



CALIFORNIA  
ASSOCIATION  
OF REALTORS®

# Orange County

Economic Profile

December 2007

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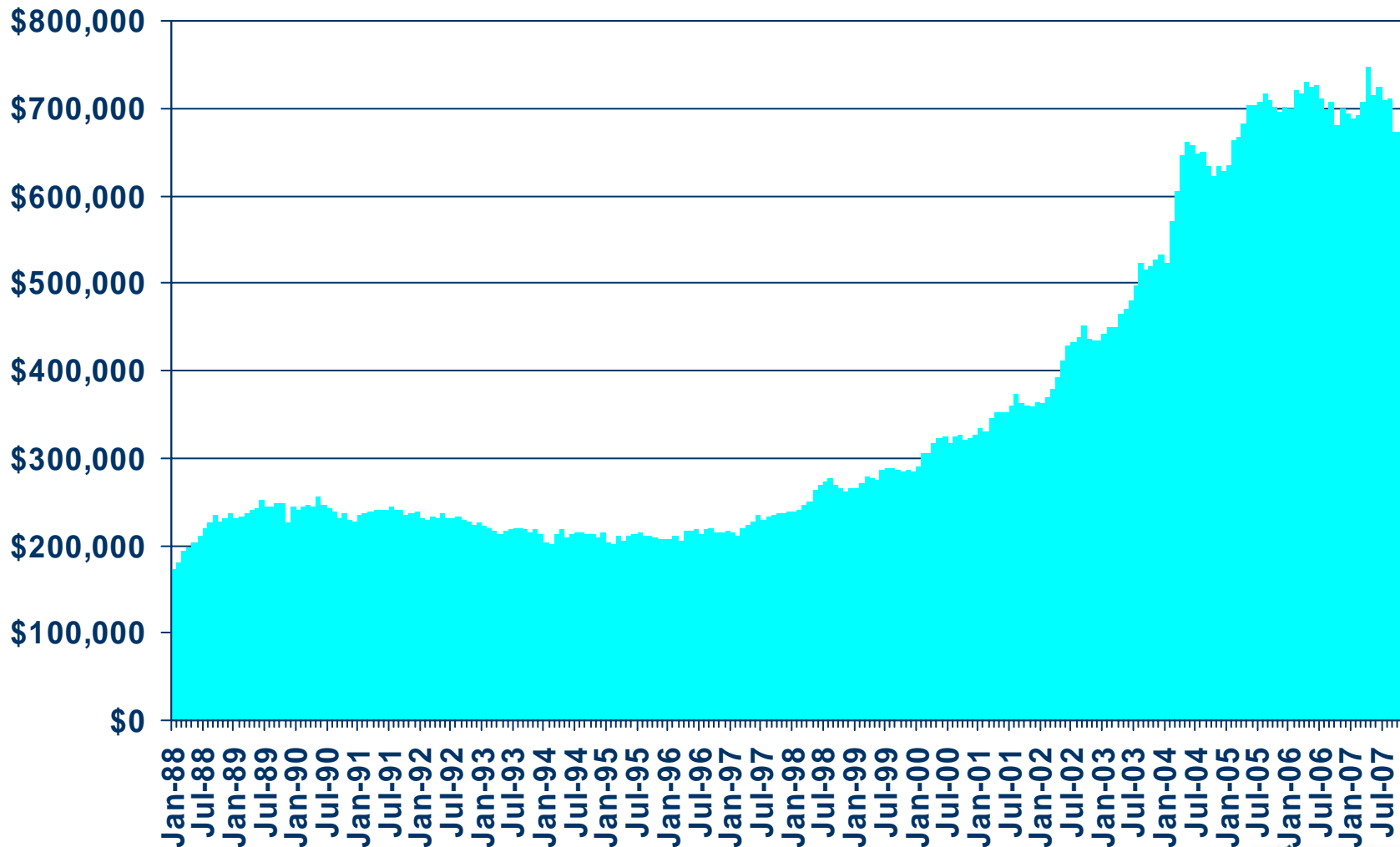
CALIFORNIA ASSOCIATION OF REALTORS®

# County Profile

Characteristic	Statistic	State Rank
2006 Population Estimate	3,072,336	2
% Population Change 1990-2000	18.1%	19
% Population Change 1980-1990	24.71%	32
% White 2004	47.94%	
% Hispanic 2004	32.95%	
% Black 2004	1.29%	
% Asian & Pacific Islander 2004	15.59%	
2005 Per Capita Income	\$29,187	
2005 Median Household Income	\$66,895	
2004 Median Age	34.7	
Land Area Square Miles	789	47
2000 Total Establishments	78,556	2
2004 Civilian Employment	1,528,126	

