

## 7. Housing & Real Estate

Generally, the housing stock keeps pace with the population growth of an area. Imbalances between the growth rate of the housing stock and the residents needing housing can be indicative of a number of factors. Possible factors leading to an increase in residential construction activity include the following: physical shortage of housing, housing market activity, or current trends of housing prices. During some periods growth in the housing stock can lag due to an increase in the number of households. High vacancy rates and the expectation of flat or falling housing prices are among the factors that might cause reduced residential construction activity.

Housing indicators in El Dorado County fluctuate every year and remain highly dependent on variations in the population. The total number of housing units in the county has been increasing at a faster rate (1.7 percent) than California (0.7 percent), and remained consistent with its own population trends between 1997 and 2007. There has been an average annual increase of over 6 percent in new housing unit permits in the county, and a 12 percent average annual increase in the value of new construction between 1996 and 2006. Between 2000 and 2008, the average rent price for a three-bedroom unit in El Dorado County ranked third out of twenty-three counties within Northern California.

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## Total Housing Units

### Overview

Total housing units is the number of single- and multiple-family dwellings, mobile homes, and other dwelling units located within a given jurisdiction. A housing unit may be the permanent residence for a household, a seasonal or second home, or vacant whether or not it is for sale or rent. Occupancy may be by a single family, one person living alone, two or more families living together, or any other group of related or unrelated persons who share living arrangements. The number of housing units is estimated annually by the California Department of Finance and the department uses this data to estimate population change (section one).

According to the California Construction Industry Research Board, single-family units include the following:

- Disconnected or detached units that stand apart from other units
- Semi-detached units that are attached to another unit on one side only
- Row houses and townhouses where each unit is separated from an adjacent unit by an unbroken ground-to-roof partition or firewall
- Condominiums are considered single-family units if they include the following:
  - A zero-lot-line or zero-property-line construction (these terms can be used interchangeably referring to a lot that has no side yard but extends to the property line)
  - A dividing line that separates two or more lots for the purpose of maintenance, repair, improvements, and reconstruction of the dwelling originally constructed on the lots
  - Each unit is separated by an air space
  - The units are separated by an unbroken ground-to-roof partition or firewall

Multi-family units include the following:

- Duplexes
- Three- to four-unit structures
- Apartment structures (with five or more units)
- Condominiums that do not meet the single-family definitions

Growth in the number of housing units typically keeps pace with population growth. A disparity between housing and population growth indicates something about a community. Housing growth without population growth may indicate an increase in the number of second

County Total Housing Units

Year	Single-family units	Multiple-family units	Mobile Homes	Total housing units	Annual percent change
1990	48,288	8,204	4,959	61,451	n/a
1991	49,531	8,440	5,041	63,012	2.5%
1992	50,912	8,685	5,104	64,701	2.7%
1993	52,057	8,694	5,188	65,939	1.9%
1994	52,864	8,697	5,251	66,812	1.3%
1995	53,679	8,760	5,302	67,741	1.4%
1996	54,498	8,796	5,337	68,631	1.3%
1997	55,340	8,970	5,374	69,684	1.5%
1998	56,296	9,212	5,407	70,915	1.8%
1999	57,163	9,371	5,440	71,974	1.5%
2000	58,692	8,213	4,373	71,278	-1.0%
2001	59,488	8,367	4,373	72,228	1.3%
2002	60,974	8,444	4,373	73,791	2.2%
2003	62,510	8,452	4,374	75,336	2.1%
2004	64,227	8,580	4,374	77,181	2.4%
2005	66,078	8,996	4,374	79,448	2.9%
2006	67,699	9,404	4,375	81,478	2.6%
2007	68,876	9,442	4,377	82,695	1.5%

Source: California Department of Finance, Demographic Research Unit

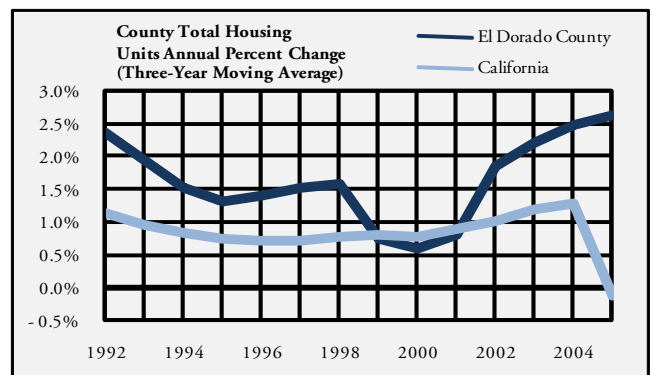
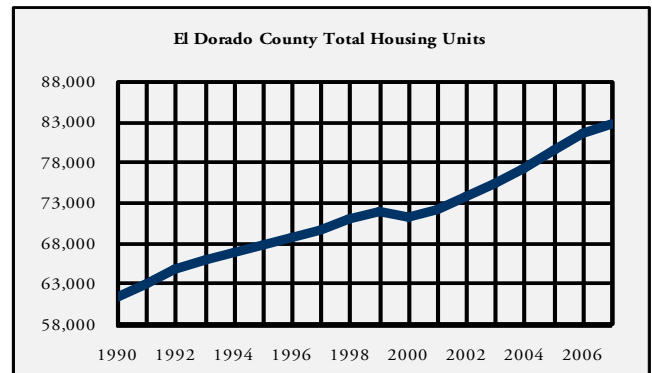
homes in the community. Population growth without housing growth may result in a housing shortage and an increase in home prices, affecting housing affordability (see the housing affordability indicator later in this section) and the overall cost of living (section five).

NOTE: The California Department of Finance uses the decennial census as a base for estimating total housing units. The estimates are produced by adding new construction with annexations and subtracting demolitions from the census benchmark. Data for 1991 through 1999 have not yet been updated to include the 2000 census, and therefore are not comparable to the most recent data. Data for 2000 through 2007 were revised to reflect the 2000 Census.

*El Dorado County*

The total number of housing units in El Dorado County increased at an average annual rate of 1.7 percent between 1997 and 2007, compared to 0.7 percent in California. Single-family units have increased the most in the county, with a 20 percent increase since 1990. In 2007, about 82 percent of single-family units and 81 percent of mobile homes are outside city limits, while the majority of multiple-family units are within the county's incorporated areas.

