

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