



CALIFORNIA
ASSOCIATION
OF REALTORS®

Orange County

Economic Profile

August 2010

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CALIFORNIA ASSOCIATION OF REALTORS®

County Profile

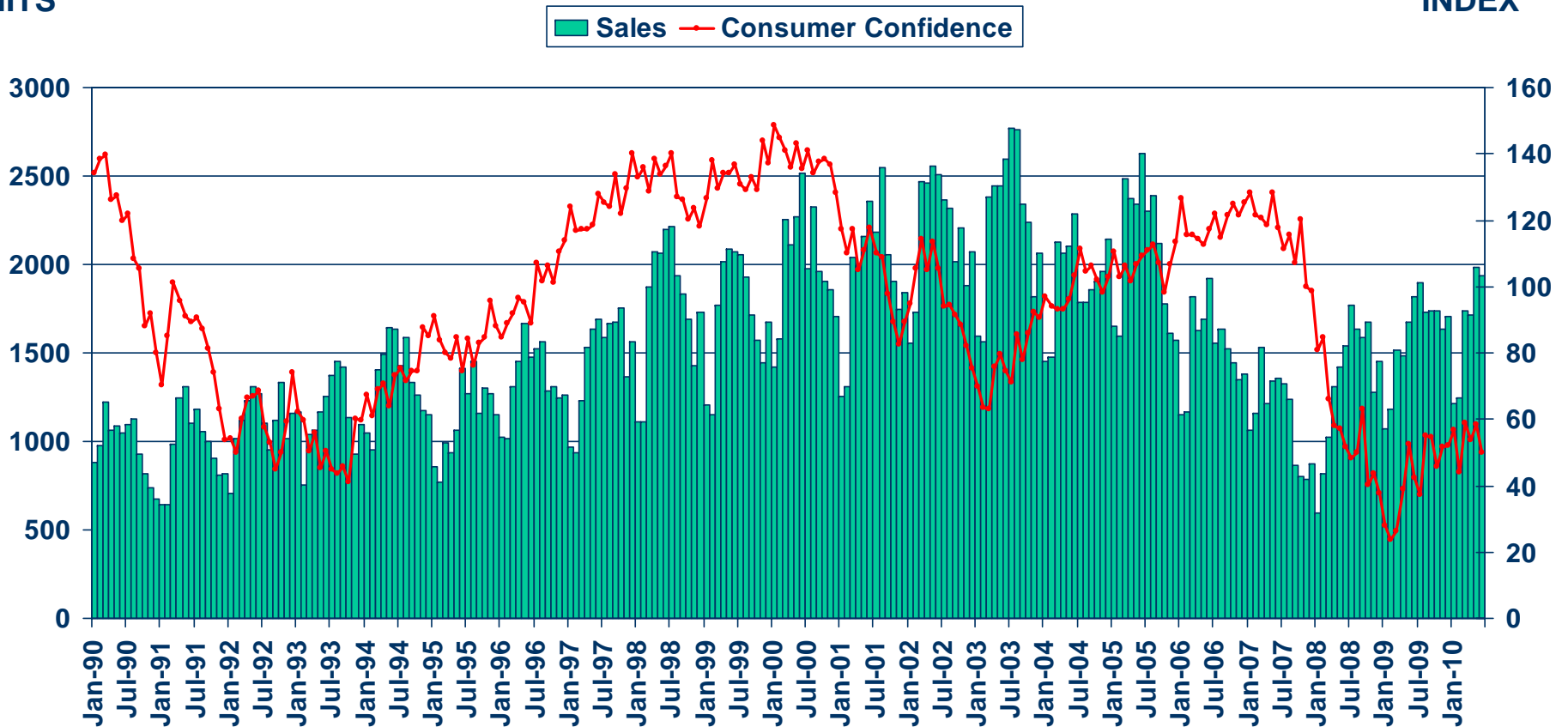
Characteristic	Statistic	State Rank
2007 Population Estimate	3,115,411	2
% Population Change 1990-2000	18.1%	19
% Population Change 1980-1990	24.71%	32
% White 2007	46.2%	
% Hispanic 2007	34.3%	
% Black 2007	1.4%	
% Asian & Pacific Islander 2007	15.8%	
2007 Per Capita Income	\$33,794	
2007 Median Household Income	\$73,263	
2007 Median Age	35.9	
Land Area Square Miles	789	47
2000 Total Establishments	78,556	2
2007 Civilian Employment	1,540,381	

Sales of Existing Detached Homes and Pacific West Consumer Confidence

Orange County, June 2010: 1,936 Units, Up 12.4% YTD, Up 6.4% YTY

UNITS

INDEX

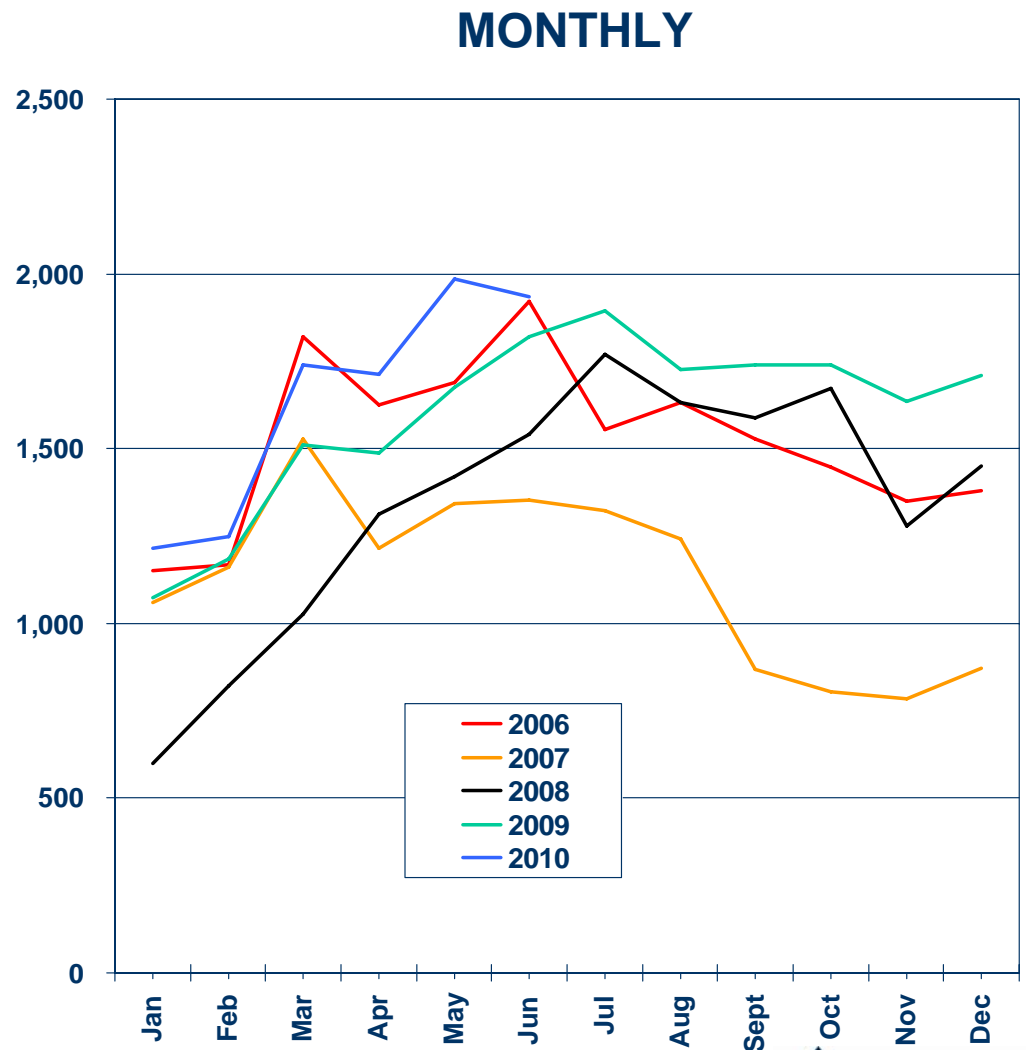
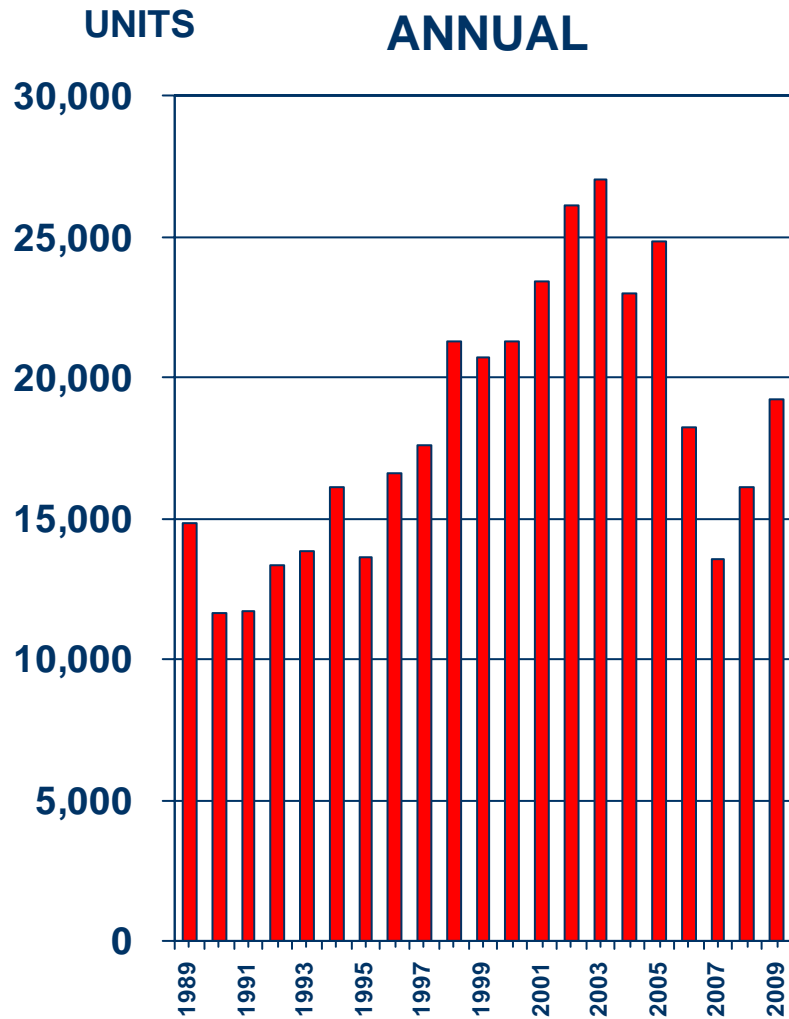


SOURCE: CALIFORNIA ASSOCIATION OF REALTORS®;
The Conference Board



Sales of Existing Detached Homes

Orange County, 2009: 19,196 Units, Up 19.2% YTY

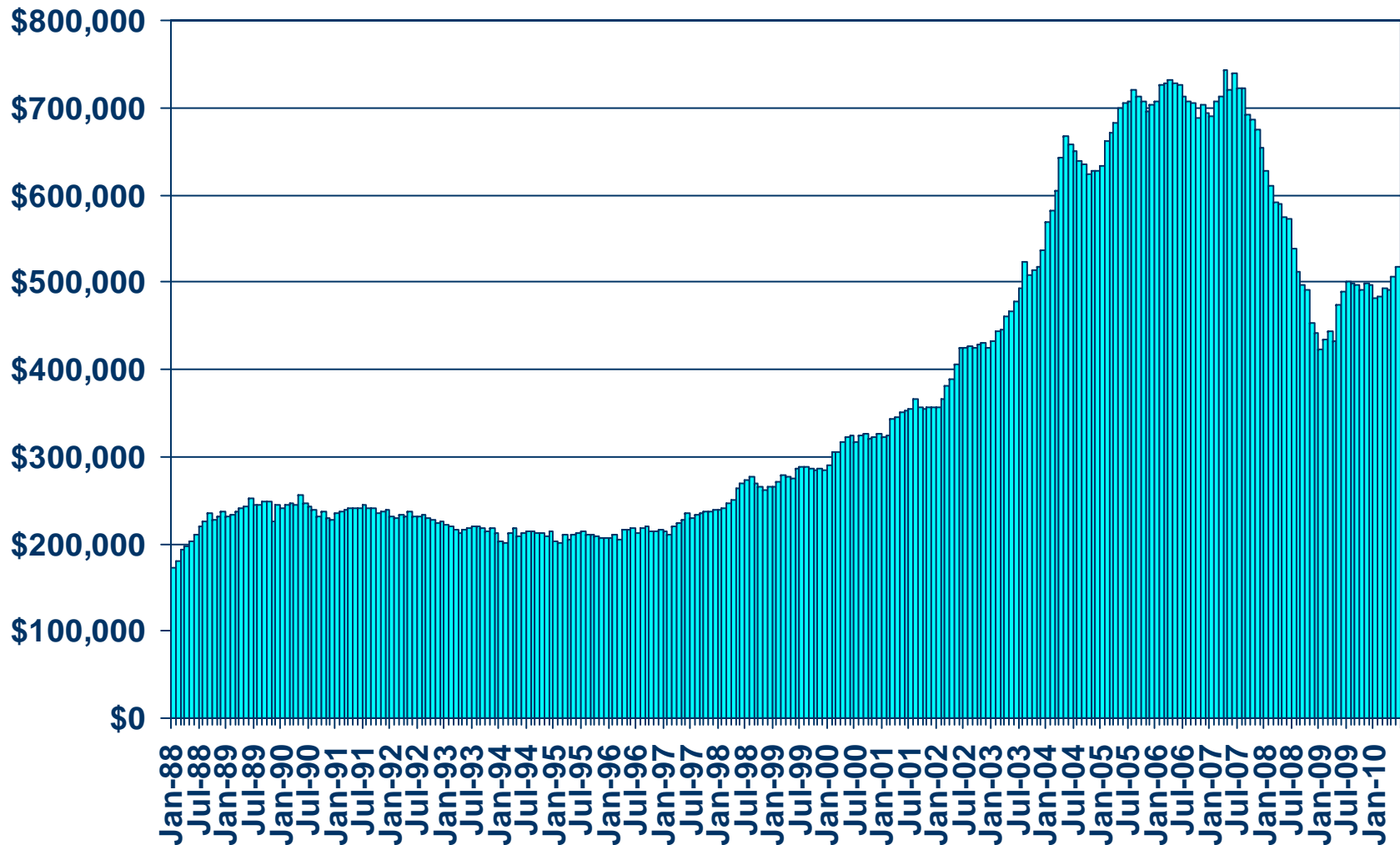


SOURCE: CALIFORNIA ASSOCIATION OF REALTORS®



Median Price of Existing Detached Homes

Orange County, June 2010: \$517,620, Up 6.0% YTY



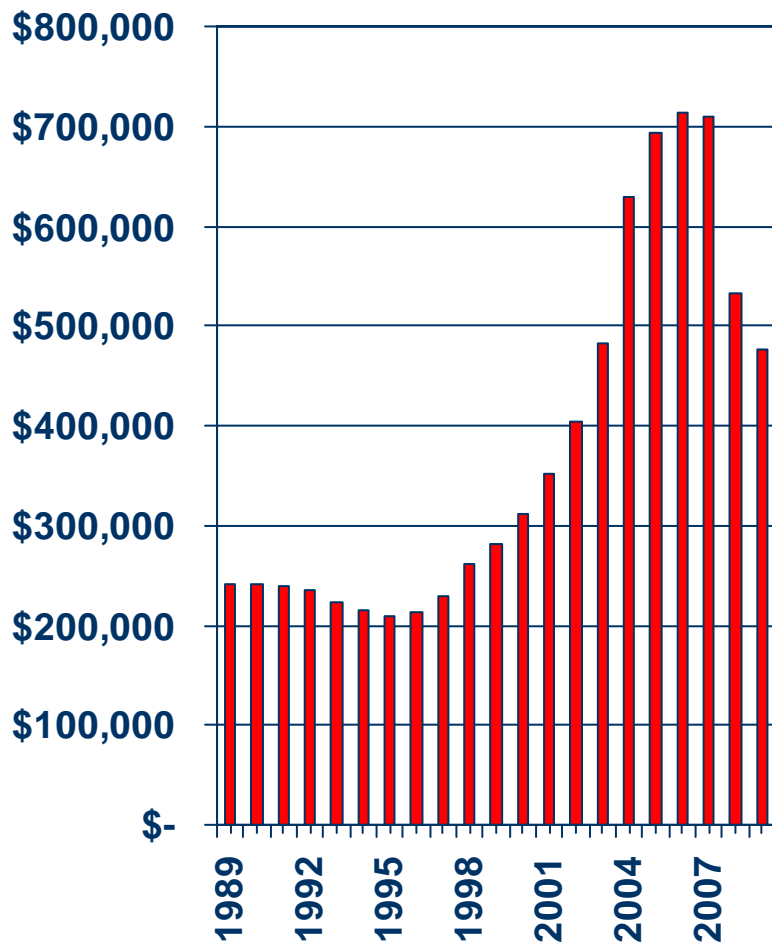
SOURCE: CALIFORNIA ASSOCIATION OF REALTORS®



