

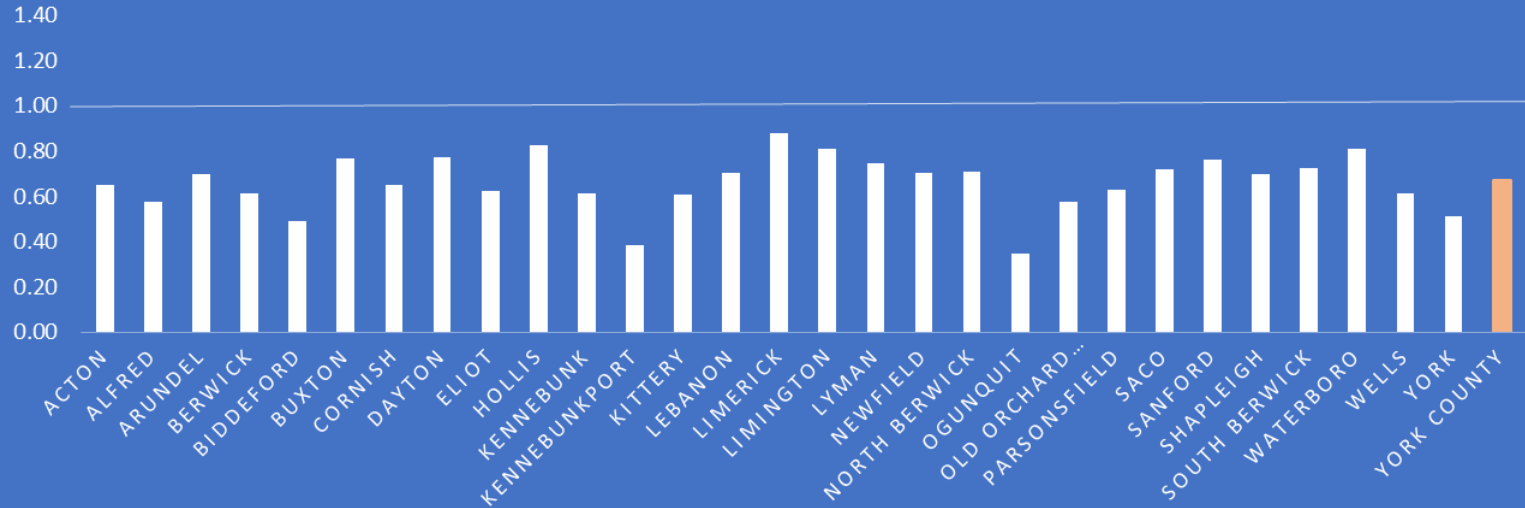
Housing Affordability Report: Maine Housing Affordability Indices
Appendix: Additional Tables and Charts

Homeownership Affordability Index

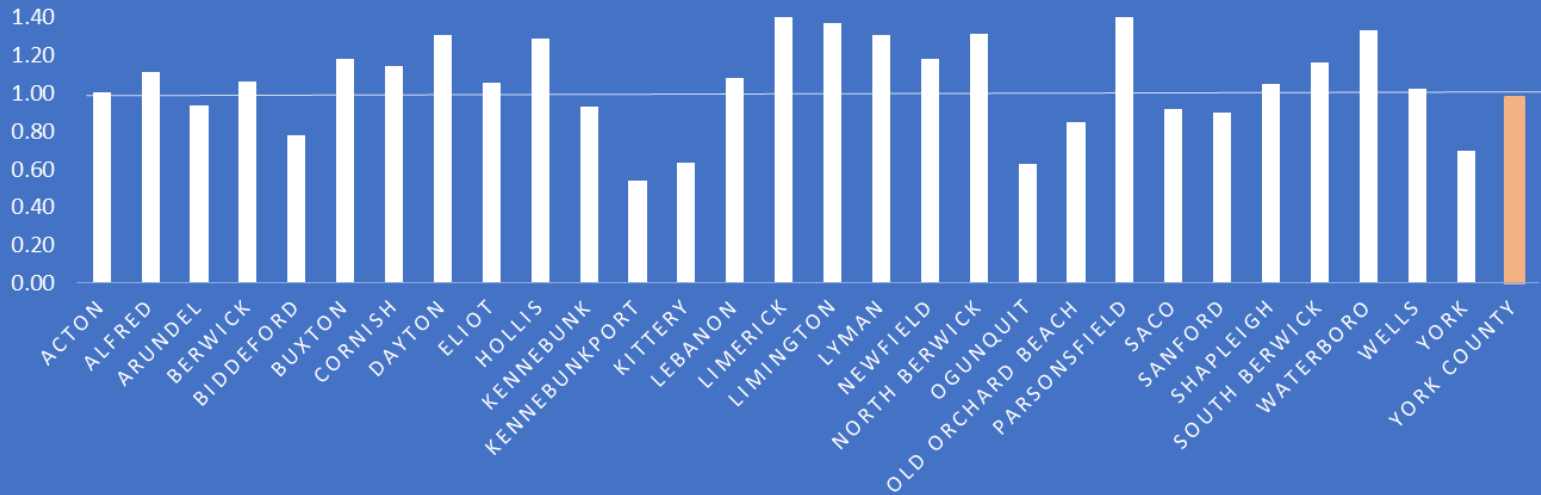
Homeownership Affordability Index, York County Towns and Cities						
	2000	2005	2010	2015	2019	2020
Acton	0.78	0.65	0.74	1.01	0.88	0.97
Alfred	1.03	0.57	0.85	1.12	0.73	0.76
Arundel	0.91	0.70	0.95	0.93	0.66	0.65
Berwick	0.99	0.61	0.81	1.06	0.93	1.02
Biddeford	0.85	0.49	0.65	0.78	0.63	0.7
Buxton	1.24	0.77	0.99	1.18	1.12	1.06
Cornish		0.65	1.13	1.14	0.80	0.80
Dayton	1.17	0.77	1.07	1.31	0.93	1.02
Eliot	0.76	0.62	0.76	1.05	0.75	0.84
Hollis	1.26	0.82	1.04	1.29	0.97	0.83
Kennebunk	0.87	0.61	0.78	0.93	0.65	0.69
Kennebunkport	0.55	0.38	0.75	0.54	0.50	0.52
Kittery	0.78	0.61	0.69	0.64	0.65	0.74
Lebanon	1.19	0.70	0.86	1.08	0.95	1.01
Limerick	1.23	0.88	1.15	1.67	0.95	0.91
Limington	1.01	0.81	1.06	1.37	0.94	1.08
Lyman	1.04	0.74	1.12	1.31	0.87	1.00
Newfield	1.30	0.70	1.00	1.18	0.86	0.89
North Berwick	1.04	0.71	0.93	1.31	1.07	0.99
Ogunquit	0.57	0.34	0.51	0.63	0.40	0.47
Old Orchard Beach	1.06	0.57	0.75	0.85	0.52	0.69
Parsonsfield	1.02	0.63	0.75	1.40	0.70	0.90
Saco	0.98	0.72	0.79	0.92	0.69	0.81
Sanford	1.04	0.76	0.64	0.9	0.98	0.85
Shapleigh	1.11	0.70	0.91	1.05	0.82	0.98
South Berwick	0.96	0.72	0.90	1.16	0.98	1.00
Waterboro	1.23	0.81	1.14	1.33	0.99	1.17
Wells	0.90	0.61	0.75	1.02	0.72	0.70
York	0.73	0.51	0.70	0.70	0.63	0.70
York County	0.97	0.67	0.83	0.98	0.80	0.86

