



Riverside County

December 2011

Economic Profile

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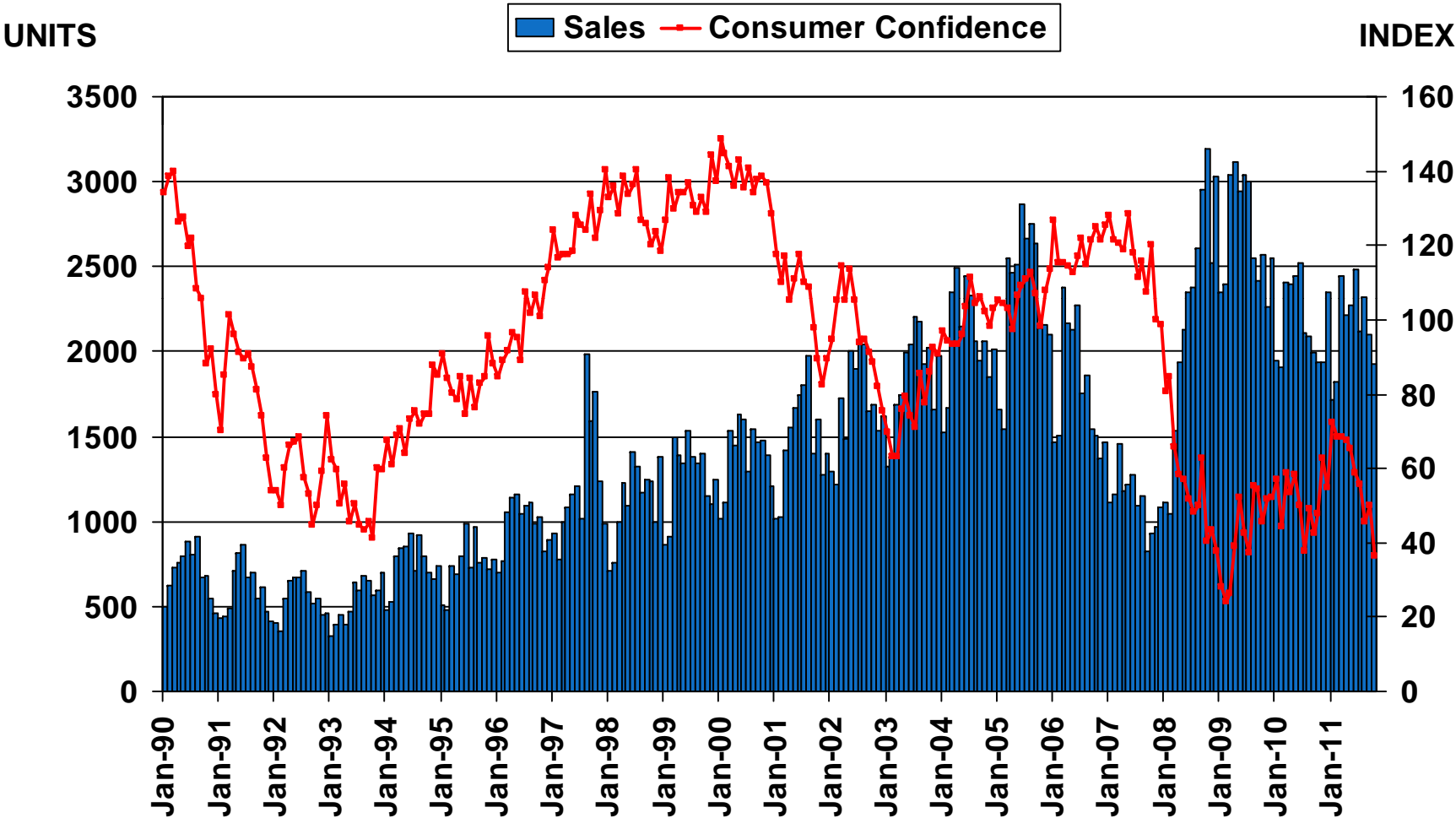
Riverside County Profile

Characteristic	Statistic	State Rank
2010 Population Estimate	2,189,641	4
% Population Change 2000-2010	41.7%	1
% Population Change 1990-2000	32.0%	4
% White 2010	39.7%	
% Hispanic 2010	45.5%	
% Black 2010	6.0%	
% Asian & Pacific Islander 2010	6.1%	
2010 Per Capita Income	\$22,373	
2010 Median Household Income	\$54,296	
2010 Median Age	33.7	
Land Area Square Miles	7,207	4
2009 Total Establishments	34,055	6
2010 Civilian Employment	865,369	

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

Sales of Existing Detached Homes and Pacific West Consumer Confidence

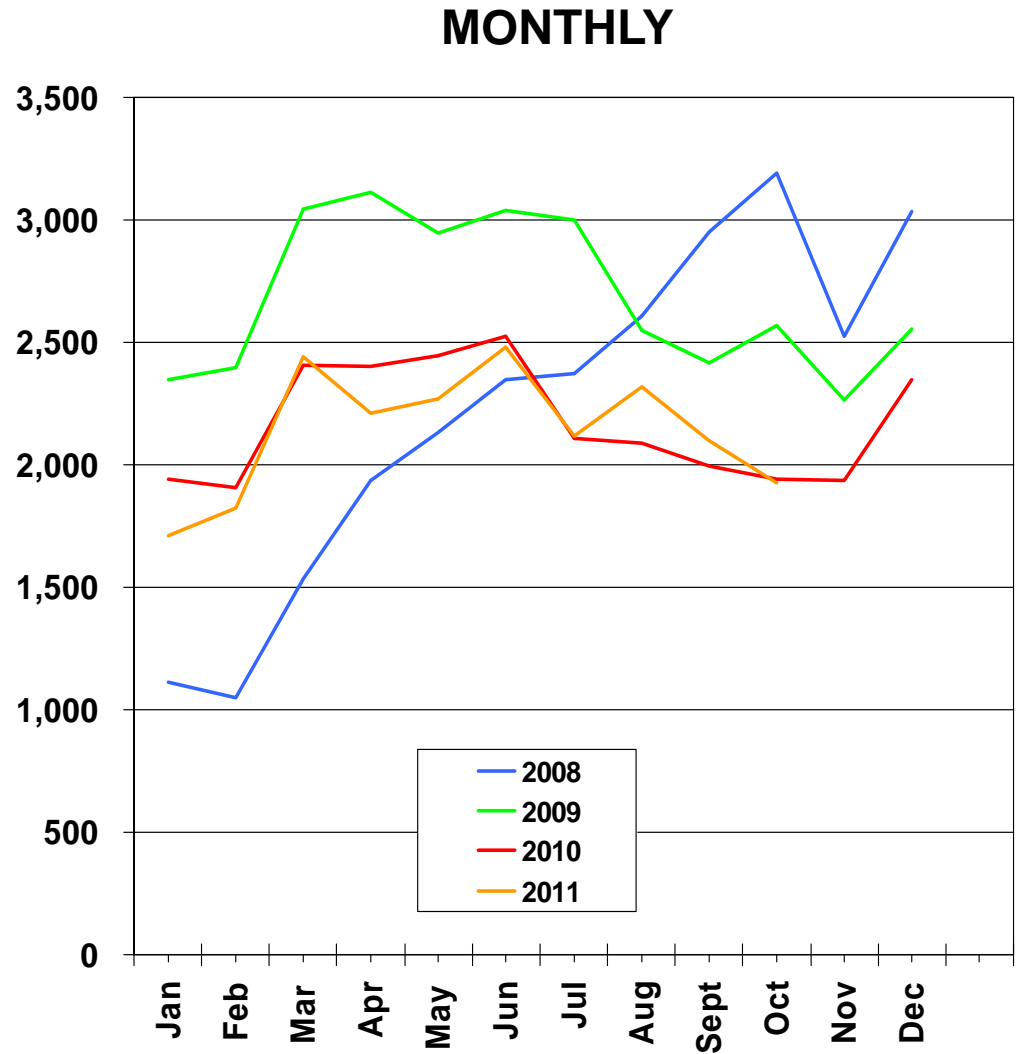
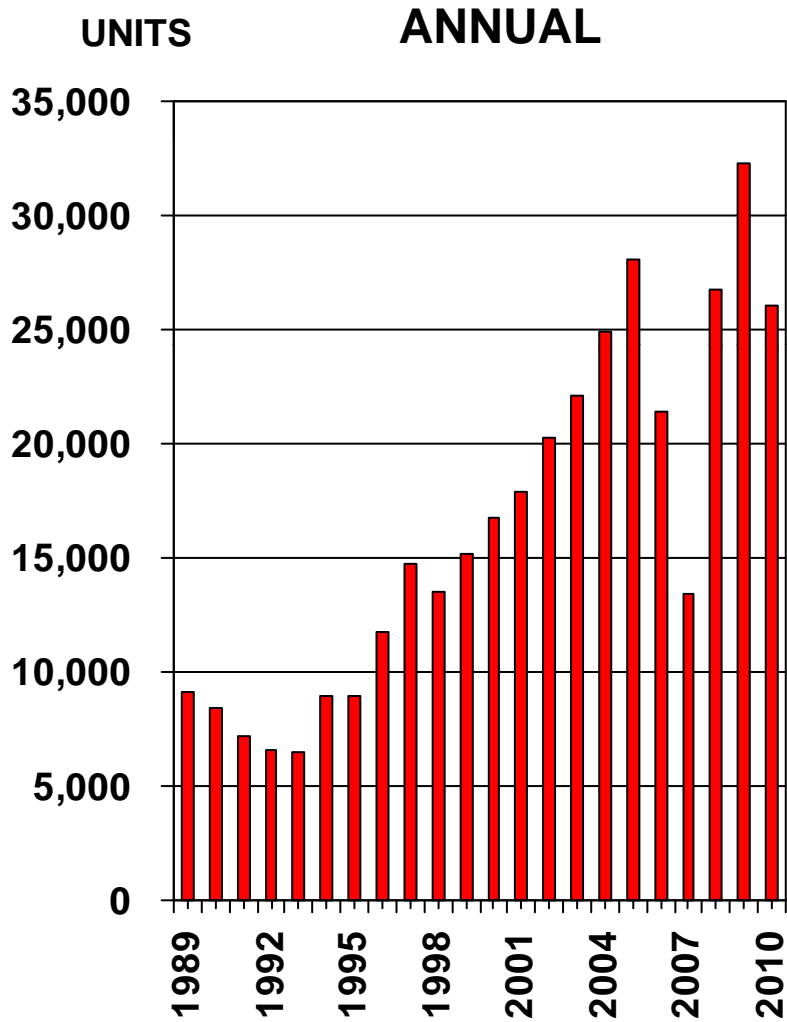
Riverside County, October 2011: 1,926 Units, Down 1.6% YTD, Down 0.7% YTY



SOURCE: CALIFORNIA ASSOCIATION OF REALTORS®;
The Conference Board

Sales of Existing Detached Homes

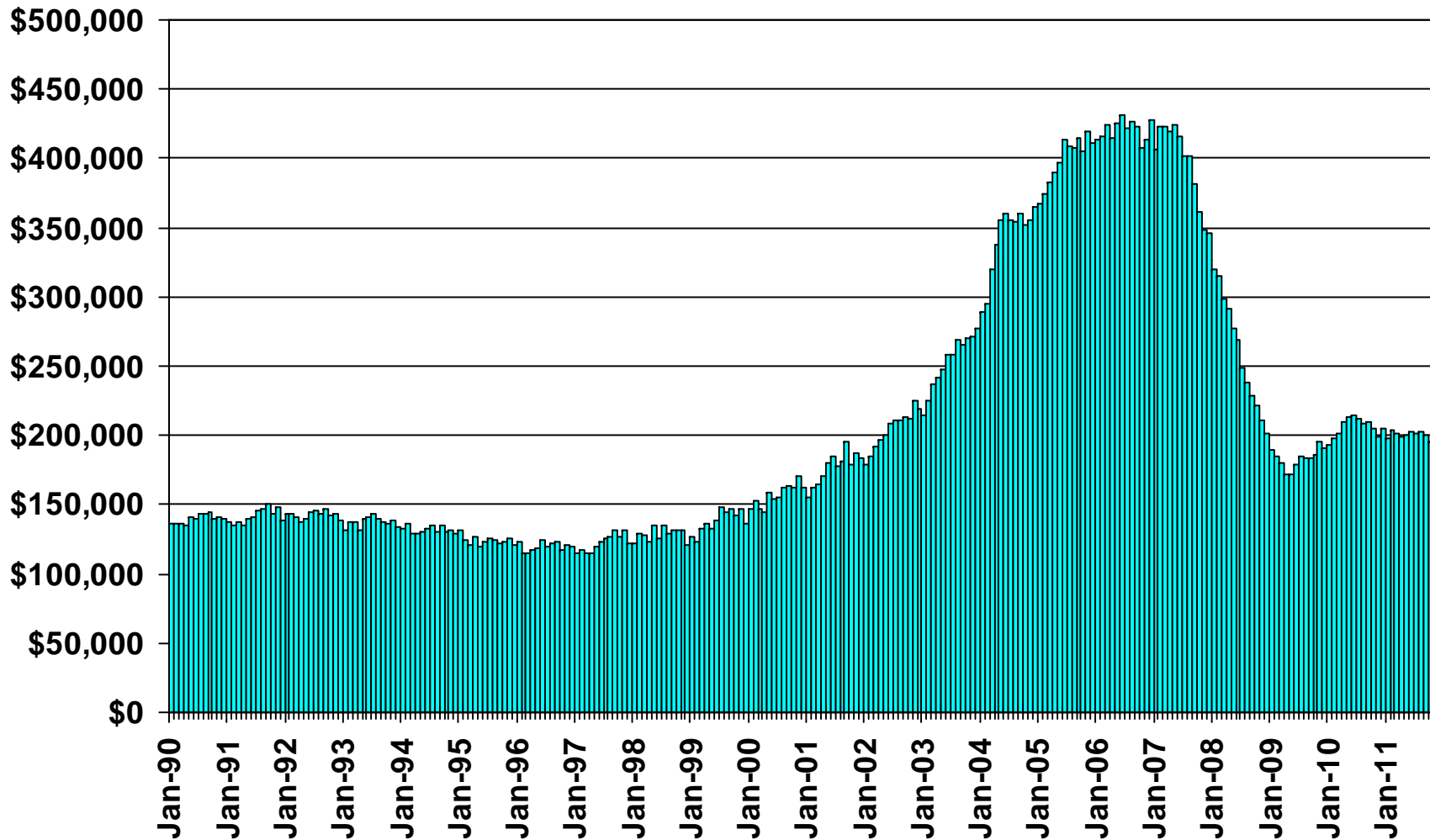
Riverside County, 2010: 26,044 Units, Down 19.2% YTY



