



# Riverside County

## June 2011

### Economic Profile

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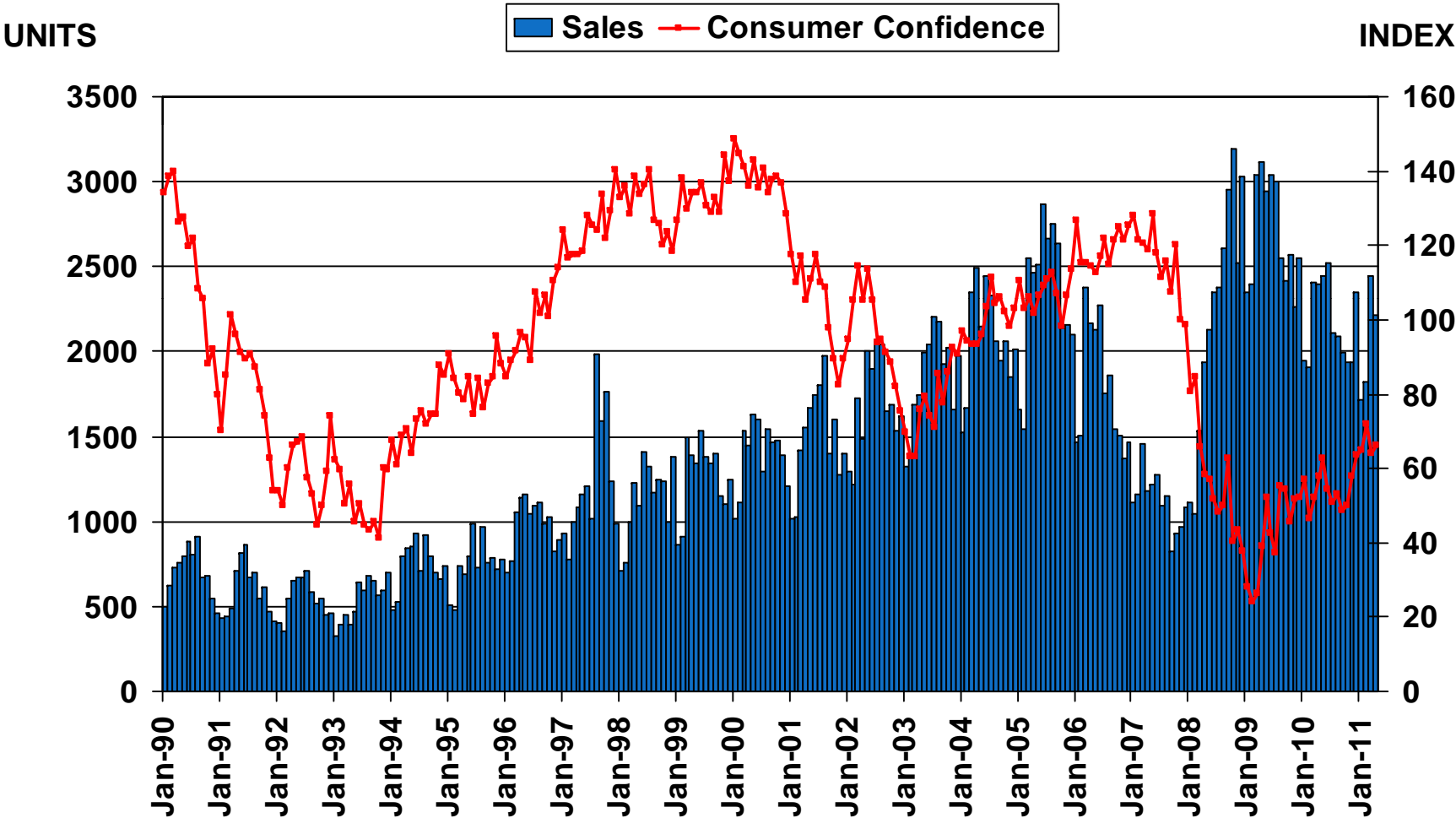


# Riverside County Profile

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%	
2009 Per Capita Income	\$22,657	
2009 Median Household Income	\$55,352	
2009 Median Age	33.2	
Land Area Square Miles	7,207	4
2000 Total Establishments	26,565	8
2009 Civilian Employment	994,952	

# Sales of Existing Detached Homes and Pacific West Consumer Confidence

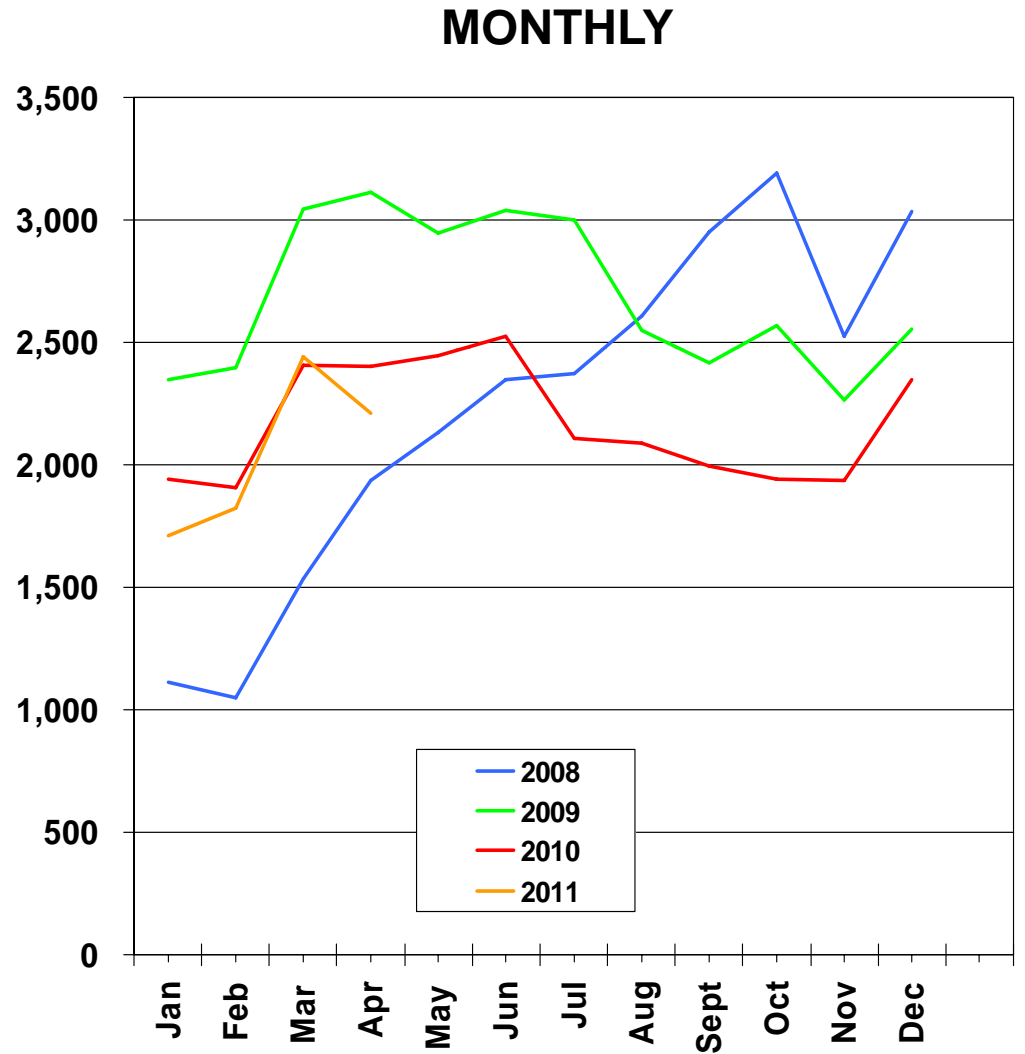
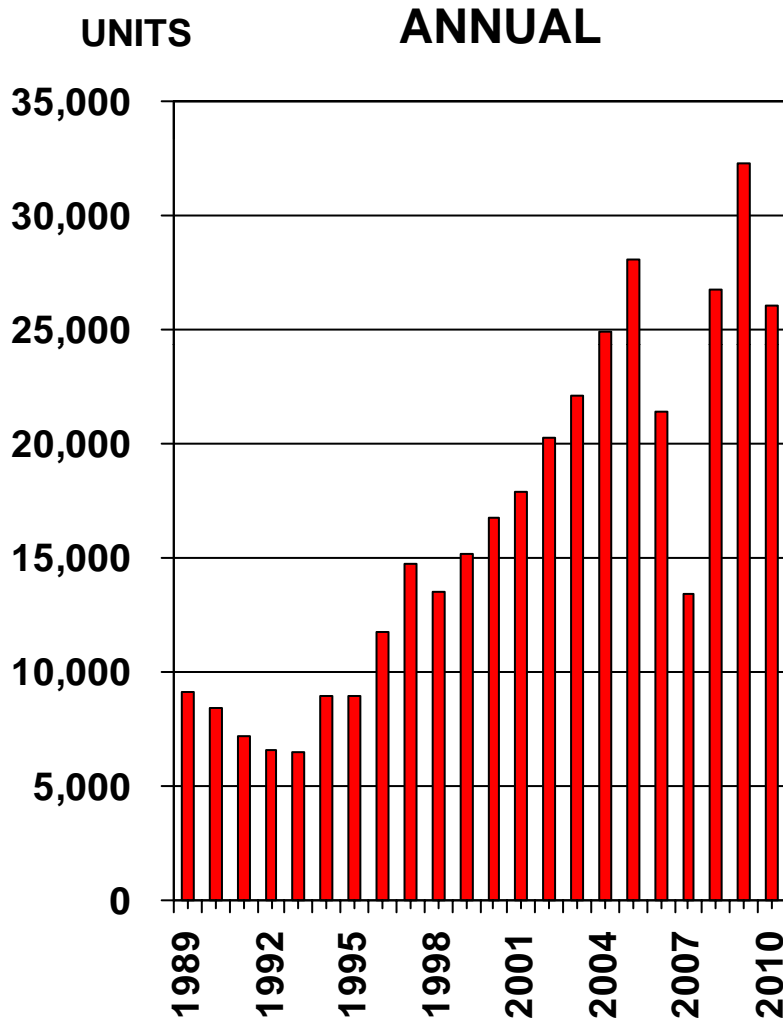
Riverside County, April 2011: 2,213 Units, Down 5.4% YTD, Down 7.8% YTY



SOURCE: CALIFORNIA ASSOCIATION OF REALTORS®;  
The Conference Board

# Sales of Existing Detached Homes

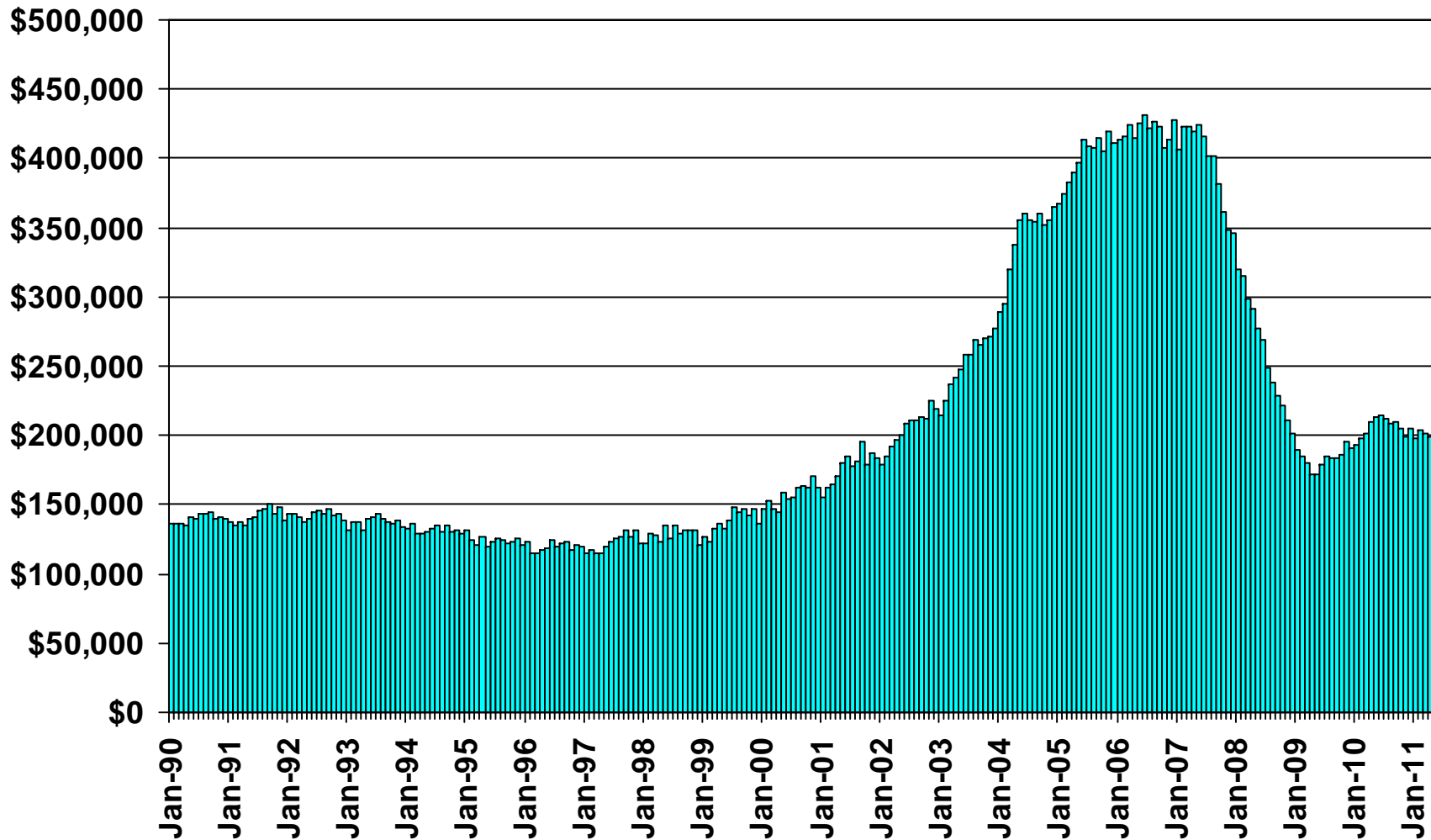
Riverside County, 2010: 26,044 Units, Down 19.2% YTY



