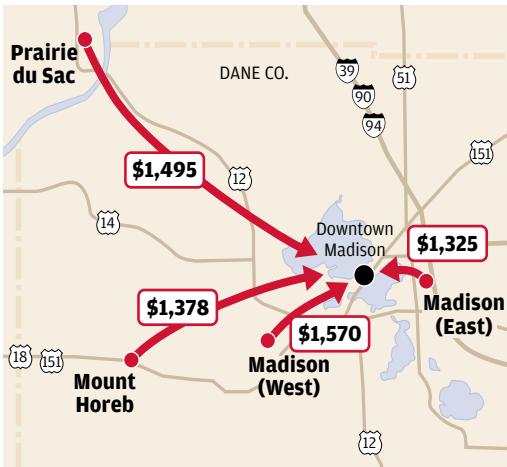


## Commuting costs vs. lower home prices

A snapshot of four homes on the market this week shows how commuting costs, fueled by high gasoline prices, can cut into the savings from lower home prices in outlying communities. This comparison assumes a 20 percent down payment and shows the monthly mortgage payment without insurance, at a 6 percent interest rate fixed for 30 years. It shows the cost of commuting to the Capitol Square for 23 work days each month at current Madison gas price of \$3.73 per gallon, assuming fuel efficiency of 30 miles per gallon.



State Journal

	Madison (West)	Madison (East)	Prairie du Sac	Mount Horeb
<b>Address</b>	21 Ariel Circle	5709 Oxbow Bend	912 Lone Tree Lane	508 Prairie St.
<b>Asking price</b>	\$242,600	\$199,900	\$211,900	\$199,900
<b>Average area sale price for that area</b>	\$245,000	\$184,500	\$189,950	\$195,000
<b>Square footage</b>	1,920	1,540	1,752	1,856
<b>Bedrooms/baths</b>	3/2.25	3/1.0	3/2.0	4/1.5
<b>Age (years)</b>	12	17	13	15
<b>Down payment</b>	\$48,520	\$39,980	\$42,380	\$39,980
<b>Mortgage</b>	\$194,080	\$159,920	\$169,520	\$159,920
<b>Monthly payment</b>	\$1,163.61	\$959.16	\$998.37	\$959.16
<b>Round-trip mileage to Capitol Square</b>	18.7	18.6	65.5	49.7
<b>Monthly gas cost (23 days worked)*</b>	\$53.48	\$53.19	\$187.31	\$142.13
<b>Annual property tax bill</b>	\$4,238.06	\$3,756.72	\$3,712.40	\$3,324.26
<b>Monthly cost (mortgage, 1/12th of property tax, gasoline)</b>	\$1,570.26	\$1,325.41	\$1,495.05	\$1,378.31

NOTE: Commuting expenses besides fuel, such as vehicle maintenance and depreciation, are not included.

SOURCES: Coldwell Banker Success (sveum.com), DaneCountyMarket.com, State Journal research