The city of South Lake Tahoe had 14,311 total housing units in 2007, the largest amount in the county, and yet the city has had an annual average decrease of 0.1 percent over the last ten years. Placerville has had an average annual increase in total housing units of nearly 2 percent over the last decade.



City of Placerville Total Housing Units

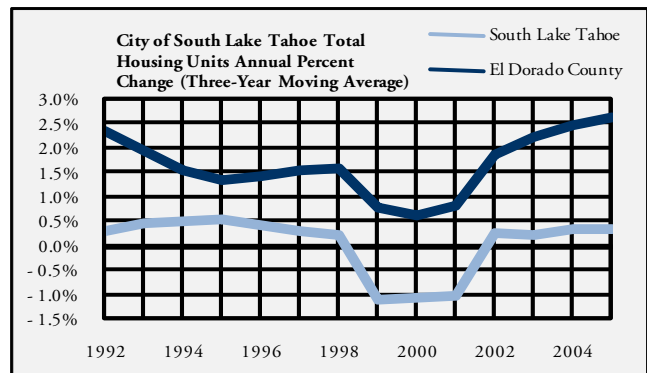
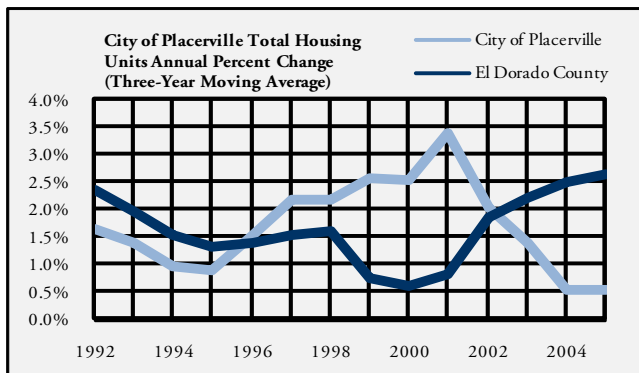
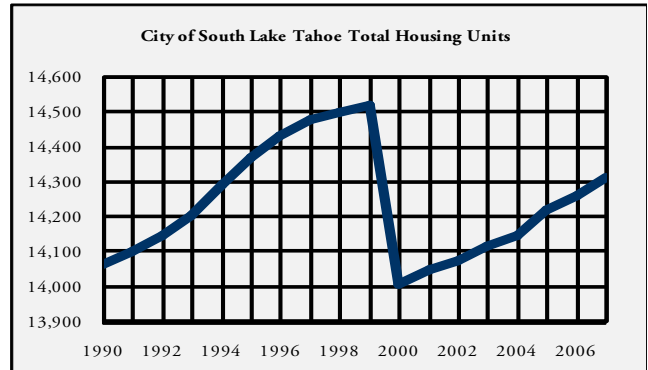
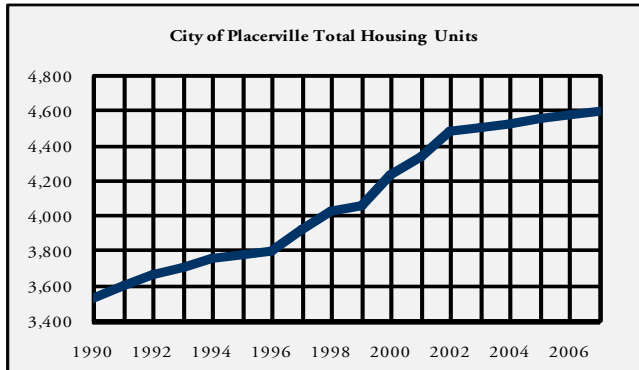
Year	Single-family units	Multiple-family units	Mobile Homes	Total housing units	Annual percent change
1990	2,361	1,008	161	3,530	n/a
1991	2,409	1,032	163	3,604	2.1%
1992	2,470	1,036	163	3,669	1.8%
1993	2,508	1,036	164	3,708	1.1%
1994	2,558	1,036	164	3,758	1.3%
1995	2,576	1,038	164	3,778	0.5%
1996	2,603	1,040	164	3,807	0.8%
1997	2,641	1,128	164	3,933	3.3%
1998	2,663	1,204	162	4,029	2.4%
1999	2,693	1,204	162	4,059	0.7%
2000	2,896	1,187	159	4,242	4.5%
2001	2,920	1,265	159	4,344	2.4%
2002	2,979	1,346	159	4,484	3.2%
2003	3,000	1,348	160	4,508	0.5%
2004	3,019	1,350	160	4,529	0.5%
2005	3,044	1,356	160	4,560	0.7%
2006	3,065	1,356	161	4,582	0.5%
2007	3,088	1,356	163	4,607	0.5%

Source: California Department of Finance, Demographic Research Unit

City of South Lake Tahoe Housing Units

Year	Single-family units	Multiple-family units	Mobile Homes	Total housing units	Annual percent change
1990	8,513	4,827	726	14,066	n/a
1991	8,567	4,806	726	14,099	0.2%
1992	8,611	4,812	724	14,147	0.3%
1993	8,656	4,821	724	14,201	0.4%
1994	8,681	4,824	787	14,292	0.6%
1995	8,722	4,858	787	14,367	0.5%
1996	8,755	4,890	787	14,432	0.5%
1997	8,795	4,894	787	14,476	0.3%
1998	8,819	4,891	787	14,497	0.1%
1999	8,838	4,894	787	14,519	0.2%
2000	9,120	4,217	668	14,005	-3.5%
2001	9,159	4,219	668	14,046	0.3%
2002	9,188	4,217	668	14,073	0.2%
2003	9,227	4,221	668	14,116	0.3%
2004	9,268	4,209	668	14,145	0.2%
2005	9,331	4,221	668	14,220	0.5%
2006	9,346	4,245	668	14,259	0.3%
2007	9,384	4,259	668	14,311	0.4%

