



# Cost & Affordability

# Median Sale Price for Three-Bedroom Home, 1990-2000

**Indicator Description:** Trends in for-sale housing costs as indicated by median price of a three-bedroom home.

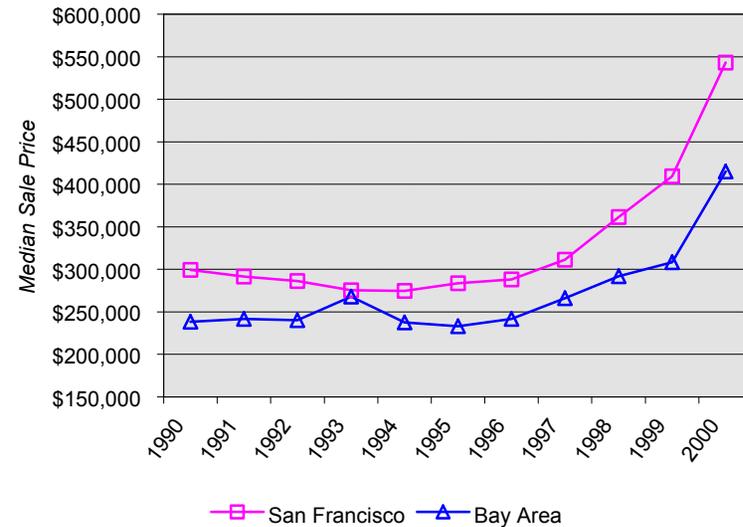
**Geographic Areas Covered:** City of San Francisco and Bay Area, including Alameda, Contra Costa, Marin, San Francisco, San Mateo, Santa Clara, and Solano Counties.

**Key Findings:**

- San Francisco has had consistently higher prices than the Bay Area overall.
- San Francisco's median sale price declined slightly in early to mid-1990s, only exceeding 1990 levels again in 1997.
- Between 1990 and 2000, San Francisco median sale prices increased by over 80%.

**Limitations of the Data:** Based on resales as reported by participating Realtors' Associations; excludes most new home sales and some resales.

**3 BR House Median Sale Price**



Year	MEDIAN SALE PRICE 3 Bedroom House		SF as % of Bay Area
	San Francisco	Bay Area (a)	
1990	\$299,340	\$238,510	126%
1991	\$291,600	\$241,830	121%
1992	\$286,420	\$240,120	119%
1993	\$275,380	\$268,100	103%
1994	\$274,690	\$237,660	116%
1995	\$283,700	\$233,280	122%
1996	\$288,240	\$241,870	119%
1997	\$311,240	\$266,180	117%
1998	\$361,410	\$291,780	124%
1999	\$409,570	\$308,477	133%
2000	\$543,059	\$414,918	131%

Notes: (a) Does not include Napa and Sonoma Counties.  
Sources: S.F. Property Report; California Association of Realtors; BAE, 2001.

# Recent Condo & Single-Family Home Sales

**Indicator Description:** Recorded full-price home sale prices for January through September 2001.

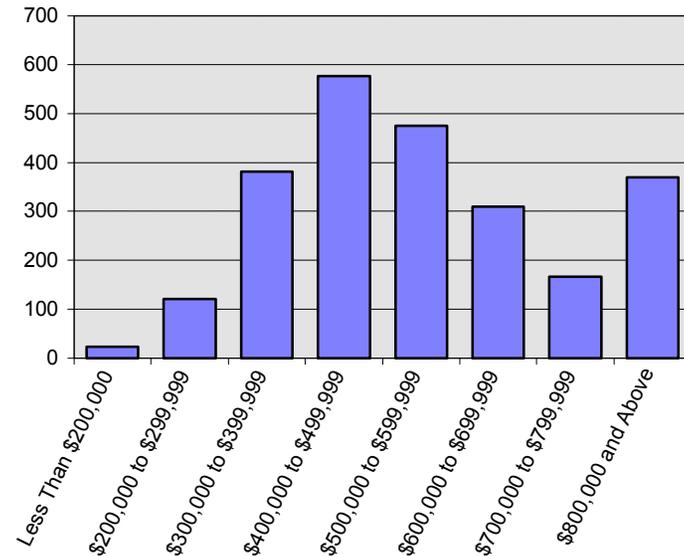
**Geographic Areas Covered:** City of San Francisco.

