

Town of Truckee

Calculation Worksheet for Short-Term Updates for the Affordable Housing In-Lieu Fee
Sheet 1 of 2

Attachment #1:
11/10/2025 Town Council Meeting
Affordable Housing In-Lieu Fee Update
Calculation Worksheet

MLS Median Sales Price

Truckee Single Family Residential

	January	February	March	April	May	June	July	August	September	October	November	December	Average	Change
2025	\$ 2,104,650	\$ 2,920,000	\$ 1,570,000	\$ 1,400,000	\$ 1,136,364	\$ 1,372,500	\$ 1,245,000	\$ 1,460,000	\$ 1,542,500				\$ 1,639,002	24%
2024	\$ 1,479,000	\$ 1,425,000	\$ 1,765,000	\$ 1,155,000	\$ 1,300,000	\$ 1,447,000	\$ 1,122,500	\$ 1,610,000	\$ 1,125,000	\$ 895,000	\$ 810,500	\$ 1,700,000	\$ 1,319,500	9%
2023	\$ 790,000	\$ 2,000,000	\$ 1,030,000	\$ 1,045,000	\$ 1,130,000	\$ 1,238,750	\$ 1,020,000	\$ 1,550,000	\$ 1,200,000	\$ 1,500,000	\$ 907,500	\$ 1,100,000	\$ 1,209,271	-17%
2022	\$ 970,000	\$ 2,263,500	\$ 2,852,600	\$ 1,490,000	\$ 1,760,000	\$ 987,000	\$ 1,500,000	\$ 915,000	\$ 1,102,500	\$ 1,525,000	\$ 960,000	\$ 1,121,250	\$ 1,453,904	20%
2021	\$ 1,250,000	\$ 1,700,000	\$ 1,200,100	\$ 1,788,791	\$ 1,050,000	\$ 945,000	\$ 1,082,500	\$ 1,166,250	\$ 970,000	\$ 997,500	\$ 985,000	\$ 1,394,750	\$ 1,210,824	46%
2020	\$ 708,000	\$ 752,000	\$ 700,000	\$ 590,000	\$ 805,362	\$ 655,000	\$ 950,000	\$ 1,100,000	\$ 850,000	\$ 877,450	\$ 900,000	\$ 1,054,650	\$ 828,539	12%
2019	\$ 785,000	\$ 675,000	\$ 649,000	\$ 700,000	\$ 725,000	\$ 750,800	\$ 717,000	\$ 1,059,000	\$ 662,500	\$ 685,000	\$ 802,000	\$ 636,250	\$ 737,213	3%
2018	\$ 672,500	\$ 490,000	\$ 775,000	\$ 779,000	\$ 862,500	\$ 699,000	\$ 737,500	\$ 680,000	\$ 625,000	\$ 985,000	\$ 666,250	\$ 640,000	\$ 717,646	13%
2017	\$ 690,000	\$ 740,000	\$ 610,000	\$ 561,000	\$ 680,000	\$ 591,000	\$ 500,000	\$ 649,500	\$ 617,000	\$ 589,000	\$ 680,000	\$ 691,450	\$ 633,246	8%