Source: Maine Housing, Homeownership Affordability Indexes

HOMEOWNERSHIP AFFORDABILITY INDEX: 2005



HOMEOWNERSHIP AFFORDABILITY INDEX: 2015



Homeownership Income Comparison

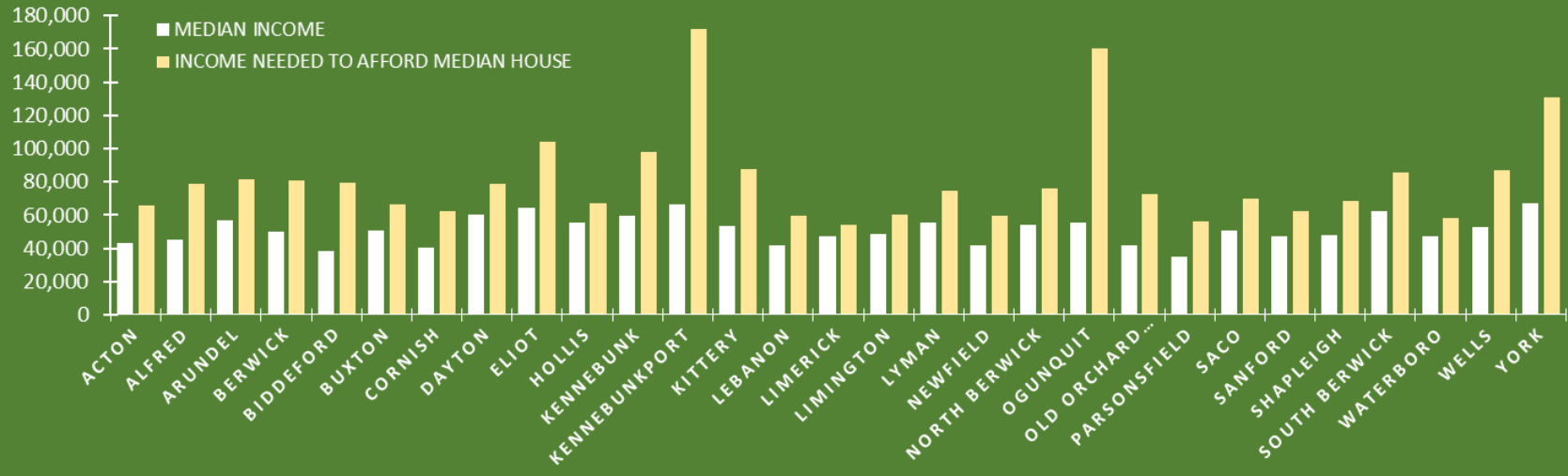
Town	Median Income						Income Needed to Afford Median Home Price					
	2000	2005	2010	2015	2019	2020	2000	2005	2010	2015	2019	2020
Acton	\$39,036	\$42,867	\$45,645	\$54,929	\$65,296	\$72,938	\$49,857.14	\$65,944.37	\$61,965.36	\$54,589.31	\$74,237.09	\$74,833.89
Alfred	\$40,583	\$45,179	\$51,073	\$59,481	\$58,817	\$68,269	\$39,356.20	\$78,849.67	\$60,195.50	\$53,322.51	\$80,576.31	\$89,280.02
Arundel	\$49,484	\$56,878	\$65,122	\$66,641	\$65,134	\$69,868	\$54,425.58	\$81,689.53	\$68,555.13	\$71,405.78	\$99,006.00	\$106,694.70
Berwick	\$44,629	\$49,701	\$56,106	\$61,824	\$74,616	\$87,394	\$45,077.75	\$80,927.52	\$68,946.39	\$58,134.67	\$80,421.80	\$85,893.26
Biddeford	\$34,976	\$38,537	\$42,372	\$43,367	\$52,610	\$60,995	\$41,389.00	\$79,234.00	\$64,790.00	\$55,872.00	\$82,917.00	\$86,827.00
Buxton	\$48,958	\$50,870	\$57,022	\$62,651	\$78,899	\$84,014	\$39,466.20	\$66,477.74	\$57,556.48	\$53,077.21	\$70,161.14	\$79,318.94
Cornish		\$40,270	\$45,613	\$43,278	\$44,401	\$49,423		\$62,125.55	\$40,544.69	\$37,829.38	\$55,510.37	\$61,497.54
Dayton	\$53,056	\$60,407	\$68,502	\$79,530	\$84,334	\$90,097	\$45,495.27	\$78,499.12	\$64,091.26	\$60,737.44	\$90,586.24	\$88,424.39
Eliot	\$52,606	\$64,585	\$71,432	\$80,366	\$81,541	\$94,189	\$69,051.10	\$103,800.71	\$93,420.64	\$76,279.53	\$109,109.17	\$112,697.04
Hollis	\$48,846	\$55,162	\$60,688	\$66,390	\$64,643	\$65,774	\$38,863.92	\$66,974.82	\$58,211.23	\$51,643.18	\$66,526.09	\$79,703.18
Kennebunk	\$50,914	\$59,899	\$65,500	\$74,364	\$71,181	\$84,586	\$58,779.92	\$97,670.01	\$84,465.77	\$80,097.91	\$108,765.00	\$122,739.76
Kennebunkport	\$54,219	\$66,089	\$71,714	\$70,524	\$87,069	\$92,455	\$97,879.78	\$172,009.88	\$95,561.04	\$130,506.78	\$175,039.93	\$176,607.59
Kittery	\$45,822	\$53,313	\$57,721	\$55,457	\$75,452	\$89,554	\$59,013.25	\$87,606.30	\$83,133.13	\$87,080.66	\$116,923.93	\$120,987.34
Lebanon	\$40,021	\$41,935	\$45,045	\$54,294	\$69,149	\$74,633	\$33,615.07	\$59,817.48	\$52,660.69	\$50,322.88	\$72,621.63	\$74,184.62
Limerick	\$40,845	\$47,453	\$52,581	\$64,918	\$60,026	\$60,618	\$33,312.34	\$53,942.80	\$45,797.40	\$38,773.69	\$63,430.83	\$66,645.95
Limington	\$42,023	\$48,483	\$54,083	\$61,706	\$63,103	\$70,730	\$41,726.09	\$59,955.35	\$51,004.20	\$45,095.86	\$67,463.70	\$65,781.81
Lyman	\$47,860	\$55,270	\$61,170	\$67,951	\$72,121	\$79,620	\$45,845.41	\$74,338.32	\$54,758.84	\$51,866.93	\$82,515.54	\$79,692.25
Newfield	\$38,654	\$41,912	\$43,870	\$42,042	\$49,071	\$56,458	\$29,737.68	\$59,498.01	\$43,761.39	\$35,621.34	\$56,986.20	\$63,468.20
North Berwick	\$46,883	\$53,800	\$58,739	\$66,213	\$79,931	\$86,239	\$45,138.10	\$76,110.04	\$62,993.21	\$50,516.78	\$74,480.36	\$87,376.39
Ogunquit	\$47,727	\$55,154	\$61,513	\$61,912	\$70,161	\$82,090	\$83,181.47	\$160,121.05	\$121,256.72	\$98,608.17	\$174,586.35	\$176,403.56
Old Orchard Beach	\$36,568	\$41,456	\$45,647	\$47,120	\$48,746	\$61,031	\$34,547.27	\$72,297.63	\$61,152.36	\$55,667.00	\$93,706.47	\$88,520.05
Parsonsfield	\$32,214	\$35,002	\$38,535	\$47,412	\$42,908	\$53,920	\$31,509.33	\$55,904.98	\$51,532.76	\$33,881.99	\$61,031.50	\$60,211.53
Saco	\$45,105	\$50,394	\$56,046	\$56,405	\$67,582	\$77,997	\$45,883.00	\$69,616.00	\$71,120.00	\$61,539.00	\$97,382.00	\$95,773.00
Sanford	\$34,668	\$47,416	\$37,770	\$43,641	\$44,240	\$55,136	\$33,313.00	\$62,636.00	\$59,044.00	\$48,515.00	\$44,958.00	\$65,062.00
Shapleigh	\$42,026	\$47,735	\$52,572	\$52,235	\$59,322	\$74,628	\$38,017.41	\$68,304.56	\$57,470.04	\$49,865.58	\$72,297.79	\$76,303.53
South Berwick	\$53,201	\$62,257	\$70,249	\$78,170	\$86,079	\$100,852	\$55,377.70	\$85,881.06	\$78,370.55	\$67,277.32	\$87,831.46	\$100,707.18
Waterboro	\$43,234	\$47,134	\$55,015	\$53,815	\$66,170	\$76,577	\$35,239.03	\$58,289.92	\$48,104.94	\$40,446.42	\$66,976.19	\$65,641.97
Wells	\$46,314	\$52,923	\$57,279	\$61,627	\$68,548	\$76,109	\$51,284.31	\$86,690.07	\$76,458.78	\$60,239.49	\$95,660.71	\$108,281.57
York	\$56,171	\$67,101	\$71,685	\$67,847	\$83,053	\$93,364	\$77,391.87	\$130,848.46	\$102,809.50	\$97,305.13	\$131,281.27	\$132,564.74
York County	\$44,005	\$50,031	\$55,476	\$58,311	\$66,209	\$75,612	\$45,173.00	\$74,490.68	\$66,685.35	\$59,502.81	\$83,267.52	\$88,075.84
Maine	\$37,968	\$43,370	\$48,405	\$50,703	\$59,575	\$63,340	\$40,098.00	\$61,648.00	\$55,282.00	\$49,352.00	\$66,044.00	\$69,691.00

