

San Mateo County Housing Indicators

As of March 31, 2007

Income Data			
2006 Median Family Income (Source – US Dept. of Housing & Urban Development)	1-person	\$66,500	1-Yr. Change 0% (Same since 2004 because HUD had over-calculated median incomes in past few years; HUD will keep the median incomes constant until real median incomes catch up.)
	2-person	\$76,000	
	3-person	\$85,500	
	4-person	\$95,000	
Rental Data			
Section 8 Rent Voucher Payment Standard {replaced Fair Market Rent (FMR)} ¹ - effective 10/1/2006 through 9/30/07	\$1689 (2-bedroom)	\$1349 (1-bedroom)	
	1-Yr. Change 0%	1-Yr. Change 0%	
Average Apt. Rent - 03/2007 ²	\$1643 (2-BR/1 BA)	\$1454 (1 BR/ 1BA)	
	1-Yr. Change +9.8%	1-Yr. Change +9.1%	
Apartment Vacancy Rate -Quarter ending 03/2007 ²	4.2%		
Section 8 Waiting List ³	# of Households on List	Approx. 4,792	
	Average Turn-Over / Year	300 (Tot. 4,285 vouchers /certif.)	
	Average Wait Time	1 - 5 years	
Home Sales Data ⁴			
Median Sales Price - Quarter ending March 2007 (Single Family Home)	\$880,000	1-Yr. Change +2.3 %	
Average Sales Price - Quarter ending March 2007 (Single Family Home)	\$1,121,021	1-Yr. Change +3.0%	
Median Sales Price Quarter ending ending March 2007 (Condominiums/Townhomes)	\$575,000	1-Yr. Change +2.8%	
Average Sales Price - Quarter ending ending March 2007 (Condominiums/Townhomes)	\$606,210	1-Yr. Change +3.3 %	

Source/Notes:

- County of San Mateo Housing Authority, which administers the Section 8 Program, is now using Section 8 Payment Standards rather than FMR (Fair Market Rent) standards. Source -County of San Mateo Housing Authority.
- RealFACTS, March 2007. Vacancy based on quarterly data.
- County of San Mateo Housing Authority. Original waiting list of 10,129 households was established from 1-week application window 3/30/02 - 4/02/02. Data as of March 31, 2006.
- San Mateo County Association of Realtors (SAMCAR), Quarter ending March 2007 Completed Sales data.