



CALIFORNIA
ASSOCIATION
OF REALTORS®

San Bernardino County

Economic Profile

August 2010

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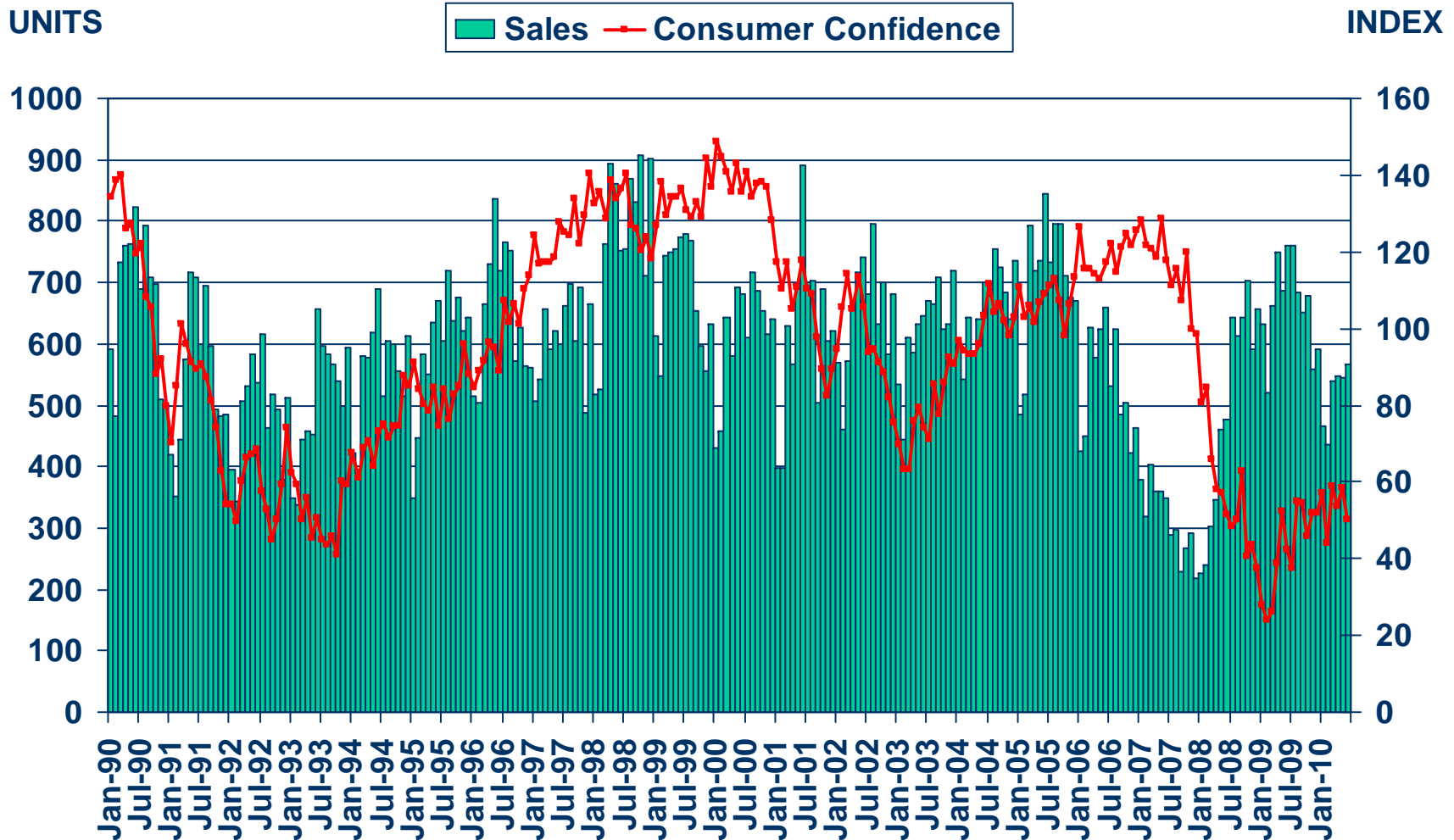
CALIFORNIA ASSOCIATION OF REALTORS®

San Bernardino County Profile

Characteristic	Statistic	State Rank
2007 Population Estimate	2,056,110	5
% Population Change 1990-2000	20.5%	14
% Population Change 1980-1990	58.48%	2
% White 2007	37.5%	
% Hispanic 2007	44.8%	
% Black 2007	9.6%	
% Asian & Pacific Islander 2007	5.5%	
2007 Per Capita Income	\$21,608	
2007 Median Household Income	\$56,428	
2007 Median Age	30.3	
Land Area Square Miles	20,053	1
2000 Total Establishments	27,079	7
2007 Civilian Employment	935,479	

Sales of Existing Detached Homes and Pacific West Consumer Confidence

San Bernardino County, June 2010: 566 Units, Down 22.7% YTD, Down 25.5% YTY

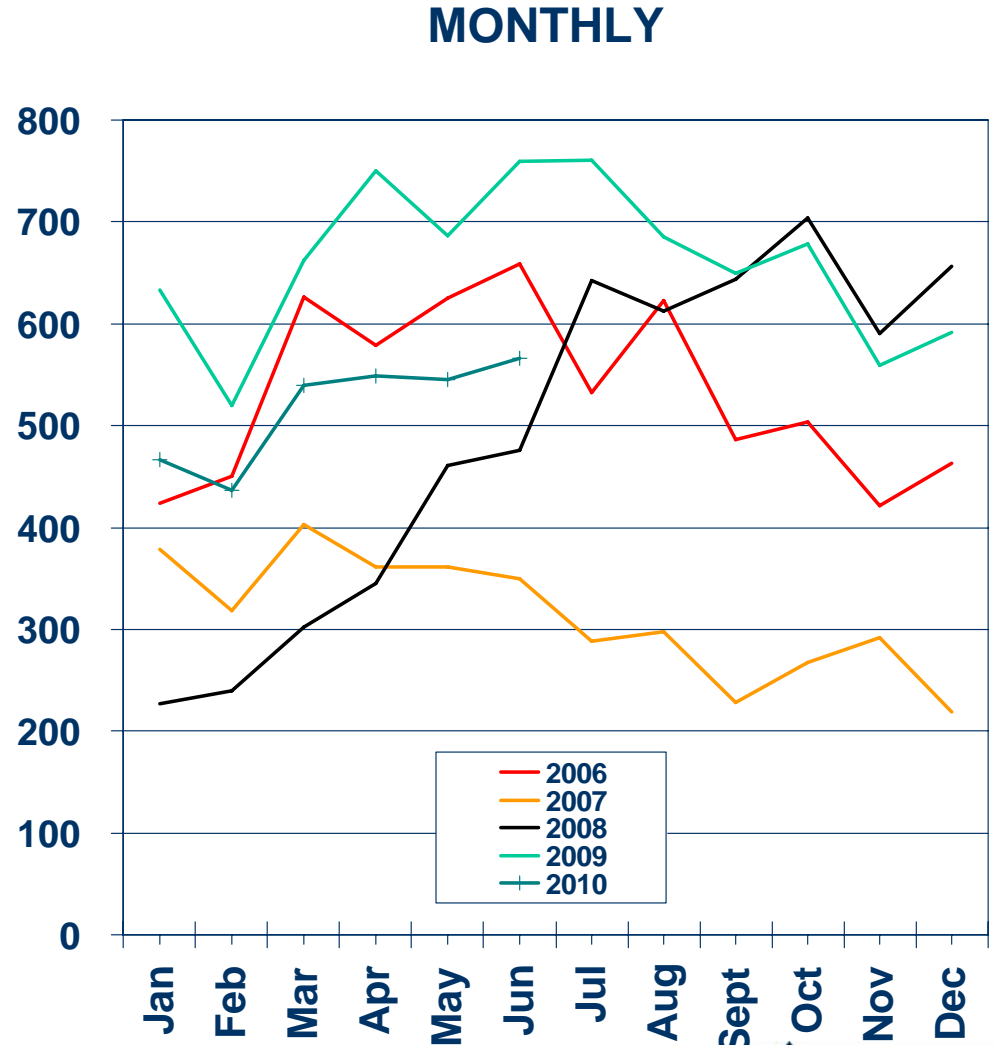
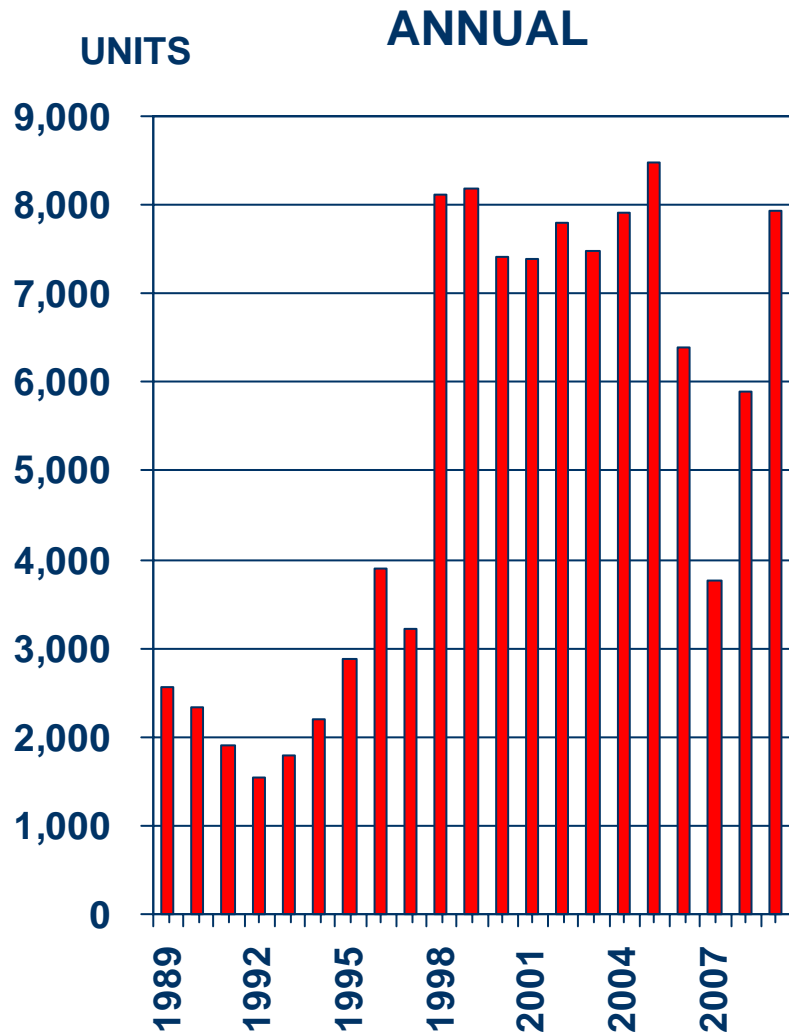


SOURCE: CALIFORNIA ASSOCIATION OF REALTORS®;
The Conference Board



Sales of Existing Detached Homes

San Bernardino County, 2009: 7,937 Units, Up 34.5% YTY

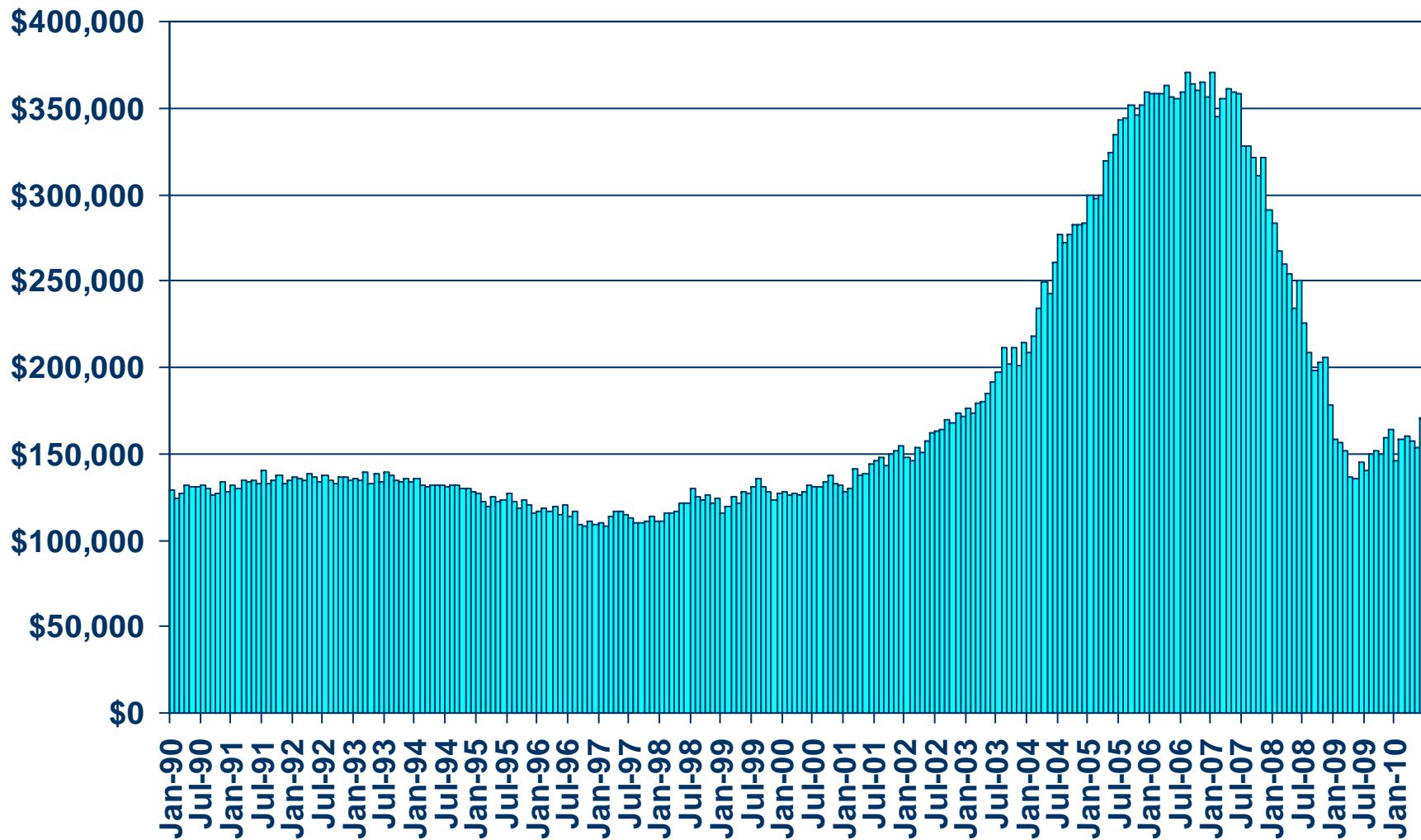


SOURCE: CALIFORNIA ASSOCIATION OF REALTORS®



Median Price of Existing Detached Homes

San Bernardino County, June 2010: \$170,260, Up 17.4% YTY



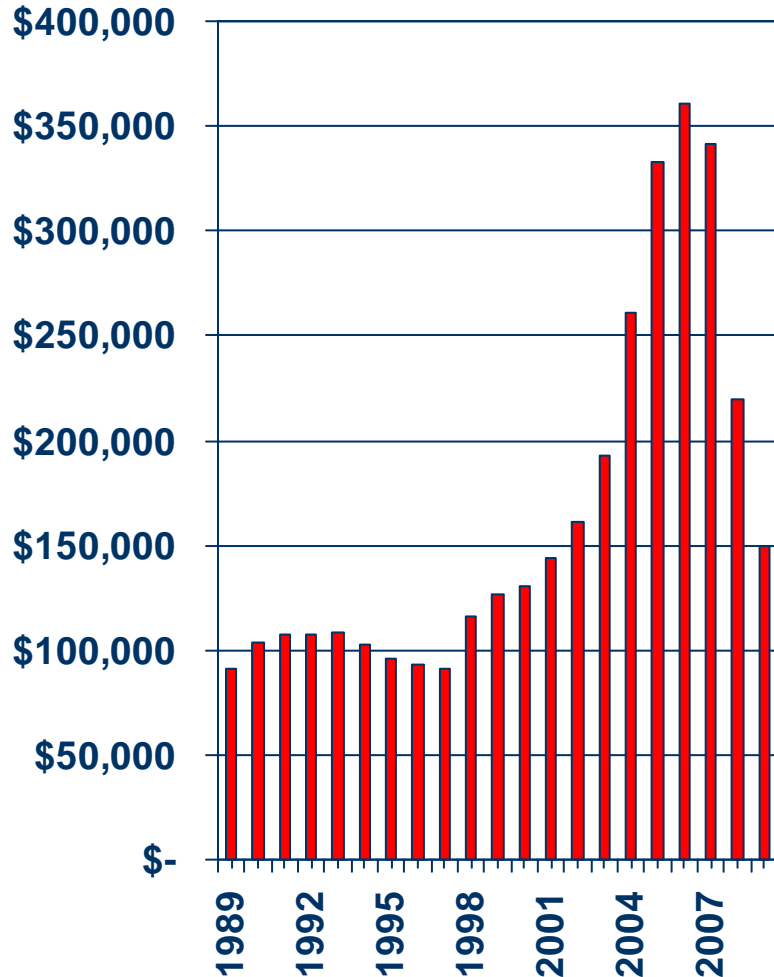
SOURCE: CALIFORNIA ASSOCIATION OF REALTORS®



