

# San Mateo County Housing Indicators as of March 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 March 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                          | 3.7%                | \$1,732                    | -4.4%                |
| 1-BR                                | \$1,399                          | 3.7%                | \$1,548                    | -2.5%                |

\* Replaces Section 8 Fair Mkt Rent as basis for calculating tenant portion of rent.  
Payment Standard effective 2/1/2008, still in effect for 2009.

|   |   |
|---|---|
| Average Apt. Vacancy Rate:                                | 4.0%  |
| 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 2009

|   | <u>Median Price</u> | <u>1-Yr. Change</u> | <u>Mean (Av.) Price</u> | <u>1-Year Change</u> |
|---|---------------------|---------------------|-------------------------|----------------------|
| Single Family Homes                             |                     |                     |                         |                      |
| 2009  | \$560,000           | -39.5%              | \$747,891               | -40.1%               |
| 2008  | \$925,000           |                     | \$1,247,704             |                      |
| Common Interest Development (Condos, Townhomes) |                     |                     |                         |                      |
| 2009  | \$395,000           | -21.8%              | \$421,186               | -27.8%               |
| 2008  | \$505,000           |                     | \$583,133               |                      |

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 2009 Rental Data  
San Mateo County Association of Realtors, March Quarter 2009 Completed Sales data.