

San Mateo County Housing Indicators as of March 31, 2011

INCOME DATA

2010 Median Family Income (2011 updates not published yet)

<u>Family Size</u>	<u>Income</u>	<u>1-Year Change</u>	2.7%
1-person	\$69,600		
2-person	\$79,500		
3-person	\$89,450		
4-person	\$99,400		

RENTAL DATA

Quarter ending March 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%	\$1,765	7.7%
1-BR	\$1,399	0.0%	\$1,553	7.4%

* 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 March 2011

	<u>Median Price</u>	<u>1-Yr. Change</u>	<u>Mean (Av.) Price</u>	<u>1-Year Change</u>
<u>Single Family Homes</u>				
2011	\$633,500	-9.4%	\$862,614	-5.9%
2010	\$699,000		\$916,674	
<u>Common Interest Development (e.g., Condos, Townhomes)</u>				
2011	\$378,000	-10.7%	\$407,572	-9.9%
2010	\$423,500		\$452,313	

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, March Quarter 2011 Rental Data

San Mateo County Association of Realtors, 1st Quarter (Jan-Marh) 2011 Completed Sales data.

April 29, 2011