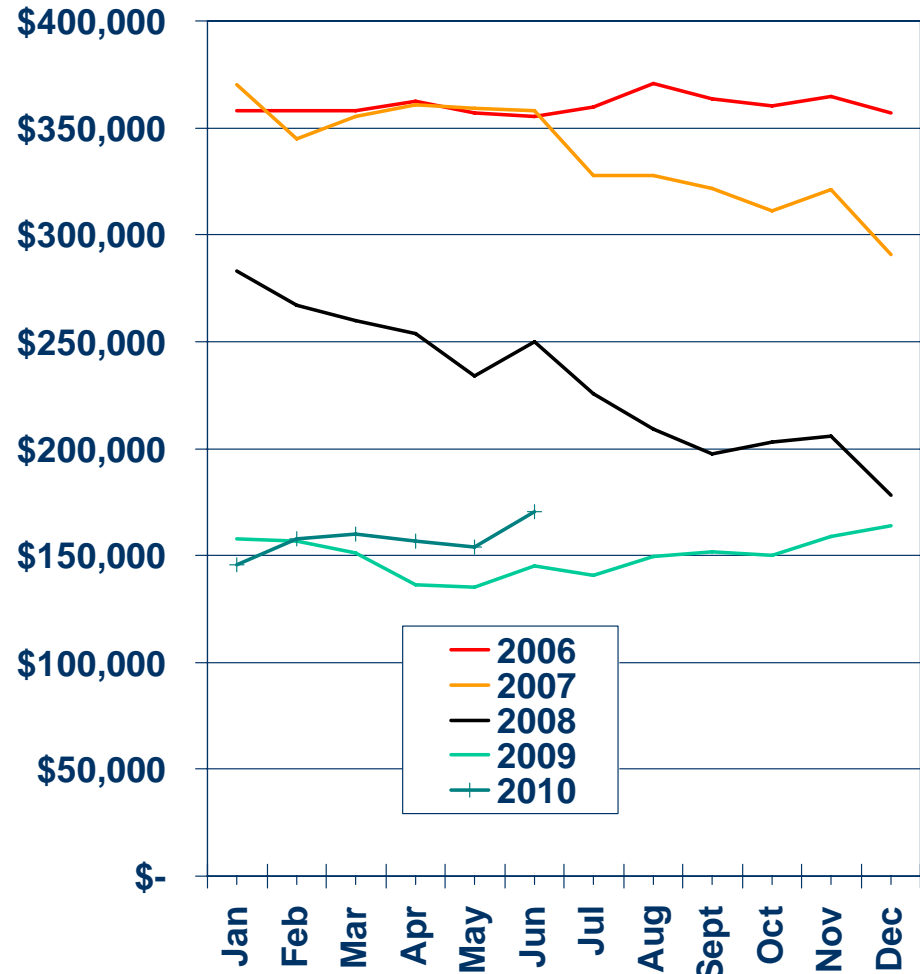
Median Price Annual Comparison

San Bernardino County, 2009: \$149,578, Down 31.9% YTY

ANNUAL



MONTHLY



SOURCE: CALIFORNIA ASSOCIATION OF REALTORS®



Median Home Sales Price

San Bernardino County

	Jun-10	Jun-09	Yearly % Change
San Bernardino County	\$159,000	\$140,000	13.6%
Adelanto	\$90,500	\$77,500	16.8%
Apple Valley	\$105,000	\$97,250	8.0%
Barstow	\$55,000	\$68,000	-19.1%
Big Bear City	\$132,500	\$193,500	-31.5%
Big Bear Lake	\$268,000	\$318,500	-15.9%
Bloomington	\$140,000	\$121,000	15.7%
Chino	\$314,000	\$297,000	5.7%
Chino Hills	\$440,000	\$415,000	6.0%
Colton	\$144,750	\$109,500	32.2%
Crestline	\$100,000	\$125,750	-20.5%
Fontana	\$228,500	\$188,500	21.2%
Hesperia	\$120,000	\$118,750	1.1%
Highland	\$180,000	\$152,500	18.0%
Joshua Tree	\$68,000	\$89,500	-24.0%

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

San Bernardino County

	Jun-10	Jun-09	Yearly % Change
Lake Arrowhead	\$232,500	\$310,000	-25.0%
Loma Linda	\$242,000	\$243,000	-0.4%
Montclair	\$220,000	\$182,500	20.5%
Ontario	\$205,000	\$182,500	12.3%
Rancho Cucamonga	\$312,000	\$299,000	4.3%
Redlands	\$203,000	\$280,000	-27.5%
Rialto	\$155,000	\$130,000	19.2%
San Bernardino	\$105,750	\$72,000	46.9%
Twentynine Palms	\$79,000	\$91,500	-13.7%
Upland	\$370,000	\$395,000	-6.3%
Victorville	\$123,000	\$111,250	10.6%
Yucaipa	\$187,000	\$217,500	-14.0%
Yucca Valley	\$80,000	\$107,500	-25.6%

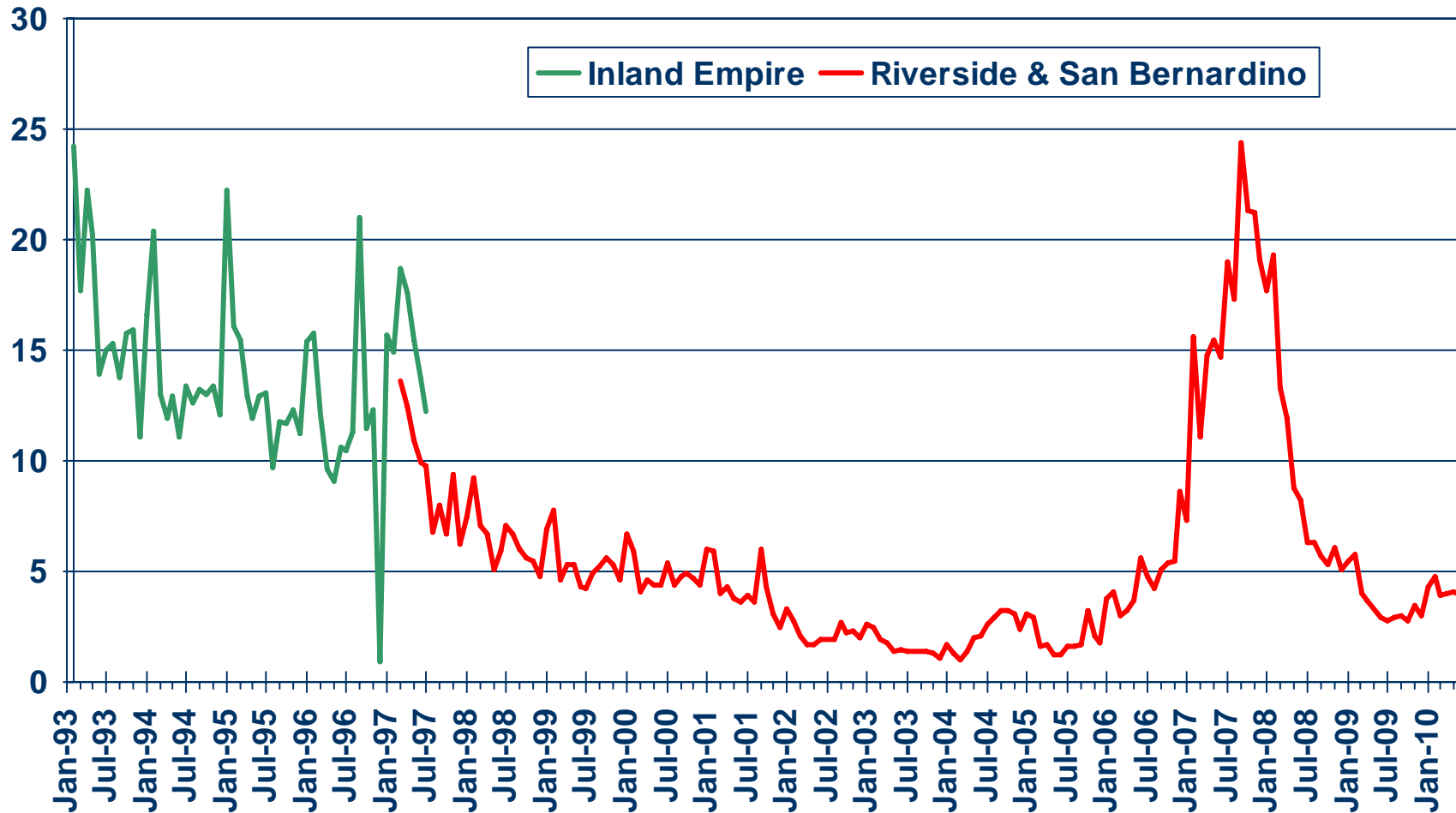
SOURCE: C.A.R.; DataQuick Information Systems. The price statistics are derived from all types of home sales -- new and existing, condos and single-family.



