



# Orange County

## June 2011

### Economic Profile

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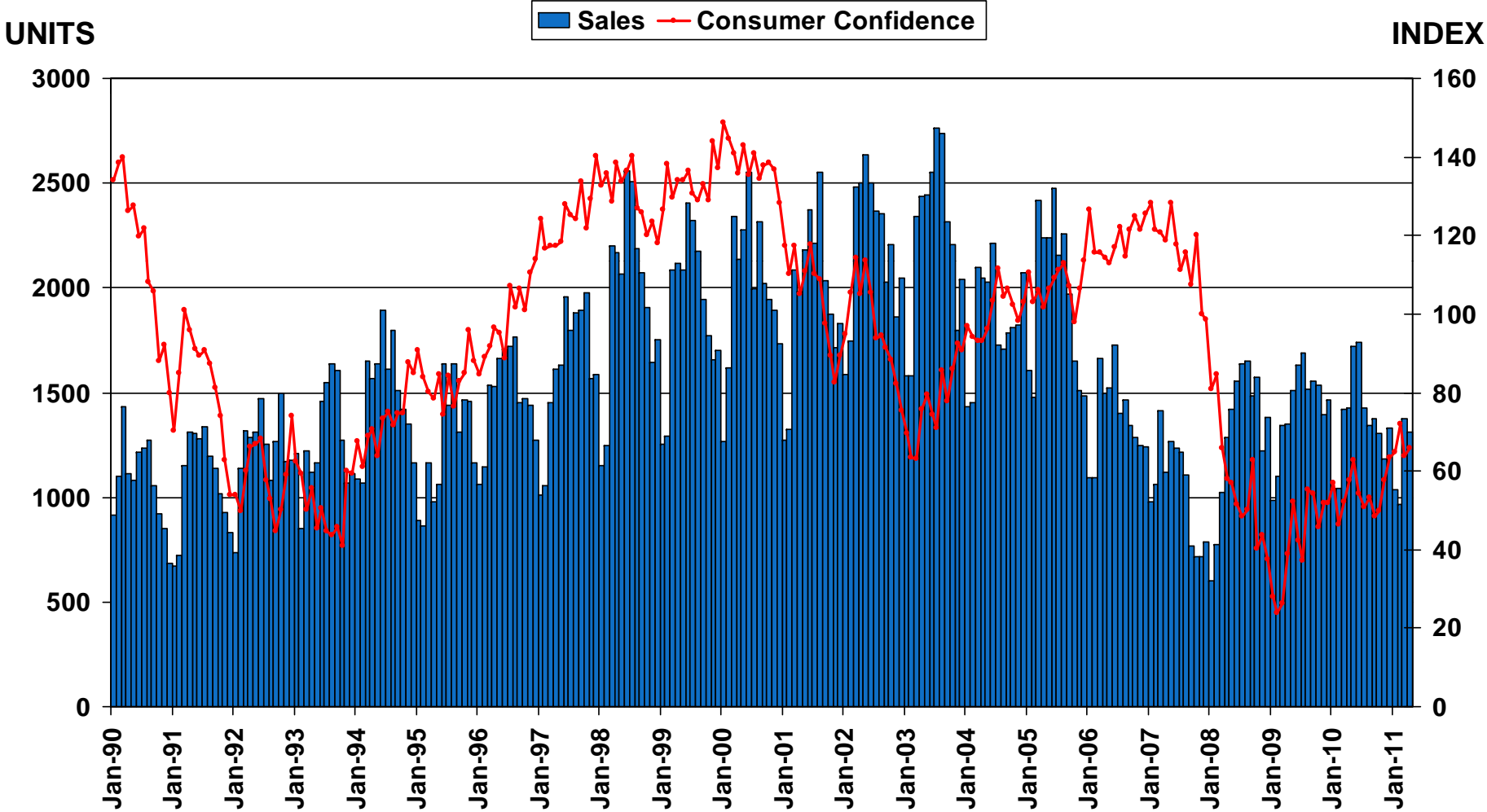


# County Profile

Characteristic	Statistic	State Rank
2010 Population Estimate	3,010,232	3
% Population Change 2000-2010	5.8%	38
% Population Change 1990-2000	18.1%	19
% White 2010	44.1%	
% Hispanic 2010	33.7%	
% Black 2010	1.5%	
% Asian & Pacific Islander 2010	18.0%	
2009 Per Capita Income	\$32,282	
2009 Median Household Income	\$71,865	
2009 Median Age	35.7	
Land Area Square Miles	789	47
2000 Total Establishments	78,556	2
2009 Civilian Employment	1,595,613	

# Sales of Existing Detached Homes and Pacific West Consumer Confidence

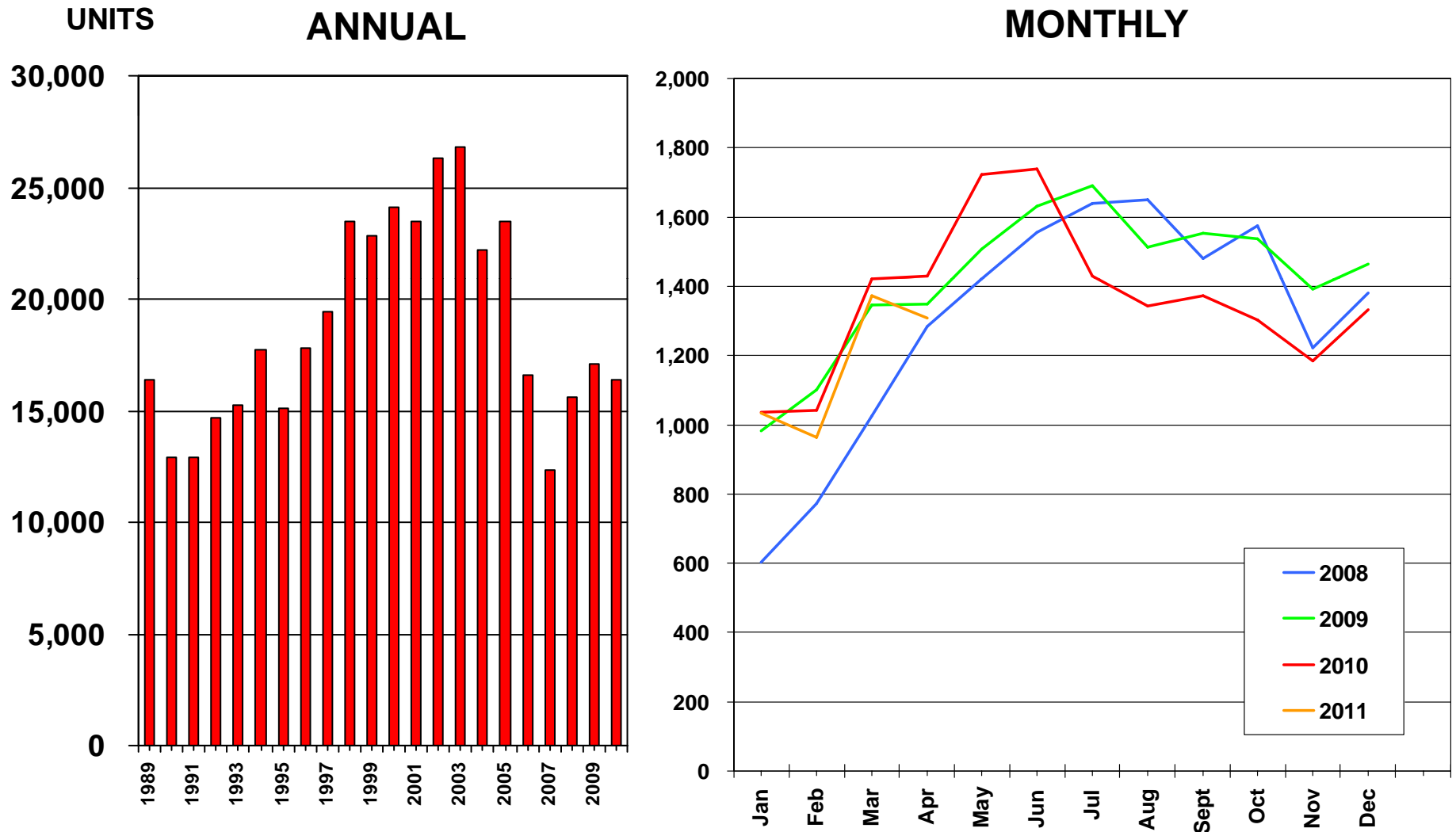
Orange County, April 2011: 1,309 Units, Down 5.1% YTD, Down 8.4% YTY



SOURCE: CALIFORNIA ASSOCIATION OF REALTORS®;  
The Conference Board

# Sales of Existing Detached Homes

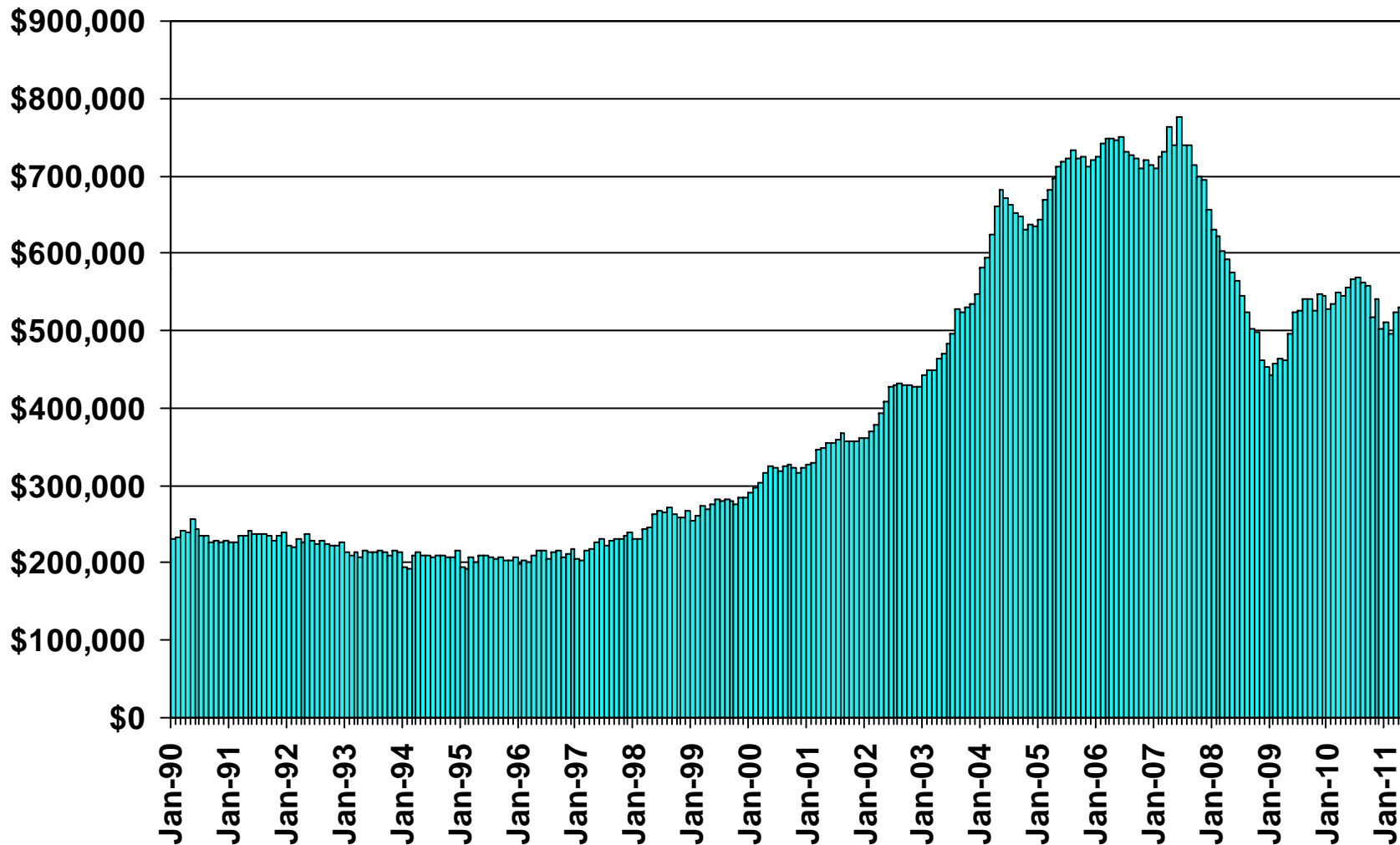
Orange County, 2010: 16,374 Units, Down 4.0% YTY