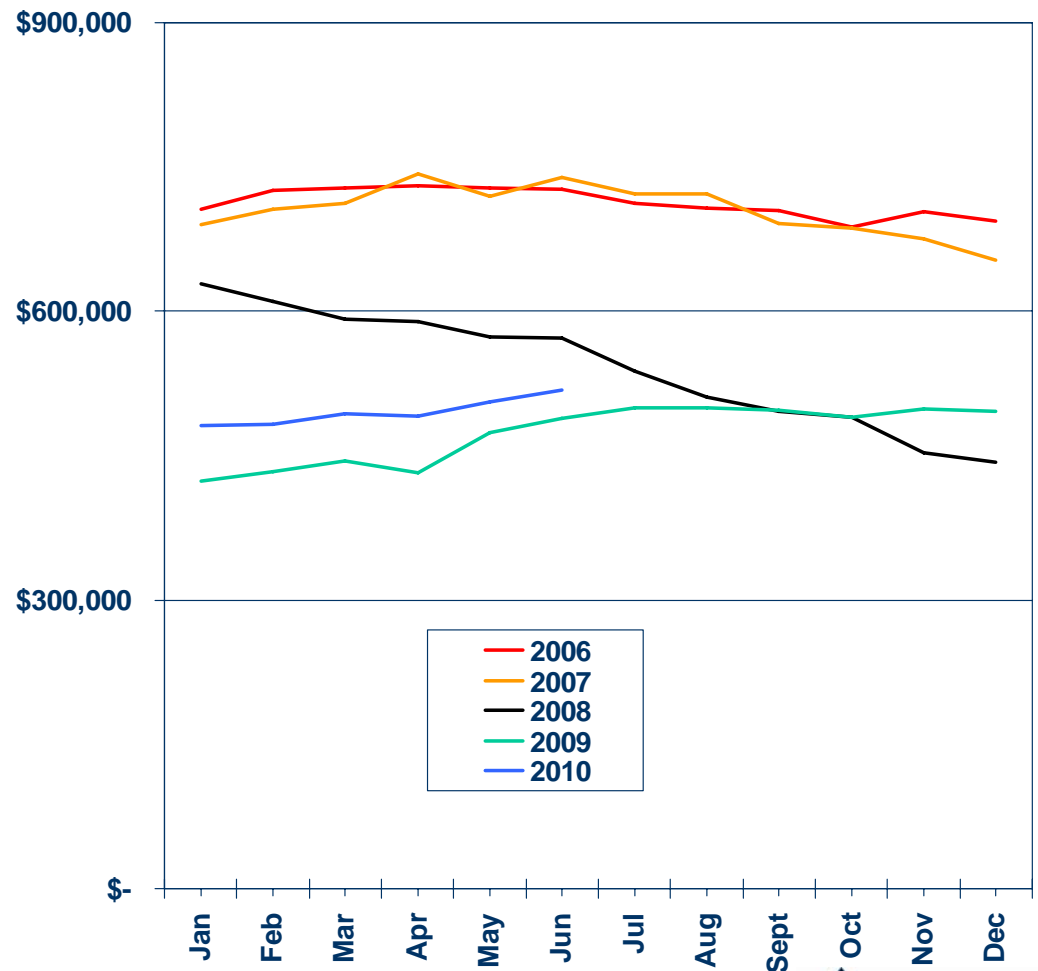
Median Price Annual Comparison

Orange County, 2009: \$477,243, Down 10.5% YTY

ANNUAL



MONTHLY



SOURCE: CALIFORNIA ASSOCIATION OF REALTORS®



Median Home Sales Price

Orange County

	Jun-10	Jun-09	Yearly % Change
Orange County	\$442,000	\$415,500	6.4%
Aliso Viejo	\$425,000	\$402,727	5.5%
Anaheim	\$350,000	\$330,000	6.1%
Brea	\$495,000	\$495,000	0.0%
Buena Park	\$367,500	\$350,000	5.0%
Costa Mesa	\$495,000	\$486,500	1.7%
Cypress	\$483,000	\$461,250	4.7%
Dana Point	\$571,250	\$715,000	-20.1%
Fountain Valley	\$579,500	\$567,500	2.1%
Fullerton	\$375,000	\$332,500	12.8%
Garden Grove	\$335,000	\$327,550	2.3%
Huntington Beach	\$550,000	\$550,000	0.0%
Irvine	\$590,000	\$552,000	6.9%
La Habra	\$322,500	\$295,000	9.3%
La Palma	\$543,750	\$535,000	1.6%

SOURCE: CALIFORNIA ASSOCIATION OF REALTORS®;
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

Orange County

	Jun-10	Jun-09	Yearly % Change
Ladera Ranch	\$497,000	\$477,000	4.2%
Laguna Beach	\$1,230,500	\$1,265,000	-2.7%
Laguna Hills	\$410,000	\$375,000	9.3%
Laguna Niguel	\$550,000	\$480,000	14.6%
Lake Forest	\$405,000	\$425,000	-4.7%
Mission Viejo	\$470,000	\$467,500	0.5%
Newport Beach	\$1,150,000	\$755,000	52.3%
Orange	\$446,000	\$405,000	10.1%
Placentia	\$447,500	\$469,000	-4.6%
Rancho Santa Margarita	\$332,000	\$392,500	-15.4%
San Clemente	\$625,000	\$638,000	-2.0%
San Juan Capistrano	\$358,250	\$319,000	12.3%
Santa Ana	\$305,000	\$265,000	15.1%
Stanton	\$255,000	\$323,500	-21.2%

SOURCE: CALIFORNIA ASSOCIATION OF REALTORS®;
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

Orange County

	Jun-10	Jun-09	Yearly % Change
Stanton	\$255,000	\$323,500	-21.2%
Trabuco Canyon	\$750,000	\$675,000	11.1%
Tustin	\$470,000	\$466,000	0.9%
Westminster	\$405,000	\$390,000	3.8%
Yorba Linda	\$625,000	\$635,000	-1.6%

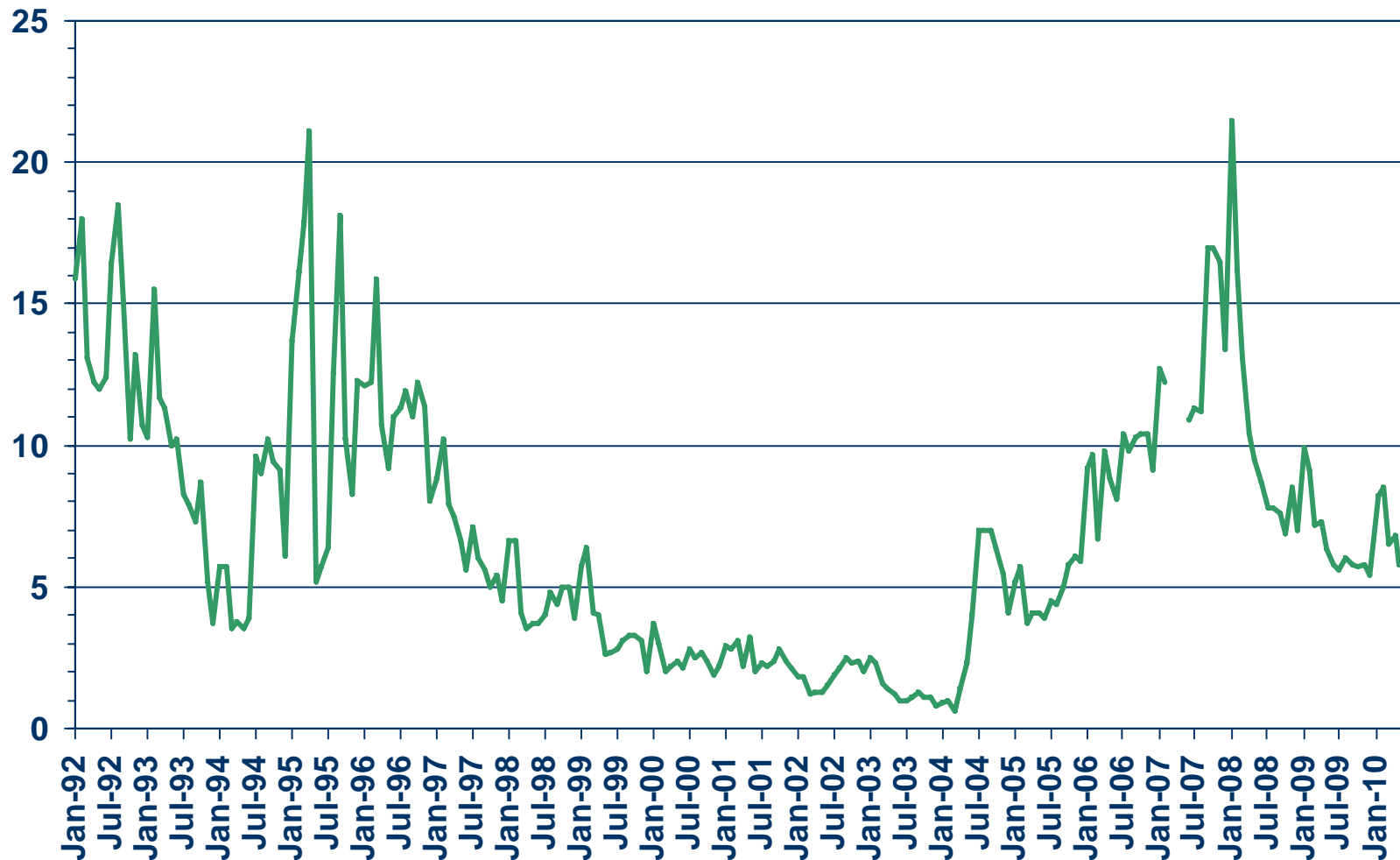
SOURCE: CALIFORNIA ASSOCIATION OF REALTORS®;
DataQuick Information Systems. The price statistics are
derived from all types of home sales -- new and existing,
condos and single-family.



