



Ventura County

June 2011

Economic Profile

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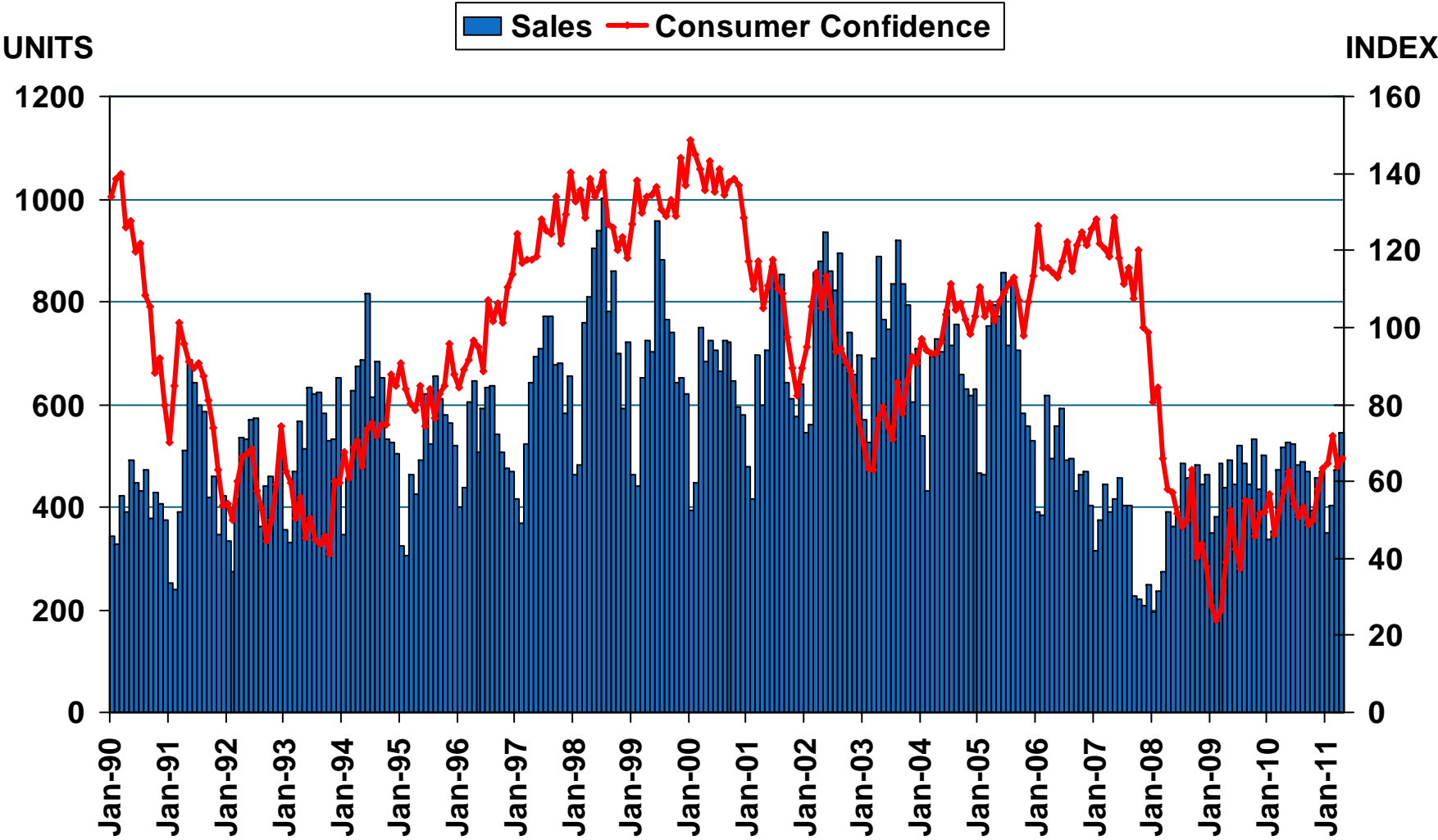


Ventura County Profile

Characteristic	Statistic	State Rank
2010 Population Estimate	823,318	12
% Population Change 2000-2010	9.3%	26
% Population Change 1990-2000	12.6%	36
% White 2010	48.7%	
% Hispanic 2010	40.3%	
% Black 2010	1.6%	
% Asian & Pacific Islander 2010	6.8%	
2009 Per Capita Income	\$30,581	
2009 Median Household Income	\$71,723	
2009 Median Age	36.6	
Land Area Square Miles	1,845	26
2000 Total Establishments	17,206	12
2009 Civilian Employment	411,201	

Sales of Existing Detached Homes and Pacific West Consumer Confidence

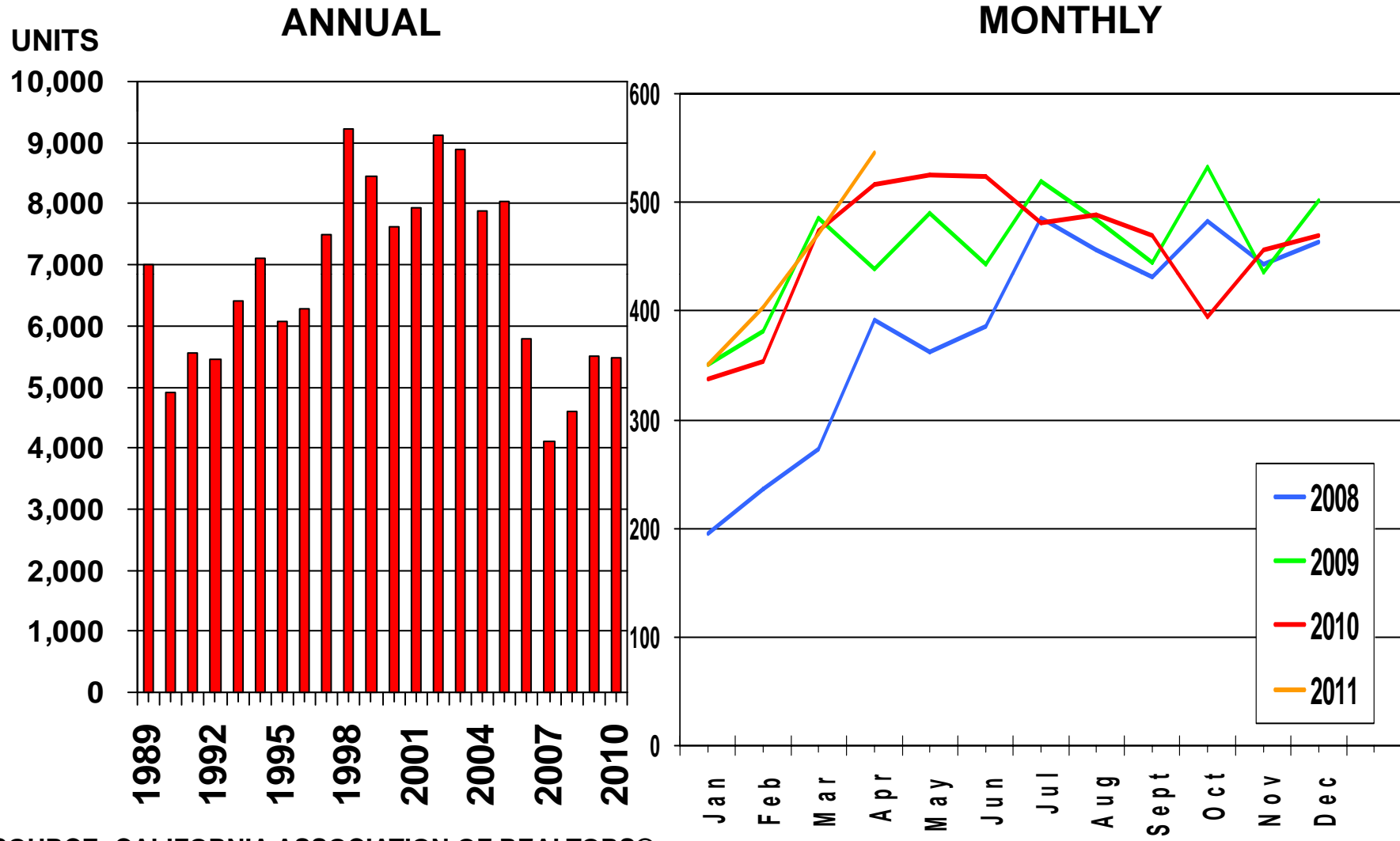
Ventura County, April 2011: 545 Units, Up 5.3% YTD, Up 5.4% YTY



SOURCE: CALIFORNIA ASSOCIATION OF REALTORS®;
The Conference Board

Sales of Existing Detached Homes

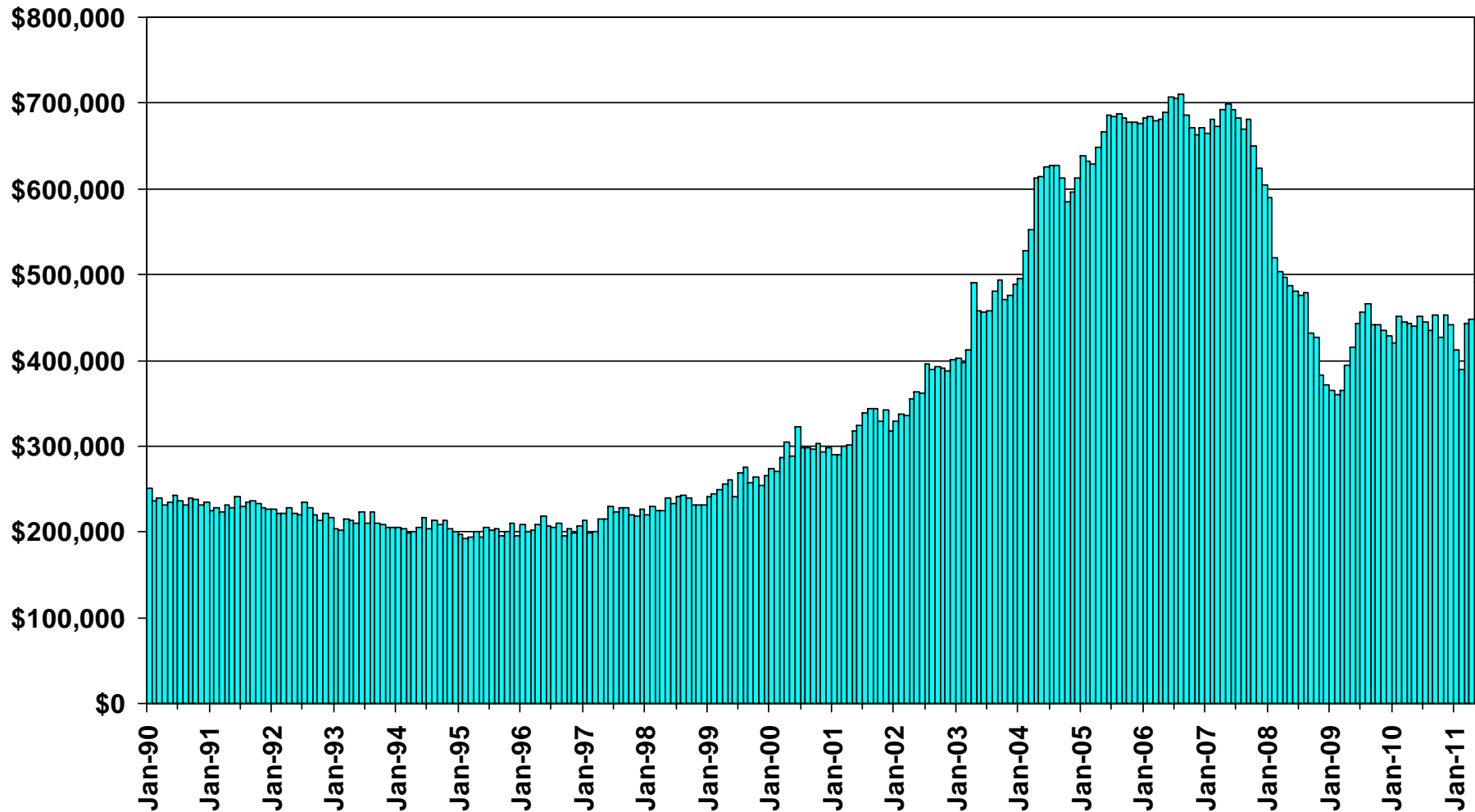
Ventura County, 2010: 5,490 Units, Down 0.3% YTY