SOURCE: CALIFORNIA ASSOCIATION OF REALTORS®

Median Price of Existing Detached Homes

Riverside County, October 2011: \$195,760, Down 2.1% YTY

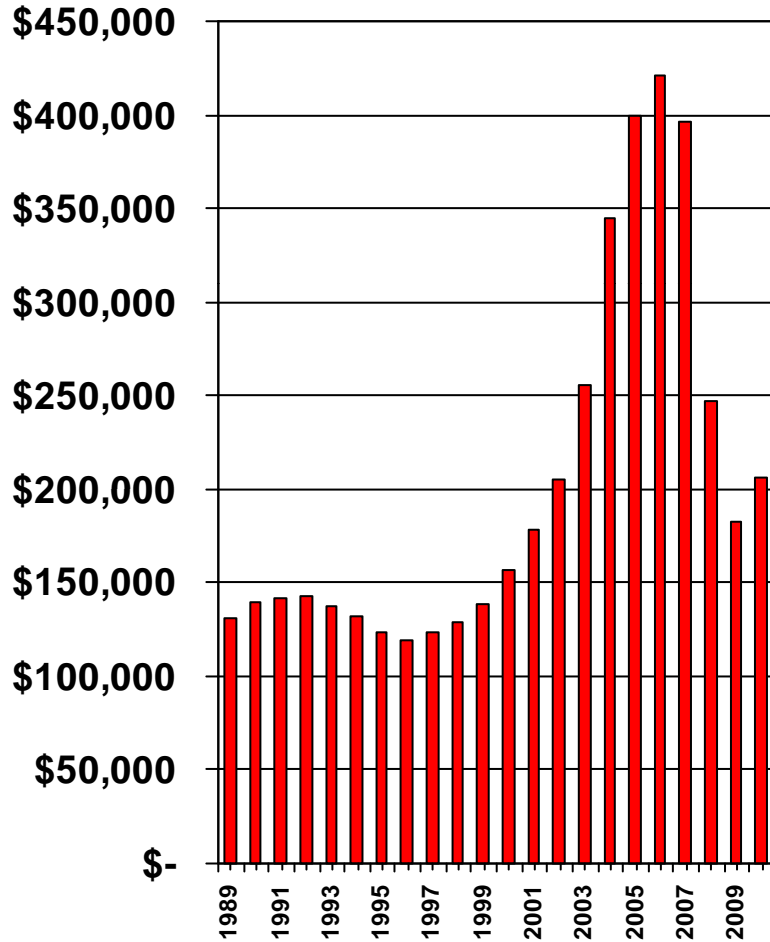


SOURCE: CALIFORNIA ASSOCIATION OF REALTORS®

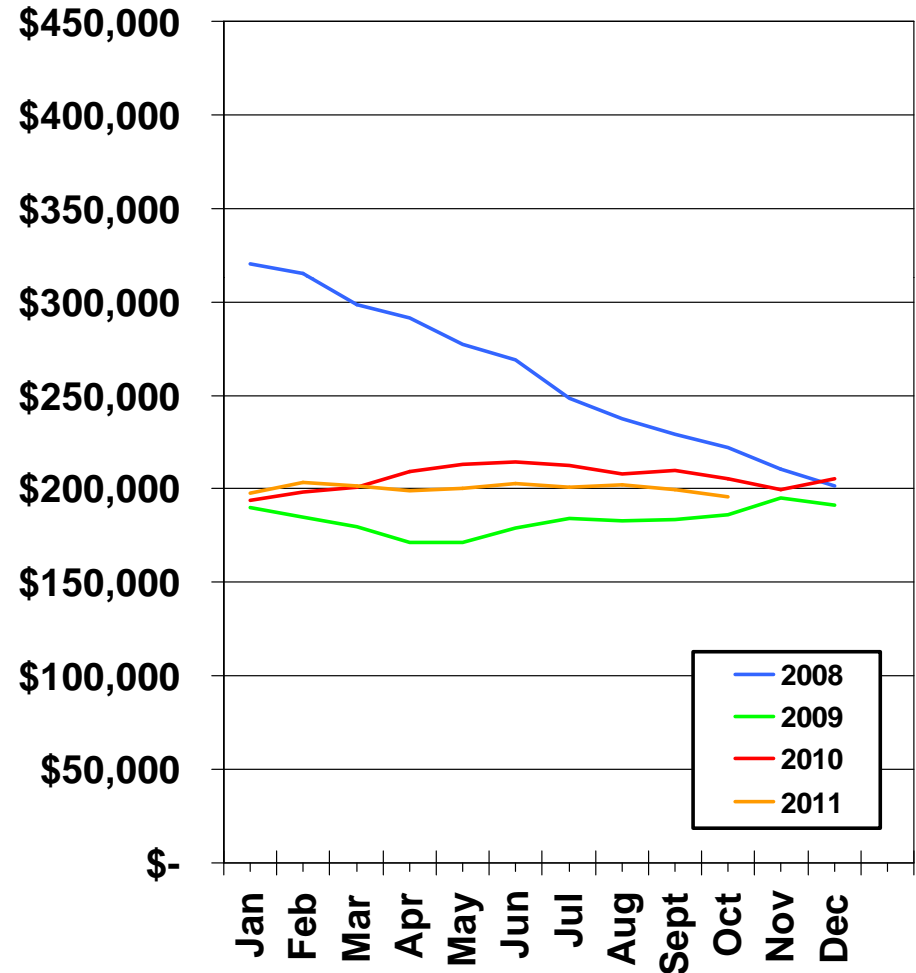
Median Price Annual Comparison

Riverside County, 2010: \$206,180, Up 12.9% YTY

ANNUAL



MONTHLY



Median Home Sales Price

Riverside County

	Oct-10	Oct-11	Yearly % Change
ANZA	\$169,000	\$50,000	-70.4%
BANNING	\$130,000	\$123,500	-5.0%
BEAUMONT	\$187,750	\$177,000	-5.7%
BLYTHE	\$128,000	\$96,750	-24.4%
CALIMESA	\$189,750	\$141,750	-25.3%
CATHEDRAL CITY	\$151,250	\$125,500	-17.0%
COACHELLA	\$144,250	\$126,000	-12.7%
CORONA	\$334,835	\$316,500	-5.5%
DESERT HOT SPRINGS	\$85,000	\$93,500	10.0%
HEMET	\$127,500	\$120,000	-5.9%
HOMELAND	n/a	\$155,000	n/a
IDYLLWILD	\$203,500	\$155,000	-23.8%
INDIAN WELLS	\$430,000	\$624,500	45.2%

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

Riverside County

	Oct-10	Oct-11	Yearly % Change
INDIO	\$179,000	\$165,500	-7.5%
LA QUINTA	\$270,000	\$255,000	-5.6%
LAKE ELSINORE	\$180,000	\$185,000	2.8%
MECCA	\$70,000	\$80,000	14.3%
MENIFEE	\$225,000	\$196,500	-12.7%
MIRA LOMA	\$309,250	\$230,000	-25.6%
MORENO VALLEY	\$155,000	\$153,000	-1.3%
MOUNTAIN CENTER	\$192,000	\$327,500	70.6%
MURRIETA	\$240,000	\$244,500	1.9%
NORCO	\$340,000	\$398,000	17.1%
NUEVO	\$135,000	\$158,250	17.2%
PALM DESERT	\$240,000	\$199,000	-17.1%
PALM SPRINGS	\$215,000	\$217,500	1.2%

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

Riverside County

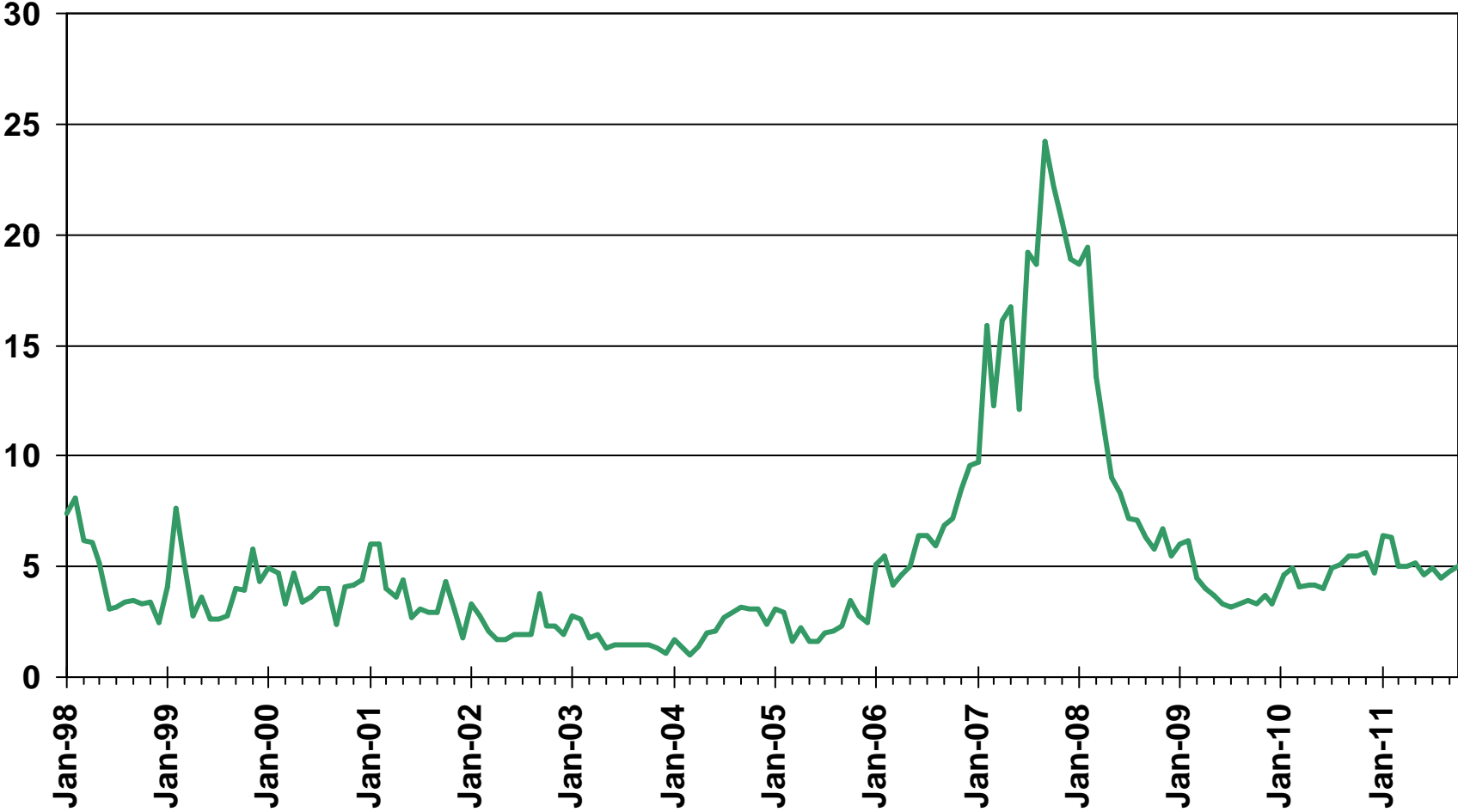
	Oct-10	Oct-11	Yearly % Change
PERRIS	\$155,000	\$143,000	-7.7%
RANCHO MIRAGE	\$409,500	\$295,000	-28.0%
RIVERSIDE	\$190,000	\$185,250	-2.5%
SAN JACINTO	\$138,000	\$129,000	-6.5%
SUN CITY	\$168,750	\$177,000	4.9%
TEMECULA	\$294,000	\$280,000	-4.8%
THERMAL	\$67,500	\$77,500	14.8%
THOUSAND PALMS	\$130,500	\$68,500	-47.5%
WILDOMAR	\$249,000	\$225,000	-9.6%
WINCHESTER	\$250,000	\$240,000	-4.0%
RIVERSIDE COUNTY	\$198,000	\$188,000	-5.1%

