



CALIFORNIA  
ASSOCIATION  
OF REALTORS®

# San Bernardino County

Economic Profile

August 2008

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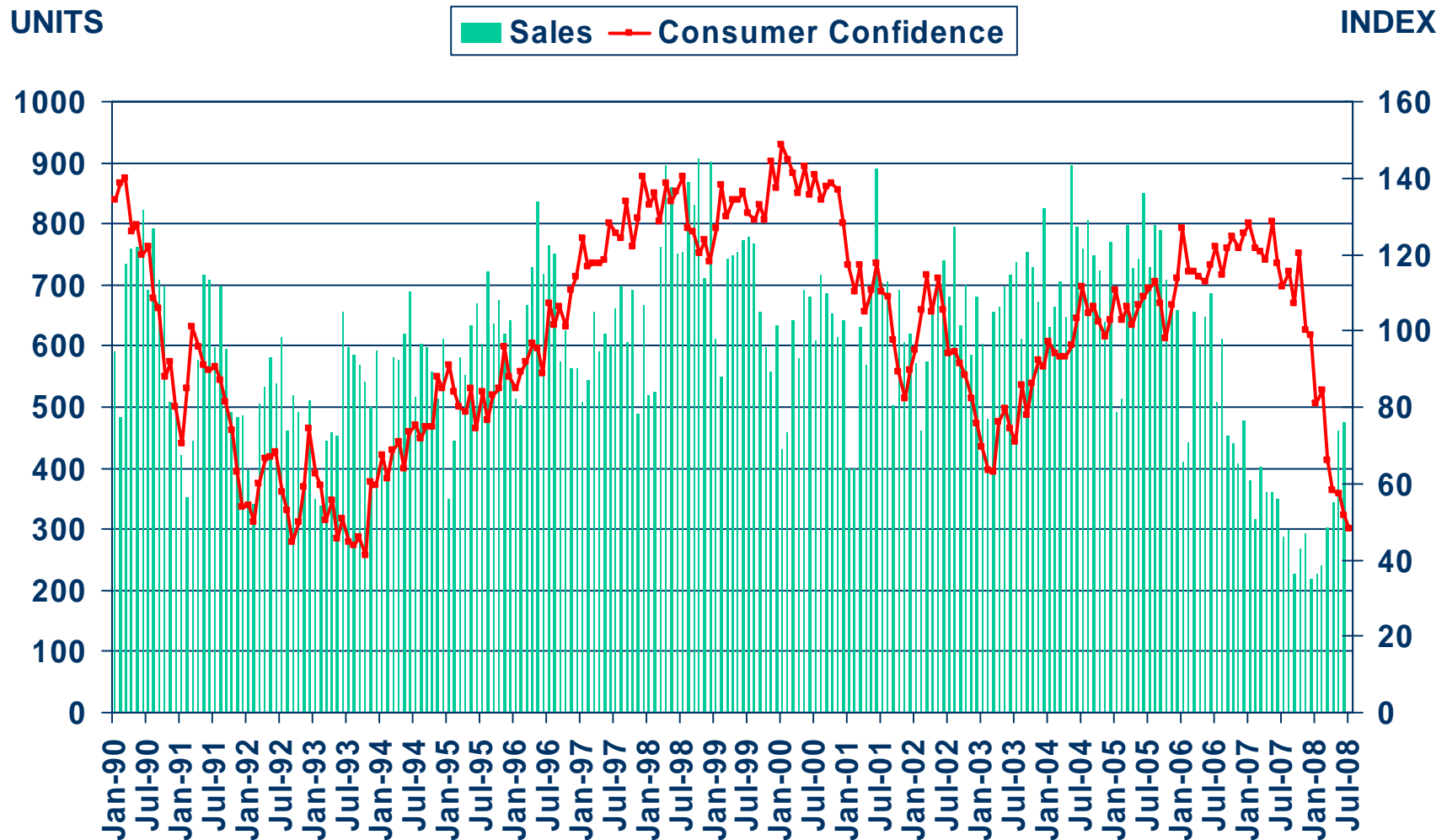
CALIFORNIA ASSOCIATION OF REALTORS®

# San Bernardino County Profile

Characteristic	Statistic	State Rank
2007 Population Estimate	2,028,013	5
% Population Change 1990-2000	20.5%	14
% Population Change 1980-1990	58.48%	2
% White 2006	62.4%	
% Hispanic 2006	46.0%	
% Black 2006	9.0%	
% Asian & Pacific Islander 2006	5.9%	
2006 Per Capita Income	\$20,728	
2006 Median Household Income	\$52,941	
2006 Median Age	30.3	
Land Area Square Miles	20,053	1
2000 Total Establishments	27,079	7
2006 Civilian Employment	920,594	

# Sales of Existing Detached Homes and Pacific West Consumer Confidence

San Bernardino County, June 2008: 476 Units, Down 5.6% Y-T-D, Up 36.0% Y-T-Y

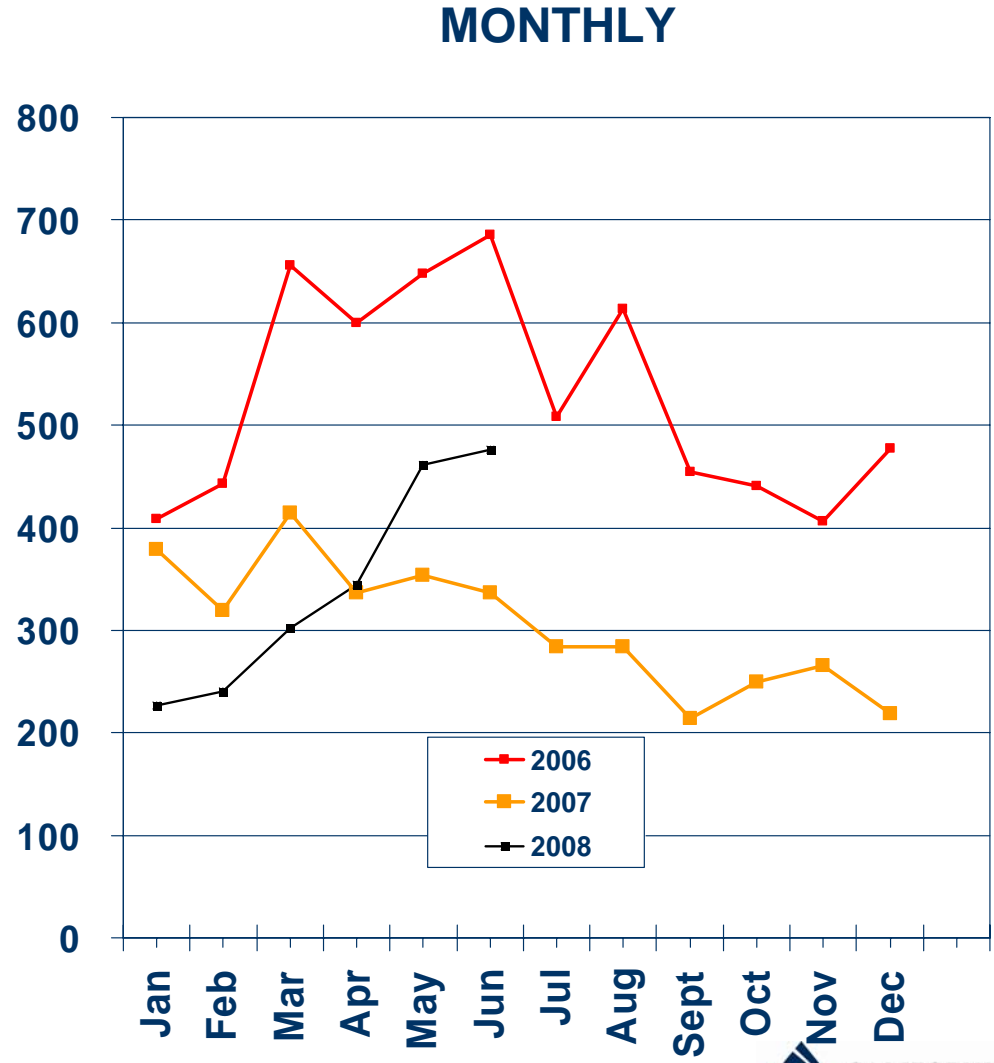
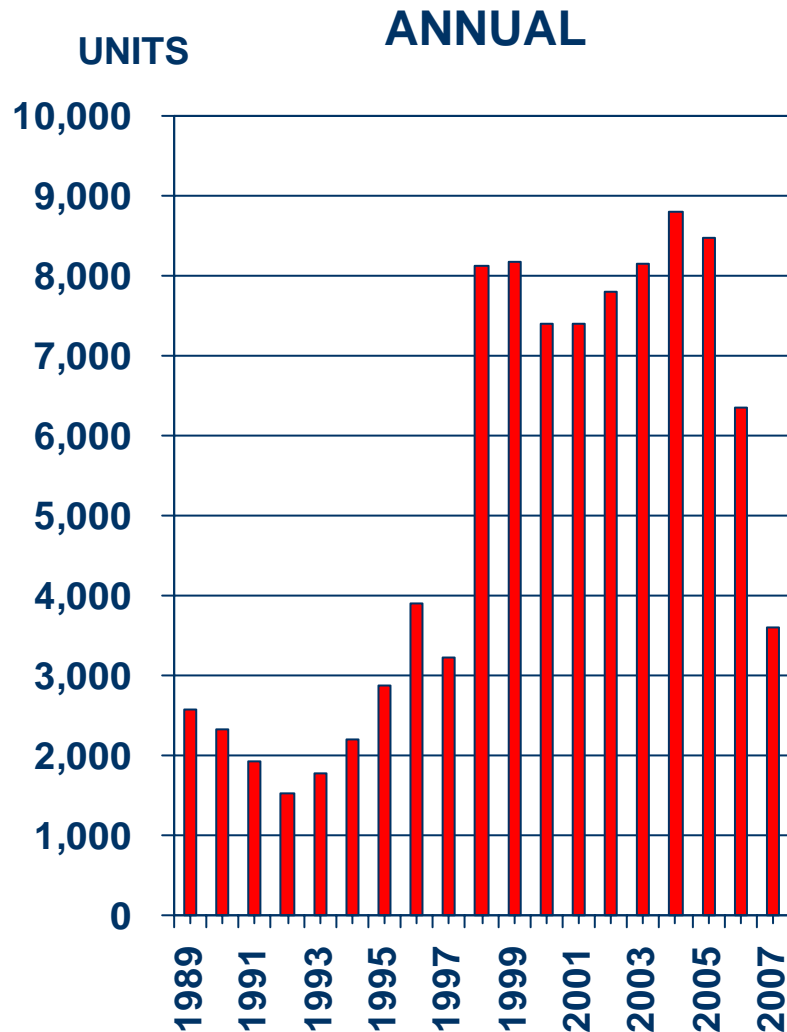


SOURCE: California Association of REALTORS®;  
The Conference Board



# Sales of Existing Detached Homes

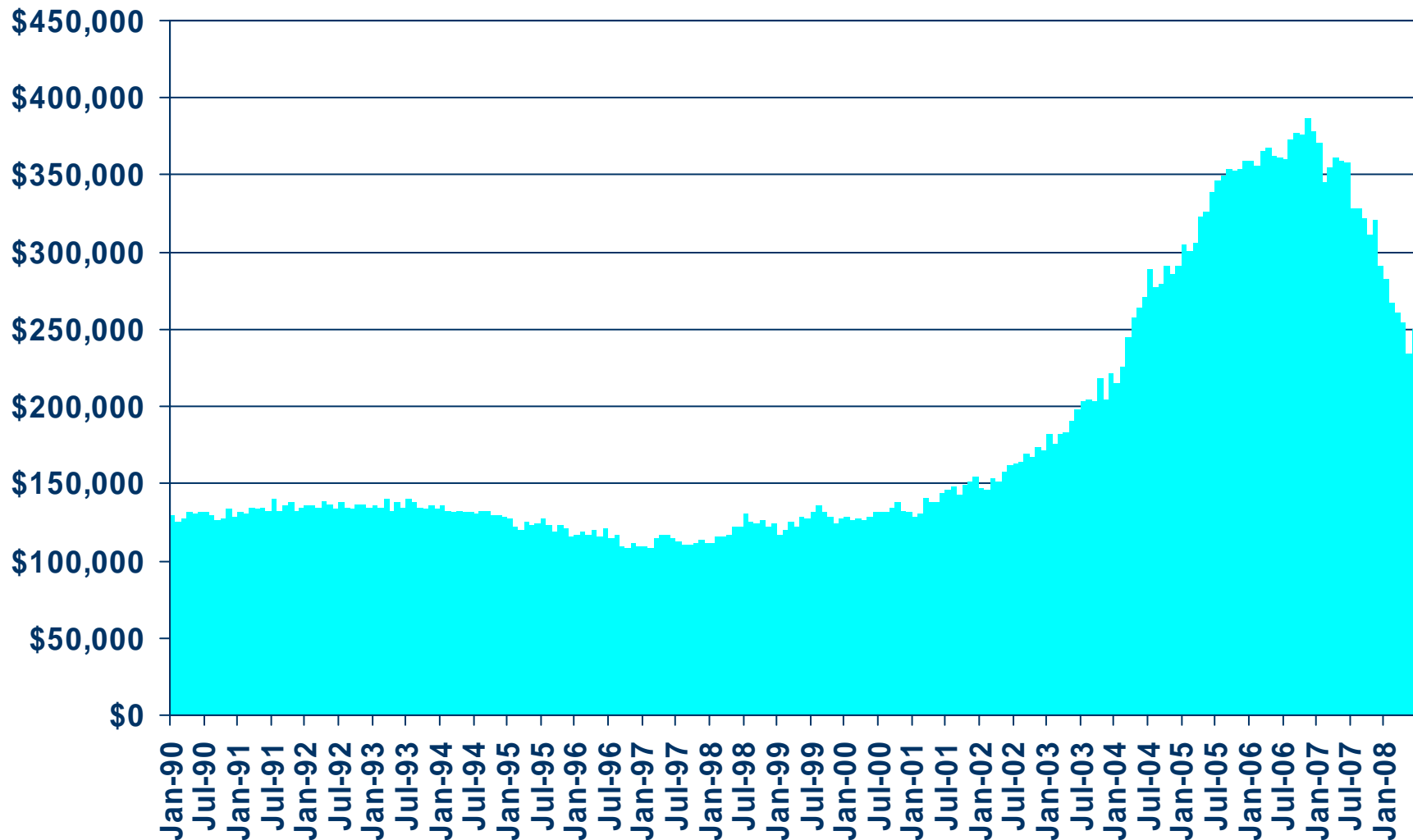
San Bernardino County, 2007: 3,598 Units, Down 43.2% Y-T-Y



SOURCE: C.A.R.

