

San Mateo County Housing Indicators

as of December 31, 2000

Income Data		
	1-person	\$52,450
Median Family Income ¹		1-Yr. Change +3.5% 3-Yr. Change +16.3%
	2-person	\$59,900
	3--person	\$67,400
	4-person	\$74,900
Rental Data		
	\$1459 (2-bedroom)	\$1154 (1-bedroom)
Fair Market Rent (FMR - Section 8 Program) ¹ - effective 10/1/2000		
	1-Yr. Change +7.1%	1-Yr. Change +7.2%
	3-Yr. Change +47.8%	3-Yr. Change +47.8%
	\$1903 (2-bedroom)	\$1715 (1 bedroom)
Average Rent - 12/2000 ²		
	1-Yr. Change +31.0%	1-Yr. Change +35.5%
	3-Yr. Change +60.1%	3-Yr. Change +62.3%
Apartment Vacancy Rate - 9/2000 ²	3% (Three Percent)	
Section 8 Waiting List ³	# of Households on List	9,988 (updated 10/30/00)
	Average Turn-Over / Year	400-500 (Tot. 3202 vouchers / certif.)
	Average Wait Time	5+ years
Rental Affordability Data ⁴		
CA very low-income household of 4 (earning no more than 50% of adjusted median income) can afford monthly rent of no more than \$936.		
C58% of renters in San Mateo County are unable to afford Fair Market Rent (FMR) for a two-bedroom unit.		
CIn San Mateo County, a worker earning the minimum wage of \$5.75/hour has to work 195 hours/week in order to afford a 2-bedroom unit at the FMR.		
CThe Housing Wage in San Mateo County is \$28.06. This is the amount a worker would have to earn per hour in order to be able to work 40 hours/week and afford a 2-bedroom unit at the FMR.		
Home Sales Data ⁵		
Median Sales Price 4 th Quarter (Single Family Home)	\$625000	1-Yr. Change +28.1%
Average Sales Price 4th Quarter (Single Family Home)	\$777,483	1-Yr. Change +24.7%
Median Sales Price 4th Quarter (Condominiums/Townhomes)	\$381,500	1-Yr. Change +31.6%
Average Sales Price 4th Quarter (Condominiums/Townhomes)	\$423,064	1-Yr. Change +35.3%

Sources:

- 1 US Dept. Of Housing & Urban Development (HUD).
- 2 RealFACTS, December 2000.
- 3 County of San Mateo Housing Authority. Waiting list opened for one week May 1994.
- 4 National Low Income Housing Coalition, *Out of Reach*, September 2000.
- 5 San Mateo County Association of Realtors (SAMCAR), December, 2000.