SOURCE: CALIFORNIA ASSOCIATION OF REALTORS®

Median Price of Existing Detached Homes

Ventura County, April 2011: \$448,440, Up 1.3% YTY

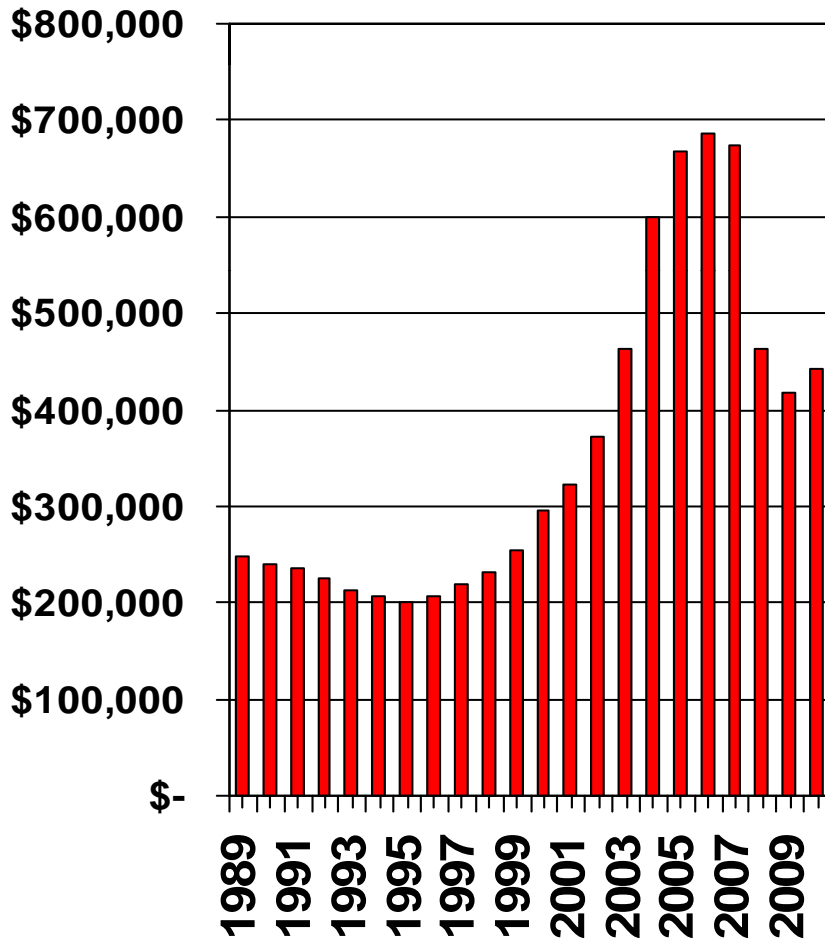


SOURCE: CALIFORNIA ASSOCIATION OF REALTORS®

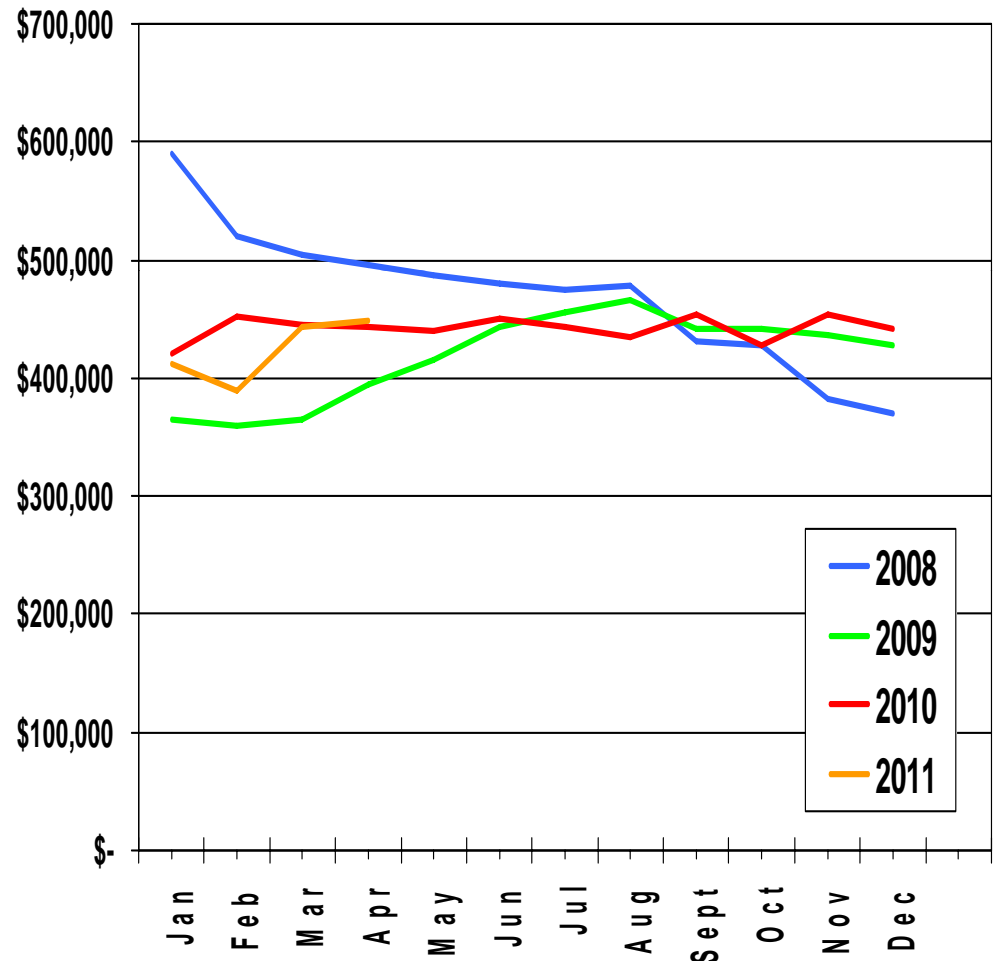
Median Price Annual Comparison

Ventura County, 2010: \$442,820, Up 6.2% YTY

ANNUAL



MONTHLY



Median Home Sales Price

Ventura County

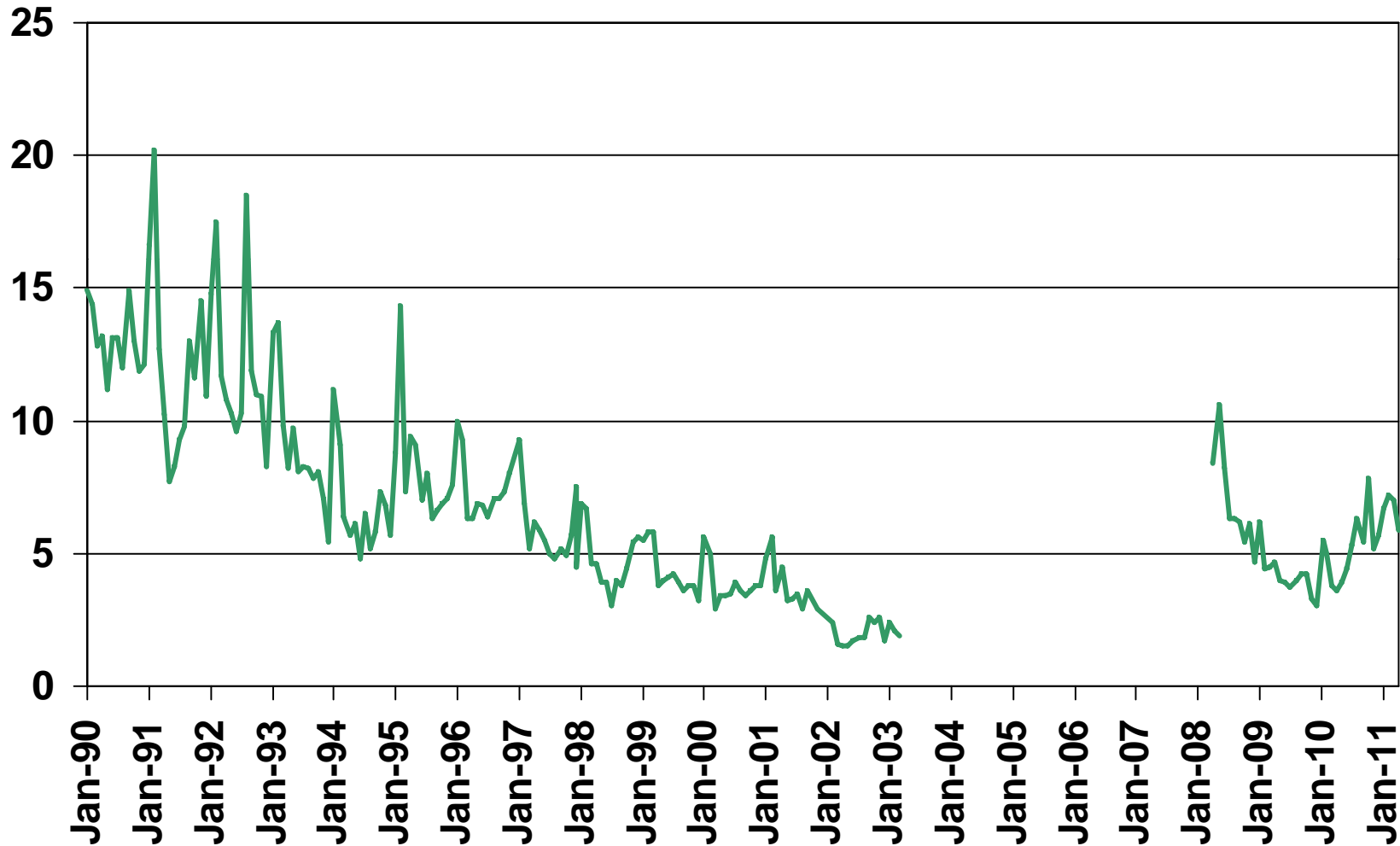
	Apr-10	Apr-11	Yearly % Change
CAMARILLO	\$425,000	\$364,500	-14.2%
FILLMORE	\$267,500	\$230,000	-14.0%
MOORPARK	\$400,000	\$457,500	14.4%
NEWBURY PARK	\$520,000	\$500,000	-3.9%
OAK PARK	\$524,000	\$515,500	-1.6%
OAK VIEW	\$355,000	\$290,000	-18.3%
OJAI	\$375,000	\$425,000	13.3%
OXNARD	\$295,000	\$285,000	-3.4%
PORT HUENEME	\$252,500	\$218,000	-13.7%
SANTA PAULA	\$280,500	\$156,750	-44.1%
SIMI VALLEY	\$379,000	\$360,000	-5.0%
THOUSAND OAKS	\$515,000	\$477,500	-7.3%
VENTURA	\$400,000	\$349,000	-12.8%
WESTLAKE VILLAGE	\$782,500	\$608,500	-22.2%
VENTURA COUNTY	\$380,000	\$355,000	-6.6%