# Median Price of Existing Detached Homes

San Bernardino County, June 2008: \$250,000, Down 30.2% Y-T-Y



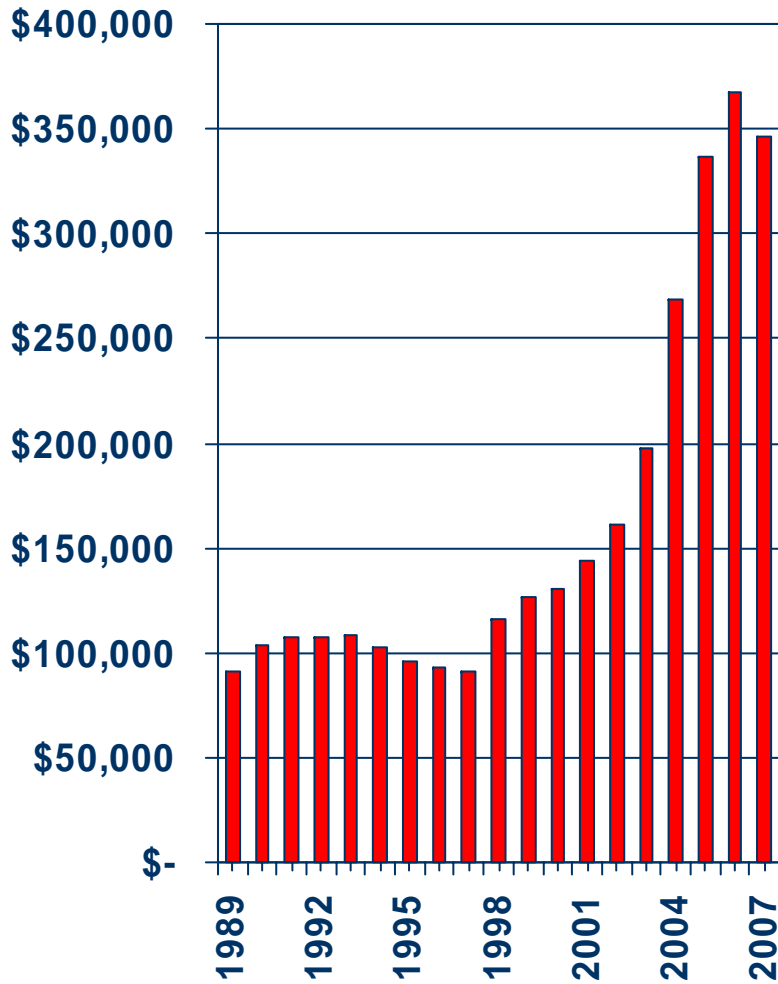
SOURCE: California Association of REALTORS®



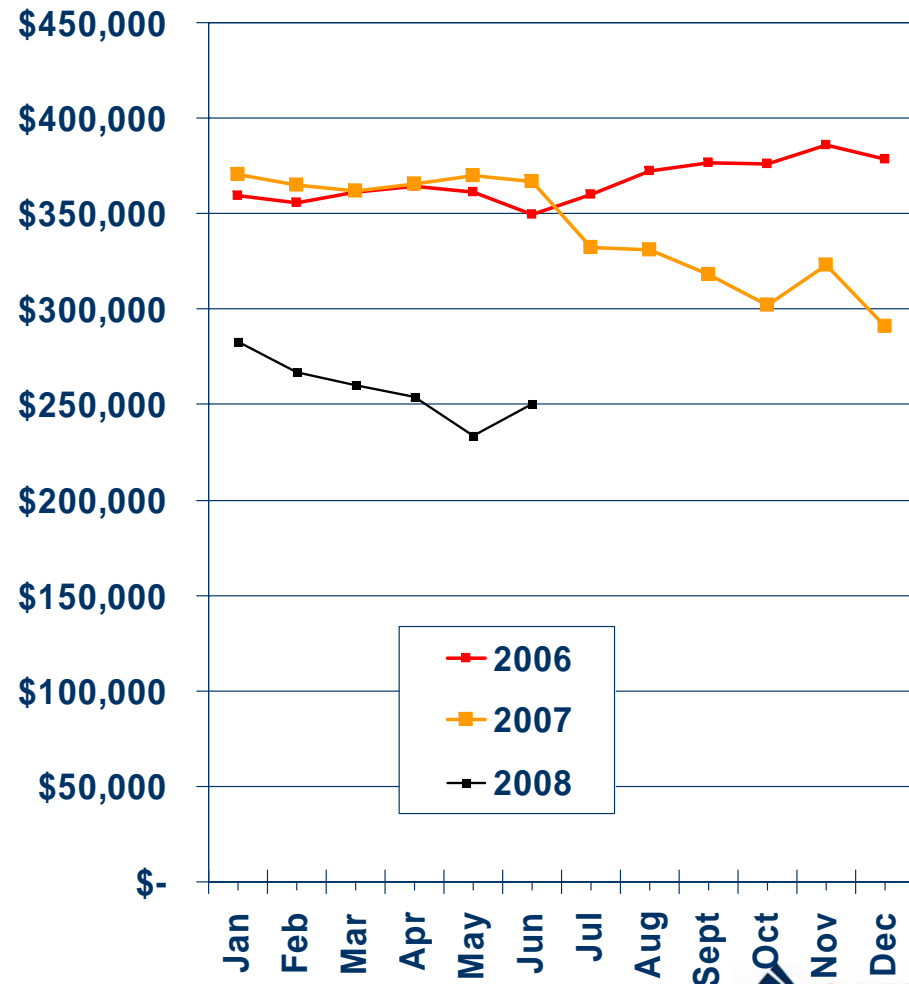
# Median Price Annual Comparison

San Bernardino County, 2007: \$346,027, Down 5.8% Y-T-Y

## ANNUAL



## MONTHLY



SOURCE: California Association of REALTORS®



# Median Home Sales Price

## San Bernardino County

	Jun-08	Jun-07	Yearly % Change
Adelanto	\$165,000	\$300,000	-45.0%
Apple Valley	\$190,000	\$295,000	-35.6%
Barstow	\$121,500	\$185,000	-34.3%
Big Bear City	\$204,000	\$300,000	-32.0%
Big Bear Lake	\$292,500	\$410,000	-28.7%
Chino	\$360,409	\$500,000	-27.9%
Chino Hills	\$446,500	\$630,000	-29.1%
Colton	\$200,500	\$345,000	-41.9%
Crestline	\$180,000	\$234,500	-23.2%
Fontana	\$289,000	\$435,000	-33.6%
Hesperia	\$200,000	\$328,750	-39.2%
Highland	\$240,000	\$360,000	-33.3%
Lake Arrowhead	\$349,000	\$515,000	-32.2%
Loma Linda	\$266,000	\$414,000	-35.7%
Montclair	\$300,000	\$409,000	-26.7%

**SOURCE: C.A.R.; 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

## San Bernardino County

	Jun-08	Jun-07	Yearly % Change
Ontario	\$290,000	\$411,000	-29.4%
Rancho Cucamonga	\$385,000	\$523,500	-26.5%
Redlands	\$297,500	\$429,000	-30.7%
Rialto	\$225,000	\$354,500	-36.5%
Running Springs	\$224,500	\$255,000	-12.0%
San Bernardino	\$168,500	\$287,000	-41.3%
Upland	\$375,000	\$555,000	-32.4%
Victorville	\$180,000	\$317,000	-43.2%
Yucaipa	\$292,500	\$350,500	-16.5%
Yucca Valley	\$147,500	\$201,000	-26.6%

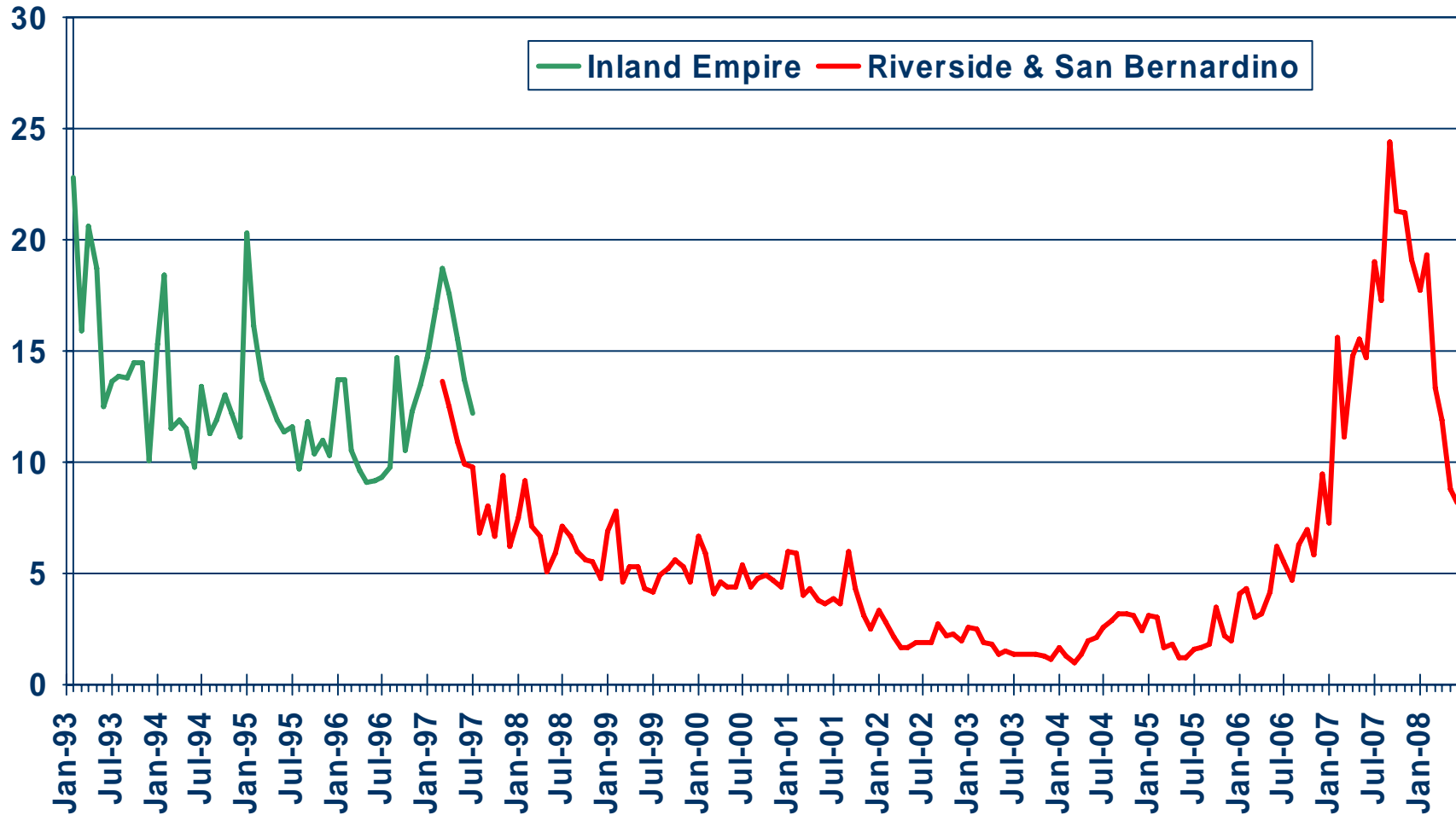
**SOURCE: C.A.R.; DataQuick Information Systems. The price statistics are derived from all types of home sales -- new and existing, condos and single-family.**