Unsold Inventory Index

Orange County, June 2010: 6.1 Months

MONTHS

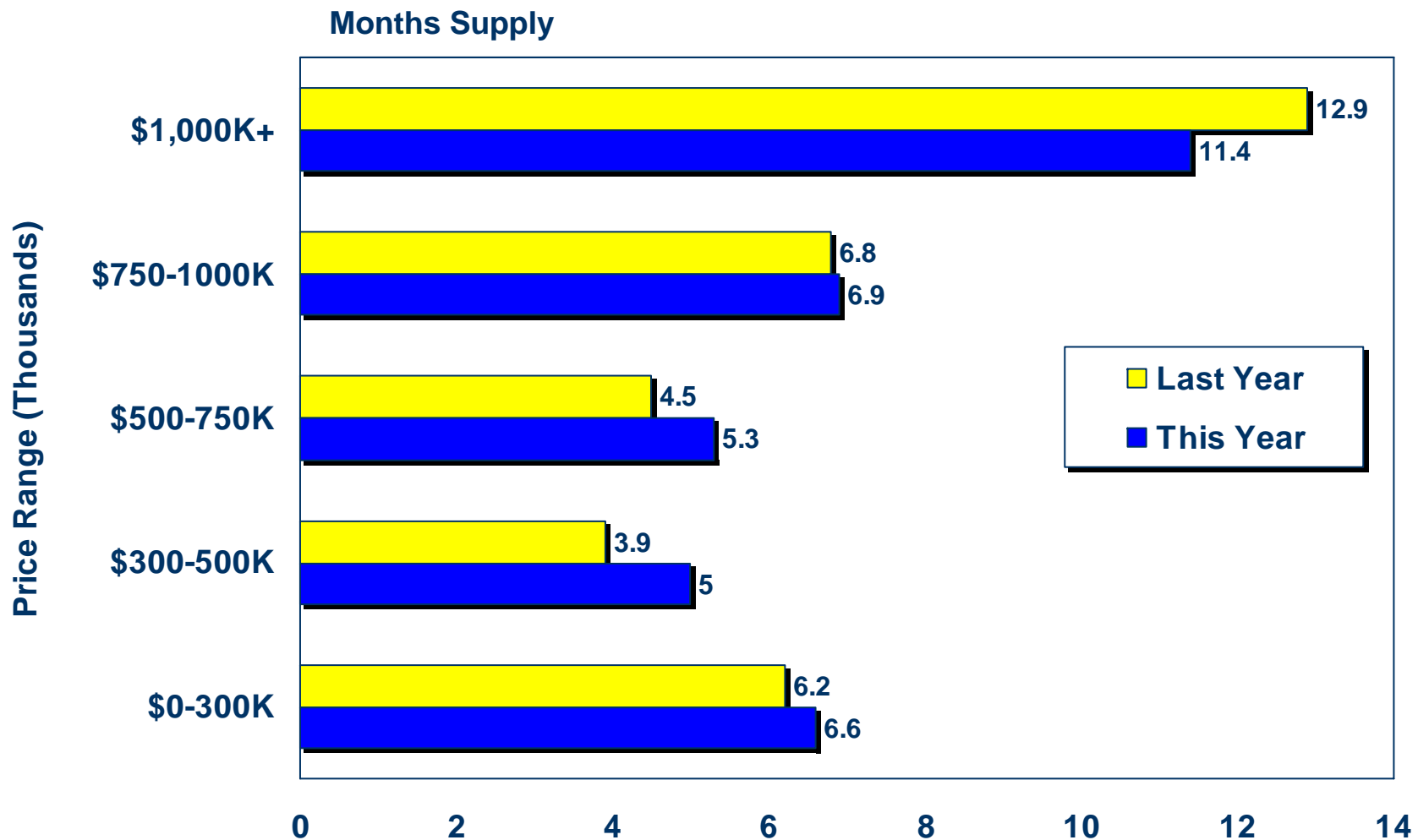


SOURCE: CALIFORNIA ASSOCIATION OF REALTORS®



Unsold Inventory By Price Range

Orange County Existing Homes June 2010 vs. June 2009

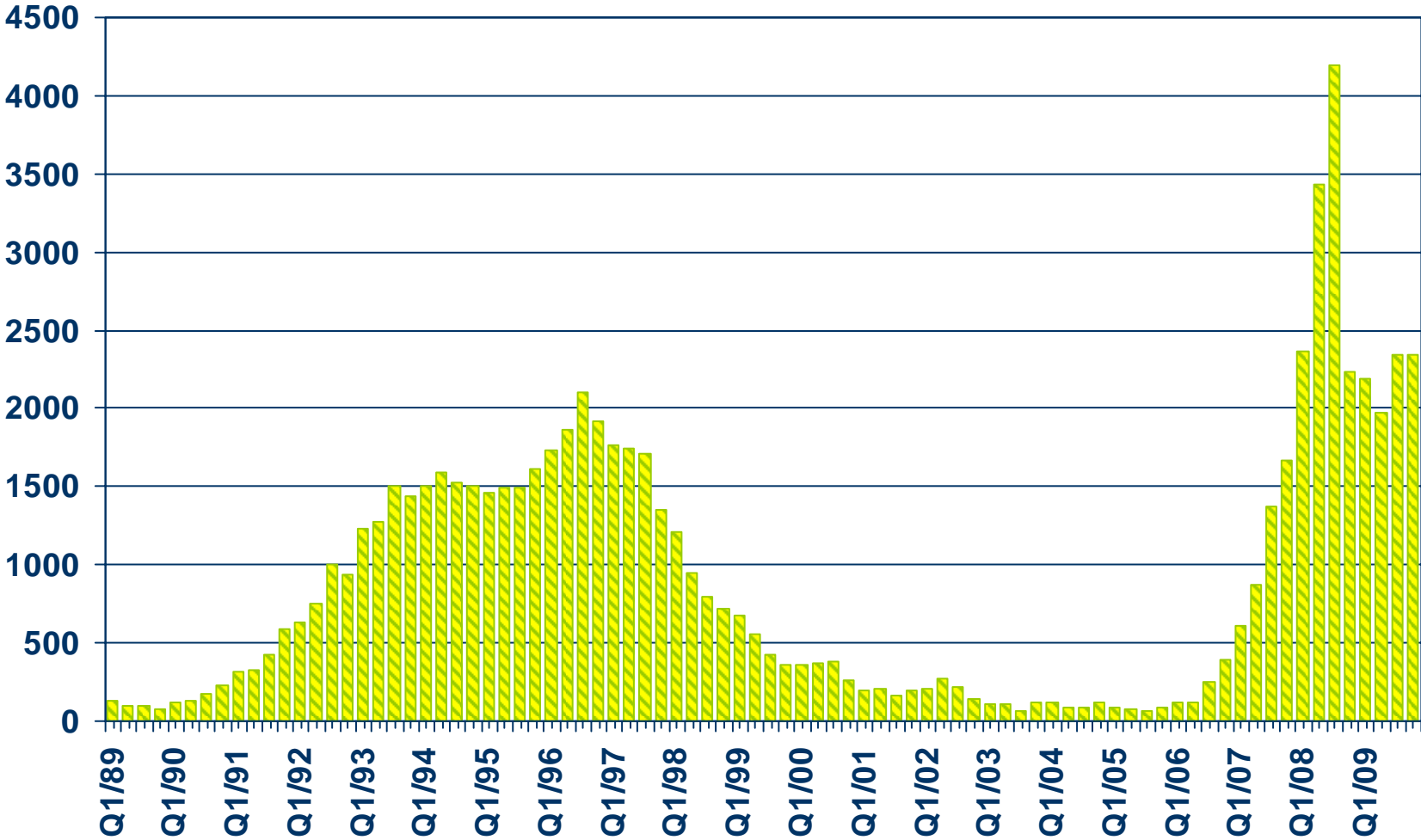


SOURCE: CALIFORNIA ASSOCIATION OF REALTORS®



Foreclosures

Orange County

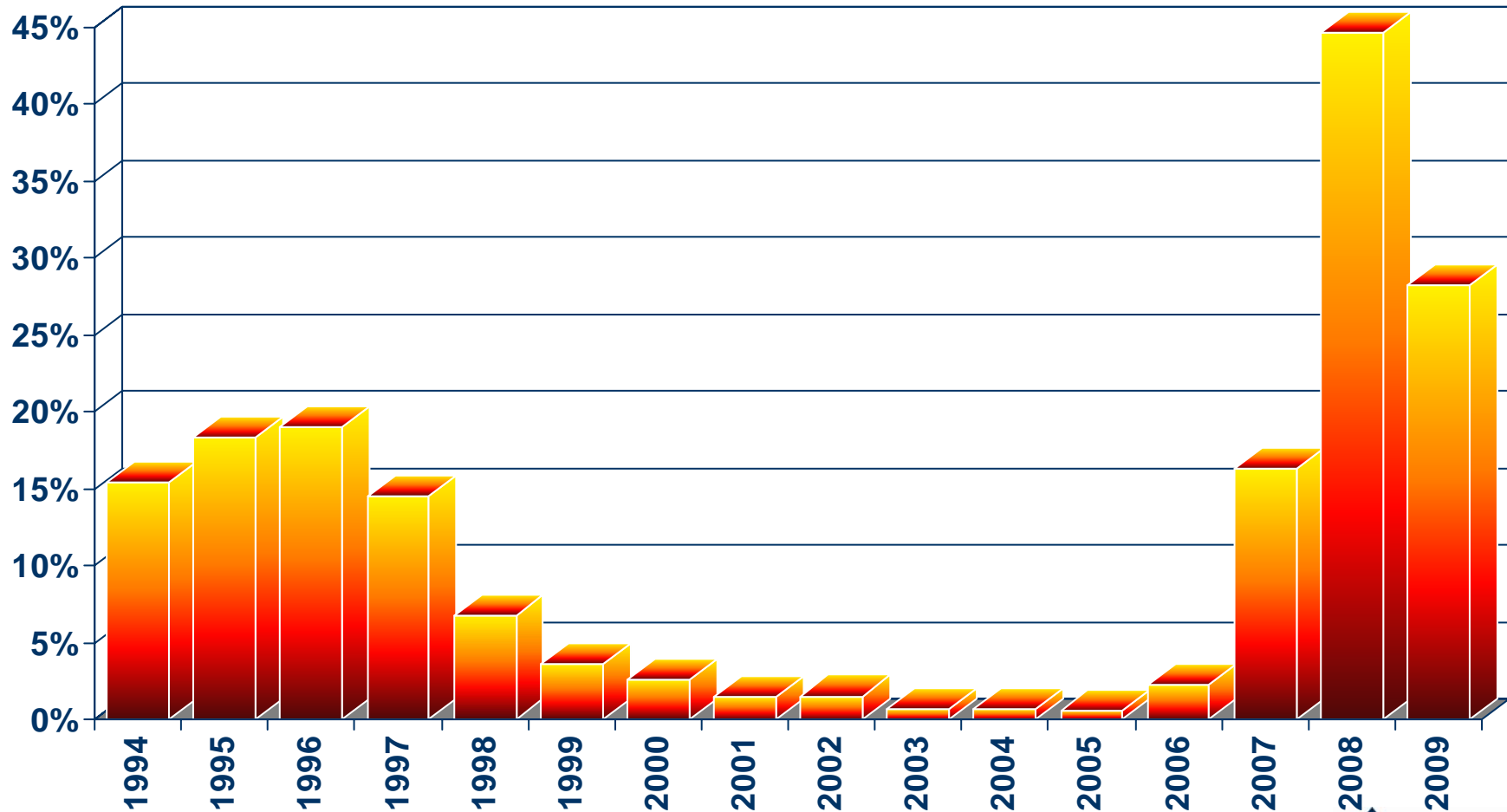


SOURCE: Real Estate Research Council



Ratio of Foreclosures to Home Sales

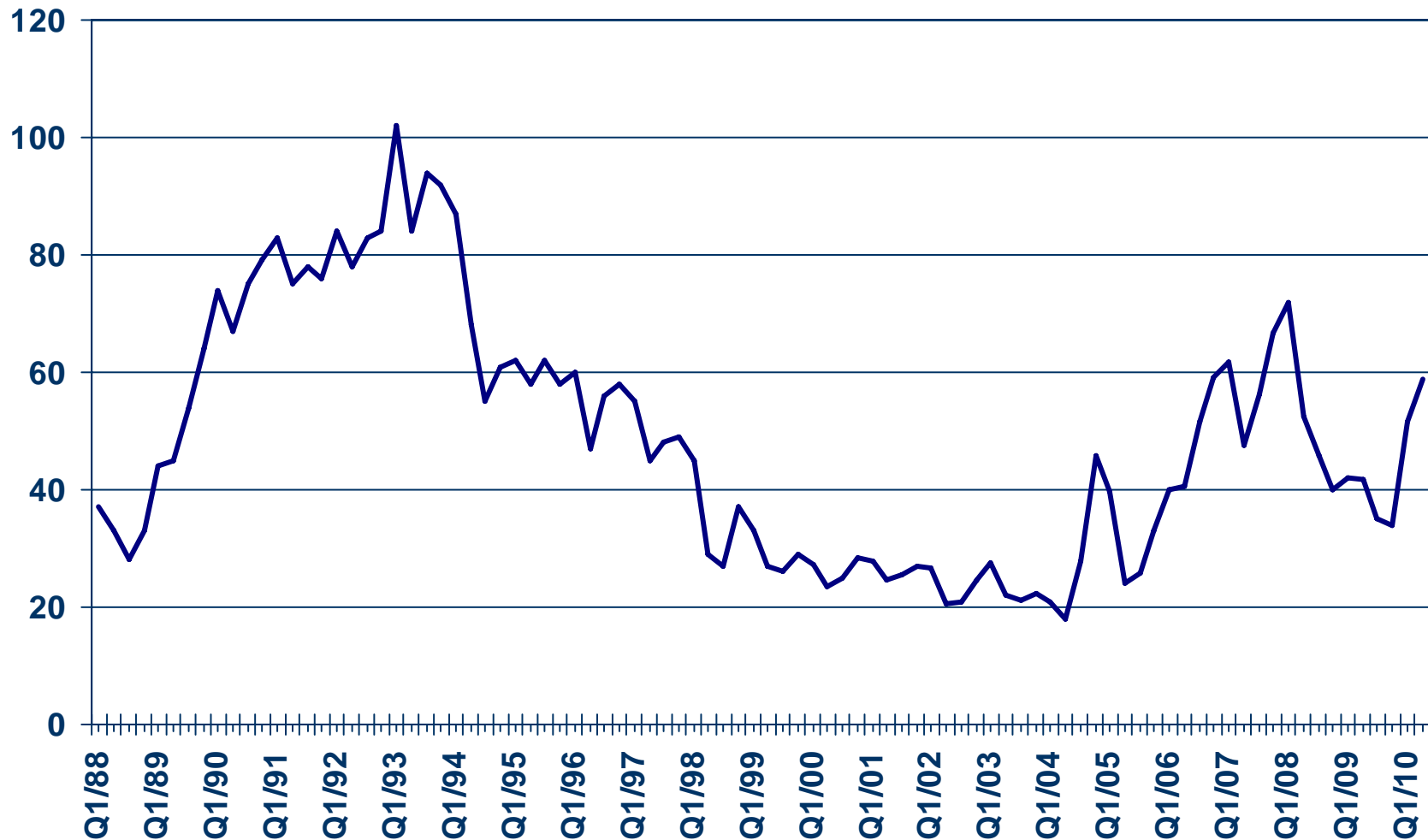
Orange County



SOURCE: Real Estate Research Council

Median Time on the Market

Orange County - Single-Family Homes, 2010 Q2: 58.9 days

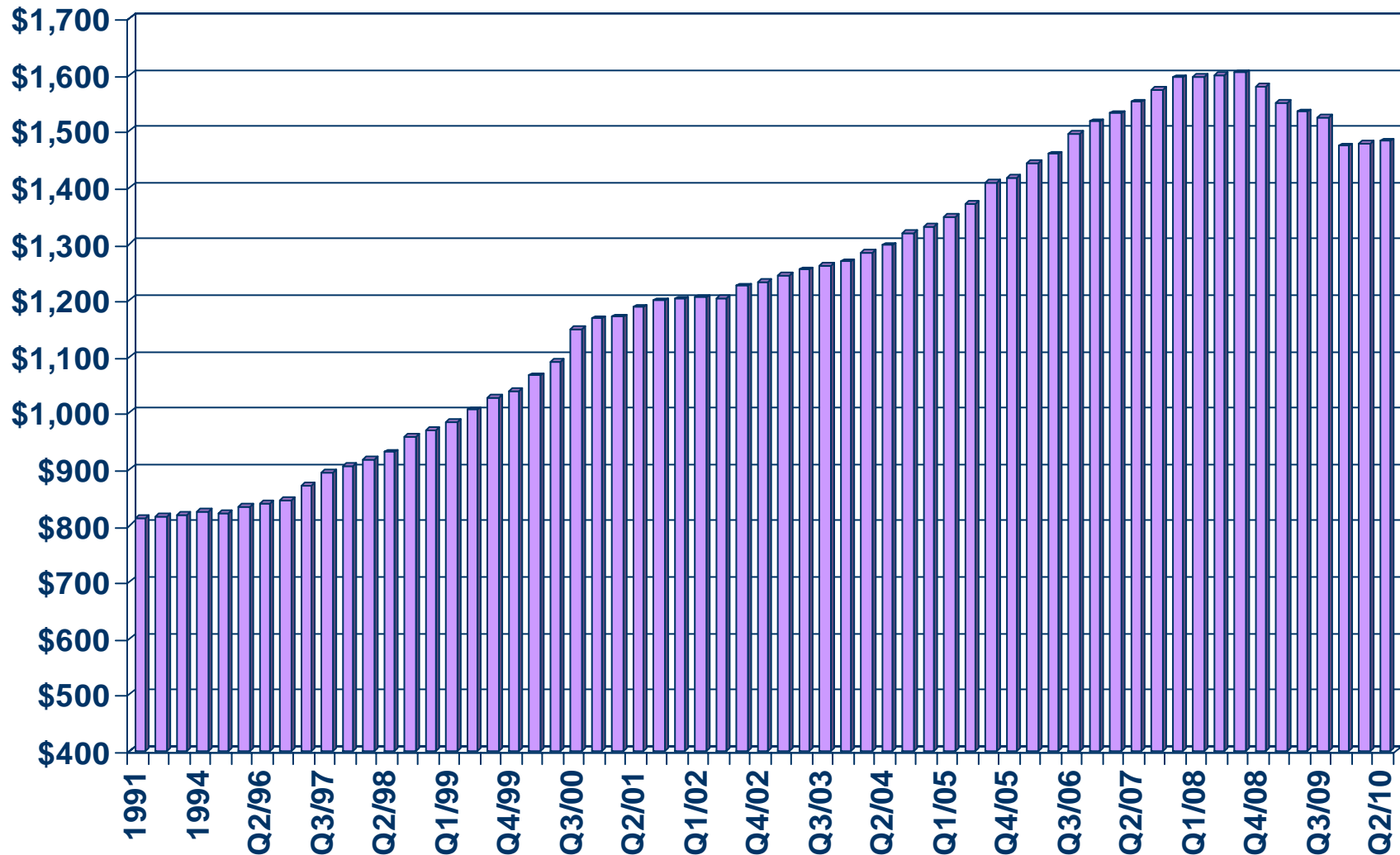


SOURCE: CALIFORNIA ASSOCIATION OF REALTORS®



Asking Rents for Class A&B Apartments

Orange County, 2010 Q2: \$1,482, Down 3.4% YTY



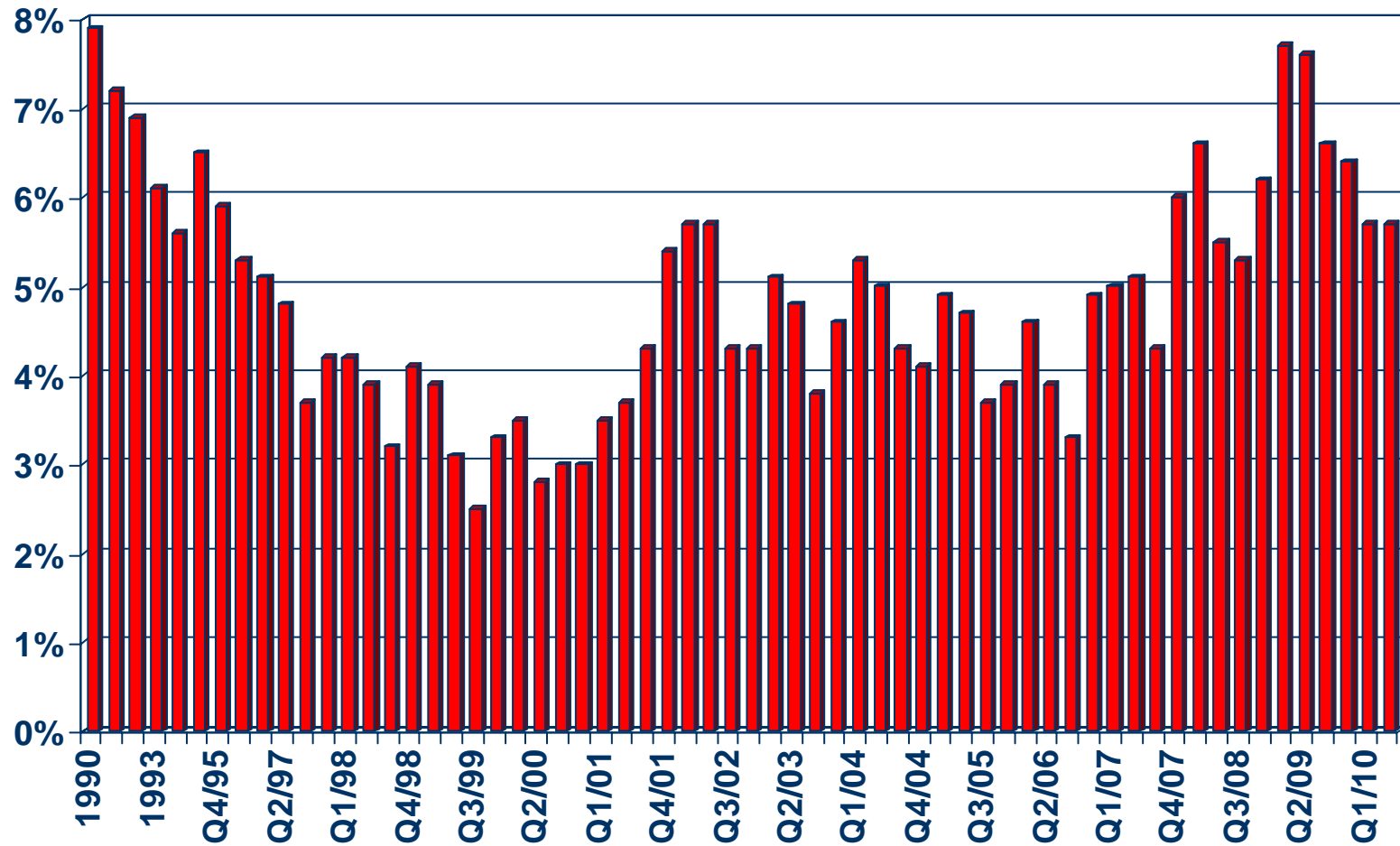
SOURCE: CALIFORNIA ASSOCIATION OF REALTORS®; REALFACTS



Vacancy Rates for Class A&B Apartments

Orange County, 2010 Q2: 5.7%

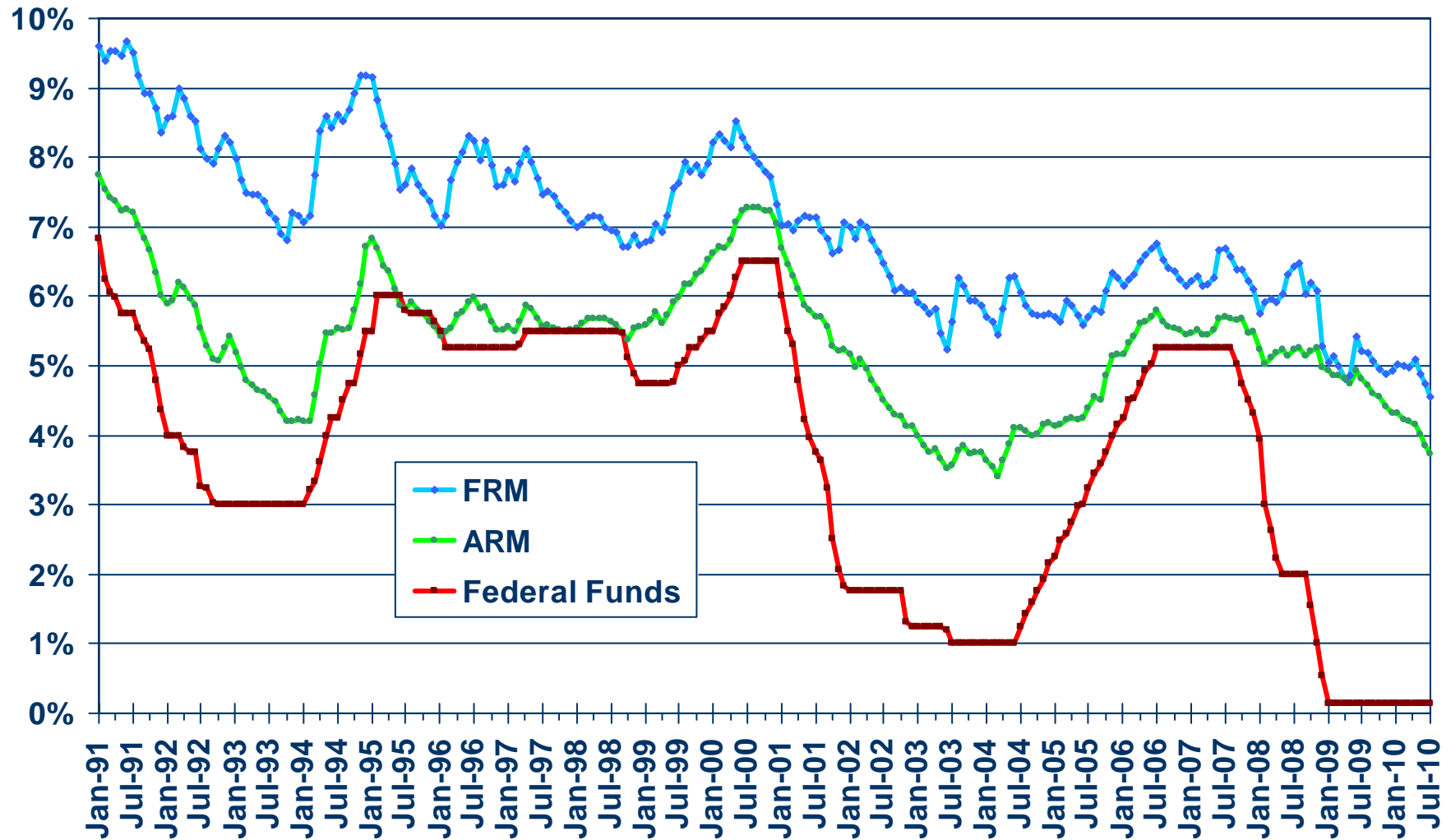
VACANCY RATE



SOURCE: CALIFORNIA ASSOCIATION OF REALTORS®; REALFACTS



Mortgage Rates

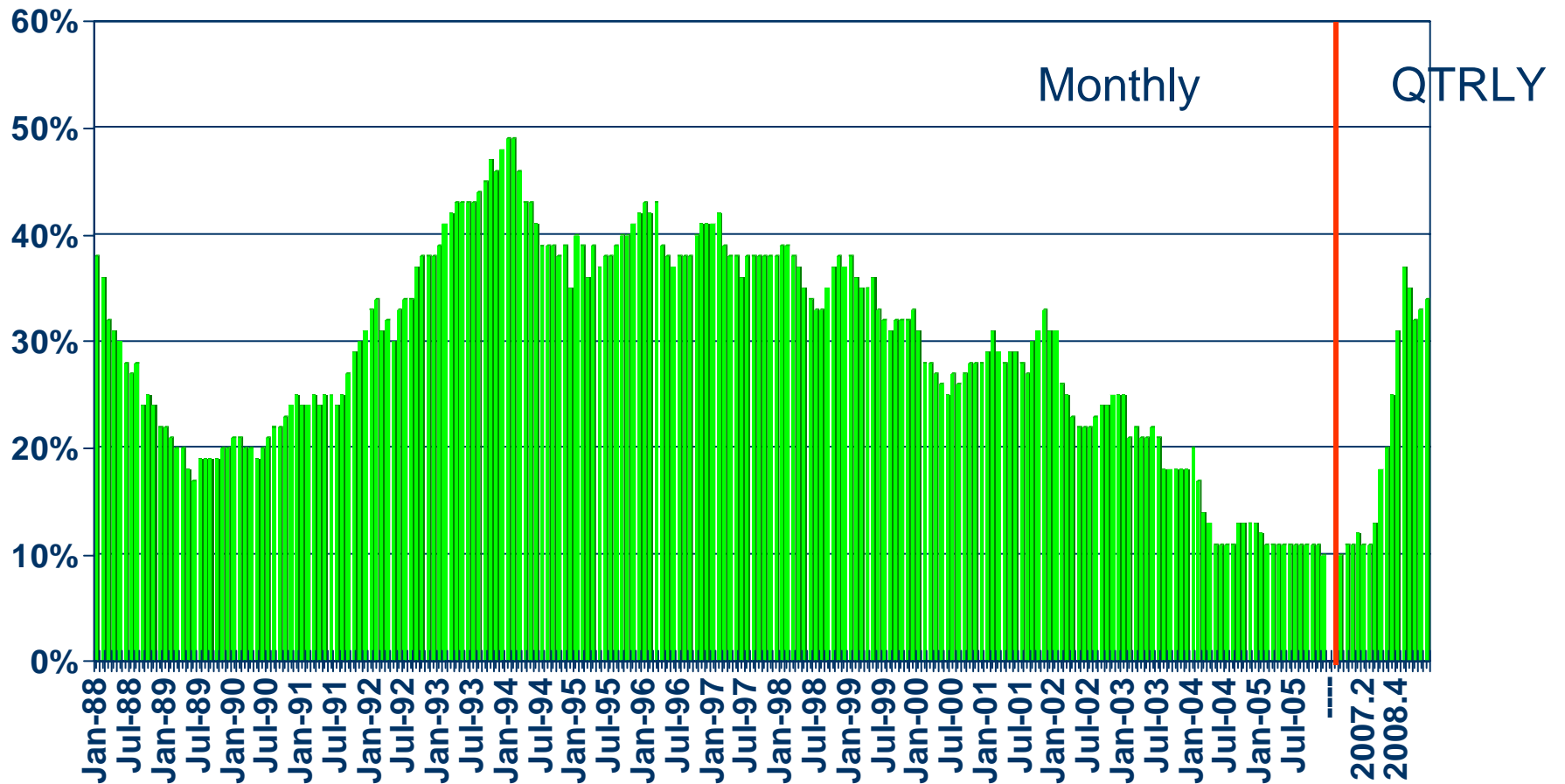