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

Ventura County, April 2011: 5.9 Months

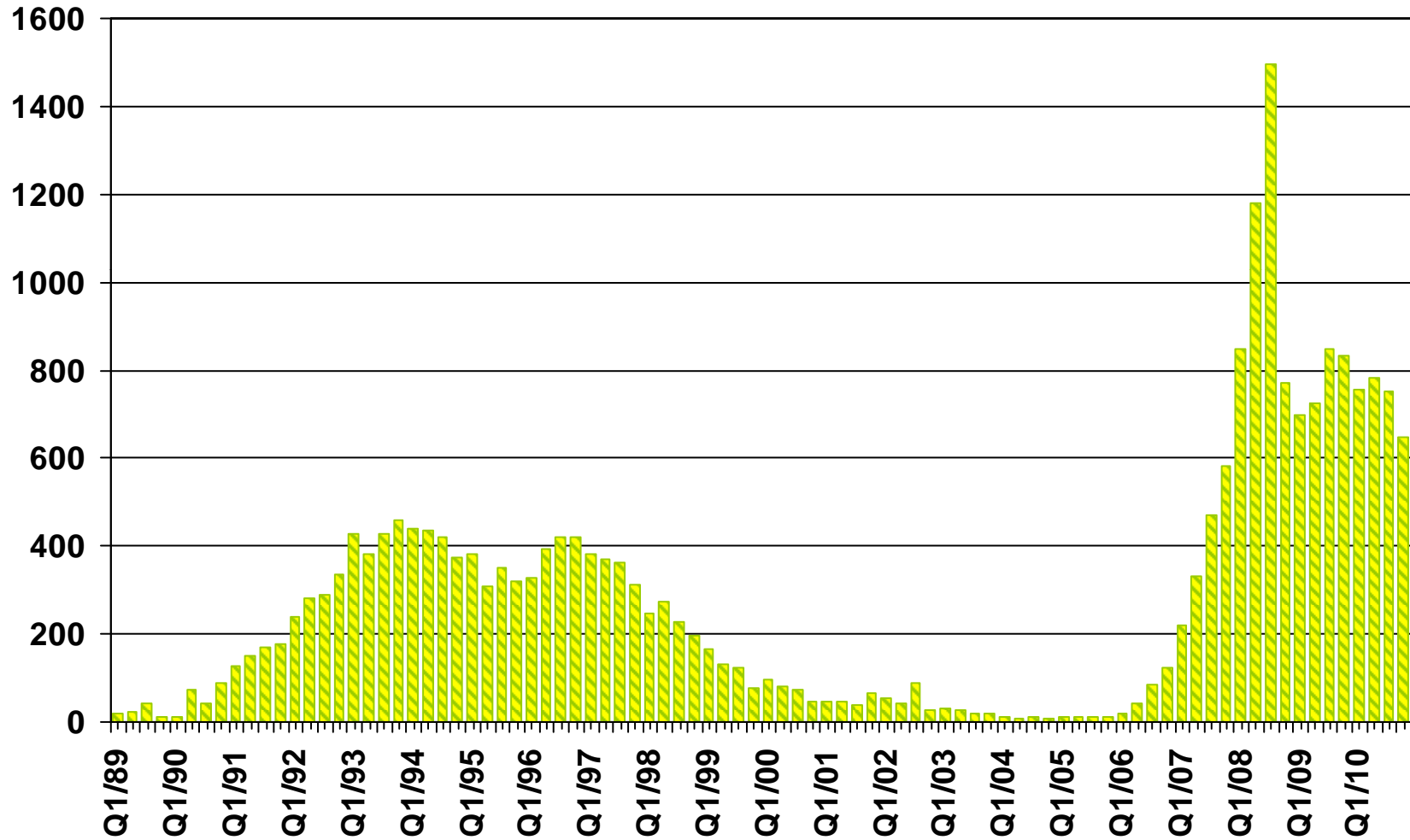
MONTHS



SOURCE: CALIFORNIA ASSOCIATION OF REALTORS®

Foreclosures

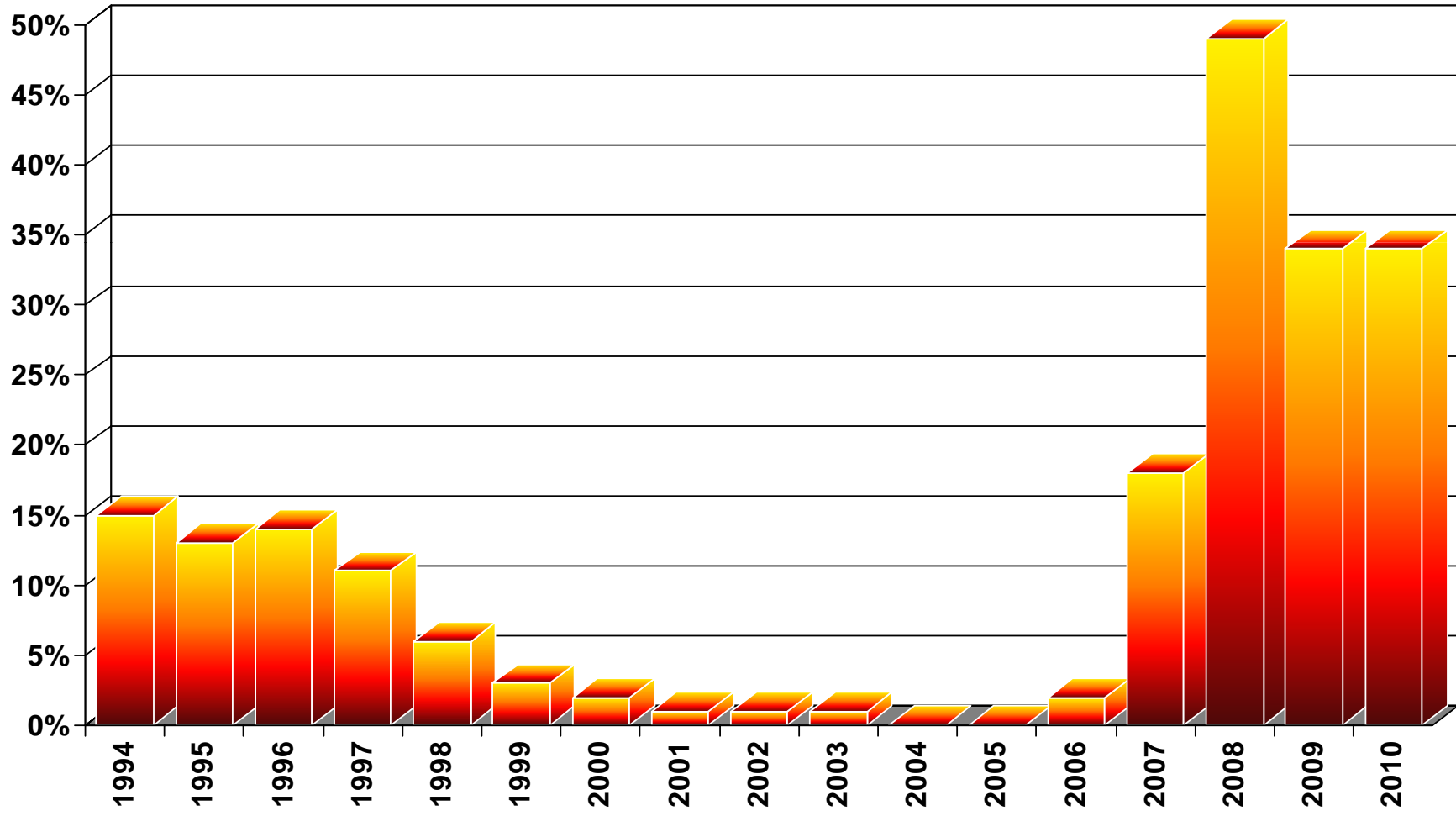
Ventura County



SOURCE: Real Estate Research Council

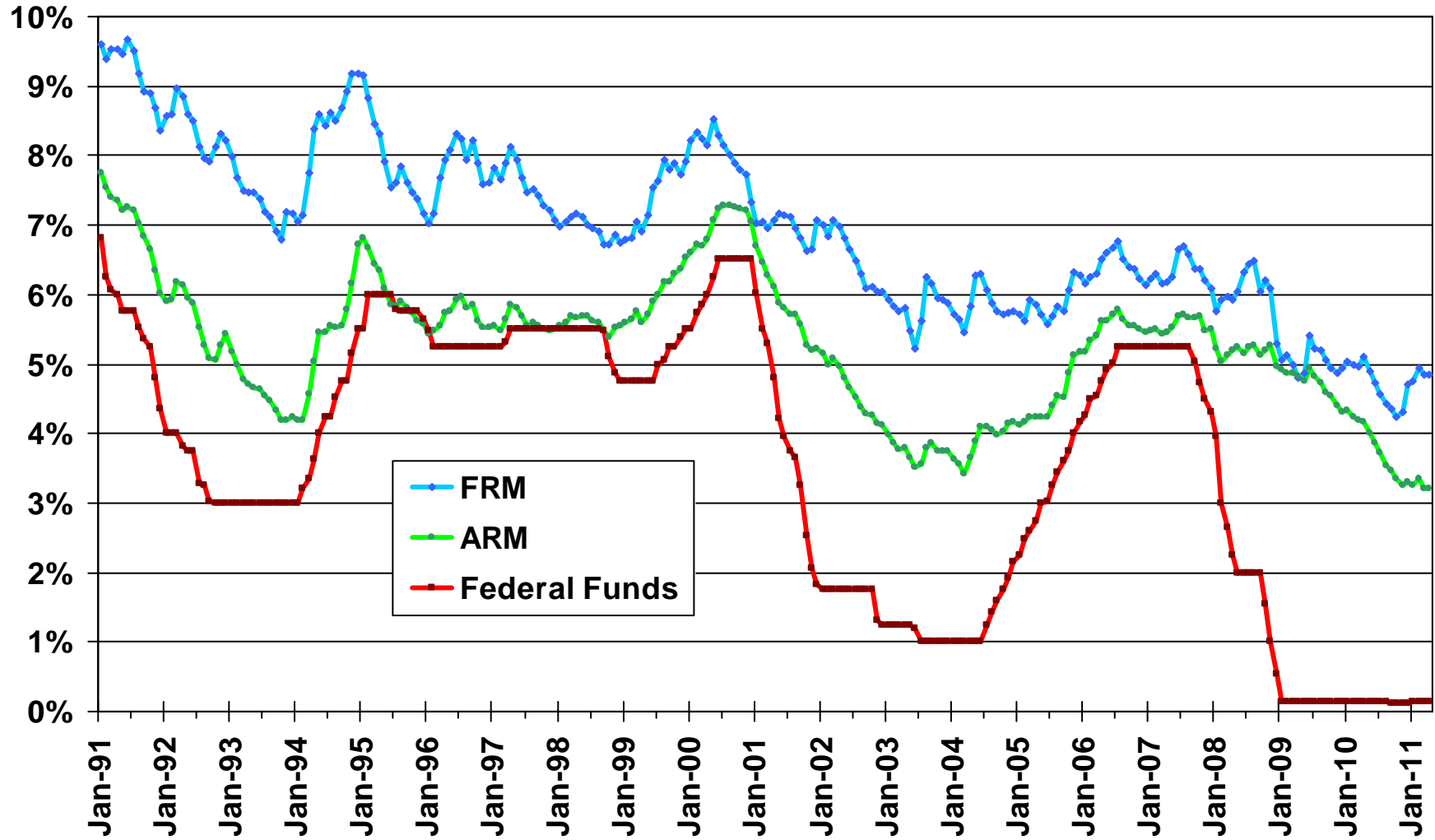
Ratio of Foreclosures to Home Sales

Ventura County



SOURCE: Real Estate Research Council

Mortgage Rates

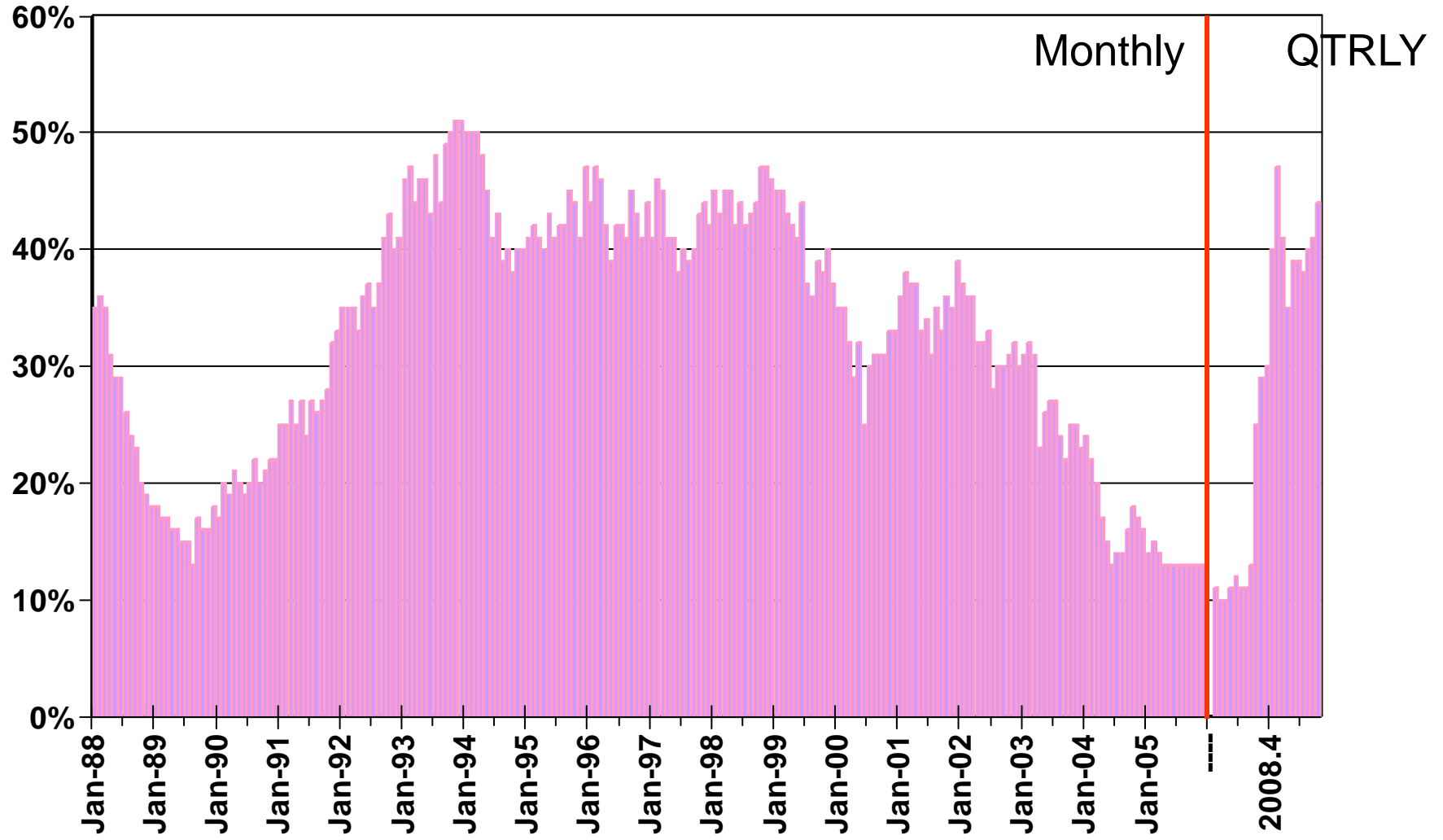


SOURCE: Federal Home Loan Mortgage Corporation

Housing Affordability Index

Ventura County, 1st Quarter 2011: 44%

% OF HOUSEHOLDS THAT CAN BUY

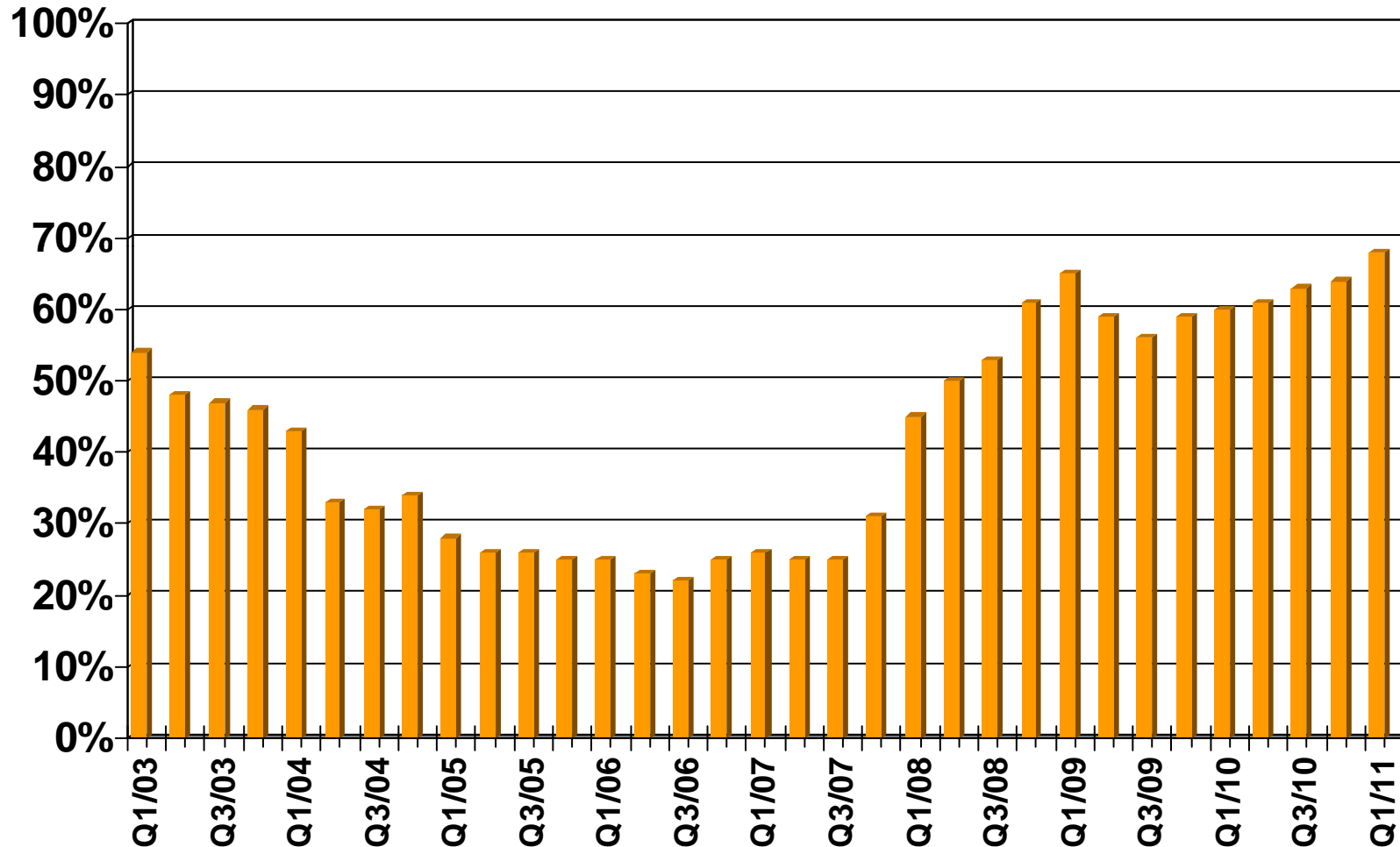


SOURCE: CALIFORNIA ASSOCIATION OF REALTORS®

First-time Buyer Housing Affordability Index

Ventura County, 1st Quarter 2011: 68%

% OF HOUSEHOLDS THAT CAN BUY

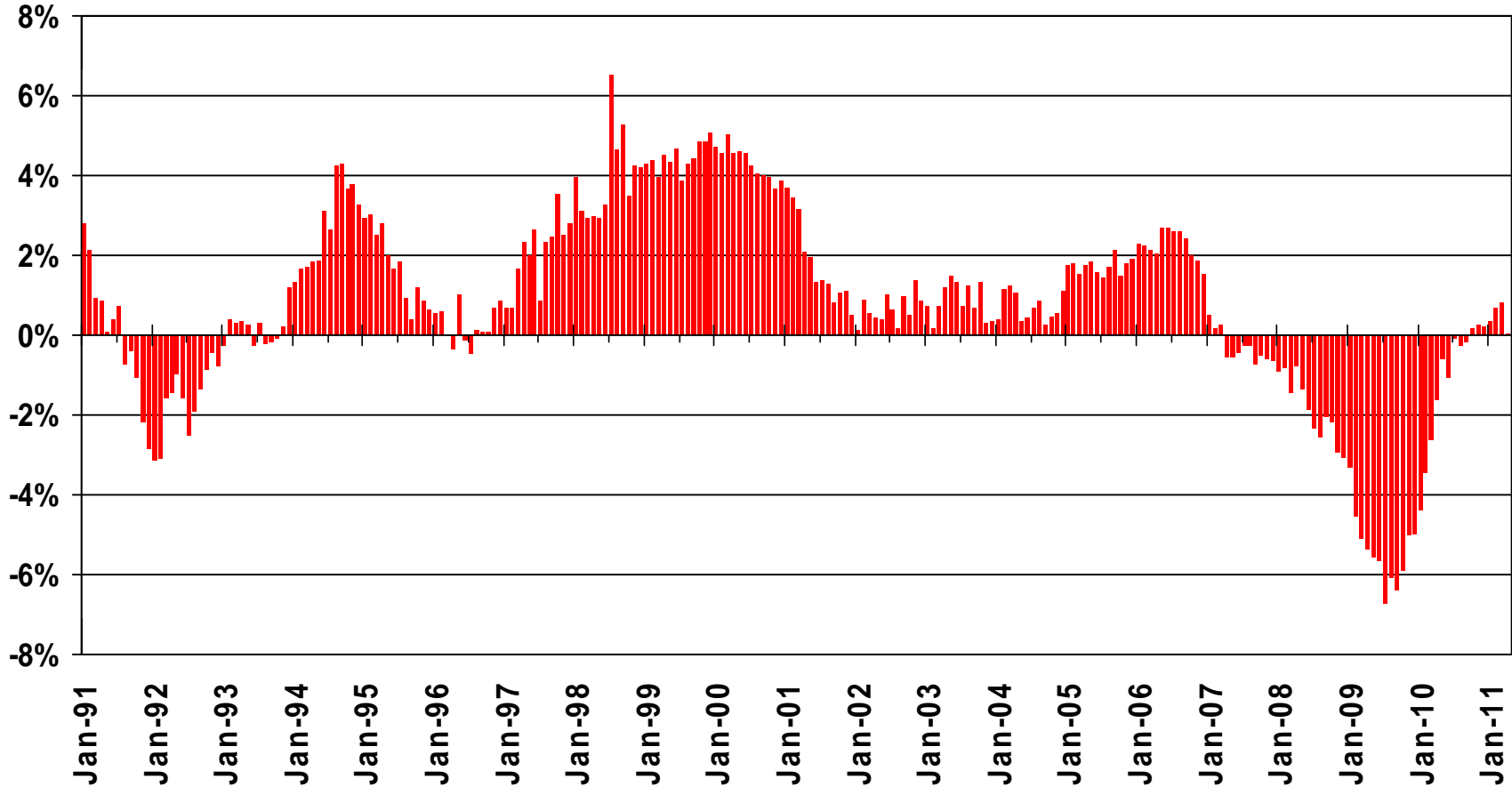


SOURCE: CALIFORNIA ASSOCIATION OF REALTORS®

Nonfarm Employment

Ventura County, March 2011: Even 0% YTY

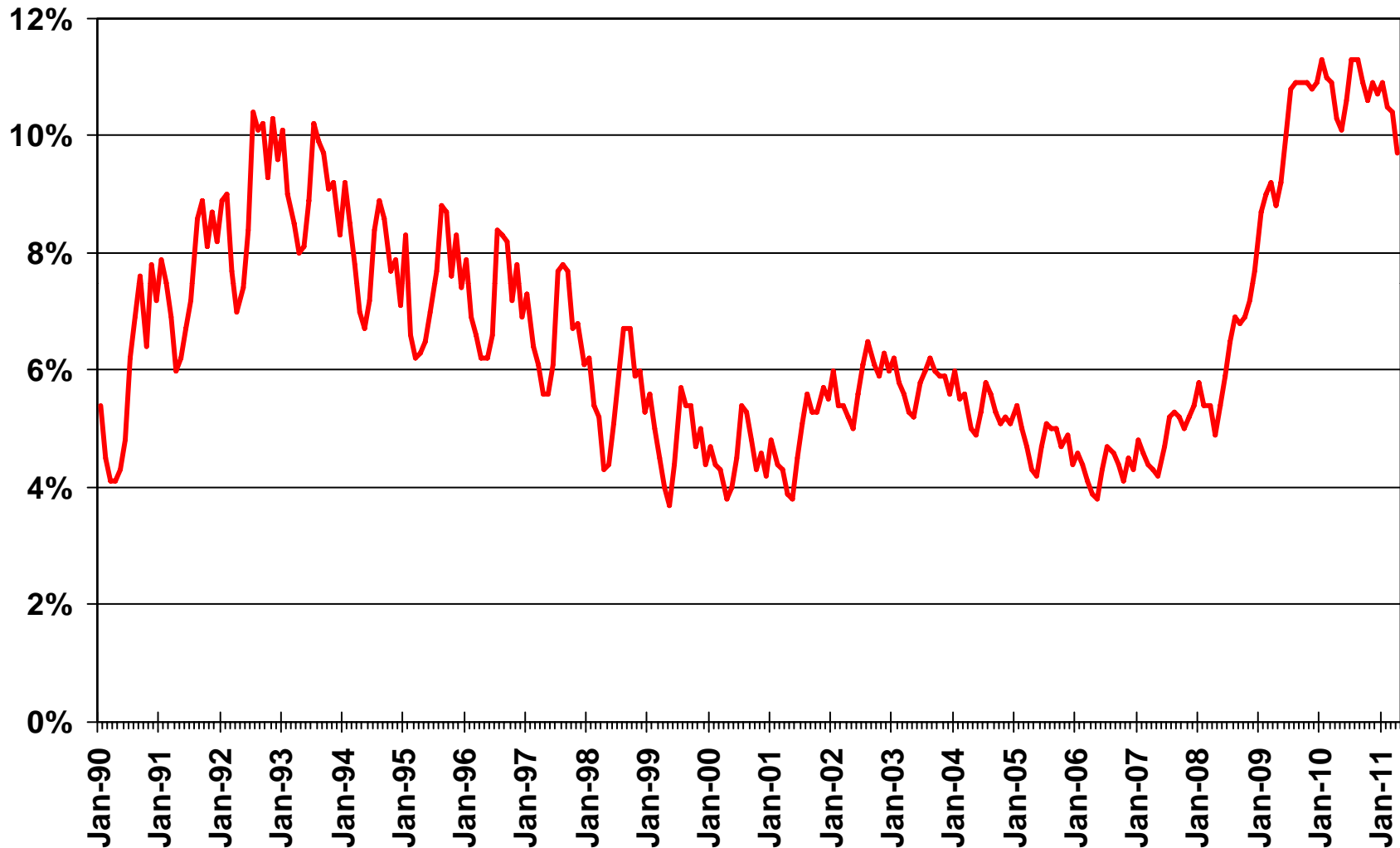
