



CALIFORNIA
ASSOCIATION
OF REALTORS®

Riverside County

Economic Profile

November 2008

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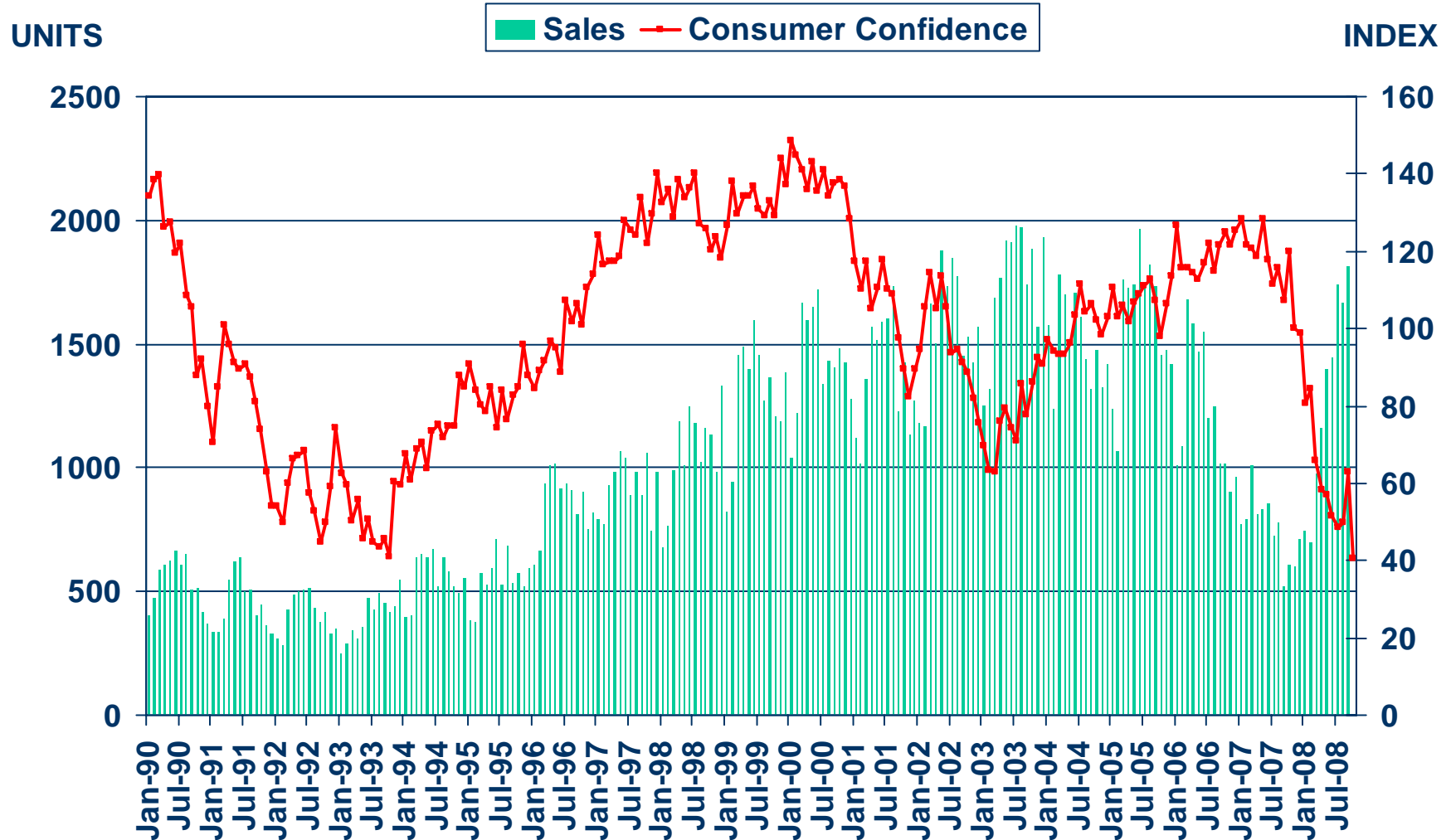
CALIFORNIA ASSOCIATION OF REALTORS®

Riverside County Profile

Characteristic	Statistic	State Rank
2007 Population Estimate	2,061,597	4
% Population Change 1990-2000	32.0%	4
% Population Change 1980-1990	76.48%	1
% White 2007	46.7%	
% Hispanic 2007	40.3%	
% Black 2007	6.3%	
% Asian & Pacific Islander 2007	4.5%	
2007 Per Capita Income	\$24,885	
2007 Median Household Income	\$58,145	
2007 Median Age	31.5	
Land Area Square Miles	7,207	4
2000 Total Establishments	26,565	8
2007 Civilian Employment	977,980	

Sales of Existing Detached Homes and Pacific West Consumer Confidence

Riverside County, September 2008: 1,814 Units, Up 64.0% YTD, Up 246.2% YTY

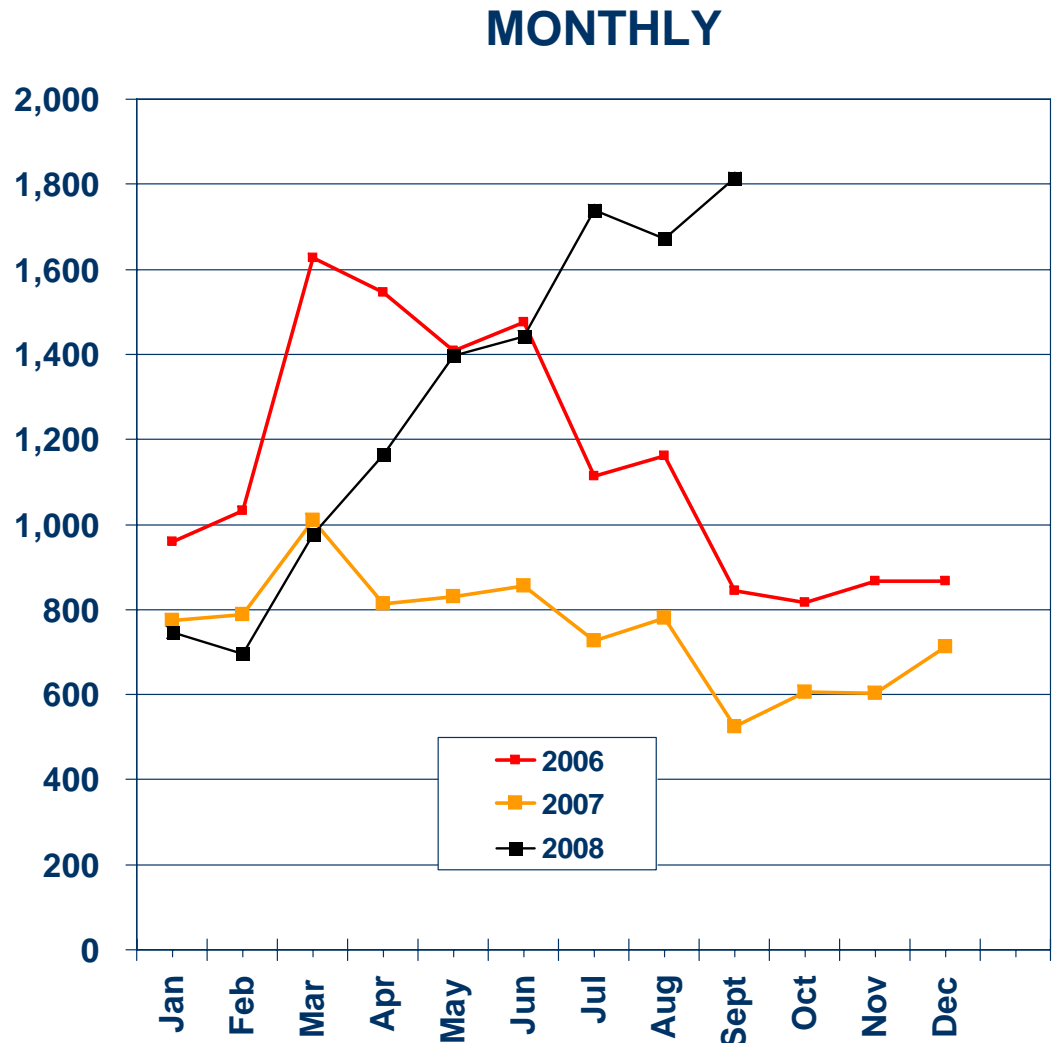
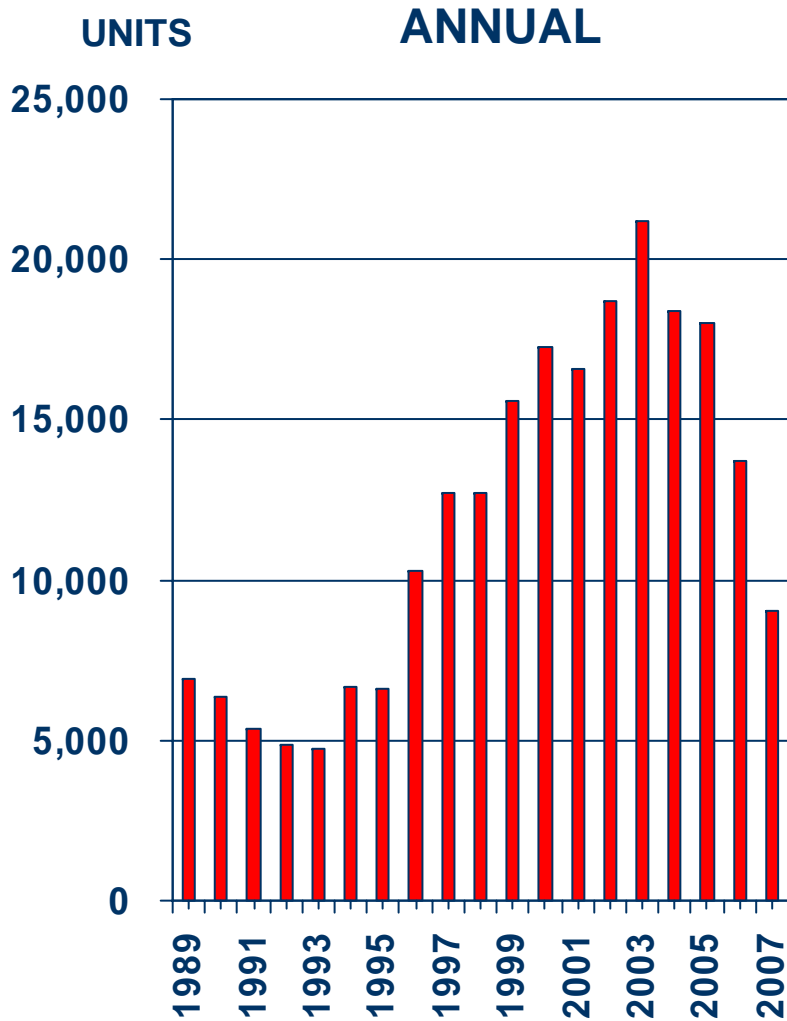


SOURCE: California Association of REALTORS®;
The Conference Board



Sales of Existing Detached Homes

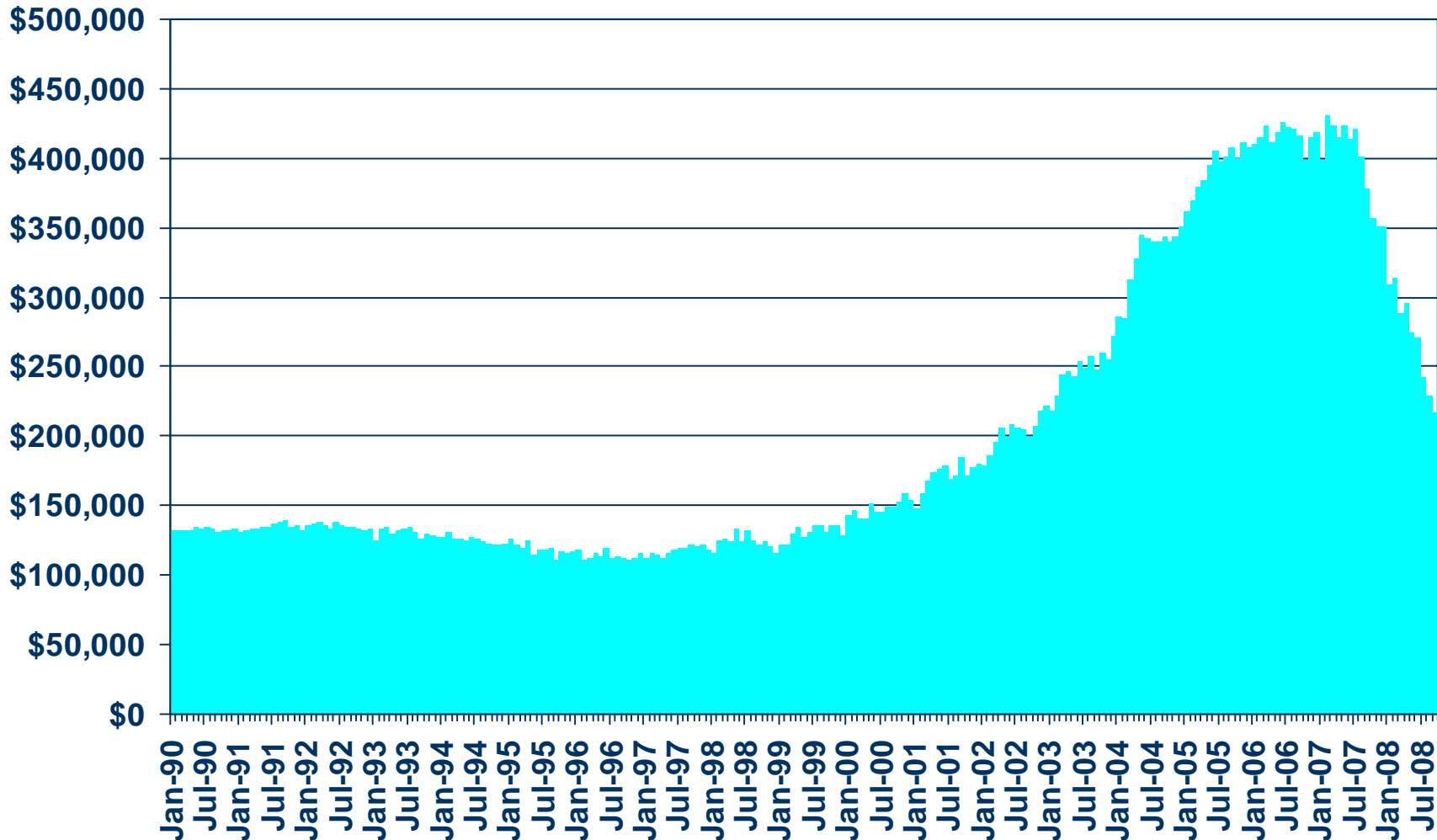
Riverside County, 2007: 9,023 Units, Down 34.2% YTY