2016	\$ 570,000	\$ 650,000	\$ 650,000	\$ 550,000	\$ 537,500	\$ 547,500	\$ 535,000	\$ 704,500	\$ 567,500	\$ 570,000	\$ 627,000	\$ 552,500	\$ 588,458	13%
2015	\$ 500,010	\$ 585,000	\$ 593,990	\$ 515,000	\$ 424,000	\$ 490,000	\$ 557,500	\$ 564,500	\$ 525,000	\$ 520,000	\$ 627,000	\$ 469,000	\$ 522,167	3%
2014	\$ 386,000	\$ 485,000	\$ 553,188	\$ 447,450	\$ 559,266	\$ 453,250	\$ 540,000	\$ 491,250	\$ 495,000	\$ 524,050	\$ 610,000	\$ 536,501	\$ 506,746	18%
2013	\$ 364,250	\$ 492,000	\$ 419,600	\$ 391,000	\$ 405,000	\$ 435,000	\$ 437,500	\$ 437,500	\$ 415,000	\$ 450,000	\$ 500,000	\$ 429,279	\$ 429,279	26%
2012	\$ 306,000	\$ 306,250	\$ 307,500	\$ 294,450	\$ 317,475	\$ 337,500	\$ 440,000	\$ 307,500	\$ 350,000	\$ 325,649	\$ 387,250	\$ 406,000	\$ 340,465	-3%
2011	\$ 344,250	\$ 309,000	\$ 431,000	\$ 332,500	\$ 306,000	\$ 571,139	\$ 325,000	\$ 330,000	\$ 322,000	\$ 298,000	\$ 342,962	\$ 317,500	\$ 352,446	-12%
2010	\$ 417,500	\$ 516,000	\$ 349,000	\$ 405,000	\$ 420,000	\$ 350,000	\$ 375,000	\$ 376,000	\$ 450,000	\$ 314,750	\$ 403,500	\$ 415,000	\$ 399,313	-9%
2009	\$ 364,500	\$ 600,000	\$ 480,000	\$ 365,000	\$ 399,900	\$ 440,000	\$ 440,000	\$ 379,500	\$ 400,000	\$ 462,000	\$ 483,000	\$ 460,000	\$ 440,242	-10%
2008	\$ 478,000	\$ 557,000	\$ 584,000	\$ 537,500	\$ 410,000	\$ 466,250	\$ 595,000	\$ 457,500	\$ 410,000	\$ 472,500	\$ 445,000	\$ 434,500	\$ 487,271	-14%
2007	\$ 704,000	\$ 580,000	\$ 432,500	\$ 590,000	\$ 634,000	\$ 480,000	\$ 570,000	\$ 603,000	\$ 447,500	\$ 465,000	\$ 612,500	\$ 675,500	\$ 566,167	2%
2006	\$ 516,000	\$ 625,000	\$ 498,000	\$ 529,000	\$ 642,500	\$ 680,000	\$ 549,000	\$ 549,500	\$ 502,000	\$ 599,950	\$ 492,000	\$ 485,000	\$ 555,663	-1%
2005	\$ 515,000	\$ 515,000	\$ 639,000	\$ 492,500	\$ 564,500	\$ 537,000	\$ 572,500	\$ 589,350	\$ 572,500	\$ 630,000	\$ 575,000	\$ 530,000	\$ 561,029	30%
2004	\$ 409,500	\$ 382,000	\$ 377,750	\$ 422,500	\$ 458,500	\$ 434,900	\$ 425,000	\$ 480,000	\$ 451,323	\$ 440,000	\$ 457,000	\$ 437,000	\$ 431,289	-