Y-T-Y PERCENT CHANGE



SOURCE: CA Employment Development Division

Unemployment Rate

Ventura County, April 2011: 9.7%



SOURCE: California Association of REALTORS®

Unemployment Rate

Ventura County – April 2011

Area Name	Labor Force	Rate
Camarillo city	31,600	6.9%
Casa Conejo CDP	1,900	7.6%
Channel Islands Beach CDP	2,400	12.4%
El Rio CDP	2,800	5.2%
Fillmore city	6,800	13.3%
Meiners Oaks CDP	2,300	10.4%
Mira Monte CDP	3,800	10.3%
Moorpark city	18,600	9.0%
Oak Park CDP	1,600	6.2%

CCD Census County Division
CDP Census Designated Place

SOURCE: CA Employment Development Department

Unemployment Rate

Ventura County – April 2011

Area Name	Labor Force	Rate
Oak View CDP	2,600	13.0%
Ojai city	4,200	11.1%
Oxnard city	90,100	13.1%
Piru CDP	600	16.8%
Port Hueneme city	10,900	11.4%
San Buenaventura (Ventura)	60,900	8.8%
Santa Paula city	14,900	15.9%
Simi Valley city	69,200	8.0%
Thousand Oaks city	70,600	7.5%
Ventura County	429,200	9.7%

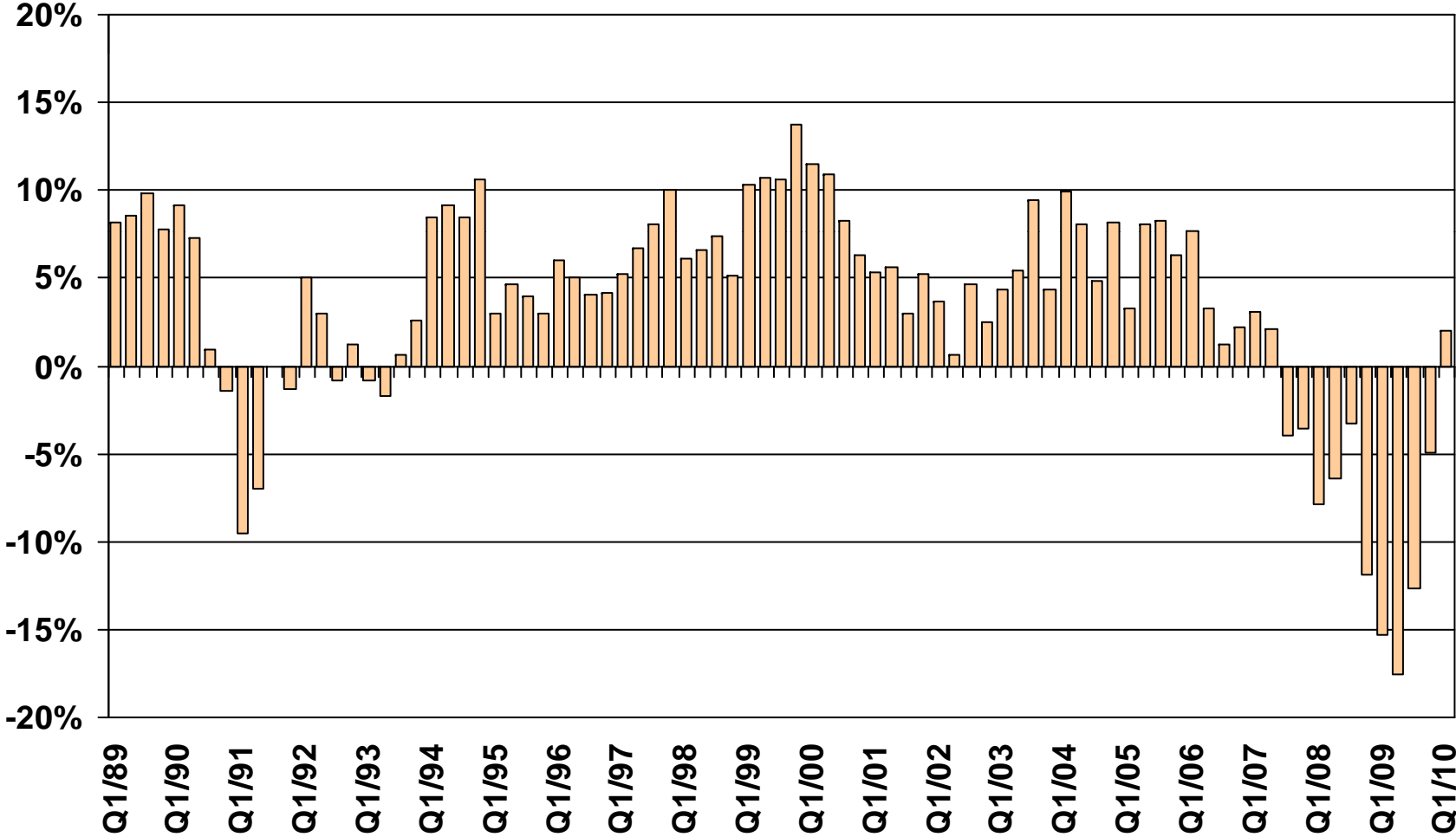
CCD Census County Division
CDP Census Designated Place