SOURCE: Federal Home Loan Mortgage Corporation

Housing Affordability Index

Orange County, 1st Quarter 2010: 34%

% OF HOUSEHOLDS THAT CAN BUY

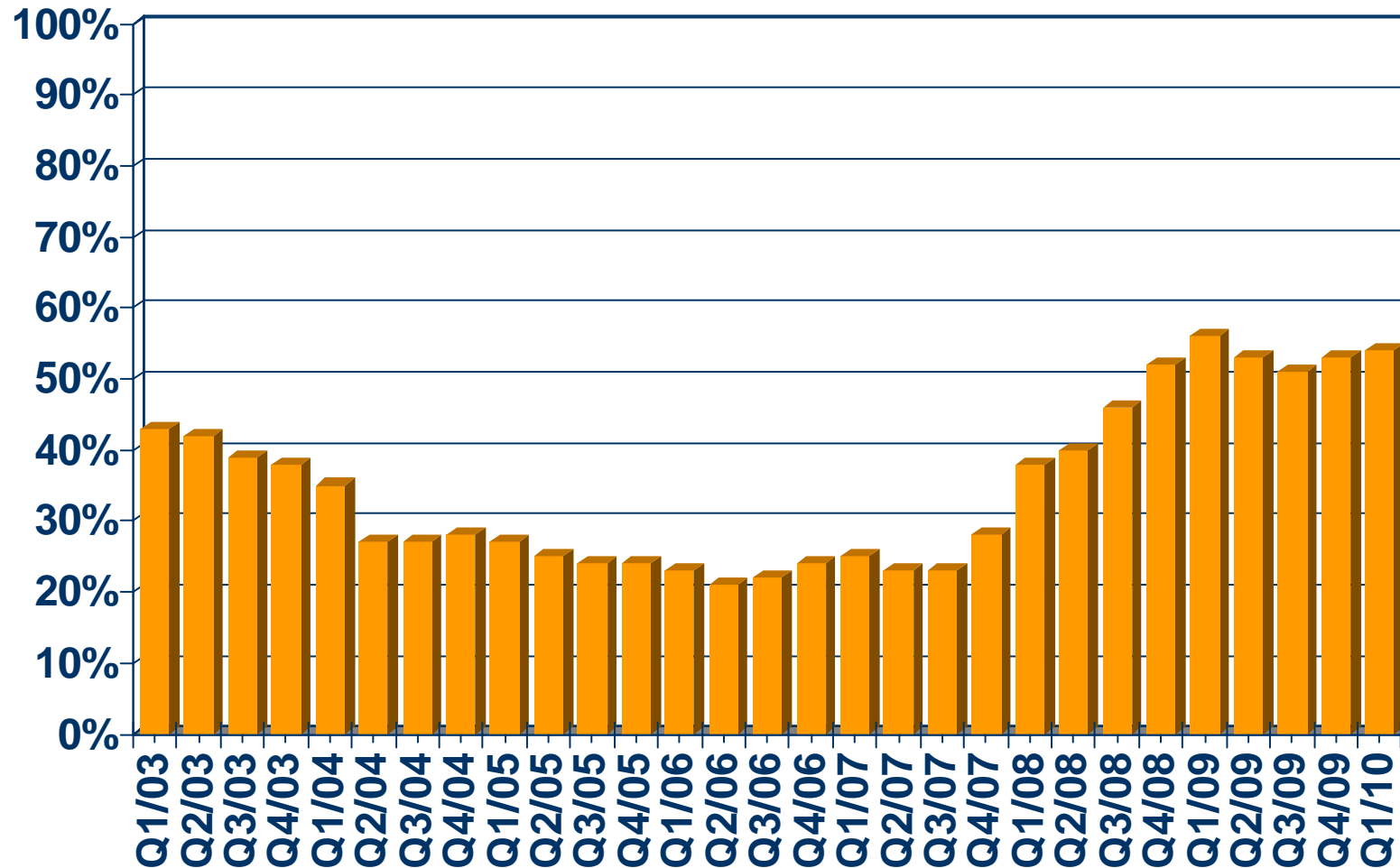


SOURCE: CALIFORNIA ASSOCIATION OF REALTORS®



First-time Buyer Housing Affordability Index

Orange County, 1st Quarter 2010: 54%



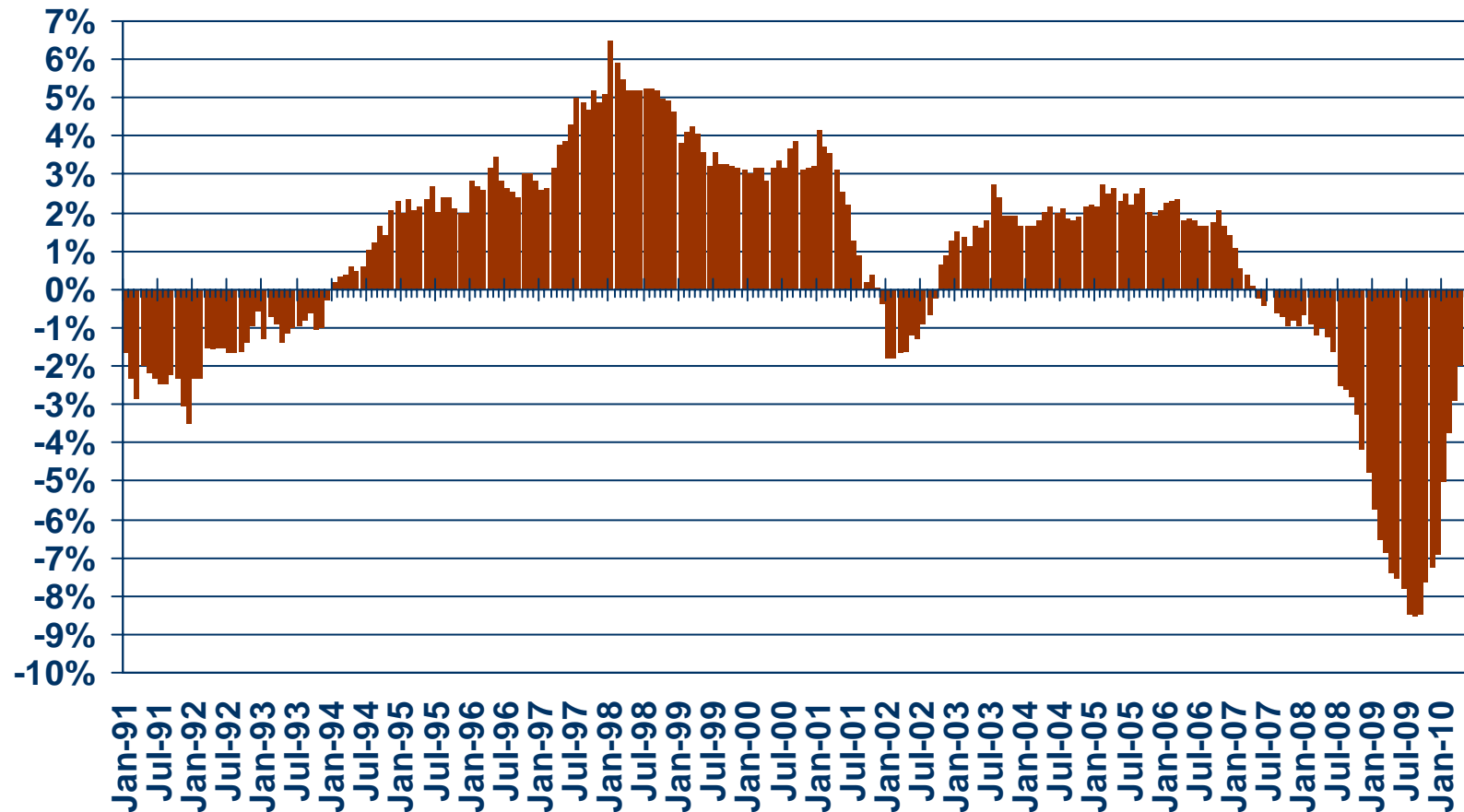
SOURCE: CALIFORNIA ASSOCIATION OF REALTORS®



Nonfarm Employment

Orange County, June 2010: Down 0.2% YTY

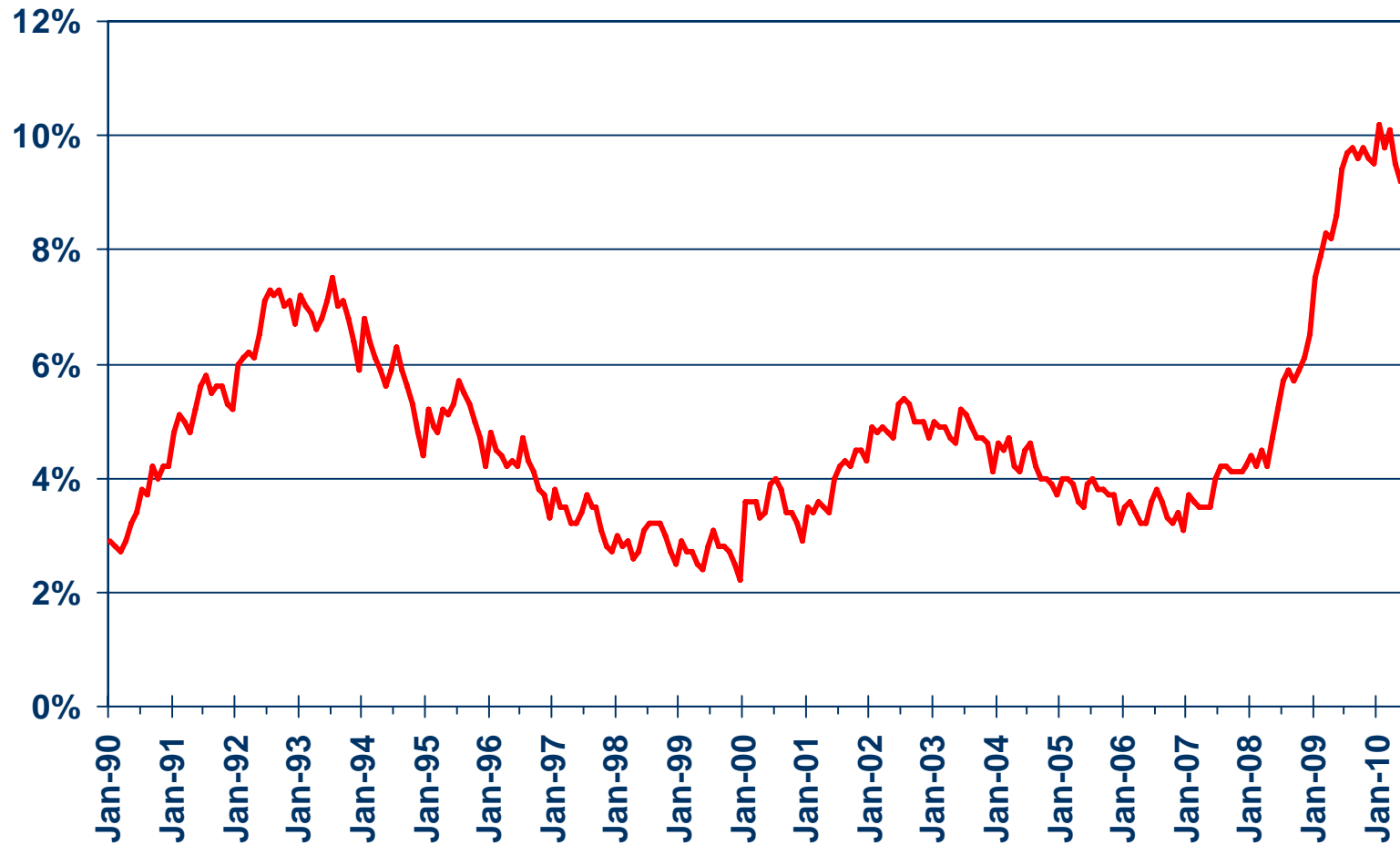
Y-T-Y PERCENT CHANGE



SOURCE: CA Employment Development Division

Unemployment Rate

Orange County, June 2010: 9.5%



SOURCE: CA Employment Development Division



Unemployment Rate

Orange County – June 2010

Area Name	Labor Force	Rate
Orange County	1,609,600	9.5%
Aliso Viejo CDP	27,600	5.1%
Anaheim city	177,200	12.1%
Brea city	21,300	6.5%
Buena Park city	42,700	11.8%
Costa Mesa city	66,600	8.5%
Coto de Caza CDP	6,800	4.1%
Cypress city	27,400	10.0%
Dana Point city	22,200	6.9%
Foothill Ranch CDP	6,700	3.1%
Fountain Valley city	32,800	7.9%
Fullerton city	71,700	10.6%
Garden Grove city	85,800	11.8%
Huntington Beach city	122,000	7.8%
Irvine city	83,400	7.2%
La Habra city	31,900	10.7%