SOURCE: CALIFORNIA ASSOCIATION OF REALTORS®

# Median Price of Existing Detached Homes

Riverside County, April 2011: \$199,230, Down 4.9% YTY

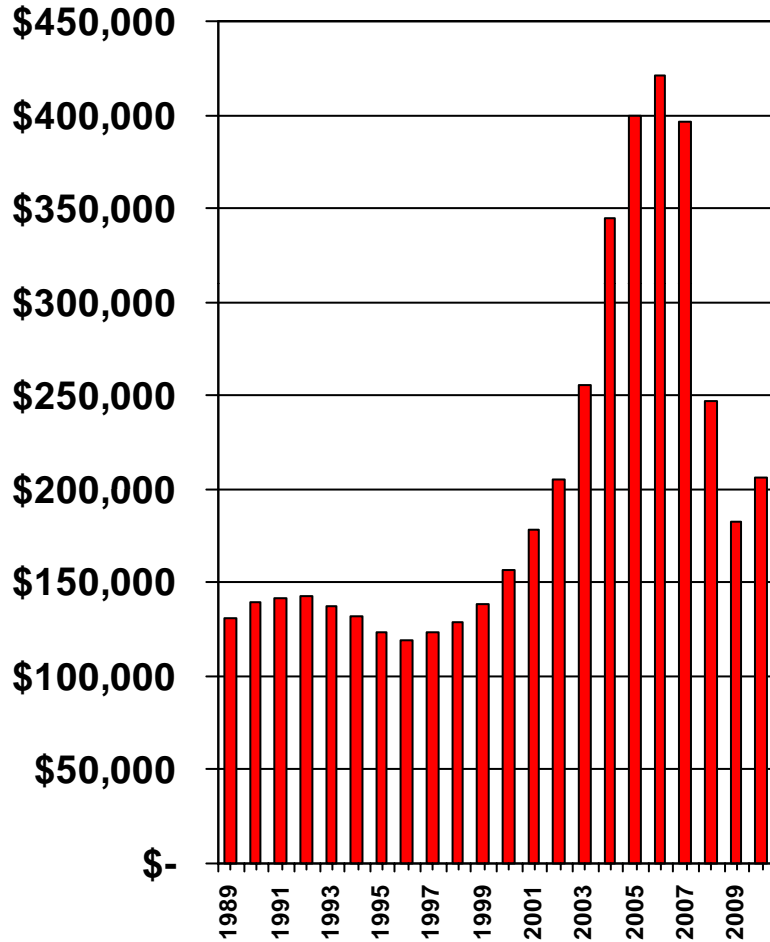


SOURCE: CALIFORNIA ASSOCIATION OF REALTORS®

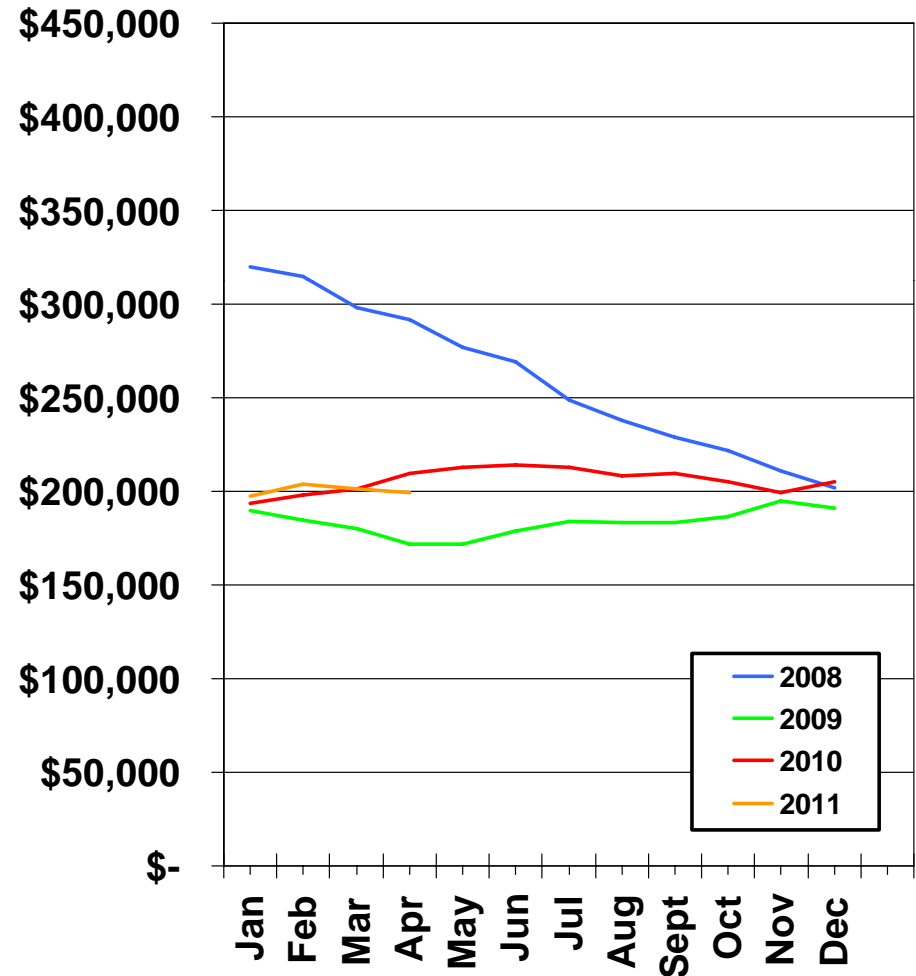
# Median Price Annual Comparison

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

## ANNUAL



## MONTHLY



# Median Home Sales Price

## Riverside County

	Apr-10	Apr-11	Yearly % Change
AGUANGA	\$200,000	\$240,000	20.0%
BANNING	\$105,000	\$129,750	23.6%
BEAUMONT	\$200,250	\$173,500	-13.4%
BLYTHE	\$148,500	\$102,000	-31.3%
CABAZON	\$62,500	\$64,000	2.4%
CALIMESA	\$162,000	\$168,750	4.2%
CATHEDRAL CITY	\$155,000	\$136,500	-11.9%
COACHELLA	\$152,500	\$126,000	-17.4%
CORONA	\$322,500	\$310,000	-3.9%
DESERT HOT SPRINGS	\$97,250	\$86,500	-11.1%
HEMET	\$120,500	\$113,250	-6.0%
IDYLLWILD	\$227,500	\$235,000	3.3%
INDIAN WELLS	\$524,500	\$468,000	-10.8%

**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

## Riverside County

	Apr-10	Apr-11	Yearly % Change
INDIO	\$190,000	\$172,000	-9.5%
LA QUINTA	\$390,000	\$330,000	-15.4%
LAKE ELSINORE	\$175,000	\$175,000	0.0%
MENIFEE	\$200,000	\$198,000	-1.0%
MIRA LOMA	\$262,750	\$268,500	2.2%
MORENO VALLEY	\$155,955	\$148,000	-5.1%
MURRIETA	\$245,000	\$237,000	-3.3%
NORCO	\$305,000	\$357,500	17.2%
NUEVO	\$191,750	\$141,500	-26.2%
PALM DESERT	\$304,500	\$250,000	-17.9%
PALM SPRINGS	\$130,000	\$190,000	46.2%
PERRIS	\$155,000	\$150,000	-3.2%
RANCHO MIRAGE	\$450,500	\$400,000	-11.2%

**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

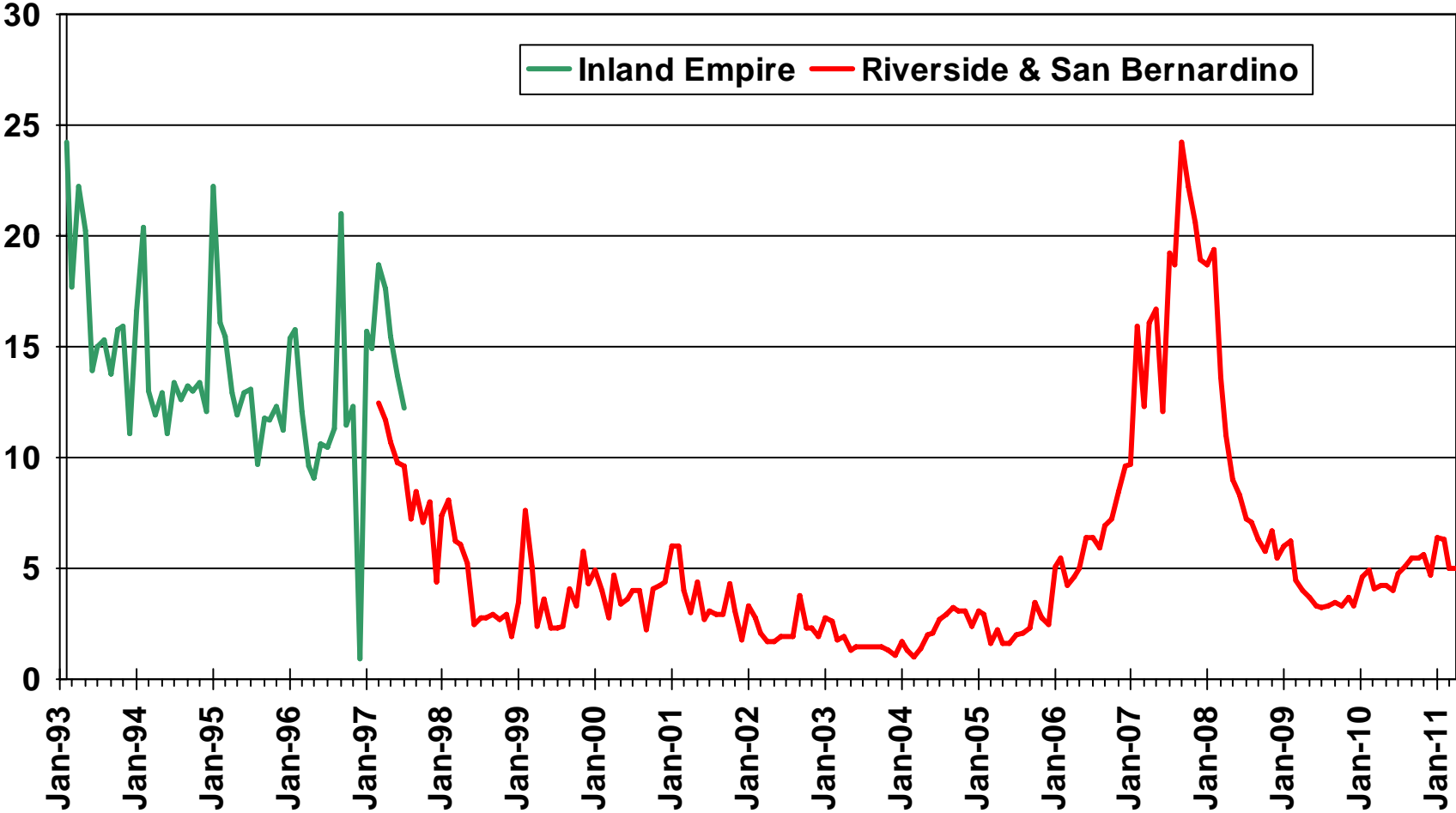
	Apr-10	Apr-11	Yearly % Change
RIVERSIDE	\$190,000	\$189,000	-0.5%
SAN JACINTO	\$147,000	\$140,000	-4.8%
SUN CITY	\$156,750	\$159,000	1.4%
TEMECULA	\$269,000	\$280,000	4.1%
THOUSAND PALMS	\$80,000	\$145,000	81.3%
WHITE WATER	\$86,500	\$76,000	-12.1%
WILDOMAR	\$210,000	\$212,500	1.2%
WINCHESTER	\$259,500	\$234,000	-9.8%
RIVERSIDE COUNTY	\$195,000	\$190,000	-2.6%

