



CALIFORNIA
ASSOCIATION
OF REALTORS®

Los Angeles County

Economic Profile

August 2010

The copyright laws of the United States (Title 17 U.S. Code) forbid the unauthorized reproduction of this report by any means, including facsimile or computerized formats. Copyright © 2010, CALIFORNIA ASSOCIATION OF REALTORS®

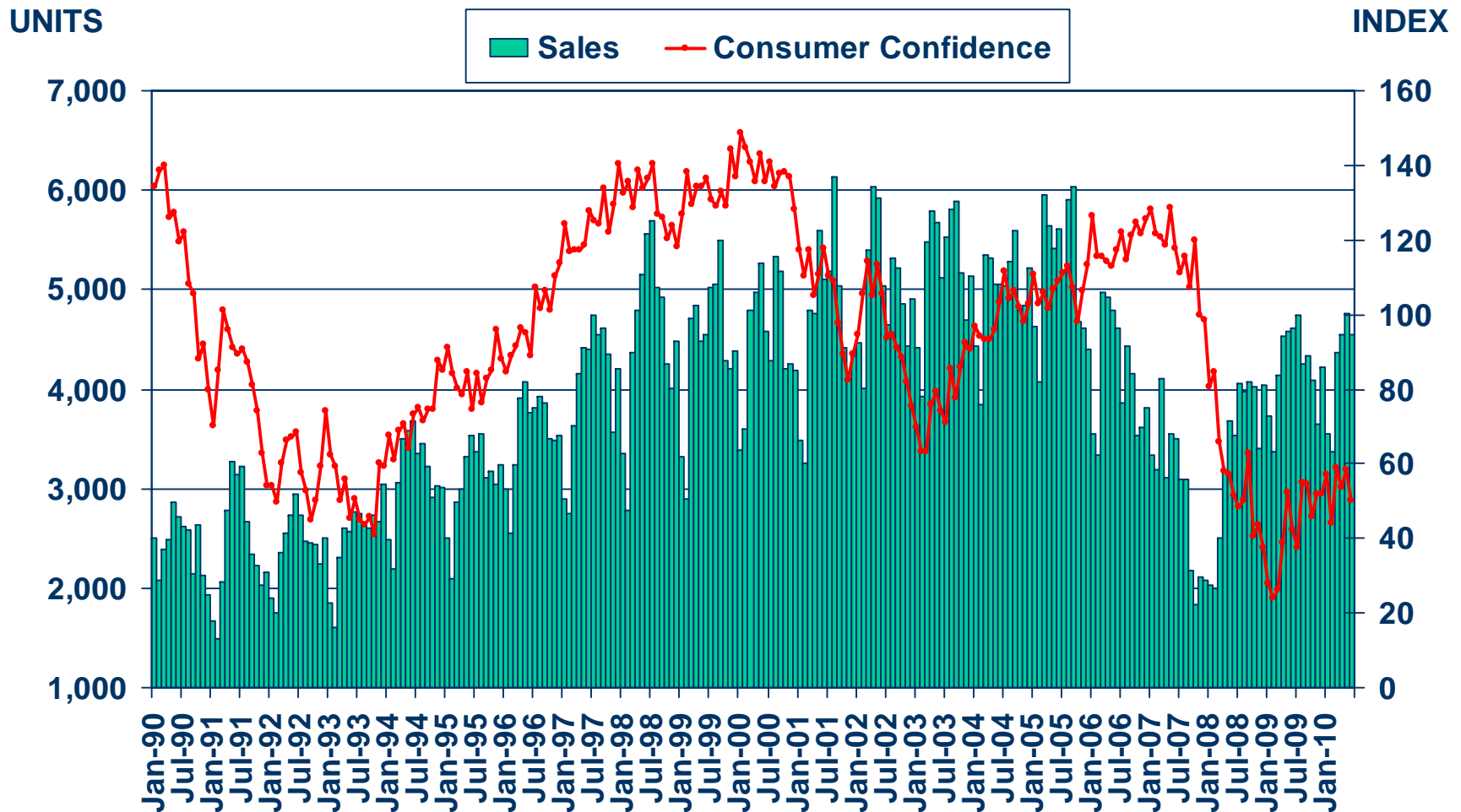
CALIFORNIA ASSOCIATION OF REALTORS®

Los Angeles County Profile

Characteristic	Statistic	State Rank
2007 Population Estimate	10,323,161	1
% Population Change 1990-2000	7.4%	47
% Population Change 1980-1990	18.5%	41
% White 2007	28.9%	
% Hispanic 2007	47.2%	
% Black 2007	8.6%	
% Asian & Pacific Islander 2007	13.2%	
2007 Per Capita Income	\$26,539	
2007 Median Household Income	\$53,573	
2007 Median Age	34.5	
Land Area Square Miles	4,061	11
2000 Total Establishments	226,282	1
2007 Civilian Employment	4,856,769	

Sales of Existing Detached Homes and Pacific West Consumer Confidence

Los Angeles County, June 2010 Sales: 4,555 Units, Up 0.7% YTD, Down 1.1% YTY

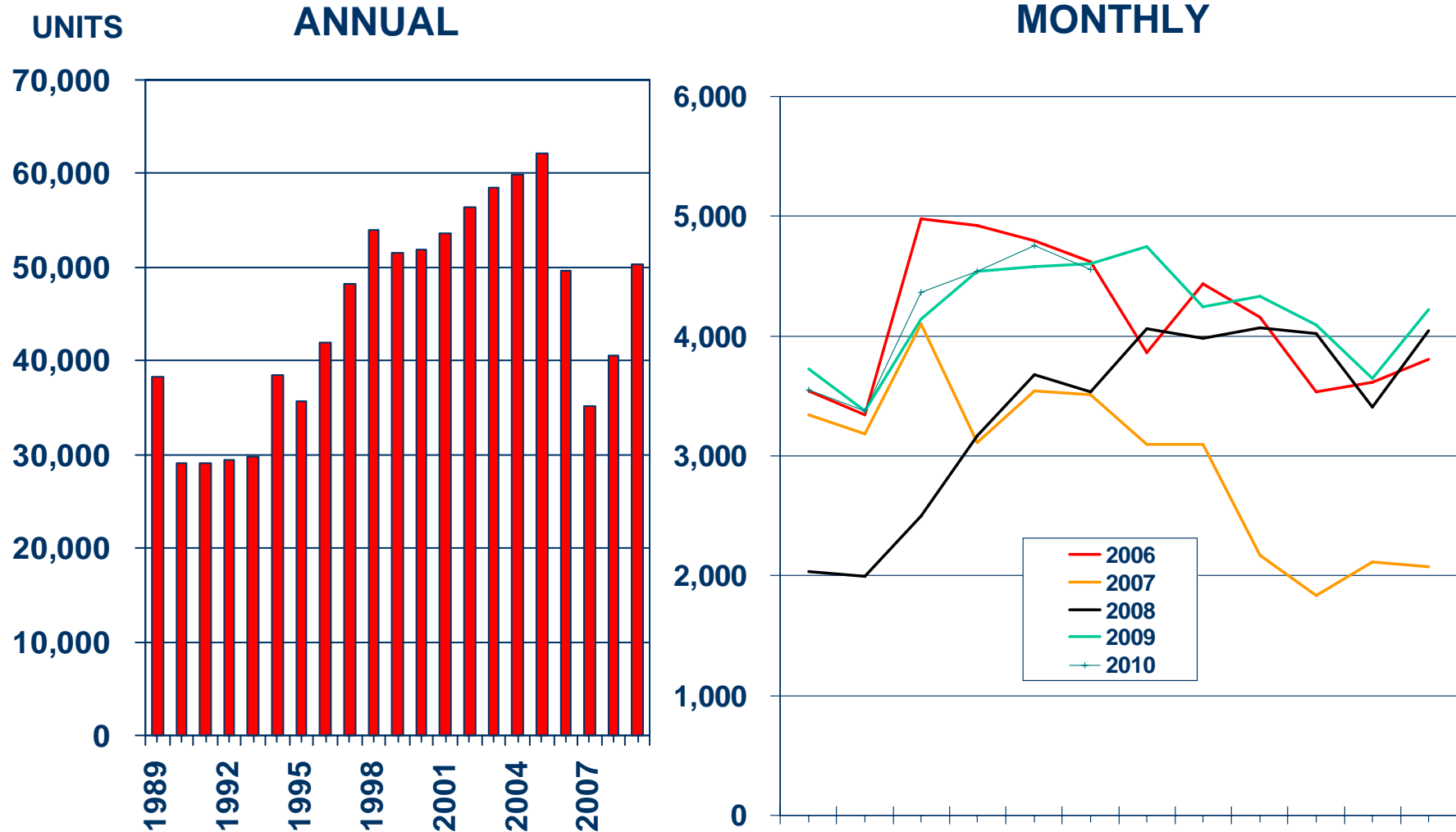


SOURCE: CALIFORNIA ASSOCIATION OF REALTORS®;
The Conference Board



Sales of Existing Detached Homes

Los Angeles County, 2009: 50,260 Units, Up 24.1% YTY

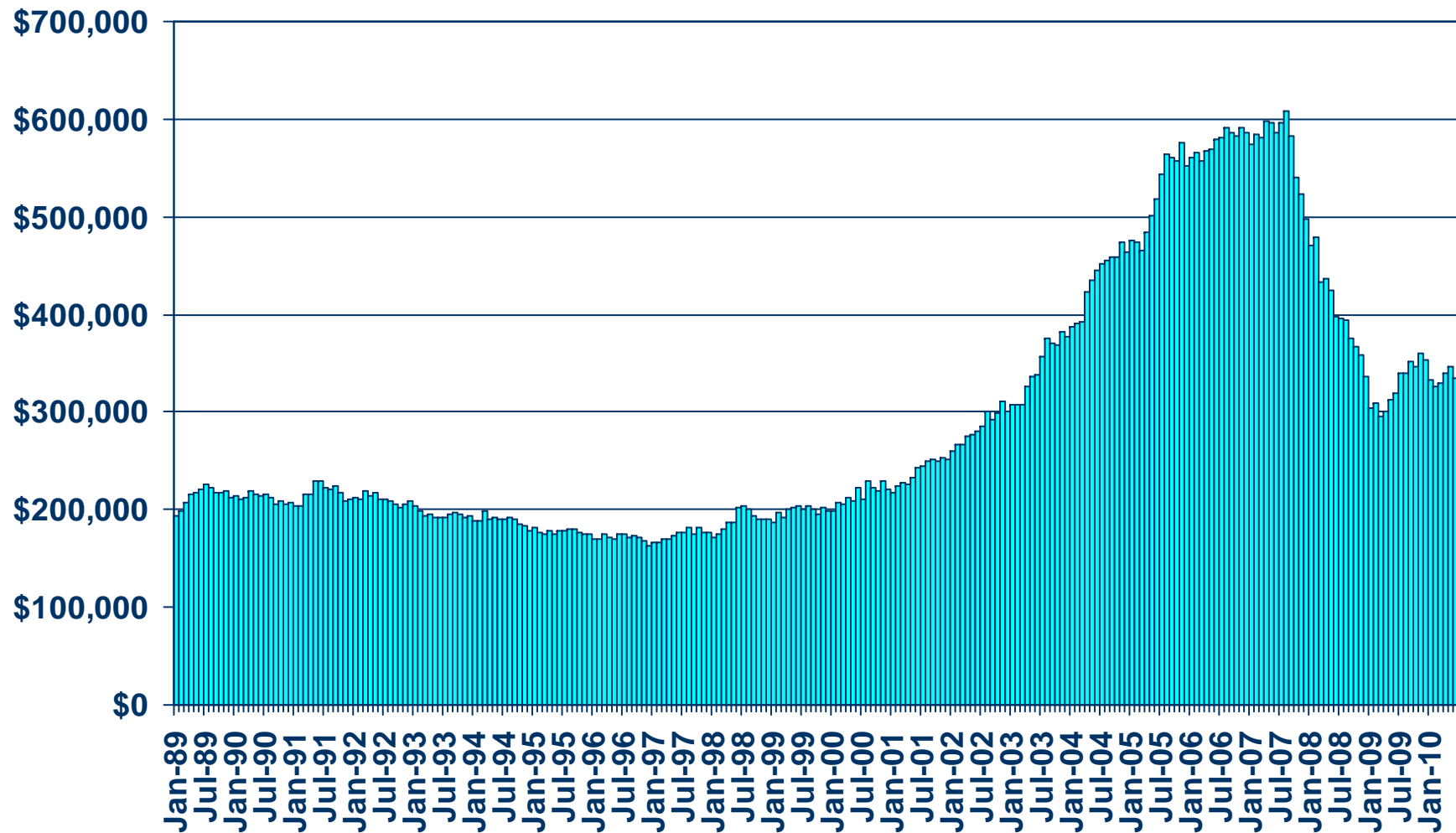


SOURCE: CALIFORNIA ASSOCIATION OF REALTORS®



Median Price of Existing Detached Homes

Los Angeles County, June 2010: \$334,800, Up 4.7% YTY



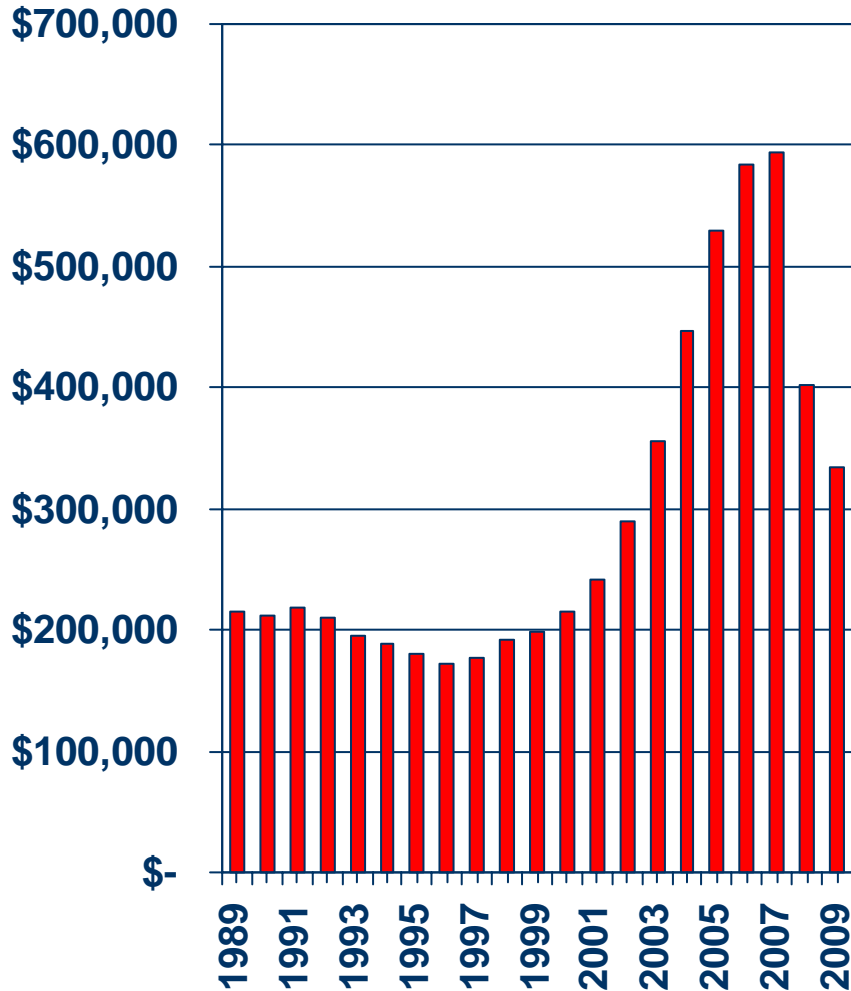
SOURCE: CALIFORNIA ASSOCIATION OF REALTORS®



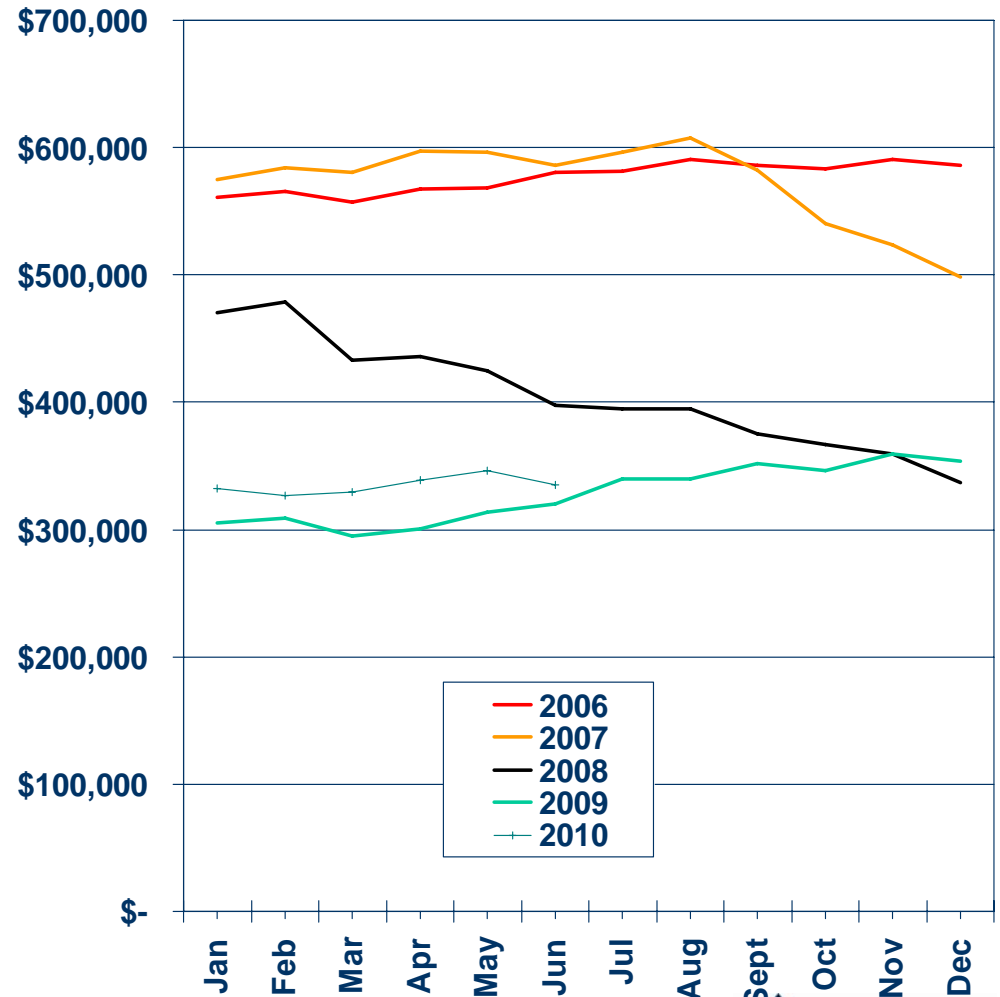
Median Price Annual Comparison

Los Angeles County, 2009: \$321,722, Down 17.0% YTY

ANNUAL



MONTHLY



SOURCE: CALIFORNIA ASSOCIATION OF REALTORS®

Median Home Sales Price

Los Angeles County

	Jun-10	Jun-09	Yearly % Change
Los Angeles County	\$335,000	\$325,000	3.1%
Agoura Hills	\$646,250	\$610,000	5.9%
Alhambra	\$430,000	\$388,500	10.7%
Altadena	\$534,500	\$492,500	8.5%
Arcadia	\$688,000	\$730,000	-5.8%
Azusa	\$280,000	\$235,000	19.1%
Baldwin Park	\$245,000	\$235,000	4.3%
Bellflower	\$329,000	\$281,250	17.0%
Brentwood	\$1,004,750	\$1,194,000	-15.9%
Burbank	\$465,000	\$480,000	-3.1%
Calabasas	\$825,000	\$948,500	-13.0%
Canoga Park	\$355,000	\$345,000	2.9%
Canyon Country	\$309,500	\$300,000	3.2%
Carson	\$335,000	\$282,500	18.6%
Castaic	\$413,500	\$371,000	11.5%

SOURCE: C.A.R.; DataQuick Information Systems. The price statistics are derived from all types of home sales -- new and existing, condos and single-family.



