



CALIFORNIA
ASSOCIATION
OF REALTORS®

Los Angeles County

Economic Profile

August 2008

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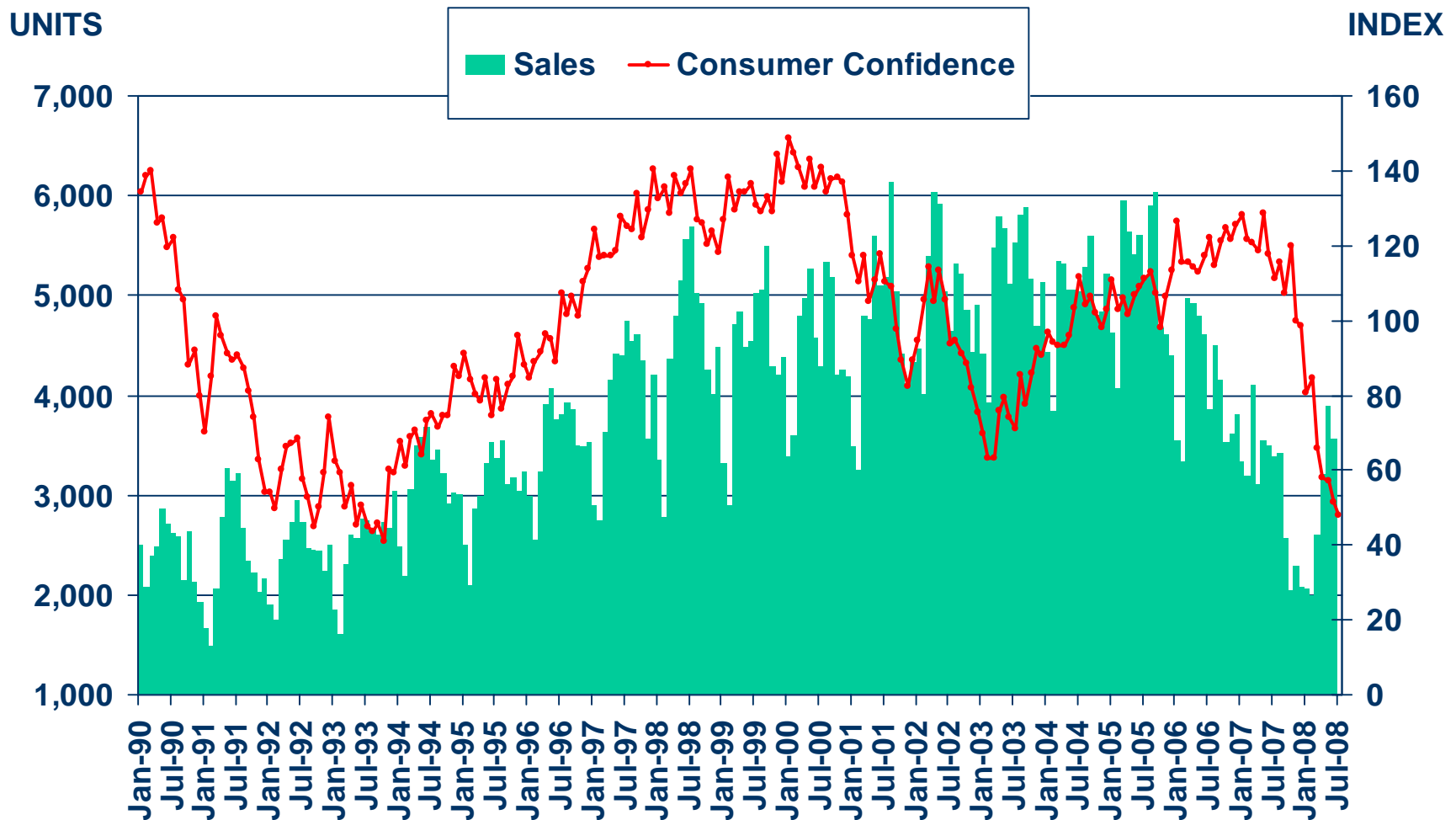
CALIFORNIA ASSOCIATION OF REALTORS®

Los Angeles County Profile

Characteristic	Statistic	State Rank
2007 Population Estimate	10,331,939	1
% Population Change 1990-2000	7.4%	47
% Population Change 1980-1990	18.5%	41
% White 2006	46.8%	
% Hispanic 2006	47.3%	
% Black 2006	8.9%	
% Asian & Pacific Islander 2006	13.0%	
2006 Per Capita Income	\$24,544	
2006 Median Household Income	\$51,315	
2006 Median Age	33.9	
Land Area Square Miles	4,061	11
2000 Total Establishments	226,282	1
2006 Civilian Employment	4,884,020	

Sales of Existing Detached Homes and Pacific West Consumer Confidence

Los Angeles County, June 2008 Sales: 3,569 Units, Down 16.5% Y-T-D, Up 1.7% Y-T-Y

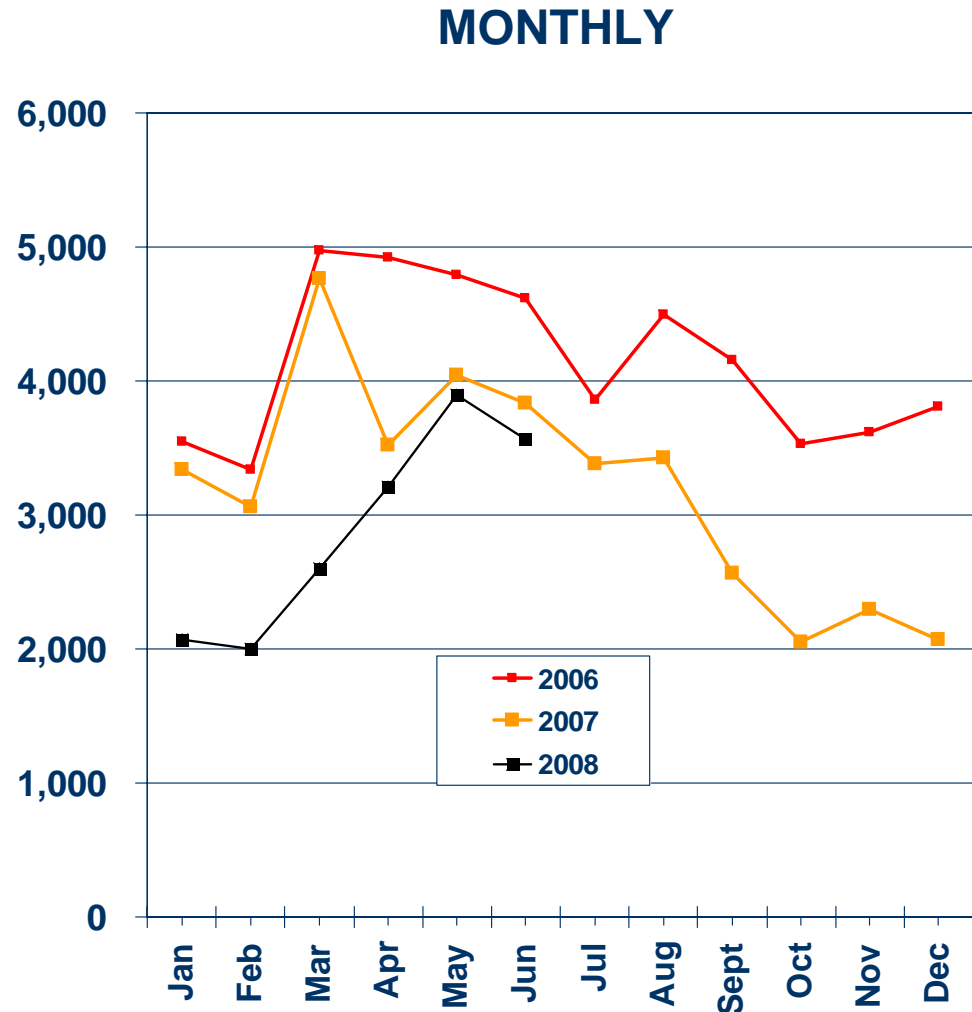
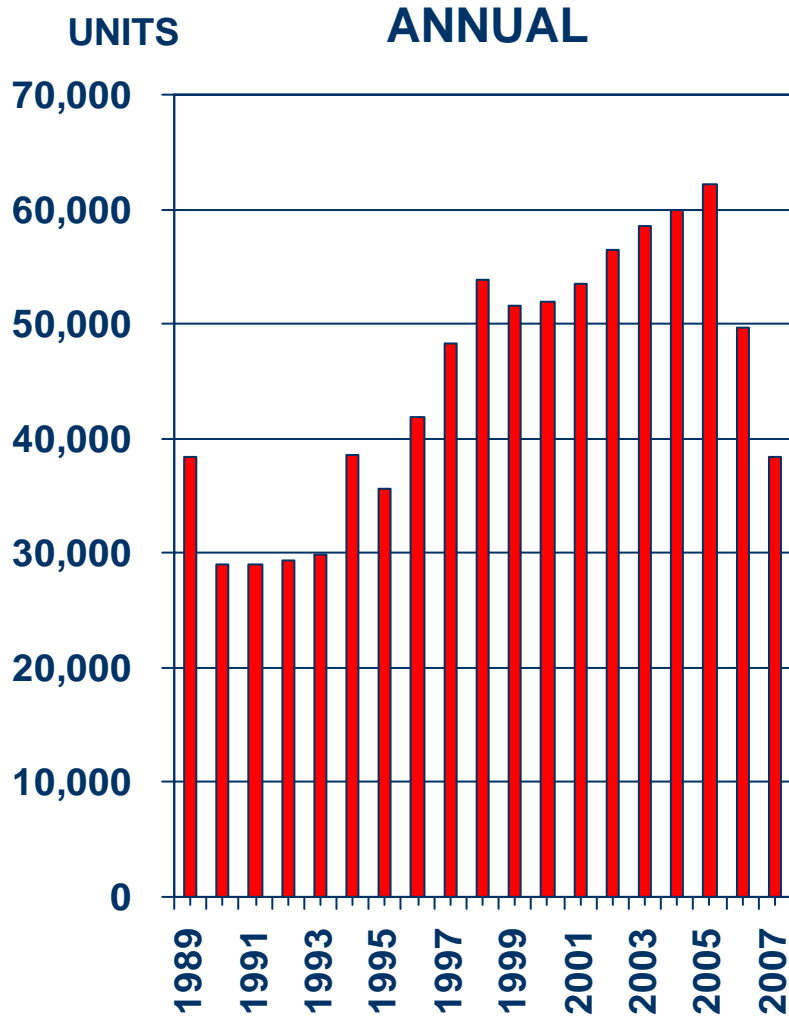


SOURCE: California Association of REALTORS®;
The Conference Board



Sales of Existing Detached Homes

Los Angeles County, 2007 Sales: 38,365 Units, Down 22.7% YTY

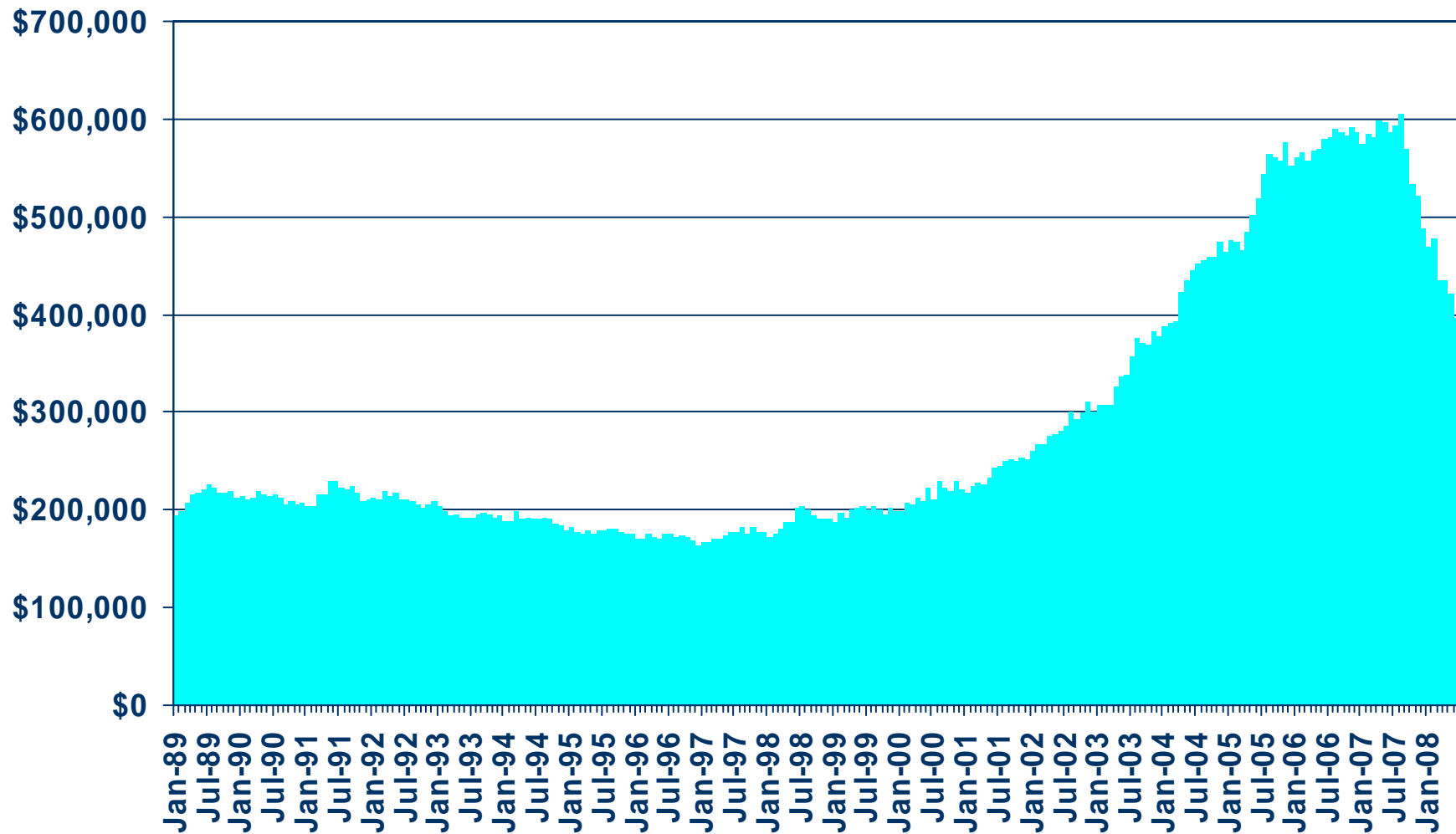


SOURCE: California Association of REALTORS®



Median Price of Existing Detached Homes

Los Angeles County, June 2008: \$396,560, Down 32.3% Y-T-Y



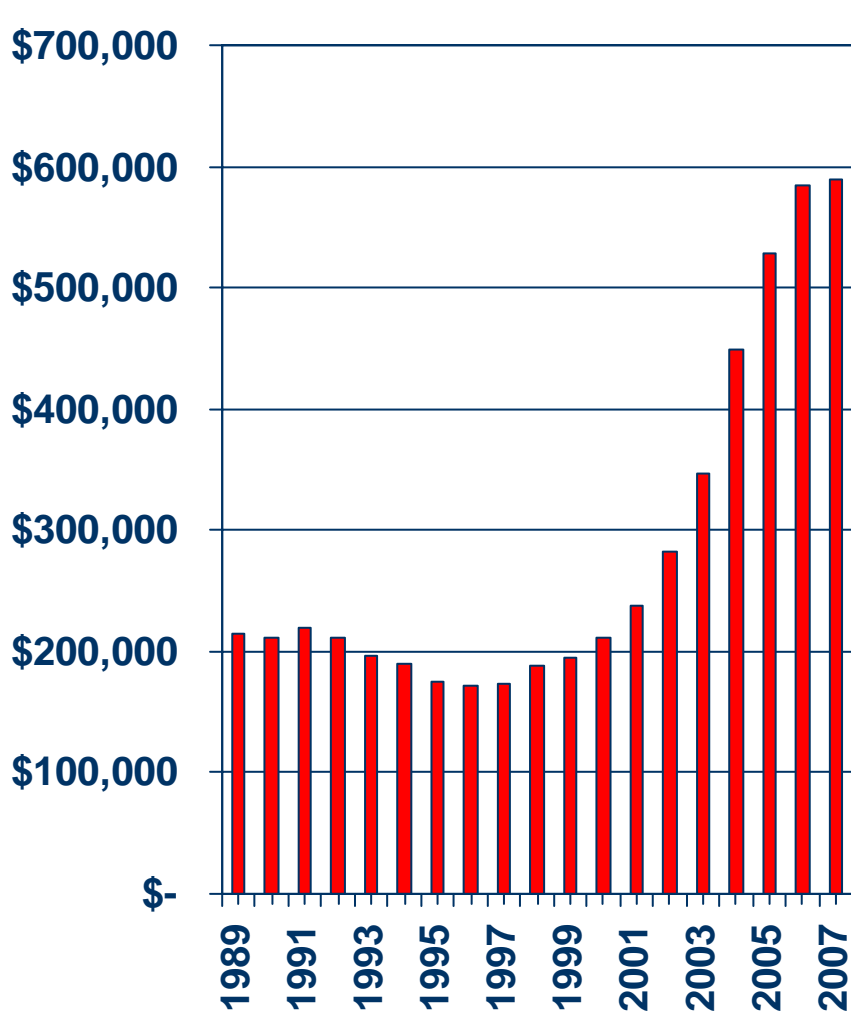
SOURCE: California Association of REALTORS®