**Key Findings:**

- Median sales price for all units was \$520,000. For condos, the median was \$499,000, and for single-family homes, \$525,000.
- Only one percent of sales priced below \$200,000 (11 condos and 13 single family units).
- Fifteen percent of sales were for \$800,000 or more.
- Slightly less than three-fourths of all sales were single-family homes.
- Slightly over one-fourth of all sales were for condominiums.

**Limitations of the Data:** Only includes sales for which a sale price was directly disclosed. Houses that sold more than once during period are only shown for most recent sale.

**Condominium and Single-Family Home Sales by Price Category, January - September 2001**



Sale Price	Condo-	Single-Family	Combined	
	miniums	Homes	Number	Percent
Less Than \$200,000	11	13	24	1%
\$200,000 to \$299,999	64	57	121	5%
\$300,000 to \$399,999	123	258	381	16%
\$400,000 to \$499,999	135	441	576	24%
\$500,000 to \$599,999	107	368	475	20%
\$600,000 to \$699,999	82	228	310	13%
\$700,000 to \$799,999	44	123	167	7%
\$800,000 and Above	97	273	370	15%
Total (a)	663	1,761	2,424	100%
Median Sale Price	\$499,000	\$525,000	\$520,000	

Note (a): Represents all available condominium and single-family residence sales showing market-rate sales prices from January 2001 through September 2001.

Sources: First American Real Estate Solutions, 2001; BAE, 2001

# Median Two-Bedroom Rent, 1979-2001

**Indicator Description:** Rough measure of median rental rate increases for two bedroom units in San Francisco.

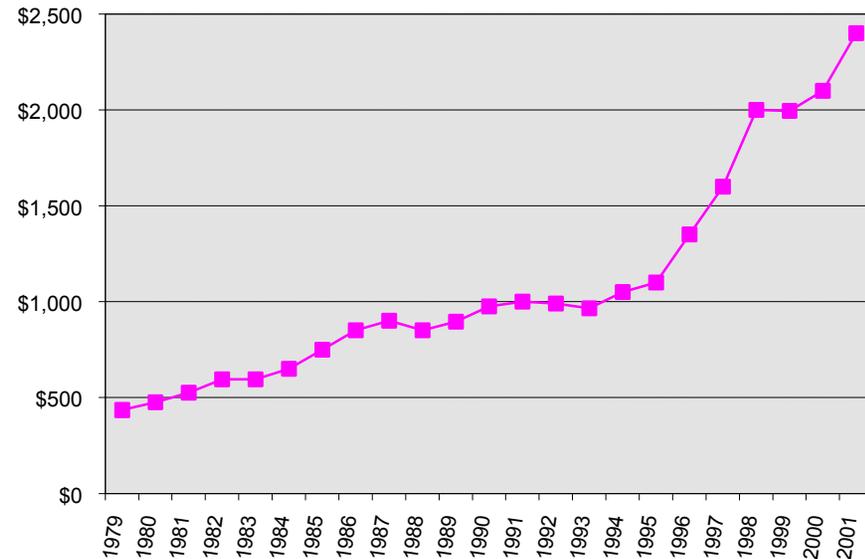
**Geographic Areas Covered:** City of San Francisco, as advertised in San Francisco Chronicle newspaper.

## Key Findings:

- Median rent for two bedroom units in San Francisco has risen steadily since 1979 at a compound annual average rate of 8.1%, for an overall increase of 452% for the period.
- In comparison, the Consumer Price Index for the Bay Area (all items, all urban consumers) during the same period increased at a compound annual average rate of only 4.8%, for an overall increase of 178%
- Median rent increased an average of \$89 annually for the time period.

**Limitations of the Data:** Data represent median of asking rents (per Chronicle classifieds), which may differ from actual rents paid by new tenants. Data are not adjusted for inflation or differences in utility payments. Source of data also not necessarily systematic or comprehensive (i.e., only from advertisements, not complete pool of asking rents).

**Median 2 Bedroom Rent, 1979-2001**



Year	Rent	Year	Rent
1979	\$435	1991	\$1,000
1980	\$475	1992	\$990
1981	\$525	1993	\$965
1982	\$595	1994	\$1,050
1983	\$595	1995	\$1,100
1984	\$650	1996	\$1,350
1985	\$750	1997	\$1,600
1986	\$850	1998	\$2,000
1987	\$900	1999	\$1,995
1988	\$850	2000	\$2,100
1989	\$895	2001	\$2,400
1990	\$975		

Notes: Rent data on two-bedroom units gathered from San Francisco Chronicle classifieds. Data for 1990, 1991, and 1992 are from first Sunday in January; all other years from first Sunday in April.

