

# San Mateo County Housing Indicators as of June 30, 2011

## INCOME DATA

### 2011 Median Family Income

| <u>Family Size</u> | <u>Income</u> | <u>1-Year Change (%)</u> |
|--------------------|---------------|--------------------------|
| 1-person           | \$71,100      | 2.16                     |
| 2-person           | \$81,300      | 2.26                     |
| 3-person           | \$91,450      | 2.24                     |
| 4-person           | \$101,600     | 2.21                     |

## RENTAL DATA

### Quarter ending June 2011

| <u>Unit Size (by bedroom count)</u> | <u>Voucher Payment Standard*</u> | <u>1-Yr. Change</u> | <u>Market Average Rent</u> | <u>1-Year Change</u> |
|-------------------------------------|----------------------------------|---------------------|----------------------------|----------------------|
| 2-BR                                | \$1,751                          | 0.0%                | \$1,838                    | 9.0%                 |
| 1-BR                                | \$1,399                          | 0.0%                | \$1,638                    | 11.4%                |

\* Replaces Section 8 Fair Mkt Rent as basis for calculating tenant portion of rent.

Payment Standard effective 2/1/2008/ same numbers still in effect as of 10/1/2010 for next 12 months.

|   |   |
|---|---|
| Average Apt. Vacancy Rate:                                | 3.6%  |
| Section 8 Waiting List:                                   |   |
| Sec. 8 Housing Choice Vouchers Average Turnover per Year: | The Housing Authority of the County of San Mateo (HACSM) opened its application period for Section 8 Housing Choice Vouchers for 1 week, 7/7 - 7/12/08 and received about 23,000 applications; HACSM developed a lottery in 9/08 to establish a new wait list of 3,600 applicants (for estimated 3-year turnover period). |
| Section 8 Average Wait List Time:                         | < 3 years   |

## HOMES SALES DATA

### Quarter ending June 2011

|   | <u>Median Price</u> | <u>1-Yr. Change</u> | <u>Mean (Av.) Price</u> | <u>1-Year Change</u> |
|---|---------------------|---------------------|-------------------------|----------------------|
| Single Family Homes                                   |                     |                     |                         |                      |
| 2011  | \$759,572           | 0.6%                | \$986,672               | 3.8%                 |
| 2010  | \$755,000           |                     | \$950,730               |                      |
| Common Interest Development (e.g., Condos, Townhomes) |                     |                     |                         |                      |
| 2011  | \$380,000           | -11.6%              | \$422,400               | -9.8%                |
| 2010  | \$430,000           |                     | \$468,420               |                      |

Chart prepared by County of San Mateo Dept. of Housing HCD

#### Data Sources:

U.S. Dept. of Housing & Urban Development

County of San Mateo Housing Authority

RealFacts, June Quarter 2011 Rental Data

San Mateo County Association of Realtors, 2nd Quarter (Apr-June) 2011 Completed Sales data.

July 22, 2011