Median Price Annual Comparison

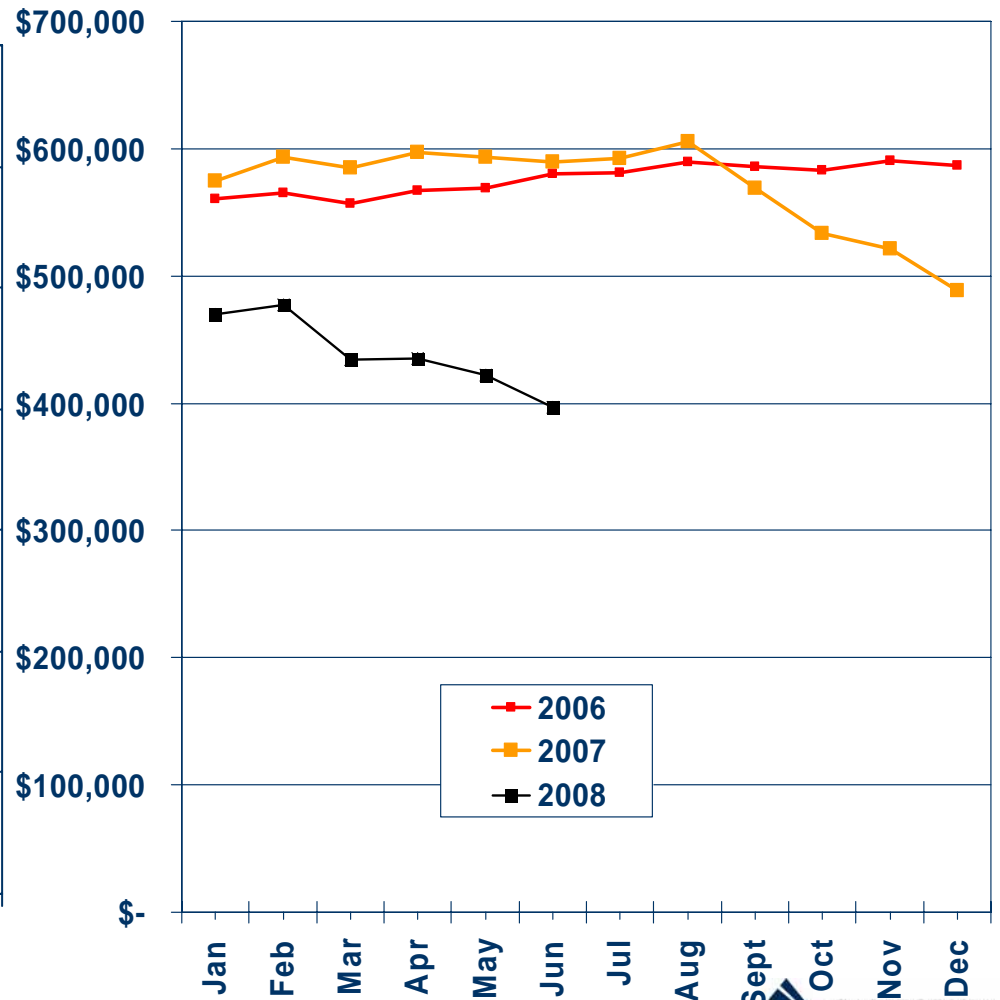
Los Angeles County, 2007: \$589,150, Up 0.7% Y-T-Y

ANNUAL



SOURCE: California Association of REALTORS®

MONTHLY



Median Home Sales Price

Los Angeles County

	Jun-08	Jun-07	Yearly % Change
Alhambra	\$445,000	\$500,000	-11.0%
Altadena	\$524,000	\$691,500	-24.2%
Arcadia	\$715,000	\$805,000	-11.2%
Azusa	\$295,000	\$444,000	-33.6%
Baldwin Park	\$300,000	\$427,500	-29.8%
Bellflower	\$395,000	\$491,750	-19.7%
Burbank	\$544,500	\$631,000	-13.7%
Canoga Park	\$395,000	\$479,900	-17.7%
Canyon Country	\$369,500	\$515,000	-28.3%
Carson	\$392,000	\$509,500	-23.1%
Castaic	\$467,500	\$565,000	-17.3%
Cerritos	\$578,000	\$687,500	-15.9%
Chatsworth	\$395,000	\$588,000	-32.8%
Claremont	\$565,000	\$634,500	-11.0%
Compton	\$235,000	\$393,000	-40.2%
Covina	\$385,000	\$475,000	-18.9%
Culver City	\$456,000	\$534,000	-14.6%
Diamond Bar	\$392,500	\$549,000	-28.5%

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 Cont.

Los Angeles County

	Jun-08	Jun-07	Yearly % Change
Downey	\$404,000	\$597,500	-32.4%
Duarte	\$383,000	\$469,000	-18.3%
El Monte	\$359,000	\$435,500	-17.6%
El Segundo	\$710,000	\$909,750	-22.0%
Encino	\$575,000	\$699,500	-17.8%
Gardena	\$376,000	\$504,000	-25.4%
Glendale	\$645,000	\$730,000	-11.6%
Glendora	\$500,000	\$527,500	-5.2%
Granada Hills	\$400,000	\$570,000	-29.8%
Hacienda Heights	\$348,500	\$570,000	-38.9%
Hawthorne	\$420,000	\$544,000	-22.8%
Inglewood	\$367,000	\$472,500	-22.3%
La Crescenta	\$610,000	\$672,500	-9.3%
La Mirada	\$417,000	\$544,000	-23.3%
La Puente	\$300,000	\$462,500	-35.1%
La Verne	\$478,500	\$520,250	-8.0%
Lakewood	\$404,750	\$502,500	-19.5%
Lancaster	\$195,000	\$325,000	-40.0%

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 Cont.

Los Angeles County

	Jun-08	Jun-07	Yearly % Change
Long Beach	\$409,500	\$520,000	-21.3%
Los Angeles	\$515,000	\$571,000	-9.8%
Lynwood	\$299,250	\$470,000	-36.3%
Manhattan Beach	\$1,942,500	\$1,300,000	49.4%
Marina Del Rey	\$667,500	\$737,500	-9.5%
Monrovia	\$510,000	\$610,000	-16.4%
Montebello	\$377,000	\$519,000	-27.4%
Monterey Park	\$452,500	\$541,000	-16.4%
Newhall	\$400,000	\$500,000	-20.0%
North Hills	\$400,000	\$517,500	-22.7%
North Hollywood	\$380,000	\$577,500	-34.2%
Northridge	\$525,000	\$700,000	-25.0%
Norwalk	\$300,000	\$465,000	-35.5%
Pacoima	\$293,000	\$472,500	-38.0%
Palmdale	\$220,000	\$357,250	-38.4%
Panorama City	\$251,500	\$480,000	-47.6%
Pasadena	\$585,000	\$657,000	-11.0%
Pico Rivera	\$344,500	\$468,500	-26.5%

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 Cont.

Los Angeles County

	Jun-08	Jun-07	Yearly % Change
Playa Del Rey	\$430,000	\$530,000	-18.9%
Pomona	\$270,000	\$417,000	-35.3%
Redondo Beach	\$672,500	\$794,500	-15.4%
Reseda	\$365,000	\$510,000	-28.4%
Rosemead	\$465,000	\$507,500	-8.4%
Rowland Heights	\$435,000	\$582,500	-25.3%
San Dimas	\$450,000	\$530,000	-15.1%
San Fernando	\$306,000	\$455,000	-32.7%
San Gabriel	\$491,750	\$572,000	-14.0%
San Pedro	\$411,000	\$500,000	-17.8%
Santa Clarita	\$485,000	\$511,750	-5.2%
Santa Monica	\$870,500	\$1,067,000	-18.4%
Sherman Oaks	\$700,000	\$782,500	-10.5%
South Gate	\$282,000	\$460,500	-38.8%
Stevenson Ranch	\$662,500	\$699,000	-5.2%
Sun Valley	\$309,000	\$494,500	-37.5%
Sunland	\$366,500	\$490,000	-25.2%
Sylmar	\$348,000	\$467,500	-25.6%

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.



Median Home Sales Price Cont.

Los Angeles County

	Jun-08	Jun-07	Yearly % Change
Tarzana	\$410,000	\$662,500	-38.1%
Temple City	\$590,000	\$585,000	0.9%
Torrance	\$570,000	\$600,000	-5.0%
Tujunga	\$417,500	\$499,000	-16.3%
Valencia	\$418,500	\$575,000	-27.2%
Van Nuys	\$399,000	\$550,000	-27.5%
Walnut	\$519,000	\$660,000	-21.4%
West Covina	\$363,000	\$485,000	-25.2%
West Hills	\$497,000	\$587,500	-15.4%
Whittier	\$387,500	\$499,000	-22.3%
Winnetka	\$355,000	\$489,500	-27.5%
Woodland Hills	\$535,000	\$735,000	-27.2%

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 Cont.

Los Angeles County

	Jun-08	Jun-07	Yearly % Change
<i>Los Angeles Selected Areas</i>			
Westside	\$994,545	\$720,000	38.1%
West LA	\$751,250	\$755,000	-0.5%
Downtown LA/Central City	\$630,000	\$705,000	-10.6%
South LA	\$300,000	\$435,000	-31.0%
North East LA	\$400,000	\$470,000	-14.9%

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 Cont.

Los Angeles County

	Jun-08	Jun-07	Yearly % Change
<i>San Fernando Valley (Selected San Fernando Valley areas and cities)</i>			
San Fernando Valley	\$400,000	\$555,000	-27.9%
West San Fernando Valley	\$415,000	\$565,000	-26.5%
Northeast San Fernando Valley	\$370,000	\$521,000	-29.0%
Southeast San Fernando Valley	\$450,000	\$670,000	-32.8%

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 Cont.

Los Angeles County

	Jun-08	Jun-07	Yearly % Change
Southwest	Los Angeles Region (Selected Areas and Cities)		
Beach Cities	\$956,500	\$960,000	-0.4%
South Bay	\$617,500	\$687,500	-10.2%
Mar Vista	\$825,000	\$875,000	-5.7%
Palos Verdes Peninsula	\$1,070,000	\$1,261,000	-15.1%

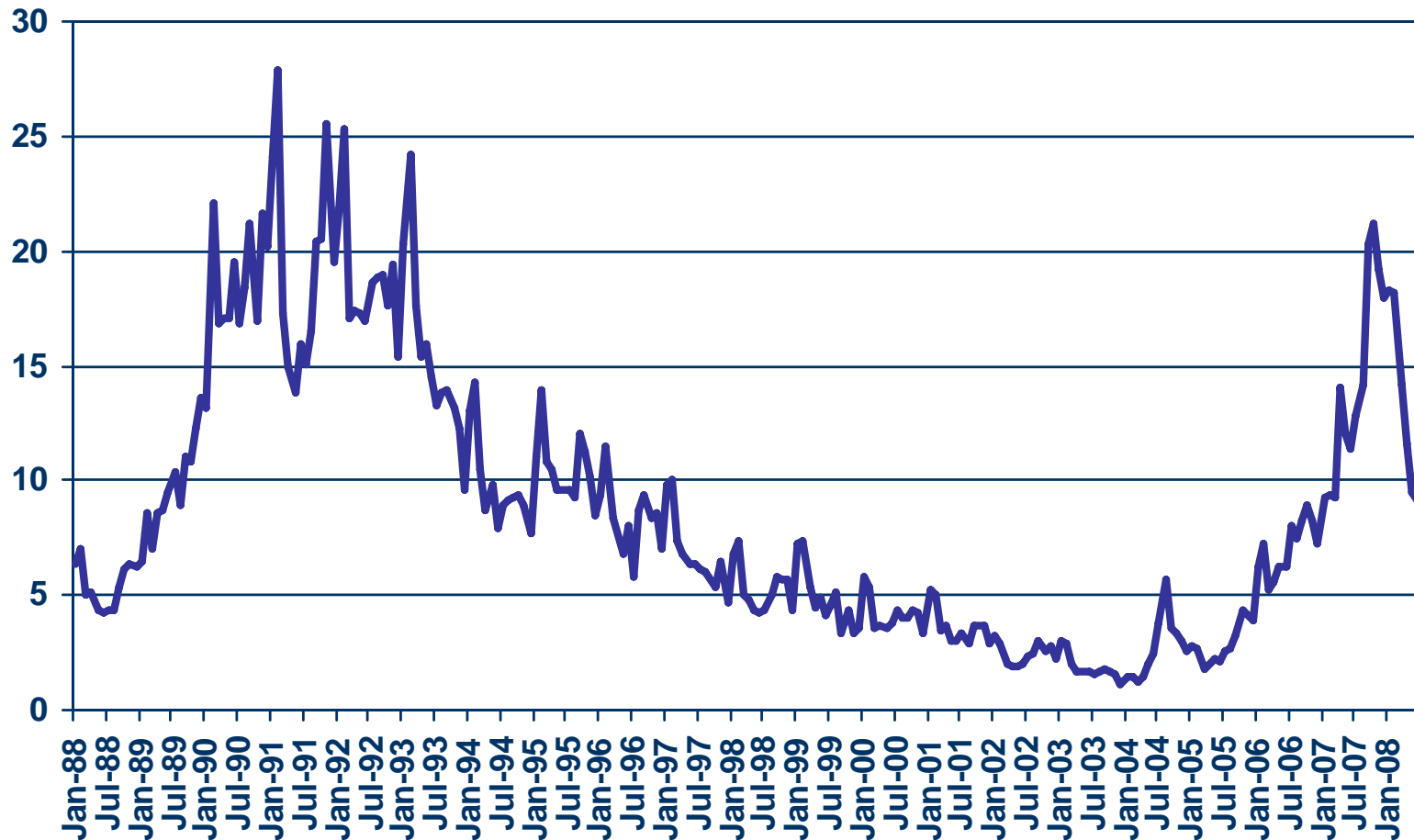
SOURCE: C.A.R.; DataQuick Information Systems. The price statistics are derived from all types of home sales -- new and existing, condos and single-family.



Unsold Inventory Index

Los Angeles County, June 2008: 9.1 Months

MONTHS



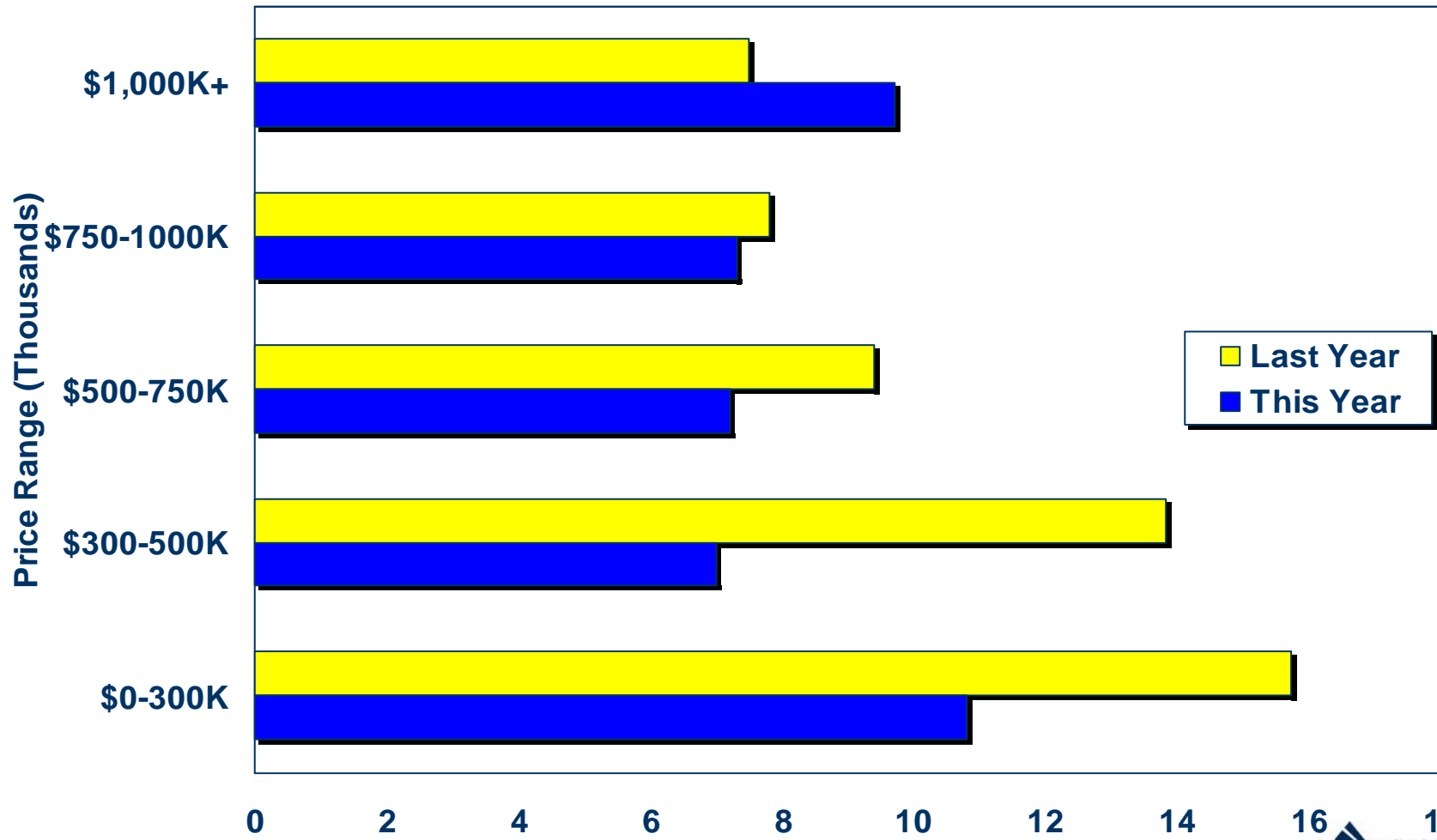
SOURCE: California Association of REALTORS®