SOURCE: CALIFORNIA ASSOCIATION OF REALTORS®

# Median Price of Existing Detached Homes

Orange County, April 2011: \$530,140, Down 2.9% YTY

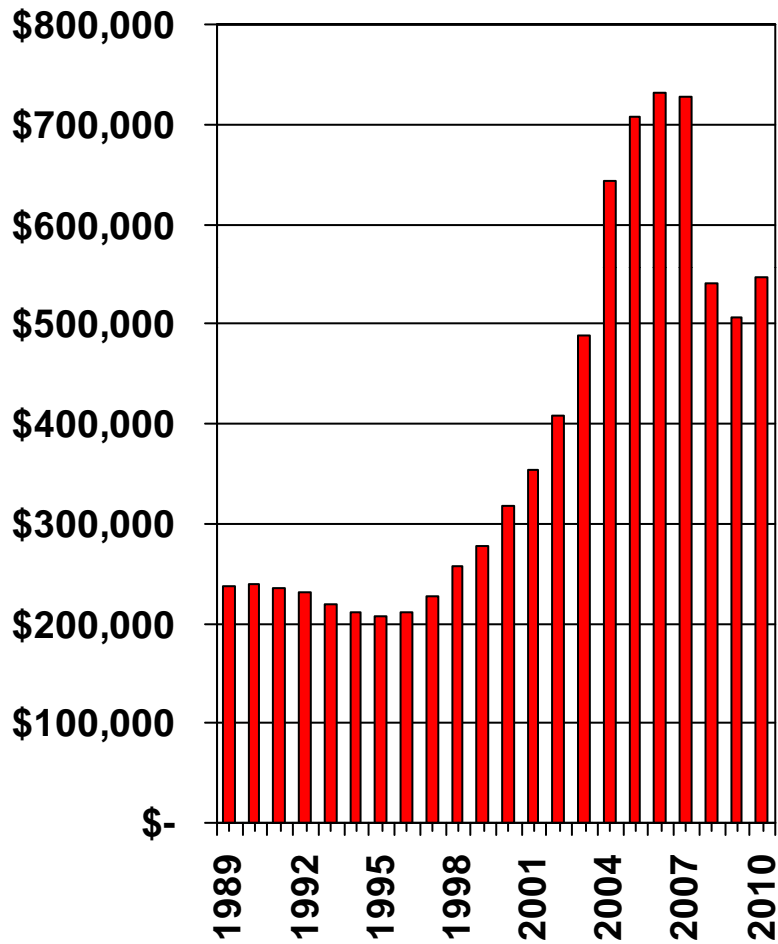


SOURCE: CALIFORNIA ASSOCIATION OF REALTORS®

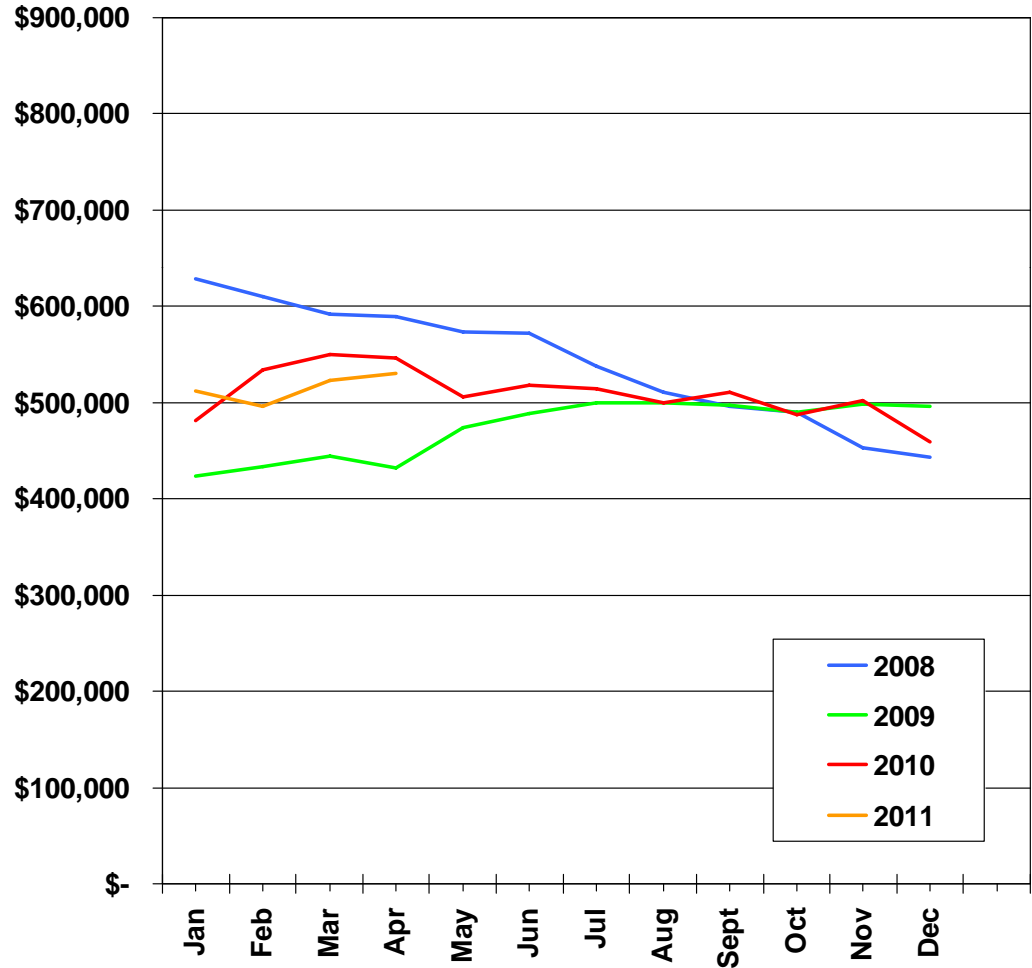
# Median Price Annual Comparison

Orange County, 2010: \$546,380, Up 8.1% YTY

## ANNUAL



## MONTHLY



SOURCE: CALIFORNIA ASSOCIATION OF REALTORS®

# Median Home Sales Price

## Orange County

	Apr-10	Apr-11	Yearly % Change
ALISO VIEJO	\$394,500	\$406,000	2.9%
ANAHEIM	\$355,000	\$327,500	-7.8%
BREA	\$480,000	\$450,000	-6.3%
BUENA PARK	\$377,500	\$345,000	-8.6%
CAPISTRANO BEACH	\$559,250	\$413,500	-26.1%
CORONA DEL MAR	\$1,719,000	\$1,464,500	-14.8%
COSTA MESA	\$500,000	\$456,250	-8.8%
CYPRESS	\$455,000	\$495,000	8.8%
DANA POINT	\$592,500	\$640,000	8.0%
FOOTHILL RANCH	\$330,000	\$212,000	-35.8%
FOUNTAIN VALLEY	\$535,500	\$500,000	-6.6%
FULLERTON	\$390,000	\$338,000	-13.3%
GARDEN GROVE	\$365,000	\$350,000	-4.1%
HUNTINGTON BEACH	\$555,000	\$525,250	-5.4%
IRVINE	\$599,000	\$516,500	-13.8%
LA HABRA	\$312,500	\$302,500	-3.2%

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.

## Orange County

	Apr-10	Apr-11	Yearly % Change
LA PALMA	\$605,000	\$492,750	-18.6%
LADERA RANCH	\$500,000	\$487,000	-2.6%
LAGUNA BEACH	\$1,162,500	\$911,500	-21.6%
LAGUNA HILLS	\$377,500	\$450,000	19.2%
LAGUNA NIGUEL	\$485,500	\$547,500	12.8%
LAKE FOREST	\$340,000	\$405,000	19.1%
LOS ALAMITOS	\$655,000	\$677,000	3.4%
MISSION VIEJO	\$425,000	\$435,000	2.4%
NEWPORT BEACH	\$1,100,000	\$997,500	-9.3%
NEWPORT COAST	\$1,525,000	\$1,492,500	-2.1%
ORANGE	\$430,000	\$417,000	-3.0%
PLACENTIA	\$477,000	\$450,000	-5.7%
RANCHO SANTA MARGARITA	\$340,000	\$350,000	2.9%
SAN CLEMENTE	\$600,000	\$602,500	0.4%
SAN JUAN CAPISTRANO	\$286,000	\$285,000	-0.4%
SANTA ANA	\$280,000	\$292,500	4.5%

**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.

## Orange County

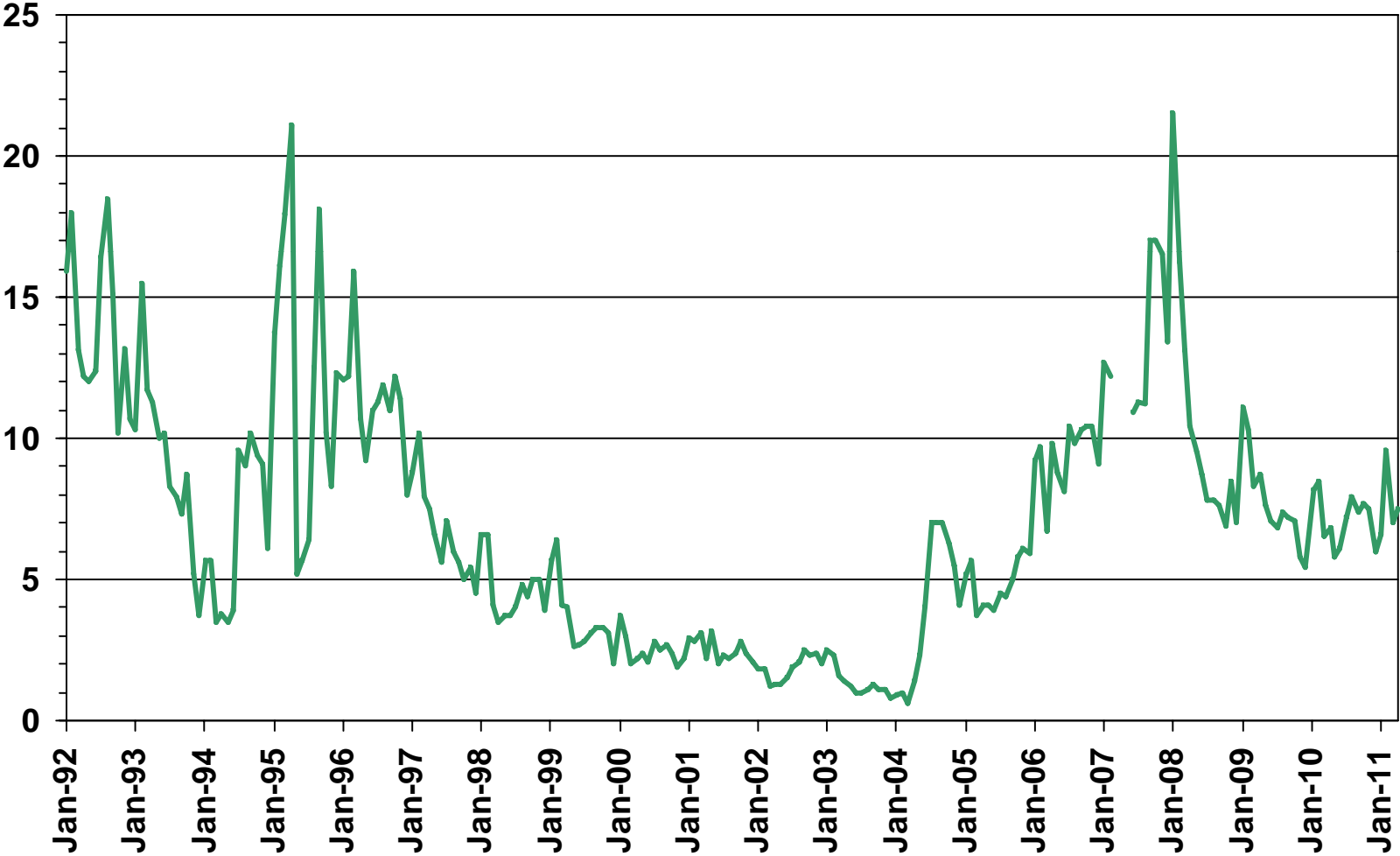
	Apr-10	Apr-11	Yearly % Change
SEAL BEACH	\$754,500	\$860,000	14.0%
SILVERADO	\$773,750	\$453,000	-41.5%
STANTON	\$250,000	\$280,000	12.0%
TRABUCO CANYON	\$590,000	\$645,000	9.3%
TUSTIN	\$455,000	\$490,000	7.7%
VILLA PARK	\$925,000	\$1,027,500	11.1%
WESTMINSTER	\$415,000	\$425,000	2.4%
YORBA LINDA	\$635,000	\$610,000	-3.9%
ORANGE COUNTY	\$430,000	\$427,000	-0.7%

**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

Orange County, April 2011: 7.5 Months

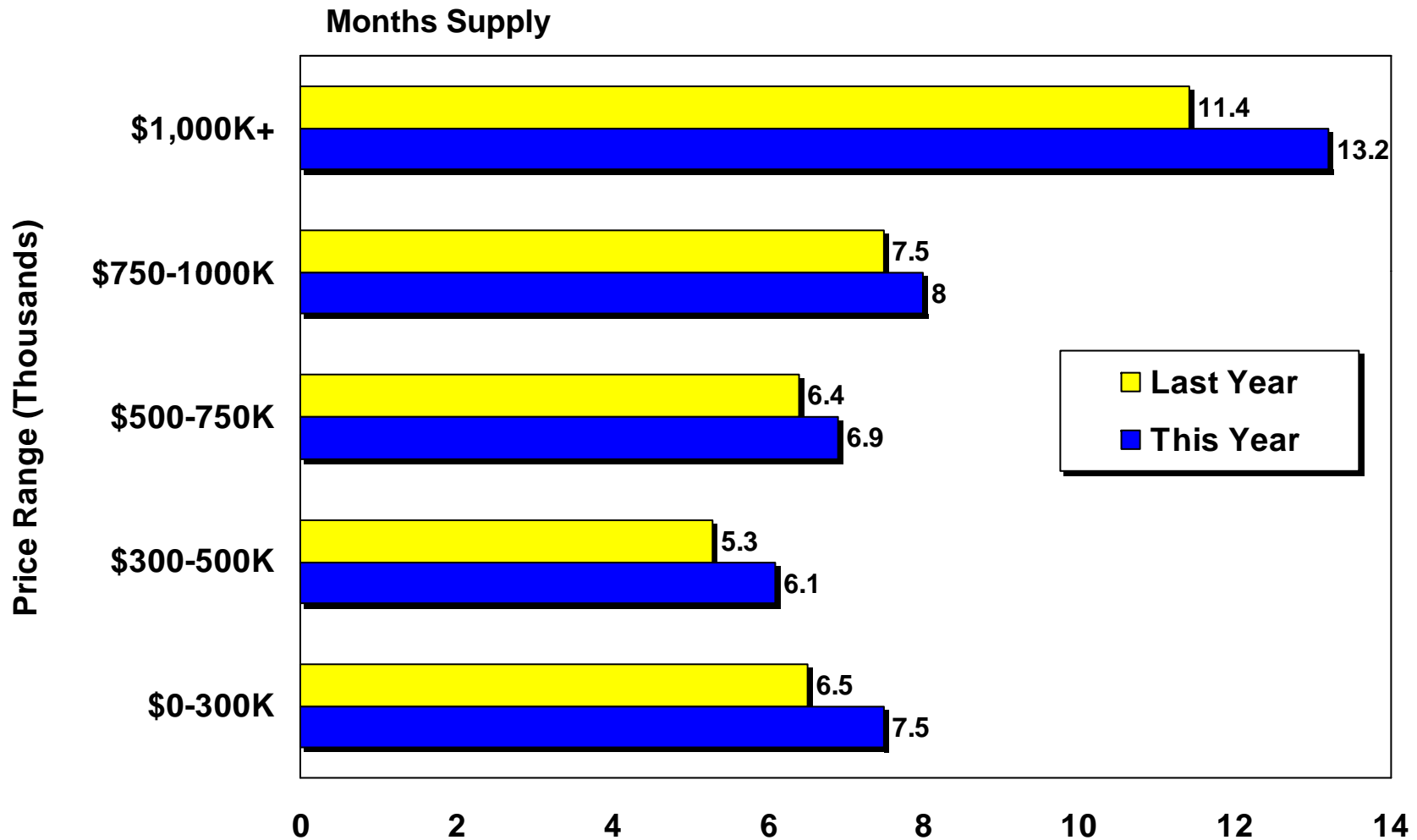
MONTHS



SOURCE: CALIFORNIA ASSOCIATION OF REALTORS®

# Unsold Inventory By Price Range

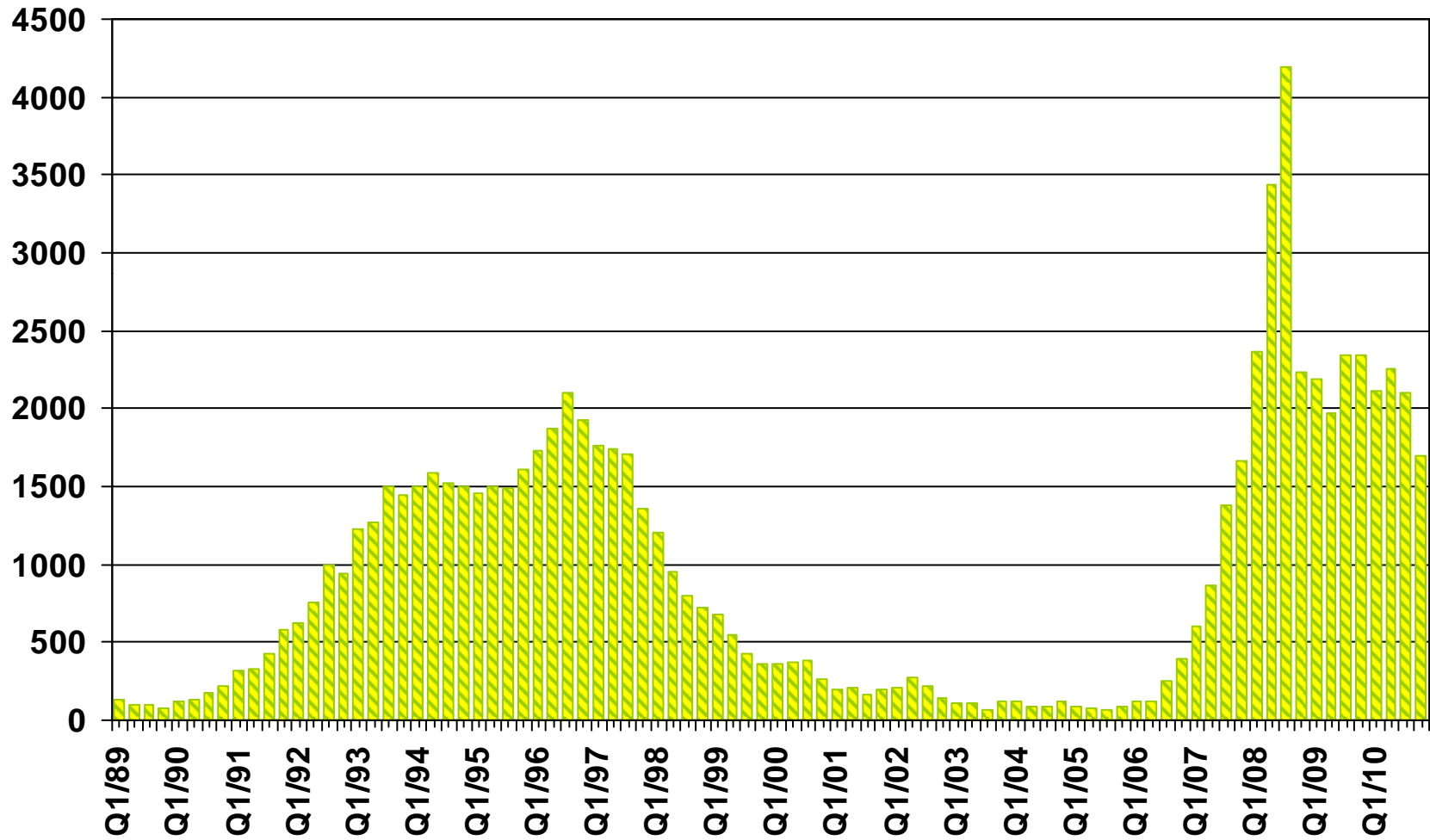
Orange County Existing Homes April 2010 vs. April 2011