Sources: San Francisco Property Report; BAE, 2001.

# Changes in Gross Rent, 1990-2000

**Indicator Description:** Median and distribution of gross monthly rent in 1990 and 2000. Gross monthly rent includes contract rent and utilities for heating, cooking, and lighting.

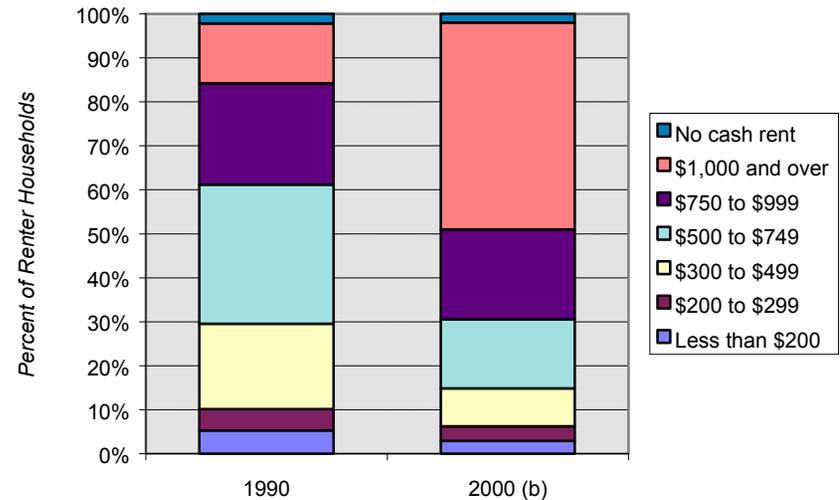
**Geographic Areas Covered:** City of San Francisco.

## Key Findings:

- The proportion of units renting for more than \$1,000 per month increased dramatically between 1990 and 2000.
- The continued presence of units showing gross rents below market may be due to both rent control and the presence of subsidized units, e.g., public housing.
- The median gross rent has seen an increase of approximately 10% after adjusting for overall inflation, indicating a real increase in occupancy costs.

**Limitations of the Data:** 1990 data based on an approximately one in six sample. Estimates for 2000 from the Census 2000 *Supplementary Survey*, and are based on a limited sample. More complete data from the larger sample used in the Census itself not yet available. See Appendix for detail on the Census 2000 *Supplementary Survey*. Data for 1990 and 2000 represent all rental units, including subsidized housing and rent-controlled units.

**Distribution of Gross Rent, 1990 and 2000**



Gross Rent (a)	1990	2000
Less than \$200	5.3%	2.9%
\$200 to \$299	4.9%	3.3%
\$300 to \$499	19.4%	8.6%
\$500 to \$749	31.7%	15.7%
\$750 to \$999	23.0%	20.4%
\$1,000 and over	13.6%	47.1%
No cash rent	2.2%	1.9%
<b>Total (c)</b>	<b>100.0%</b>	<b>100.0%</b>
<b>Median Rent</b>	<b>\$653</b>	<b>\$977</b>
<b>Median Rent (2000 \$)</b>	<b>\$888 (d)</b>	<b>\$977</b>

**Note:**

- (a) Based on specified renter-occupied housing units, which excludes single-family houses on 10 or more acres.
- (b) Estimate.
- (c) Total unit counts may vary from other sources due to sampling error.
- (d) Based on Bay Area All Urban Consumers Price Index. Inflation factor = 1.36

Sources: 1990 U.S. Census STF3; Census 2000 Supplementary Survey; U.S. Bureau of Labor Statistics, 2001; BAE, 2001.

# Average Monthly Rents, 1999-2001

**Indicator Description:** Average monthly rents from 1999 through 3<sup>rd</sup> Quarter 2001 based on a survey of large multifamily rental properties.