Unsold Inventory By Price Range

Los Angeles Existing Homes June 2008 vs. June 2007

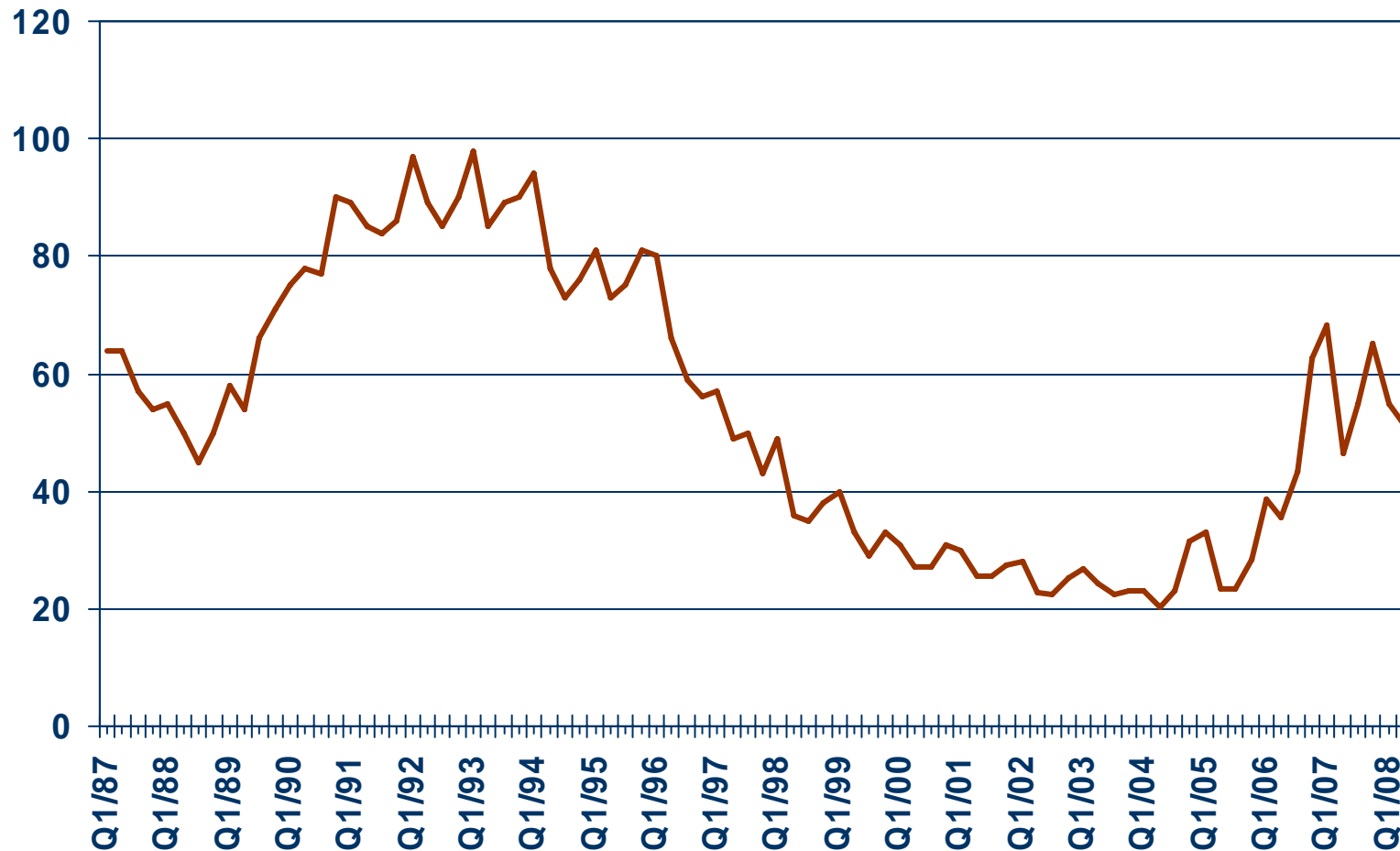
Monthly Supply



SOURCE: California Association of REALTORS®

Median Time on the Market

Single-Family Homes – Los Angeles County, 2008 Q2: 51.5 Days



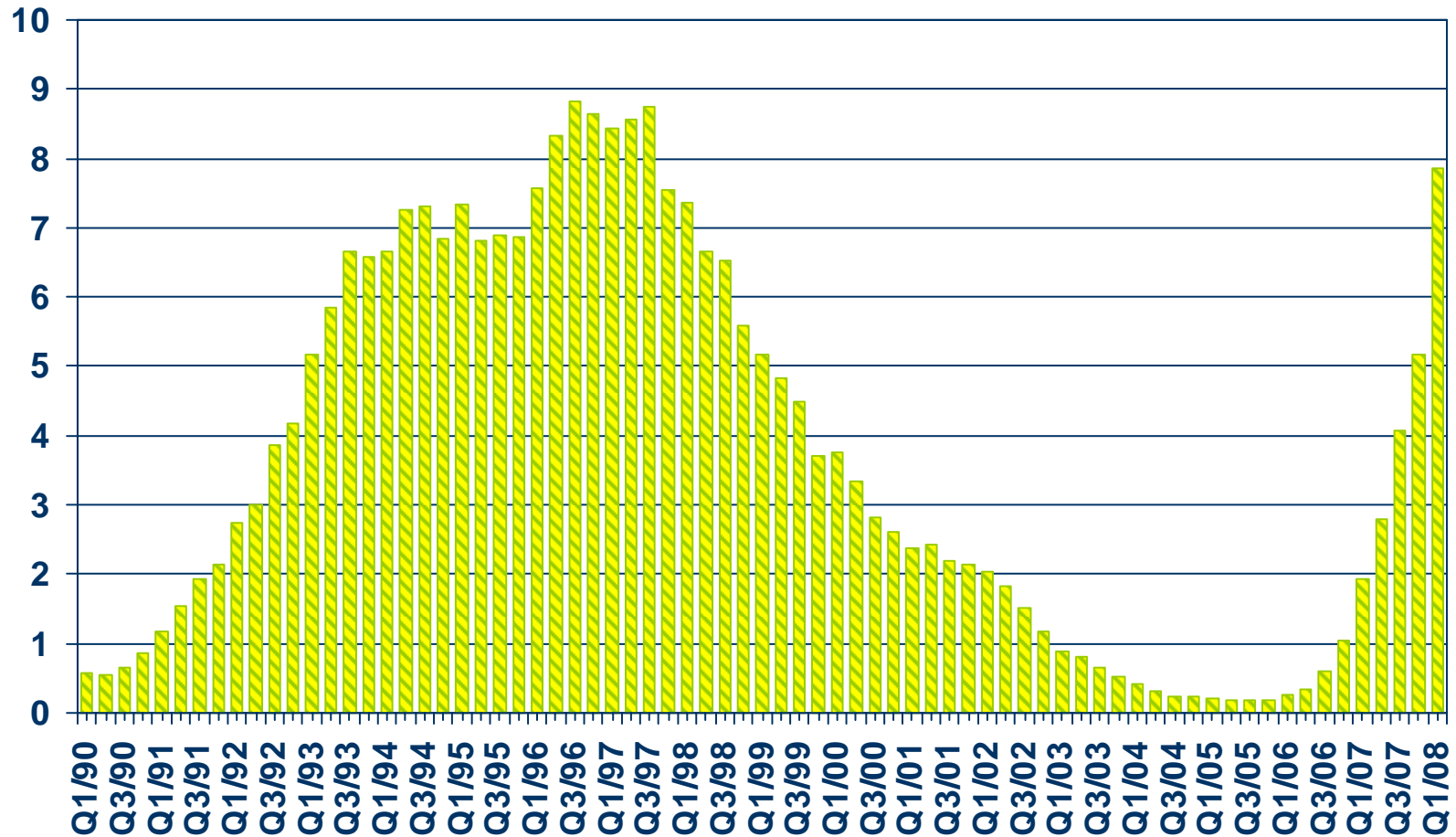
SOURCE: California Association of REALTORS®



