
7. Housing & Real Estate

Housing and real estate reflects the overall population growth in a county. As the population rises, job markets increase and the economy expands. Housing and real estate markets rise accordingly to meet demand.

By evaluating the availability and the price of housing, the economic value of the community and the sustainability of the local real estate markets can be determined. Housing and real estate prices also define the type and amount of spending that consumers display.

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 El Dorado County has been increasing at a slightly faster rate than in California. There has been an overall annual increase of 4 percent in new housing unit permits in the county, and an 8 percent average annual increase in the value of new construction between 1990 and 2003, while the county had one of the highest rent prices in Northern California in 2004.

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Total Housing Units

Overview

As housing reflects changes in the population, monitoring the demand and growth in the housing industry can be a helpful indicator for estimating the potential growth of a county's economy.

Total housing units is defined as the number of single- and multiple-family dwellings located within a given jurisdiction. A housing unit can be a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied or intended to be used as a dwelling. The occupants may be 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.

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 are attached to another unit on one side only
- Row houses and townhouses in which each unit is separated from an adjacent unit by an unbroken ground-to-roof partition or firewall

Condominiums are considered a single-family unit 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 don't meet the single-family definitions

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 2004 were revised to reflect the 2000 Census.

County Total Housing Units

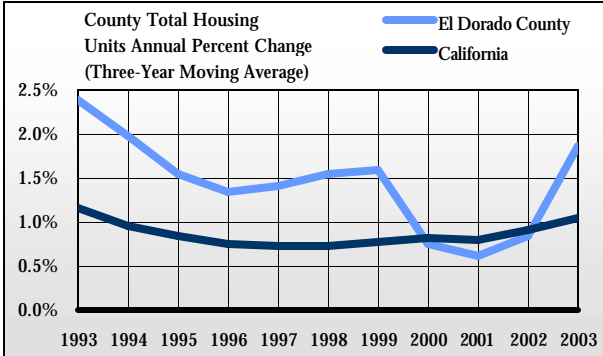
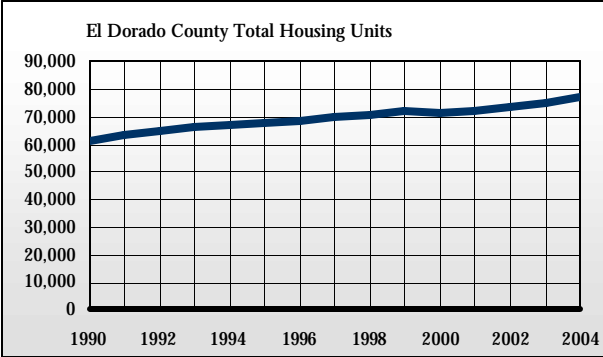
| Year | Single family units | Multiple family units | Mobile Homes | Total housing units | Annual percent change |
|------|---------------------|-----------------------|--------------|---------------------|-----------------------|
| 1990 | 48,288 | 8,204 | 4,959 | 61,451 | n/a |
| 1991 | 49,531 | 8,440 | 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% |

Source: California Department of Finance, Demographic Research Unit

El Dorado County

The total number of housing units in El Dorado County increased at an average annual rate of 1.6 percent between 1990 and 2004, compared to 1.3 percent in California. Single-family units have increased the most in the county, with a 33 percent increase since 1990. About 81 percent of single-family units and 81 percent of mobile homes are outside city limits, while the majority of multi-family units are within the county's incorporated areas.

The city of South Lake Tahoe had 14,145 total housing units in 2004, the largest amount in the county, yet the city of Placerville is the fastest growing city in El Dorado County. Units of all types have increased the most in Placerville, while housing in South Lake Tahoe has remained more consistent.