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

Riverside and San Bernardino Counties, Oct. 2011: 5.0 Months

MONTHS

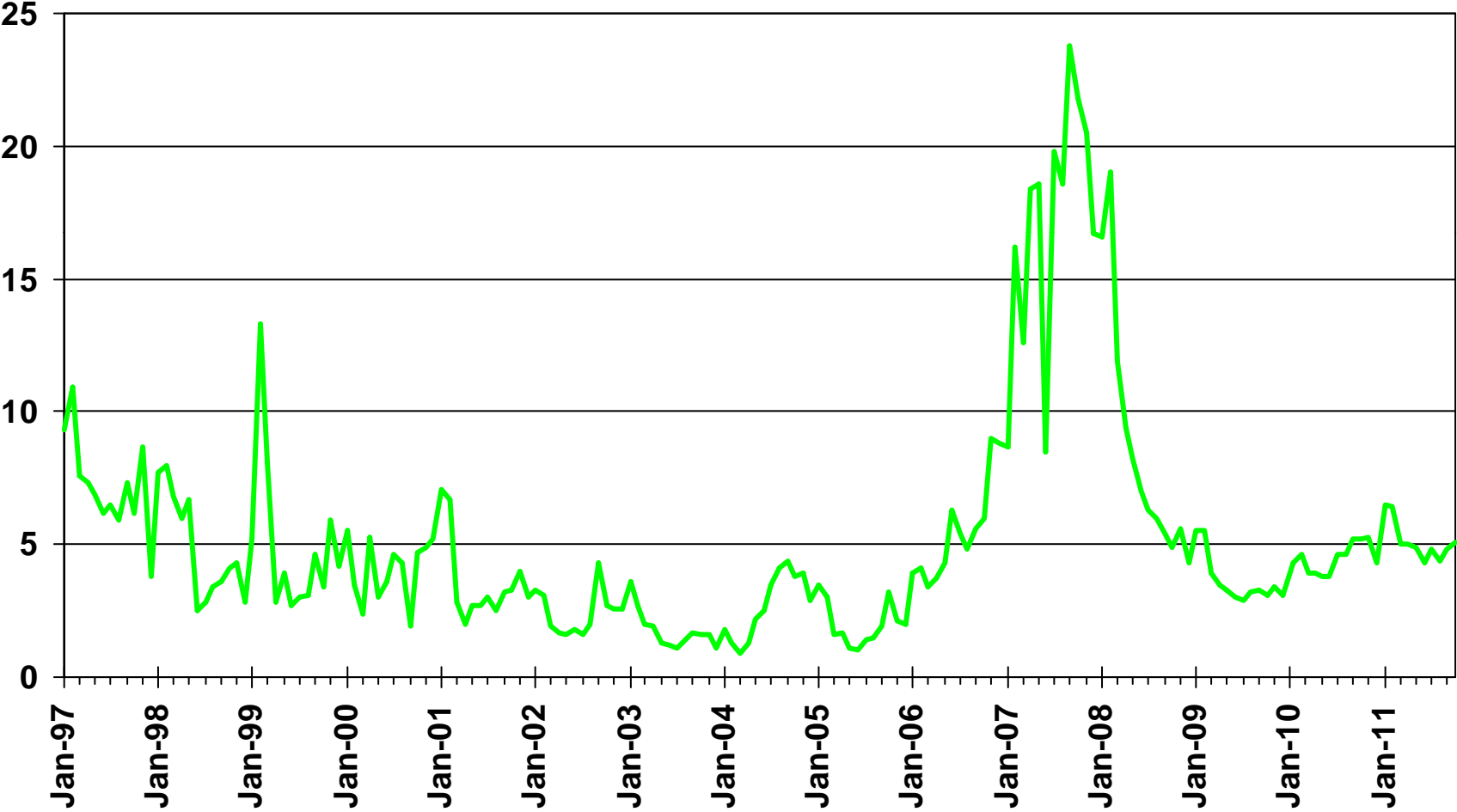


SOURCE: CALIFORNIA ASSOCIATION OF REALTORS®

Unsold Inventory Index

Riverside County, October 2011: 5.1 Months

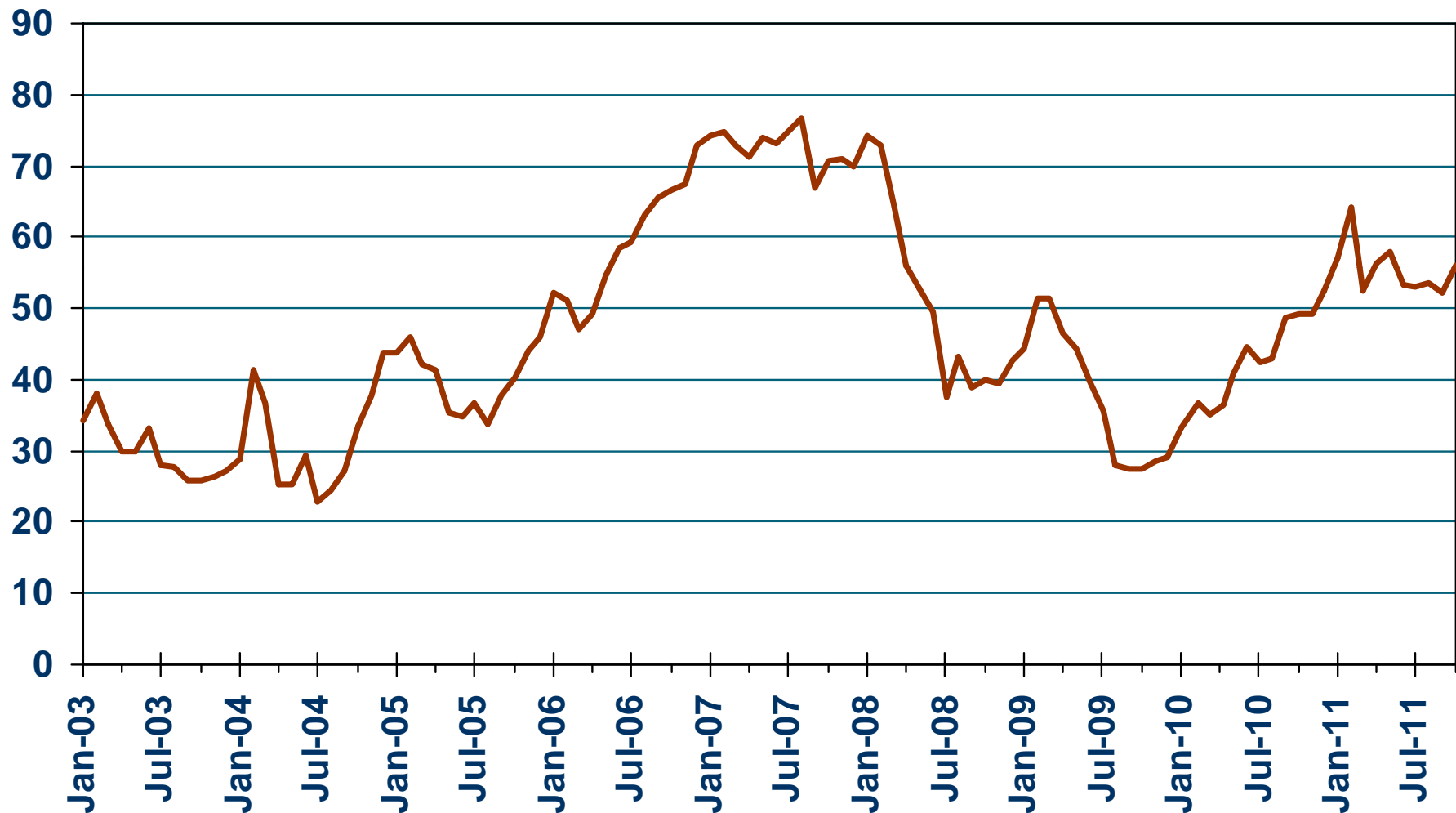
MONTHS



SOURCE: CALIFORNIA ASSOCIATION OF REALTORS®

Median Time on the Market

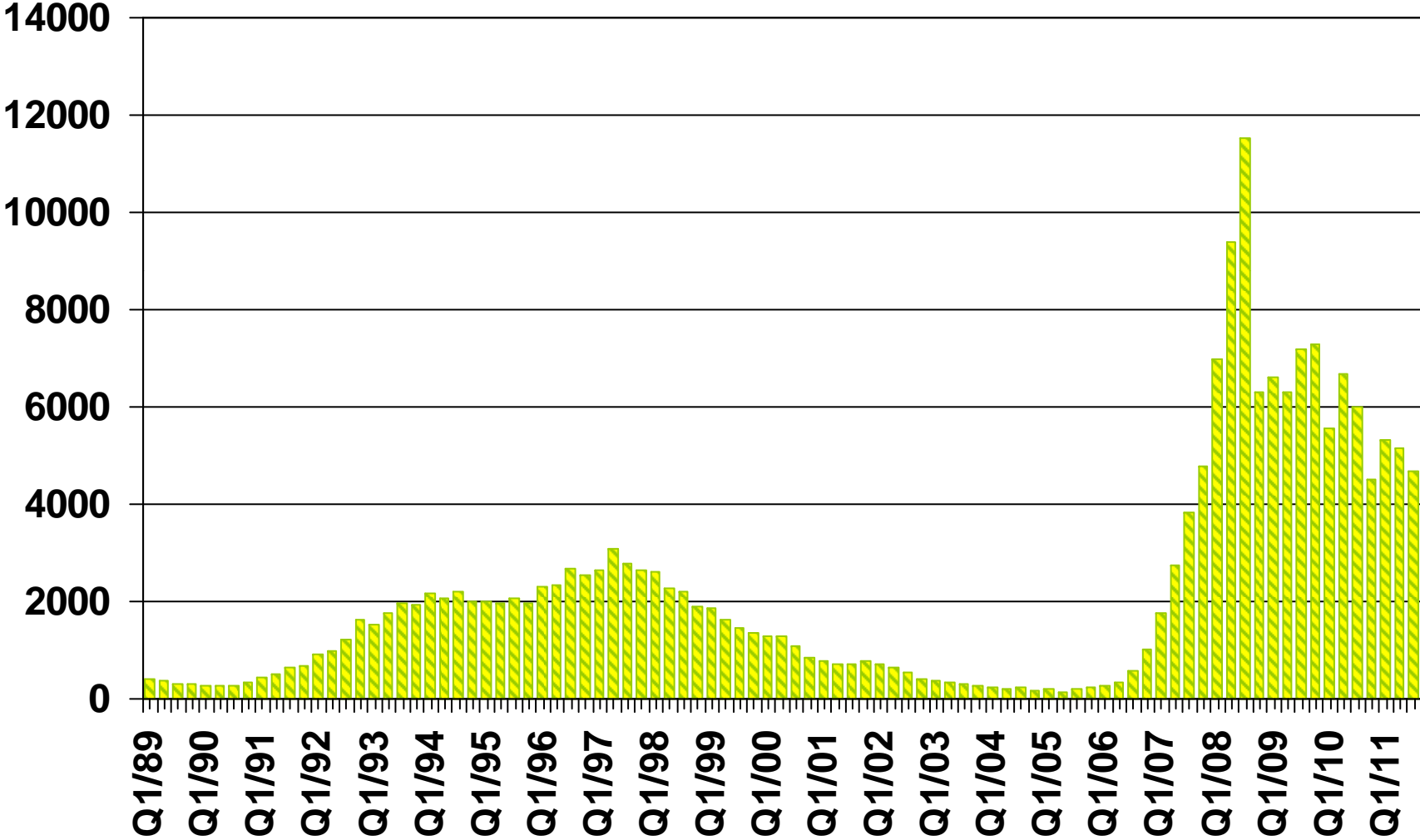
Single-Family Homes – Riverside, October 2011: 56.1 Days



