

San Mateo County Housing Indicators

As of September 30, 2006

Income Data			
2006 Median Family Income (Source – US Dept. of Housing & Urban Development)	1-person	\$66,500	1-Yr. Change 0% (Same as 2004 & 2005 because HUD had over-estimated 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 - 09/2006 ²	\$1638 (2-BR/1 BA)	\$1420 (1 BR/ 1BA)	
	1-Yr. Change +13.1%	1-Yr. Change +11.6%	
Apartment Vacancy Rate -Quarter ending 09/2006 ²	3.9%		
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 September 2006 (Single Family Home)	\$850,000	1-Yr. Change -2.9%	
Average Sales Price - Quarter ending September 2006 (Single Family Home)	\$1,083,605	1-Yr. Change -1.0%	
Median Sales Price Quarter ending September 2006 (Condominiums/Townhomes)	\$550,000	1-Yr. Change -0.9%	
Average Sales Price - Quarter ending September 2006 (Condominiums/Townhomes)	\$583,661	1-Yr. Change -1.3 %	

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, September 2006. 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 September 2006 Completed Sales data.