

**IN RETROSPECT: AN EARLY 2000 AFFORDABILITY ANALYSIS OF HOUSE PRICES IN THE SAN FRANCISCO BAY AREA**

Tammie X. Simmons-Mosley, California State University, East Bay, Hayward, USA  
Christopher Lubwama, California State University, East Bay, Hayward, USA  
Fung-Shine Pan, California State University, East Bay, Hayward, USA

[dx.doi.org/10.18374/JIFE-13-4.6](https://doi.org/10.18374/JIFE-13-4.6)

**ABSTRACT**

Our paper analyzes the effects of supply and demand on the affordability of house prices in the San Francisco Bay Area housing market. We use all cities within this market. Based on the 1990 and 2000 census data, we run the ordinary least squares linear regression to examine these effects as well as investigate changes over a ten-year period. As expected, our key demand variable, median household income, significantly affects house prices in this market for both periods. Also, the changes of the effects between periods represent housing appreciation, which in turn may affect affordability. However, not all results in this study are typical due to unique supply and demand effects for this housing market.

Keywords: *Housing, Affordability, San Francisco, Bay Area*