

Los Angeles County

December 2011

Economic Profile

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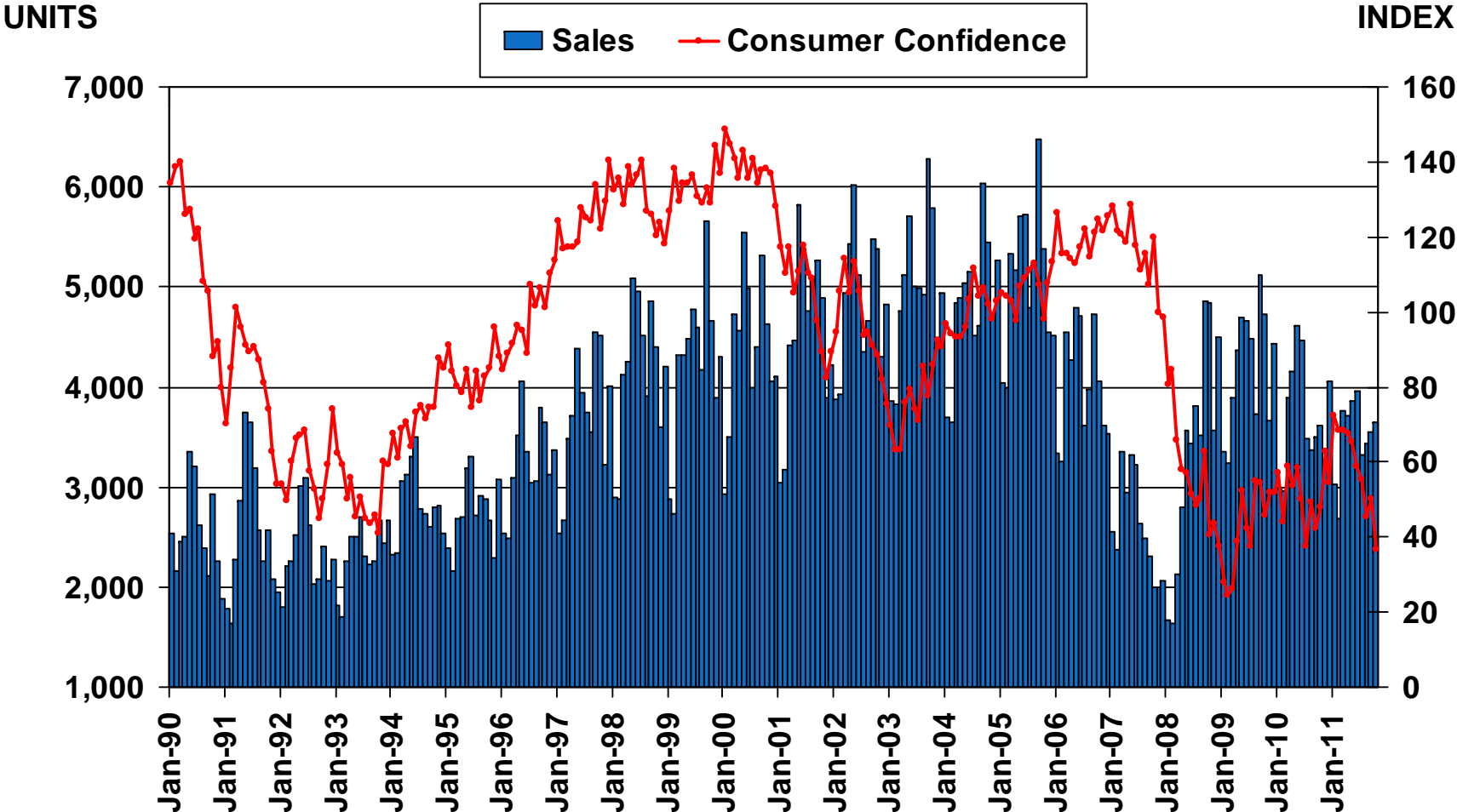
Los Angeles County Profile

Characteristic	Statistic	State Rank
2010 Population Estimate	9,878,605	1
% Population Change 2000-2010	3.1%	48
% Population Change 1990-2000	7.4%	47
% White 2010	27.8%	
% Hispanic 2010	47.7%	
% Black 2010	8.3%	
% Asian & Pacific Islander 2010	13.7%	
2010 Per Capita Income	\$25,724	
2010 Median Household Income	\$52,684	
2010 Median Age	34.8	
Land Area Square Miles	4,061	11
2009 Total Establishments	245,523	1
2010 Civilian Employment	4,509,068	

SOURCE: U.S. Census Bureau, 2010 American Community Survey, 2009 County Business Patterns

Sales of Existing Detached Homes and Pacific West Consumer Confidence

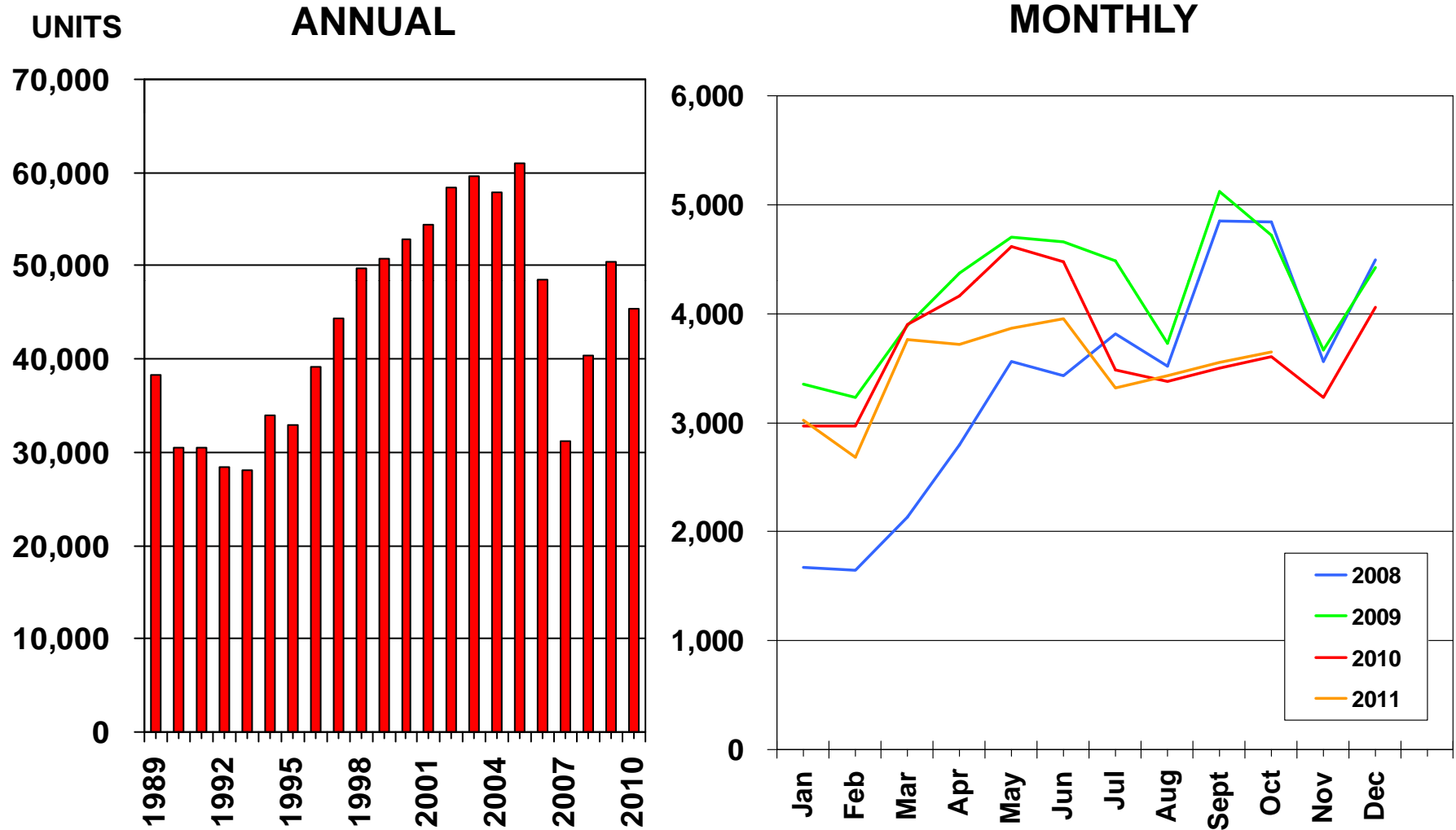
Los Angeles County, Oct. 2011 Sales: 3,645 Units, Down 8.0% YTD, Up 1.0% YTY



SOURCE: CALIFORNIA ASSOCIATION OF REALTORS®;
The Conference Board

Sales of Existing Detached Homes

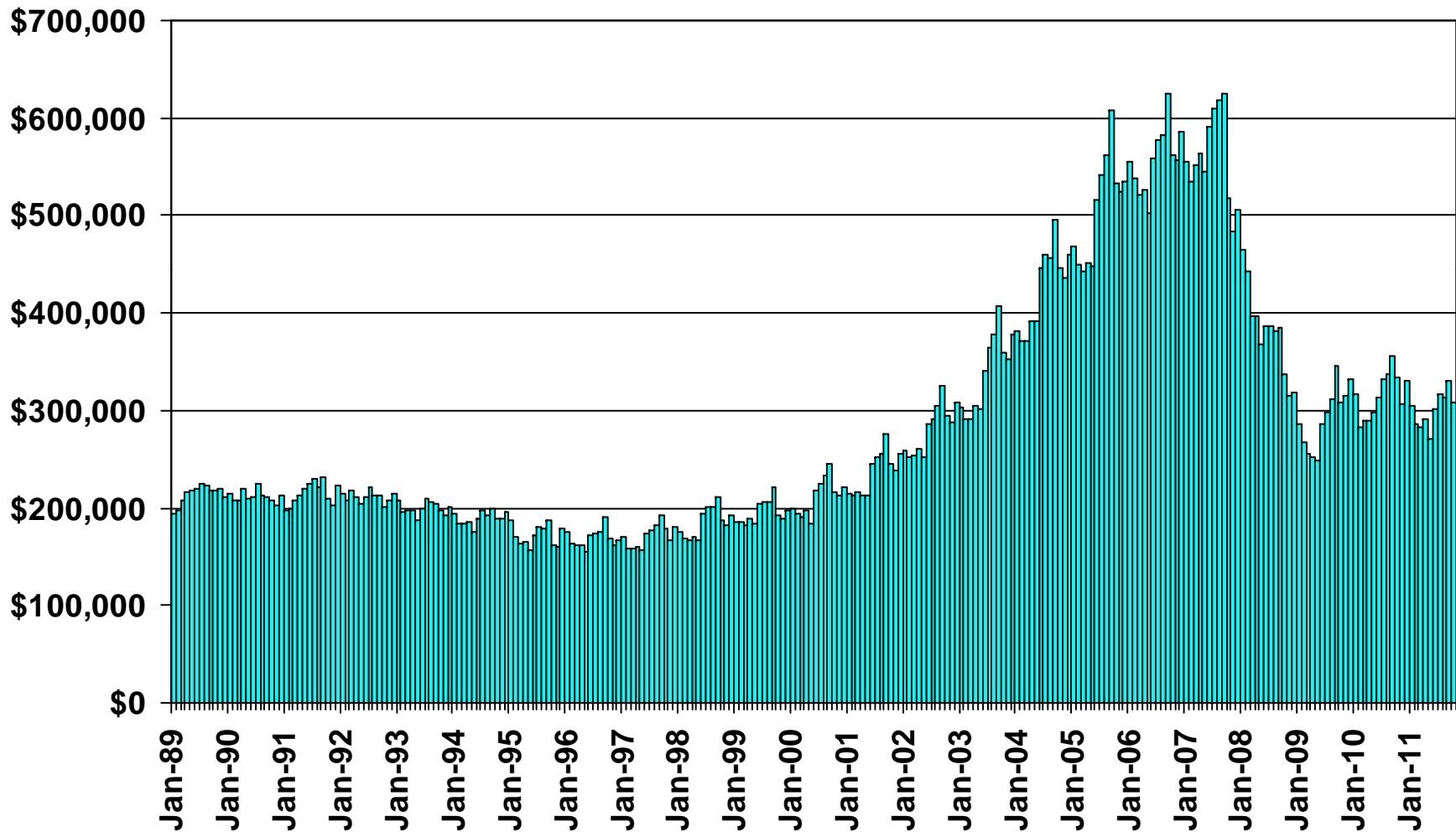
Los Angeles County, 2010: 45,328 Units, Down 10.0% YTY



SOURCE: CALIFORNIA ASSOCIATION OF REALTORS®

Median Price of Existing Detached Homes

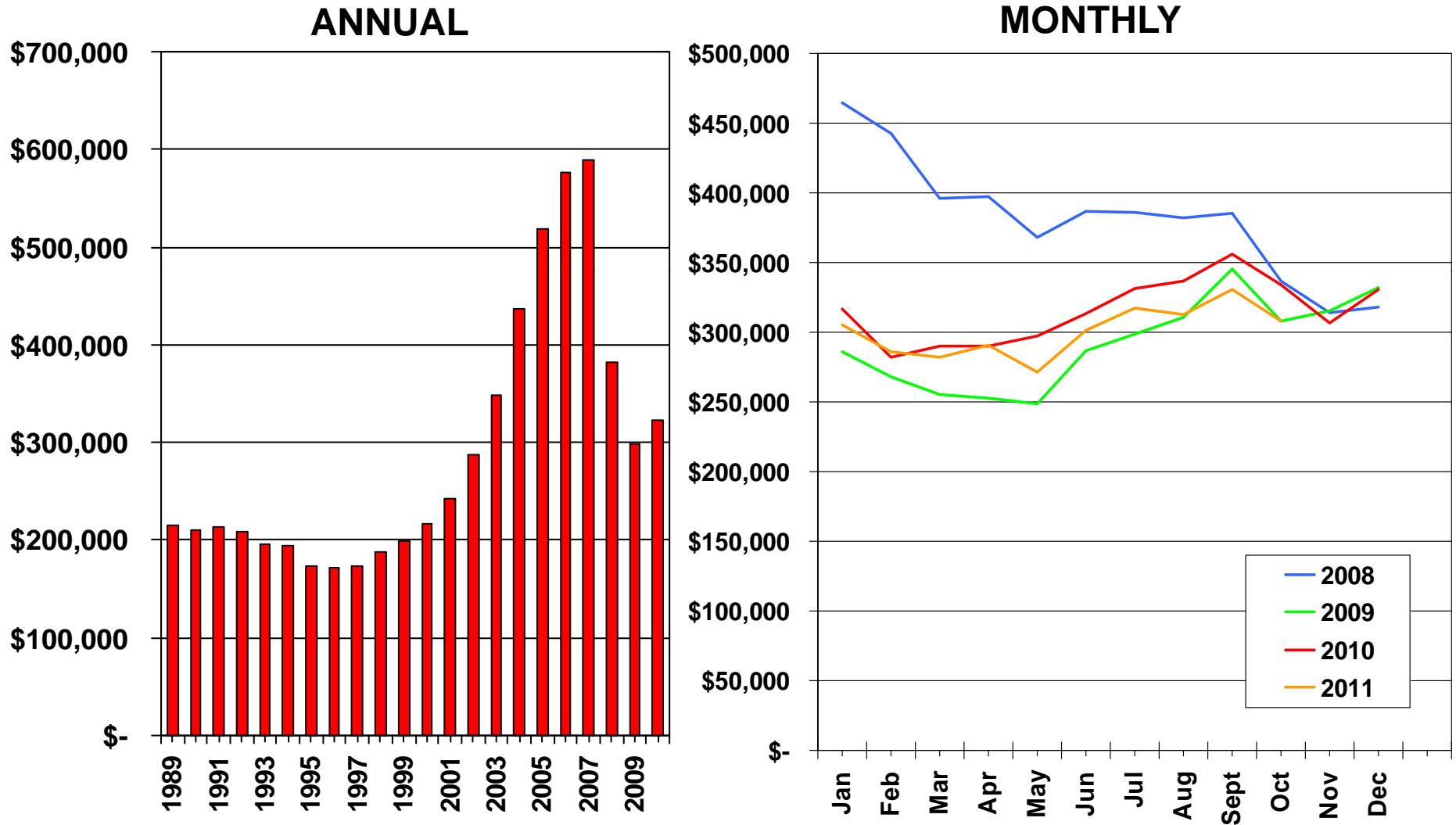
Los Angeles County, October 2011: \$307,970, Down 7.8% YTY



SOURCE: CALIFORNIA ASSOCIATION OF REALTORS®

Median Price Annual Comparison

Los Angeles County, 2010: \$323,050, Up 7.9% YTY



SOURCE: CALIFORNIA ASSOCIATION OF REALTORS®

Median Home Sales Price

Los Angeles County

	Oct-10	Oct-11	Yearly % Change
ACTON	\$172,000	\$335,500	95.1%
AGOURA HILLS	\$550,000	\$475,000	-13.6%
ALHAMBRA	\$441,500	\$381,000	-13.7%
ALTADENA	\$510,000	\$411,000	-19.4%
ARCADIA	\$860,000	\$729,000	-15.2%
ARTESIA	\$329,000	\$251,250	-23.6%
AVALON	\$565,000	\$520,000	-8.0%
AZUSA	\$252,000	\$250,000	-0.8%
BALDWIN PARK	\$265,000	\$234,500	-11.5%
BEL AIR	\$997,500	\$1,262,750	26.6%
BELL	\$250,000	\$207,500	-17.0%
BELLFLOWER	\$292,500	\$285,000	-2.6%
BEVERLY HILLS	\$1,675,000	\$1,501,500	-10.4%
BRENTWOOD	\$977,500	\$1,365,000	39.6%

