

San Mateo County Housing Indicators as of June 30, 2010

INCOME DATA

2010 Median Family Income

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

RENTAL DATA

Quarter ending June 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%	\$1,685	0.7%
1-BR	\$1,399	0.0%	\$1,471	-1.1%

* 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 10/1/2009.

Average Apt. Vacancy Rate:	4.4%
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 2010 (awaiting 6/30/2010 data from SAMCAR)

	<u>Median Price</u>	<u>1-Yr. Change</u>	<u>Mean (Av.) Price</u>	<u>1-Year Change</u>
<u>Single Family Homes</u>				
2010	\$755,000	7.9%	\$950,730	5.4%
2009	\$700,000		\$901,772	
<u>Common Interest Development (e.g., Condos, Townhomes)</u>				
2010	\$430,000	0.0%	\$468,420	1.1%
2009	\$430,000		\$463,426	

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 2010 Rental Data

San Mateo County Association of Realtors, 2nd Quarter (April - June) 2010 Completed Sales data.