SOURCE: CA Employment Development Department

Taxable Sales

Ventura County

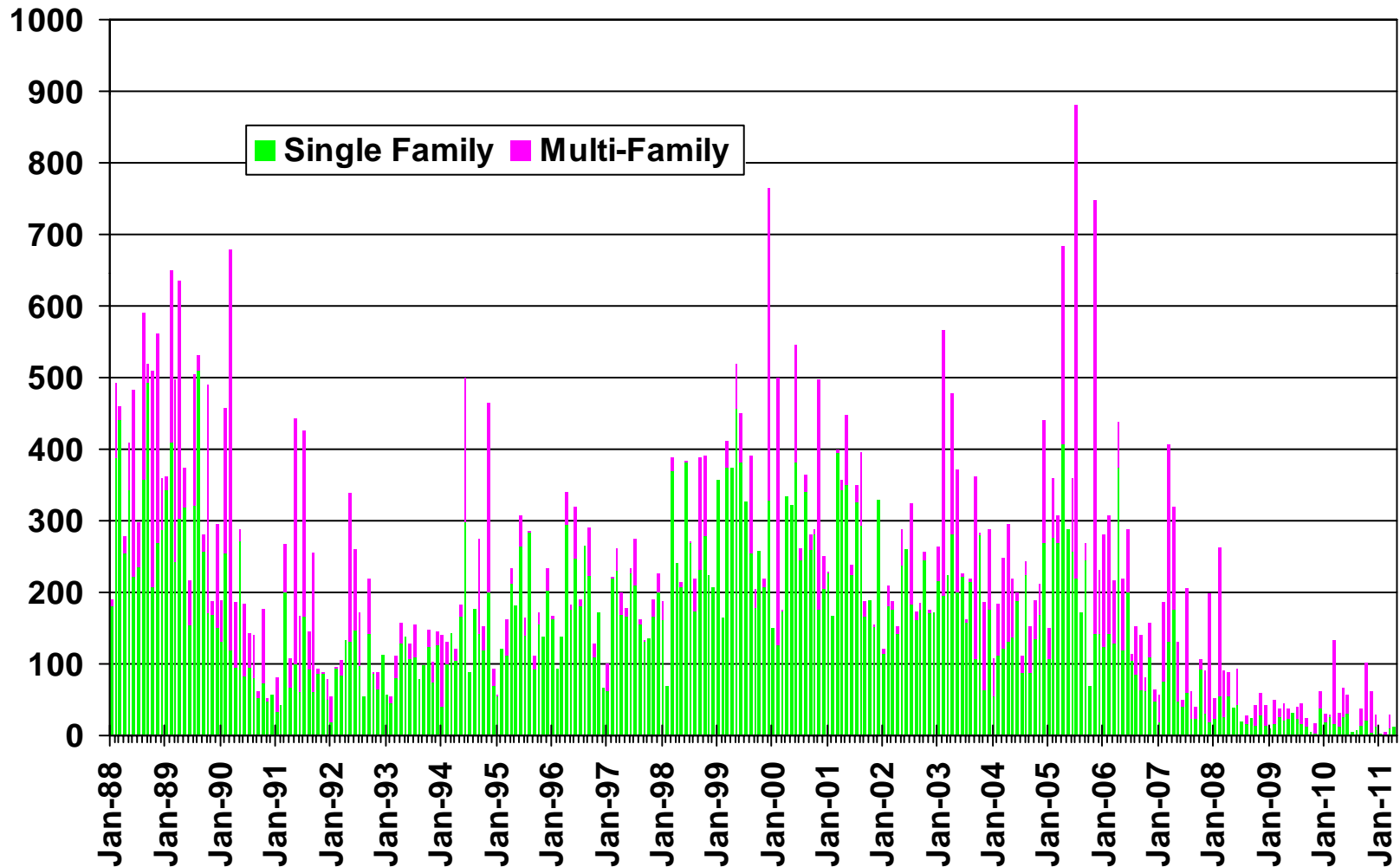
ANNUAL PERCENT CHANGE



SOURCE: CA State Board of Equalization

New Housing Permits

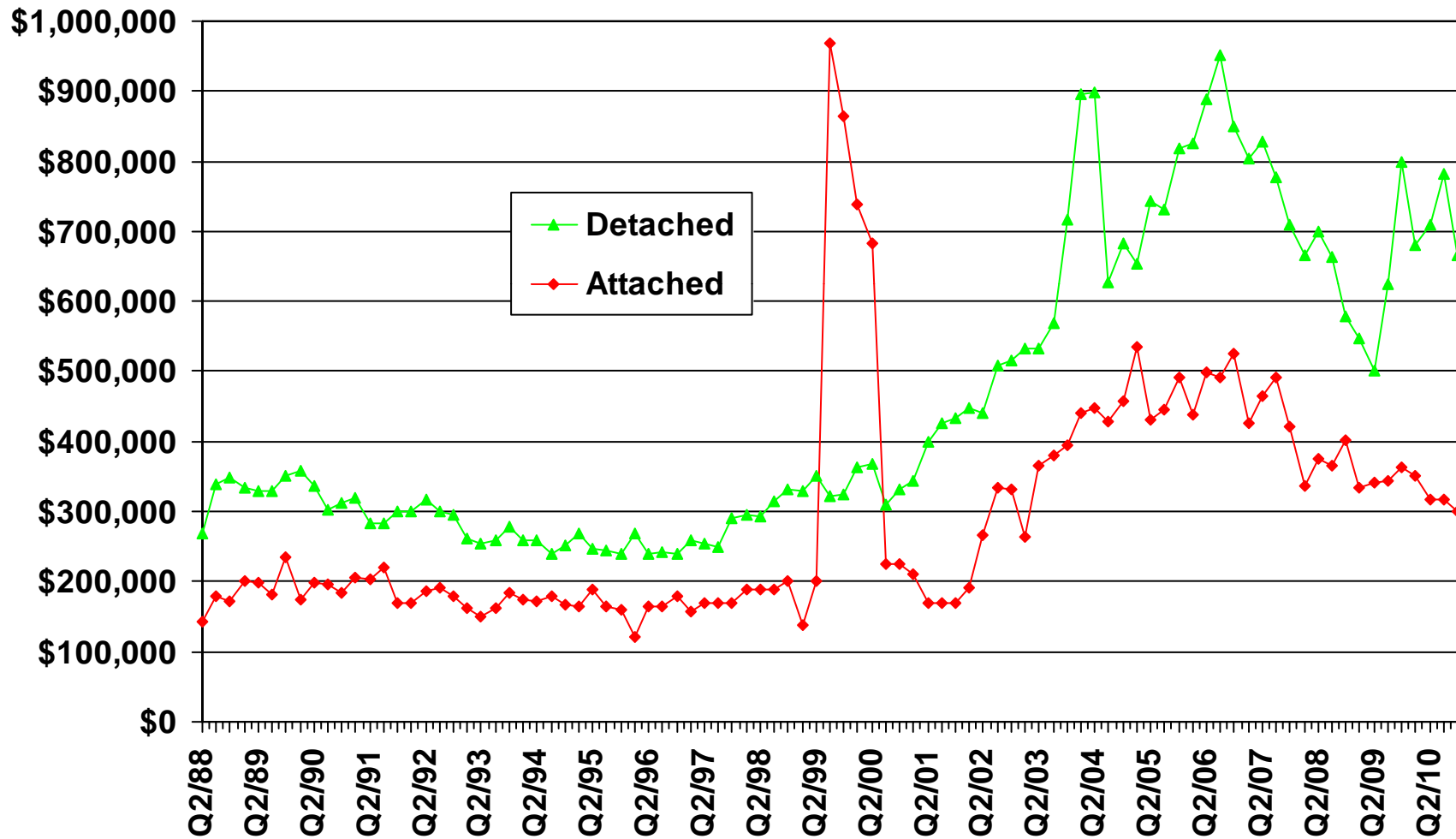
Ventura County, April 2011: 13 Units, Down 78.0% YTD



SOURCE: Construction Industry Research Board

Median Price for New Homes

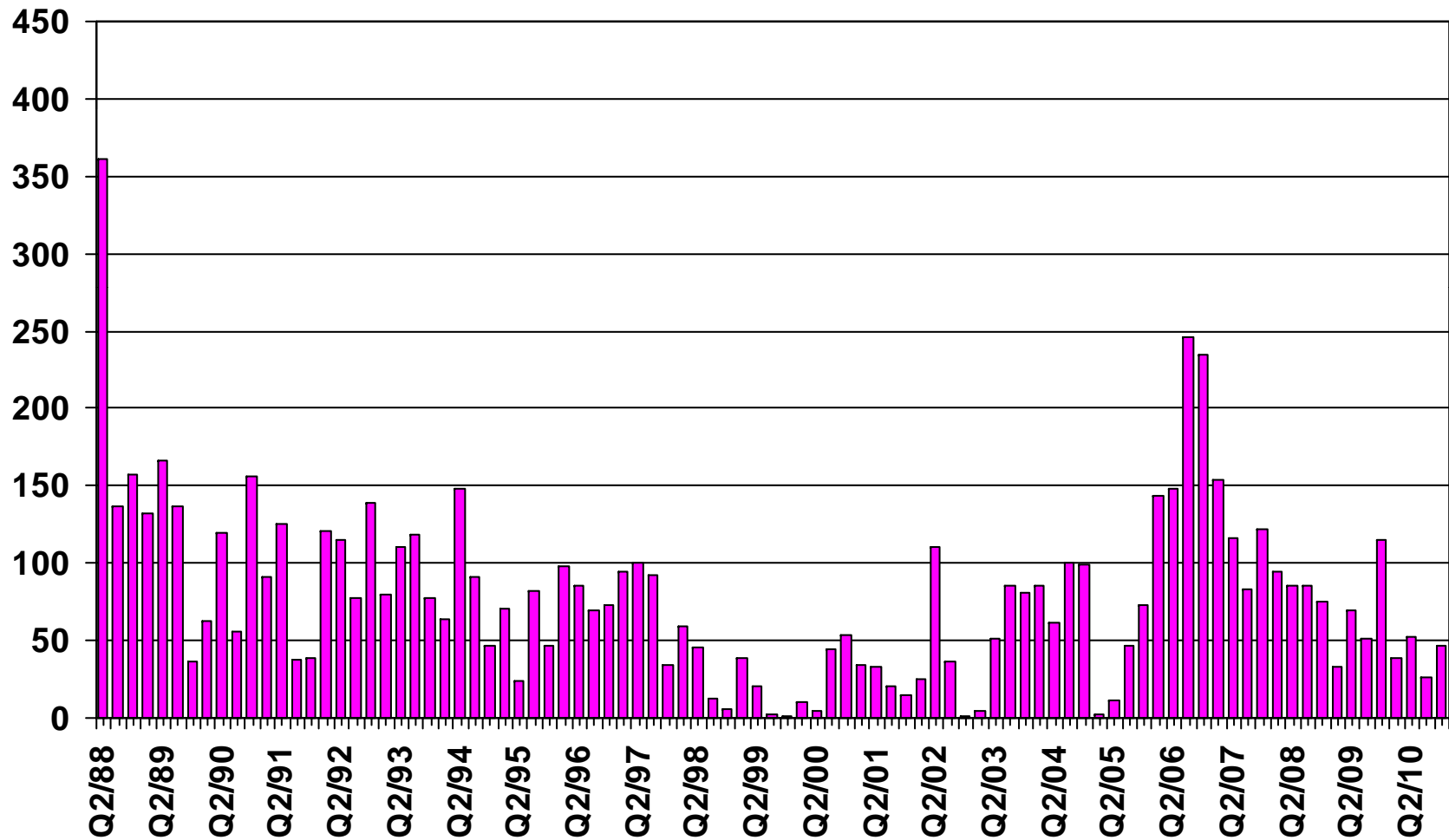
Ventura County 4Q10 Detached: \$655,000, Attached: \$300,910



