61.9%	5,290	8,543	$199,900	$62,636	$30.11
Limington	59.6%	919	1,542	$242,500	$67,464	$32.43
York	59.1%	3,399	5,750	$477,100	$131,281	$63.12
Kennebunkport	58.1%	968	1,666	$655,000	$175,040	$84.15
Waterboro	58.1%	1,789	3,080	$230,000	$66,976	$32.20
Acton	57.8%	658	1,139	$262,500	$74,237	$35.69
Lyman	57.3%	1,047	1,827	$294,000	$82,516	$39.67
Cornish	56.8%	365	643	$192,500	$55,510	$26.69
Hollis	56.7%	980	1,728	$237,000	$66,526	$31.98
Newfield	55.4%	380	686	$205,500	$56,986	$27.40
Lebanon	54.7%	1,282	2,344	$250,000	$72,622	$34.91
Berwick	53.7%	1,618	3,012	$270,500	$80,422	$38.66
Limerick	53.3%	629	1,179	$217,000	$63,431	$30.50
South Berwick	50.9%	1,465	2,875	$289,000	$87,831	$42.23
Buxton	47.3%	1,543	3,261	$246,500	$70,161	$33.73
North Berwick	46.6%	873	1,875	$265,000	$74,480	$35.81

Unattainable Homes as a Percentage of Homes Sold

Location	Percentage of Unattainable Homes	Affordable Homes Sold	Unattainable Homes Sold
Ogunquit	98.0%	1	48
Kennebunkport	93.0%	5	66
Biddeford	92.4%	19	230
York	92.1%	20	233
Old Orchard Beach	92.0%	8	92
Arundel	89.1%	5	41
Saco	87.3%	34	233
Kittery	86.6%	16	103
Wells	86.2%	32	200
Kennebunk	85.6%	28	167
Eliot	82.5%	14	66
Sanford	81.2%	61	263
Shapleigh	73.8%	17	48
Cornish	73.7%	5	14
Parsonsfield	73.3%	8	22
Acton	72.6%	20	53
York County	71.6%	896	2,261
Alfred	69.0%	13	29
Newfield	64.3%	15	27
Dayton	62.5%	6	10
Hollis	61.3%	29	46
Berwick	61.1%	44	69
Lebanon	60.9%	27	42
South Berwick	60.2%	35	53
Lyman	60.0%	26	39
Limington	59.3%	22	32
Limerick	58.4%	32	45
Maine	56.3%	8,015	10,321
Waterboro	55.8%	76	96
North Berwick	46.4%	37	32
Buxton	32.0%	70	33

Relative Increases in Income and Home Price
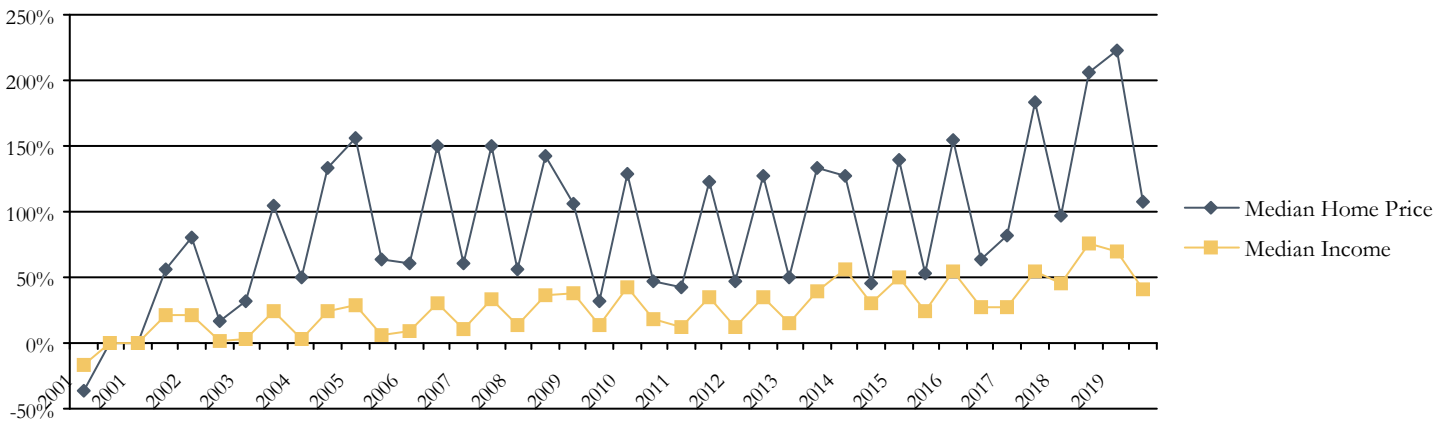
Demographics

	% Change 1990-2019	1990	2015	2016	2017	2018	2019
Population	25.2%	164,587	200,230	202,118	202,300	203,695	206,126
Households	39.5%	61,848	83,126	84,098	84,322	85,089	86,255

Endnotes

[1] 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.

[2] Source: Claritas Current Year Household Income

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

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