Unsold Inventory Index

Riverside and San Bernardino Counties, June 2010: 3.9 Months

MONTHS

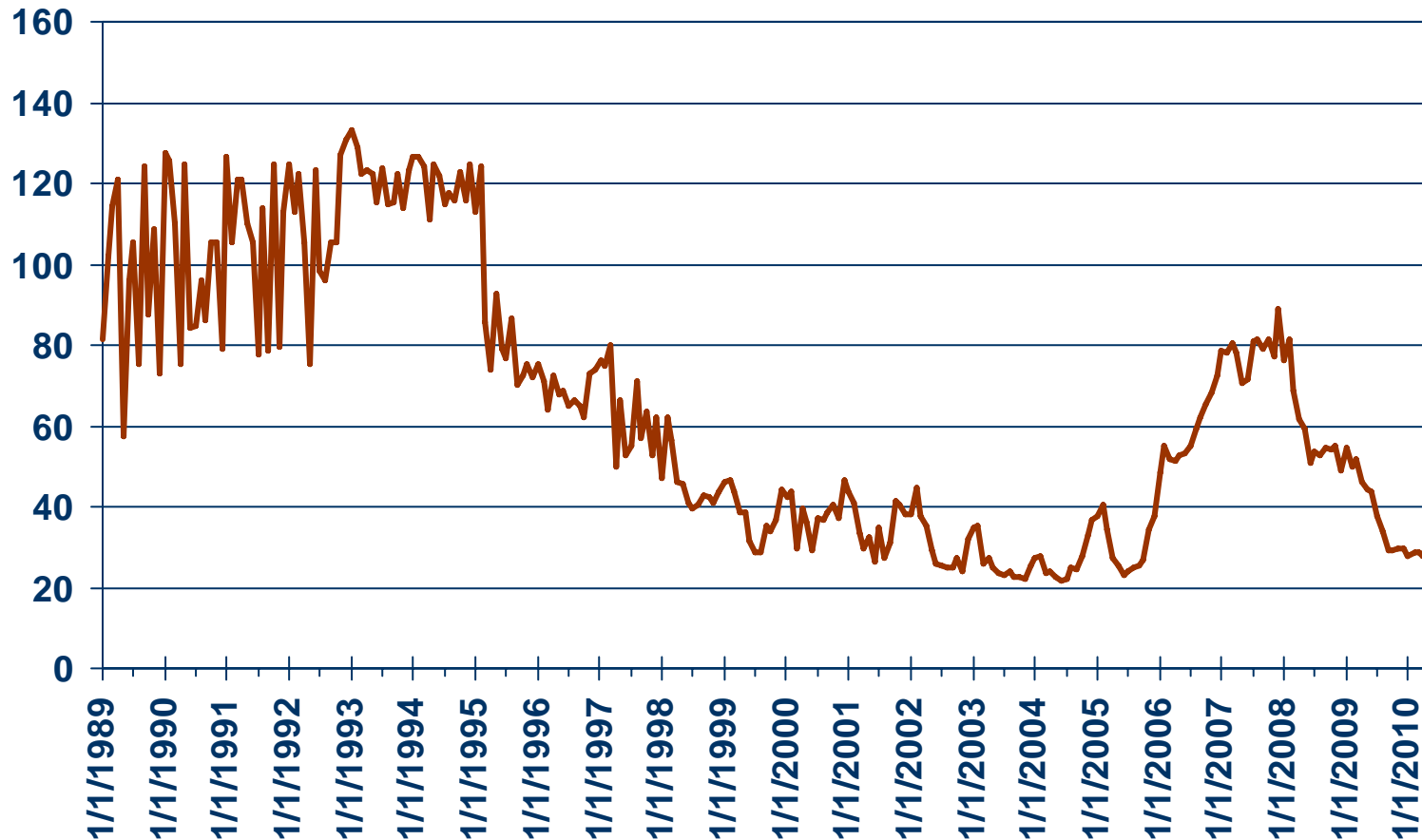


SOURCE: CALIFORNIA ASSOCIATION OF REALTORS®



Median Time on the Market

Single-Family Homes – Riverside/San Bernardino, June 2010: 34.3 Days

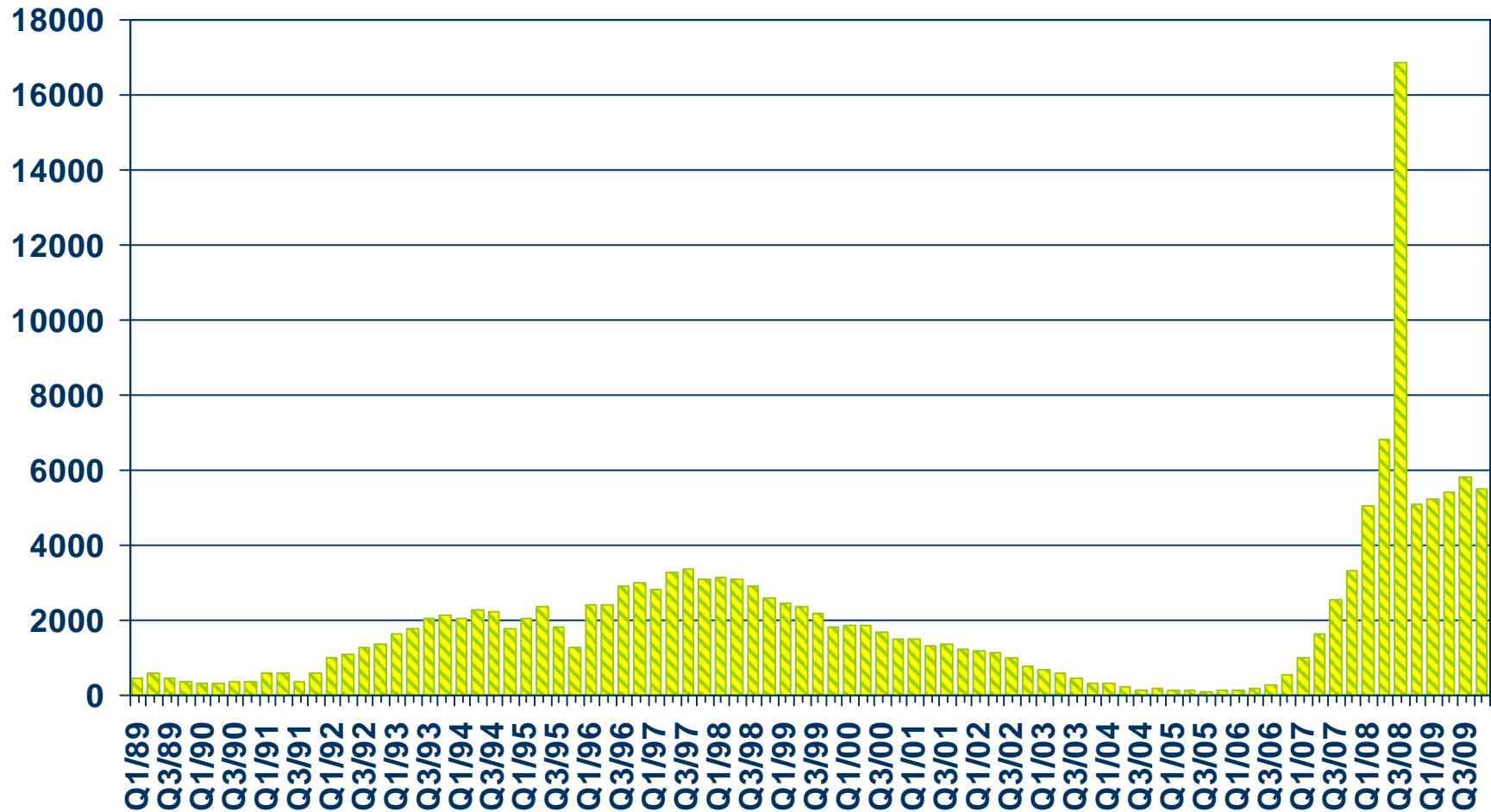


SOURCE: CALIFORNIA ASSOCIATION OF REALTORS®



Foreclosures

San Bernardino County

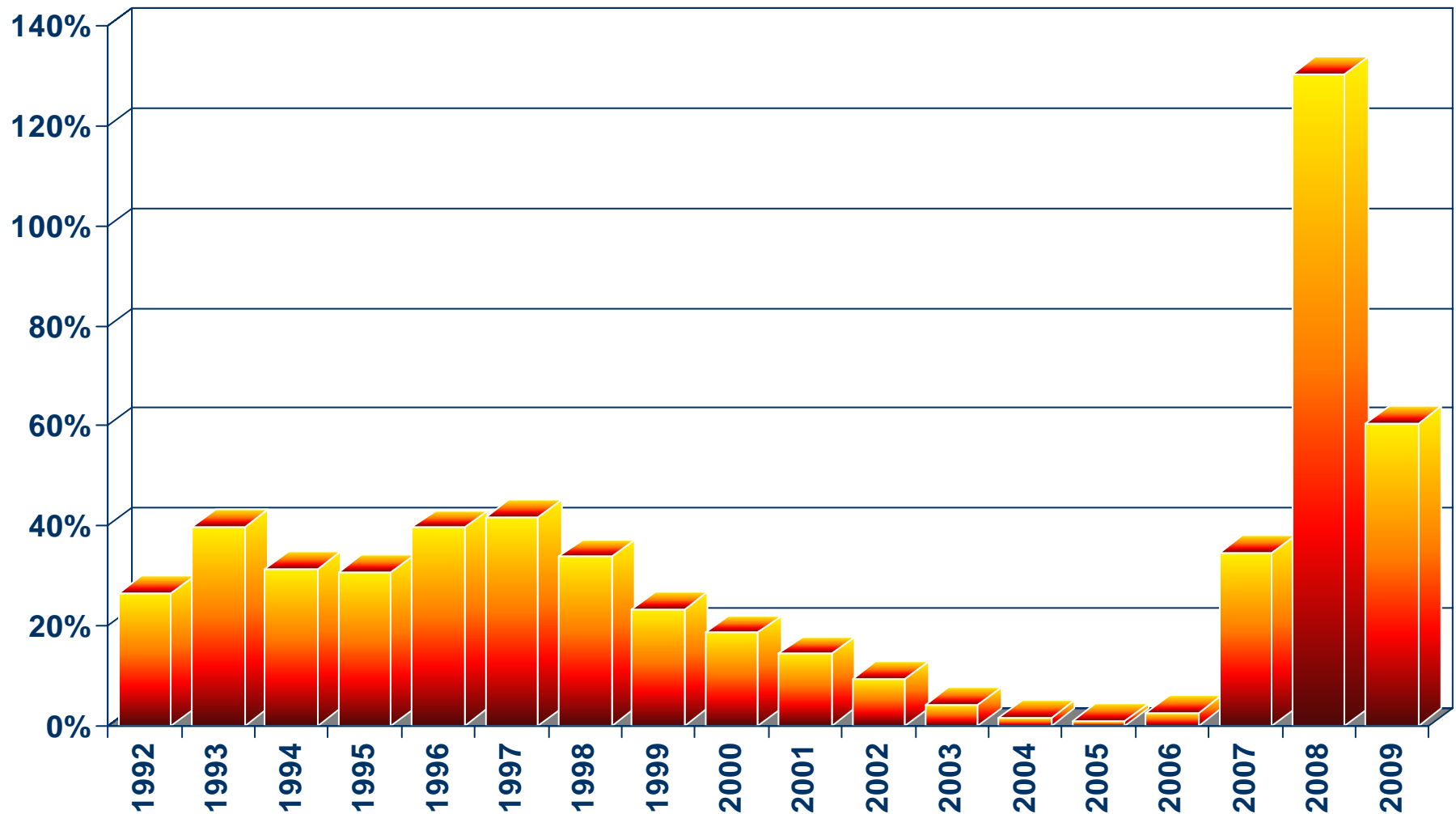


SOURCE: Real Estate Research Council



Ratio of Foreclosures to Home Sales

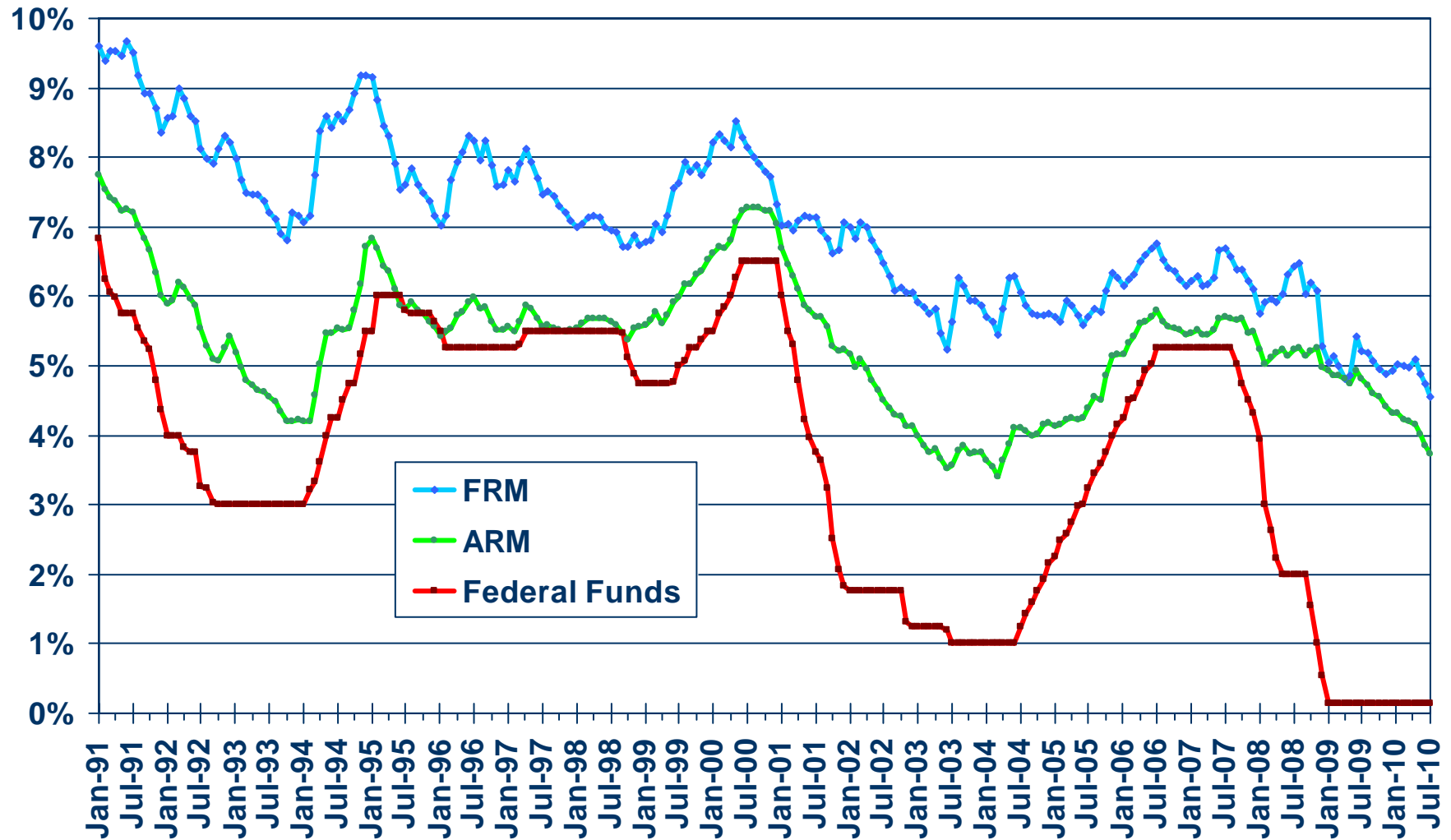
San Bernardino County



SOURCE: Real Estate Research Council



Mortgage Rates



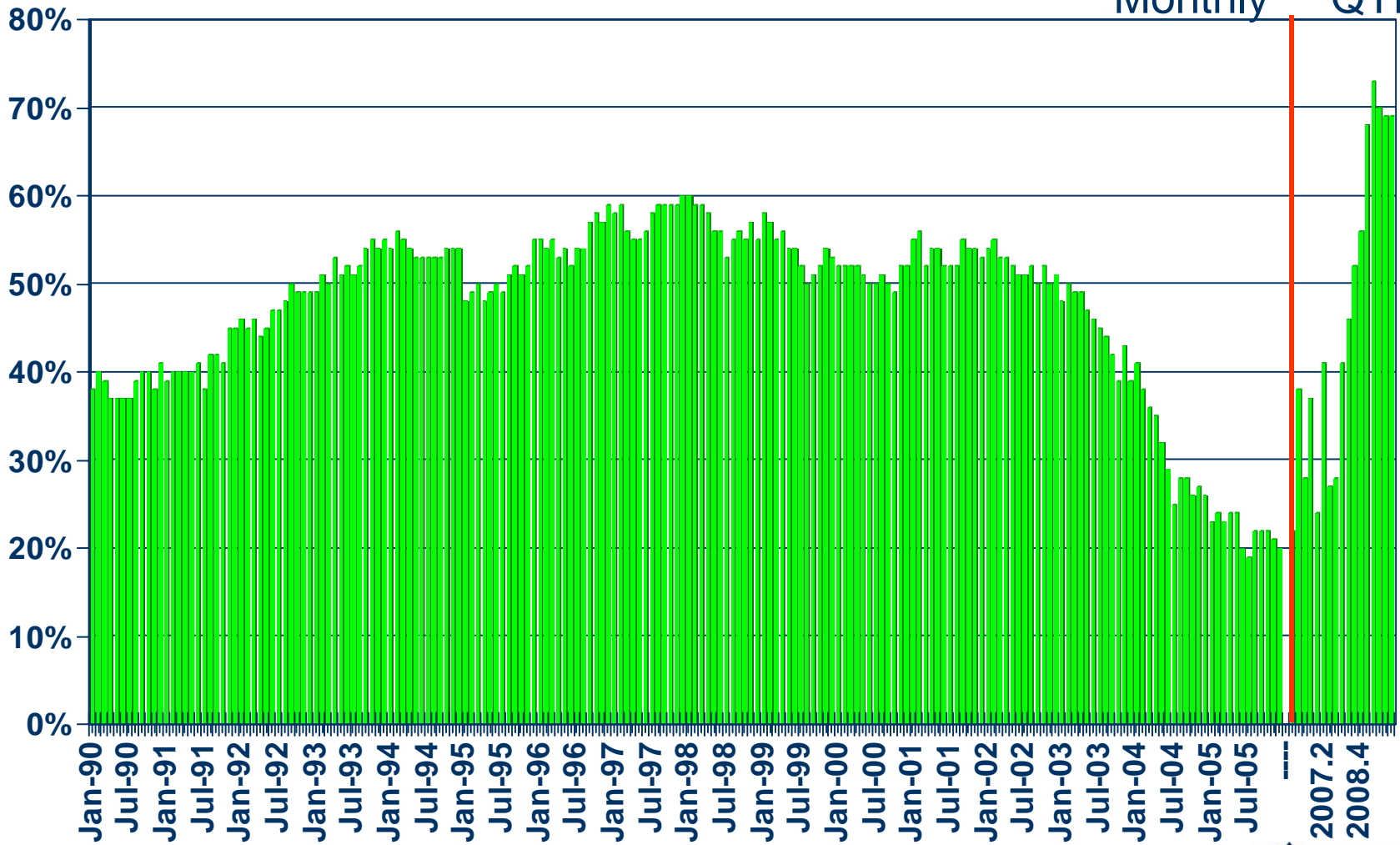
SOURCE: Federal Home Loan Mortgage Corporation