Difference Between Median Income and Income Needed to Afford the Median Home Price						
	2000	2005	2010	2015	2019	2020
Acton	-\$10,821.14	-\$23,077.37	-\$16,320.36	\$339.69	-\$8,941.09	-\$1,895.89
Alfred	\$1,226.80	-\$33,670.67	-\$9,122.50	\$6,158.49	-\$21,759.31	-\$21,011.02
Arundel	-\$4,941.58	-\$24,811.53	-\$3,433.13	-\$4,764.78	-\$33,872.00	-\$36,826.70
Berwick	-\$448.75	-\$31,226.52	-\$12,840.39	\$3,689.33	-\$5,805.80	\$1,500.74
Biddeford	-\$6,413.00	-\$40,697.00	-\$22,418.00	-\$12,505.00	-\$30,307.00	-\$25,832.00
Buxton	\$9,491.80	-\$15,607.74	-\$534.48	\$9,573.79	\$8,737.86	\$4,695.06
Cornish		-\$21,855.55	\$5,068.31	\$5,448.62	-\$11,109.37	-\$12,074.54
Dayton	\$7,560.73	-\$18,092.12	\$4,410.74	\$18,792.56	-\$6,252.24	\$1,672.61
Eliot	-\$16,445.10	-\$39,215.71	-\$21,988.64	\$4,086.47	-\$27,568.17	-\$18,508.04
Hollis	\$9,982.08	-\$11,812.82	\$2,476.77	\$14,746.82	-\$1,883.09	-\$13,929.18
Kennebunk	-\$7,865.92	-\$37,771.01	-\$18,965.77	-\$5,733.91	-\$37,584.00	-\$38,153.76
Kennebunkport	-\$43,660.78	-\$105,920.88	-\$23,847.04	-\$59,982.78	-\$87,970.93	-\$84,152.59
Kittery	-\$13,191.25	-\$34,293.30	-\$25,412.13	-\$31,623.66	-\$41,471.93	-\$31,433.34
Lebanon	\$6,405.93	-\$17,882.48	-\$7,615.69	\$3,971.12	-\$3,472.63	\$448.38
Limerick	\$7,532.66	-\$6,489.80	\$6,783.60	\$26,144.31	-\$3,404.83	-6027.95
Limington	\$296.91	-\$11,472.35	\$3,078.80	\$16,610.14	-\$4,360.70	\$4,948.19
Lyman	\$2,014.59	-\$19,068.32	\$6,411.16	\$16,084.07	-\$10,394.54	-\$72.25
Newfield	\$8,916.32	-\$17,586.01	\$108.61	\$6,420.66	-\$7,915.20	-\$7,010.20
North Berwick	\$1,744.90	-\$22,310.04	-\$4,254.21	\$15,696.22	\$5,450.64	-\$1,137.39
Ogunquit	-\$35,454.47	-\$104,967.05	-\$59,743.72	-\$36,696.17	-\$104,425.35	-\$94,313.56
Old Orchard Beach	\$2,020.73	-\$30,841.63	-\$15,505.36	-\$8,547.00	-\$44,960.47	-\$27,489.05
Parsonsfield	\$704.67	-\$20,902.98	-\$12,997.76	\$13,530.01	-\$18,123.50	-\$6,291.53
Saco	-\$778.00	-\$19,222.00	-\$15,074.00	-\$5,134.00	-\$29,800.00	-\$17,776.00
Sanford	\$1,355.00	-\$15,220.00	-\$21,274.00	-\$4,874.00	-\$718.00	-\$9,926.00
Shapleigh	\$4,008.59	-\$20,569.56	-\$4,898.04	\$2,369.42	-\$12,975.79	-\$1,675.53
South Berwick	-\$2,176.70	-\$23,624.06	-\$8,121.55	\$10,892.68	-\$1,752.46	\$144.82
Waterboro	\$7,994.97	-\$11,155.92	\$6,910.06	\$13,368.58	-\$806.19	\$10,935.03
Wells	-\$4,970.31	-\$33,767.07	-\$19,179.78	\$1,387.51	-\$27,112.71	-\$32,172.57
York	-\$21,220.87	-\$63,747.46	-\$31,124.50	-\$29,458.13	-\$48,228.27	-\$39,200.74
York County	-\$1,168.00	-\$24,459.38	-\$11,209.63	-\$1,191.95	-\$17,058.76	-\$12,463.75
Maine	-\$2,130.00	-\$18,278.00	-\$6,877.00	\$1,351.00	-\$6,469.00	-\$6,351.00