# Unsold Inventory Index

Riverside and San Bernardino Counties, June 2008: 8.2 Months

MONTHS

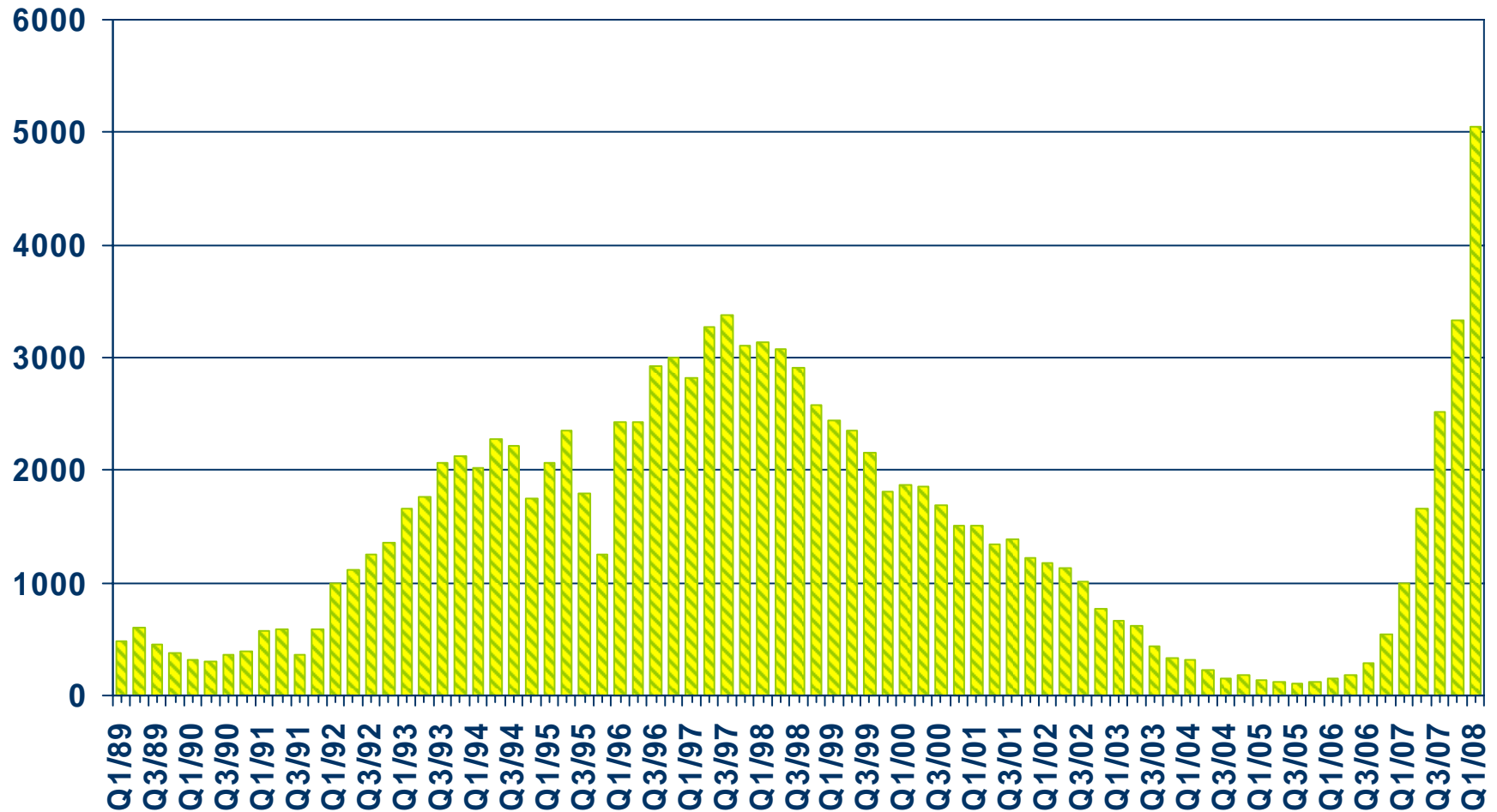


SOURCE: California Association of REALTORS®



# Foreclosures

## San Bernardino County

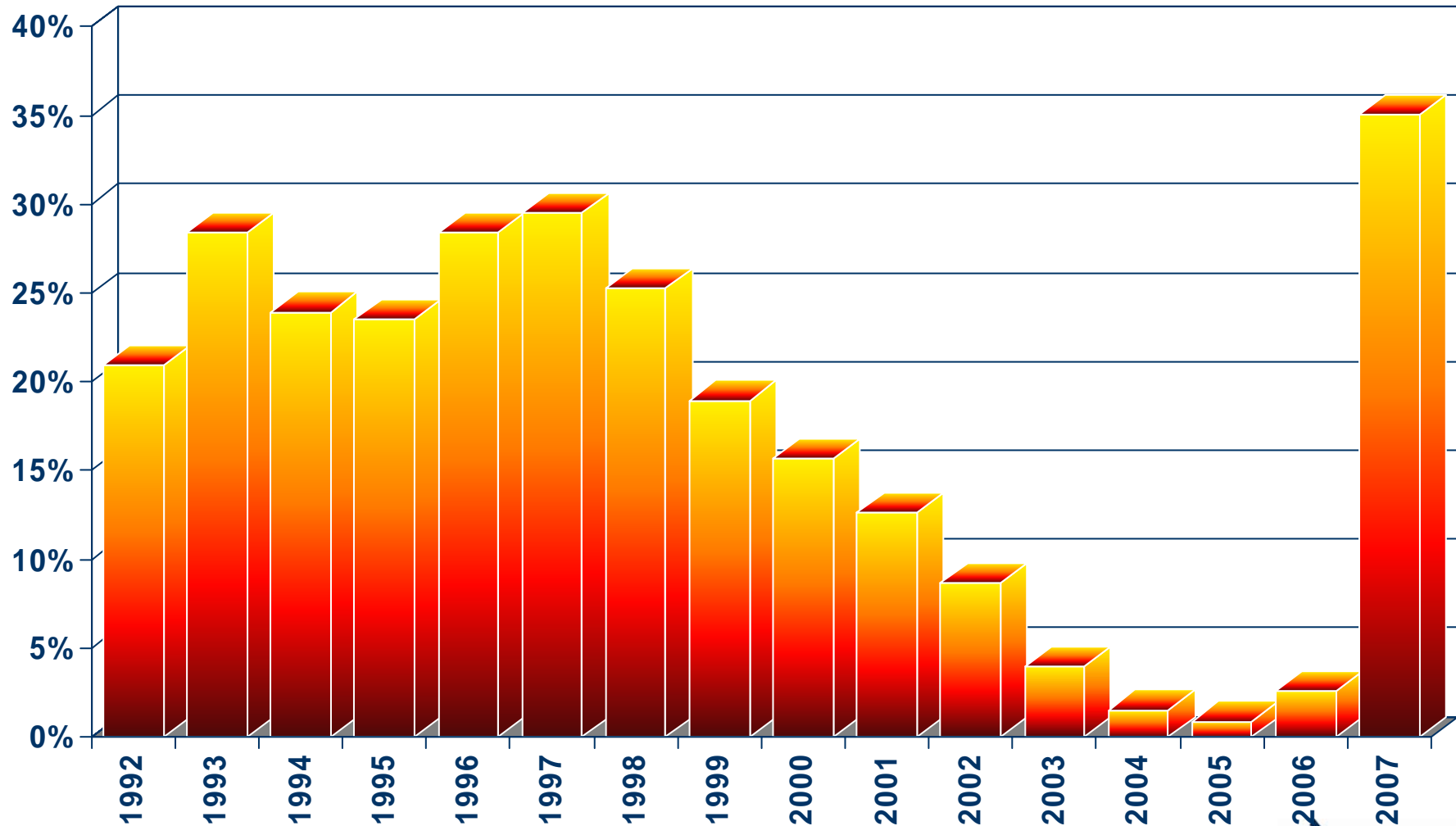


SOURCE: Real Estate Research Council



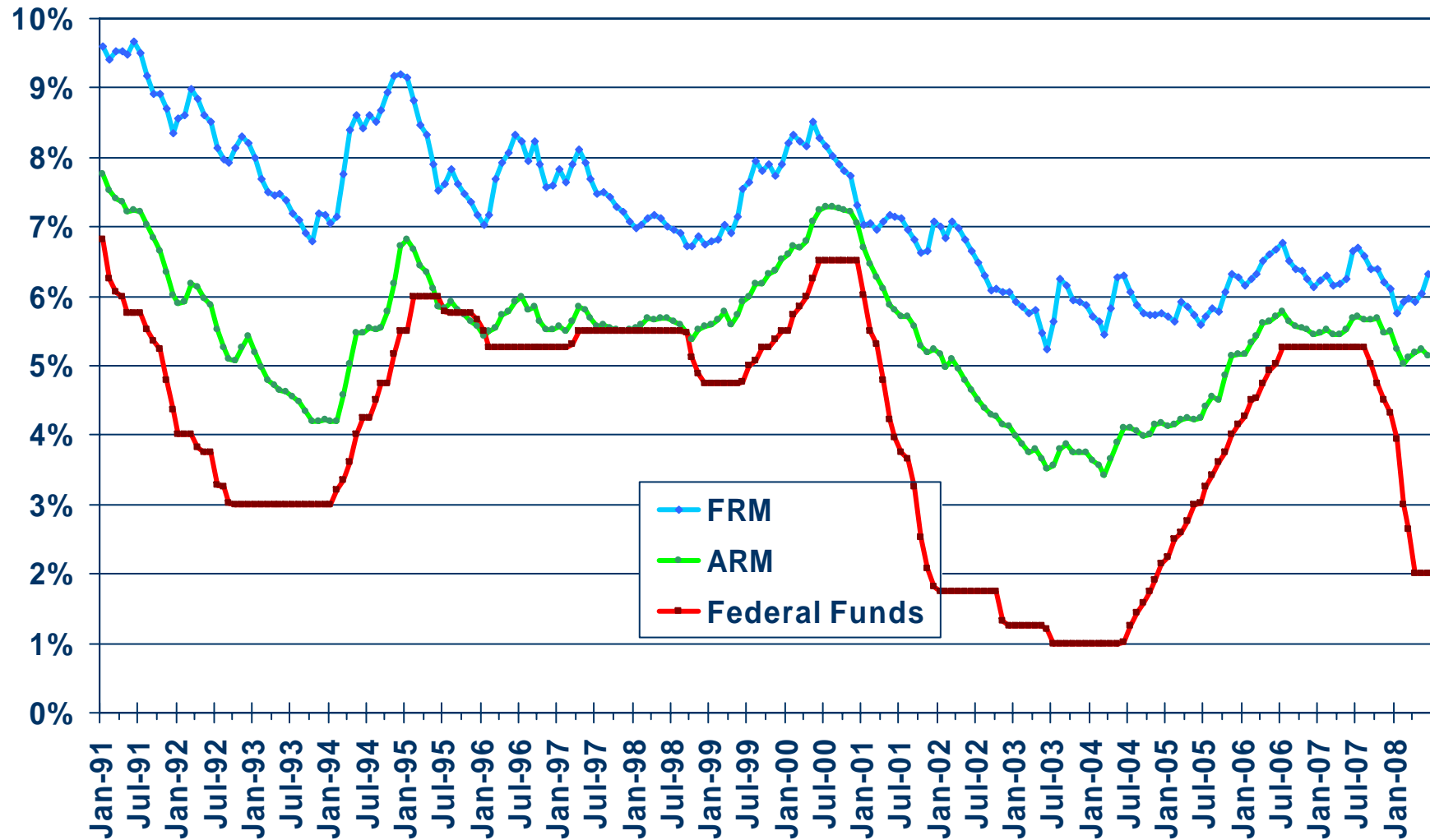
# Proportion of Foreclosures in Housing Transfers

