As San Jose’s first and Silicon Valley’s largest mixed-use transit-oriented development, Cottle Transit Village includes nearly 3,000 homes, many at TOD densities near transit stations. (Ken Kay Associates)
Q1 2016 San José Housing Market

• In Q1 2016, 297 residential permits were pulled; all were market-rate - 256 for multi-family and 41 for single-family or duplexes

• The San José Metropolitan Area has only 30 available and affordable units per 100 ELI (Extremely Low-Income) renter households, a shortfall of 38,539 units ¹

• The Met North received 7,000 applicants for 70 apartments in 17 days – over 100 applicants per apartment

• Rents continue to set records, growing 11% year over year (YoY) ²

• Average monthly rent for a 2 bedroom apartment is $2,792; Renters must earn $54/hour ($111,680/year) to afford the average rent for a two bedroom, two-bath apartment ³

• Median single-family home price is $911,000, up 14% YoY ⁴

¹ Based on NLIHC Report Affordable Housing GAP Analysis 2016 http://nlihc.org/sites/default/files/Gap-Report_print.pdf; Metropolitan Area includes SJ, Sunnyvale, Santa Clara
² realAnswers, Q1 2016.
³ Based on Q1 2016 realAnswers average rents, income calculation assumes rents are 30% of income , 40 hour work week ,and a single income household.
⁴ Santa Clara County Association of Realtors, March 2016.
Overall Permit Activity Slowing, Mostly Market-Rate

City of San José First Quarter Residential Permit Activity

SOURCE: City of San Jose Housing Department, Q1 2016
Average Rent Up 1.5% from Q4 2015, Up 11% Year Over Year (YoY)
SJ Q1 2016 Vacancy at 4.6%, Down from 5.4% in Q4 2015

SOURCE: realAnswers Data Q1, 2016 – Data only includes rental projects with 50 apartments or more
## Rents in Some Areas Trend Higher

<table>
<thead>
<tr>
<th>Project</th>
<th>1BR</th>
<th>2BR</th>
</tr>
</thead>
<tbody>
<tr>
<td>Avg. Citywide Rents (Q12016 realAnswers)</td>
<td>$2,244</td>
<td>$2,792</td>
</tr>
<tr>
<td>Vista 99 (North SJ)</td>
<td>$2,600 - $2,700</td>
<td>$2,675 - $4,025</td>
</tr>
<tr>
<td>North Park (North SJ)</td>
<td>$2,300 - $2,880</td>
<td>$2,720 - $3,170</td>
</tr>
<tr>
<td>One South Market (Downtown SJ)</td>
<td>$2,595 - $3,184</td>
<td>$4,017 - $4,208</td>
</tr>
<tr>
<td>Centerra (Downtown SJ)</td>
<td>$2,351 - $5,686</td>
<td>$3,159 - $4,750</td>
</tr>
<tr>
<td>Ascent Apartments (Edenvale SJ)</td>
<td>$2,310 - $2,705</td>
<td>$2,695 - $3,920</td>
</tr>
</tbody>
</table>

SOURCE: Zillow.com, April 26, 2016
Market Rents Significantly Out of Reach for Many San José Workers

SOURCE: Employment Development Department (EDD) – First Quarter 2015 Wages; Income to rent calculation assumes rent at 30% of income and a single income household
SJ Single-Family Median Home Prices Up 10% from Q4 2015 and Up 14% YoY

Median Single Family Home Price ($)
SJ Townhome/Condo Median Prices Up 27% from Q4 2015 and Up 20% YoY

Median Townhome Price ($)

Mar-05, Mar-06, Mar-07, Mar-08, Mar-09, Mar-10, Mar-11, Mar-12, Mar-13, Mar-14, Mar-15, Mar-16

San José and Santa Clara County

SOURCE: Santa Clara County Association of Realtors, March 2016
Single-Family New Listings & Total Listings Up from Q4 2015 and Down YoY
Days on Market Drops from Prior Quarter and YoY

SOURCE: Santa Clara County Association of Realtors March 2016
SJ Housing Affordability Remains Low Relative to the Nation (7th least affordable)

Approximately 1 in 5 families in San José can afford a median priced home

SOURCE: National Association of Home Builders, Housing Opportunity Index Q1 2016
Interest Rates Remain Low

Foreclosure Filings Remain Low

Notice of Defaults | Auctions | Bank-owned
---|---|---
0 | 0 | 0

SOURCE: San José – PropertyRadar.com March 2016