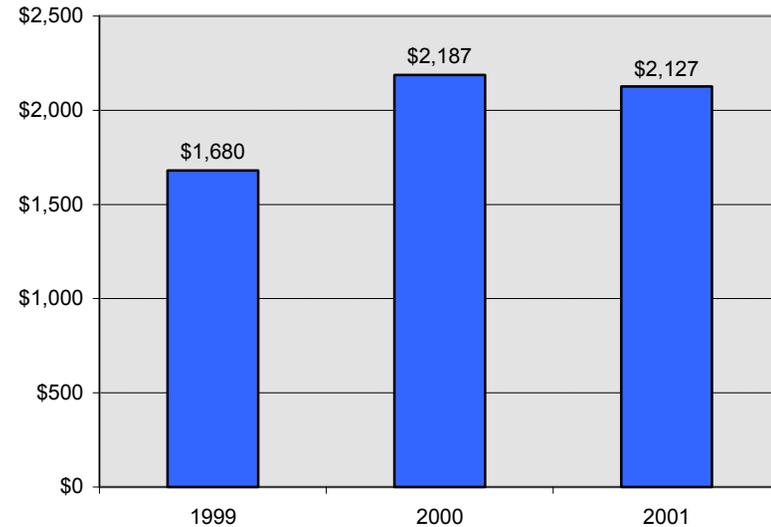
**Geographic Areas Covered:** City of San Francisco.

## Key Findings:

- The upward trend in rents has abated in 2001, as the regional and national economy slow down.
- While slightly below 2000 levels, rents are still substantially above 1999 levels.
- The average rent for 2001 for all units surveyed is just above \$2,100 monthly.
- 2001 average monthly rents range from \$1,505 for a studio to \$4,397 for a 3-bedroom townhouse.

**Limitations of the Data:** Data from RealFacts, Inc., based on a survey of 14,753 San Francisco rental units in 37 buildings of 50 or more units. As such, the information may not be representative of market-rate rents for all unit types and neighborhoods in San Francisco.

**Average Monthly Rent, 1999-2001**



Unit Type	Average Rent				
	1999	2000	1999-2000 Change	2001	2000-2001 Change
Studio	\$1,252	\$1,546	23.5%	\$1,505	-2.7%
1 BR/1 BA	\$1,604	\$2,042	27.3%	\$1,989	-2.6%
2 BR/1 BA	\$1,658	\$2,328	40.4%	\$2,309	-0.8%
2 BR/2 BA	\$2,047	\$2,710	32.4%	\$2,601	-4.0%
2 BR Twnhse	\$3,725	\$4,222	13.3%	\$3,912	-7.3%
3 BR/2 BA	\$2,334	\$3,255	39.5%	\$3,230	-0.8%
3 BR Twnhse	\$3,832	\$3,942	2.9%	\$4,397	11.5%
All	\$1,680	\$2,187	30.2%	\$2,127	-2.7%

Sources: RealFacts, Inc.; BAE, 2001.

# Gross Rent as a Percentage of Income, 1990-2000

**Indicator Description:** Compares gross rent paid to renter household income. This indicator (often called rent burden or housing cost burden) is one measure of affordability, with not more than 30% of household income paid toward gross rent considered the appropriate affordable amount.

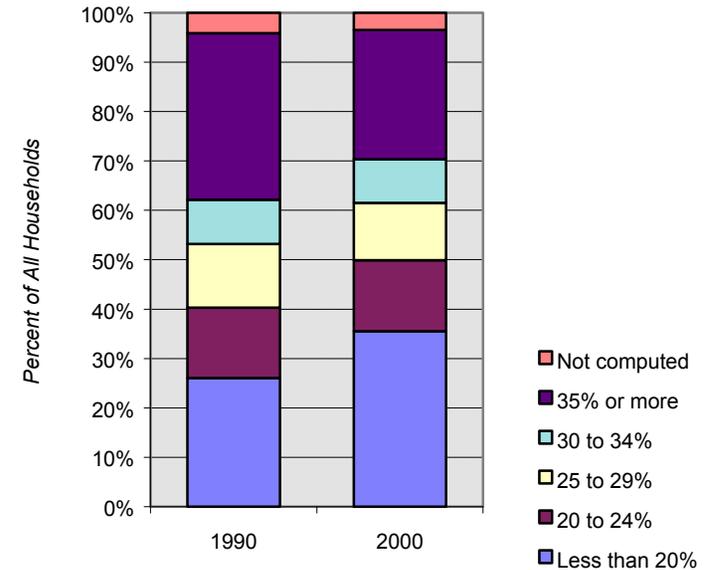
**Geographic Areas Covered:** City of San Francisco.