# Median Price of Existing Detached Homes

Orange County, October 2007: \$673,770, Down 1.1% Y-T-Y



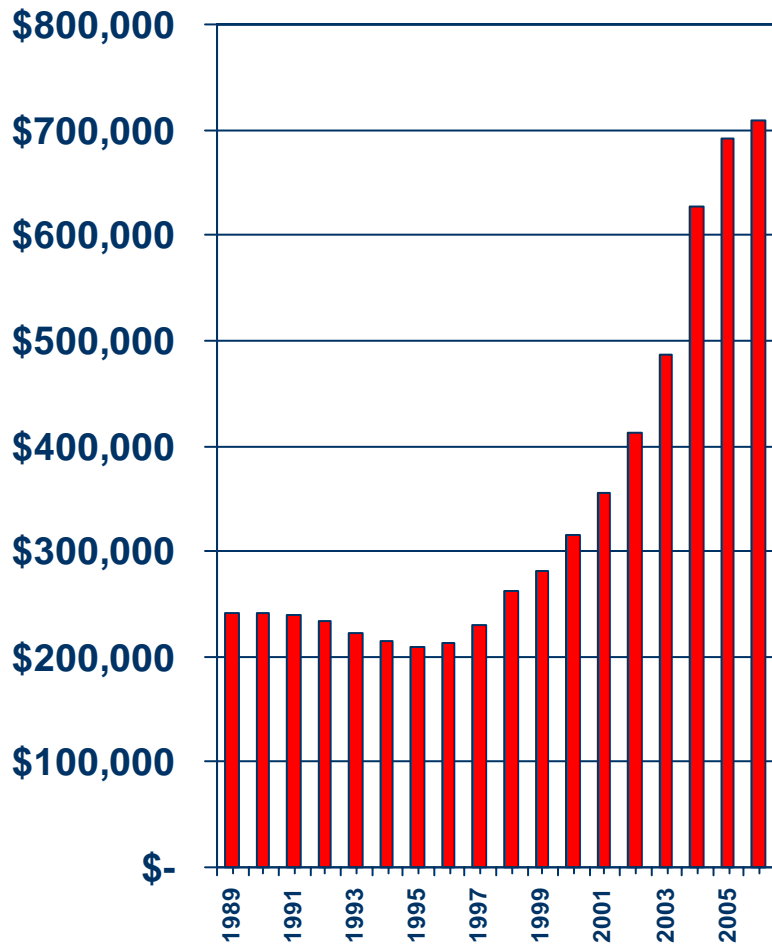
SOURCE: California Association of REALTORS®



