



Livability

# Most Expensive For-Sale Housing Markets in U.S., 2000

**Indicator Description:** Describes median sale price for entire year of home sales per metropolitan area.

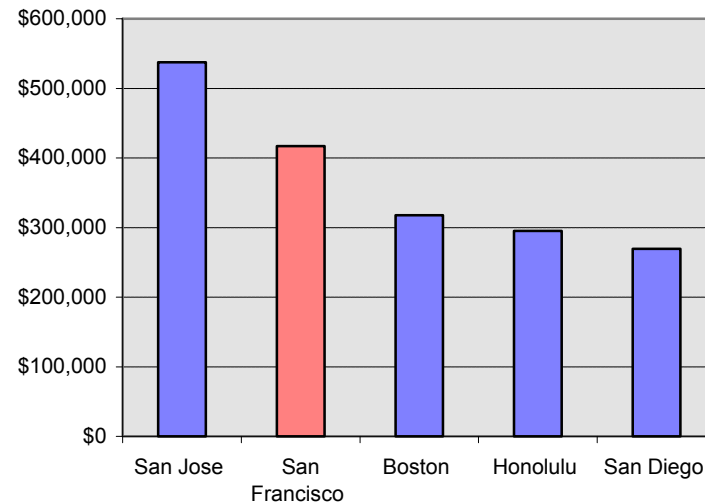
**Geographic Areas Covered:** Five U.S. Metropolitan Statistical Areas (MSAs) with the highest median home sale price in 2000: San Jose, San Francisco, Boston, Honolulu, and San Diego. "San Francisco" includes San Francisco, Marin, San Mateo Counties.

**Key Findings:**

- San Jose had the highest median home sale price for year 2000, and also by far the greatest change from 1998, reflecting the strength of Silicon Valley economy during that period.
- The San Francisco metropolitan area had the second-highest median home sale price in the U.S. for year 2000, although rate of change is slower than for San Jose and San Diego.

**Limitations of the Data:** Does not reflect changes in economy and house prices in 2001. Also may not reflect all new home sales, as data are from Realtors, using their listing services, which typically do not include new home sales. Data are for metropolitan San Francisco as noted above, not just the City.

**U.S. Metropolitan Areas with the Highest Median Home Sale Price, 2000**



<u>Metro Area</u>	<u>Home Price 2000 (a)</u>	<u>% Change in Home Price 1998-2000</u>
San Jose	\$537,550	47.4%
San Francisco	\$417,180	29.6%
Boston	\$317,800	23.0%
Honolulu	\$295,000	-0.7%
San Diego	\$269,410	30.1%

**Notes:**

(a) Represents median sale prices for existing single-family homes by Primary Metropolitan Statistical Area (PMSA). The San Francisco PMSA consists of San Francisco, San Mateo, and Marin Counties. The San Jose PMSA consists of Santa Clara County only.

Sources: National Association of Realtors and California Association of Realtors, 2000; BAE, 2001.

# Housing Affordability in Selected Metro Areas, 2001

**Indicator Description:** These data show the percent of all homes sold that would be affordable to the median household income in the same region.

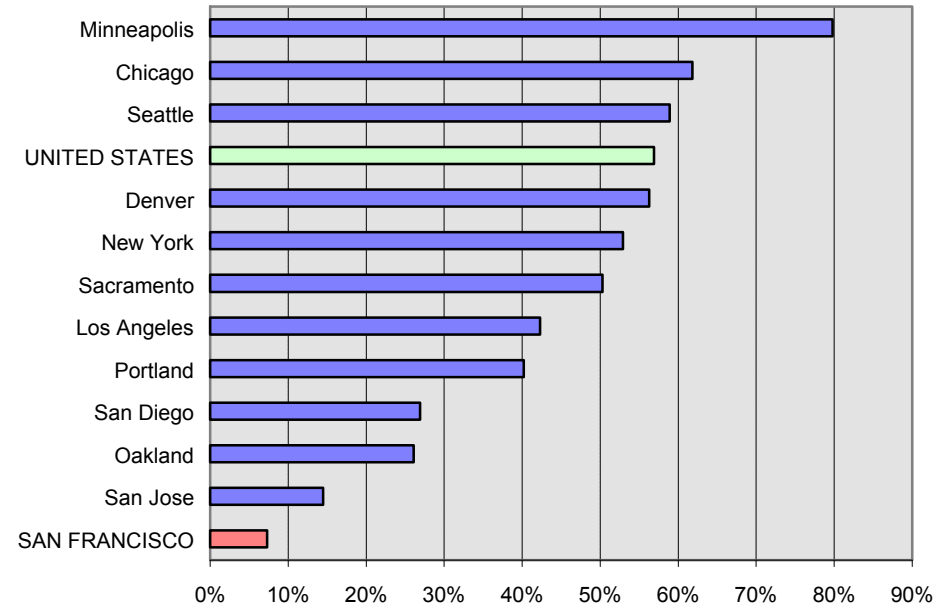
**Geographic Areas Covered:** Twelve selected U.S. metropolitan areas and the United States. "San Francisco" includes San Francisco, Marin, San Mateo Counties.