SOURCE: 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

	Oct-10	Oct-11	Yearly % Change
BURBANK	\$470,000	\$399,000	-15.1%
CALABASAS	\$892,500	\$907,500	1.7%
CANOGA PARK	\$322,750	\$300,000	-7.1%
CANYON COUNTRY	\$309,500	\$272,500	-12.0%
CARSON	\$308,500	\$300,000	-2.8%
CASTAIC	\$370,000	\$317,000	-14.3%
CERRITOS	\$575,000	\$507,500	-11.7%
CHATSWORTH	\$425,000	\$334,500	-21.3%
CLAREMONT	\$395,000	\$435,000	10.1%
COMPTON	\$192,000	\$185,000	-3.7%
COVINA	\$352,500	\$301,500	-14.5%
CULVER CITY	\$456,250	\$358,000	-21.5%
DIAMOND BAR	\$420,000	\$417,500	-0.6%
DOWNEY	\$362,500	\$369,000	1.8%

SOURCE: 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

	Oct-10	Oct-11	Yearly % Change
DUARTE	\$290,250	\$267,500	-7.8%
EL MONTE	\$320,000	\$280,000	-12.5%
EL SEGUNDO	\$801,000	\$348,500	-56.5%
ENCINO	\$352,000	\$441,000	25.3%
GARDENA	\$300,000	\$260,000	-13.3%
GLENDALE	\$436,500	\$403,500	-7.6%
GLENDORA	\$405,000	\$362,500	-10.5%
GRANADA HILLS	\$420,000	\$352,500	-16.1%
HACIENDA HEIGHTS	\$385,000	\$305,500	-20.7%
HARBOR CITY	\$400,000	\$300,000	-25.0%
HAWAIIAN GARDENS	\$190,000	\$135,000	-29.0%
HAWTHORNE	\$335,000	\$328,000	-2.1%
HERMOSA BEACH	\$995,500	\$1,000,000	0.5%
HUNTINGTON PARK	\$185,750	\$236,000	27.1%

SOURCE: 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

	Oct-10	Oct-11	Yearly % Change
INGLEWOOD	\$236,000	\$240,000	1.7%
LA CANADA FLINTRIDGE	\$1,033,000	\$880,000	-14.8%
LA CRESCENTA	\$587,500	\$465,000	-20.9%
LA MIRADA	\$355,000	\$355,000	0.0%
LA PUENTE	\$250,000	\$255,000	2.0%
LA VERNE	\$390,000	\$383,750	-1.6%
LAKE HUGHES	\$212,500	\$110,000	-48.2%
LAKESWOOD	\$375,000	\$329,500	-12.1%
LANCASTER	\$130,000	\$128,000	-1.5%
LAWNDALE	\$290,000	\$315,000	8.6%
LITTLEROCK	\$94,250	\$115,000	22.0%
LOMITA	\$292,000	\$392,500	34.4%
LONG BEACH	\$287,250	\$282,000	-1.8%
LOS ANGELES	\$322,500	\$290,091	-10.1%

SOURCE: 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

	Oct-10	Oct-11	Yearly % Change
LYNWOOD	\$240,000	\$225,000	-6.3%
MALIBU	\$2,925,000	\$737,750	-74.8%
MANHATTAN BEACH	\$1,140,000	\$1,222,500	7.2%
MARINA DEL REY	\$630,000	\$590,000	-6.4%
MAYWOOD	\$199,000	\$195,000	-2.0%
MISSION HILLS	\$315,000	\$269,000	-14.6%
MONROVIA	\$385,000	\$375,000	-2.6%
MONTEBELLO	\$285,750	\$320,000	12.0%
MONTEREY PARK	\$423,000	\$410,000	-3.1%
MONTROSE	\$320,000	\$460,000	43.8%
NEWHALL	\$260,000	\$162,500	-37.5%
NORTH HILLS	\$316,000	\$309,500	-2.1%
NORTH HOLLYWOOD	\$318,000	\$317,000	-0.3%
NORTHRIDGE	\$460,000	\$457,500	-0.5%

SOURCE: 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

	Oct-10	Oct-11	Yearly % Change
NORWALK	\$277,318	\$255,000	-8.1%
PACIFIC PALISADES	\$1,297,500	\$1,625,000	25.2%
PACOIMA	\$232,500	\$246,500	6.0%
PALMDALE	\$150,000	\$150,000	0.0%
PANORAMA CITY	\$211,000	\$211,000	0.0%
PARAMOUNT	\$156,000	\$132,000	-15.4%
PASADENA	\$507,000	\$435,500	-14.1%
PEARBLOSSOM	\$153,500	\$170,000	10.8%
PICO RIVERA	\$284,500	\$261,750	-8.0%
PLAYA DEL REY	\$566,000	\$335,000	-40.8%
POMONA	\$216,000	\$195,500	-9.5%
RANCHO PALOS VERDES	\$900,000	\$922,000	2.4%
REDONDO BEACH	\$689,000	\$623,750	-9.5%
RESEDA	\$305,000	\$269,000	-11.8%

SOURCE: 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

	Oct-10	Oct-11	Yearly % Change
ROSEMEAD	\$400,000	\$400,000	0.0%
ROWLAND HEIGHTS	\$330,000	\$380,000	15.2%
SAN DIMAS	\$330,000	\$380,000	15.2%
SAN FERNANDO	\$215,000	\$230,000	7.0%
SAN GABRIEL	\$433,000	\$545,000	25.9%
SAN MARINO	\$1,700,000	\$1,400,000	-17.7%
SAN PEDRO	\$380,000	\$345,750	-9.0%
SANTA CLARITA	\$360,000	\$345,000	-4.2%
SANTA FE SPRINGS	\$307,500	\$318,500	3.6%
SANTA MONICA	\$835,250	\$635,000	-24.0%
SHERMAN OAKS	\$625,000	\$450,000	-28.0%
SIERRA MADRE	\$645,000	\$613,000	-5.0%
SOUTH EL MONTE	\$296,000	\$275,000	-7.1%
SOUTH GATE	\$235,500	\$235,000	-0.2%

SOURCE: 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

	Oct-10	Oct-11	Yearly % Change
SOUTH PASADENA	\$788,000	\$780,000	-1.0%
STEVENSON RANCH	\$535,000	\$464,500	-13.2%
STUDIO CITY	\$617,000	\$625,000	1.3%
SUN VALLEY	\$227,500	\$195,000	-14.3%
SUNLAND	\$342,500	\$282,000	-17.7%
SYLMAR	\$270,000	\$230,000	-14.8%
TARZANA	\$450,000	\$483,500	7.4%
TEMPLE CITY	\$550,000	\$510,000	-7.3%
TOPANGA	\$1,050,000	\$700,000	-33.3%
TORRANCE	\$520,000	\$447,500	-13.9%
TUJUNGA	\$313,500	\$297,500	-5.1%
VALENCIA	\$350,000	\$336,250	-3.9%
VALLEY VILLAGE	\$505,000	\$417,000	-17.4%
VAN NUYS	\$325,000	\$312,500	-3.9%

SOURCE: 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

	Oct-10	Oct-11	Yearly % Change
VENICE	\$1,138,750	\$885,000	-22.3%
WALNUT	\$601,000	\$506,000	-15.8%
WEST COVINA	\$359,500	\$302,500	-15.9%
WEST HILLS	\$412,500	\$422,500	2.4%
WEST HOLLYWOOD	\$498,500	\$547,500	9.8%
WESTLAKE VILLAGE	\$756,500	\$620,250	-18.0%
WHITTIER	\$304,000	\$308,000	1.3%
WILMINGTON	\$250,000	\$232,000	-7.2%
WINNETKA	\$310,000	\$300,000	-3.2%
WOODLAND HILLS	\$420,000	\$410,500	-2.3%
LOS ANGELES COUNTY	\$325,000	\$301,000	-7.4%

SOURCE: 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

	Oct-10	Oct-11	Yearly % Change
<i>Los Angeles Selected Areas</i>			
Westside	\$902,500	\$1,200,000	33.0%
West LA	\$641,250	\$619,000	-3.5%
Downtown LA/Central City	\$530,000	\$450,000	-15.1%
South LA	\$198,000	\$202,750	2.4%
North East LA	\$285,000	\$252,500	-11.4%

SOURCE: 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

	Oct-10	Oct-11	Yearly % Change
<i>SAN FERNANDO VALLEY</i>			
SAN FERNANDO VALLEY	\$330,000	\$310,000	-6.1%
WEST SAN FERNANDO VALLEY	\$373,500	\$333,500	-10.7%
NORTHEAST SAN FERNANDO VALLEY	\$285,000	\$270,000	-5.3%
SOUTH EAST SAN FERNANDO VALLEY	\$391,000	\$392,000	0.3%

SOURCE: 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

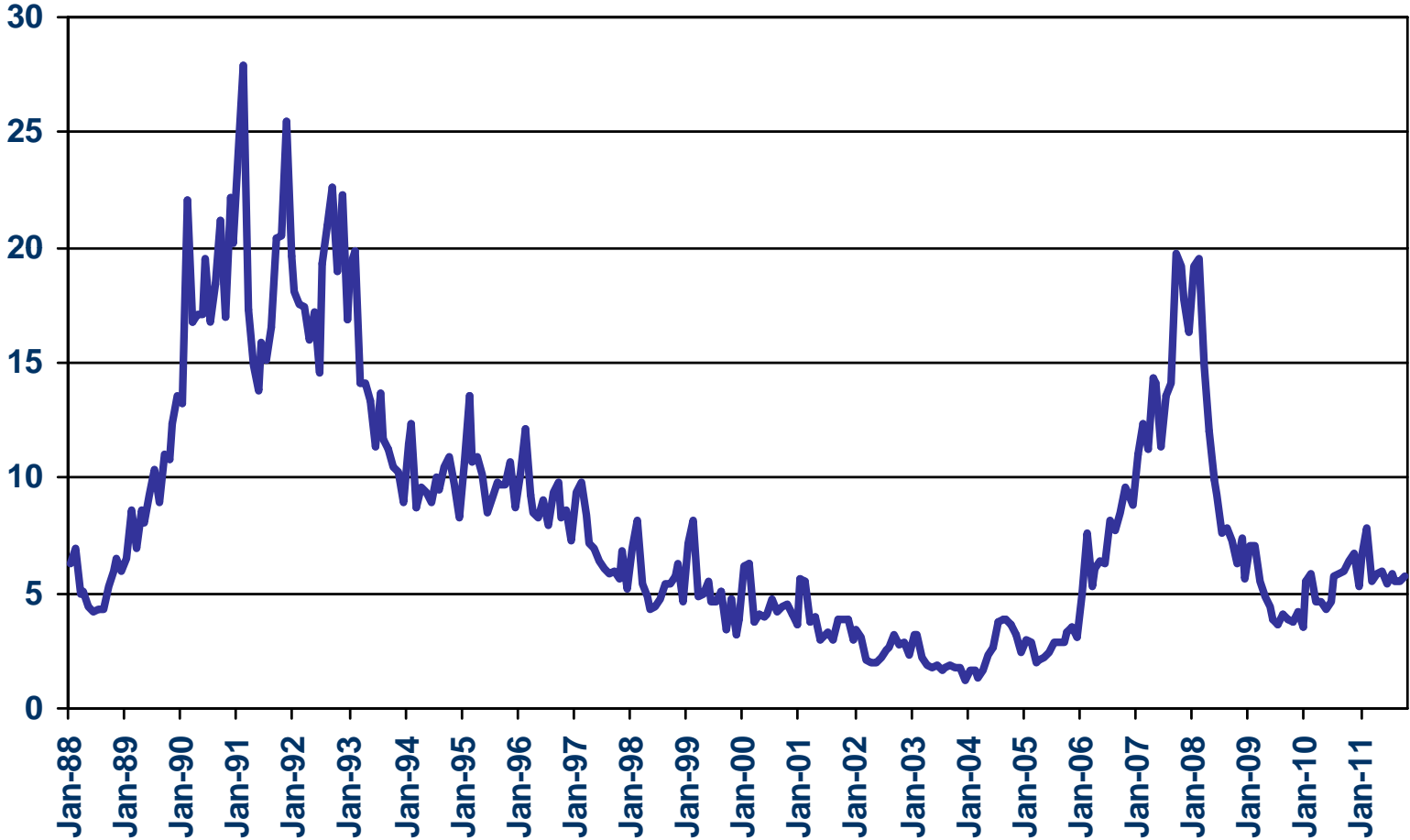
	Oct-10	Oct-11	Yearly % Change
SOUTHWEST			
BEACH CITIES	\$967,500	\$790,000	-18.4%
SOUTH BAY	\$522,500	\$425,000	-18.7%
LONG BEACH (90810)	\$225,000	\$235,000	4.4%
MAR VISTA	\$685,000	\$635,000	-7.3%
PALOS VERDES ESTATES	\$976,000	\$1,000,000	2.5%
PALOS VERDES PENINSULA AREA	\$901,000	\$967,500	7.4%
WESTCHESTER	\$645,000	\$561,750	-12.9%

SOURCE: 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, October 2011: 5.7 Months

