

San Mateo County Housing Indicators

As of September 30, 2005

Income Data			
2005 Median Family Income (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			
Section 8 Rent Voucher Payment Standard {replaced Fair Market Rent (FMR)} ¹ - effective 10/1/2005 through 9/30/06		\$1689 (2-bedroom)	\$1349 (1-bedroom)
		1-Yr. Change -0.2%	1-Yr. Change -0.2%
Average Apt. Rent - 9/2005 ²		\$1442 (2-BR/1 BA)	\$1265 (1 BR/ 1BA)
		1-Yr. Change +0.8%	1-Yr. Change +2.4%
Apartment Vacancy Rate -Quarter ending 09/2005 ²		4.2%	
Section 8 Waiting List ³		# of Households on List	Approx. 9,095
		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 2005 (Single Family Home)		\$875,000	1-Yr. Change +15.1%
Average Sales Price - Quarter ending September 2005 (Single Family Home)		\$1,094,125	1-Yr. Change +15.6%
Median Sales Price - Quarter ending September 2005 (Condominiums/Townhomes)		\$555,000	1-Yr. Change +23.3%
Average Sales Price - Quarter ending September 2005 (Condominiums/Townhomes)		\$591,335	1-Yr. Change +21.8 %

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, September 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), Third Quarter 2005 Completed Sales data.