

**HOUSING DEMAND BY INCOME
TOMPKINS COUNTY, NEW YORK
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**PROVIDED BY:
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TOMPKINS COUNTY, NEW YORK HOUSING DEMAND BY INCOME

The Tompkins County housing demand by income report is based on the single-family, condominium and apartment demand analysis reports in which the demand is reflected by price or rent range. For this report, the price and rent ranges have been converted to the appropriate income ranges that support the price range.

For the single-family and condominium tables, the price range was based on an assumption of a 75% mortgage and an underlying loan of 30% of total income.

For the rental demand, net rent (net of utilities) of 25% of income was used. For ease of comparison, the income ranges in the rental housing table have been changed to be the same as the ranges for single-family and condominiums in the \$45,000 and over categories.

The following tables show the demand by income.

SINGLE-FAMILY ANNUAL DEMAND BY INCOME					
INCOME	HOME PRICE RANGE	2015 TOTAL HOUSEHOLDS	ANNUAL SINGLE-FAMILY DEMAND	ANNUAL CONDOMINIUM DEMAND	TOTAL ANNUAL FOR-SALE DEMAND
\$150,000 and Over	\$500,000 and Over	3,892	16	0	16
\$120,000 - \$149,999	\$400,000 - \$499,999	2,858	24	2	26
\$105,000 - \$119,999	\$350,000 - \$399,999	1,429	37	9	46
\$90,000 - \$104,999	\$300,000 - \$349,999	2,248	36	9	45
\$75,000 - \$89,999	\$250,000 - \$299,999	2,657	37	12	49
\$60,000 - \$74,999	\$200,000 - \$249,999	3,965	75	16	91
\$45,000 - \$59,999	\$150,000 - \$199,999	4,104	88	33	121
	Total	21,153	313	80	393

TOTAL RENTAL HOUSING DEMAND BY INCOME						
INCOME	RENT	STUDIO	ONE-BEDROOM	TWO-BEDROOM	THREE-BEDROOM	TOTAL
\$150,000 and Over	Over \$3,125	0	0	0	0	0
\$120,000 - \$149,999	\$2,500 - \$3,125	0	0	0	1	1
\$105,000 - \$119,999	\$2,188 - \$2,500	0	0	0	0	0
\$90,000 - \$104,999	\$1,875 - \$2,187	0	0	0	3	3
\$75,000 - \$89,999	\$1,563 - \$1,875	0	0	95	0	95
\$60,000 - \$74,999	\$1,250 - \$1,562	0	5	79	9	93
\$45,000 - \$59,999	\$939 - \$1,250	0	0	297	0	297
\$38,400 - \$44,999	\$800 - \$939	0	15	312	20	347
\$33,600 - \$38,399	\$700 - \$799	1		290	30	321
\$28,800 - \$33,599	\$600 - \$699	0	120	303	24	447
\$24,000 - \$28,799	\$500 - \$599	0	281	110	0	391
\$19,200 - \$23,999	\$400 - \$499	27	291	0	0	318
Under \$19,200	Under \$400	29	336	0	0	365
		57	1,048	1,486	87	2,678

Note: Shaded area can be accommodated within the LIHTC program at rents based on 40% of median income (See Apartment Demand Analysis)