

## Contra Costa Median Home Price and SMC Associate I Pay

Date	CC Median	80% principal	Interest rate	Monthly Principle plus Interest	Property Tax plus Insurance	Monthly Payment	Necessary Annual Household Income	Associate I II Yearly Salary	Necessary 2nd Income
Nov-95	\$190,000	\$152,000	7.93	\$1,106	\$184	\$1,290	\$44,222	\$44,198	\$24
Nov-96	\$197,000	\$157,600	7.81	\$1,134	\$190	\$1,324	\$45,401	\$45,082	\$319
Nov-97	\$210,000	\$168,000	7.60	\$1,184	\$203	\$1,387	\$47,563	\$45,984	\$1,579
Nov-98	\$225,000	\$180,000	6.94	\$1,188	\$218	\$1,406	\$48,197	\$46,584	\$1,613
Nov-99	\$225,000	\$180,000	7.44	\$1,249	\$218	\$1,467	\$50,284	\$47,706	\$2,578
Nov-00	\$272,000	\$217,600	8.05	\$1,602	\$263	\$1,865	\$63,931	\$49,607	\$14,324
Nov-01	\$308,000	\$246,400	6.97	\$1,632	\$298	\$1,929	\$66,147	\$52,684	\$13,463
Nov-02	\$352,000	\$281,600	6.54	\$1,784	\$340	\$2,124	\$72,839	\$55,957	\$16,882
Nov-03	\$404,000	\$323,200	5.83	\$1,899	\$391	\$2,290	\$78,504	\$59,259	\$19,245
Nov-04	\$474,000	\$379,200	5.84	\$2,231	\$458	\$2,689	\$92,189	\$62,245	\$29,944
Nov-05	\$589,000	\$471,200	5.87	\$2,781	\$569	\$3,350	\$114,864	\$63,524	\$51,340
Nov-06	\$562,000	\$449,600	6.41	\$2,810	\$543	\$3,354	\$114,979	\$65,684	\$49,295

reference: [www.dqnews.com](http://www.dqnews.com) for CC Median

reference: <http://www.freddiemac.com> for interest rates.

Conforming, year end national average, 30 year fixed. Assumes no points or fees.

Tax = 1.2%

Insurance = .145%

Annual Income Necessary -- assumes <= 35% gross income on housing

J. Sauerberg, Jan 07