## San Mateo County Housing Indicators
### as of September 30, 2001

### Income Data

| 2001 Median Family Income ¹ | 1-person | $56,050 | 1-Yr. Change +6.9%  
| 2-person | $64,100 | 3-Yr. Change +16.8%  
| 3-person | $72,100 |  
| 4-person | $80,100 | |

### Rental Data

| Fair Market Rent (FMR - Section 8 Program) ¹  
- effective 10/1/2001 | $1747 (2-bedroom) | $1382 (1-bedroom) |
|-----------------------|-------------------|-------------------|
| 1-Yr. Change | +19.7% | +19.8%  
| 3-Yr. Change | +49.7% | +49.7%  

<table>
<thead>
<tr>
<th>Average Rent - 9/2001 ²</th>
<th>$1909 (2-bedroom)</th>
<th>$1560 (1 bedroom)</th>
</tr>
</thead>
</table>
| 1-Yr. Change | +1.6% | -7.5%  
| 3-Yr. Change | +40.0% | +35.3%  

<table>
<thead>
<tr>
<th>Apartment Vacancy Rate -Quarter ending 9/01 ²</th>
<th>4.7%</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Section 8 Waiting List ³</th>
<th># of Households on List</th>
<th>Approx. 2,000 (as of 10/30/01)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Average Turn-Over / Year</td>
<td>400-500 (Tot. 4,091 vouchers /certif.)</td>
</tr>
<tr>
<td></td>
<td>Average Wait Time</td>
<td>1 year</td>
</tr>
</tbody>
</table>

### Rental Affordability Data ⁴

Χ A very low-income household of 4 (earning no more than 50% of adjusted median income) can afford monthly rent of no more than $1,035.
Χ In San Mateo County, a worker earning the minimum wage of $6.25/hour has to work 215 hours/wk in order to afford a 2-bedroom unit at the FMR.
Χ The Housing Wage in San Mateo County is $33.60  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 - Month of Sept. 2001  
(3rd Qtr 2001 Data Not Available) | $570,000 | 1-Yr. Change -2.7%  
(Single Family Home) |  
|-----------------------------------|----------|-------------------|
| Average Sales Price - Month of Sept. 2001  
(Single Family Home) | $908,447 | 1-Yr. Change -10.2%  
| Median Sales Price - Month of Sept. 2001  
(Condominiums/Townhomes) | $369,000 | 1-Yr. Change -4.0%  
| Average Sales Price - Month of Sept. 2001  
(Condominiums/Townhomes) | $410,478 | Yr. Change -7.2%  |

### Sources:

² RealFACTS, September 2001. (Vacancy data above for 3rd quarter only. For 12-month period ending 9/01, average vacancy 2.8%.)  
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 2001.  
⁵ San Mateo County Association of Realtors (SAMCAR), Sept. 2001sales data. (Third Quarter 2001 sales data not available.)  

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November 7, 2001