City of Placerville Total Housing Units

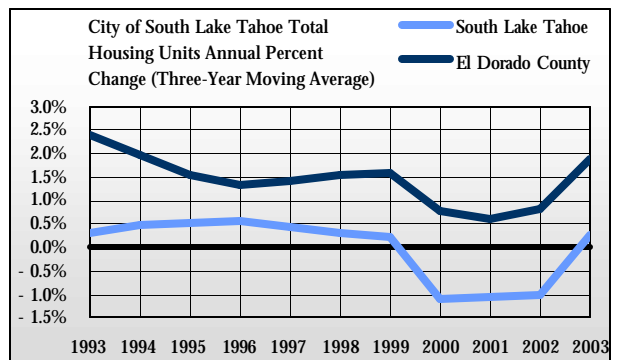
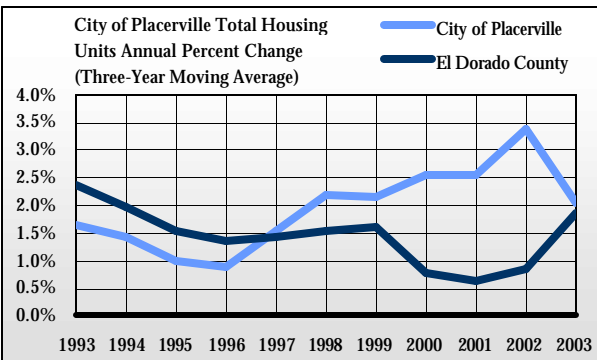
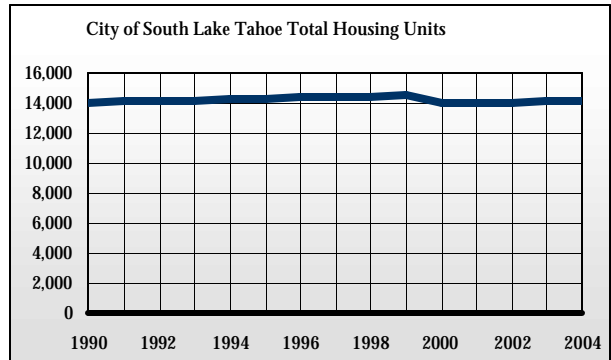
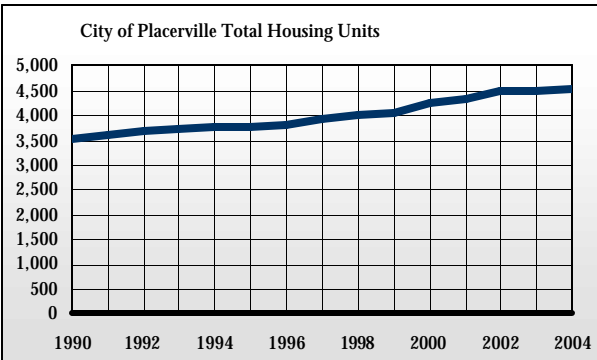
| Year | Single family units | Multiple family units | Mobile Homes | Total housing units | Annual percent change |
|------|---------------------|-----------------------|--------------|---------------------|-----------------------|
| 1990 | 2,361 | 1,008 | 161 | 3,530 | n/a |
| 1991 | 2,409 | 1,032 | 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% |

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% |

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, demolition, remodeling, expansion, additions, and repairs made to existing structures. The number of building permits typically indicates future building activity. Even if the permit is not for the construction of a new house, it still reflects growth in the economy and improvements within the community. Sudden drops in permit numbers can be attributed to high land and/or construction costs that can discourage new buyers. An increase in building permits reveals future intent to build housing structures in a particular area.

NOTE: No charts are provided for cities with less than 10,000 people or for cities in which data is not reported.

