

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 2nd 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 2nd Quarter than the 1st Quarter of 2007.
- The Metropolitan Statistical Areas (MSAs) with the greatest price declines between the 2nd Quarter of 2006 and the 2nd 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.

* 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