MONTHS

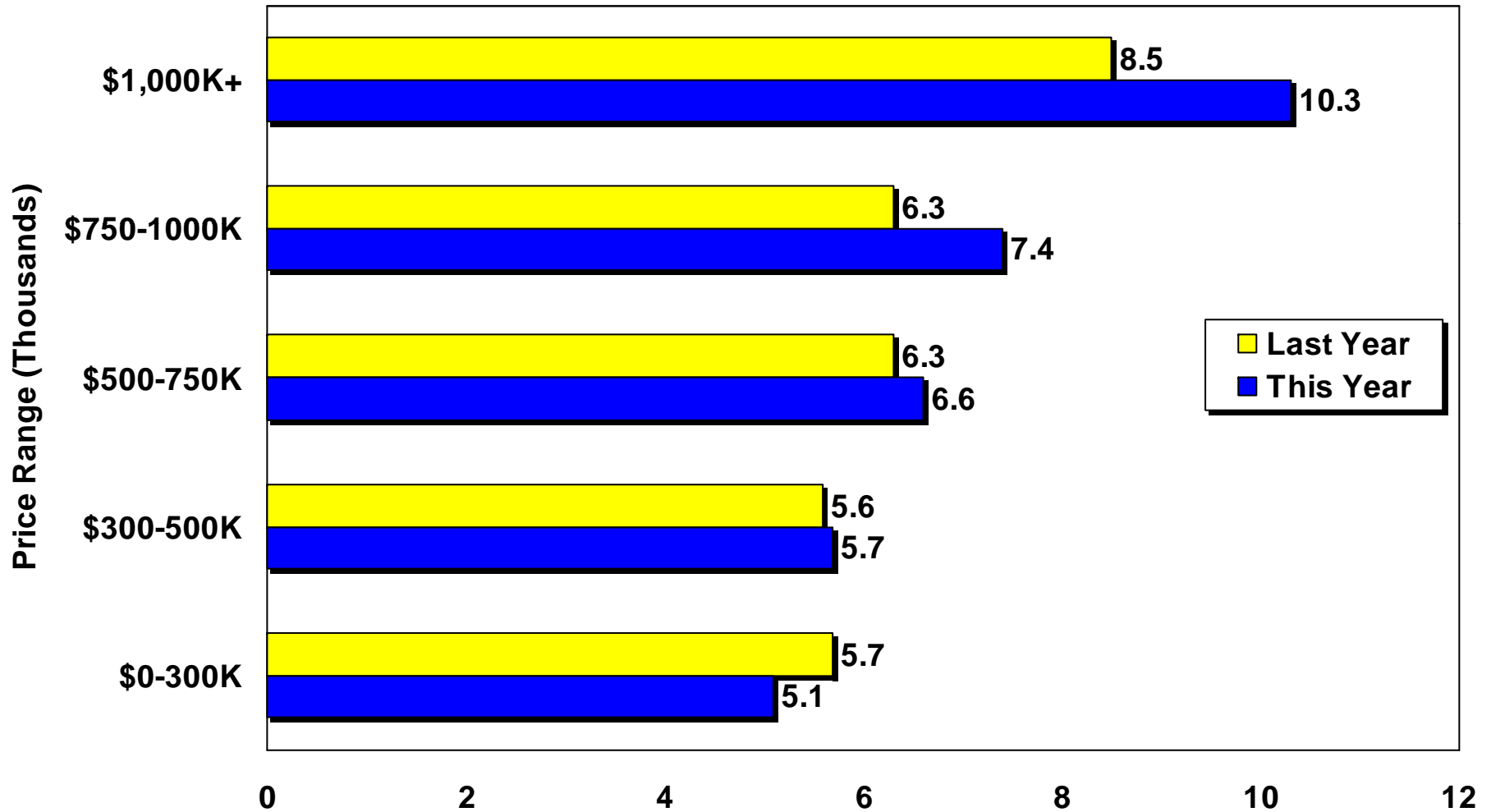


SOURCE: CALIFORNIA ASSOCIATION OF REALTORS®

Unsold Inventory By Price Range

Los Angeles Existing Homes Oct. 2010 vs. Oct. 2011

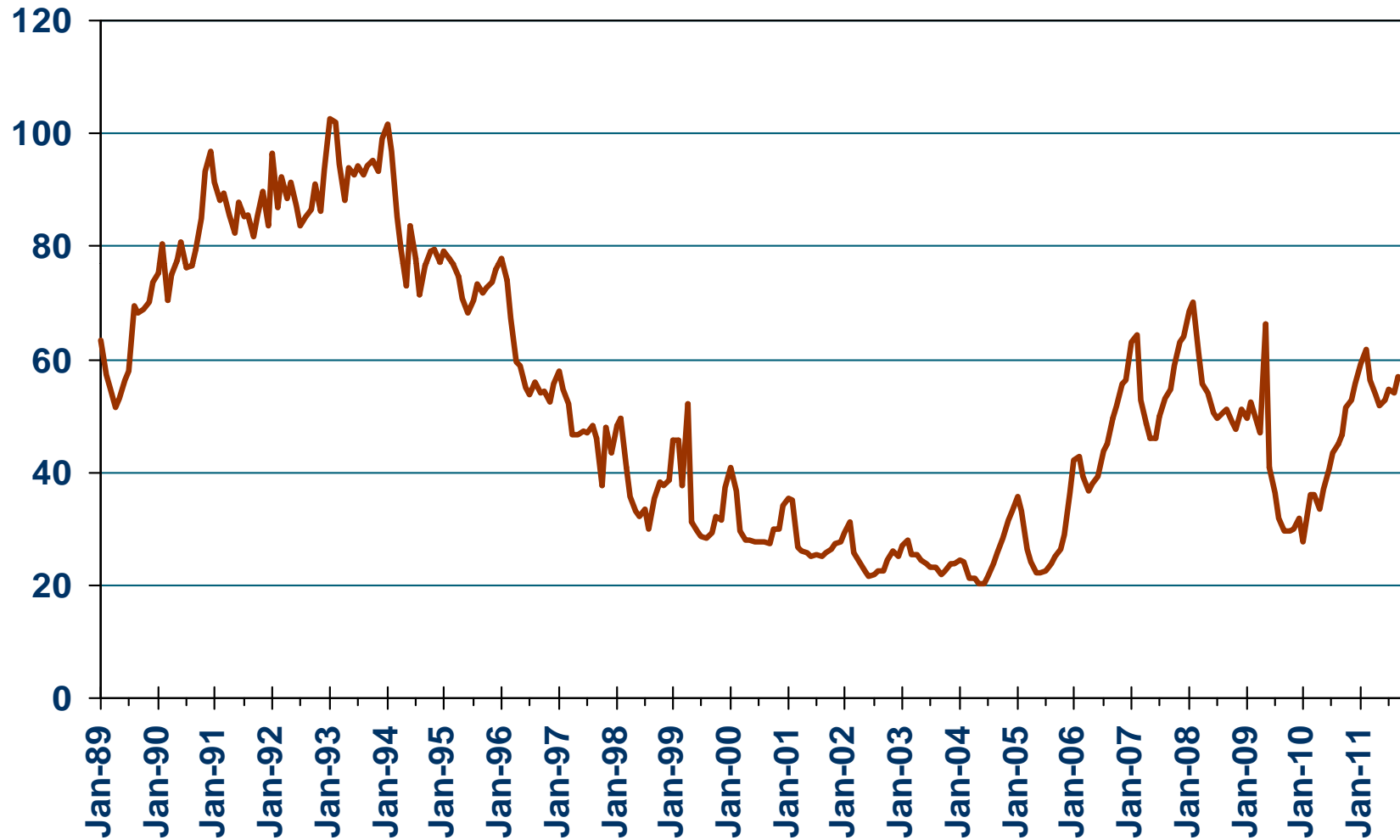
Monthly Supply



SOURCE: CALIFORNIA ASSOCIATION OF REALTORS®

Median Time on the Market

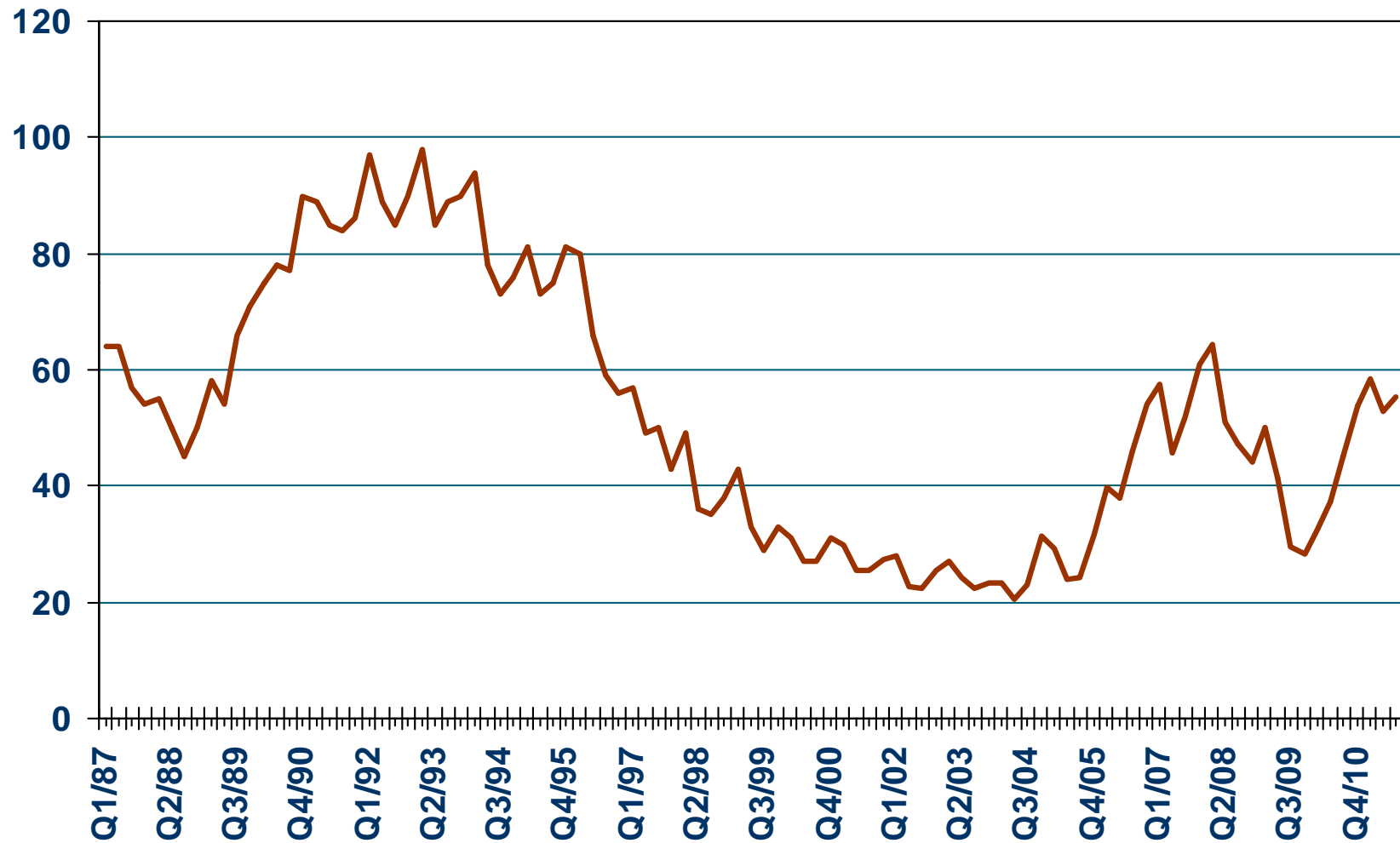
Single-Family Homes – Los Angeles County, Oct-2011: 56.4 Days