SOURCE: CA Employment Development Department

CCD Census County Division
CDP Census Designated Place



Unemployment Rate

Orange County – June 2010

Area Name	Labor Force	Rate
La Palma city	9,100	10.5%
Laguna Beach city	16,300	7.0%
Laguna Hills city	17,900	8.1%
Laguna Niguel city	37,500	7.4%
Laguna Woods city	2,700	13.0%
Lake Forest city	36,600	6.6%
Las Flores CDP	3,500	4.7%
Los Alamitos city	6,600	5.3%
Mission Viejo city	54,800	6.9%
Newport Beach city	44,400	6.0%
Orange city	73,200	8.8%
Placentia city	28,000	8.5%
Portola Hills CDP	4,000	5.3%
Rancho Santa Margarita city	28,900	6.1%

SOURCE: CA Employment Development Department

CCD Census County Division
CDP Census Designated Place



Unemployment Rate

Orange County – June 2010

Area Name	Labor Force	Rate
Rossmoor CDP	5,500	5.9%
San Clemente city	29,200	7.7%
San Juan Capistrano city	17,700	8.4%
Santa Ana city	163,500	14.9%
Seal Beach city	11,300	7.0%
Stanton city	18,900	15.1%
Tustin city	42,000	9.4%
Tustin Foothills CDP	13,300	6.1%
Villa Park city	3,400	5.5%
Westminster city	46,500	10.6%
Yorba Linda city	35,200	6.3%

SOURCE: CA Employment Development Department

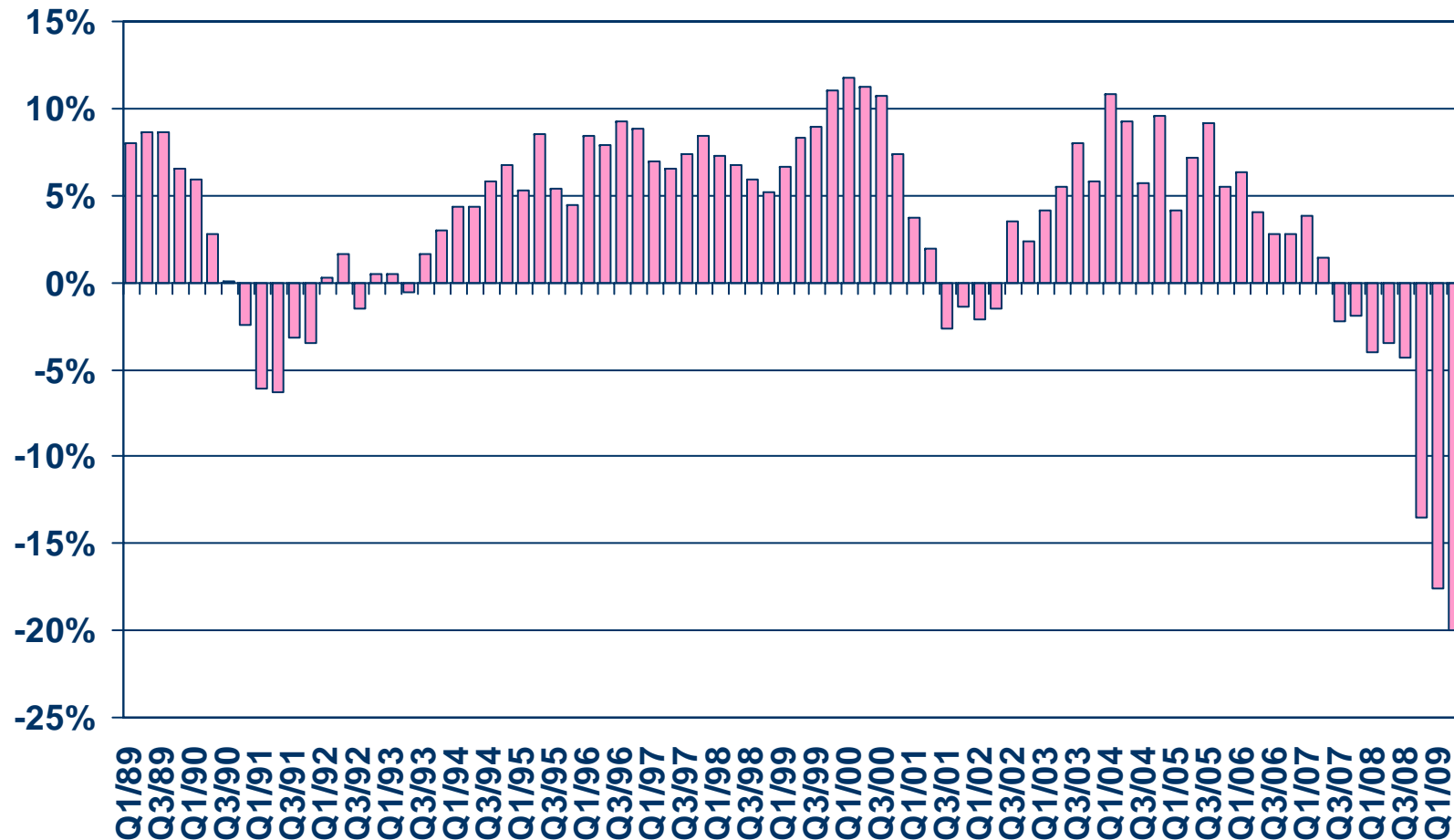
CCD Census County Division
CDP Census Designated Place