SOURCE: CALIFORNIA ASSOCIATION OF REALTORS®

Foreclosures

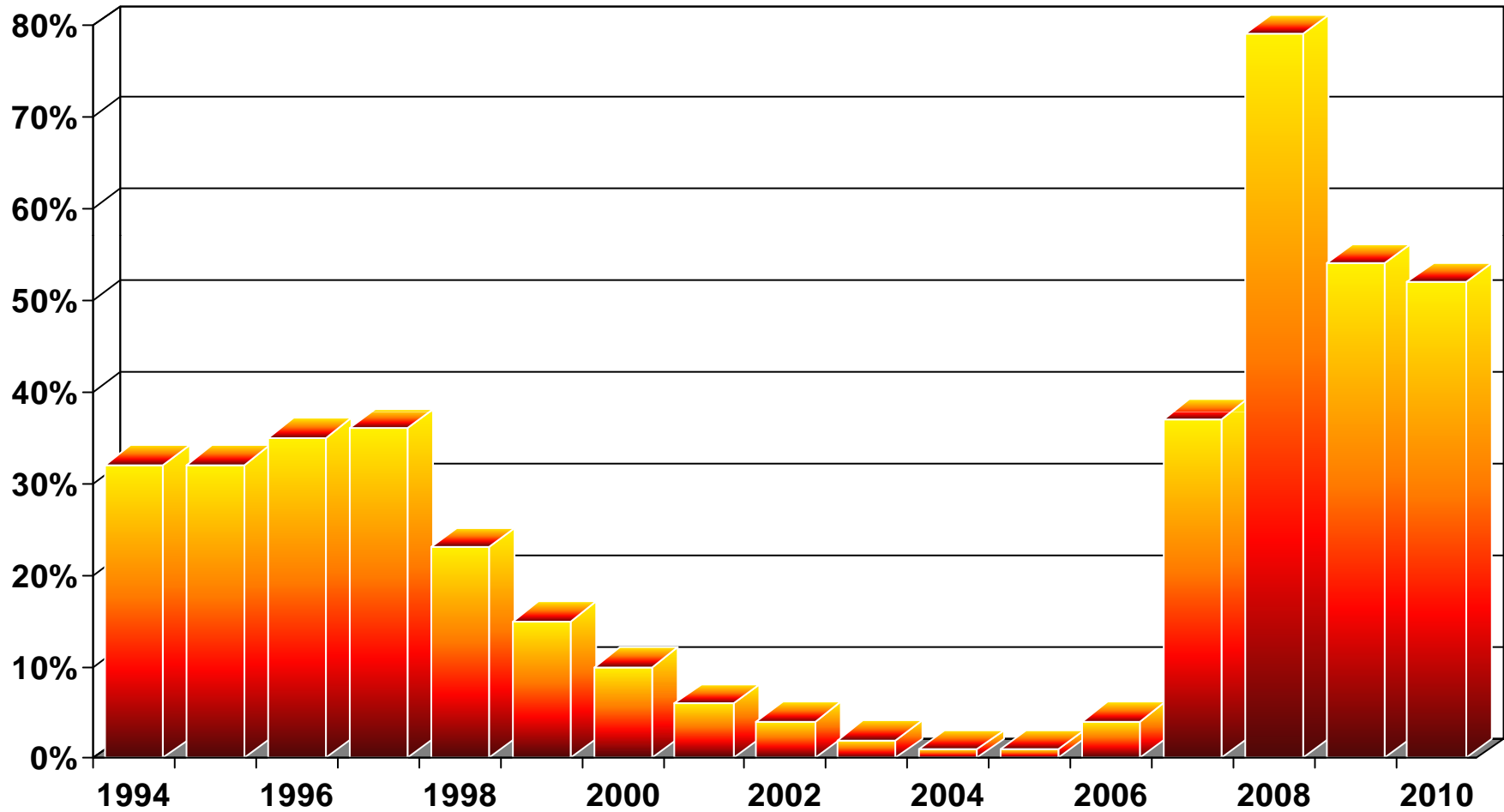
Riverside County



SOURCE: Real Estate Research Council

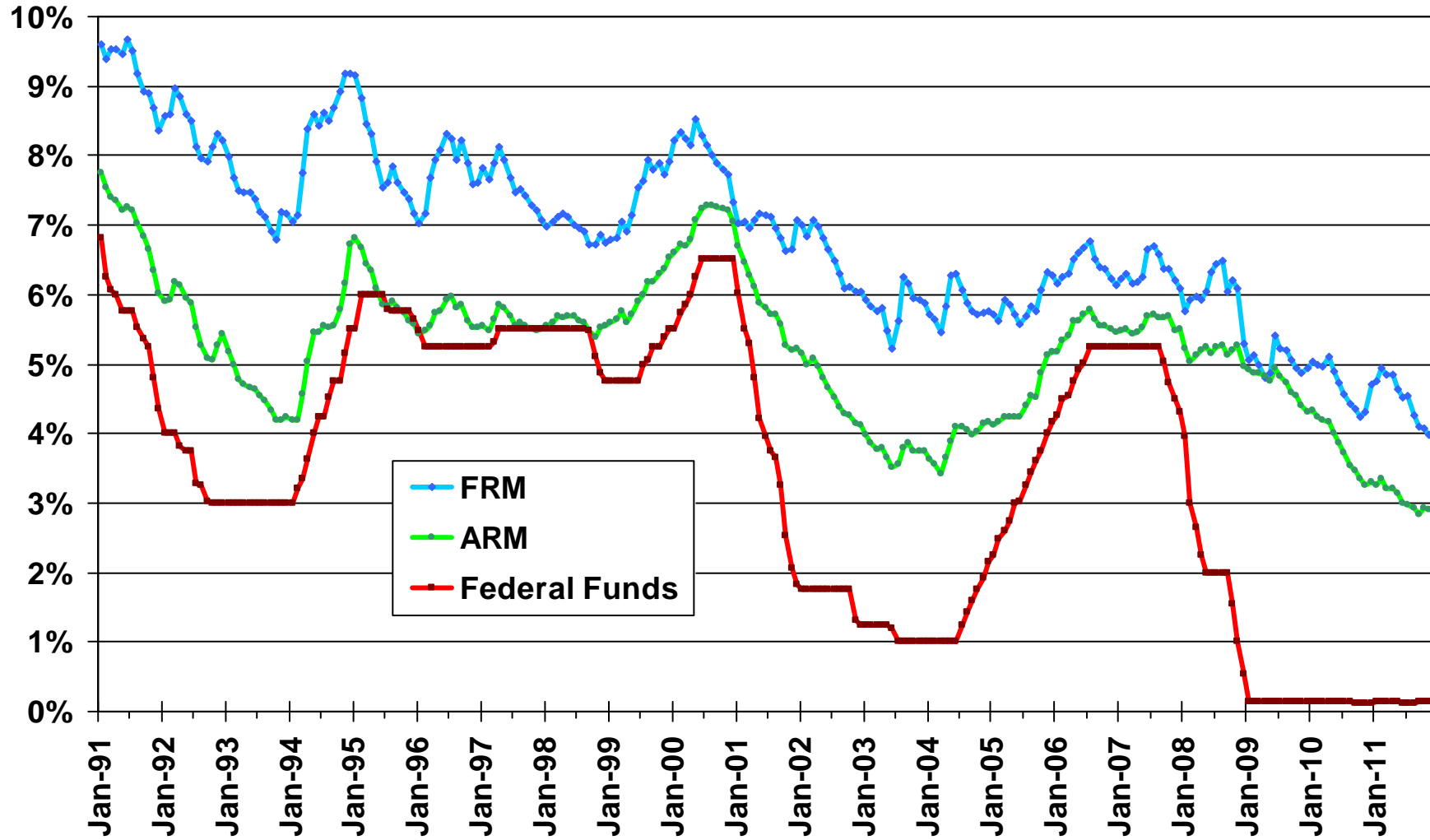
Ratio of Foreclosures to Home Sales

Riverside County



SOURCE: Real Estate Research Council

Mortgage Rates

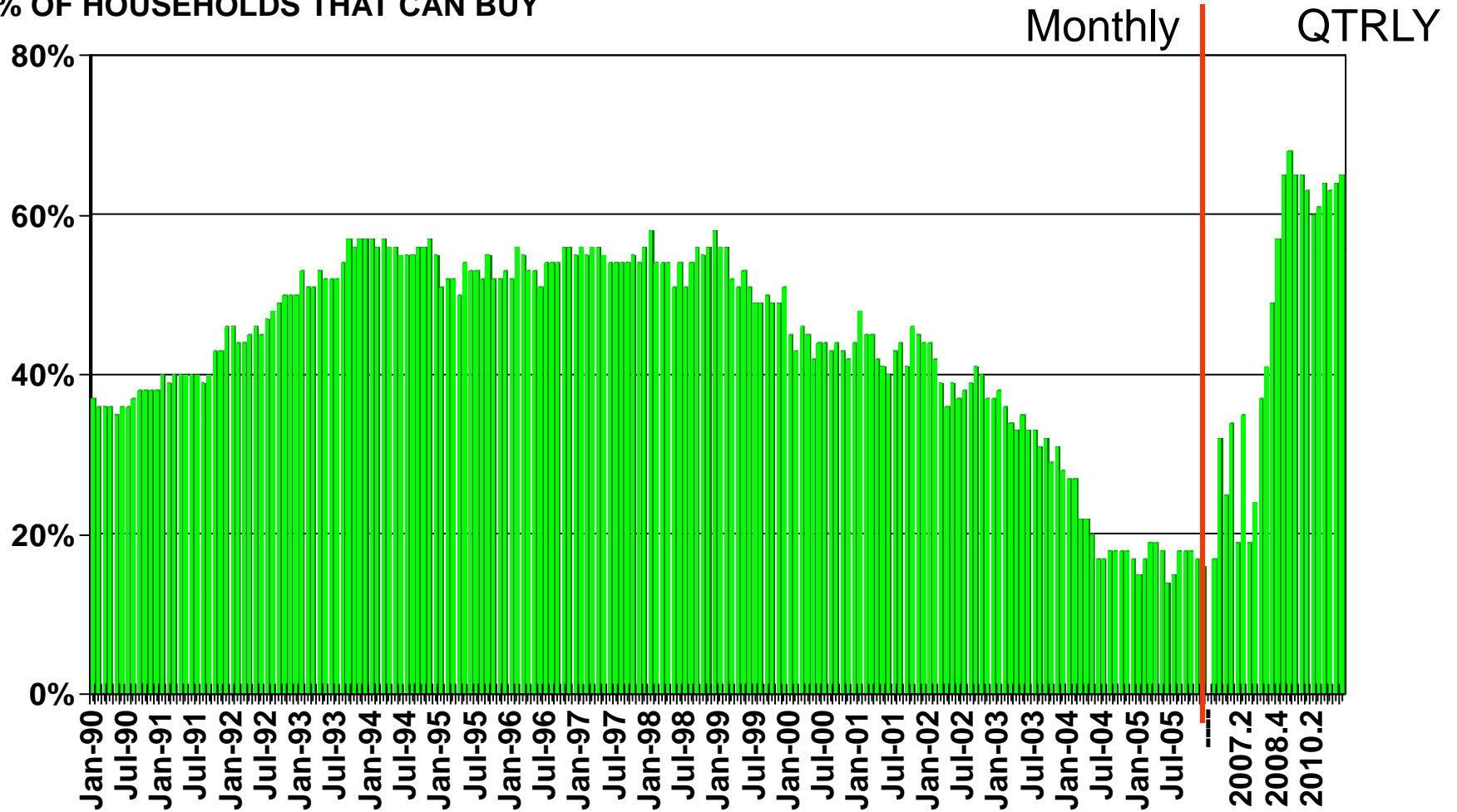


SOURCE: Federal Home Loan Mortgage Corporation

Housing Affordability Index

Riverside County, 3rd Quarter 2011: 65%

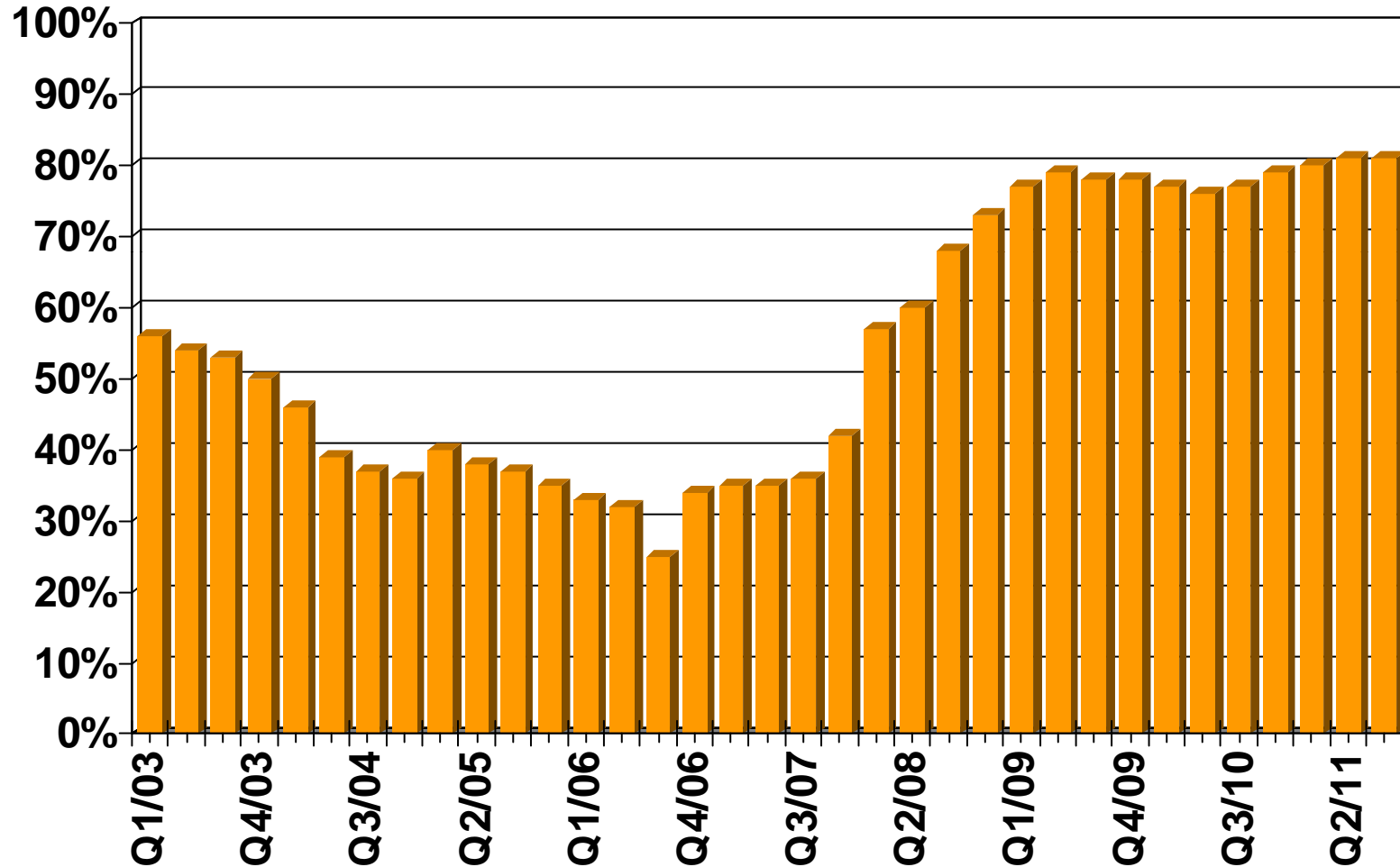
% OF HOUSEHOLDS THAT CAN BUY



SOURCE: CALIFORNIA ASSOCIATION OF REALTORS®

First-time Buyer Housing Affordability Index

Riverside County, 3rd Quarter 2011: 81%

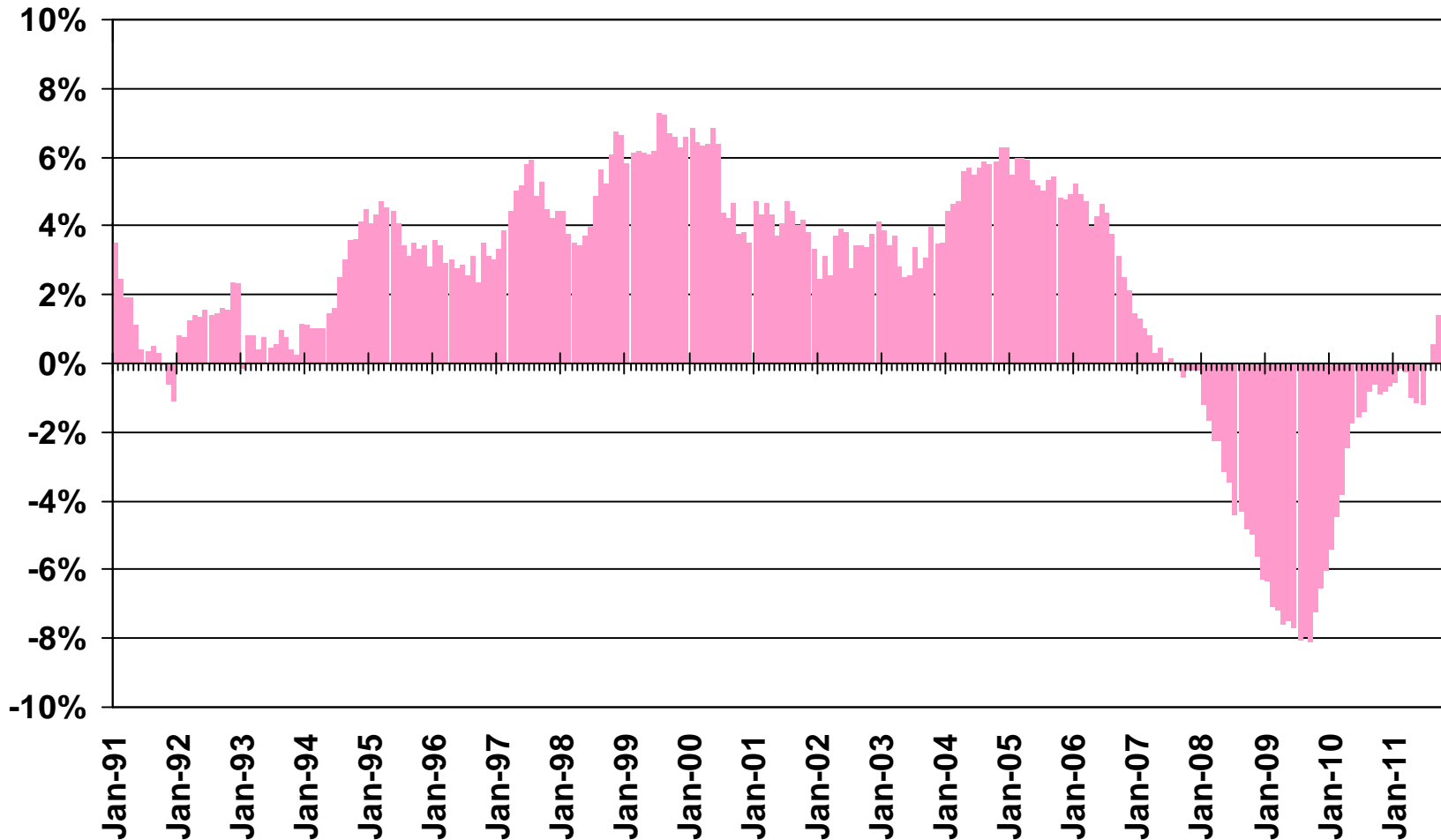


SOURCE: CALIFORNIA ASSOCIATION OF REALTORS®

Nonfarm Employment

Riverside/San Bernardino Metropolitan Area, October 2011: Up 1.4% YTY

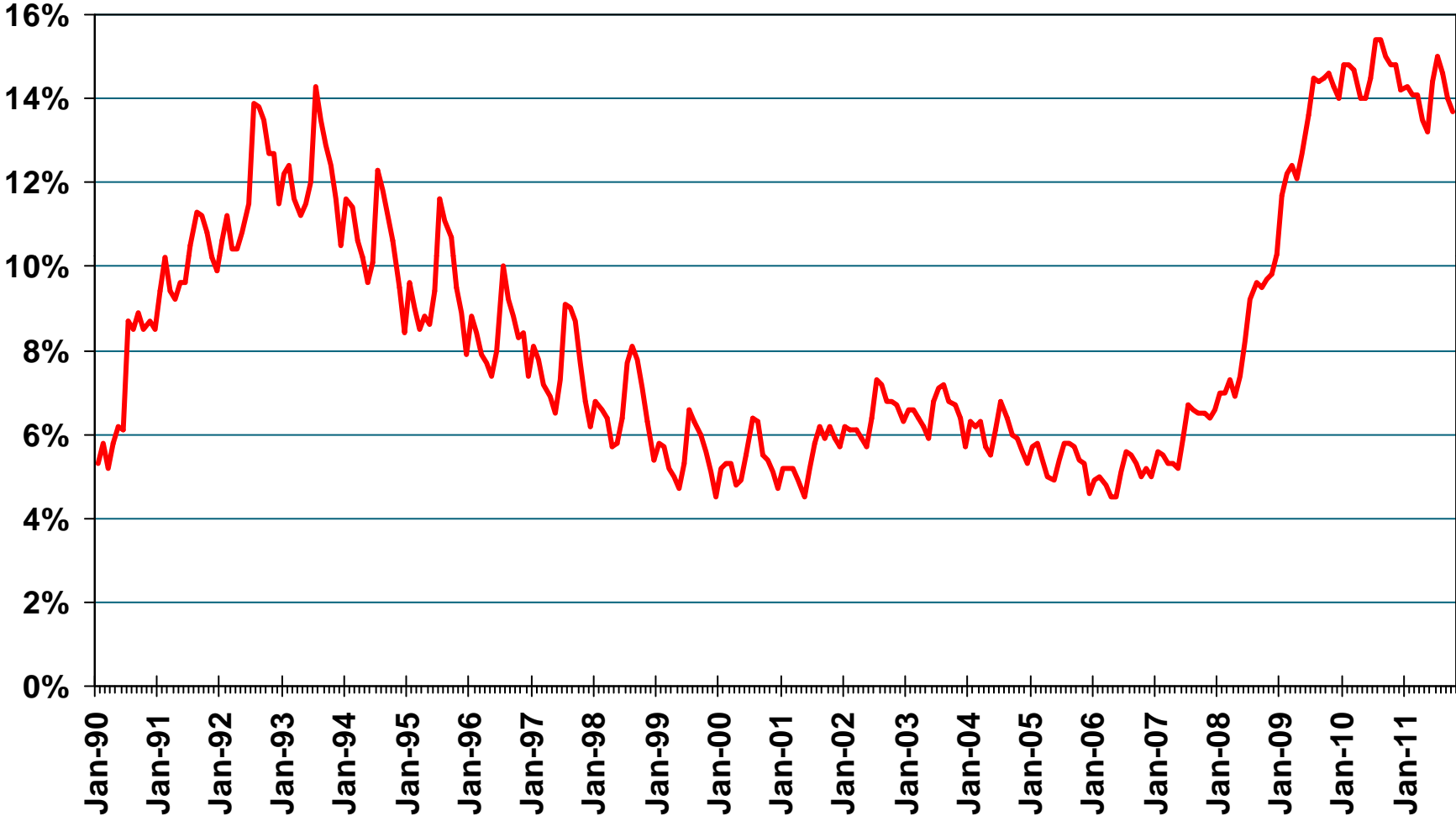
Y-T-Y PERCENT CHANGE



SOURCE: CA Employment Development Division

Unemployment Rate

Riverside County, October 2011: 13.7%



SOURCE: CA Employment Development Division

Unemployment Rate

Riverside County – October 2011

Area Name	Labor Force	Rate
Banning city	11,700	15.6%
Beaumont city	6,800	15.6%
Bermuda Dunes CDP	4,300	6.4%
Blythe city	7,100	16.4%
Cabazon CDP	1,200	32.7%
Calimesa city	4,100	10.5%
Canyon Lake city	6,400	8.5%
Cathedral City city	26,200	13.4%
Cherry Valley CDP	3,300	12.3%
Coachella city	12,400	21.4%
Corona city	83,700	10.1%
Desert Hot Springs city	9,500	19.2%
East Hemet CDP	8,800	14.2%
El Cerrito CDP	3,000	15.4%

SOURCE: CA Employment Development Department

CCD Census County Division
CDP Census Designated Place

Unemployment Rate

Riverside County – October 2011

Area Name	Labor Force	Rate
Glen Avon CDP	8,600	15.3%
Hemet city	26,800	17.2%
Highgrove CDP	2,000	17.3%
Home Gardens CDP	5,800	15.0%
Homeland CDP	1,600	26.1%
Idyllwild Pine Cove CDP	2,600	17.8%
Indian Wells city	1,700	4.9%
Indio city	27,400	14.8%
La Quinta city	14,600	7.3%
Lake Elsinore city	17,200	13.3%
Lakeland Village CDP	3,400	21.4%
Lakeview CDP	1,000	16.2%
March AFB CDP	200	13.6%
Mecca CDP	3,500	26.6%

SOURCE: CA Employment Development Department

CCD Census County Division
CDP Census Designated Place

Unemployment Rate

Riverside County – October 2011

Area Name	Labor Force	Rate
Menifee city	23,100	14.6%
Mira Loma CDP	10,600	13.3%
Moreno Valley city	87,900	15.8%
Murrieta city	27,200	9.1%
Murrieta Hot Springs CDP	1,100	17.0%
Norco city	13,600	11.2%
Nuevo CDP	2,400	11.2%
Palm Desert city	24,900	8.2%
Palm Springs city	26,200	10.7%
Pedley CDP	7,300	9.7%
Perris city	19,800	21.0%
Quail Valley CDP	1,000	21.7%
Rancho Mirage city	6,500	12.2%
Riverside city	160,700	13.8%

