

**KEY INDICATORS OF
RESIDENTIAL CHANGE IN
TOMPKINS COUNTY, NEW YORK
SEPTEMBER 2016**

**PROVIDED BY:
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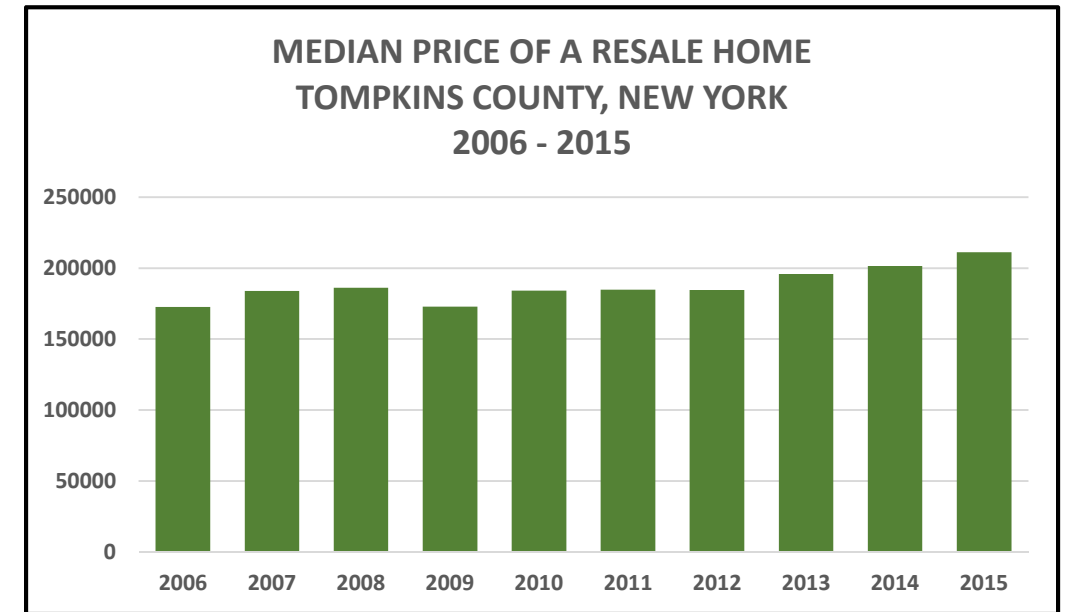
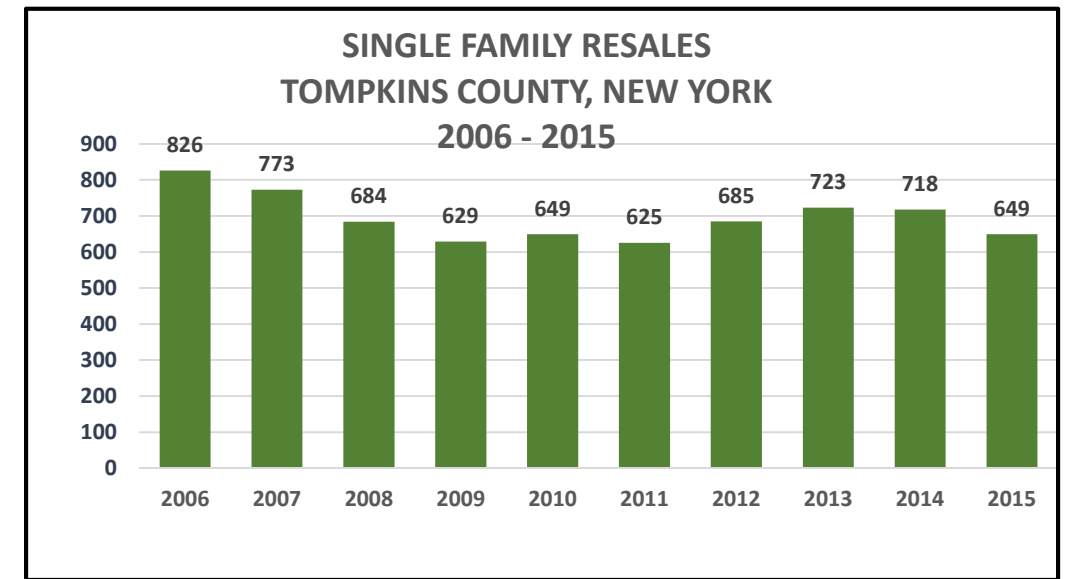
INTRODUCTION