Source: California Department of Finance, Demographic Research Unit



## New Housing Units Authorized by Building Permits

### Overview

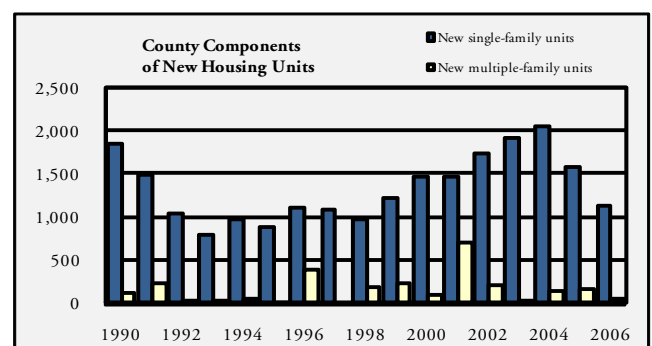
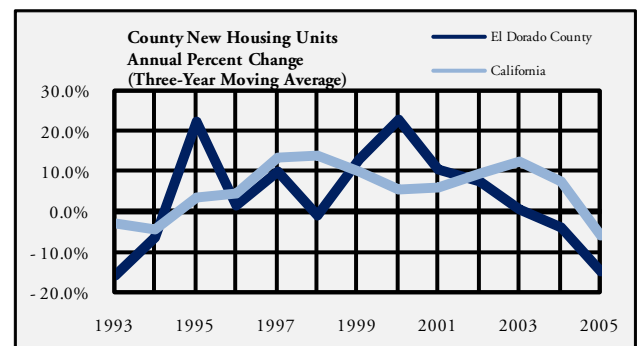
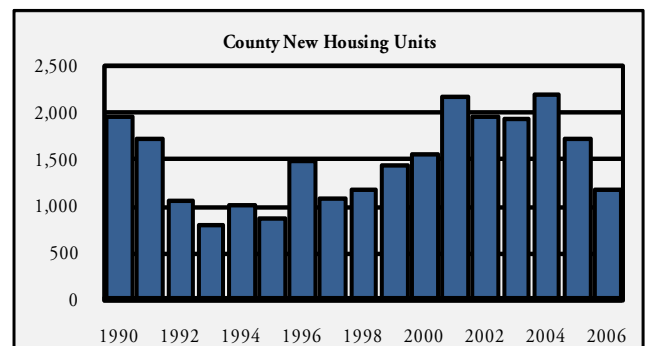
A building permit is required for all new construction. A permit may allow one or more homes in a subdivision. The number of housing units authorized by building permits is the primary factor used to calculate the changes in total housing units. The data is collected by every city and county, then reported to and disseminated by the California Construction Industry Research Board.

The number of building permits typically indicates building activity in the near future, either during the year the permit was issued or the next. An increase in the number of building permits issued indicates expansion in construction sector activity. That expansion may be a response to any number of factors including falling mortgage interest rates, economic growth, or the expectation of rising housing prices due to housing shortages or speculative activity.

County New Housing Units Authorized by Building Permits

Year	New single-family units	New multiple-family units	Total new housing units	Annual percent change
1990	1,837	115	1,952	n/a
1991	1,478	238	1,716	-12.1%
1992	1,046	24	1,070	-37.6%
1993	783	25	808	-24.5%
1994	967	57	1,024	26.7%
1995	874	6	880	-14.1%
1996	1,106	380	1,486	68.9%
1997	1,079	0	1,079	-27.4%
1998	977	195	1,172	8.6%
1999	1,212	223	1,435	22.4%
2000	1,475	87	1,562	8.9%
2001	1,470	704	2,174	39.2%
2002	1,741	206	1,947	-10.4%
2003	1,911	28	1,939	-0.4%
2004	2,055	141	2,196	13.3%
2005	1,566	165	1,731	-21.2%
2006	1,137	52	1,189	-31.3%

Source: California Construction Industry Research Board



NOTE: Charts were not produced for cities with less than 10,000 people, or for cities in which data is not reported, because small changes in permit activity may produce overstated change when shown in a chart.

*El Dorado County*

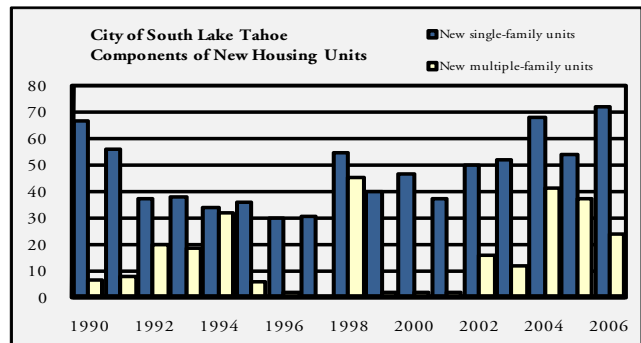
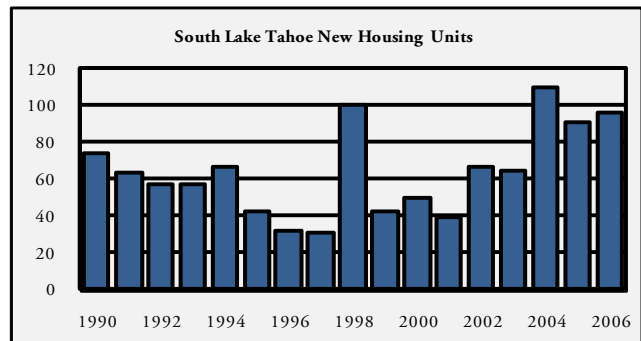
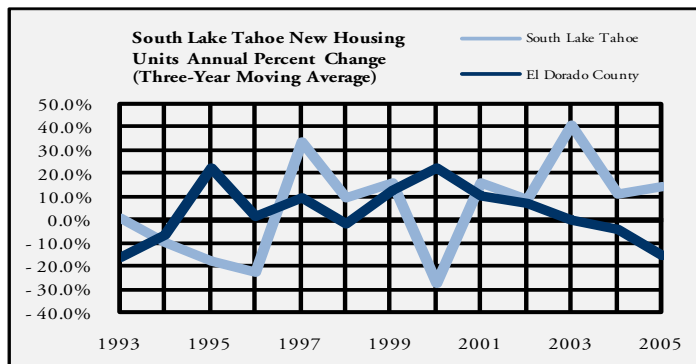
An average of 1,628 new housing units has been authorized by building permits each year in El Dorado County between 1996 and 2006. During that same time, there was an average annual increase of over 6 percent in new housing permits and a 2 percent increase in population. In comparison, California saw a 7 percent increase in housing permits, and a 1.5 percent average annual increase in population during the same time.