SOURCE: CA Employment Development Department

CCD Census County Division
CDP Census Designated Place

Unemployment Rate

Riverside County – October 2011

Area Name	Labor Force	Rate
Romoland CDP	1,500	21.3%
Rubidoux CDP	17,300	19.2%
San Jacinto city	12,500	20.4%
Sedco Hills CDP	1,500	14.7%
Sun City CDP	6,300	14.6%
Sunnyslope CDP	2,500	12.1%
Temecula city	36,500	9.4%
Thousand Palms CDP	2,500	9.6%
Valle Vista CDP	5,600	14.6%
Wildomar CDP	8,100	12.1%
Winchester CDP	1,500	19.8%
Woodcrest CDP	5,700	8.6%
Riverside County	913,800	13.7%

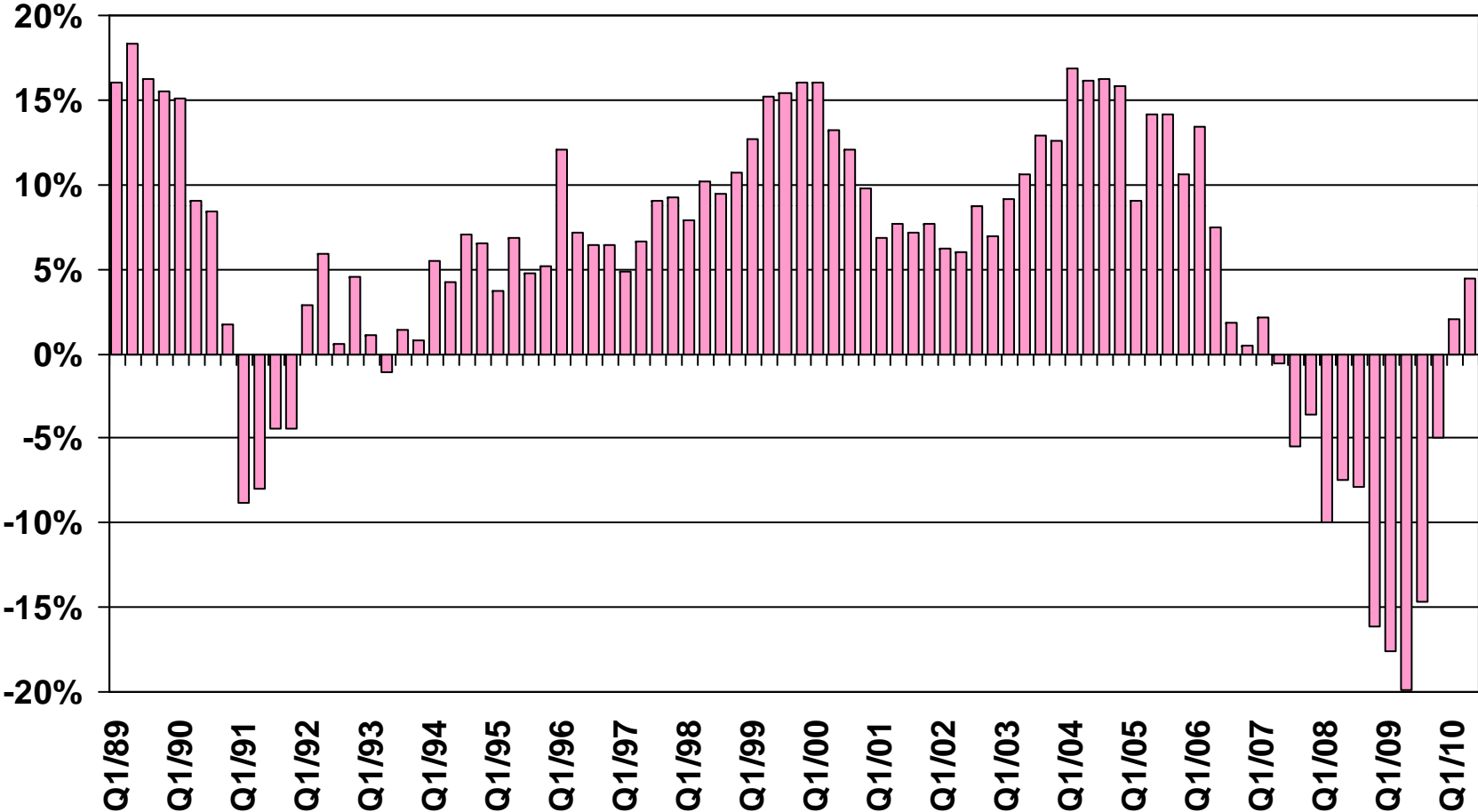
SOURCE: CA Employment Development Department

CCD Census County Division
CDP Census Designated Place

Taxable Sales

Riverside County

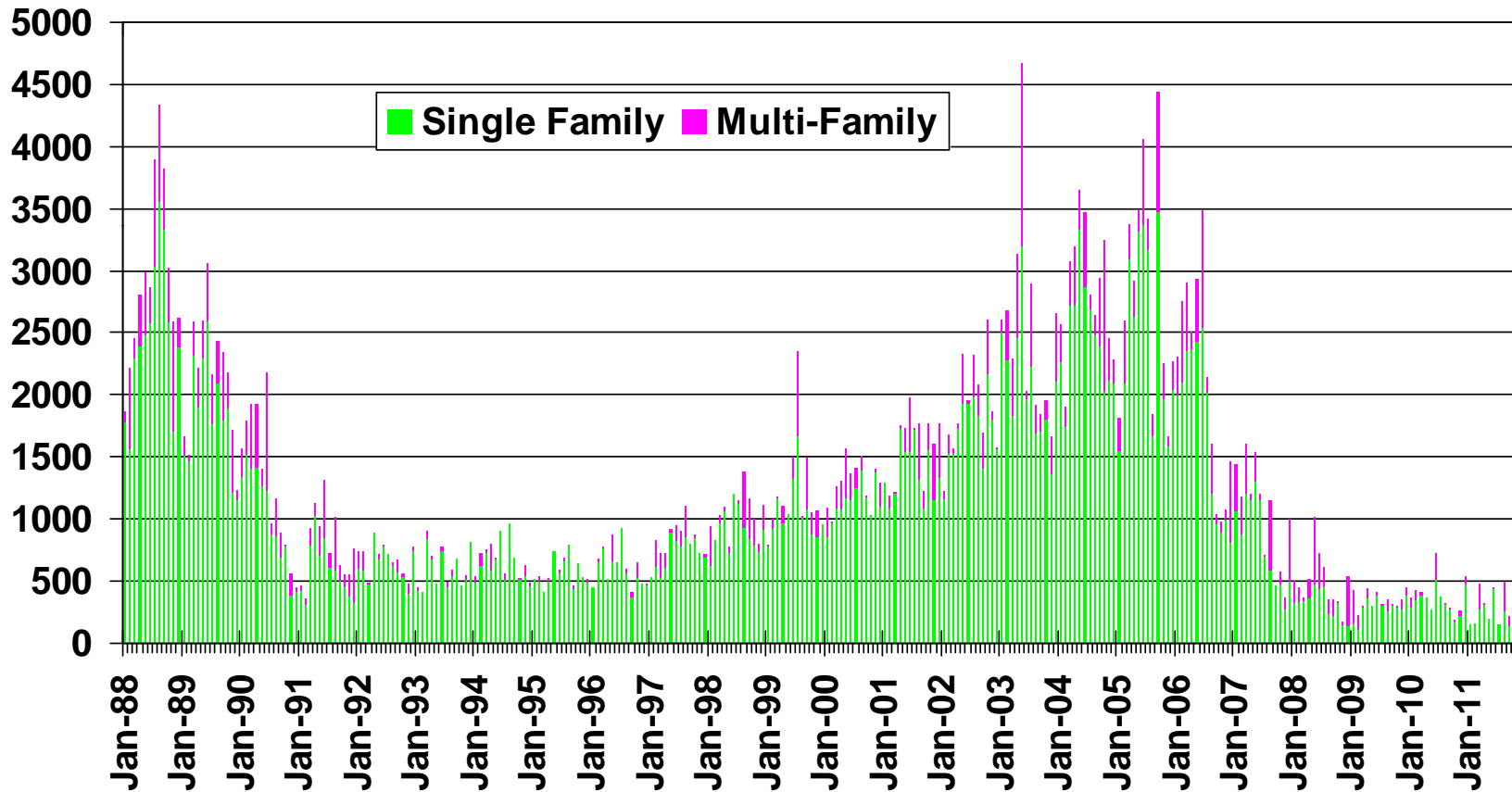
ANNUAL PERCENT CHANGE



SOURCE: CA State Board of Equalization

New Housing Permits

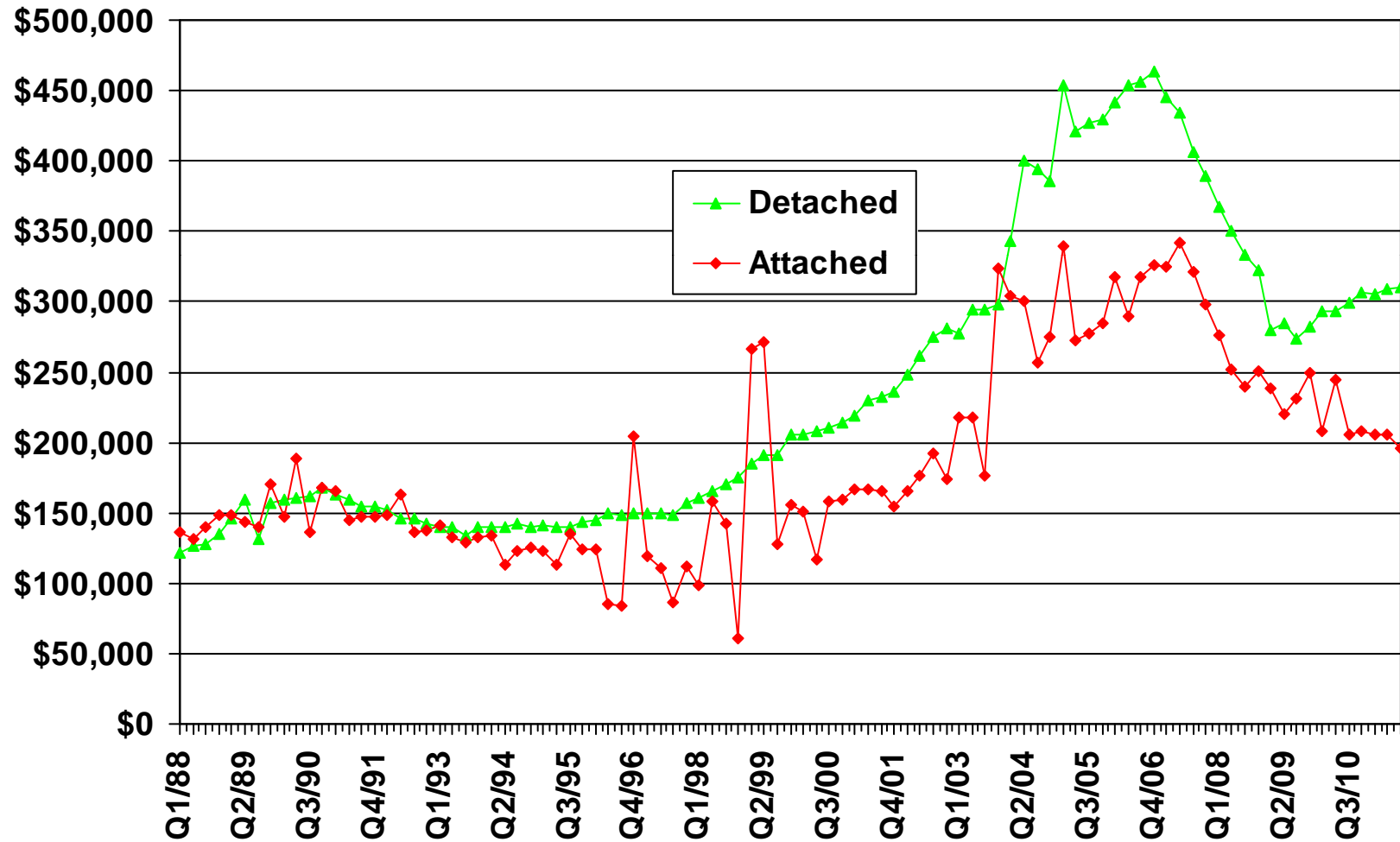
Riverside County, October 2011: 580 Units, Down 14.6% YTD



SOURCE: Construction Industry Research Board

Median Price for New Homes

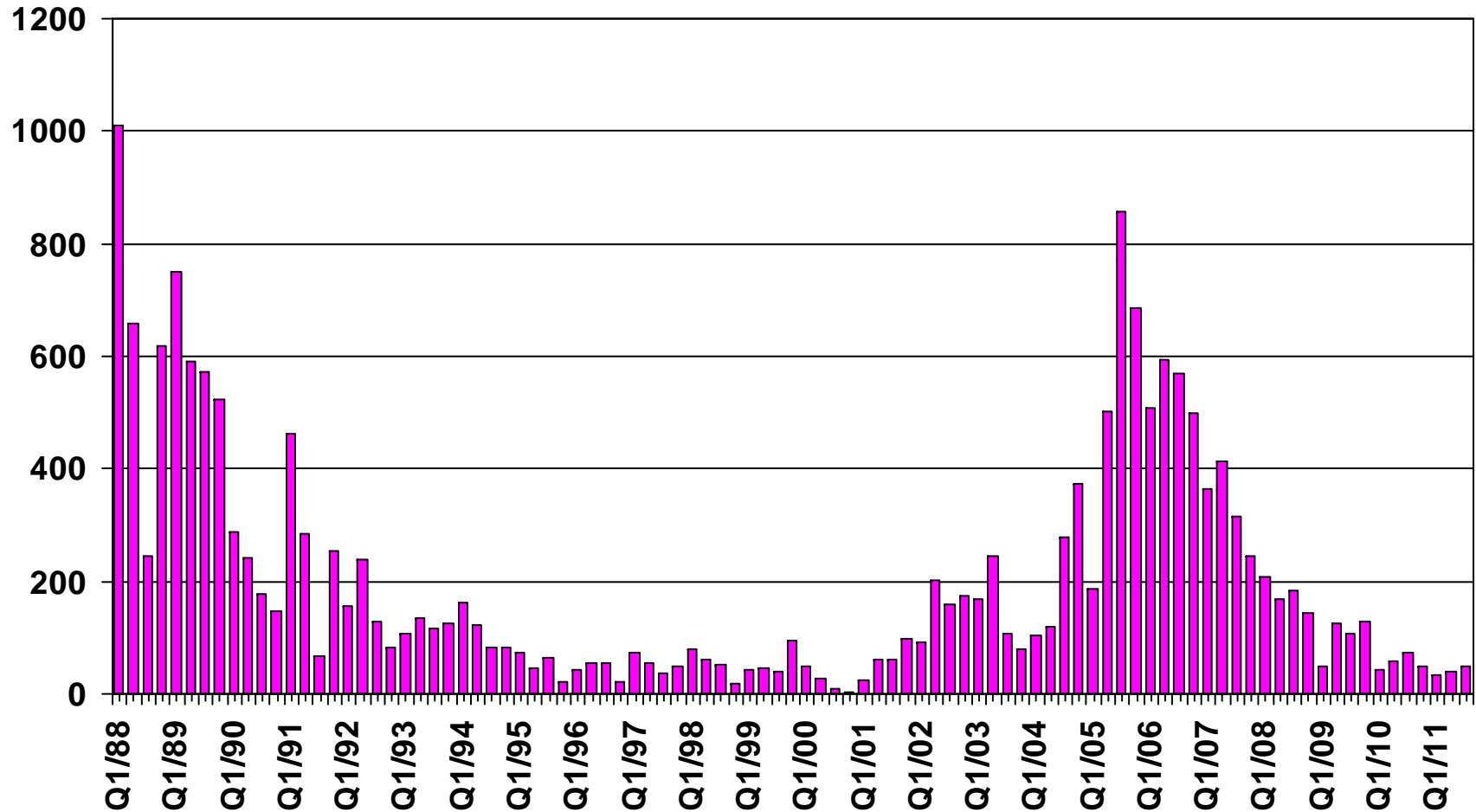
Riverside County 3Q11 Detached: \$310,250 • Attached: \$195,500



