

MAINE

#26*

In **Maine**, the Fair Market Rent (FMR) for a two-bedroom apartment is **\$1,478**. In order to afford this level of rent and utilities — without paying more than 30% of income on housing — a household must earn **\$4,927** monthly or **\$59,120** annually. Assuming a 40-hour work week, 52 weeks per year, this level of income translates into an hourly Housing Wage of:

\$28.42
PER HOUR
STATE HOUSING
WAGE

FACTS ABOUT MAINE:

STATE FACTS	
Minimum Wage	\$14.65
Average Renter Wage	\$17.53
2-Bedroom Housing Wage	\$28.42
Number of Renter Households	152,957
Percent Renters	26%

MOST EXPENSIVE AREAS	HOUSING WAGE
Portland HMFA	\$38.67
York-Kittery-South Berwick HMFA	\$37.90
Cumberland County (part) HMFA	\$33.56
York County (part) HMFA	\$31.08
Sagadahoc County	\$27.60

MSA = Metropolitan Statistical Area; HMFA = HUD Metro FMR Area.

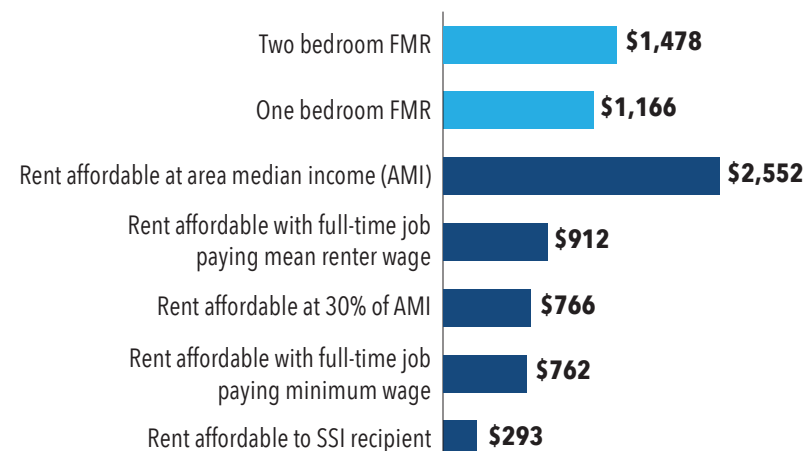
* Ranked from Highest to Lowest 2-Bedroom Housing Wage. Includes District of Columbia and Puerto Rico.