Foreclosures

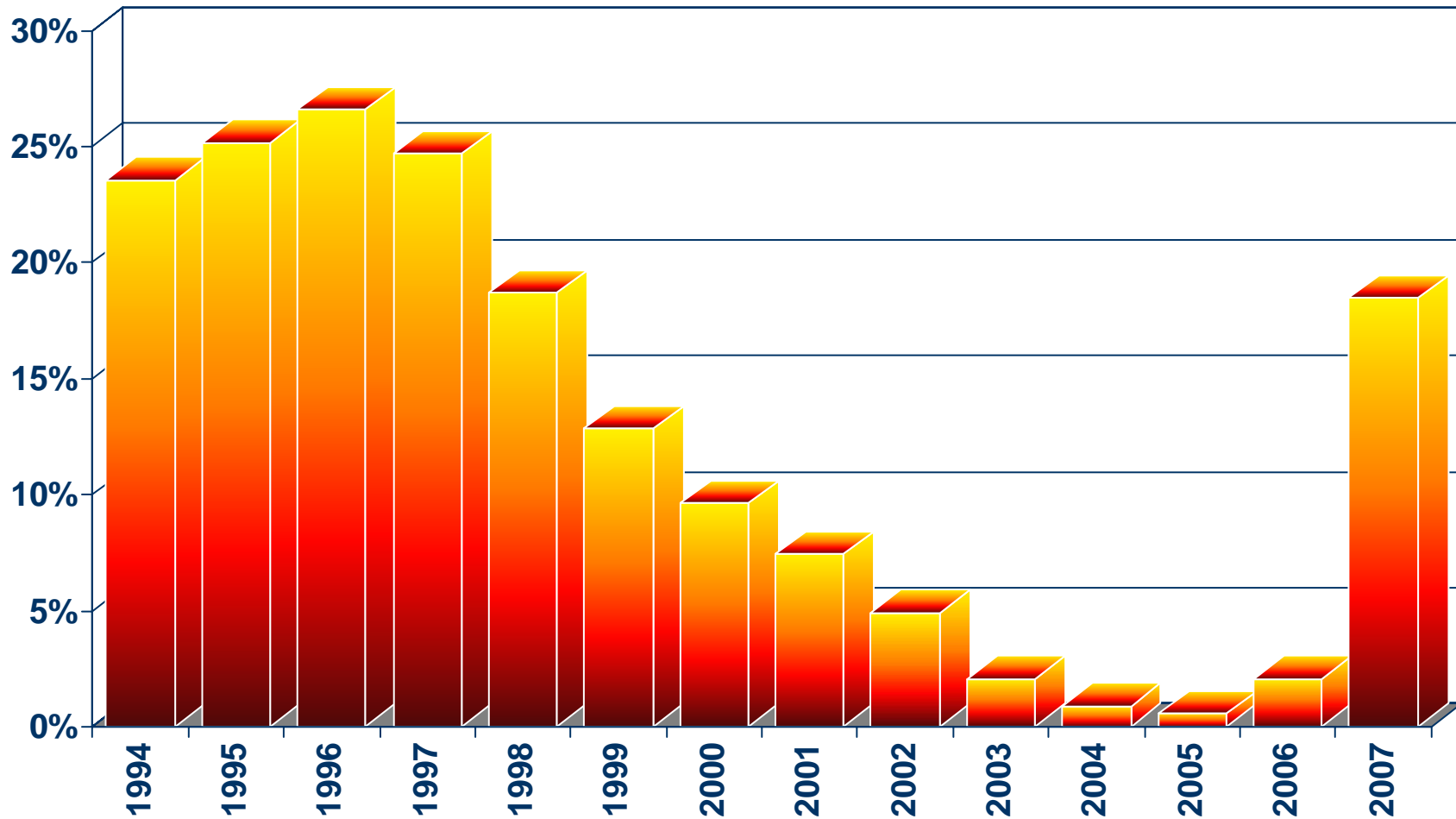
Los Angeles County

THOUSANDS



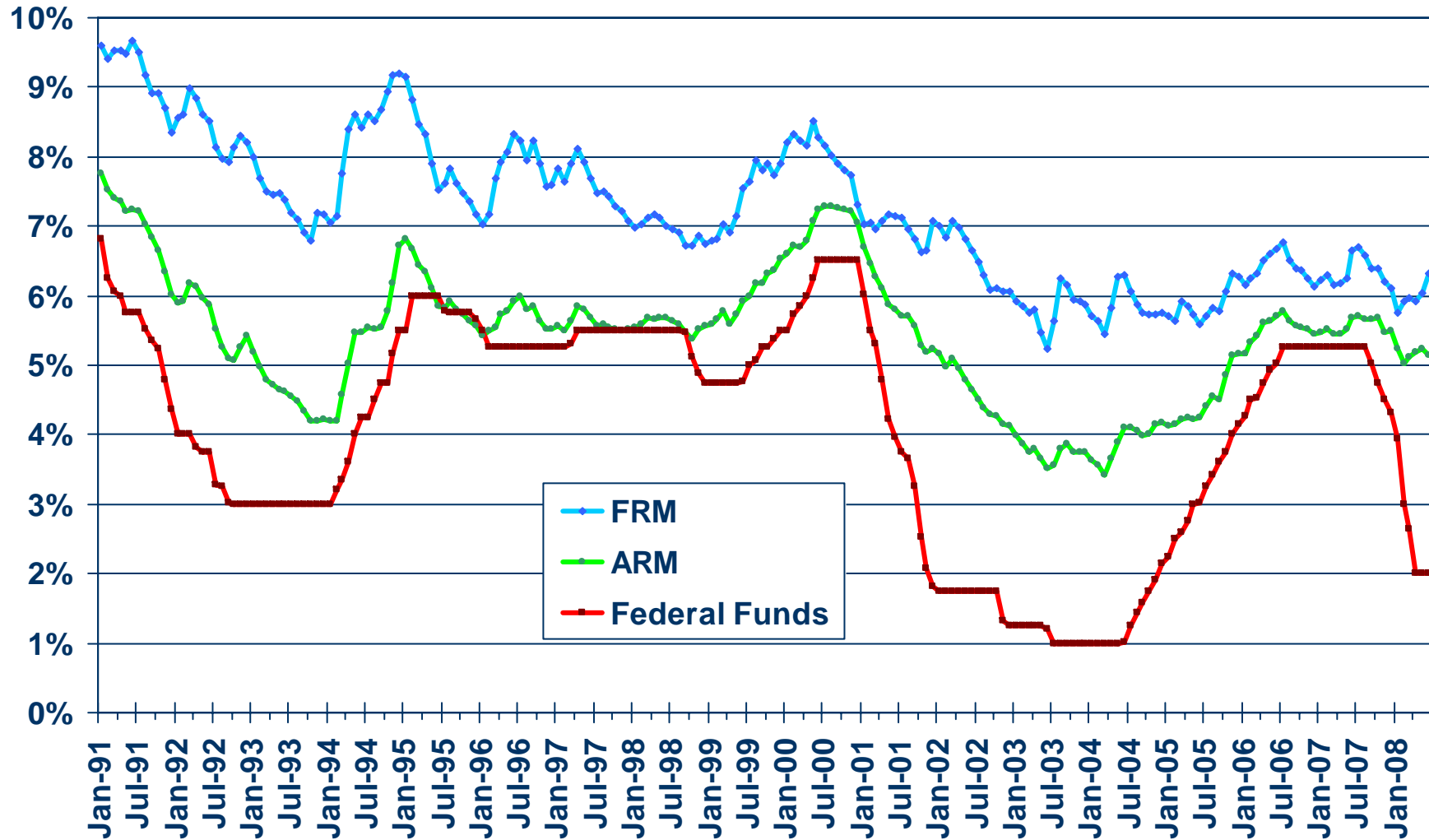
SOURCE: Real Estate Research Council

Proportion of Foreclosures in Housing Transfers Los Angeles County



SOURCE: Real Estate Research Council

Mortgage Rates

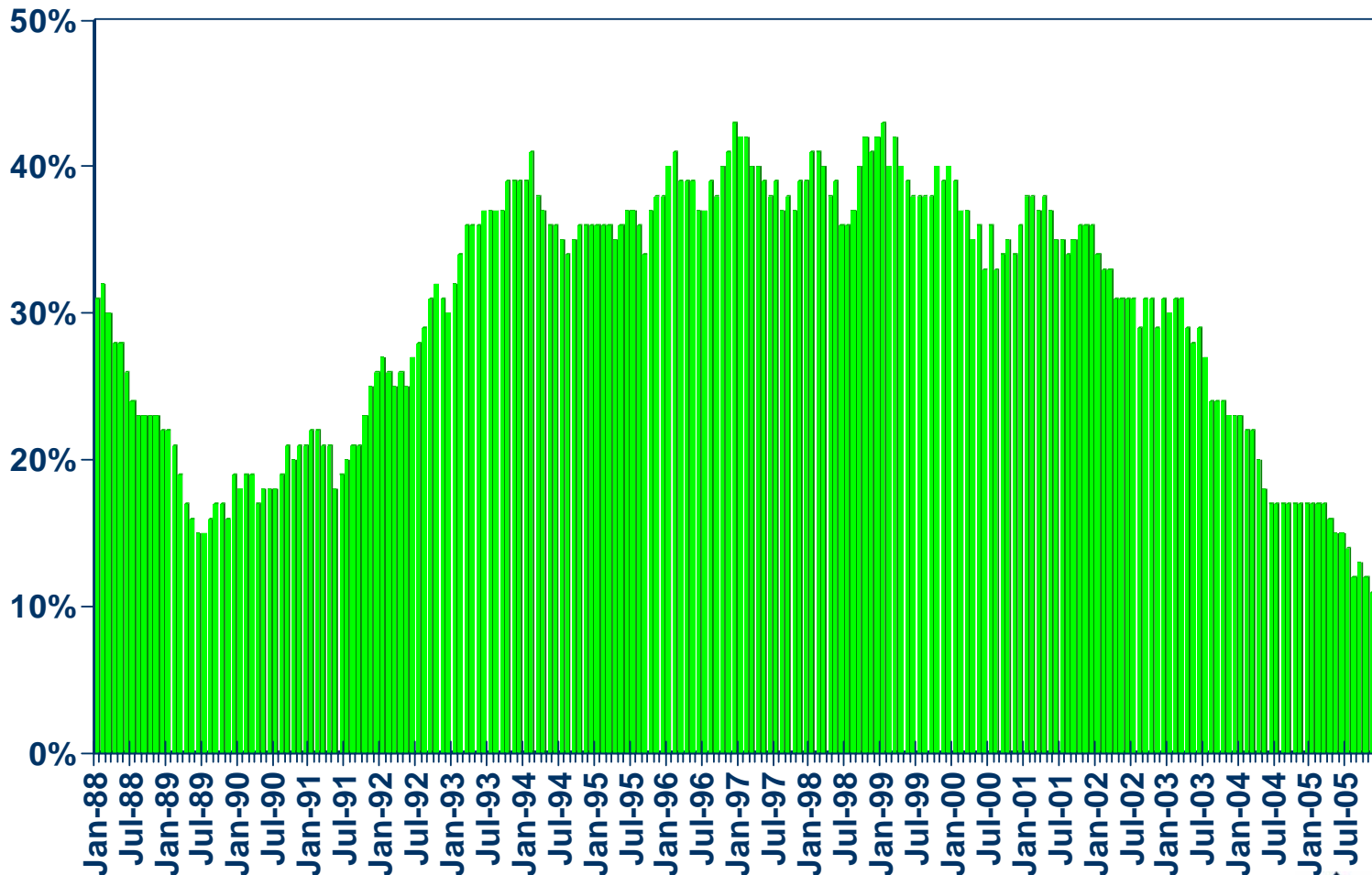


SOURCE: Federal Home Loan Mortgage Corporation

Housing Affordability Index

Los Angeles County, December 2005: 12%

% OF HOUSEHOLDS THAT CAN BUY

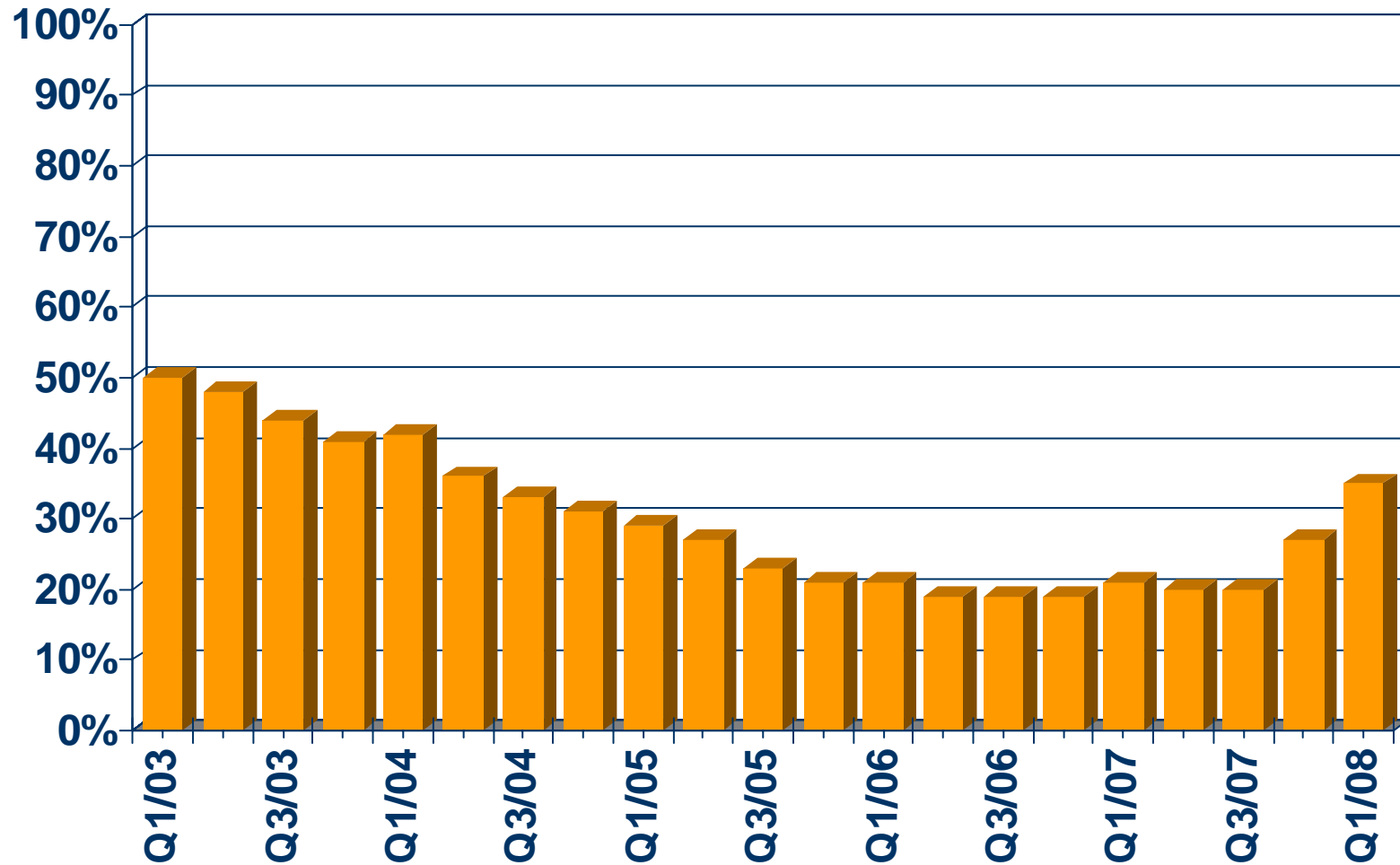


SOURCE: California Association of REALTORS®



First-time Buyer Housing Affordability Index

Los Angeles County, 1st Quarter 2008: 35%

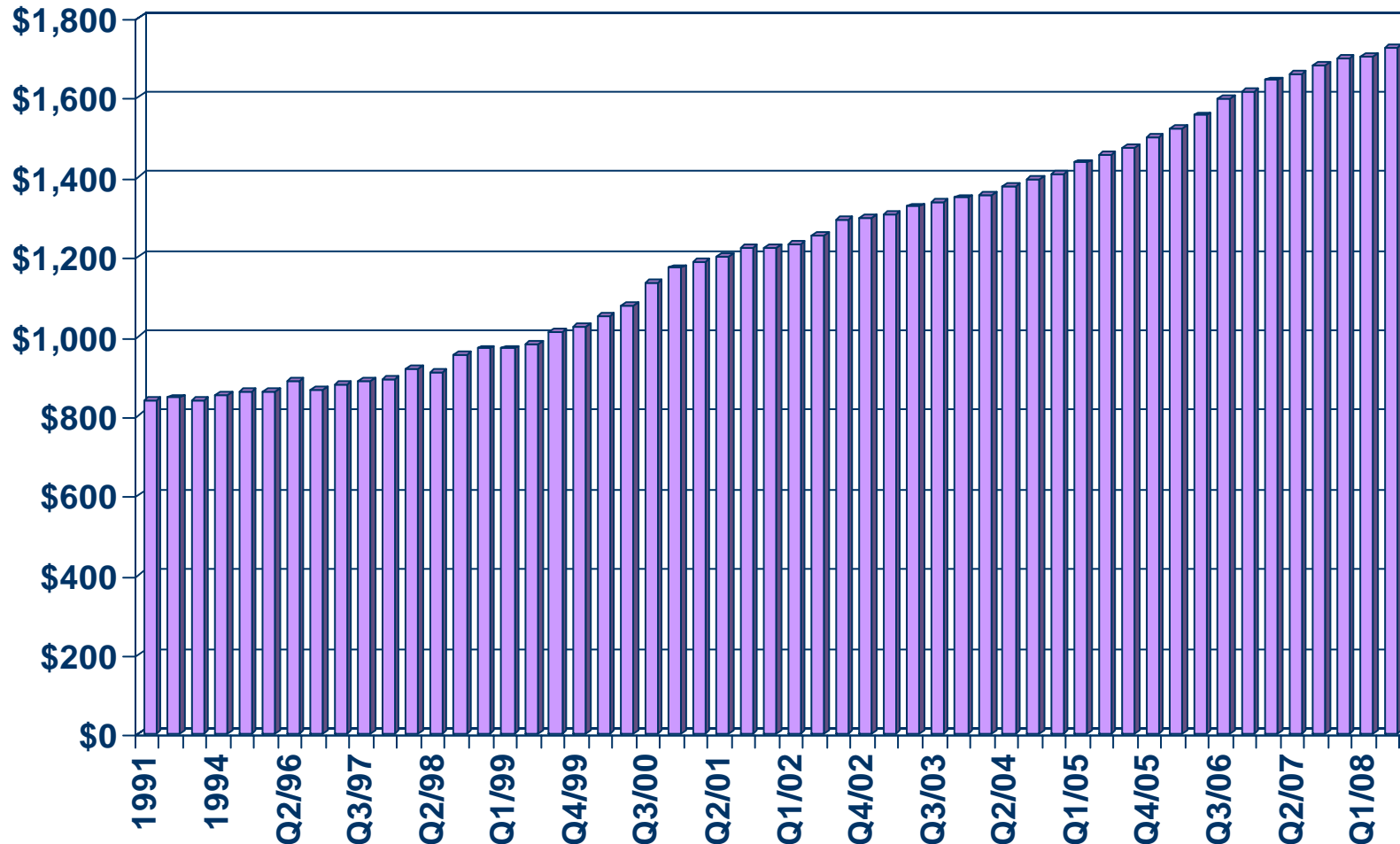


SOURCE: California Association of REALTORS®



Asking Rents for Class A&B Apartments

Los Angeles County, 2008 Q2: \$1,725 Up 4.0% Y-T-Y



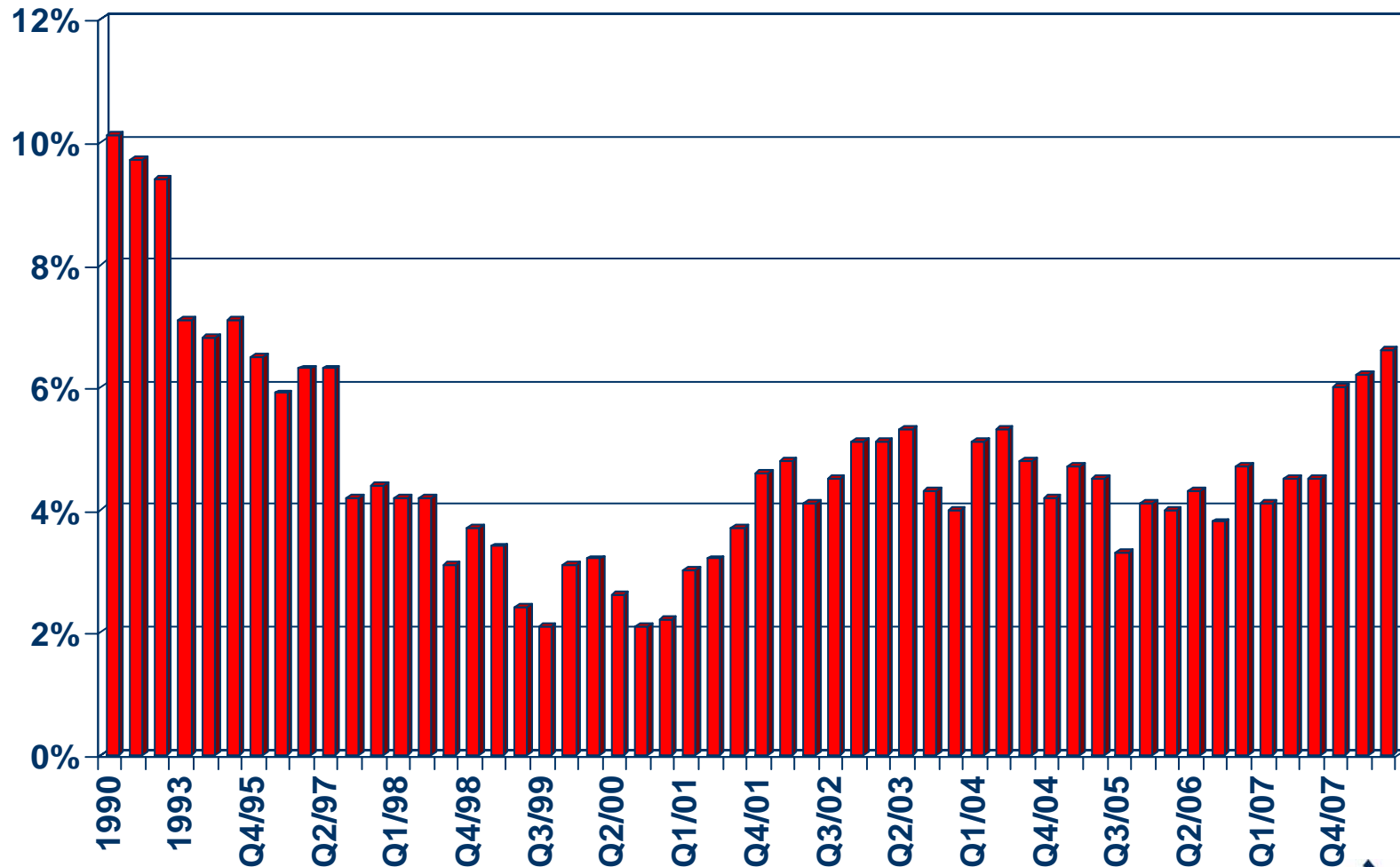
SOURCE: California Association of REALTORS®