SOURCE: CALIFORNIA ASSOCIATION OF REALTORS®

Median Time on the Market

Single-Family Homes – Los Angeles County, 2011 Q3: 55.2 Days

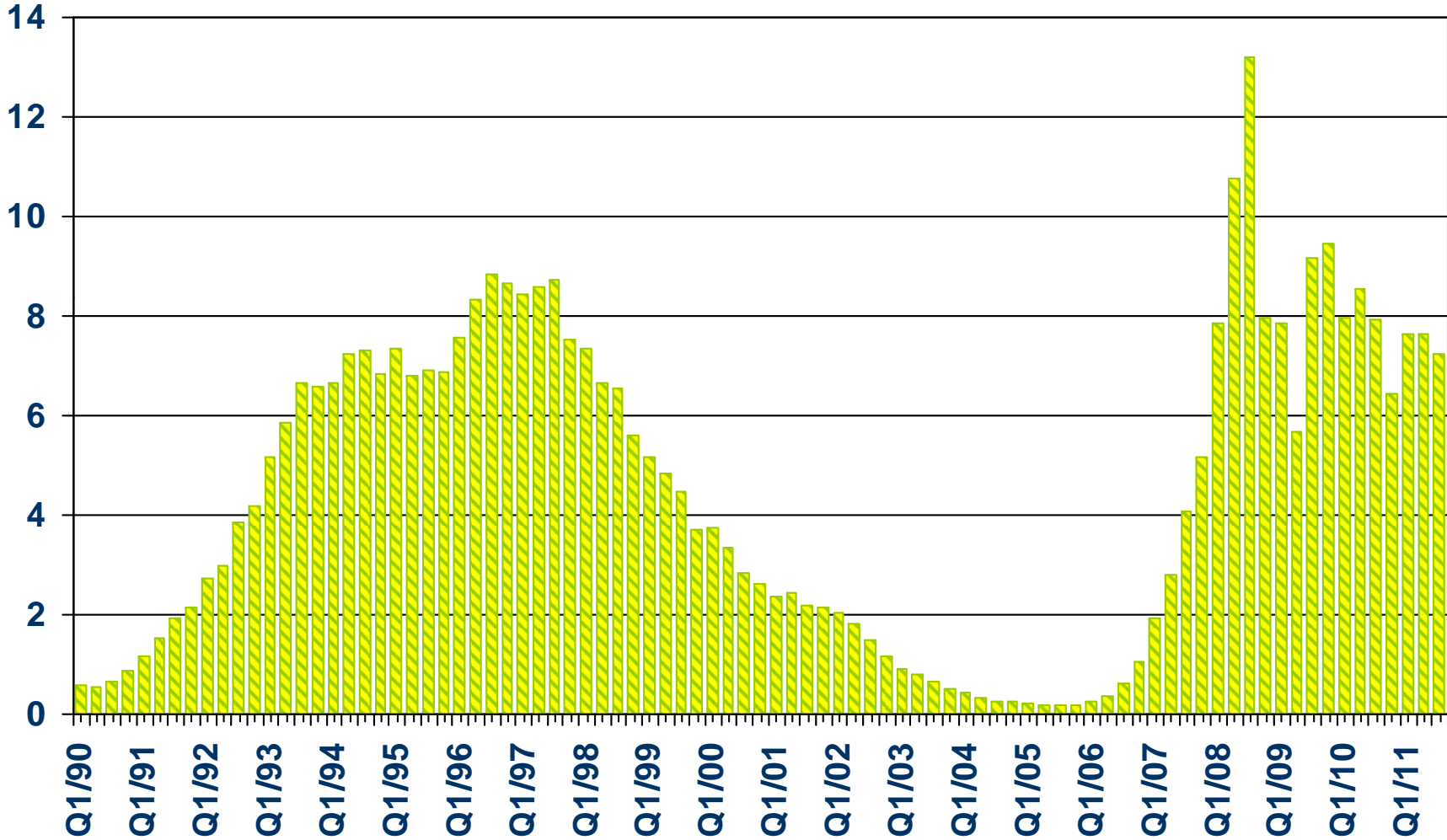


SOURCE: CALIFORNIA ASSOCIATION OF REALTORS®

Foreclosures

Los Angeles County

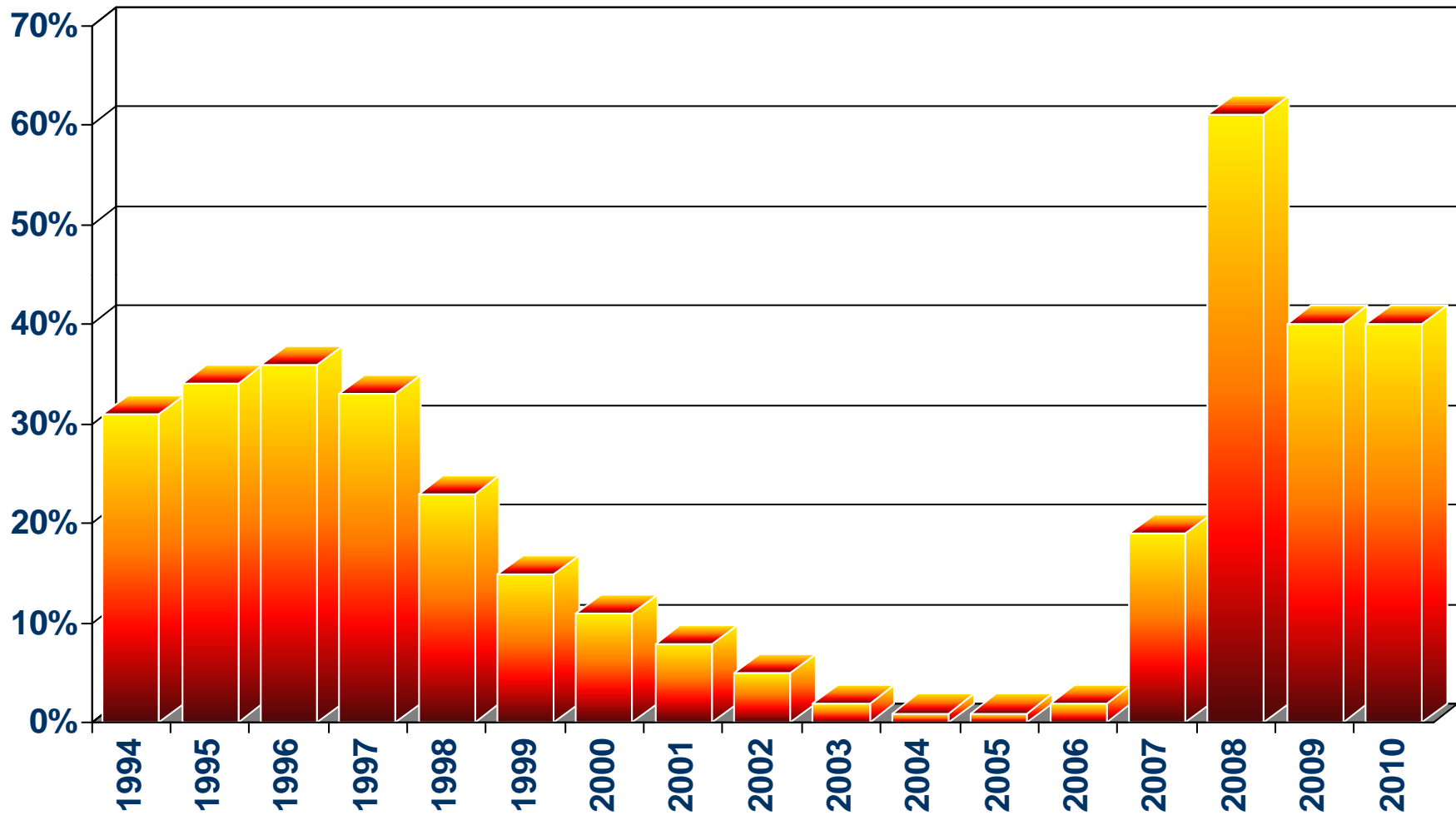
THOUSANDS



SOURCE: Real Estate Research Council

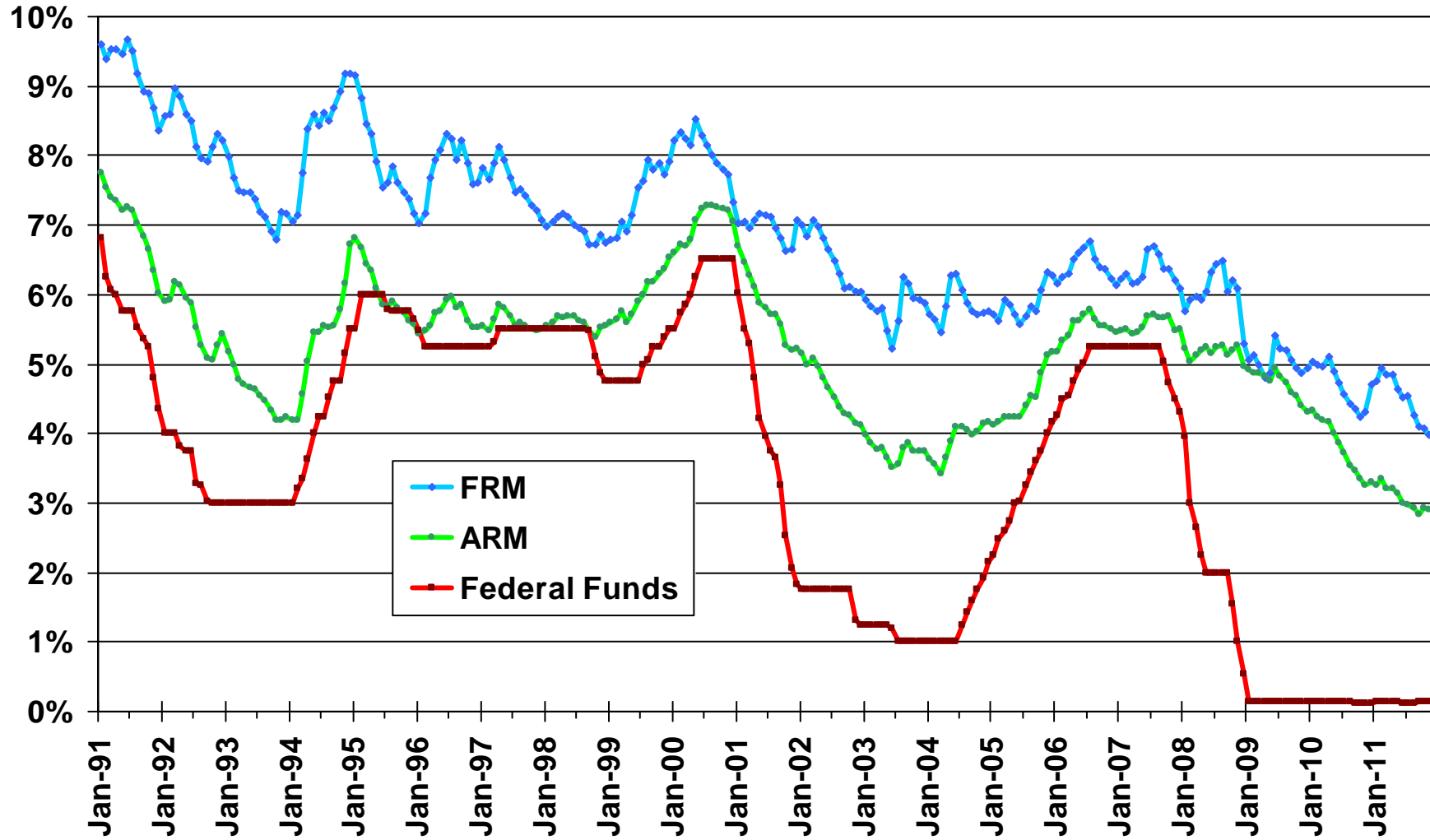
Ratio of Foreclosures to Home Sales

Los Angeles County



SOURCE: Real Estate Research Council

Mortgage Rates

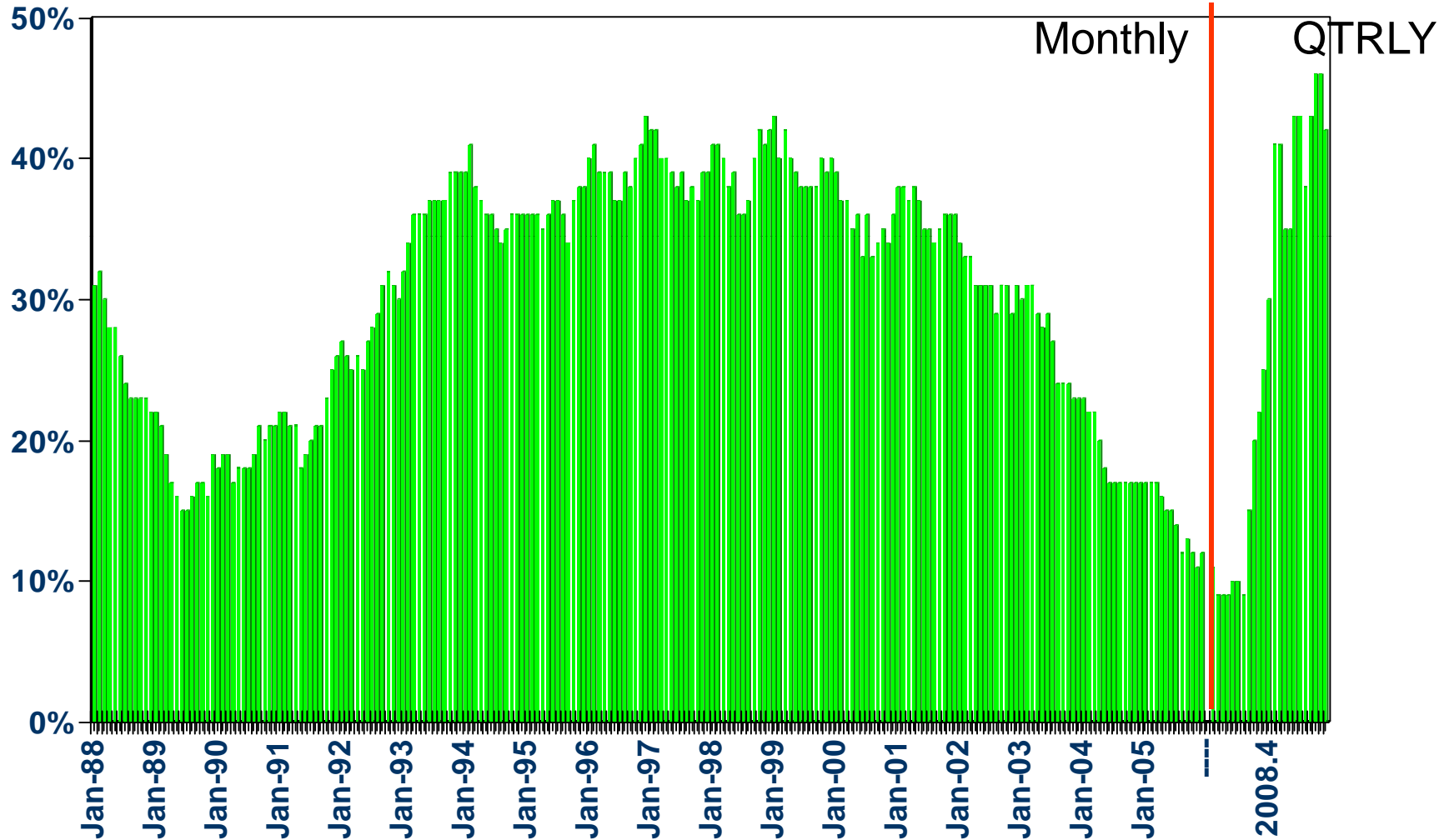


SOURCE: Federal Home Loan Mortgage Corporation

Housing Affordability Index

Los Angeles County, 3rd Quarter 2011: 42%

% OF HOUSEHOLDS THAT CAN BUY

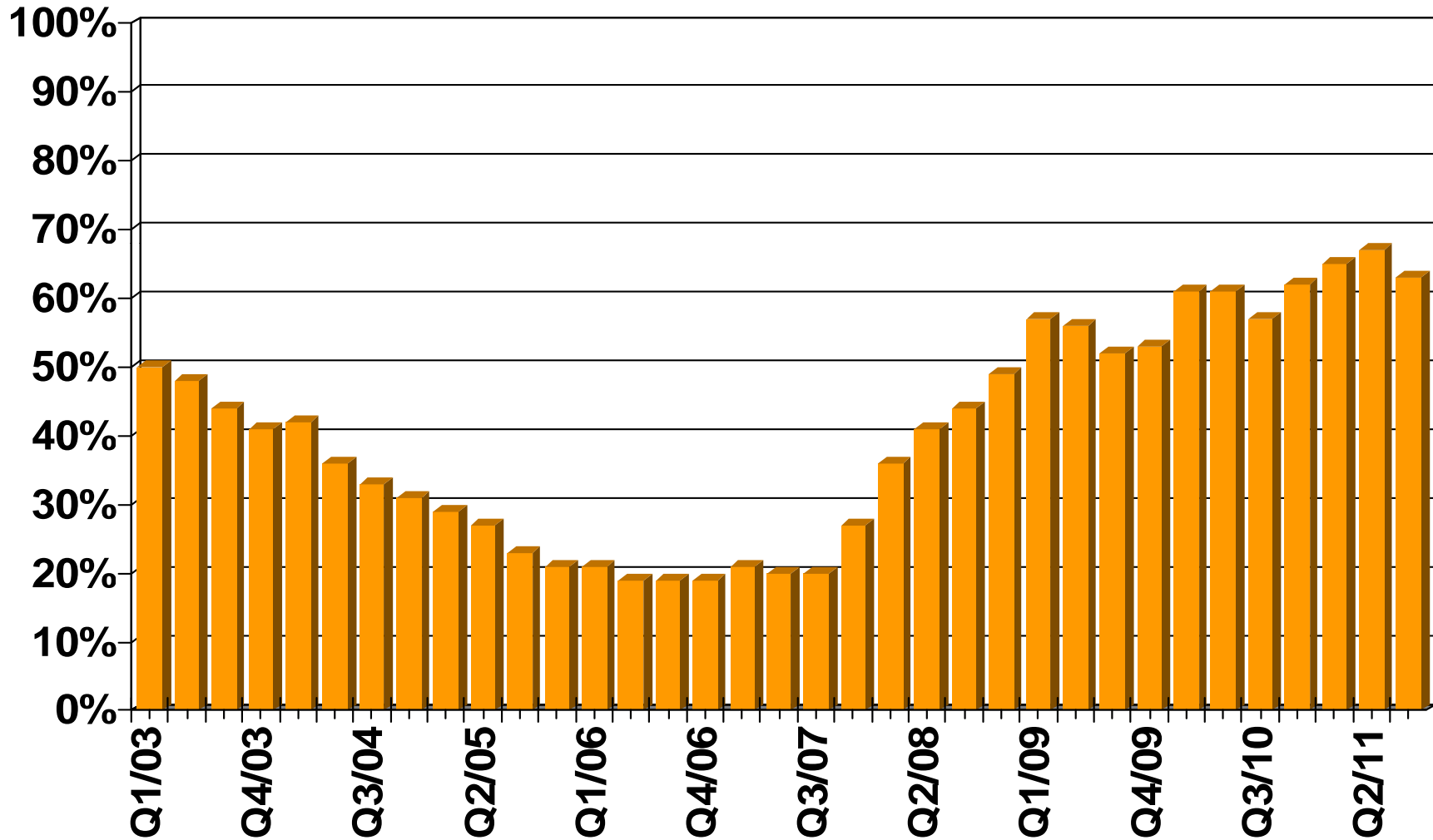


SOURCE: CALIFORNIA ASSOCIATION OF REALTORS®

First-time Buyer Housing Affordability Index

Los Angeles County, 3rd Quarter 2011: 63%

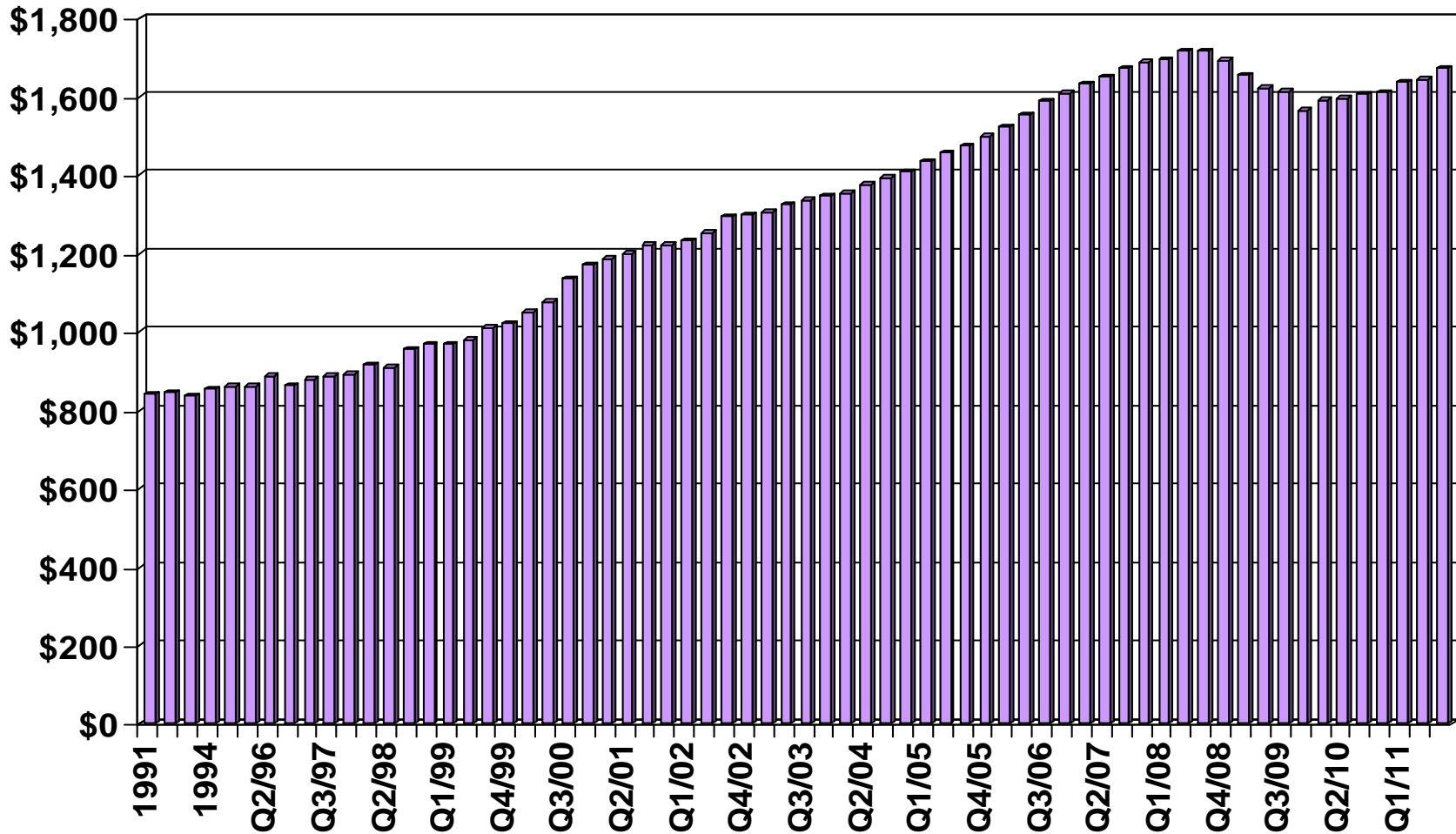