## San Bernardino County



SOURCE: Real Estate Research Council

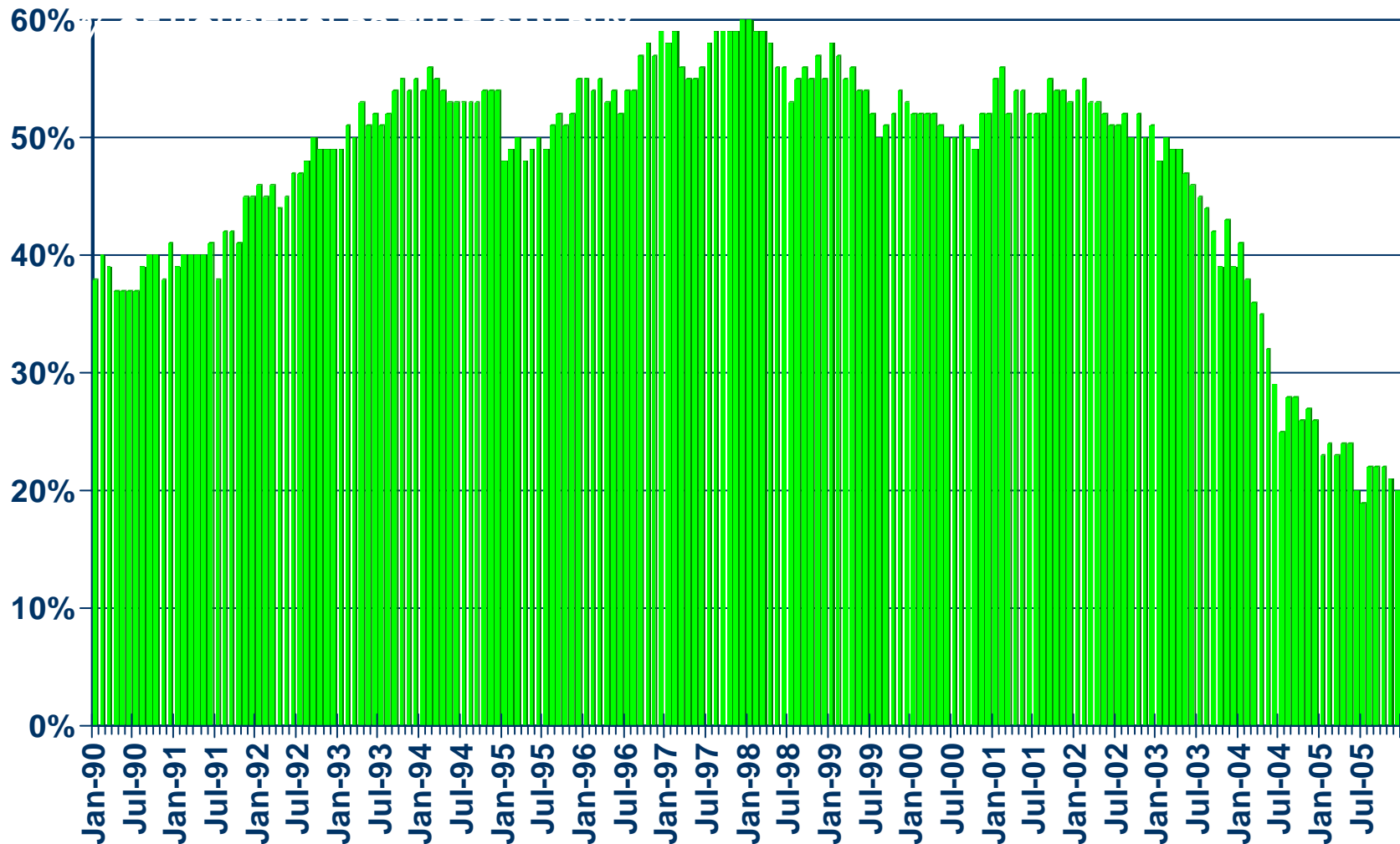
# Mortgage Rates



SOURCE: Federal Home Loan Mortgage Corporation

# Housing Affordability Index

San Bernardino County, December 2005: 20%

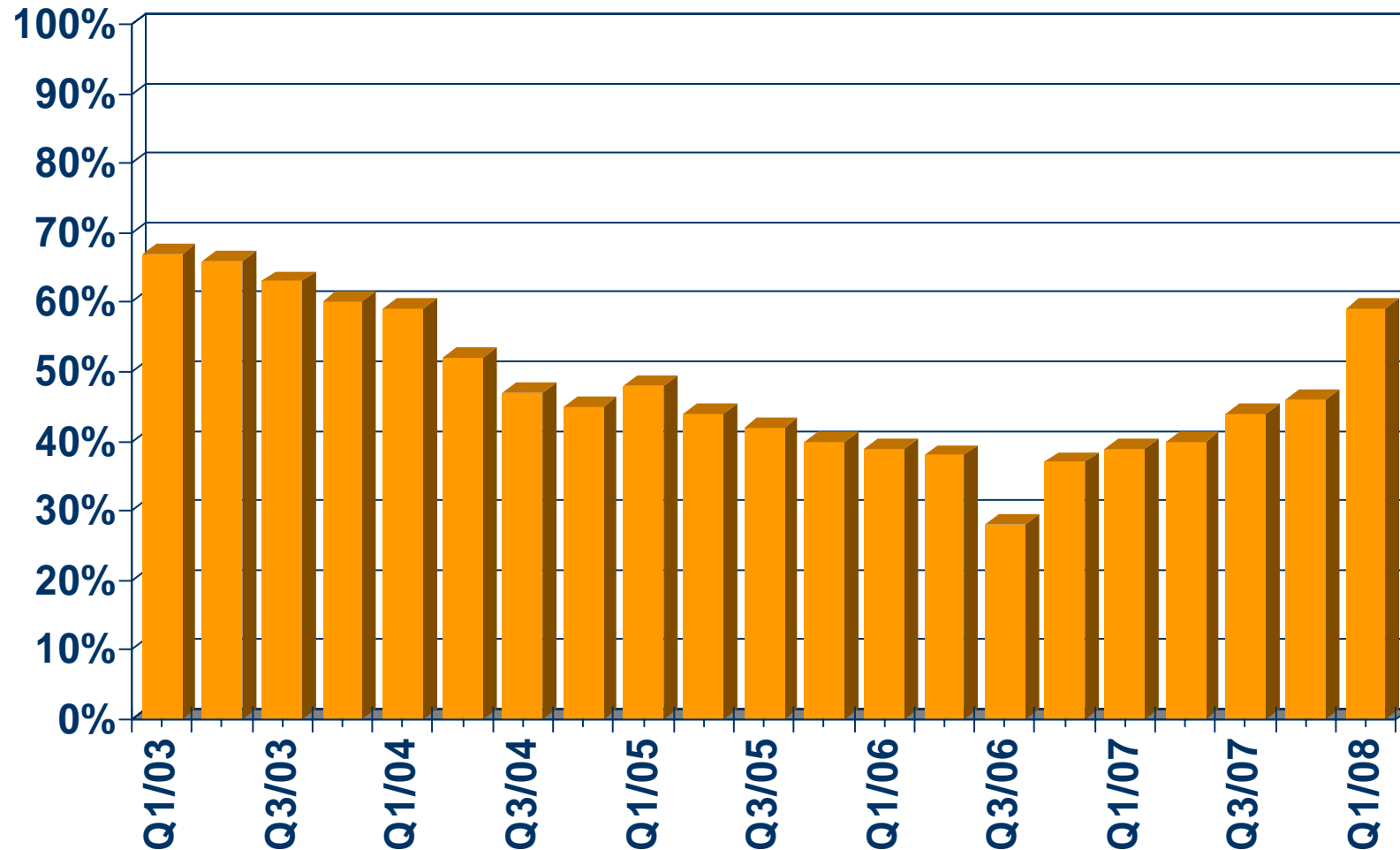


SOURCE: California Association of REALTORS®



# First-time Buyer Housing Affordability Index

San Bernardino County, 1st Quarter 2008: 59%



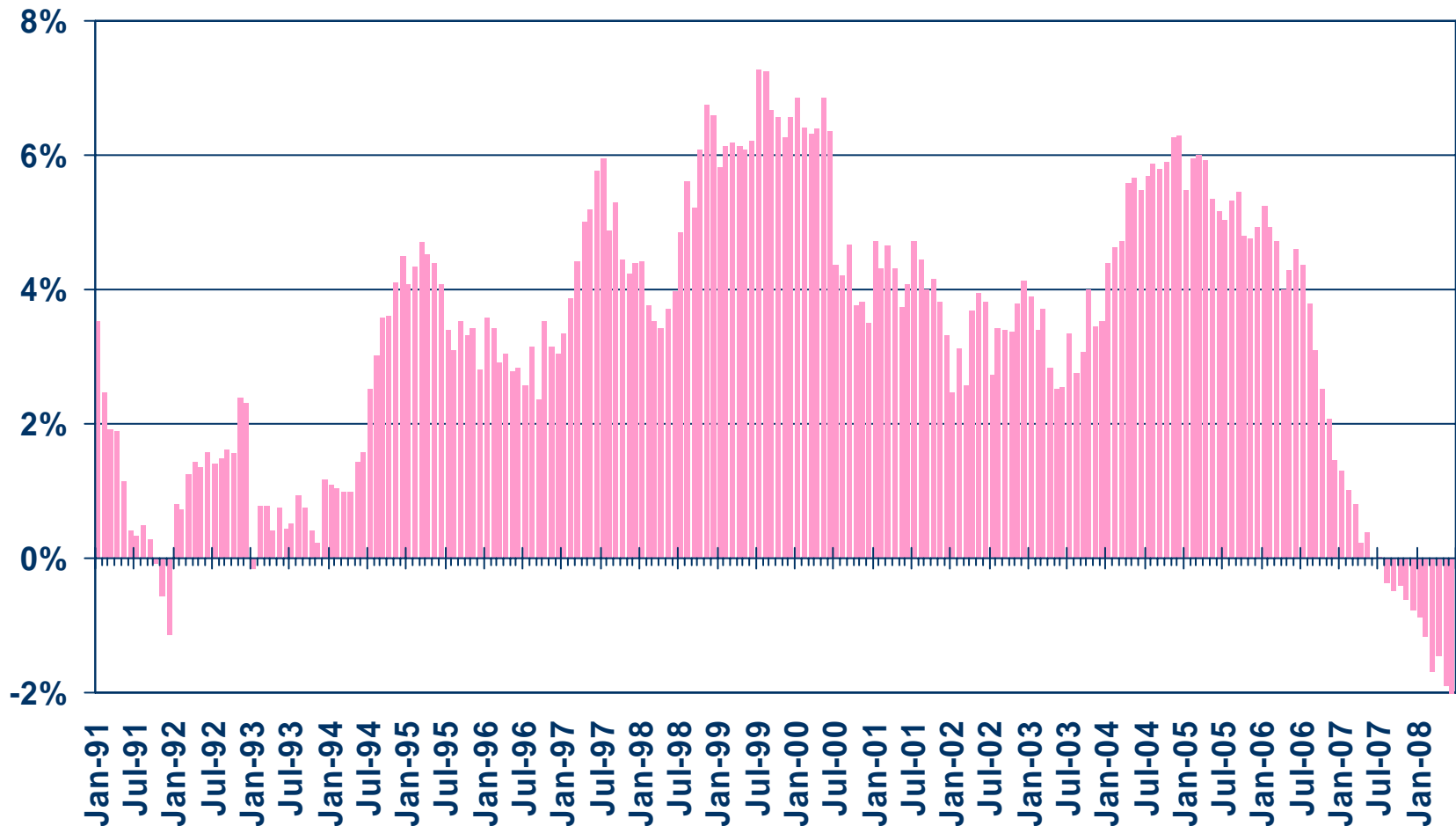
SOURCE: California Association of REALTORS®



# Nonfarm Employment

Riverside/San Bernardino Metropolitan Area, June 2008: Down 2.0% Y-T-Y

## Y-T-Y PERCENT CHANGE

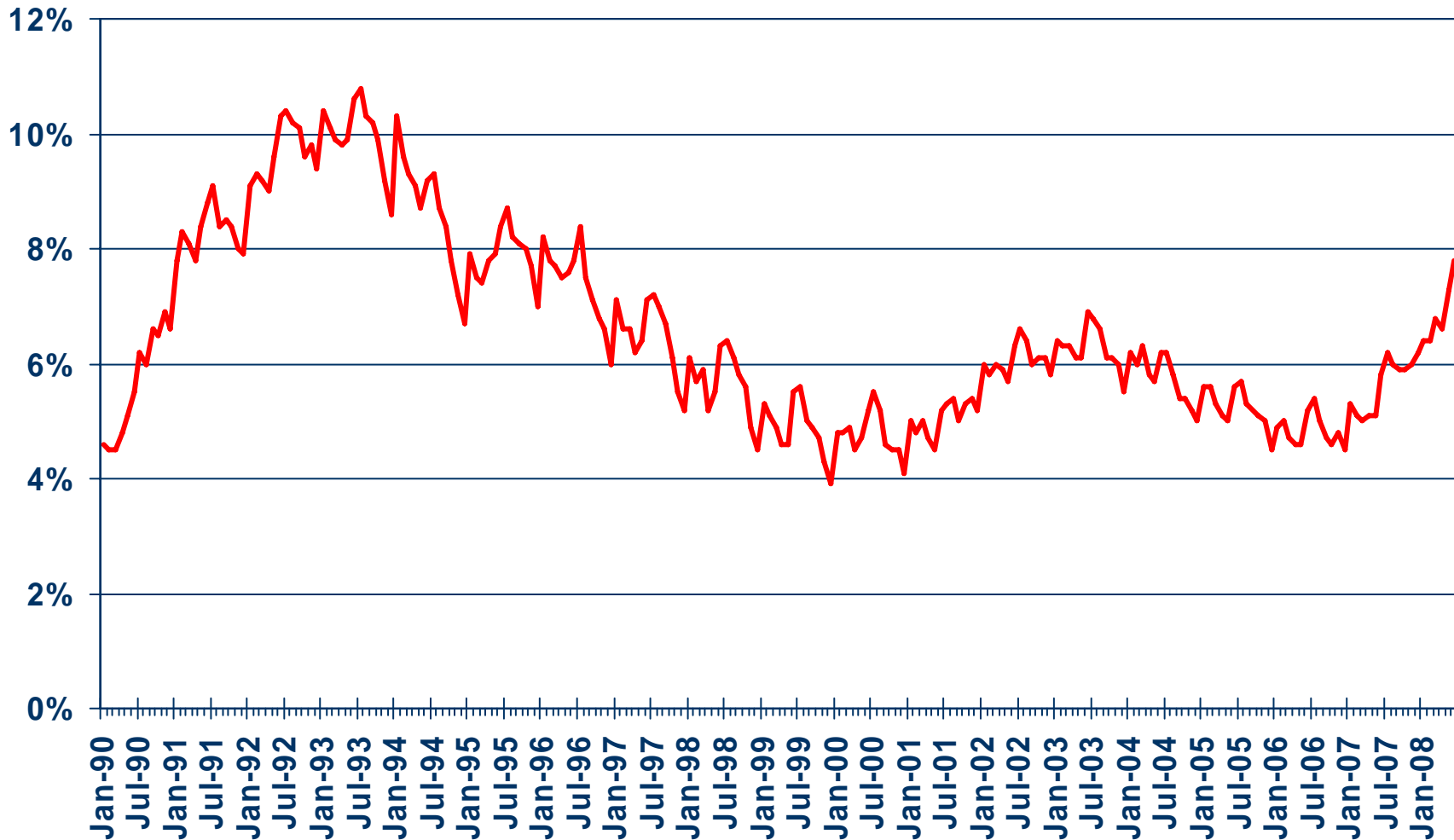


SOURCE: CA Employment Development Division



# Unemployment Rate

San Bernardino County, June 2008: 7.8%



SOURCE: CA Employment Development Division



# Unemployment Rate

## San Bernardino County -- June 2008

Area Name	Labor Force	Rate
San Bernardino County	899,600	7.8%
Adelanto city	6,900	11.9%
Apple Valley town	27,200	8.6%
Barstow city	11,000	9.8%
Big Bear City CDP	3,800	4.0%
Big Bear Lake city	3,200	5.6%
Big River CDP	500	8.0%
Bloomington CDP	8,500	10.9%
Bluewater CDP	100	9.8%
Chino city	36,400	7.0%
Chino Hills city	42,300	3.9%
Colton city	26,000	8.5%
Crestline CDP	6,500	6.8%
Fontana city	65,000	8.2%
Grand Terrace city	7,700	4.2%
Hesperia city	31,500	10.2%
Highland city	23,800	10.0%

CCD Census County Division  
CDP Census Designated Place

SOURCE: CA Employment Development Department



# Unemployment Rate – Cont.

San Bernardino County -- June 2008

Area Name	Labor Force	Rate
San Bernardino County	899,600	7.8%
Highland city	23,800	10.0%
Joshua Tree CDP	2,000	9.2%
Lake Arrowhead CDP	5,400	3.8%
Lenwood CDP	1,600	14.1%
Loma Linda city	10,800	4.7%
Mentone CDP	4,500	6.4%
Montclair city	17,000	7.5%
Morongo Valley CDP	1,200	4.8%
Mountain View Acres CDP	1,300	2.9%
Muscoy CDP	3,300	17.0%
Nebo Center CDP	400	17.7%
Needles city	2,300	5.6%
Ontario city	85,400	8.3%
Rancho Cucamonga city	81,700	5.0%
Redlands city	39,000	5.7%
Rialto city	45,300	10.1%

CCD Census County Division  
CDP Census Designated Place

SOURCE: CA Employment Development Department



# Unemployment Rate – Cont.

San Bernardino County -- June 2008

Area Name	Labor Force	Rate
San Bernardino County	899,600	7.8%
Running Springs CDP	3,300	2.7%
San Antonio Heights CDP	2,000	2.3%
San Bernardino city	87,100	10.7%
Searles Valley CDP	1,000	6.2%
Twentynine Palms city	6,400	9.0%
Twentynine Palms Base CDI	6,400	9.5%
Upland city	42,600	5.3%
Victorville city	31,100	9.5%
Wrightwood CDP	2,500	5.0%
Yucaipa city	23,100	6.2%
Yucca Valley town	7,700	7.9%

CCD Census County Division  
CDP Census Designated Place

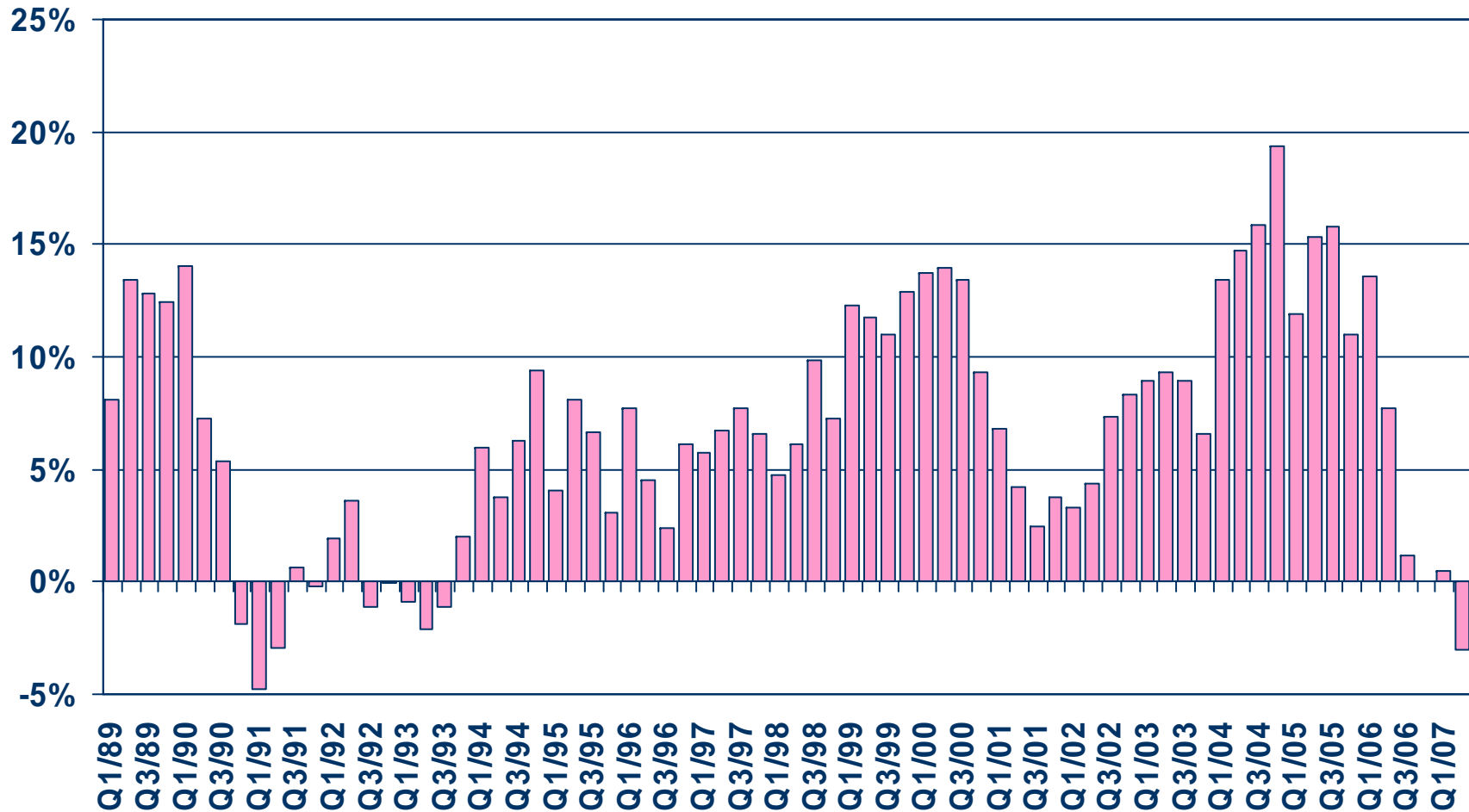
SOURCE: CA Employment Development Department