Vacancy Rates for Class A&B Apartments

Los Angeles County, 2008 Q2: 6.6%

VACANCY RATE

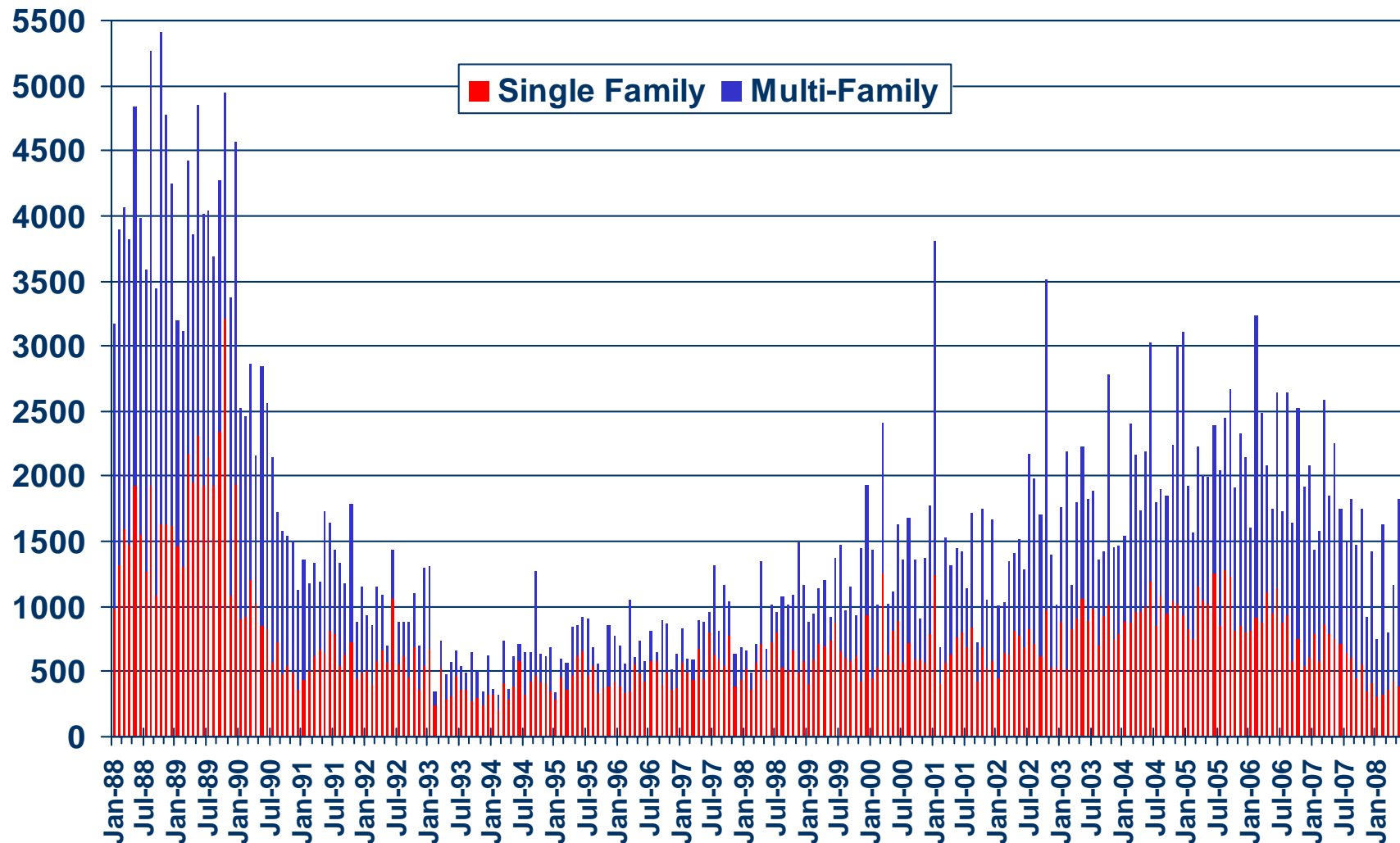


SOURCE: California Association of REALTORS®



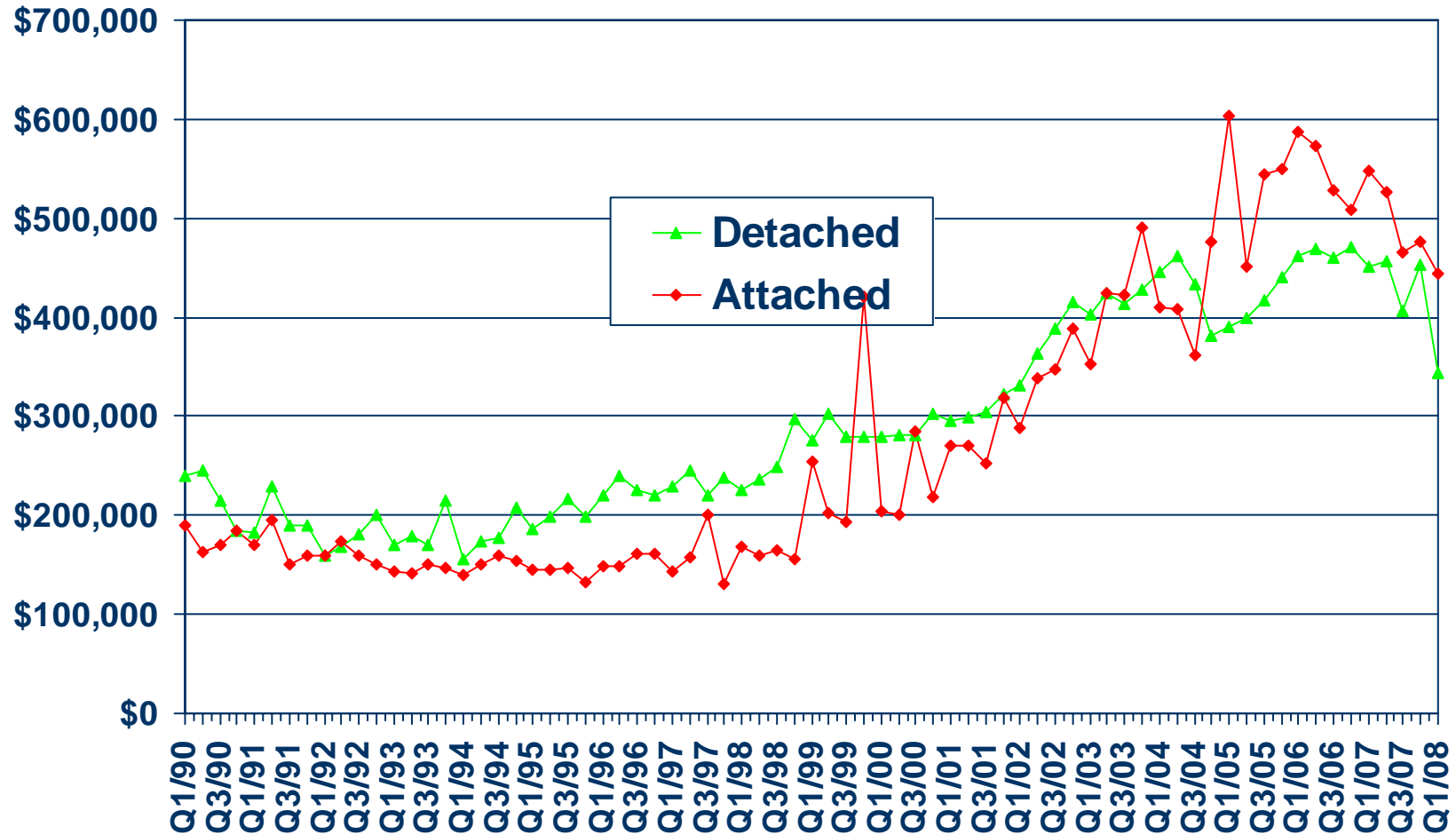
New Housing Permits

LA County, June 2008: 904 Units, Down 38.2% Y-T-D



Median Price for New Homes

Los Angeles County 1Q08 Detached: \$343,990, Attached: \$444,285

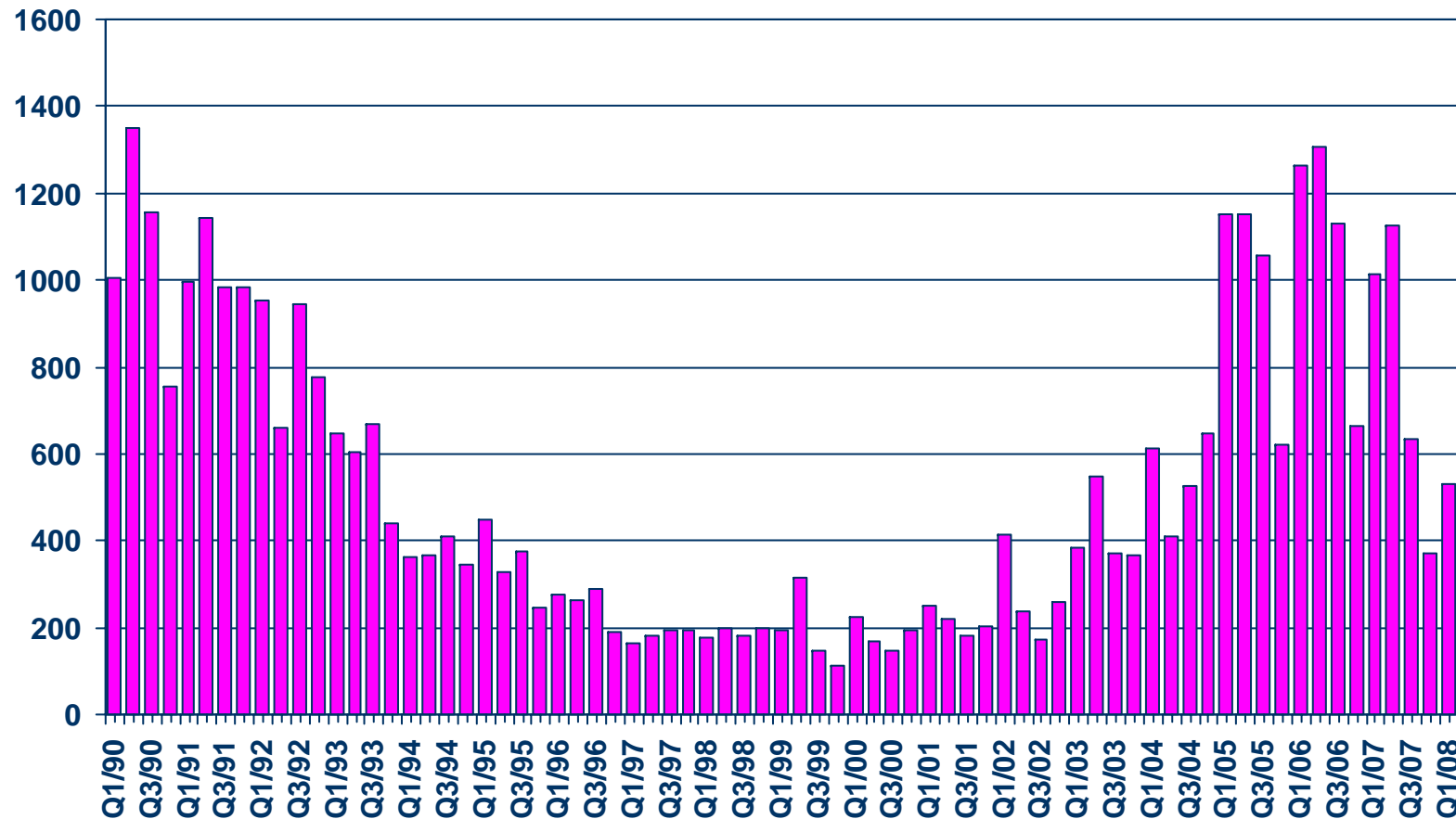


SOURCE: California Association of REALTORS®; Hanley Wood



New Home Sales

Los Angeles County (Attached), 2008 Q1 Sales: 531 Units

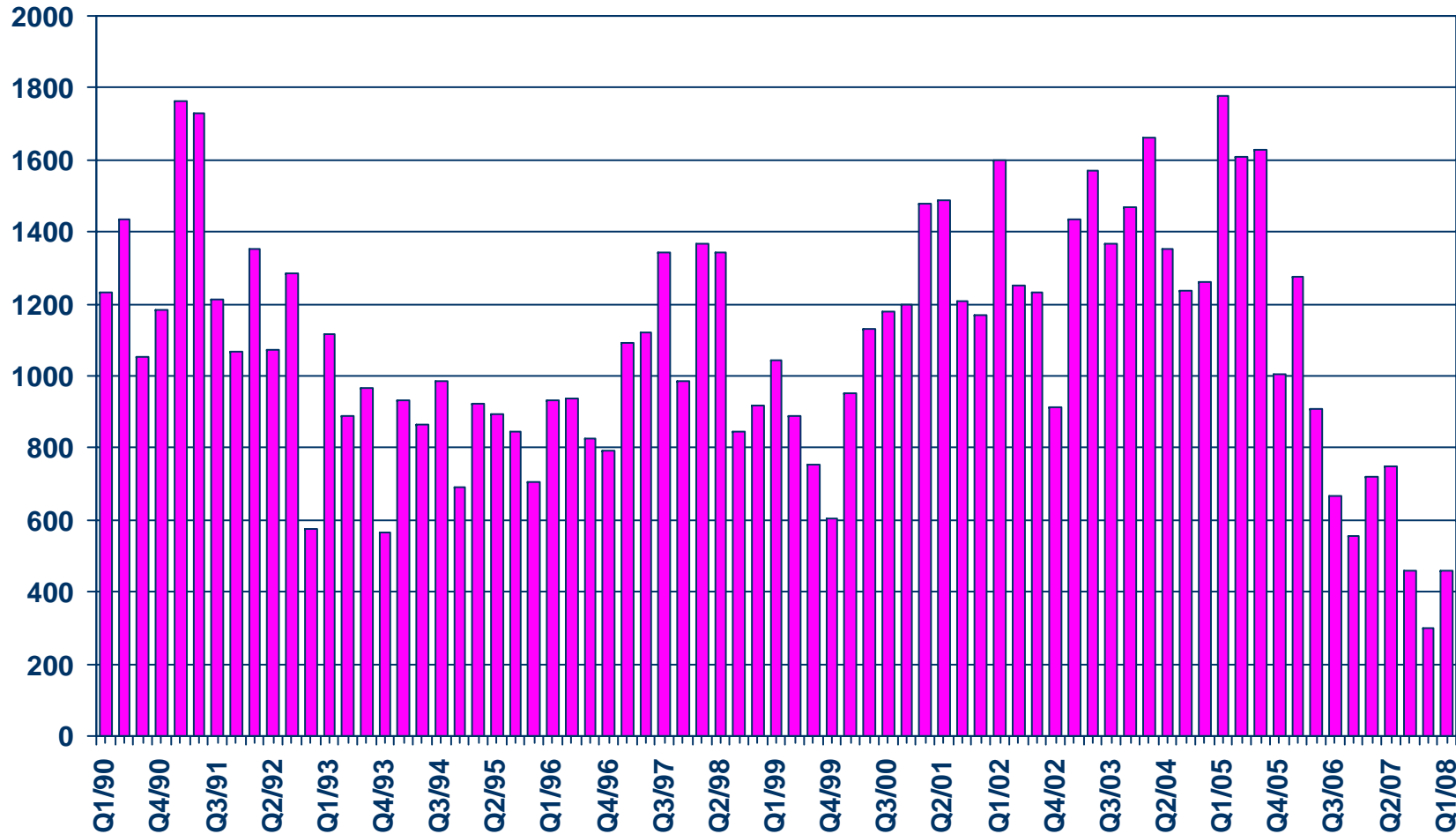


SOURCE: California Association of REALTORS®; Hanley Wood



New Home Sales

Los Angeles County (Detached), 2008 Q1 Sales: 460 Units



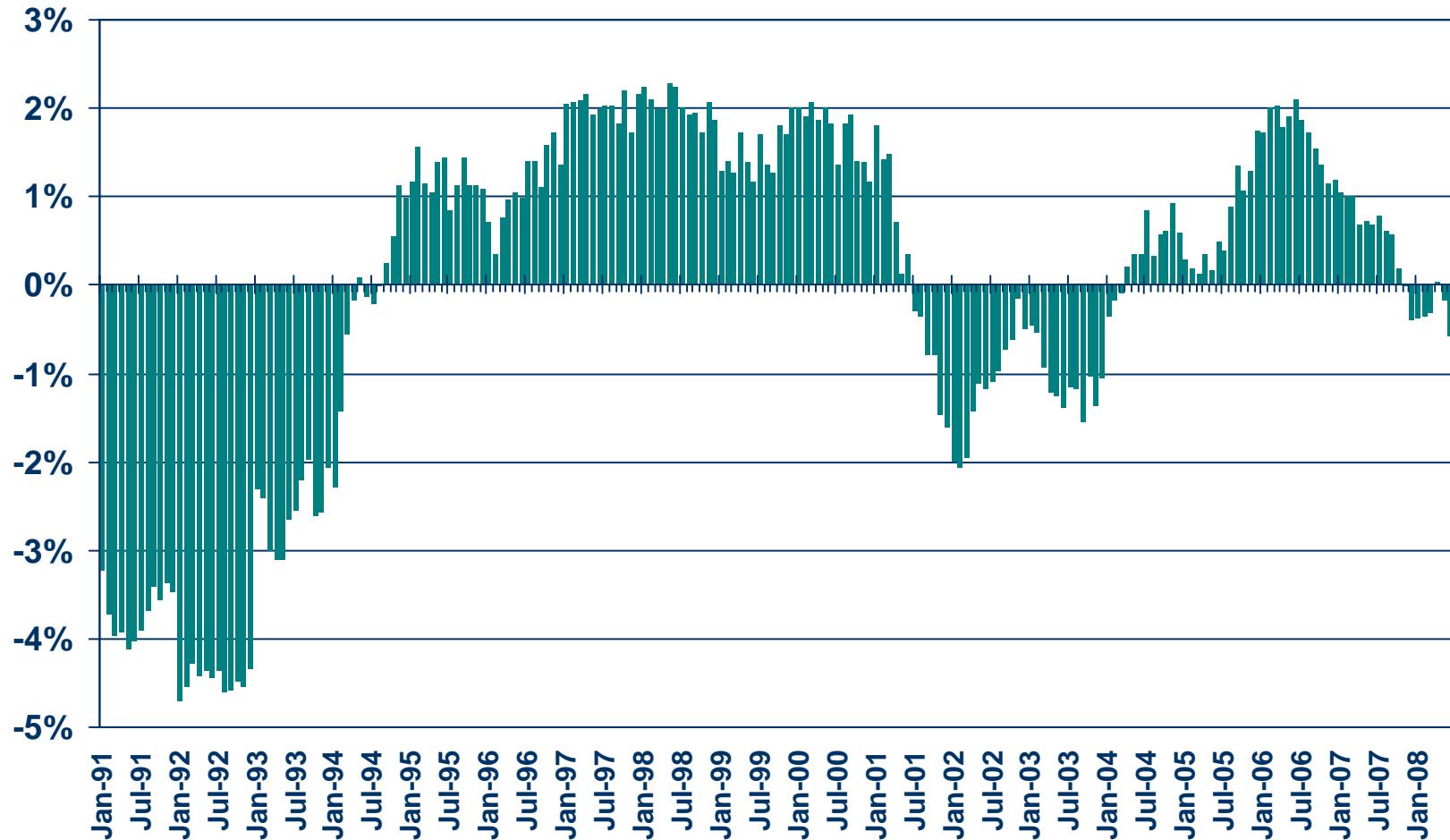
SOURCE: California Association of REALTORS®; Hanley Wood



