

San Mateo County Housing Indicators as of December 30, 2007

INCOME DATA

2007 Median Family Income

<u>Family Size</u>	<u>Income</u>	<u>1-Year Change -0%-</u>
1-person	\$66,500	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 December 2007

<u>Unit Size (by bedroom count)</u>	<u>Section 8 Payment Standard*</u>	<u>1-Yr. Change</u>	<u>Market Average Rent</u>	<u>1-Year Change</u>
2-BR	\$1,689	-0%-	\$1,785	9.9%
1-BR	\$1,349	-0%-	\$1,553	8.0%

* Replaces section 8 Fair Mkt Rent. Payment Standard effective 10/106 through 1/31/08.

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 December 2007

	<u>Median Price</u>	<u>1-Yr. Change</u>	<u>Mean (Av.) Price</u>	<u>1-Year Change</u>
<u>Single Family Homes</u>				
2007	\$940,000	9.8%	\$1,226,834	11.5%
2006	\$856,000		\$1,100,661	-
<u>Common Interest Development (Condos, Townhomes)</u>				
2007	\$540,000	-1.8%	\$612,720	5.0%
2006	\$550,000		\$583,471	-

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 2007 Rental Data

San Mateo County Association of Realtors, Fourth Quarter 2007 Completed Sales data.