SOURCE: California Association of REALTORS®

Median Price of Existing Detached Homes

Riverside County, September 2008: \$216,840, Down 42.7% YTY



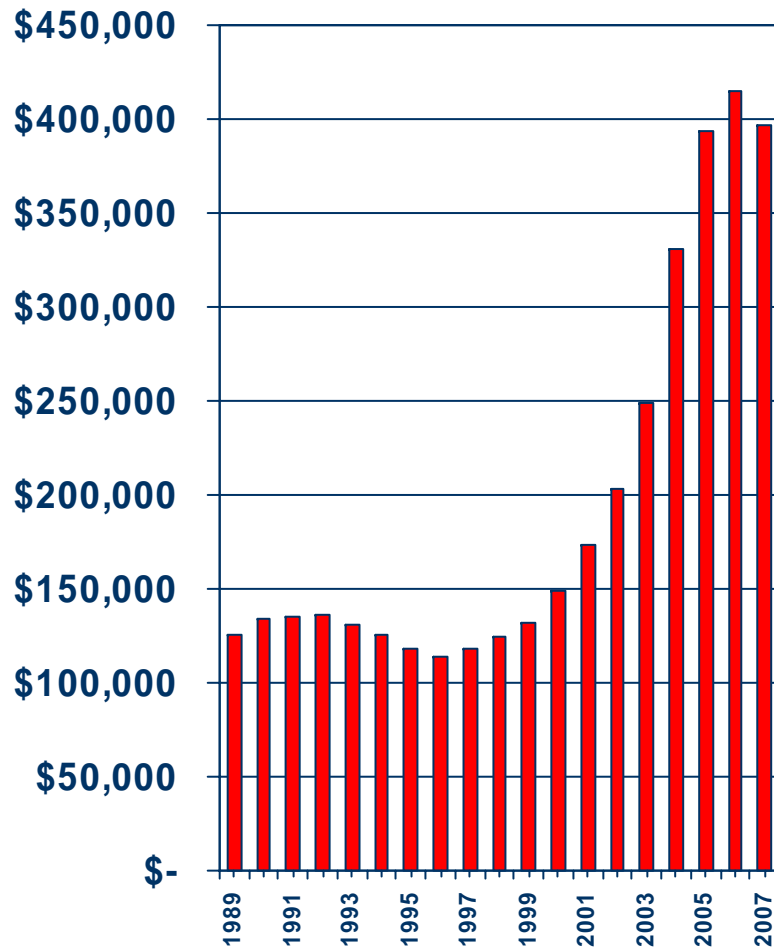
SOURCE: California Association of REALTORS®



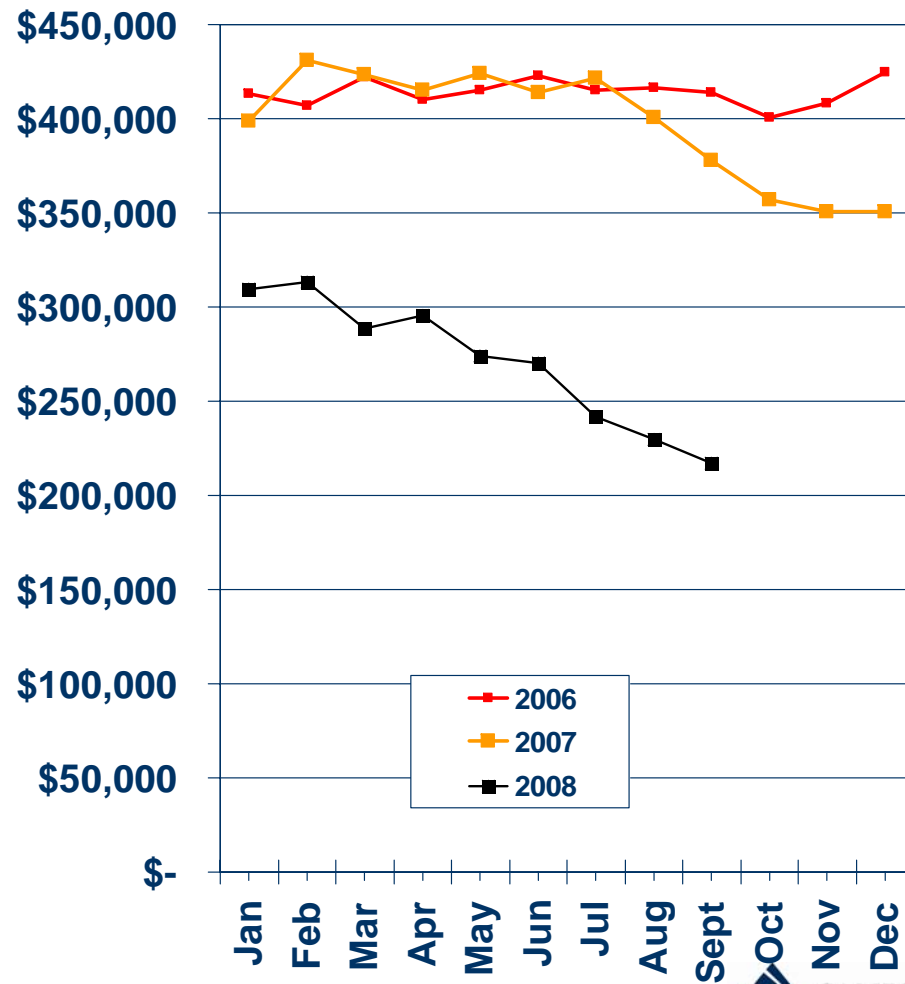
Median Price Annual Comparison

Riverside County, 2007: \$396,481, Down 4.5% YTY

ANNUAL



MONTHLY



SOURCE: California Association of REALTORS®

Median Home Sales Price

Riverside County

	Sep-08	Sep-07	Yearly % Change
Riverside County	\$237,000	\$380,000	-37.6%
Banning	\$137,500	\$265,000	-48.1%
Beaumont	\$257,500	\$333,000	-22.7%
Cathedral City	\$200,000	\$290,000	-31.0%
Corona	\$355,000	\$501,500	-29.2%
Desert Hot Springs	\$130,000	\$259,000	-49.8%
Hemet	\$145,000	\$289,000	-49.8%
Indio	\$242,250	\$354,500	-31.7%
La Quinta	\$303,750	\$445,000	-31.7%
Lake Elsinore	\$225,500	\$383,250	-41.2%
Menifee	\$245,000	\$351,750	-30.3%
Mira Loma	\$330,500	\$413,500	-20.1%
Moreno Valley	\$175,000	\$334,250	-47.6%
Murrieta	\$280,000	\$405,000	-30.9%
Norco	\$384,000	\$615,000	-37.6%
Palm Desert	\$309,500	\$362,500	-14.6%
Palm Springs	\$276,000	\$341,000	-19.1%
Perris	\$171,000	\$324,000	-47.2%

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

Riverside County

	Sep-08	Sep-07	Yearly % Change
Rancho Mirage	\$475,000	\$691,000	-31.3%
Riverside	\$240,000	\$399,500	-39.9%
San Jacinto	\$175,000	\$312,000	-43.9%
Sun City	\$209,500	\$318,000	-34.1%
Temecula	\$285,000	\$414,000	-31.2%
Wildomar	\$296,000	\$381,000	-22.3%
Winchester	\$275,000	\$390,000	-29.5%

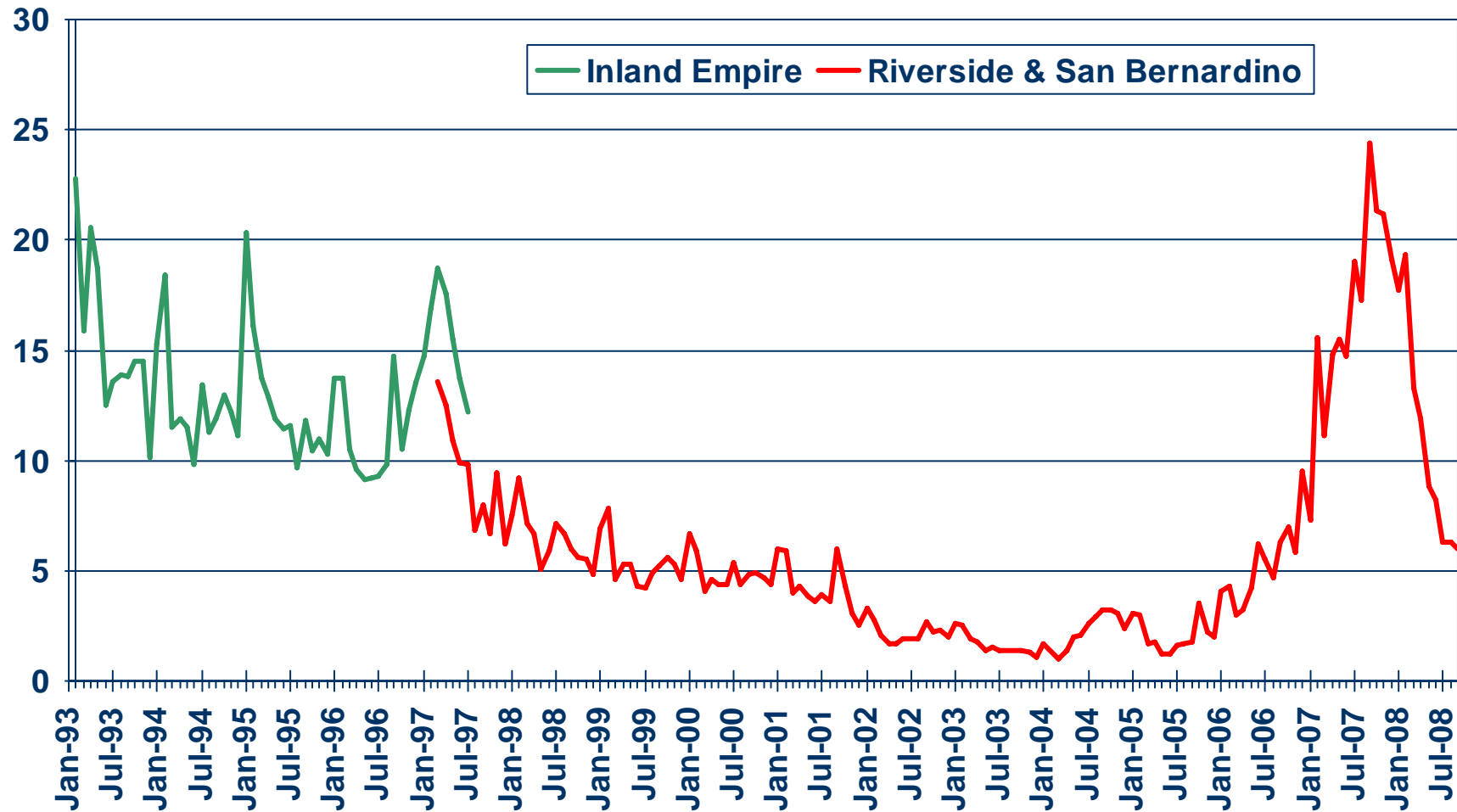
SOURCE: C.A.R.; DataQuick Information Systems. The price statistics are derived from all types of home sales -- new and existing, condos and single-family.