# Taxable Sales

## San Bernardino County

### ANNUAL PERCENT CHANGE

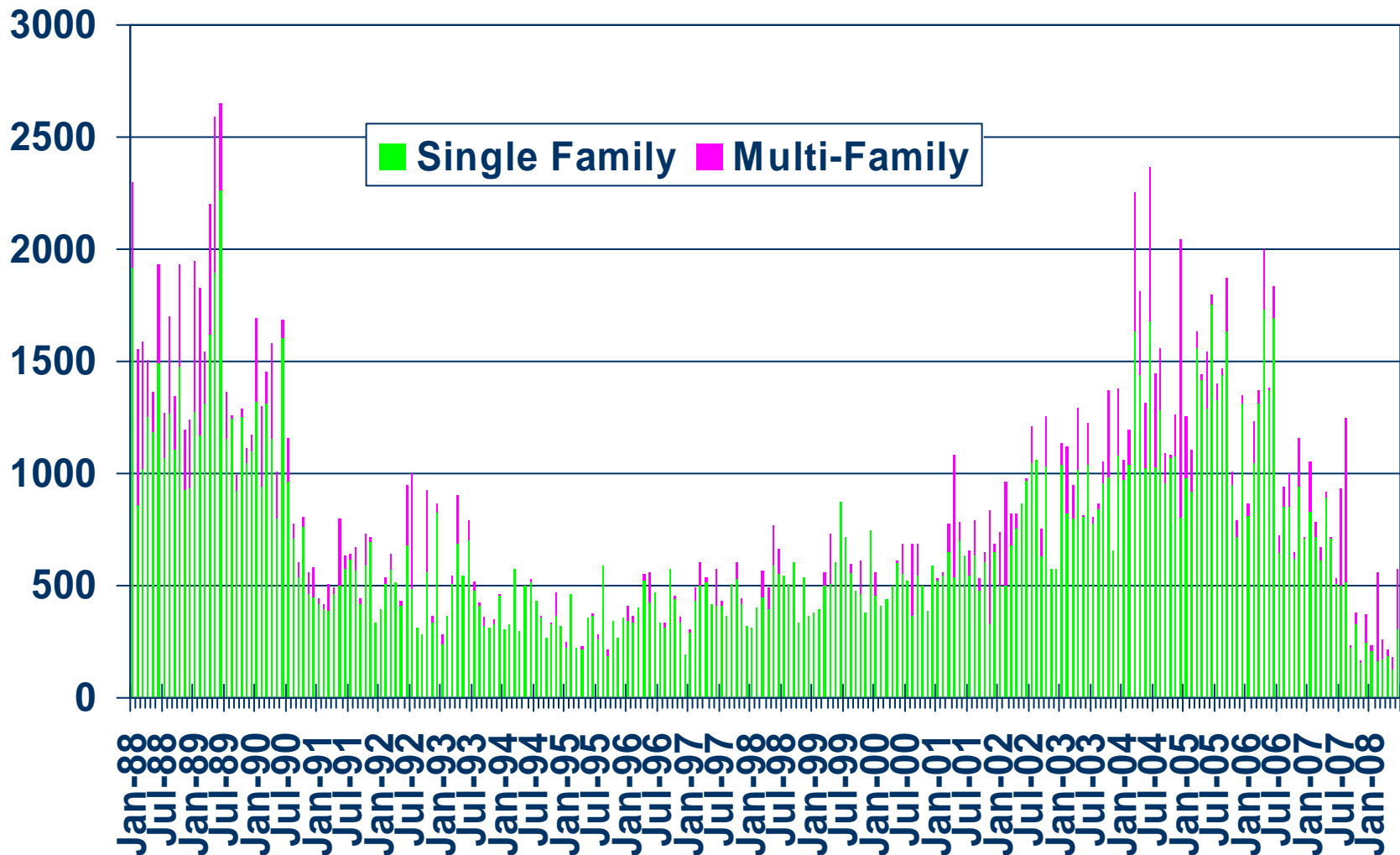


SOURCE: CA State Board of Equalization



# New Housing Permits

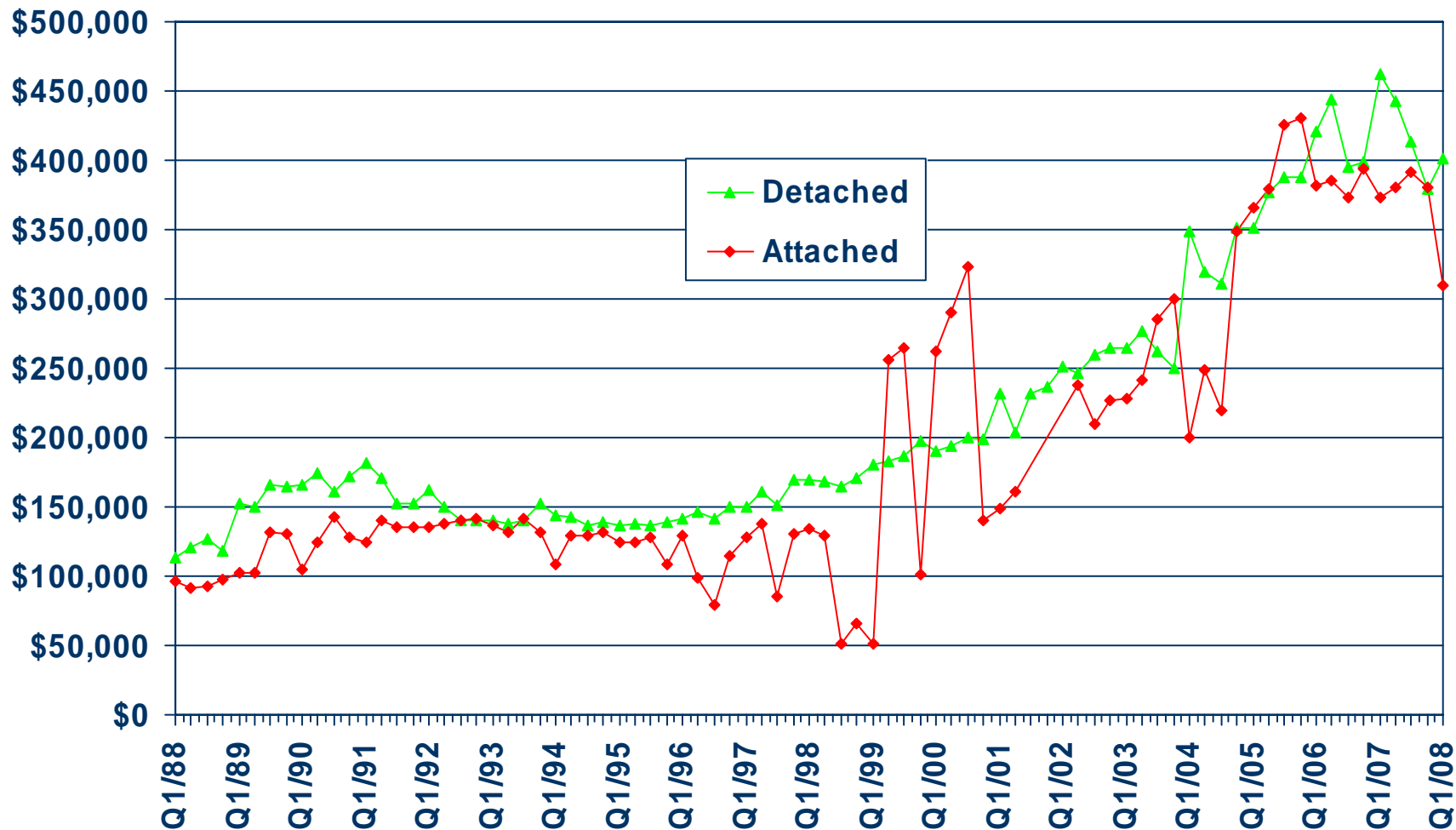
San Bernardino County, June 2008: 575 Units, Down 56.7% Y-T-D