Median Home Sales Price Cont.

Los Angeles County

	Jun-10	Jun-09	Yearly % Change
Cerritos	\$557,500	\$543,000	2.7%
Chatsworth	\$406,250	\$377,000	7.8%
Claremont	\$490,000	\$489,000	0.2%
Compton	\$165,000	\$145,000	13.8%
Covina	\$327,000	\$281,000	16.4%
Culver City	\$374,500	\$510,000	-26.6%
Diamond Bar	\$405,000	\$438,000	-7.5%
Downey	\$367,000	\$365,250	0.5%
Duarte	\$250,000	\$280,000	-10.7%
El Monte	\$299,000	\$270,000	10.7%
Encino	\$508,500	\$595,000	-14.5%
Gardena	\$292,500	\$306,000	-4.4%
Glendale	\$428,000	\$555,000	-22.9%
Glendora	\$423,000	\$385,000	9.9%
Granada Hills	\$405,000	\$406,500	-0.4%

SOURCE: C.A.R.; DataQuick Information Systems. The price statistics are derived from all types of home sales -- new and existing, condos and single-family.



Median Home Sales Price Cont.

Los Angeles County

	Jun-10	Jun-09	Yearly % Change
Hacienda Heights	\$430,000	\$415,000	3.6%
Harbor City	\$405,500	\$397,500	2.0%
Hawthorne	\$347,500	\$345,000	0.7%
Huntington Park	\$223,000	\$234,000	-4.7%
Inglewood	\$250,000	\$198,250	26.1%
La Crescenta	\$635,000	\$527,500	20.4%
La Mirada	\$356,000	\$381,000	-6.6%
La Puente	\$255,000	\$230,000	10.9%
La Verne	\$418,250	\$427,500	-2.2%
Lakewood	\$400,000	\$379,500	5.4%
Lancaster	\$130,000	\$104,000	25.0%
Lawndale	\$310,000	\$267,500	15.9%
Long Beach	\$300,000	\$310,000	-3.2%
Los Angeles	\$328,500	\$349,000	-5.9%
Lynwood	\$203,000	\$220,000	-7.7%

SOURCE: C.A.R.; DataQuick Information Systems. The price statistics are derived from all types of home sales -- new and existing, condos and single-family.



Median Home Sales Price Cont.

Los Angeles County

	Jun-10	Jun-09	Yearly % Change
Manhattan Beach	\$1,737,500	\$1,487,000	16.8%
Marina Del Rey	\$650,000	\$532,500	22.1%
Mission Hills	\$291,500	\$300,000	-2.8%
Monrovia	\$462,500	\$360,000	28.5%
Montebello	\$337,500	\$296,000	14.0%
Monterey Park	\$480,000	\$432,500	11.0%
Newhall	\$300,000	\$306,000	-2.0%
North Hills	\$295,000	\$283,500	4.1%
North Hollywood	\$325,000	\$313,000	3.8%
Northridge	\$435,500	\$485,000	-10.2%
Norwalk	\$279,000	\$259,000	7.7%
Pacific Palisades	\$1,508,750	\$1,930,000	-21.8%
Pacoima	\$240,000	\$205,000	17.1%
Palmdale	\$155,000	\$129,500	19.7%
Panorama City	\$225,000	\$175,000	28.6%

SOURCE: C.A.R.; DataQuick Information Systems. The price statistics are derived from all types of home sales -- new and existing, condos and single-family.



Median Home Sales Price Cont.

Los Angeles County

	Jun-10	Jun-09	Yearly % Change
Paramount	\$179,000	\$170,000	5.3%
Pasadena	\$533,500	\$536,500	-0.6%
Pico Rivera	\$270,000	\$255,000	5.9%
Playa Del Rey	\$430,000	\$380,000	13.2%
Pomona	\$234,500	\$189,500	23.7%
Rancho Palos Verdes	\$1,000,000	\$855,000	17.0%
Redondo Beach	\$644,000	\$625,000	3.0%
Reseda	\$300,000	\$260,000	15.4%
Rosemead	\$390,000	\$369,000	5.7%
Rowland Heights	\$425,000	\$380,000	11.8%
San Dimas	\$362,500	\$499,000	-27.4%
San Fernando	\$221,500	\$220,000	0.7%
San Gabriel	\$557,500	\$460,000	21.2%
San Pedro	\$400,000	\$386,500	3.5%
Santa Clarita	\$375,000	\$375,000	0.0%

SOURCE: C.A.R.; DataQuick Information Systems. The price statistics are derived from all types of home sales -- new and existing, condos and single-family.



Median Home Sales Price Cont.

Los Angeles County

	Jun-10	Jun-09	Yearly % Change
Santa Monica	\$895,000	\$1,022,000	-12.4%
Sherman Oaks	\$546,500	\$719,000	-24.0%
South Gate	\$250,000	\$250,000	0.0%
Stevenson Ranch	\$440,000	\$475,000	-7.4%
Studio City	\$725,000	\$711,250	1.9%
Sun Valley	\$270,000	\$252,500	6.9%
Sunland	\$369,500	\$380,000	-2.8%
Sylmar	\$293,500	\$275,000	6.7%
Tarzana	\$312,000	\$439,000	-28.9%
Temple City	\$520,000	\$570,000	-8.8%
Torrance	\$517,750	\$450,000	15.1%
Tujunga	\$315,000	\$370,000	-14.9%
Valencia	\$382,500	\$351,000	9.0%
Valley Village	\$560,000	\$536,000	4.5%
Van Nuys	\$350,000	\$325,000	7.7%

SOURCE: C.A.R.; DataQuick Information Systems. The price statistics are derived from all types of home sales -- new and existing, condos and single-family.



Median Home Sales Price Cont.

Los Angeles County

	Jun-10	Jun-09	Yearly % Change
Walnut	\$722,500	\$539,000	34.0%
West Covina	\$348,500	\$330,000	5.6%
West Hills	\$434,000	\$425,000	2.1%
West Hollywood	\$490,000	\$558,000	-12.2%
Whittier	\$355,000	\$295,000	20.3%
Wilmington	\$234,000	\$270,000	-13.3%
Winnetka	\$316,000	\$300,000	5.3%
Woodland Hills	\$408,000	\$484,000	-15.7%

SOURCE: C.A.R.; DataQuick Information Systems. The price statistics are derived from all types of home sales -- new and existing, condos and single-family.



Median Home Sales Price Cont.

Los Angeles County

	Jun-10	Jun-09	Yearly % Change
<i>Los Angeles Selected Areas</i>			
Westside	\$945,000	\$1,187,500	-20.4%
West LA	\$658,000	\$657,000	0.2%
Downtown LA/Central City	\$470,000	\$535,000	-12.1%
South LA	\$195,000	\$165,000	18.2%
North East LA	\$280,000	\$265,000	5.7%

SOURCE: C.A.R.; DataQuick Information Systems. The price statistics are derived from all types of home sales -- new and existing, condos and single-family.



Median Home Sales Price Cont.

Los Angeles County

	Jun-10	Jun-10	Yearly % Change
<i>San Fernando Valley Selected Areas</i>			
San Fernando Valley	\$340,000	\$330,000	3.0%
West San Fernando Valley	\$369,500	\$368,250	0.3%
Northeast San Fernando Valley	\$290,000	\$274,500	5.6%
Southeast San Fernando Valley	\$385,000	\$365,000	5.5%

SOURCE: C.A.R.; DataQuick Information Systems. The price statistics are derived from all types of home sales -- new and existing, condos and single-family.



Median Home Sales Price Cont.

Los Angeles County

	Jun-10	Jun-10	Yearly % Change
<i>Southwest</i>	<i>Los Angeles Region (Selected Areas and Cities)</i>		
Beach Cities	\$900,000	\$847,500	6.2%
South Bay	\$517,500	\$520,000	-0.5%
Mar Vista	\$672,000	\$685,000	-1.9%
Palos Verdes Peninsula Area	\$1,100,000	\$962,000	14.3%

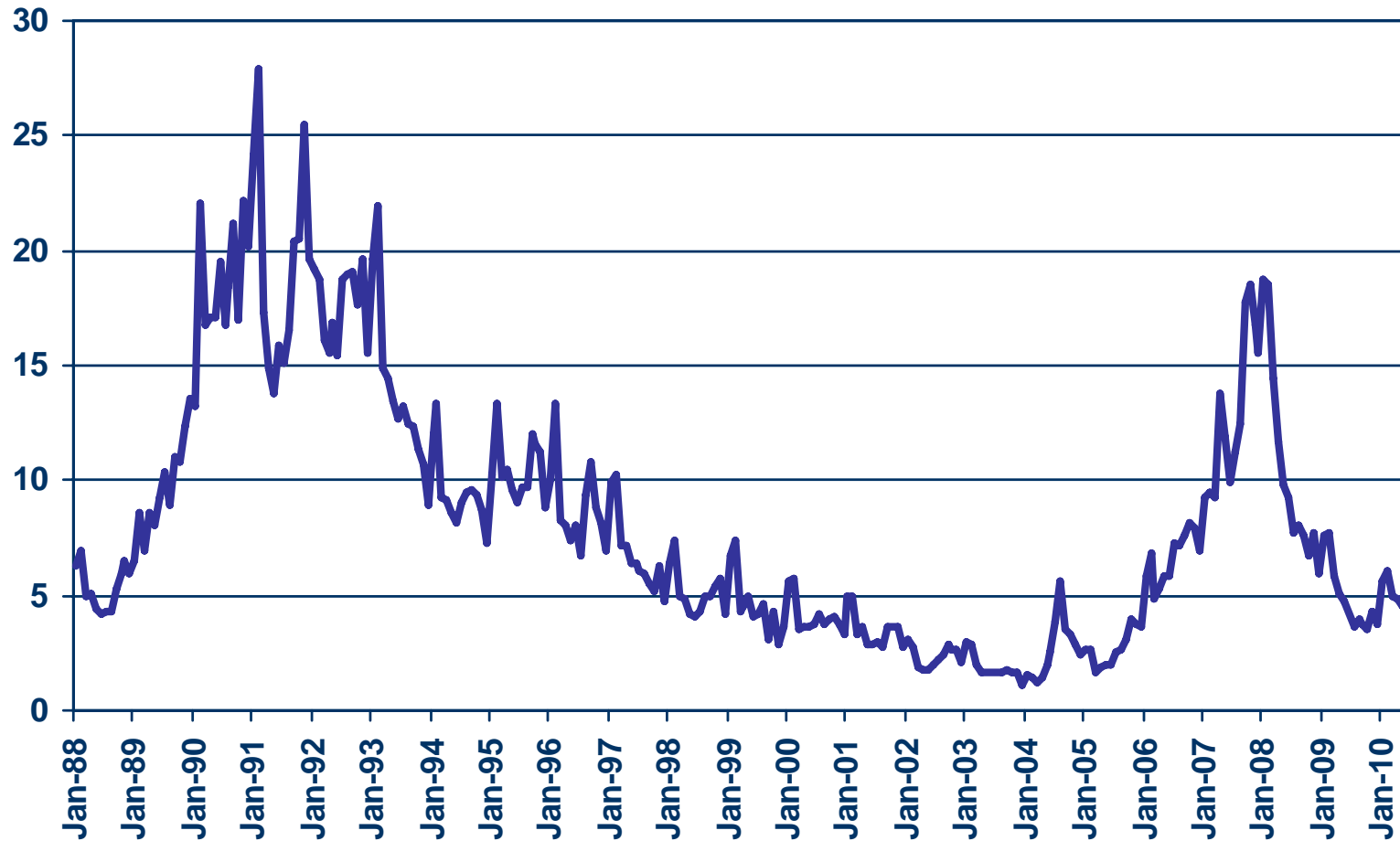
SOURCE: C.A.R.; DataQuick Information Systems. The price statistics are derived from all types of home sales -- new and existing, condos and single-family.



Unsold Inventory Index

Los Angeles County, June 2010: 4.9 Months

MONTHS



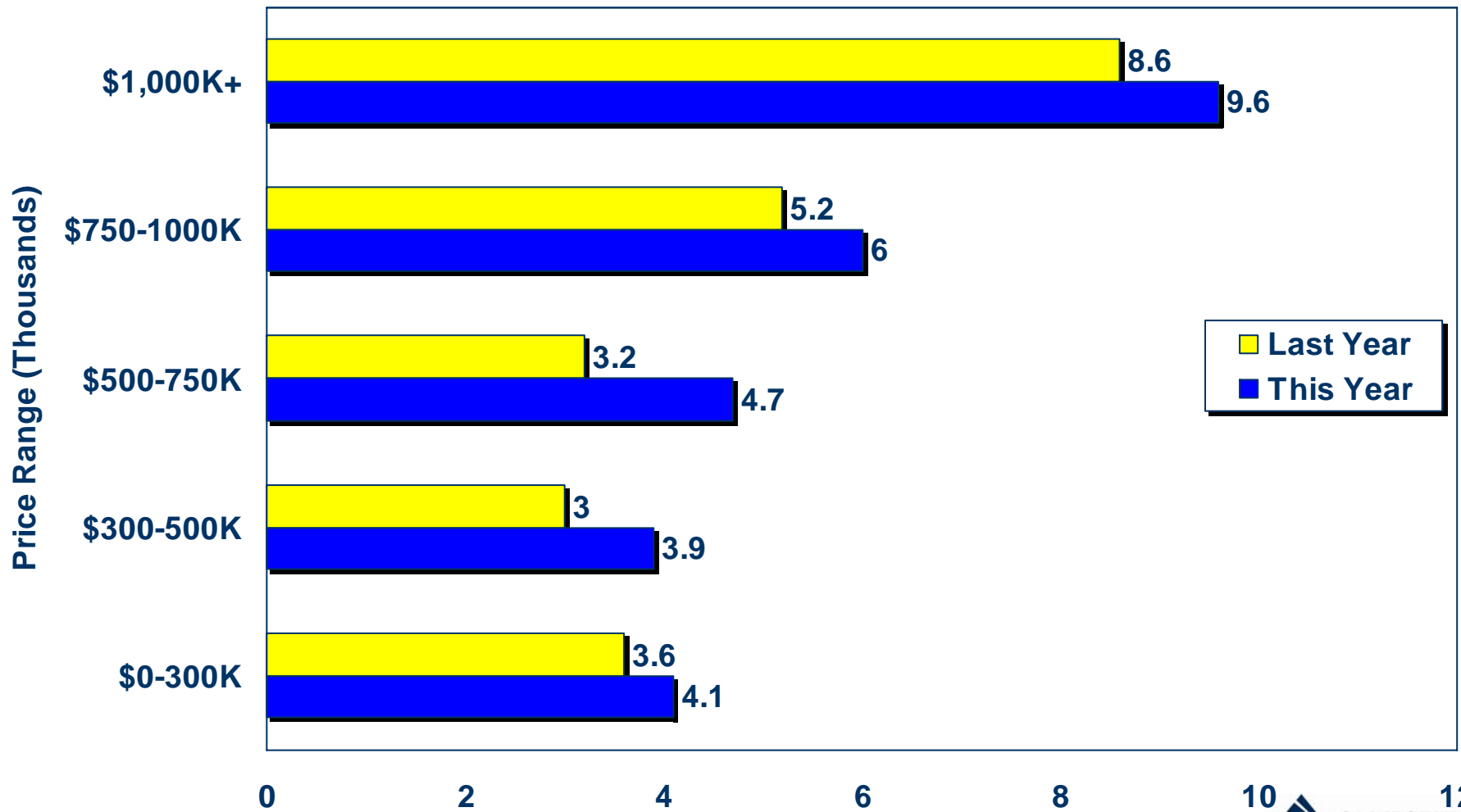
SOURCE: CALIFORNIA ASSOCIATION OF REALTORS®