% OF HOUSEHOLDS THAT CAN BUY



SOURCE: CALIFORNIA ASSOCIATION OF REALTORS®

Asking Rents for Class A&B Apartments

Los Angeles County, 2011 Q3: \$1,672 Up 4.1% YTY

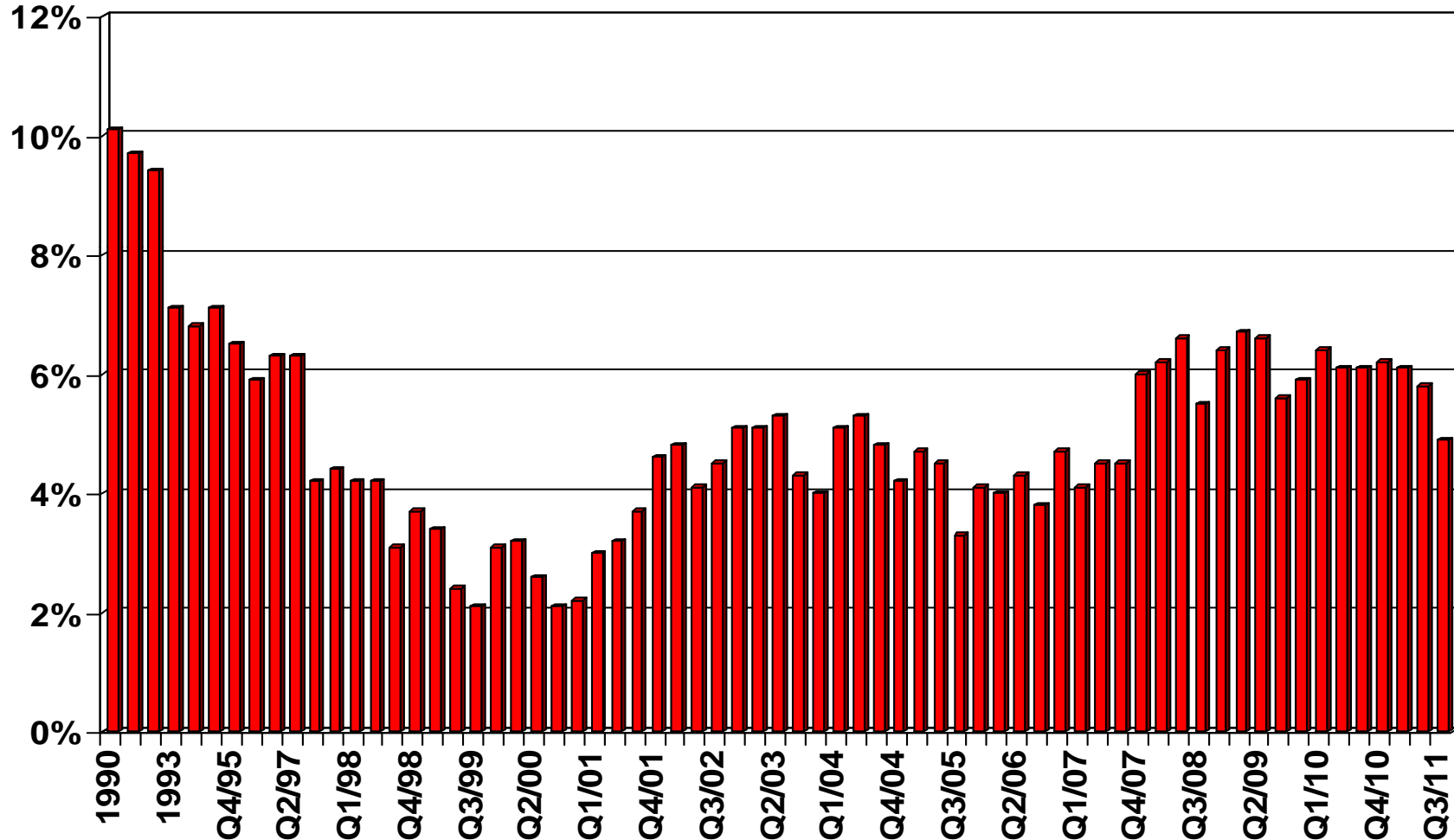


SOURCE: CALIFORNIA ASSOCIATION OF REALTORS®; REALFACTS

Vacancy Rates for Class A&B Apartments

Los Angeles County, 2011 Q3: 4.9%

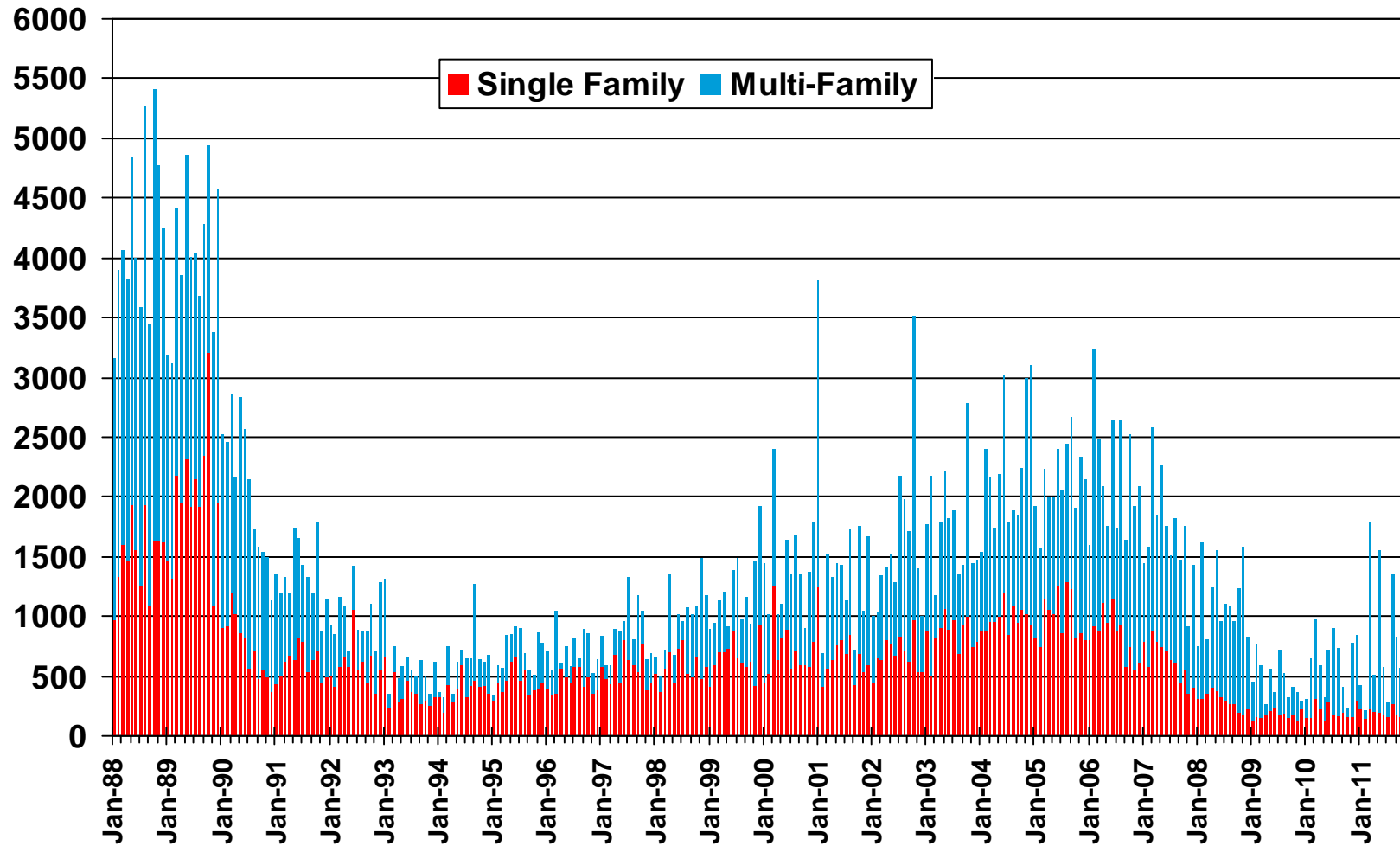
VACANCY RATE



SOURCE: CALIFORNIA ASSOCIATION OF REALTORS®;
REALFACTS

New Housing Permits

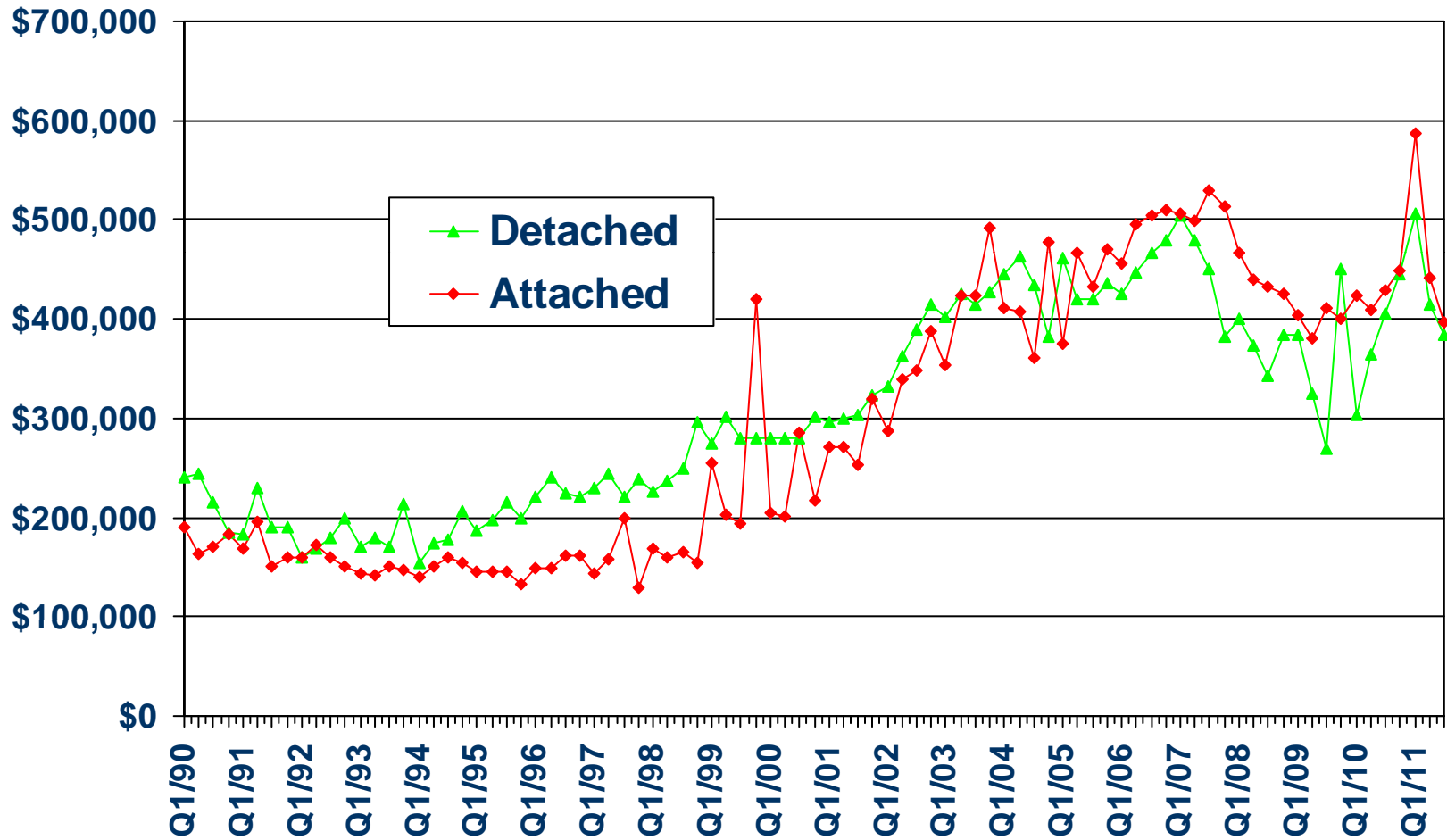
Los Angeles County, October 2011: 565 Units, Up 38.8% YTD



SOURCE: Construction Industry Research Board

Median Price for New Homes

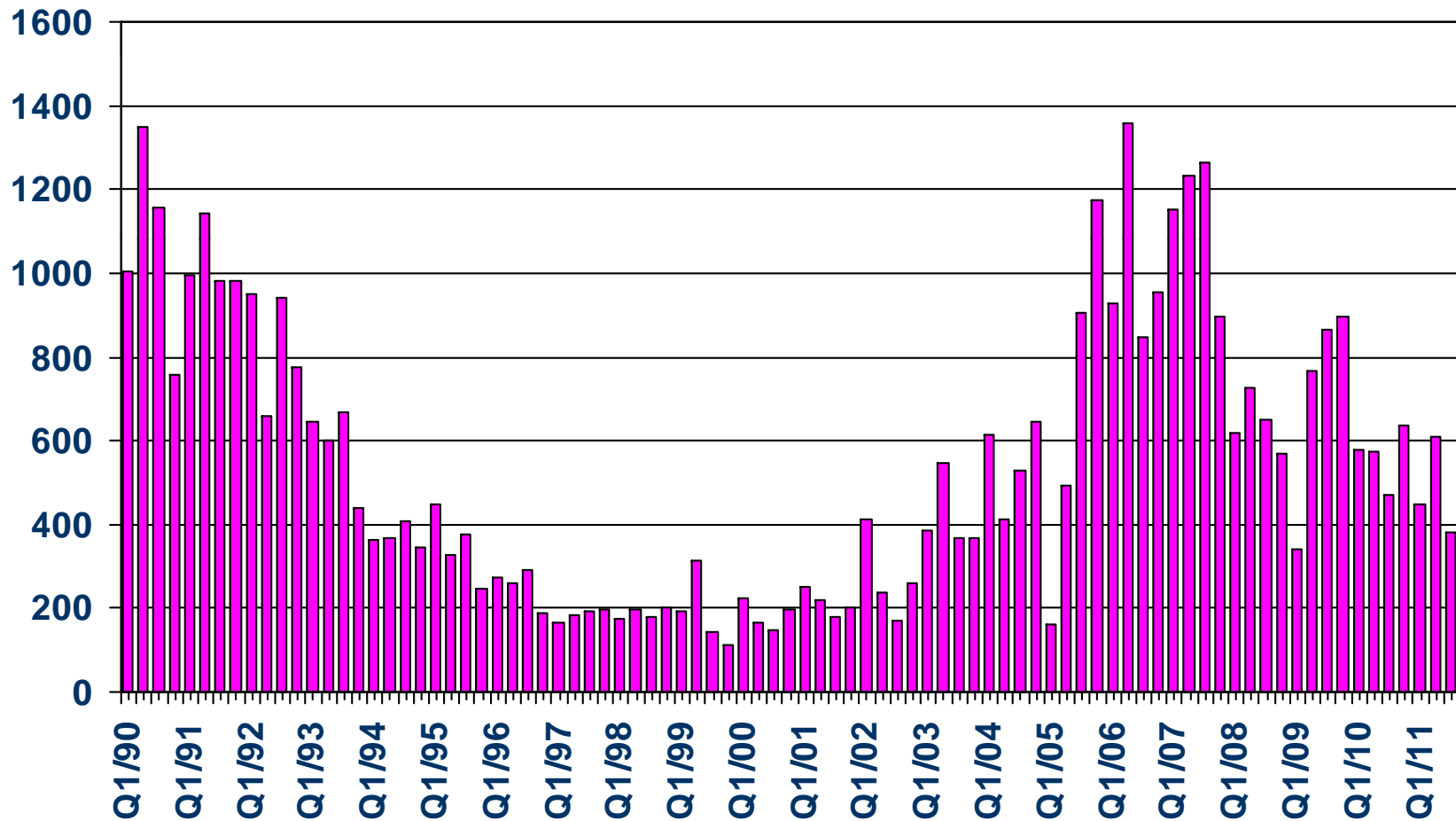
Los Angeles County 3Q11, Detached: \$384,000 • Attached: \$396,000



SOURCE: CALIFORNIA ASSOCIATION OF REALTORS®; Hanley Wood

New Home Sales

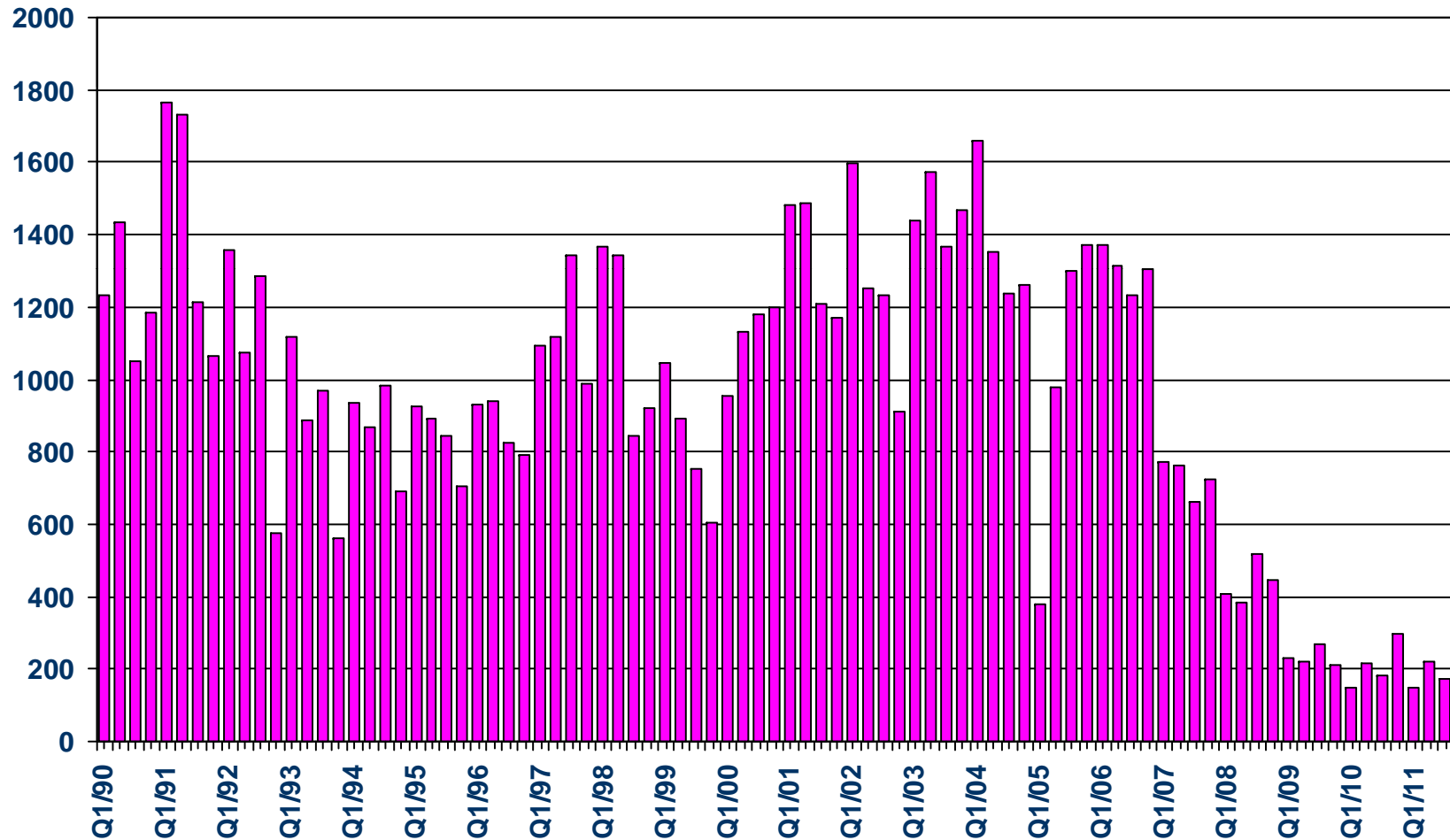
Los Angeles County (Attached), 2011 Q3 Sales: 381 Units