SOURCE: CALIFORNIA ASSOCIATION OF REALTORS®

# Foreclosures

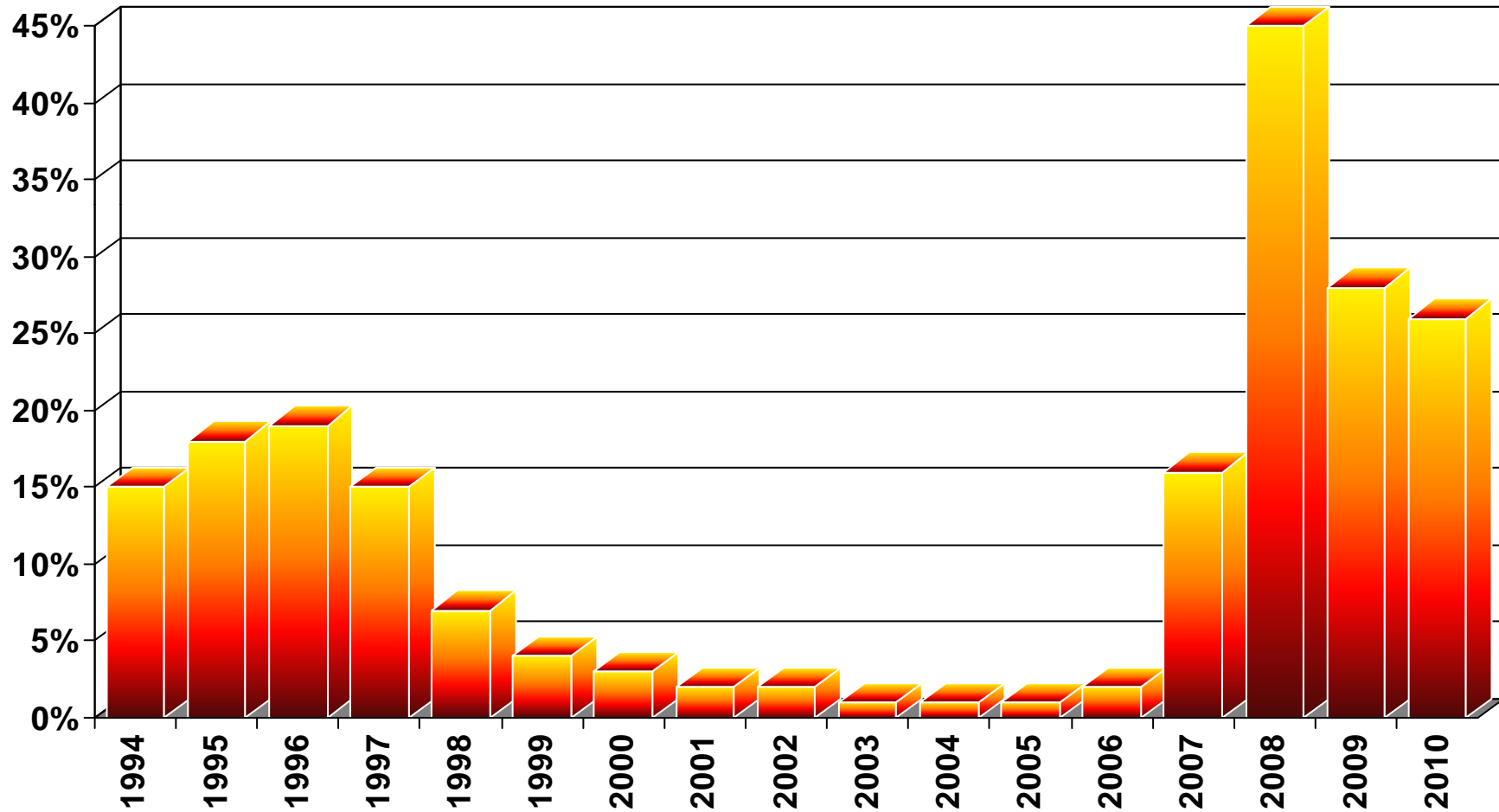
## Orange County



SOURCE: Real Estate Research Council

# Ratio of Foreclosures to Home Sales

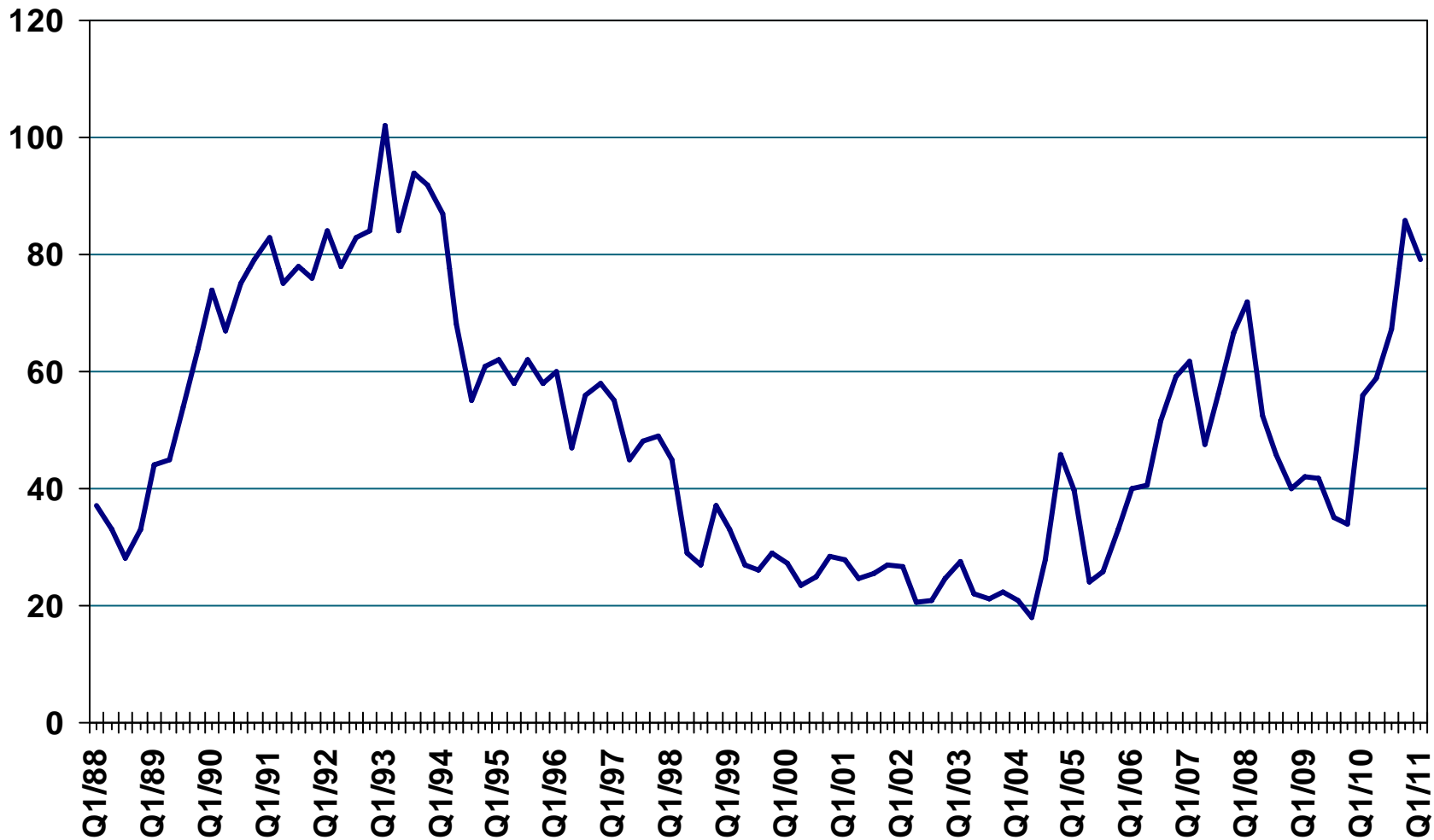
## Orange County



SOURCE: Real Estate Research Council

# Median Time on the Market

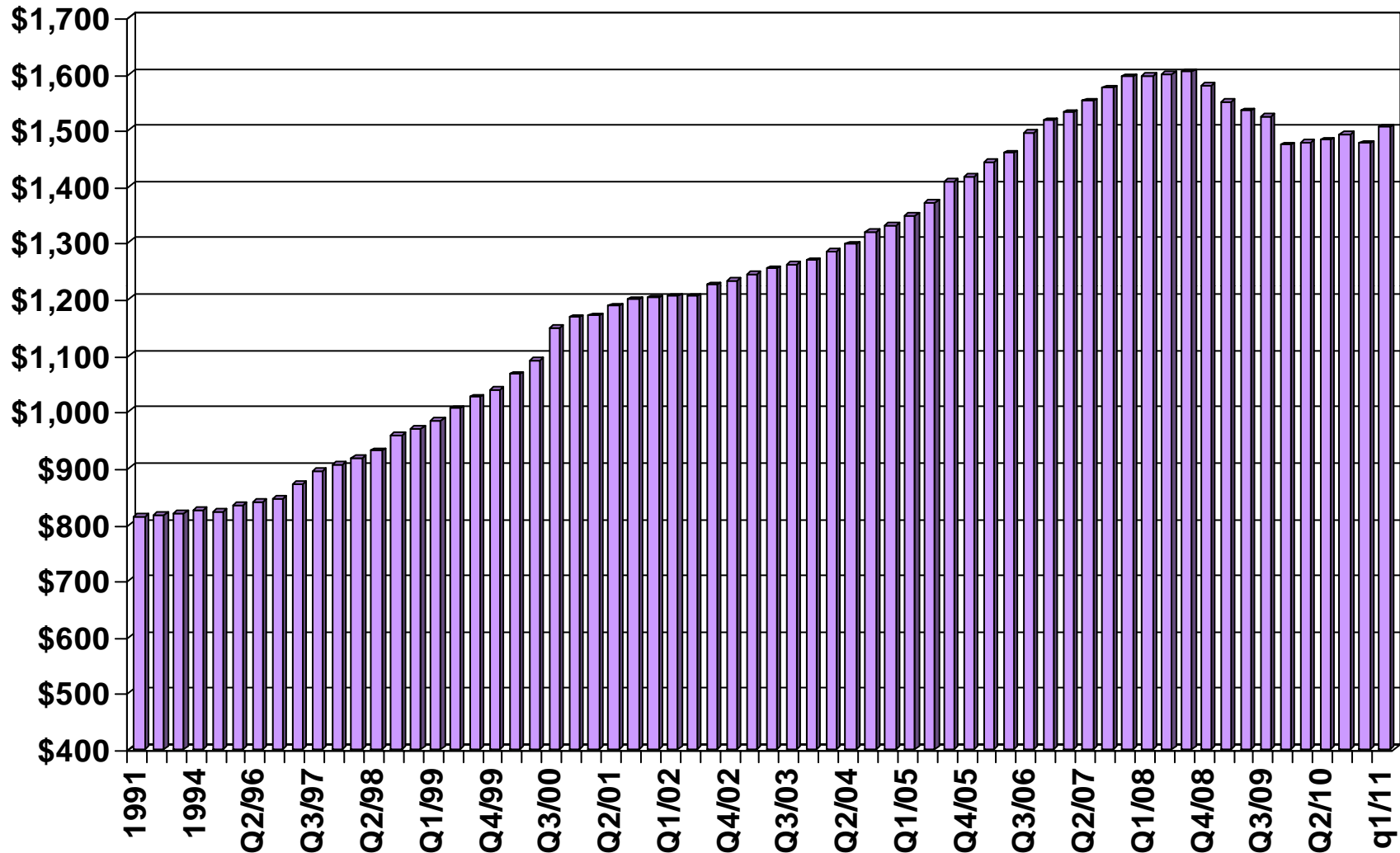
Orange County - Single-Family Homes, 2011 Q1: 79.0 Days