Unsold Inventory By Price Range

Los Angeles Existing Homes June 2010 vs. June 2009

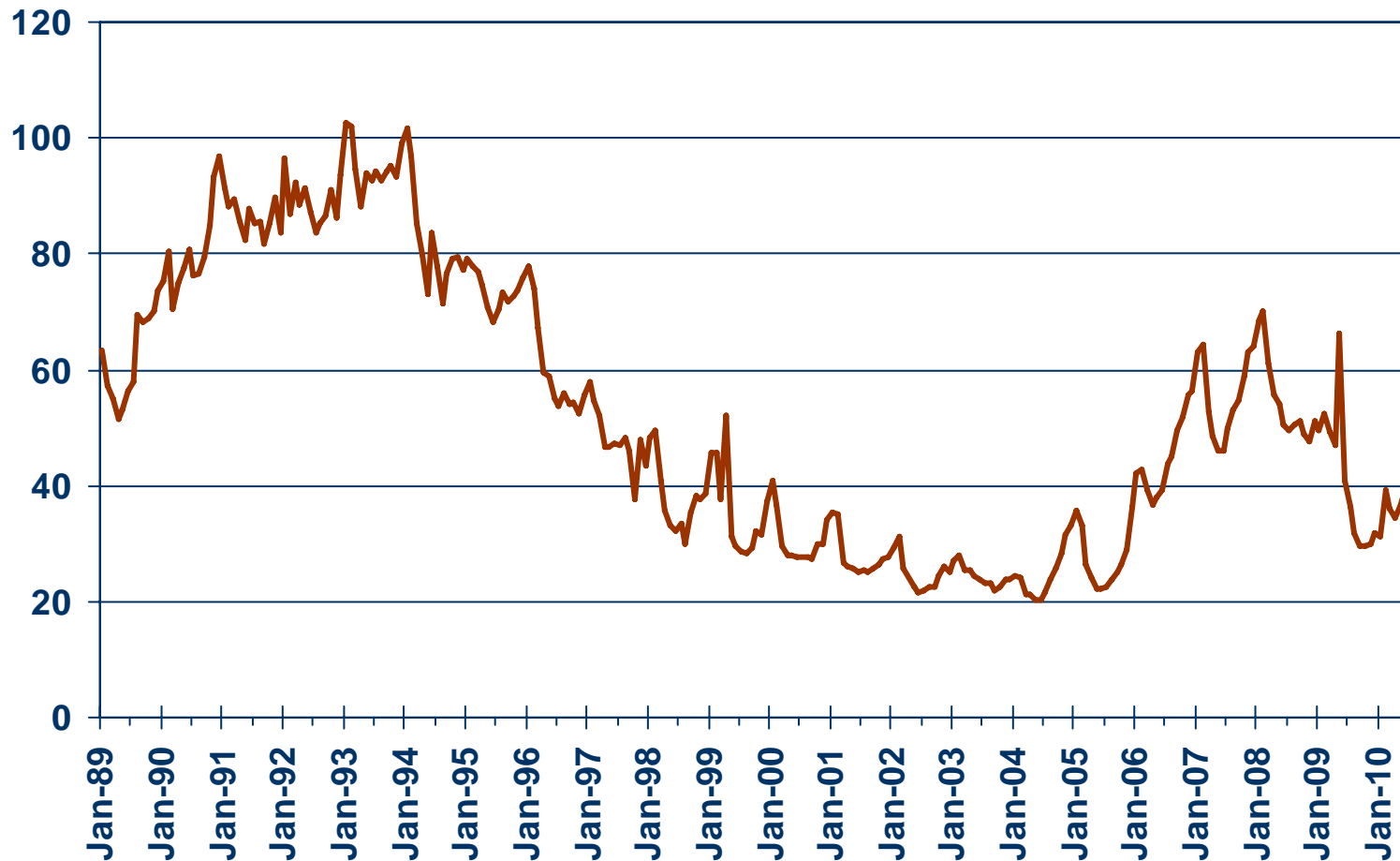
Monthly Supply



SOURCE: CALIFORNIA ASSOCIATION OF REALTORS®

Median Time on the Market

Single-Family Homes – Los Angeles County, June 2010: 40.1 Days

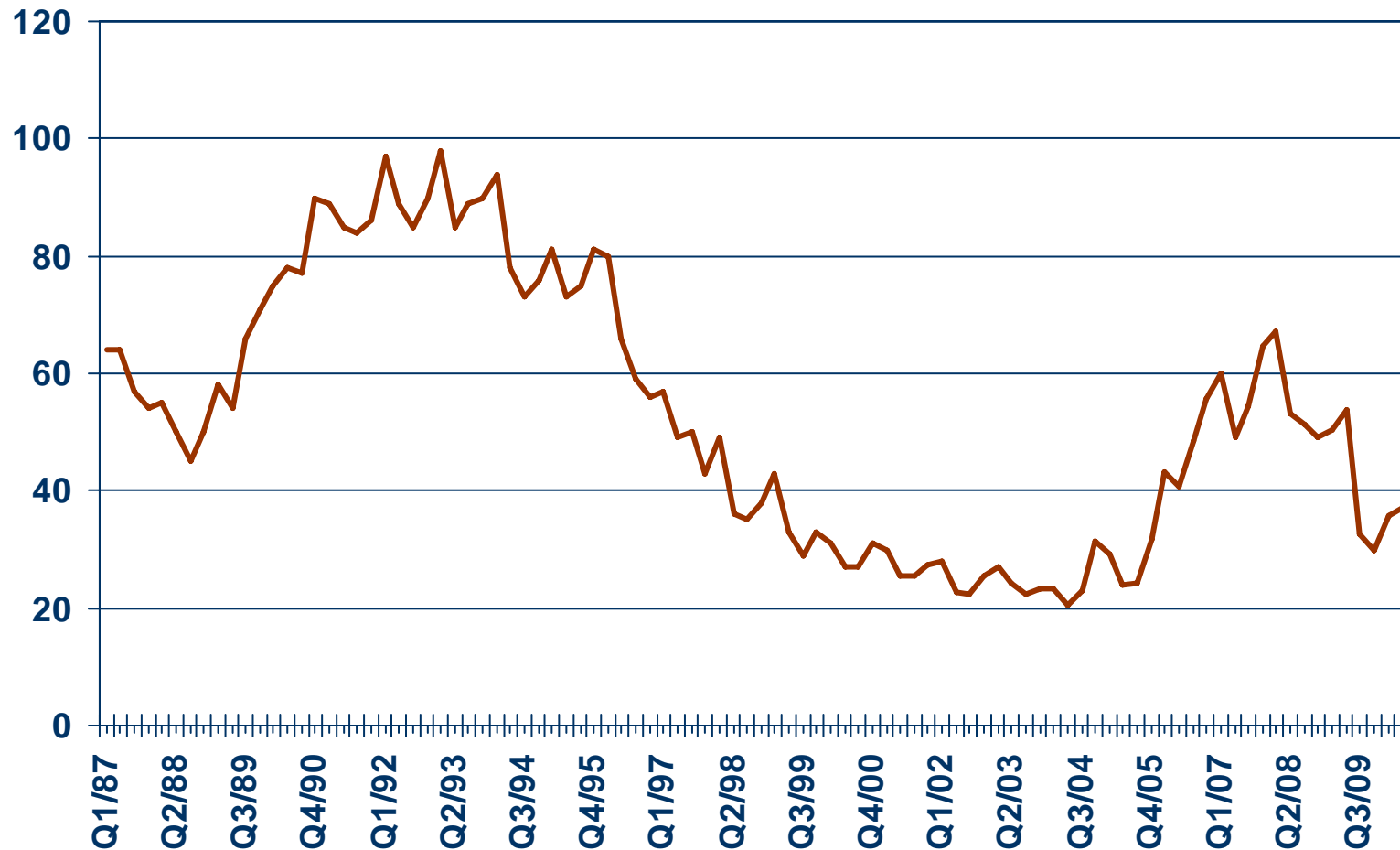


SOURCE: CALIFORNIA ASSOCIATION OF REALTORS®



Median Time on the Market

Single-Family Homes – Los Angeles County, 2010 Q2: 37.1 Days



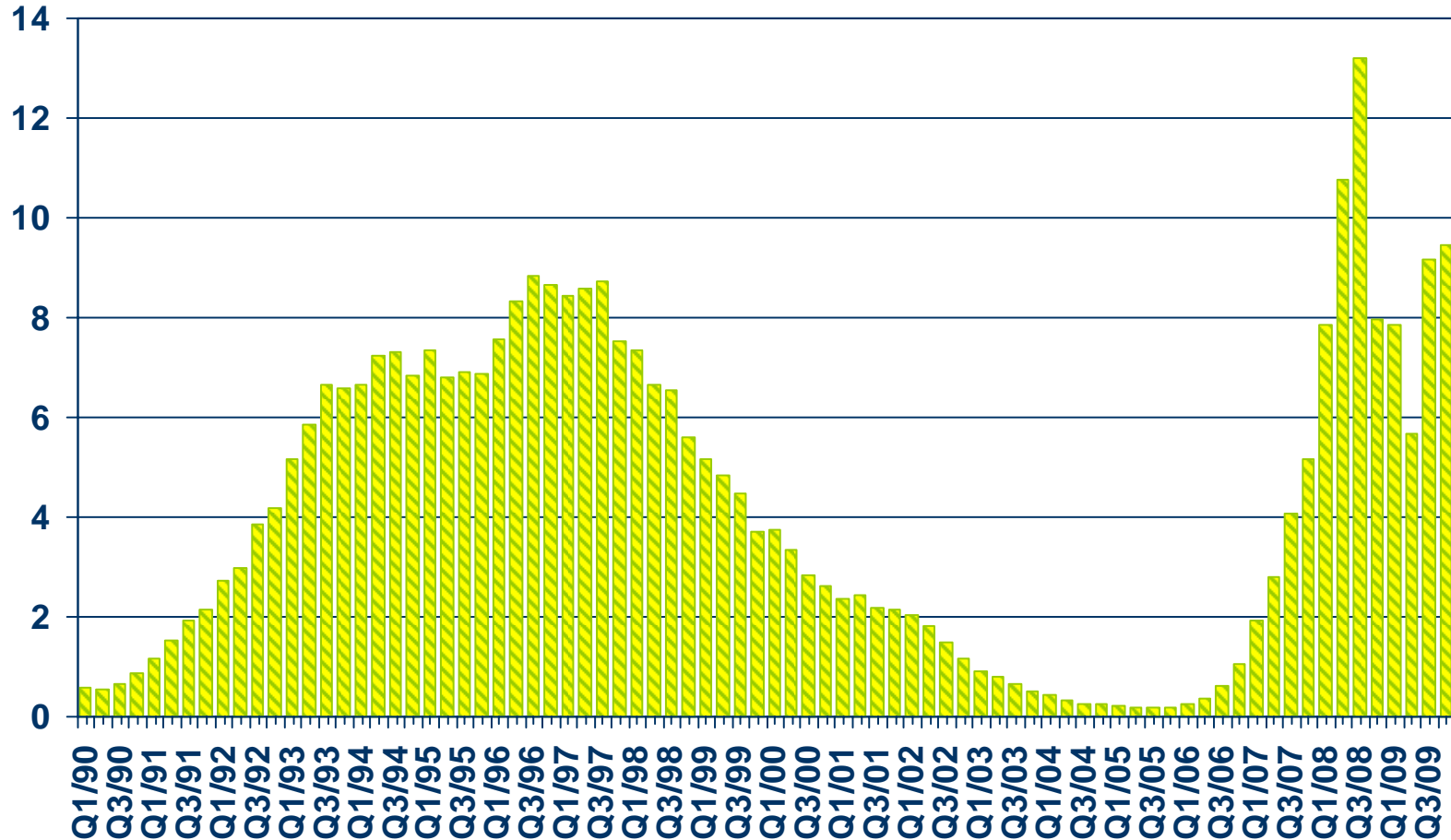
SOURCE: CALIFORNIA ASSOCIATION OF REALTORS®