SOURCE: CALIFORNIA ASSOCIATION OF REALTORS®;
Hanley Wood

New Home Sales

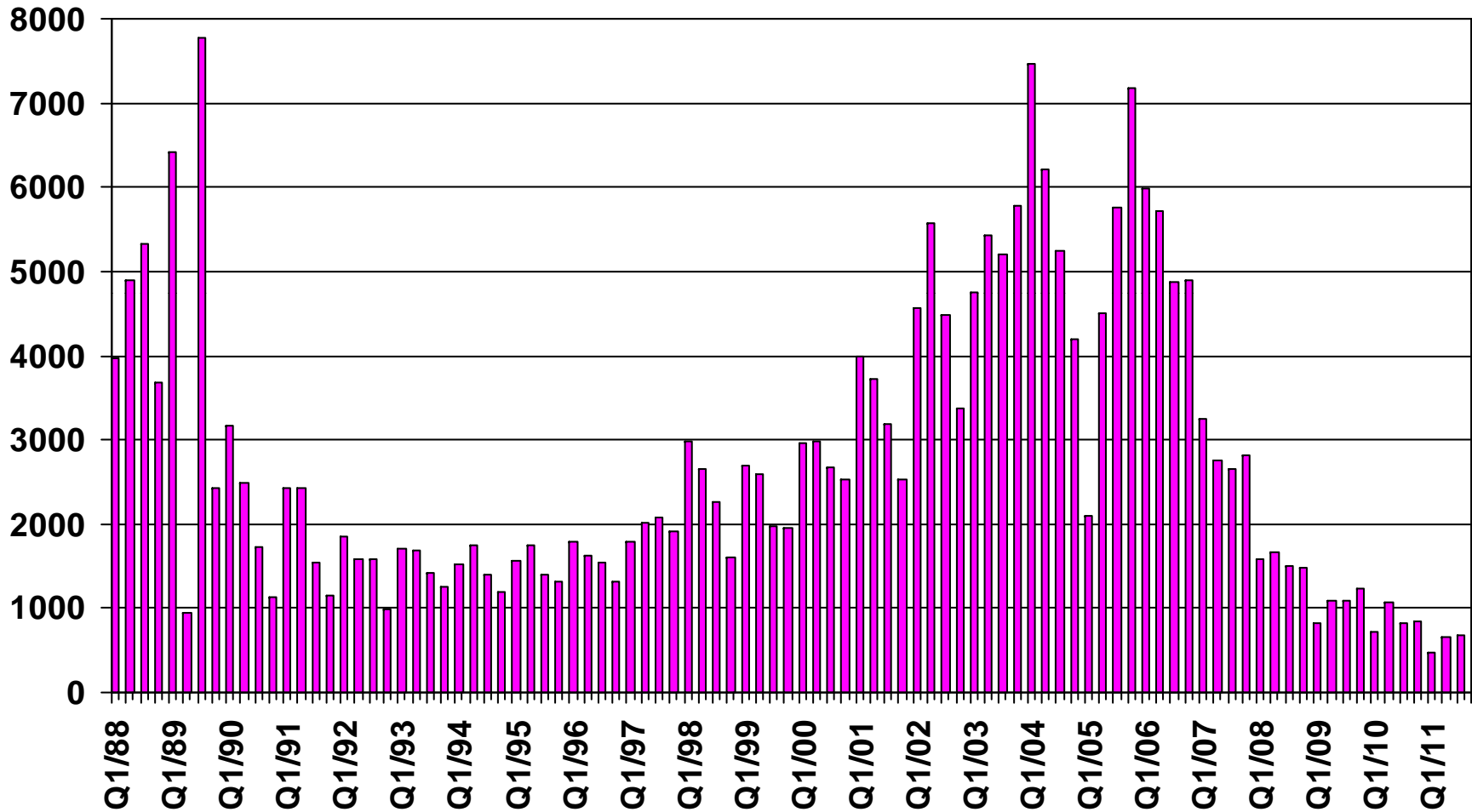
Riverside County (Attached), 2011 Q3 Sales: 48 Units



SOURCE: CALIFORNIA ASSOCIATION OF REALTORS®;
Hanley Wood

New Home Sales

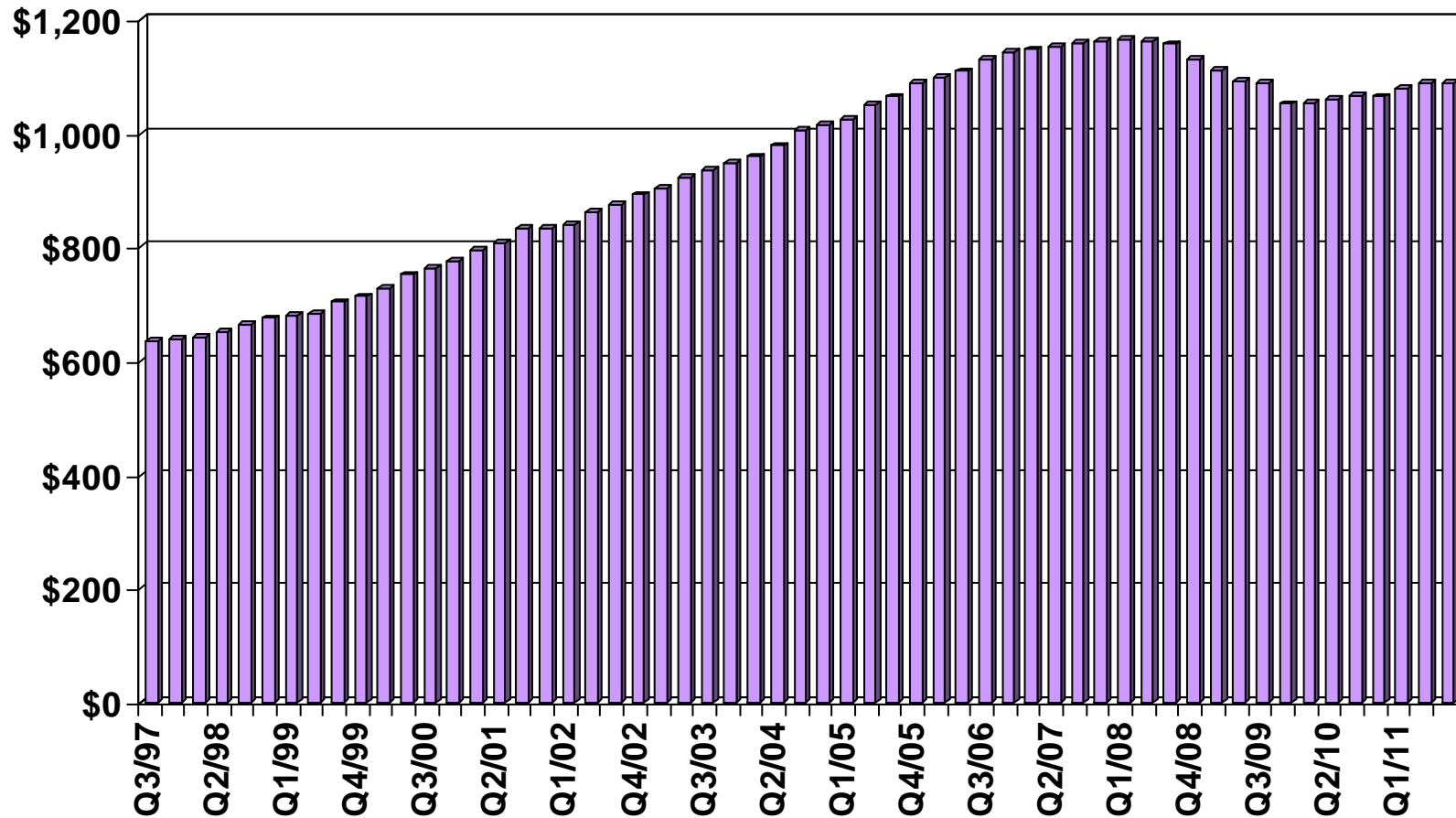
Riverside County (Detached), 2011 Q3 Sales: 677 Units



SOURCE: CALIFORNIA ASSOCIATION OF REALTORS®;
Hanley Wood

Asking Rents for Class A&B Apartments

Inland Empire, 2011 Q3: \$1,089 Up 2.1% YTY

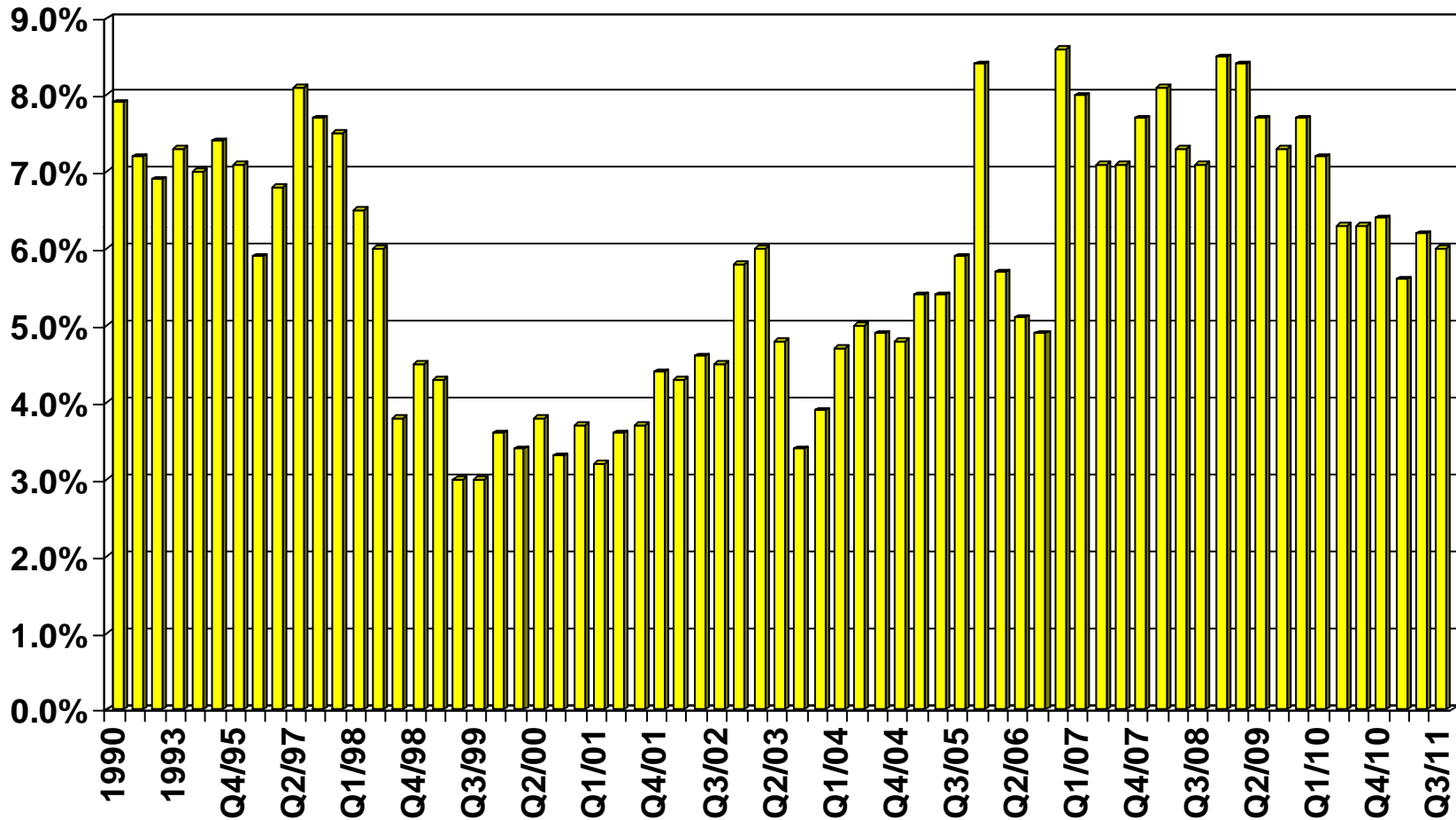


SOURCE: CALIFORNIA ASSOCIATION OF REALTORS®;
REALFACTS

Vacancy Rates for Class A&B Apartments

Inland Empire, 2011 Q3: 6.0%

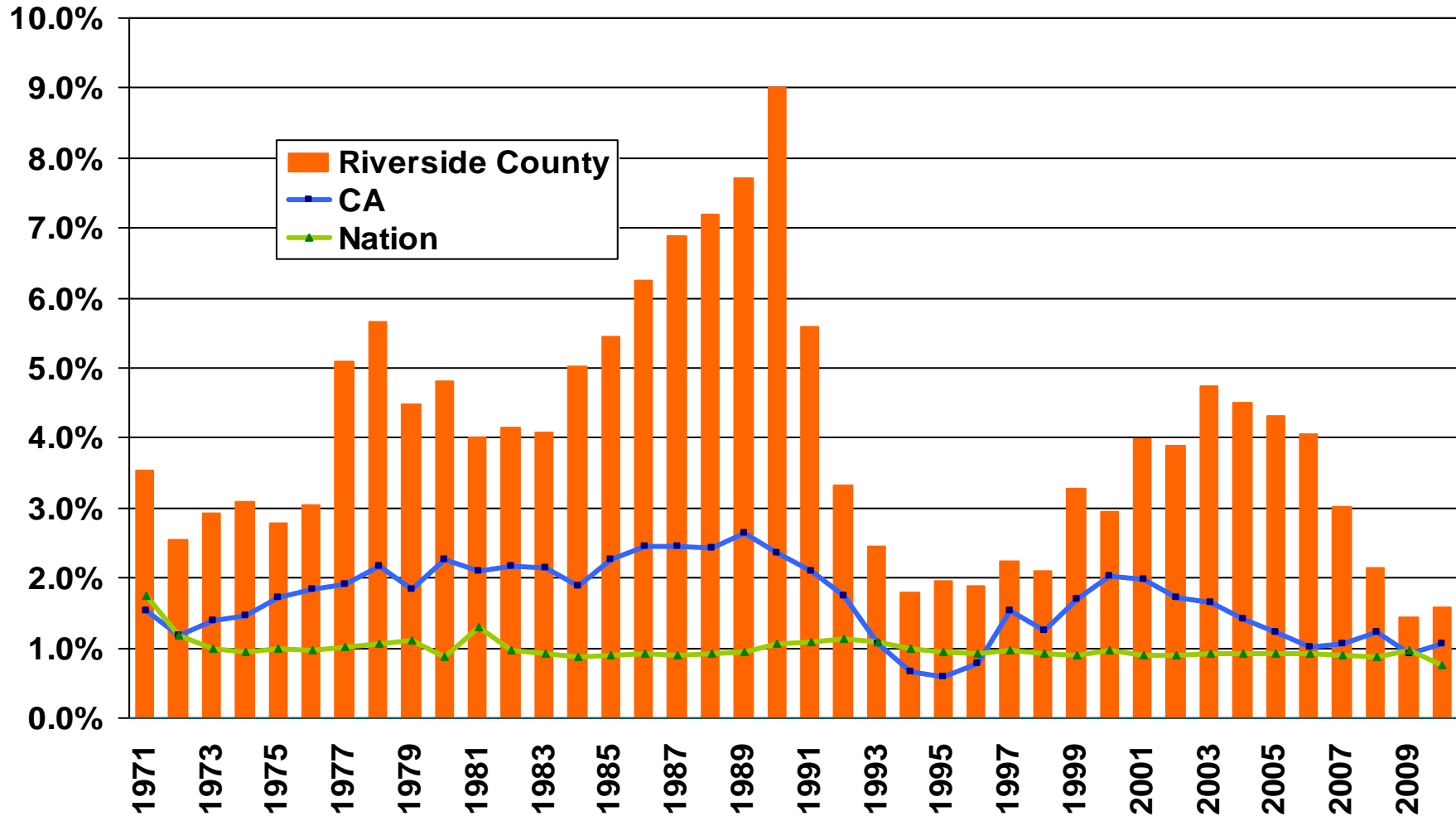
VACANCY RATE



SOURCE: CALIFORNIA ASSOCIATION OF REALTORS®;
REALFACTS

Population Percent Changes

Riverside County (1971-2010)