**Key Findings:**

- Only 7.3% of homes sold in First Quarter 2001 were affordable to median household income in San Francisco region.
- In contrast, 56.9% of homes sold across the U.S. were affordable to U.S. median household.
- Even San Jose had a slightly greater percentage than San Francisco of home sales affordable to median household income.

**Limitations of the Data:** This indicator relies on home sales from recorded sale data. Some recorded sales do not include sales price. The median income data used to compare to sales are based on an estimate by the U.S. Department of Housing and Urban Development (HUD), which may not capture true rising household incomes accurately. This comparison also does not account for home equity from previously owned units, which assists move up buyers with affordability. Data are for metropolitan San Francisco as noted above, not just the City.

**% of Affordable Homes for Sale in Selected Metropolitan Areas  
First Quarter 2001**



Metro Area	Share of Homes Affordable for Median Income Family, 1st Quarter 2001 (a)
Minneapolis	79.8%
Chicago	61.8%
Seattle	58.9%
UNITED STATES	56.9%
Denver	56.3%
New York	52.9%
Sacramento	50.3%
Los Angeles	42.3%
Portland	40.2%
San Diego	26.9%
Oakland	26.1%
San Jose	14.5%
<b>San Francisco</b>	<b>7.3%</b>

Notes: (a) Based the Housing Affordability Index, a quarterly measure of the percentage of homes that a family earning a median income can afford to buy. Longitudinal data extremely variable due to changes in interest rates. Median income derived from HUD; home sales from First American Real Estate Solutions.

Sources: National Association of Homebuilders; BAE, 2001.

# Percentage of Renter Households in Selected Cities, 2000

**Indicator Description:** Shows percent of all occupied units that were occupied by renter households in 2000.

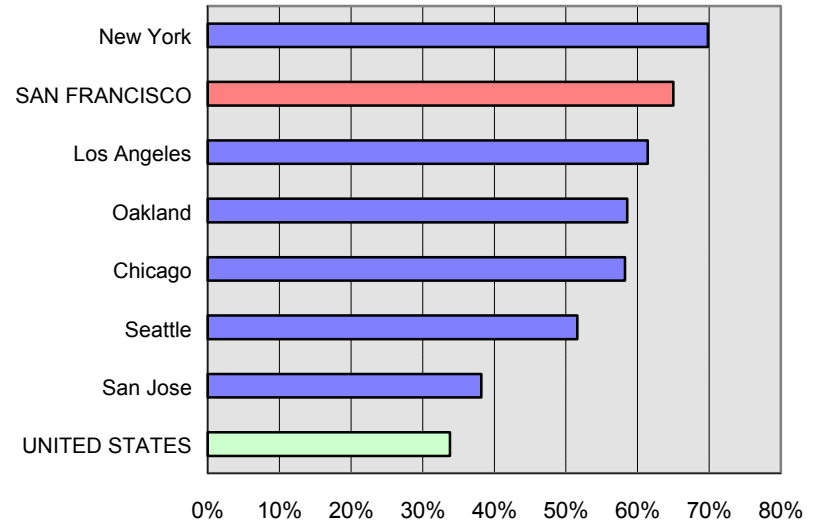
**Geographic Areas Covered:** Seven major U.S. cities, including San Francisco, and the U.S.

**Key Findings:**

- San Francisco is a city with a high proportion of renters; among these seven cities, only New York has a higher percentage of renters than San Francisco.
- San Francisco has nearly twice the percentage of renters as nationwide.
- San Francisco's ownership rate in 2000 was only 35%, compared to an ownership rate of 62% for San Jose.

**Limitations of the Data:** Relies on accurate count and categorization of total occupied units by Census takers.

**% of Households that Rent in Selected Cities, 2000**



<u>City</u>	<u>Rental Units</u>	<u>Total Occupied Units (Owners and Renters)</u>	<u>Rental Units as % of Occupied Units</u>
New York	2,109,292	3,021,588	70%
<b>San Francisco</b>	<b>214,309</b>	<b>329,700</b>	<b>65%</b>
Los Angeles	783,530	1,275,412	61%
Oakland	88,301	150,790	59%
Chicago	597,063	1,025,174	58%
Seattle	133,334	258,499	52%
San Jose	105,648	276,598	38%
United States	35,664,348	105,480,101	34%

Source: 2000 U.S. Census SF1; BAE, 2001.