Nonfarm Employment

Los Angeles County, June 2008: Down 0.6% Y-T-Y

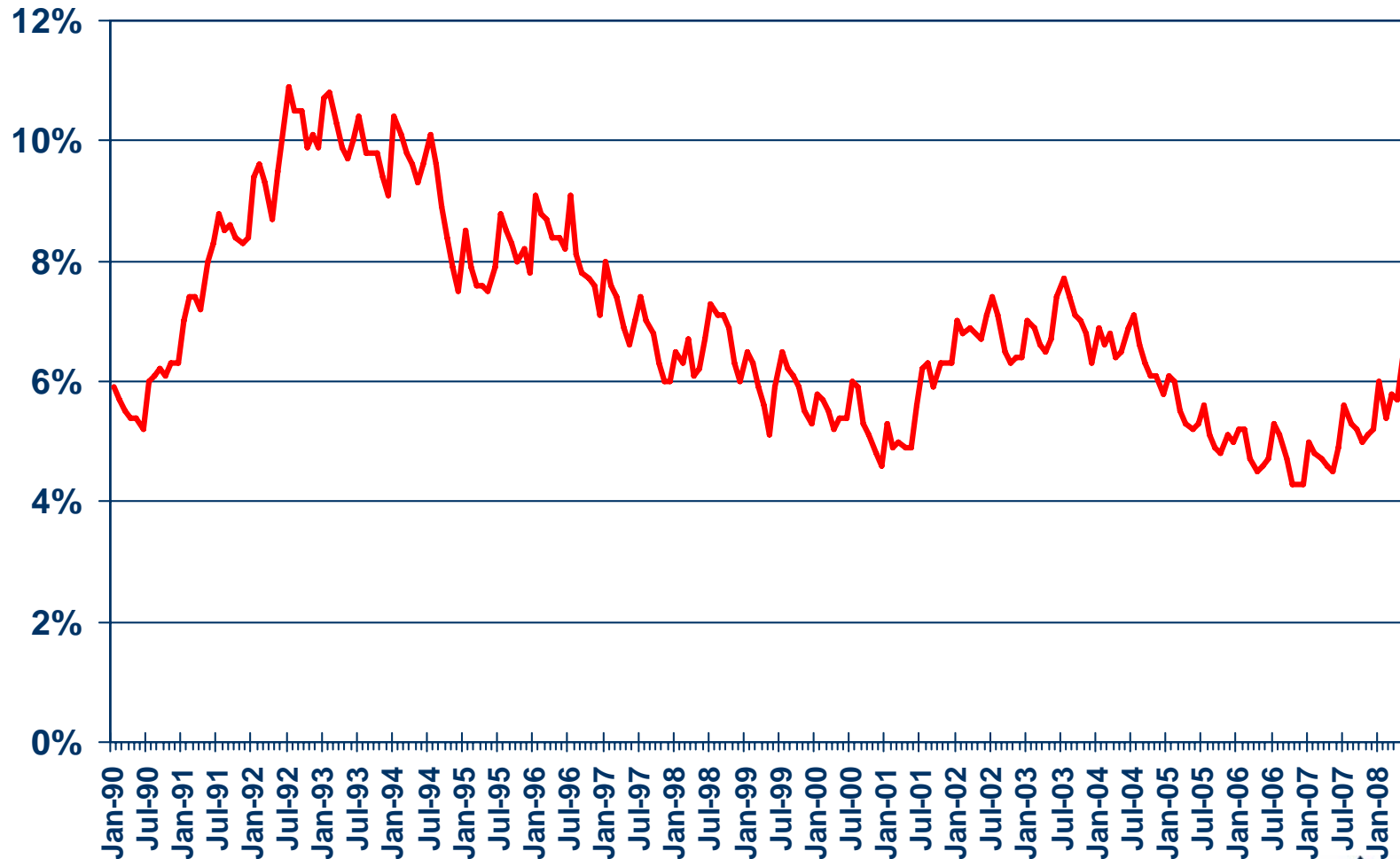
Y-T-Y PERCENT CHANGE



SOURCE: CA Employment Development Division

Unemployment Rate

Los Angeles County, June 2008: 7.1%



SOURCE: CA Employment Development Division

Unemployment Rate

Los Angeles County -- June 2008

Area Name	Labor Force	Rate
Los Angeles County	4,920,800	7.1%
Acton CDP	1,300	4.5%
Agoura Hills city	12,400	3.1%
Alhambra city	46,000	6.1%
Alondra Park CDP	4,400	7.2%
Altadena CDP	24,300	4.8%
Arcadia city	28,400	4.0%
Artesia city	8,300	4.8%
Avalon city	2,000	3.0%
Avocado Heights CDP	6,700	5.9%
Azusa city	21,400	7.7%
Baldwin Park city	33,400	8.9%
Bell city	15,800	9.5%
Bellflower city	36,700	7.2%
Bell Gardens city	17,200	11.5%
Beverly Hills city	19,400	4.9%
Bradbury city	500	3.2%

CCD Census County Division
CDP Census Designated Place

SOURCE: CA Employment Development Department



Unemployment Rate

Los Angeles County -- June 2008

Area Name	Labor Force	Rate
Los Angeles County	4,920,800	7.1%
Burbank city	61,000	5.7%
Calabasas city	12,300	3.0%
Carson city	46,300	7.1%
Cerritos city	29,500	3.8%
Charter Oak CDP	5,300	3.7%
Citrus CDP	5,600	6.4%
Claremont city	16,800	3.6%
Commerce city	5,300	13.0%
Compton city	35,900	12.4%
Covina city	26,200	4.9%
Cudahy city	9,800	10.0%
Culver City city	24,800	4.8%
Del Aire CDP	5,000	3.7%
Desert View Highlands CDP	1,000	9.2%
Diamond Bar city	32,800	5.0%
Downey city	54,400	5.6%

CCD Census County Division
CDP Census Designated Place

SOURCE: CA Employment Development Department



Unemployment Rate

Los Angeles County -- June 2008

Area Name	Labor Force	Rate
Los Angeles County	4,920,800	7.1%
Duarte city	11,500	4.6%
East Compton CDP	3,600	12.4%
East La Mirada CDP	5,400	5.0%
East Los Angeles CDP	49,400	9.8%
East Pasadena CDP	3,200	4.4%
East San Gabriel CDP	8,200	4.0%
El Monte city	51,800	8.8%
El Segundo city	11,100	3.2%
Florence Graham CDP	21,500	13.9%
Gardena city	29,800	6.6%
Glendale city	105,400	6.1%
Glendora city	28,500	3.6%
Hacienda Heights CDP	27,400	4.9%
Hawaiian Gardens city	6,400	7.6%
Hawthorne city	42,100	9.3%
Hermosa Beach city	15,300	2.9%

CCD Census County Division
CDP Census Designated Place

SOURCE: CA Employment Development Department



Unemployment Rate

Los Angeles County -- June 2008

Area Name	Labor Force	Rate
Los Angeles County	4,920,800	7.1%
Hidden Hills city	900	1.7%
Huntington Park city	26,400	10.8%
Industry city	300	12.0%
Inglewood city	54,000	8.9%
Irwindale city	800	7.0%
La Canada Flintridge city	10,600	2.5%
La Crescenta Montrose CDF	10,400	3.2%
Ladera Heights CDP	4,000	3.4%
La Habra Heights city	3,000	2.5%
Lake Los Angeles CDP	4,800	10.1%
Lakewood city	45,400	4.5%
La Mirada city	24,900	4.2%
Lancaster city	55,600	10.1%
La Puente city	19,100	8.4%
La Verne city	18,600	4.0%
Lawndale city	16,500	7.0%

CCD Census County Division
CDP Census Designated Place

SOURCE: CA Employment Development Department



Unemployment Rate

Los Angeles County -- June 2008

Area Name	Labor Force	Rate
Los Angeles County	4,920,800	7.1%
Lennox CDP	9,600	9.1%
Little Rock CDP	600	9.8%
Lomita city	11,400	4.8%
Long Beach city	237,600	7.8%
Los Angeles city	1,918,400	7.8%
Lynwood city	27,500	11.4%
Malibu city	7,600	2.4%
Manhattan Beach city	23,000	2.4%
Marina del Rey CDP	6,800	3.6%
Mayflower Village CDP	2,700	3.7%
Maywood city	12,200	10.5%
Monrovia city	20,900	6.2%
Montebello city	28,900	7.9%
Monterey Park city	29,800	5.3%
North El Monte CDP	2,200	2.3%
Norwalk city	49,300	7.5%

CCD Census County Division
CDP Census Designated Place

SOURCE: CA Employment Development Department



Unemployment Rate

Los Angeles County -- June 2008

Area Name	Labor Force	Rate
Los Angeles County	4,920,800	7.1%
Palmdale city	55,500	8.9%
Palos Verdes Estates city	6,700	1.4%
Paramount city	24,500	10.5%
Pasadena city	77,100	5.3%
Pico Rivera city	29,200	6.6%
Pomona city	66,700	7.9%
Quartz Hill CDP	5,400	7.1%
Rancho Palos Verdes city	21,900	2.3%
Redondo Beach city	46,000	3.7%
Rolling Hills city	900	0.6%
Rolling Hills Estates city	4,100	1.8%
Rosemead city	25,200	6.2%
Rowland Heights CDP	25,500	4.5%
San Dimas city	20,400	4.1%
San Fernando city	10,500	6.8%
San Gabriel city	20,800	5.8%

CCD Census County Division
CDP Census Designated Place

SOURCE: CA Employment Development Department



Unemployment Rate

Los Angeles County -- June 2008

Area Name	Labor Force	Rate
Los Angeles County	4,920,800	7.1%
San Marino city	6,300	3.1%
Santa Clarita city	91,100	4.3%
Santa Fe Springs city	8,000	5.9%
Santa Monica city	58,000	5.8%
Sierra Madre city	7,000	2.0%
Signal Hill city	5,800	5.3%
South El Monte city	9,400	8.6%
South Gate city	41,300	9.1%
South Pasadena city	15,600	3.4%
South San Gabriel CDP	3,800	7.1%
South San Jose Hills CDP	9,600	8.3%
South Whittier CDP	27,800	6.3%
Temple City city	18,400	4.5%
Torrance city	81,400	3.4%
Valinda CDP	10,000	9.4%
Val Verde CDP	900	4.7%

CCD Census County Division
CDP Census Designated Place

SOURCE: CA Employment Development Department



Unemployment Rate

Los Angeles County -- June 2008

Area Name	Labor Force	Rate
Los Angeles County	4,920,800	7.1%
Val Verde CDP	900	4.7%
Vernon city	0	0.0%
View Park Windsor Hills CD	6,400	5.9%
Vincent CDP	7,700	5.4%
Walnut city	16,900	3.4%
Walnut Park CDP	6,400	8.9%
West Athens CDP	4,300	7.7%
West Carson CDP	11,800	5.3%
West Compton CDP	2,400	11.3%
West Covina city	55,800	6.2%
West Hollywood city	27,200	5.9%
Westlake Village city	5,000	3.5%
Westmont CDP	12,000	14.1%
West Puente Valley CDP	10,400	7.0%
West Whittier Los Nietos CD	12,300	7.6%
Whittier city	44,200	5.0%

CCD Census County Division
CDP Census Designated Place

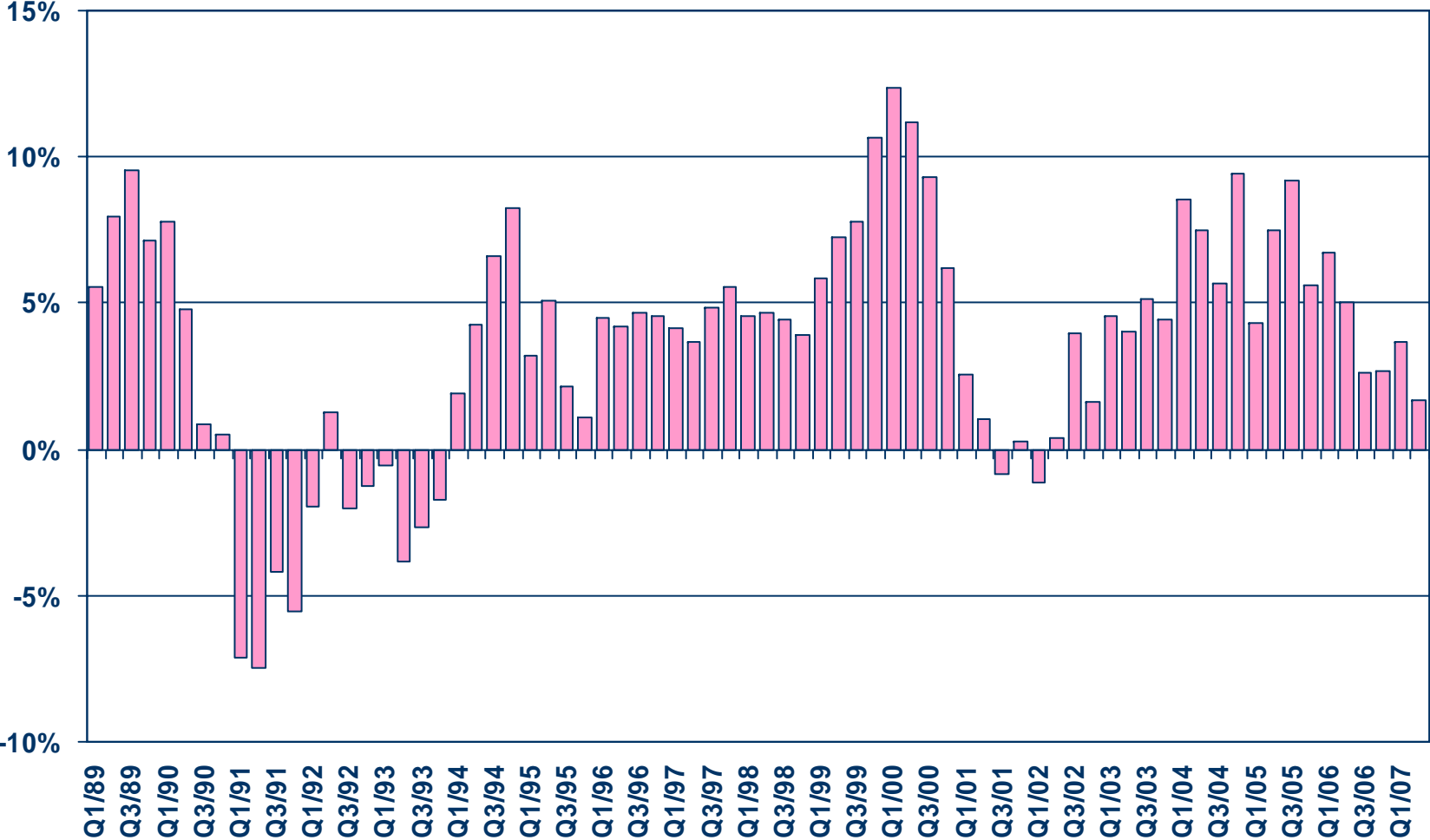
SOURCE: CA Employment Development Department