SOURCE: CALIFORNIA ASSOCIATION OF REALTORS®;
Hanley Wood

New Home Sales

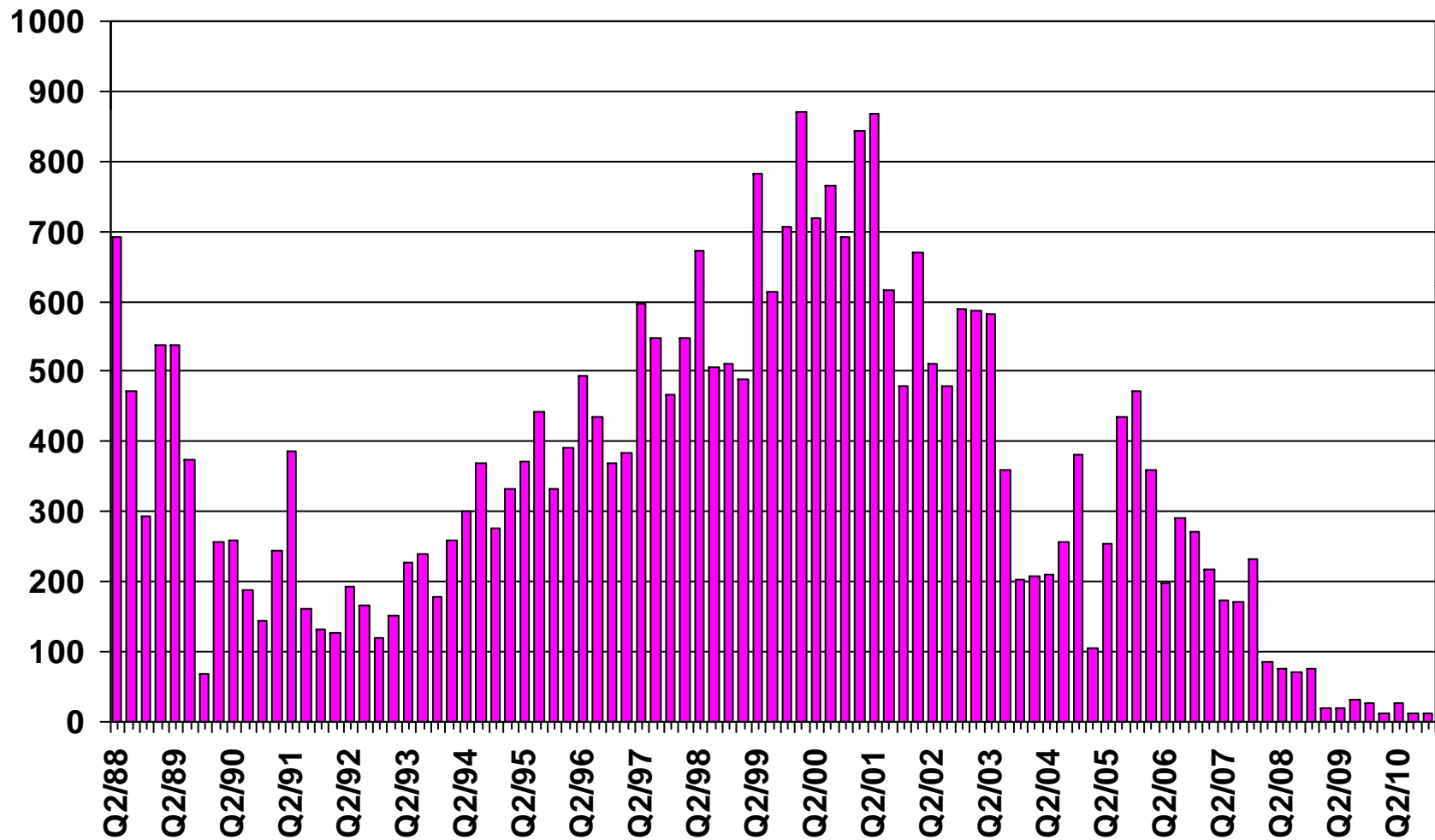
Ventura County (Attached), 2010 Q4 Sales: 47 Units



SOURCE: CALIFORNIA ASSOCIATION OF REALTORS®;
Hanley Wood

New Home Sales

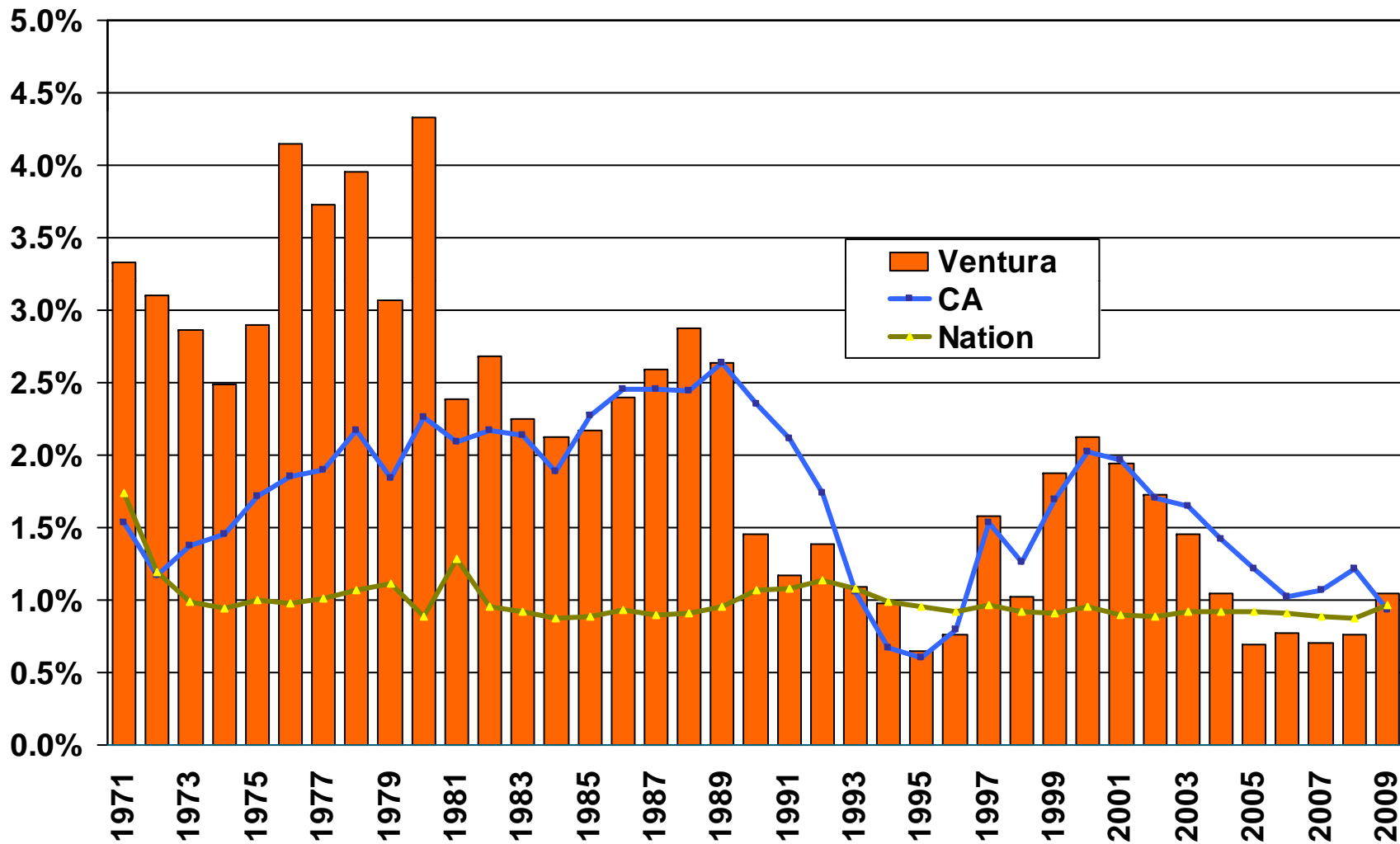
Ventura County (Detached), 2010 Q4 Sales: 13 Units



SOURCE: CALIFORNIA ASSOCIATION OF REALTORS®;
Hanley Wood

Population Percent Changes

Ventura County (1971-2009)

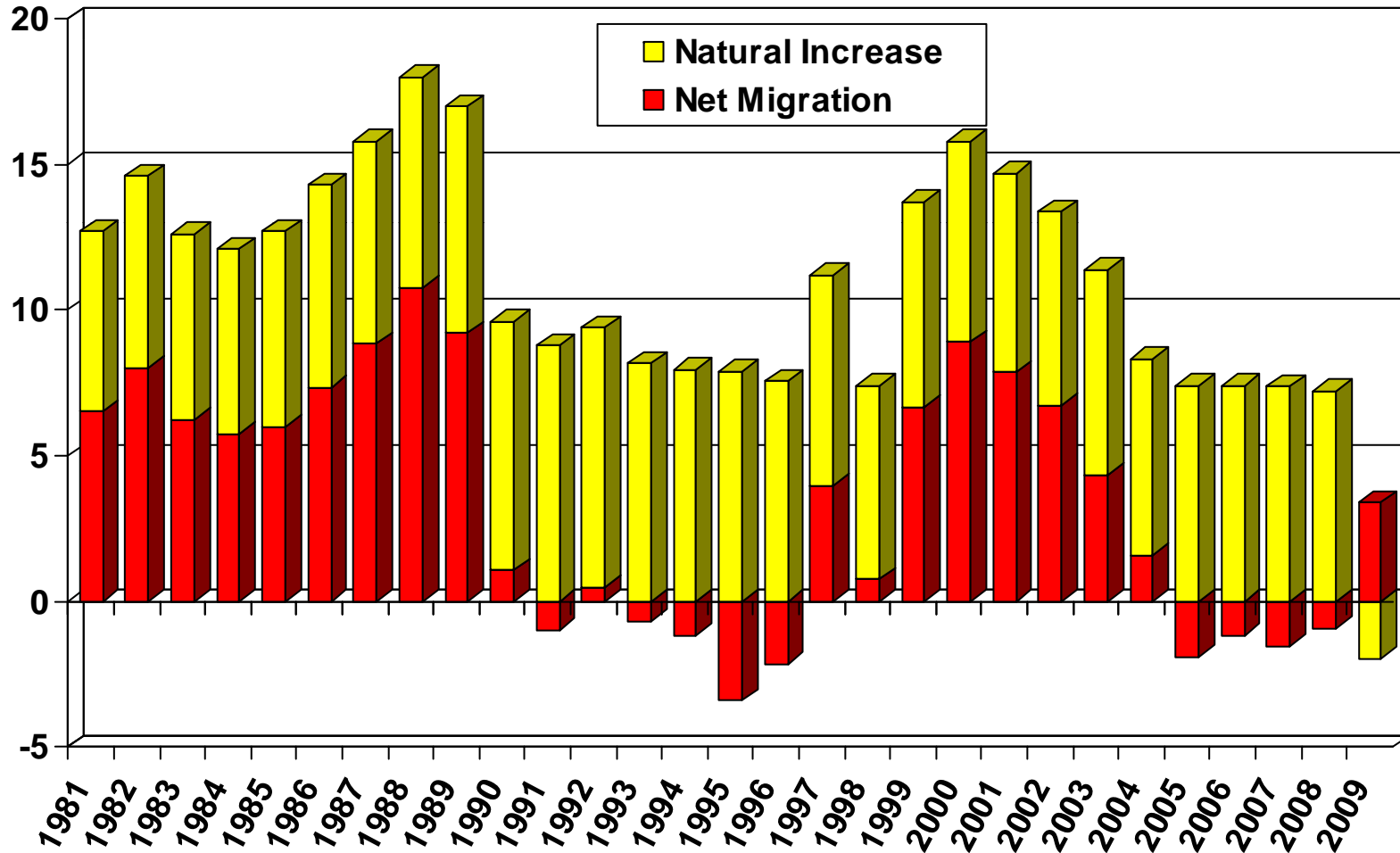


SOURCE: U.S. Census Bureau; California Department of Finance; CALIFORNIA ASSOCIATION OF REALTORS®

Sources of Population Growth

Ventura County (1981-2009)