Between 1996 and 2006, there have been an average thirty-two new single-family and twenty-three multiple-family unit building permits each year in Placerville. In South Lake Tahoe, there were an average forty-nine single-family and seventeen multiple-family unit permits during the same period of time. The combination of permits in these two cities accounted for 10 percent of the county total in 2006. This means that most of the construction of new housing units took place in unincorporated areas in El Dorado County that year, while 50 percent of new multiple-family units are located in either of the two cities.

City of South Lake Tahoe New Housing Units Authorized by Building Permits

Year	New single-family units	New multiple-family units	Total new housing units	Annual percent change
1990	67	7	74	n/a
1991	56	8	64	-13.5%
1992	37	20	57	-10.9%
1993	38	19	57	0.0%
1994	34	32	66	15.8%
1995	36	6	42	-36.4%
1996	30	2	32	-23.8%
1997	31	0	31	-3.1%
1998	55	45	100	222.6%
1999	40	2	42	-58.0%
2000	47	2	49	16.7%
2001	37	2	39	-20.4%
2002	50	16	66	69.2%
2003	52	12	64	-3.0%
2004	68	41	109	70.3%
2005	54	37	91	-16.5%
2006	72	24	96	5.5%

Source: California Construction Industry Research Board



## City of Placerville New Housing Units Authorized by Building Permits

Year	New single-family units	New multiple-family units	Total new housing units	Annual percent change
1990	75	4	79	n/a
1991	39	0	39	-50.6%
1992	39	0	39	0.0%
1993	19	0	19	-51.3%
1994	26	2	28	47.4%
1995	20	0	20	-28.6%
1996	53	76	129	545.0%
1997	31	0	31	-76.0%
1998	29	2	31	0.0%
1999	30	81	111	258.1%
2000	56	81	137	23.4%
2001	38	0	38	-72.3%
2002	21	4	25	-34.2%
2003	25	6	31	24.0%
2004	30	0	30	-3.2%
2005	19	0	19	-36.7%
2006	21	2	23	21.1%

Source: California Construction Industry Research Board

## Value of New Construction (Building Permit Valuation in Dollars)

### Overview

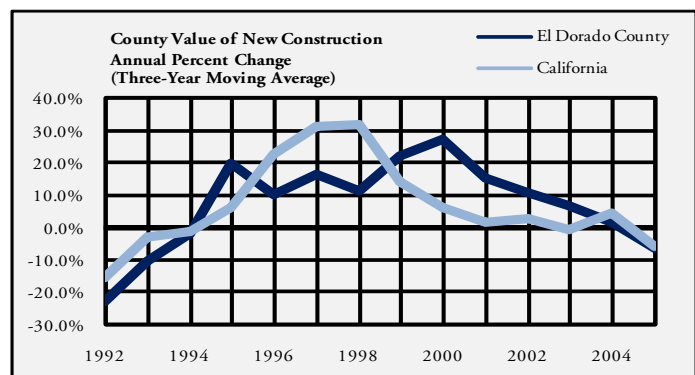
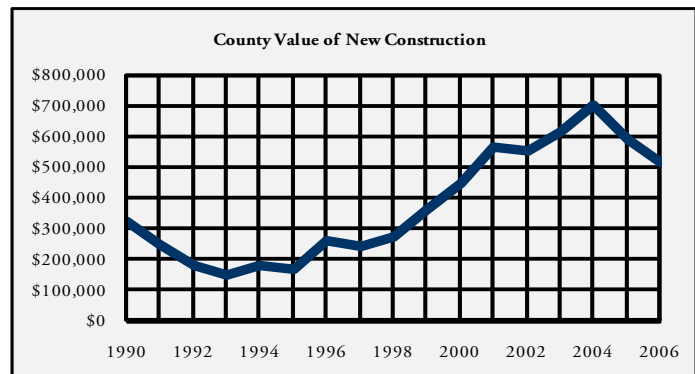
Building permits are required for all new construction, not just housing units as shown in the previous indicator. Permits are required not only for new commercial and industrial construction, but also for the demolition, remodeling, expansion, additions, and repairs made to existing residential, commercial, and industrial structures.

The value of new construction in this indicator is the total value reported in building permits. This often understates the true value of construction because many development impact fees are based on the value of permitted construction, giving builders an incentive to underestimate the cost of the completed structure. The valuation estimate is based on costs that include labor, materials, and architectural and engineering expertise.

Residential units are single-family and multi-family units, and typically account for about half of all permitted construction valuation.

Major components of nonresidential construction include:

- Commercial offices includes structures that are primarily used as offices and include bank buildings
- Commercial stores includes structures that are primary used for retail or other places to which customers typically travel to purchase a good or service
- Other commercial includes hotels, motels, amusement parks, parking garages, service stations, and other types of commercial buildings typically located in a commercially-zoned area
- Industrial buildings include manufacturing plants and other structures typically located in an industrially-



zoned area

- Other construction includes institutional buildings requiring a permit, including churches and religious buildings, hospitals and institutional buildings, schools and educational buildings, residential garages, public works and utilities buildings, and miscellaneous nonresidential structures typically located in an area zoned for public use

This section excludes public buildings when a building permit is not necessary for construction. This usually includes public schools and local government buildings.

The value of construction activity, especially of commercial and industrial buildings, is one of the primary



indicators of economic expansion. It indicates economic investment in the community for which the investor is expecting a return. Because the building may not be complete and operational until the next year, building activity is often a leading indicator of near-term economic growth.

### *El Dorado County*

The value of new construction increased 12 percent on average each year between 1996 and 2006 in El Dorado County. California saw an average annual increase of 11 percent during the same time period. In 2006, single-family units made up 72 percent of all new construction value in the county, while multiple-family units made up another 1 percent. Total commercial and industrial construction accounted for 6 percent of the total value in the county in the same year. The city of South Lake Tahoe had the highest new single-family unit valuation at over \$17.9 million, followed by the city of Placerville at over \$4.5 million.