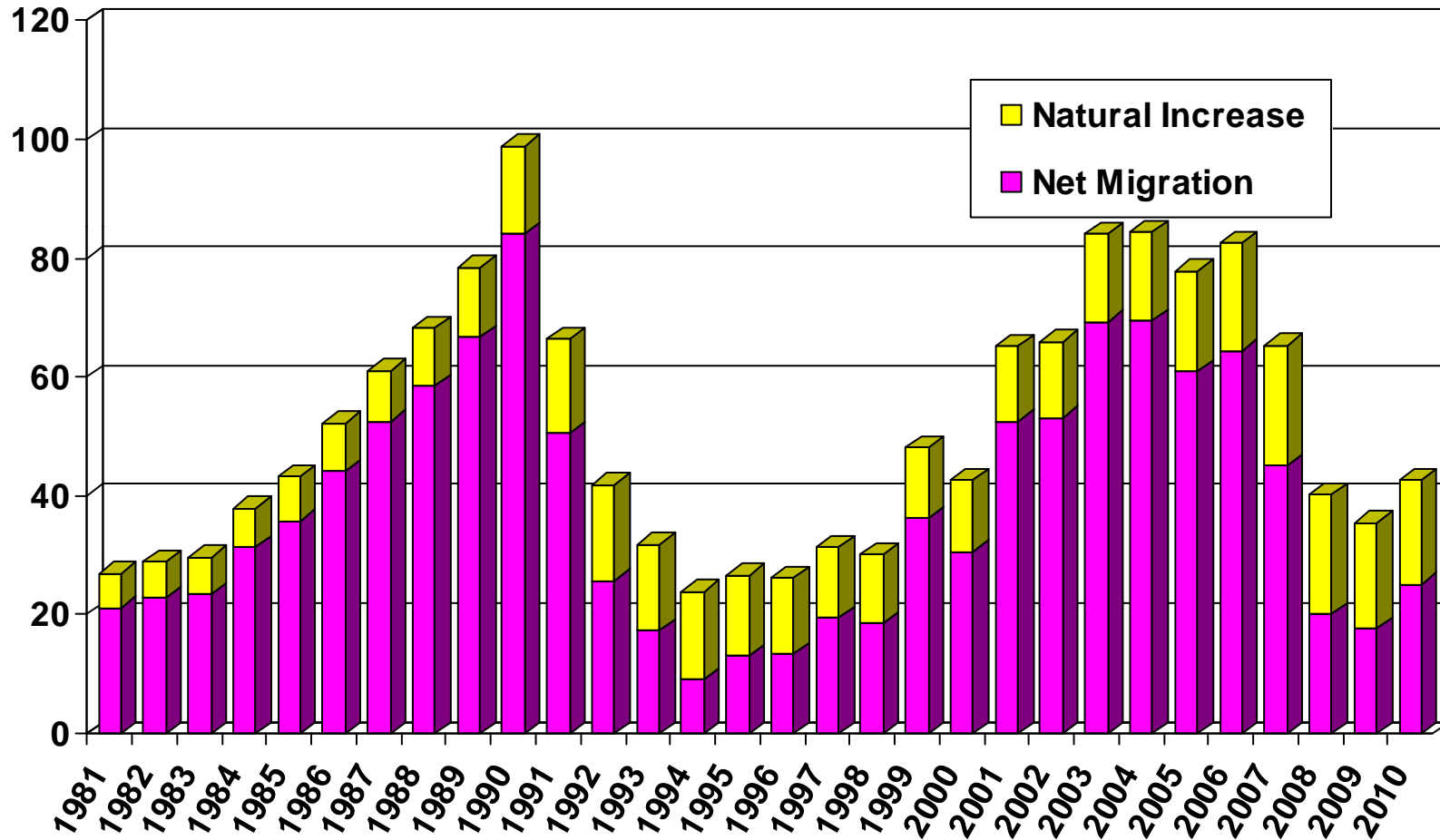


SOURCE:U.S. Census Bureau;
 California Department of Finance;
 CALIFORNIA ASSOCIATION OF REALTORS®

Sources of Population Growth

Riverside County (1981-2010)

THOUSANDS

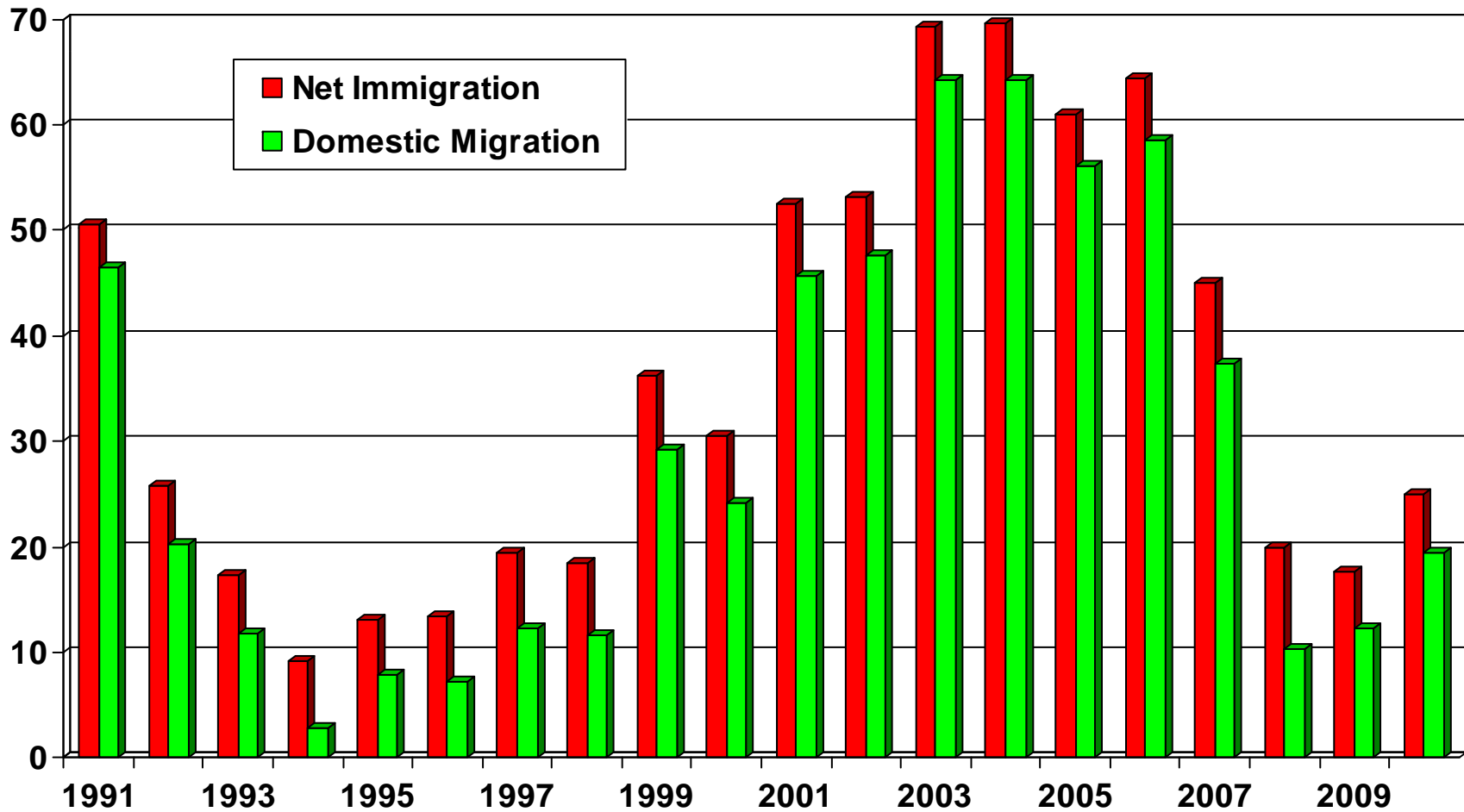


SOURCE: CA Department of Finance

Net Immigration Vs. Domestic Migration

Riverside County

THOUSANDS



SOURCE: CA Department of Finance

Household Relocations

Riverside County

County	Outflow	Inflow	Net Outflow
San Bernardino County, CA	7,330	9,914	(2,584)
Orange County, CA	6,165	6,970	(805)
Los Angeles County, CA	5,794	9,442	(3,648)
San Diego County, CA	4,706	4,682	24
Clark County, NV	959	728	231
Maricopa County, AZ	901	612	289
Imperial County, CA	488	339	149
Ventura County, CA	330	332	(2)
Kern County, CA	301	259	42
Santa Clara County, CA	259	271	(12)
Total-Top 10	27,233	33,549	(6,316)
All Migration	42,086	44,893	(2,807)
Total Number of Households			621,197
Top 10 as % of All Households			-1.0%
All Net Mig as % of All Households			-0.5%

Source: NAR Relocation Report 2008 – IRS Data; Item 187-06065, US Census Bureau

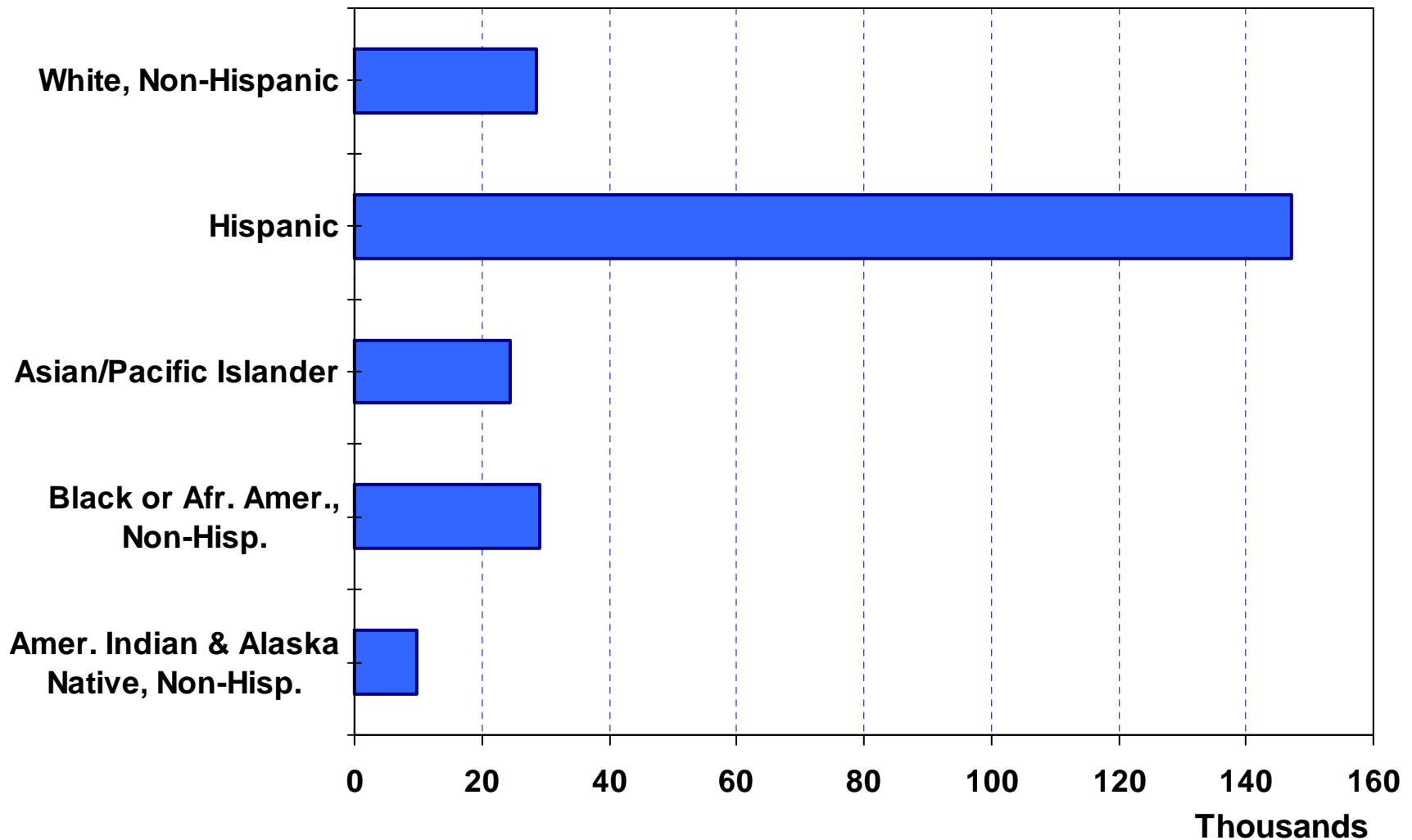
Where are new Riverside County households coming from?



- San Bernardino (9,914)
- Los Angeles (9,442)
- Orange County (6,970)
- San Diego (4,682)
- Clark (728)
- Total incoming for 2008: 44,893
- Total outgoing for 2008: 42,086

Net Immigration by Ethnic Group

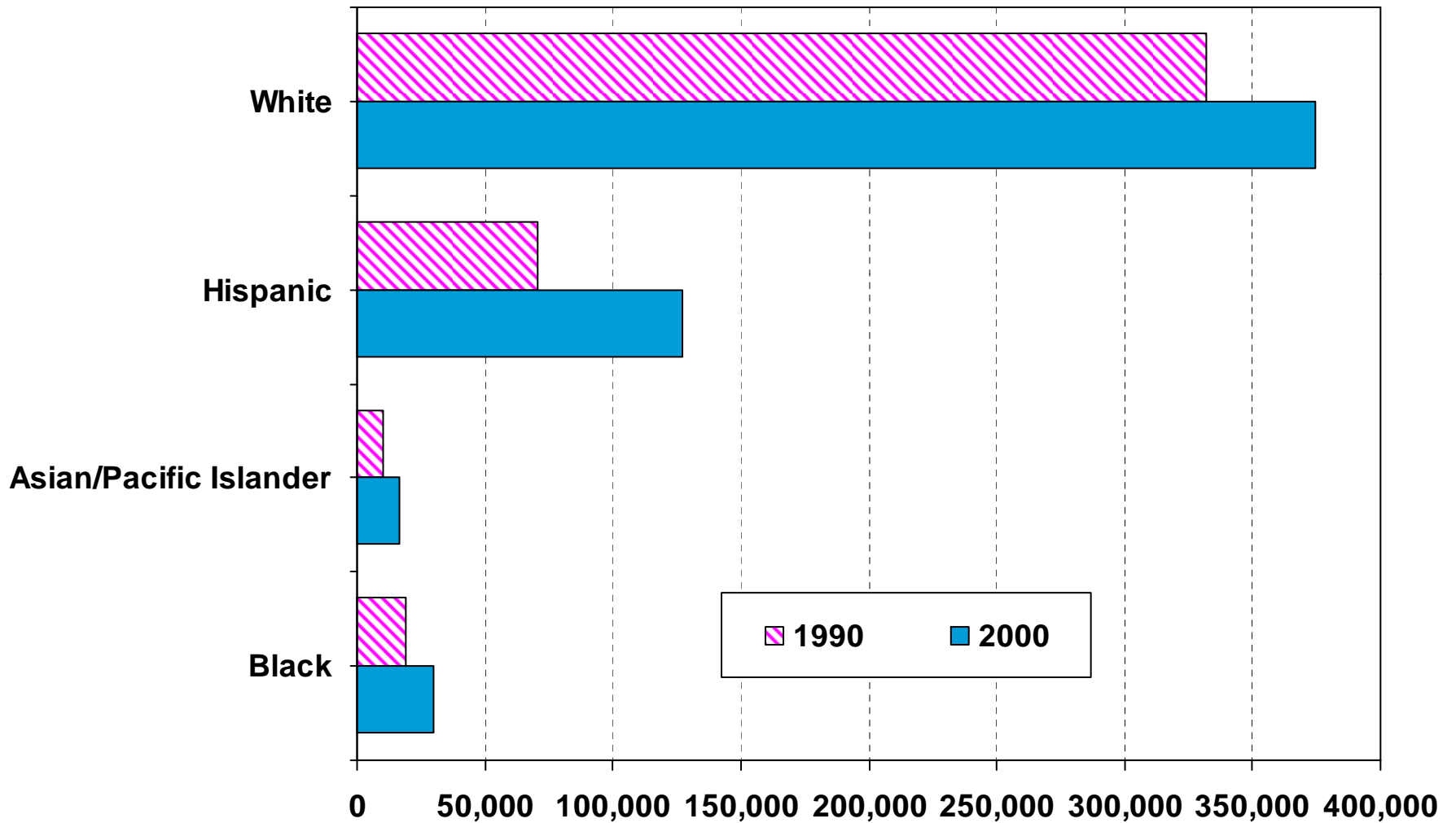
Riverside County (1990 Census to 2000 Census)