SOURCE: CALIFORNIA ASSOCIATION OF REALTORS®

# Asking Rents for Class A&B Apartments

Orange County, 2011 Q1: \$1,505, Up 1.8% YTY

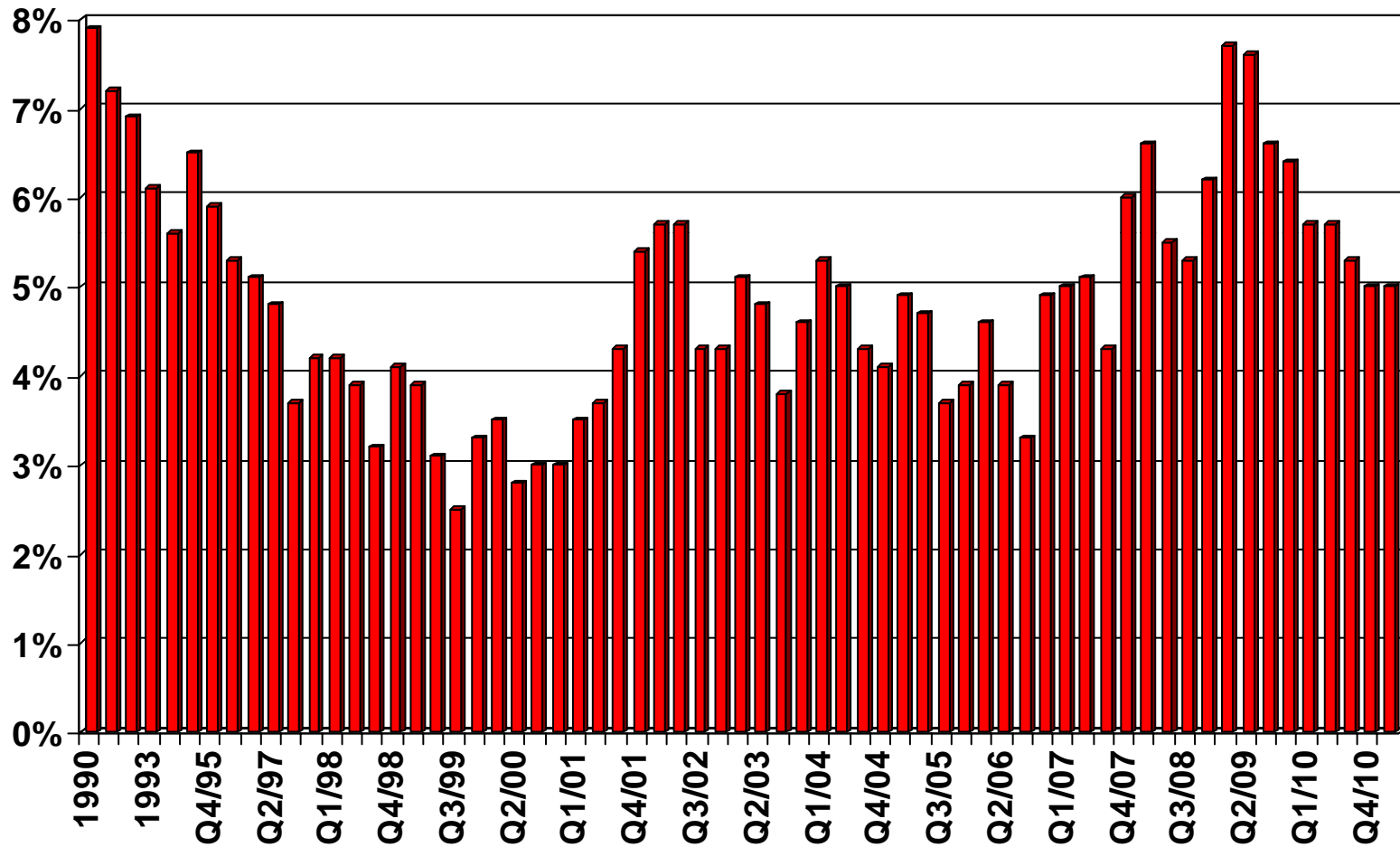


SOURCE: CALIFORNIA ASSOCIATION OF REALTORS®; REALFACTS

# Vacancy Rates for Class A&B Apartments

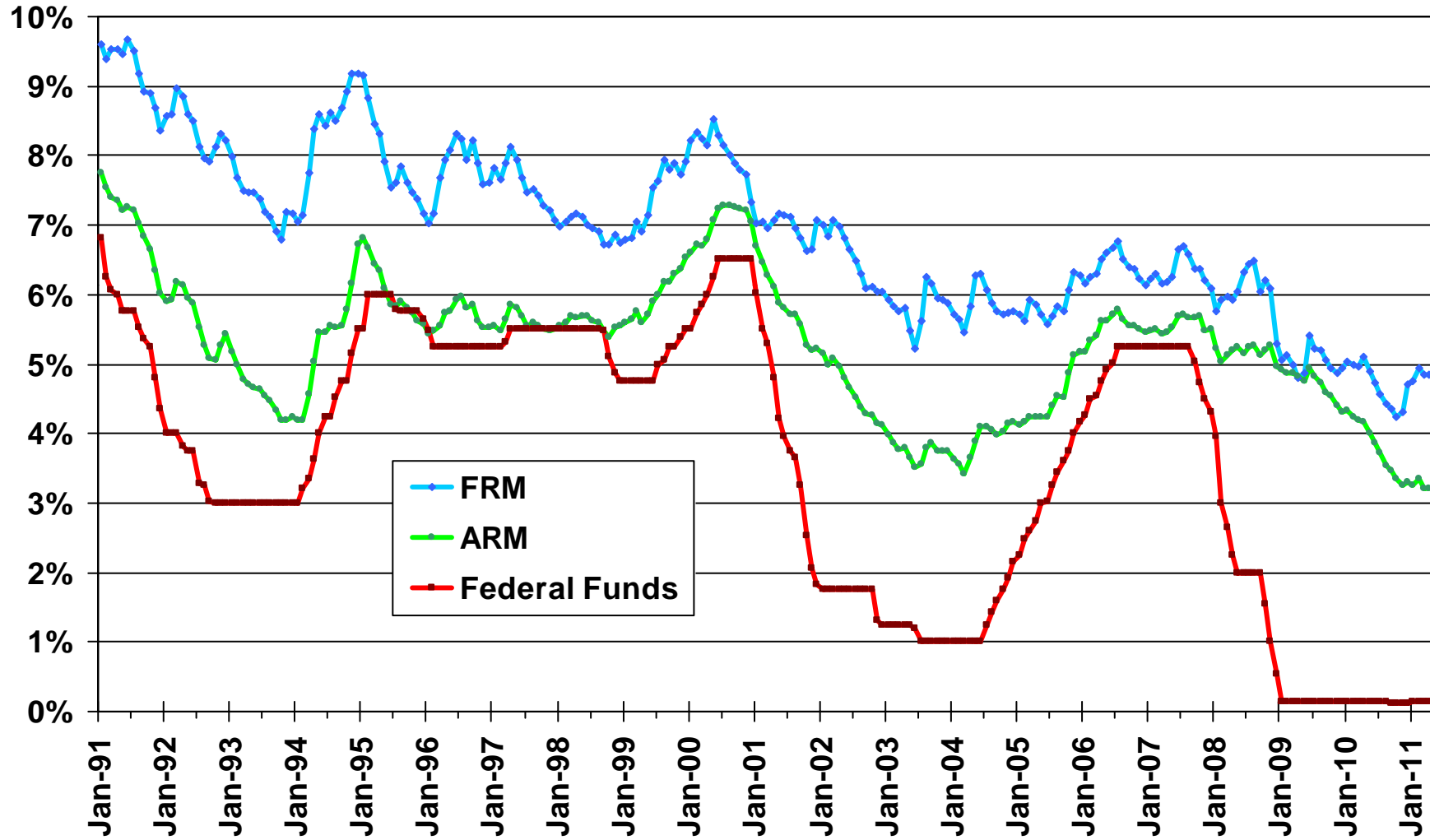
Orange County, 2011 Q1: 5.0%

## VACANCY RATE



SOURCE: CALIFORNIA ASSOCIATION OF REALTORS®; REALFACTS

# Mortgage Rates

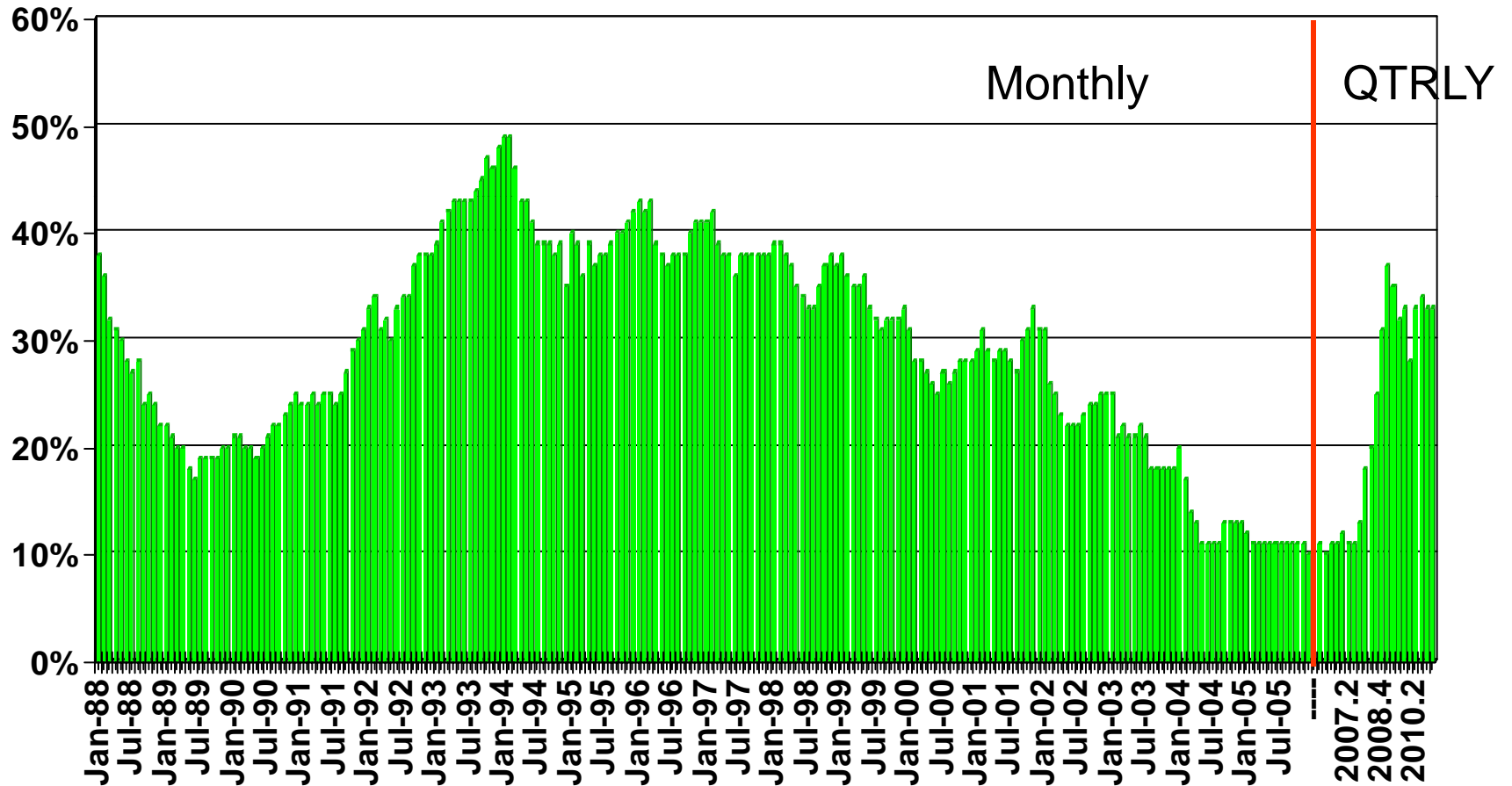


SOURCE: Federal Home Loan Mortgage Corporation

# Housing Affordability Index

Orange County, 1<sup>st</sup> Quarter 2011: 33%

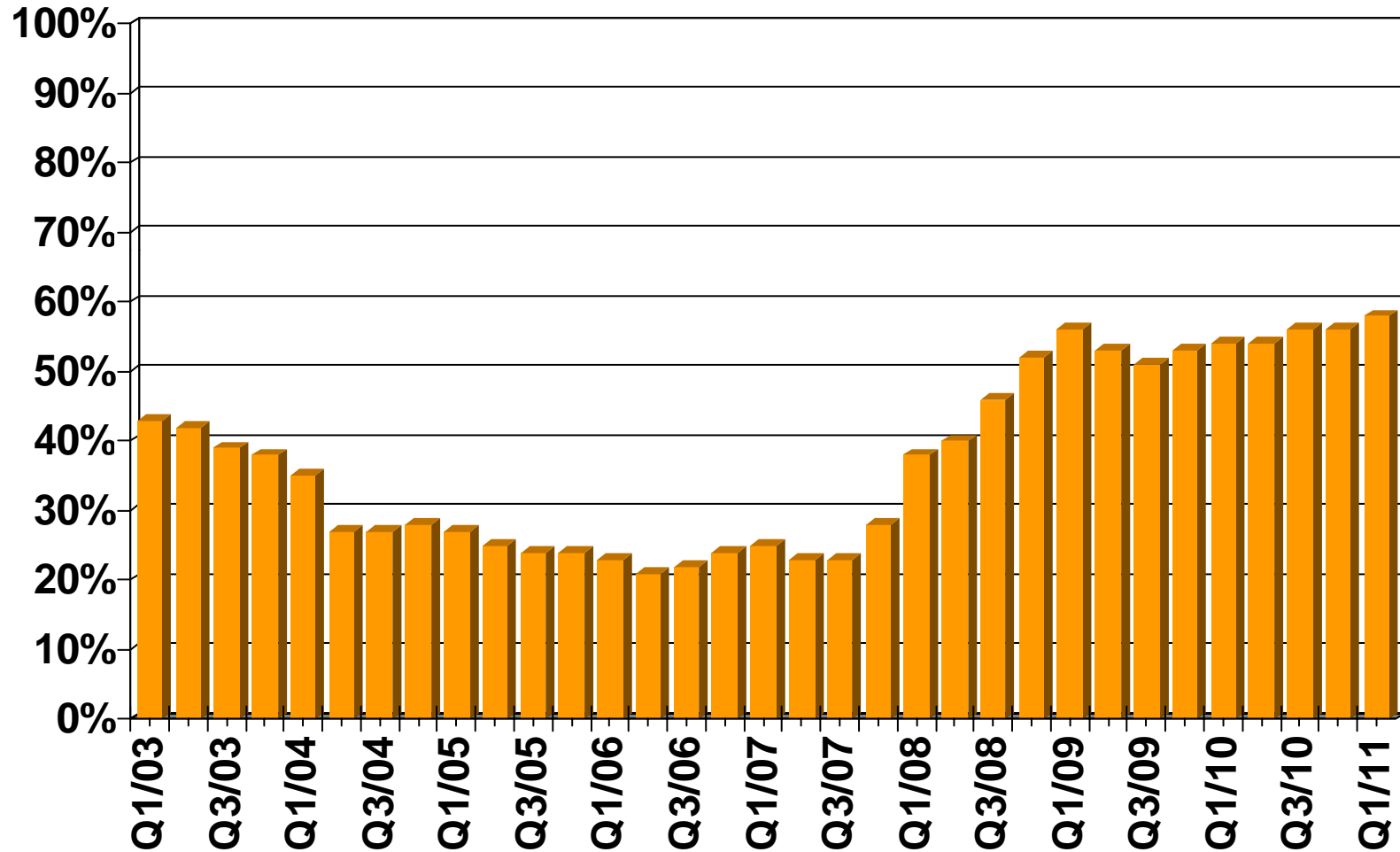
% OF HOUSEHOLDS THAT CAN BUY



SOURCE: CALIFORNIA ASSOCIATION OF REALTORS®

# First-time Buyer Housing Affordability Index

Orange County, 1<sup>st</sup> Quarter 2011: 58%

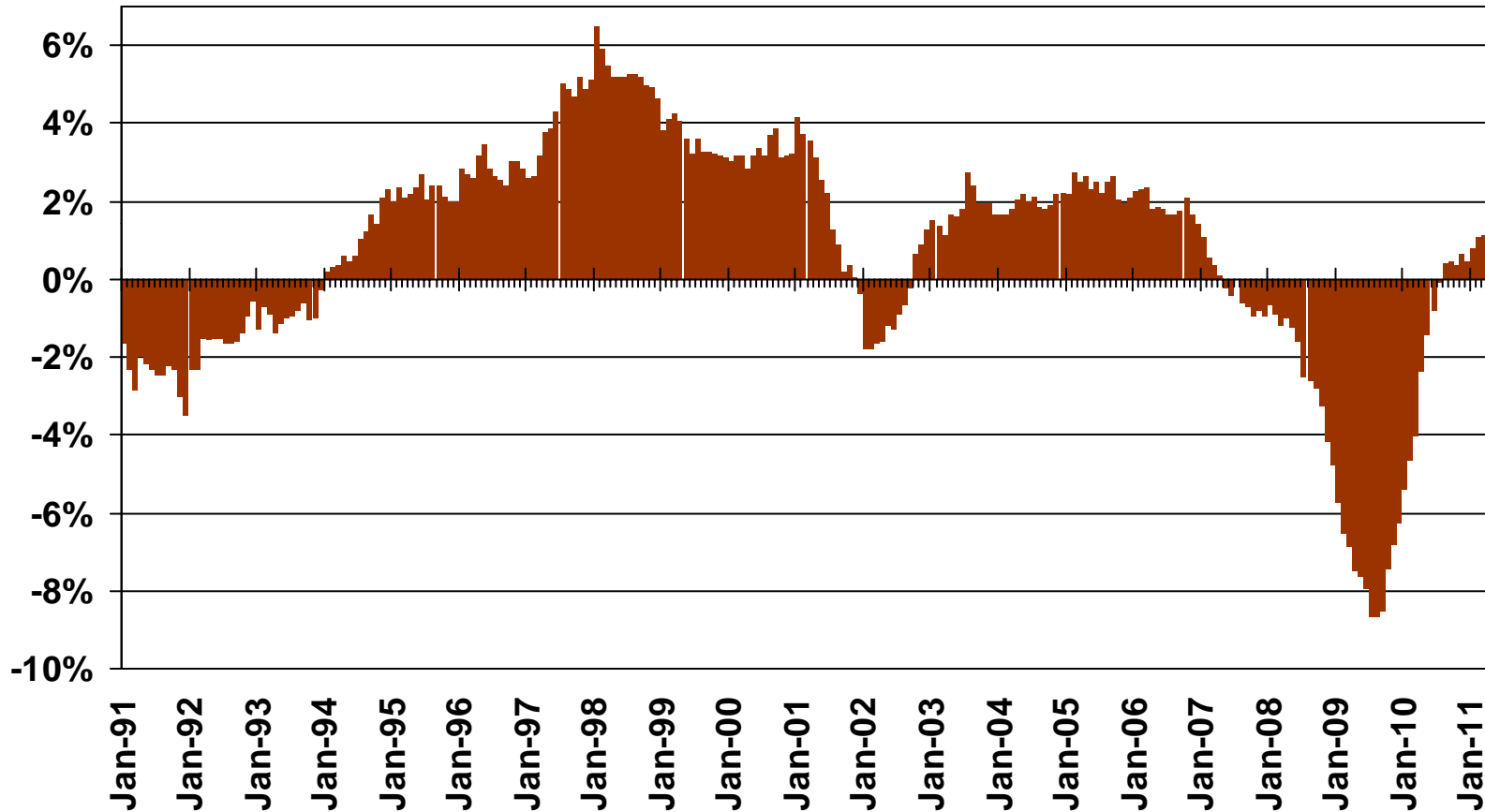


SOURCE: CALIFORNIA ASSOCIATION OF REALTORS®

# Nonfarm Employment

Orange County, April 2011: Up 0.9% YTY

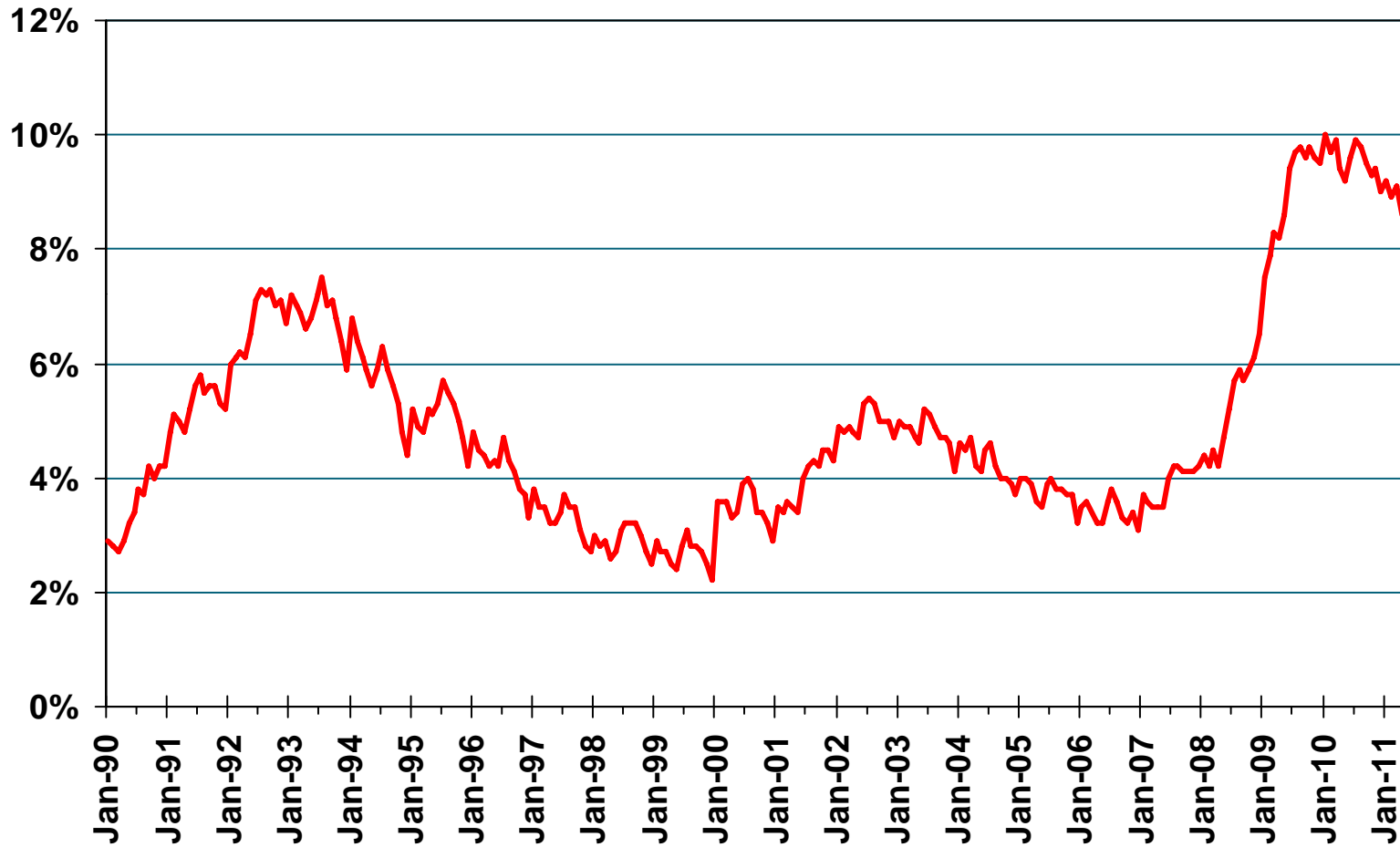
Y-T-Y PERCENT CHANGE



SOURCE: CA Employment Development Division

# Unemployment Rate

Orange County, April 2011: 8.6%



SOURCE: CA Employment Development Division

# Unemployment Rate

Orange County – April 2011

Area Name	Labor Force	Rate
Aliso Viejo CDP	27,100	4.6%
Anaheim city	172,500	11.0%
Brea city	20,900	5.9%
Buena Park city	41,600	10.7%
Costa Mesa city	65,100	7.7%
Coto de Caza CDP	6,700	3.7%
Cypress city	26,700	9.1%