## Key Findings:

- In 1990, slightly more than half of renter households paid less than 30% of their income for rent, suggesting that these units were affordable to these households.
- In 2000, 35% of renter households paid 30% or more of their income for rent, a rent burden level greater than that usually considered “affordable.”
- The overall distribution in 2000 showed some improvement in the affordability picture, with a decrease in the proportion of households with high housing costs relative to income, and a significant increase in the proportion paying less than 20% of their income to gross rent.

**Limitations of the Data:** 1990 data based on an approximately one in six sample. Estimates for 2000 from the Census 2000 *Supplementary Survey*, and are based on a limited sample. More complete data from the larger sample used in the Census itself not yet available. See Appendix for detail on the Census 2000 *Supplementary Survey*. Data for 1990 and 2000 represent all units, including subsidized housing and rent-controlled units.

**Gross Rent as % of Household Income, 1990-2000**



Gross Rent as Percent of Household Income	% of All Renter Households	
	1990	2000
Less than 20%	26.0%	35.5%
20 to 24%	14.2%	14.3%
25 to 29%	12.9%	11.6%
30 to 34%	8.9%	8.8%
35% or more	33.7%	26.2%
Not computed	4.1%	3.5%

Sources: 1990 U.S. Census, STF3; Census 2000 Supplementary Survey; BAE, 2001.

# Housing Cost Burden by Rent Control Status

**Indicator Description:** Comparison of housing costs as percent of income for households (housing cost burden) in rent controlled units and market rate units in 1998.

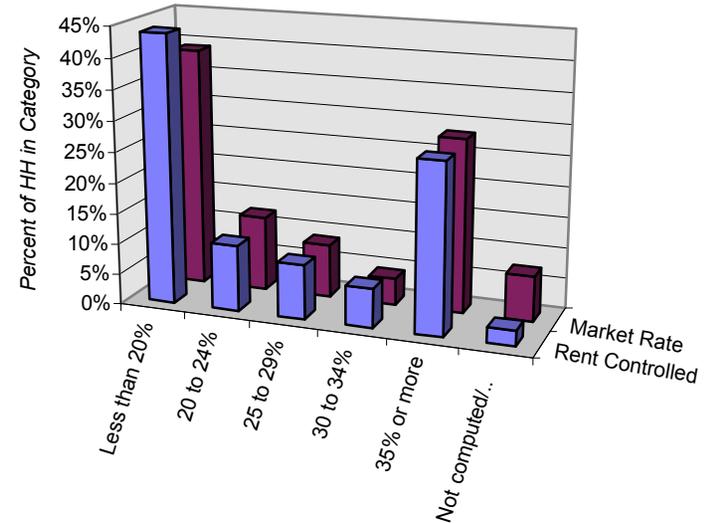
**Geographic Areas Covered:** City of San Francisco.

## Key Findings:

- There appears to be no significant difference between the housing cost burdens of households in rent controlled and market rate units.
- Over one-third of households in each unit type have housing costs that are less than 20% of income.
- Approximately one-fourth of households in each unit type have housing costs that are 35% or more of income.

**Limitations of the Data:** AHS sample size is relatively limited (609 rent controlled units and 331 market rate units) and weighted based on 1990 census data, leading to potential margin of error.

**Housing Cost Burden by Rent Control Status**



Gross Rent as Percent of Household Income	Rental Unit Type			
	Rent Controlled (a)		Market Rate (a)	
	Number	Percent	Number	Percent
Less than 20%	63,800	44%	9,000	39%
20 to 24%	15,700	11%	2,800	12%
25 to 29%	12,900	9%	2,000	9%
30 to 34%	9,300	6%	1,000	4%
35% or more	40,100	28%	6,500	28%
Not computed/No cash rent	3,700	3%	1,700	7%
<b>Total</b>	<b>145,600</b>	<b>100%</b>	<b>23,000</b>	<b>100%</b>
Median Housing Cost Burden		21%		21%

**Notes:**

Totals may not add due to independent rounding. Numbers should be considered in light of potential sampling error of weighted sample. Sample size = 895 rent-controlled units and 265 market rate units.

(a) See Appendix for methodology regarding how units were typed as rent controlled and market rate. Rent controlled excludes units subject to eviction control only.