Unsold Inventory Index

Riverside and San Bernardino Counties, September 2008: 6.0 Months

MONTHS

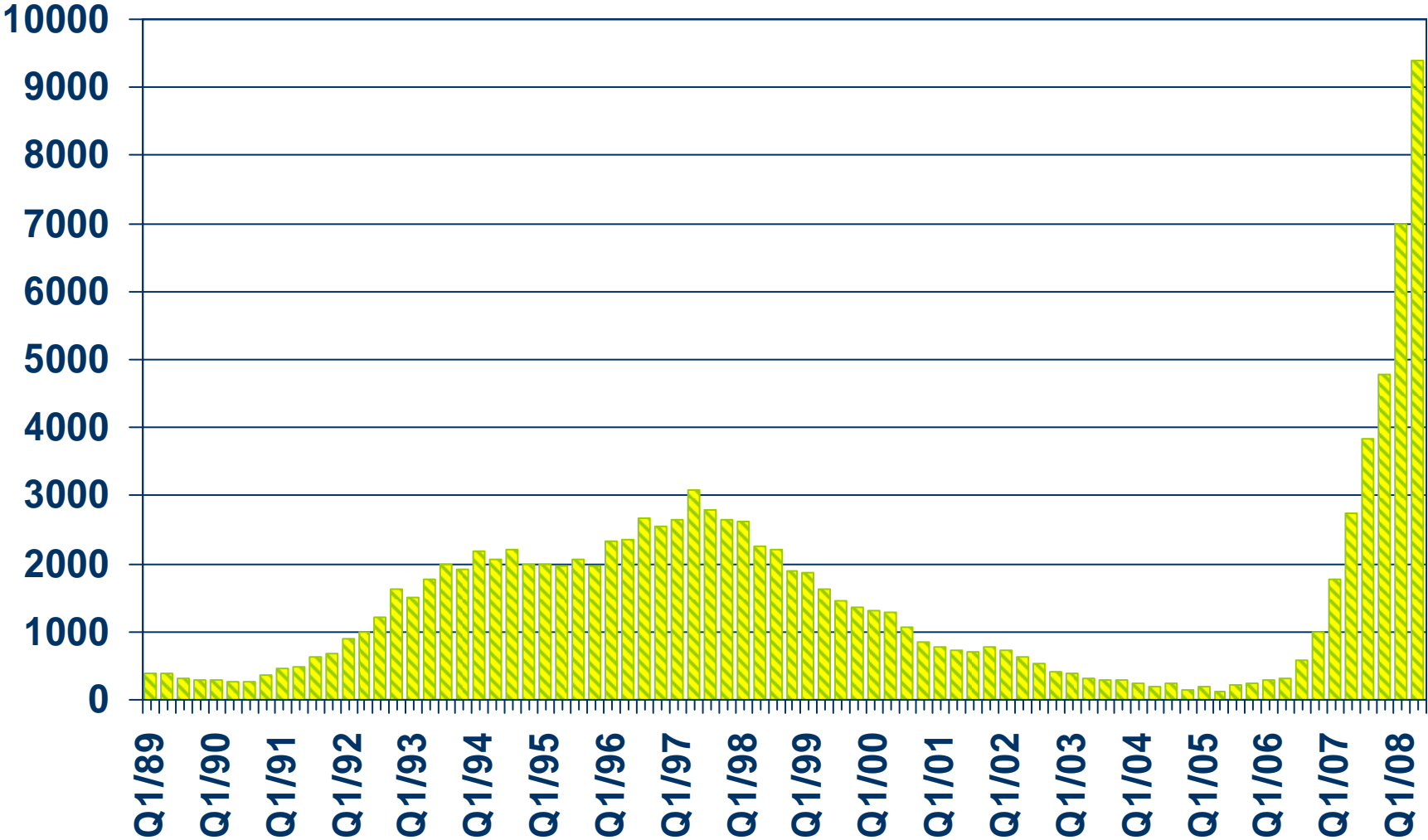


SOURCE: California Association of REALTORS®



Foreclosures

Riverside County

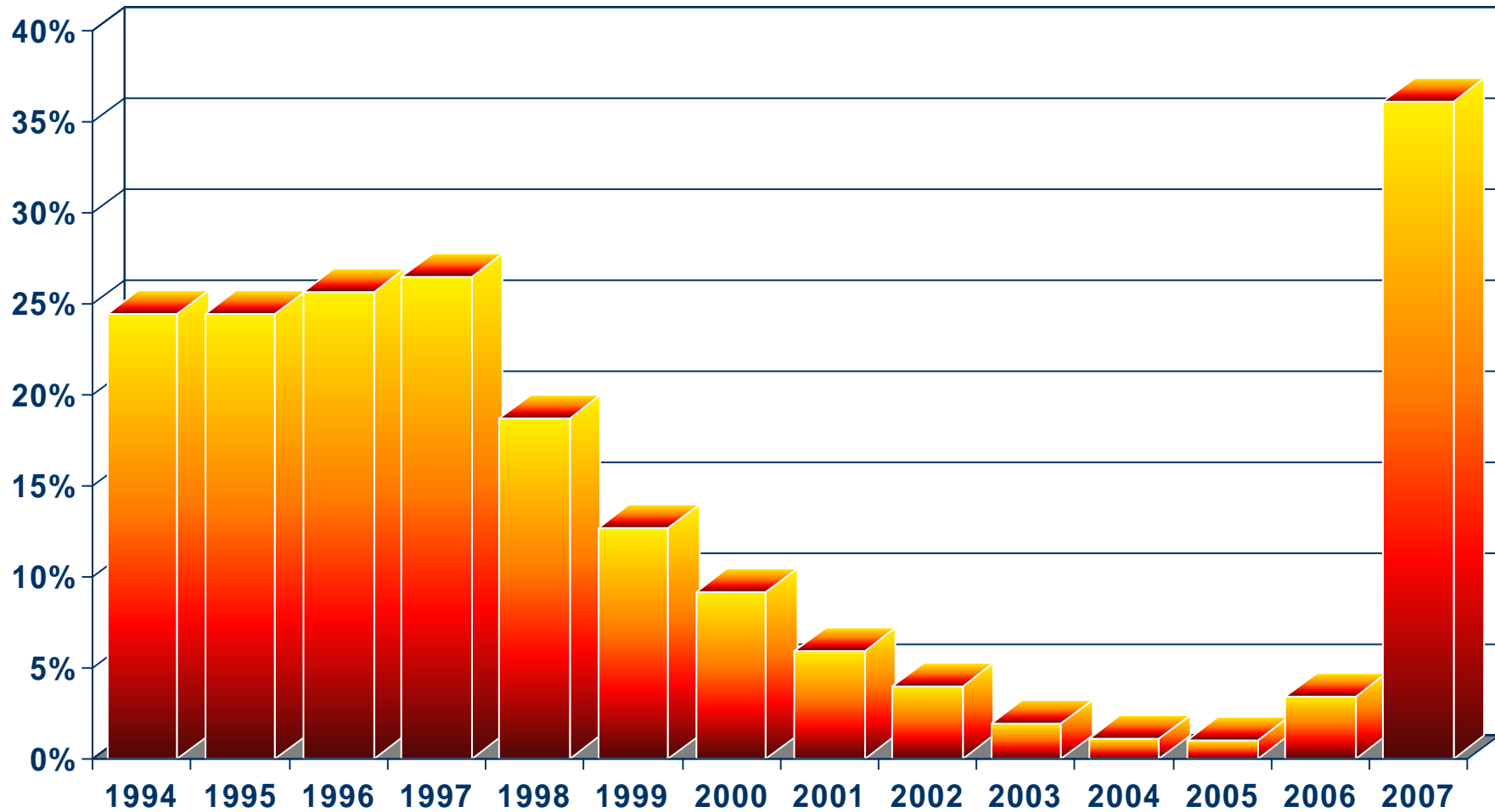


SOURCE: Real Estate Research Council



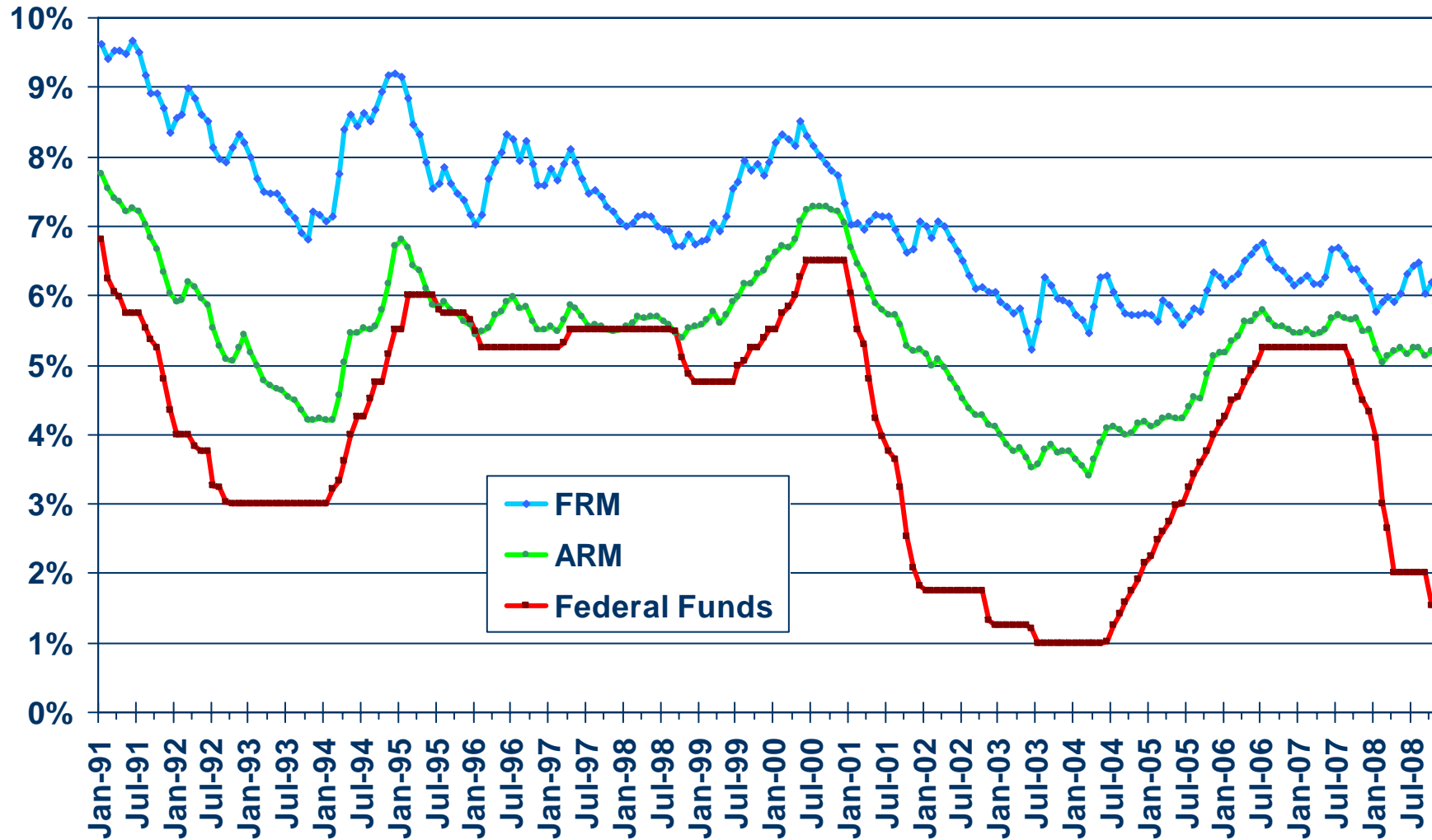
Proportion of Foreclosures in Housing Transfers

