

Southern California Housing Update

*Home Price Index(HPI)**

- The U.S. HPI rose 12% from 2004Q3 to 2005Q3, which represents a mild decrease from the 13.4% increase in Q2.
- Within Southern California, the Inland Empire again experienced the most HPI appreciation from 2004Q3: 20% (40th out of 265 US metro areas). San Diego had the slowest year-over year appreciation at 11% (94th out of 265).

Housing Transactions

All Homes	# Sold, 2004			# Sold, 2005			Median Price (2004, \$1k)			Median Price (2005, \$1k)		
	August	Sept	Oct	August	Sept	Oct	August	Sept	Oct	August	Sept	Oct
Los Angeles	10,710	10,501	9,709	11,653	10,988	9,792	\$407	\$407	\$409	\$494	\$494	\$492
Orange County	3,745	3,585	3,508	4,708	4,072	3,614	\$543	\$533	\$532	\$617	\$610	\$606
San Diego	5,580	5,177	4,758	5,379	4,935	4,155	\$483	\$480	\$489	\$493	\$498	\$513
Riverside	5,579	5,375	5,070	6,452	6,001	5,542	\$334	\$338	\$339	\$388	\$391	\$391
San Bernardino	4,319	4,064	3,941	4,522	4,364	4,217	\$261	\$265	\$266	\$344	\$352	\$354
Ventura	1,198	1,240	1,203	1,578	1,380	1,169	\$514	\$540	\$518	\$592	\$604	\$596
So. California	31,131	29,942	28,189	34,292	31,740	28,489	\$407	\$409	\$410	\$476	\$475	\$473

All Homes	# Sold % Chg (04-05)			Median Price % Chg (04-05)		
	August	Sept	Oct	August	Sept	Oct
Los Angeles	9%	4.6%	0.9%	21%	21.4%	20.3%
Orange County	26%	13.6%	3.0%	14%	14.4%	13.9%
San Diego	-4%	-4.7%	-13%	2%	3.8%	4.9%
Riverside	16%	11.6%	9.3%	16%	15.7%	15.3%
San Bernardino	5%	7.4%	7.0%	32%	32.8%	33.1%
Ventura	32%	11.3%	-2.8%	15%	11.9%	15.1%
So. California	10%	6.0%	1.1%	17%	16.1%	15.4%

Source: DataQuick (www.DQNews.com)

- San Diego shows continued signs of slowing, with 6 months of year-over-year declines in sales and single digit appreciation in home prices
- Orange County sales bounced back in August and September, but weakened again in October. OC Home prices are appreciating more slowly than most other parts of Southern California, but are still strong.
- L.A. sales have slowed significantly, and are now only barely above their Oct 2004 levels. Home prices continued to surge throughout Q2.
- The Inland Empire remains the strongest market in both sales and price growth. Riverside sales are slowing some in Oct.
- Ventura County posted the strongest sales growth results in Q2, but sales look to be slowing down compared to last year.

* OFHEO's Home 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