**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, April 2011: 5.0 Months

MONTHS

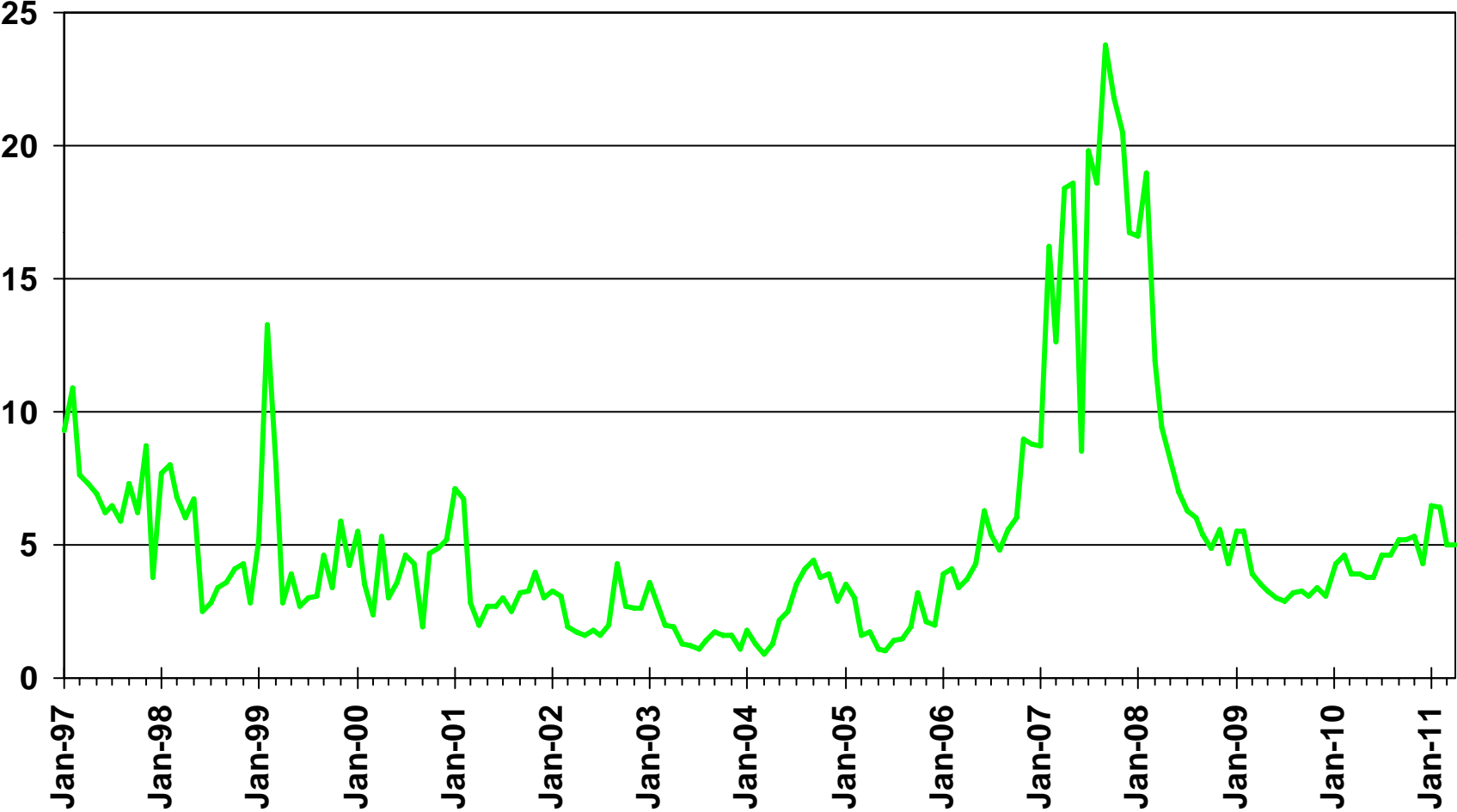


SOURCE: CALIFORNIA ASSOCIATION OF REALTORS®

# Unsold Inventory Index

Riverside County, April 2011: 5.0 Months

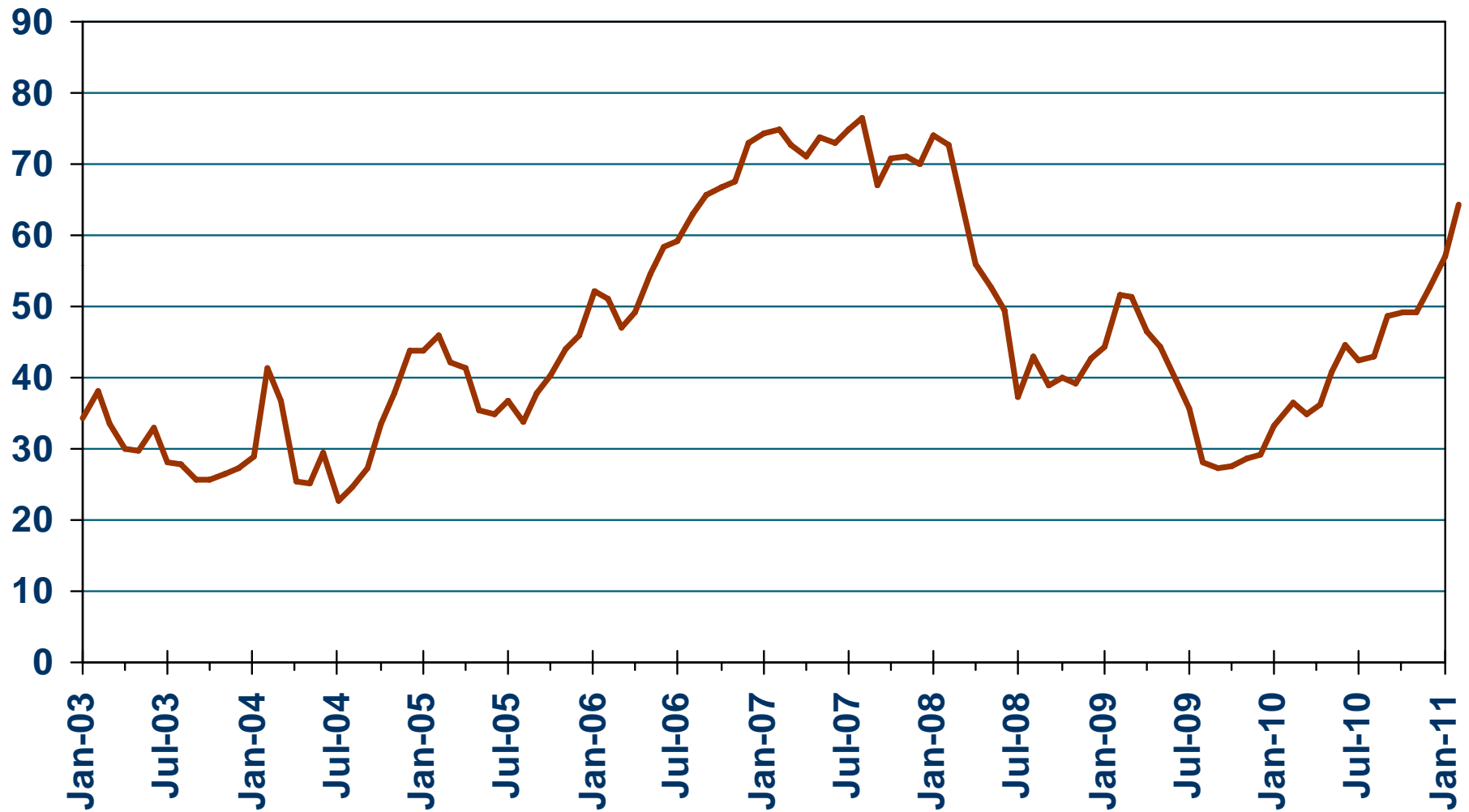
MONTHS



SOURCE: CALIFORNIA ASSOCIATION OF REALTORS®

# Median Time on the Market

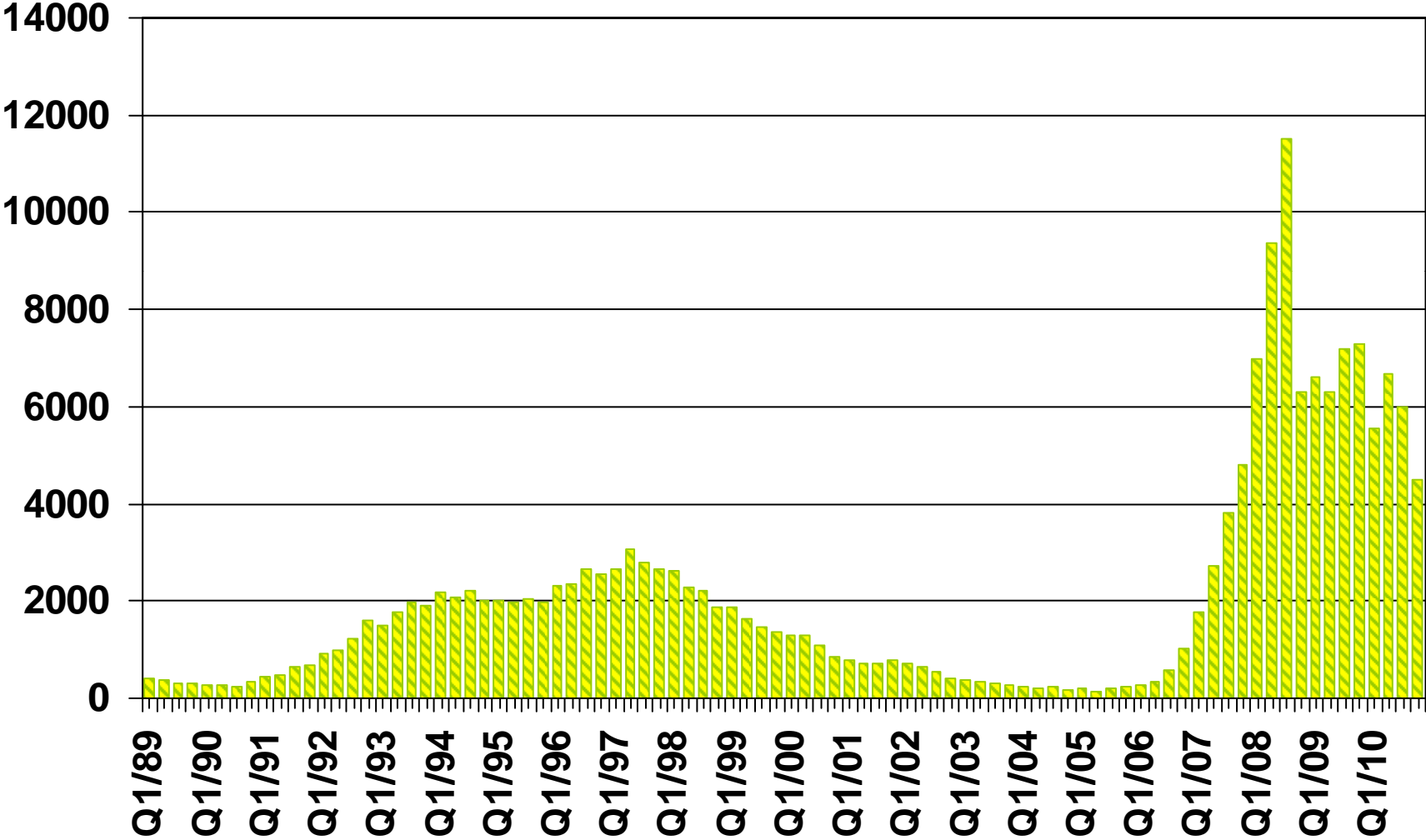
Single-Family Homes – Riverside, April 2011: 56.4 Days