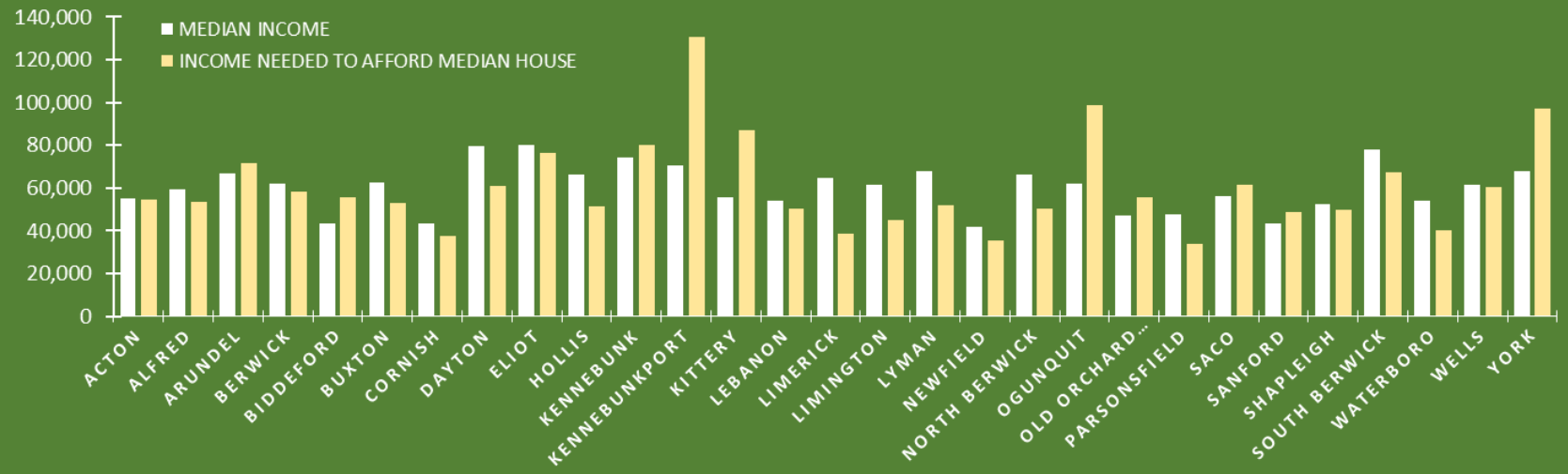
Source: Maine Housing Authority, Homeownership Affordability Index

*The values of median income and the income needed to afford the median home price were produced by the Maine Housing Authority. SMPDC calculated the income gap between values.