Foreclosures

Los Angeles County

THOUSANDS

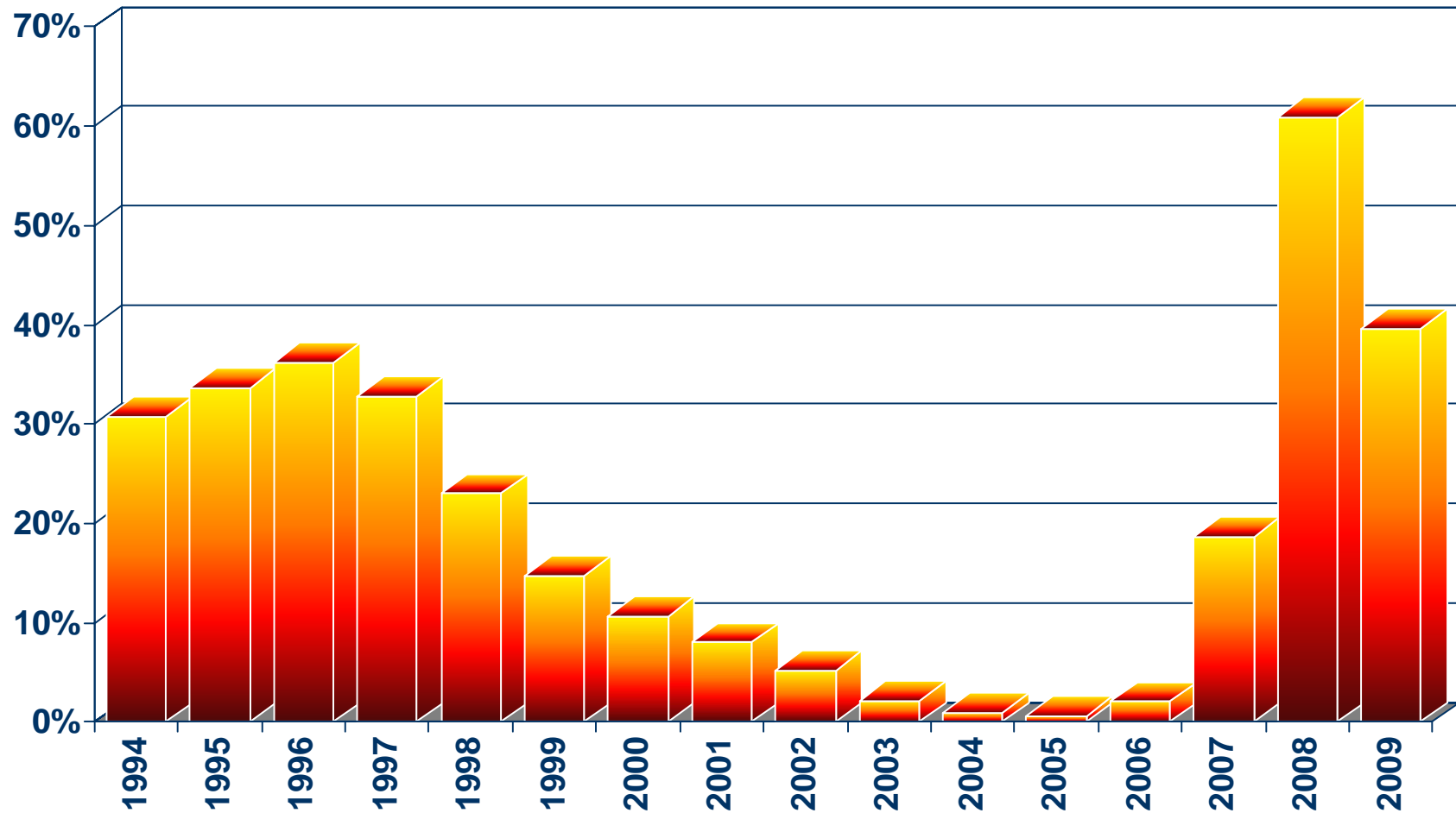


SOURCE: Real Estate Research Council



Ratio of Foreclosures to Home Sales

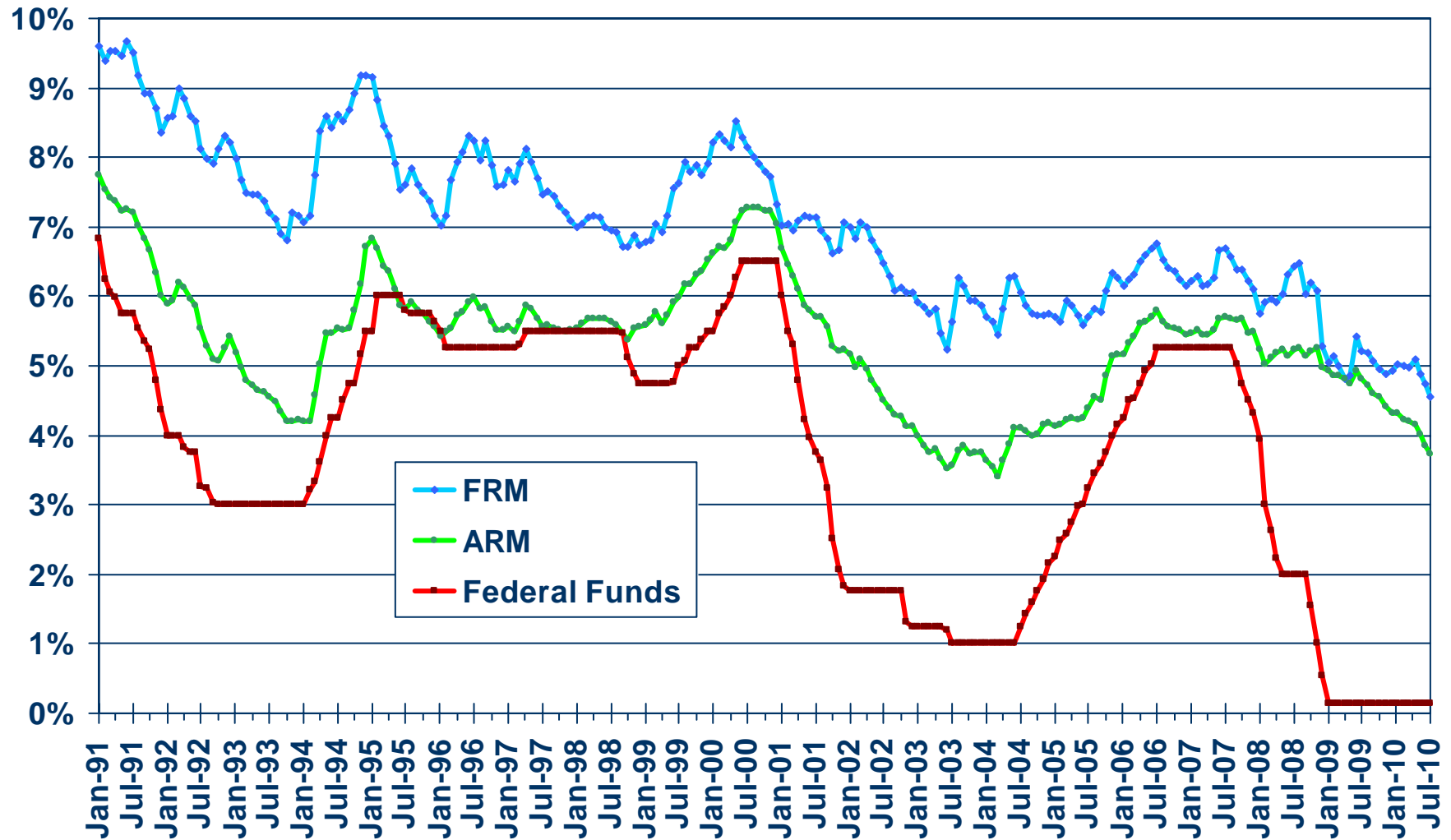
Los Angeles County



SOURCE: Real Estate Research Council



Mortgage Rates

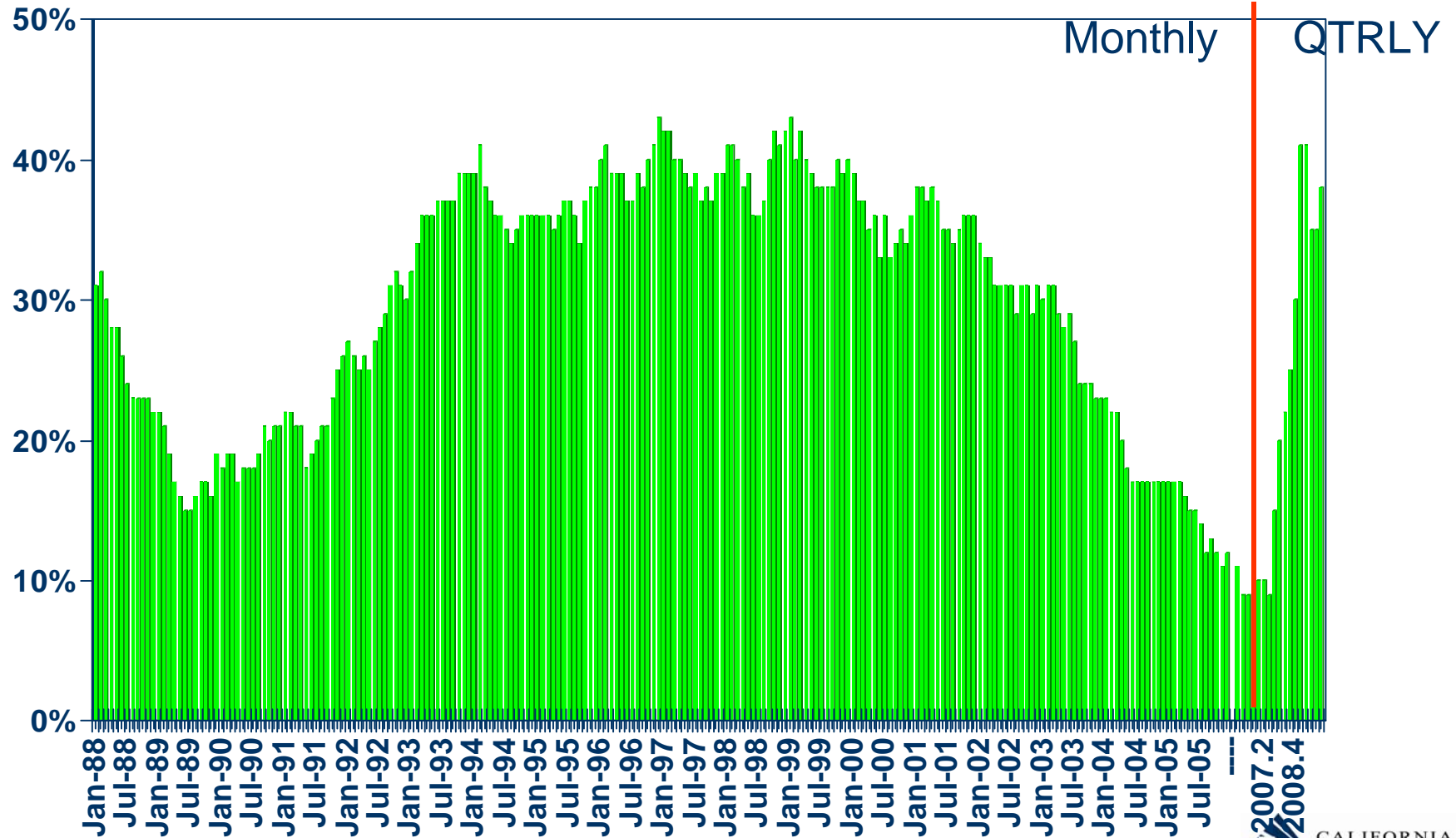


SOURCE: Federal Home Loan Mortgage Corporation

Housing Affordability Index

Los Angeles County, 1st Quarter 2010: 38%

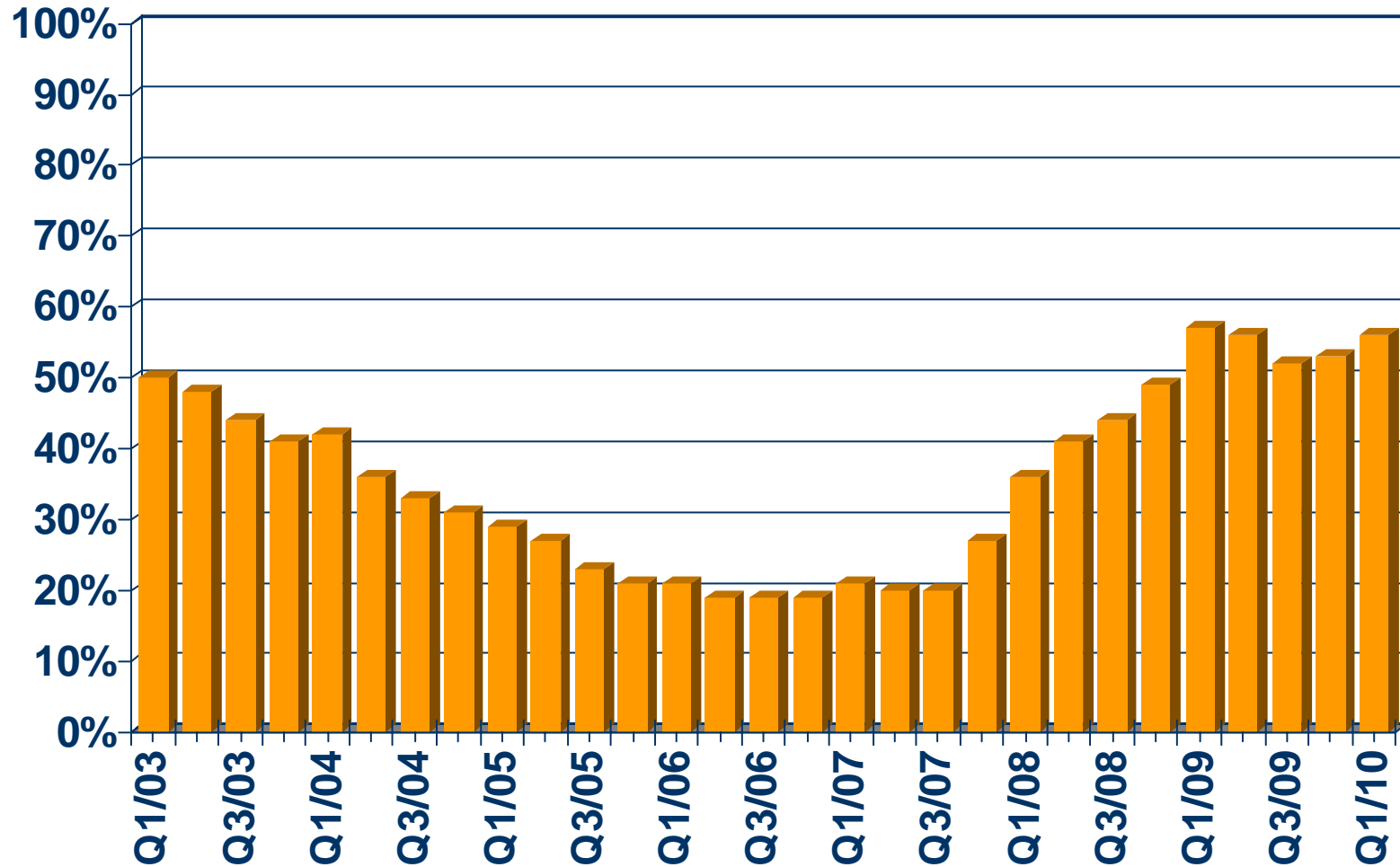
% OF HOUSEHOLDS THAT CAN BUY



SOURCE: CALIFORNIA ASSOCIATION OF REALTORS®

First-time Buyer Housing Affordability Index

Los Angeles County, 1st Quarter 2010: 56%

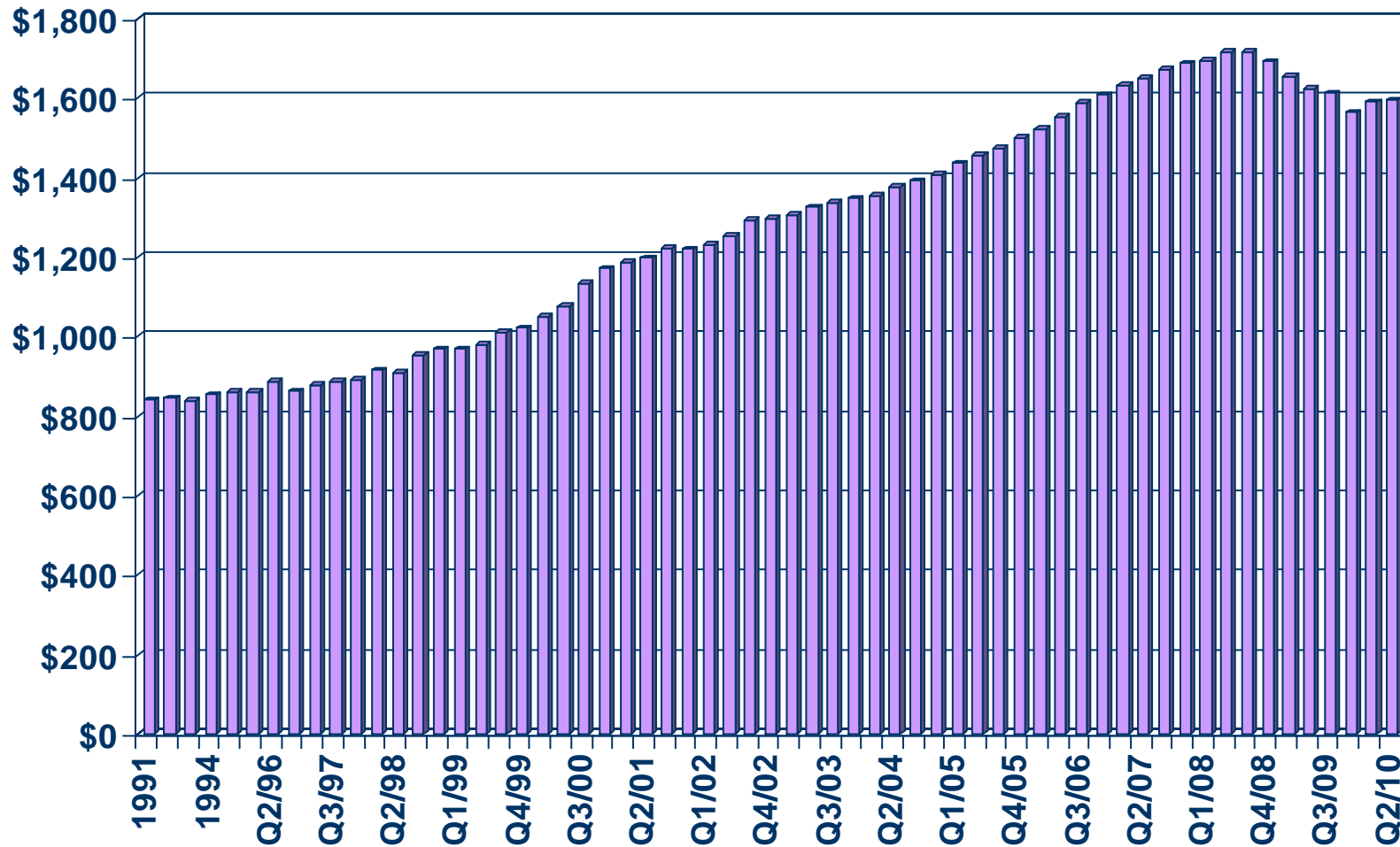


SOURCE: CALIFORNIA ASSOCIATION OF REALTORS®



Asking Rents for Class A&B Apartments

Los Angeles County, 2010 Q2: \$1,595 Down 1.7% YTY



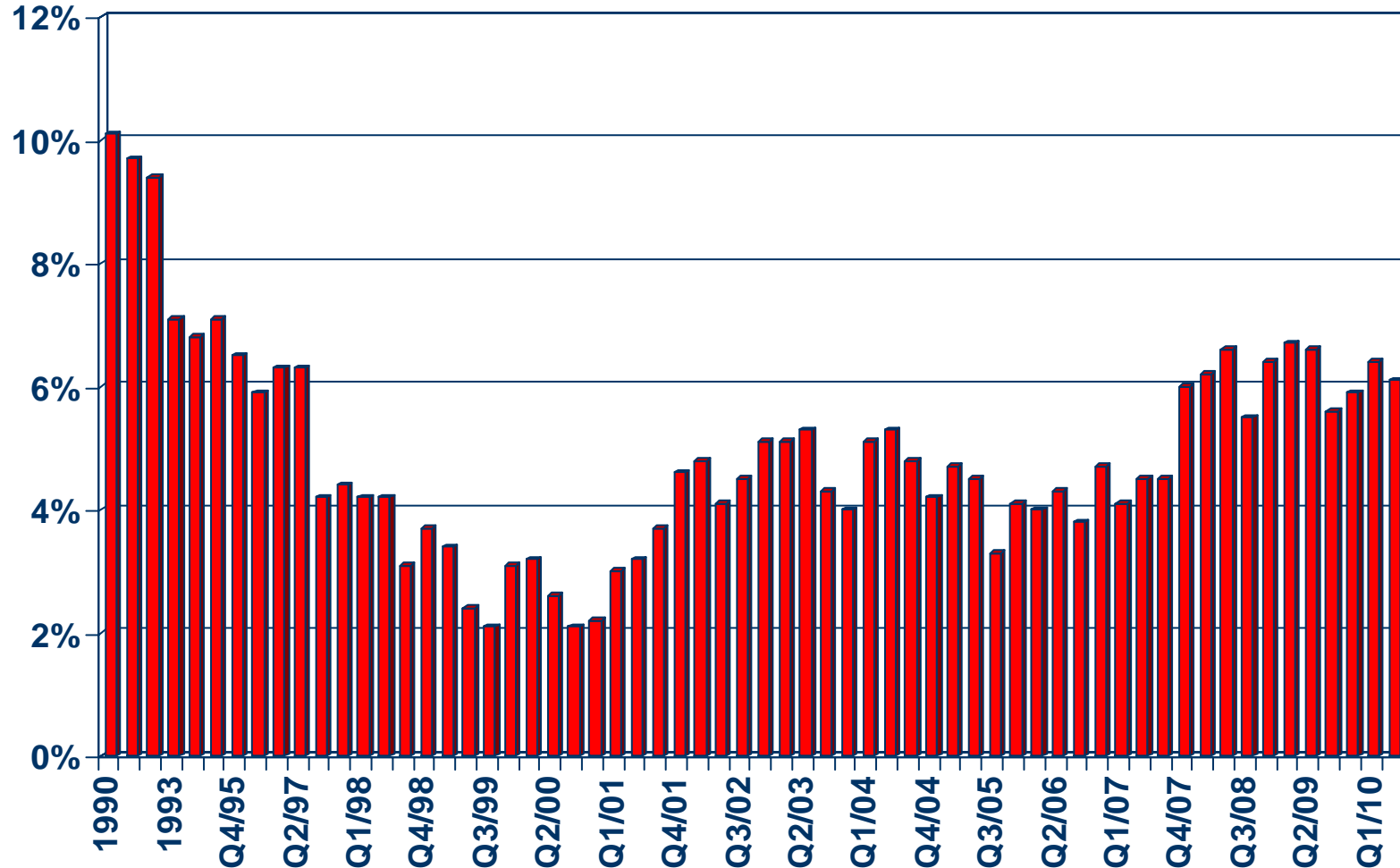
SOURCE: CALIFORNIA ASSOCIATION OF REALTORS®; REALFACTS



