

# San Bernardino County

Economic Profile

March 2008

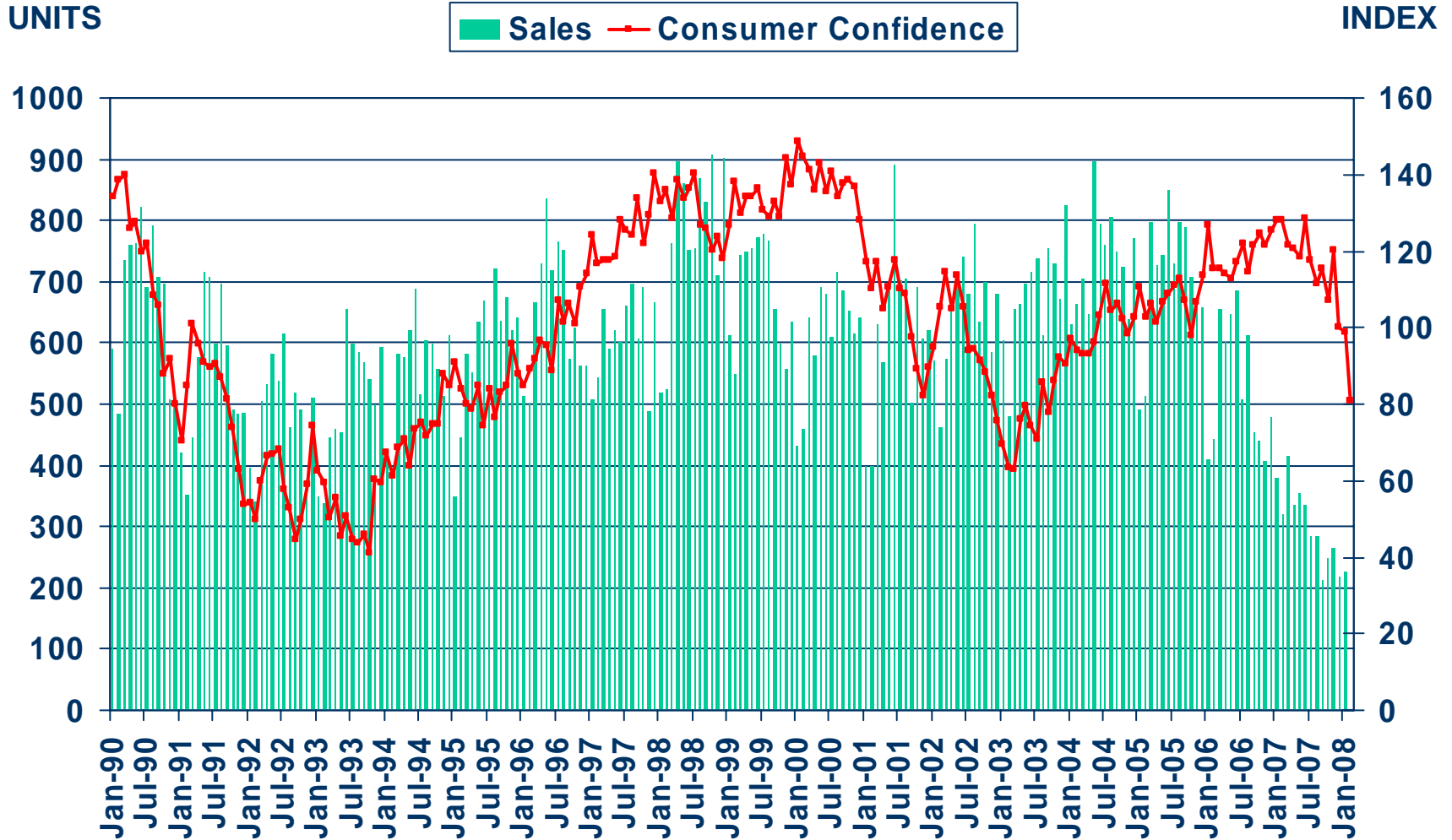
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# San Bernardino County Profile