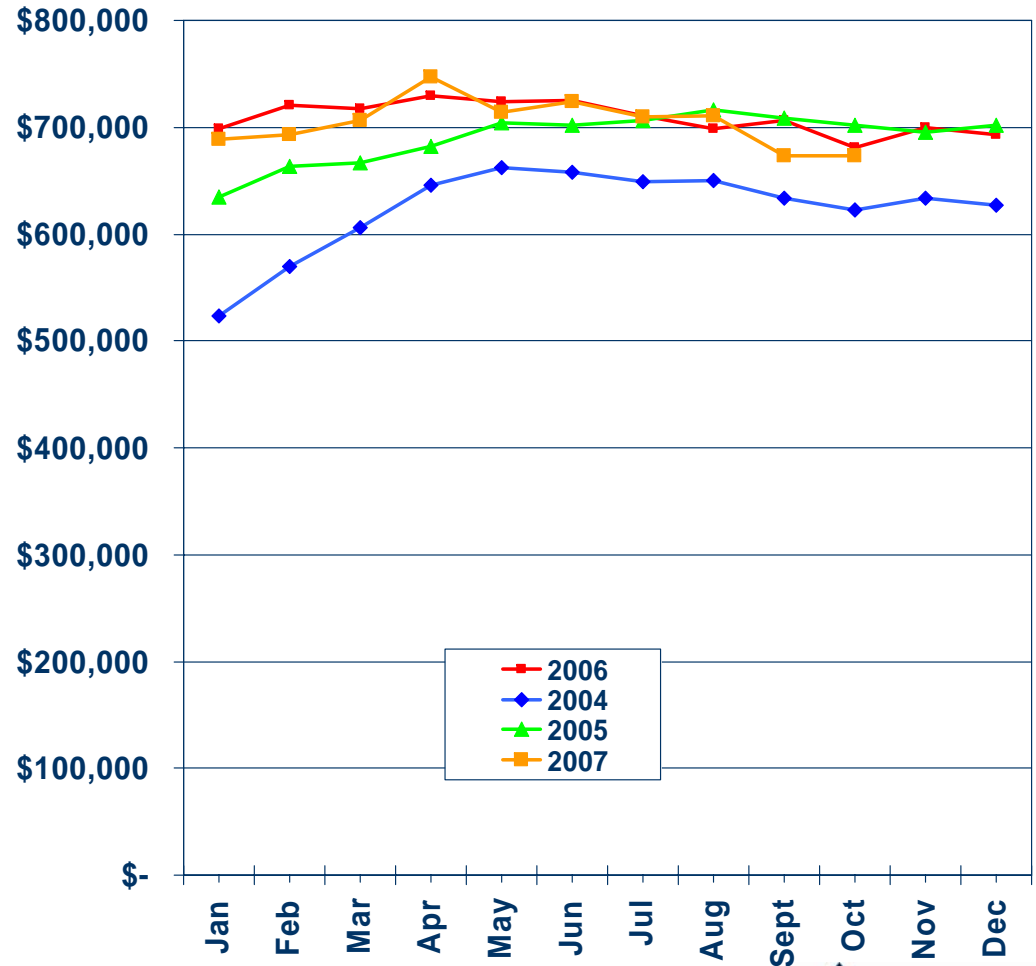
# Median Price Annual Comparison

Orange County, 2006: \$709,005, Up 2.5% Y-T-Y

## ANNUAL



## MONTHLY



SOURCE: California Association of REALTORS®



# Median Home Sales Price

## Orange County

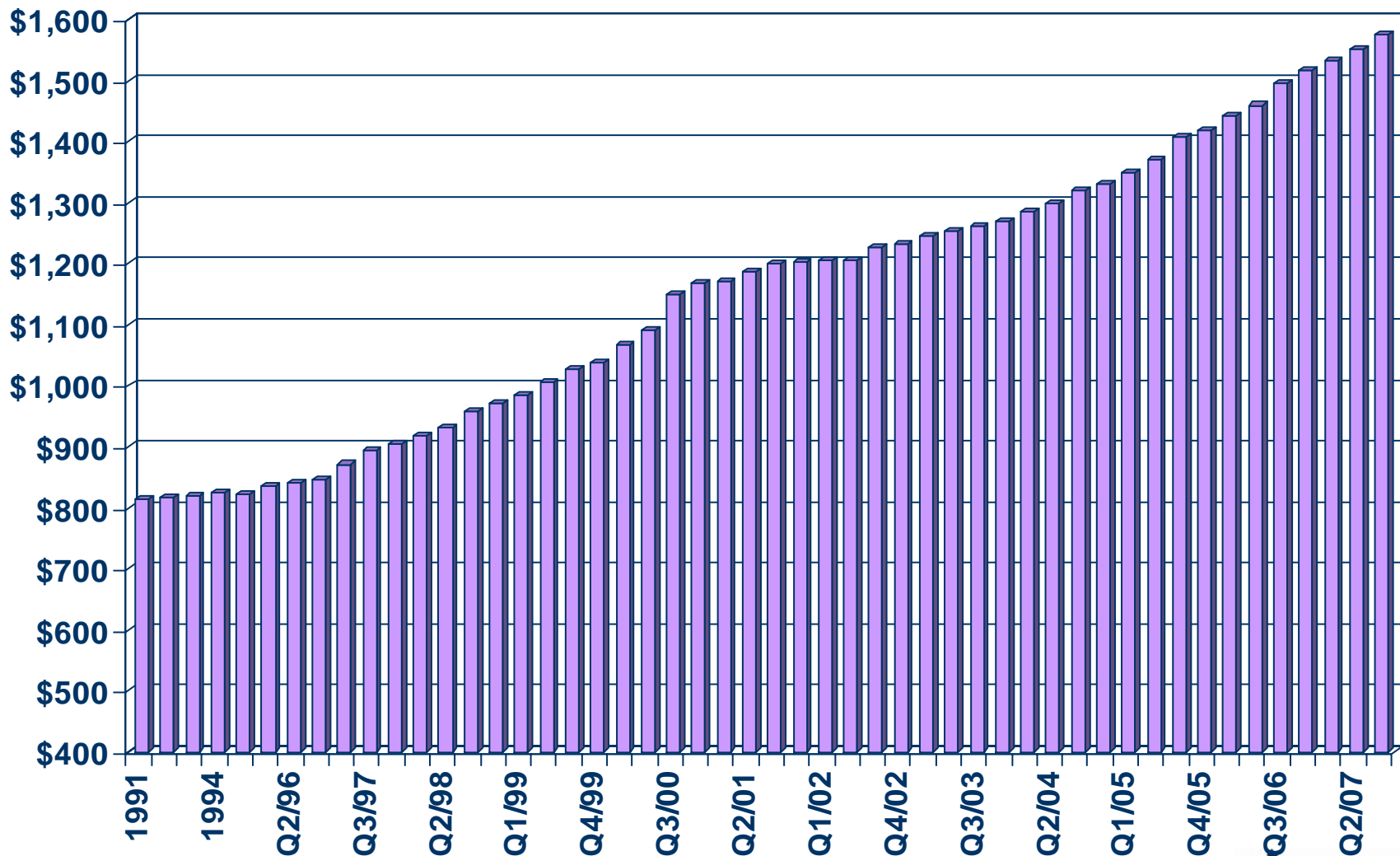
	Oct-07	Oct-06	Yearly % Change
Aliso Viejo	\$540,000	\$570,000	-5.3%
Anaheim	\$490,000	\$585,250	-16.3%
Brea	\$629,750	\$682,000	-7.7%
Buena Park	\$515,000	\$555,000	-7.2%
Costa Mesa	\$650,000	\$692,500	-6.1%
Cypress	\$512,500	\$568,000	-9.8%
Fountain Valley	\$565,000	\$659,500	-14.3%
Fullerton	\$485,000	\$580,000	-16.4%
Garden Grove	\$475,000	\$575,000	-17.4%
Huntington Beach	\$582,250	\$652,500	-10.8%
Irvine	\$621,000	\$700,000	-11.3%
La Habra	\$454,000	\$485,000	-6.4%
Laguna Niguel	\$730,000	\$724,750	0.7%
Mission Viejo	\$615,000	\$650,000	-5.4%
Newport Beach	\$1,575,000	\$1,330,500	18.4%
Orange	\$572,000	\$670,000	-14.6%
Rancho Santa Margarita	\$512,500	\$518,000	-1.1%
San Clemente	\$832,500	\$910,000	-8.5%