SOURCE: Construction Industry Research Board

# Median Price for New Homes

San Bernardino County 1Q08 Detached: \$401,490 , Attached: \$310,150

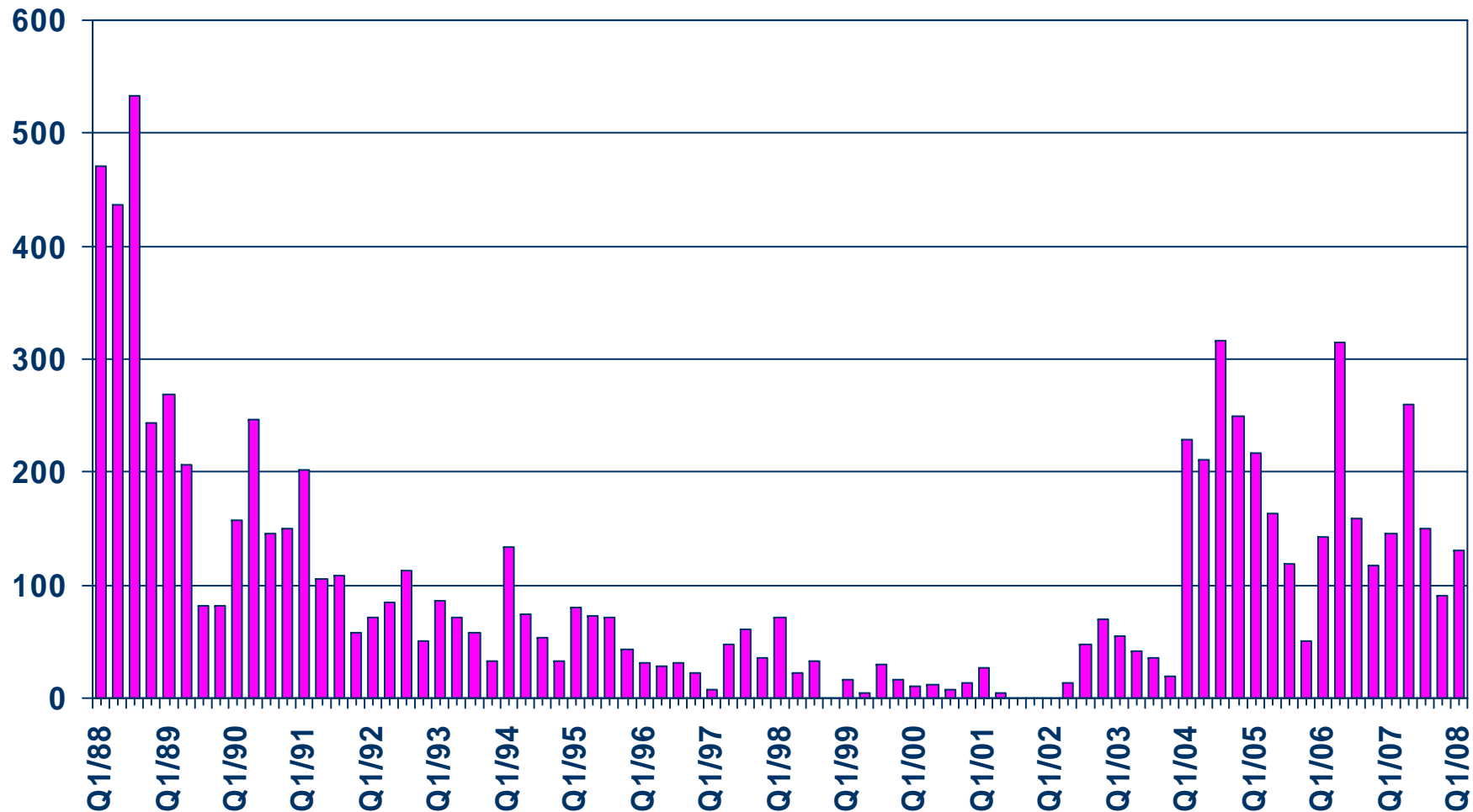


SOURCE: California Association of REALTORS®;  
Hanley Wood



# New Home Sales

San Bernardino County (Attached), 2008 Q1 Sales: 130 Units

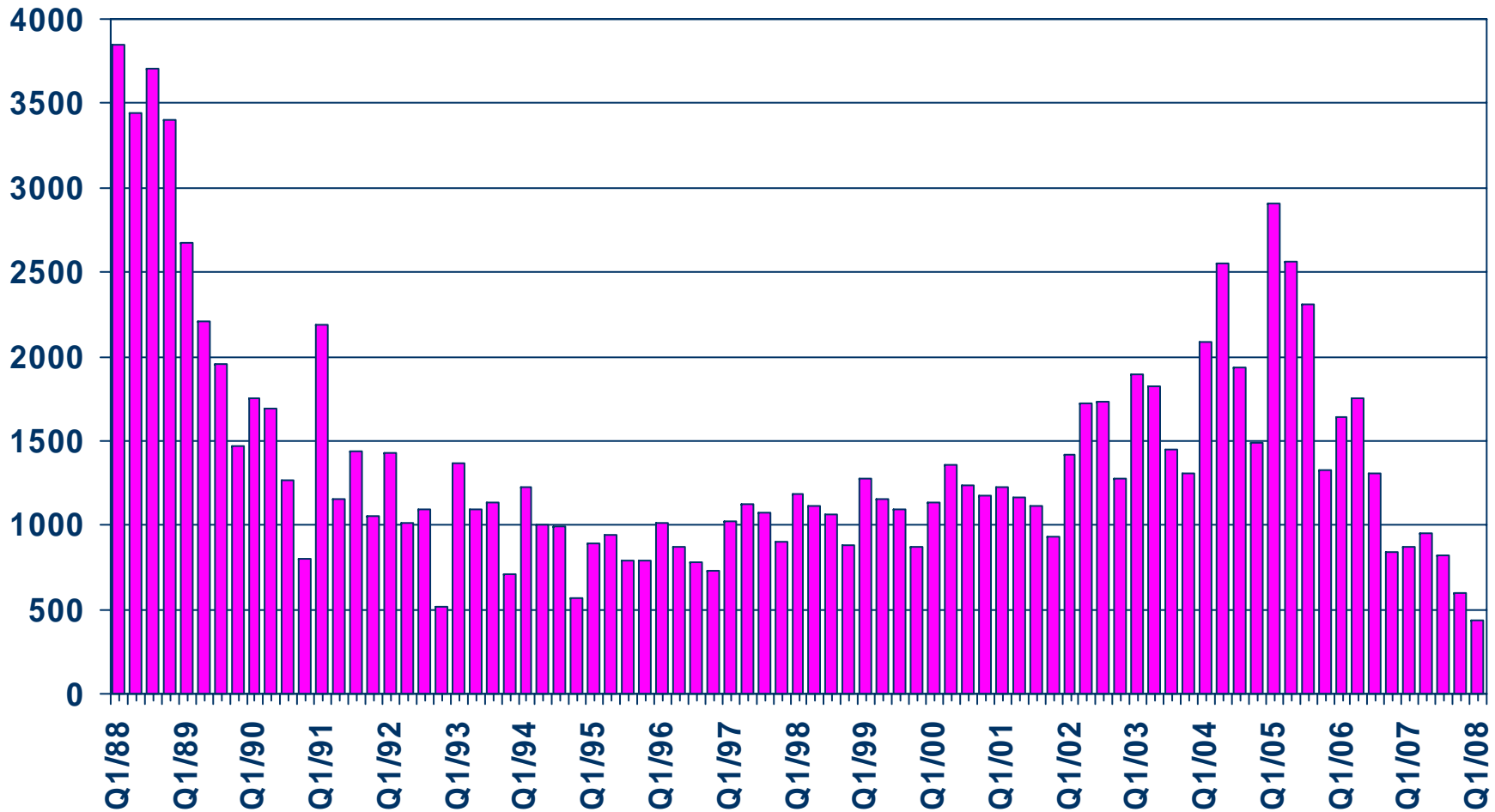


SOURCE: California Association of REALTORS®;  
Hanley Wood



# New Home Sales

San Bernardino County (Detached), 2008 Q1 Sales: 435 Units

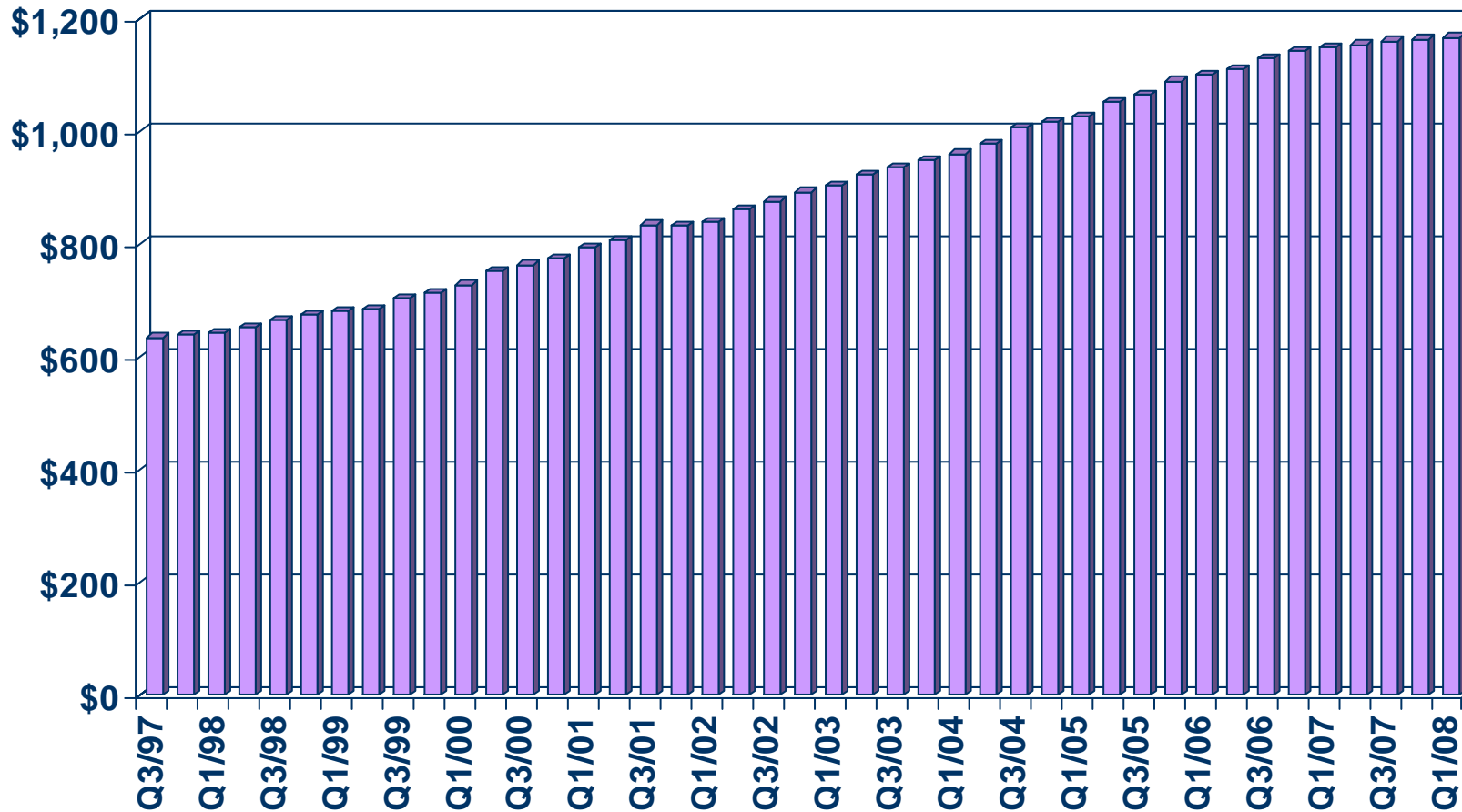


SOURCE: California Association of REALTORS®;  
Hanley Wood



# Asking Rents for Class A&B Apartments

Inland Empire, 2008 Q1: \$1,165 Up 1.5% Y-T-Y



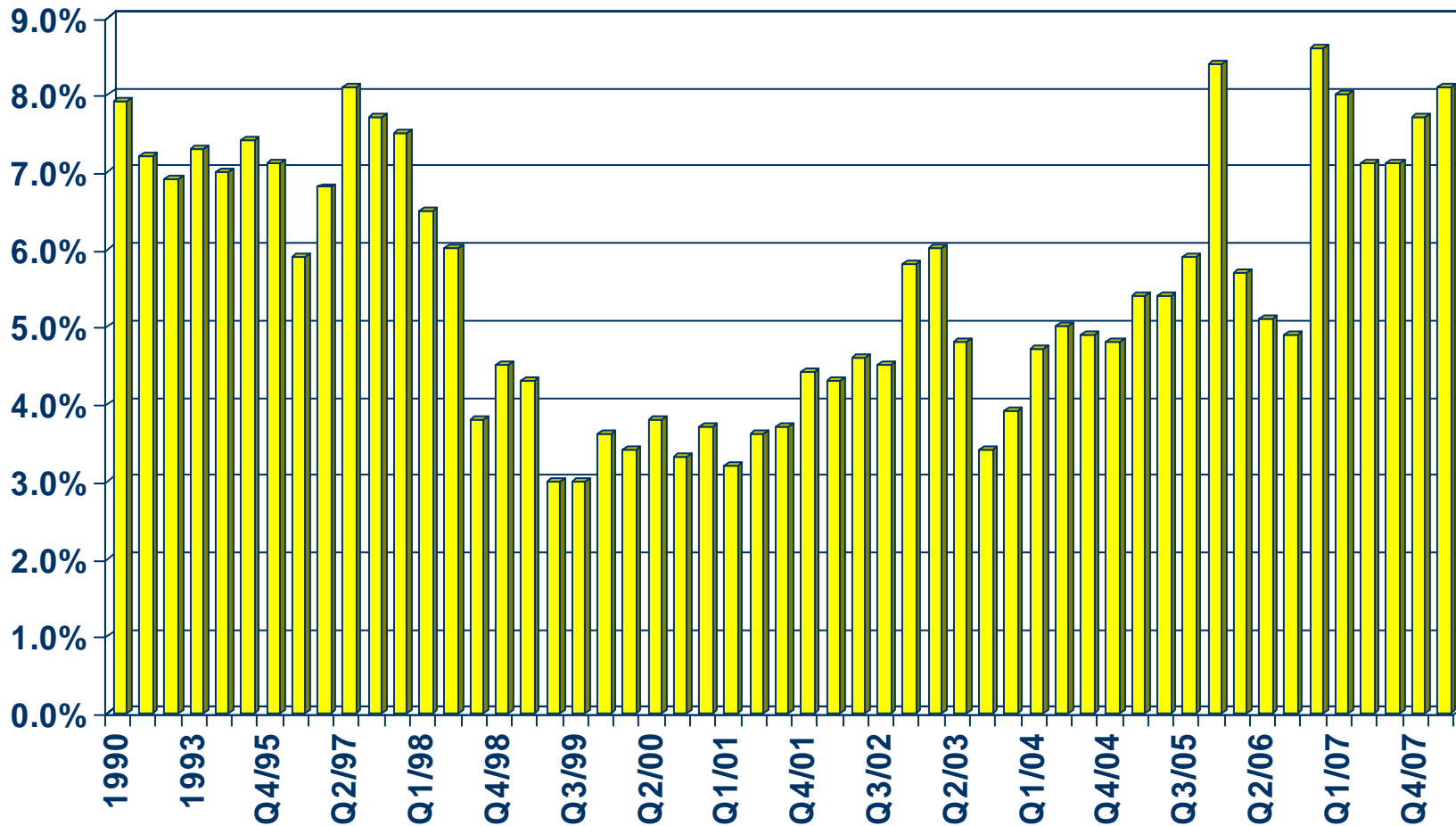
SOURCE: California Association of REALTORS®;  
REALFACTS



# Vacancy Rates for Class A&B Apartments

Inland Empire, 2008 Q1: 8.1%

## VACANCY RATE

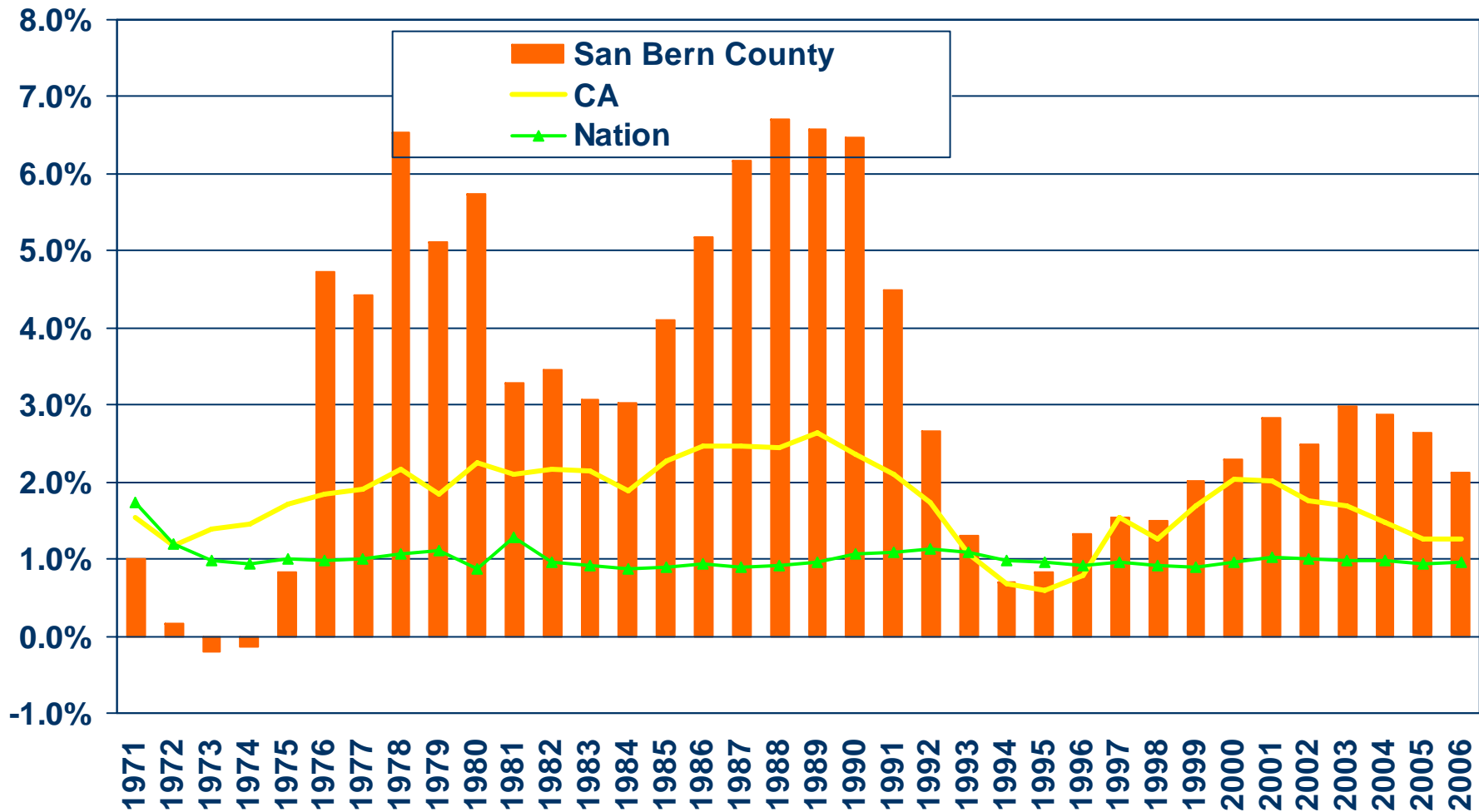


SOURCE: California Association of REALTORS®;  
REALFACTS



# Population Percent Changes

## San Bernardino County (1971-2006)



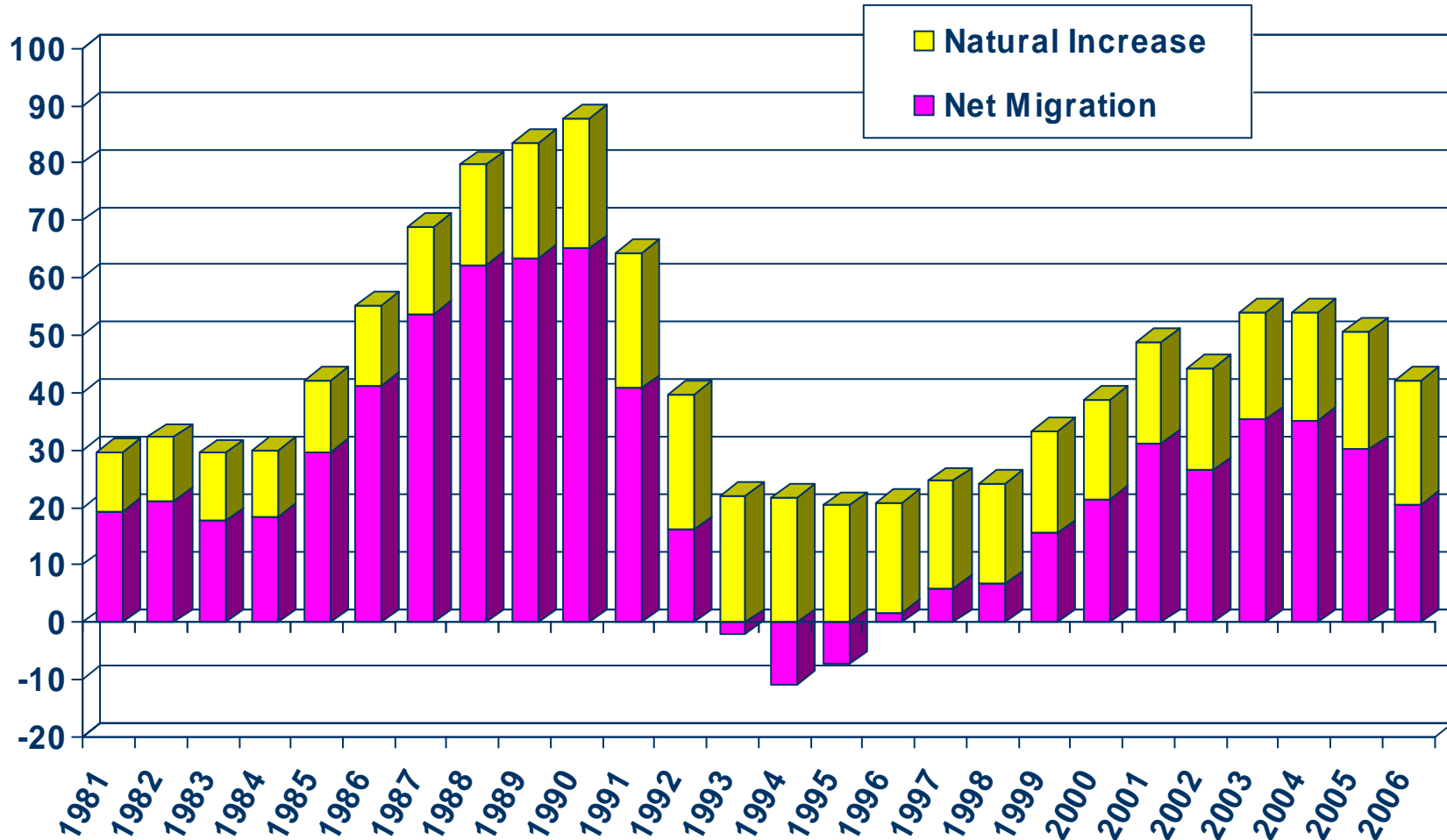
SOURCE: U.S. Census Bureau; California Department of Finance;  
California Association of REALTORS®