SOURCE: CALIFORNIA ASSOCIATION OF REALTORS®

# Foreclosures

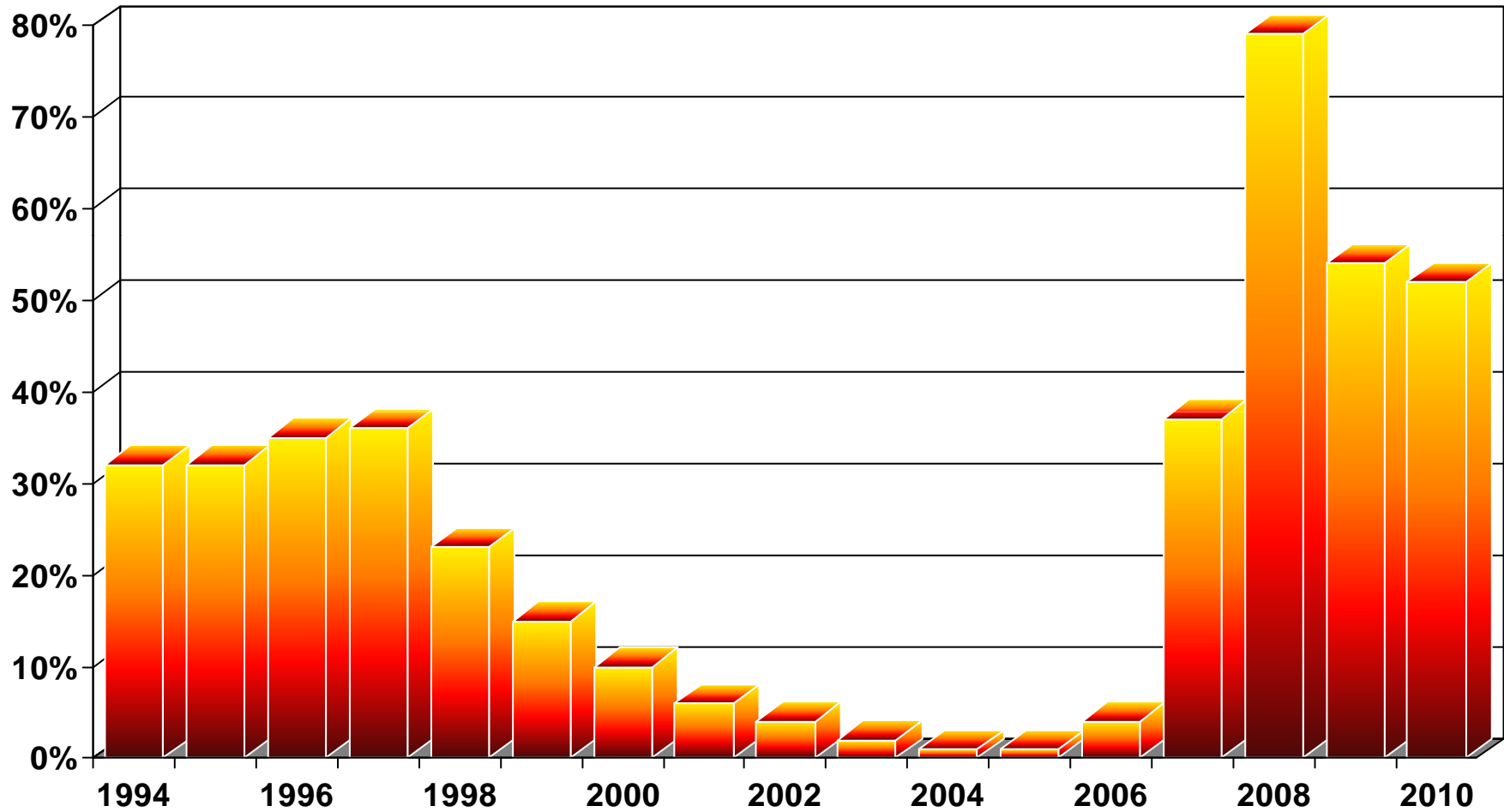
## Riverside County



SOURCE: Real Estate Research Council

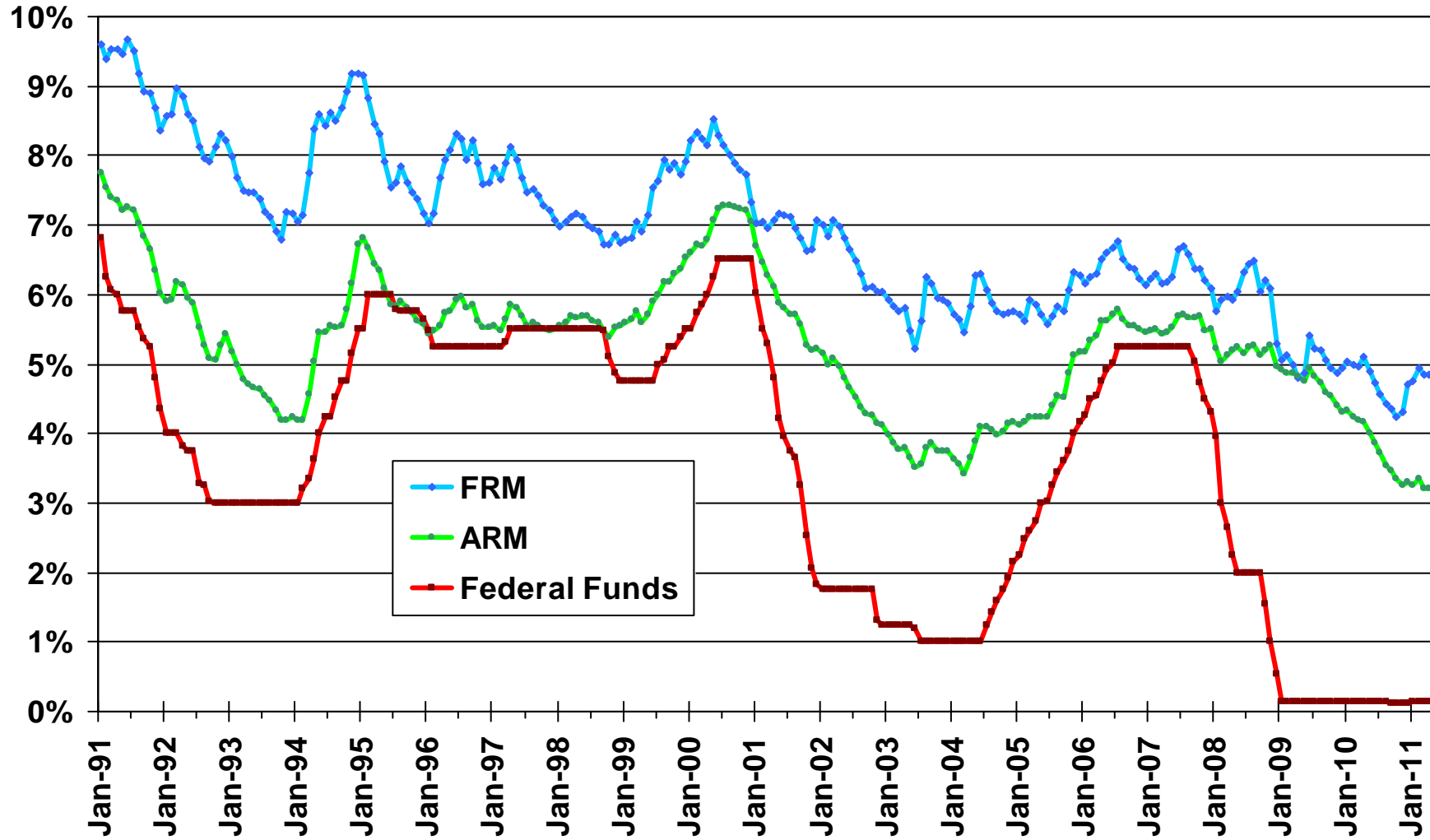
# Ratio of Foreclosures to Home Sales

## Riverside County



SOURCE: Real Estate Research Council

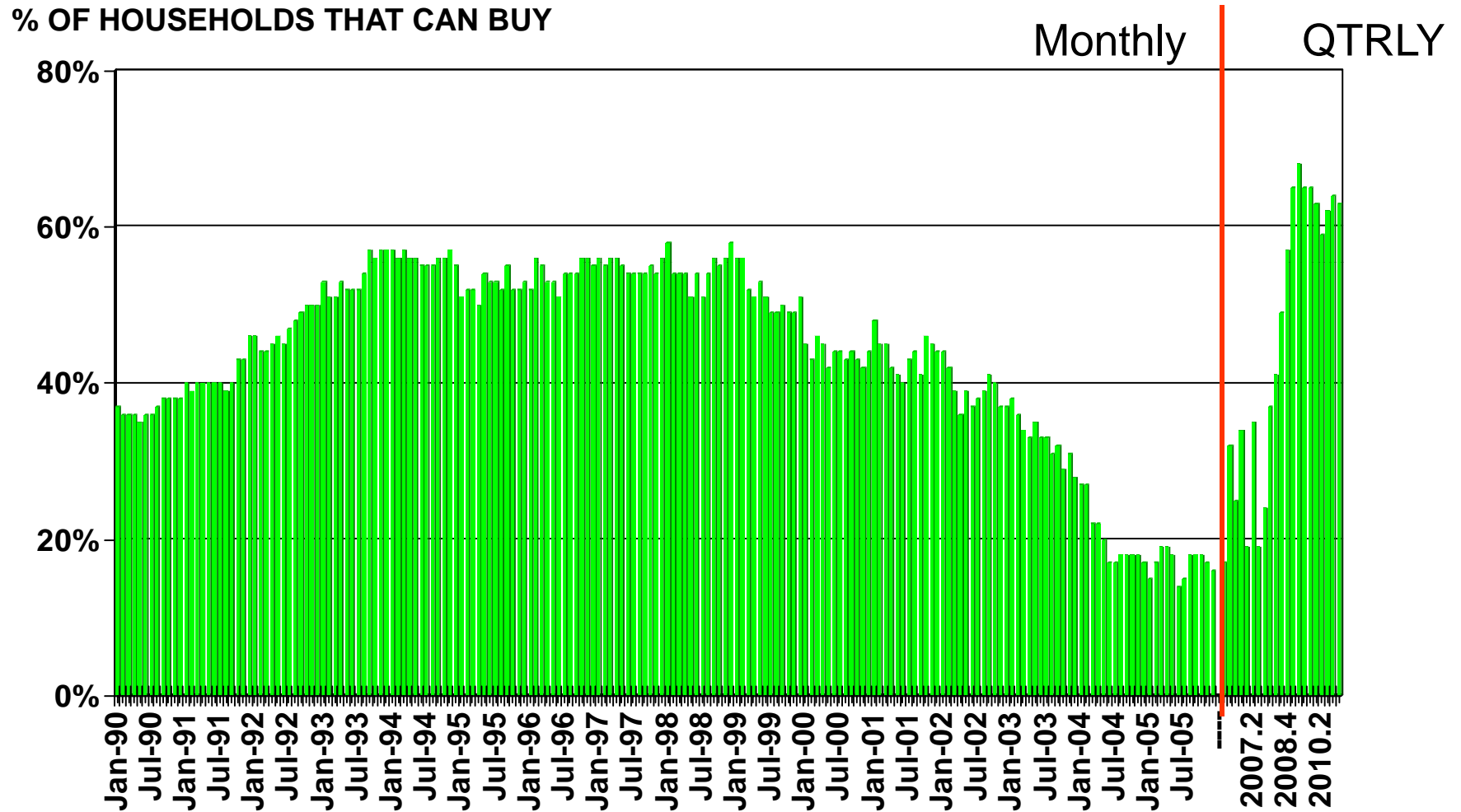
# Mortgage Rates



SOURCE: Federal Home Loan Mortgage Corporation

# Housing Affordability Index

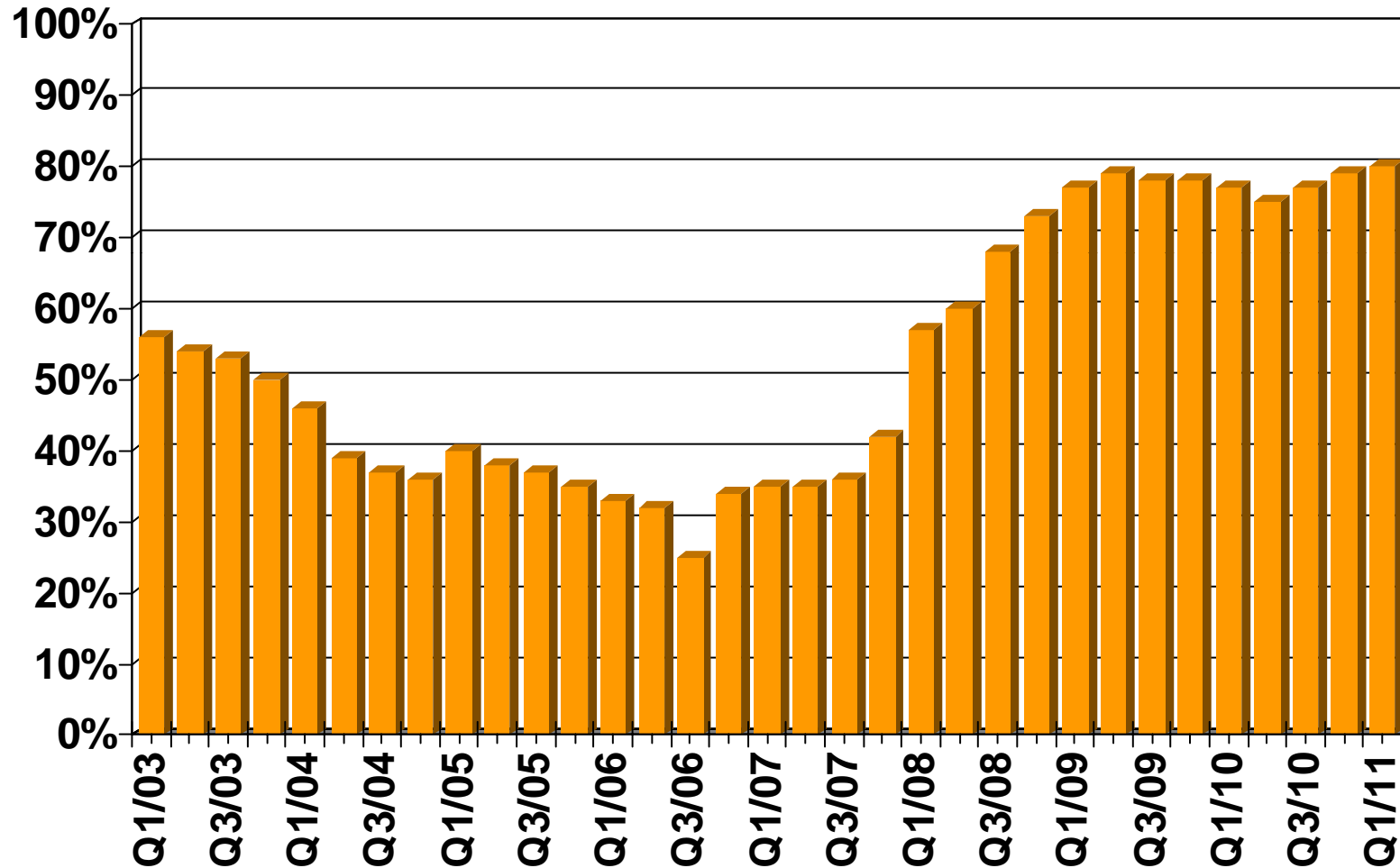
Riverside County, 1<sup>st</sup> Quarter 2011: 63%



SOURCE: CALIFORNIA ASSOCIATION OF REALTORS®

# First-time Buyer Housing Affordability Index

Riverside County, 1<sup>st</sup> Quarter 2011: 80%

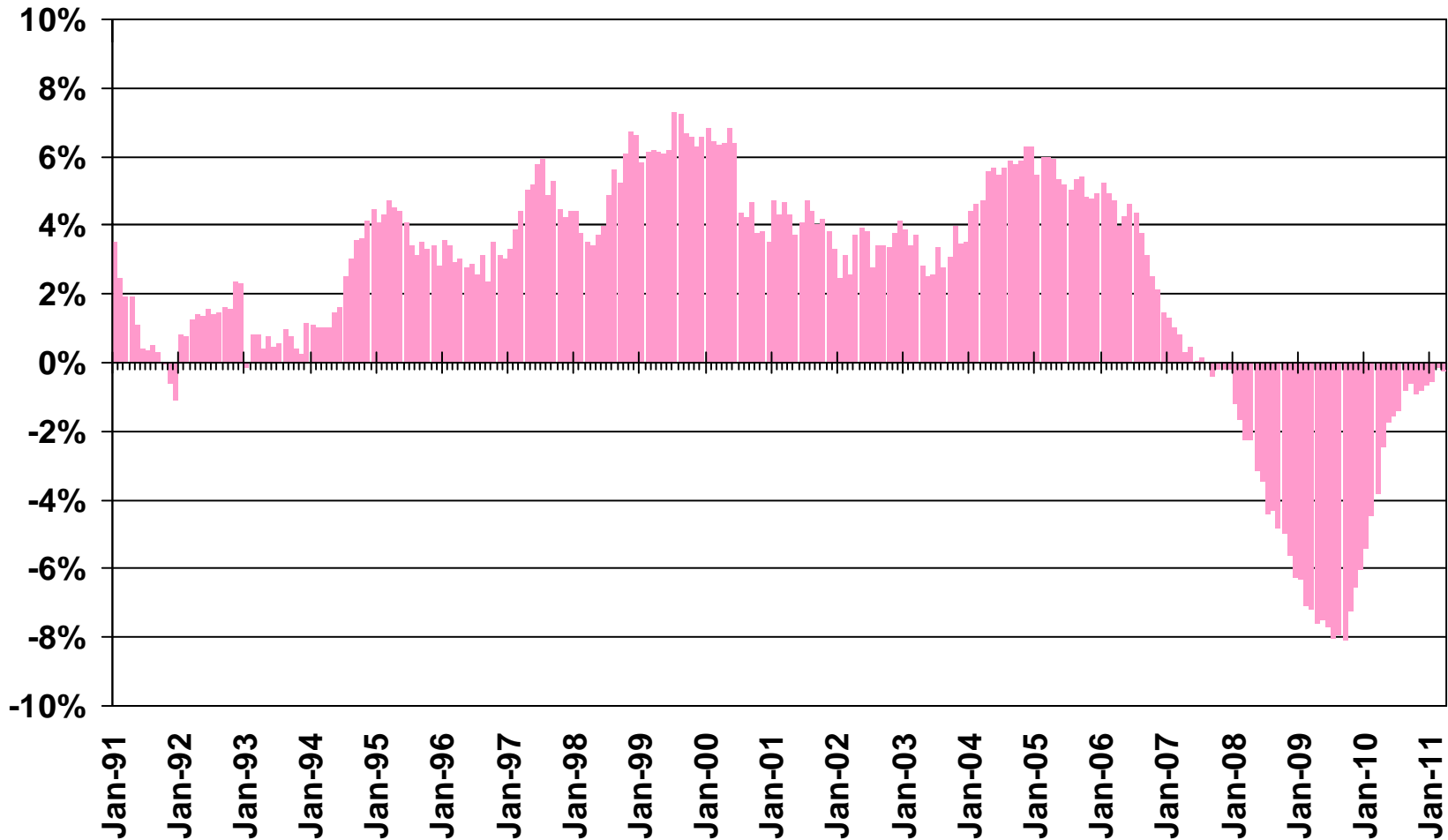


SOURCE: CALIFORNIA ASSOCIATION OF REALTORS®

# Nonfarm Employment

Riverside/San Bernardino Metropolitan Area, April 2011: Down 1.5% YTY

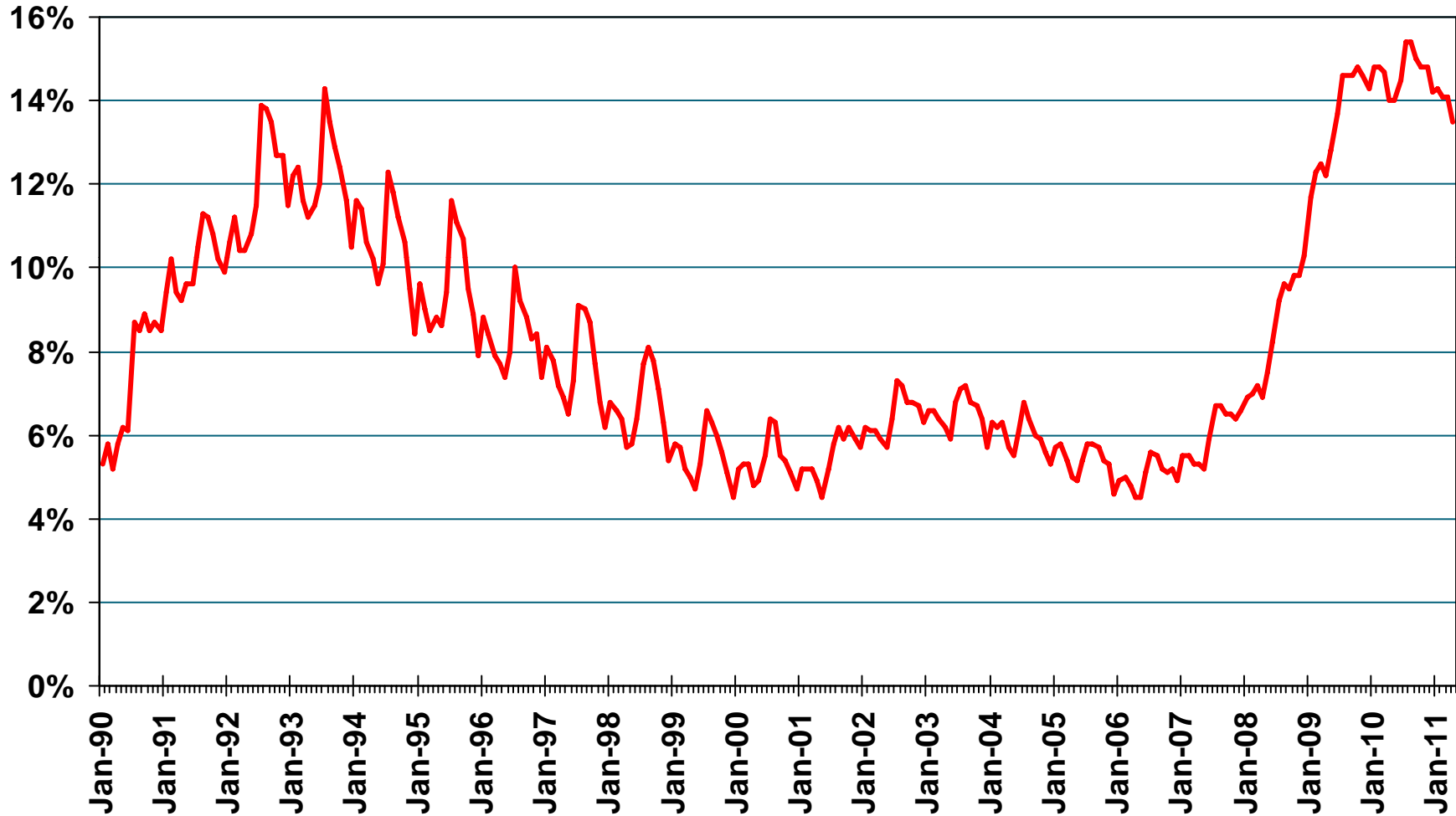
## Y-T-Y PERCENT CHANGE



SOURCE: CA Employment Development Division

# Unemployment Rate

Riverside County, April 2011: 13.5%



SOURCE: CA Employment Development Division

# Unemployment Rate

Riverside County – April 2011

Area Name	Labor Force	Rate
Banning city	11,400	15.4%
Beaumont city	6,700	15.4%
Bermuda Dunes CDP	4,200	6.3%
Blythe city	7,000	16.2%
Cabazon CDP	1,200	32.4%
Calimesa city	4,100	10.4%
Canyon Lake city	6,300	8.3%
Cathedral City city	25,600	13.2%
Cherry Valley CDP	3,300	12.1%
Coachella city	12,100	21.1%
Corona city	82,000	10.0%
Desert Hot Springs city	9,300	18.9%
East Hemet CDP	8,600	14.1%
El Cerrito CDP	2,900	15.2%

SOURCE: CA Employment Development Department

CCD Census County Division  
CDP Census Designated Place

# Unemployment Rate

Riverside County – April 2011

Area Name	Labor Force	Rate
Glen Avon CDP	8,400	15.1%
Hemet city	26,200	17.0%
Highgrove CDP	2,000	17.1%
Home Gardens CDP	5,700	14.8%
Homeland CDP	1,500	25.8%
Idyllwild Pine Cove CDP	2,500	17.6%
Indian Wells city	1,700	4.8%
Indio city	26,800	14.6%
La Quinta city	14,400	7.1%
Lake Elsinore city	16,800	13.1%
Lakeland Village CDP	3,400	21.2%
Lakeview CDP	1,000	16.1%
March AFB CDP	200	13.4%
Mecca CDP	3,400	26.3%

SOURCE: CA Employment Development Department

CCD Census County Division  
CDP Census Designated Place

# Unemployment Rate

Riverside County – April 2011

Area Name	Labor Force	Rate
Menifee city	22,600	14.4%
Mira Loma CDP	10,400	13.2%
Moreno Valley city	86,000	15.6%
Murrieta city	26,700	9.0%
Murrieta Hot Springs CDP	1,100	16.7%
Norco city	13,300	11.1%
Nuevo CDP	2,400	11.1%
Palm Desert city	24,400	8.1%
Palm Springs city	25,700	10.6%
Pedley CDP	7,200	9.6%
Perris city	19,400	20.7%
Quail Valley CDP	1,000	21.4%
Rancho Mirage city	6,300	12.1%
Riverside city	157,400	13.6%