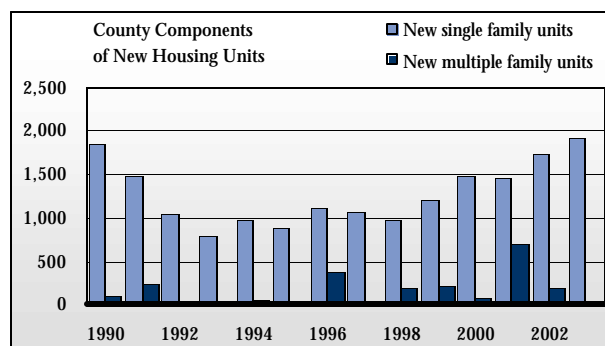
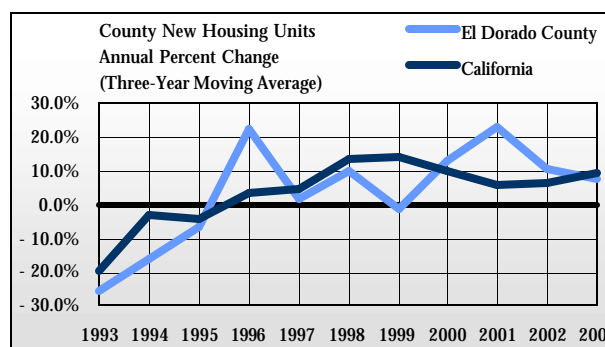
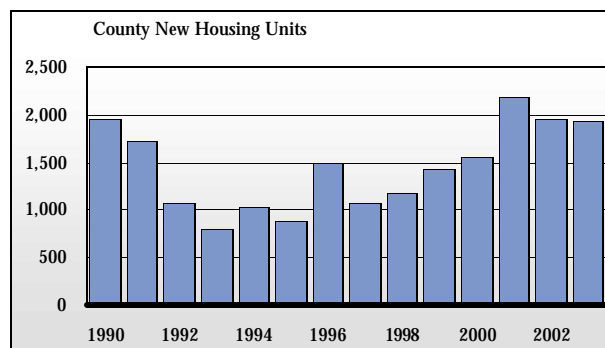
El Dorado County

An average of 1,446 new housing units has been authorized by building permits each year in El Dorado County between 1990 and 2003. During that same time, there was an average annual increase of 4 percent in new housing permits and a 2 percent increase in population. In comparison, California saw a 3.5 percent increase in housing permits, and a 1.5 percent average annual increase in population during the same time.

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% |

Source: California Construction Industry Research Board



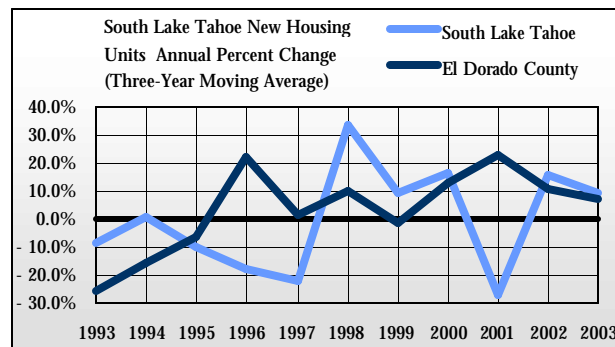
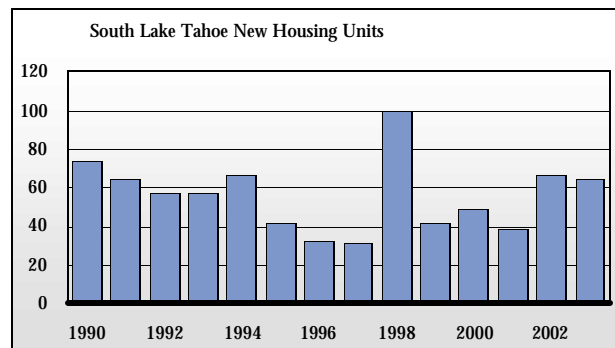
Between 1990 and 2003, there have been an average thirty-six new single-family and eighteen multiple-family unit building permits each year in Placerville. In South Lake Tahoe, there were an average forty-four single-family and twelve multiple-family unit permits during the same period of time. The combination of permits in these two

cities accounted for less than 5 percent of the county total in 2003. This means that most of the construction of new housing units took place in unincorporated areas in El Dorado County that year, while the majority of new multiple-family units are located in either of the two cities.

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% |

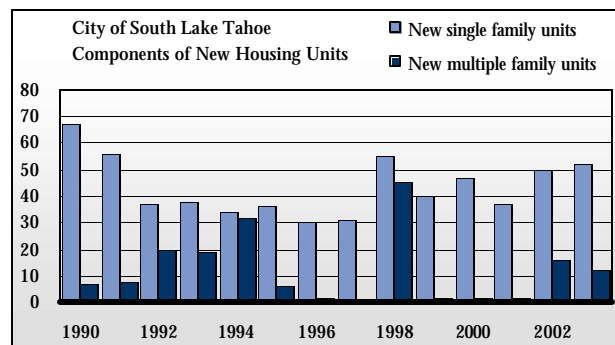
Source: California Construction Industry Research Board



