

## Southern California Housing Update

### *House Price Index (HPI) \**

- According to the Office of Federal Housing Enterprise Oversight (OFHEO), U.S. home prices increased only slightly in the 2<sup>nd</sup> Quarter of 2007. The OFHEO House Price Index (HPI), which is based on data from sales and refinance transactions, was 0.1% higher in the 2<sup>nd</sup> Quarter than the 1<sup>st</sup> Quarter of 2007.
- The Metropolitan Statistical Areas (MSAs) with the greatest price declines between the 2<sup>nd</sup> Quarter of 2006 and the 2<sup>nd</sup> Quarter of 2007 were all in California: Merced (-8.7%), Santa Barbara-Santa Maria-Goleta (-8.1%), and Stockton (-7.2%).

### *Housing Transactions*

All Homes	# Sold 2006			# Sold 2007			Median Price (2006, \$1K)			Median Price (2007, \$1K)		
	Jun	Jul	Aug	Jun	Jul	Aug	Jun	Jul	Aug	Jun	Jul	Aug
Los Angeles	11,234	8,844	10,140	7,580	6,809	6,647	\$520	\$520	\$520	\$545	\$548	\$550
Orange County	3,862	2,982	3,456	2,641	2,391	2,285	\$643	\$640	\$630	\$645	\$640	\$642
Riverside	6,361	4,763	5,292	3,359	2,769	2,834	\$425	\$415	\$420	\$400	\$399	\$395
San Bernardino	4,385	3,500	3,970	2,190	2,008	2,096	\$365	\$367	\$366	\$365	\$355	\$360
San Diego	4,533	3,584	3,853	3,510	3,106	3,104	\$505	\$500	\$495	\$496	\$489	\$475
Ventura	1,227	941	1,146	886	784	789	\$625	\$614	\$600	\$582	\$583	\$575
So. California	31,602	24,614	27,857	20,166	17,867	17,755	\$490	\$487	\$487	\$502	\$505	\$500

All Homes	# Sold			Median Price			
	% Change from prev. year	Jun	Jul	Aug	% Change from prev. year	Jun	Jul
Los Angeles	-32.5%	-23.0%	-34.4%	4.8%	5.3%	5.8%	
Orange County	-31.6%	-19.8%	-33.9%	0.4%	0.0%	1.9%	
Riverside	-47.2%	-41.9%	-46.4%	-5.9%	-3.9%	-6.1%	
San Bernardino	-50.1%	-42.6%	-47.2%	0.0%	-3.1%	-1.6%	
San Diego	-22.6%	-13.3%	-19.4%	-1.9%	-2.2%	-4.0%	
Ventura	-27.8%	-16.7%	-31.2%	-6.9%	-5.1%	-4.2%	
So. California	-36.2%	-27.4%	-36.3%	2.4%	3.7%	2.7%	

Source: DataQuick (www.dqnews.com)

- A total of 17,755 new and resale house and condos were sold in Los Angeles, Orange, Riverside, San Bernardino, San Diego and Ventura Counties in August, 2007. This was down 0.6% from the previous month, and down 36.3% from August, 2006.
- The median price for a Southland home was \$500,000 in August. This figure was 2.7% higher than the median price for July of 2006. However, only the median price for homes in Los Angeles and Orange Counties increased from the previous year.

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\* OFHEO's House Price Index tracks multiple sales of the same property in an effort to control for the biases that quality differences can introduce into calculating appreciation based on median prices. This makes it the preferred housing index among most academics who study real estate. Find out more at [www.ofheo.gov](http://www.ofheo.gov)