

# San Mateo County Housing Indicators as of December 31, 2010

## INCOME DATA

### 2010 Median Family Income

<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 December 2010

<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%	\$1,689	3.1%
1-BR	\$1,399	0.0%	\$1,535	7.2%

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

Payment Standard effective 2/1/2008, still in effect as of 10/1/2010.

Average Apt. Vacancy Rate:	4.8%
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 December 2010

	<u>Median Price</u>	<u>1-Yr. Change</u>	<u>Mean (Av.) Price</u>	<u>1-Year Change</u>
Single Family Homes				
2010	\$700,000	-2.7%	\$931,962	1.6%
2009	\$719,500		\$917,232	
Common Interest Development (e.g., Condos, Townhomes)				
2010	\$390,000	-9.3%	\$432,624	-7.9%
2009	\$430,000		\$469,717	

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, December Quarter 2010 Rental Data

San Mateo County Association of Realtors, 4th Quarter (Oct.-Dec.) 2010 Completed Sales data.

February 11, 2011

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