

San Mateo County Housing Indicators as of March 31, 2008

INCOME DATA

2008 Median Family Income

<u>Family Size</u>	<u>Income</u>	<u>1-Year Change -0%-</u>
1-person	\$66,500	HUD median incomes have been unchanged since 2004 due to HUD having over-calculated median incomes in past few years; HUD will continue to use these incomes until real median incomes catch up.
2-person	\$76,000	
3-person	\$85,500	
4-person	\$95,000	

RENTAL DATA

Quarter ending March 2008

<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%	\$1,812	10.0%
1-BR	\$1,399	3.7%	\$1,588	9.3%

* Replaces section 8 Fair Mkt Rent as basis for calculating tenant portion of rent.
Payment Standard effective 2/1/2008

Average Apt. Vacancy Rate:	3.7%
Section 8 Waiting List:	Approx. 4,792 **
Sec. 8 Average Turnover per Year:	300 (Total of 4,285 vouchers/certificates)
Section 8 Average Wait Time:	1 - 5 years

** Original waiting list of 10,129 households was established from one-week application window 3/30/02 - 4/02/02.

HOMES SALES DATA

Quarter ending March 2008

	<u>Median Price</u>	<u>1-Yr. Change</u>	<u>Mean (Av.) Price</u>	<u>1-Year Change</u>
Single Family Homes				
2008	\$925,000	5.1%	\$1,247,704	10.5%
2007	\$880,000		\$1,129,021	-
Common Interest Development (Condos, Townhomes)				
2008	\$505,000	-12.2%	\$583,133	-3.8%
2007	\$575,000		\$606,210	-

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, April 2008 Rental Data

San Mateo County Association of Realtors, First Quarter 2008 Completed Sales data.