**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.**



# Asking Rents for Class A&B Apartments

Orange County, 2007 Q3: \$1,574, Up 5.4% Y-T-Y



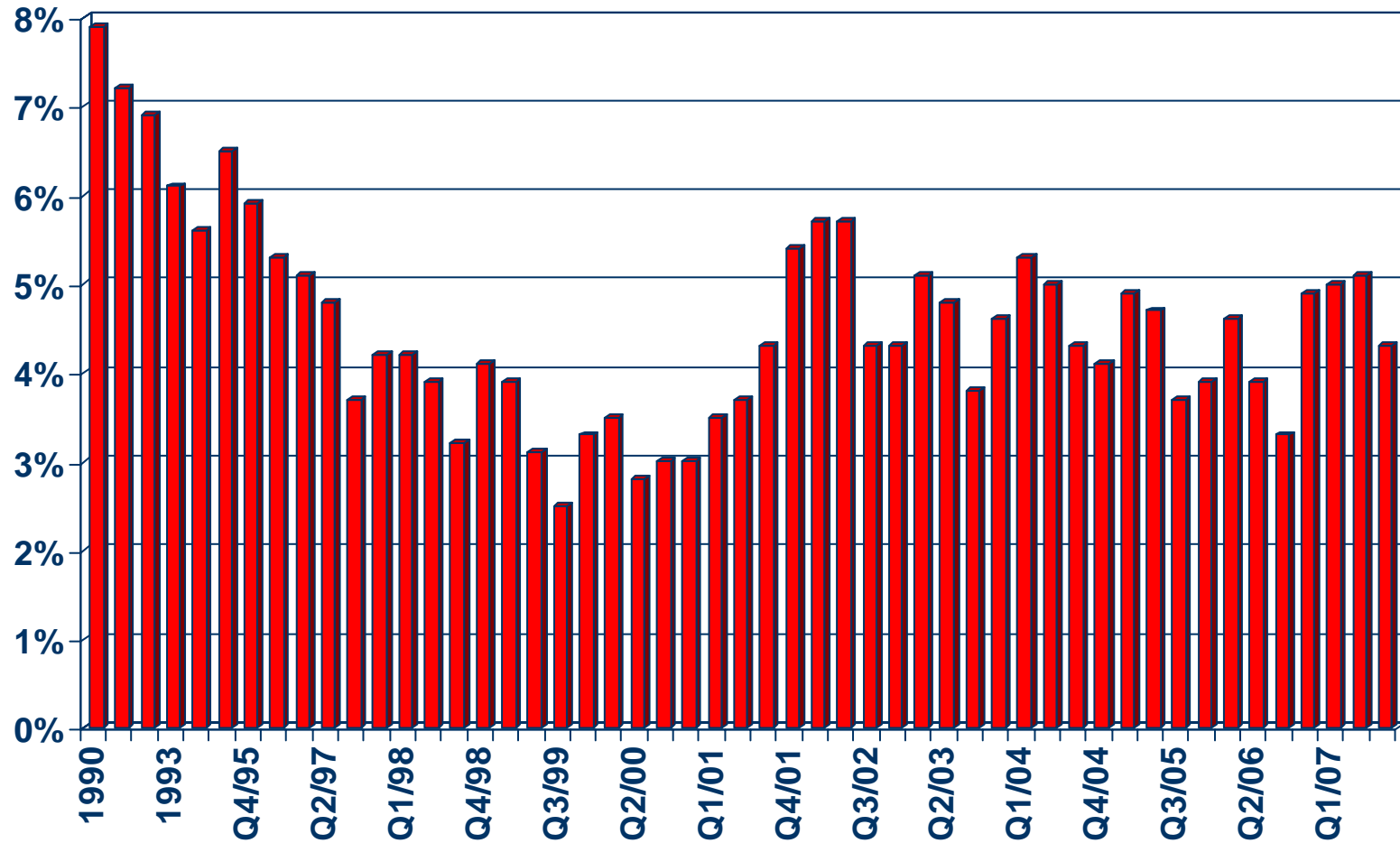
SOURCE: California Association of REALTORS®; REALFACTS



# Vacancy Rates for Class A&B Apartments

Orange County, 2007 Q3: 4.3%

## VACANCY RATE



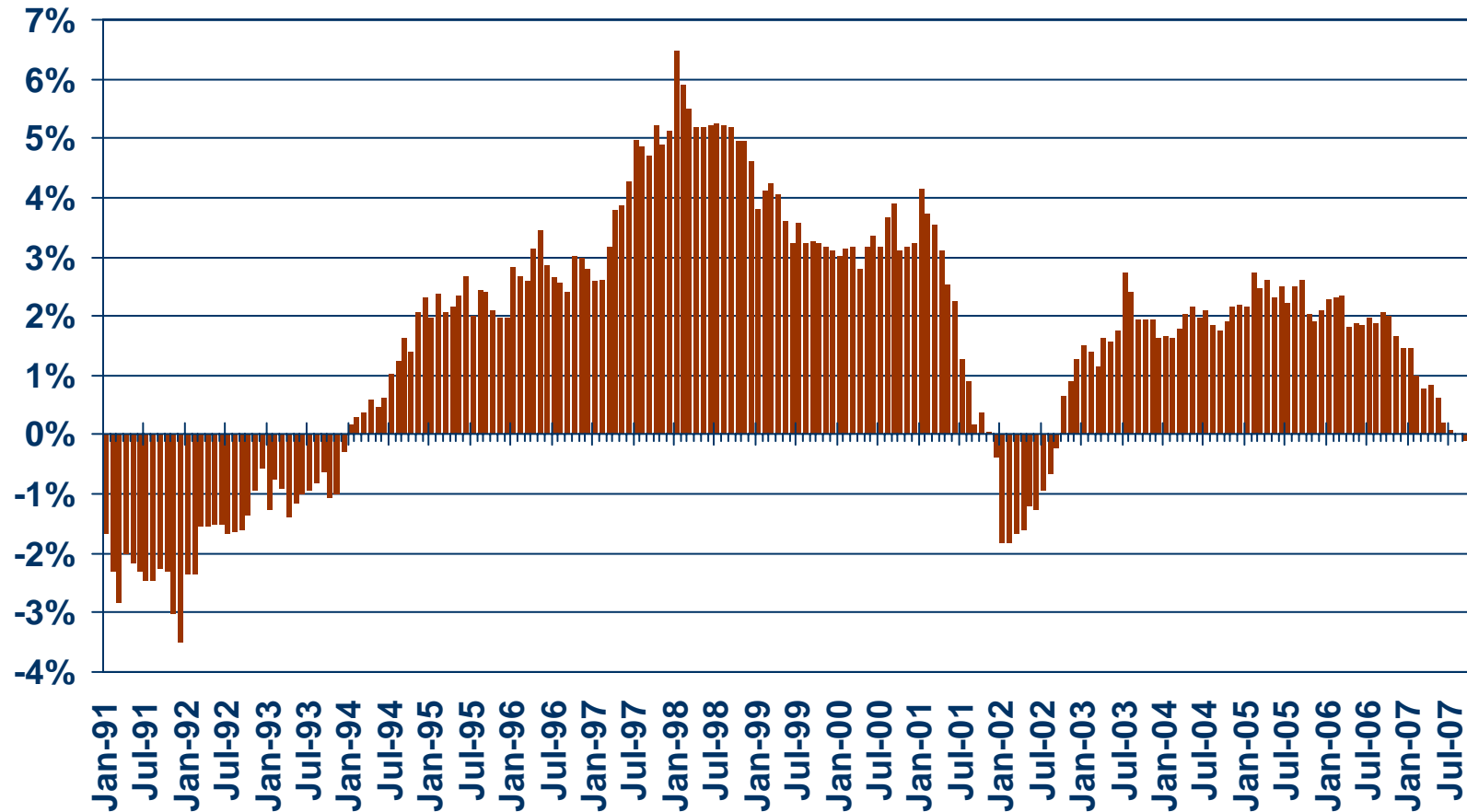
SOURCE: California Association of REALTORS®; REALFACTS