# Sources of Population Growth

## San Bernardino County (1981-2006)

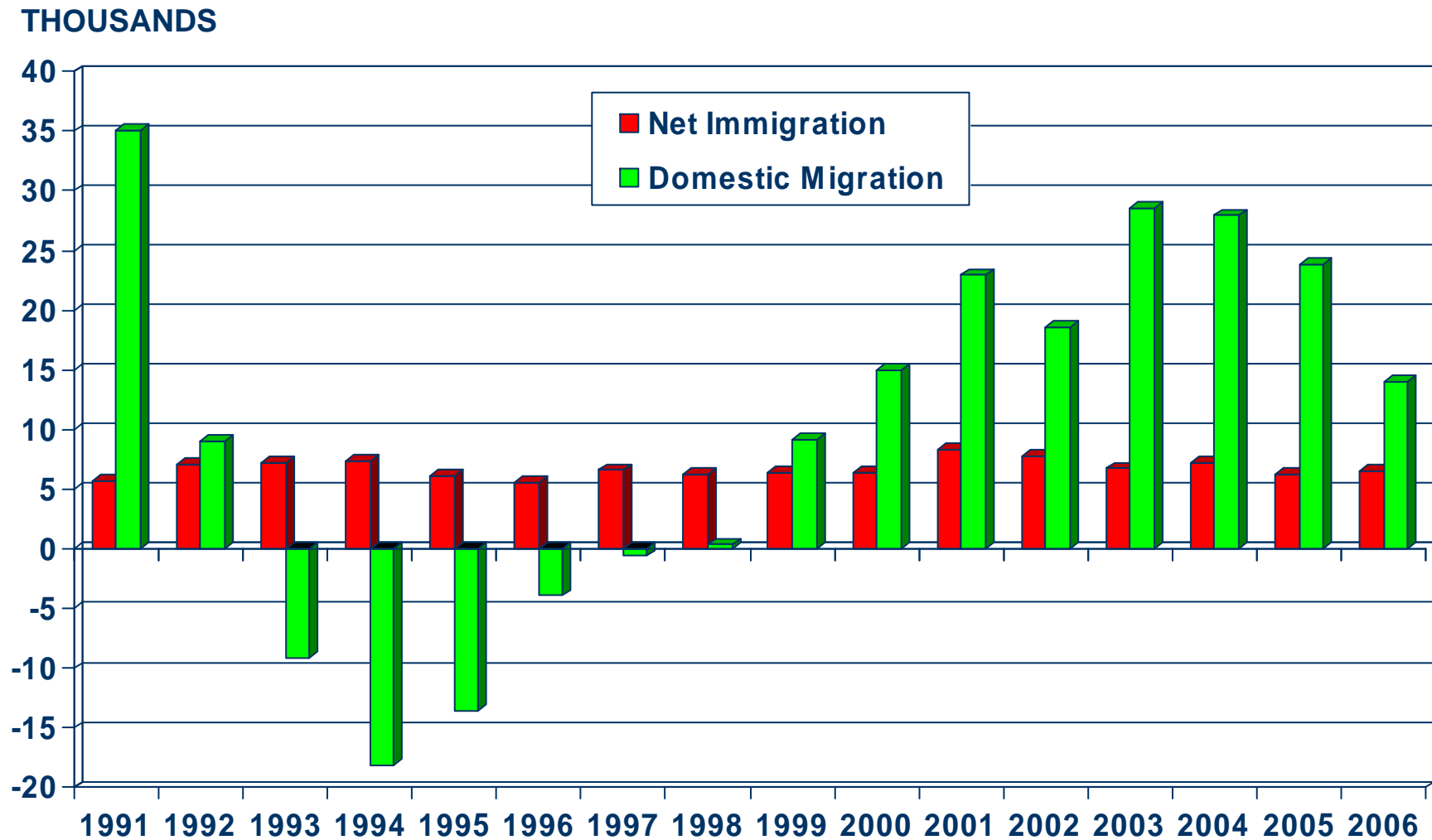
THOUSANDS



SOURCE: CA Department of Finance

# Net Immigration Vs. Domestic Migration

## San Bernardino County



SOURCE: CA Department of Finance

# Household Relocations

## San Bernardino County

County	Outflow	Inflow	Net Outflow
Riverside, CA	10,394	7,327	(11,102)
Los Angeles, CA	9,379	20,565	1,241
Orange County, CA	2,916	4,096	(1,463)
San Diego, CA	1,532	1,356	88
Clark, NV	1,381	639	608
Maricopa, AZ	1,175	392	730
Mohave, AZ	550	216	354
Kern, CA	428	275	79
Tarrant, TX	278	85	(73)
Ventura, CA	276	307	(31)
<b>Total-Top 10</b>	<b>28,309</b>	<b>35,258</b>	<b>(9,569)</b>
<b>All Migration</b>	<b>44,955</b>	<b>45,000</b>	<b>(45)</b>
<b>Total Number of Households</b>			<b>668,377</b>
<b>Top 10 as % of All Households</b>			<b>-1.4%</b>
<b>All Net Mig as % of All Households</b>			<b>0.0%</b>

Source: NAR Relocation Report 2006 – IRS Data; Item 187-06061, US Census Bureau



# Where are new San Bernardino County households coming from?

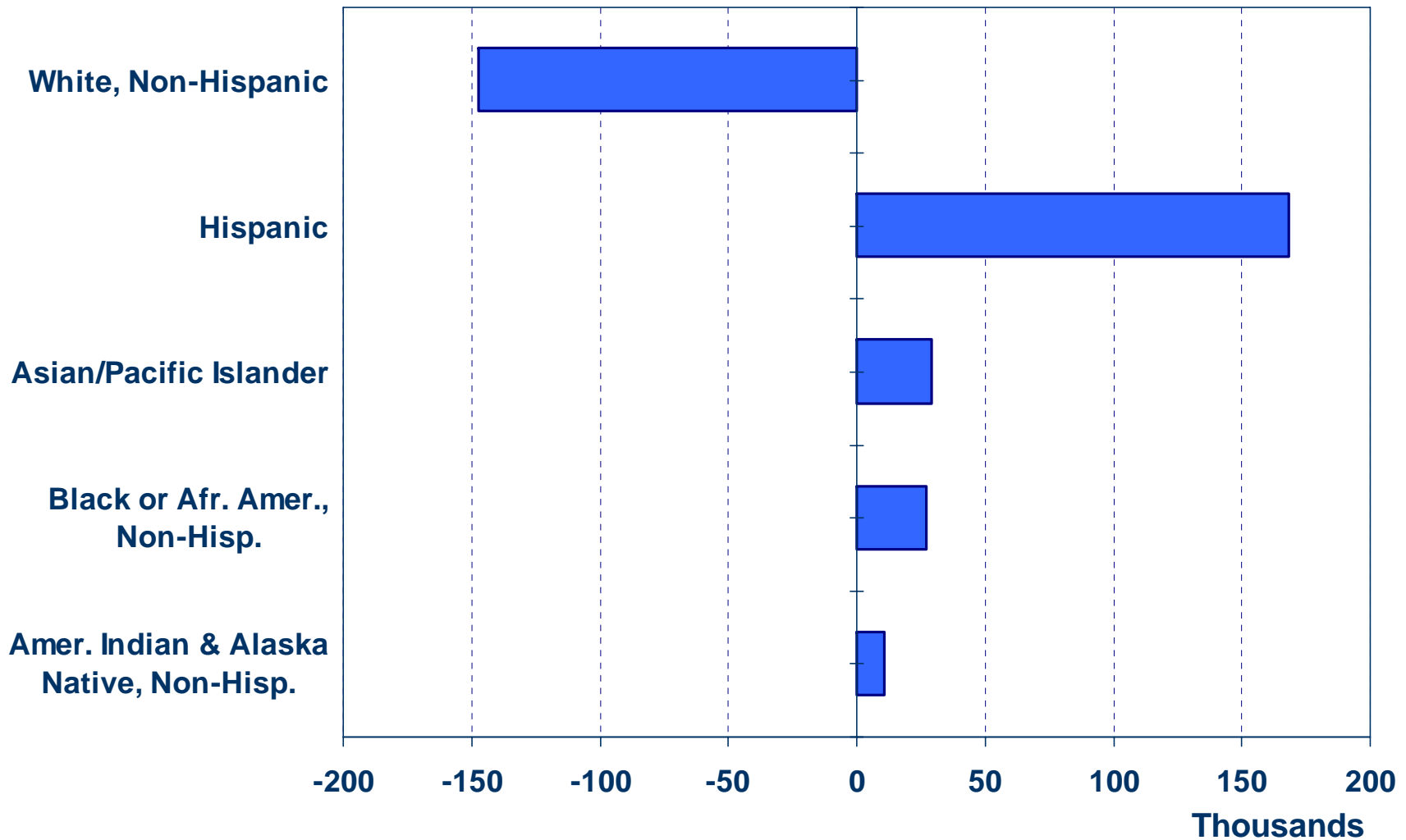


- Los Angeles (20,565)
- Riverside (7327)
- Orange County (4096)
- San Diego (1356)
- Clark (639)
- Total incoming for 2006: 45,000
- Total outgoing for 2006: 44,955

- Source: NAR Relocation Report 2006 – IRS Data; Item 187-06061

# Net Immigration by Ethnic Group

San Bernardino County (1990 Census to 2000 Census)

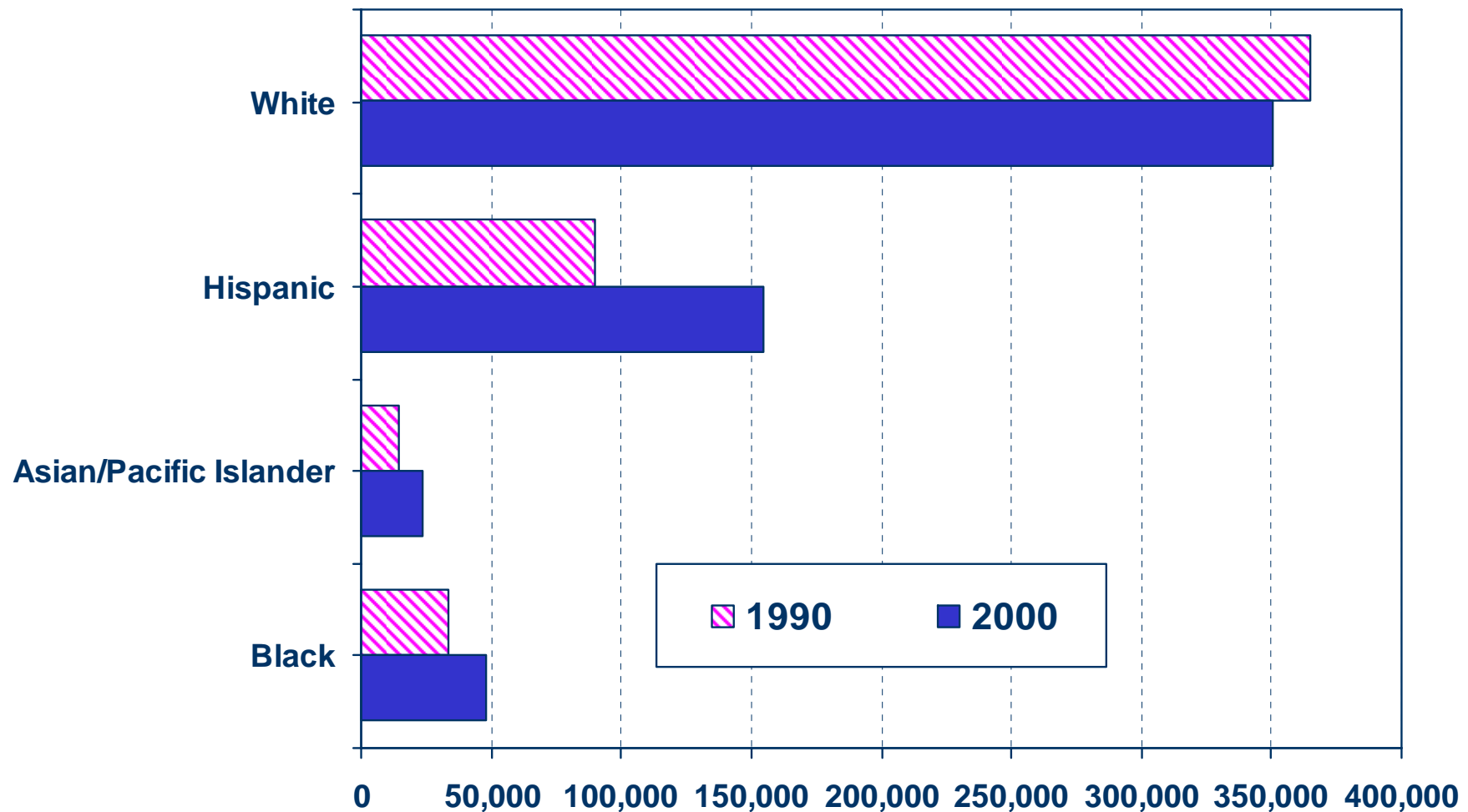


SOURCE: CA Dept. of Finance



# Number of Households by Ethnicity

San Bernardino County (1990 Census vs. 2000 Census)