The Key Indicators workbook has identified several indicators helpful in establishing changes in the Tompkins County residential market. The data is provided in an Excel workbook for ease of adding additional data. Indicators are taken from readily available sources and published on a regularly recurring basis. Each source is identified in the respective worksheet. The following indicators are included:

1. Single-Family Resale Trends
2. Commuting Trends
3. Renters by Age and Income
4. Home Owners by Age and Income
5. Single-Family Building Permits

**DISTRIBUTION OF SINGLE FAMILY RESALE HOMES IN TOMPKINS COUNTY, NEW YORK
2006 - 2015**

Price Range	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	Total
Under \$125,000	168	148	108	119	132	108	116	113	100	72	1184
\$125,000 - \$149,999	134	93	111	97	72	90	94	82	83	60	916
\$150,000 - \$174,999	122	106	86	108	94	80	100	95	101	79	971
\$175,000 - \$199,999	91	110	83	74	73	87	84	86	72	85	845
\$200,000 - \$224,999	64	67	56	53	59	56	53	80	63	64	615
\$225,000 - \$249,999	62	60	47	37	44	47	59	52	44	58	510
\$250,000 - \$274,999	31	38	49	36	30	36	40	32	56	48	396
\$275,000 - \$299,999	37	42	34	23	35	26	33	35	30	33	328
\$300,000 - \$324,999	26	14	20	15	21	13	23	23	29	36	220
\$325,000 - \$349,999	18	19	20	13	23	17	9	26	27	22	194
\$350,000 - \$374,999	21	15	9	20	9	15	14	22	26	15	166
\$375,000 - \$399,999	11	20	16	7	7	17	11	15	18	11	133
\$400,000 - \$424,999	6	8	7	4	8	8	10	13	15	5	84
\$425,000 - \$449,999	9	7	6	4	13	2	13	9	12	12	87
\$450,000 - \$474,999	4	2	7	2	3	6	5	14	9	14	66
\$475,000 - \$499,999	5	2	8	1	4	4	5	3	2	4	38
\$500,000 - \$549,999	2	4	5	3	7	5	3	6	11	8	54
\$550,000 - \$599,999	2	5		4	2	1	5	6	3	5	33
\$600,000 - \$649,999	4	6	1	1	5	2	3	5	5	5	37
\$650,000 - \$699,999	7	5	4	3	1		3	2	4	4	33
\$700,000 - \$749,999			2	3	1	2		1	3	5	17
\$750,000 - \$799,999			2	1	1	1		1	2		8
\$800,000 - \$849,999	1				1		1	1	1	1	6
\$850,000 - \$899,999	1					1		1	1		4
\$900,000 - \$949,999			1		1					1	3
\$950,000 - \$999,999		1			1		1		1		4
\$1,000,000 - \$1,249,999		1			2	1					4
\$1,500,000 And Over			2	1						2	5
Total	826	773	684	629	649	625	685	723	718	649	6961
Median	\$ 172,746	\$ 183,977	\$ 186,145	\$ 172,801	\$ 184,075	\$ 184,914	\$ 184,673	\$ 195,785	\$ 201,587	\$ 211,133	\$ 187,115



Price Range	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	Total
Less Than \$200,000	62.3%	59.1%	56.7%	63.3%	57.2%	58.4%	57.5%	52.0%	49.6%	45.6%	56.3%
\$200,000 - \$249,999	15.3%	16.4%	15.1%	14.3%	15.9%	16.5%	16.4%	18.3%	14.9%	18.8%	16.2%
\$250,000 - \$299,999	8.2%	10.3%	12.1%	9.4%	10.0%	9.9%	10.7%	9.3%	12.0%	12.5%	10.4%
\$300,000 - \$349,999	5.3%	4.3%	5.8%	4.5%	6.8%	4.8%	4.7%	6.8%	7.8%	8.9%	5.9%
\$350,000 - \$399,999	3.9%	4.5%	3.7%	4.3%	2.5%	5.1%	3.6%	5.1%	6.1%	4.0%	4.3%
\$400,000 - \$449,999	1.8%	1.9%	1.9%	1.3%	3.2%	1.6%	3.4%	3.0%	3.8%	2.6%	2.5%
\$450,000 - \$499,999	1.1%	0.5%	2.2%	0.5%	1.1%	1.6%	1.5%	2.4%	1.5%	2.8%	1.5%
\$500,000 - \$749,999	1.8%	2.6%	1.8%	2.2%	2.5%	1.6%	2.0%	2.8%	3.6%	4.2%	2.5%
\$750,000 - \$999,999	0.2%	0.1%	0.4%	0.2%	0.6%	0.3%	0.3%	0.4%	0.7%	0.3%	0.4%
Over \$1,000,000	0.0%	0.1%	0.3%	0.2%	0.3%	0.2%	0.0%	0.0%	0.0%	0.3%	0.1%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