Source: BAE, 2001, based on microdata analysis of the 1998 American Housing Survey for the San Francisco Metropolitan Area, from the U.S. Department of the Census.

# Housing Cost Burden by Age for Rent Controlled Units

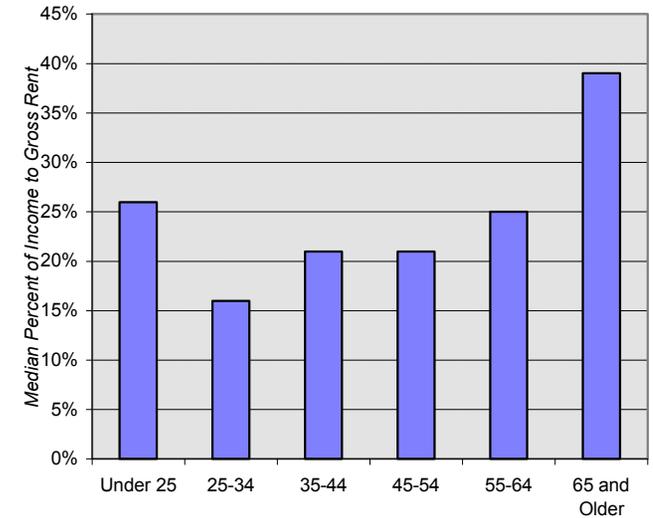
**Indicator Description:** Percent of household income paid for gross rent (includes utilities) by age category, for rent controlled units only, 1998. Percentage of income paid for gross rent (often referred to as rent burden or housing cost burden) is one measure of affordability, with not more than 30% of household income paid toward gross rent considered the appropriate affordable amount.

**Geographic Areas Covered:** City of San Francisco.

**Key Findings:**

- There is considerable difference between the rent burdens of different age groups in rent controlled units.
- Elderly renters in most places tend to have higher rent burdens than other renters, and this pattern holds for San Francisco’s rent controlled units. The median rent burden of elderly renter households is 39%, well over the threshold of affordability.
- The age group with the lowest rent burden is the 25 to 34 age group, with a median rent burden of 16%.

**Median Rent Burden by Age for Rent Controlled Units, 1998**



**Limitations of the Data:** 1998 American Housing Survey sample size is relatively limited (895 rent controlled units and 265 market rate units) and weighted based on 1990 census data, leading to potential margin of error. See Appendix for methodology for classification as rent controlled or market rate units. Note that some units do not fall in either category (e.g., public housing), and are not shown here.

Household Income	Under 25		25-34		35-44		45-54		55-64		65 and Older	
	Number	%										
Less than 20%	5,100	30%	26,900	59%	14,700	44%	10,200	45%	3,600	36%	3,000	19%
20 to 24%	2,300	14%	3,900	9%	4,100	12%	3,400	15%	1,000	10%	1,100	7%
25 to 29%	1,800	11%	2,800	6%	3,600	11%	2,300	10%	1,400	14%	1,000	6%
30 to 34%	900	5%	2,300	5%	2,800	8%	1,700	7%	500	5%	1,100	7%
35% or more	5,900	35%	8,400	18%	7,200	22%	5,100	22%	3,200	32%	9,900	62%
Not computed/No cash rent	1,000	6%	1,300	3%	700	2%	200	1%	300	3%	-	0%
<b>Total</b>	<b>17,000</b>	<b>100%</b>	<b>45,600</b>	<b>100%</b>	<b>33,100</b>	<b>100%</b>	<b>22,900</b>	<b>100%</b>	<b>10,000</b>	<b>100%</b>	<b>16,000</b>	<b>100%</b>
<b>Median Rent Burden (a)</b>	<b>26%</b>		<b>16%</b>		<b>21%</b>		<b>21%</b>		<b>25%</b>		<b>39%</b>	

Notes:

(a) Limited to households paying cash rent.

Sample size too limited to provide crosstabulated data for market rate units. Totals may not add due to independent rounding. Numbers should be considered in light of potential sampling error of weighted sample. Sample size = 895 rent-controlled units and 265 market rate units. Reflects 1997 incomes of 1998 households. See Appendix for methodology regarding how units were typed as rent controlled and market rate. Rent controlled excludes units subject to eviction control only.

Source: BAE, 2001, based on microdata analysis of the 1998 American Housing Survey for the San Francisco Metropolitan Area, from the U.S. Census Bureau.