Vacancy Rates for Class A&B Apartments

Los Angeles County, 2010 Q1: 6.1%

VACANCY RATE

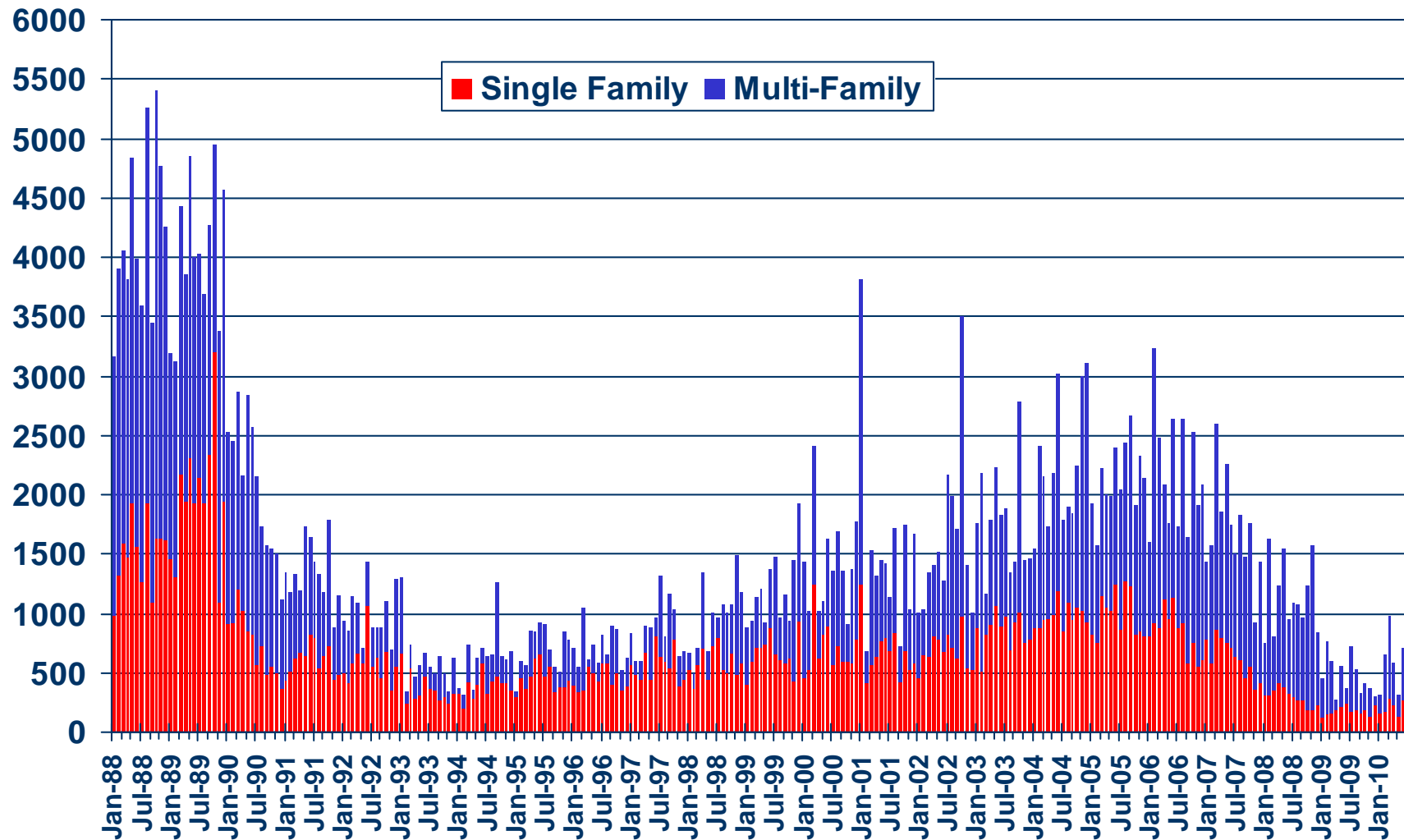


SOURCE: CALIFORNIA ASSOCIATION OF REALTORS®;
REALFACTS



New Housing Permits

LA County, June 2010: 711 Units, Up 17.9% YTD

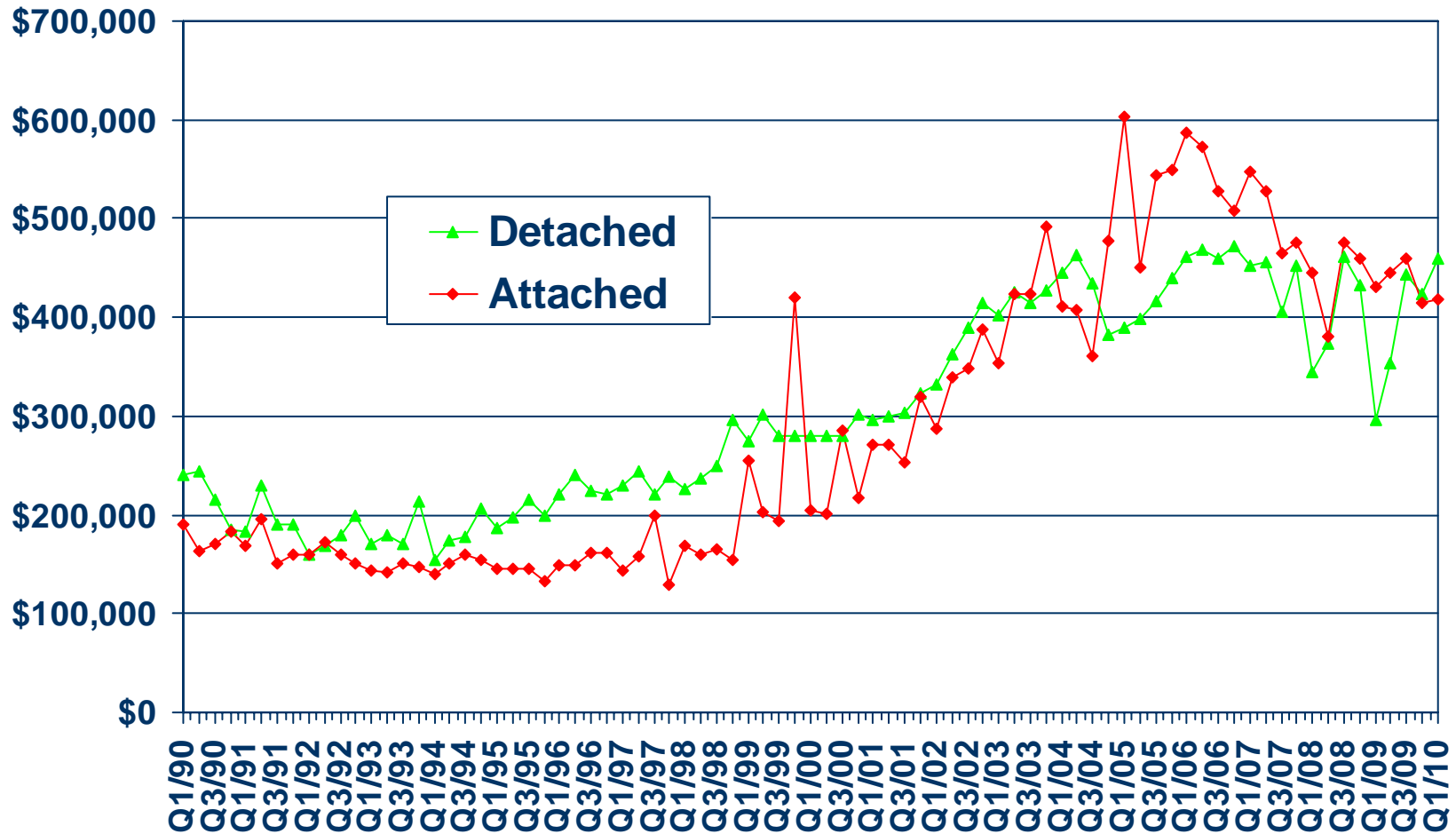


SOURCE: Construction Industry Research Board



Median Price for New Homes

Los Angeles County 1Q10 Detached: \$459,000, Attached: \$417,327

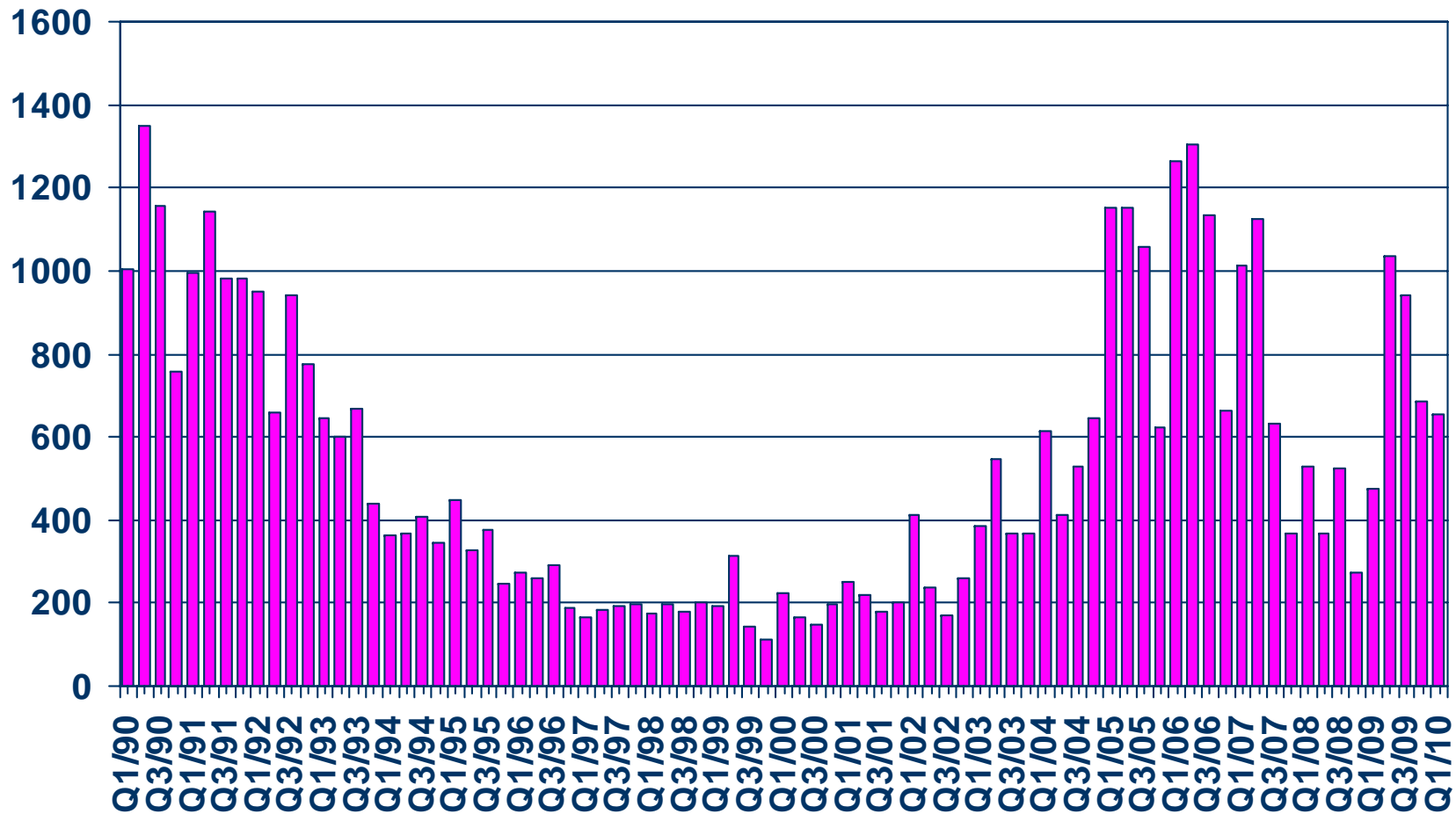


SOURCE: CALIFORNIA ASSOCIATION OF REALTORS®; Hanley Wood



New Home Sales

Los Angeles County (Attached), 2010 Q1 Sales: 655 Units

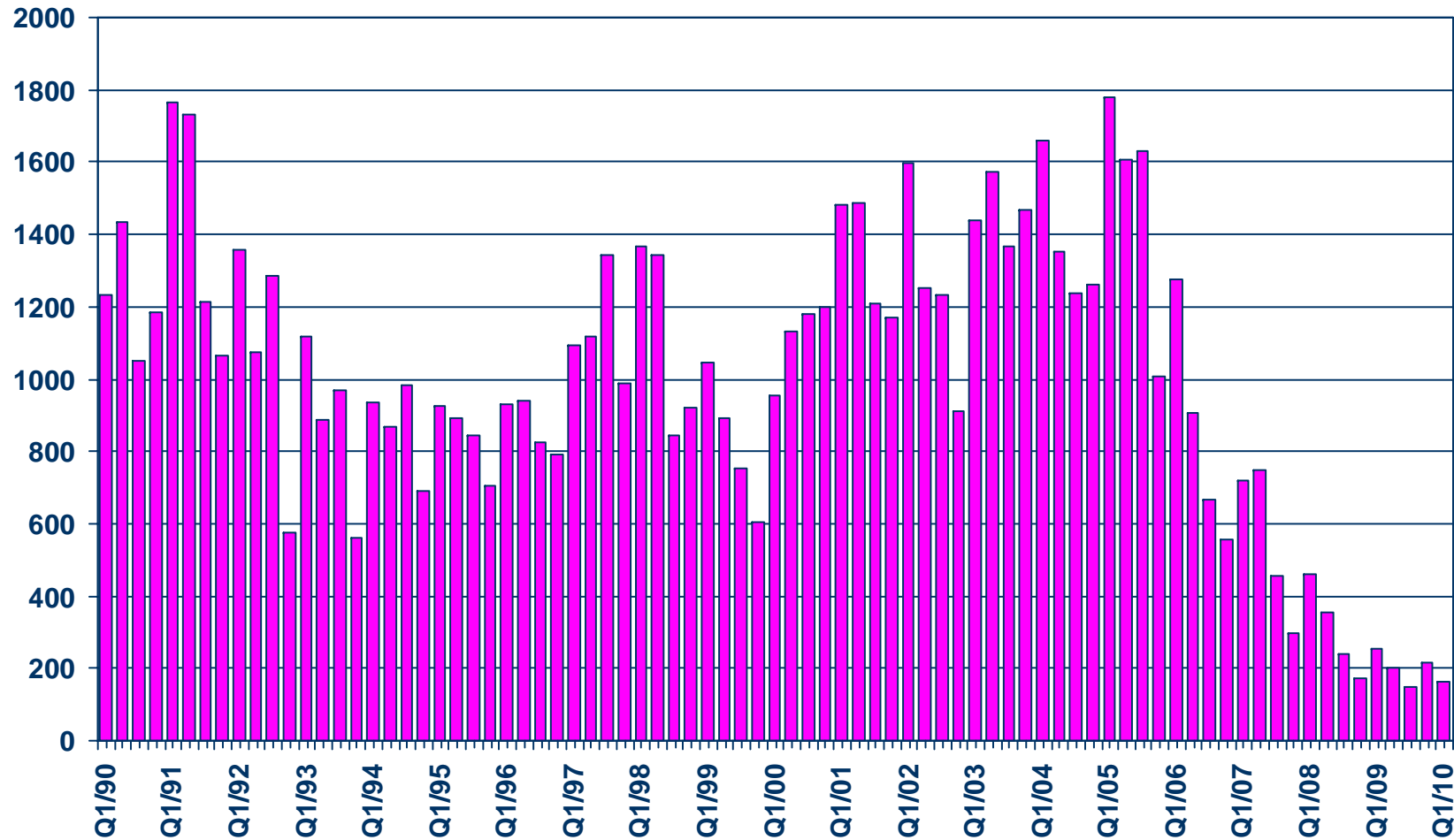


SOURCE: CALIFORNIA ASSOCIATION OF REALTORS®; Hanley Wood



New Home Sales

Los Angeles County (Detached), 2010 Q1 Sales: 161 Units



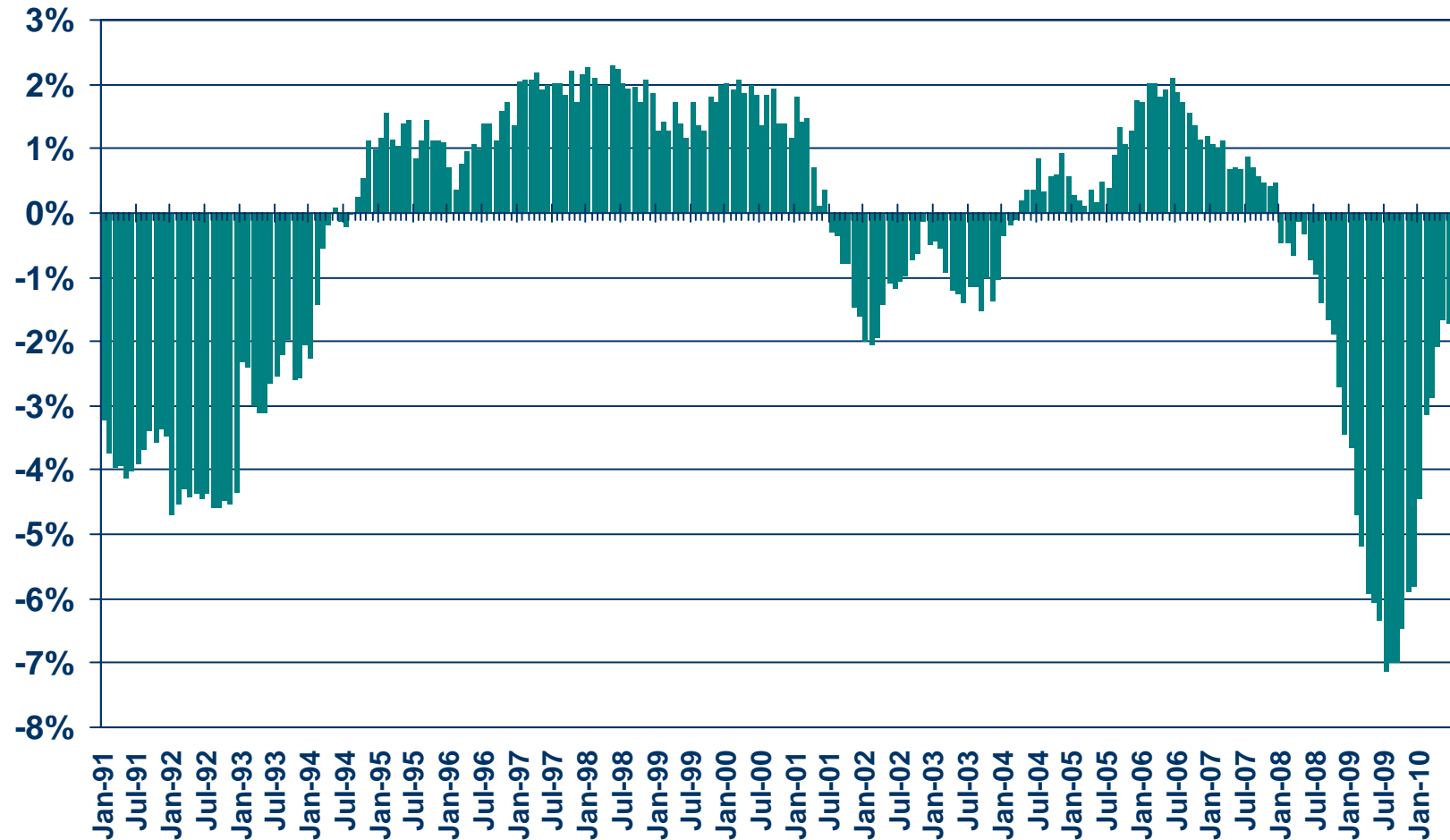
SOURCE: CALIFORNIA ASSOCIATION OF REALTORS®; Hanley Wood