Dana Point city	21,700	6.3%
Foothill Ranch CDP	6,600	2.8%
Fountain Valley city	32,100	7.2%
Fullerton city	69,900	9.7%
Garden Grove city	83,600	10.7%
Huntington Beach city	119,300	7.0%
Irvine city	81,600	6.5%

SOURCE: CA Employment Development Department

CCD Census County Division  
CDP Census Designated Place

# Unemployment Rate

Orange County – April 2011

Area Name	Labor Force	Rate
La Habra city	31,100	9.7%
La Palma city	8,800	9.6%
Laguna Beach city	15,900	6.3%
Laguna Hills city	17,500	7.3%
Laguna Niguel city	36,700	6.7%
Laguna Woods city	2,600	11.8%
Lake Forest city	35,800	6.0%
Las Flores CDP	3,400	4.2%
Los Alamitos city	6,500	4.8%
Mission Viejo city	53,700	6.3%
Newport Beach city	43,500	5.4%
Orange city	71,500	7.9%
Placentia city	27,400	7.7%
Portola Hills CDP	3,900	4.7%

SOURCE: CA Employment Development Department

CCD Census County Division  
CDP Census Designated Place

# Unemployment Rate

Orange County – April 2011

Area Name	Labor Force	Rate
Rancho Santa Margarita city	28,300	5.5%
Rossmoor CDP	5,400	5.3%
San Clemente city	28,600	7.0%
San Juan Capistrano city	17,300	7.6%
Santa Ana city	158,600	13.6%
Seal Beach city	11,000	6.3%
Stanton city	18,300	13.8%
Tustin city	41,000	8.5%
Tustin Foothills CDP	13,000	5.5%
Villa Park city	3,300	4.9%
Westminster city	45,300	9.6%
Yorba Linda city	34,500	5.7%
Orange County	1,570,900	8.6%

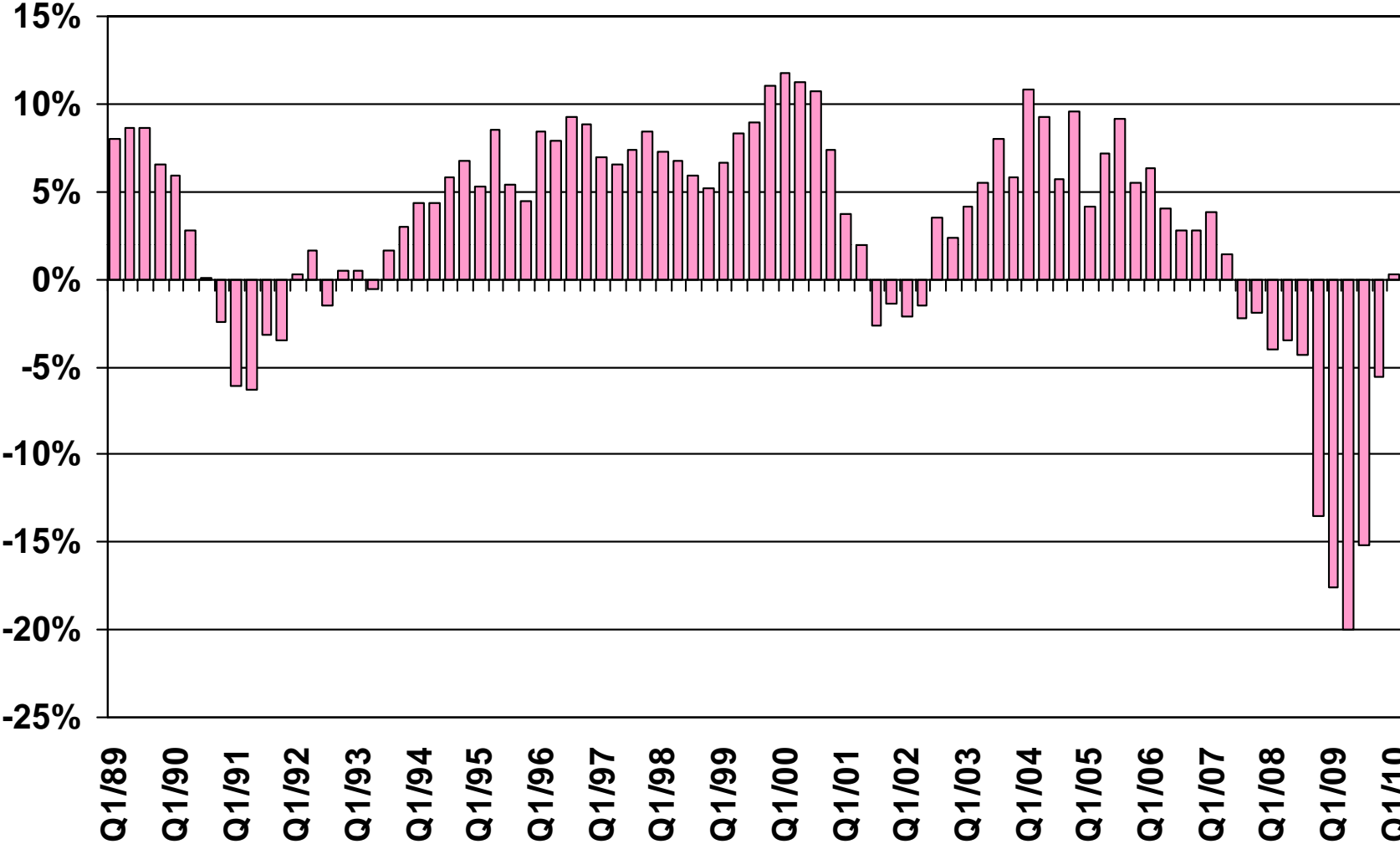
SOURCE: CA Employment Development Department