SOURCE: CA Employment Development Department

CCD Census County Division  
CDP Census Designated Place

# Unemployment Rate

Riverside County – April 2011

Area Name	Labor Force	Rate
Romoland CDP	1,500	21.0%
Rubidoux CDP	16,900	19.0%
San Jacinto city	12,300	20.2%
Sedco Hills CDP	1,400	14.5%
Sun City CDP	6,200	14.4%
Sunnyslope CDP	2,400	12.0%
Temecula city	35,800	9.3%
Thousand Palms CDP	2,500	9.5%
Valle Vista CDP	5,500	14.4%
Wildomar CDP	7,900	11.9%
Winchester CDP	1,500	19.6%
Woodcrest CDP	5,600	8.5%
Riverside County	894,600	13.5%

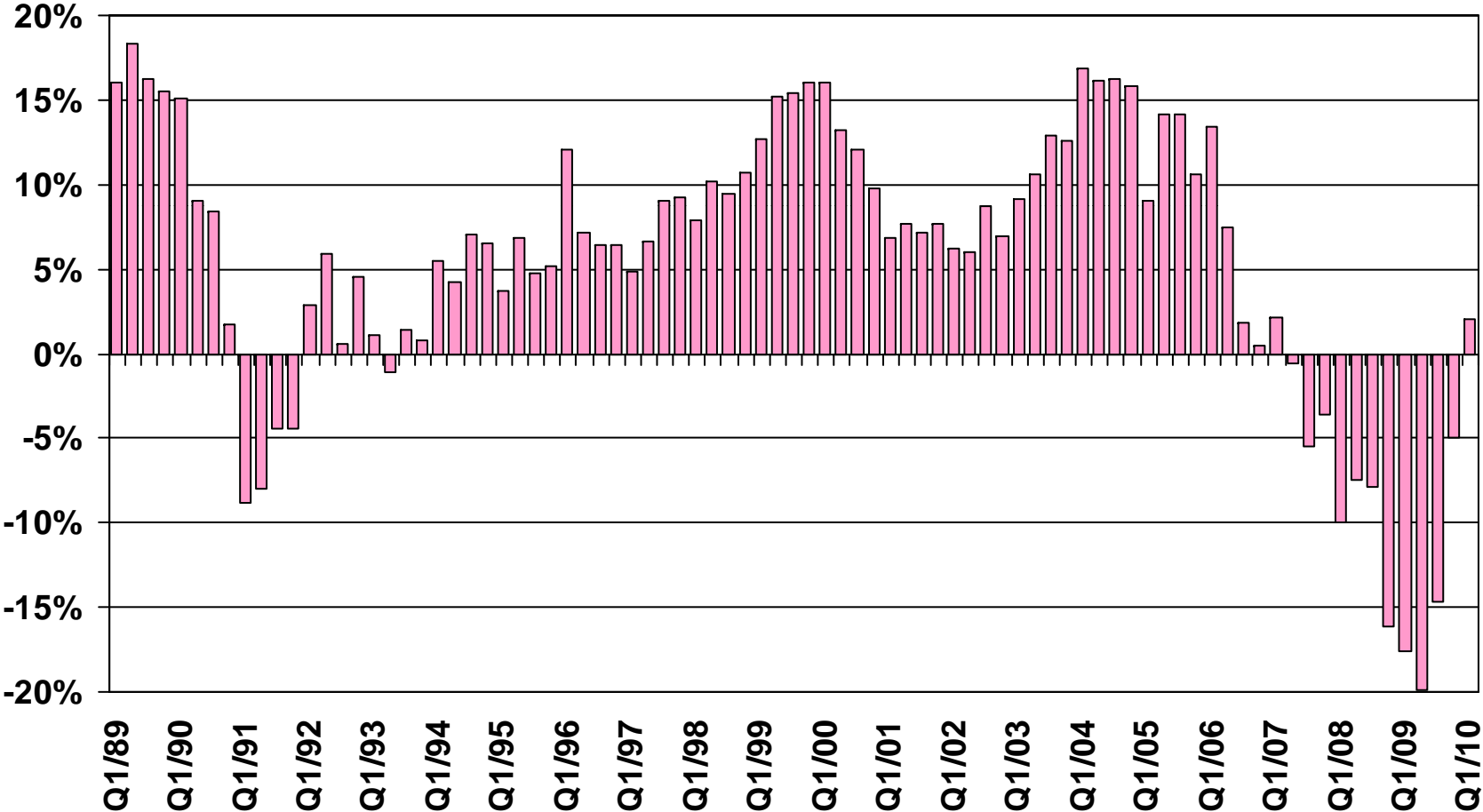
SOURCE: CA Employment Development Department

CCD Census County Division  
CDP Census Designated Place

# Taxable Sales

## Riverside County

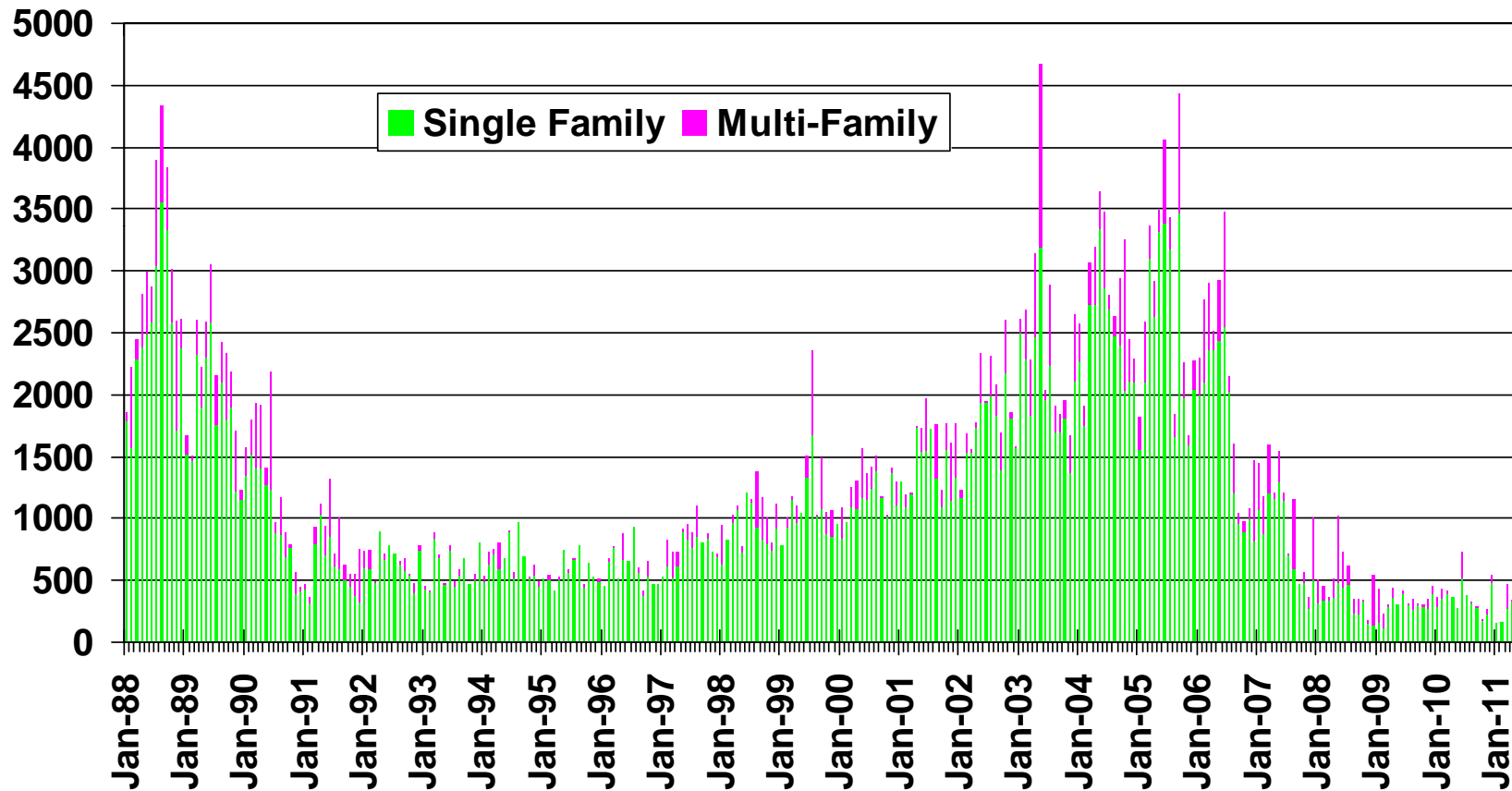
### ANNUAL PERCENT CHANGE



SOURCE: CA State Board of Equalization

# New Housing Permits

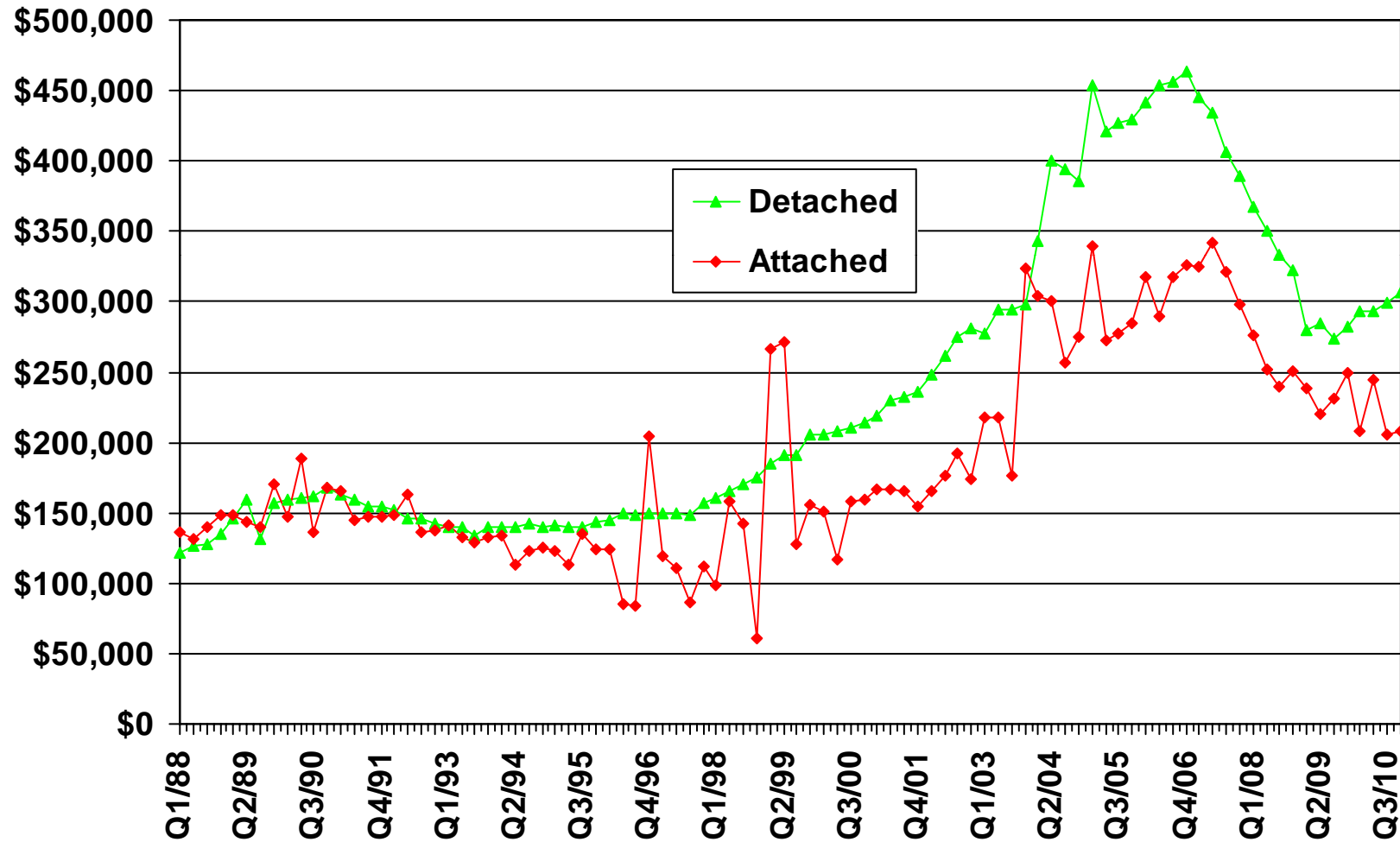
Riverside County, April 2011: 335 Units, Down 28.4% YTD



SOURCE: Construction Industry Research Board

# Median Price for New Homes

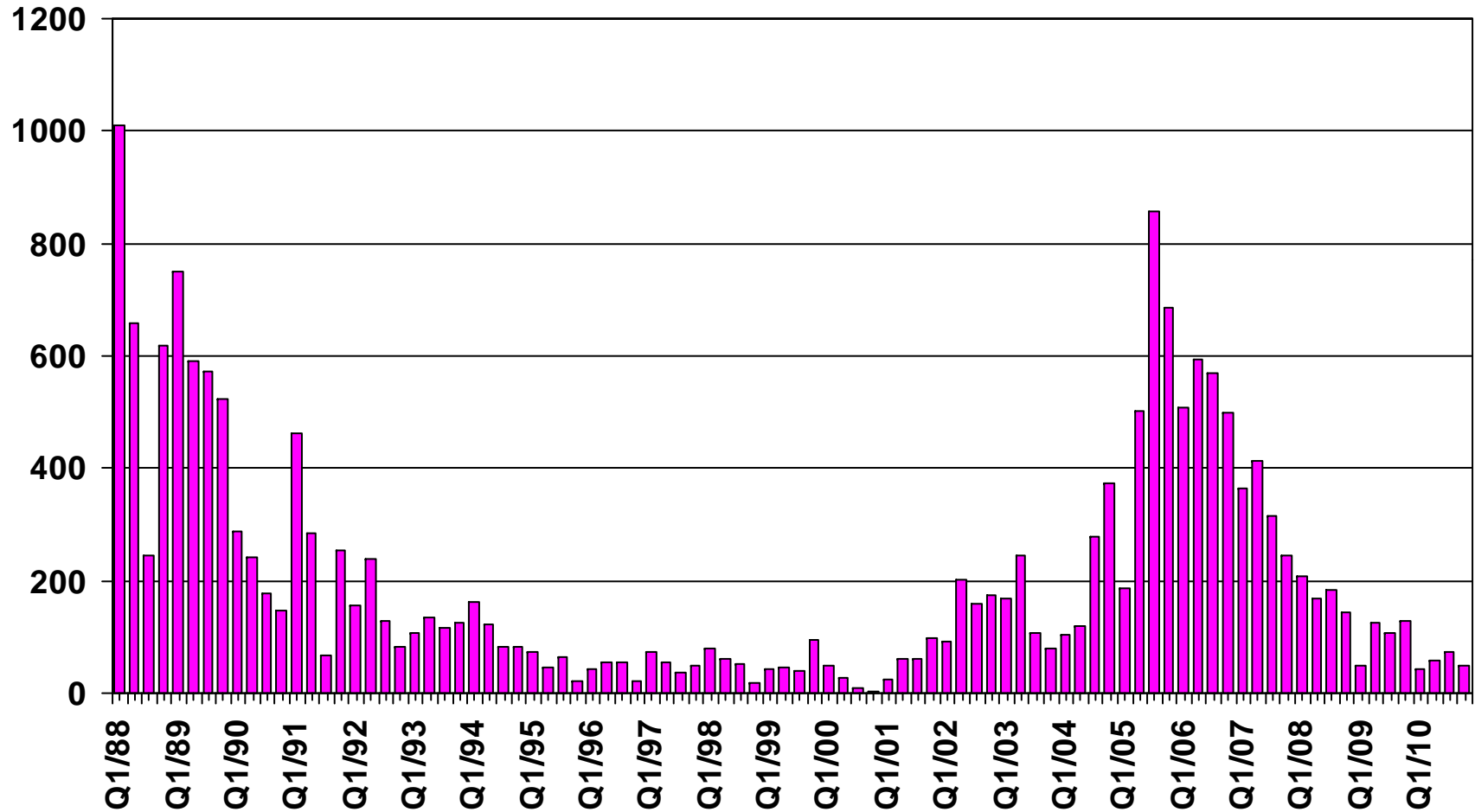
Riverside County 4Q10 Detached: \$306,000, Attached: \$208,500