MEDIAN INCOME VS. INCOME NEEDED: 2005



MEDIAN INCOME VS. INCOME NEEDED: 2015



Homeownership Price Comparison

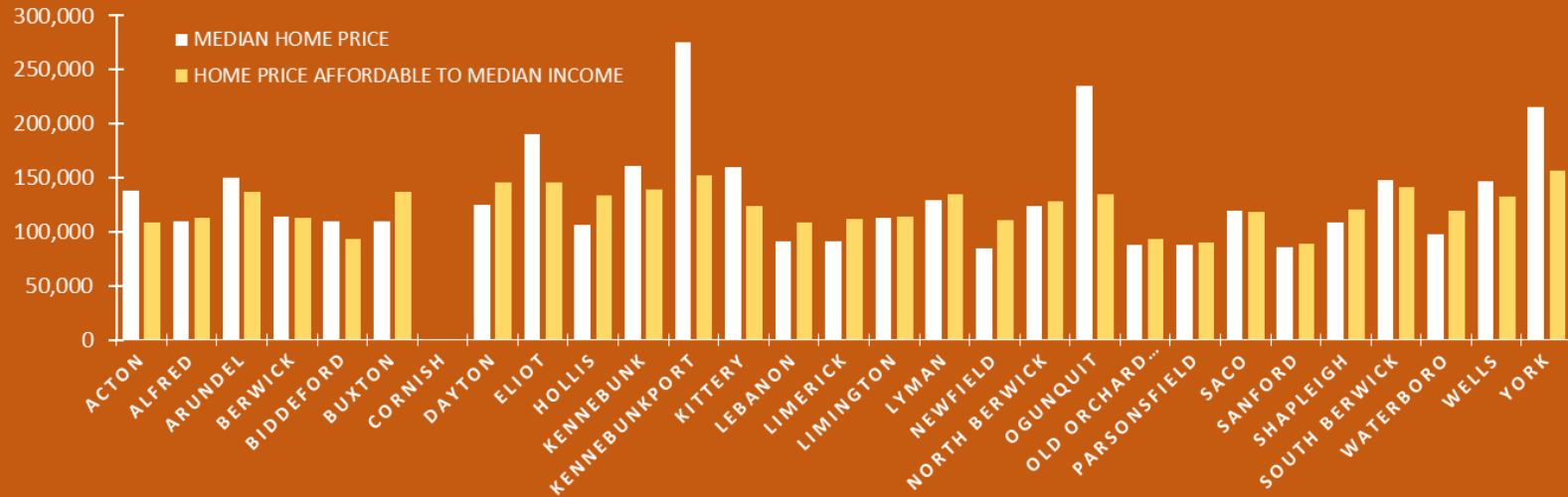
	Median Home Price						Home Price Affordable to Median Income					
	2000	2005	2010	2015	2019	2020	2000	2005	2010	2015	2019	2020
Acton	\$138,000	\$193,500	\$181,500	\$200,000	\$262,500	\$285,000	\$108,048.08	\$125,784.28	\$133,696.76	\$201,244.53	\$230,884.59	\$277,779.64
Alfred	\$110,000	\$244,950	\$187,000	\$191,500	\$275,000	\$327,500	\$113,428.90	\$140,350.56	\$158,660.54	\$213,617.30	\$200,737.35	\$250,426.65
Arundel	\$150,000	\$255,000	\$214,000	\$254,000	\$343,000	\$397,500	\$136,380.74	\$177,548.95	\$203,283.22	\$237,051.03	\$225,652.60	\$260,299.07
Berwick	\$113,700	\$239,450	\$204,000	\$200,000	\$270,500	\$310,000	\$112,568.12	\$147,056.33	\$166,007.58	\$212,692.37	\$250,972.09	\$315,416.35
Biddeford	\$110,000	\$232,500	\$190,000	\$190,000	\$268,000	\$301,500	\$92,957.00	\$113,081.00	\$124,257.00	\$147,476.00	\$170,044.00	\$211,800.00
Buxton	\$110,000	\$207,900	\$180,000	\$193,725	\$246,500	\$300,000	\$136,455.51	\$159,088.94	\$178,328.48	\$228,668.09	\$277,199.07	\$317,757.64
Cornish		\$186,750	\$121,950	\$137,000	\$192,500	\$230,000		\$121,052.01	\$137,194.42	\$156,732.33	\$153,974.71	\$184,841.36
Dayton	\$125,000	\$240,000	\$195,950	\$211,343	\$309,900	\$325,000	\$145,773.39	\$184,685.89	\$209,435.22	\$276,733.92	\$288,510.79	\$331,147.61
Eliot	\$190,750	\$325,000	\$292,500	\$276,000	\$380,000	\$422,250	\$145,321.29	\$202,215.62	\$223,653.57	\$290,785.94	\$283,986.96	\$352,904.63
Hollis	\$106,000	\$212,000	\$184,260	\$192,250	\$237,000	\$306,000	\$133,225.78	\$174,608.08	\$192,099.90	\$247,147.40	\$230,291.46	\$252,522.48
Kennebunk	\$160,500	\$283,300	\$245,000	\$286,000	\$379,900	\$461,313	\$139,021.92	\$173,742.04	\$189,988.21	\$265,526.33	\$248,624.67	\$317,913.46
Kennebunkport	\$275,000	\$540,000	\$300,000	\$509,330	\$655,000	\$715,000	\$152,332.03	\$207,476.81	\$225,135.68	\$275,234.66	\$325,812.50	\$374,306.26
Kittery	\$159,450	\$271,250	\$257,400	\$306,950	\$404,450	\$450,000	\$123,808.10	\$165,069.77	\$178,717.99	\$195,480.00	\$260,994.99	\$333,086.91
Lebanon	\$91,290	\$190,000	\$167,000	\$180,000	\$250,000	\$274,500	\$108,686.89	\$133,199.36	\$142,848.77	\$194,204.31	\$238,045.46	\$276,159.12
Limerick	\$91,500	\$164,900	\$140,000	\$140,100	\$217,000	\$244,450	\$112,190.18	\$145,061.06	\$160,737.06	\$234,566.56	\$205,351.92	\$222,340.13
Limington	\$113,200	\$184,900	\$157,295	\$169,000	\$242,500	\$255,000	\$114,005.50	\$149,519.72	\$166,789.90	\$231,247.70	\$226,825.36	\$274,181.40
Lyman	\$129,000	\$233,500	\$172,000	\$190,250	\$294,000	\$306,000	\$134,668.67	\$173,605.56	\$192,137.73	\$249,247.03	\$256,964.62	\$305,722.58
Newfield	\$85,000	\$187,450	\$137,500	\$134,900	\$205,500	\$248,000	\$110,485.76	\$132,044.83	\$137,841.24	\$159,215.40	\$176,956.72	\$220,607.85
North Berwick	\$123,800	\$235,000	\$194,500	\$184,500	\$265,000	\$335,000	\$128,585.72	\$166,114.74	\$181,364.57	\$241,826.54	\$284,393.30	\$330,639.26
Ogunquit	\$235,500	\$515,000	\$390,000	\$385,000	\$663,500	\$726,250	\$135,122.75	\$177,392.73	\$197,845.28	\$241,725.61	\$266,640.69	\$337,962.92
Old Orchard Beach	\$88,000	\$207,000	\$175,000	\$199,113	\$317,750	\$325,000	\$93,147.28	\$118,695.34	\$130,628.24	\$168,541.16	\$165,293.19	\$224,074.37
Parsonsfield	\$87,950	\$165,000	\$152,000	\$120,000	\$207,500	\$222,000	\$89,916.89	\$103,306.18	\$113,662.07	\$167,919.30	\$145,882.22	\$198,803.11
Saco	\$120,000	\$212,900	\$217,500	\$210,000	\$319,000	\$336,000	\$117,966.00	\$154,115.00	\$171,400.00	\$192,481.00	\$221,383.00	\$273,636.00
Sanford	\$85,950	\$199,900	\$174,998	\$144,000	\$146,500	\$223,000	\$89,445.00	\$151,327.00	\$111,945.00	\$129,534.00	\$144,161.00	\$188,980.00
Shapleigh	\$109,000	\$217,500	\$183,000	\$187,000	\$260,000	\$296,000	\$120,493.05	\$152,001.02	\$167,403.32	\$195,885.53	\$213,335.99	\$289,500.22
South Berwick	\$147,450	\$263,000	\$240,000	\$231,236	\$289,000	\$355,000	\$141,654.28	\$190,654.28	\$215,128.78	\$268,674.78	\$283,233.71	\$355,510.51
Waterboro	\$97,250	\$175,700	\$145,000	\$145,500	\$230,000	\$242,250	\$119,313.92	\$142,073.34	\$165,828.59	\$193,591.49	\$227,231.51	\$282,605.43
Wells	\$147,000	\$274,950	\$242,500	\$230,000	\$351,250	\$429,500	\$132,753.22	\$167,852.89	\$181,668.57	\$235,297.64	\$251,696.69	\$301,887.16
York	\$215,000	\$420,000	\$330,000	\$365,000	\$477,100	\$520,000	\$156,046.95	\$215,382.13	\$230,095.95	\$254,499.99	\$301,829.70	\$366,230.73
York County	\$124,500	\$230,000	\$205,900	\$215,000	\$290,000	\$330,000	\$121,279.00	\$154,478.38	\$171,288.74	\$210,693.15	\$230,588.61	\$283,301.19
Maine	\$109,900	\$184,000	\$165,000	\$176,000	\$225,000	\$255,000	\$104,064.00	\$129,445.00	\$144,474.00	\$180,816.00	\$202,959.00	\$231,762.00

