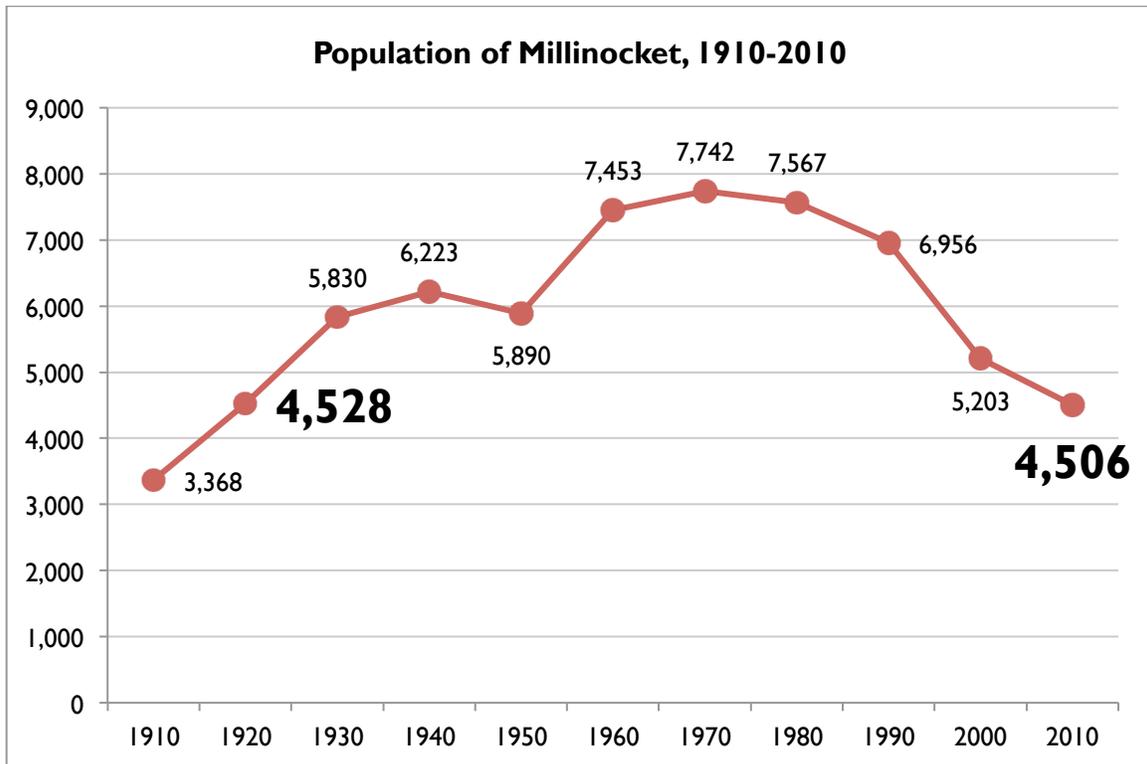


## Millinocket Top Ten

1. Since the turn of the 20<sup>th</sup> Century, Millinocket has experienced two periods of growth: 1) from the early 1900s to 1940 (particularly during the 1910s and 1920s); and 2) from 1950 to 1970 (particularly during the 1950s). **The community's population, though, has been shrinking ever since 1970.** It fell slightly (by 175) over the course of the 1980s, to a greater degree (by 611) during the 1990s, substantially (by 1,753) in the 1990s, and more slowly (by 697) between 2000 and 2010.