Tahoe Donner Single-Family Residential

	January	February	March	April	May	June	July	August	September	October	November	December	Average	Change
2025	\$ 1,544,500	\$ 1,660,000	\$ 1,250,188	\$ 1,250,000	\$ 975,000	\$ 1,330,000	\$ 1,170,000	\$ 1,050,000	\$ 1,075,000				\$ 1,256,076	5%
2024	\$ 1,157,500	\$ 1,116,094	\$ 1,617,500	\$ 1,105,580	\$ 1,145,000	\$ 1,199,000	\$ 1,145,000	\$ 1,410,000	\$ 1,125,000	\$ 984,900	\$ 1,297,500	\$ 1,047,500	\$ 1,195,881	8%
2023	\$ 1,118,750	\$ 962,500	\$ 1,273,500	\$ 720,000	\$ 1,419,000	\$ 1,088,500	\$ 947,500	\$ 1,199,000	\$ 1,171,250	\$ 1,167,500	\$ 1,220,000	\$ 1,025,000	\$ 1,109,375	-5%
2022	\$ 1,150,000	\$ 1,259,000	\$ 1,375,000	\$ 1,310,000	\$ 1,350,000	\$ 1,260,000	\$ 1,040,000	\$ 1,127,500	\$ 1,200,000	\$ 945,000	\$ 975,000	\$ 1,051,000	\$ 1,170,208	11%
2021	\$ 861,250	\$ 1,150,000	\$ 980,000	\$ 1,125,000	\$ 1,157,500	\$ 1,095,000	\$ 112,500	\$ 1,225,000	\$ 1,175,000	\$ 1,255,000	\$ 1,267,500	\$ 1,200,000	\$ 1,050,313	36%
2020	\$ 630,000	\$ 690,000	\$ 690,000	\$ 704,000	\$ 675,000	\$ 748,250	\$ 807,000	\$ 821,000	\$ 855,000	\$ 888,000	\$ 865,000	\$ 875,000	\$ 770,688	5%
2019	\$ 815,000	\$ 665,000	\$ 681,000	\$ 755,000	\$ 700,000	\$ 760,000	\$ 720,000	\$ 749,000	\$ 685,000	\$ 717,500	\$ 745,000	\$ 793,000	\$ 732,125	-1%
2018	\$ 610,000	\$ 805,000	\$ 705,000	\$ 801,111	\$ 729,000	\$ 649,950	\$ 660,500	\$ 705,000	\$ 722,000	\$ 931,000	\$ 740,000	\$ 772,000	\$ 735,880	6%
2017	\$ 700,000	\$ 691,250	\$ 652,500	\$ 652,000	\$ 702,500	\$ 624,750	\$ 665,000	\$ 623,750	\$ 781,500	\$ 685,000	\$ 650,000	\$ 930,000	\$ 696,521	12%
2016	\$ 660,000	\$ 647,450	\$ 627,500	\$ 615,100	\$ 635,000	\$ 600,000	\$ 581,500	\$ 670,000	\$ 575,000	\$ 640,000	\$ 573,000	\$ 615,000	\$ 619,963	3%
2015	\$ 725,000	\$ 522,000	\$ 635,000	\$ 542,500	\$ 647,500	\$ 552,250	\$ 588,250	\$ 635,000	\$ 682,000	\$ 606,500	\$ 525,000	\$ 595,000	\$ 604,667	-1%
2014	\$ 477,500	\$ 691,250	\$ 567,500	\$ 737,500	\$ 595,000	\$ 546,000	\$ 527,000	\$ 657,500	\$ 615,000	\$ 559,000	\$ 770,000	\$ 610,000	\$ 612,771	11%
2013	\$ 387,000	\$ 471,500	\$ 534,000	\$ 568,000	\$ 568,750	\$ 528,000	\$ 578,700	\$ 599,000	\$ 535,000	\$ 545,000	\$ 573,750	\$ 741,250	\$ 552,496	15%
2012	\$ 405,000	\$ 379,500	\$ 530,000	\$ 479,000	\$ 513,000	\$ 500,000	\$ 475,000	\$ 503,500	\$ 519,950	\$ 490,000	\$ 510,000	\$ 449,500	\$ 479,538	-6%
2011	\$ 512,000	\$ 455,000	\$ 516,500	\$ 502,500	\$ 499,000	\$ 444,944	\$ 500,000	\$ 579,500	\$ 478,500	\$ 542,599	\$ 580,000	\$ 535,000	\$ 512,129	-4%
2010	\$ 430,000	\$ 505,000	\$ 612,000	\$ 530,000	\$ 625,000	\$ 545,000	\$ 490,000	\$ 525,000	\$ 519,500	\$ 510,000	\$ 619,980	\$ 482,500	\$ 532,832	-7%
2009	\$ 423,000	\$ 680,000	\$ 630,000	\$ 511,000	\$ 590,000	\$ 622,000	\$ 500,000	\$ 565,000	\$ 568,500	\$ 605,000	\$ 535,000	\$ 654,000	\$ 573,825	-18%
2008	\$ 652,500	\$ 927,000	\$ 545,800	\$ 725,000	\$ 729,000	\$ 600,000	\$ 683,000	\$ 667,500	\$ 707,500	\$ 610,000	\$ 710,000	\$ 852,750	\$ 700,838	1%
2007	\$ 717,500	\$ 672,500	\$ 675,000	\$ 625,000	\$ 734,500	\$ 667,000	\$ 622,000	\$ 825,250	\$ 660,000	\$ 663,373	\$ 750,000	\$ 675,000	\$ 690,594	-4%
2006	\$ 790,000	\$ 669,000	\$ 689,500	\$ 735,000	\$ 819,000	\$ 730,000	\$ 690,000	\$ 700,000	\$ 670,000	\$ 640,000	\$ 680,000	\$ 787,500	\$ 716,667	-7%
2005	\$ 765,000	\$ 682,500	\$ 799,000	\$ 850,000	\$ 727,100	\$ 754,750	\$ 807,000	\$ 758,500	\$ 818,000	\$ 705,000	\$ 830,000	\$ 730,000	\$ 768,904	31%
2004	\$ 535,000	\$ 579,000	\$ 548,500	\$ 622,000	\$ 584,000	\$ 535,000	\$ 540,000	\$ 585,000	\$ 607,500	\$ 595,000	\$ 617,000	\$ 686,500	\$ 586,208	-