SOURCE: CALIFORNIA ASSOCIATION OF REALTORS®;  
Hanley Wood

# New Home Sales

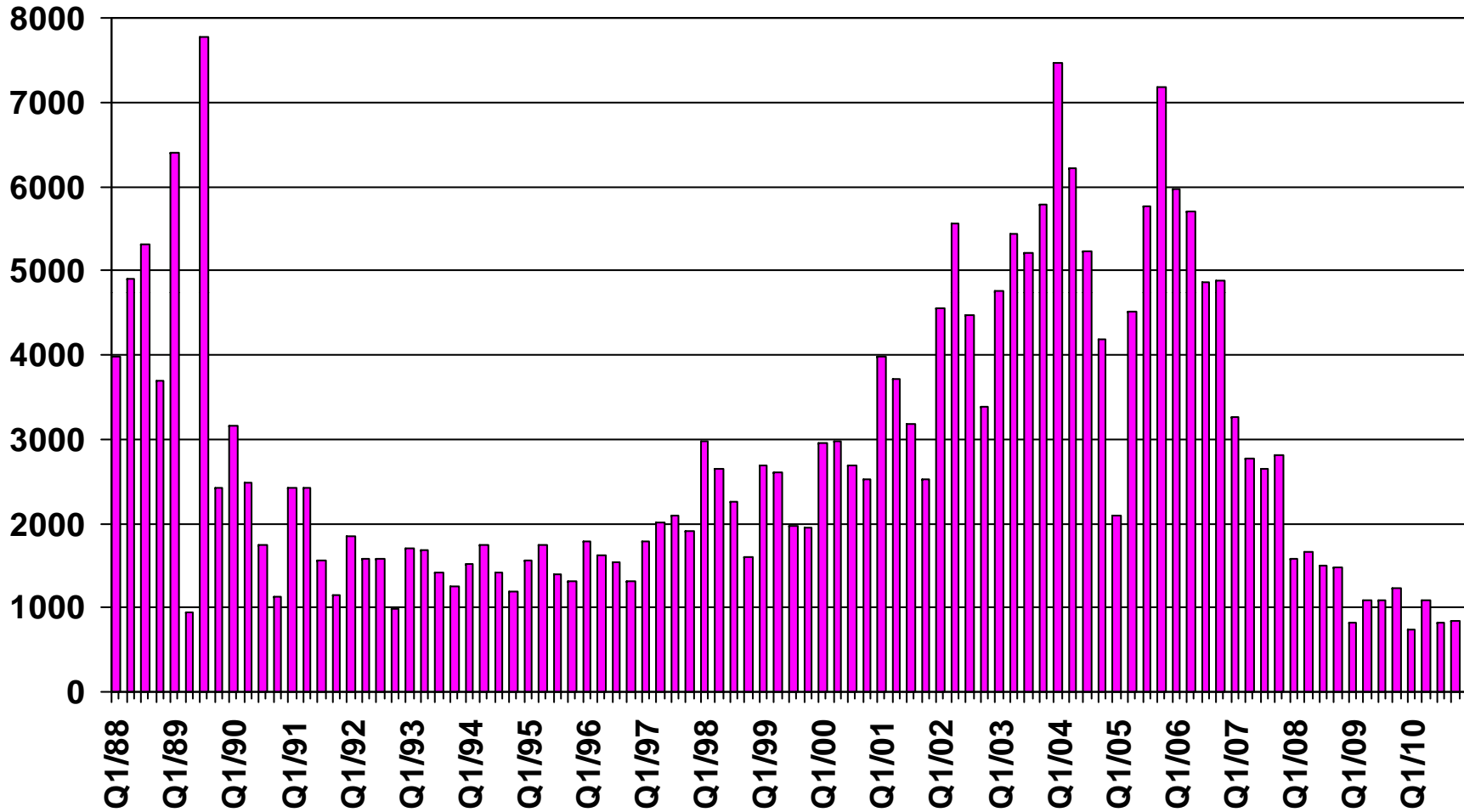
Riverside County (Attached), 2010 Q4 Sales: 49 Units



SOURCE: CALIFORNIA ASSOCIATION OF REALTORS®;  
Hanley Wood

# New Home Sales

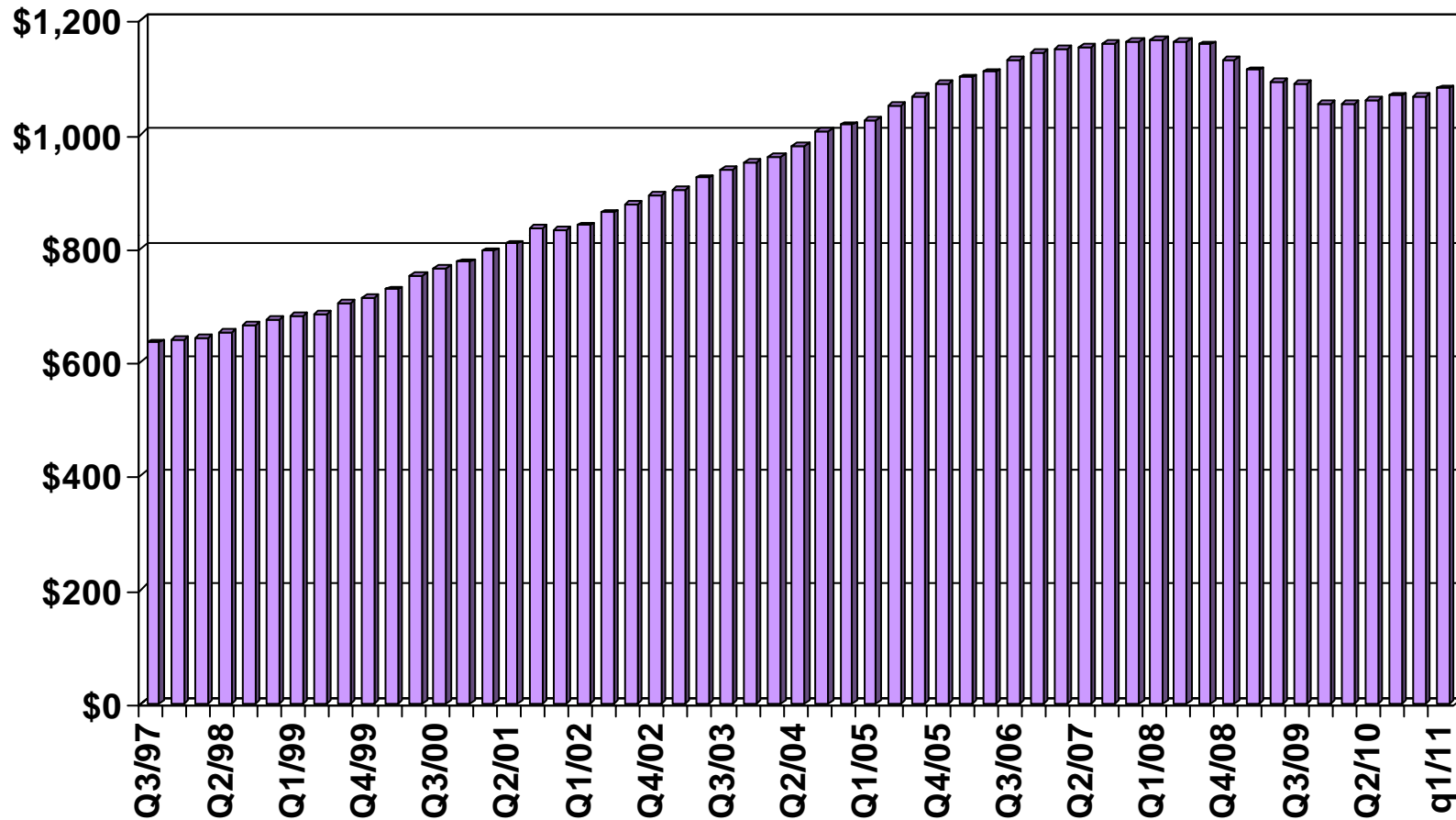
Riverside County (Detached), 2010 Q4 Sales: 847Units