CCD Census County Division  
CDP Census Designated Place

# Taxable Sales

## Orange County

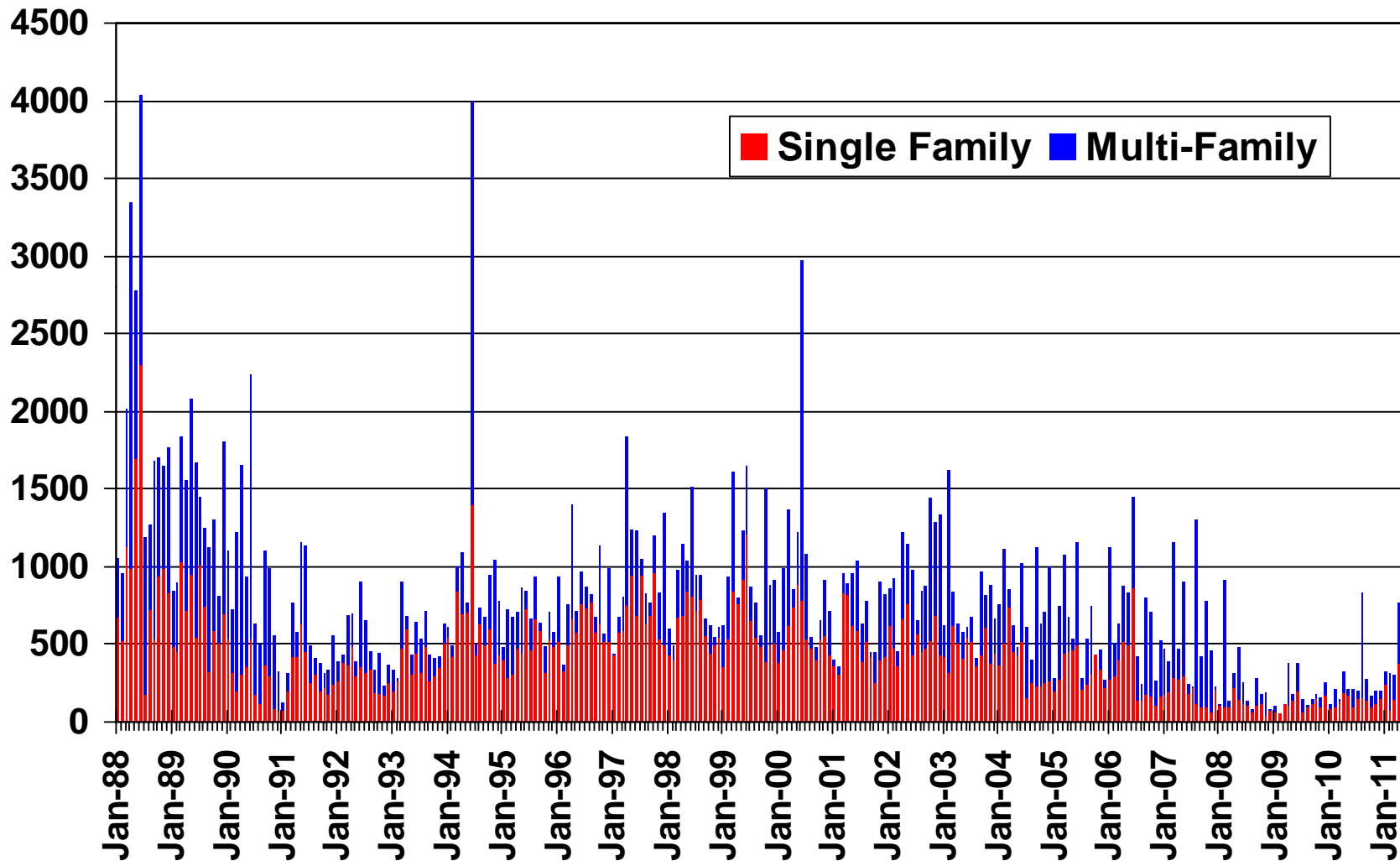
### ANNUAL PERCENT CHANGE



SOURCE: CA State Board of Equalization

# New Housing Permits

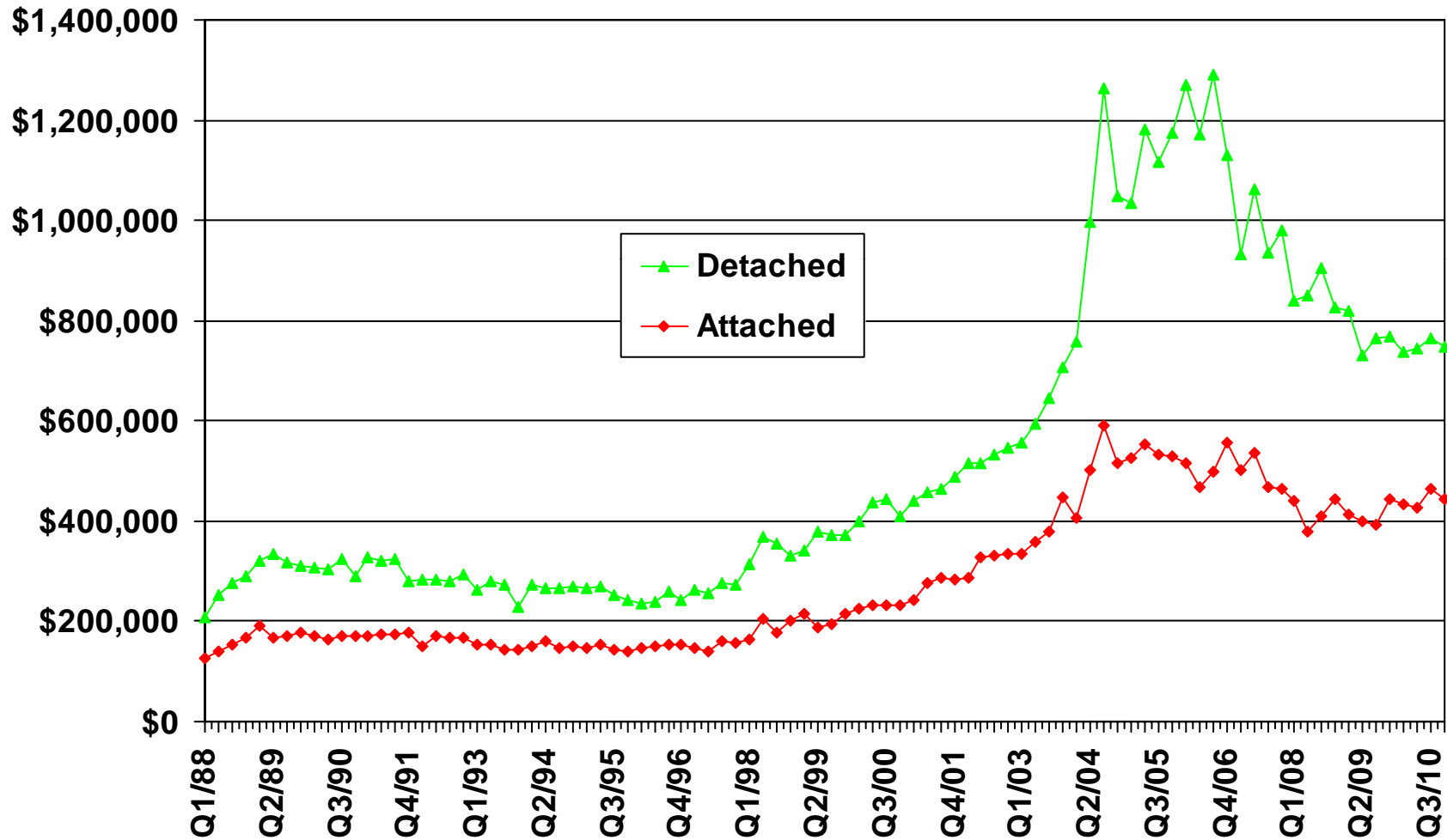
Orange County, April 2011: 765 Units, Up 117.8% YTD



SOURCE: Construction Industry Research Board

# Median Price for New Homes

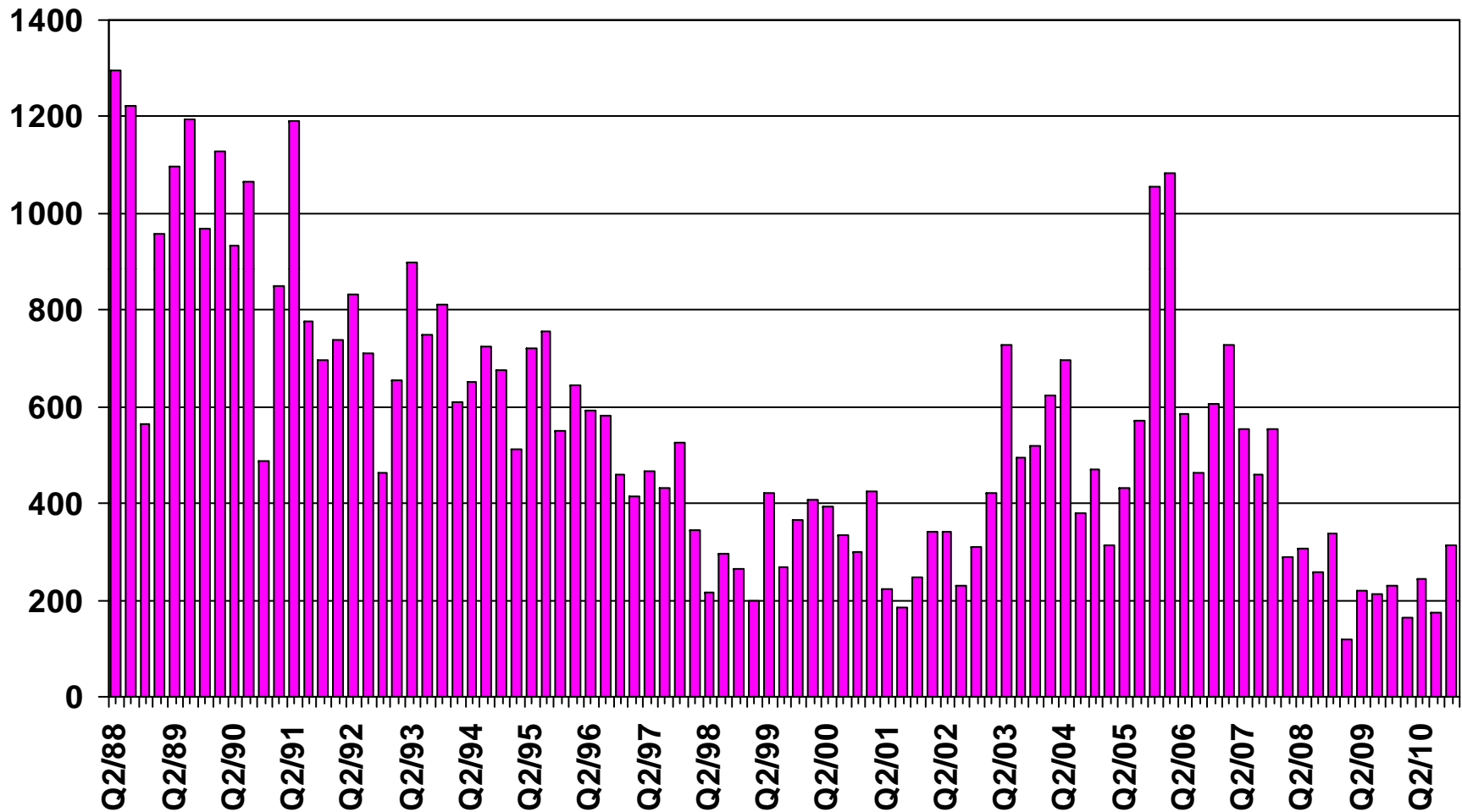
Orange County 4Q10 Detached: \$749,000, Attached: \$443,250



SOURCE: CALIFORNIA ASSOCIATION OF REALTORS®; Hanley Wood

# New Home Sales

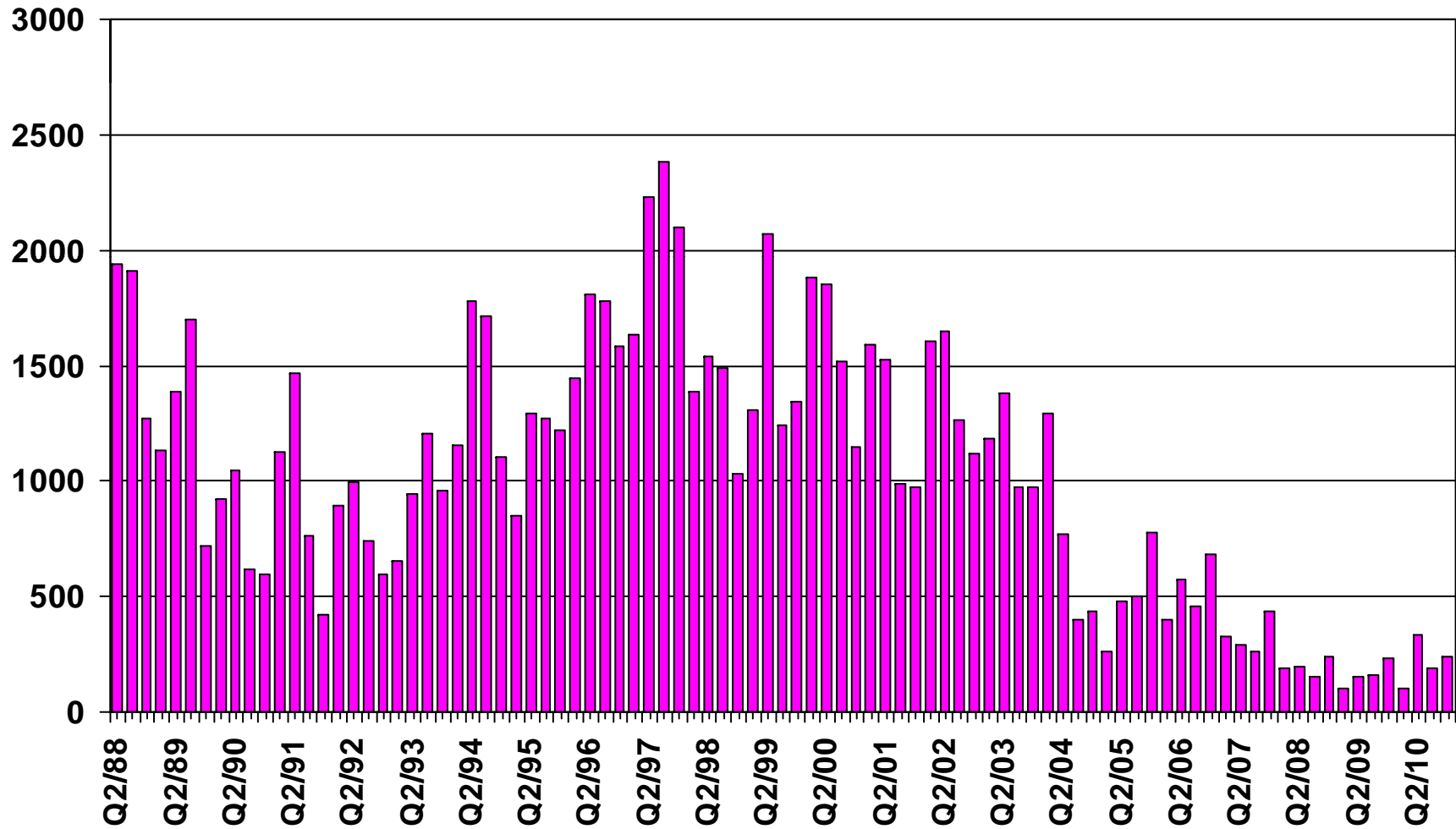
Orange County (Attached), 2010 Q4 Sales: 312 Units



SOURCE: CALIFORNIA ASSOCIATION OF REALTORS®;  
Hanley Wood

# New Home Sales

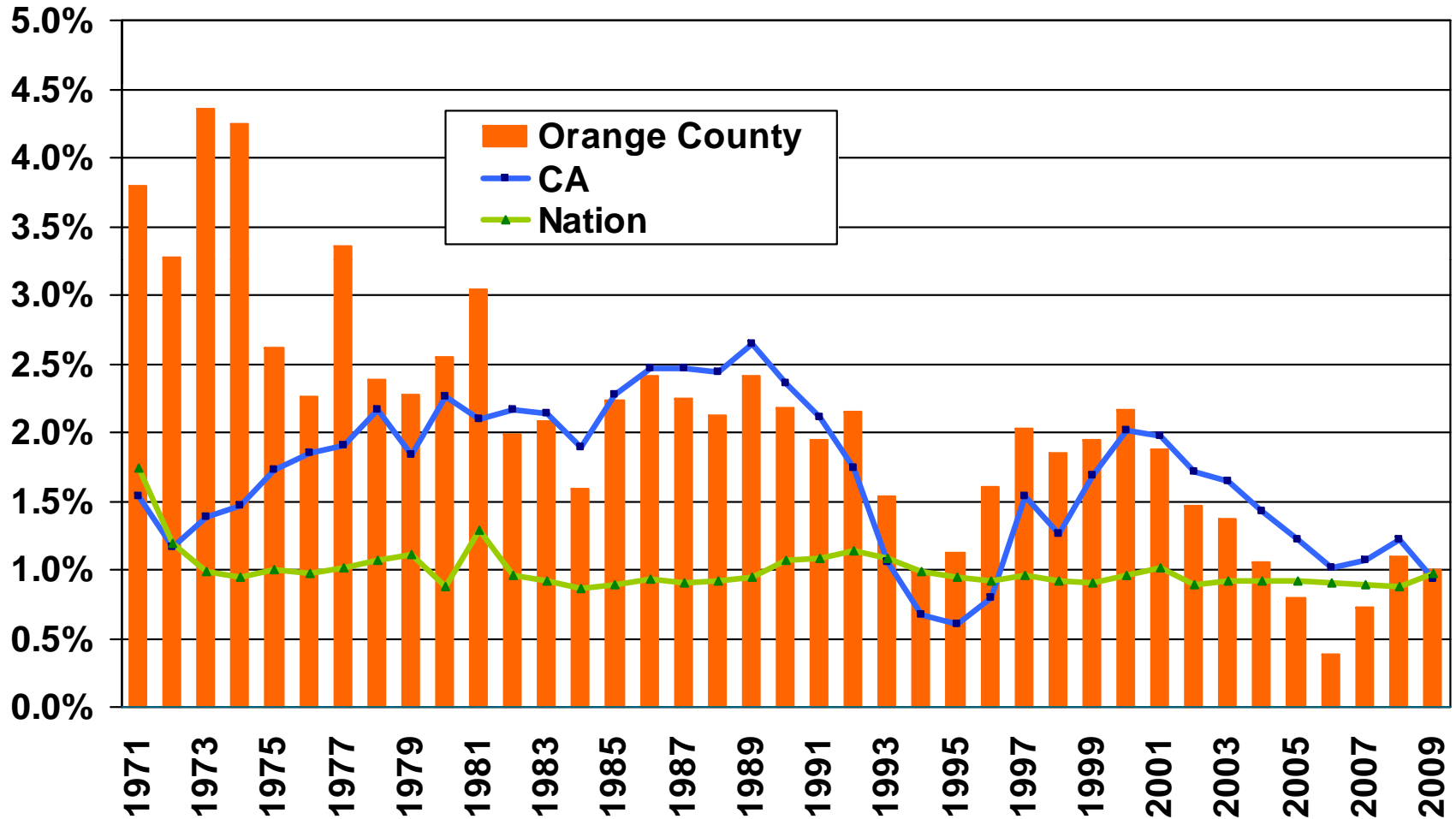
Orange County (Detached), 2010 Q4 Sales: 239 Units



SOURCE: CALIFORNIA ASSOCIATION OF REALTORS®; Hanley Wood

# Population Percent Changes

Orange County (1971-2009)