SOURCE: CALIFORNIA ASSOCIATION OF REALTORS®; Hanley Wood

New Home Sales

Los Angeles County (Detached), 2011 Q3 Sales: 172 Units

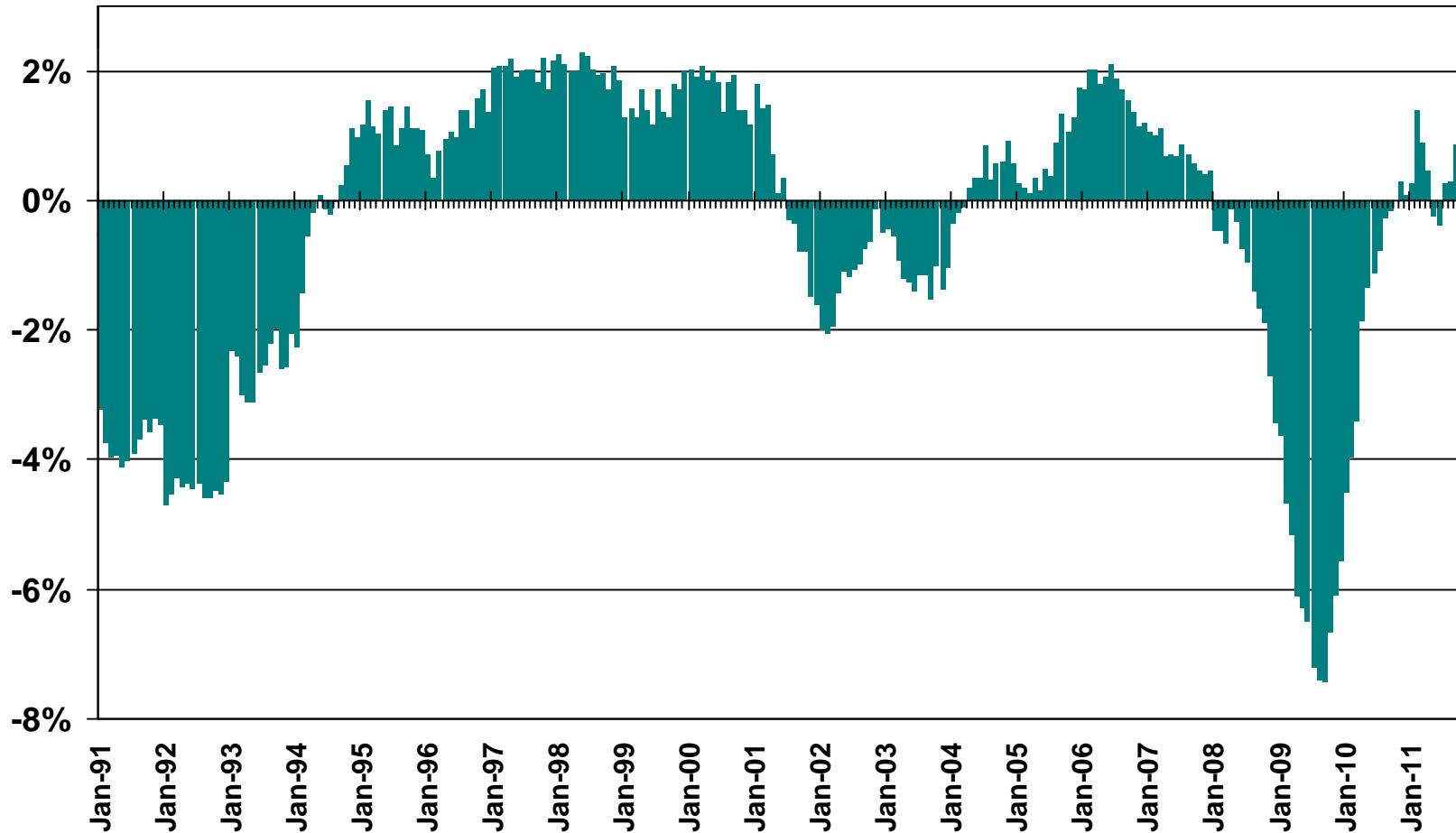


SOURCE: CALIFORNIA ASSOCIATION OF REALTORS®; Hanley Wood

Nonfarm Employment

Los Angeles County, October 2011: Up 0.5% YTY

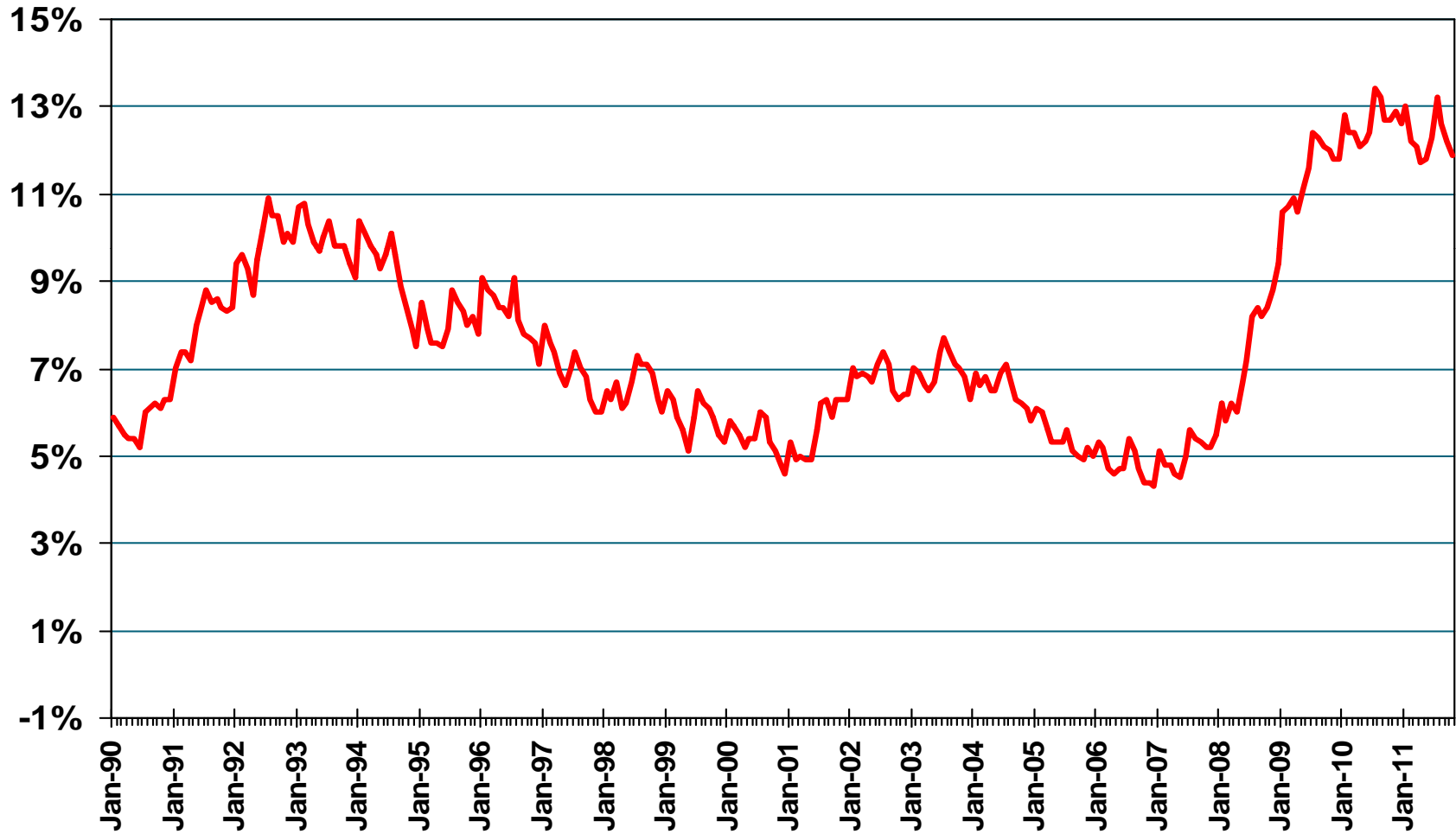
Y-T-Y PERCENT CHANGE



SOURCE: CA Employment Development Division

Unemployment Rate

Los Angeles County, October 2011: 11.9%



SOURCE: CA Employment Development Division

Unemployment Rate

Los Angeles County – October 2011

Area Name	Labor Force	Rate
Acton CDP	1,200	8.8%
Agoura Hills city	11,900	5.3%
Alhambra city	45,400	10.3%
Alondra Park CDP	4,400	12.7%
Altadena CDP	23,800	8.3%
Arcadia city	27,600	6.8%
Artesia city	8,200	8.6%
Avalon city	1,900	5.7%
Avocado Heights CDP	6,600	10.1%
Azusa city	21,400	12.9%
Baldwin Park city	33,700	14.8%
Bell city	16,100	15.7%
Bell Gardens city	17,700	18.8%
Bellflower city	36,600	12.1%
Beverly Hills city	19,100	8.3%
Bradbury city	500	7.0%

SOURCE: CA Employment Development Department

CCD Census County Division
CDP Census Designated Place

Unemployment Rate

Los Angeles County – October 2011

Area Name	Labor Force	Rate
Burbank city	60,000	9.7%
Calabasas city	11,900	5.5%
Carson city	46,100	12.0%
Cerritos city	28,600	6.5%
Charter Oak CDP	5,200	5.8%
Citrus CDP	5,500	11.1%
Claremont city	16,300	6.3%
Commerce city	5,700	22.1%
Compton city	37,200	20.0%
Covina city	25,700	8.4%
Cudahy city	9,900	16.5%
Culver City city	24,300	8.2%
Del Aire CDP	4,800	6.6%
Desert View Highlands CDP	1,000	16.1%
Diamond Bar city	32,200	8.5%
Downey city	53,600	9.6%

SOURCE: CA Employment Development Department

CCD Census County Division
CDP Census Designated Place

Unemployment Rate

Los Angeles County – October 2011

Area Name	Labor Force	Rate
Duarte city	11,400	8.4%
East Compton CDP	3,800	21.2%
East La Mirada CDP	5,300	8.9%
East Los Angeles CDP	50,800	16.7%
East Pasadena CDP	3,200	8.2%
East San Gabriel CDP	8,100	7.4%
El Monte city	52,200	14.6%
El Segundo city	10,800	5.9%
Florence Graham CDP	22,900	23.3%
Gardena city	29,500	11.2%
Glendale city	104,200	10.4%
Glendora city	27,700	6.2%
Hacienda Heights CDP	27,200	8.9%
Hawaiian Gardens city	6,500	13.4%
Hawthorne city	42,600	15.4%
Hermosa Beach city	14,900	5.3%

SOURCE: CA Employment Development Department

CCD Census County Division
CDP Census Designated Place

Unemployment Rate

Los Angeles County – October 2011

Area Name	Labor Force	Rate
Hidden Hills city	900	3.9%
Huntington Park city	27,100	17.6%
Industry city	300	21.0%
Inglewood city	54,500	14.8%
Irwindale city	700	12.3%
La Canada Flintridge city	10,300	4.6%
La Crescenta Montrose CDF	10,200	5.9%
La Habra Heights city	2,900	4.9%
La Mirada city	24,200	7.3%
La Puente city	19,200	13.9%
La Verne city	18,200	6.9%
Ladera Heights CDP	3,900	6.3%
Lake Los Angeles CDP	4,900	17.7%
Lakewood city	44,400	7.7%
Lancaster city	56,600	16.6%
Lawndale city	16,400	11.8%

SOURCE: CA Employment Development Department

CCD Census County Division
CDP Census Designated Place

Unemployment Rate

Los Angeles County – October 2011

Area Name	Labor Force	Rate
Lennox CDP	9,800	15.8%
Littlerock CDP	600	17.3%
Lomita city	11,400	8.7%
Long Beach city	237,800	13.1%
Los Angeles city	1,920,700	13.1%
Lynwood city	28,300	18.6%
Malibu city	7,300	4.1%
Manhattan Beach city	22,100	4.2%
Marina del Rey CDP	6,700	6.5%
Mayflower Village CDP	2,700	6.5%
Maywood city	12,400	17.2%
Monrovia city	20,600	10.5%
Montebello city	28,900	13.3%
Monterey Park city	29,300	9.0%
North El Monte CDP	2,100	4.1%
Norwalk city	49,200	12.6%

SOURCE: CA Employment Development Department

CCD Census County Division
CDP Census Designated Place

Unemployment Rate

Los Angeles County – October 2011

Area Name	Labor Force	Rate
Palmdale city	56,000	14.7%
Palos Verdes Estates city	6,500	2.7%
Paramount city	25,000	17.2%
Pasadena city	75,800	9.1%
Pico Rivera city	29,000	11.1%
Pomona city	66,800	13.2%
Quartz Hill CDP	5,400	12.4%
Rancho Palos Verdes city	21,100	4.1%
Redondo Beach city	44,700	6.3%
Rolling Hills city	900	2.1%
Rolling Hills Estates city	4,000	3.6%
Rosemead city	24,800	10.5%
Rowland Heights CDP	25,200	8.2%
San Dimas city	19,900	7.0%
San Fernando city	10,600	12.2%
San Gabriel city	20,500	9.8%

SOURCE: CA Employment Development Department

CCD Census County Division
CDP Census Designated Place

Unemployment Rate

Los Angeles County – October 2011

Area Name	Labor Force	Rate
San Marino city	6,200	5.4%
Santa Clarita city	88,800	7.3%
Santa Fe Springs city	7,800	9.9%
Santa Monica city	57,100	9.8%
Sierra Madre city	6,800	3.6%
Signal Hill city	5,800	9.5%
South El Monte city	9,600	15.1%
South Gate city	41,700	15.1%
South Pasadena city	15,100	5.9%
South San Gabriel CDP	3,600	8.7%
South San Jose Hills CDP	9,800	14.6%
South Whittier CDP	27,700	10.5%
Temple City city	18,000	7.7%
Torrance city	78,900	6.0%
Val Verde CDP	900	9.4%
Valinda CDP	10,300	16.2%

SOURCE: CA Employment Development Department

CCD Census County Division
CDP Census Designated Place

Unemployment Rate

Los Angeles County – October 2011

Area Name	Labor Force	Rate
Vernon city	0	0.0%
View Park Windsor Hills CD	6,400	10.7%
Vincent CDP	7,700	9.6%
Walnut city	16,300	5.8%
Walnut Park CDP	6,500	15.6%
West Athens CDP	4,400	13.5%
West Carson CDP	11,700	9.3%
West Compton CDP	2,500	19.2%
West Covina city	55,200	10.5%
West Hollywood city	26,900	10.1%
West Puente Valley CDP	10,500	12.2%
West Whittier Los Nietos CC	12,500	13.5%
Westlake Village city	4,900	6.5%
Westmont CDP	12,800	23.3%
Whittier city	43,300	8.5%
Willowbrook CDP	13,100	19.5%
Los Angeles County	4,899,000	11.9%

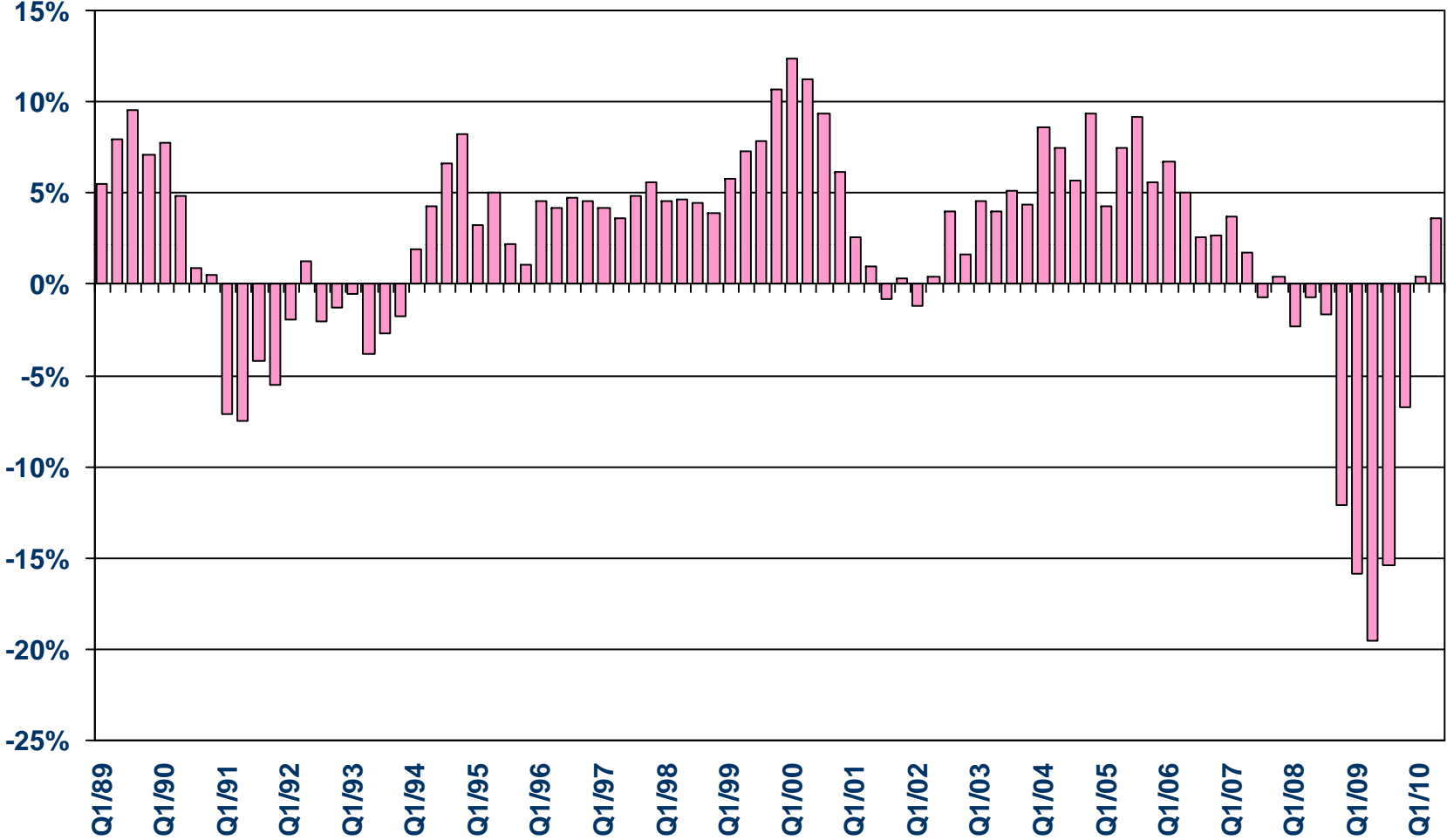
SOURCE: CA Employment Development Department