SOURCE: CALIFORNIA ASSOCIATION OF REALTORS®;  
Hanley Wood

# Asking Rents for Class A&B Apartments

Inland Empire, 2011 Q1: \$1,080 Up 2.6% YTY

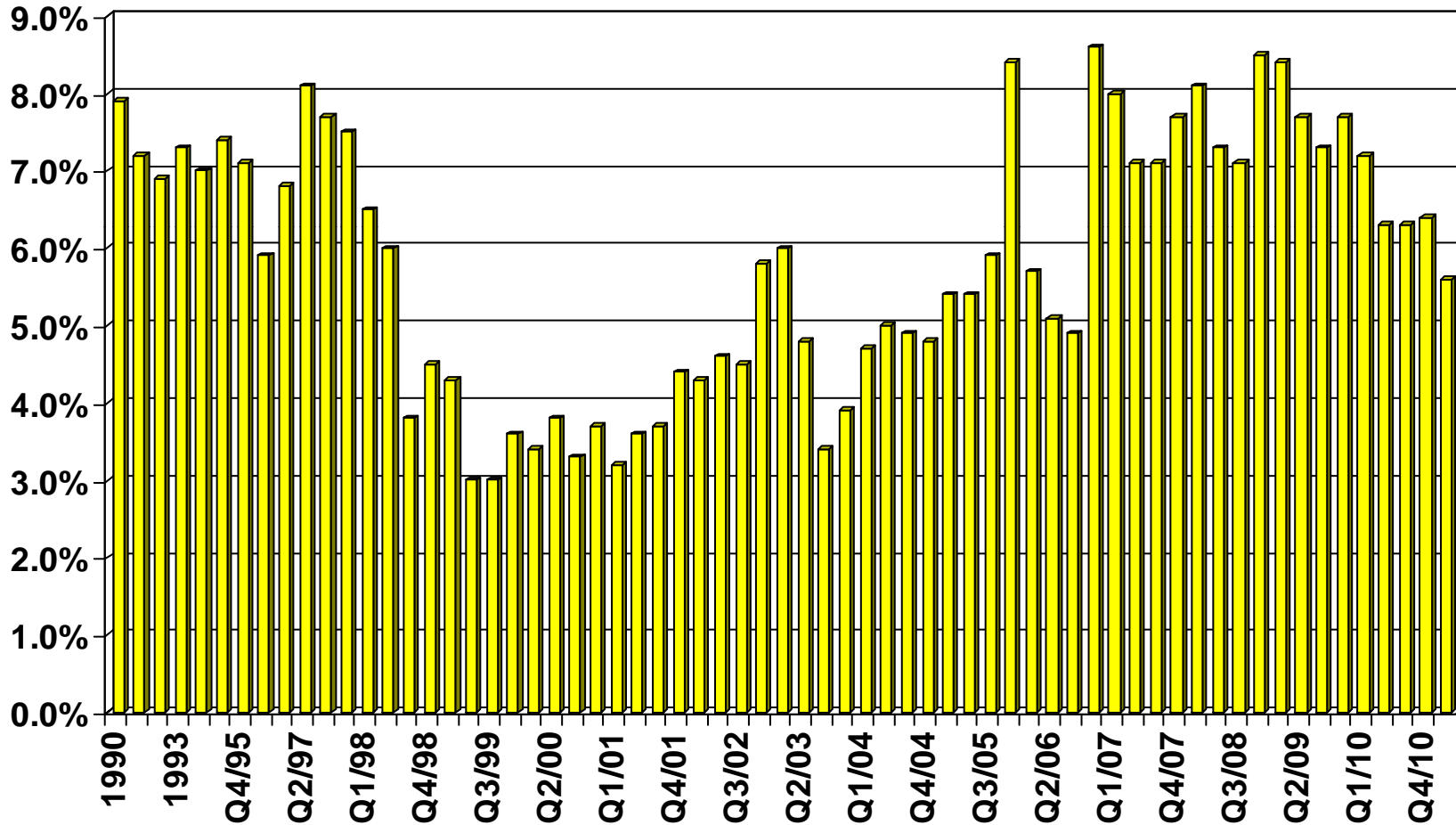


SOURCE: CALIFORNIA ASSOCIATION OF REALTORS®;  
REALFACTS

# Vacancy Rates for Class A&B Apartments

Inland Empire, 2011 Q1: 5.6%

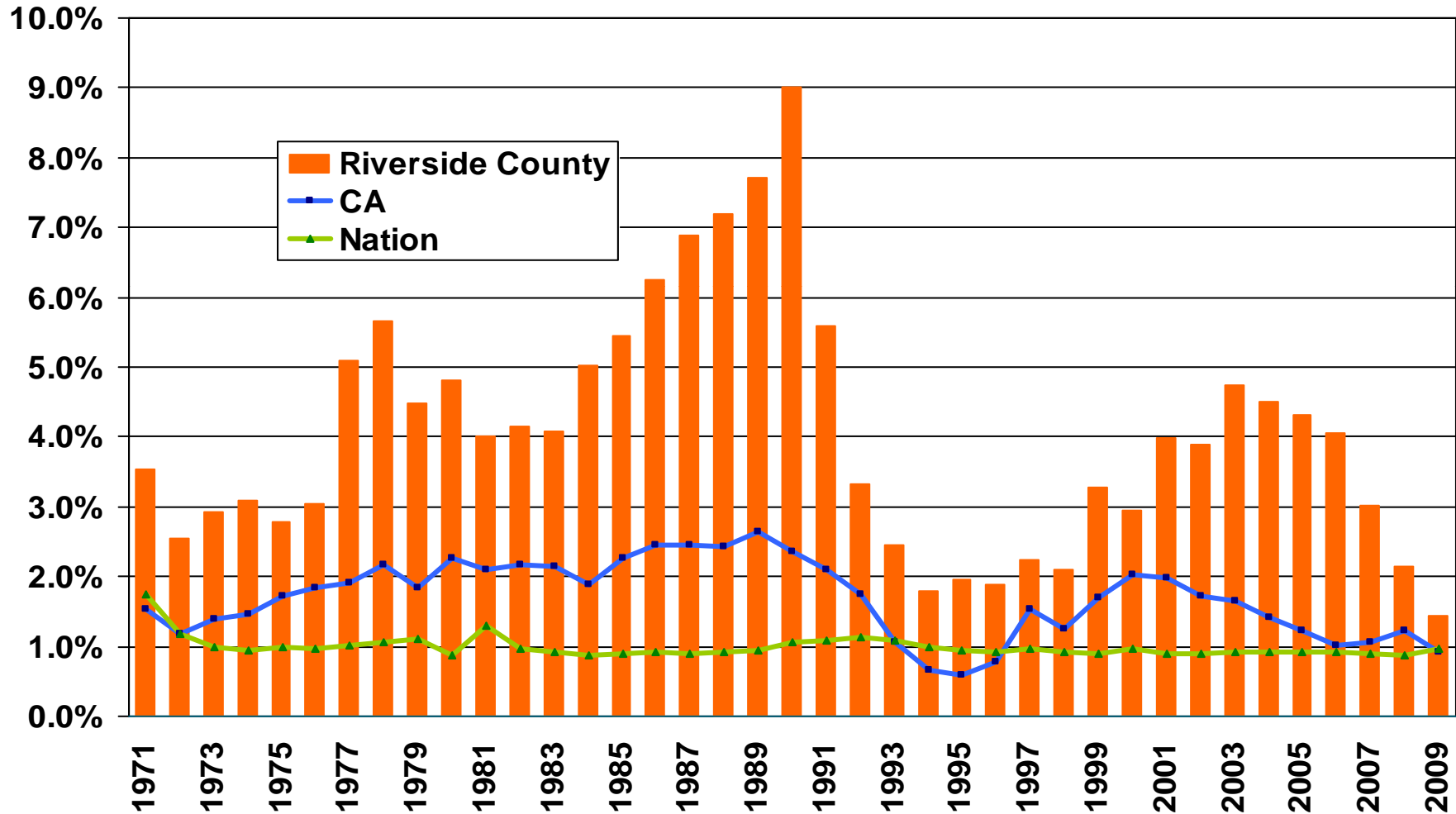
## VACANCY RATE



SOURCE: CALIFORNIA ASSOCIATION OF REALTORS®;  
REALFACTS

# Population Percent Changes

## Riverside County (1971-2009)

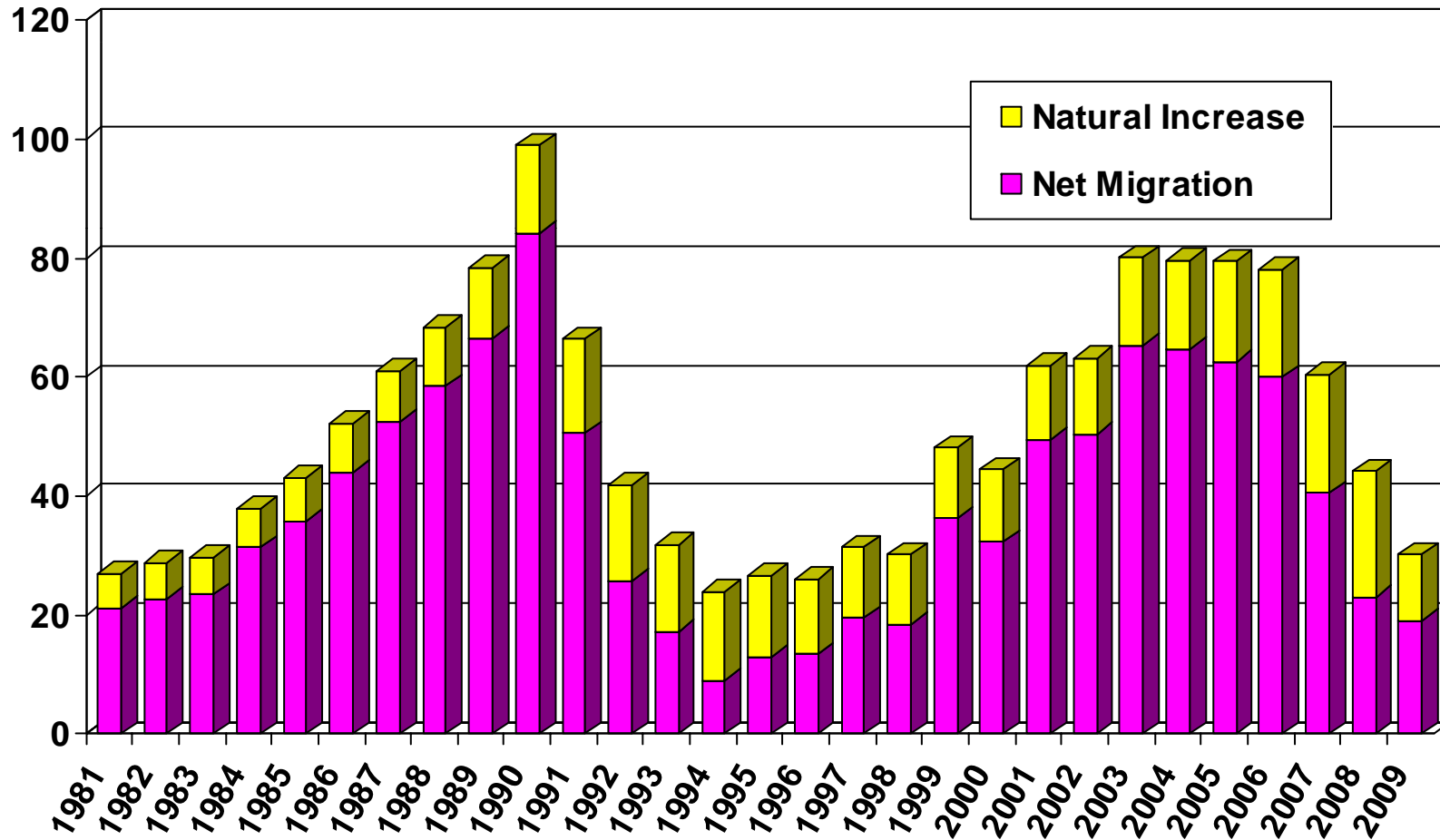


SOURCE: U.S. Census Bureau;  
 California Department of Finance;  
 CALIFORNIA ASSOCIATION OF REALTORS®

# Sources of Population Growth

## Riverside County (1981-2009)

THOUSANDS

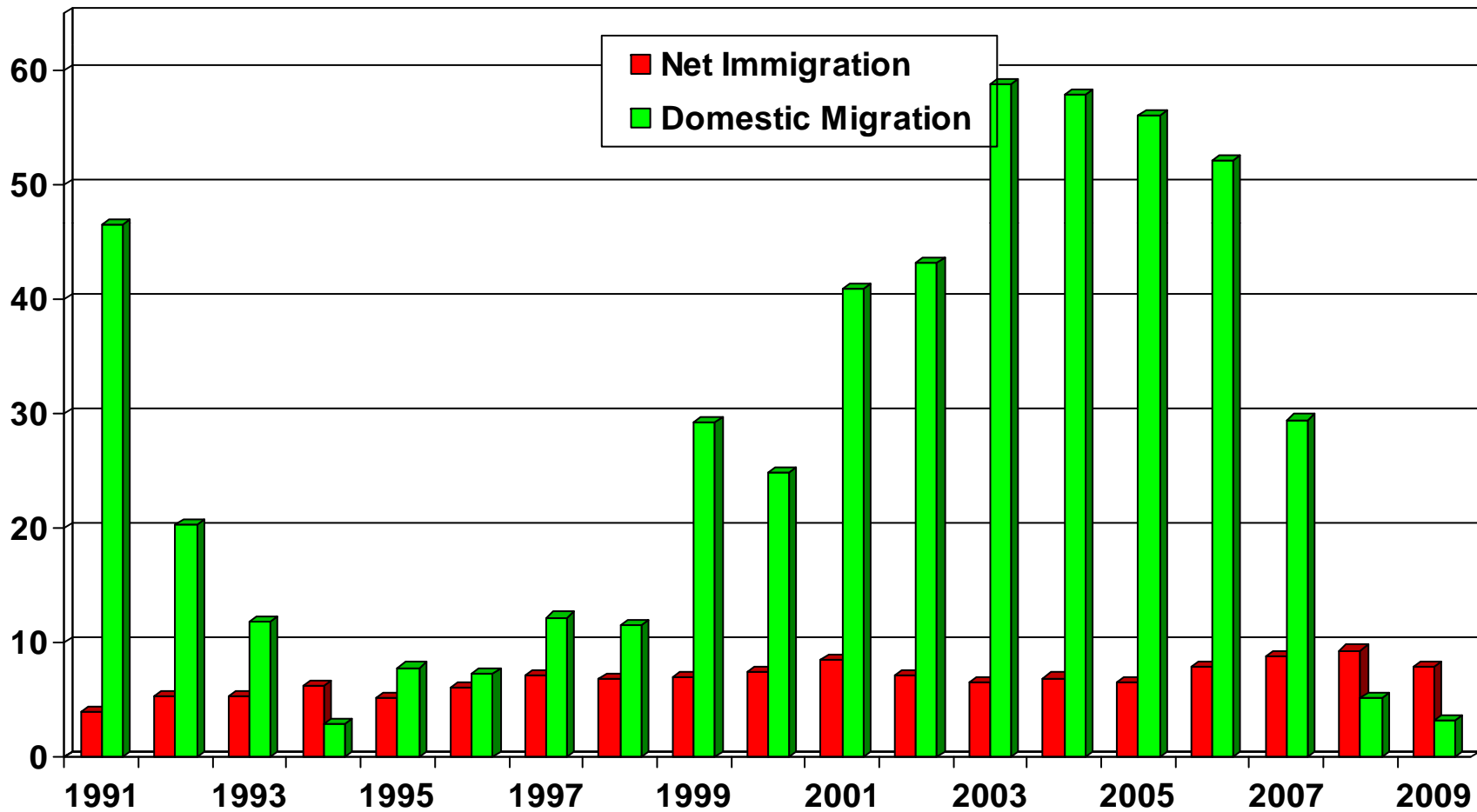


SOURCE: CA Department of Finance

# Net Immigration Vs. Domestic Migration

## Riverside County

THOUSANDS



SOURCE: CA Department of Finance

# Household Relocations

## Riverside County

<b>County</b>	<b>Outflow</b>	<b>Inflow</b>	<b>Net Outflow</b>
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)
<b>Total-Top 10</b>	<b>27,233</b>	<b>33,549</b>	<b>(6,316)</b>
<b>All Migration</b>	<b>42,086</b>	<b>44,893</b>	<b>(2,807)</b>
<b>Total Number of Households</b>			<b>621,197</b>
<b>Top 10 as % of All Households</b>			<b>-1.0%</b>
<b>All Net Mig as % of All Households</b>			<b>-0.5%</b>

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

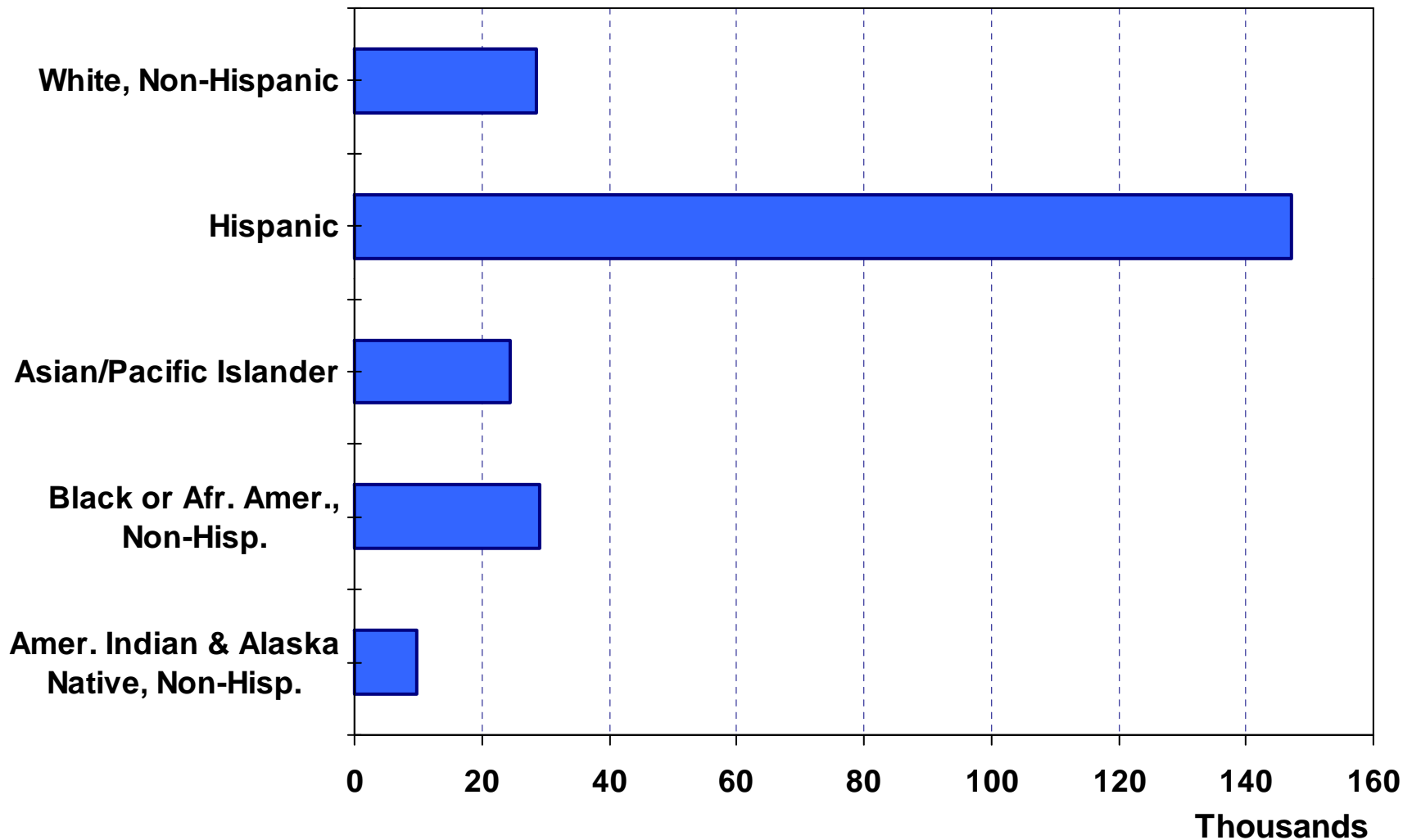
# Where are new Riverside County households coming from?



- 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

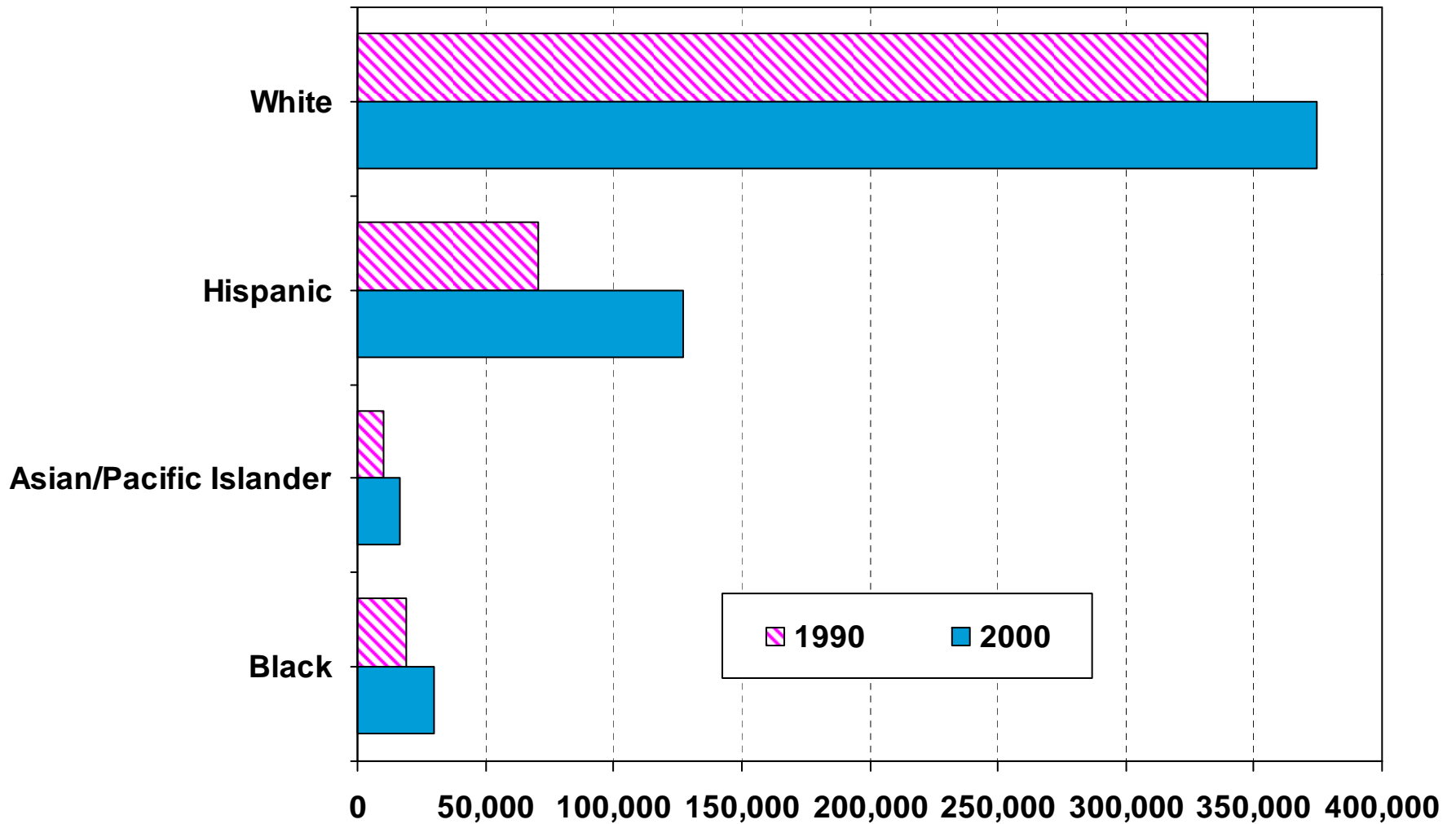
Riverside County (1990 Census to 2000 Census)