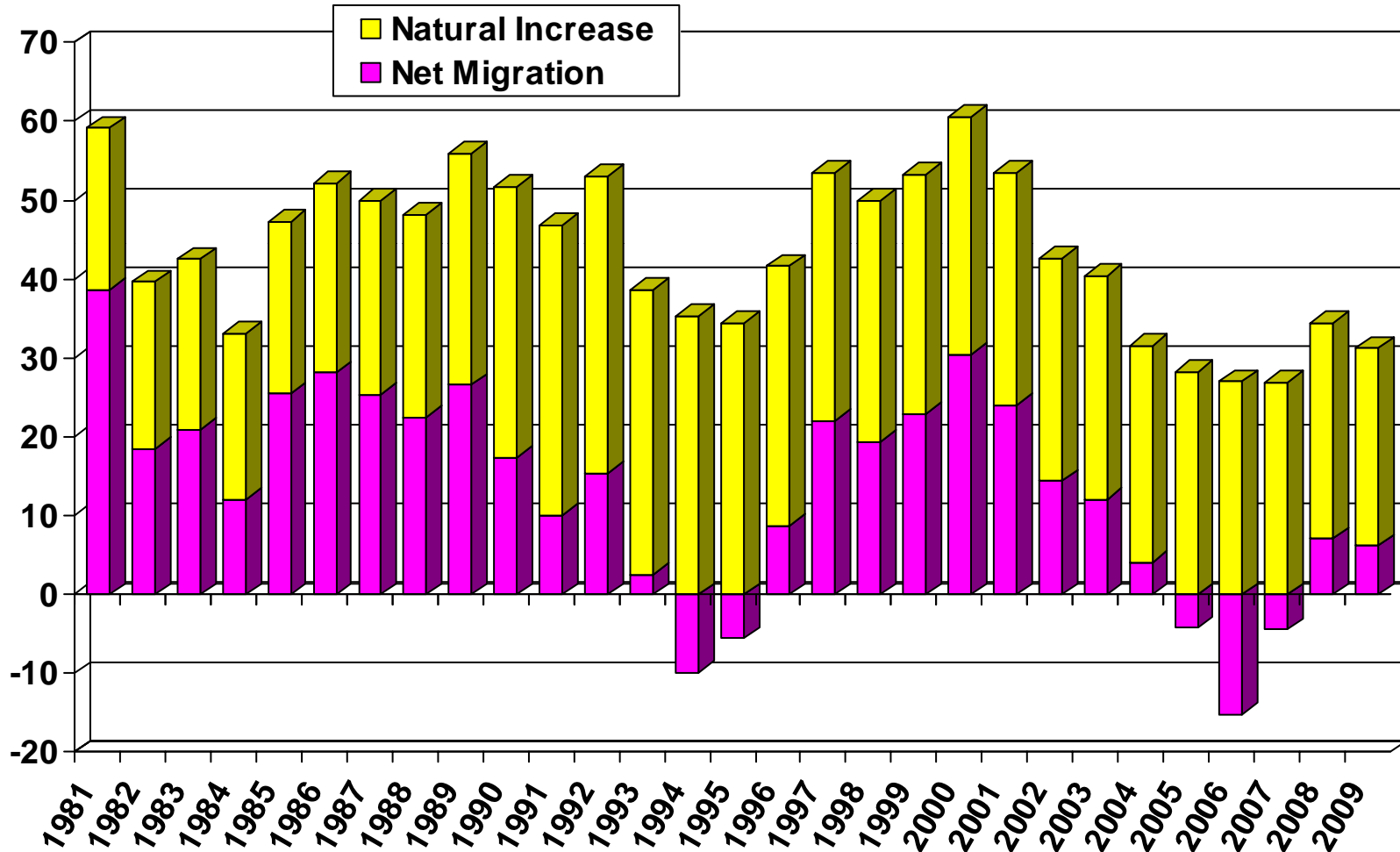


SOURCE: U.S. Census Bureau; California Department of Finance;  
CALIFORNIA ASSOCIATION OF REALTORS®

# Sources of Population Growth

Orange County (1981-2009)

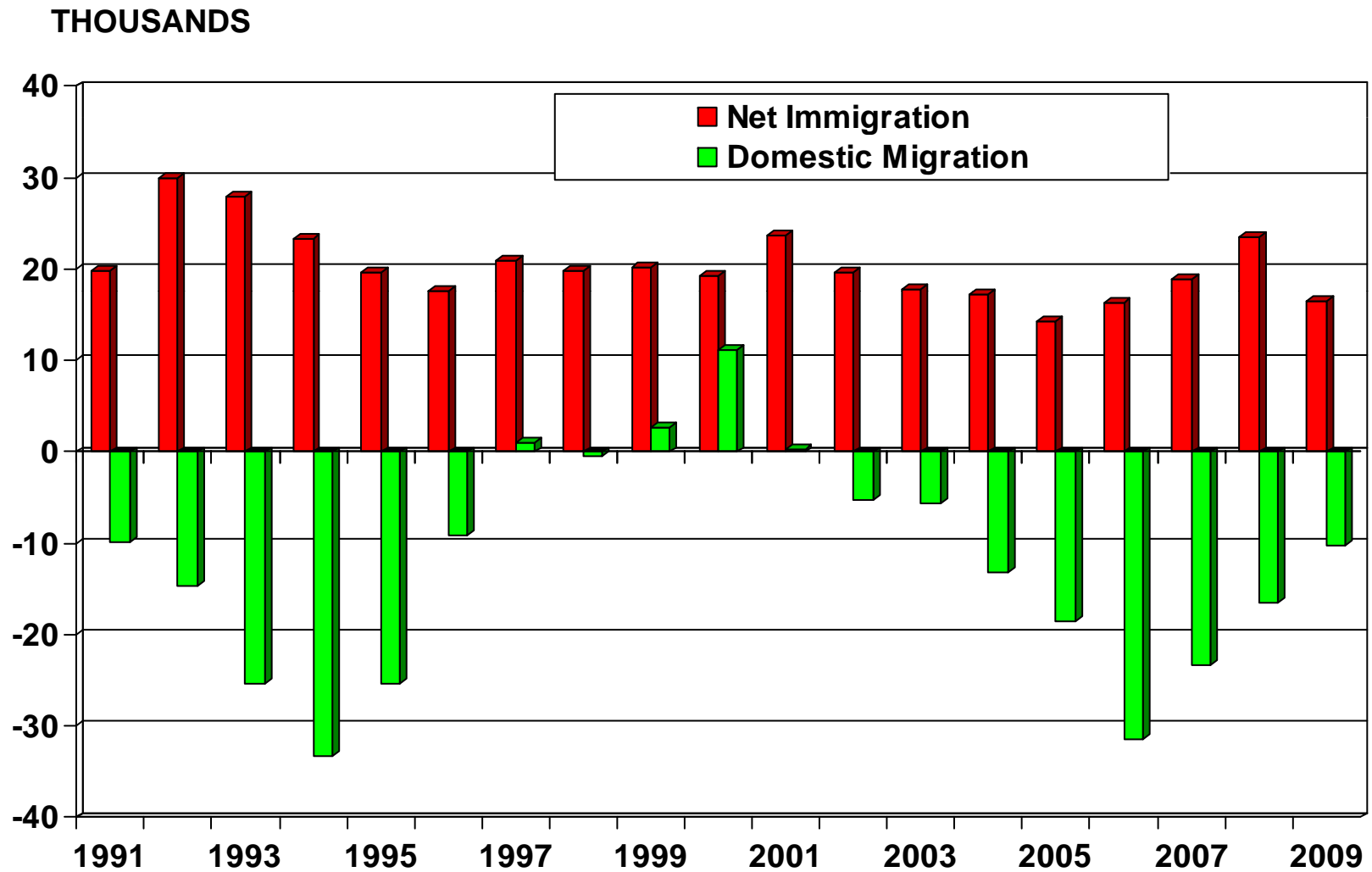
THOUSANDS



SOURCE: CA Department of Finance

# Net Immigration Vs. Domestic Migration

## Orange County



SOURCE: CA Department of Finance

# Household Relocations

## Orange County

<b>County</b>	<b>Outflow</b>	<b>Inflow</b>	<b>Net Outflow</b>
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
<b>Total-Top 10</b>	<b>32,983</b>	<b>33,951</b>	<b>(968)</b>
<b>All Migration</b>	<b>55,597</b>	<b>51,960</b>	<b>3,637</b>
<b>Total Number of Households</b>			<b>1,004,405</b>
<b>Top 10 as % of All Households</b>			<b>-0.1%</b>
<b>All Net Mig as % of All Households</b>			<b>0.4%</b>

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

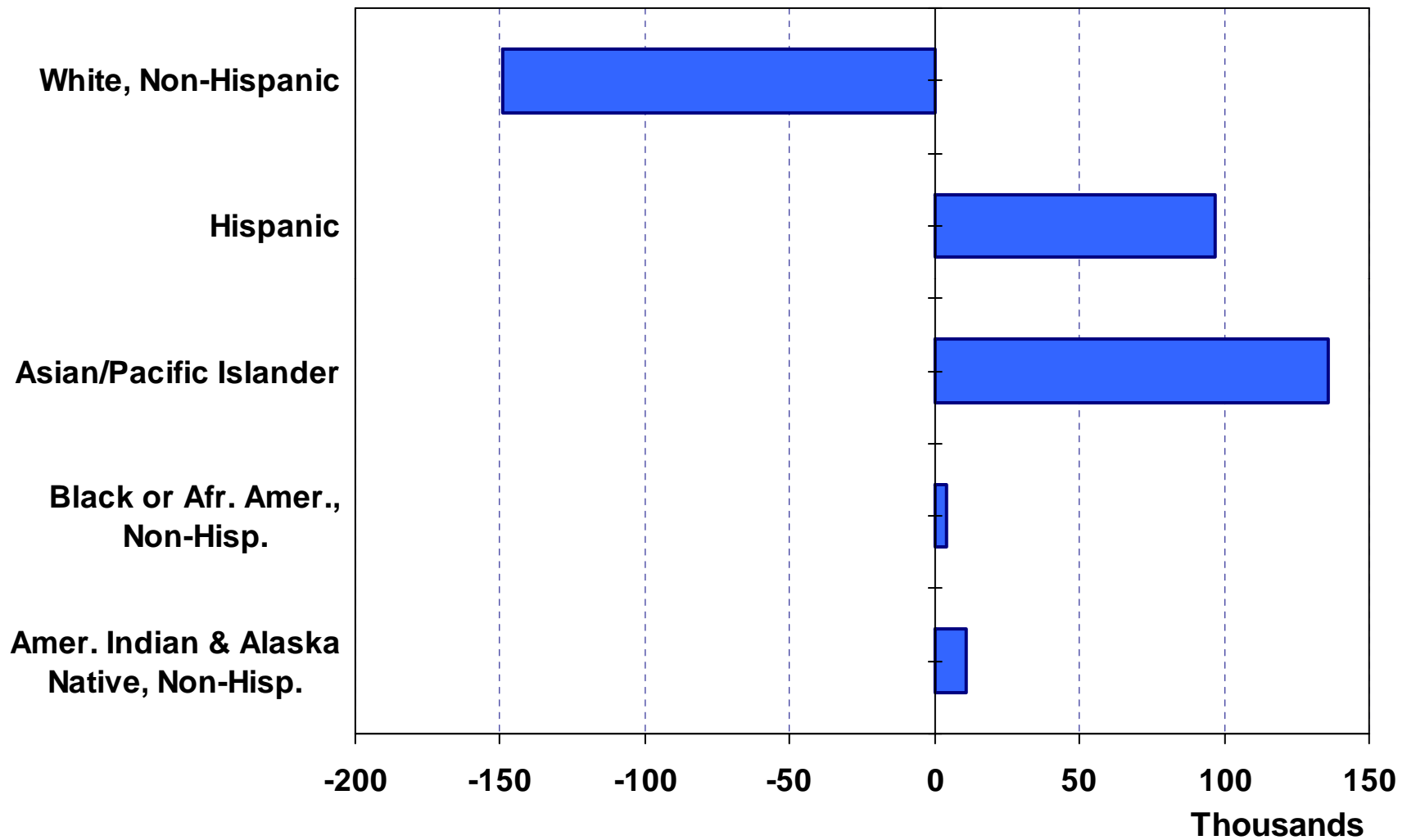
# Where are new Orange County households coming from?



- 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

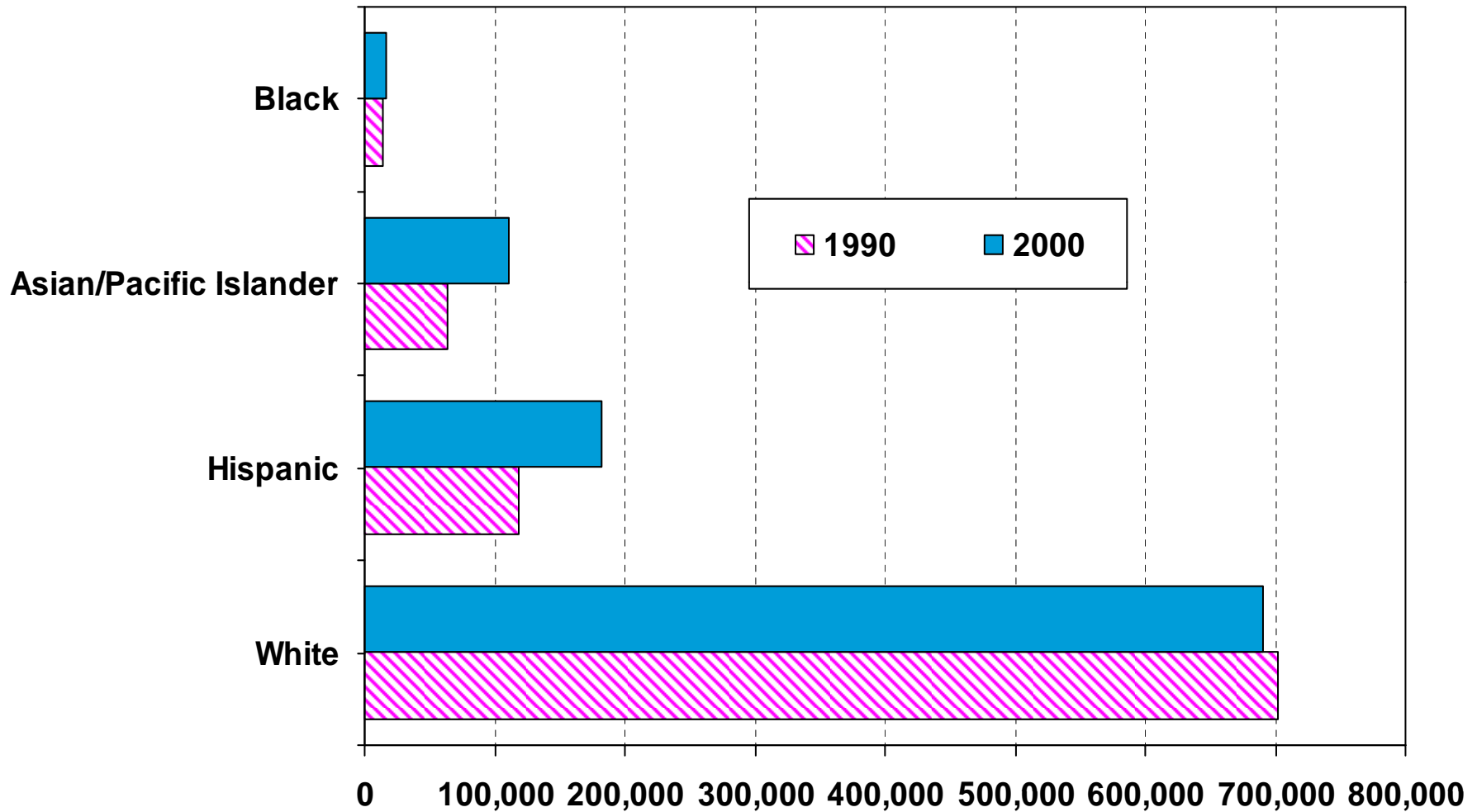
Orange County (1990 Census to 2000 Census)