Riverside County



SOURCE: Real Estate Research Council

Mortgage Rates

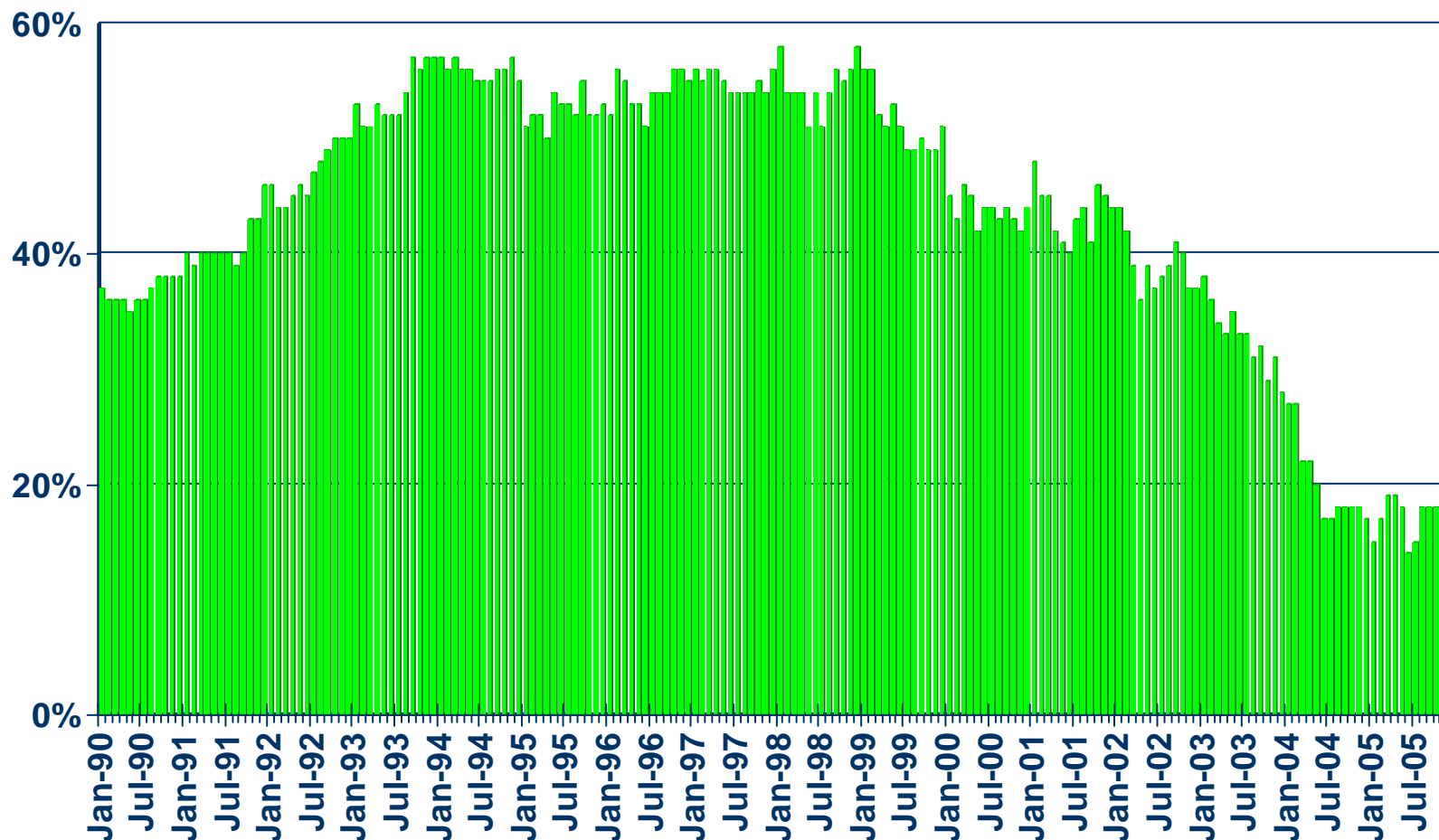


SOURCE: Federal Home Loan Mortgage Corporation

Housing Affordability Index

Riverside County, December 2005: 16%

% OF HOUSEHOLDS THAT CAN BUY

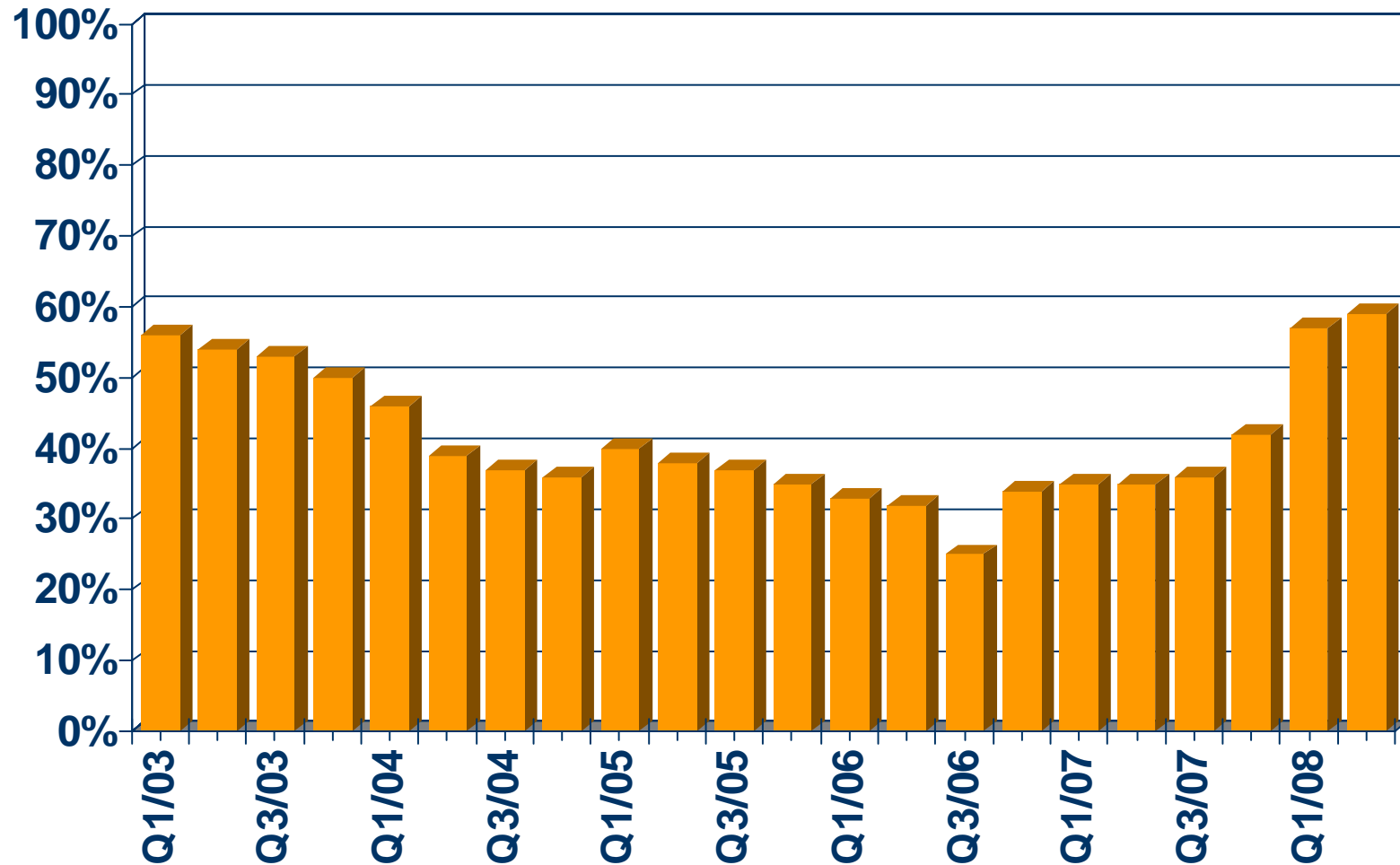


SOURCE: California Association of REALTORS®



First-time Buyer Housing Affordability Index

Riverside County, 2nd Quarter 2008: 59%



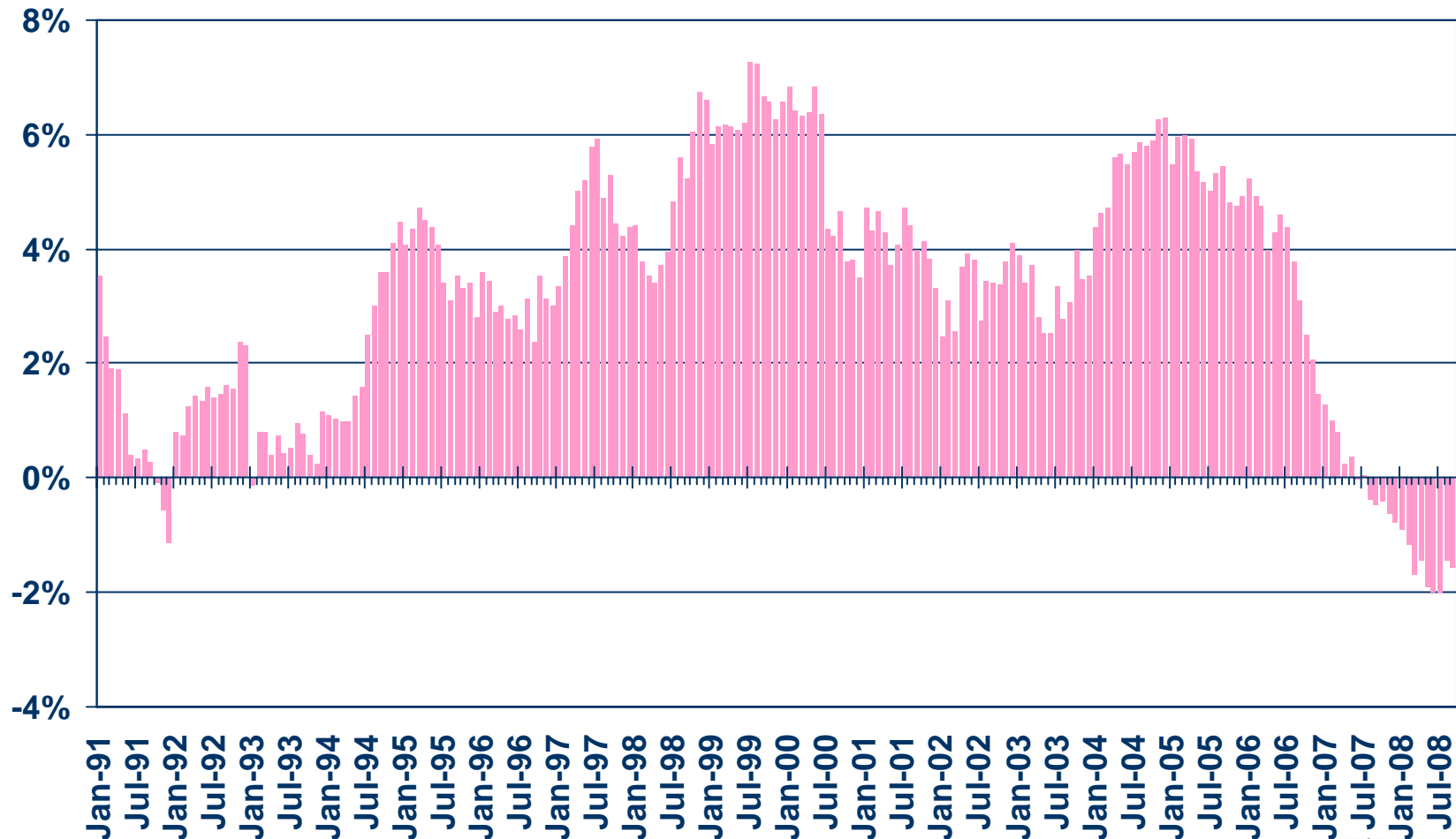
SOURCE: California Association of REALTORS®



Nonfarm Employment

Riverside/San Bernardino Metropolitan Area, Sept. 2008: Down 1.6% YTY

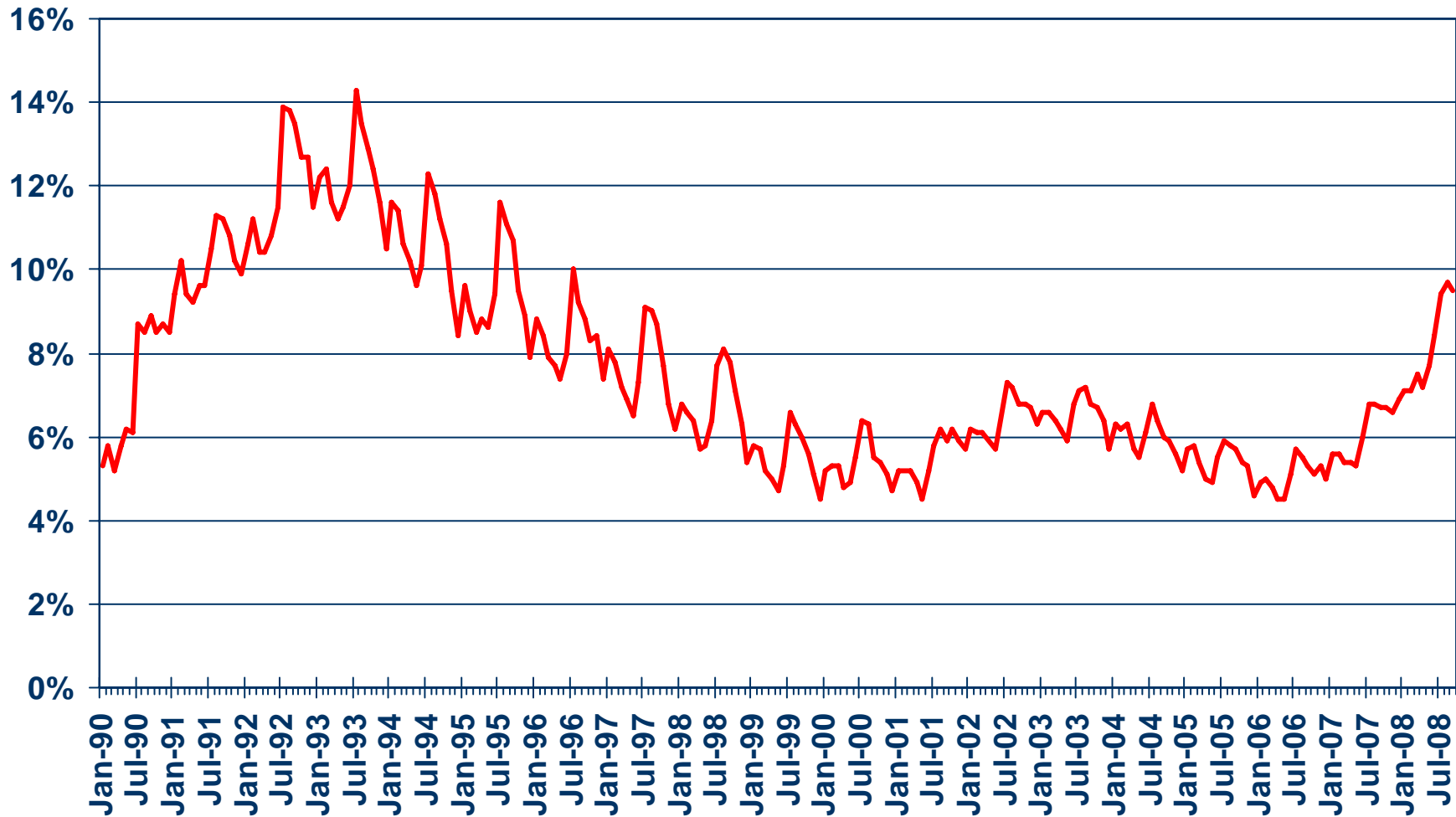
Y-T-Y PERCENT CHANGE



SOURCE: CA Employment Development Division

Unemployment Rate

Riverside County, September 2008: 9.5%



SOURCE: CA Employment Development Division



Unemployment Rate

Riverside County -- September 2008

Area Name	Labor Force	Rate
Riverside County	929,000	9.5%
Banning city	11,800	11.0%
Beaumont city	6,900	11.7%
Bermuda Dunes CDP	4,400	4.1%
Blythe city	7,100	11.4%
Cabazon CDP	1,200	23.7%
Calimesa city	4,400	10.1%
Canyon Lake city	6,600	5.4%
Cathedral City city	26,600	9.3%
Cherry Valley CDP	3,400	7.9%
Coachella city	12,200	15.3%
Corona city	86,200	7.0%
Desert Hot Springs city	9,400	12.9%
East Hemet CDP	8,900	10.4%
El Cerrito CDP	3,000	10.1%
Glen Avon CDP	8,600	10.2%
Hemet city	26,900	12.1%

CCD Census County Division
CDP Census Designated Place

SOURCE: CA Employment Development Department



Unemployment Rate – Cont.

Riverside County -- September 2008

Area Name	Labor Force	Rate
Riverside County	929,000	9.5%
Highgrove CDP	2,000	11.7%
Home Gardens CDP	5,800	10.1%
Homeland CDP	1,500	18.1%
Idyllwild Pine Cove CDP	2,600	12.1%
Indian Wells city	1,800	3.3%
Indio city	27,700	10.4%
La Quinta city	15,200	4.9%
Lake Elsinore city	17,500	9.2%
Lakeland Village CDP	3,300	14.7%
Lakeview CDP	1,000	10.8%
March AFB CDP	200	4.8%
Mecca CDP	3,400	18.6%
Mira Loma CDP	10,700	9.0%
Moreno Valley city	88,700	11.1%
Murrieta city	28,100	6.2%
Murrieta Hot Springs CDP	1,500	19.9%

CCD Census County Division
CDP Census Designated Place

SOURCE: CA Employment Development Department



Unemployment Rate – Cont.

Riverside County -- September 2008

Area Name	Labor Force	Rate
Riverside County	929,000	9.5%
Norco city	14,000	7.7%
Nuevo CDP	2,500	7.5%
Palm Desert city	25,800	5.6%
Palm Springs city	26,900	7.4%
Pedley CDP	7,500	6.3%
Perris city	19,600	15.0%
Quail Valley CDP	1,000	14.9%
Rancho Mirage city	6,600	8.4%
Riverside city	163,400	9.6%
Romoland CDP	1,500	14.8%
Rubidoux CDP	17,200	13.4%
San Jacinto city	12,400	14.6%
Sedco Hills CDP	1,500	9.3%
Sun City CDP	6,500	11.0%
Sunnyslope CDP	2,500	8.1%
Temecula city	37,700	6.4%

CCD Census County Division
CDP Census Designated Place

SOURCE: CA Employment Development Department



Unemployment Rate – *Cont.*

Riverside County -- September 2008

Area Name	Labor Force	Rate
Riverside County	929,000	9.5%
Thousand Palms CDP	2,600	6.1%
Valle Vista CDP	5,600	9.7%
Wildomar CDP	8,200	7.8%
Winchester CDP	1,500	13.5%
Woodcrest CDP	5,900	5.8%

CCD Census County Division
CDP Census Designated Place

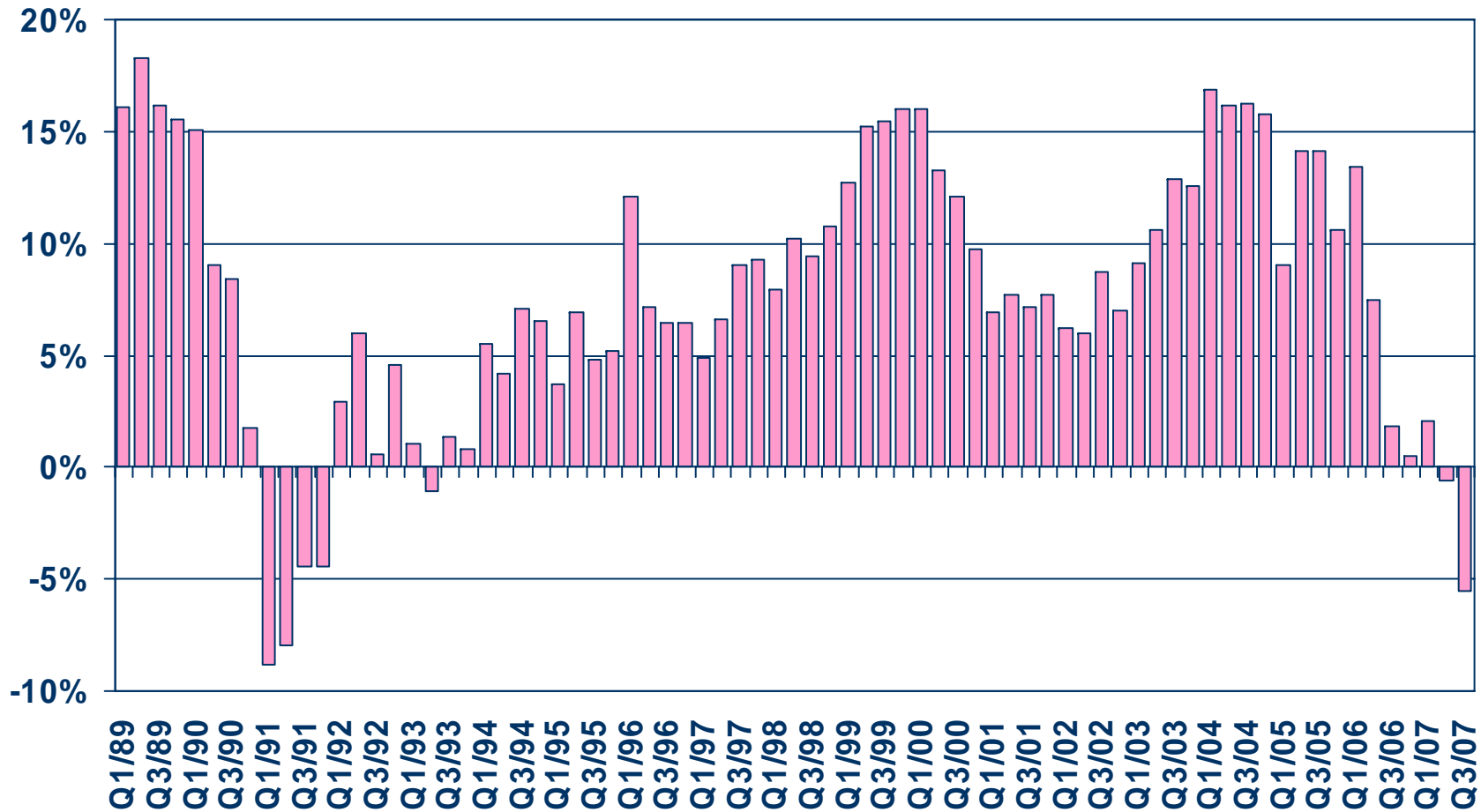
SOURCE: CA Employment Development Department