# Nonfarm Employment

Orange County, October 2007: No Change Y-T-Y

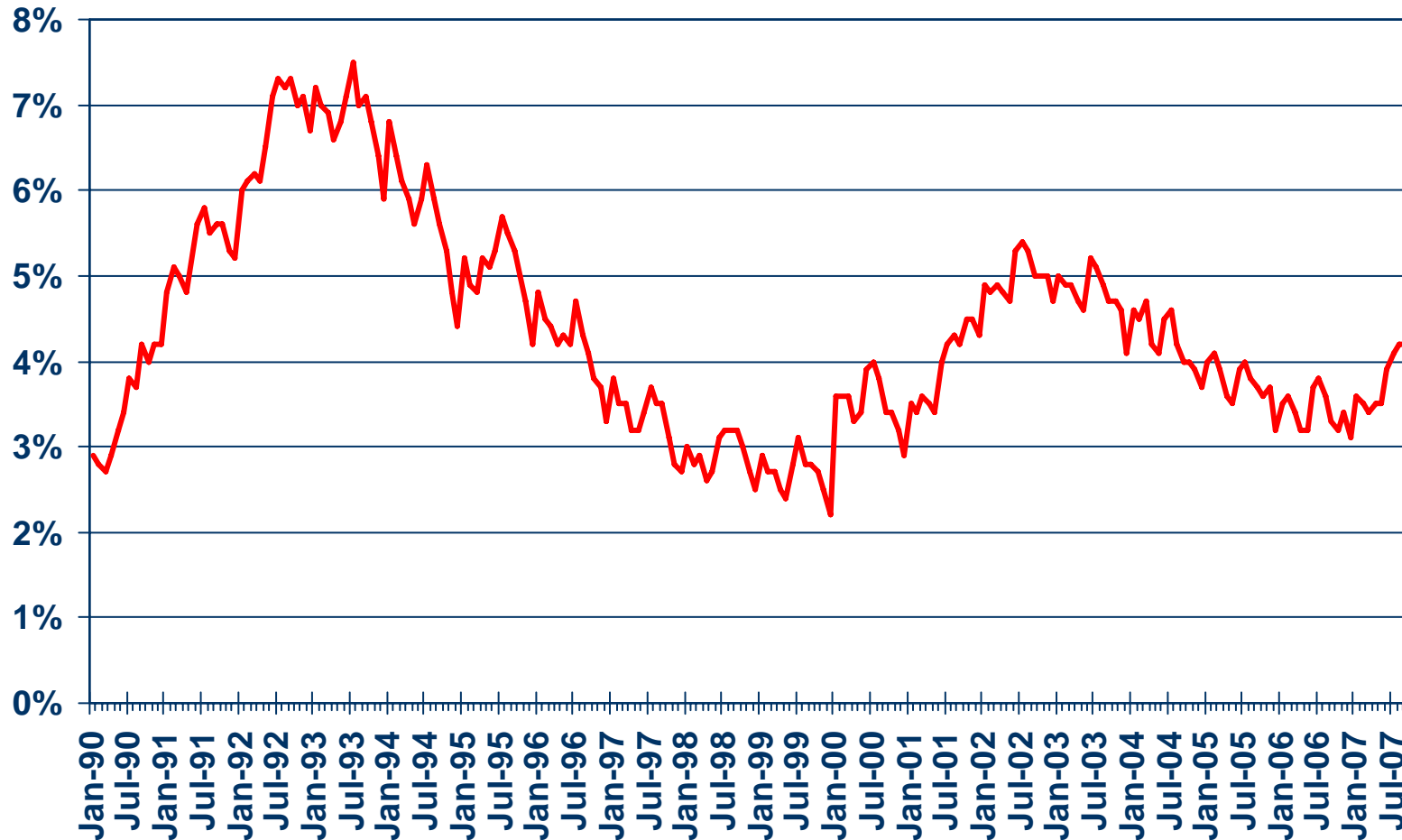
Y-T-Y PERCENT CHANGE



SOURCE: CA Employment Development Division

# Unemployment Rate

Orange County, October 2007: 4.2%



SOURCE: CA Employment Development Division



# Unemployment Rate

## Orange County -- October 2007

Area Name	Labor Force	Rate
Orange County	1,633,900	4.2%
Aliso Viejo CDP	28,800	2.2%
Anaheim city	176,900	5.4%
Brea city	22,000	2.8%
Buena Park city	42,700	5.2%
Costa Mesa city	68,000	3.7%
Coto de Caza CDP	7,100	1.6%
Cypress city	27,700	4.4%
Dana Point city	22,900	3.0%
Foothill Ranch CDP	7,100	1.3%
Fountain Valley city	33,700	3.4%
Fullerton city	72,300	4.7%
Garden Grove city	85,900	5.2%
Huntington Beach city	125,200	3.4%
Irvine city	85,900	3.1%
Laguna Beach city	16,800	3.0%
Laguna Hills city	18,300	3.5%