Characteristic	Statistic	State Rank
2007 Population Estimate	2,028,013	5
% Population Change 1990-2000	20.5%	14
% Population Change 1980-1990	58.48%	2
% White 2006	62.4%	
% Hispanic 2006	46.0%	
% Black 2006	9.0%	
% Asian & Pacific Islander 2006	5.9%	
2006 Per Capita Income	\$20,728	
2006 Median Household Income	\$52,941	
2006 Median Age	30.3	
Land Area Square Miles	20,053	1
2000 Total Establishments	27,079	7
2006 Civilian Employment	920,594	

# Sales of Existing Detached Homes and Pacific West Consumer Confidence

San Bernardino County, January 2008: 227 Units, Down 40.1% Y-T-D, Down 40.1% Y-T-Y

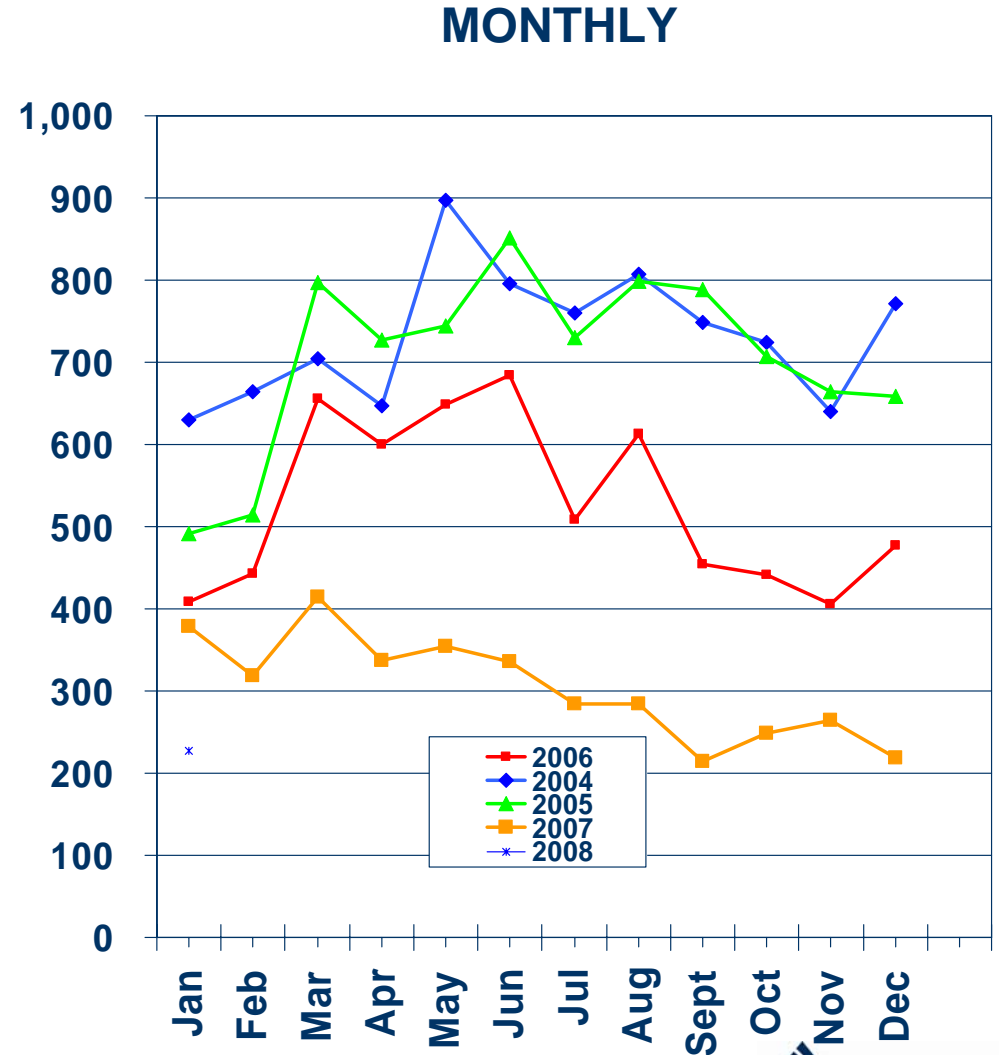
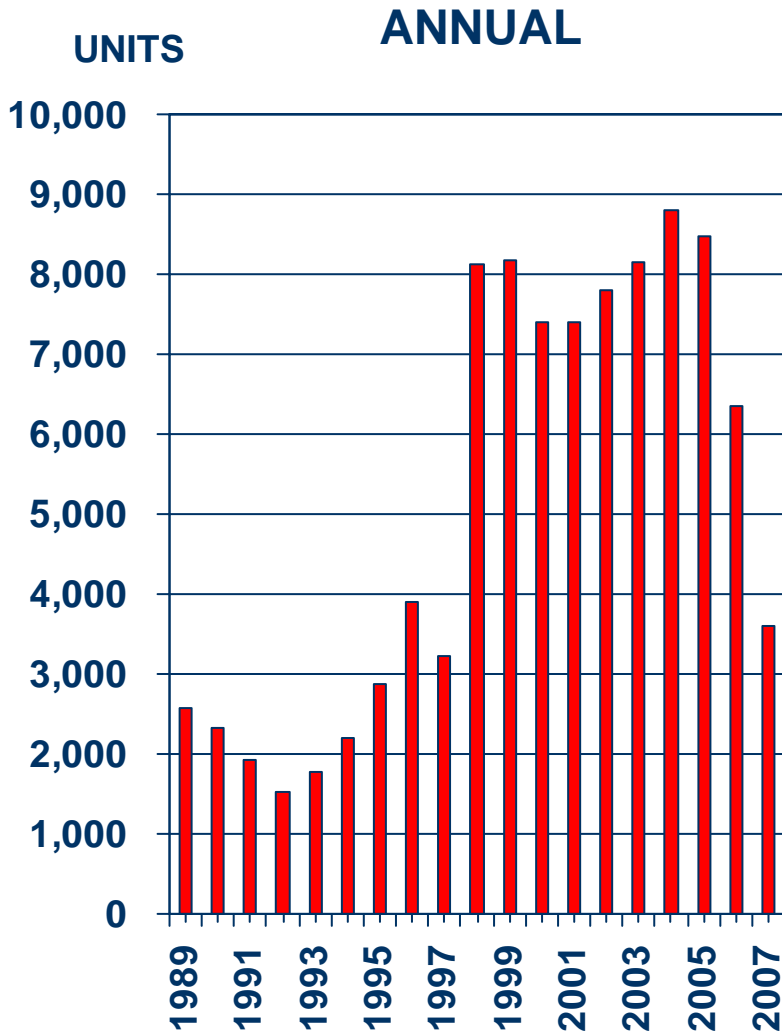