Nonfarm Employment

Los Angeles County, June 2010: Down 1.7% YTY

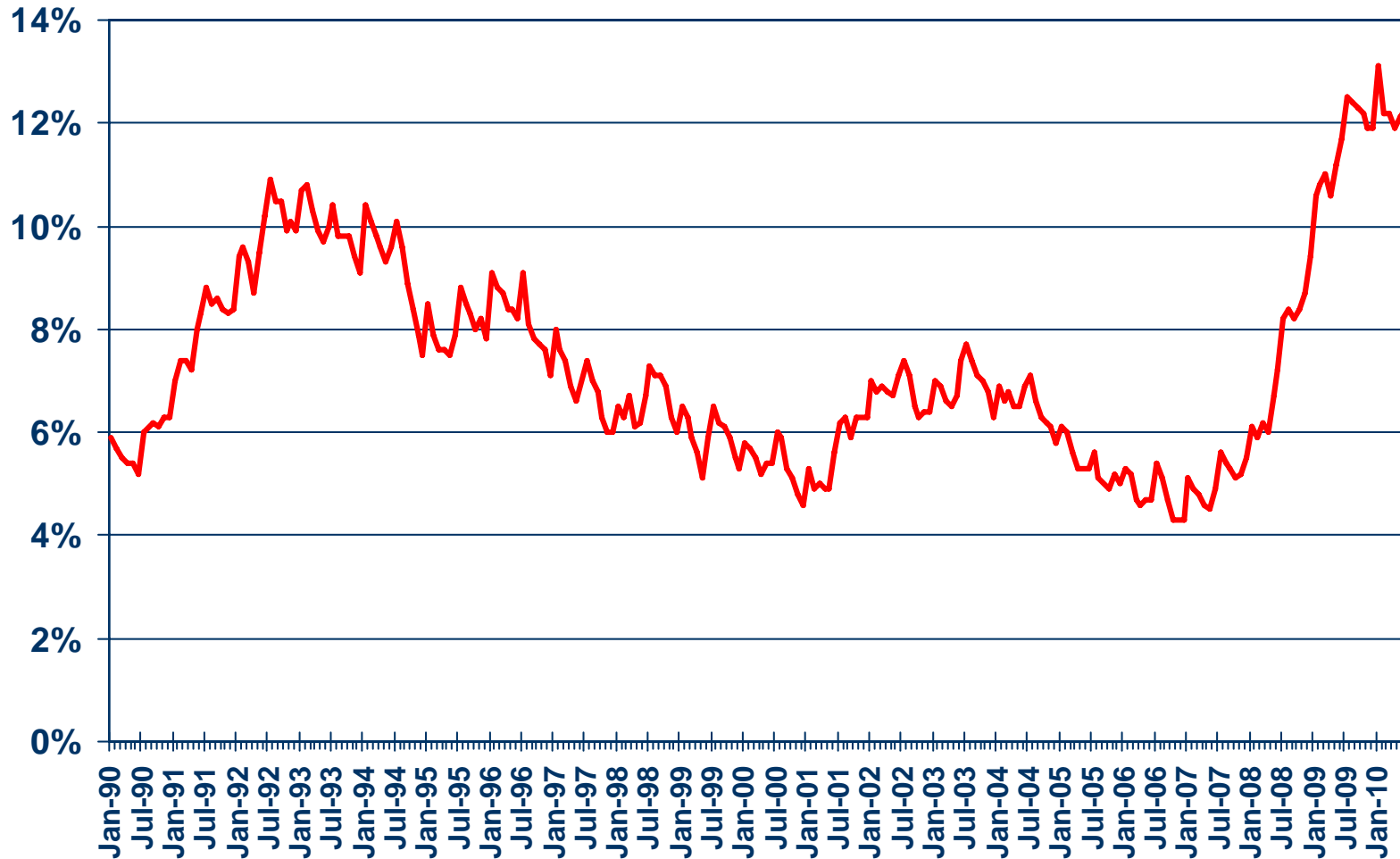
Y-T-Y PERCENT CHANGE



SOURCE: CA Employment Development Division

Unemployment Rate

Los Angeles County, June 2010: 12.3%



SOURCE: CA Employment Development Division



Unemployment Rate

Los Angeles County – June 2010

Area Name	Labor Force	Rate
Los Angeles County	4,842,900	12.3%
Acton CDP	1,200	9.1%
Agoura Hills city	11,800	5.5%
Alhambra city	44,900	10.6%
Alondra Park CDP	4,400	13.1%
Altadena CDP	23,500	8.6%
Arcadia city	27,200	7.1%
Artesia city	8,100	8.9%
Avalon city	1,800	5.9%
Avocado Heights CDP	6,500	10.4%
Azusa city	21,200	13.3%
Baldwin Park city	33,300	15.2%
Bell city	15,900	16.2%
Bell Gardens city	17,500	19.3%

SOURCE: CA Employment Development Department

CCD Census County Division
CDP Census Designated Place



Unemployment Rate

Los Angeles County – June 2010

Area Name	Labor Force	Rate
Beverly Hills city	18,800	8.6%
Bradbury city	500	7.3%
Burbank city	59,300	10.0%
Calabasas city	11,800	5.7%
Carson city	45,600	12.4%
Cerritos city	28,300	6.7%
Charter Oak CDP	5,100	6.0%
Citrus CDP	5,500	11.5%
Claremont city	16,100	6.5%
Commerce city	5,600	22.7%
Compton city	36,800	20.6%
Covina city	25,400	8.7%
Cudahy city	9,800	16.9%
Culver City city	24,000	8.5%
Del Aire CDP	4,800	6.8%

SOURCE: CA Employment Development Department

CCD Census County Division
CDP Census Designated Place



Unemployment Rate

Los Angeles County – June 2010

Area Name	Labor Force	Rate
Desert View Highlands CDP	1,000	16.6%
Diamond Bar city	31,800	8.8%
Downey city	52,900	9.9%
Duarte city	11,200	8.6%
East Compton CDP	3,800	21.8%
East La Mirada CDP	5,300	9.2%
East Los Angeles CDP	50,300	17.2%
East Pasadena CDP	3,200	8.4%
East San Gabriel CDP	8,000	7.6%
El Monte city	51,600	15.1%
El Segundo city	10,600	6.1%
Florence Graham CDP	22,800	24.0%
Gardena city	29,200	11.5%
Glendale city	103,000	10.7%
Glendora city	27,300	6.4%

SOURCE: CA Employment Development Department

CCD Census County Division
CDP Census Designated Place



Unemployment Rate

Los Angeles County – June 2010

Area Name	Labor Force	Rate
Hacienda Heights CDP	26,900	9.1%
Hawaiian Gardens city	6,400	13.8%
Hawthorne city	42,200	15.9%
Hermosa Beach city	14,700	5.5%
Hidden Hills city	900	4.1%
Huntington Park city	26,800	18.1%
Industry city	300	21.7%
Inglewood city	53,900	15.3%
Irwindale city	700	12.7%
La Canada Flintridge city	10,100	4.8%
La Crescenta Montrose CDF	10,000	6.1%
La Habra Heights city	2,800	5.1%
La Mirada city	23,900	7.5%
La Puente city	19,000	14.4%

SOURCE: CA Employment Development Department

CCD Census County Division
CDP Census Designated Place



Unemployment Rate

Los Angeles County – June 2010

Area Name	Labor Force	Rate
La Verne city	17,900	7.1%
Ladera Heights CDP	3,900	6.5%
Lake Los Angeles CDP	4,800	18.2%
Lakewood city	43,900	8.0%
Lancaster city	56,100	17.1%
Lawndale city	16,200	12.2%
Lennox CDP	9,700	16.3%
Littleton CDP	600	17.8%
Lomita city	11,200	8.9%
Long Beach city	235,200	13.5%
Los Angeles city	1,899,500	13.5%
Lynwood city	28,000	19.2%
Malibu city	7,200	4.3%
Manhattan Beach city	21,800	4.4%
Marina del Rey CDP	6,600	6.8%

SOURCE: CA Employment Development Department

CCD Census County Division
CDP Census Designated Place



Unemployment Rate

Los Angeles County – June 2010

Area Name	Labor Force	Rate
Mayflower Village CDP	2,700	6.7%
Maywood city	12,300	17.7%
Monrovia city	20,400	10.8%
Montebello city	28,600	13.7%
Monterey Park city	28,900	9.3%
North El Monte CDP	2,100	4.3%
Norwalk city	48,700	12.9%
Palmdale city	55,400	15.2%
Palos Verdes Estates city	6,400	2.8%
Paramount city	24,800	17.8%
Pasadena city	74,900	9.4%
Pico Rivera city	28,700	11.5%
Pomona city	66,100	13.6%
Quartz Hill CDP	5,300	12.8%
Rancho Palos Verdes city	20,800	4.2%

SOURCE: CA Employment Development Department

CCD Census County Division
CDP Census Designated Place



Unemployment Rate

Los Angeles County – June 2010

Area Name	Labor Force	Rate
Redondo Beach city	44,100	6.6%
Rolling Hills city	900	2.1%
Rolling Hills Estates city	3,900	3.7%
Rosemead city	24,600	10.8%
Rowland Heights CDP	24,900	8.4%
San Dimas city	19,600	7.2%
San Fernando city	10,400	12.5%
San Gabriel city	20,300	10.1%
San Marino city	6,100	5.6%
Santa Clarita city	87,600	7.6%
Santa Fe Springs city	7,700	10.3%
Santa Monica city	56,400	10.1%
Sierra Madre city	6,700	3.7%
Signal Hill city	5,700	9.8%
South El Monte city	9,500	15.5%

SOURCE: CA Employment Development Department

CCD Census County Division
CDP Census Designated Place



Unemployment Rate

Los Angeles County – June 2010

Area Name	Labor Force	Rate
South Gate city	41,300	15.6%
South Pasadena city	14,900	6.1%
South San Gabriel CDP	3,600	9.0%
South San Jose Hills CDP	9,700	15.1%
South Whittier CDP	27,400	10.8%
Temple City city	17,800	8.0%
Torrance city	77,800	6.2%
Val Verde CDP	900	9.8%
Valinda CDP	10,200	16.7%
Vernon city	0	0.0%
View Park Windsor Hills CD	6,400	11.0%
Vincent CDP	7,600	9.9%
Walnut city	16,100	6.0%
Walnut Park CDP	6,500	16.1%
West Athens CDP	4,400	13.9%
West Carson CDP	11,600	9.6%

SOURCE: CA Employment Development Department

CCD Census County Division
CDP Census Designated Place



Unemployment Rate

Los Angeles County – June 2010

Area Name	Labor Force	Rate
West Compton CDP	2,500	19.8%
West Covina city	54,500	10.8%
West Hollywood city	26,600	10.4%
West Puente Valley CDP	10,400	12.6%
West Whittier Los Nietos CE	12,400	13.9%
Westlake Village city	4,800	6.7%
Westmont CDP	12,700	23.9%
Whittier city	42,800	8.8%
Willowbrook CDP	13,000	20.1%

SOURCE: CA Employment Development Department

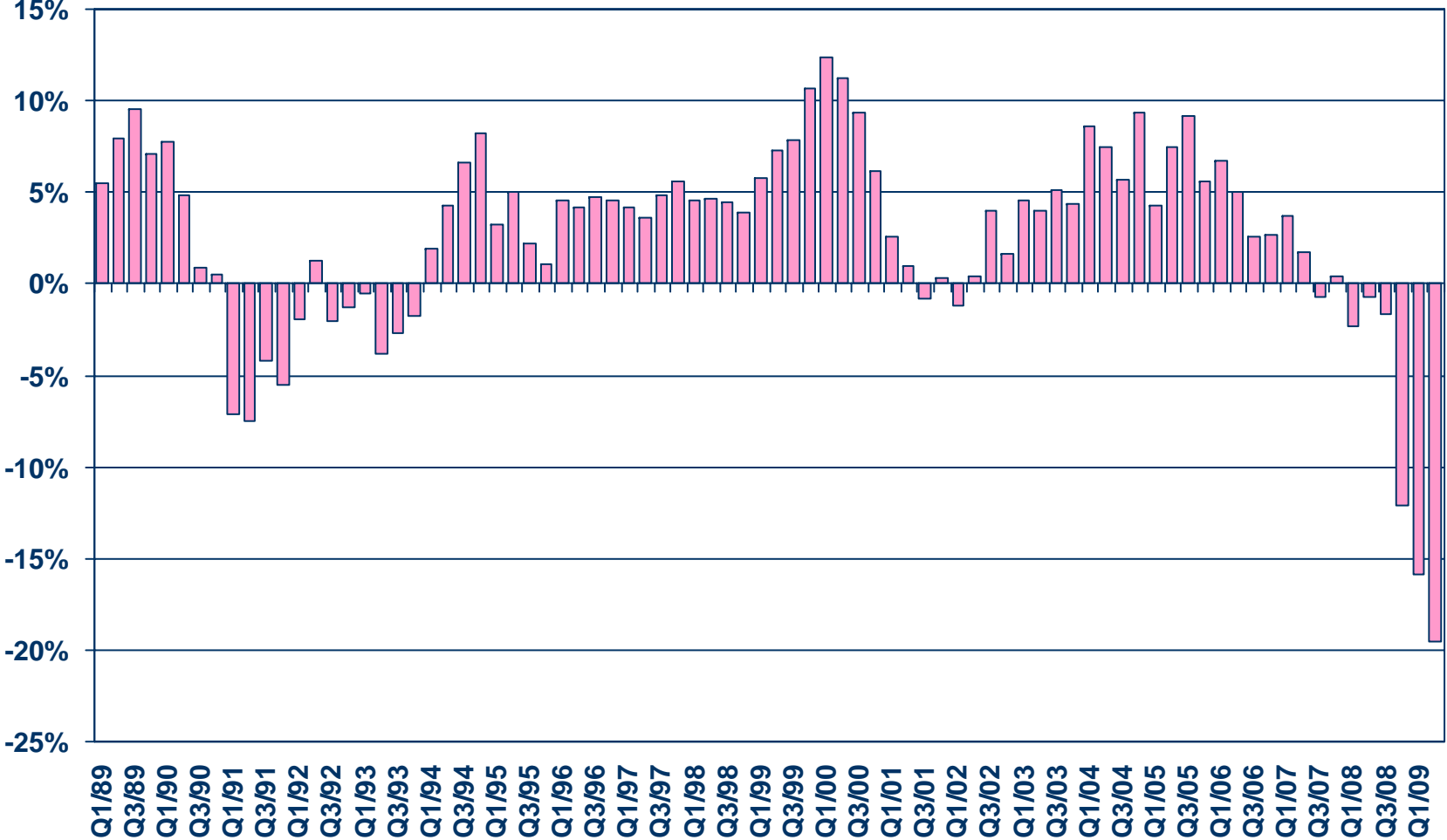
CCD Census County Division
CDP Census Designated Place