**County Value of New Construction (Thousands)**

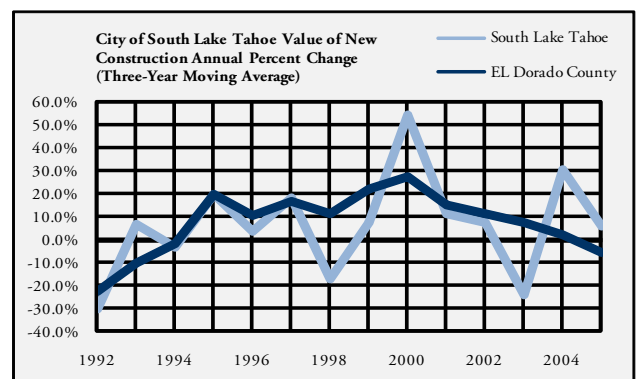
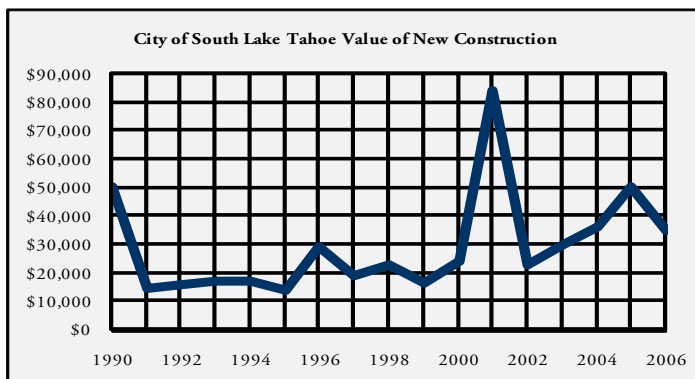
Year	Single-family units	Multiple-family units	Residential alterations	Commercial offices	Commercial stores	Other commercial	Industrial	Other construction	Non-residential alterations	Total valuation
1990	\$ 230,573	\$ 5,978	\$ 19,524	\$ 3,667	\$ 6,369	\$ 34,000	\$ 426	\$ 12,568	\$ 7,187	\$ 320,291
1991	\$ 185,284	\$ 12,797	\$ 23,934	\$ 0	\$ 9,885	\$ 675	\$ 122	\$ 10,986	\$ 5,623	\$ 249,306
1992	\$ 129,089	\$ 2,037	\$ 20,349	\$ 0	\$ 4,557	\$ 1,827	\$ 182	\$ 11,734	\$ 6,496	\$ 176,271
1993	\$ 103,794	\$ 2,497	\$ 17,884	\$ 478	\$ 4,313	\$ 0	\$ 0	\$ 9,723	\$ 9,322	\$ 148,012
1994	\$ 127,179	\$ 3,877	\$ 16,830	\$ 371	\$ 11,422	\$ 0	\$ 0	\$ 10,984	\$ 10,164	\$ 180,827
1995	\$ 121,798	\$ 535	\$ 16,088	\$ 580	\$ 6,080	\$ 0	\$ 490	\$ 10,742	\$ 12,488	\$ 168,801
1996	\$ 167,748	\$ 22,751	\$ 18,426	\$ 4,360	\$ 4,984	\$ 13,194	\$ 444	\$ 15,074	\$ 10,777	\$ 257,758
1997	\$ 173,320	\$ 0	\$ 21,973	\$ 5,525	\$ 3,499	\$ 7,856	\$ 5,771	\$ 18,010	\$ 6,564	\$ 242,518
1998	\$ 190,783	\$ 12,178	\$ 23,537	\$ 901	\$ 5,958	\$ 3,270	\$ 3,283	\$ 17,902	\$ 12,834	\$ 270,646
1999	\$ 263,487	\$ 17,013	\$ 25,356	\$ 11,909	\$ 7,316	\$ 908	\$ 1,287	\$ 19,774	\$ 10,182	\$ 357,233
2000	\$ 347,610	\$ 65,123	\$ 24,350	\$ 18,531	\$ 14,544	\$ 3,563	\$ 464	\$ 18,324	\$ 11,109	\$ 445,007
2001	\$ 350,215	\$ 56,506	\$ 24,300	\$ 3,905	\$ 9,564	\$ 61,941	\$ 0	\$ 27,014	\$ 30,534	\$ 563,978
2002	\$ 437,738	\$ 16,483	\$ 25,826	\$ 5,930	\$ 23,541	\$ 272	\$ 0	\$ 27,052	\$ 13,491	\$ 550,333
2003	\$ 507,969	\$ 3,524	\$ 33,497	\$ 886	\$ 21,500	\$ 322	\$ 1,098	\$ 29,295	\$ 15,528	\$ 613,619
2004	\$ 558,216	\$ 13,381	\$ 33,014	\$ 1,456	\$ 20,554	\$ 14,409	\$ 0	\$ 37,808	\$ 19,252	\$ 698,091
2005	\$ 428,836	\$ 13,418	\$ 41,595	\$ 2,777	\$ 18,633	\$ 20,622	\$ 2,223	\$ 38,370	\$ 17,657	\$ 584,132
2006	\$ 368,126	\$ 6,190	\$ 40,043	\$ 2,337	\$ 23,609	\$ 6,211	\$ 0	\$ 37,911	\$ 26,380	\$ 510,807

Source: California Construction Industry Research Board

City of South Lake Tahoe Value of New Construction (Thousands)