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% |

Source: California Construction Industry Research Board



Value of New Construction (Building Permit Valuation in Dollars)

Overview

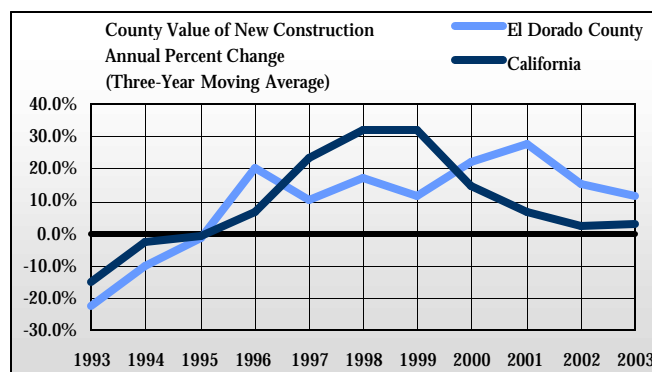
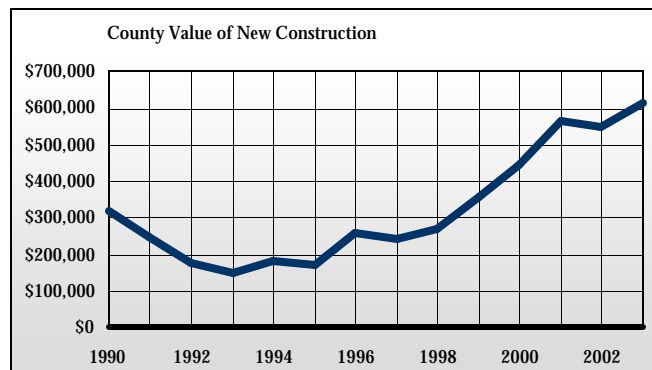
The value of new construction is an estimate of the potential dollar amount that will be spent to build a new structure. When the building permit is issued, a valuation is made based on costs that include labor, materials, and architecture and engineering expertise.

Construction can be residential or nonresidential, public or private. Residential units are single-family and multi-family units, and account for nearly half of all construction. Major components of commercial construction include commercial offices, bank buildings, commercial stores, or other mercantile buildings. Various commercial buildings can be hotels, motels, amusement parks, parking garages, service stations, industrial buildings, and manufacturing plants. Other miscellaneous, nonresidential construction includes churches and religious buildings, hospitals and institutional buildings, schools and educational facilities, residential garages, and public works and utility buildings.

In order to arrive at the total value of new construction, the value of new structures is added to the total value of building alterations.

El Dorado County

The value of new construction increased 8 percent on average each year between 1990 and 2003 in El Dorado County. California also saw an average annual increase of 8 percent during the same time period. In 2003, single-family units made up 83 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 9 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 \$10.8 million, followed by the city of Placerville at \$5.7 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 |

Source: California Construction Industry Research Board

City of Placerville Value of New Construction (thousands)

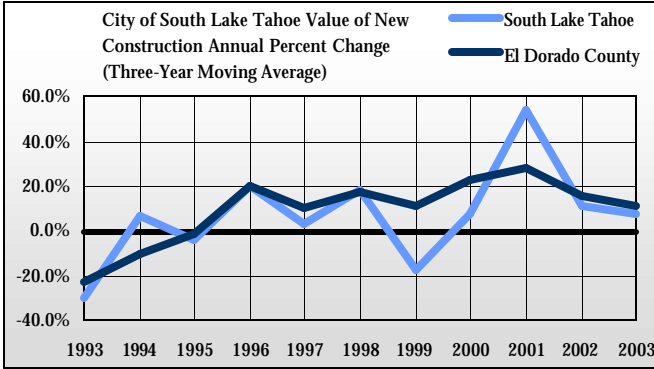
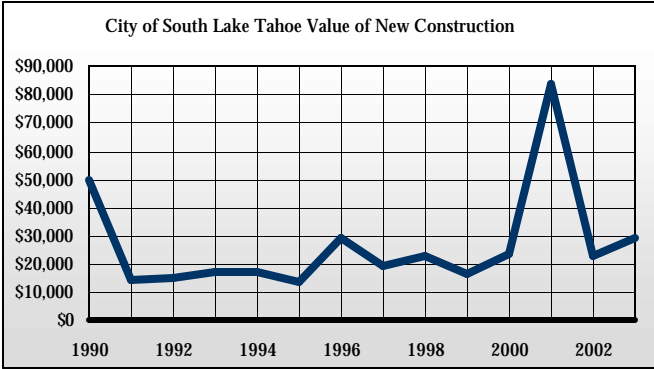
| Year | Single family units | Multiple family units | Residential alterations | Commercial offices | Commercial stores | Other commercial | Industrial | Other construction | Non-residential alterations | Total valuation |
|------|---------------------|-----------------------|-------------------------|--------------------|-------------------|------------------|------------|--------------------|-----------------------------|-----------------|
| 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 |

