

Illustrative*
2014
Low and Moderate Income
Sales Prices for New Construction

Region 1 Bergen - Hudson - Passaic - Sussex

(See colored tabs at bottom of page for other regions)

Median Income 1.5 person \$63,317
Median Income 3 person \$75,980
Median Income 4.5 person \$87,799

Size	Very Low Income (30%)	Low Income (40%)	Max. Low (50%)	Average (55%)	Max. Moderate (70%)
1 bedroom	\$36,519	\$55,824	\$75,129	\$84,781	\$113,738
2 bedroom	\$43,823	\$66,989	\$90,155	\$101,738	\$136,486
3 bedroom	\$50,640	\$77,409	\$104,179	\$117,563	\$157,717

NOTE: One bedroom housing is affordable to a 1.5 person household
Two bedroom housing is affordable to a 3 person household
Three bedroom housing is affordable to a 4.5 person household

***Illustrative Only:** The prices will vary depending upon municipal tax rate, county equalization ratio, permanent interest rate and condominium association fee, if applicable.

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Region 2 Essex - Morris - Union - Warren
(See colored tabs at bottom of page for other regions)

Median Income 1.5 person \$67,961
Median Income 3 person \$81,553
Median Income 4.5 person \$94,239

Size	Very Low Income (30%)	Low Income (40%)	Max. Low (50%)	Average (55%)	Max. Moderate (70%)
1 bedroom	\$39,198	\$59,919	\$80,639	\$91,000	\$122,081
2 bedroom	\$47,037	\$71,902	\$96,767	\$109,200	\$146,497
3 bedroom	\$54,354	\$83,087	\$111,820	\$126,186	\$169,285

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Three bedroom housing is affordable to a 4.5 person household

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Region 3 Middlesex - Somerset - Hunterdon

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Median Income 1.5 person \$78,750
Median Income 3 person \$94,500
Median Income 4.5 person \$109,200

Size	Very Low Income (30%)	Low Income (40%)	Max. Low (50%)	Average (55%)	Max. Moderate (70%)
1 bedroom	\$45,421	\$69,431	\$93,442	\$105,447	\$141,462
2 bedroom	\$54,505	\$83,318	\$112,130	\$126,536	\$169,755
3 bedroom	\$62,984	\$96,278	\$129,572	\$146,220	\$196,161

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Region 4 Mercer - Ocean - Monmouth

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Median Income 1.5 person \$69,461
Median Income 3 person \$83,353
Median Income 4.5 person \$96,319

Size	Very Low Income (30%)	Low Income (40%)	Max. Low (50%)	Average (55%)	Max. Moderate (70%)
1 bedroom	\$40,063	\$61,241	\$82,419	\$93,008	\$124,775
2 bedroom	\$48,076	\$73,489	\$98,903	\$111,610	\$149,730
3 bedroom	\$55,554	\$84,921	\$114,288	\$128,971	\$173,022

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Three bedroom housing is affordable to a 4.5 person household

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Region 5 Burlington - Camden - Gloucester

(See colored tabs at bottom of page for other regions)

Median Income 1.5 person \$61,125
Median Income 3 person \$73,350
Median Income 4.5 person \$84,760

Size	Very Low Income (30%)	Low Income (40%)	Max. Low (50%)	Average (55%)	Max. Moderate (70%)
1 bedroom	\$35,255	\$53,892	\$72,529	\$81,847	\$109,802
2 bedroom	\$42,306	\$64,670	\$87,034	\$98,216	\$131,762
3 bedroom	\$48,887	\$74,730	\$100,573	\$113,494	\$152,258

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Three bedroom housing is affordable to a 4.5 person household

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Region 6 Atlantic - Cape May - Cumberland - Salem

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Median Income 1.5 person \$54,734
Median Income 3 person \$65,681
Median Income 4.5 person \$75,898

Size	Very Low Income (30%)	Low Income (40%)	Max. Low (50%)	Average (55%)	Max. Moderate (70%)
1 bedroom	\$31,569	\$48,257	\$64,946	\$73,290	\$98,322
2 bedroom	\$37,883	\$57,909	\$77,935	\$87,947	\$117,986
3 bedroom	\$43,776	\$66,917	\$90,058	\$101,628	\$136,339

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