Year	Single-family units	Multiple-family units	Residential alterations	Commercial offices	Commercial stores	Other commercial	Industrial	Other construction	Non-residential alterations	Total valuation
1990	\$ 10,692	\$ 605	\$ 3,045	\$ 318	\$ 0	\$ 34,000	\$ 0	\$ 122	\$ 1,263	\$ 50,045
1991	\$ 8,420	\$ 738	\$ 3,374	\$ 0	\$ 314	\$ 125	\$ 0	\$ 35	\$ 1,175	\$ 14,181
1992	\$ 6,131	\$ 1,674	\$ 2,898	\$ 0	\$ 192	\$ 1,827	\$ 0	\$ 288	\$ 2,444	\$ 15,454
1993	\$ 5,837	\$ 2,106	\$ 5,350	\$ 384	\$ 74	\$ 0	\$ 0	\$ 174	\$ 3,005	\$ 16,930
1994	\$ 4,913	\$ 2,033	\$ 3,787	\$ 371	\$ 0	\$ 0	\$ 0	\$ 2,295	\$ 3,920	\$ 17,319
1995	\$ 4,896	\$ 535	\$ 4,076	\$ 491	\$ 557	\$ 0	\$ 0	\$ 846	\$ 2,409	\$ 13,810
1996	\$ 4,780	\$ 195	\$ 4,446	\$ 156	\$ 1,432	\$ 13,090	\$ 0	\$ 1,962	\$ 3,210	\$ 29,271
1997	\$ 3,592	\$ 0	\$ 5,059	\$ 0	\$ 760	\$ 7,255	\$ 0	\$ 196	\$ 2,222	\$ 19,084
1998	\$ 8,740	\$ 2,729	\$ 4,837	\$ 0	\$ 0	\$ 2,007	\$ 0	\$ 197	\$ 4,406	\$ 22,916
1999	\$ 5,714	\$ 274	\$ 5,451	\$ 454	\$ 0	\$ 0	\$ 0	\$ 2,572	\$ 2,127	\$ 16,591
2000	\$ 7,189	\$ 212	\$ 5,769	\$ 935	\$ 6,107	\$ 0	\$ 0	\$ 399	\$ 3,165	\$ 23,774
2001	\$ 8,103	\$ 259	\$ 4,120	\$ 0	\$ 111	\$ 61,941	\$ 0	\$ 13	\$ 9,583	\$ 84,130
2002	\$ 10,784	\$ 2,228	\$ 3,950	\$ 927	\$ 2,598	\$ 0	\$ 0	\$ 103	\$ 2,333	\$ 22,924
2003	\$ 11,198	\$ 1,494	\$ 5,910	\$ 0	\$ 5,215	\$ 0	\$ 0	\$ 286	\$ 5,519	\$ 29,622
2004	\$ 15,588	\$ 6,955	\$ 6,284	\$ 0	\$ 247	\$ 0	\$ 0	\$ 243	\$ 7,173	\$ 36,490
2005	\$ 13,964	\$ 3,888	\$ 4,933	\$ 0	\$ 3,464	\$ 20,202	\$ 0	\$ 284	\$ 3,770	\$ 50,504
2006	\$ 17,974	\$ 2,459	\$ 4,244	\$ 0	\$ 173	\$ 4,079	\$ 0	\$ 466	\$ 5,666	\$ 35,061

Source: California Construction Industry Research Board



## City of Placerville Value of New Construction (Thousands)

Year	Single-family units	Multiple-family units	Residential alterations	Commercial offices	Commercial stores	Other commercial	Industrial	Other construction	Non-residential alterations	Total valuation
1990	\$ 9,293	\$ 189	\$ 993	\$ 2,311	\$ 461	\$ 0	\$ 0	\$ 531	\$ 1,824	\$ 15,602
1991	\$ 4,452	\$ 0	\$ 1,861	\$ 0	\$ 0	\$ 550	\$ 0	\$ 387	\$ 2,844	\$ 10,094
1992	\$ 4,975	\$ 0	\$ 812	\$ 0	\$ 0	\$ 0	\$ 0	\$ 40	\$ 644	\$ 6,471
1993	\$ 2,824	\$ 0	\$ 531	\$ 94	\$ 0	\$ 0	\$ 0	\$ 734	\$ 2,163	\$ 6,346
1994	\$ 3,424	\$ 275	\$ 794	\$ 0	\$ 0	\$ 0	\$ 0	\$ 36	\$ 150	\$ 4,679
1995	\$ 3,245	\$ 0	\$ 385	\$ 0	\$ 0	\$ 0	\$ 0	\$ 81	\$ 336	\$ 4,047
1996	\$ 6,468	\$ 5,417	\$ 555	\$ 0	\$ 238	\$ 0	\$ 0	\$ 3,598	\$ 1,925	\$ 18,201
1997	\$ 3,599	\$ 0	\$ 537	\$ 0	\$ 265	\$ 0	\$ 0	\$ 1,138	\$ 332	\$ 5,871
1998	\$ 3,809	\$ 180	\$ 260	\$ 159	\$ 1,548	\$ 0	\$ 0	\$ 2,259	\$ 92	\$ 8,307
1999	\$ 4,780	\$ 6,893	\$ 570	\$ 0	\$ 0	\$ 0	\$ 0	\$ 829	\$ 342	\$ 13,414
2000	\$ 9,133	\$ 5,860	\$ 829	\$ 0	\$ 667	\$ 0	\$ 0	\$ 1,385	\$ 141	\$ 18,014
2001	\$ 6,979	\$ 0	\$ 583	\$ 0	\$ 3,665	\$ 0	\$ 0	\$ 1,337	\$ 516	\$ 13,080
2002	\$ 4,306	\$ 491	\$ 1,025	\$ 0	\$ 0	\$ 0	\$ 0	\$ 2,359	\$ 1,322	\$ 9,502
2003	\$ 5,650	\$ 761	\$ 815	\$ 0	\$ 200	\$ 0	\$ 0	\$ 459	\$ 234	\$ 8,119
2004	\$ 6,945	\$ 0	\$ 1,007	\$ 1,068	\$ 5,774	\$ 0	\$ 0	\$ 1,986	\$ 1,078	\$ 17,857
2005	\$ 4,812	\$ 0	\$ 1,302	\$ 0	\$ 0	\$ 0	\$ 0	\$ 3,244	\$ 1,251	\$ 10,609
2006	\$ 4,588	\$ 273	\$ 855	\$ 0	\$ 329	\$ 0	\$ 0	\$ 3,377	\$ 387	\$ 9,809

Source: California Construction Industry Research Board

## Fair Market Rent

### Overview

Fair market rent acts as a proxy for monthly rent values. It is calculated by the U.S. Department of Housing and Urban Development using surveys of privately-owned dwellings with standard sanitary facilities in El Dorado County. Fair market rent is set at the fortieth percentile, which means that 40 percent of the units in a given area pay less than the fair market rent and 60 percent pay more. It is calculated for various numbers of bedrooms in the house or apartment. Fair market rental values are gross rent estimates and they include shelter, rent, and the cost of utilities, except telephone.