Taxable Sales

Riverside County

ANNUAL PERCENT CHANGE

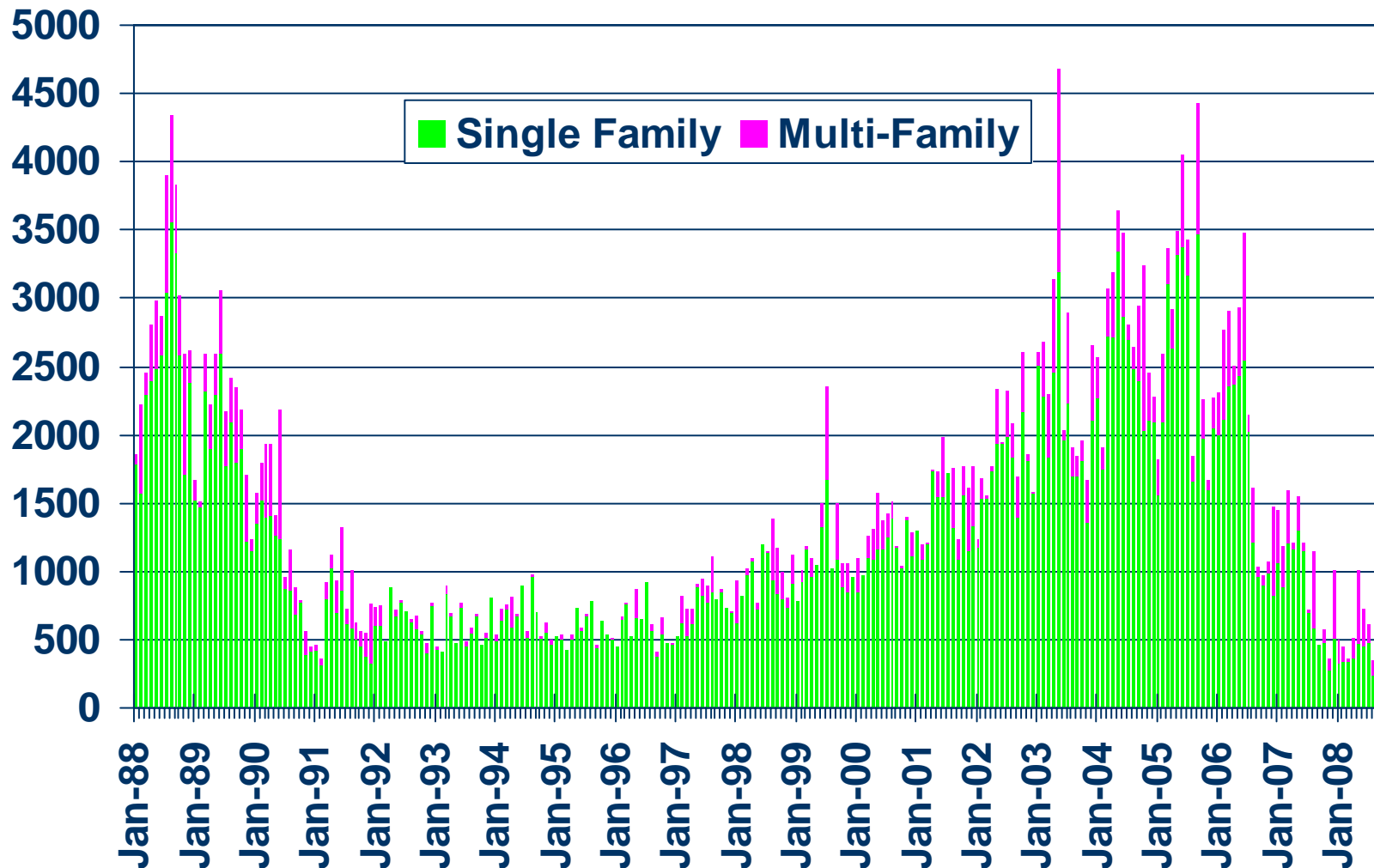


SOURCE: CA State Board of Equalization



New Housing Permits

Riverside County, September 2008: 356 Units, Down 53.6% Y-T-D

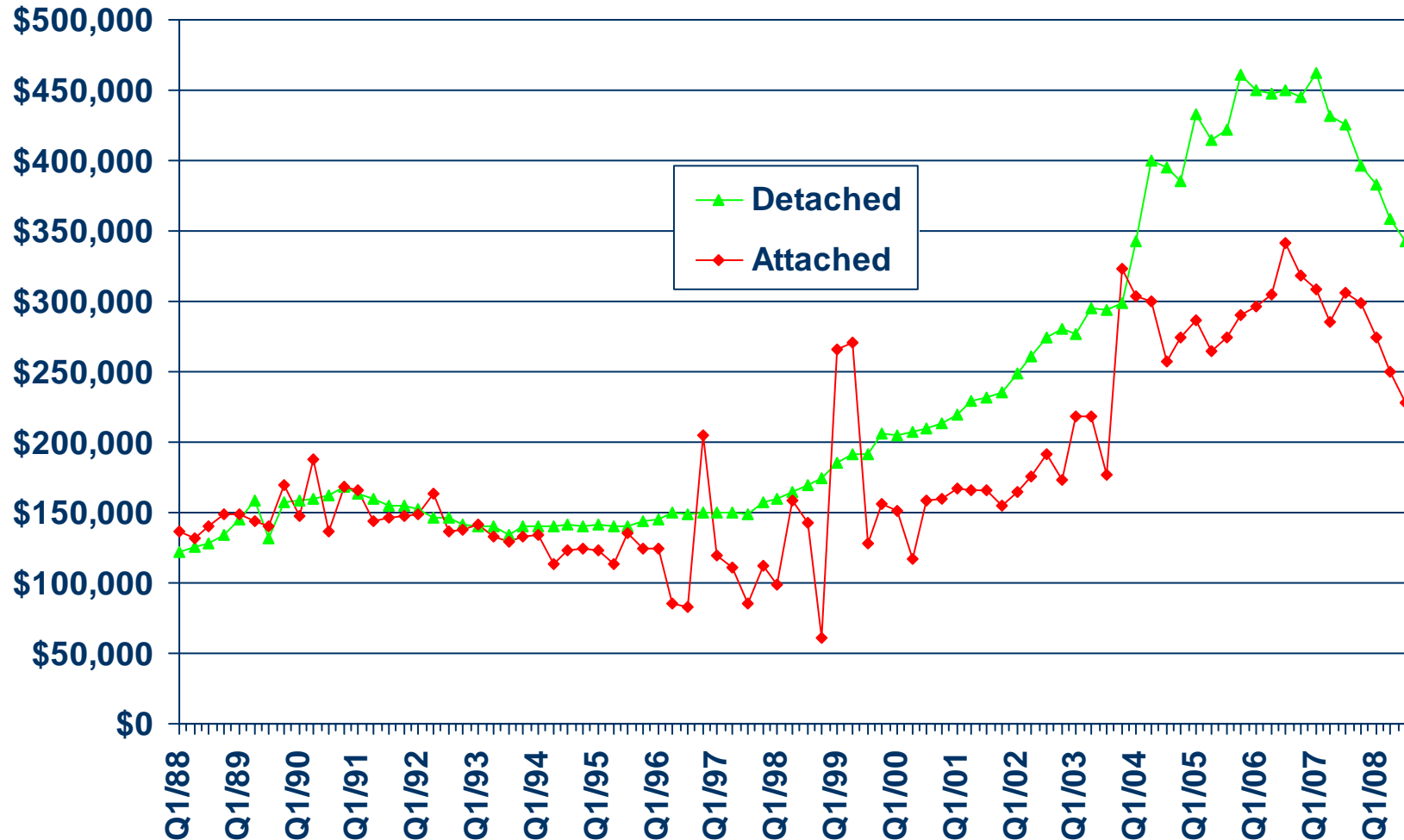


SOURCE: Construction Industry Research Board



Median Price for New Homes

Riverside County 3Q08 Detached: \$342,990, Attached: \$227,750

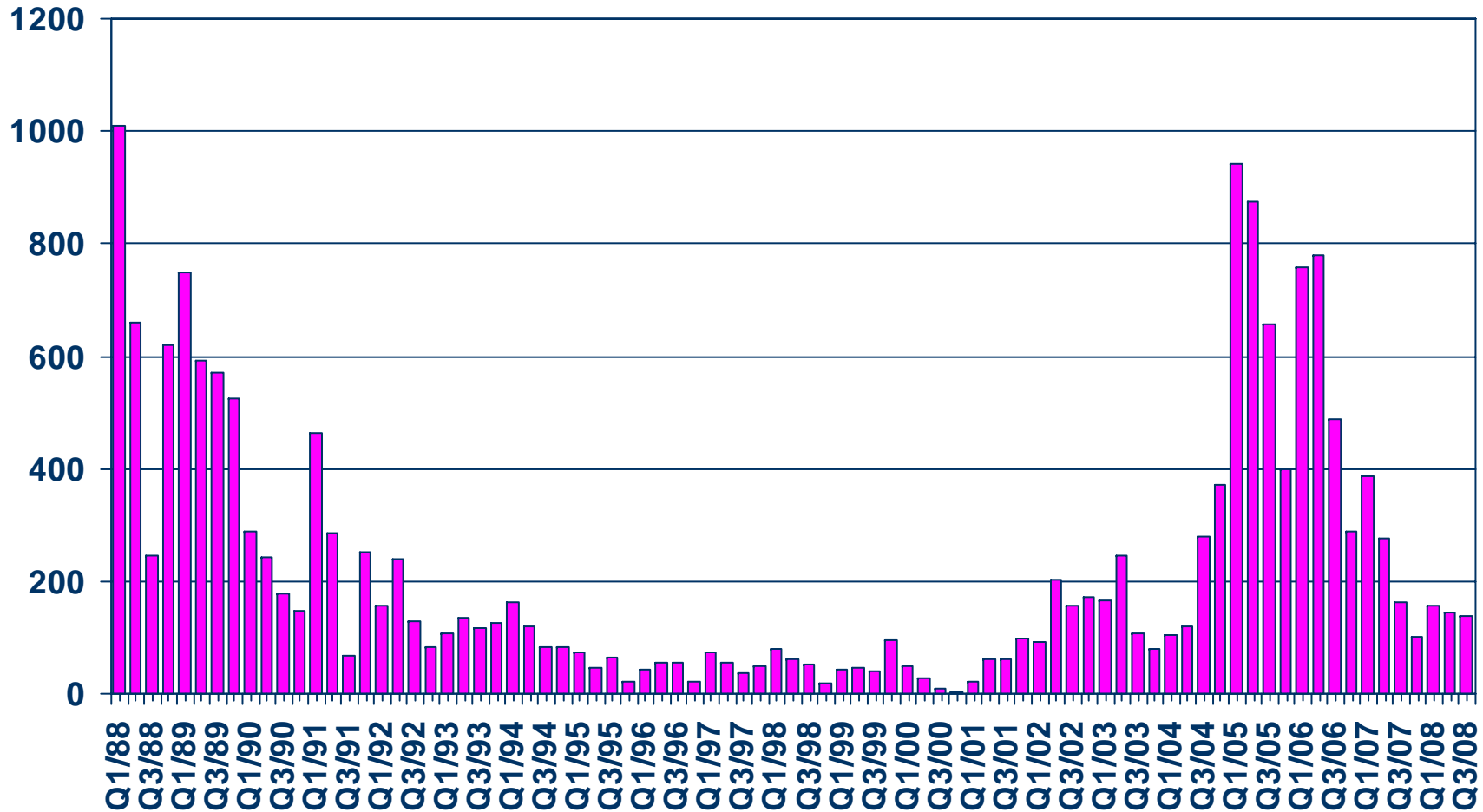


SOURCE: California Association of REALTORS®;
Hanley Wood



New Home Sales

Riverside County (Attached), 2008 Q3 Sales: 138 Units

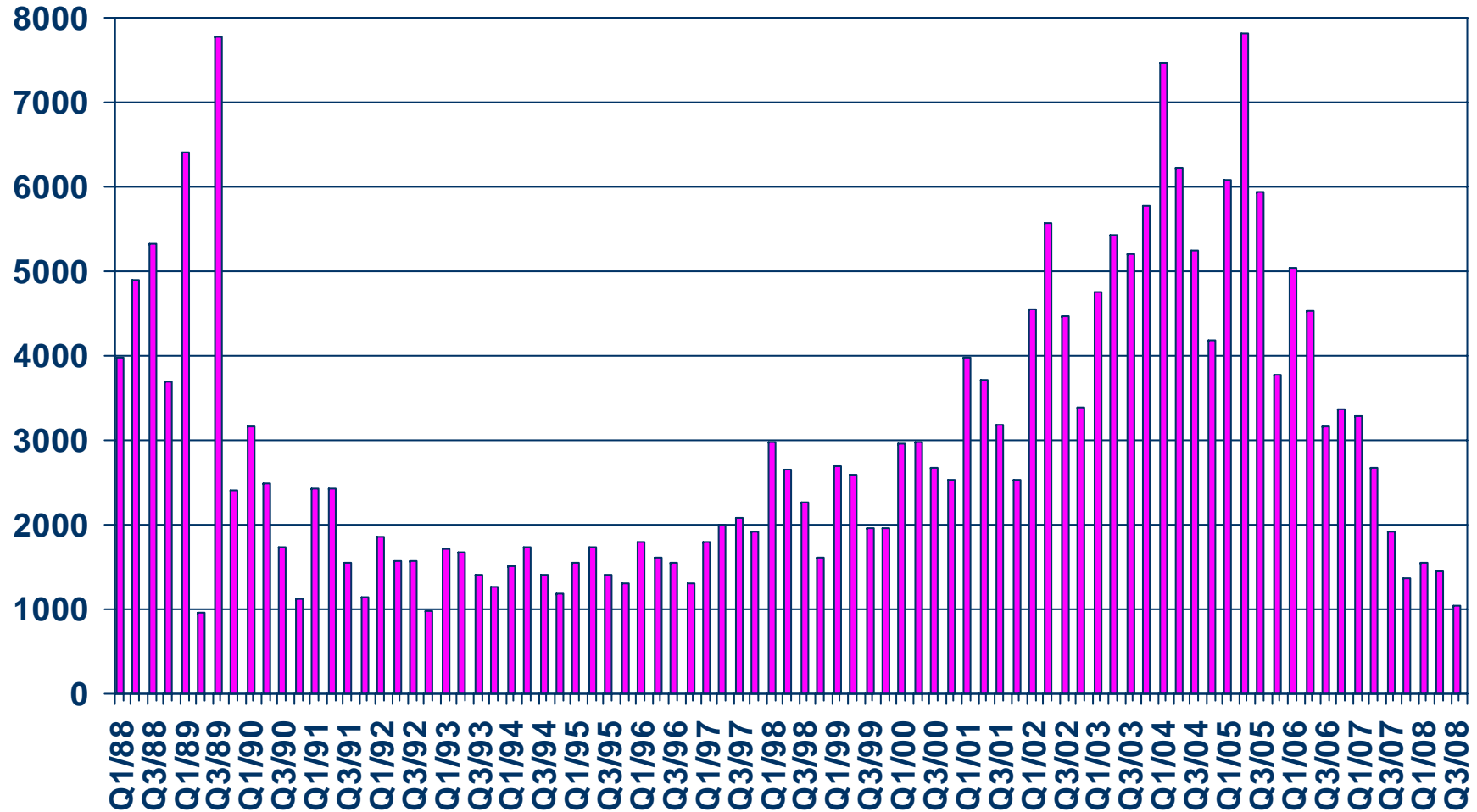


SOURCE: California Association of REALTORS®;
Hanley Wood



New Home Sales