SOURCE: California Association of REALTORS®;  
The Conference Board



# Sales of Existing Detached Homes

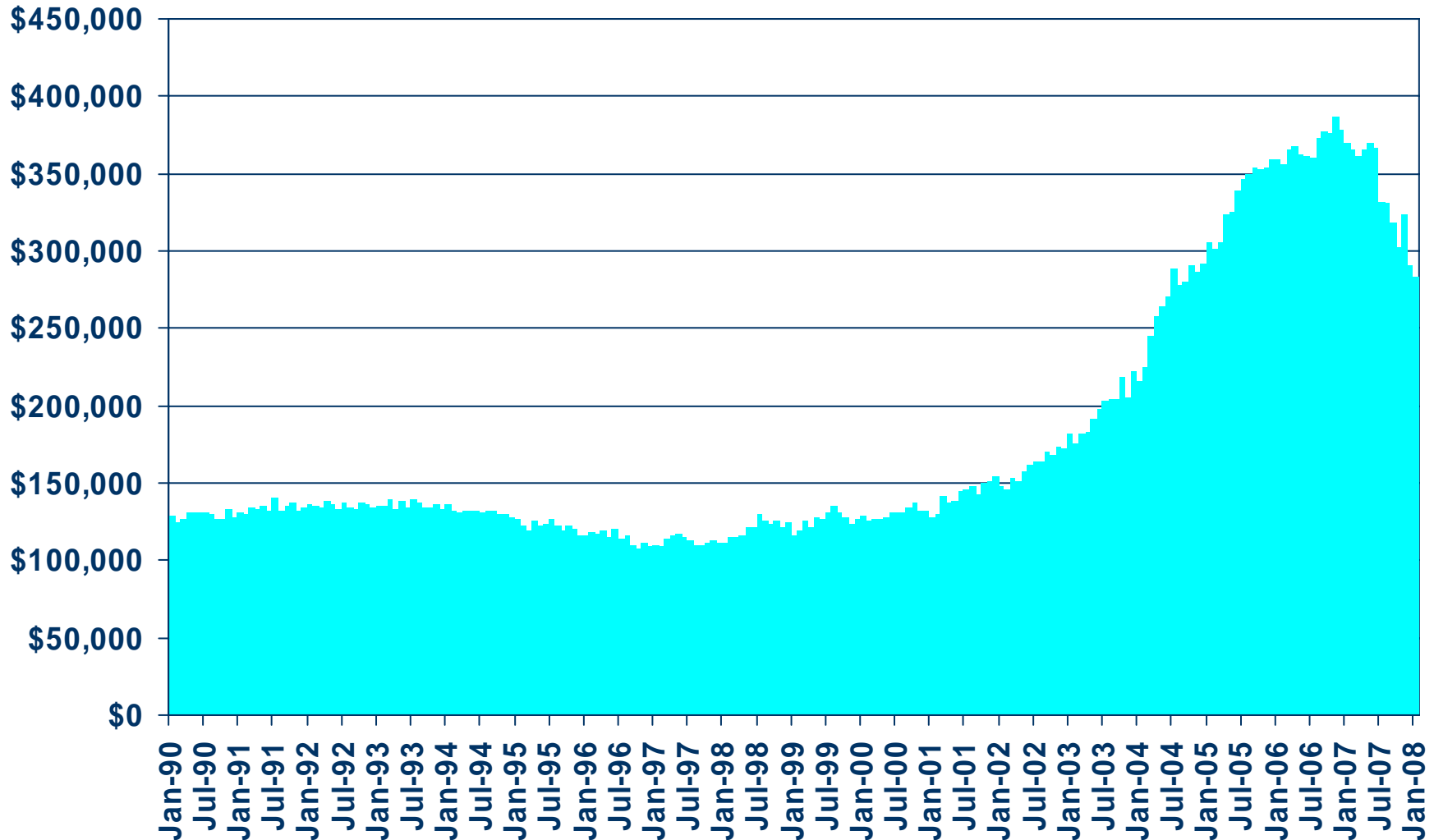
San Bernardino County, 2007: 3,598 Units, Down 43.2% Y-T-Y