# Population Density in Selected Cities

**Indicator Description:** Shows a comparison of the population density of San Francisco, three other cities in California, and three other cities elsewhere in the United States.

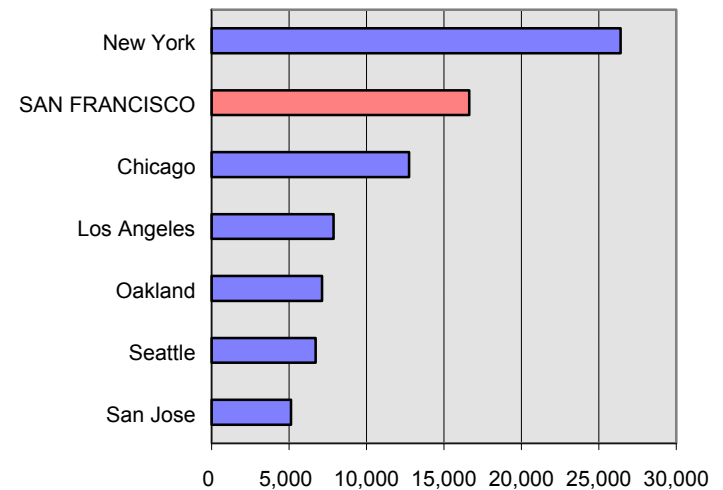
**Geographic Areas Covered:** Seven major U.S. cities, including San Francisco.

**Key Findings:**

- Among the seven selected cities, San Francisco has the second-highest population density.
- Los Angeles is only about half as densely populated as San Francisco.
- When these data are considered in combination with median home sale prices, high density does not necessarily appear to be associated with low property values.

**Limitations of the Data:** Population density can be affected by factors not directly related to housing density or population, such as the prevalence of other land uses (e.g., manufacturing, office, retail) or a large amount of preserved open space (e.g., parkland).

**Persons per Square Mile in Selected Cities, 2000**



City	Population	Land Area (Square Miles)	Persons per Square Mile
New York	8,008,278	303	26,403
<b>San Francisco</b>	<b>776,733</b>	<b>47</b>	<b>16,634</b>
Chicago	2,896,016	227	12,750
Los Angeles	3,694,820	469	7,877
Oakland	399,484	56	7,127
Seattle	563,374	84	6,717
San Jose	894,943	175	5,118

Source: 2000 U.S. Census SF1; BAE, 2001.

# Automobile Ownership in Selected Metro Areas

**Indicator Description:** Percent of households without ownership of an automobile (includes car, truck, or van).

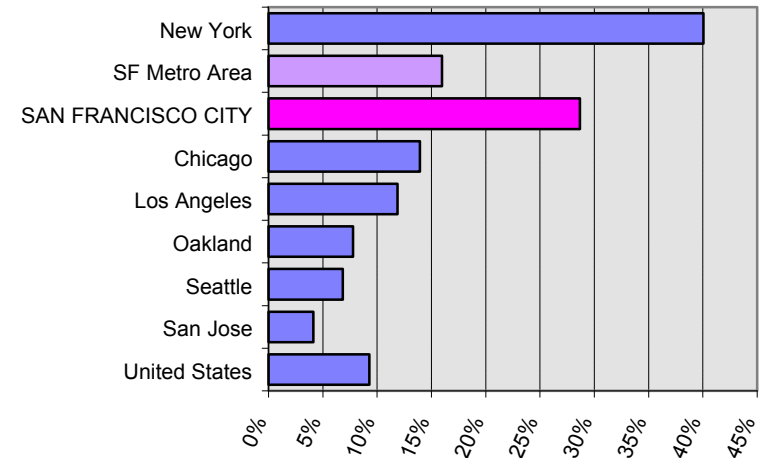
**Geographic Areas Covered:** Seven selected major cities including San Francisco, the San Francisco metropolitan area, and the U.S.

**Key Findings:**

- Thirty-eight percent of San Francisco renter households do not own an automobile, compared to only 20% nationwide.
- Among the seven cities San Francisco, at 29%, is second only to New York in total households not owning an automobile, where 40% of households do not own an automobile.
- In San Francisco, as in all the other cities and nationwide, homeowners have a higher rate of automobile ownership.