78
Work Hours Per Week At
Minimum Wage To Afford a
2-Bedroom Rental Home (at FMR)

61
Work Hours Per Week At
Minimum Wage To Afford a
1-Bedroom Rental Home (at FMR)

1.9
Number of Full-Time Jobs At
Minimum Wage To Afford a
2-Bedroom Rental Home (at FMR)

1.5
Number of Full-Time Jobs At
Minimum Wage To Afford a
1-Bedroom Rental Home (at FMR)



Maine	FY25 HOUSING WAGE	HOUSING COSTS			AREA MEDIAN INCOME (AMI)				RENTERS				
	Hourly wage necessary to afford 2 BR ¹ FMR ²	2 BR FMR	Annual income needed to afford 2 BR FMR	Full-time jobs at minimum wage needed to afford 2 BR FMR ³	Annual AMI ⁴	Monthly rent affordable at AMI ⁵	30% of AMI	Monthly rent affordable at 30% of AMI	Renter households (2019-2023)	% of total households (2019-2023)	Estimated hourly mean renter wage (2025)	Monthly rent affordable at mean renter wage	Full-time jobs at mean renter wage needed to afford 2 BR FMR
Maine	\$28.42	\$1,478	\$59,120	1.9	\$102,090	\$2,552	\$30,627	\$766	152,957	26%	\$17.53	\$912	1.6
Combined Nonmetro Areas	\$21.59	\$1,122	\$44,898	1.5	\$86,361	\$2,159	\$25,908	\$648	54,935	23%	\$14.61	\$760	1.5
<u>Metropolitan Areas</u>													
Bangor HMFA	\$27.38	\$1,424	\$56,960	1.9	\$113,600	\$2,840	\$34,080	\$852	14,932	38%	\$16.17	\$841	1.7
Cumberland County (part) HMFA	\$33.56	\$1,745	\$69,800	2.3	\$109,500	\$2,738	\$32,850	\$821	4,008	19%	\$21.55	\$1,121	1.6
Lewiston-Auburn MSA	\$24.38	\$1,268	\$50,720	1.7	\$85,400	\$2,135	\$25,620	\$641	15,222	33%	\$15.44	\$803	1.6
Penobscot County (part) HMFA	\$22.21	\$1,155	\$46,200	1.5	\$77,700	\$1,943	\$23,310	\$583	4,317	17%	\$16.17	\$841	1.4
Portland HMFA	\$38.67	\$2,011	\$80,440	2.6	\$129,800	\$3,245	\$38,940	\$974	37,288	31%	\$21.34	\$1,110	1.8
Sagadahoc County HMFA	\$27.60	\$1,435	\$57,400	1.9	\$103,200	\$2,580	\$30,960	\$774	3,596	22%	\$15.13	\$787	1.8
York County (part) HMFA	\$31.08	\$1,616	\$64,640	2.1	\$114,000	\$2,850	\$34,200	\$855	14,254	24%	\$17.72	\$922	1.8
York-Kittery-South Berwick HMFA	\$37.90	\$1,971	\$78,840	2.6	\$128,200	\$3,205	\$38,460	\$962	4,405	22%	\$17.72	\$922	2.1
<u>Counties</u>													
Aroostook County	\$18.96	\$986	\$39,440	1.3	\$81,000	\$2,025	\$24,300	\$608	7,604	26%	\$13.00	\$676	1.5
Franklin County	\$21.46	\$1,116	\$44,640	1.5	\$86,400	\$2,160	\$25,920	\$648	2,865	23%	\$12.50	\$650	1.7
Hancock County	\$23.12	\$1,202	\$48,080	1.6	\$96,600	\$2,415	\$28,980	\$725	5,301	21%	\$13.83	\$719	1.7
Kennebec County	\$22.31	\$1,160	\$46,400	1.5	\$87,300	\$2,183	\$26,190	\$655	14,694	27%	\$15.82	\$822	1.4
Knox County	\$22.65	\$1,178	\$47,120	1.5	\$100,200	\$2,505	\$30,060	\$752	3,859	21%	\$14.71	\$765	1.5
Lincoln County	\$23.92	\$1,244	\$49,760	1.6	\$98,700	\$2,468	\$29,610	\$740	2,619	16%	\$15.98	\$831	1.5
Oxford County	\$21.08	\$1,096	\$43,840	1.4	\$79,800	\$1,995	\$23,940	\$599	4,546	19%	\$13.12	\$682	1.6
Piscataquis County	\$21.62	\$1,124	\$44,960	1.5	\$70,300	\$1,758	\$21,090	\$527	1,872	23%	\$14.76	\$768	1.5
Somerset County	\$20.25	\$1,053	\$42,120	1.4	\$78,000	\$1,950	\$23,400	\$585	5,170	23%	\$17.39	\$904	1.2
Waldo County	\$23.44	\$1,219	\$48,760	1.6	\$88,700	\$2,218	\$26,610	\$665	3,335	19%	\$14.24	\$741	1.6

1: BR = Bedroom

2: FMR = Fiscal Year 2025 Fair Market Rent.

3: This calculation uses the higher of the county, state, or federal minimum wage, where applicable.

4: AMI = Fiscal Year 2025 Area Median Income

5: Affordable rents represent the generally accepted standard of spending not more than 30% of gross income on gross housing

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Washington County	\$19.73	\$1,026	\$41,040	1.3	\$74,800	\$1,870	\$22,440	\$561	3,070	22%	\$12.35	\$642	1.6

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