SOURCE: C.A.R.

# Median Price of Existing Detached Homes

San Bernardino County, January 2008: \$283,000, Down 23.6% Y-T-Y



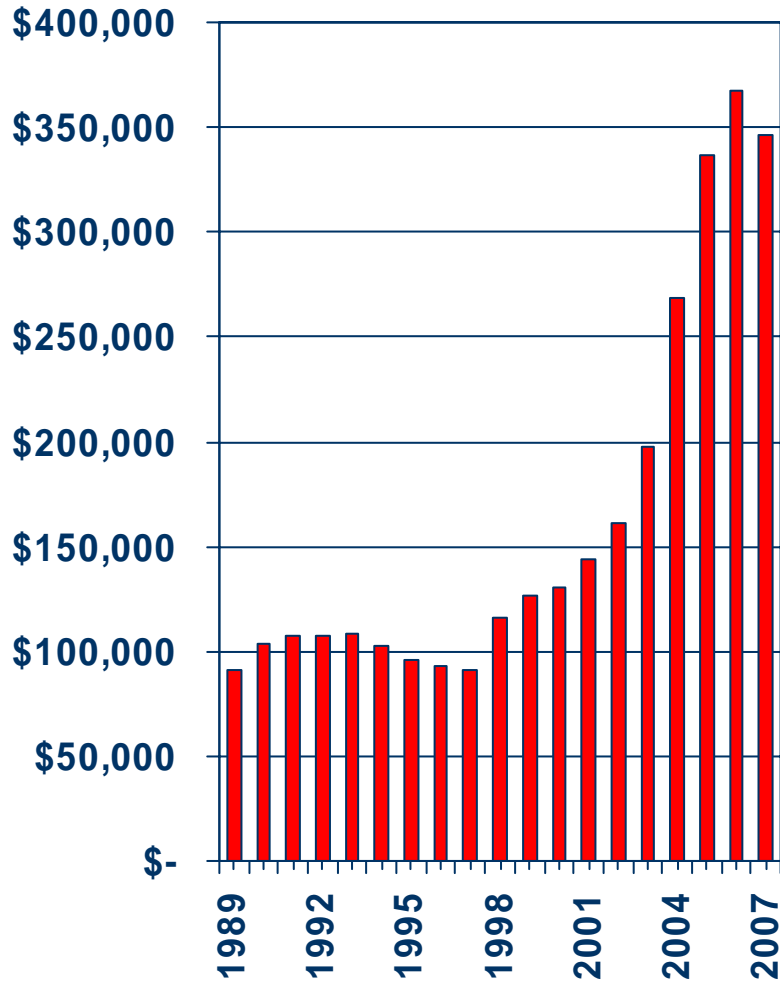
SOURCE: California Association of REALTORS®



