

San Mateo County Housing Indicators

As of March 31, 2007

| Income Data | | | |
|---|--------------------------------|---------------------------------------|---|
| 2006 Median Family Income (Source – US Dept. of Housing & Urban Development) | 1-person | \$66,500 | 1-Yr. Change 0% <i>(Same since 2004 because HUD had over-calculated median incomes in past few years; HUD will keep the median incomes constant until real median incomes catch up.)</i> |
| | 2-person | \$76,000 | |
| | 3-person | \$85,500 | |
| | 4-person | \$95,000 | |
| Rental Data | | | |
| Section 8 Rent Voucher Payment Standard {replaced Fair Market Rent (FMR)} ¹ - effective 10/1/2006 through 9/30/07 | \$1689 (2-bedroom) | \$1349 (1-bedroom) | |
| | 1-Yr. Change 0% | 1-Yr. Change 0% | |
| Average Apt. Rent - 03/2007 ² | \$1643 (2-BR/1 BA) | \$1454 (1 BR/ 1BA) | |
| | 1-Yr. Change +9.8% | 1-Yr. Change +9.1% | |
| Apartment Vacancy Rate -Quarter ending 03/2007 ² | 4.2% | | |
| Section 8 Waiting List ³ | # of Households on List | Approx. 4,792 | |
| | Average Turn-Over / Year | 300 (Tot. 4,285 vouchers /certif.) | |
| | Average Wait Time | 1 - 5 years | |
| Home Sales Data ⁴ | | | |
| Median Sales Price - Quarter ending March 2007 (Single Family Home) | \$880,000 | 1-Yr. Change +2.3 % | |
| Average Sales Price - Quarter ending March 2007 (Single Family Home) | \$1,121,021 | 1-Yr. Change +3.0% | |
| Median Sales Price Quarter ending ending March 2007 (Condominiums/Townhomes) | \$575,000 | 1-Yr. Change +2.8% | |
| Average Sales Price - Quarter ending ending March 2007 (Condominiums/Townhomes) | \$606,210 | 1-Yr. Change +3.3 % | |

Source/Notes:

- 1 County of San Mateo Housing Authority, which administers the Section 8 Program, is now using Section 8 Payment Standards rather than FMR (Fair Market Rent) standards. Source -County of San Mateo Housing Authority.
- 2 RealFACTS, March 2007. Vacancy based on quarterly data.
- 3 County of San Mateo Housing Authority. Original waiting list of 10,129 households was established from 1-week application window 3/30/02 - 4/02/02. Data as of March 31, 2006.
- 4 San Mateo County Association of Realtors (SAMCAR), Quarter ending March 2007 Completed Sales data.