Housing Affordability Index

San Bernardino County, 1st Quarter 2010: 69%

% OF HOUSEHOLDS THAT CAN BUY

Monthly QTRLY

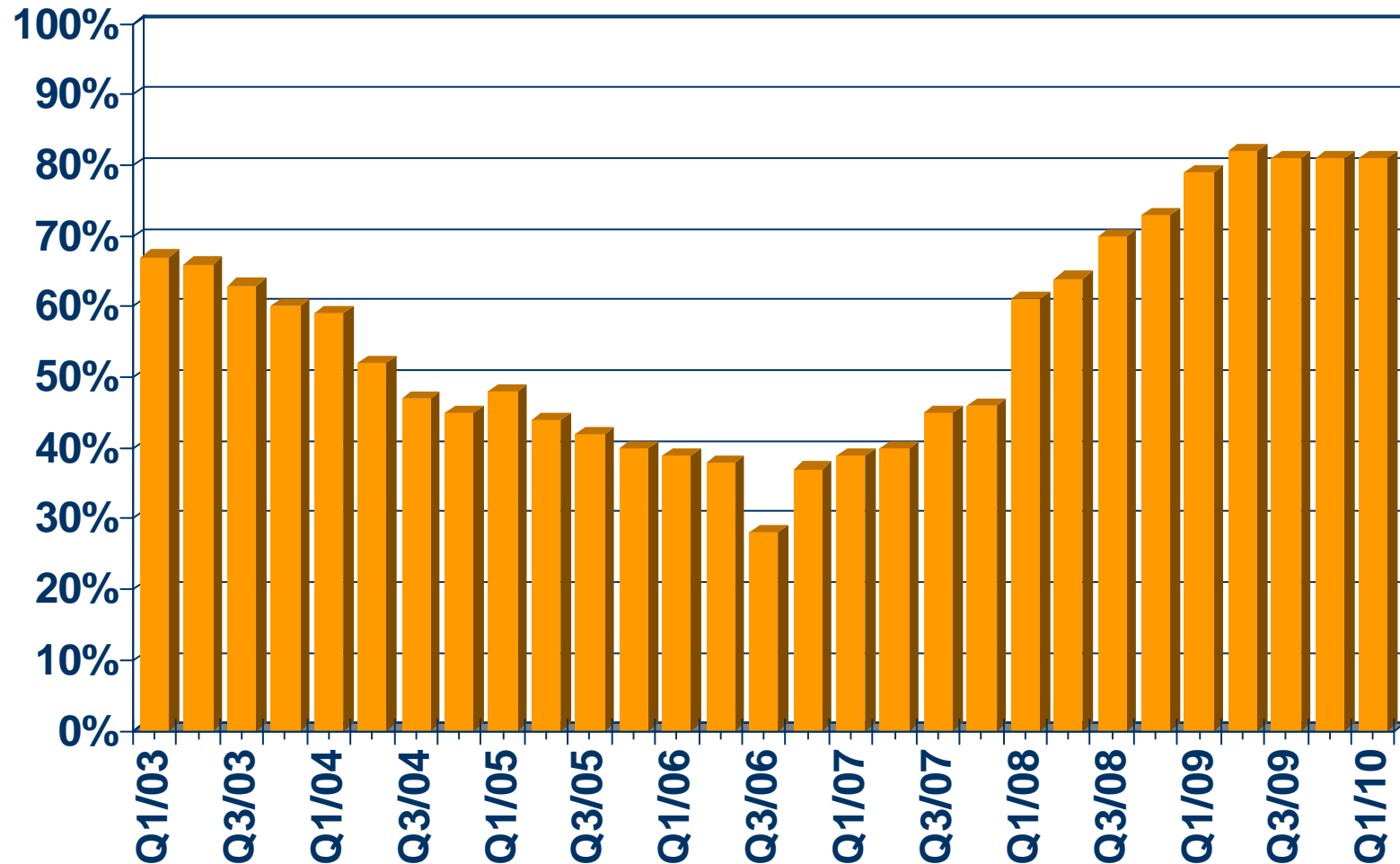


SOURCE: CALIFORNIA ASSOCIATION OF REALTORS®



First-time Buyer Housing Affordability Index

San Bernardino County, 1st Quarter 2010: 81%

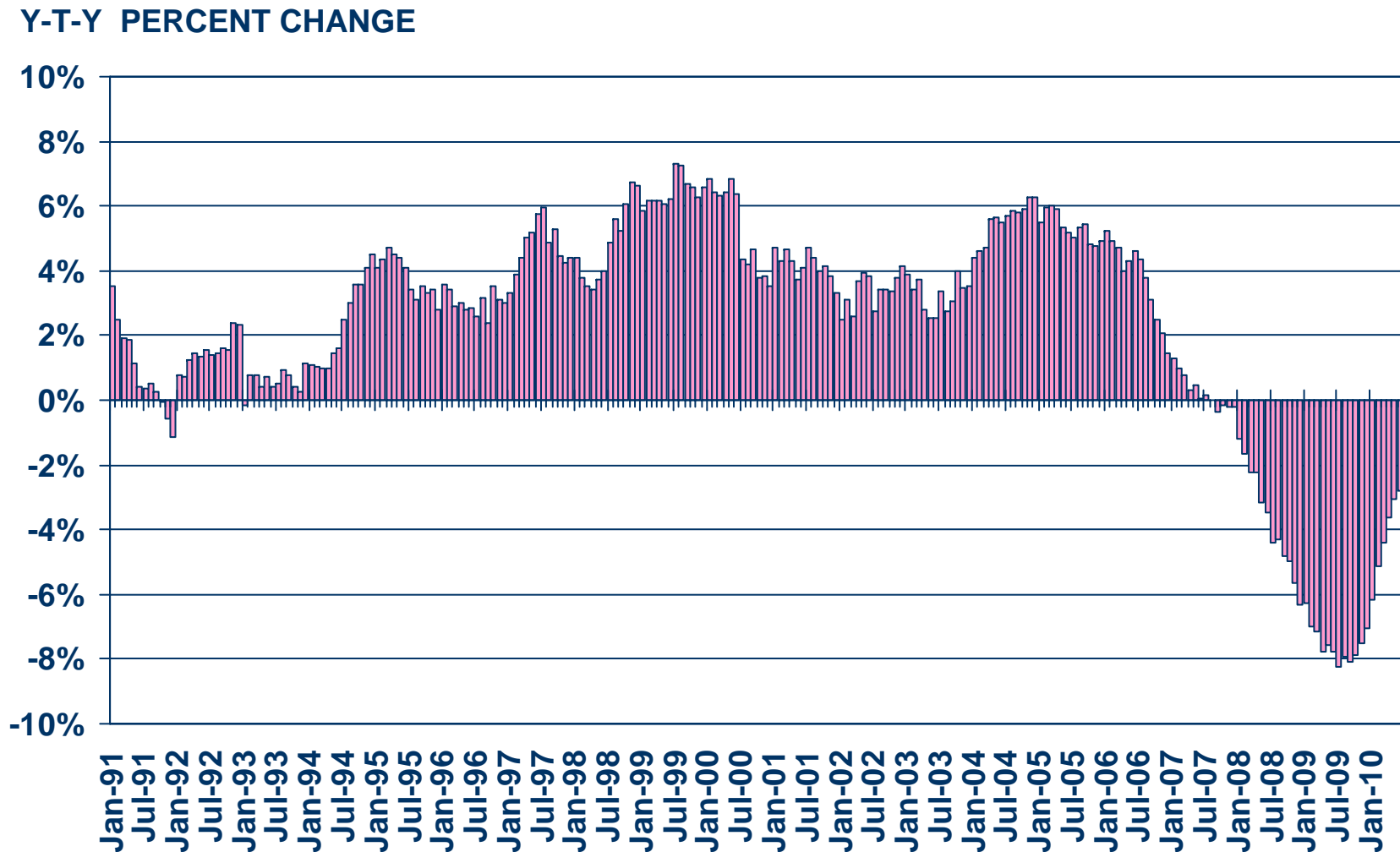


SOURCE: CALIFORNIA ASSOCIATION OF REALTORS®



Nonfarm Employment

Riverside/San Bernardino Metropolitan Area, June 2010: Down 2.8% YTY

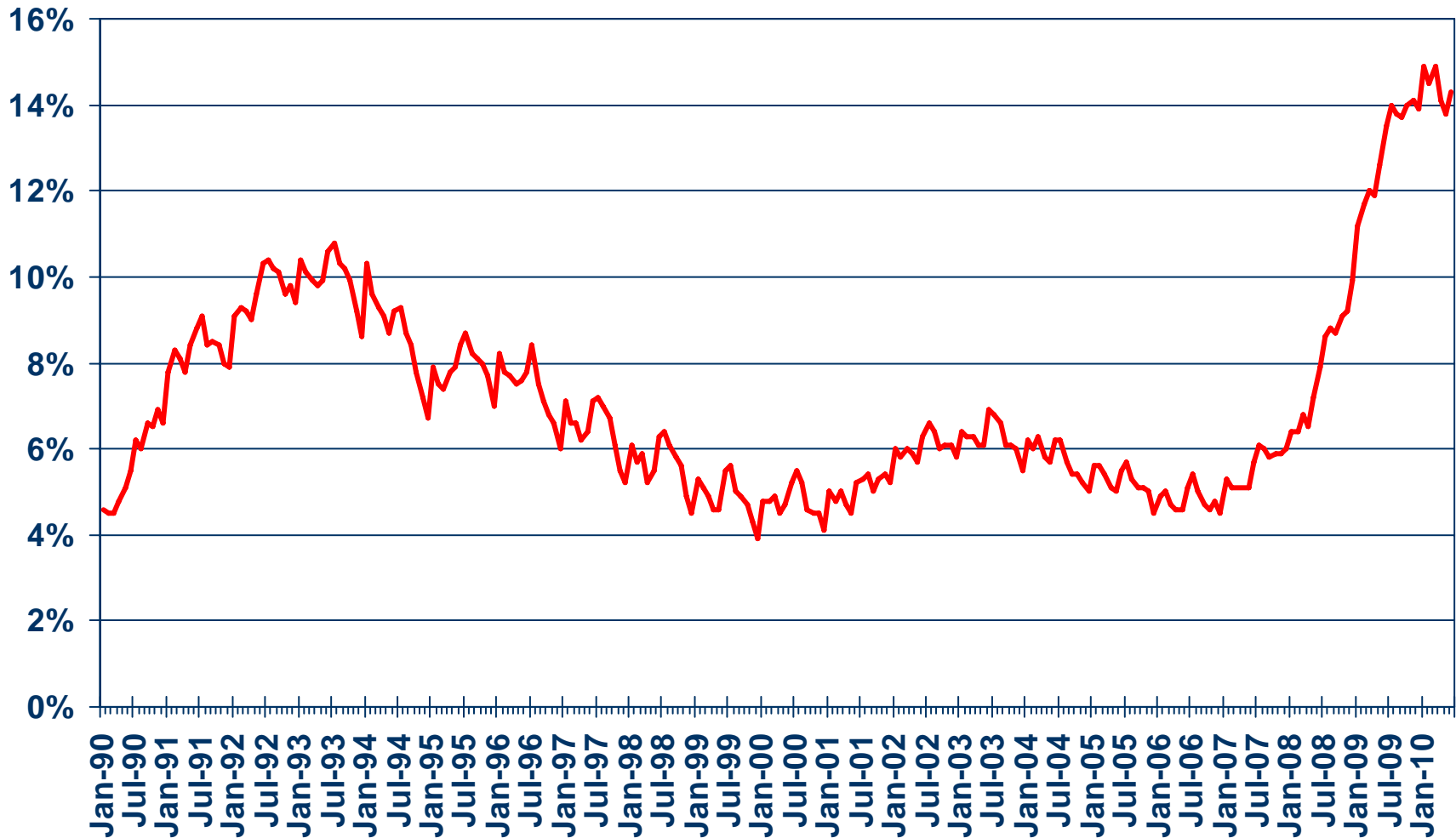


SOURCE: CA Employment Development Division



Unemployment Rate

San Bernardino County, June 2010: 14.3%



SOURCE: CA Employment Development Division



Unemployment Rate

San Bernardino County – June 2010

Area Name	Labor Force	Rate
San Bernardino County	866,500	14.3%
Adelanto city	7,000	21.6%
Apple Valley town	26,400	15.6%
Barstow city	10,800	17.7%
Big Bear City CDP	3,500	8.0%
Big Bear Lake city	3,100	10.6%
Big River CDP	500	16.2%
Bloomington CDP	8,400	18.9%
Bluewater CDP	100	28.2%
Chino city	34,800	12.8%
Chino Hills city	39,300	7.3%
Colton city	25,200	15.4%
Crestline CDP	6,300	13.1%

CCD Census County Division
CDP Census Designated Place

SOURCE: CA Employment Development Department



Unemployment Rate

San Bernardino County – June 2010

Area Name	Labor Force	Rate
Fontana city	62,800	14.9%
Grand Terrace city	7,200	7.5%
Hesperia city	31,000	18.2%
Highland city	23,400	17.9%
Joshua Tree CDP	1,900	16.0%
Lake Arrowhead CDP	5,000	7.3%
Lenwood CDP	1,700	25.4%
Loma Linda city	10,100	8.8%
Mentone CDP	4,400	12.4%
Montclair city	16,300	13.7%
Morongo Valley CDP	1,100	10.0%
Mountain View Acres CDI	1,200	5.2%
Muscoy CDP	3,200	24.8%

CCD Census County Division
CDP Census Designated Place

SOURCE: CA Employment Development Department



Unemployment Rate

San Bernardino County – June 2010

Area Name	Labor Force	Rate
Nebo Center CDP	400	29.4%
Needles city	2,200	10.9%
Ontario city	82,700	15.2%
Rancho Cucamonga cit	76,800	9.4%
Redlands city	36,800	10.5%
Rialto city	44,500	18.1%
Running Springs CDP	3,000	5.7%
San Antonio Heights CI	1,800	3.6%
San Bernardino city	86,000	19.0%
Searles Valley CDP	900	12.3%
Twentynine Palms Base	600	10.3%
Twentynine Palms city	6,200	17.1%
Upland city	40,000	9.9%

CCD Census County Division
CDP Census Designated Place

SOURCE: CA Employment Development Department



Unemployment Rate

San Bernardino County – June 2010

Area Name	Labor Force	Rate
Victorville city	30,400	17.1%
Wrightwood CDP	2,400	10.1%
Yucaipa city	22,000	11.5%
Yucca Valley town	7,400	13.2%

CCD Census County Division
CDP Census Designated Place

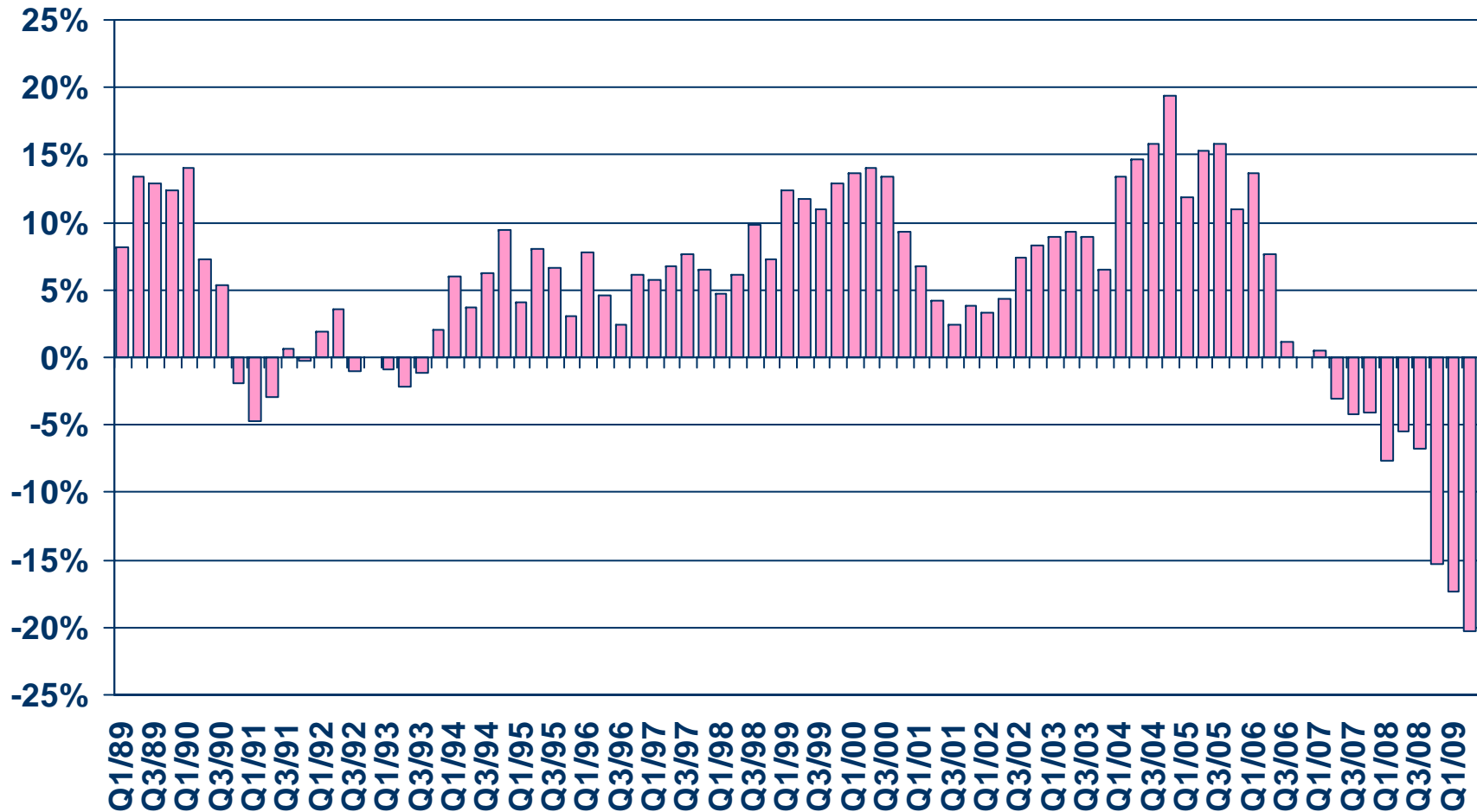
SOURCE: CA Employment Development Department