Most wealthy households can afford a home (as analyzed in the previous indicators of this section). Fair market rent is an indicator of housing costs for poorer

households in a county and is used to determine whether families or individuals qualify for rent and utility assistance. Fair market rent figures are descriptive of the local rental housing market in the region and are useful for individuals or businesses contemplating a move to the area.

Fair market rent also allows community leaders to evaluate the adequacy of the supply of rental housing in the community by calculating how much a household must earn to afford a certain type of unit. A rental unit is defined as affordable if rent plus utilities is not more than 30 percent of income.

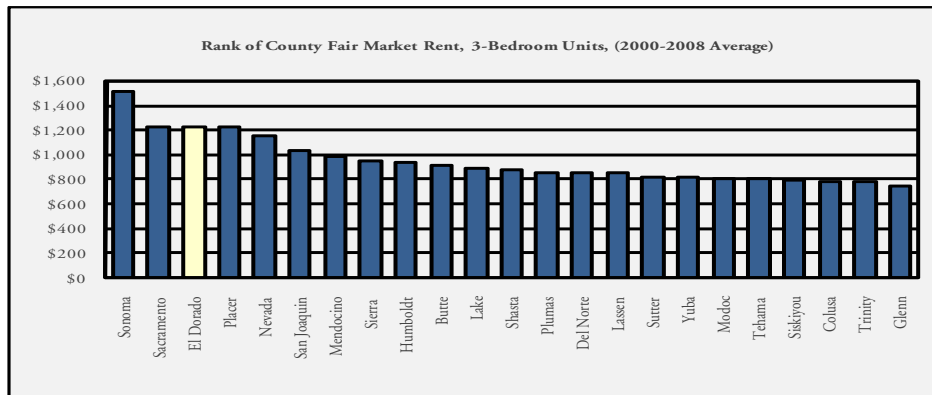
NOTE: The county averages were calculated without the counties of Sacramento, Sonoma, and San Joaquin.

### County Fair Market Rent\*

Year	0-Bedroom	1-Bedroom	2-Bedroom	3-Bedroom	4-Bedroom	5-Bedroom	6-Bedroom
2000	\$ 447	\$ 504	\$ 631	\$ 875	\$ 1,031	\$ 1,185	\$ 1,340
2001	\$ 486	\$ 547	\$ 685	\$ 950	\$ 1,120	\$ 1,288	\$ 1,288
2002	\$ 503	\$ 566	\$ 709	\$ 983	\$ 1,159	\$ 1,333	\$ 1,533
2003	\$ 651	\$ 733	\$ 918	\$ 1,273	\$ 1,501	\$ 1,726	\$ 1,985
2004	\$ 674	\$ 759	\$ 950	\$ 1,318	\$ 1,554	\$ 1,787	\$ 2,055
2005	\$ 707	\$ 812	\$ 971	\$ 1,403	\$ 1,639	\$ 1,885	\$ 2,168
2006	\$ 691	\$ 786	\$ 959	\$ 1,384	\$ 1,586	\$ 1,824	\$ 2,097
2007	\$ 715	\$ 813	\$ 992	\$ 1,431	\$ 1,641	\$ 1,887	\$ 2,170
2008	\$ 708	\$ 805	\$ 982	\$ 1,417	\$ 1,624	\$ 1,868	\$ 2,148

Source: Department of Housing and Urban Development

\*This data is for the Sacramento PMSA



### El Dorado County

Between 2000 and 2008, the average rent price for a three-bedroom unit in El Dorado County was about 26 percent more expensive than the average rent price in twenty counties in Northern California, and ranked third among twenty-three counties. In 2008, the two-bedroom unit rent price was about 17 percent more in El Dorado County than the average, while the four-bedroom unit price was 18 percent more expensive. Overall, rent prices in the county have been increasing at a slightly higher rate than the Northern California average, and yet decreased 1 percent between 2007 and 2008.

## Median Home Price

### Overview

Data on home sales prices is collected by the El Dorado County Board of Realtors from the area's multiple listing service. The median is the midpoint in the price range; that is, half of all homes are priced higher and half are priced lower than the median price.

NOTE: Dollar amounts for percent of sales by price range are per square foot.

Median home sales price is the most commonly used measure of home prices as they relate to housing affordability (see the following indicator). Median home prices are affected by the difference between supply (total housing units) and demand (total population) and other factors including future price expectations and mortgage interest rates.

The median home price also acts as a gauge for housing affordability. Rising median housing prices have

resulted in California having one of the lowest affordability levels in the nation (see the indicator for housing affordability).

Median Home Price and Sales Percent in El Dorado County

Year	Median price	Annual percent change	Living area (sq. foot)	Price per sq. foot	Percent of sales by price range under \$70 - \$99	Percent of sales by price range \$100 - \$199	Percent of sales by price range \$200-\$324	Percent of sales by price range \$325 and over
1990	\$ 227,500	n/a	2,205	\$ 103	0.5%	30.4%	51.0%	18.1%
1991	\$ 240,000	5.5%	2,345	\$ 102	0.8%	32.8%	47.2%	19.2%
1992	\$ 230,000	-4.2%	2,385	\$ 96	0.0%	30.3%	50.8%	18.9%
1993	\$ 216,000	-6.1%	2,095	\$ 103	0.0%	40.7%	49.4%	9.9%
1994	\$ 207,500	-3.9%	2,130	\$ 97	0.0%	39.1%	52.9%	8.0%
1995	\$ 212,000	2.2%	2,240	\$ 95	0.0%	42.2%	47.7%	10.1%
1996	\$ 229,000	8.0%	2,390	\$ 96	0.0%	26.1%	62.3%	11.6%
1997	\$ 245,000	7.0%	2,520	\$ 97	5.4%	16.1%	68.8%	9.7%
1998	\$ 249,700	1.9%	2,390	\$ 104	0.0%	22.9%	62.7%	14.4%
1999	\$ 255,000	2.1%	2,365	\$ 108	1.5%	14.9%	53.7%	29.9%
2000	\$ 333,000	30.6%	2,660	\$ 125	0.0%	14.3%	31.4%	56.3%
2001	\$ 396,300	19.0%	2,990	\$ 133	0.0%	14.8%	14.7%	70.5%
2002*	\$ 391,500	-1.2%						
2003*	\$ 435,000	11.1%						
2004*	\$ 379,000	-12.9%						
2005*	\$ 480,000	26.6%						
2006*	\$ 603,500	25.7%						