CCD Census County Division  
CDP Census Designated Place

SOURCE: CA Employment Development Department



# Unemployment Rate – Cont.

Orange County -- October 2007

Area Name	Labor Force	Rate
Orange County	1,633,900	4.2%
Laguna Niguel city	38,500	3.2%
Laguna Woods city	2,600	5.3%
La Habra city	32,100	4.7%
Lake Forest city	37,800	2.8%
La Palma city	9,100	4.3%
Las Flores CDP	3,600	1.9%
Los Alamitos city	6,800	2.1%
Mission Viejo city	56,600	3.0%
Newport Beach city	46,000	2.6%
Orange city	74,700	3.8%
Placentia city	28,700	3.7%
Portola Hills CDP	4,100	2.1%
Rancho Santa Margarita city	30,000	2.6%
Rossmoor CDP	5,700	2.3%
San Clemente city	30,000	3.3%
San Juan Capistrano city	18,100	3.7%

CCD Census County Division  
CDP Census Designated Place

SOURCE: CA Employment Development Department



# Unemployment Rate – Cont.

Orange County -- October 2007

Area Name	Labor Force	Rate
Orange County	1,633,900	4.2%
Santa Ana city	160,300	6.7%
Seal Beach city	11,700	3.0%
Stanton city	18,500	6.9%
Tustin city	42,600	4.1%
Tustin Foothills CDP	13,700	2.4%
Villa Park city	3,500	2.0%
Westminster city	46,900	4.6%
Yorba Linda city	36,500	2.7%

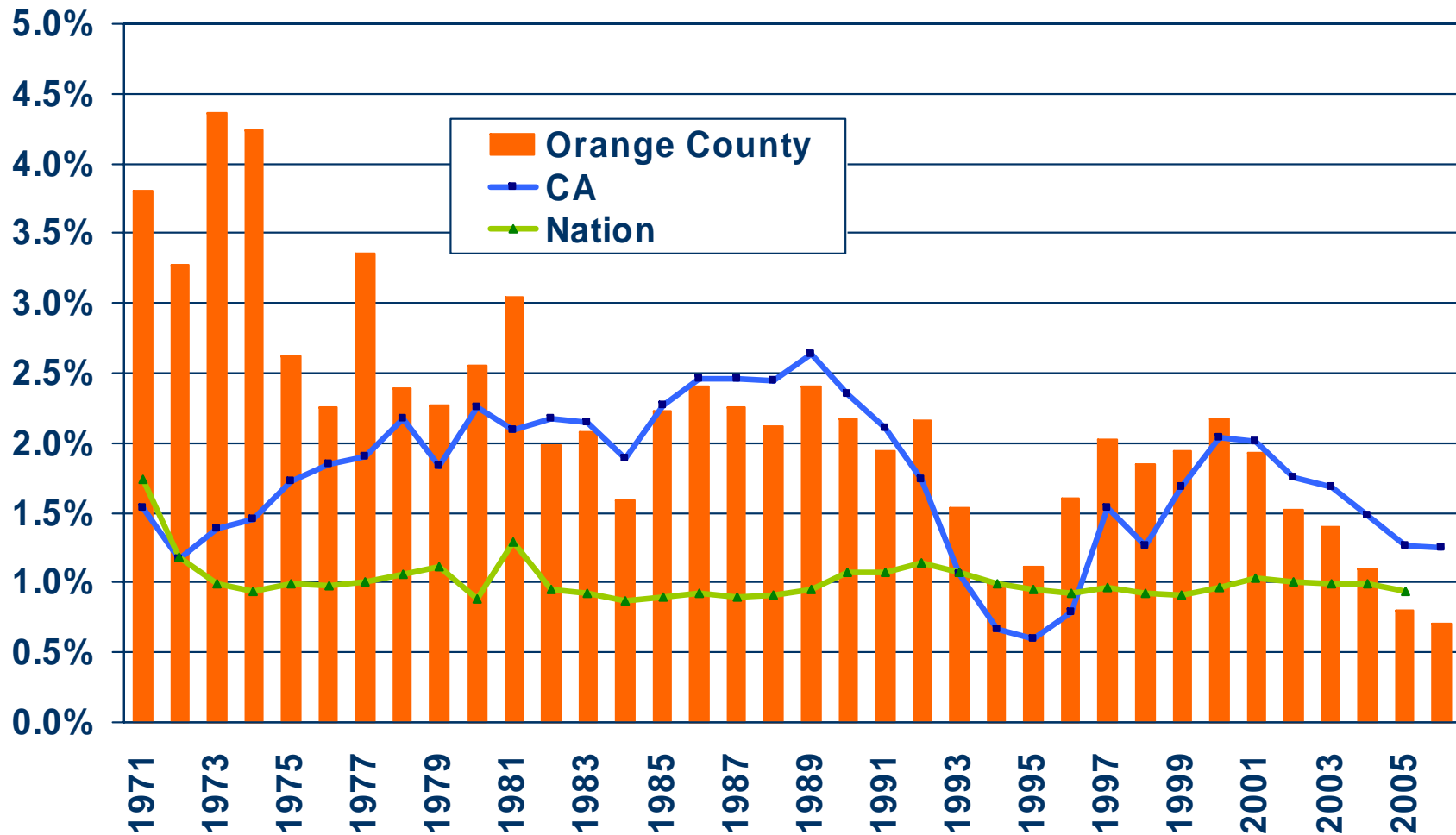
CCD Census County Division  
CDP Census Designated Place