Taxable Sales

San Bernardino County

ANNUAL PERCENT CHANGE

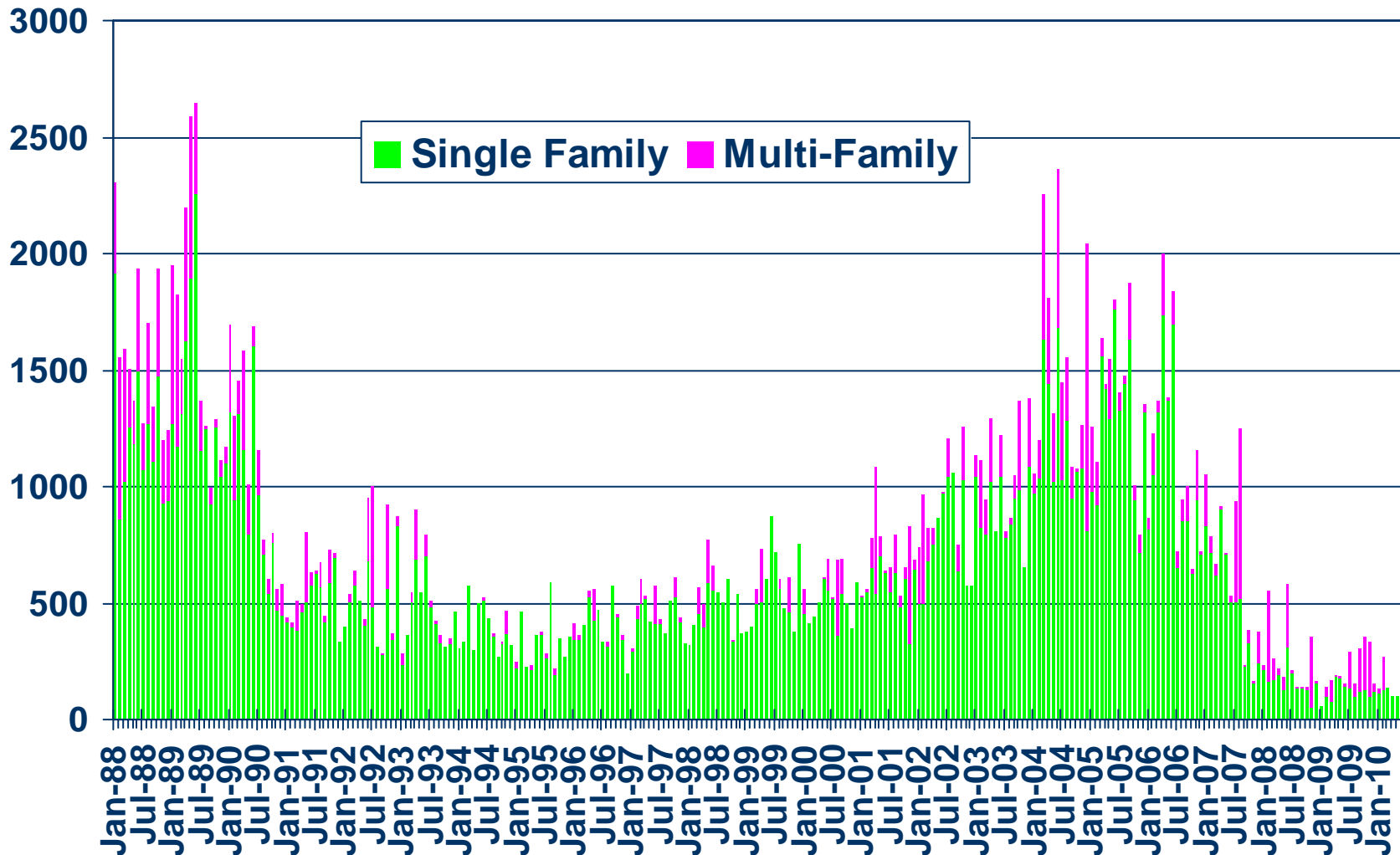


SOURCE: CA State Board of Equalization



New Housing Permits

San Bernardino County, June 2010: 94 Units, Down 7.9% YTD

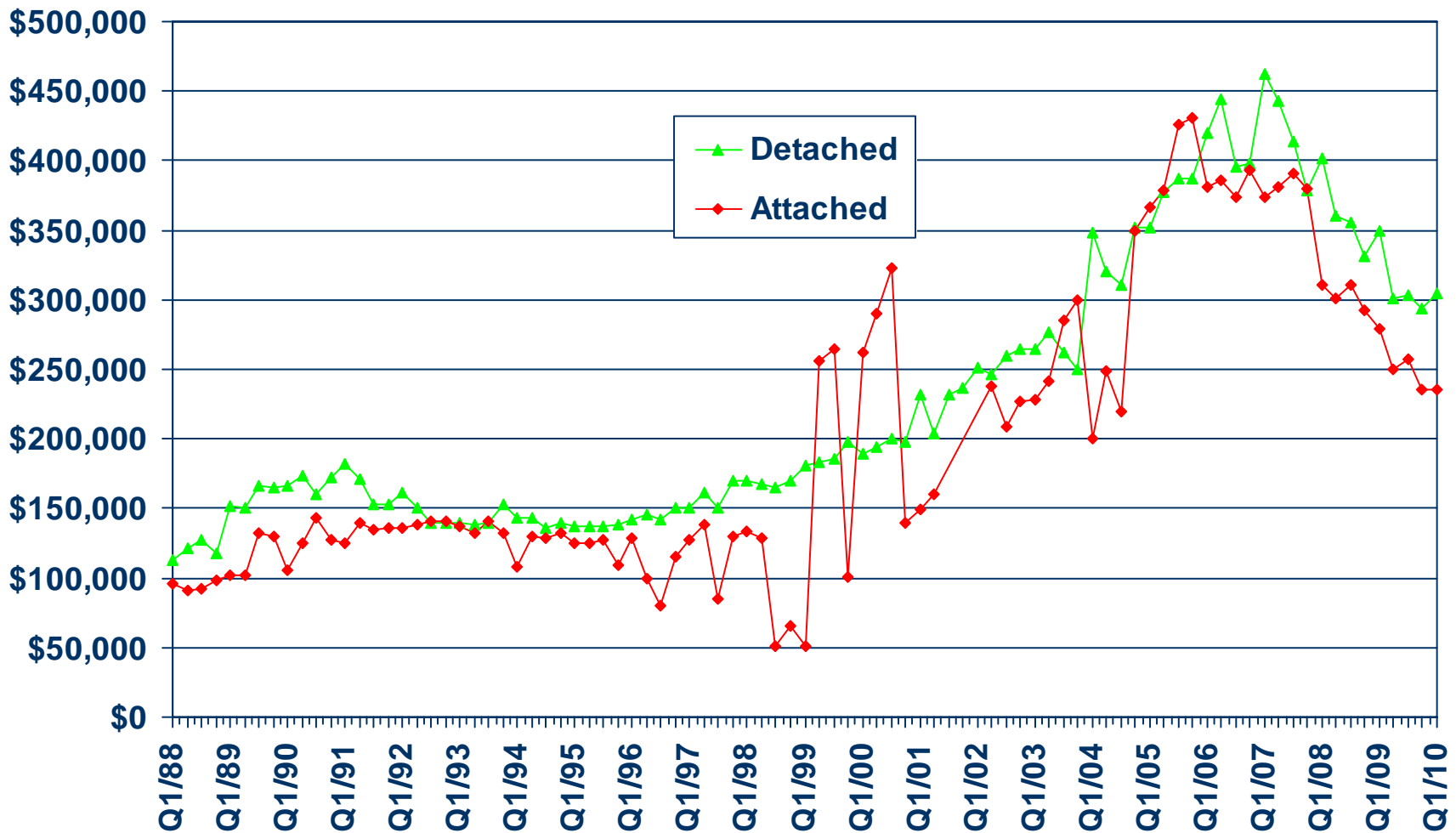


SOURCE: Construction Industry Research Board



Median Price for New Homes

San Bernardino County 1Q10 Detached: \$305,000, Attached: \$234,990

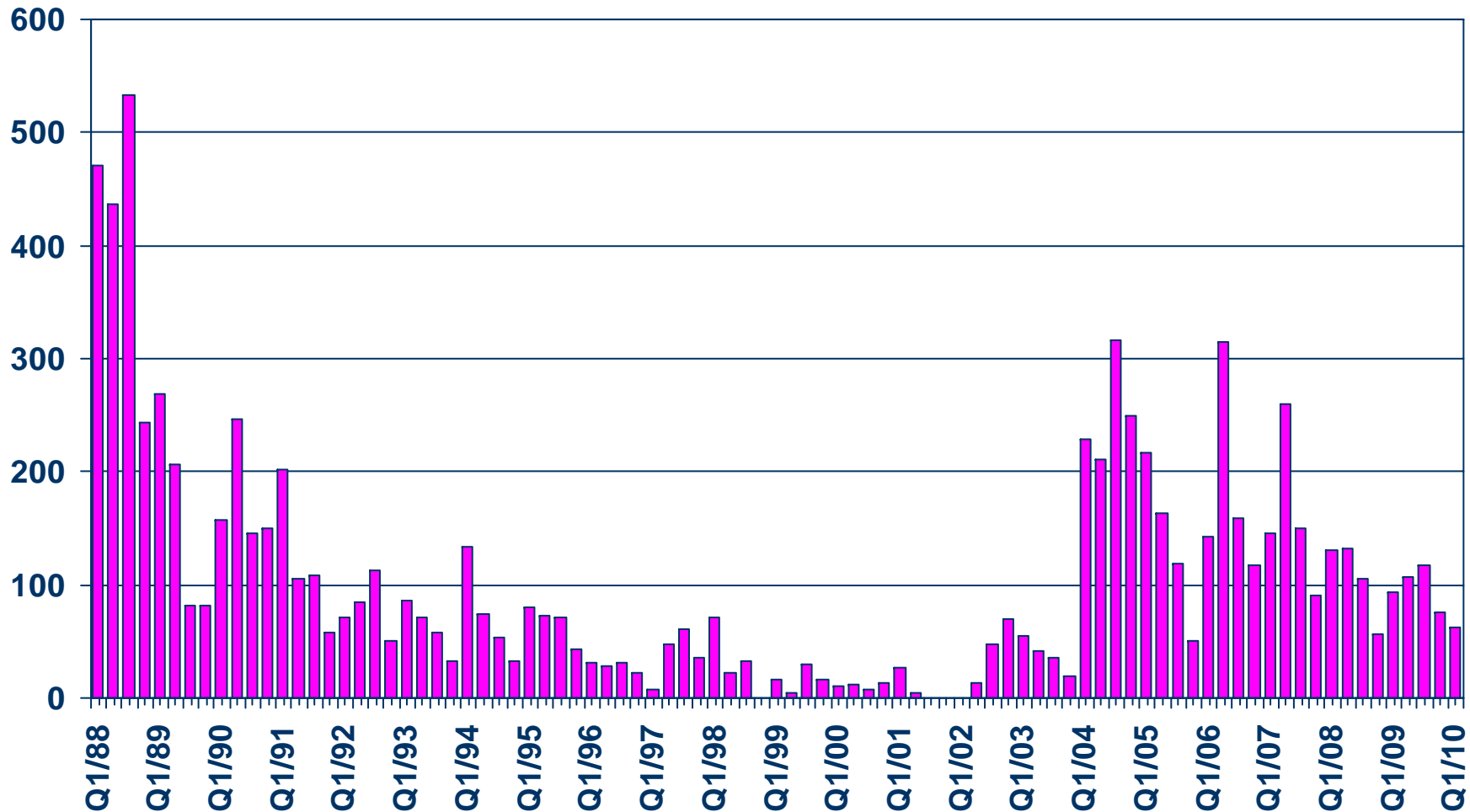


SOURCE: CALIFORNIA ASSOCIATION OF REALTORS®;
Hanley Wood



New Home Sales

San Bernardino County (Attached), 2010 Q1 Sales: 62 Units

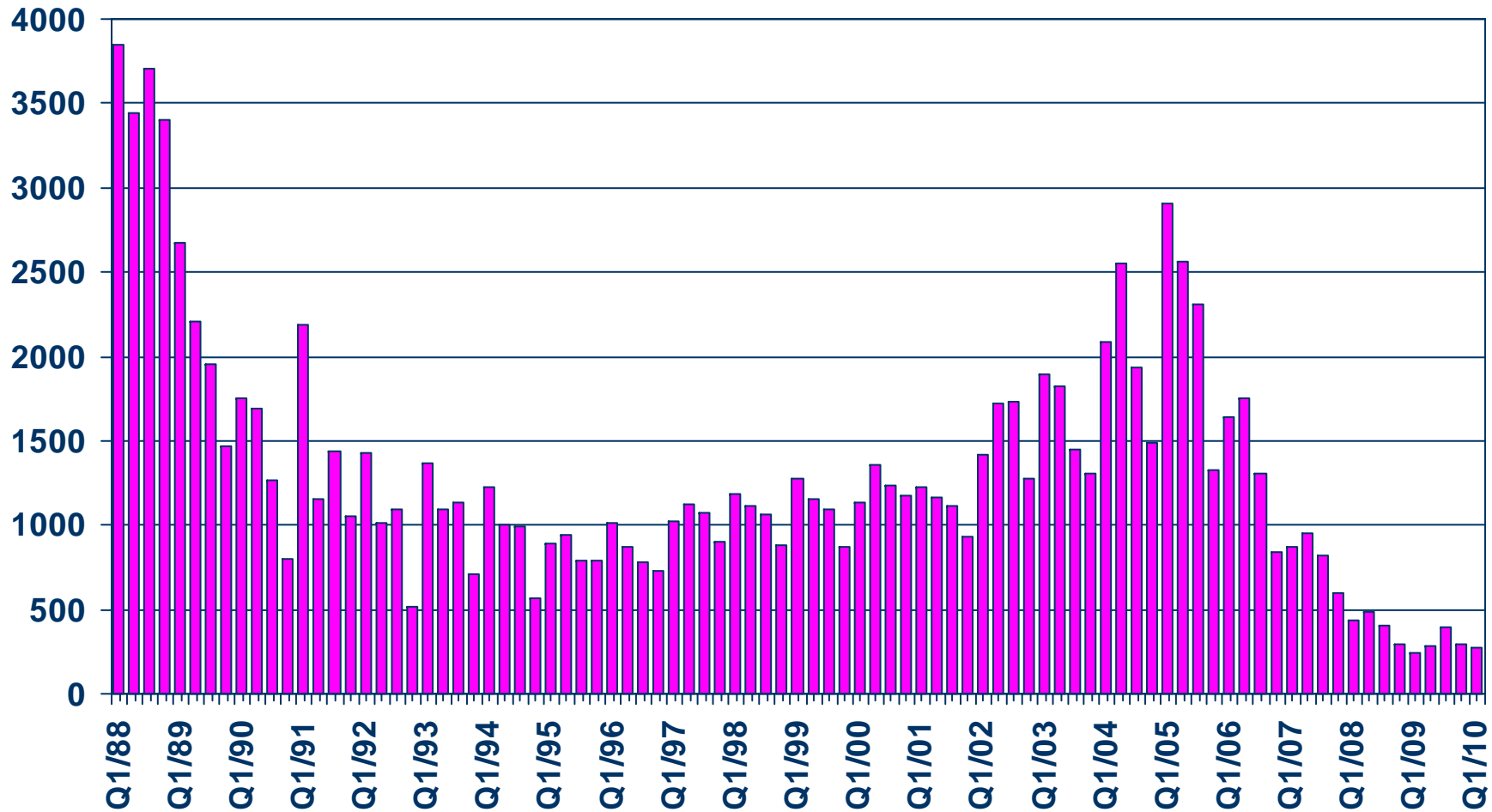