CCD Census County Division
CDP Census Designated Place

Taxable Sales

Los Angeles County

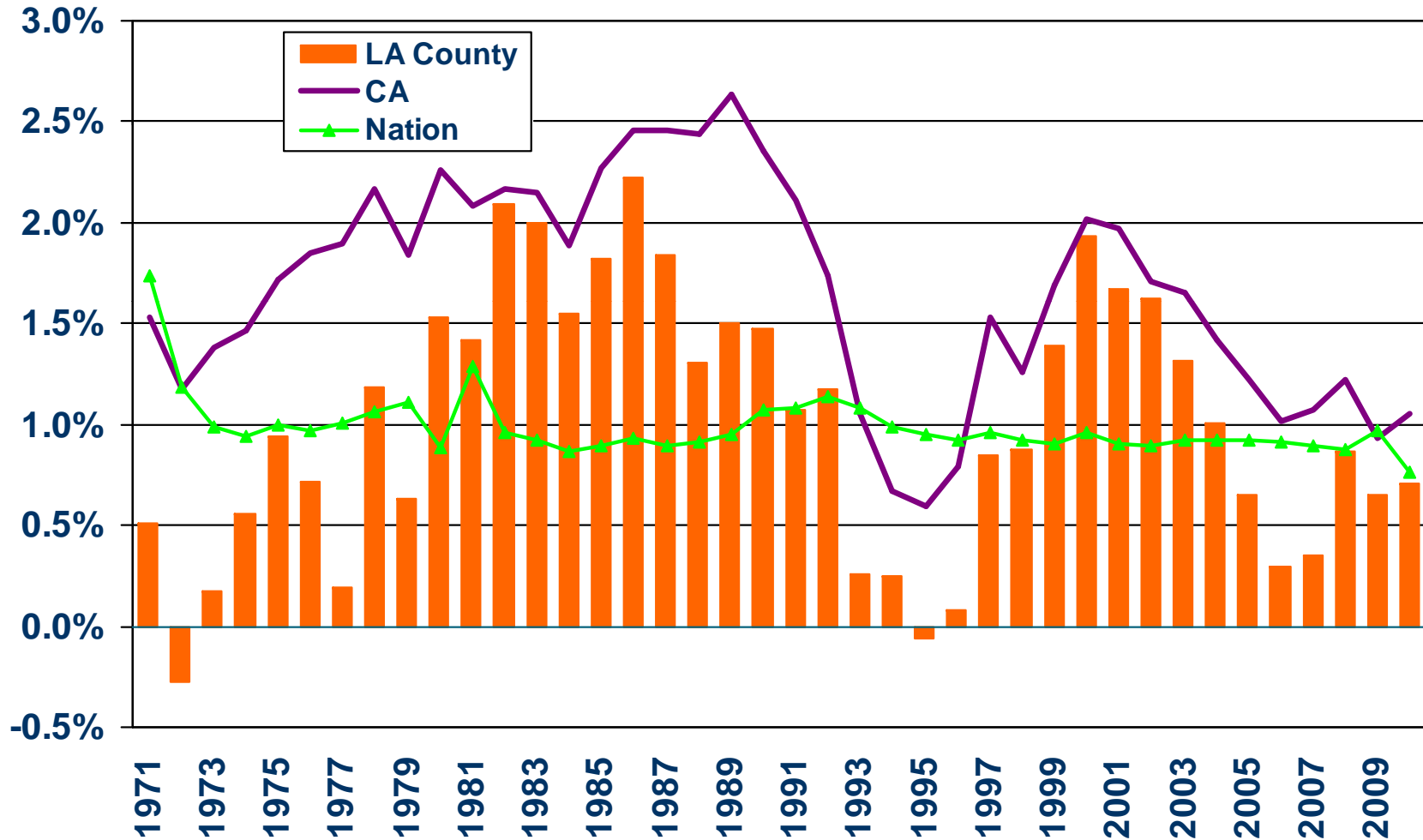
ANNUAL PERCENT CHANGE



SOURCE: CA State Board of Equalization

Population Percent Changes

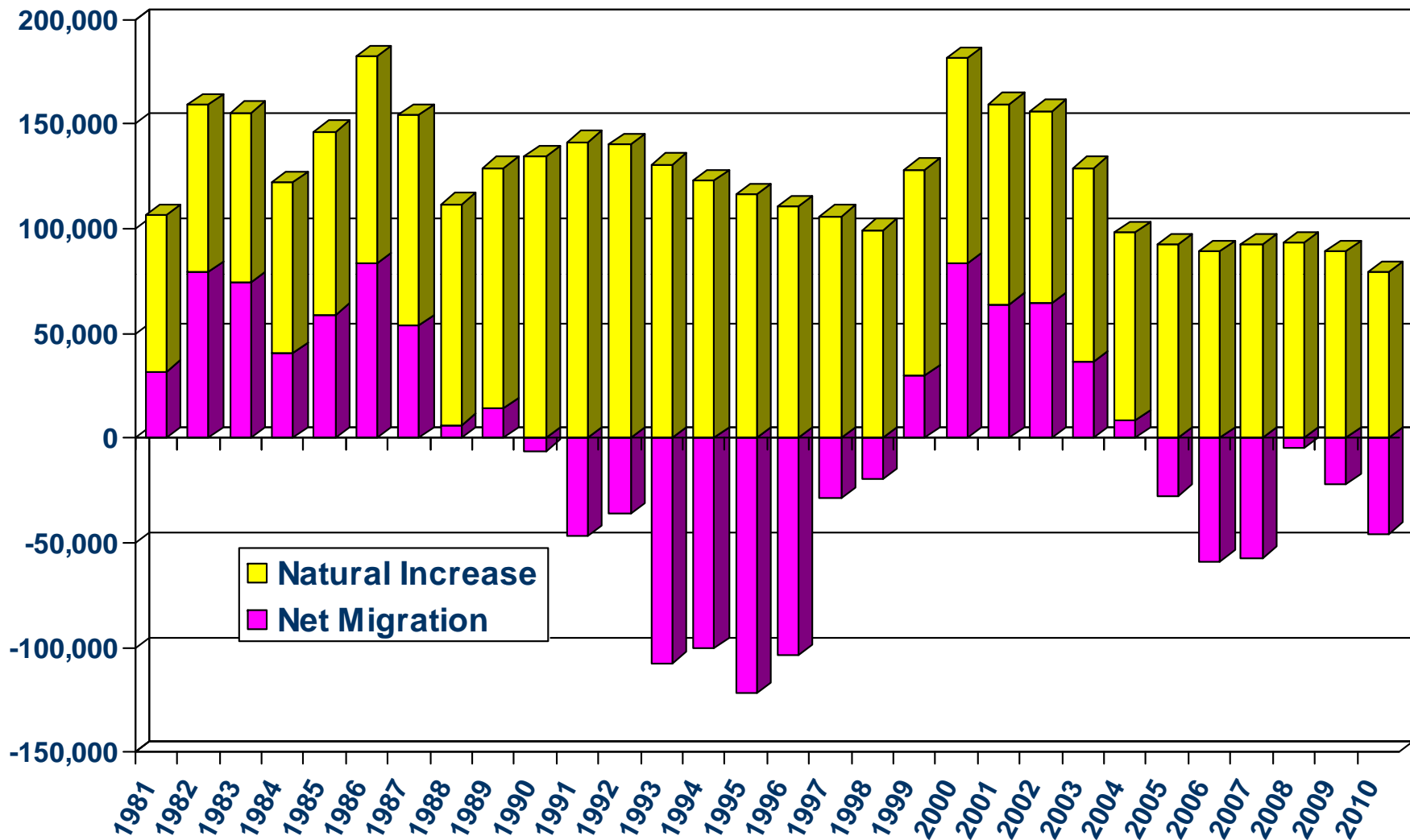
Los Angeles County (1971-2010)



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

Sources of Population Growth

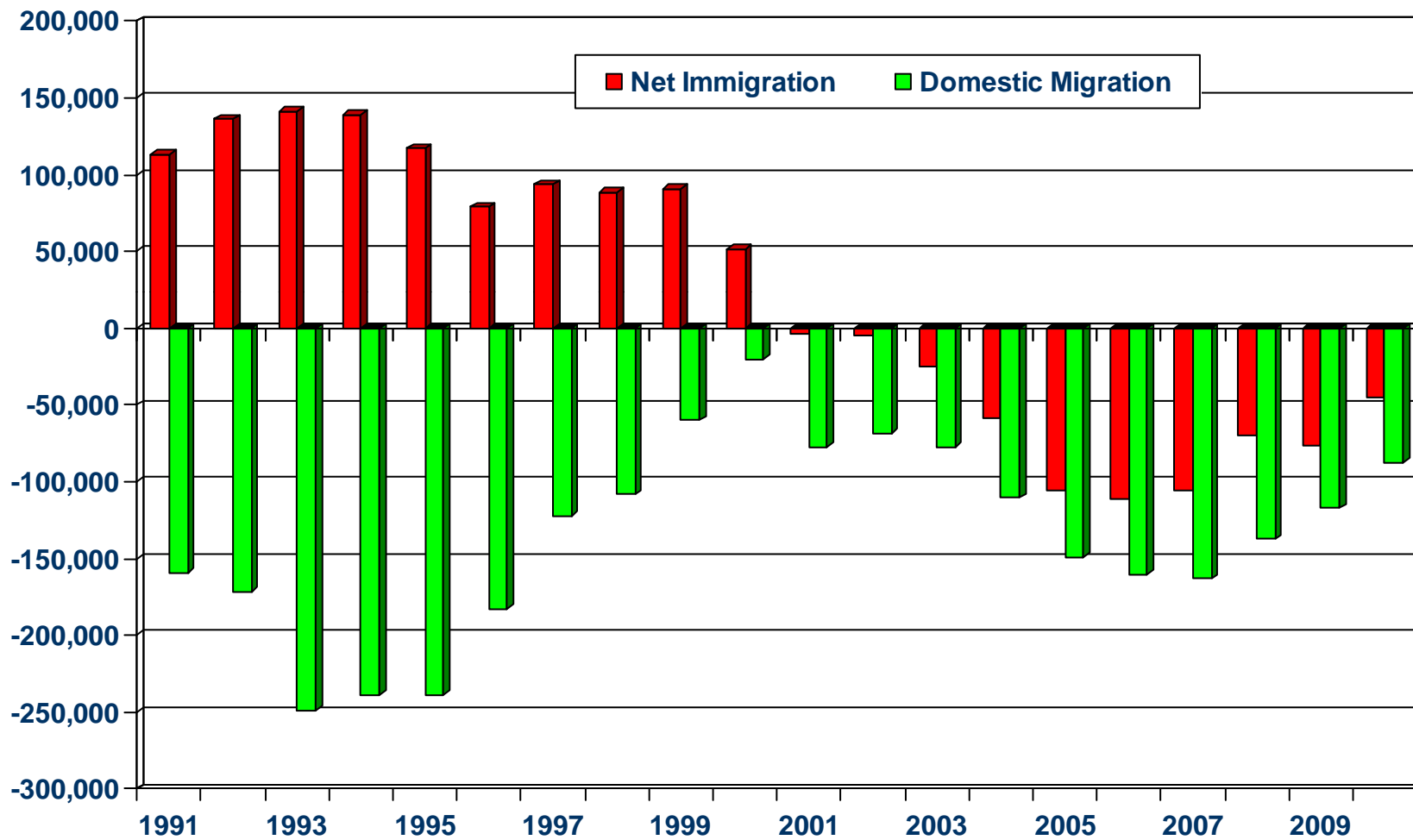
Los Angeles County (1981-2010)



SOURCE: CA Department of Finance

Net Immigration Vs. Domestic Migration

Los Angeles County



SOURCE: CA Department of Finance

Household Relocations

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

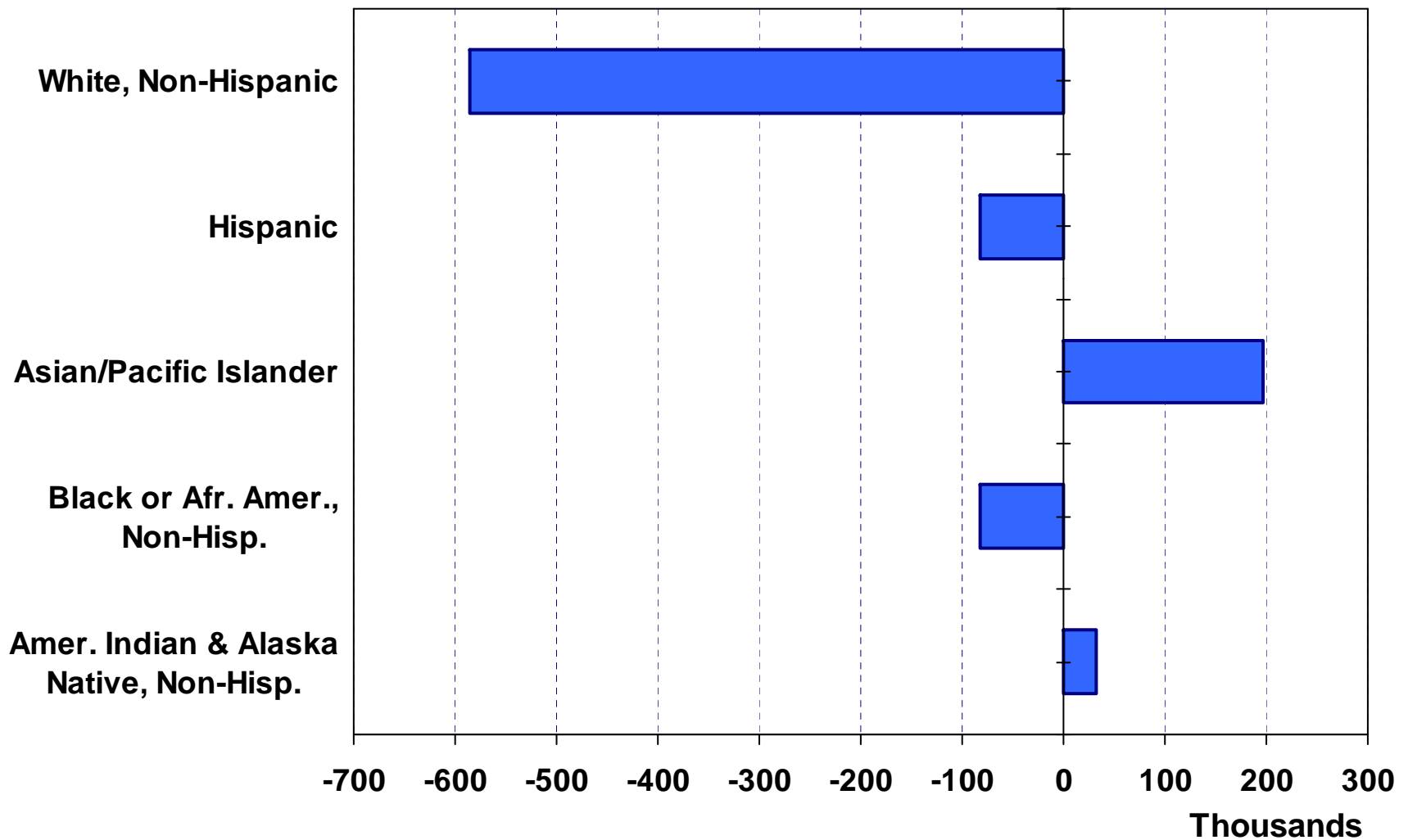
Where are new Los Angeles County households coming from?