SOURCE: CA Employment Development Department



# Population Percent Changes

## Orange County (1971-2006)



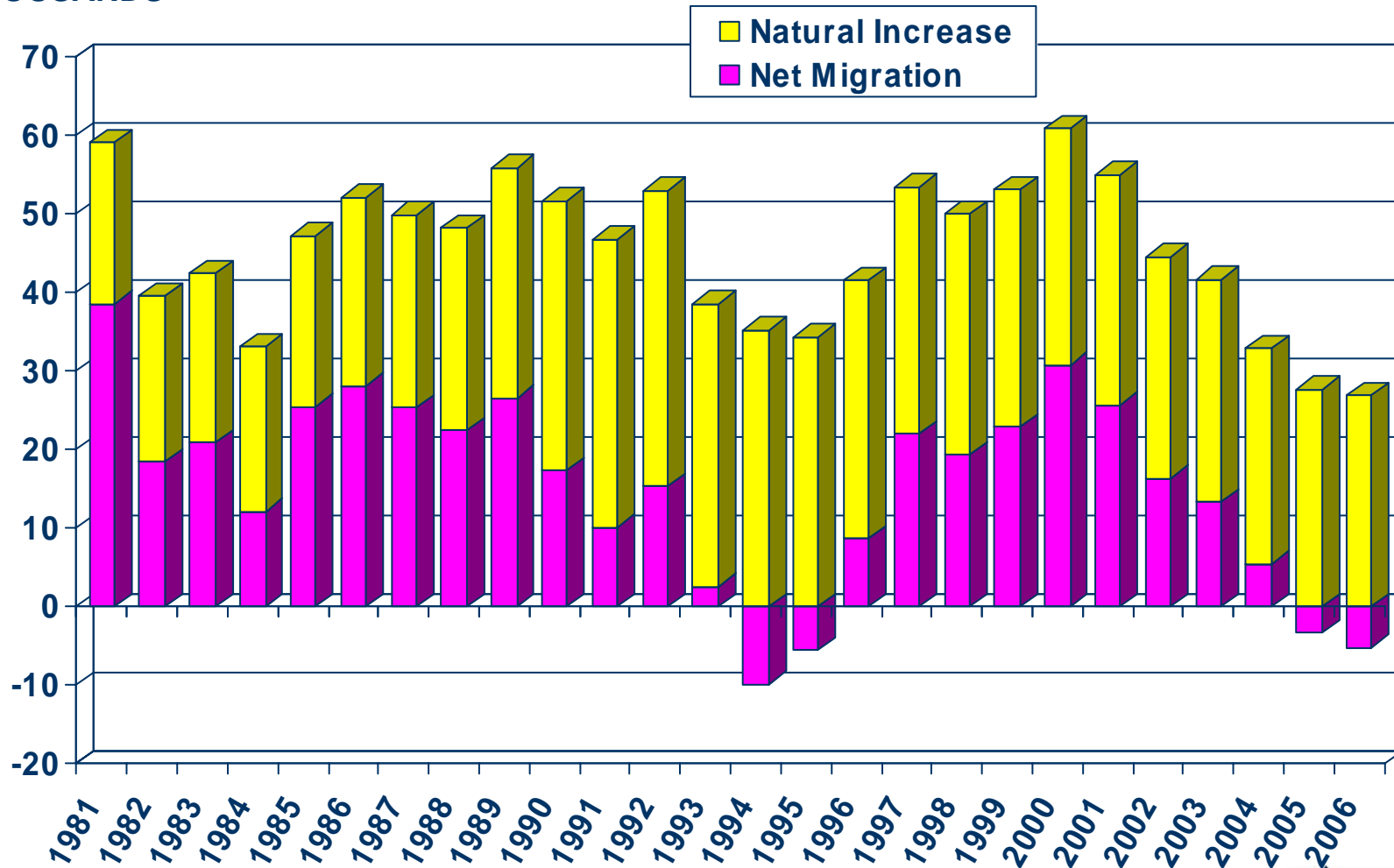
SOURCE: U.S. Census Bureau; California Department of Finance;  
California Association of REALTORS®