Taxable Sales

Los Angeles County

ANNUAL PERCENT CHANGE

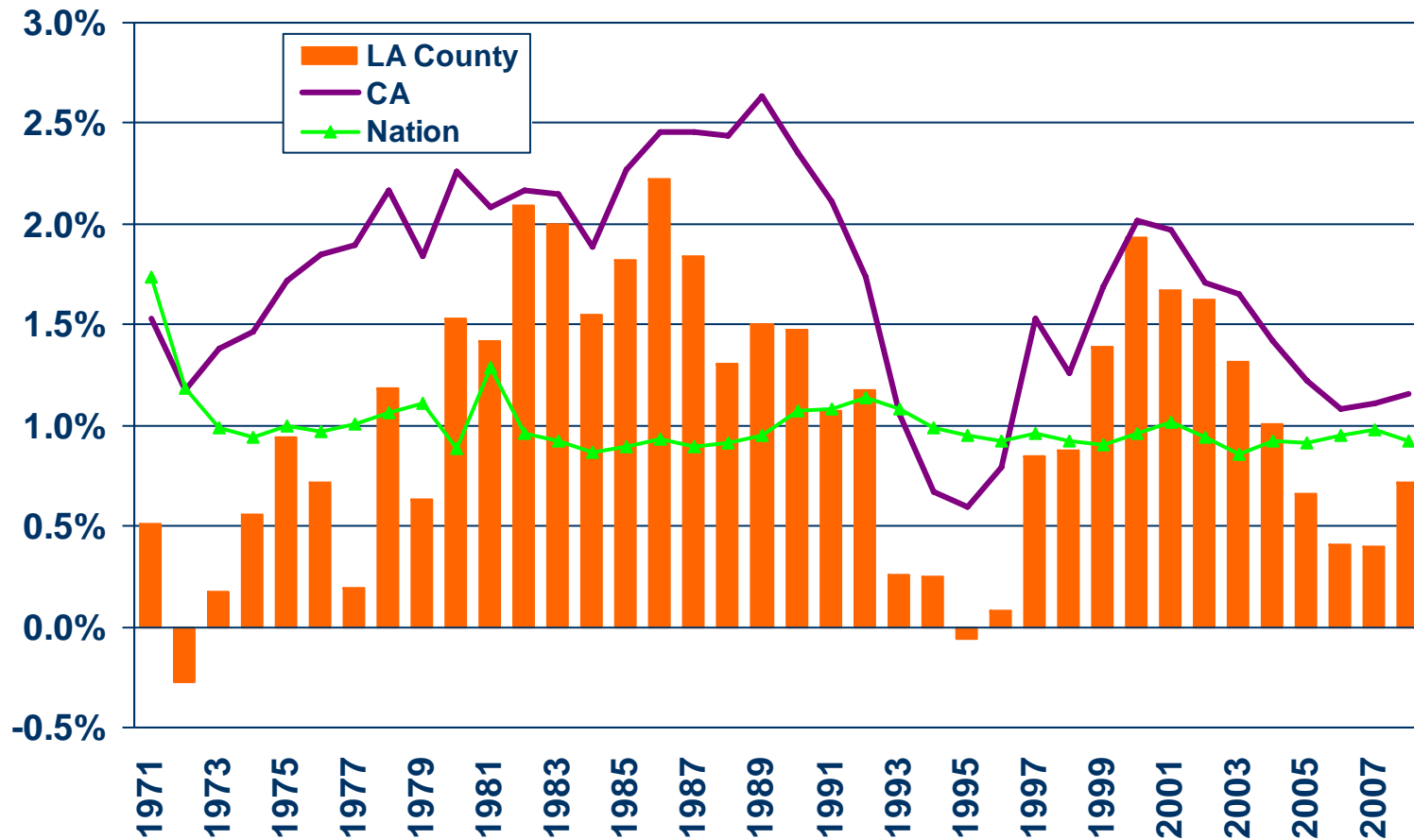


SOURCE: CA State Board of Equalization



Population Percent Changes

Los Angeles County (1971-2008)

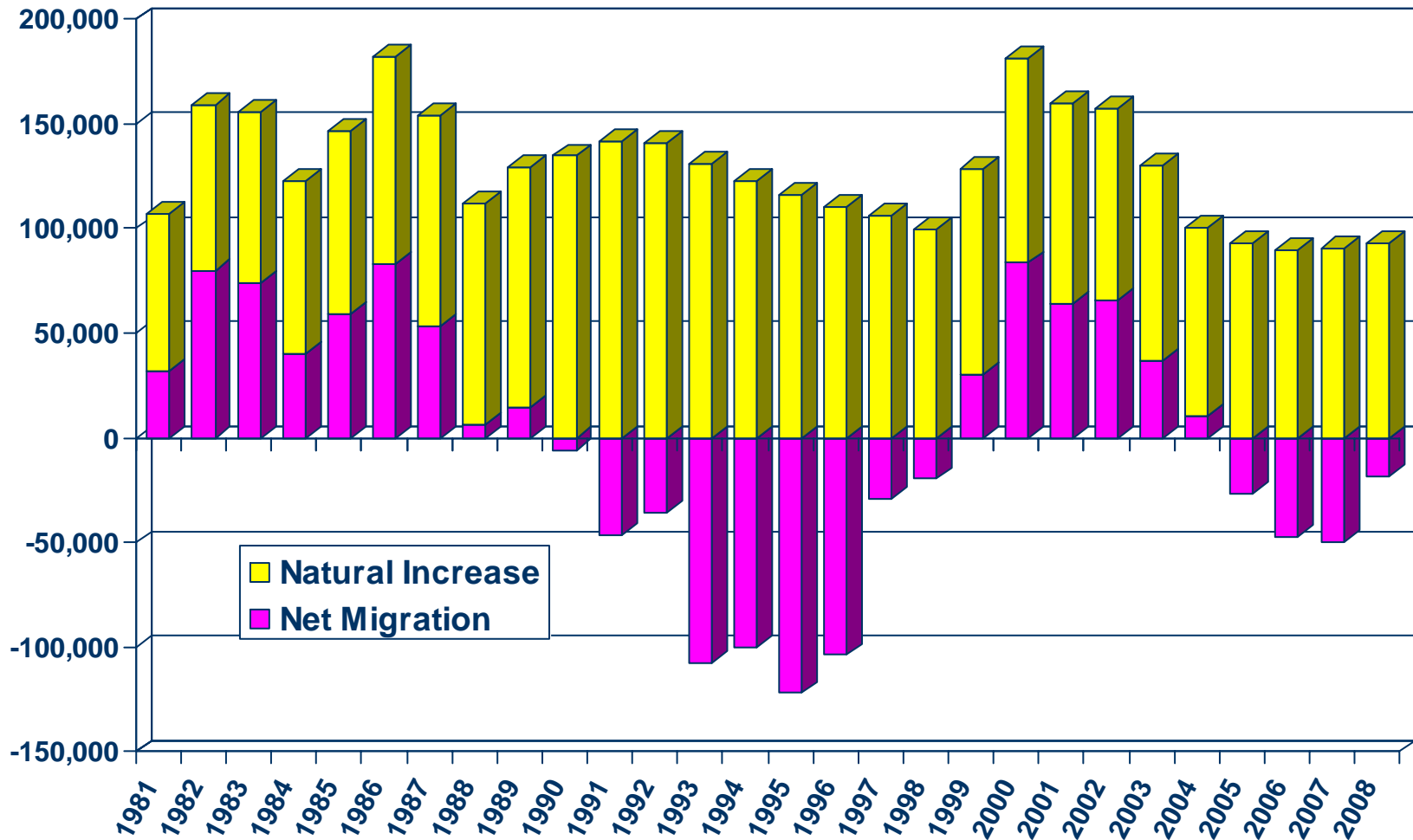


SOURCE: U.S. Census Bureau; California Department of Finance; C.A.R.



Sources of Population Growth

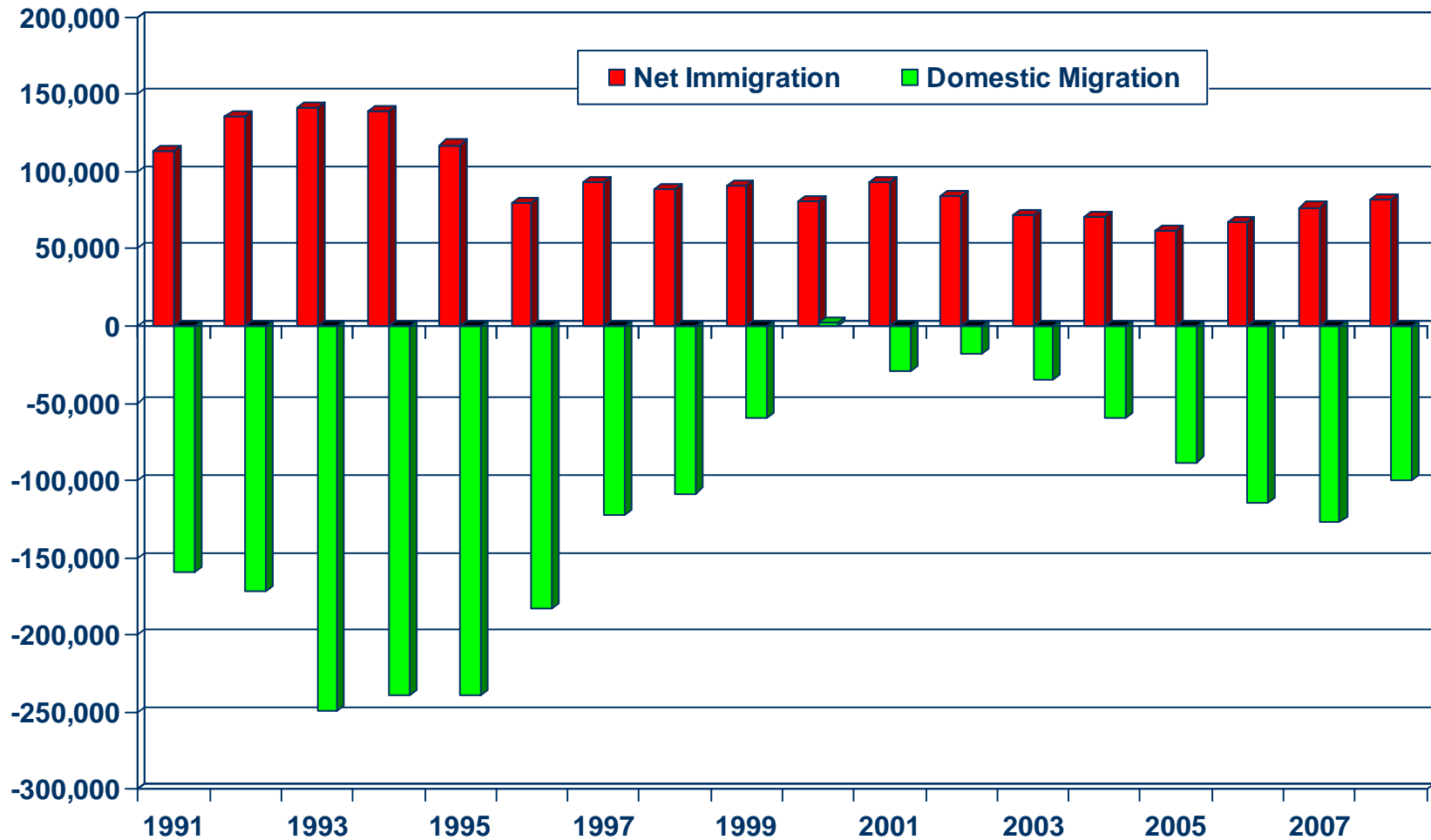
Los Angeles County (1981-2008)



SOURCE: CA Department of Finance

Net Immigration Vs. Domestic Migration

Los Angeles County



SOURCE: CA Department of Finance

Household Relocations

Los Angeles County

County	Outflow	Inflow	Net Outflow
Orange County, CA	17,814	14,724	3,090
San Bernardino County, CA	15,428	10,853	4,575
Riverside County, CA	9,442	5,794	3,648
San Diego County, CA	5,213	5,122	91
Clark County, NV	5,142	2,850	2,292
Ventura County, CA	4,904	3,894	1,010
Maricopa County, AZ	3,427	2,057	1,370
Kern County, CA	3,373	2,164	1,209
Santa Clara County, CA	1,969	1,446	523
San Francisco County, CA	1,785	1,559	226
Total-Top 10	68,497	50,463	18,034
All Migration	130,824	104,741	26,083
Total Number of Households			3,194,094
Top 10 as % of All Households			0.6%
All Net Mig as % of All Households			0.8%

Source: NAR Relocation Report 2008 – IRS Data; Item 187-06037, US Census Bureau



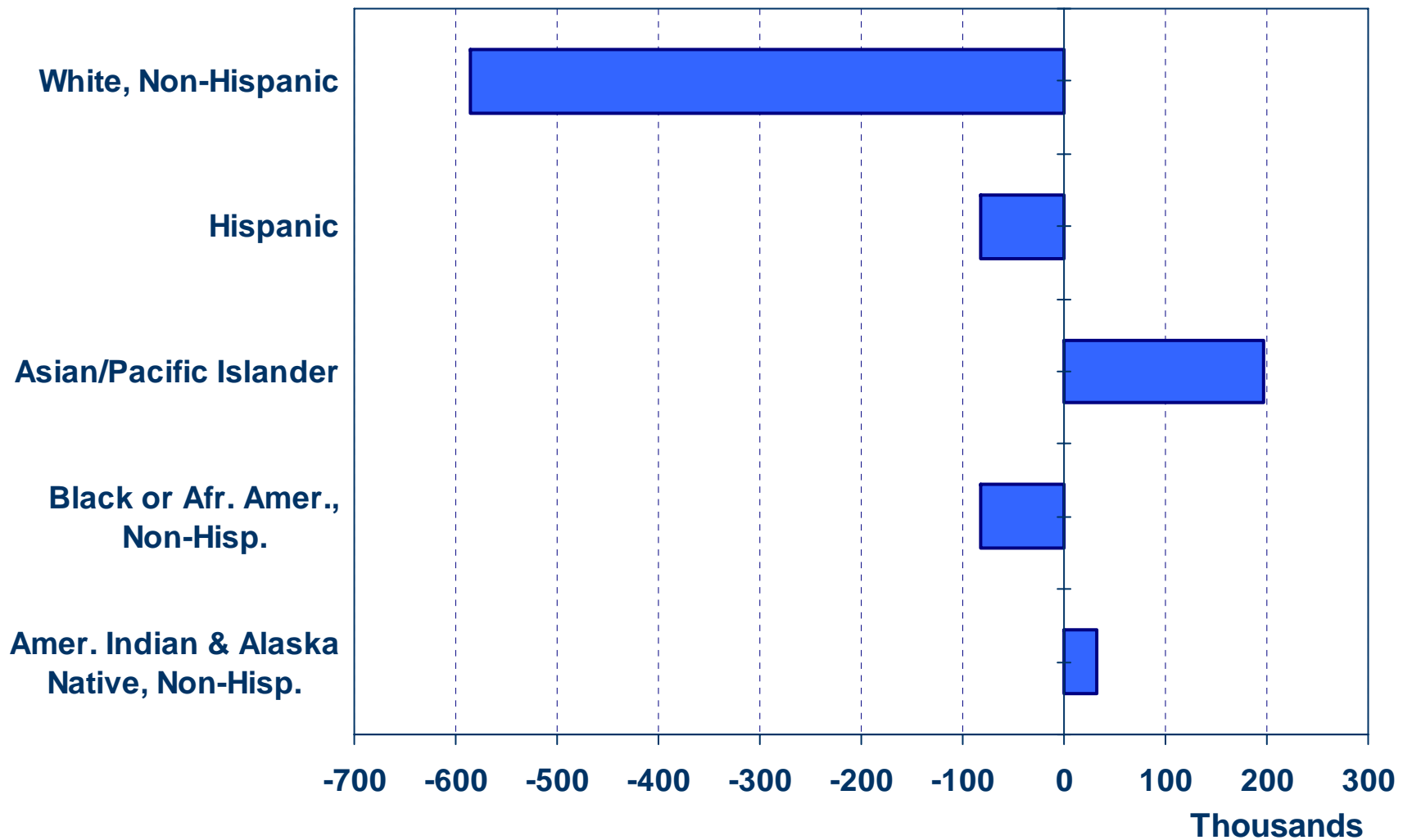
Where are new Los Angeles County households coming from?