Difference Between Median Home Price and the Home Price Affordable to the Median Income						
	2000	2005	2010	2015	2019	2020
Acton	\$29,951.92	\$67,715.72	\$47,803.24	-\$1,244.53	\$31,615.41	\$7,220.36
Alfred	-\$3,428.90	\$104,599.44	\$28,339.46	-\$22,117.30	\$74,262.65	\$77,073.35
Arundel	\$13,619.26	\$77,451.05	\$10,716.78	\$16,948.97	\$117,347.40	\$137,200.93
Berwick	\$1,131.88	\$92,393.67	\$37,992.42	-\$12,692.37	\$19,527.91	-\$5,416.35
Biddeford	\$17,043.00	\$119,419.00	\$65,743.00	\$42,524.00	\$97,956.00	\$89,700.00
Buxton	-\$26,455.51	\$48,811.06	\$1,671.52	-\$34,943.09	-\$30,699.07	-\$17,757.64
Cornish		\$65,697.99	-\$15,244.42	-\$19,732.33	\$38,525.29	\$45,158.64
Dayton	-\$20,773.39	\$55,314.11	-\$13,485.22	-\$65,390.92	\$21,389.21	-\$6,147.61
Eliot	\$45,428.71	\$122,784.38	\$68,846.43	-\$14,785.94	\$96,013.04	\$69,345.37
Hollis	-\$27,225.78	\$37,391.92	-\$7,839.90	-\$54,897.40	\$6,708.54	\$53,477.52
Kennebunk	\$21,478.08	\$109,557.96	\$55,011.79	\$20,473.67	\$131,275.33	\$143,399.54
Kennebunkport	\$122,667.97	\$332,523.19	\$74,864.32	\$234,095.34	\$329,187.50	\$340,693.74
Kittery	\$35,641.90	\$106,180.23	\$78,682.01	\$111,470.00	\$143,455.01	\$116,913.09
Lebanon	-\$17,396.89	\$56,800.64	\$24,151.23	-\$14,204.31	\$11,954.54	-\$1,659.12
Limerick	-\$20,690.18	\$19,838.94	-\$20,737.06	-\$94,466.56	\$11,648.08	\$22,109.87
Limington	-\$805.50	\$35,380.28	-\$9,494.90	-\$62,247.70	\$15,674.64	-\$19,181.40
Lyman	-\$5,668.67	\$59,894.44	-\$20,137.73	-\$58,997.03	\$37,035.38	\$277.42
Newfield	-\$25,485.76	\$55,405.17	-\$341.24	-\$24,315.40	\$28,543.28	\$27,392.15
North Berwick	-\$4,785.72	\$68,885.26	\$13,135.43	-\$57,326.54	-\$19,393.30	\$4,360.74
Ogunquit	\$100,377.25	\$337,607.27	\$192,154.72	\$143,274.39	\$396,859.31	\$388,287.08
Old Orchard Beach	-\$5,147.28	\$88,304.66	\$44,371.76	\$30,571.34	\$152,456.81	\$100,925.63
Parsonsfield	-\$1,966.89	\$61,693.82	\$38,337.93	-\$47,919.30	\$61,617.78	\$23,196.89
Saco	\$2,034.00	\$58,785.00	\$46,100.00	\$17,519.00	\$97,617.00	\$62,364.00
Sanford	-\$3,495.00	\$48,573.00	\$63,053.00	\$14,466.00	\$2,339.00	\$34,020.00
Shapleigh	-\$11,493.05	\$65,498.98	\$15,596.68	-\$8,885.53	\$46,664.01	\$6,499.78
South Berwick	\$5,795.72	\$72,345.72	\$24,871.22	-\$37,438.78	\$5,766.29	-\$510.51
Waterboro	-\$22,063.92	\$33,626.66	-\$20,828.59	-\$48,091.49	\$2,768.49	-\$40,355.43
Wells	\$14,246.78	\$107,097.11	\$60,831.43	-\$5,297.64	\$99,553.31	\$127,612.84
York	\$58,953.05	\$204,617.87	\$99,904.05	\$110,500.01	\$175,270.30	\$153,769.27
York County	\$3,221.00	\$75,521.62	\$34,611.26	\$4,306.85	\$59,411.39	\$46,698.81
Maine	\$5,836.00	\$54,555.00	\$20,526.00	-\$4,816.00	\$22,041.00	\$23,238.00