Riverside County (Detached), 2008 Q3 Sales: 1,051 Units

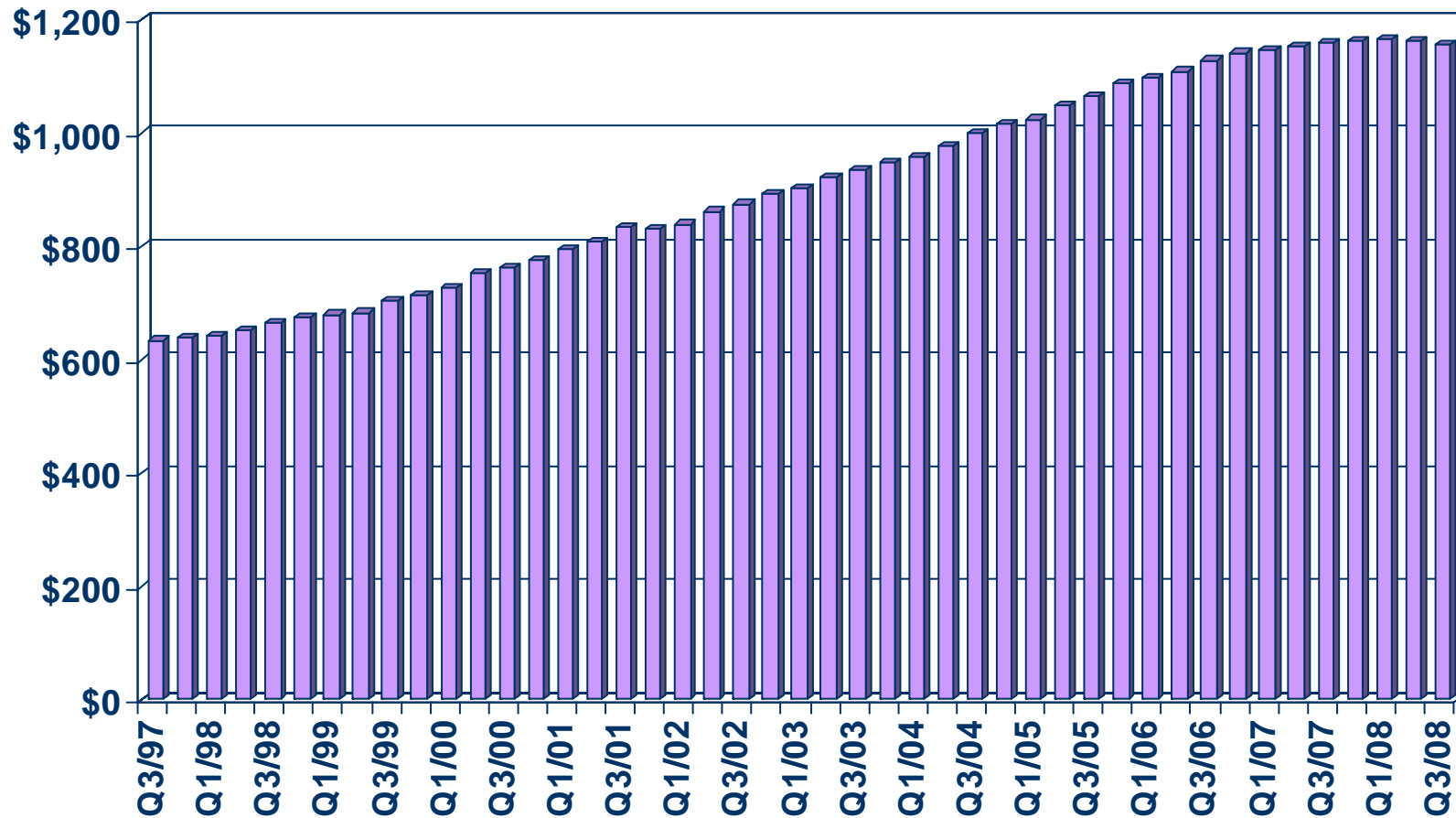


SOURCE: California Association of REALTORS®;
Hanley Wood



Asking Rents for Class A&B Apartments

Inland Empire, 2008 Q3: \$1,157, Down 0.2% Y-T-Y



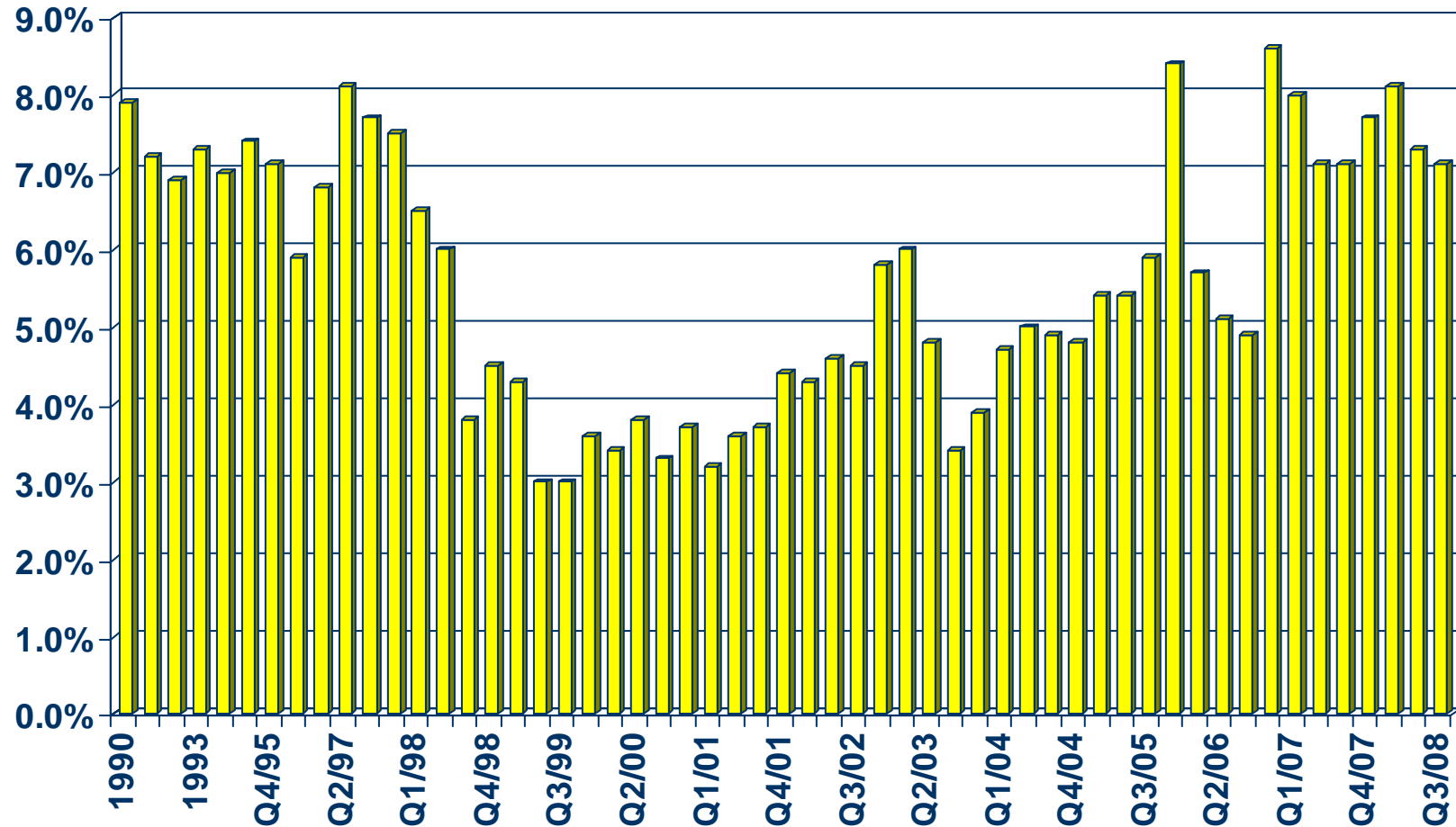
SOURCE: California Association of REALTORS®;
REALFACTS



Vacancy Rates for Class A&B Apartments

Inland Empire, 2008 Q3: 7.1%

VACANCY RATE

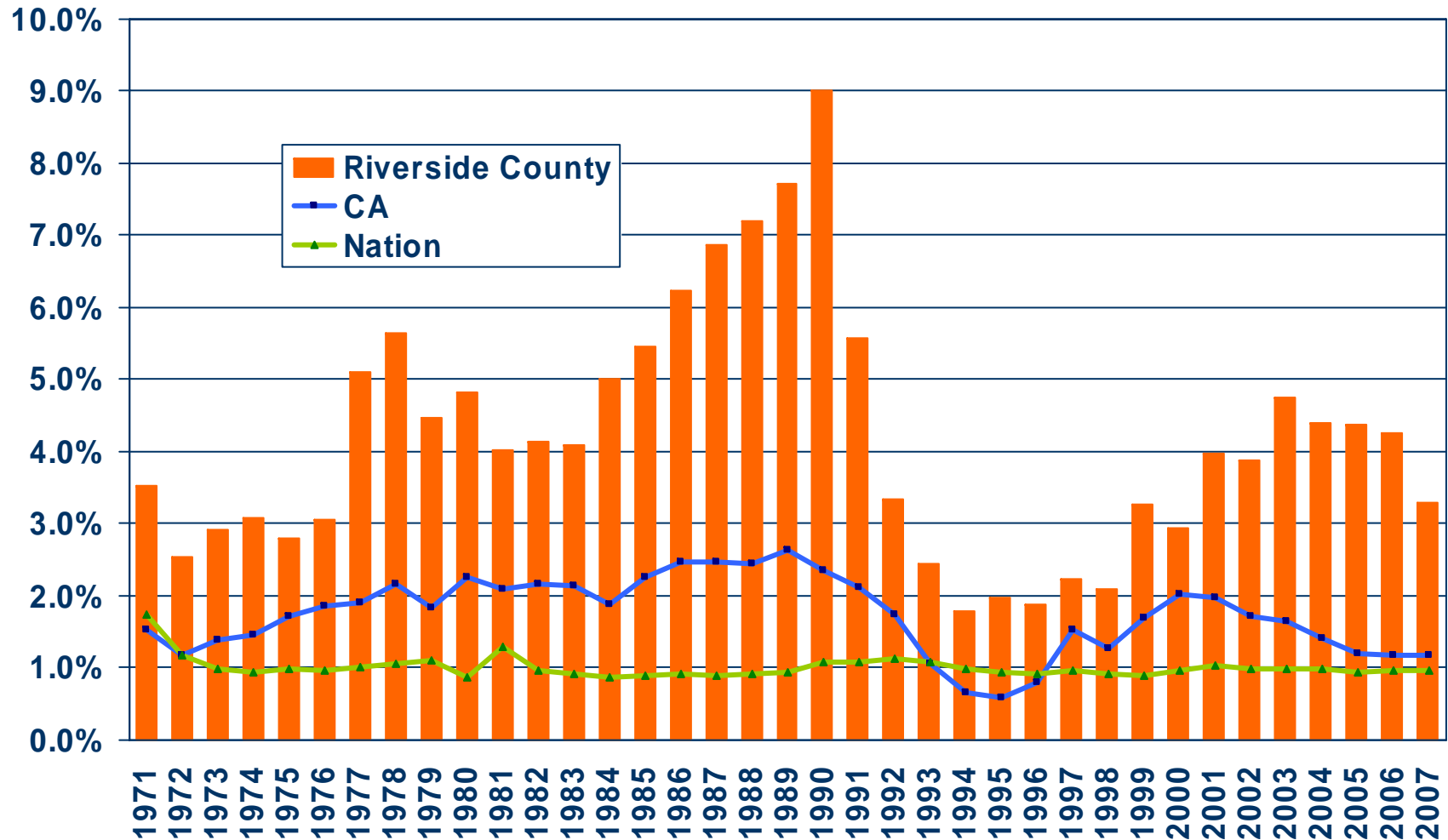


SOURCE: California Association of REALTORS®;
REALFACTS



Population Percent Changes

Riverside County (1971-2007)



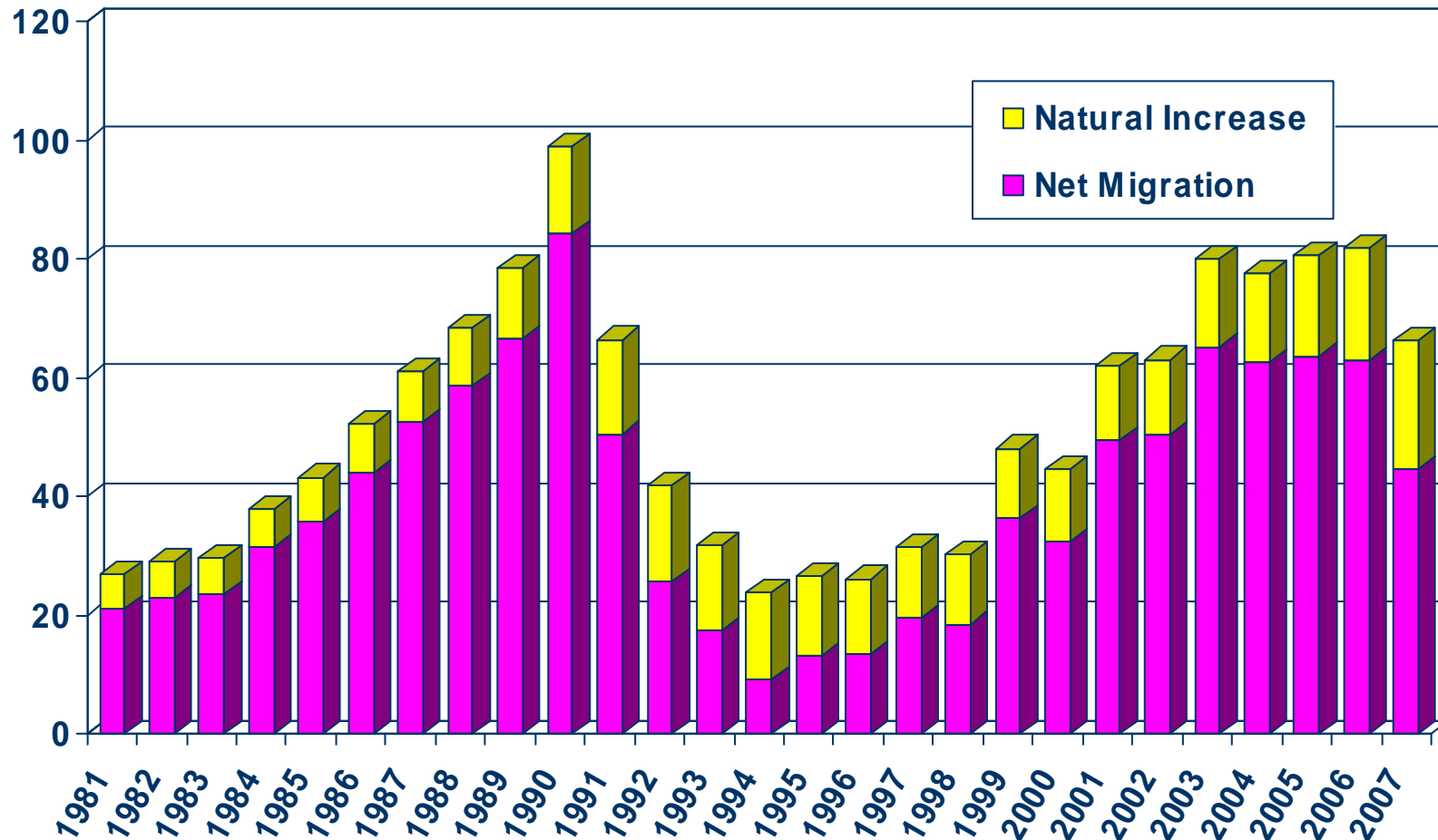
SOURCE: U.S. Census Bureau;
 California Department of Finance;
 California Association of REALTORS®