Taxable Sales

Orange County

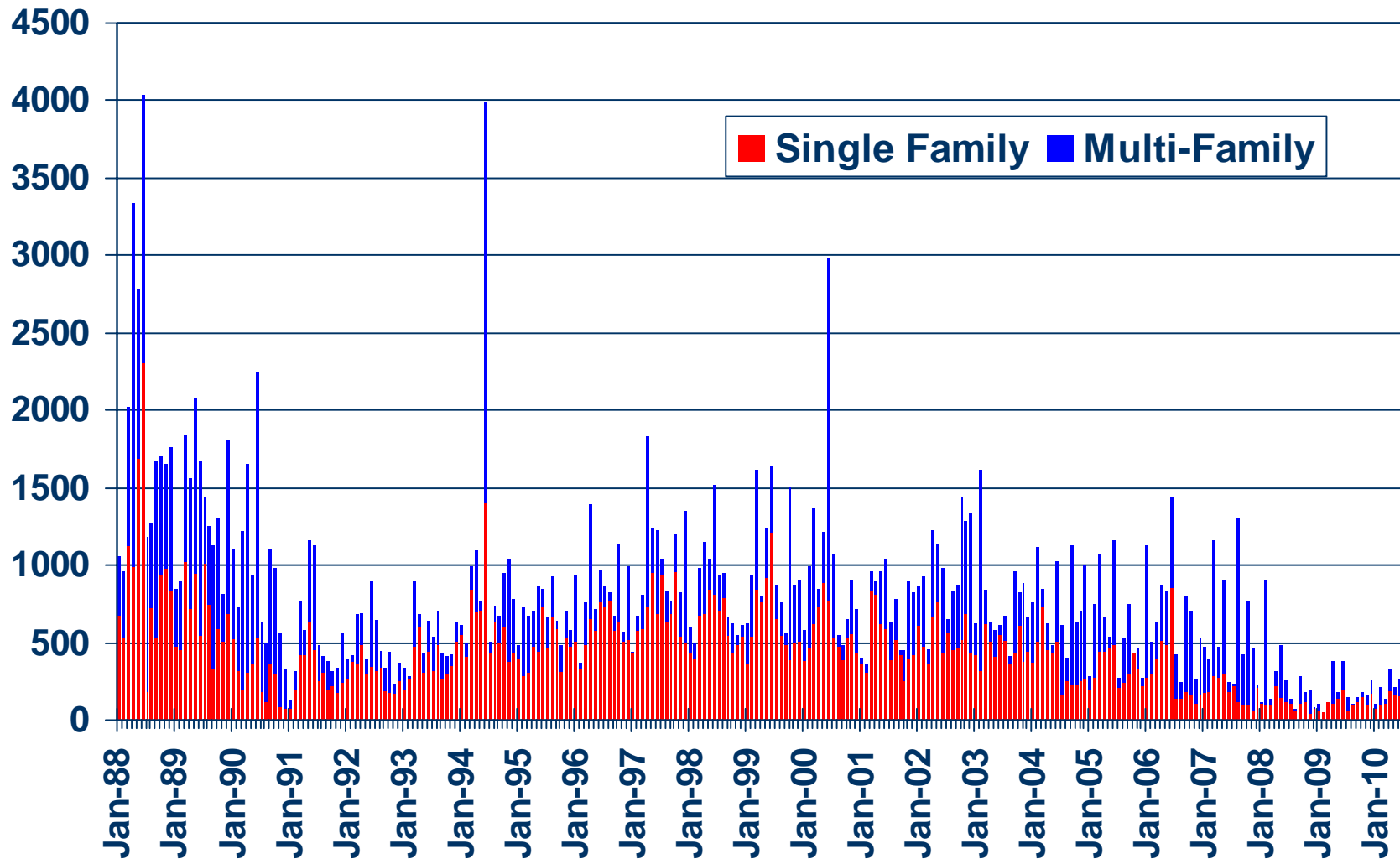
ANNUAL PERCENT CHANGE



SOURCE: CA State Board of Equalization

New Housing Permits

Orange County, June 2010: 267 Units, Up 4.1% YTD

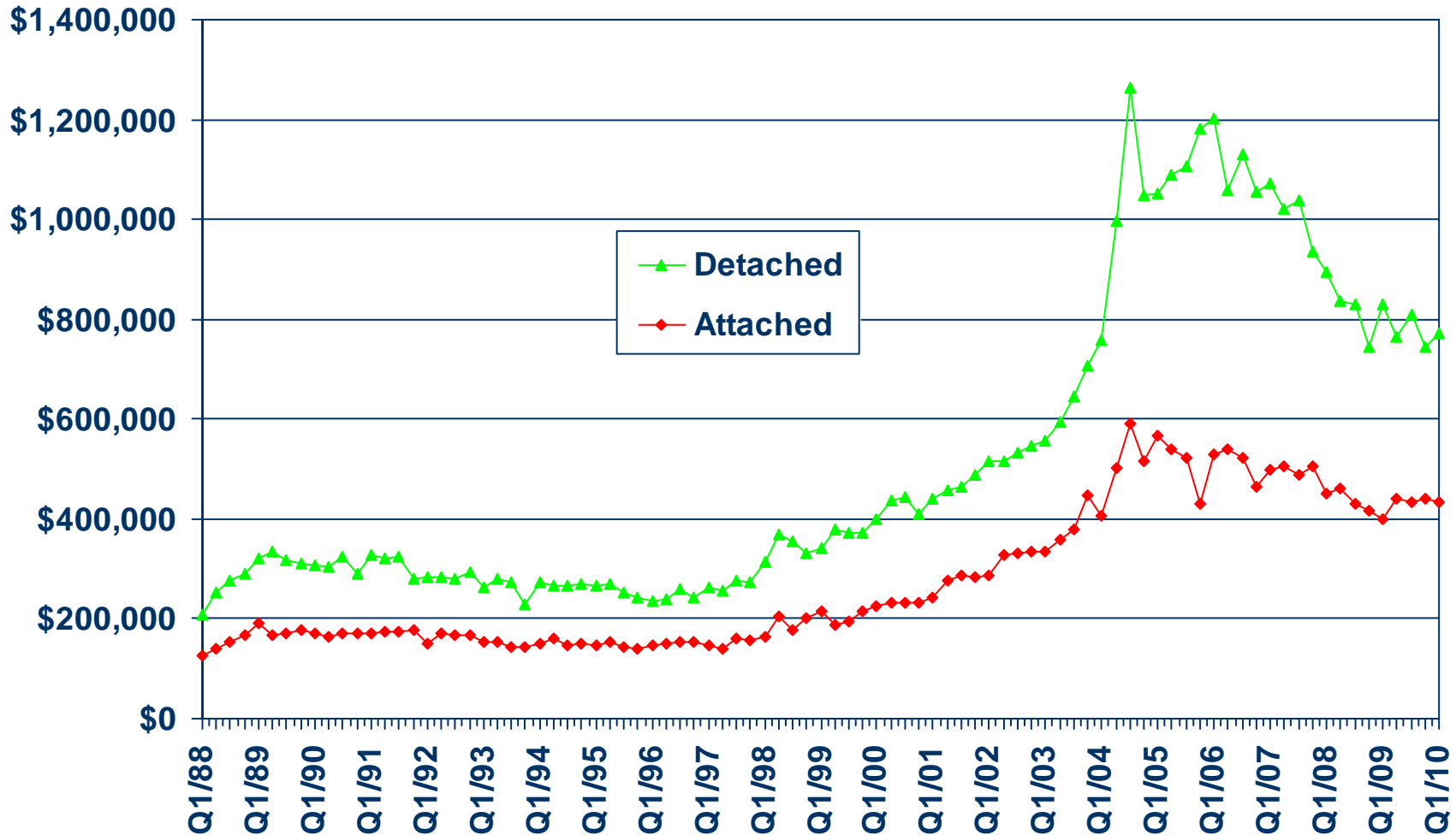


SOURCE: Construction Industry Research Board



Median Price for New Homes

Orange County 1Q10 Detached: \$733,333, Attached: \$433,900

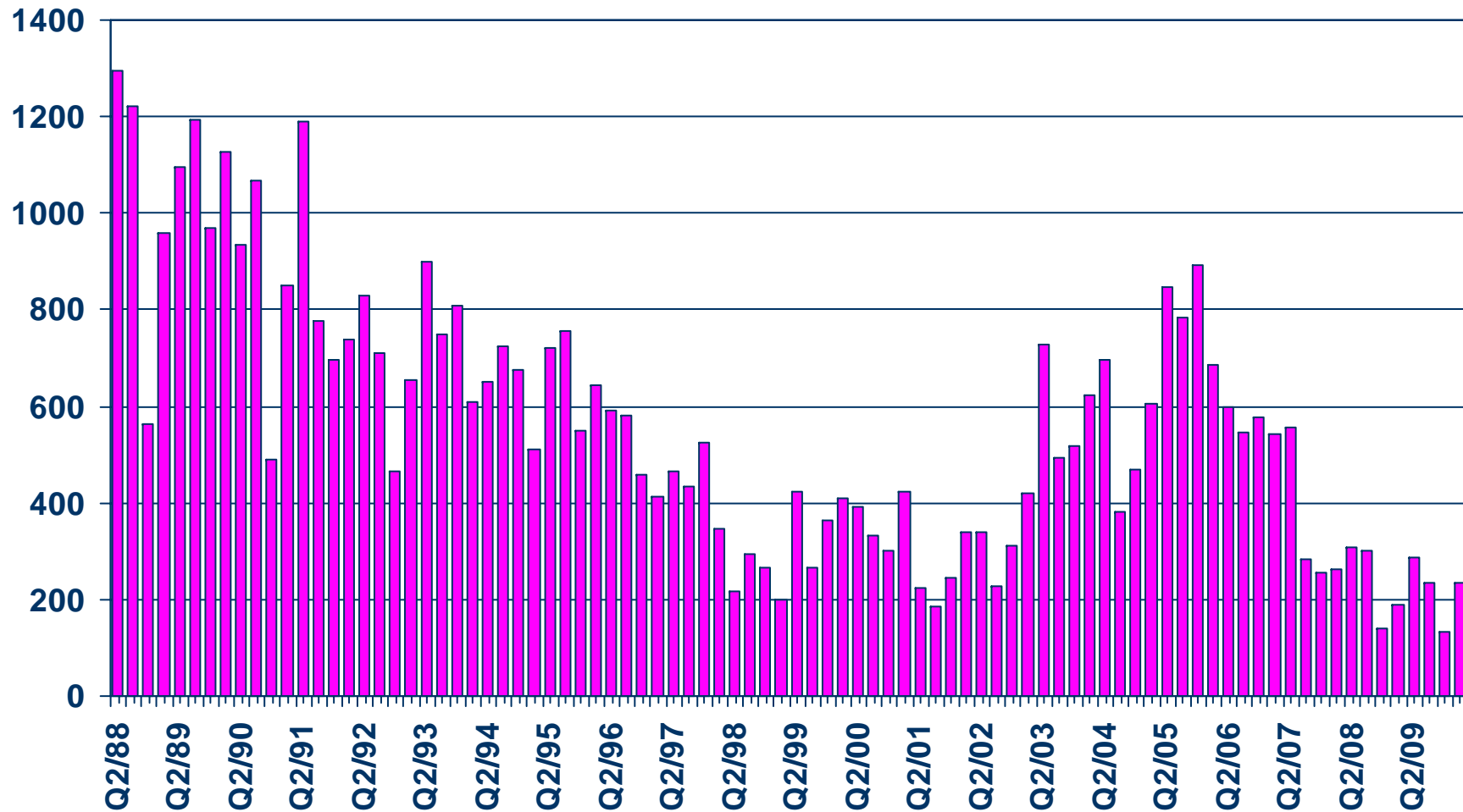


SOURCE: CALIFORNIA ASSOCIATION OF REALTORS®; Hanley Wood



New Home Sales

Orange County (Attached), 2010 Q1 Sales: 234 Units

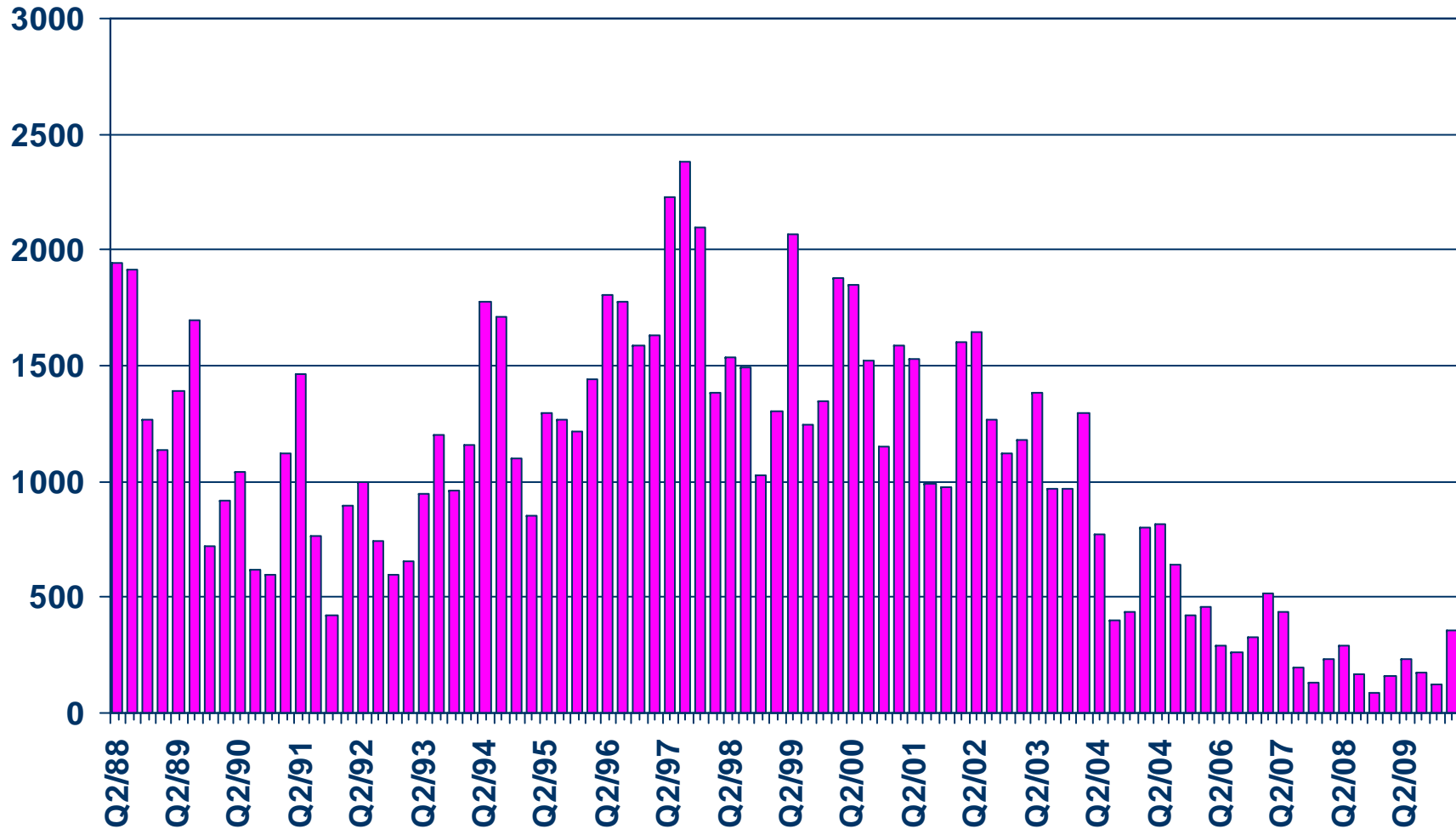


SOURCE: CALIFORNIA ASSOCIATION OF REALTORS®;
Hanley Wood



New Home Sales

Orange County (Detached), 2010 Q1 Sales: 355 Units

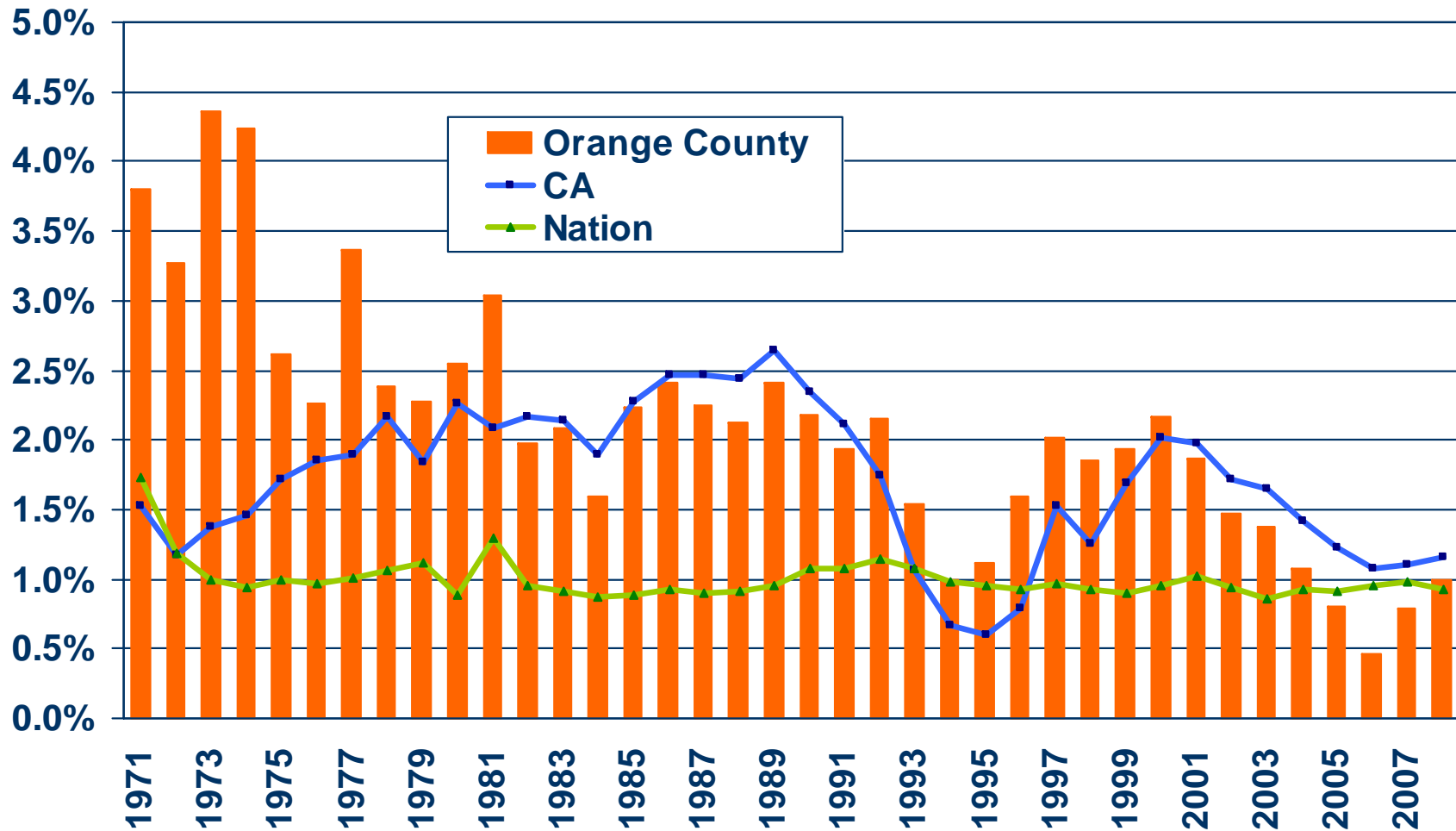


SOURCE: CALIFORNIA ASSOCIATION OF REALTORS®; Hanley Wood



Population Percent Changes

Orange County (1971-2008)