SOURCE: CA Dept. of Finance

Number of Households by Ethnicity

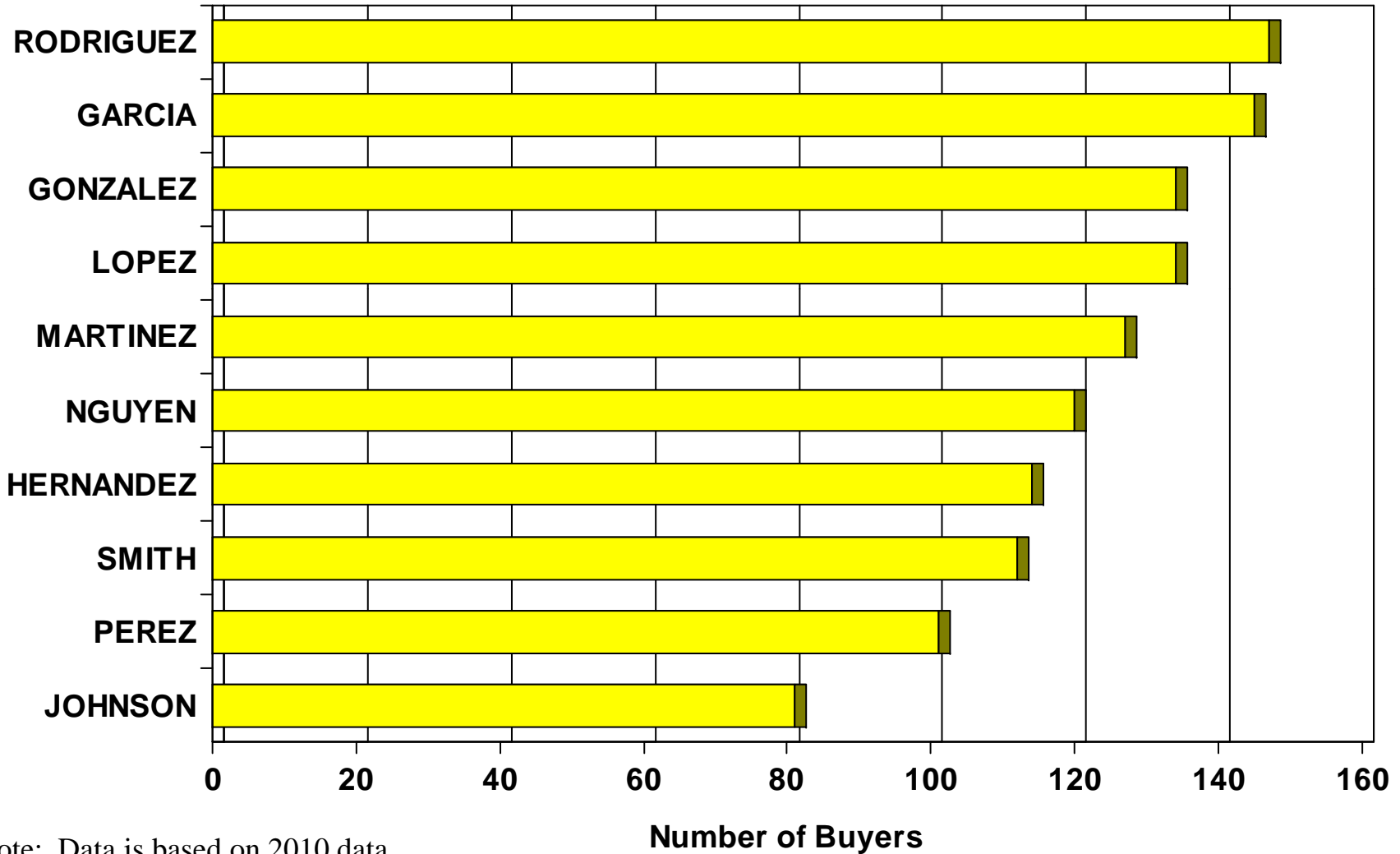
Riverside County (1990 Census vs. 2000 Census)



SOURCE: U.S. Census Bureau

Top 10 Home Buyer Surnames

Riverside County



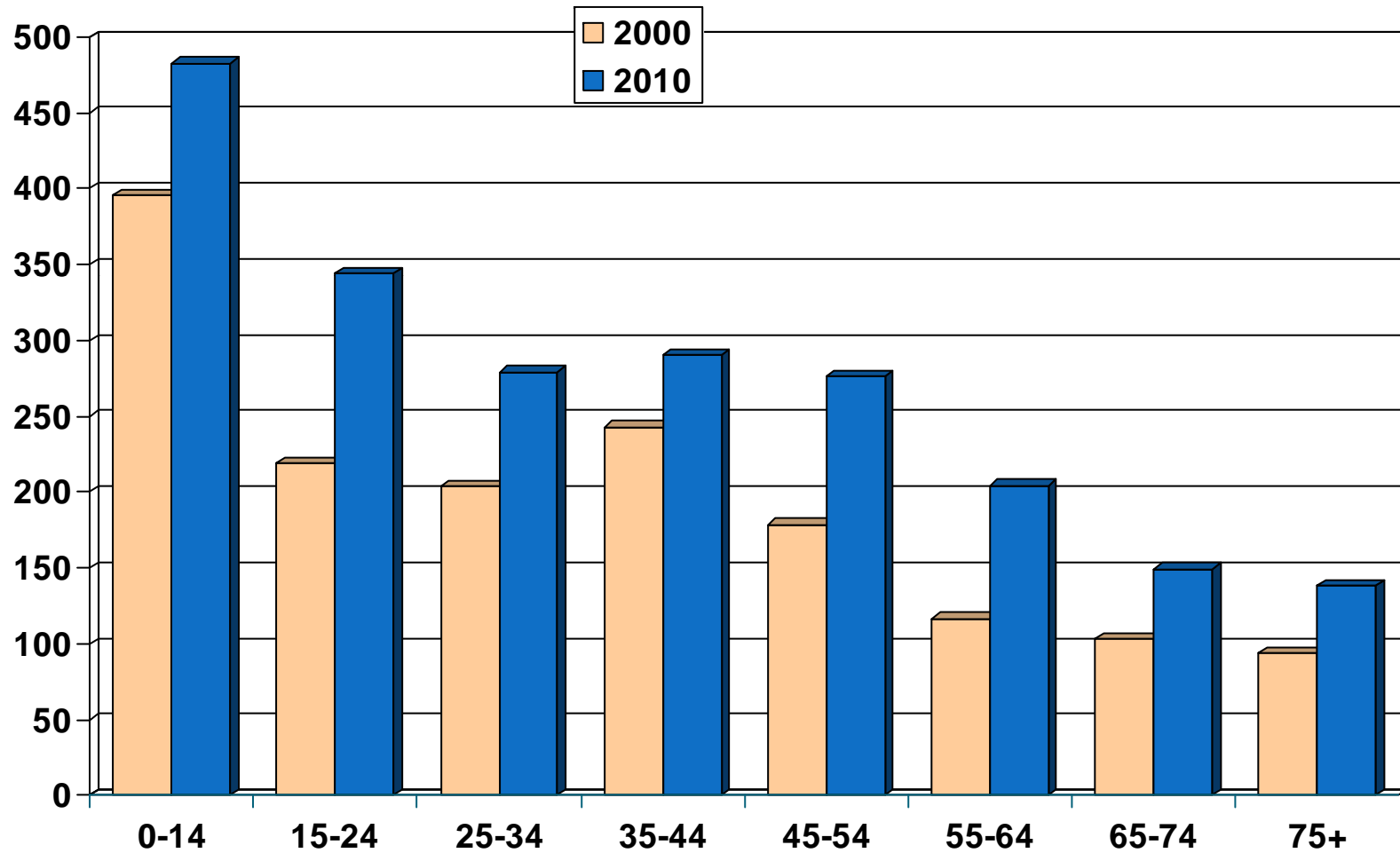
Note: Data is based on 2010 data.

SOURCE: DataQuick Information Systems

Population by Age Group

Riverside County (2000-2010)

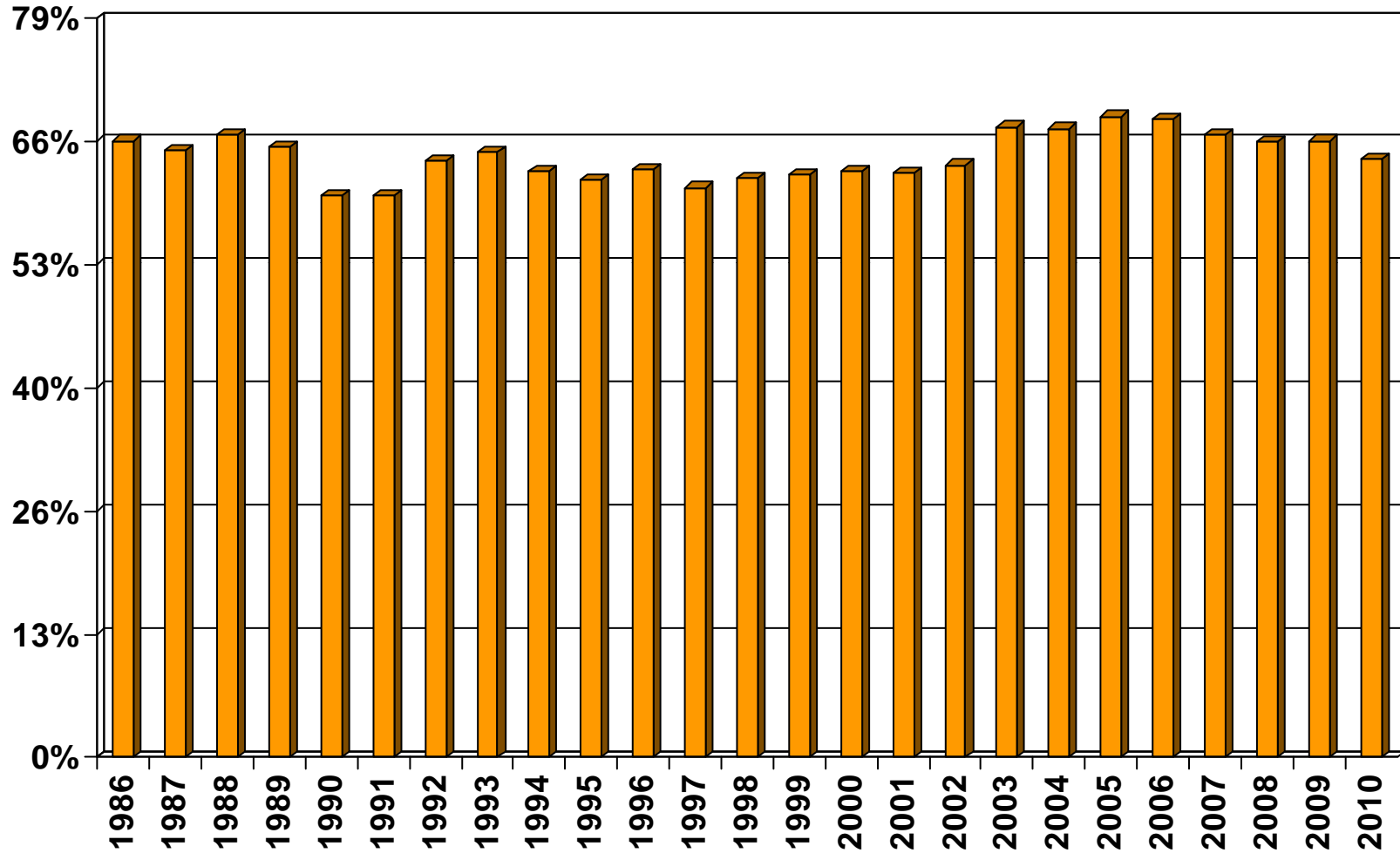
Thousands



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

Homeownership Rates

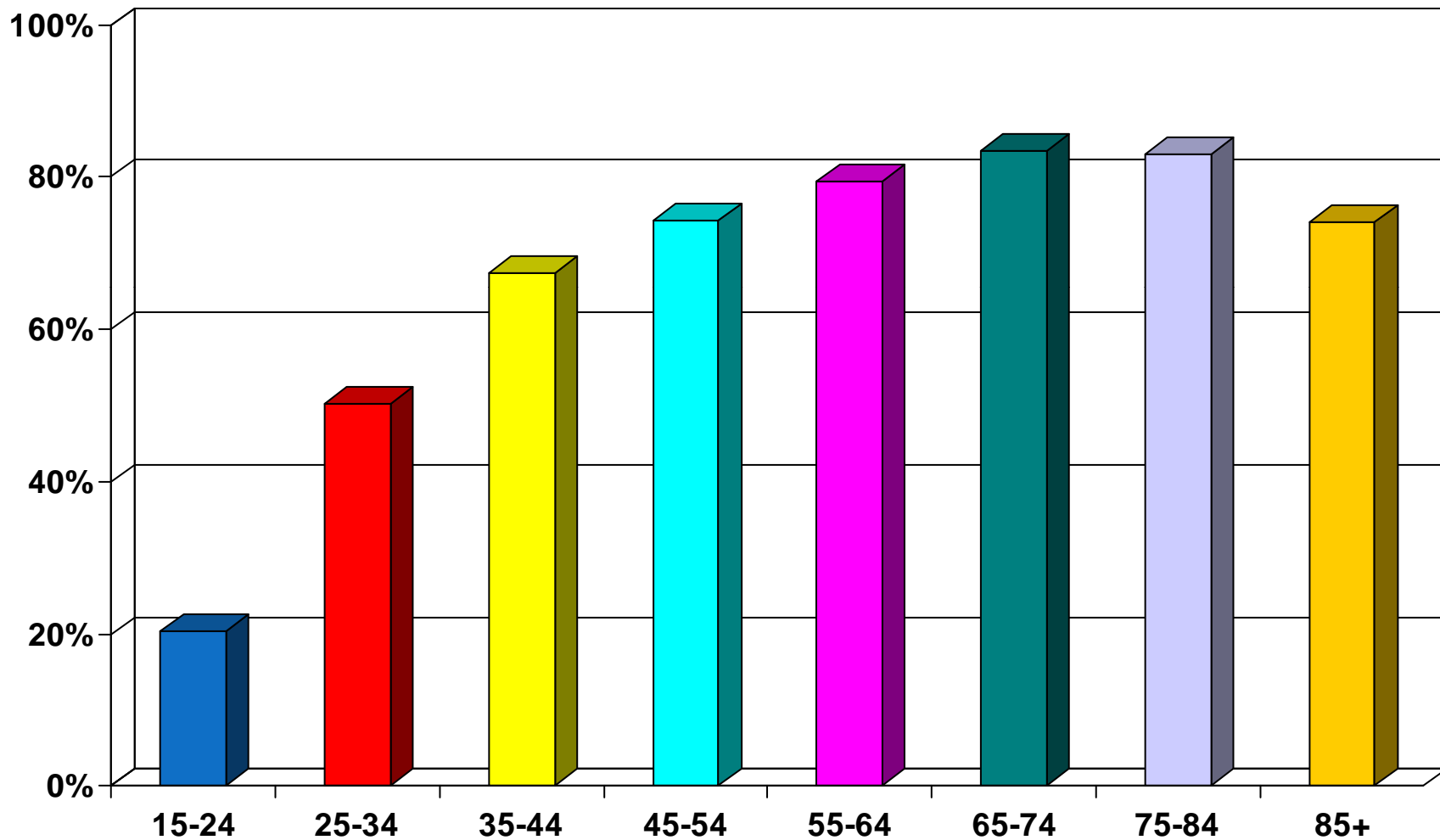
Riverside-San Bernardino Metropolitan Area, 2010: 63.9%



SOURCE: U.S. Census Bureau

Homeownership Rates by Age

Riverside County (2000 Census)



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