Sources of Population Growth

Riverside County (1981-2007)

THOUSANDS

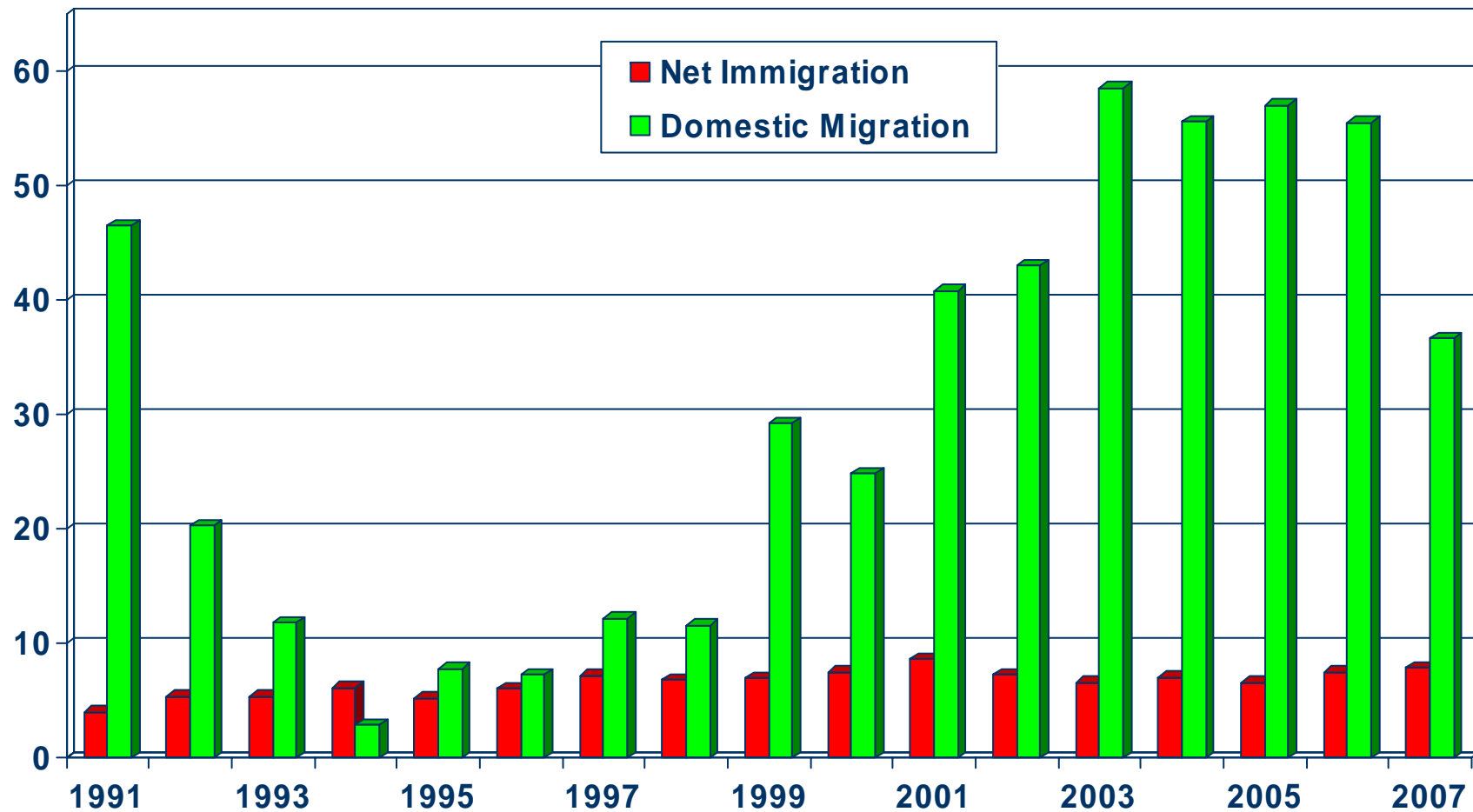


SOURCE: CA Department of Finance

Net Immigration Vs. Domestic Migration

Riverside County

THOUSANDS



SOURCE: CA Department of Finance

Household Relocations

Riverside County

County	Outflow	Inflow	Net Outflow
San Bernardino, CA	7,327	10,394	(1,241)
Orange County, CA	4,765	12,260	(6,959)
Los Angeles, CA	4,411	11,394	(5,901)
San Diego, CA	3,873	8,079	(5,198)
Maricopa, AZ	1,283	518	855
Clark, NV	1,015	602	290
Imperial, CA	362	311	312
Mohave, AZ	360	132	(19)
Kern, CA	301	238	20
Pima, AZ	281	116	165
Total-Top 10	23,978	44,044	(17,676)
All Migration	39,439	56,506	(17,067)
Total Number of Households			732,448
Top 10 as % of All Households			-2.4%
All Net Mig as % of All Households			-2.3%

Source: NAR Relocation Report 2006 – IRS Data; Item 187-06061, US Census Bureau



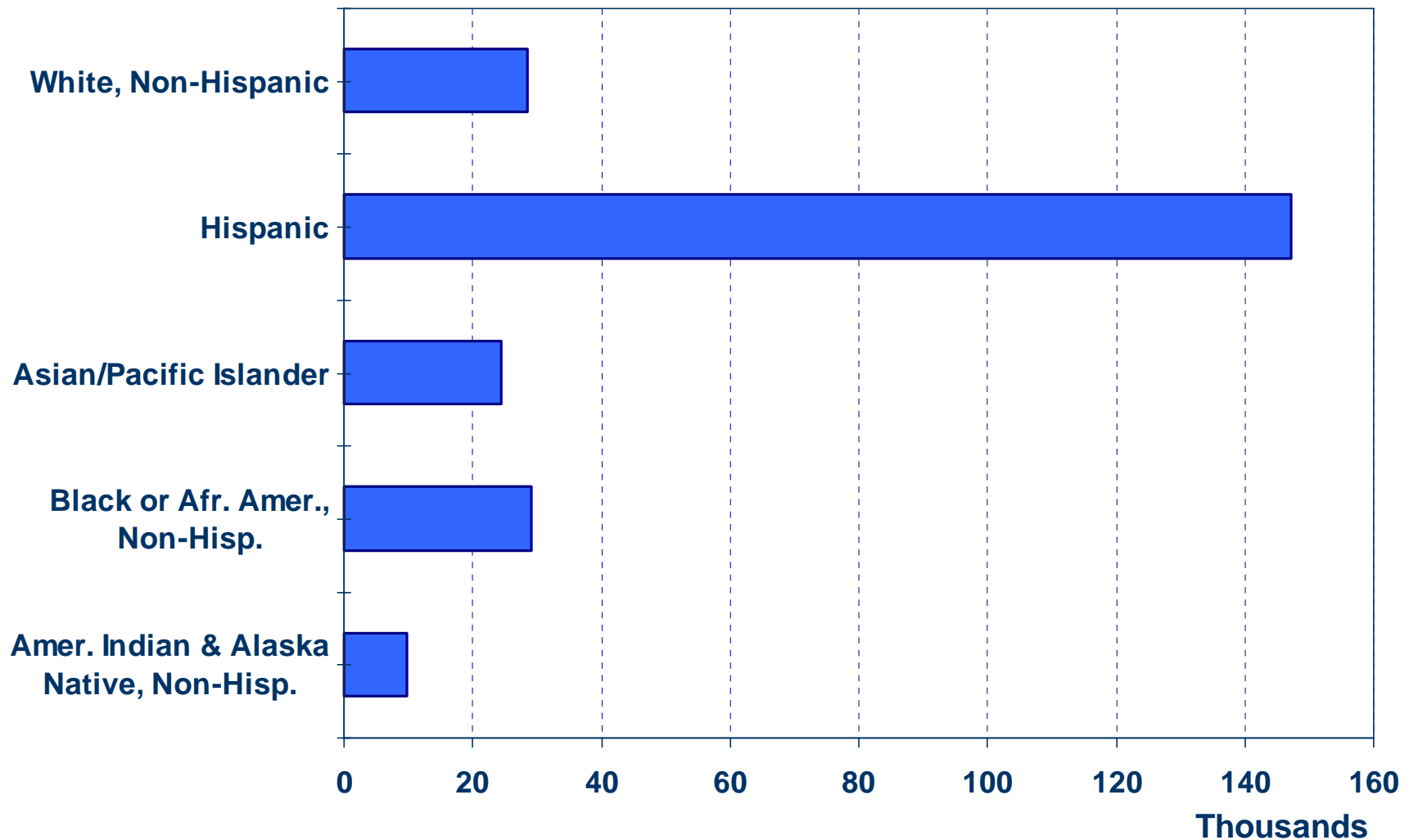
Where are new Riverside County households coming from?



- Orange County (12,260)
- Los Angeles (11,394)
- San Bernardino (10,394)
- San Diego (8,079)
- Clark (602)
- Total incoming for 2006: 56,506
- Total outgoing for 2006: 39,439

Net Immigration by Ethnic Group

Riverside County (1990 Census to 2000 Census)