SOURCE: CA Dept. of Finance

# Number of Households by Ethnicity

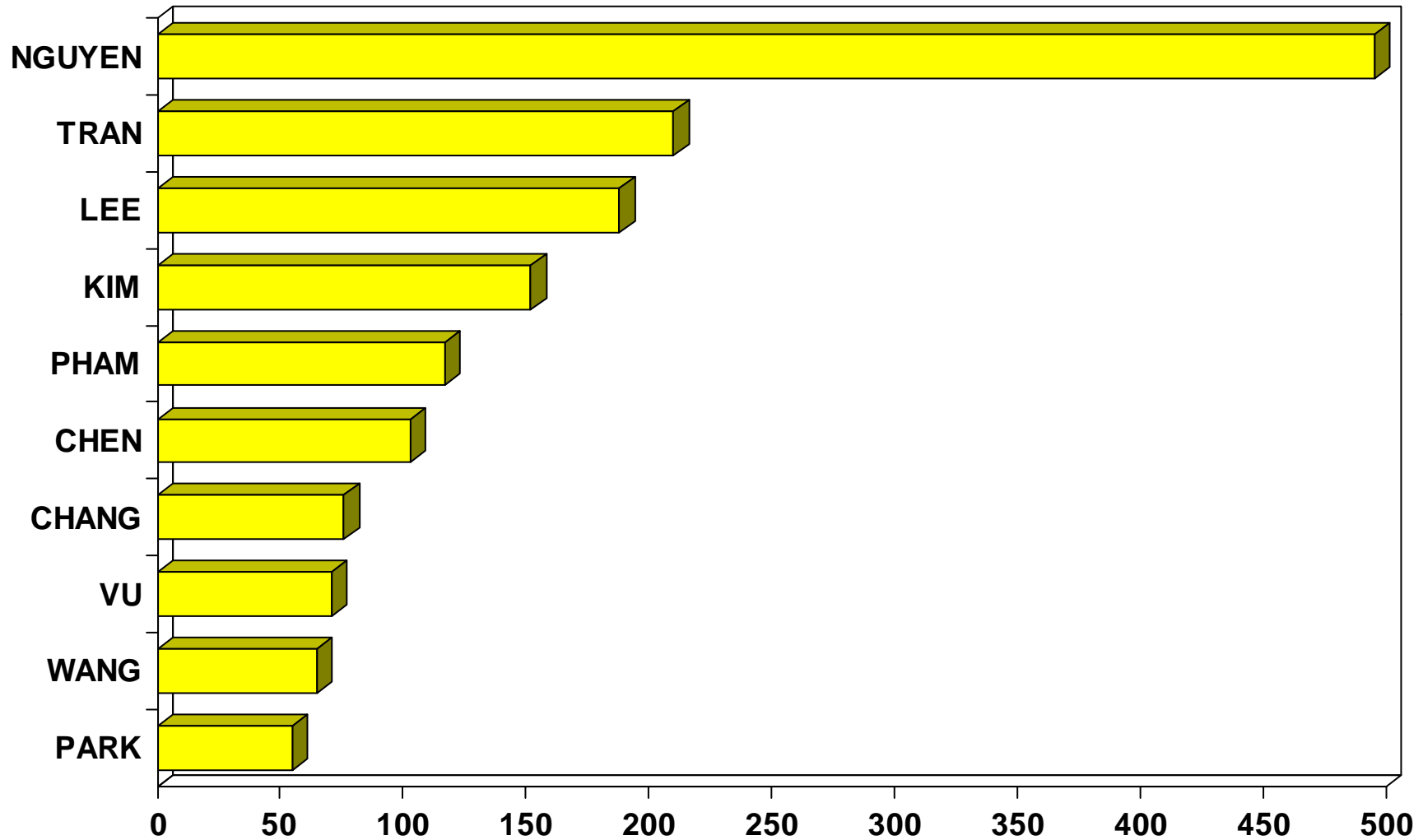
Orange County (1990 Census vs. 2000 Census)



SOURCE: U.S. Census Bureau

# Top 10 Home Buyer Surnames

Orange County



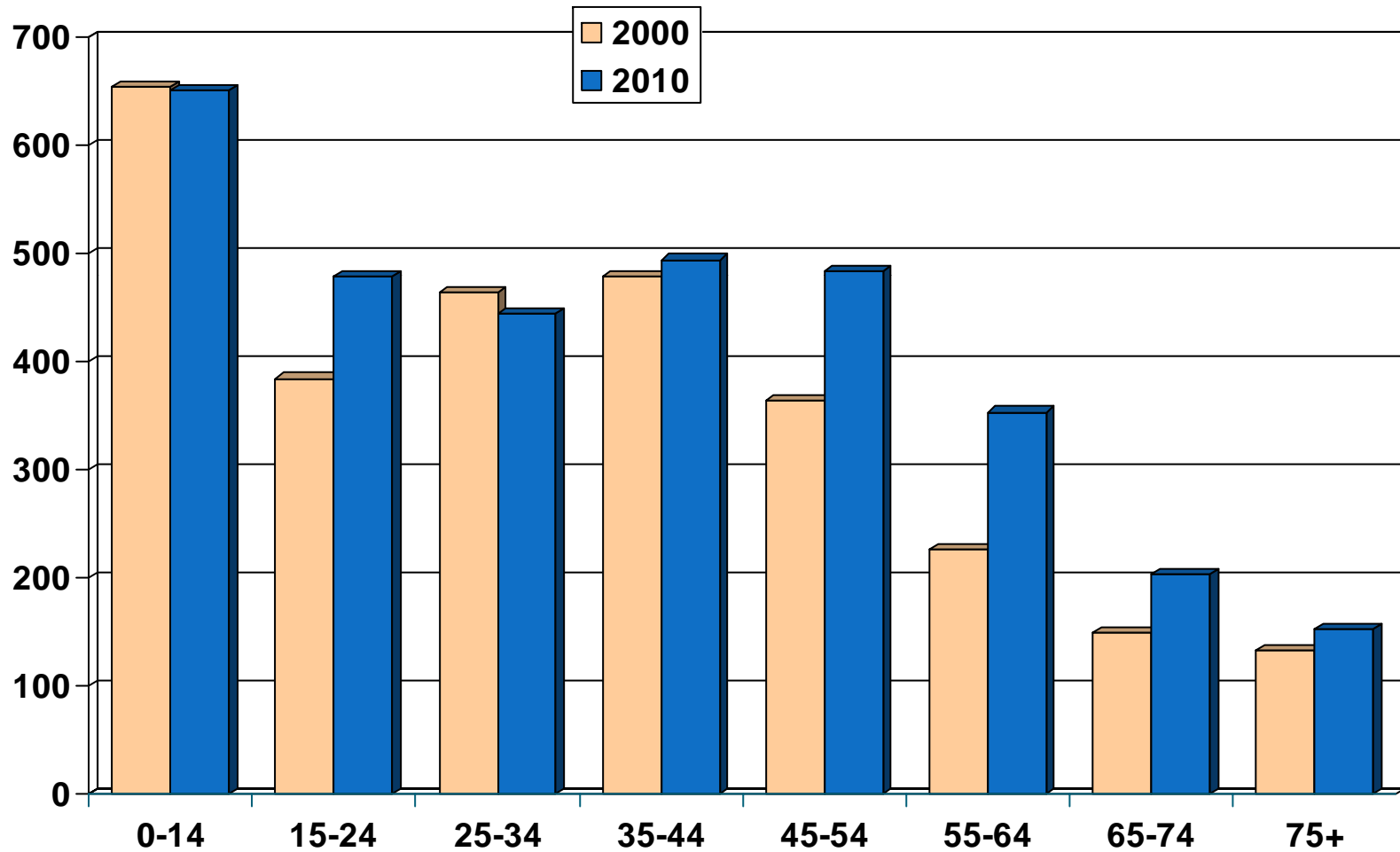
Note: Data is based on 2010 data.

SOURCE: DataQuick Information Systems

# Population by Age Group

Orange County (2000-2010)

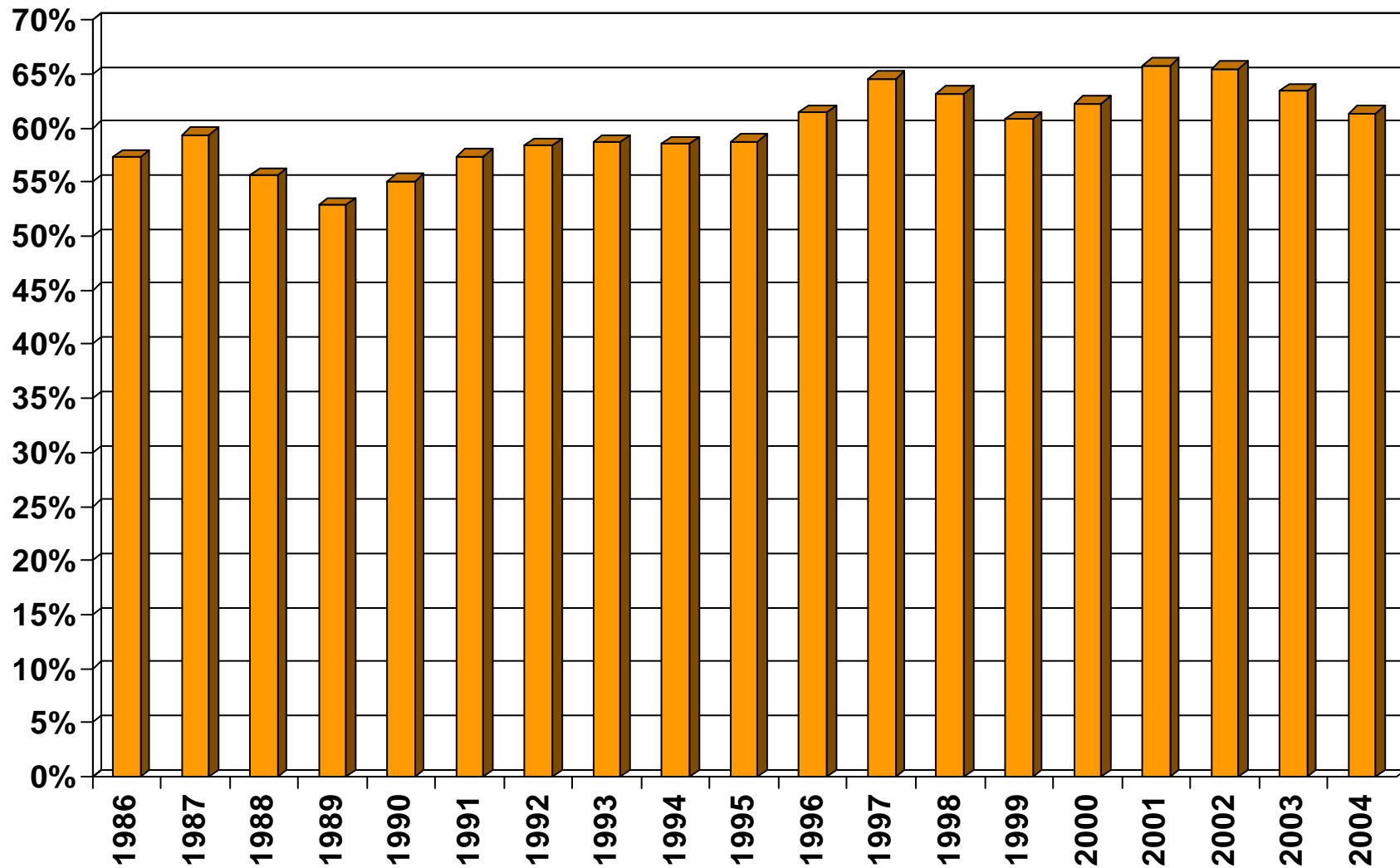
Thousands



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

# Homeownership Rates

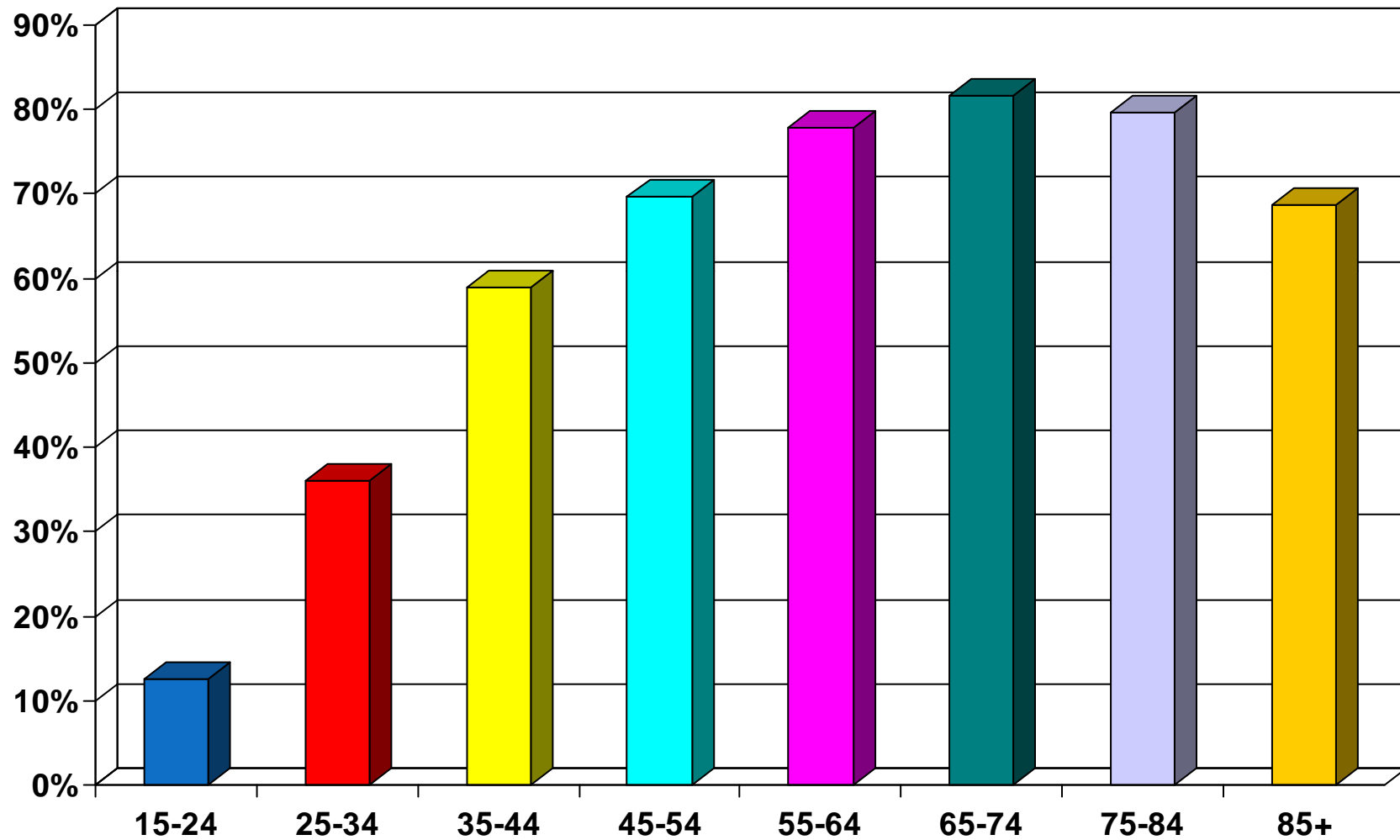
Orange County, 2004: 61.4%



SOURCE: U.S. Census Bureau

# Homeownership Rates by Age

Orange County (2000 Census)



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