THOUSANDS

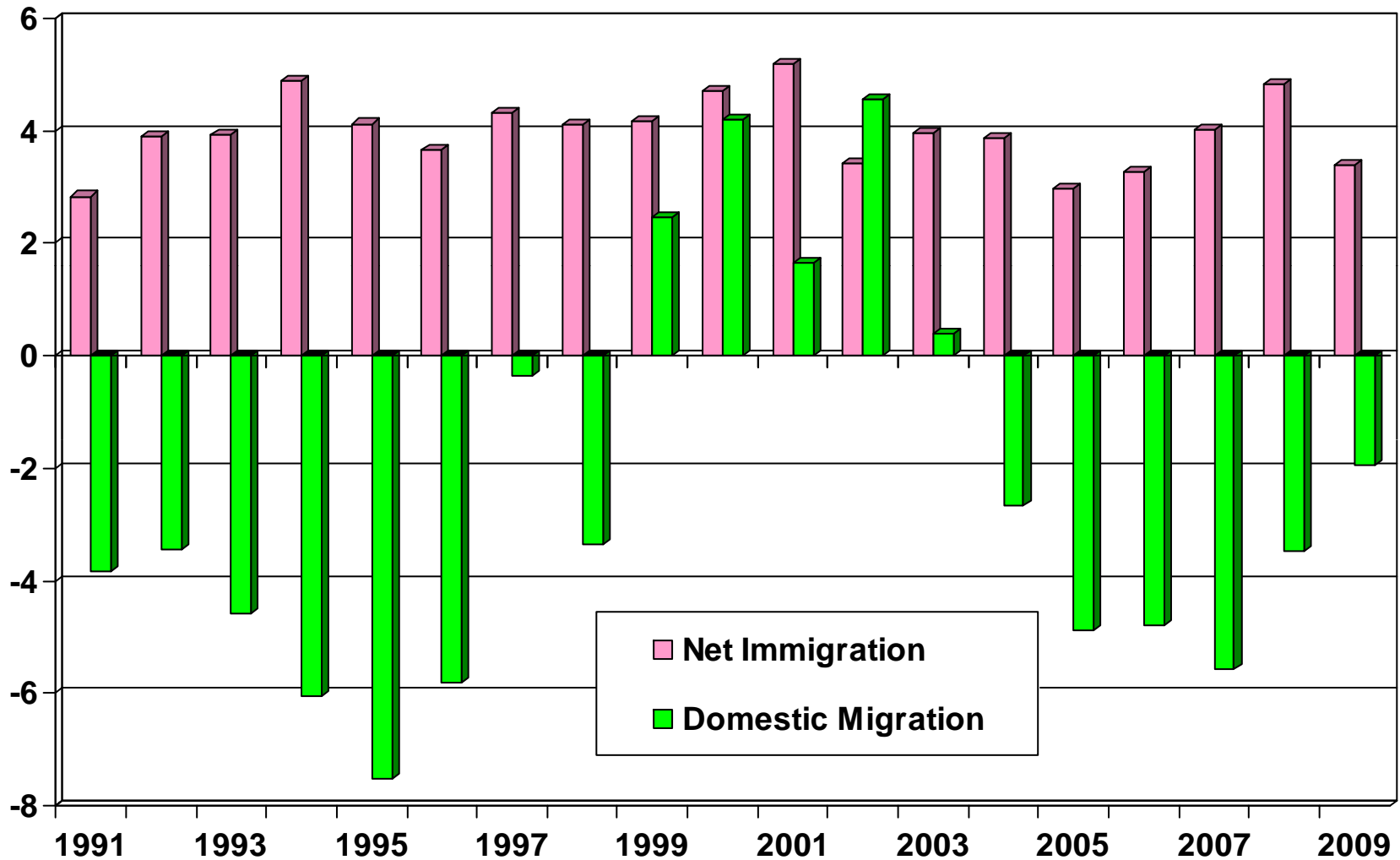


SOURCE: CA Department of Finance

Net Immigration Vs. Domestic Migration

Ventura County

THOUSANDS



SOURCE: CA Department of Finance

Household Relocations

Ventura County

County	Outflow	Inflow	Net Outflow
Los Angeles County, CA	3,894	4,904	(1,010)
San Diego County, CA	763	559	204
Santa Barbara County, CA	681	805	(124)
Orange County, CA	514	431	83
Maricopa County, AZ	377	236	141
Clark County< NV	365	283	82
Riverside County, CA	332	330	2
San Bernardino County, CA	248	279	(31)
San Luis Obispo County, CA	200	151	49
Santa Clara County, CA	153	130	23
Total-Top 10	7,527	8,108	(581)
All Migration	15,301	13,649	1,652
Total Number of Households			272,876
Top 10 as % of All Households			-0.2%
All Net Mig as % of All Households			0.6%

Source: NAR Relocation Report 2008 – IRS Data; Item 187-06111, US Census Bureau

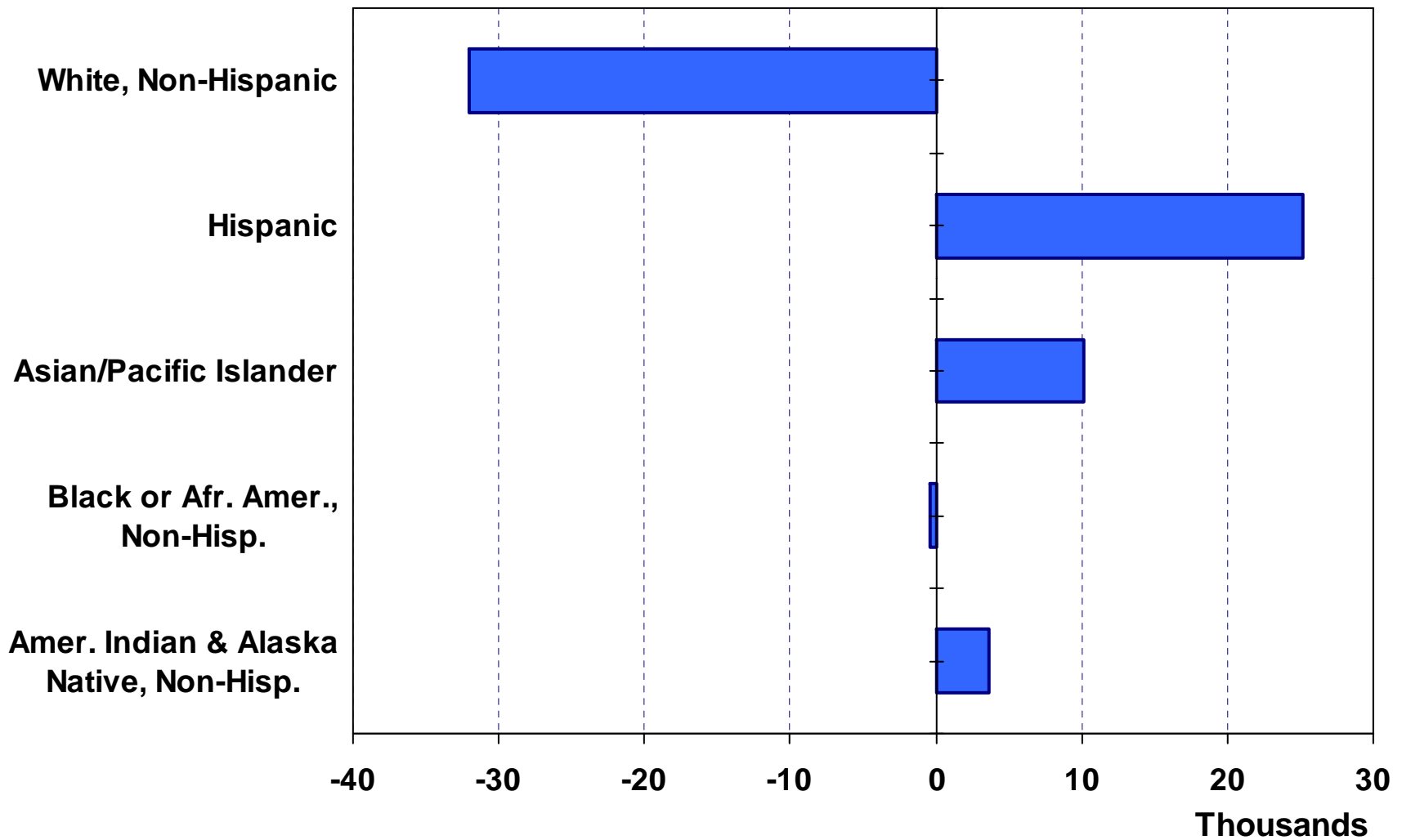
Where are new Ventura County households coming from?



- Los Angeles (4,904)
- Santa Barbara (805)
- San Diego (559)
- Orange County (431)
- Kern (350)
- Total incoming for 2008: 13,649
- Total outgoing for 2008: 15,301

Net Immigration by Ethnic Group

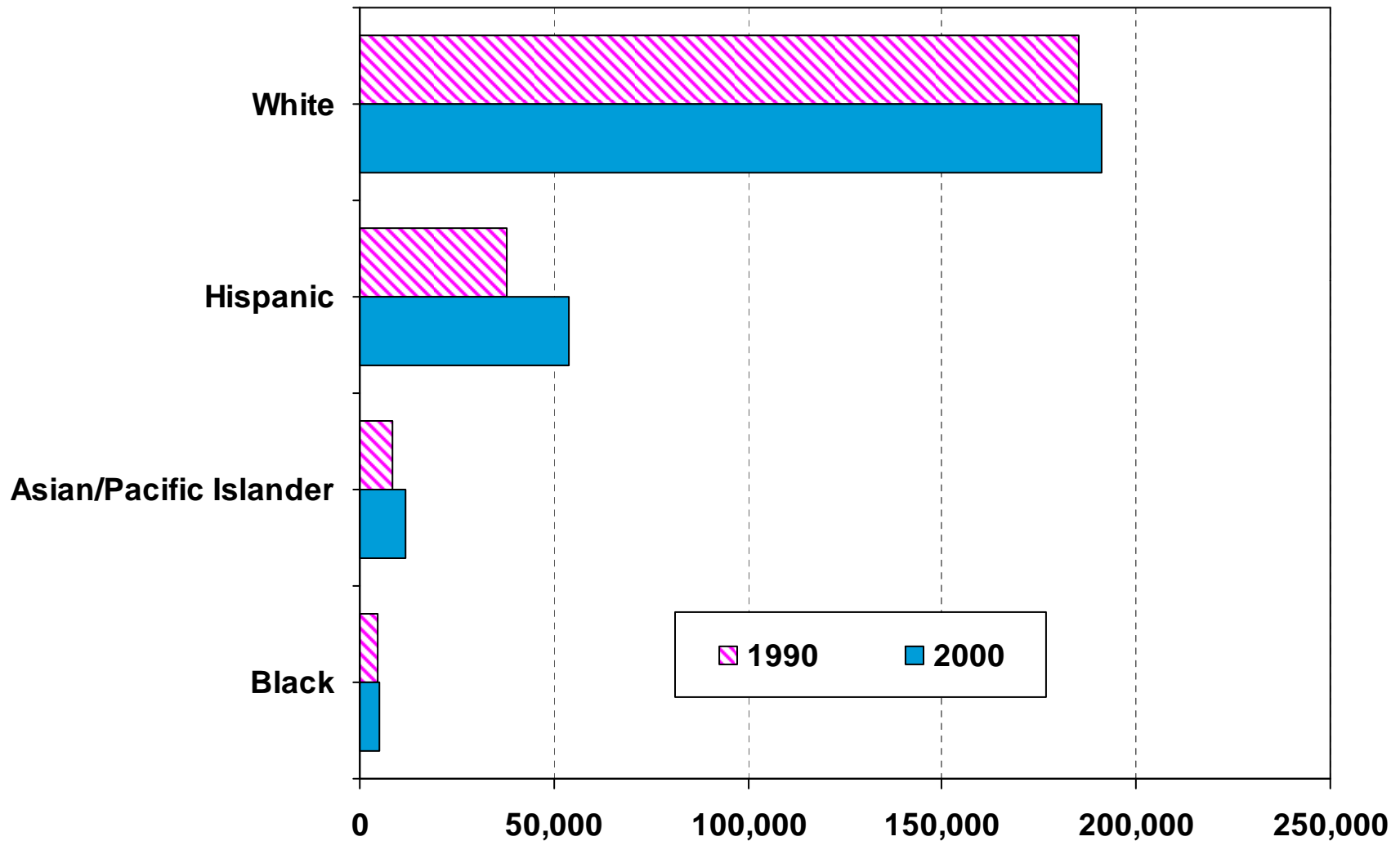
Ventura County (1990 Census to 2000 Census)



SOURCE: CA Dept. of Finance

Number of Households by Ethnicity

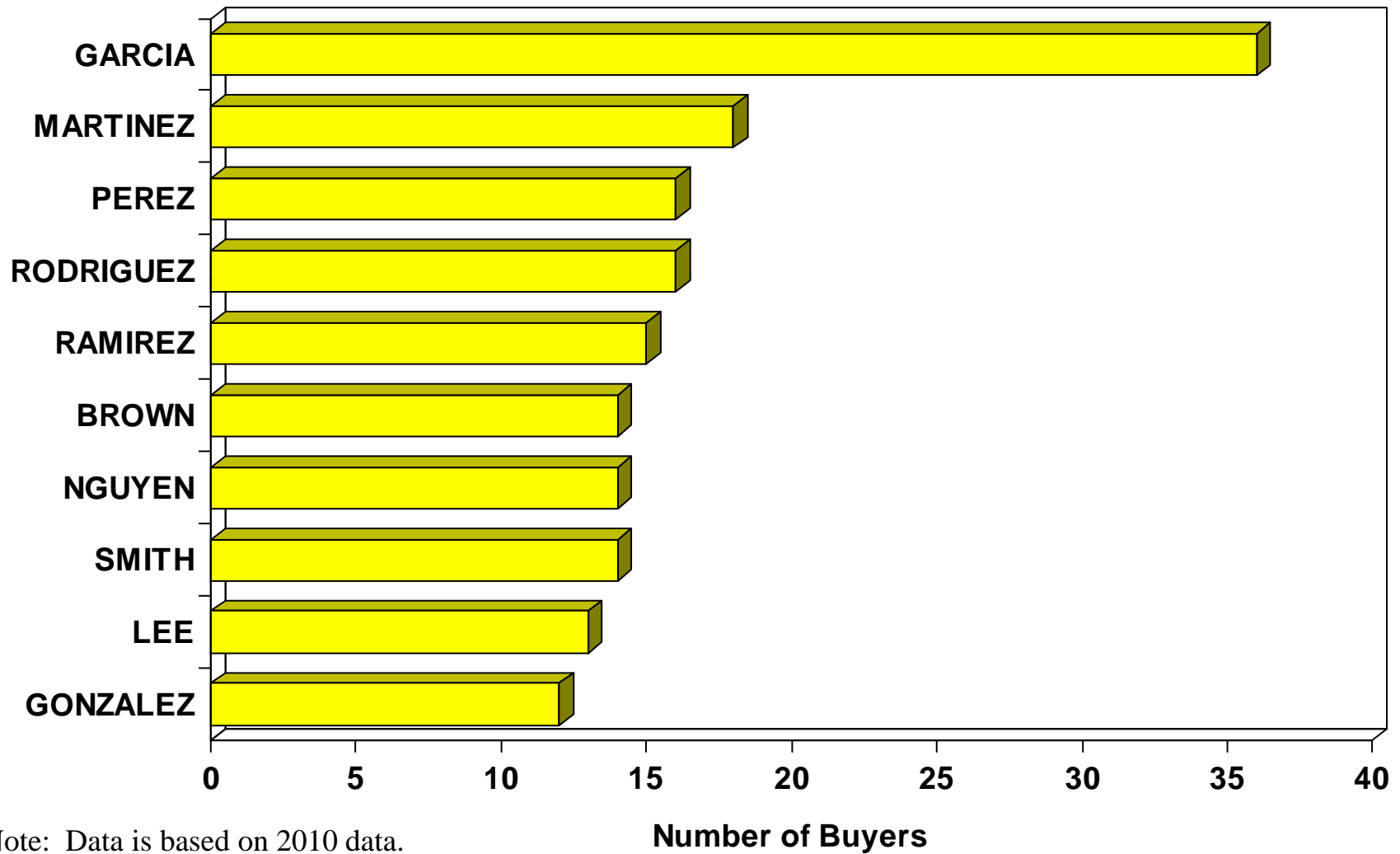
Ventura County (1990 Census vs. 2000 Census)