**Limitations of the Data:** American Housing Survey data rely on a sample of households for each area. For example, the San Francisco metropolitan area data are based on a sample of 3,865 total households.

**Percent of Households without a Car, Truck, or Van**



City/Metro Area	Owners	Renters	All Occupied Units
New York	15%	60%	40%
<b>SF Metro Area</b>	<b>5%</b>	<b>26%</b>	<b>16%</b>
<b>SAN FRANCISCO CITY</b>	<b>10%</b>	<b>38%</b>	<b>29%</b>
Chicago	5%	31%	14%
Los Angeles	3%	20%	12%
Oakland	2%	16%	8%
Seattle	2%	15%	7%
San Jose	2%	16%	4%
United States	4%	20%	9%

Note: Uses most recent data available from America Housing Survey. Seattle from 1996; San Francisco, Oakland, and San Jose from 1998; New York, Chicago, Los Angeles, and United States from 1999. All data by Primary Metropolitan Statistical Area (PMSA), except as indicated. San Francisco PMSA includes Marin, San Francisco, and San Mateo Counties.

Source: *American Housing Survey*, U.S. Bureau of the Census.

# Children Living in Poverty

**Indicator Description:** Describes percent of all children living in poverty, as defined by a formula devised by the U.S. government for use by Federal Agencies.

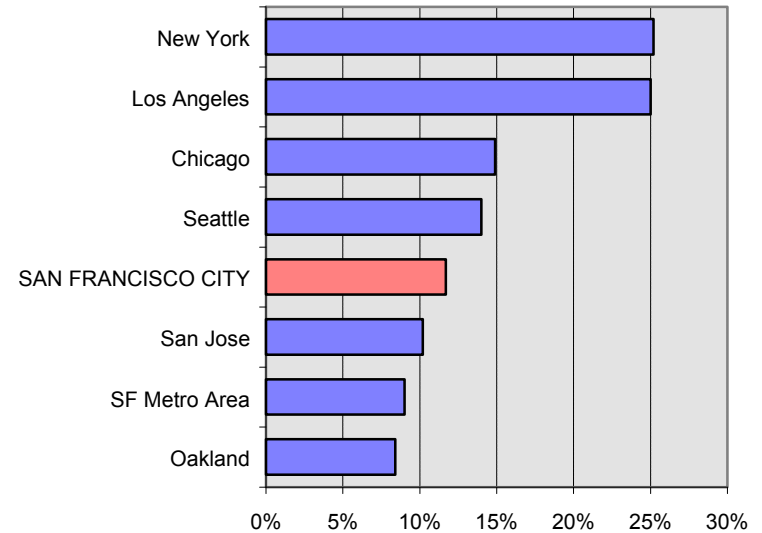
**Geographic Areas Covered:** Seven selected major metropolitan areas including San Francisco, as defined by Primary Metropolitan Statistical Area, and the City of the San Francisco.

## Key Findings:

- The City of San Francisco has a lower percentage of children living in poverty than New York, Los Angeles, Chicago, or Seattle metropolitan areas.
- The City of San Francisco has a higher percentage of children living in poverty than the Oakland or San Jose metropolitan areas.
- Nearly 12% of the City of San Francisco's children live in poverty, compared to 9% for the entire San Francisco metropolitan area.

**Limitations of the Data:** Data based the limited sample used for the 2000 Census *Supplemental Survey*. More complete data from 2000 Census long-form data, which relies on a sample of one in six households nationwide to be released in 2002. Poverty status is calculated based on income, household size, presence of seniors, and presence of related children under 18 years of age. For details, see documentation for Summary Tape File 3 (STF3) for the 1990 Census. For a description of the *Supplemental Survey*, see Appendix

**Percent of Children in Poverty, 2000**



<u>Metro Area/City (a)</u>	<u>Children in Poverty (b)</u>	
	<u>Number</u>	<u>Percent</u>
New York	561,357	25.2%
Los Angeles	646,654	25.0%
Chicago	326,351	14.9%
Seattle	79,226	14.0%
<b>SAN FRANCISCO CITY</b>	<b>12,864</b>	<b>11.7%</b>
San Jose	41,594	10.2%
<b>SF Metro Area</b>	<b>28,494</b>	<b>9.0%</b>
Oakland	48,814	8.4%

**Notes:**

(a) All data for Primary Metropolitan Statistical Areas except as noted (i.e., San Francisco City).

(b) Based on children under 18 in households who are related to householder. Excludes children not in households. Percent is the number shown divided by the total number of children under 18 in households who are related to householder.

Source: U.S. Census 2000 *Supplementary Survey*; BAE 2001