

San Mateo County Housing Indicators as of December 30, 2009

INCOME DATA

2009 Median Family Income

<u>Family Size</u>	<u>Income</u>	<u>1-Year Change</u> <u>1.9%</u>
1-person	\$67,750	
2-person	\$77,440	
3-person	\$87,100	
4-person	\$96,800	

RENTAL DATA

Quarter ending December 2009

<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%	\$1,675	-8.3%
1-BR	\$1,399	0.0%	\$1,438	-8.8%

* 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:	5.4%
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 December 2009

	<u>Median Price</u>	<u>1-Yr. Change</u>	<u>Mean (Av.) Price</u>	<u>1-Year Change</u>
Single Family Homes				
2009	\$719,500	9.8%	\$917,232	12.5%
2008	\$655,000		\$815,629	
Common Interest Development (e.g., Condos, Townhomes)				
2009	\$430,000	0.0%	\$469,717	-5.5%
2008	\$430,000		\$497,312	

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 2009 Rental Data

San Mateo County Association of Realtors, 4th Quarter 2009 Completed Sales data.

For comparison, 2009 **annualized** sales data - median sales price - Single Fam. Home \$678,750; Common Int. Devt \$430,000.

01/15/2010