SOURCE: CALIFORNIA ASSOCIATION OF REALTORS®;
Hanley Wood



New Home Sales

San Bernardino County (Detached), 2010 Q1 Sales: 272 Units

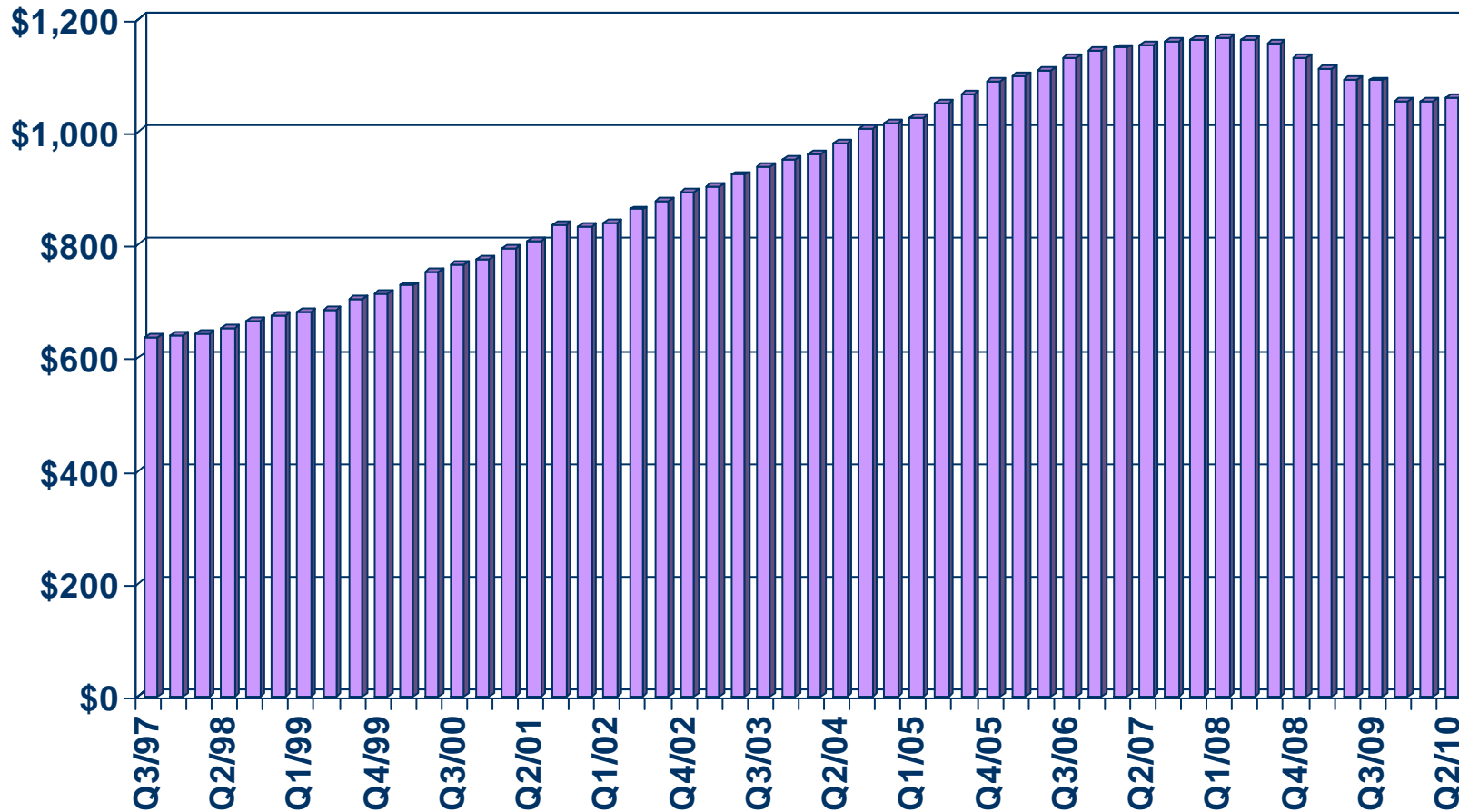


SOURCE: CALIFORNIA ASSOCIATION OF REALTORS®;
Hanley Wood



Asking Rents for Class A&B Apartments

Inland Empire, 2010 Q2: \$1,060 Down 3.0% YTY



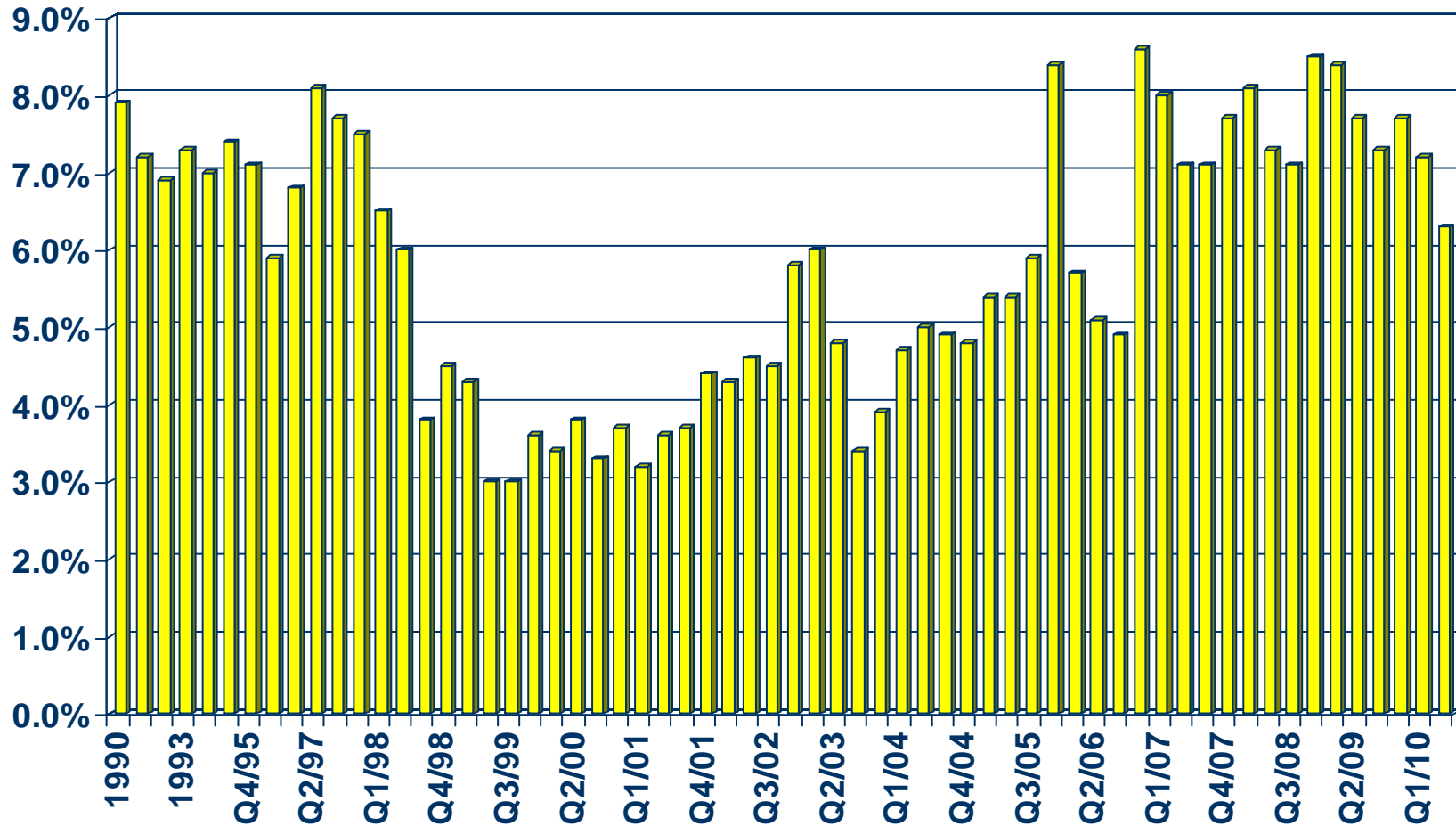
SOURCE: CALIFORNIA ASSOCIATION OF REALTORS®;
REALFACTS



Vacancy Rates for Class A&B Apartments

Inland Empire, 2010 Q2: 6.3%

VACANCY RATE

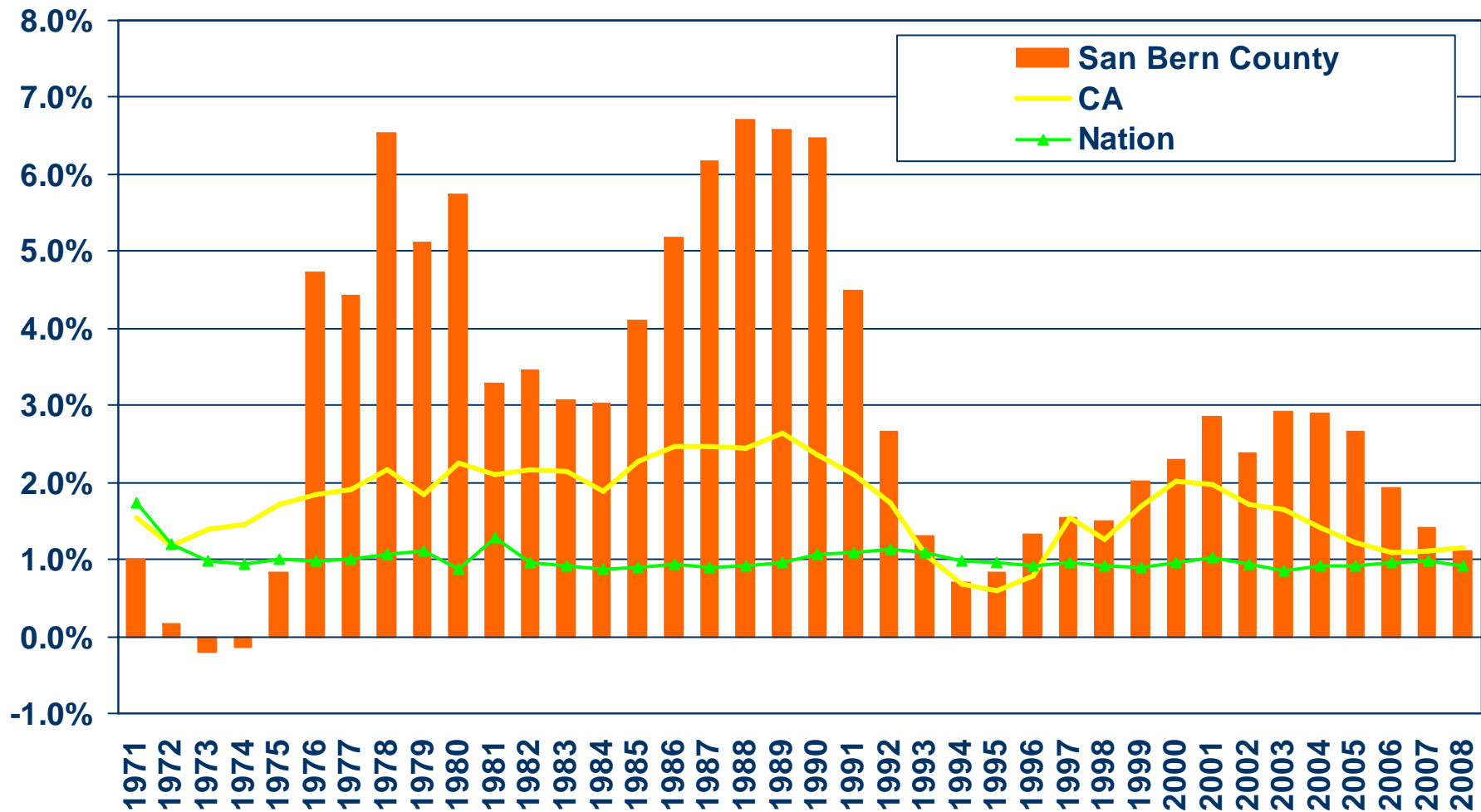


SOURCE: CALIFORNIA ASSOCIATION OF REALTORS®;
REALFACTS



Population Percent Changes

San Bernardino County (1971-2008)