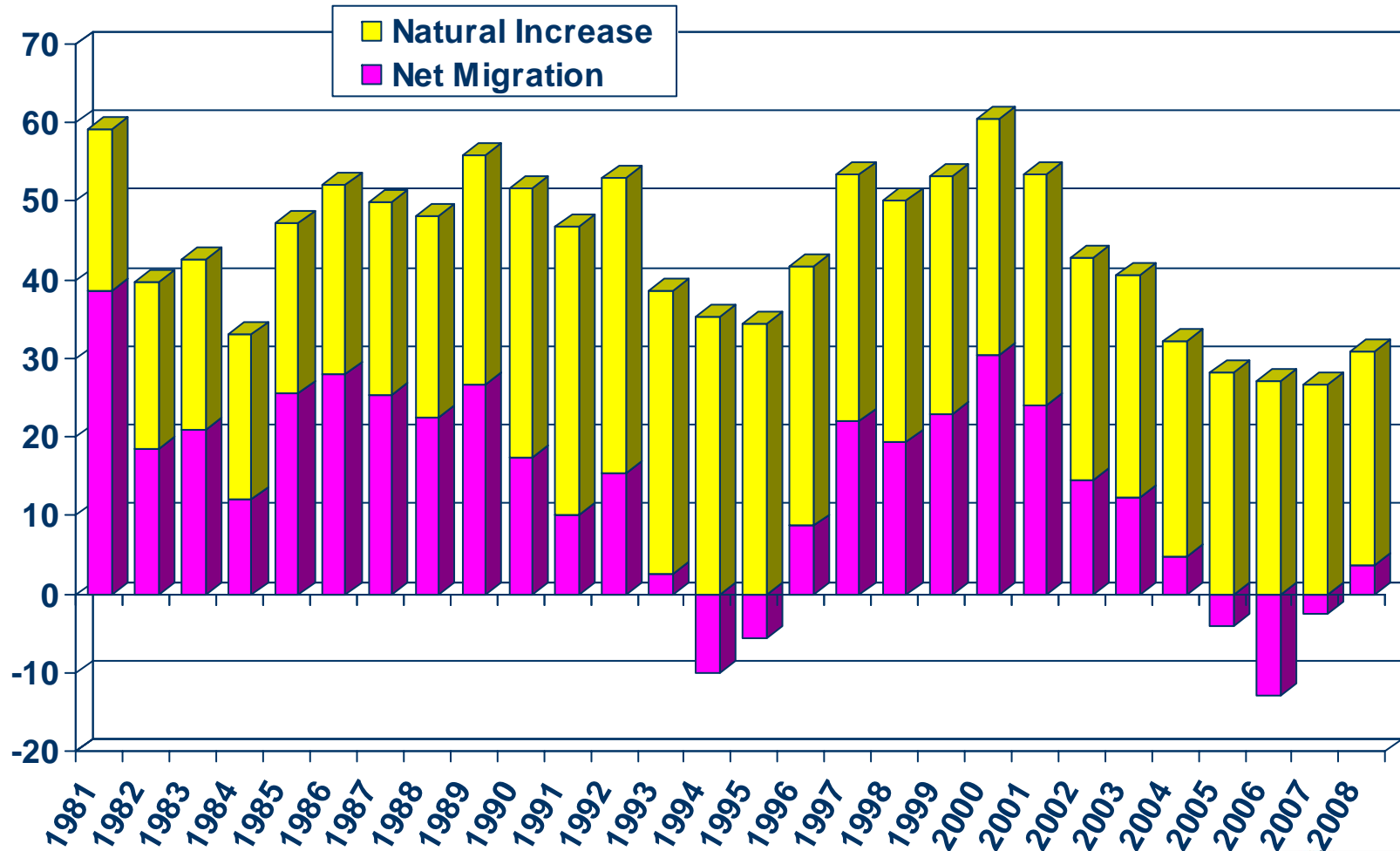
SOURCE: U.S. Census Bureau; California Department of Finance;
CALIFORNIA ASSOCIATION OF REALTORS®



Sources of Population Growth

Orange County (1981-2008)

THOUSANDS

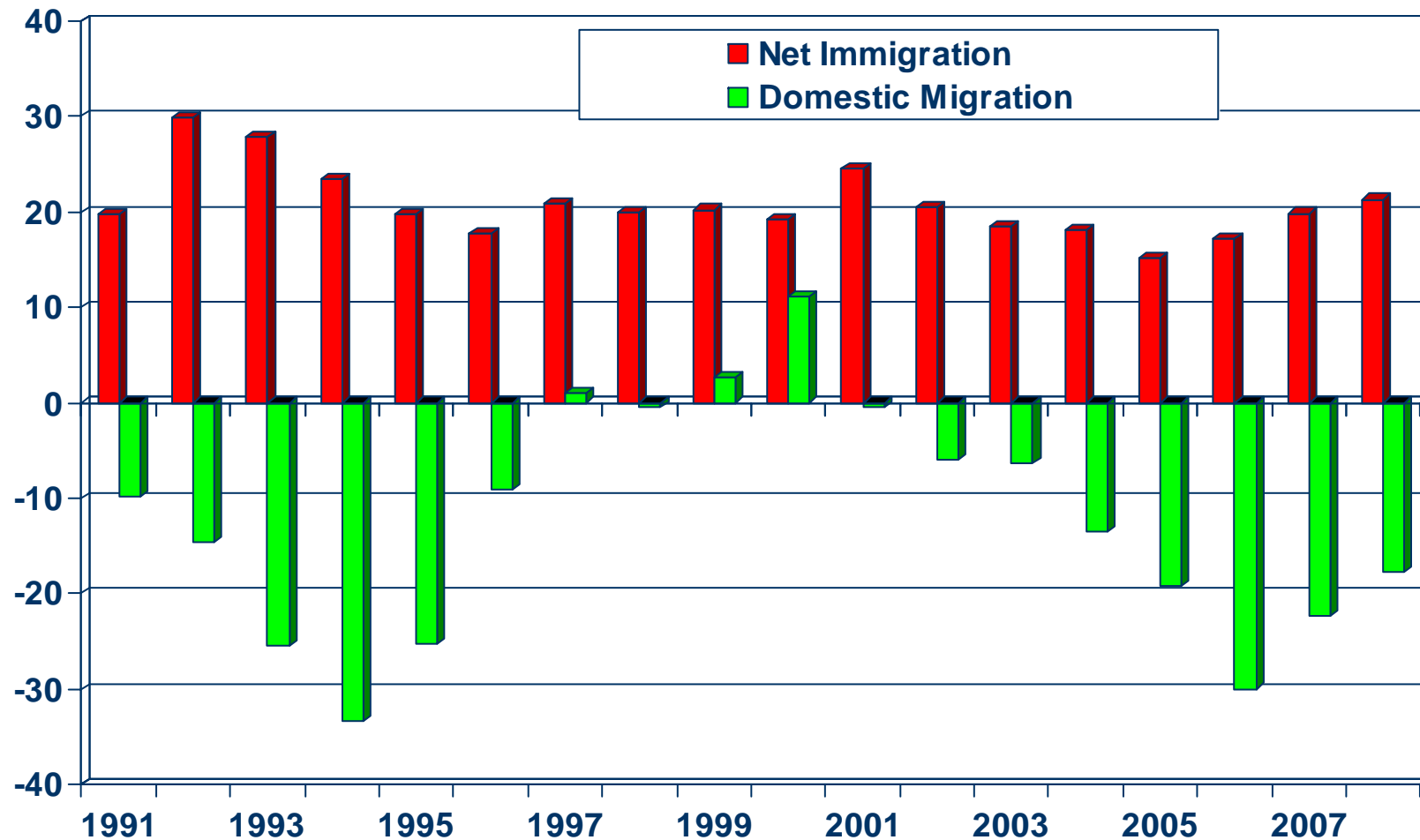


SOURCE: CA Department of Finance

Net Immigration Vs. Domestic Migration

Orange County

THOUSANDS



SOURCE: CA Department of Finance

Household Relocations

Orange County

County	Outflow	Inflow	Net Outflow
Los Angeles County, CA	14,724	17,814	(3,090)
Riverside County, CA	6,970	6,165	805
San Diego County, CA	3,237	3,199	38
San Bernardino County, CA	3,108	3,067	41
Maricopa County, AZ	1,447	959	488
Clark County, NV	1,185	905	280
Santa Clara County, CA	708	660	48
King County, WA	548	364	184
San Francisco County, CA	536	343	193
Alameda County, CA	520	475	45
Total-Top 10	32,983	33,951	(968)
All Migration	55,597	51,960	3,637
Total Number of Households			1,004,405
Top 10 as % of All Households			-0.1%
All Net Mig as % of All Households			0.4%

Source: NAR Relocation Report 2008 – IRS Data; Item 187-06059, US Census Bureau



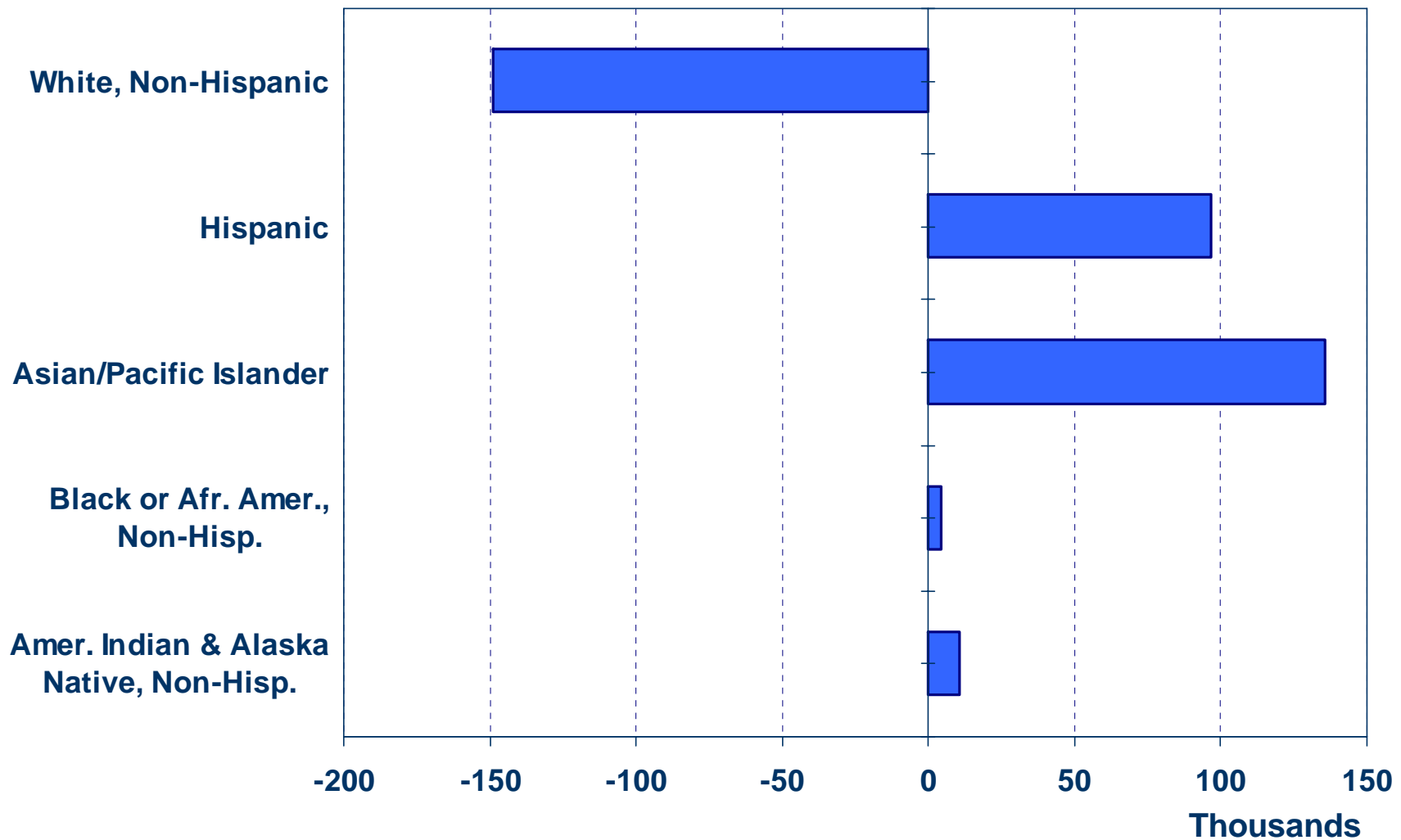
Where are new Orange County households coming from?



- Los Angeles (17,814)
- Riverside (6,165)
- San Diego (3,199)
- San Bernardino (3,067)
- Maricopa (959)
- Total incoming for 2008: 51,960
- Total outgoing for 2008: 55,597

Net Immigration by Ethnic Group

Orange County (1990 Census to 2000 Census)

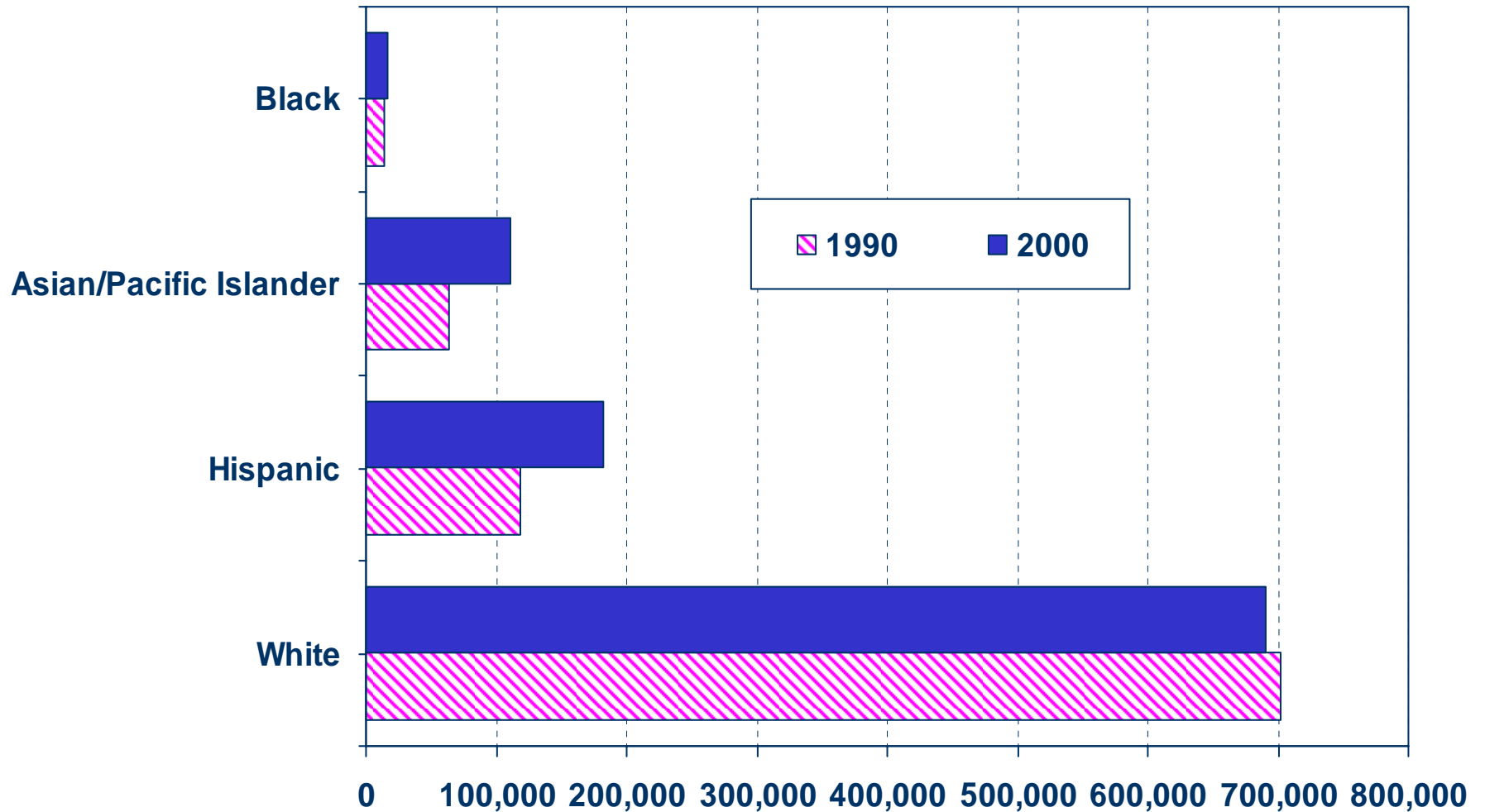


SOURCE: CA Dept. of Finance



Number of Households by Ethnicity

Orange County (1990 Census vs. 2000 Census)