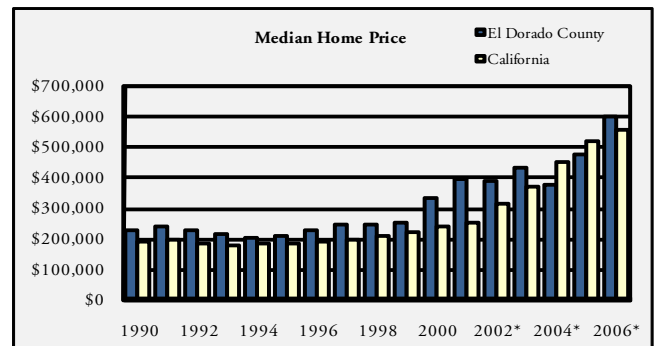
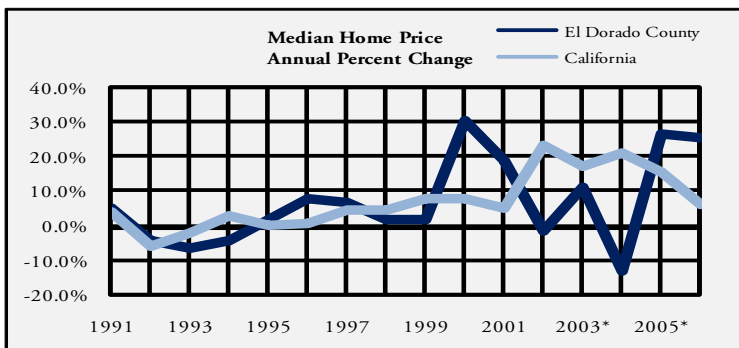
Source: Construction Industry Research Board

Median Home Price and Sales Percent in California

Year	Median price	Annual percent change	Living area (sq. foot)	Price per sq. foot	Percent of sales by price range under \$70 - \$99	Percent of sales by price range \$100 - \$199	Percent of sales by price range \$200-\$324	Percent of sales by price range \$325 and over
1990	\$ 189,900	n/a	1,865	\$ 102	7.3%	46.9%	28.4%	17.4%
1991	\$ 197,500	4.0%	1,900	\$ 104	5.6%	45.3%	31.2%	17.9%
1992	\$ 186,000	-5.8%	1,855	\$ 100	6.0%	49.7%	30.2%	14.1%
1993	\$ 182,000	-2.2%	1,835	\$ 99	6.6%	51.2%	29.3%	12.9%
1994	\$ 187,500	3.0%	1,840	\$ 102	6.7%	48.6%	31.4%	13.3%
1995	\$ 187,900	0.2%	1,845	\$ 102	6.8%	48.5%	30.1%	14.6%
1996	\$ 189,900	1.1%	1,840	\$ 103	8.7%	45.4%	31.2%	14.7%
1997	\$ 199,000	4.8%	1,895	\$ 105	7.4%	43.1%	29.8%	19.7%
1998	\$ 208,500	4.8%	1,950	\$ 107	5.8%	41.0%	29.4%	23.8%
1999	\$ 225,200	8.0%	1,950	\$ 115	4.6%	37.4%	29.9%	28.1%
2000	\$ 243,000	7.9%	2,000	\$ 122	4.2%	32.1%	31.6%	32.1%
2001	\$ 256,000	5.3%	2,035	\$ 126	2.5%	29.3%	33.8%	34.4%
2002*	\$ 316,130	23.5%						
2003*	\$ 371,520	17.5%						
2004*	\$ 450,770	21.3%						
2005*	\$ 522,670	16.0%						
2006*	\$ 556,640	6.5%						

Source: Construction Industry Research Board

\* Source: California Association of Realtors



## Housing Affordability Index

### Overview

The housing affordability index is a ratio indicating the percentage of households in an area that can afford a median priced home as a first-time homebuyer. A reading of 100 means a family earning the area’s median family income (reported by the Census Bureau) can qualify for a mortgage on a typical median-priced existing single-family home. Values above 100 indicate that housing is generally affordable, while values below 100 typically signal unaffordable conditions. The calculation assumes a 20 percent down payment. Therefore, an increase in the Housing Affordability Index shows that a family is more able to afford the median priced home.

This measurement of housing affordability is compiled by the National Association of Realtors and other groups. The median family income data is acquired from the U.S. Census, American Community Survey and the median housing price from the El Dorado County Board of Realtors.

Homeownership is out of reach for many Americans and housing affordability can vary widely between certain communities. This indicator measures the extent to which existing residents can afford a median-priced home as a first-time homebuyer.

Housing Affordability Index

Year	El Dorado	California	National
2000	70.6	77.8	127.4
2001	65.1	81.0	131.9
2002	71.8	73.0	134.2
2003	70.4	67.9	137.3
2004	81.9	57.9	130.5
2005	68.4	51.5	118.5
2006	44.3	47.1	118.0

Source: Data Quick Information, Bureau of Labor Statistics, Federal Housing and Finance Board, Monthly Interest Rate Survey, Calculation by NECSBDC

A rising index indicates improving affordability, while a falling index typically means that affordability is becoming more of an issue in the community. According to the California Association of Realtors, only about 30 percent of the state’s families can afford to buy a typical median-priced home, compared with 55 percent in the country as a whole. California has the third lowest rate of homeownership in the nation, ahead of only Hawaii and New York.

This measurement of housing affordability is compiled by the National Association of Realtors and other groups. The median family income data is acquired from the U.S. Census, American Community Survey and the median housing price from Dataquick.

