

# San Mateo County Housing Indicators

## As of December 31, 2005

Income Data			
<b>2005 Median Family Income</b> (Source – US Dept. of Housing & Urban Development)	1-person	\$66,500	1-Yr. Change 0% (Same as 2004)
	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>	
	1-Yr. Change -0.2%	1-Yr. Change -0.2%	
<b>Average Apt. Rent</b> - 12/2005 <sup>2</sup>	<b>\$1449 (2-BR/1 BA)</b>	<b>\$1294 (1 BR/ 1BA)</b>	
	1-Yr. Change +2.3%	1-Yr. Change +5.2%	
<b>Apartment Vacancy Rate</b> -Quarter ending 12/2005 <sup>2</sup>	4.6%		
<b>Section 8 Waiting List</b> <sup>3</sup>	<b># of Households on List</b>	<b>Approx. 9,095</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 December 2005</b> (Single Family Home)	\$842,000	1-Yr. Change +8.7%	
<b>Average Sales Price - Quarter ending December 2005</b> (Single Family Home)	\$1,067,368	1-Yr. Change +6.1%	
<b>Median Sales Price - Quarter ending December 2005</b> (Condominiums/Townhomes)	\$550,000	1-Yr. Change +11.1%	
<b>Average Sales Price - Quarter ending December 2005</b> (Condominiums/Townhomes)	\$596,167	1-Yr. Change +14.3 %	

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, December 2005. Vacancy based on quarterly data only.
- 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.
- 4 San Mateo County Association of Realtors (SAMCAR), Fourth Quarter 2005 Completed Sales data.