



HOUSING MARKET BY THE NUMBERS

FAST FACTS: POPULATION

Source: 2018 American Community Survey 5-Year Estimate

21,452

Population

Expected to grow
4.5% by 2022

8,899

Households

51% Rent, 49% Own
& Occupy

37.3

Median Age

1 in 4 heads of
household is under
age 35

44%

Heads of
Household
Age 55+

FAST FACTS: HOUSING STOCK

Source: 2018 American Community Survey 5-Year Estimate; 2020 City of Biddeford Assessing Dept.

10,071

Housing Units

Includes 636
seasonal units

1952

Median Year
Built

20+ years older than
in York County
& ME

1 in 4

Housing Units

is in below-average
condition

3.7%

Rental
Vacancy Rate

2.5%-3% lower than
in York County
& ME

FAST FACTS: HOUSING DEVELOPMENT

Source: 2018-2020 Biddeford Codes Office; 2018 American Community Survey 5-Year Estimate; January 2021 Biddeford Planning Office Estimate

91

Single-Family
Homes

received permits in
past 3 years

282

Multi-Family
Units

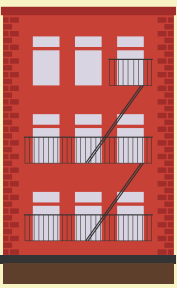
received permits in
past 3 years

995

Additional
Affordable
Rental Units
needed to meet
demand

1 in 10

New Rental Units
Offered a Rent
Subsidy
over the past
5 years



Rental Units

Source: 2019 Maine Housing Authority Affordability Report

51%

Households that Rent

Multi-unit buildings are 87% of all renter-occupied housing.

\$1,211

Average monthly rent for a 2 bedroom unit (includes utilities)

\$48,423

Annual income needed to afford average 2-bedroom rent (\$23.28/hr)

\$37,968

Renter's actual annual median income (\$18.25/hr)

\$949

Monthly rent that is affordable at renters' actual median income

60%

Households unable to afford the average 2-bedroom rent

Owned Units



49%

Households that Own/Occupy

Single-family homes are 88% of all owner-occupied housing.

\$268,000

Median home price in Biddeford

\$82,917

Annual income needed to afford median home price (\$39.86/hr)

\$52,610

Actual Biddeford annual median income (\$25.29/hr)

\$170,044

Home price that is affordable at actual median income

74%

Households unable to afford the median home price