Source: Ithaca Board of Realtors - The Board of Realtors estimates that at least 90% of all single family resale transactions are through the Board members

COMMUTING TRENDS

2010			
From	To	From	To
	Tompkins	Tompkins	Tompkins
	59598		49444
Tompkins	44576	Tompkins	44576
Cayuga	1978	Cayuga	450
Chemung	1261	Chemung	231
Cortland	3194	Cortland	1592
Schuyler	1844	Schuyler	219
Seneca	1270	Seneca	187
Tioga	2801	Tioga	310
All Other	2674	All Other	1879
Total OO	15022	Total Out	4868

Source: 2010 American Communities Survey

2013			
From	To	From	To
	Tompkins	Tompkins	Tompkins
	59028		48129
Tompkins	43927	Tompkins	43927
Cayuga	2173	Cayuga	301
Chemung	1128	Chemung	467
Cortland	2943	Cortland	1370
Schuyler	1612	Schuyler	241
Seneca	1452	Seneca	159
Tioga	2959	Tioga	245
All Other	2834	All Others	1419
Total in	15101	Total Out	4202

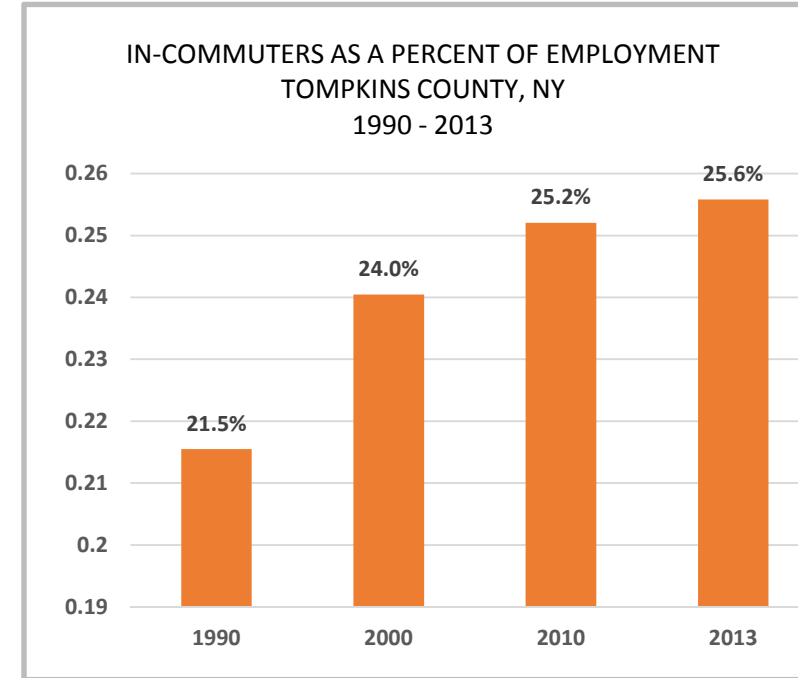
Source: 2013 American Communities Survey

1990			
From	To	From	To
	Tompkins	Tompkins	Tompkins
	52815		45175
Tompkins	41434	Tompkins	41434
Cayuga	1372	Cayuga	275
Chemung	856	Chemung	266
Cortland	1755	Cortland	1617
Schuyler	1642	Schuyler	96
Seneca	1163	Seneca	226
Tioga	2536	Tioga	179
All Others	2057	All Others	1082
Total In	11381	Total Out	3741

Source: 1990 Census of Population

2000			
From	To	From	To
	Tompkins	Tompkins	Tompkins
	57032		51469
Tompkins	43319	Tompkins	43319
Cayuga	1814	Cayuga	297
Chemung	970	Chemung	442
Cortland	2605	Cortland	1516
Schuyler	1608	Schuyler	110
Seneca	1289	Seneca	186
Tioga	2846	Tioga	217
All Others	2581	All Others	1307
Total In	13713	Total Out	4075

