



Significant Gaps Between Income Levels and Housing Prices

A family of four earning 100% of the area median income (in Nevada County), could afford a \$278,565 priced home, but this is nowhere near the median home price of \$538,000. The median for-sale single-family home price is almost double what a household earning the median area income can afford.

Buying Power for Home Purchase by Income Level for NEVADA County

INCOME LEVEL FOR FAMILY OF 4	ANNUAL INCOME	BUYING POWER	AFFORDABLE HOME PRICE	MEDIAN HOME PRICE	GAP	DOWN PAYMENT REQUIRED
193% AMI	\$141,953	3.79	\$538,000	\$538,000	\$0	\$107,600
120% AMI	\$88,200	3.79	\$334,587	\$538,000	\$203,413	\$107,600
100% AMI	\$73,500	3.79	\$278,565	\$538,000	\$259,435	\$107,600
80% AMI	\$61,300	3.79	\$232,618	\$538,000	\$305,382	\$107,600

Based on a comparison of the median sale price, it is clear that only Above Moderate income households earning greater than 193% of Nevada County's area median income (187% for Placer County) would be able to afford the median sale price for single-family homes in the North Tahoe Truckee area without exceeding the 30% cost burden.

Buying Power for Home Purchase by Income Level for PLACER County

INCOME LEVEL FOR FAMILY OF 4	ANNUAL INCOME	BUYING POWER	AFFORDABLE HOME PRICE	MEDIAN HOME PRICE	GAP	DOWN PAYMENT REQUIRED
187% AMI	\$141,953	3.79	\$538,000	\$538,000	\$0	\$107,600
170% AMI	\$129,370	3.79	\$490,312	\$538,000	\$47,688	\$107,600
120% AMI	\$91,300	3.79	\$346,423	\$538,000	\$191,577	\$107,600
100% AMI	\$76,100	3.79	\$288,419	\$538,000	\$249,581	\$107,600
80% AMI	\$60,900	3.79	\$231,100	\$538,000	\$306,900	\$107,600

Source: Tables 24 & 25, Affordable For-Sale Housing Prices, Truckee North Tahoe Housing Study, BAE 2016