- Orange County (14,724)
- San Bernardino (10,853)
- Riverside (5,794)
- San Diego (5,122)
- Ventura (3,894)
- Total incoming for 2008: 104,741
- Total outgoing for 2008: 130,824

Net Immigration by Ethnic Group

Los Angeles County (1990 Census to 2000 Census)

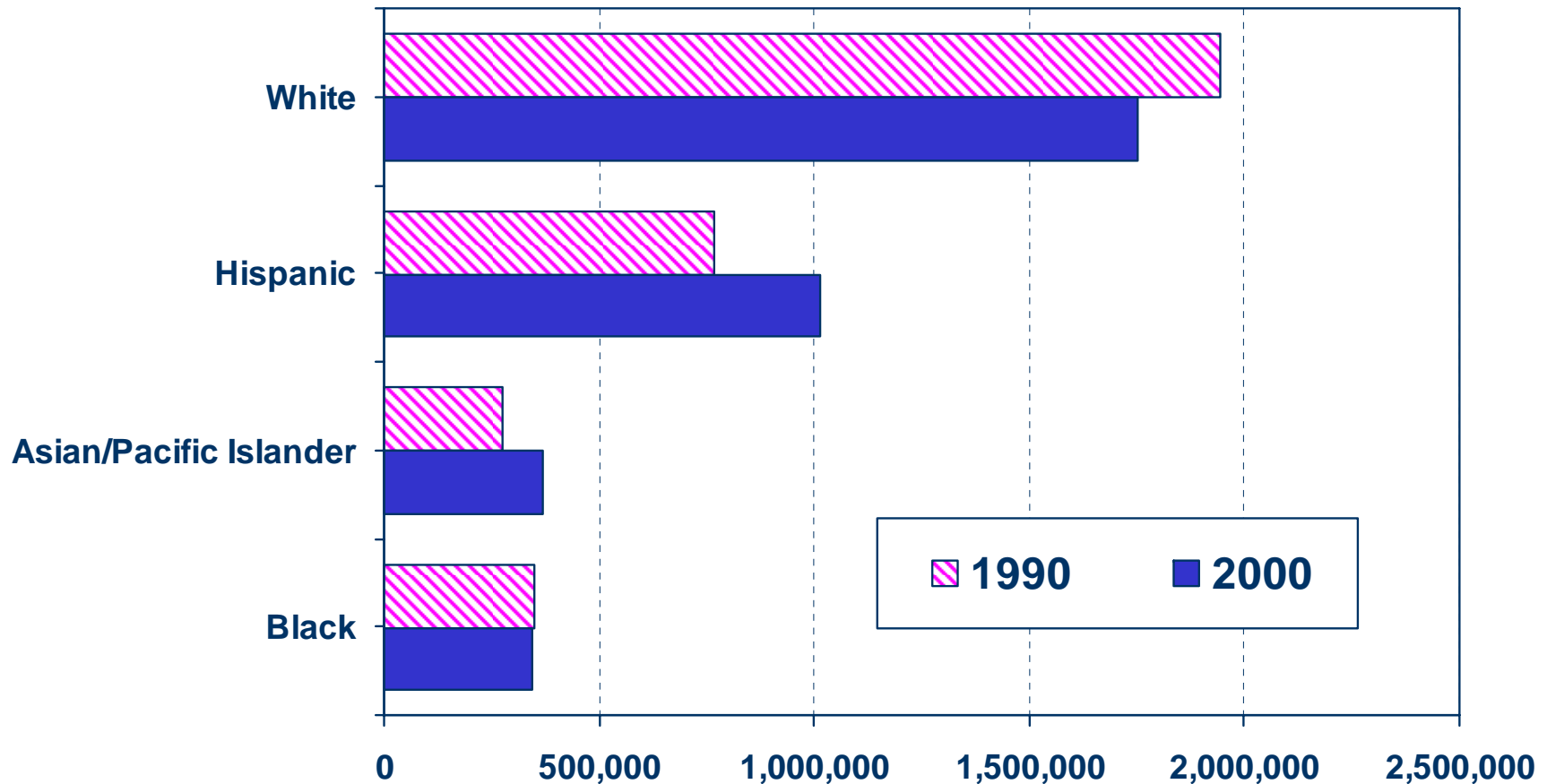


SOURCE: CA Dept. of Finance



Number of Households by Ethnicity

Los Angeles County (1990 Census vs. 2000 Census)

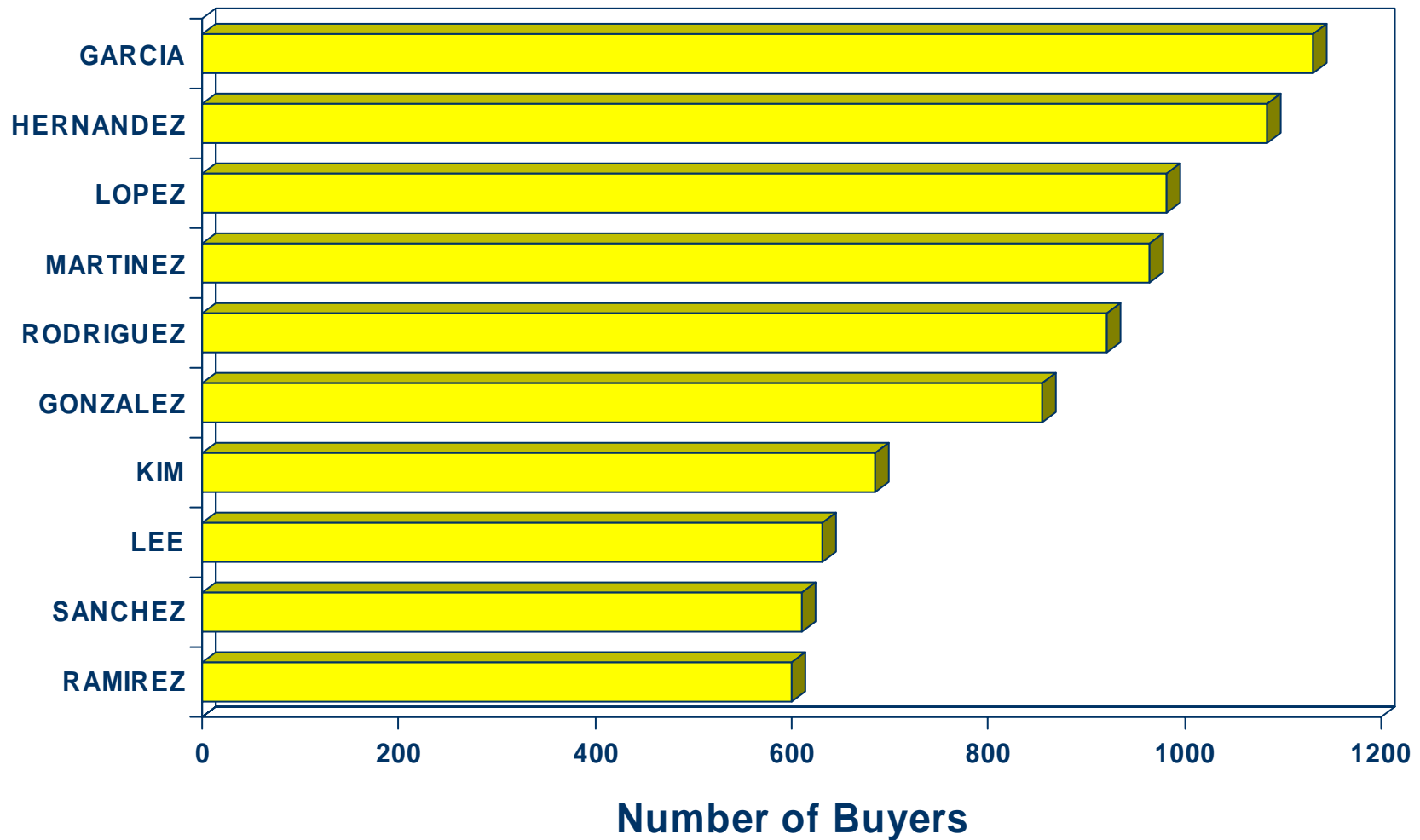


SOURCE: U.S. Census Bureau



Top 10 Home Buyer Surnames

Los Angeles County



Note: Data is based on 2007 data.

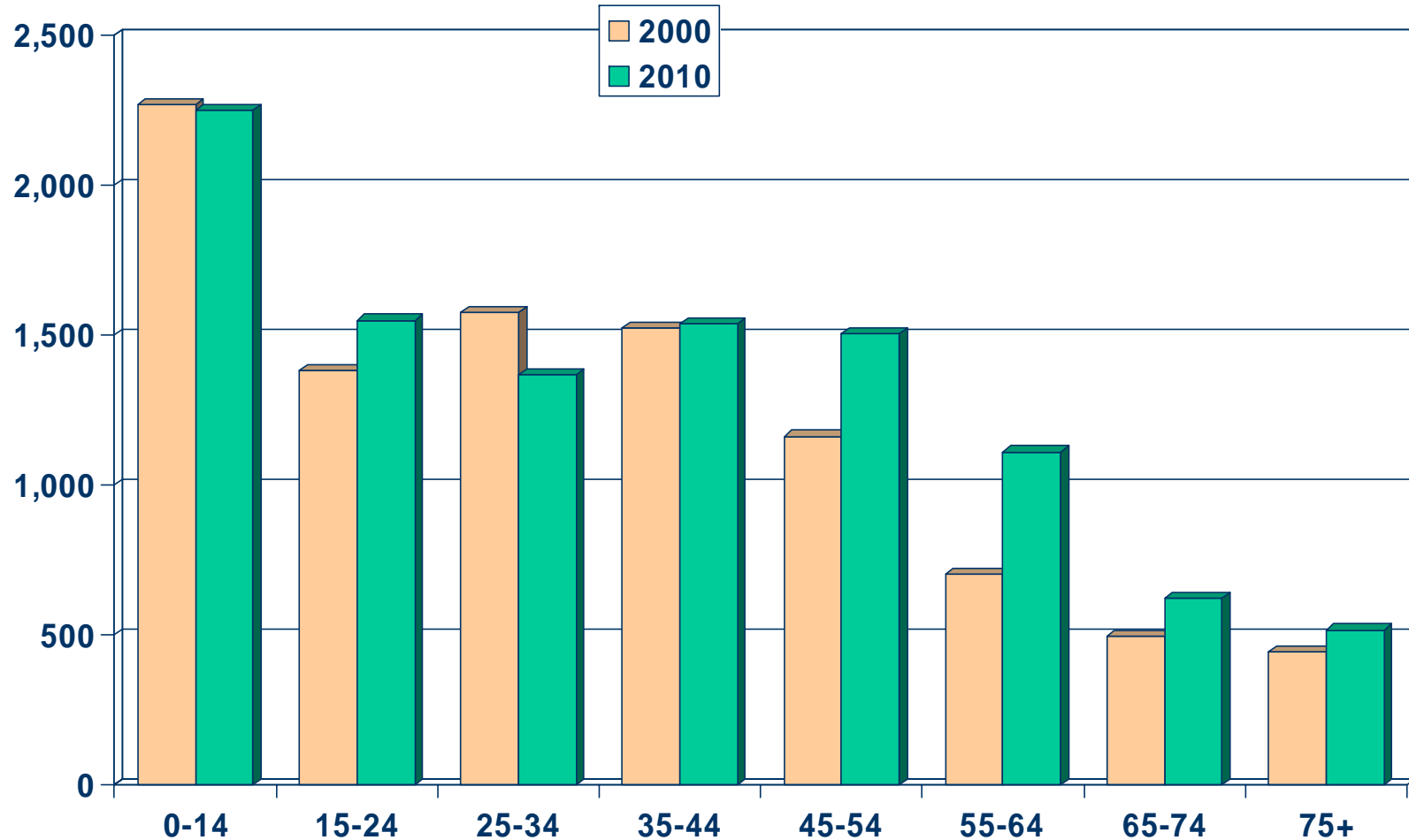
SOURCE: DataQuick Information Systems



Population by Age Group

Los Angeles County (2000-2010)

Thousands

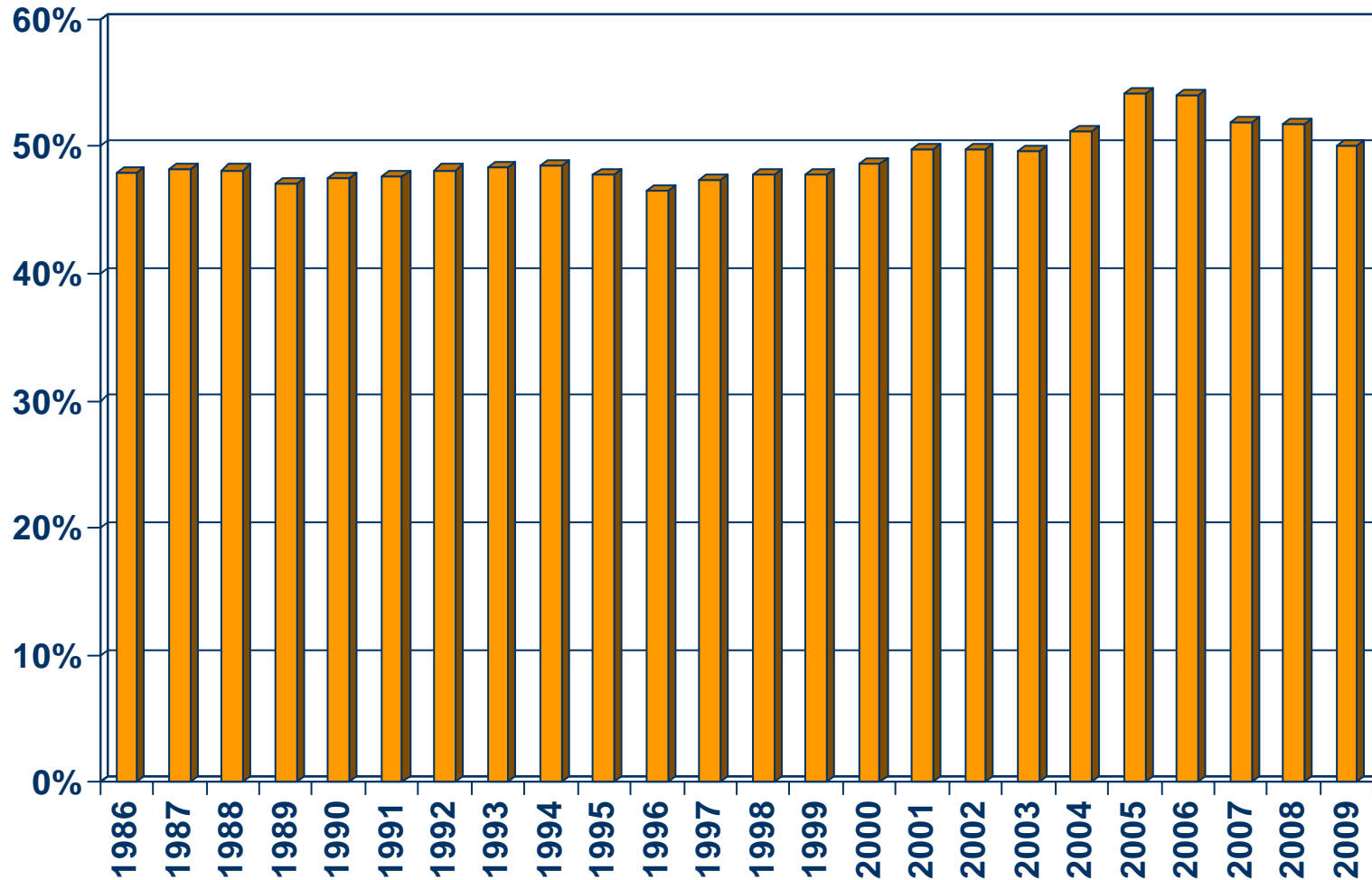


SOURCE: California Department of Finance;
CALIFORNIA ASSOCIATION OF REALTORS®



Homeownership Rates

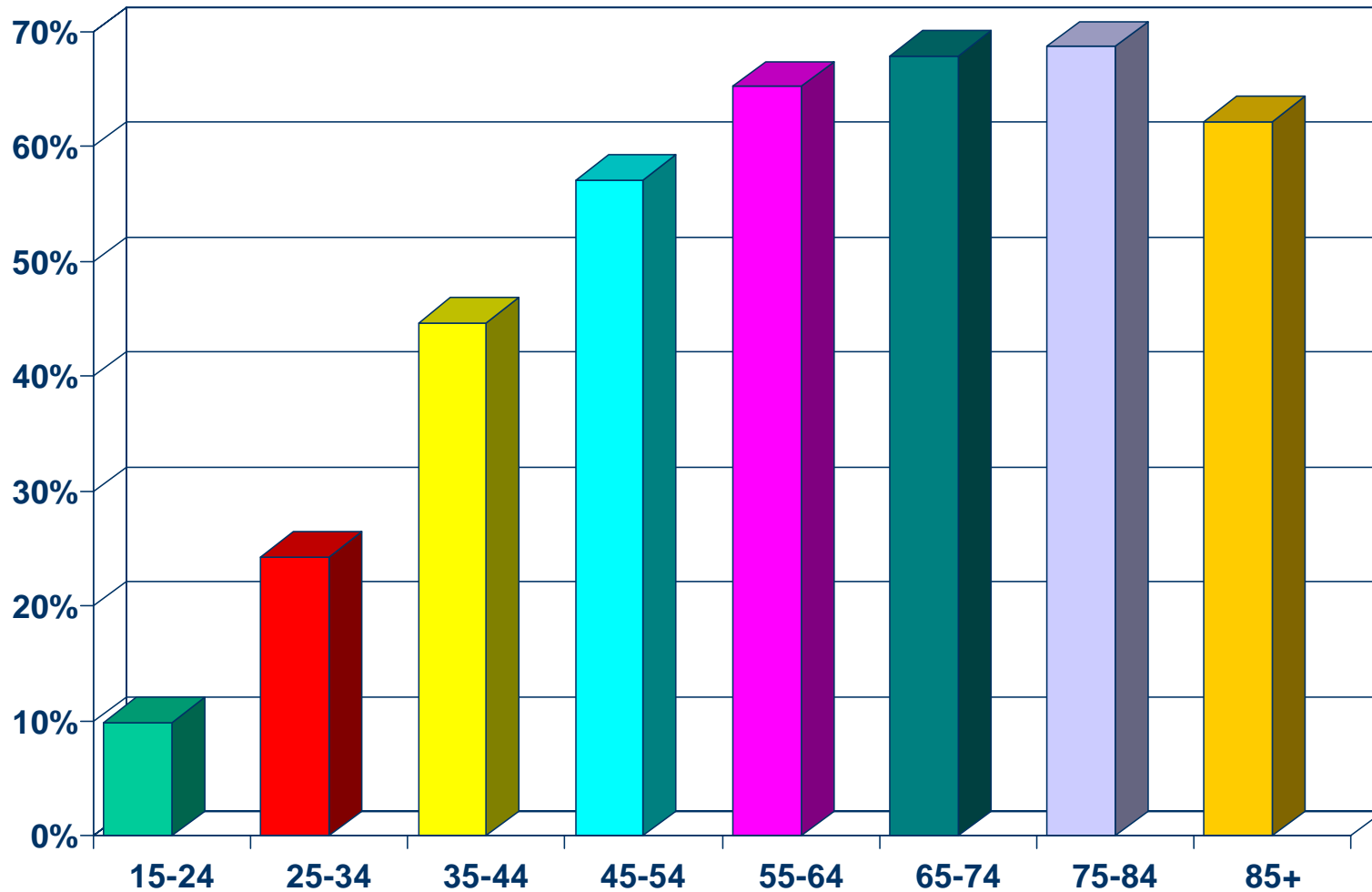
Los Angeles County, 2009: 50.4%



SOURCE: U.S. Census Bureau

Homeownership Rates by Age

Los Angeles (2000 Census)



SOURCE: California Department of Finance; C.A.R.

