

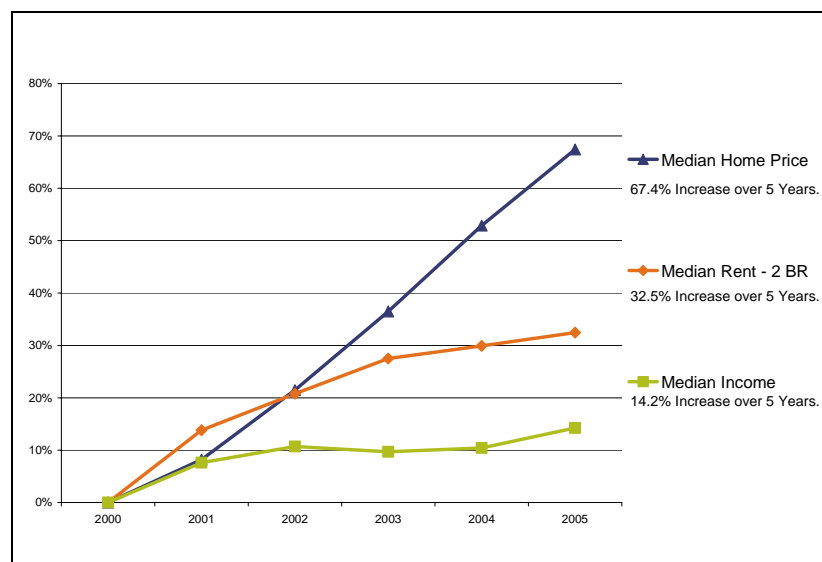
Maine Homeownership Facts 2005

Homeownership Affordability Index

Area	Year	Affordability Index	Median Home Price ¹	Median Income ²	Income Needed to Afford Median Home Price	Home Price Affordable at Median Income	Households Unable to Afford Median Home Price
Maine	2000	0.95	\$109,900	\$37,968	\$40,098	\$104,064	276,717 (54.0%)
	2001	0.94	\$118,900	\$40,862	\$43,511	\$111,663	273,260 (54.7%)
	2002	0.89	\$133,500	\$42,029	\$47,302	\$118,618	327,138 (61.7%)
	2003	0.81	\$150,000	\$41,654	\$51,402	\$121,528	332,378 (61.7%)
	2004	0.73	\$168,000	\$41,929	\$57,596	\$122,302	357,732 (66.0%)
2005	0.70	\$184,000	\$43,370	\$61,648	\$129,445	372,491 (68.0%)	
Androscoggin	2005	0.80	\$147,750	\$40,954	\$51,009	\$118,626	27,333 (61.5%)
Aroostook	2005	1.41	\$67,000	\$32,809	\$23,249	\$94,552	11,108 (36.0%)
Cumberland	2005	0.65	\$239,900	\$51,806	\$80,033	\$155,288	82,883 (73.4%)
Franklin	2005	0.84	\$127,000	\$35,930	\$42,752	\$106,734	7,267 (59.3%)
Hancock	2005	0.66	\$196,000	\$41,869	\$63,206	\$129,837	16,138 (70.0%)
Kennebec	2005	0.91	\$129,900	\$40,670	\$44,521	\$118,665	27,440 (54.5%)
Knox	2005	0.69	\$192,875	\$44,005	\$63,675	\$133,294	12,051 (69.4%)
Lincoln	2005	0.64	\$209,000	\$43,559	\$68,281	\$133,329	11,964 (79.0%)
Oxford	2005	0.88	\$129,900	\$38,123	\$43,510	\$113,817	13,345 (56.5%)
Penobscot	2005	0.88	\$132,500	\$39,453	\$44,988	\$116,196	34,431 (56.7%)
Piscataquis	2005	1.02	\$92,000	\$31,652	\$30,994	\$93,954	3,733 (49.1%)
Sagadahoc	2005	0.78	\$184,250	\$48,155	\$61,551	\$144,150	9,555 (63.0%)
Somerset	2005	1.14	\$91,500	\$35,153	\$30,898	\$104,103	9,331 (44.1%)
Waldo	2005	0.79	\$150,000	\$39,382	\$49,927	\$118,319	10,066 (62.0%)
Washington	2005	0.89	\$95,000	\$29,105	\$32,723	\$84,495	7,896 (55.4%)
York	2005	0.67	\$230,000	\$50,031	\$74,491	\$154,478	60,790 (73.7%)

The 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.