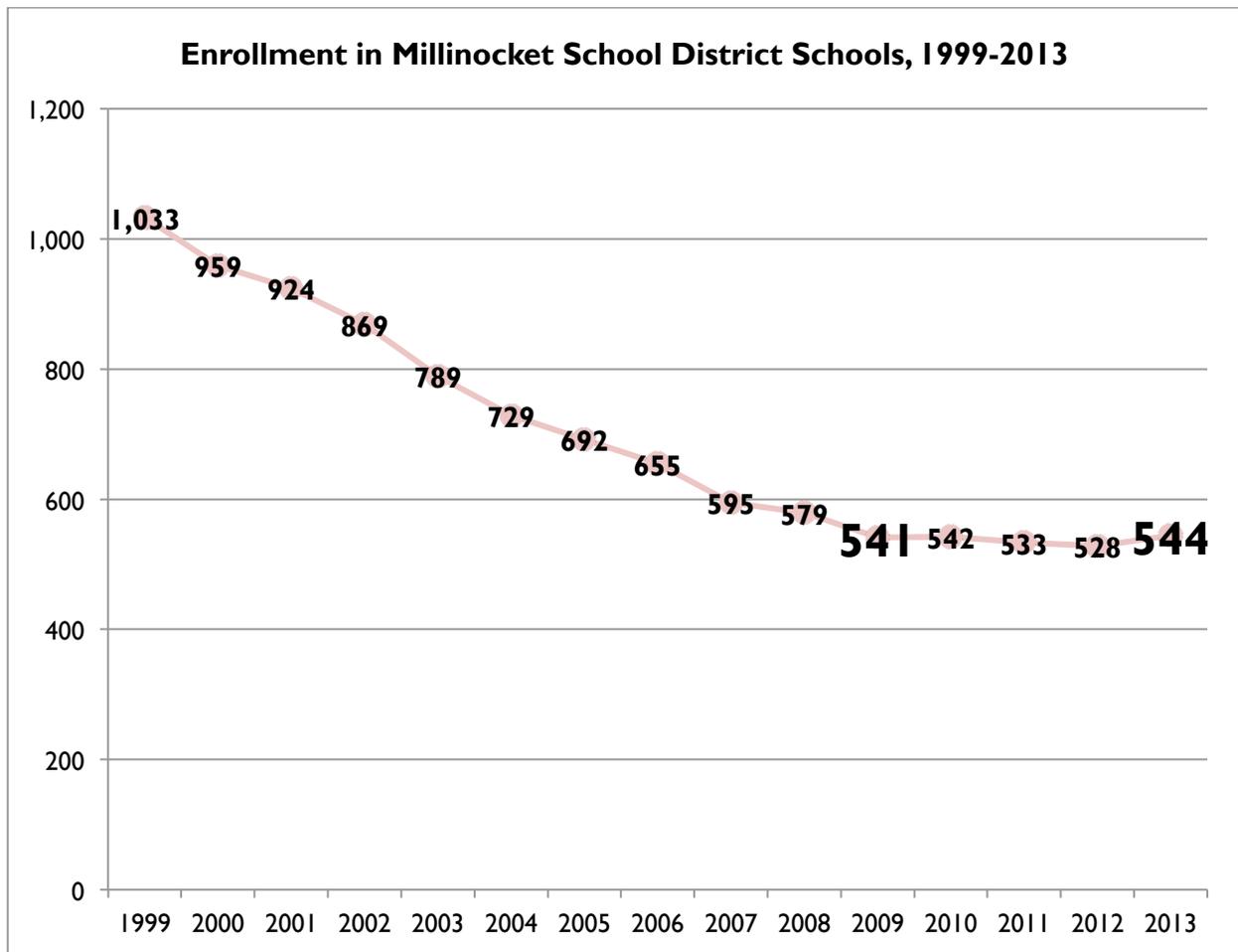


Sources: Decennial Census, czbLLC.

**Millinocket's 2010 population was nearly identical to its 1920 population.** This may have serious consequences for the community's housing stock – creating an excess supply of units (unless units were removed from the market at the same pace as population declined). It would likely be worthwhile to take an inventory of existing units to flag which properties, in which areas of the city, are showing the greatest weakness.

2. The most recent figures released by the Census Bureau (the 2012 American Community Survey 5-Year Estimates) put Millinocket's current (2012) population at 4,530 – if anything, slightly above 2010 levels. This suggests that **the community's rate of population may have slowed** in recent years. This is further supported by enrollment data from the Millinocket School District.

While enrollment in the district's elementary, middle, and high school collectively fell by nearly half between 1999 and 2009 (from 1,033 to 541), the number of students in the district's now reconfigured elementary and junior/senior high school has stayed constant since 2009; the district counted 544 students in 2013.



Sources: Maine Department of Education Attending Enrollment, czbLLC.

- The age of the community's housing units largely reflect these waves of growth: roughly two-in-five (39%) units were built prior to 1940, one-fourth (24%) were built in the 1940s and 1950s, another fourth (25%) were built in the 1960s and 1970s, and just 13% were added since 1980 (with less than 2% of all units built since 2000).

Year Built (as of 2012)	Millinocket	
	#	%
Total Housing Units	2,430	
Built since 1980	305	13%
Built 1960 to 1979	607	25%
Built 1940 to 1959	575	24%
Built in 1939 or Earlier	943	39%

Sources: 2012 American Community Survey 5-Year Estimates, czbLLC.

- Housing of various ages, on average, have similar values – ranging from approximately \$56,000 for units built in the 1940s to \$85,700 for units built in the 1990s.

Year Built	Millinocket CDP, Maine				
	Median Value	# of Units	# of Single-family Units	# of Multifamily, 2-4 Units	# of Mobile Homes
All Owner-Occupied Units	\$65,000	1,583			
Built 2000 or later	N/A	23	23	0	0
Built 1990 to 1999	\$85,700	84	74	0	99
Built 1980 to 1989	\$27,800*	89			
Built 1970 to 1979	\$71,100	356	376	0	80
Built 1960 to 1969	\$77,300	100			
Built 1950 to 1959	\$64,800	317	464	0	0
Built 1940 to 1949	\$56,200	147			
Built 1939 or earlier	\$64,800	467	425	42	0

*\*Note: The low median value for owner-occupied units built in the 1980s likely reflects the large number of mobile homes in this category. Mobile homes generally had a median value well below that of other units: \$65,000 for all owner-occupied units and just \$20,100 for mobile homes.*