- 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

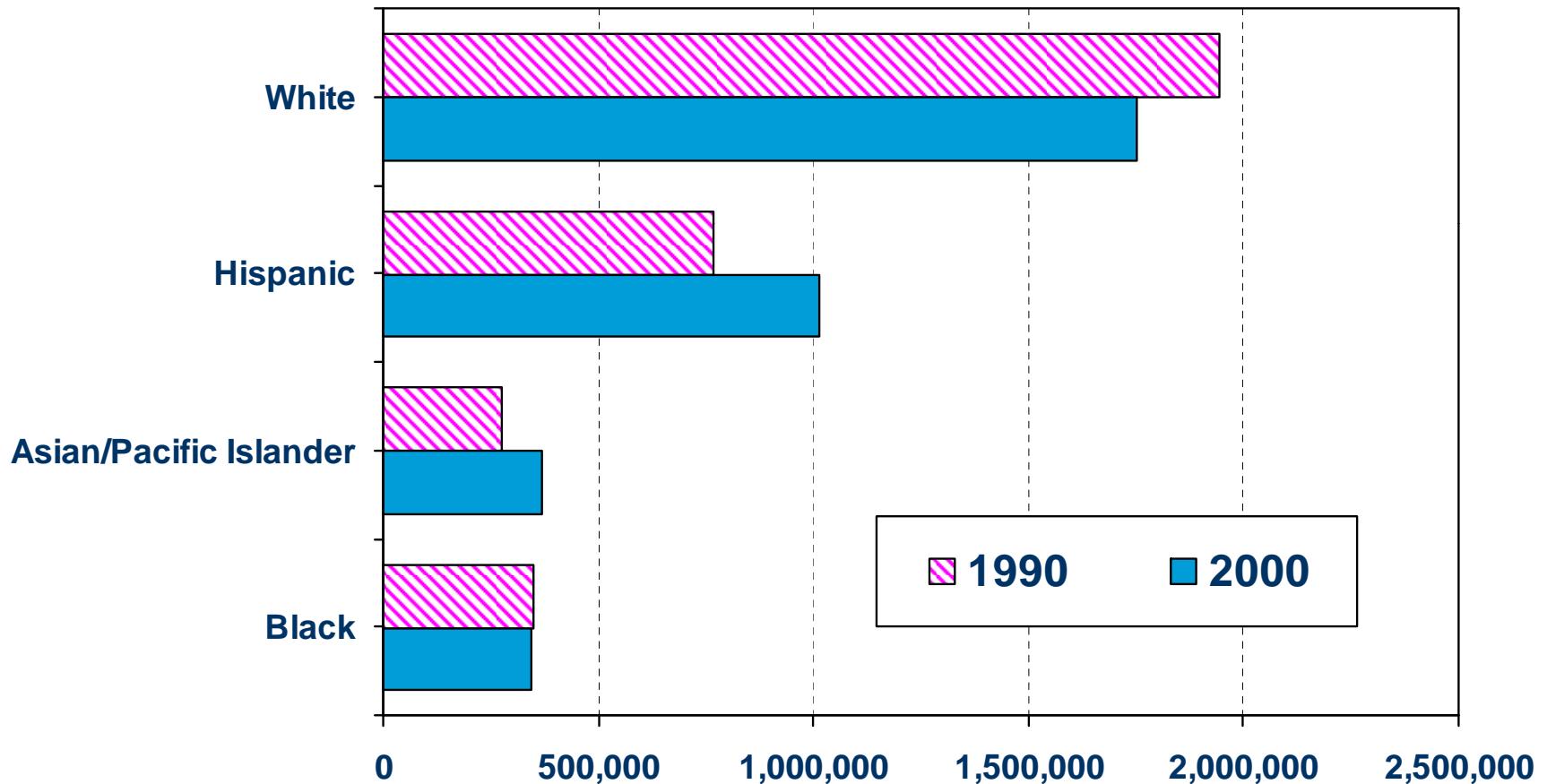
Los Angeles County (1990 Census to 2000 Census)



SOURCE: CA Dept. of Finance

Number of Households by Ethnicity

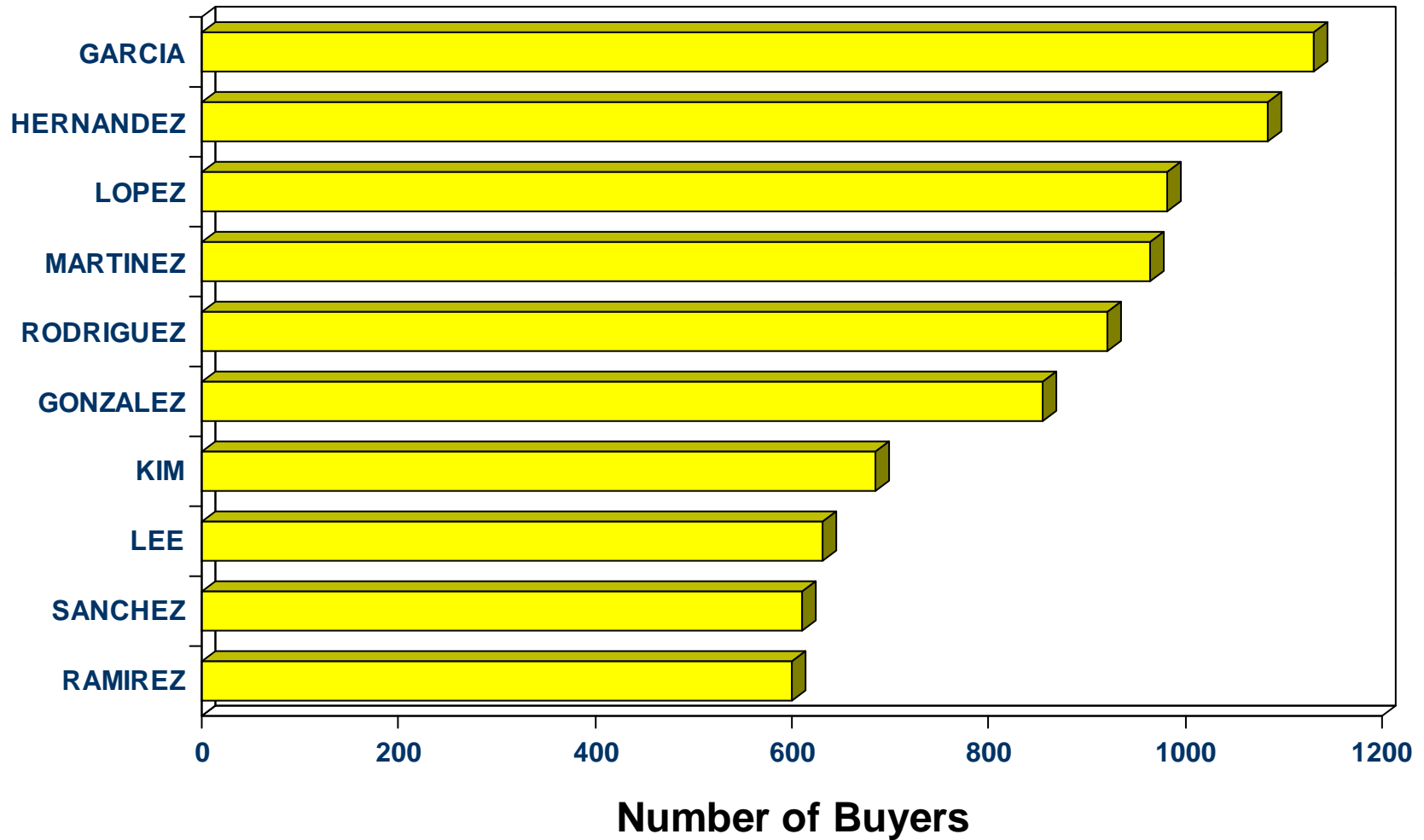
Los Angeles County (1990 Census vs. 2000 Census)



SOURCE: U.S. Census Bureau

Top 10 Home Buyer Surnames

Los Angeles County

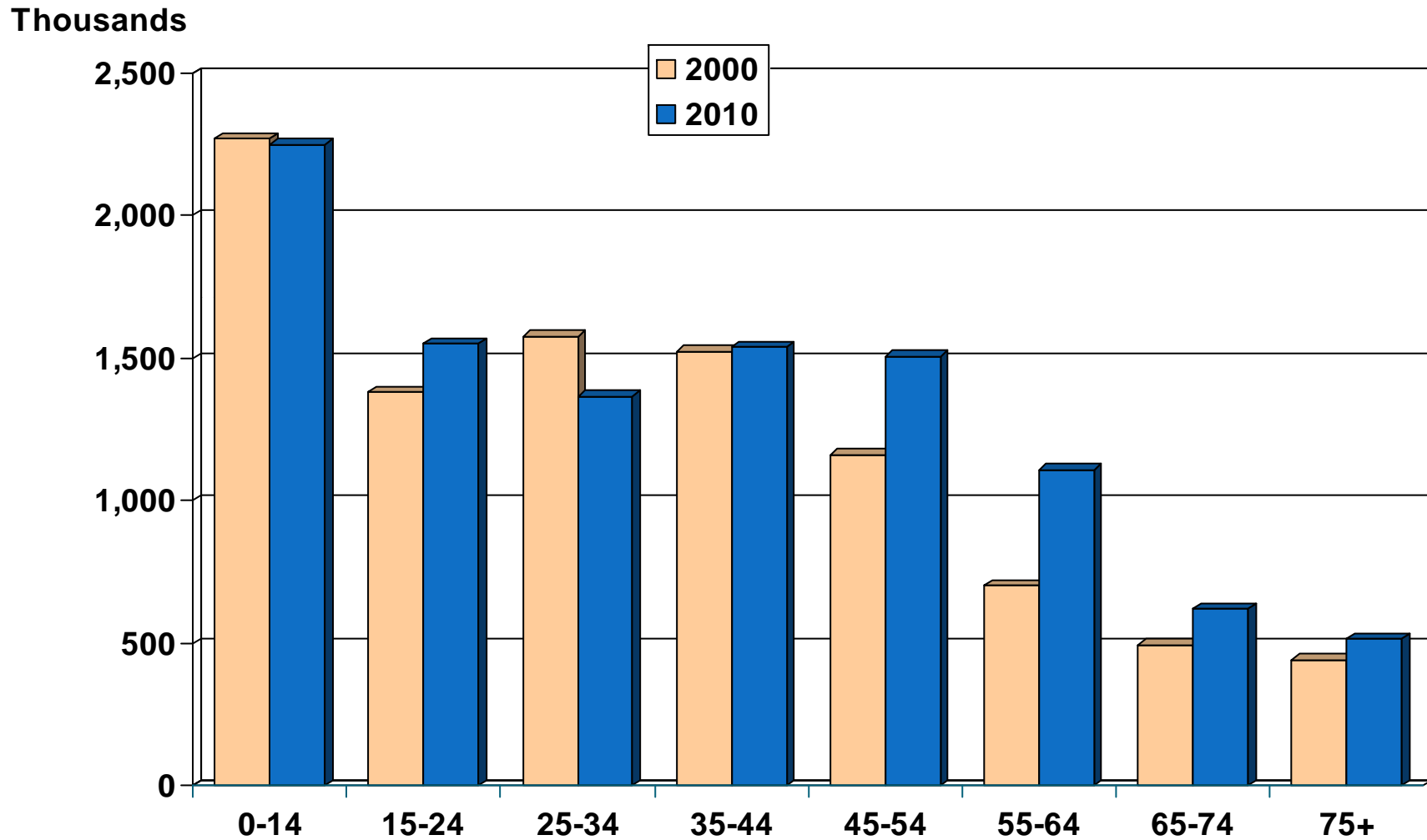


Note: Data is based on 2010 data.

SOURCE: DataQuick Information Systems

Population by Age Group

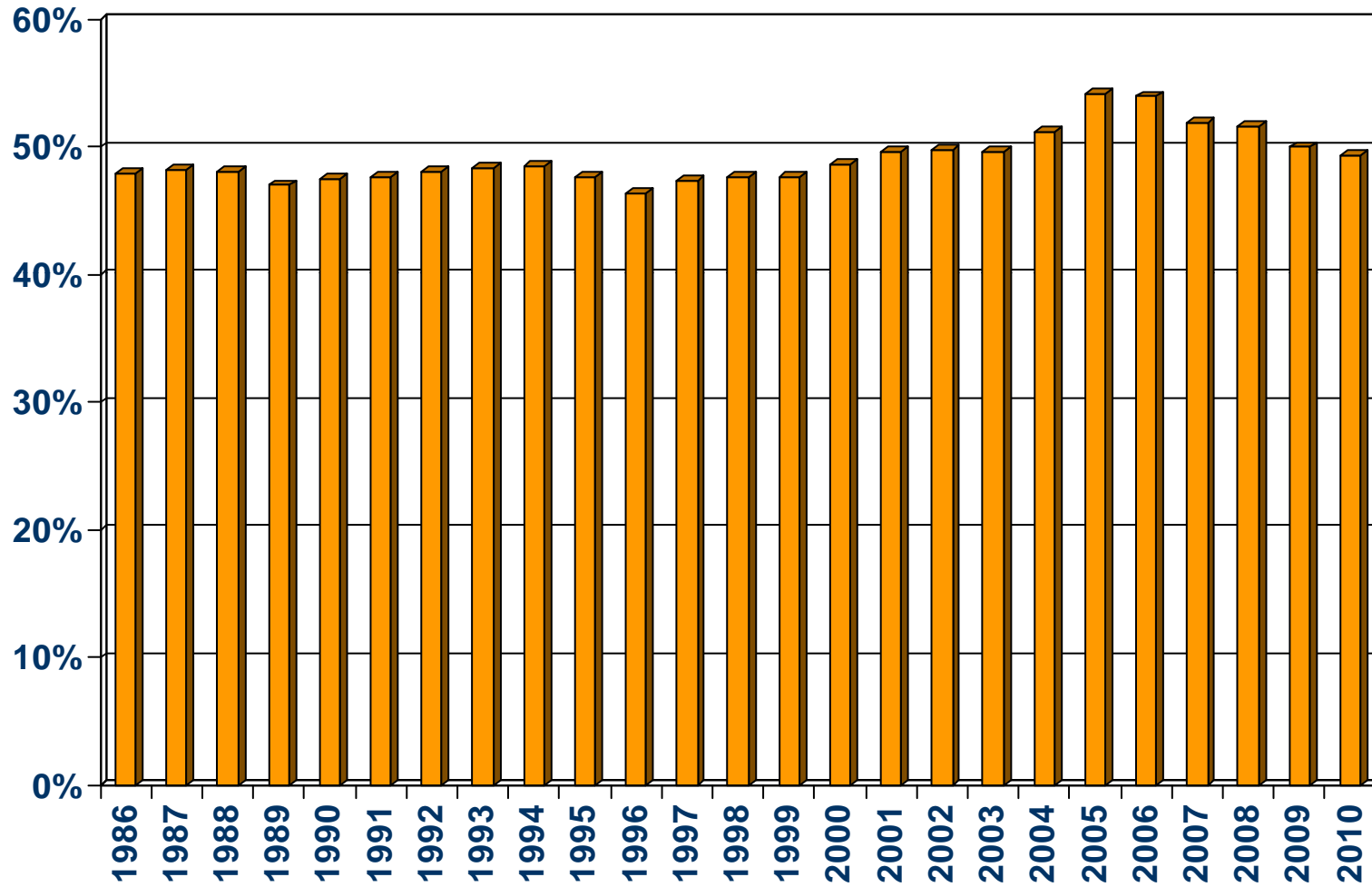
Los Angeles County (2000-2010)



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

Homeownership Rates

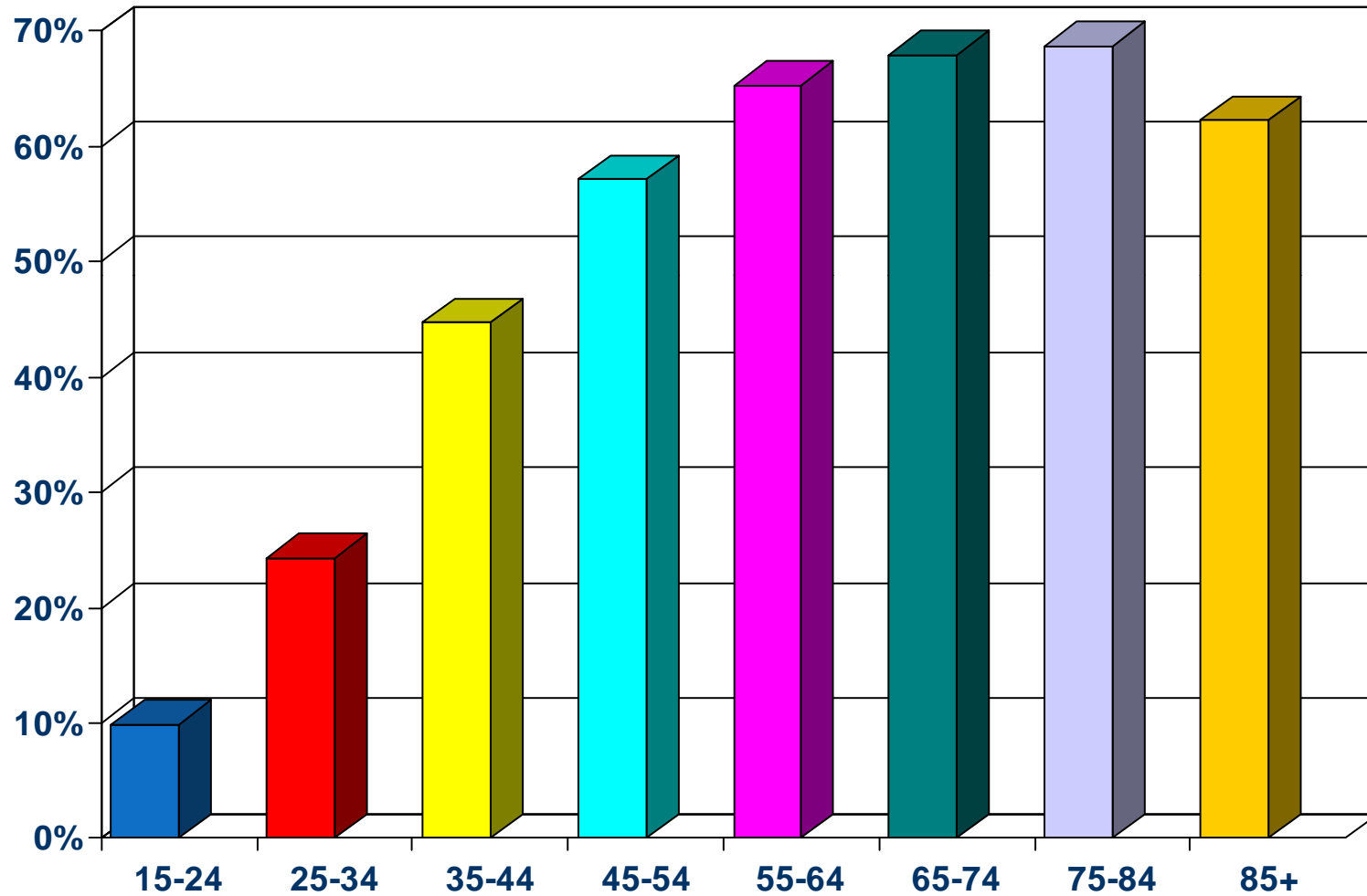
Los Angeles County, 2010: 49.7%



SOURCE: U.S. Census Bureau

Homeownership Rates by Age

Los Angeles (2000 Census)



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