# Sources of Population Growth

## Orange County (1981-2006)

THOUSANDS

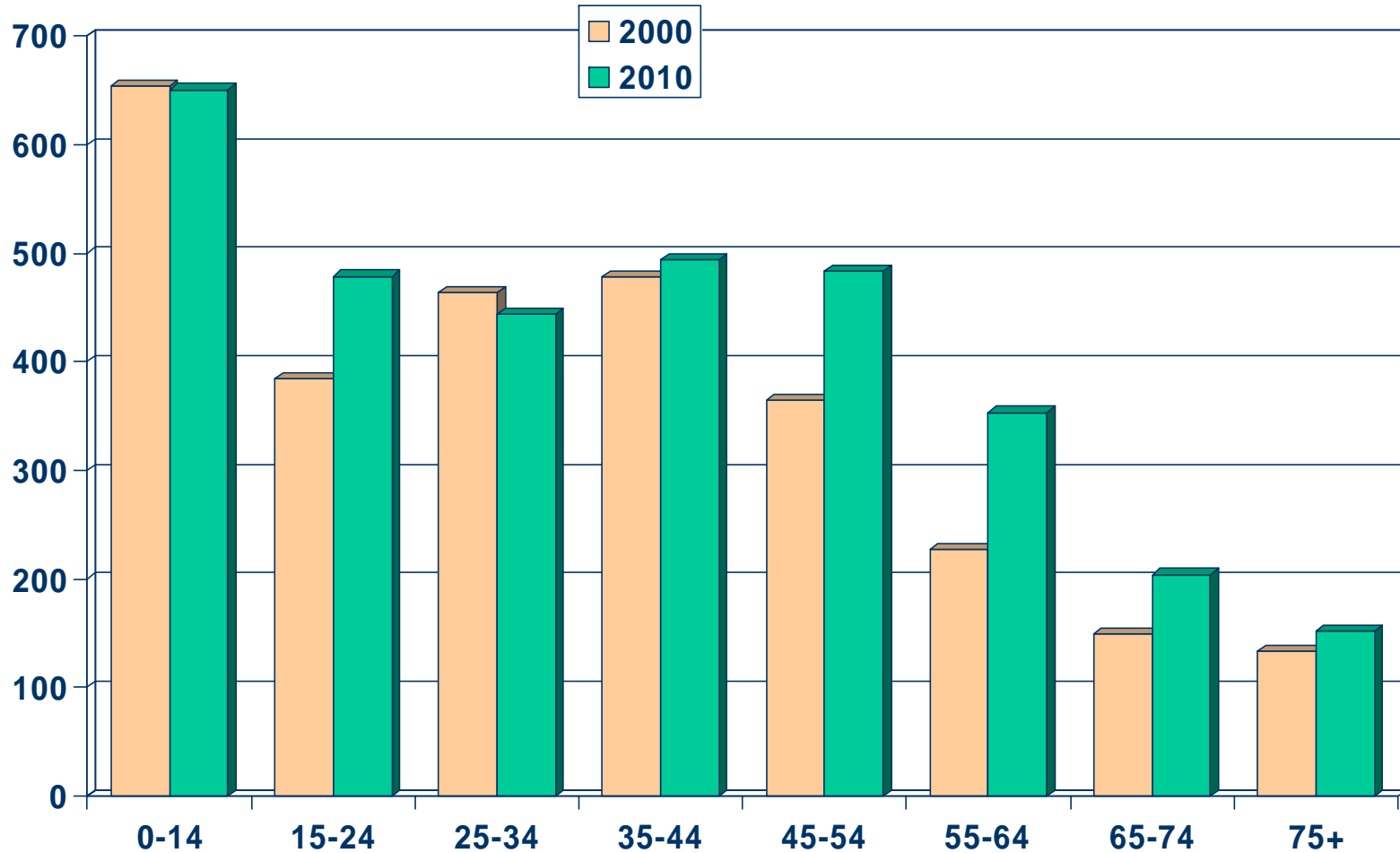


SOURCE: CA Department of Finance

# Population by Age Group

## Orange County (2000-2010)

Thousands

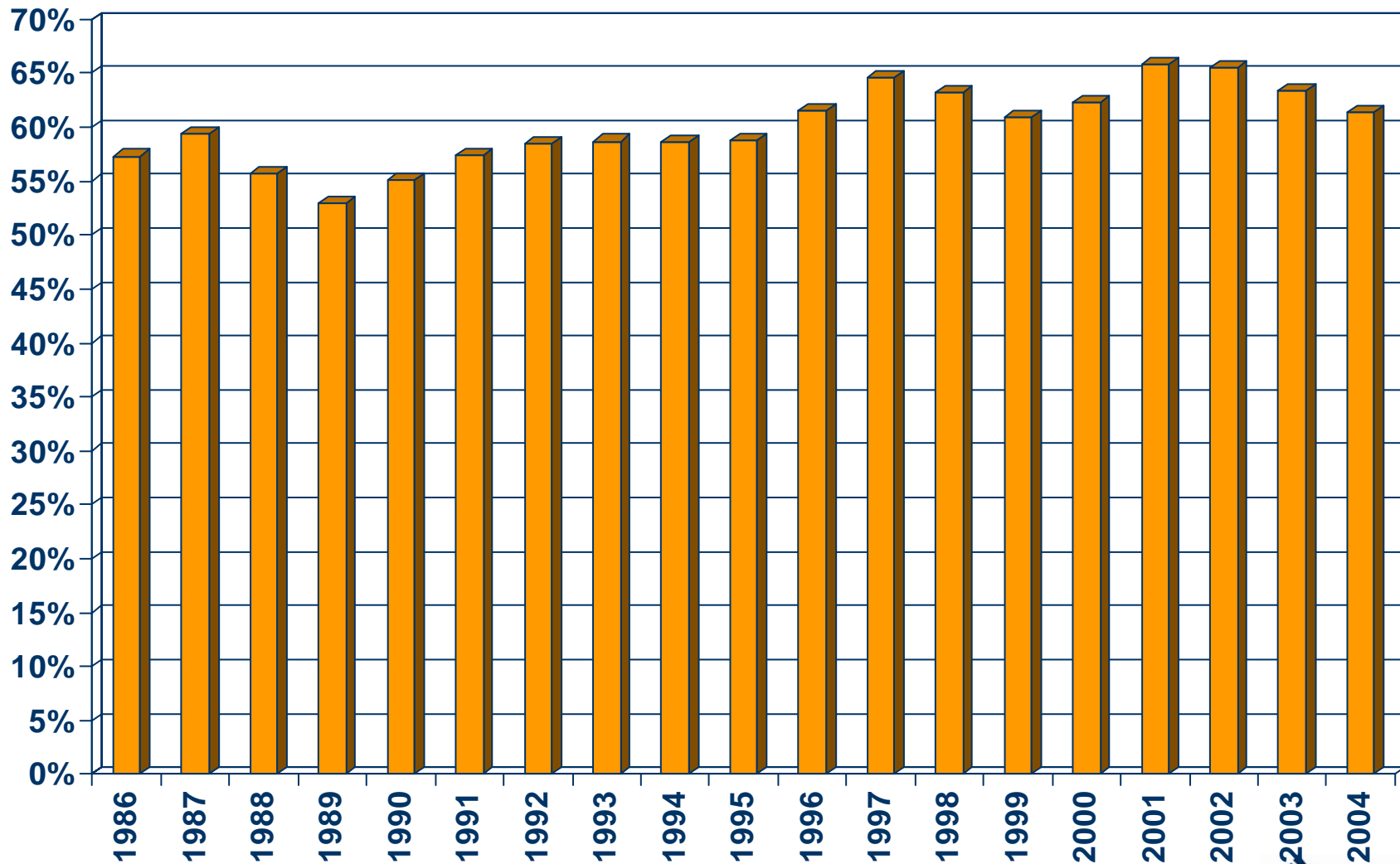


SOURCE: California Department of Finance;  
California Association of REALTORS®



# Homeownership Rates

Orange County, 2004: 61.4%



SOURCE: U.S. Census Bureau