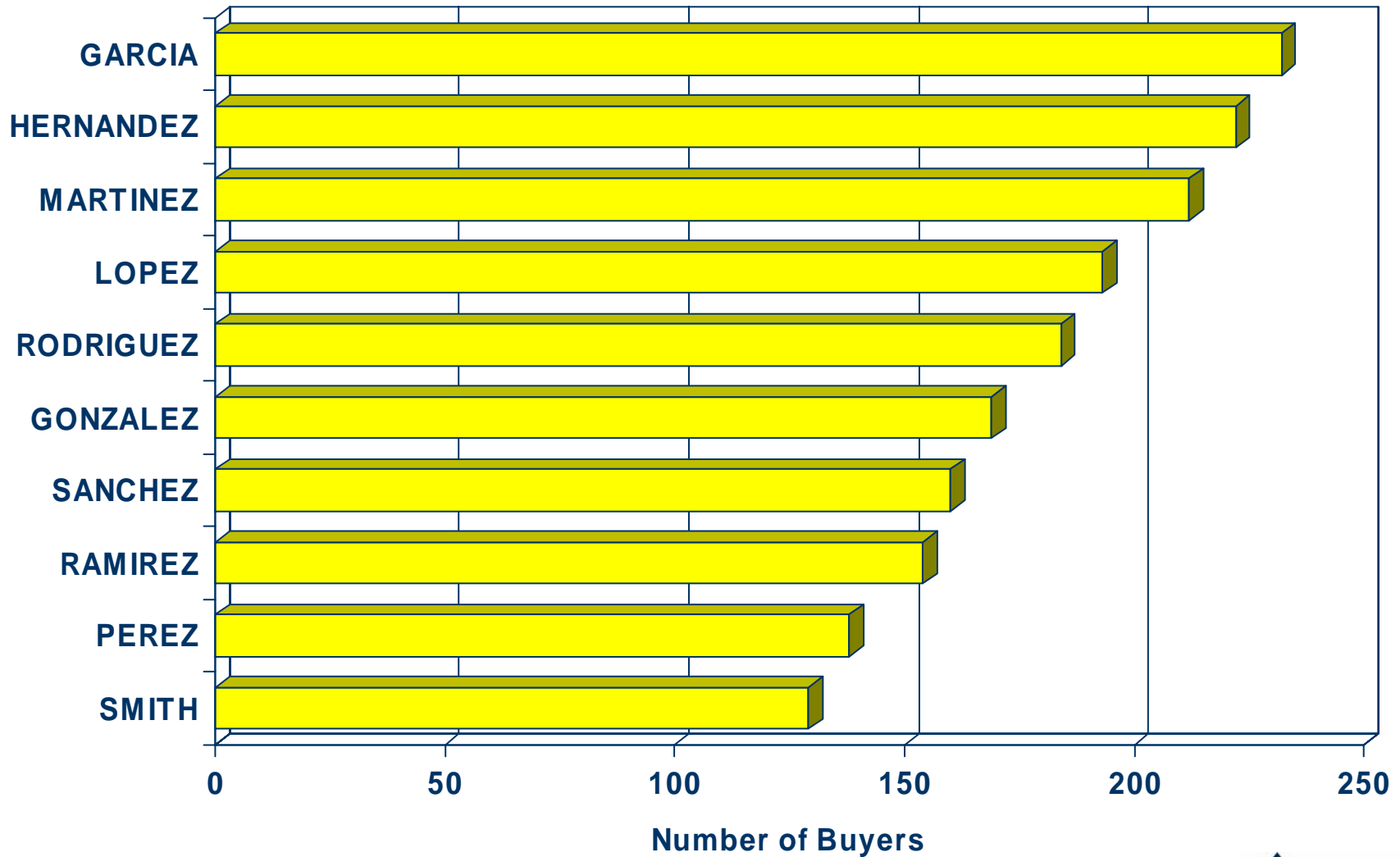


SOURCE: U.S. Census Bureau



# Top 10 Home Buyer Surnames

## San Bernardino County (2007)



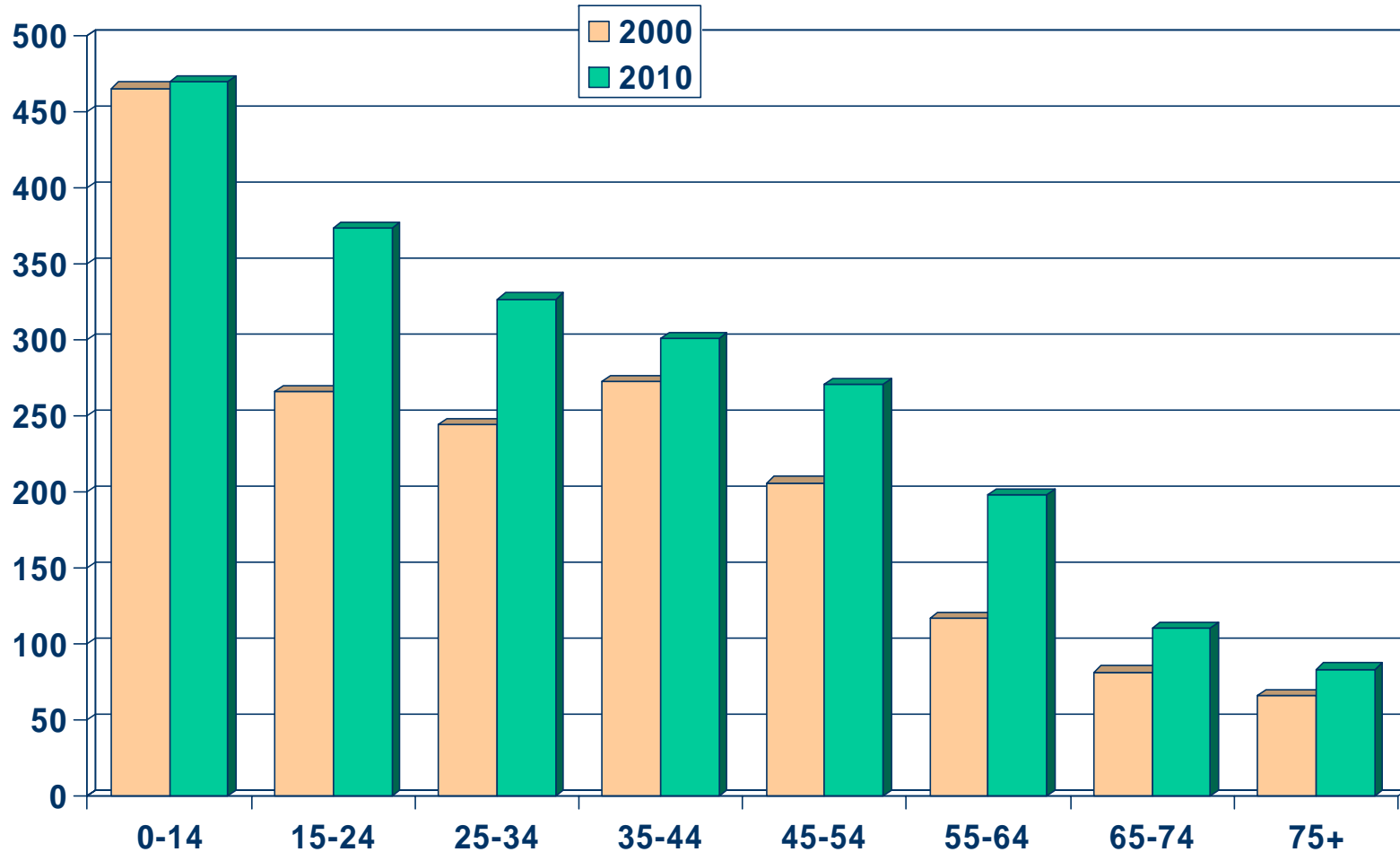
SOURCE: DataQuick Information Systems



# Population by Age Group

## San Bernardino County (2000-2010)

Thousands

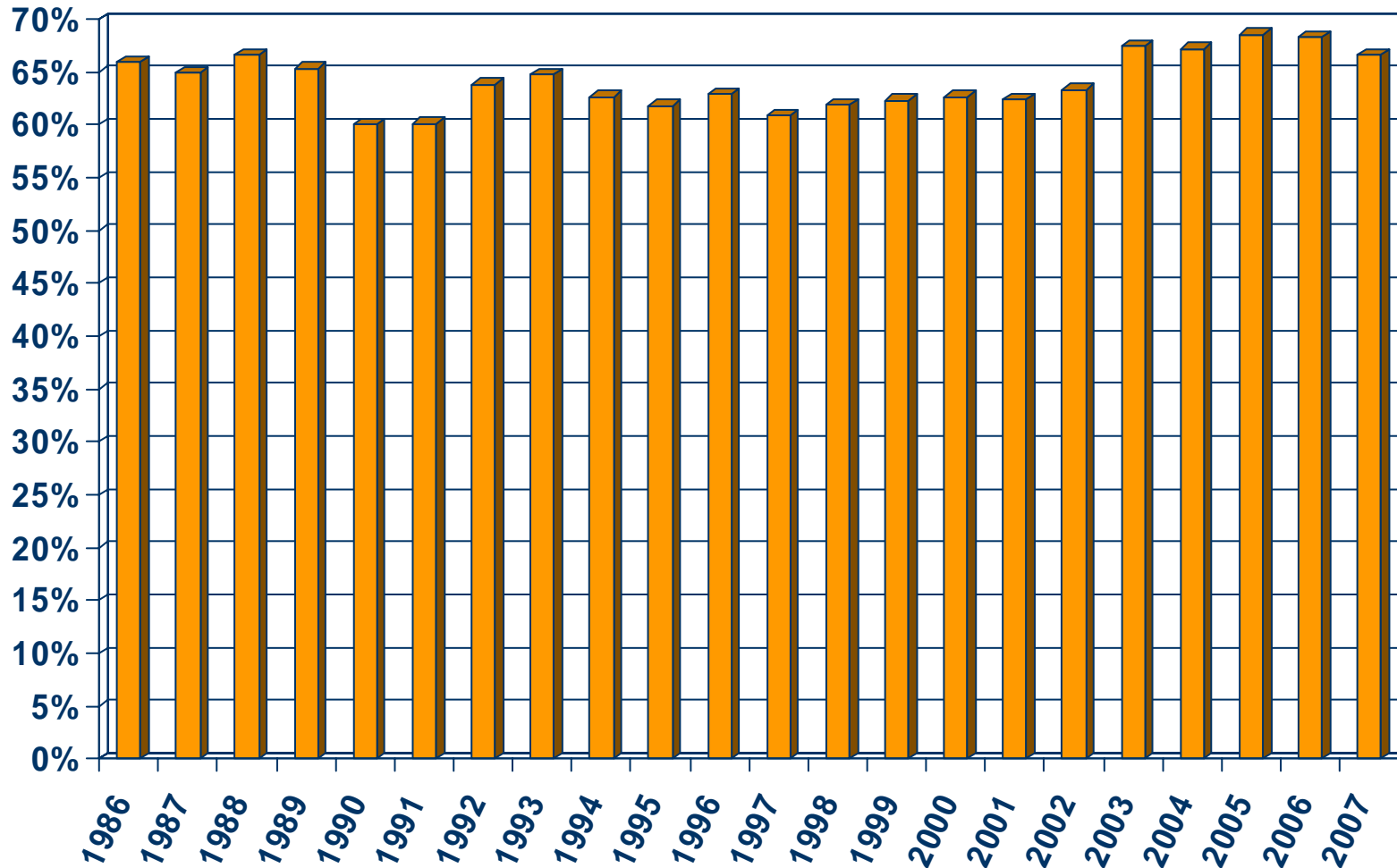


SOURCE: California Department of Finance;  
California Association of REALTORS®



# Homeownership Rates

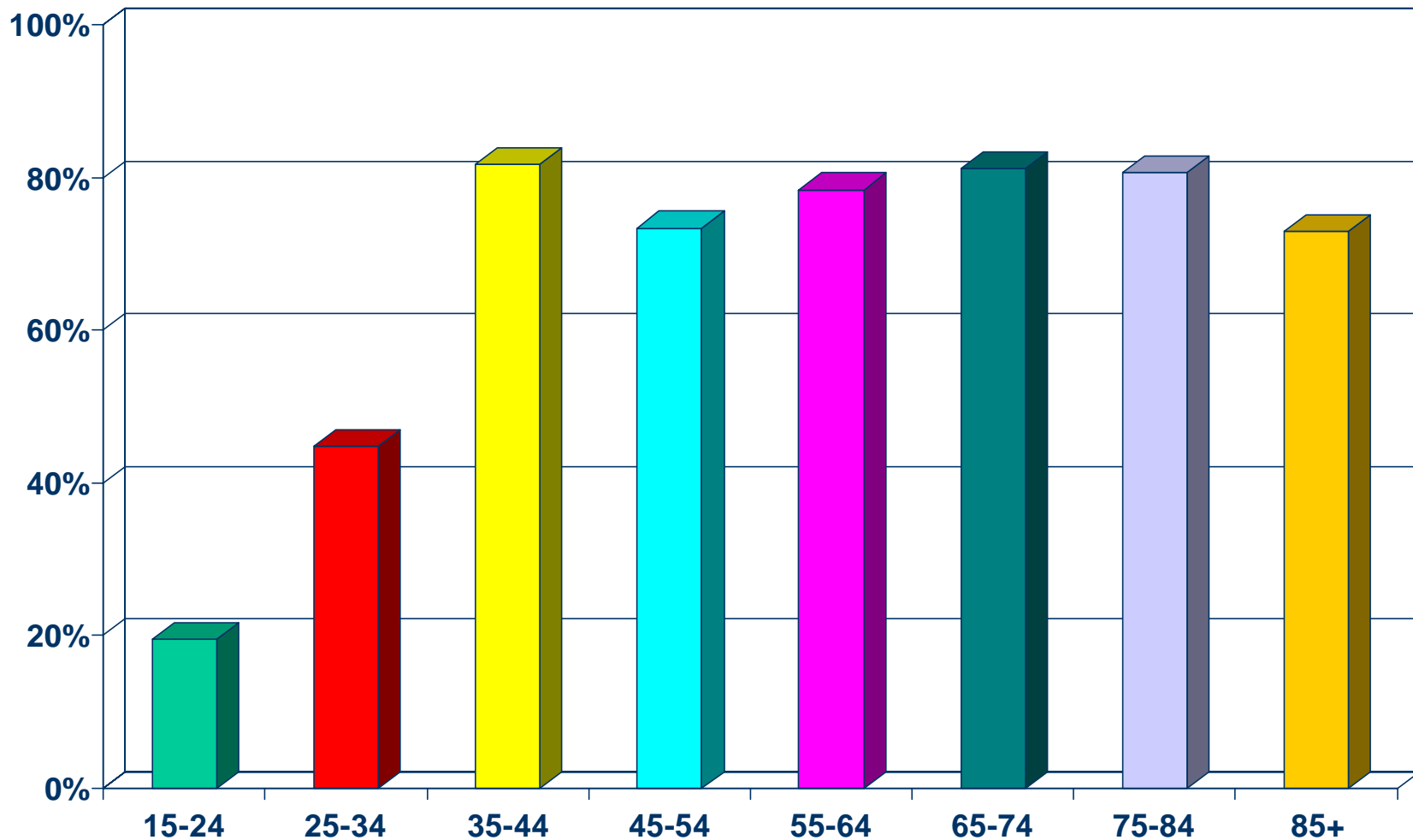
Riverside-San Bernardino Metropolitan Area, 2007: 66.6%



SOURCE: U.S. Census Bureau

# Homeownership Rates by Age

## San Bernardino County (2000 Census)



SOURCE: California Department of Finance;  
California Association of REALTORS®