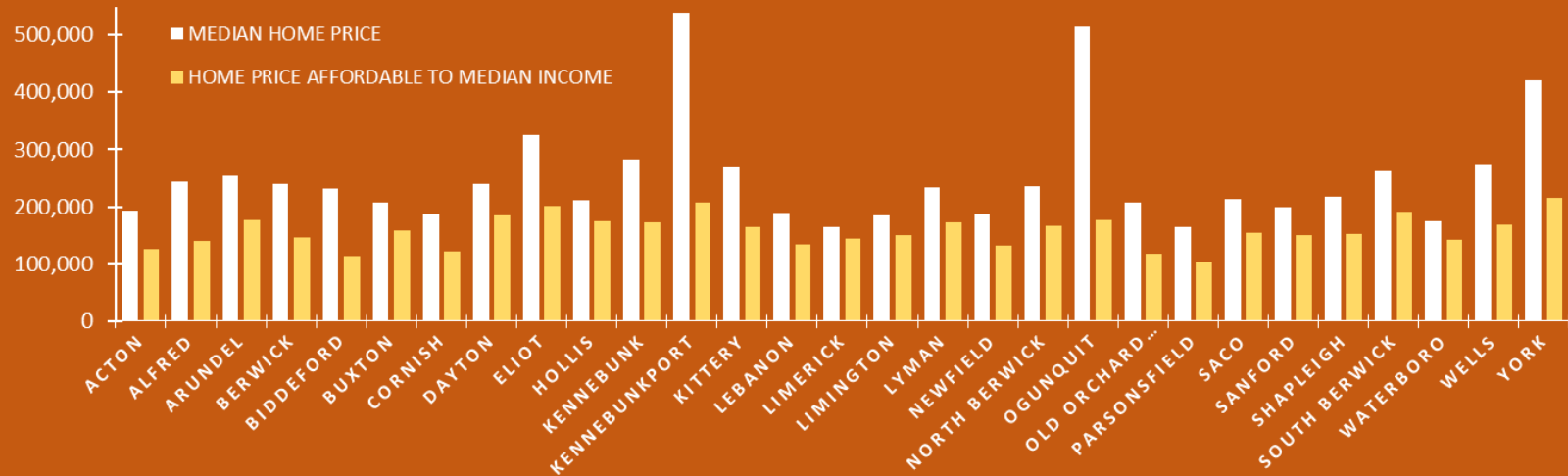
Source: Maine Housing Authority, Homeownership Affordability Index

*The values of median home price and home price affordable to the median income were produced by the Maine Housing Authority. SMPDC calculated the difference between values.