Source: 2000 Census of Population



	<u>1990</u>	<u>2000</u>	<u>2010</u>	<u>2013</u>
Tompkins County (1)	41434	43319	44576	43927
Total In-Commuters (2)	11381	13713	15022	15101
Total	52815	57032	59598	59028
In-Commuters as a Percent of Total	21.5%	24.0%	25.2%	25.6%
Total Out-Commuters (3)	3741	4075	4868	4202

- (1) Employees who live and work in Tompkins County
- (2) Employees working in Tompkins County but live outside the county
- (2) Employees living in Tompkins County but work outside the county

Note: 1990 and 2000 data is from the decennial census while the 2010 and 2013 data is

**RENTERS BY AGE AND INCOME
TOMPKINS COUNTY,NEW YOUR
2010**

INCOME RANGE	AGE		TOTAL
	15 -61	AGE 62+	
Less than \$25,000	6,485	1,140	7,625
\$25,000 - \$49,999	4,745	400	5,145
\$50,000 - \$74,999	2,445	170	2,615
\$75,000 - \$99,999	830	125	955
\$100,000 or more	755	200	955
Total	15,260	2,035	17,295
Percent Distribution	88.2%	11.8%	100.0%

Source: American Communities Survey
https://www.huduser.gov/ast/odb/Select_Parameters.odb

**RENTERS BY AGE AND INCOME
TOMPKINS COUNTY,NEW YOUR
2014**

INCOME RANGE	AGE		TOTAL
	15 -61	AGE 62+	
Less than \$25,000	6,395	935	7,600
\$25,000 - \$49,999	4,020	349	4,620
\$50,000 - \$74,999	2,030	305	2,410
\$75,000 - \$99,999	1,180	106	1,125
\$100,000 or more	1,025	165	1035
Total	14,650	1,860	16,790
Percent Distribution	87.3%	11.1%	100.0%

**OWNERS BY AGE AND INCOME
TOMPKINS COUNTY,NEW YORK
2010**

INCOME RANGE	AGE		TOTAL
	15 -61	AGE 62+	
Less than \$25,000	1,195	1,180	2,375
\$25,000 - \$49,999	2,820	1,745	4,565
\$50,000 - \$74,999	2,985	1,150	4,135
\$75,000 - \$99,999	2,470	655	3,125
\$100,000 or more	5,575	1,375	6,950
Total	15,045	6,105	21,150
Percent Distribution	71.1%	28.9%	100.0%

**OWNERS BY AGE AND INCOME
TOMPKINS COUNTY,NEW YORK
2014**

INCOME RANGE	AGE		TOTAL
	15 -61	AGE 62+	
Less than \$25,000	1,120	1,295	2,415
\$25,000 - \$49,999	2,385	1,765	4,150
\$50,000 - \$74,999	2,875	1,445	4,320
\$75,000 - \$99,999	2,250	810	3,060
\$100,000 or more	5,650	1,885	7,535
Total	14,280	7,200	21,480
Percent Distribution	66.5%	33.5%	100.0%

Source: American Communities Survey
https://www.huduser.gov/ast/odb/Select_Parameters.odb

**SINGLE FAMILY BUILDING PERMITS
TOMPKINS COUNTY, NEW YORK
2000 - 2015**

YEAR	COLLECTED(1)	IMPUTED (2)	TOMPKINS COUNTY AUDITOR
2000	113	165	
2001	148	187	
2002	193	208	
2003	218	218	
2004	167	220	302
2005	165	224	215
2006	121	162	259
2007	129	158	214
2008	110	122	145
2009	69	100	154
2010	89	113	156
2011	65	102	135
2012	78	112	141
2013	72	115	125
2014	127	140	154
2015	131	138	
Average (since 2006)	99	126	165

(1) U.S. Department of Commerce, C-40 Construction Reports

Collected from permit issuing authorities within Tompkins County

(2) U.S. Department of Commerce, C-40 Construction Reports

Imputed to reflect construction activity outside permit issuing areas

(3) Tompkins County Auditors Office

Note: The auditors office has been unable to verify that any reports have ever been sent to the