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 |

Source: California Construction Industry Research Board



Fair Market Rent

Overview

Fair market rent acts as a parameter for monthly rent values. It is calculated by looking at privately owned dwellings with standard sanitary facilities, and is dependent on the number of bedrooms and the size of the house. The rent is set at the fortieth percentile, which means that 40 percent of the people in a given area pay less than the fair market rent and 60 percent pay more.

Fair market rent indicates housing costs in a county and determines the number of families or individuals qualifying for rent and utility assistance. If a business or family relocates to a particular area, for example, fair market rent figures could be used to evaluate the housing market in that region.

El Dorado County

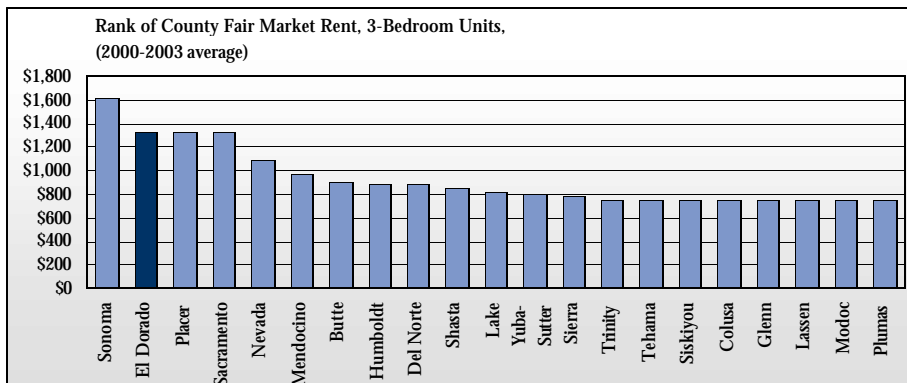
In 2004, rent prices in El Dorado County were about 45 percent more expensive than average rent prices in twenty-two counties in Northern California, and ranked second behind Sonoma County. For example, two-bedroom unit rent prices were about 41 percent more in El Dorado County than the average, while zero-bedroom unit prices were 52 percent more expensive in the county. Overall, rent prices in El Dorado County have been increasing at a much faster rate than the Northern California average, and increased 4 percent between 2003 and 2004 after a 29 percent increase the previous year.

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 |

Source: Department of Housing and Urban Development

* Sacramento data applies for Placer and El Dorado Counties



Median Home Price

Overview

The median home price is the price that is midway between the least expensive and most expensive home sold in an area during a given period of time. Median home prices are affected by and based on supply and demand. The housing market is sensitive to interest rates and thrives when rates are low. Normally, there is a rapid price increase during times of lower interest rates-as seen in 2000.

The median home price acts as a gauge for affordability levels. In some areas an outstripping of supply has resulted in California having one of the lowest affordability levels in the nation. 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

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% |

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% |

Source: Construction Industry Research Board

the nation, ahead of only Hawaii and New York.

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

El Dorado County

In 2001, the median home price in El Dorado County was \$396,300, compared to \$256,000 statewide. Prices by square foot were higher in the county than in the state, and over 70 percent of all homes bought in El Dorado County sold for over \$325,000. About 34 percent of all homes in California sold for the same price or more in 2001.

The types of houses we live in have changed greatly in the United States in the last generation. People under 40 may be amazed that as recently as 1940, nearly half the houses lacked complete plumbing facilities; in some states, this rate topped 80 percent.

