

# San Mateo County Housing Indicators

## As of June 30, 2006

Income Data			
<b>2006 Median Family Income</b> (Source – US Dept. of Housing & Urban Development)	1-person	\$66,500	1-Yr. Change 0% <i>(Same as 2004 &amp; 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.)</i>
	2-person	\$76,000	
	3-person	\$85,500	
	4-person	\$95,000	
Rental Data			
<b>Section 8 Rent Voucher Payment Standard</b> {replaced Fair Market Rent (FMR)} <sup>1</sup> - effective 10/1/2005 through 9/30/06	<b>\$1689 (2-bedroom)</b>	<b>\$1349 (1-bedroom)</b>	
	<i>1-Yr. Change -0.2%</i>	<i>1-Yr. Change -0.2%</i>	
<b>Average Apt. Rent</b> - 06/2006 <sup>2</sup>	<b>\$1515 (2-BR/1 BA)</b>	<b>\$1348 (1 BR/ 1BA)</b>	
	<i>1-Yr. Change +6.2%</i>	<i>1-Yr. Change +8.6%</i>	
<b>Apartment Vacancy Rate</b> -Quarter ending 06/2006 <sup>2</sup>	2.9%		
<b>Section 8 Waiting List</b> <sup>3</sup>	<b># of Households on List</b>	<b>Approx. 4,792</b>	
	Average Turn-Over / Year	300 (Tot. 4,285 vouchers /certif.)	
	Average Wait Time	1 - 5 years	
Home Sales Data <sup>4</sup>			
<b>Median Sales Price - Quarter ending June 2006</b> (Single Family Home)	<i>\$905,000</i>	<i>1-Yr. Change +0.4%</i>	
<b>Average Sales Price - Quarter ending June 2006</b> (Single Family Home)	<i>\$1,221,946</i>	<i>1-Yr. Change +5.9%</i>	
<b>Median Sales Price Quarter ending June 2006</b> (Condominiums/Townhomes)	<i>\$557,000</i>	<i>1-Yr. Change -0.6%</i>	
<b>Average Sales Price - Quarter ending June 2006</b> (Condominiums/Townhomes)	<i>\$589,689</i>	<i>1-Yr. Change -2.0 %</i>	

Source/Notes:

- 1 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.
- 2 RealFACTS, June 2006. Vacancy based on quarterly data.
- 3 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.
- 4 San Mateo County Association of Realtors (SAMCAR), Quarter ending June 2006 Completed Sales data.