Total Single-Family Residential (Median for Truckee and Tahoe Donner)

	January	February	March	April	May	June	July	August	September	October	November	December	Average	Change
2025	\$ 1,824,575	\$ 2,290,000	\$ 1,410,094	\$ 1,325,000	\$ 1,055,682	\$ 1,351,250	\$ 1,207,500	\$ 1,255,000	\$ 1,308,750				\$ 1,447,539	11.1%
2024	\$ 1,318,250	\$ 1,270,547	\$ 1,691,250	\$ 1,130,290	\$ 1,222,500	\$ 1,323,000	\$ 1,133,750	\$ 1,510,000	\$ 1,125,000	\$ 939,950	\$ 1,054,000	\$ 1,373,750	\$ 1,302,732	12.4%
2023	\$ 954,375	\$ 1,481,250	\$ 1,151,750	\$ 882,500	\$ 1,274,500	\$ 1,163,625	\$ 983,750	\$ 1,374,500	\$ 1,185,625	\$ 1,333,750	\$ 1,063,750	\$ 1,062,500	\$ 1,159,323	-11.6%
2022	\$ 1,060,000	\$ 1,761,250	\$ 2,113,800	\$ 1,400,000	\$ 1,555,000	\$ 1,123,500	\$ 1,270,000	\$ 1,151,250	\$ 1,235,000	\$ 967,500	\$ 1,086,125	\$ 1,312,056	\$ 1,312,056	16.1%
2021	\$ 1,055,625	\$ 1,425,000	\$ 1,090,050	\$ 1,456,896	\$ 1,103,750	\$ 1,020,000	\$ 597,500	\$ 1,195,625	\$ 1,072,500	\$ 1,126,250	\$ 1,126,250	\$ 1,297,375	\$ 1,130,568	41.4%
2020	\$ 669,000	\$ 721,000	\$ 695,000	\$ 647,000	\$ 740,181	\$ 701,625	\$ 878,500	\$ 960,500	\$ 852,500	\$ 882,725	\$ 882,500	\$ 964,825	\$ 799,613	8.8%
2019	\$ 800,000	\$ 670,000	\$ 665,000	\$ 727,500	\$ 712,500	\$ 755,400	\$ 718,500	\$ 904,000	\$ 673,750	\$ 701,250	\$ 773,500	\$ 714,625	\$ 734,669	1.1%
2018	\$ 641,250	\$ 647,500	\$ 740,000	\$ 790,056	\$ 795,750	\$ 674,475	\$ 699,000	\$ 692,500	\$ 673,500	\$ 958,000	\$ 703,125	\$ 706,000	\$ 726,763	9.3%
2017	\$ 695,000	\$ 715,625	\$ 631,250	\$ 606,500	\$ 691,250	\$ 607,875	\$ 582,500	\$ 636,625	\$ 699,250	\$ 637,000	\$ 665,000	\$ 810,725	\$ 664,883	10.0%
2016	\$ 615,000	\$ 648,725	\$ 638,750	\$ 582,500	\$ 586,250	\$ 573,750	\$ 558,250	\$ 687,250	\$ 571,250	\$ 605,000	\$ 600,000	\$ 583,750	\$ 604,210	7.2%
2015	\$ 612,500	\$ 553,500	\$ 614,495	\$ 528,750	\$ 535,750	\$ 521,125	\$ 572,875	\$ 599,750	\$					