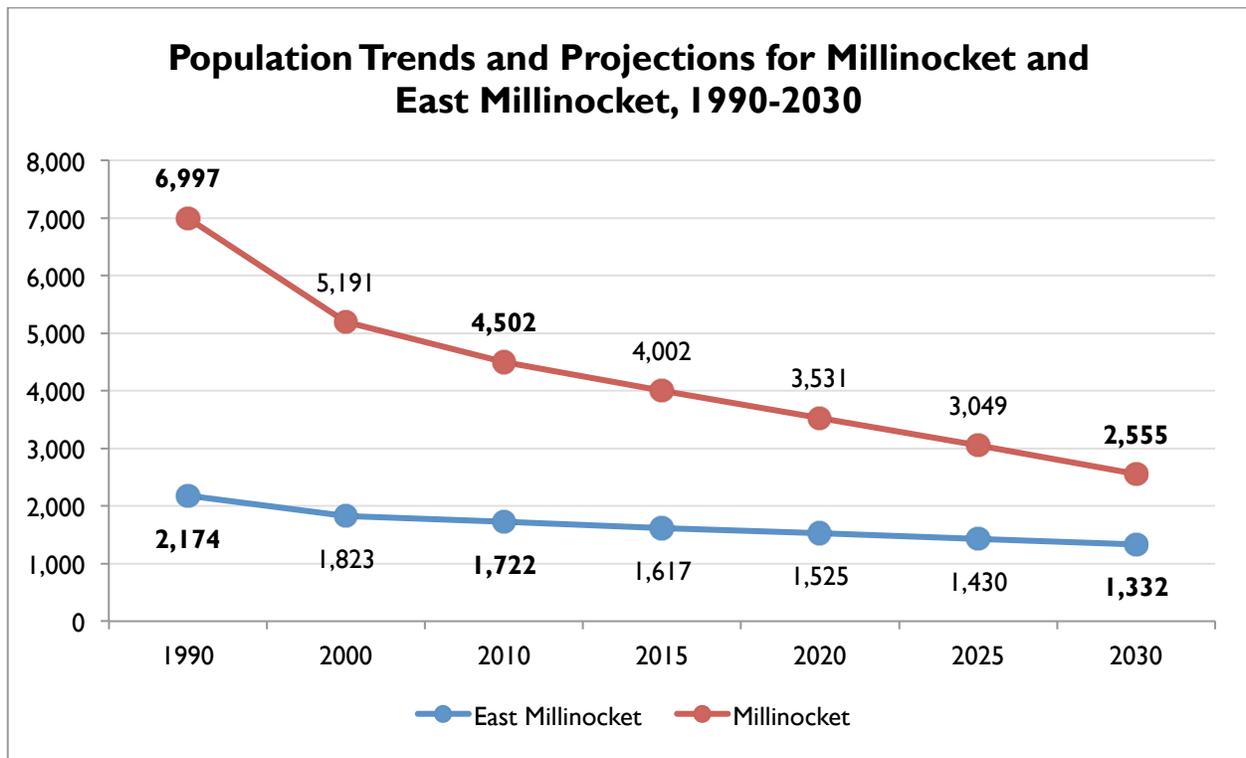
Sources: 2012 American Community Survey 5-Year Estimates, czbLLC.

Overall, the vast majority of the community's housing stock is valued below \$100,000: one-third (32%) of owner-occupied units were valued below \$50,000 and half (48%) were valued between \$50,000 and \$99,999 as of 2012.

Value of Owner-Occupied Units (2012)	Millinocket	
	#	%
Owner-occupied units	1,583	
Less than \$50,000	503	32%
\$50,000 to \$99,999	765	48%
\$100,000 to \$149,999	186	12%
\$150,000 to \$199,999	92	6%
\$200,000 or More	37	2%
Median (dollars)	\$65,000	

Sources: 2012 American Community Survey 5-Year Estimates, czbLLC.

- If anything, state projections show population declines continuing – in both Millinocket and, to a lesser extent, in nearby East Millinocket. Projections expect Millinocket's population to fall from current levels (approximately 4,500 residents) to 2,555 by 2030 – a more than 43% drop.



Sources: *Maine Demographic Projections from the State of Maine Office of Policy and Management, czbLLC.*

- At the same time, the state projects the county's population to age. In 2010, 15% of Penobscot County residents were 65 years old or older. By 2030, demographers expect nearly one-in-four (23%) to be at least 65.

Year	Penobscot County		
	Total Population	Population 65+	% of Population 65+
2010	153,838	22,318	14.5%
2015	153,750	25,635	16.7%
2020	155,082	29,547	19.1%
2025	156,350	33,674	21.5%
2030	157,491	36,159	23.0%

Sources: *Maine Demographic Projections from the State of Maine Office of Policy and Management, czbLLC.*