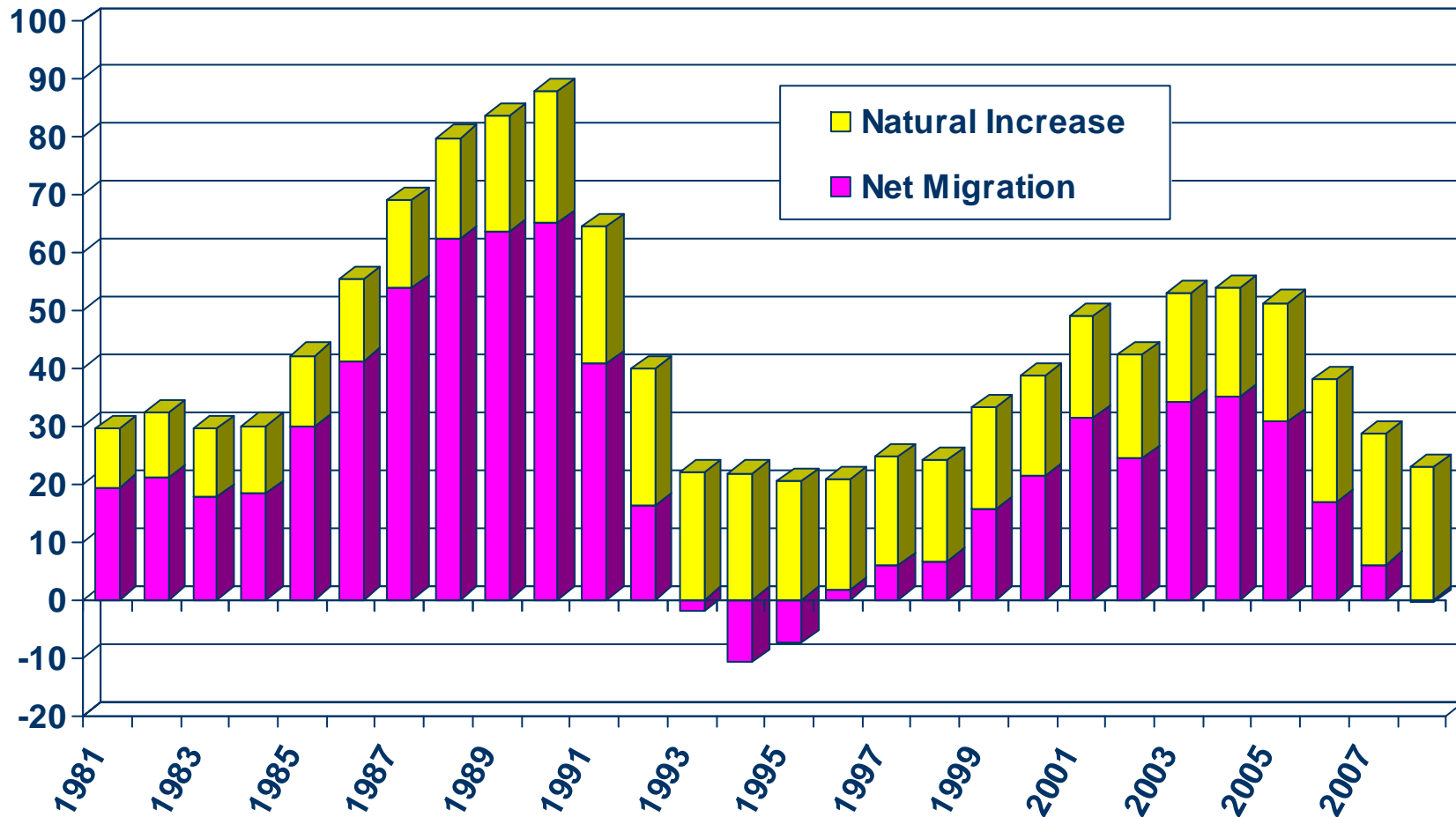
SOURCE: U.S. Census Bureau; California Department of Finance;
CALIFORNIA ASSOCIATION OF REALTORS®



Sources of Population Growth

San Bernardino County (1981-2008)

THOUSANDS

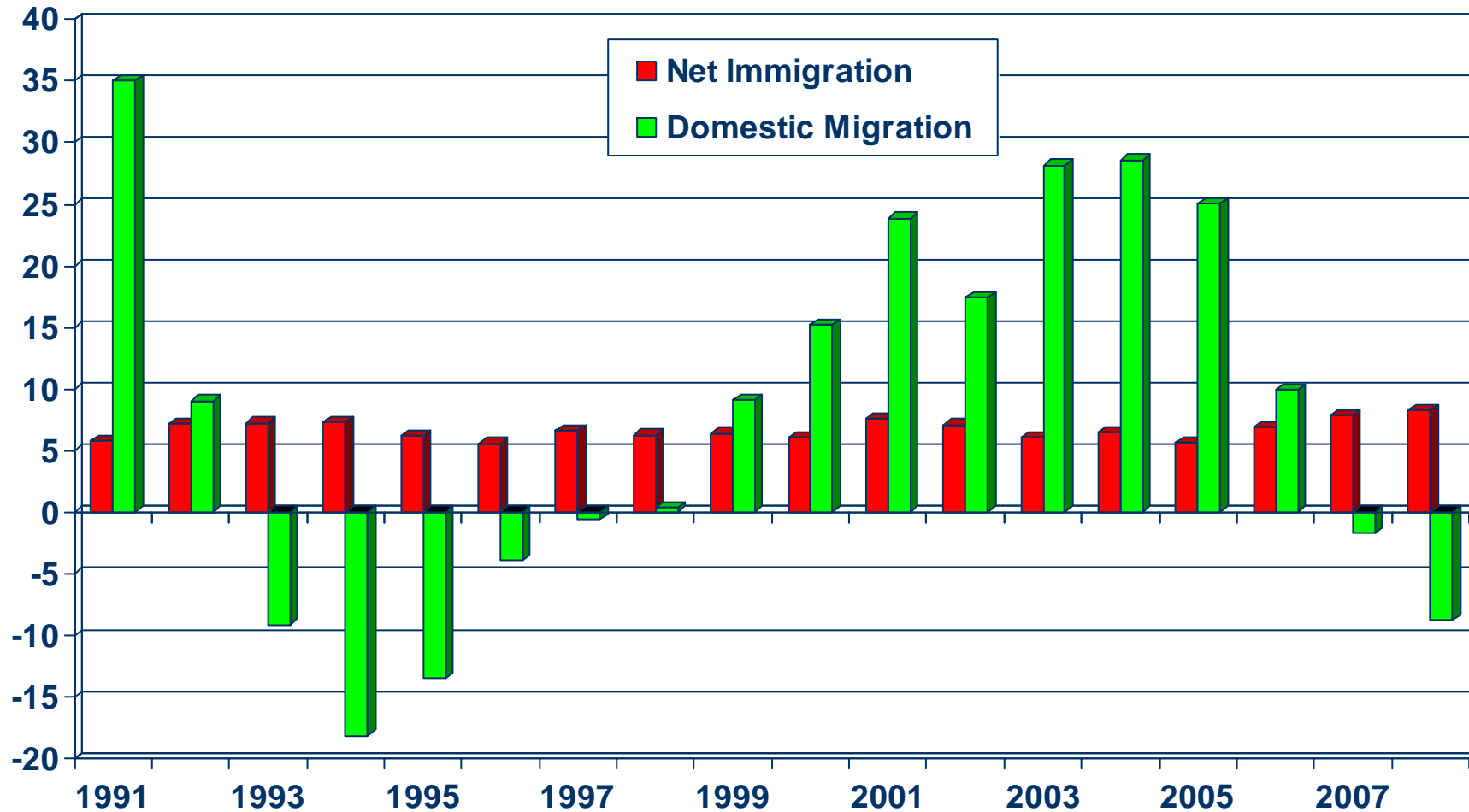


SOURCE: CA Department of Finance

Net Immigration Vs. Domestic Migration

San Bernardino County

THOUSANDS



SOURCE: CA Department of Finance

Household Relocations

San Bernardino County

County	Outflow	Inflow	Net Outflow
Los Angeles County, CA	10,853	15,428	(4,575)
Riverside County, CA	9,914	7,330	2,584
Orange County County, CA	3,067	3,108	(41)
San Diego County, CA	1,693	1,285	408
Clark County, NV	1,255	787	468
Maricopa County, AZ	928	476	452
Mohave County, AZ	427	235	192
Kern County, CA	374	302	72
Harris County, TX	286	129	157
Ventura County, CA	279	248	31
Total-Top 10	29,076	29,328	(252)
All Migration	45,084	40,543	4,541
Total Number of Households			596,852
Top 10 as % of All Households			0.0%
All Net Mig as % of All Households			0.8%

Source: NAR Relocation Report 2008 – IRS Data; Item 187-06071, US Census Bureau



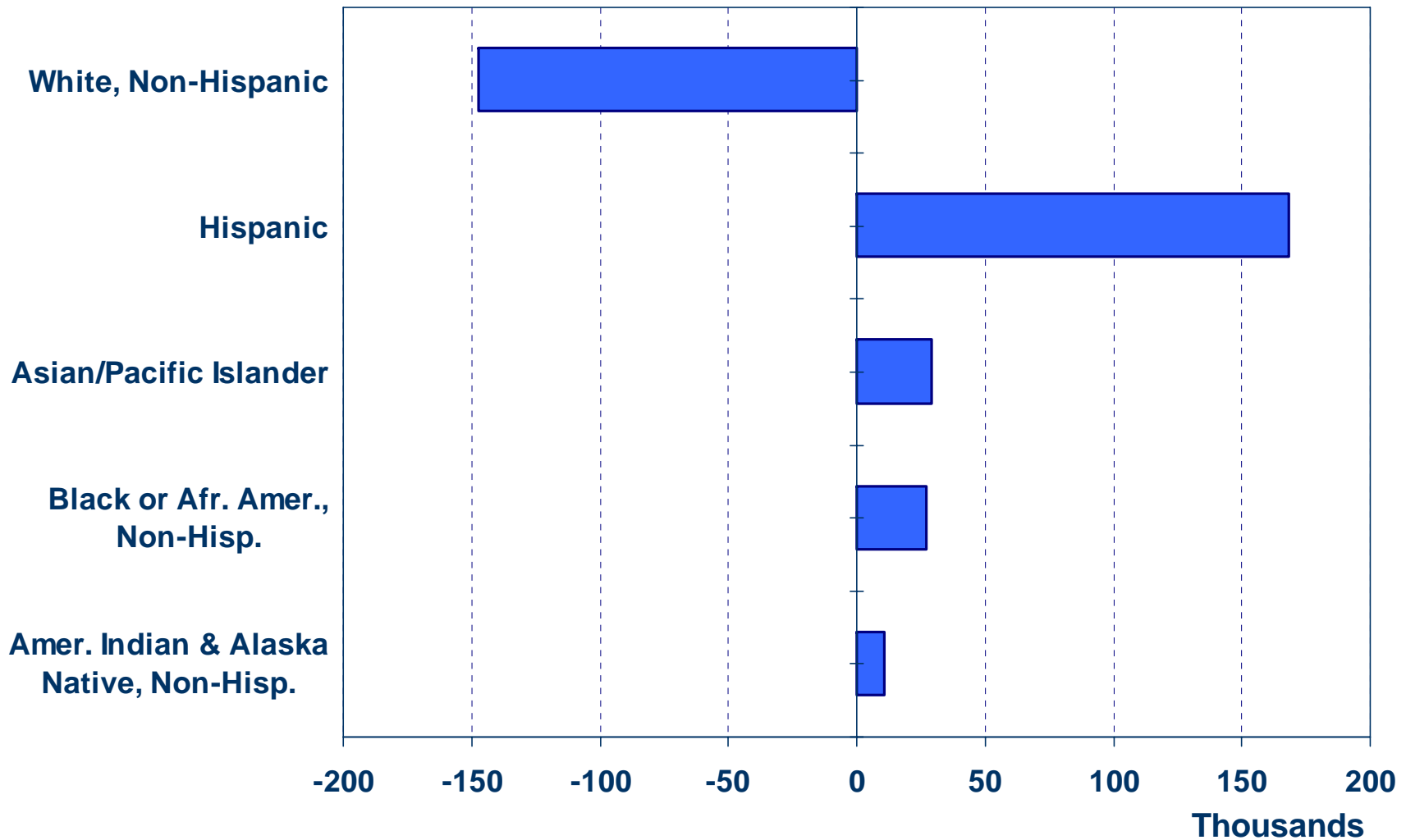
Where are new San Bernardino County households coming from?



- Los Angeles (15,428)
- Riverside (7,330)
- Orange County (3,108)
- San Diego (1,285)
- Clark (787)
- Total incoming for 2008: 40,543
- Total outgoing for 2008: 45,084

Net Immigration by Ethnic Group

San Bernardino County (1990 Census to 2000 Census)

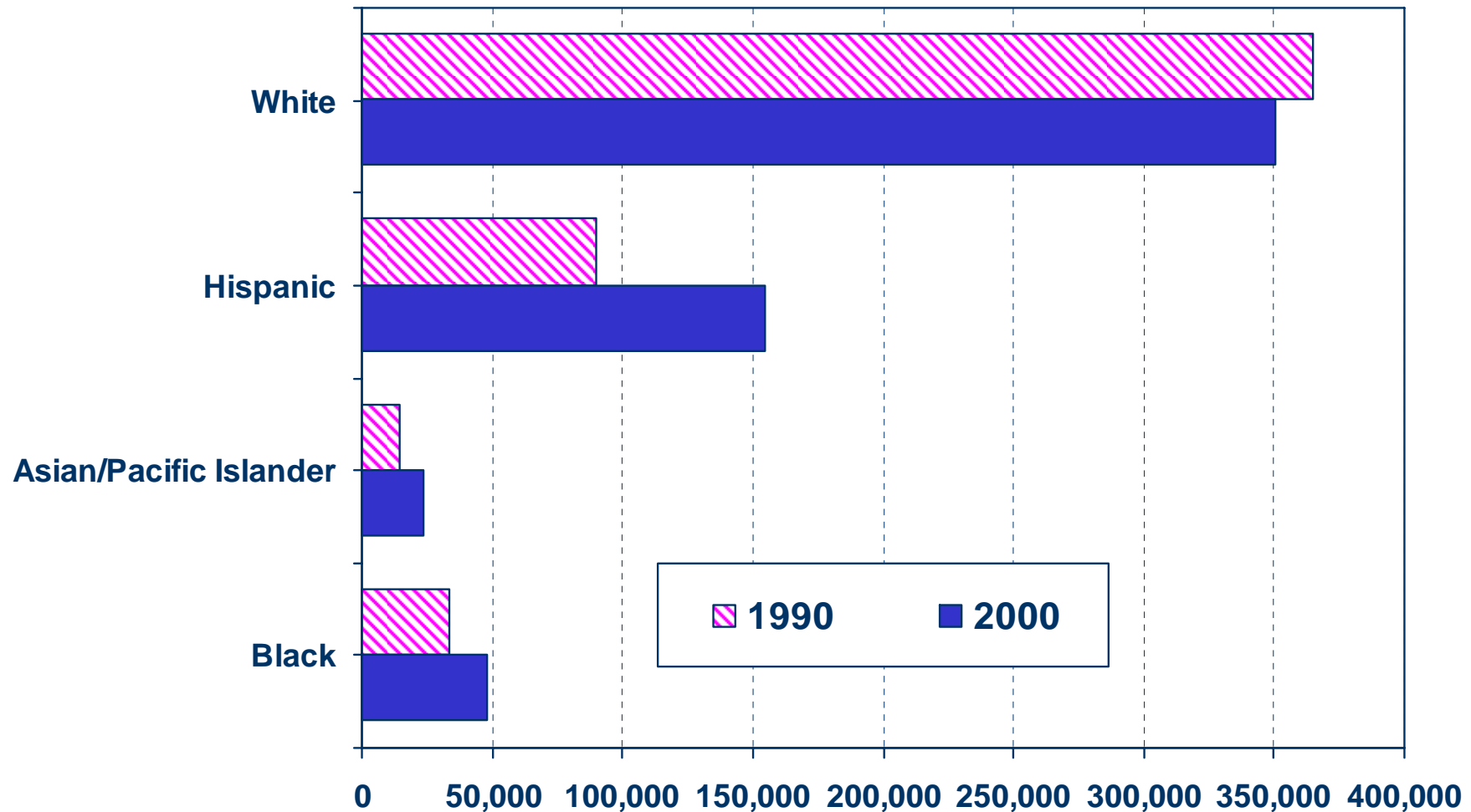


SOURCE: CA Dept. of Finance



Number of Households by Ethnicity

San Bernardino County (1990 Census vs. 2000 Census)