SOURCE: CA Dept. of Finance

# Number of Households by Ethnicity

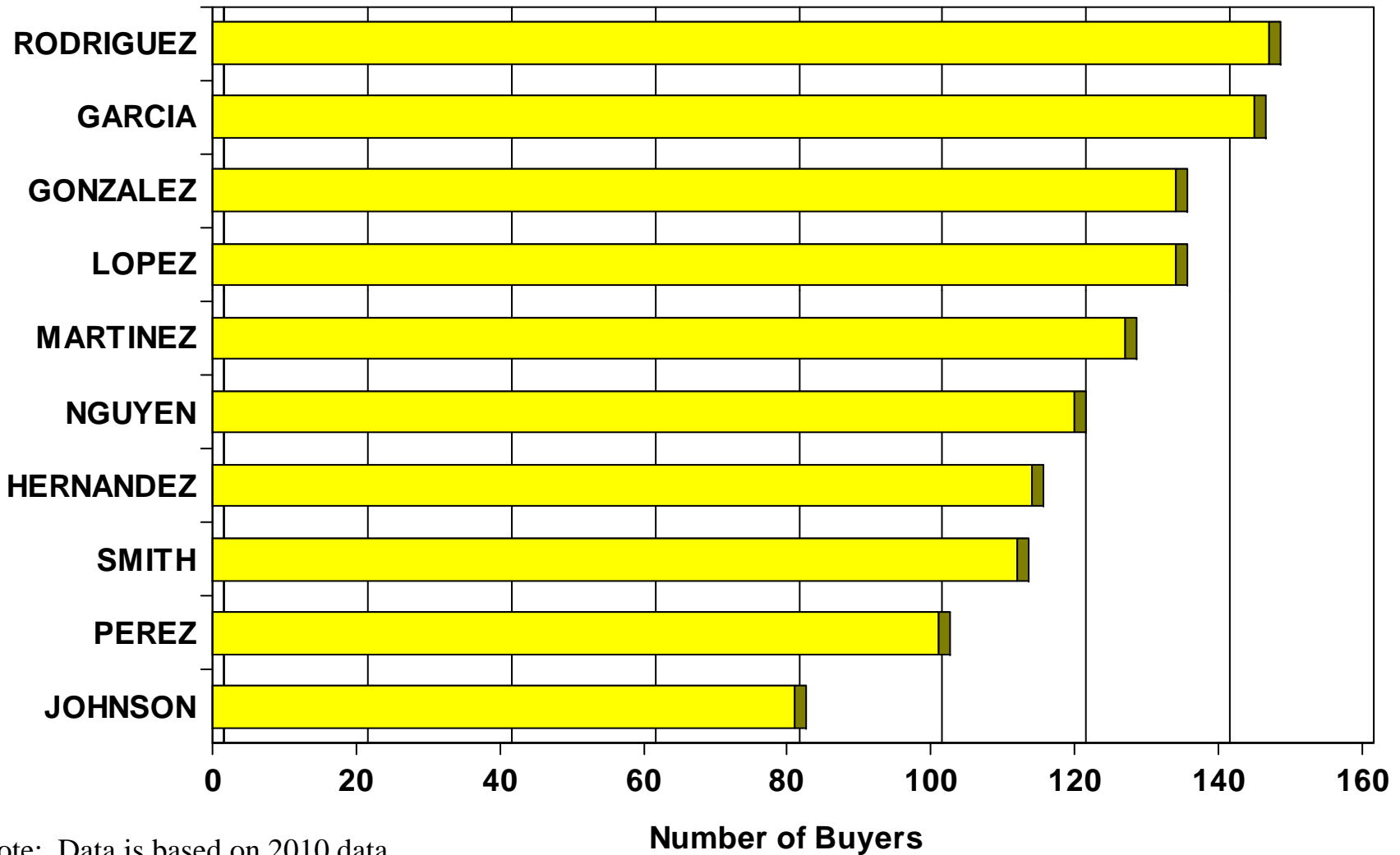
## Riverside County (1990 Census vs. 2000 Census)



SOURCE: U.S. Census Bureau

# Top 10 Home Buyer Surnames

## Riverside County



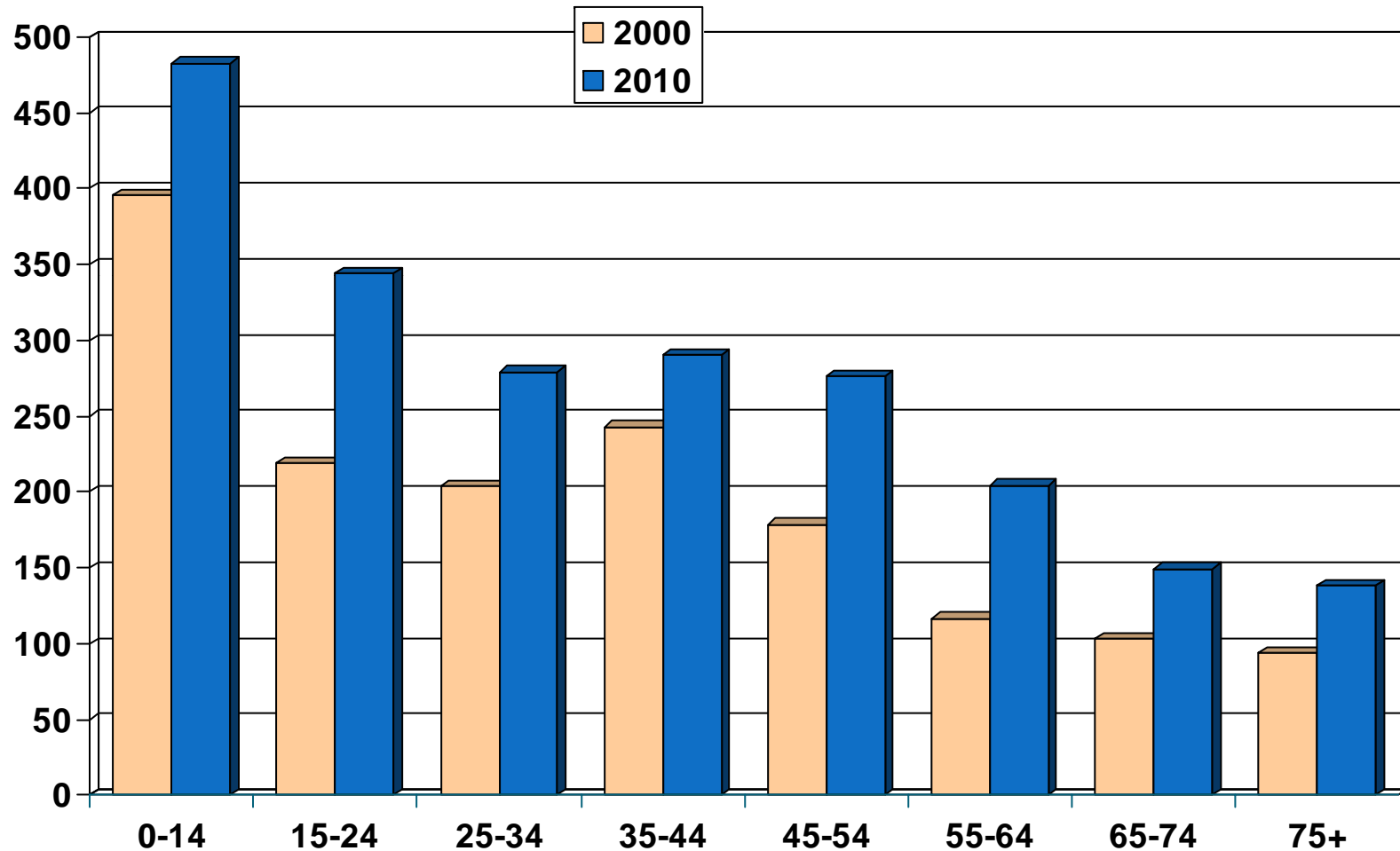
Note: Data is based on 2010 data.

SOURCE: DataQuick Information Systems

# Population by Age Group

## Riverside County (2000-2010)

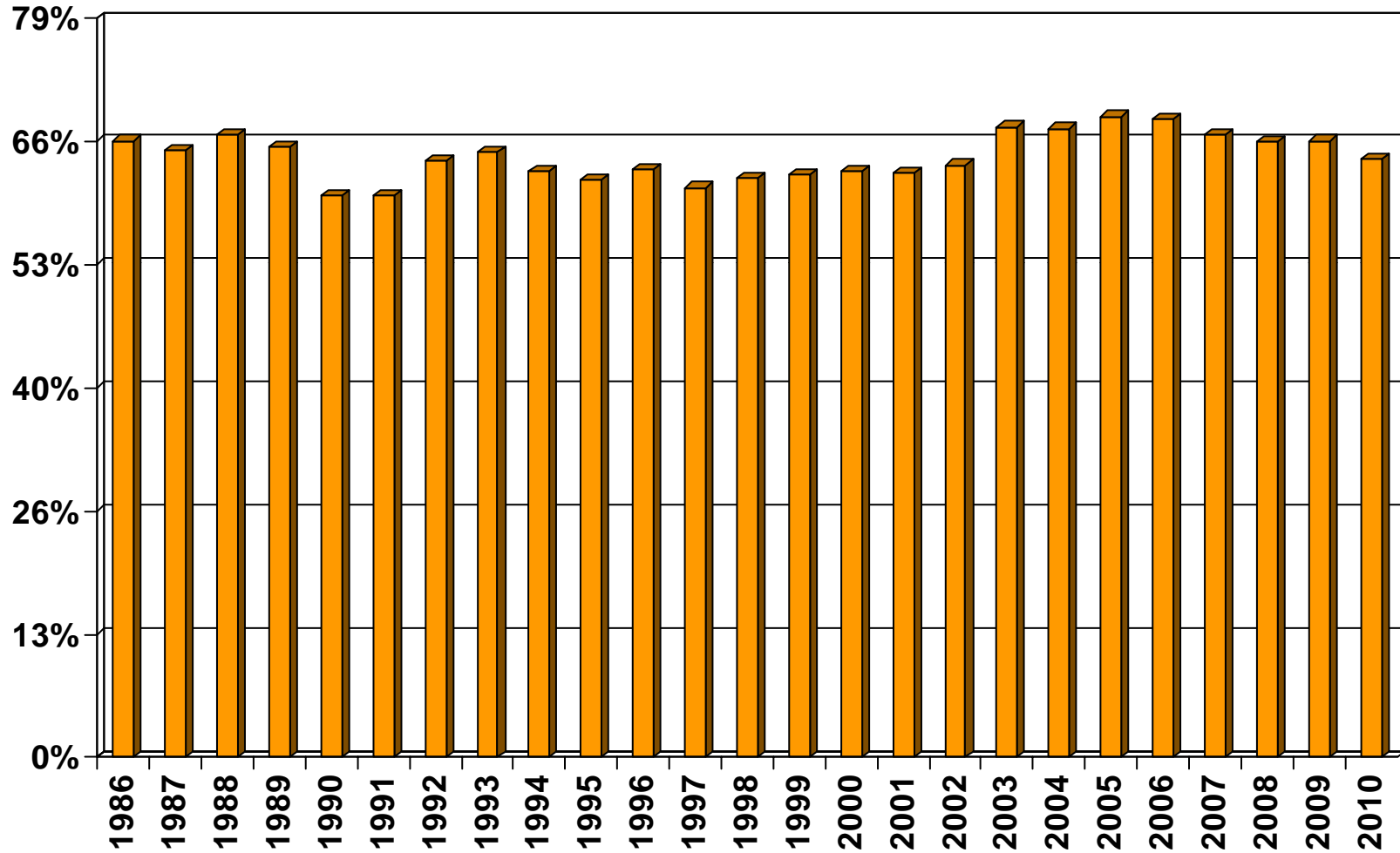
Thousands



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

# Homeownership Rates

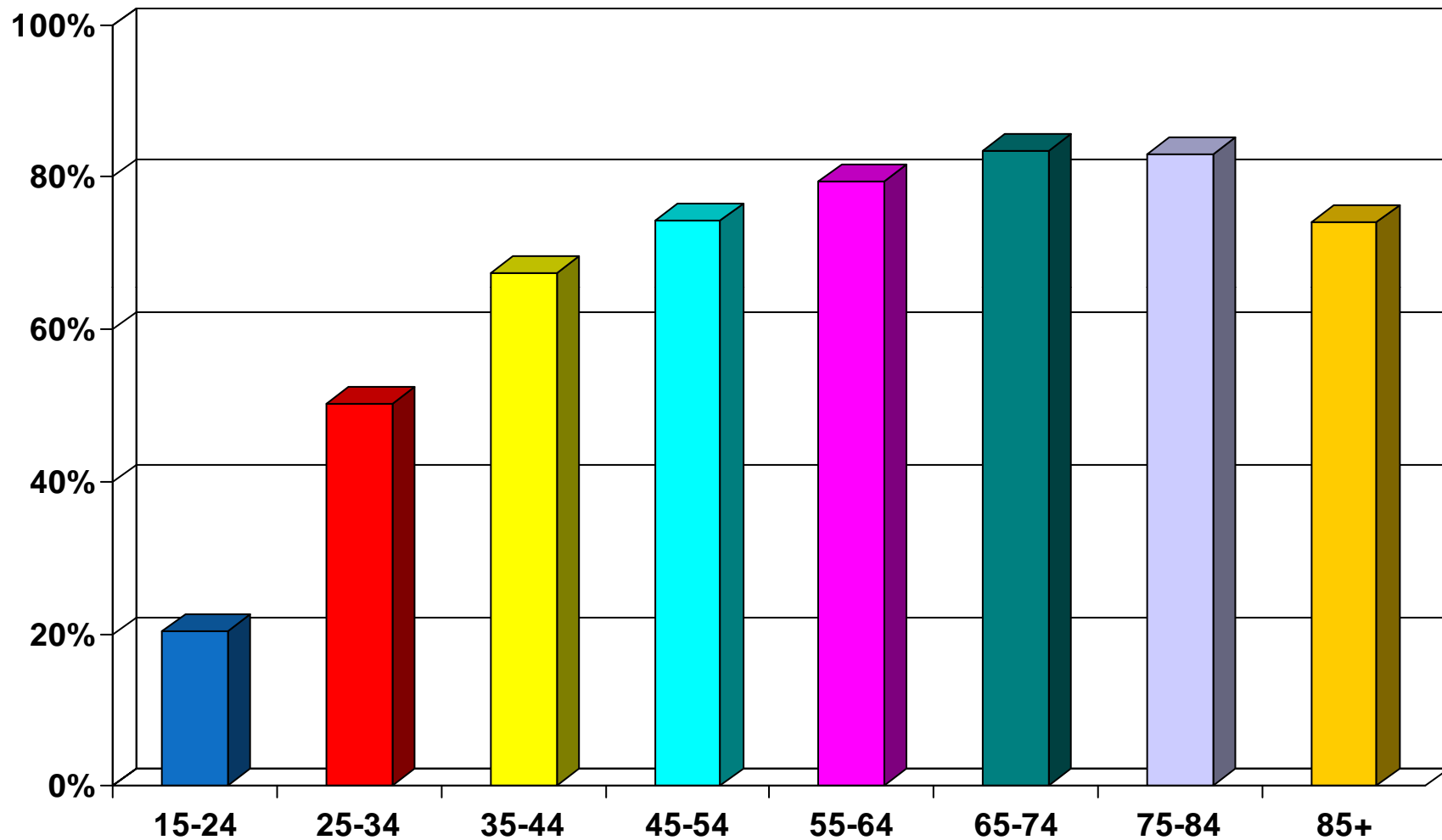
Riverside-San Bernardino Metropolitan Area, 2010: 63.9%



SOURCE: U.S. Census Bureau

# Homeownership Rates by Age

## Riverside County (2000 Census)



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