Relative Increases in Median Income and Housing Costs³



Homeownership Demographics

Area	Year	Total Homeowner Households ²	Homeowner Households >50% to 80% AMI ⁴	Homeowner Households >30% to 50% AMI	Homeowner Households 30% AMI or Less	Average Household Size ²	Median Head of Household Age ²
Maine	2000	353,498	56,810	36,918	33,071	2.47	50.1
	2001	364,302	59,825	37,985	32,623	2.46	50.3
	2002	380,123	64,127	40,278	35,077	2.37	50.7
	2003	386,466	58,747	36,060	33,371	2.35	51.6
	2004	389,180	60,079	35,259	34,387	2.36	51.1
	2005	394,619	60,059	34,907	31,476	2.35	53.0
Androscoggin	2005	28,399	4,015	2,153	1,761	2.33	52.1
Aroostook	2005	22,745	3,431	2,124	2,246	2.30	55.3
Cumberland	2005	76,254	11,738	6,502	4,986	2.35	52.3
Franklin	2005	9,333	1,488	877	801	2.35	53.5
Hancock	2005	17,462	2,701	1,614	1,471	2.26	54.5
Kennebec	2005	36,212	5,275	3,123	2,918	2.33	52.8
Knox	2005	12,894	1,942	1,143	1,020	2.27	54.8
Lincoln	2005	12,586	2,141	1,201	1,040	2.30	55.6
Oxford	2005	18,231	2,864	1,701	1,516	2.37	53.5
Penobscot	2005	42,591	6,145	3,761	3,686	2.33	52.4
Piscataquis	2005	6,065	996	598	628	2.29	55.5
Sagadahoc	2005	10,951	1,600	863	808	2.43	52.5
Somerset	2005	16,485	2,566	1,554	1,604	2.38	53.0
Waldo	2005	13,007	2,033	1,257	1,227	2.37	52.5
Washington	2005	11,090	1,610	1,079	1,260	2.28	55.1
York	2005	60,314	9,514	5,356	4,505	2.42	52.3

Housing Stock Age and Condition

Type of Housing Unit	Housing Units, All Ages ⁵	Units Built 2000-04	Units Built 1990-99	Units Built 1980-89	Units Built 1970-79	Units Built 1960-69	Units Built 1950-59	Units Built 1940-49	Units Built Before 1940
All Units	541,731	23,531	75,184	85,575	86,833	43,654	41,608	33,313	152,033
Owned	389,180	18,260	63,328	64,304	63,276	31,318	29,629	21,334	97,731
Rented	152,551	5,271	11,856	21,271	23,557	12,336	11,979	11,979	54,302

Type of Housing Unit	Estimated Homes with Lead Paint Hazards ⁶	Estimated Homes Needing Moderate to Substantial Rehab ⁷
All Units	351,897	50,700-68,100
Owned	187,377	27,000-36,000
Rented	90,292	13,000-17,600
Vacant	74,229	10,700-14,100

Endnotes

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² Sources: Claritas 2000 thru 2005.

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

⁴ Household Area Median Income (AMI).

⁵ Sources: U.S. Census 2000 and the MaineHousing New Construction Database.

⁶ Sources: U.S. Census 2000 and "HUD Guidelines for the Evaluation and Control of Lead-based Paint Hazards in Housing", Ch. 3, p. 7.

⁷ Sources: U.S. Census 2000 and "HUD Barriers to the Rehabilitation of Affordable Housing", Vol.1 2001.