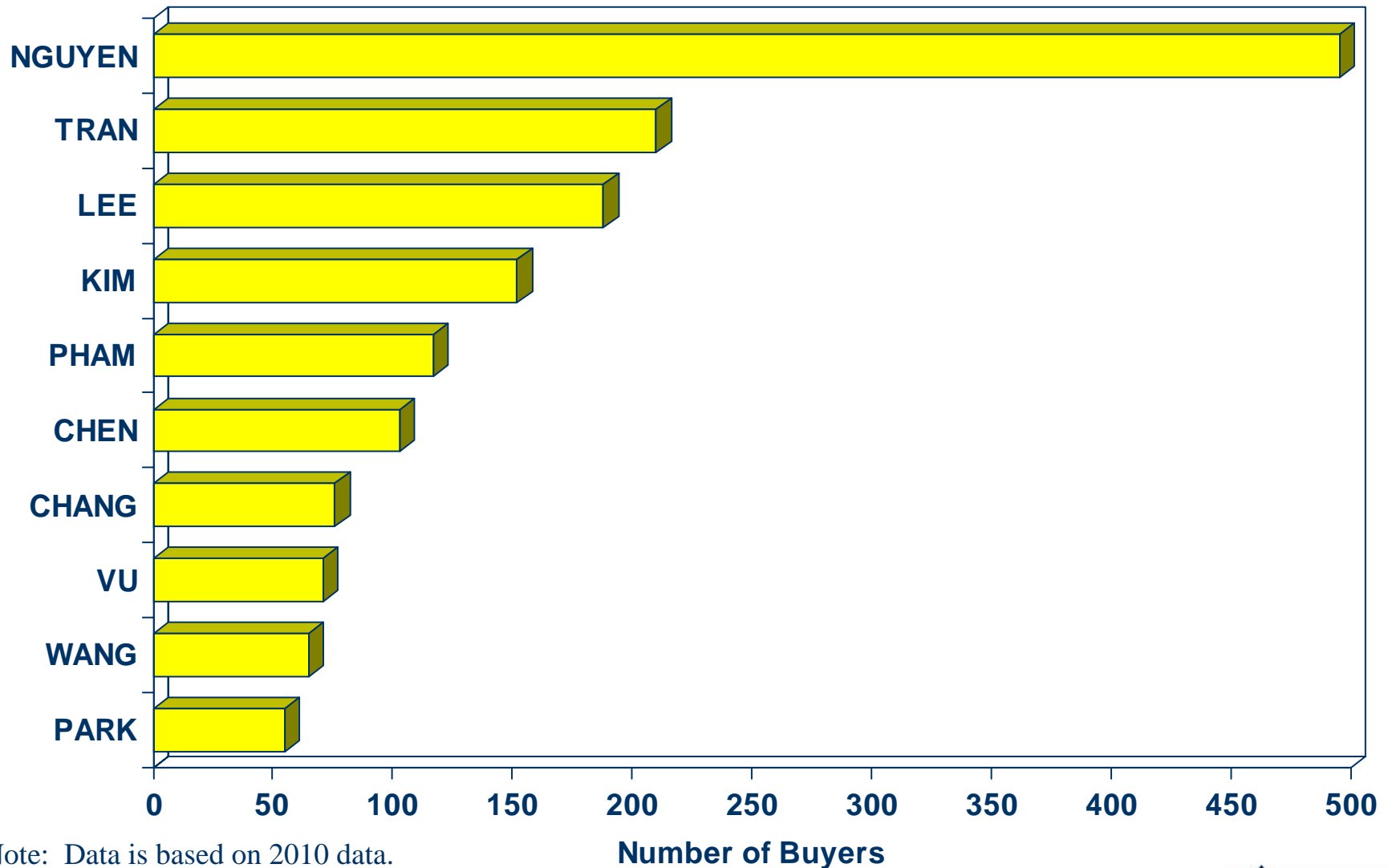


SOURCE: U.S. Census Bureau



Top 10 Home Buyer Surnames

Orange County



Note: Data is based on 2010 data.

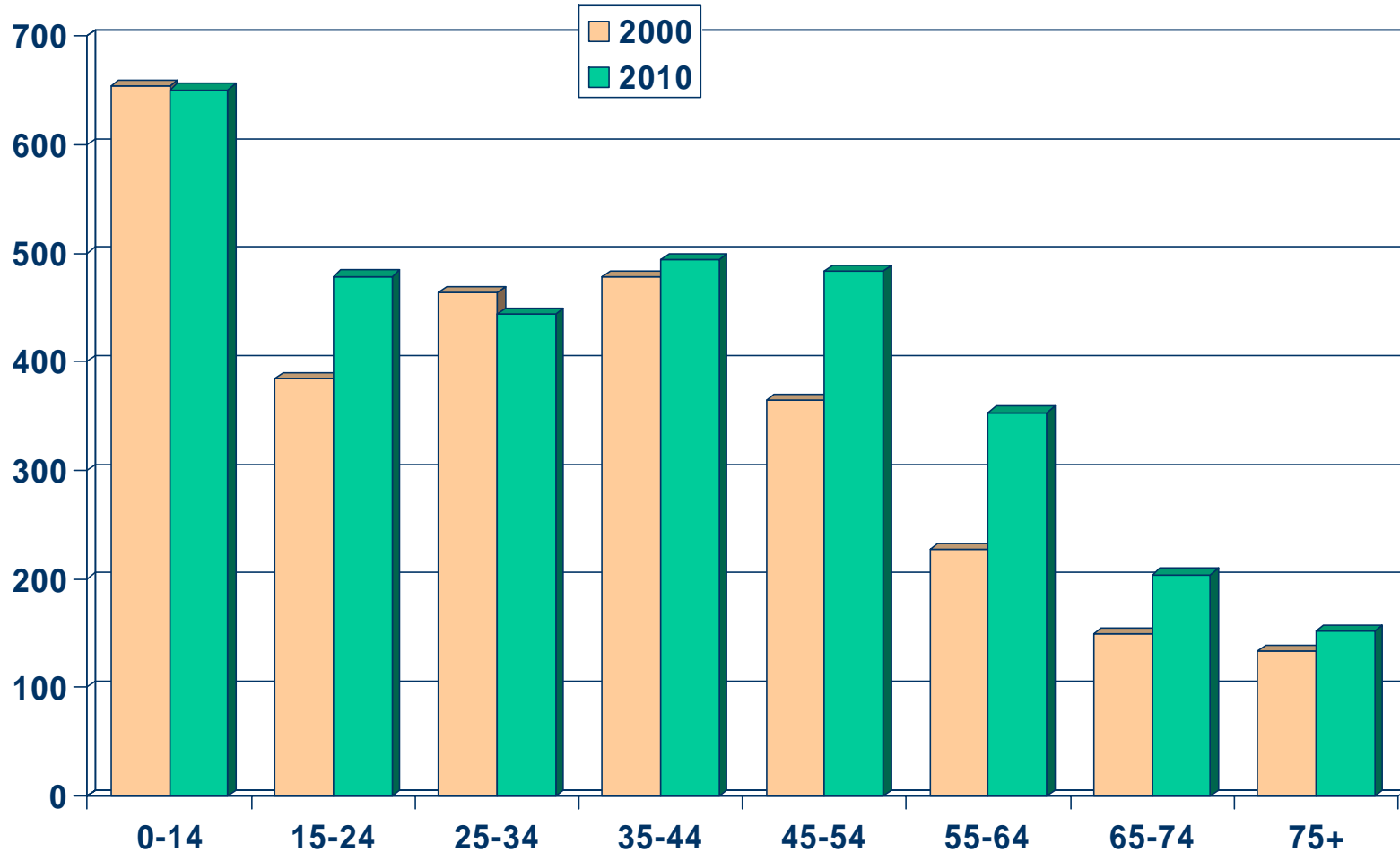
SOURCE: DataQuick Information Systems



Population by Age Group

Orange County (2000-2010)

Thousands

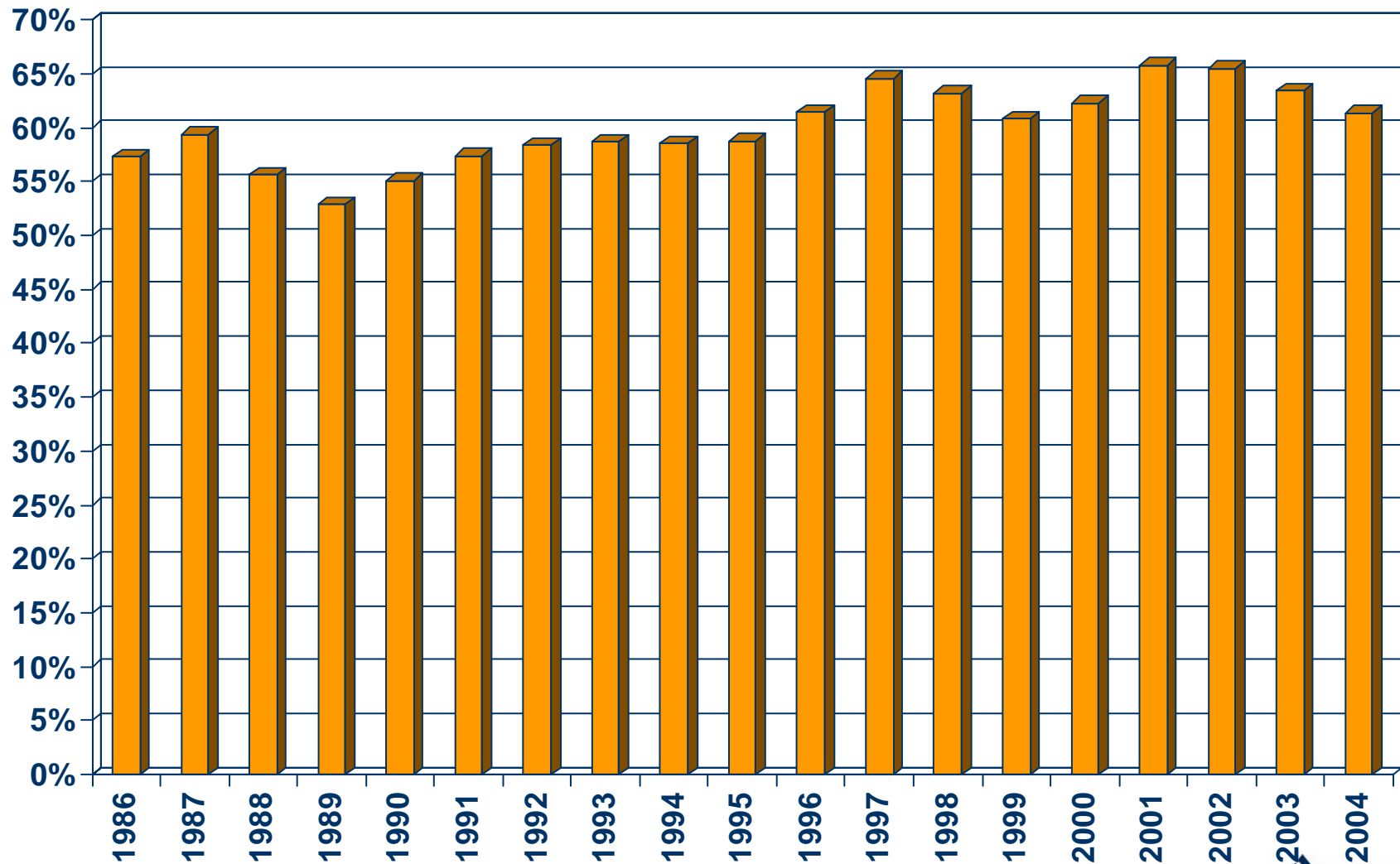


SOURCE: California Department of Finance;
CALIFORNIA ASSOCIATION OF REALTORS®



Homeownership Rates

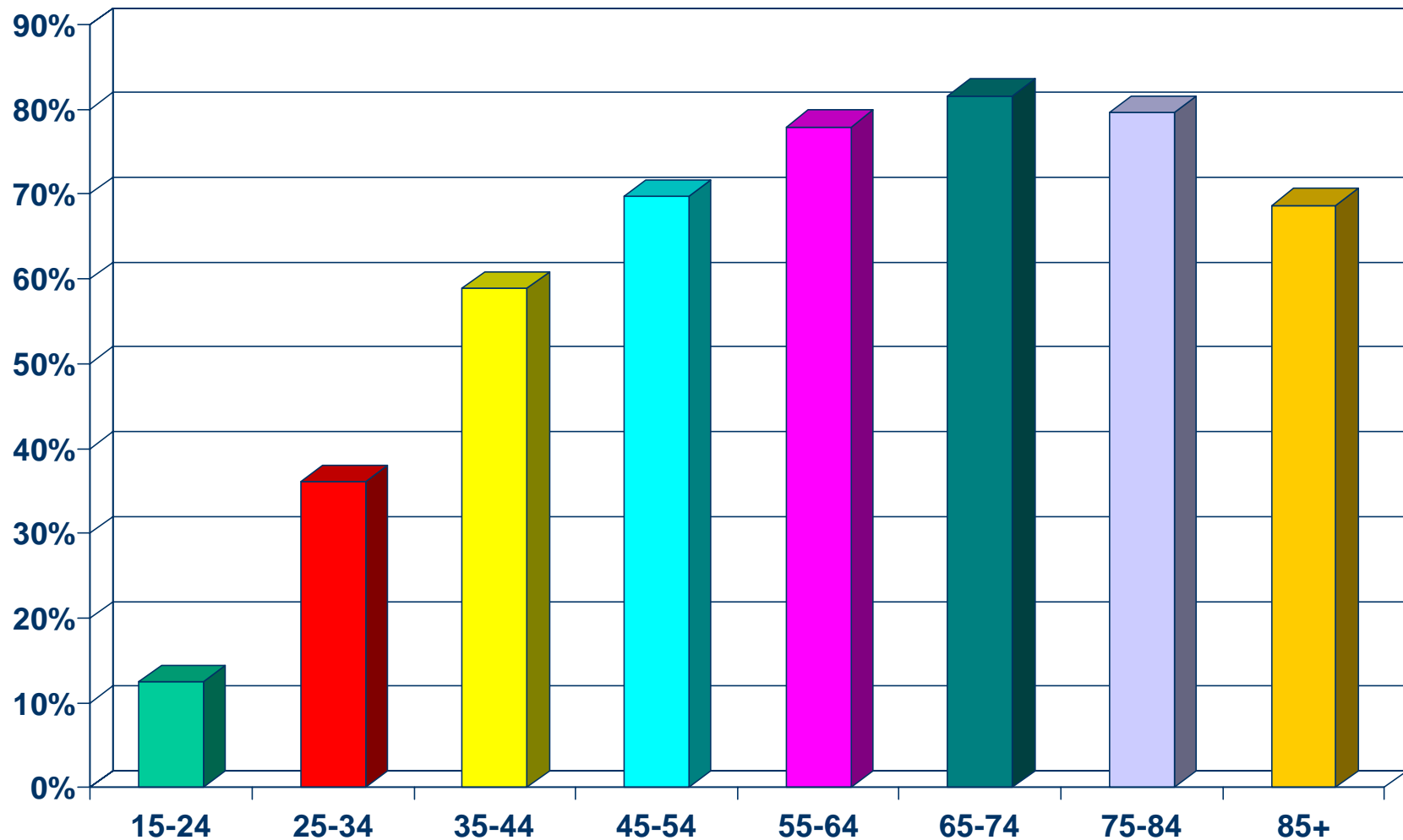
Orange County, 2004: 61.4%



SOURCE: U.S. Census Bureau

Homeownership Rates by Age

Orange County (2000 Census)



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