Taxable Sales

Los Angeles County

ANNUAL PERCENT CHANGE

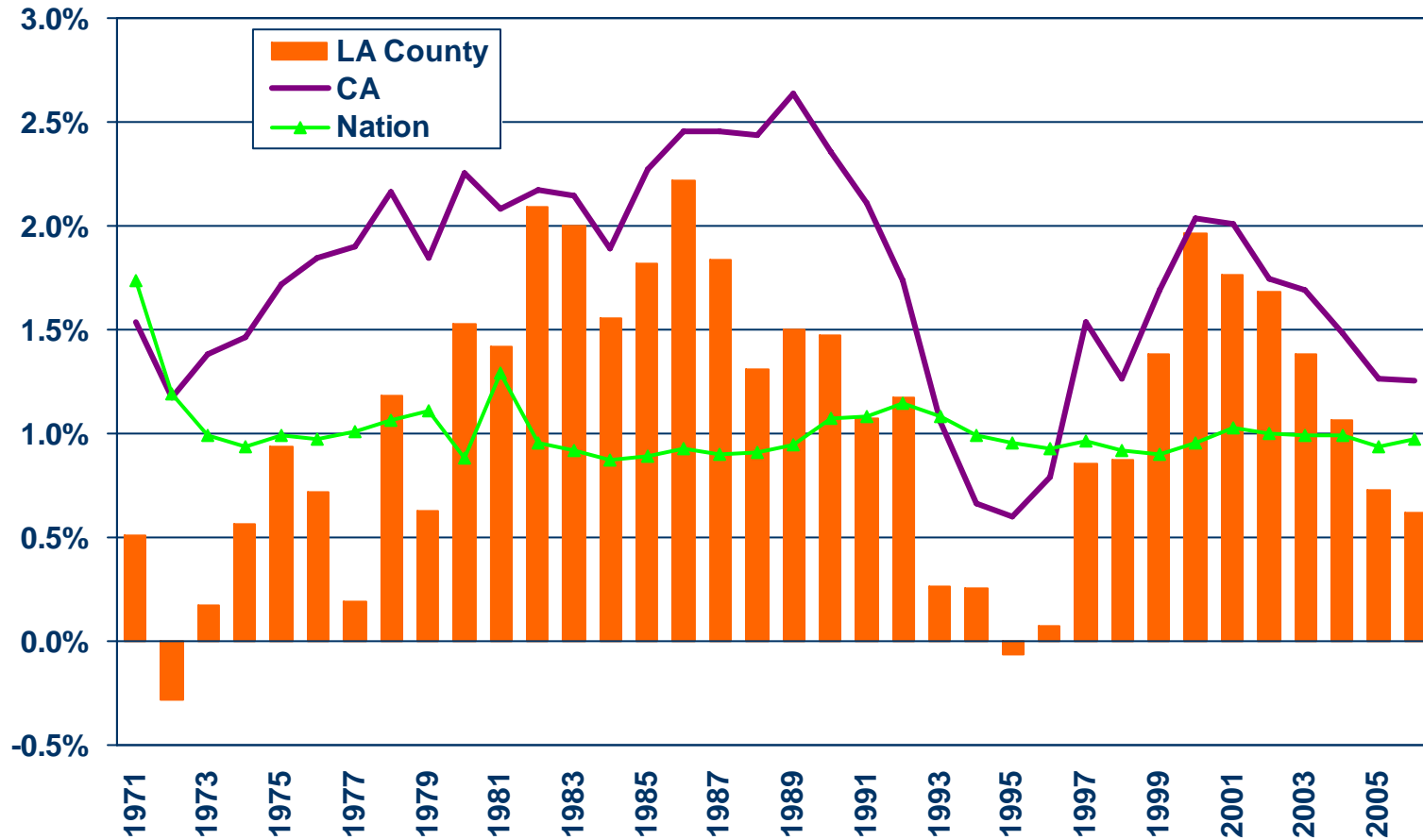


SOURCE: CA State Board of Equalization



Population Percent Changes

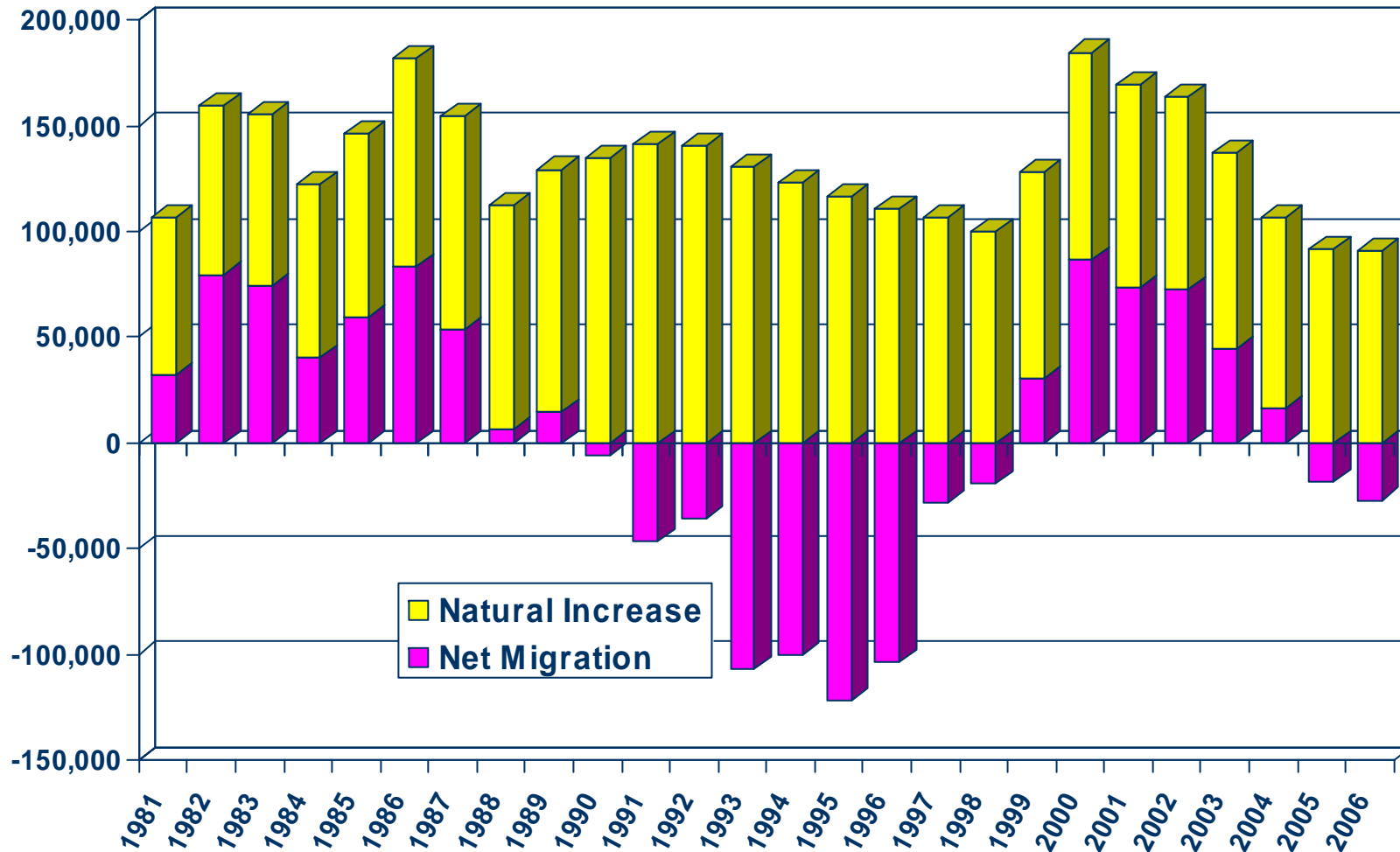
Los Angeles County (1971-2006)



SOURCE: U.S. Census Bureau; California Department of Finance; C.A.R.

Sources of Population Growth

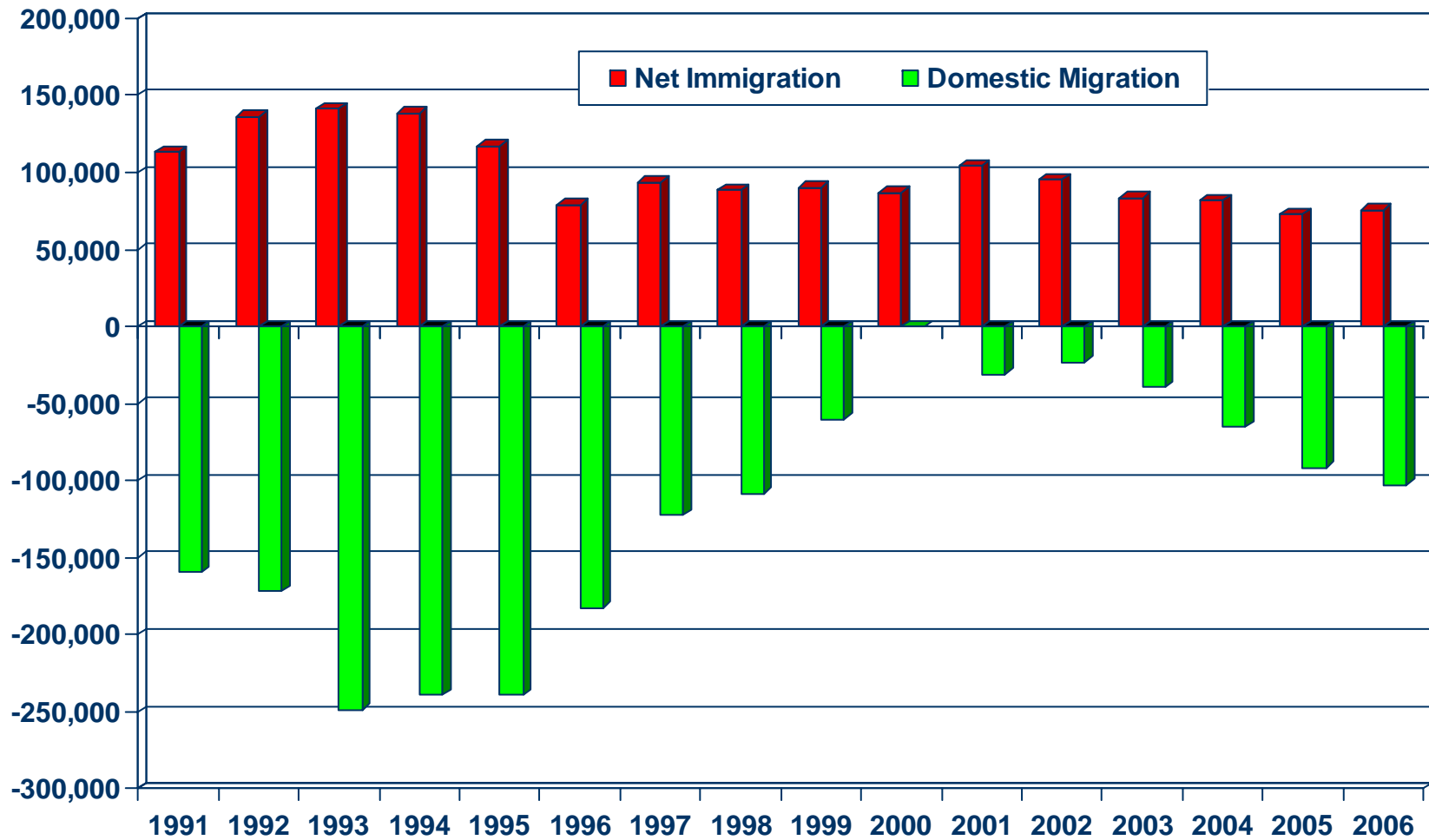
Los Angeles County (1981-2006)



SOURCE: CA Department of Finance

Net Immigration Vs. Domestic Migration

Los Angeles County



SOURCE: CA Department of Finance

Household Relocations

Los Angeles County

County	Outflow	Inflow	Net Outflow
San Bernardino, CA	20,565	9,379	11,102
Orange, CA	19,274	14,615	3,941
Riverside, CA	11,394	4,411	5,901
Clark, NV	6,858	1,960	4,244
Ventura, CA	5,536	3,930	800
San Diego, CA	5,493	4,652	952
Maricopa, AZ	5,388	1,456	2,869
Kern, CA	3,615	1,527	2,095
Santa Clara, CA	1,619	1,545	(470)
San Francisco, CA	1,615	1,603	12
Total-Top 10	81,357	45,078	31,446
All Migration	145,149	97,661	47,488
Total Number of Households			3,356,418
Top 10 as % of All Households			0.9%
All Net Mig as % of All Households			1.4%

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



Where are new Los Angeles County households coming from?

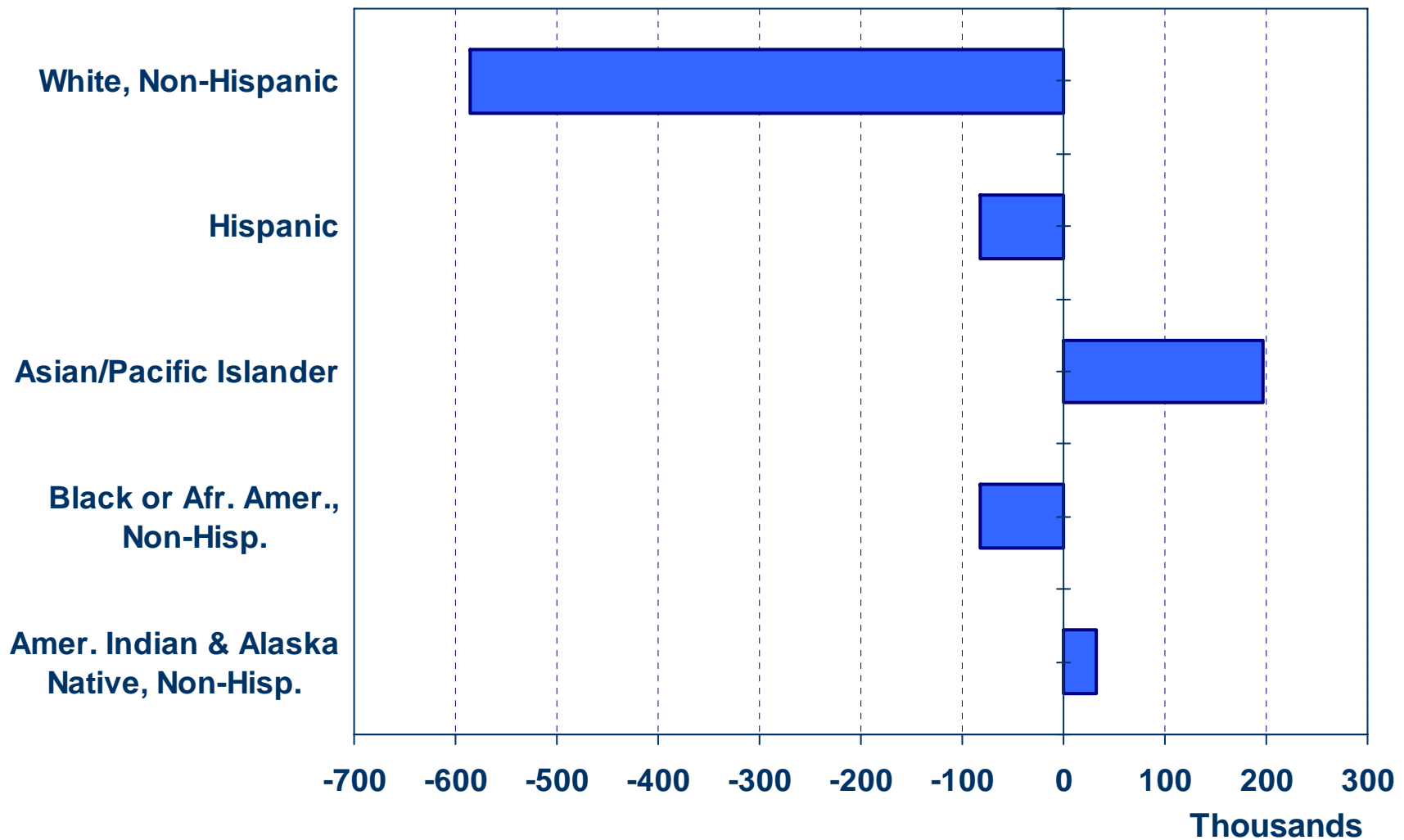


- Orange County (14,615)
- San Bernardino (9,379)
- San Diego (4,652)
- Riverside (4,411)
- Ventura (3,930)
- Total incoming for 2006: 97,661
- Total outgoing for 2006: 145,149

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

Net Immigration by Ethnic Group

Los Angeles County (1990 Census to 2000 Census)

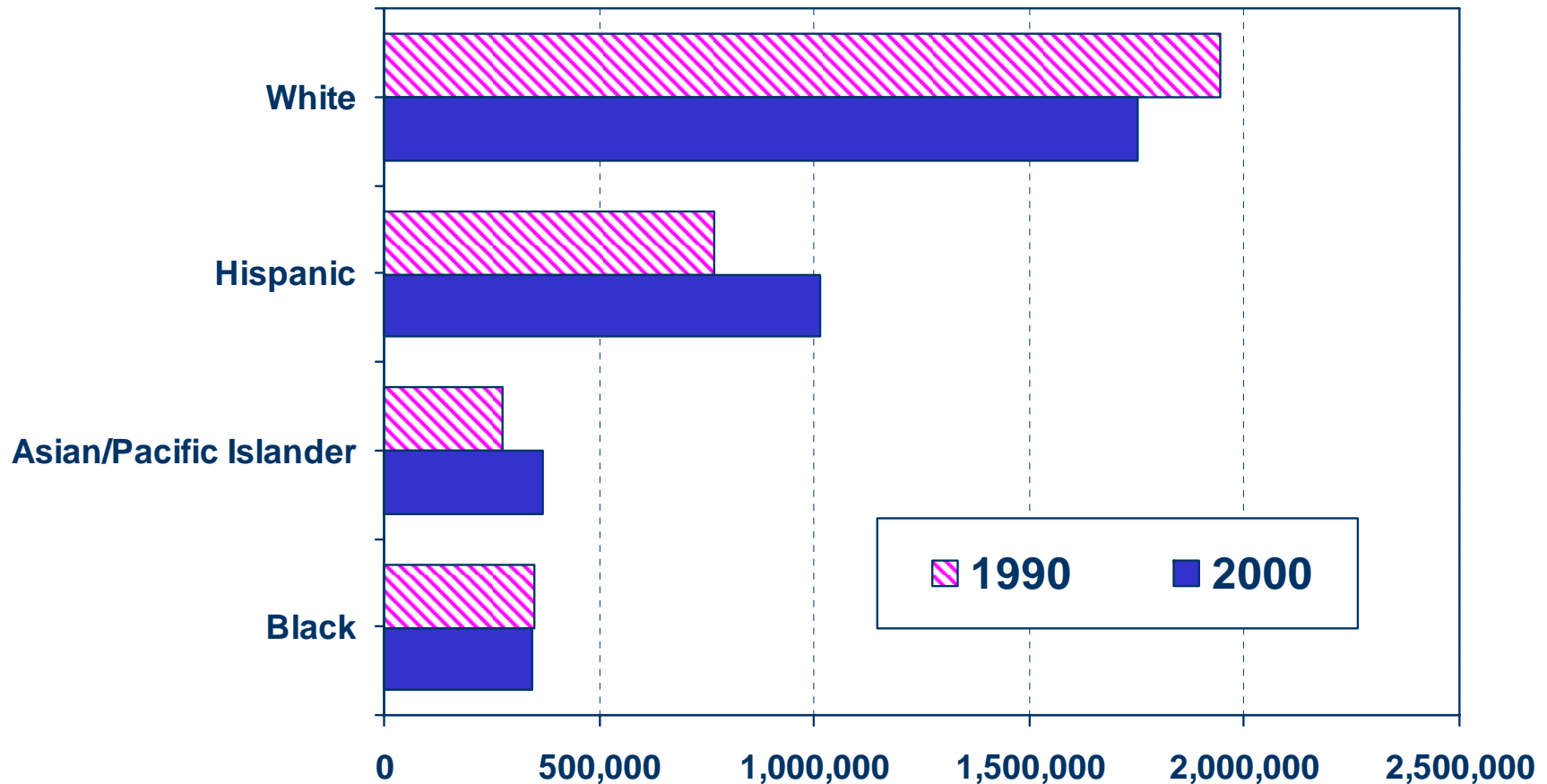


SOURCE: CA Dept. of Finance



Number of Households by Ethnicity

Los Angeles County (1990 Census vs. 2000 Census)