MEDIAN HOME PRICE VS. AFFORDABLE HOME PRICE: 2000



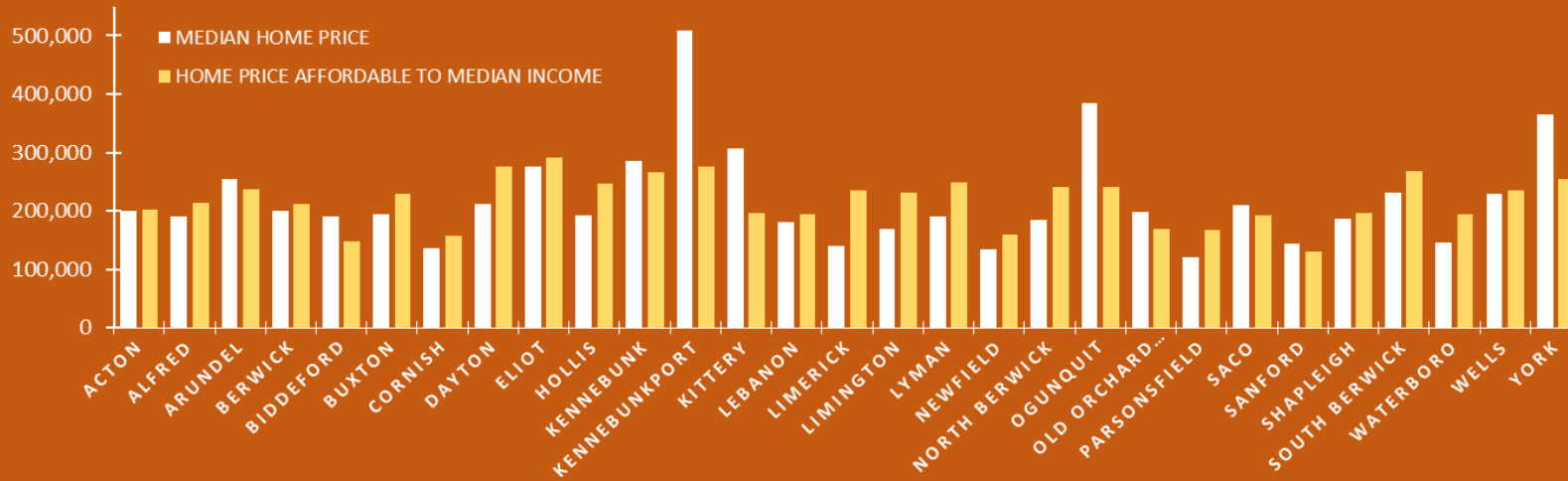
MEDIAN HOME PRICE VS. AFFORDABLE HOME PRICE: 2005



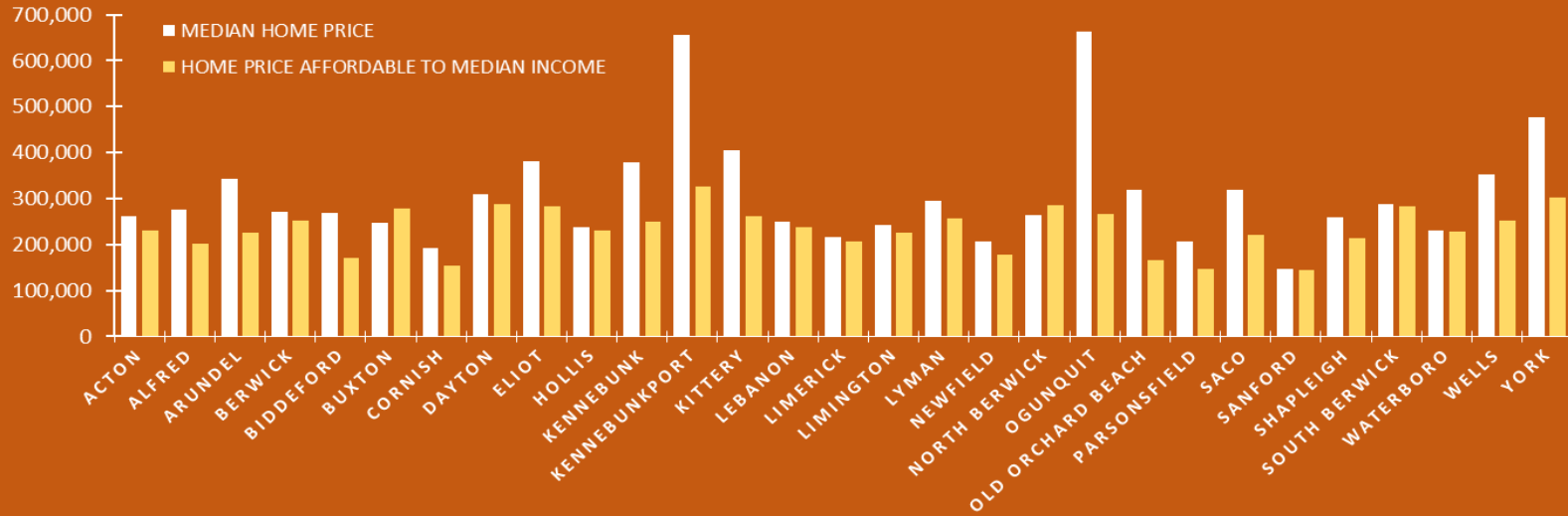
MEDIAN HOME PRICE VS. AFFORDABLE HOME PRICE: 2010



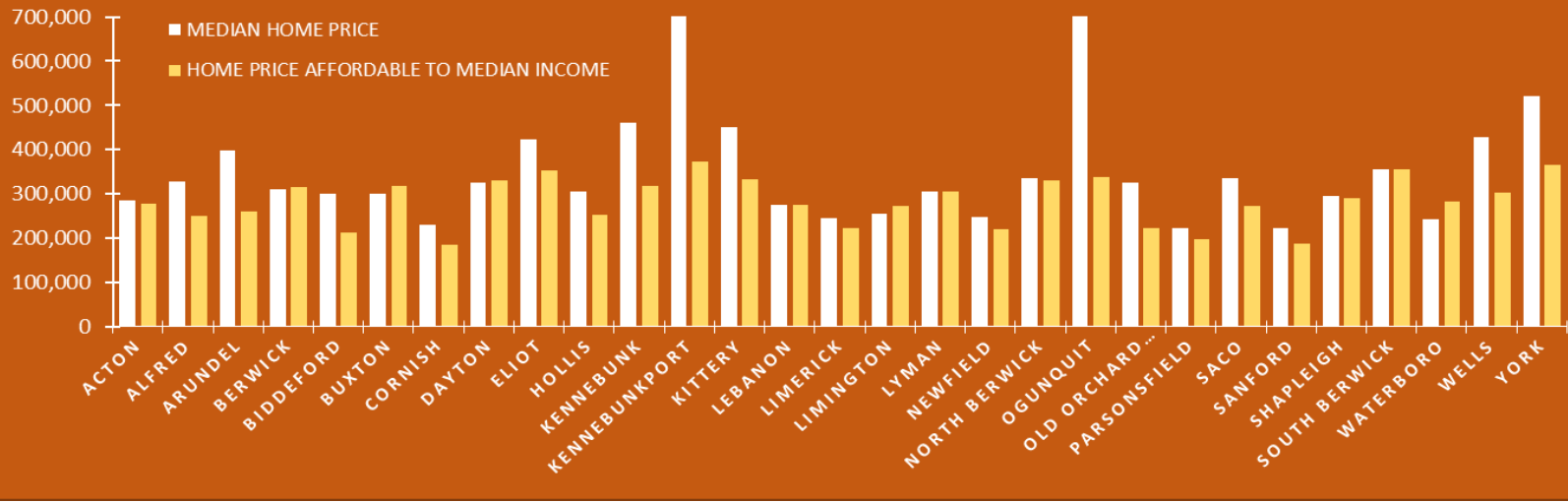
MEDIAN HOME PRICE VS. AFFORDABLE HOME PRICE: 2015



MEDIAN HOME PRICE VS. AFFORDABLE HOME PRICE: 2019



MEDIAN HOME PRICE VS. AFFORDABLE HOME PRICE: 2020



Rental Affordability Index

Rental Affordability Index						
	2000	2005	2010	2015	2017	2020
Alfred	-	-	-	-	1.01	-
Berwick	-	-	-	-	0.89	-
Biddeford	0.95	0.82	0.88	-	0.71	0.78
Buxton	-	-	-	-	-	-
Eliot	-	-	-	-	1.07	0.72
Kennebunk	-	0.92	-	-	1.18	1.16
Kennebunkport	-	-	-	-	-	-
Kittery	-	-	-	-	0.99	0.66
North Berwick	-	0.80	-	-	1.48	-
Old Orchard Beach	0.92	0.91	0.83	-	0.81	0.53
Saco	1.05	0.83	-	-	1.00	0.7
Sanford	1.98	1.58	1.80	-	1.60	1.28
South Berwick	-	1.14	-	-	0.92	-
Wells	-	-	0.88	-	-	0.56
York	-	0.94	0.94	-	0.85	-
York County	1.07	0.89	0.98	0.82	0.85	0.61

Source: Maine Housing Authority, Rental Affordability Index, Rental data is not available for 2019.

This represents all data for York County towns within our study years (with the addition of 2017 as the most recent pre-pandemic values). Towns not pictured had no data within the study years.

Difference Between Median Renter Income and Income Needed to Afford the Average* 2-Bedroom Rent						
	2000	2005	2010	2015	2017	2020
York County	\$1,839.00	-\$3,932.00	-\$734.00	-\$7,818.00	-\$6,297.00	-\$26,496.00
Maine	-\$1,248.00	-\$6,463.00	-\$1,989.00	-\$3,856.00	-\$8,289.00	-\$7,391.00

Source: Maine Housing Authority, Rental Affordability Index; * Median 2-Bedroom Rent is used in 2020, and rental data is not available for 2019.

*The values of median renter income and income needed to afford the average/median rent were produced by the Maine Housing Authority. SMPDC calculated the difference between values.

Difference between Average* 2-Bedroom Rent and the Rent Affordable to the Median Renter Income						
	2000	2005	2010	2015	2017	2020
York County	-\$46.00	\$99.00	\$18.00	\$195.00	\$157.00	\$662.00
Maine	\$31.00	\$161.00	\$50.00	\$96.00	\$207.00	\$185.00
Source: Maine Housing Authority, Rental Affordability Index, *Median 2-bedroom rent was used in 2020, Rental data is not available for 2019.						

*The values of average/median rent and rent affordable to the median renter income were produced by the Maine Housing Authority. SMPDC calculated the difference between values.