SOURCE: U.S. Census Bureau

Top 10 Home Buyer Surnames

Ventura County



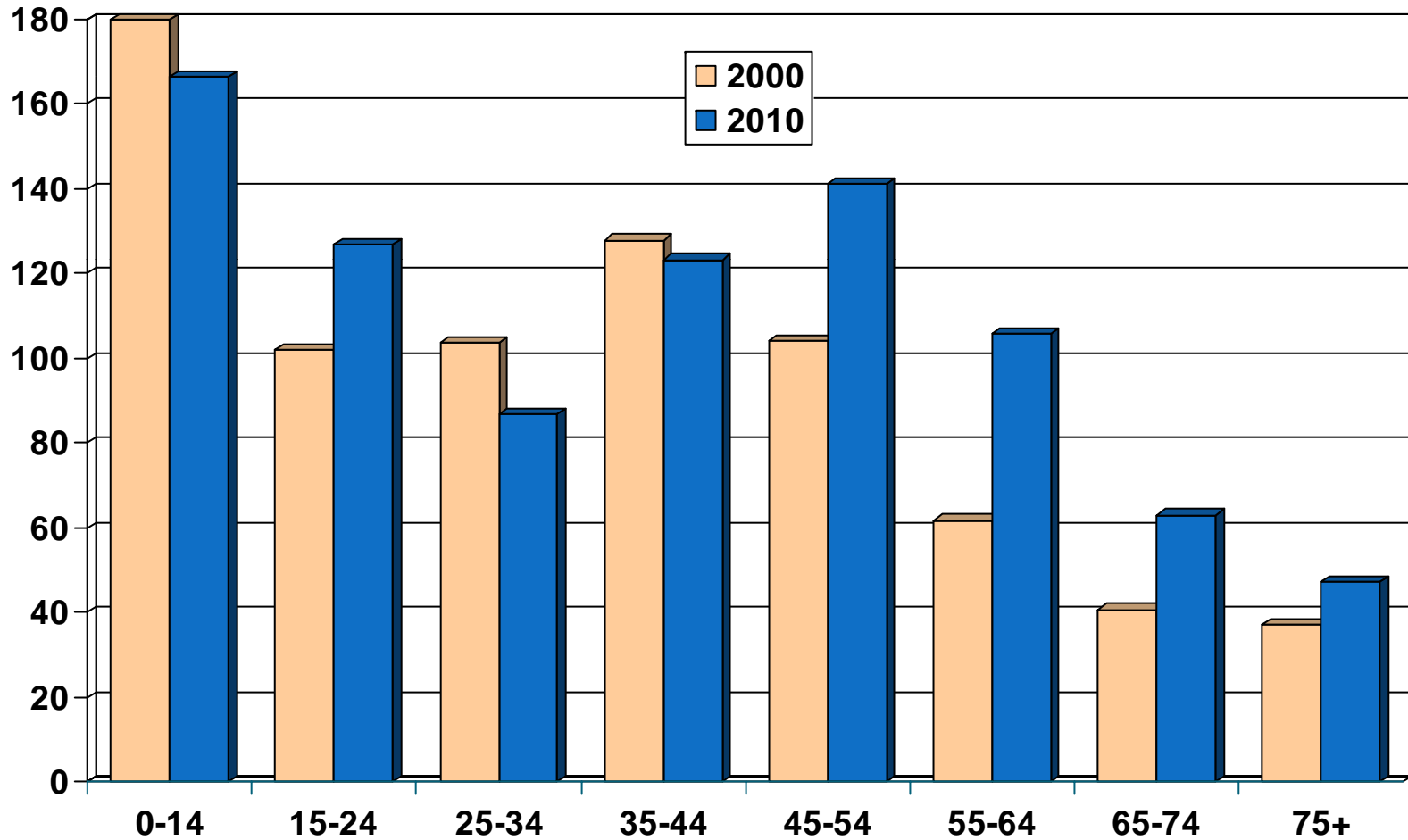
Note: Data is based on 2010 data.

SOURCE: DataQuick Information Systems

Population by Age Group

Ventura County (2000-2010)

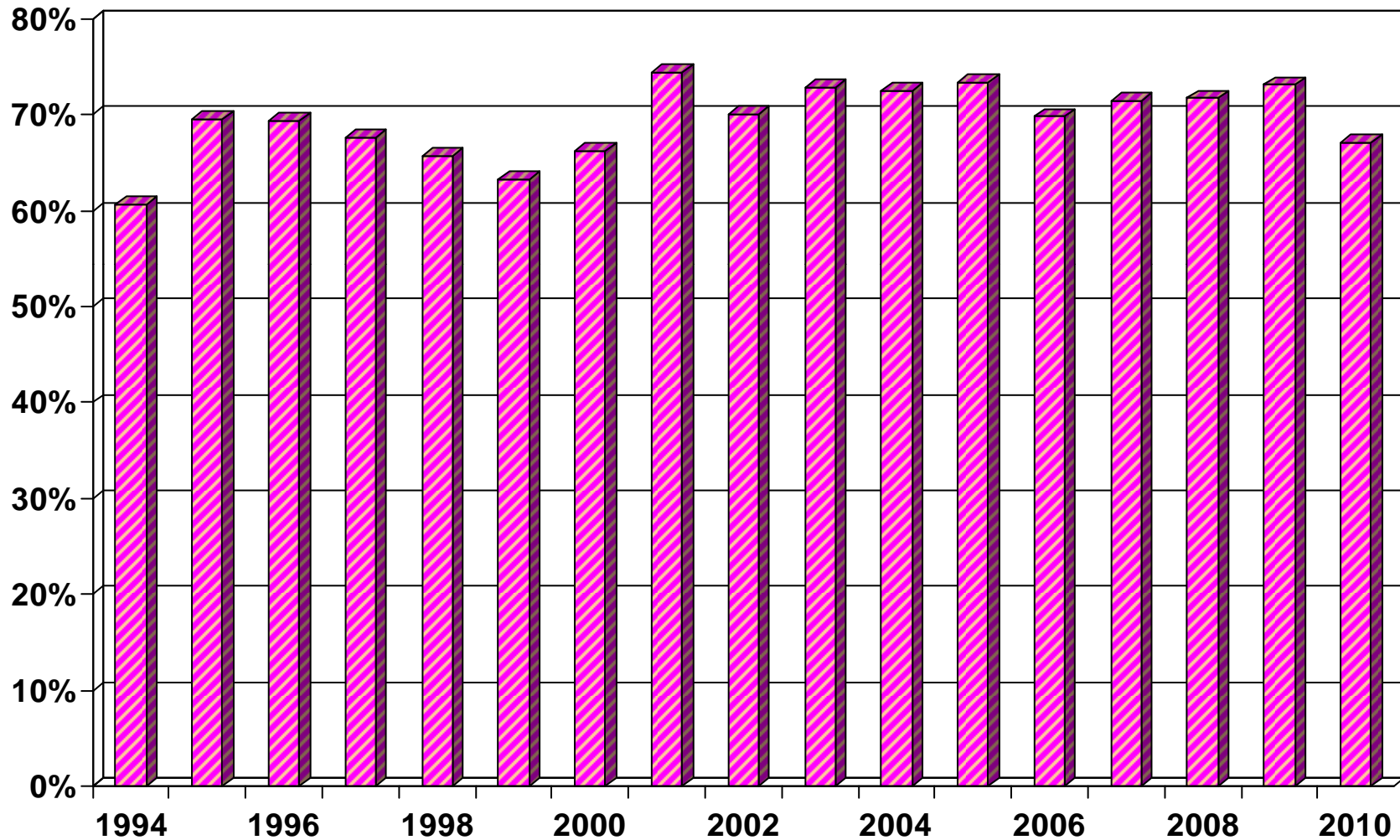
Thousands



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

Homeownership Rates

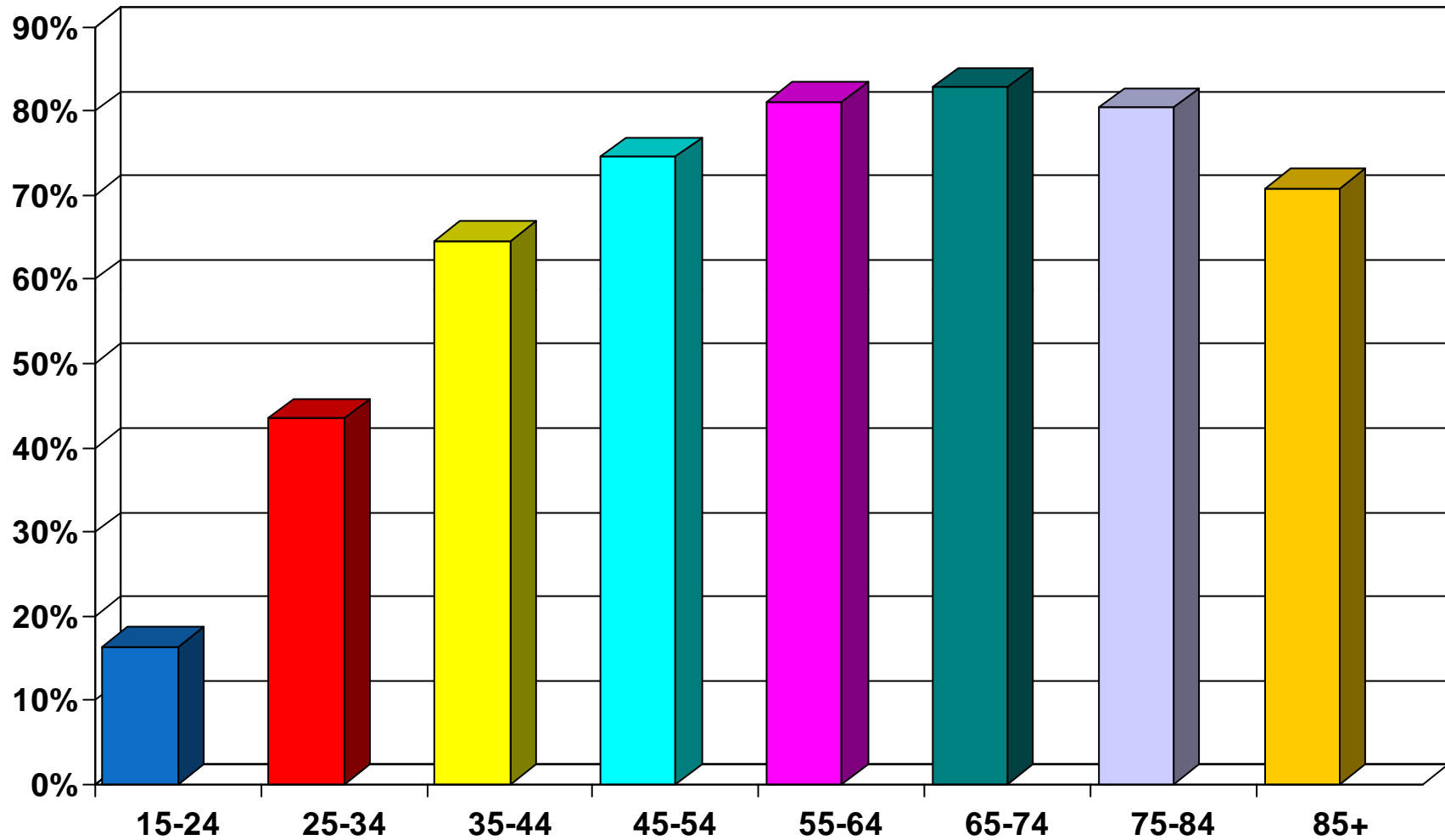
Ventura Metropolitan Area, 2010: 67.1%



SOURCE: U.S. Census Bureau

Homeownership Rates by Age

Ventura County (2000 Census)



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