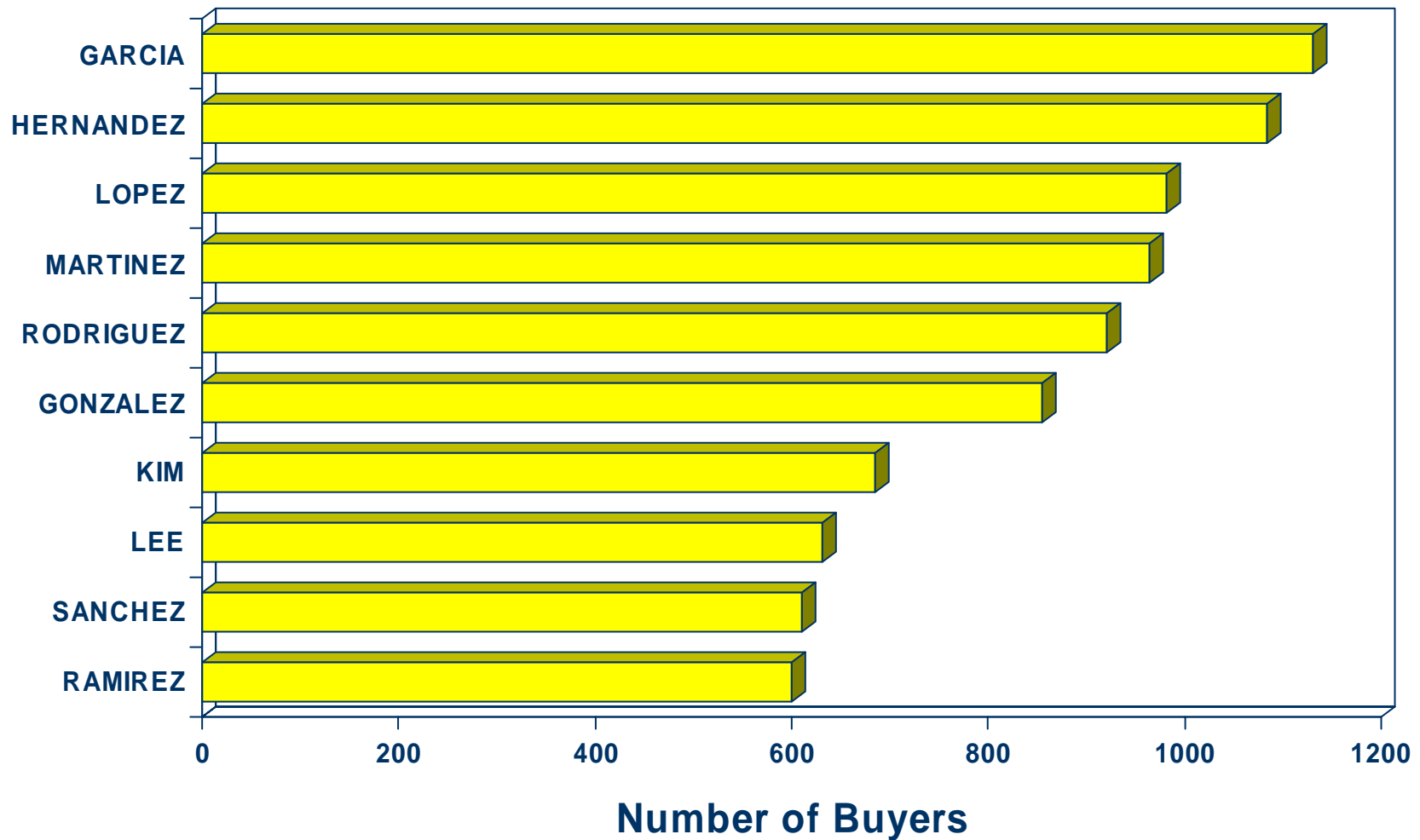


SOURCE: U.S. Census Bureau



Top 10 Home Buyer Surnames

Los Angeles County (2006)



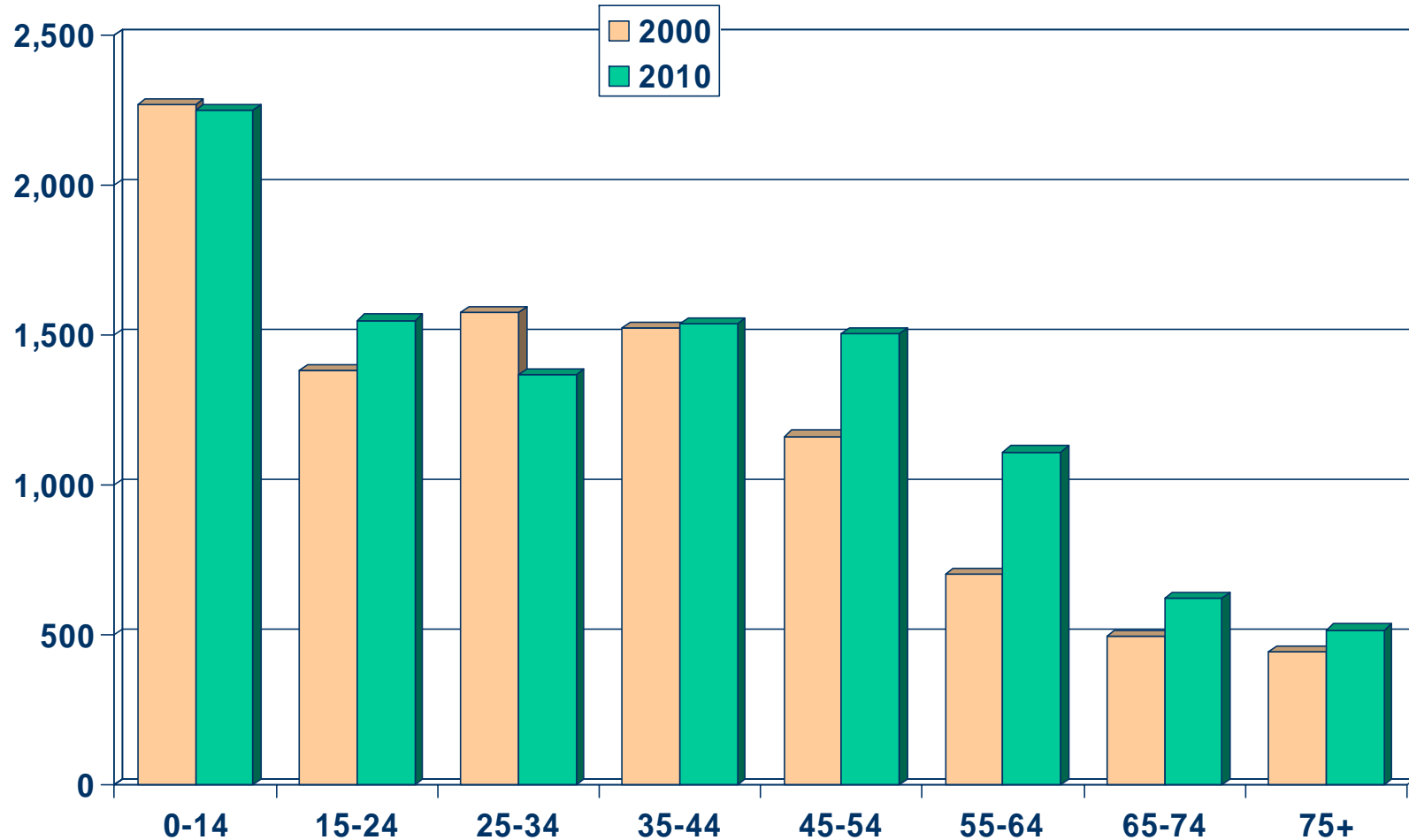
SOURCE: DataQuick Information Systems



Population by Age Group

Los Angeles County (2000-2010)

Thousands

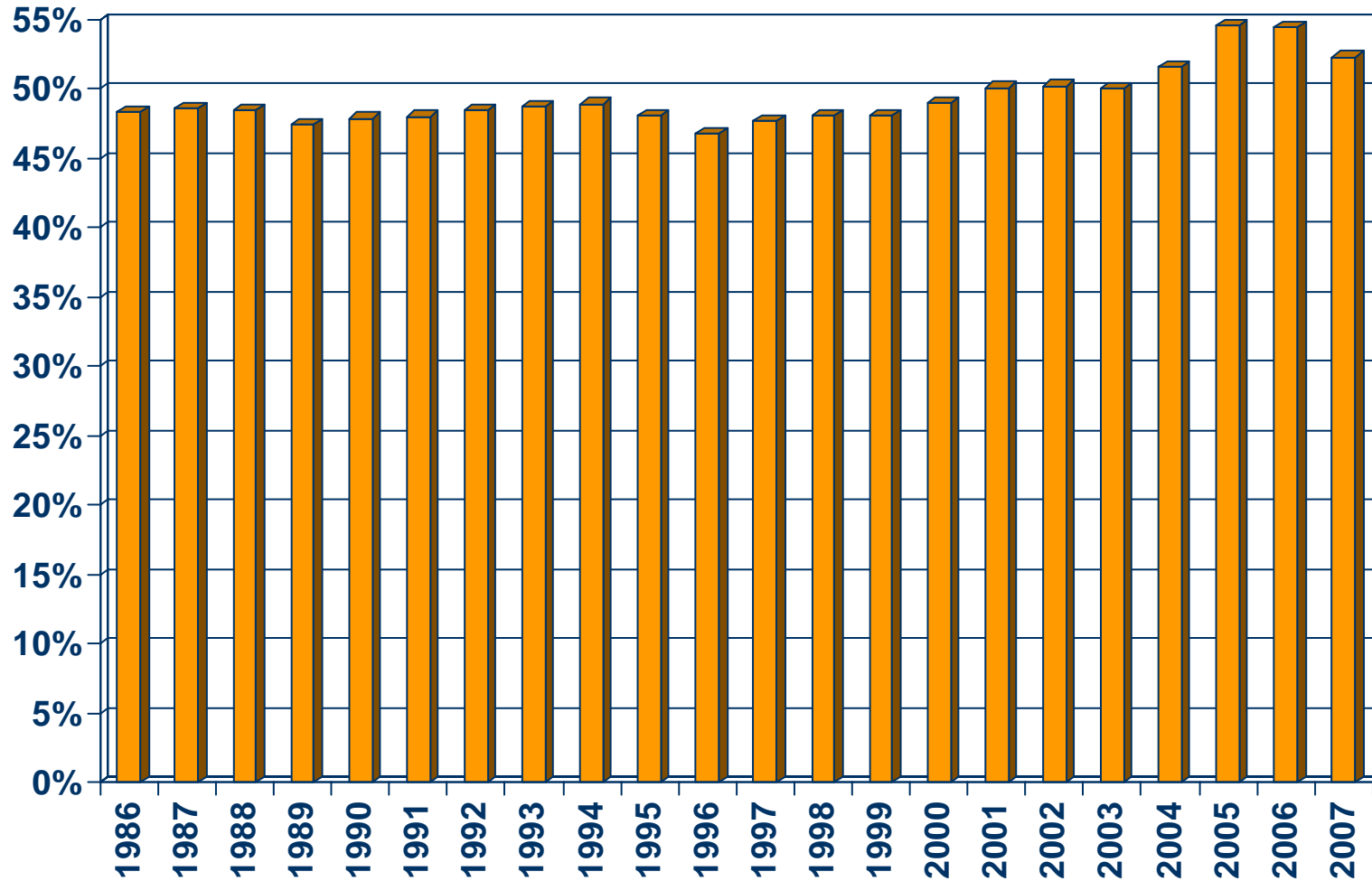


SOURCE: California Department of Finance;
California Association of REALTORS®



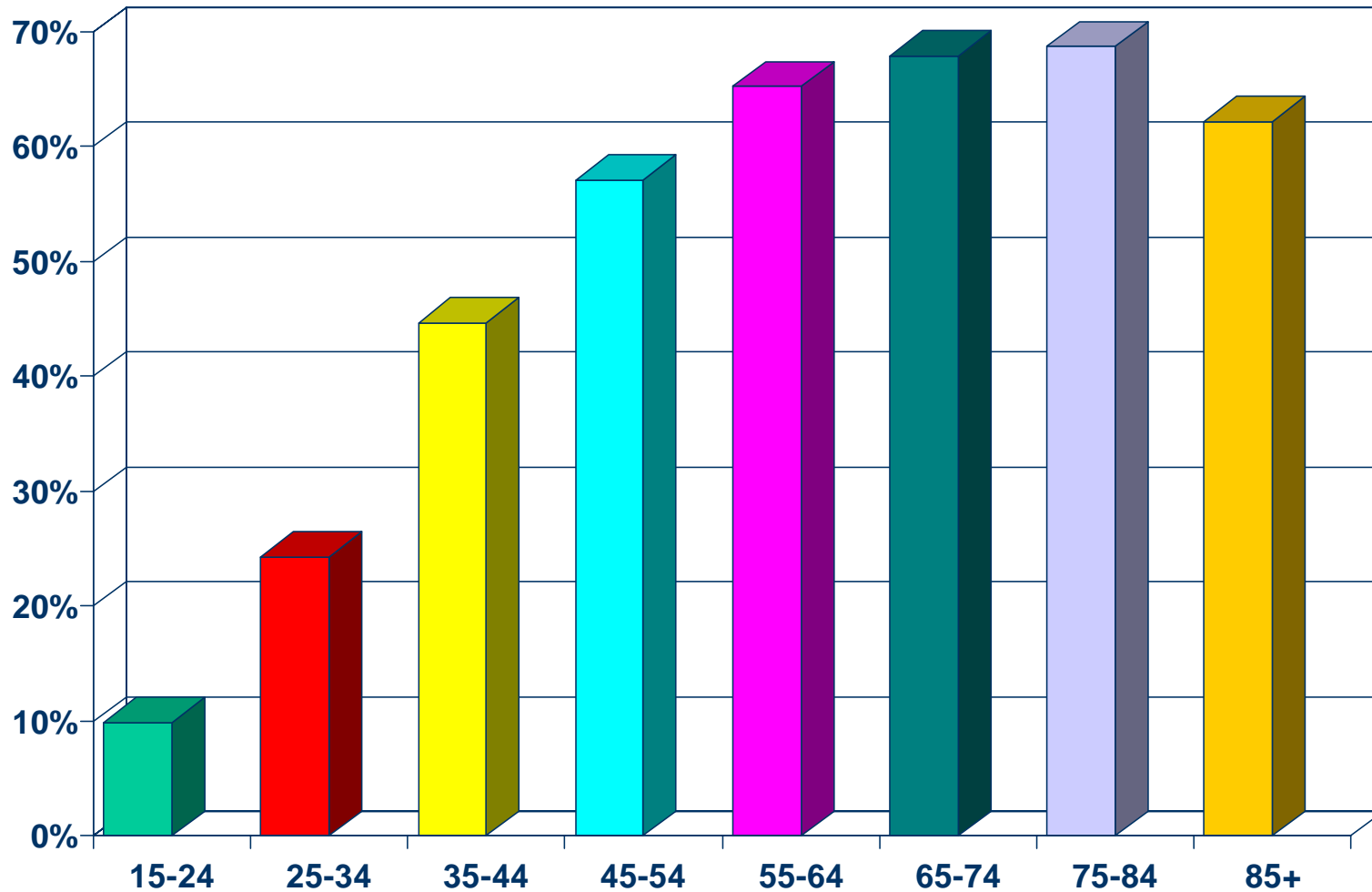
Homeownership Rates

Los Angeles County, 2007: 52.3%



Homeownership Rates by Age

Los Angeles (2000 Census)



SOURCE: California Department of Finance; C.A.R.