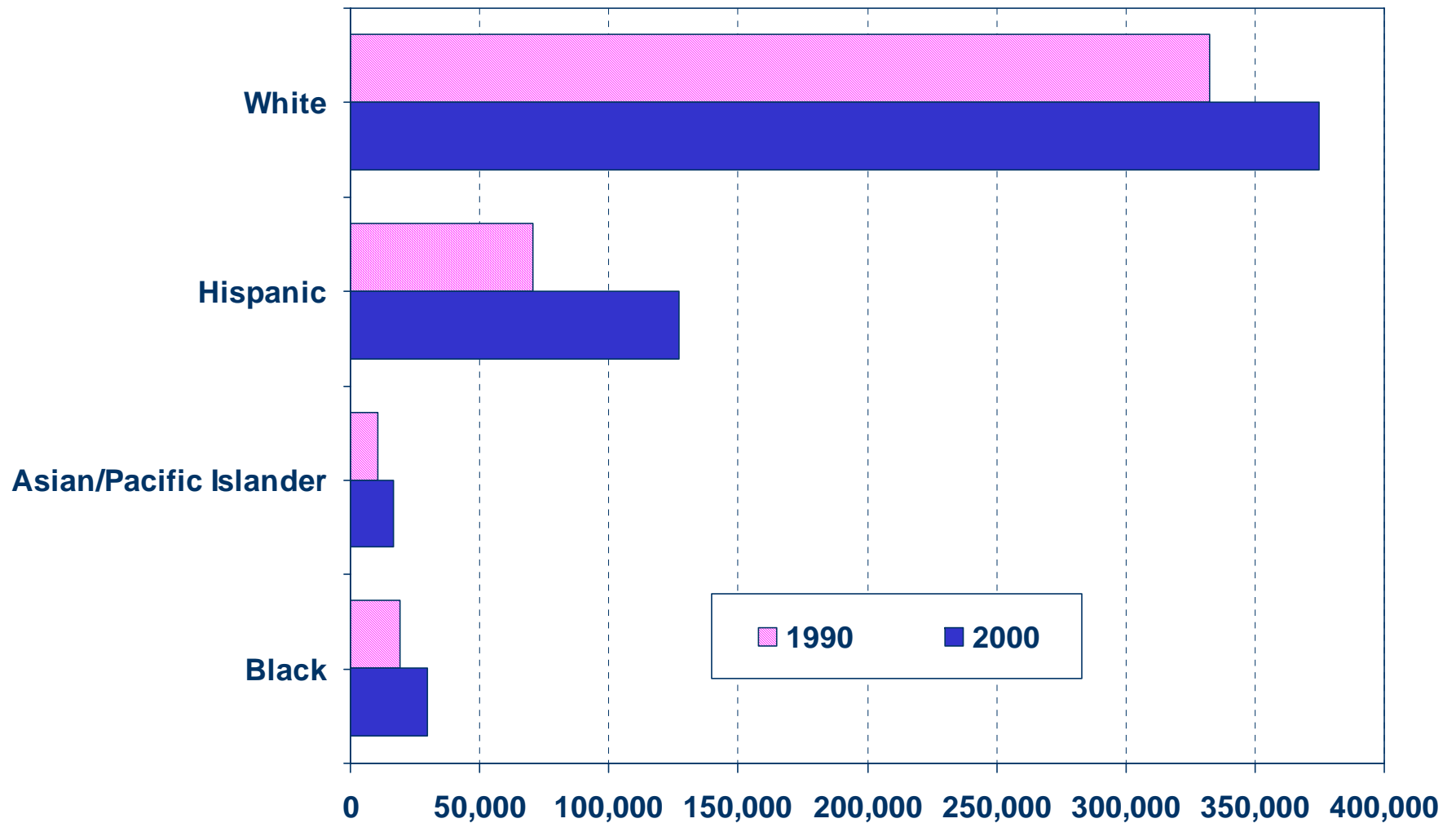


SOURCE: CA Dept. of Finance



Number of Households by Ethnicity

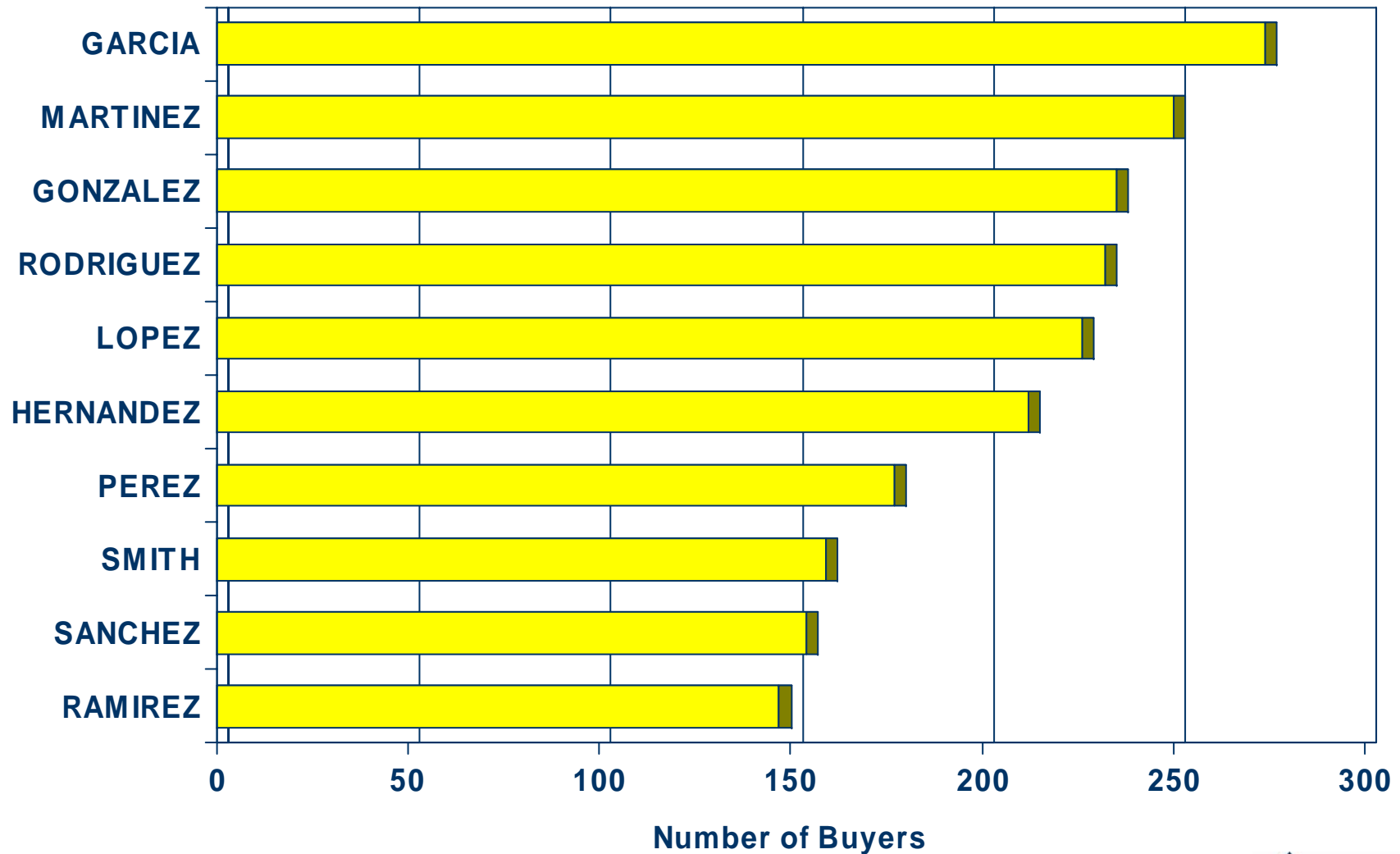
Riverside County (1990 Census vs. 2000 Census)



SOURCE: U.S. Census Bureau

Top 10 Home Buyer Surnames

Riverside County (2007)



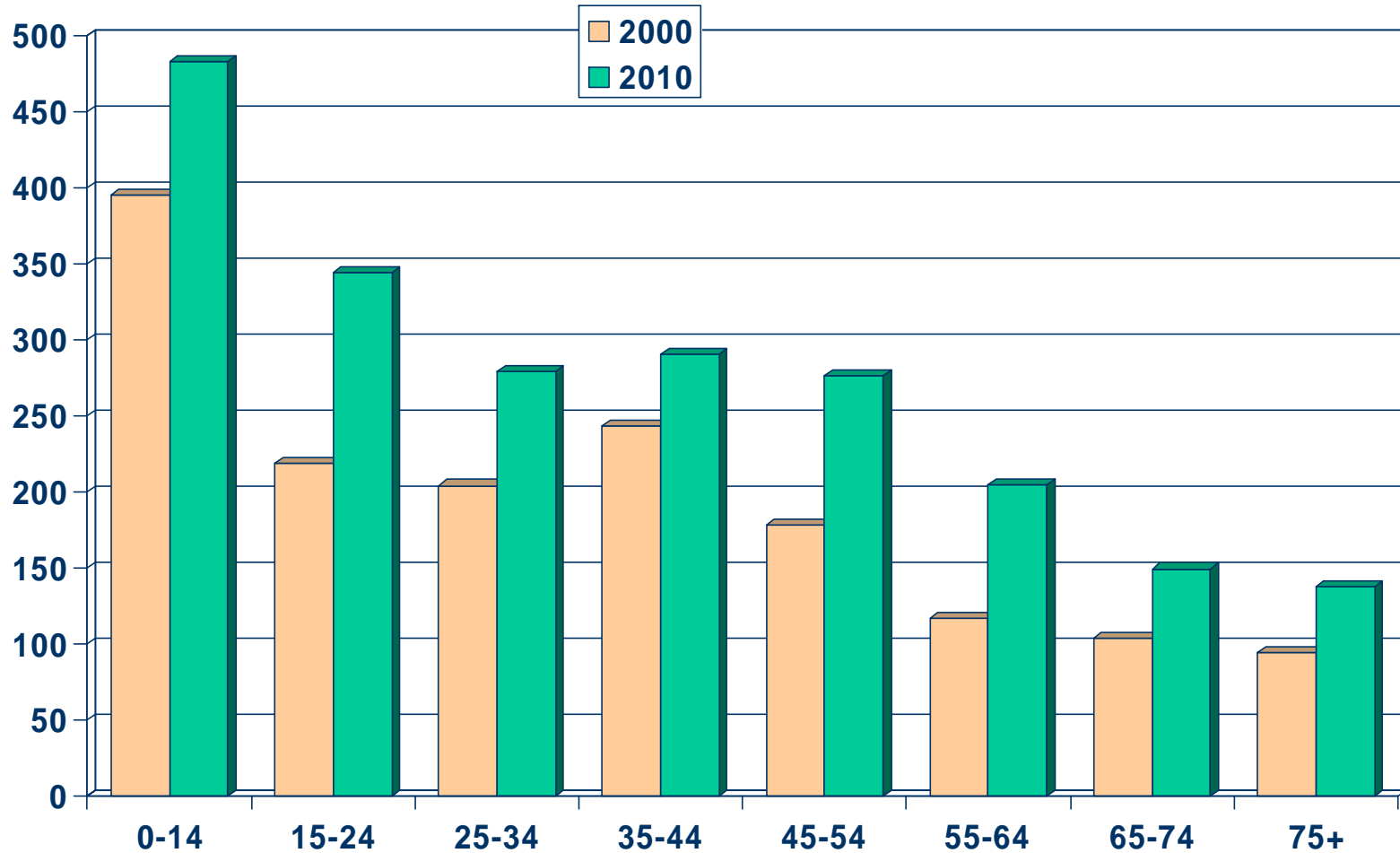
SOURCE: DataQuick Information Systems



Population by Age Group

Riverside County (2000-2010)

Thousands

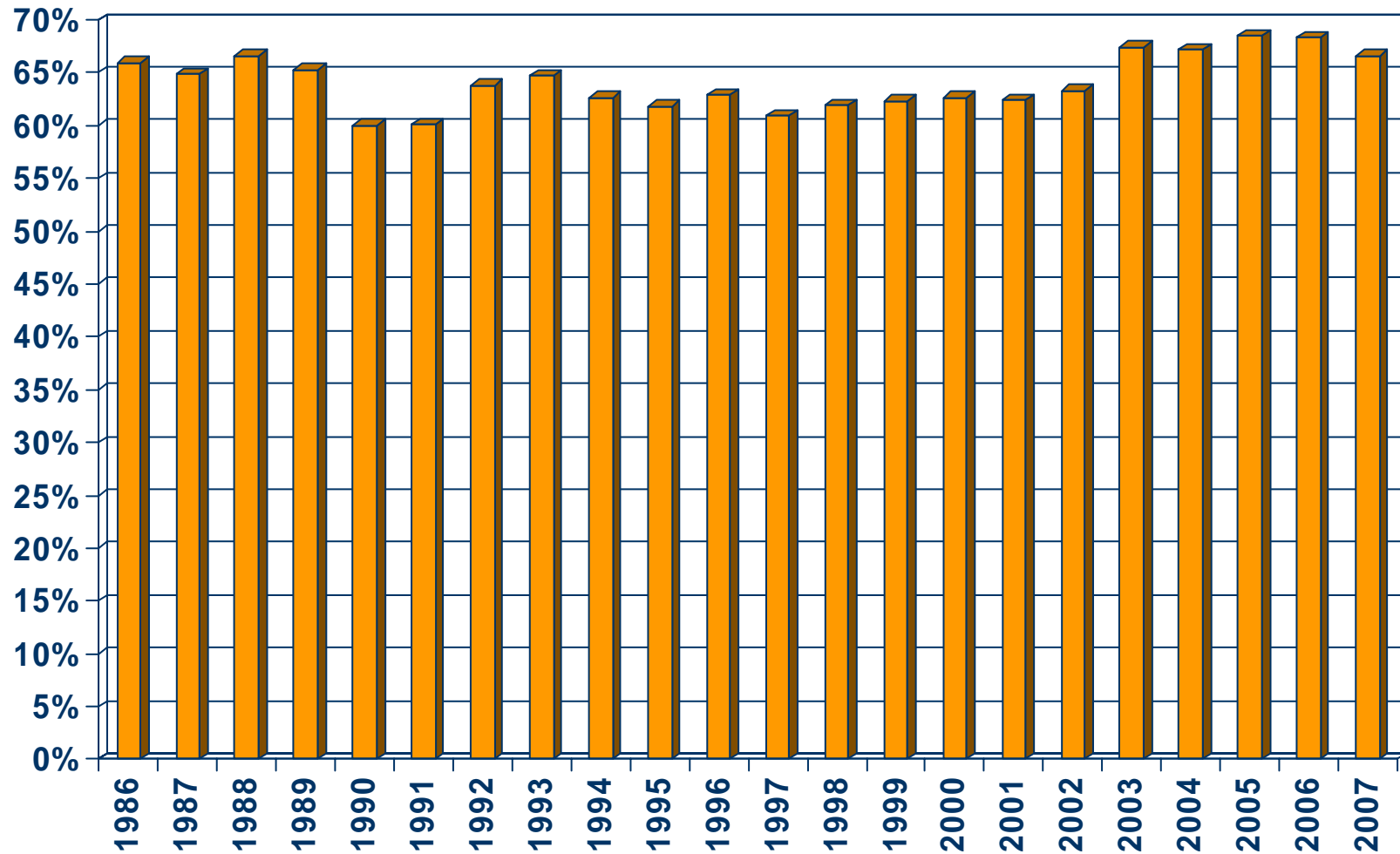


SOURCE: California Department of Finance;
California Association of REALTORS®



Homeownership Rates

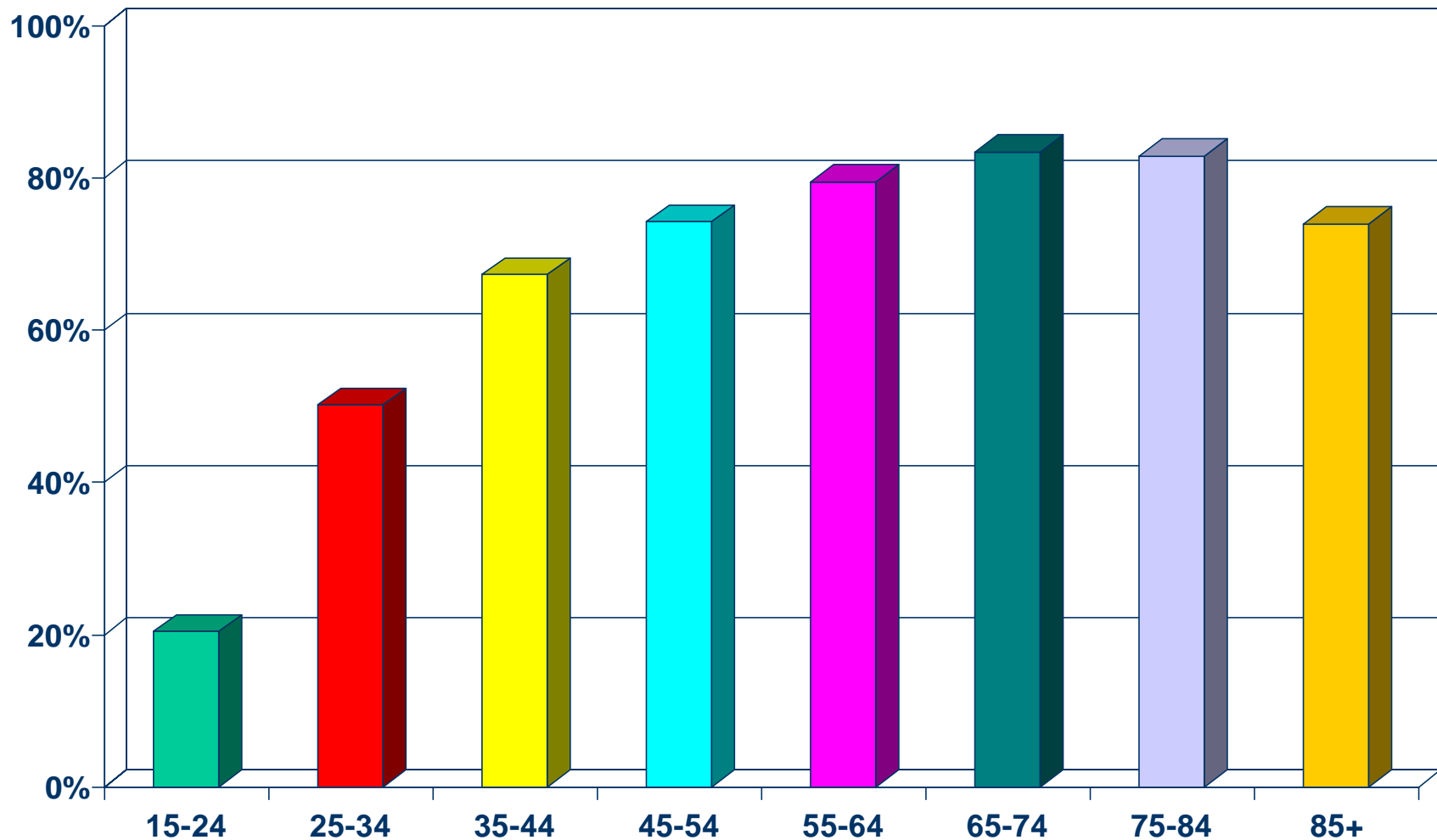
Riverside-San Bernardino Metropolitan Area, 2007: 66.6%



SOURCE: U.S. Census Bureau

Homeownership Rates by Age

Riverside County (2000 Census)



SOURCE: California Department of Finance;
California Association of REALTORS®