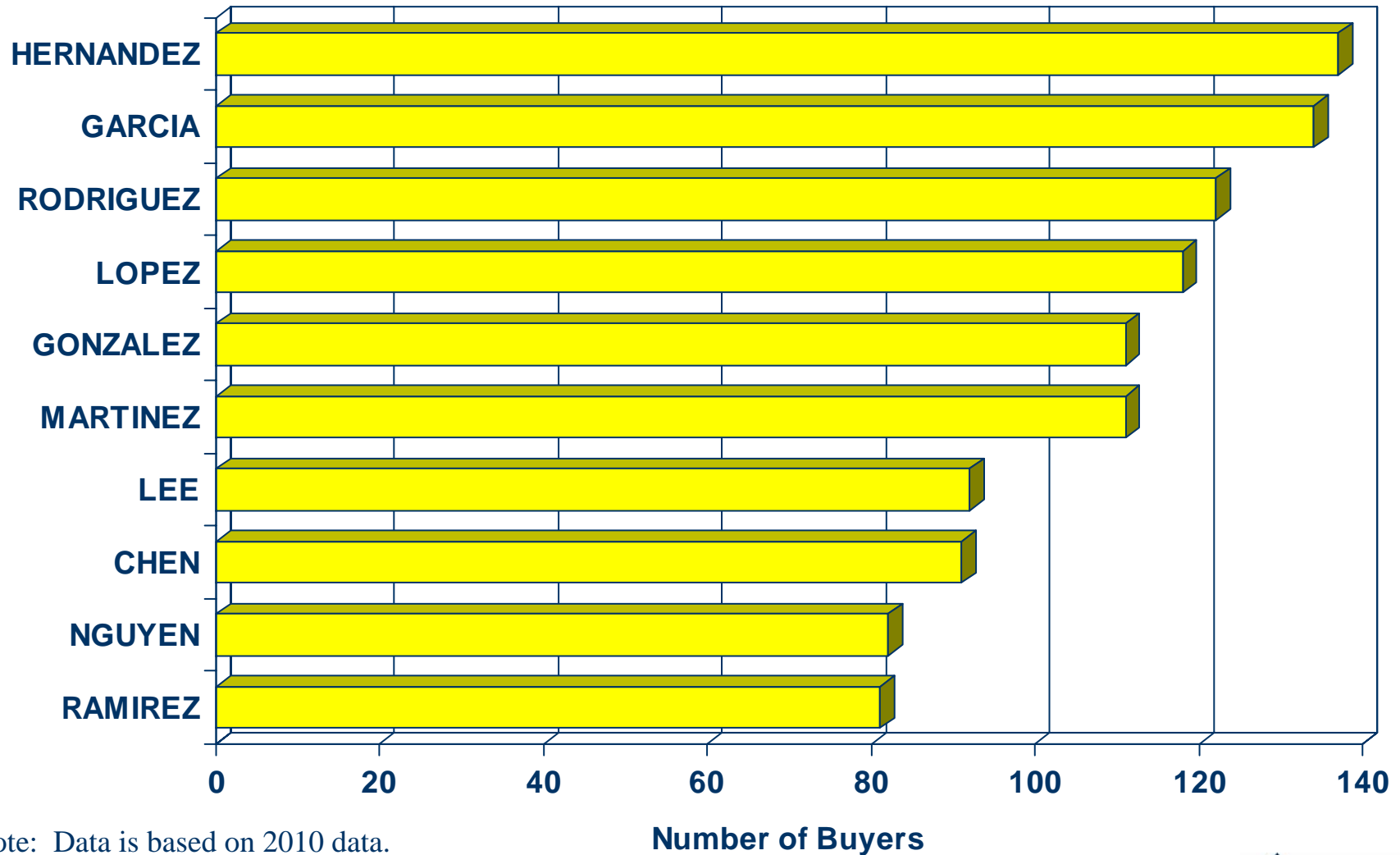


SOURCE: U.S. Census Bureau



Top 10 Home Buyer Surnames

San Bernardino County



Note: Data is based on 2010 data.

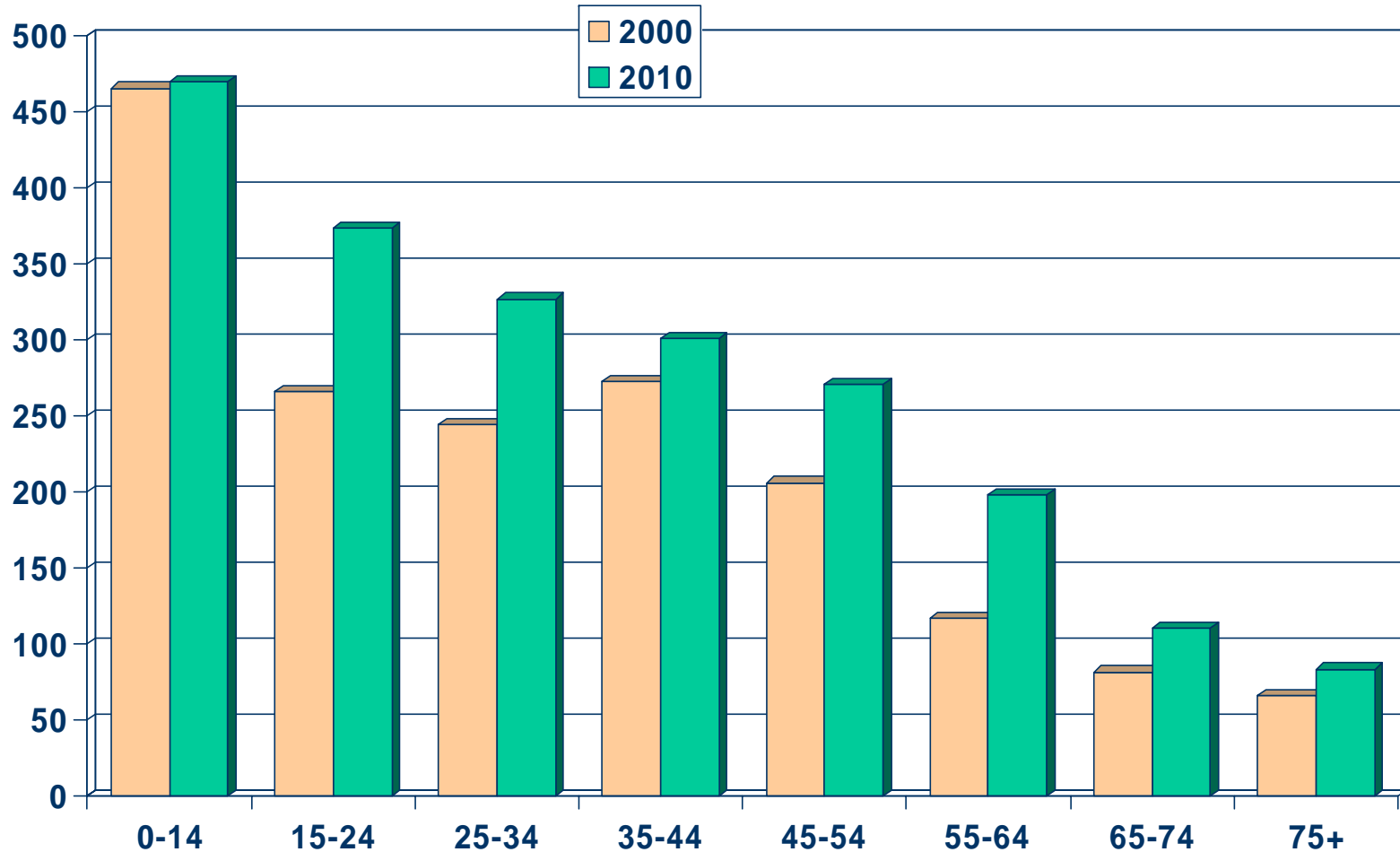
SOURCE: DataQuick Information Systems



Population by Age Group

San Bernardino County (2000-2010)

Thousands

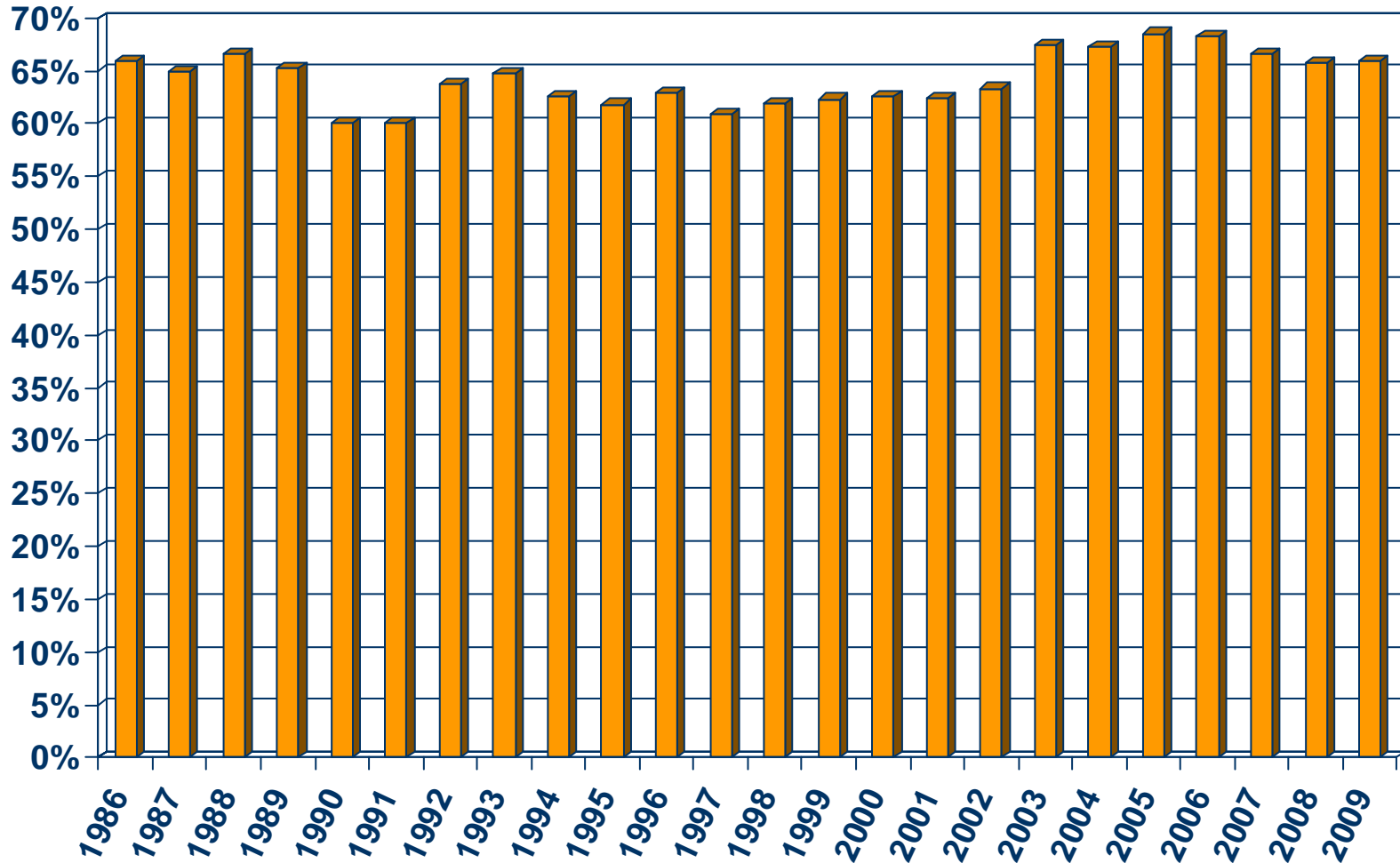


SOURCE: California Department of Finance;
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Homeownership Rates

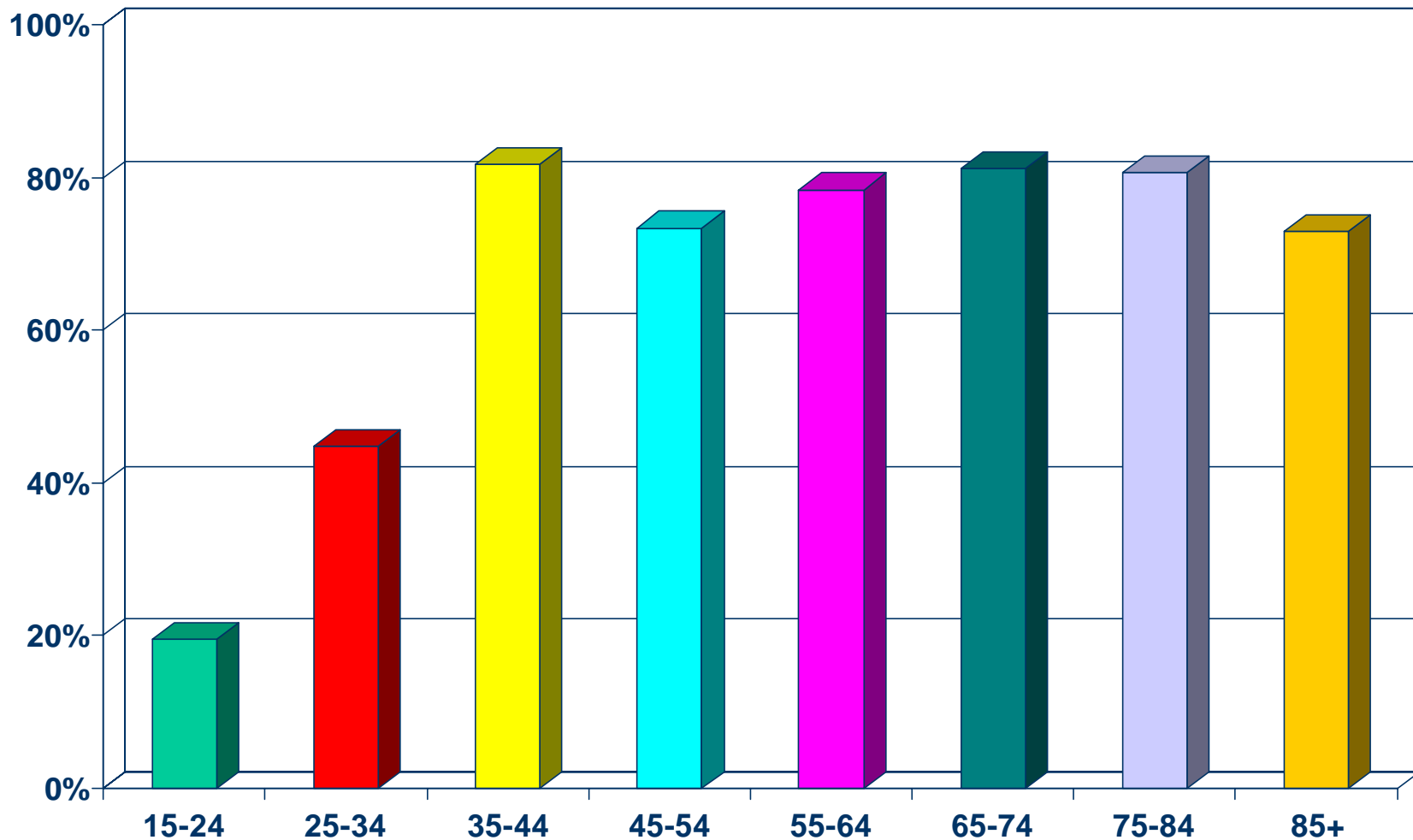
Riverside-San Bernardino Metropolitan Area, 2009: 65.9%



SOURCE: U.S. Census Bureau

Homeownership Rates by Age

San Bernardino County (2000 Census)



SOURCE: California Department of Finance;
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