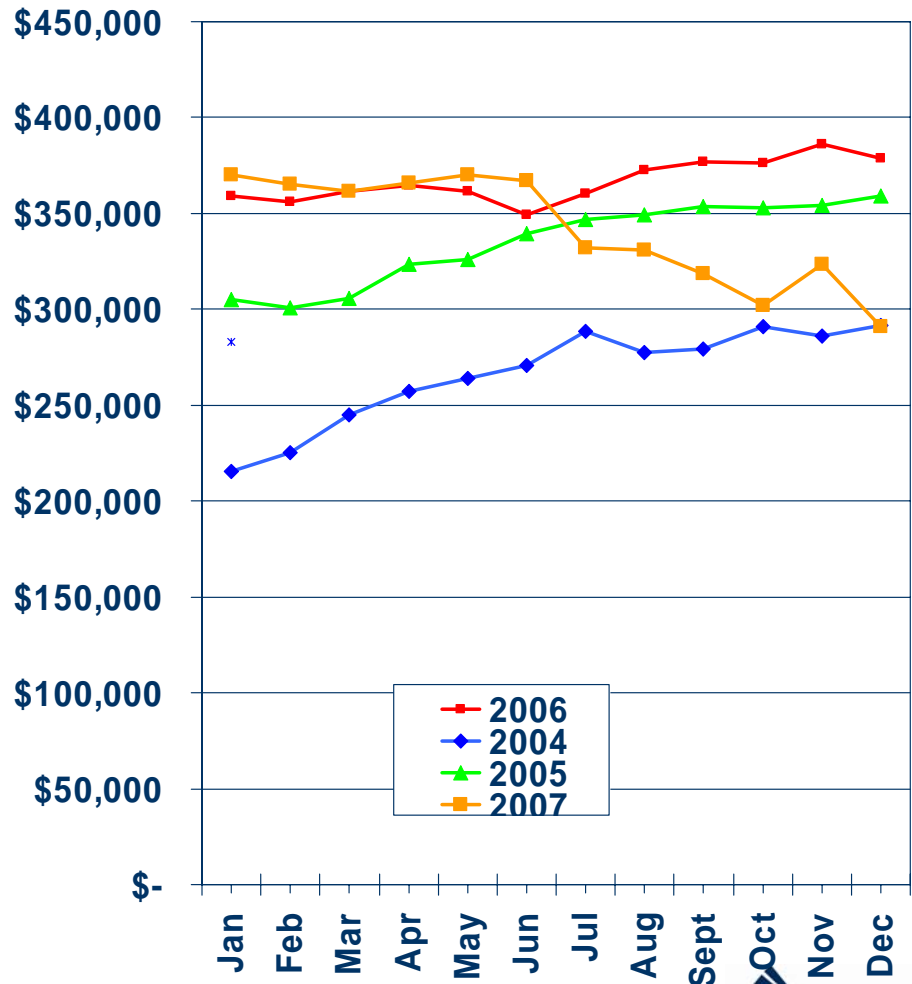
# Median Price Annual Comparison

San Bernardino County, 2007: \$346,027, Down 5.8% Y-T-Y

## ANNUAL



## MONTHLY



SOURCE: California Association of REALTORS®

# Median Home Sales Price

## San Bernardino County

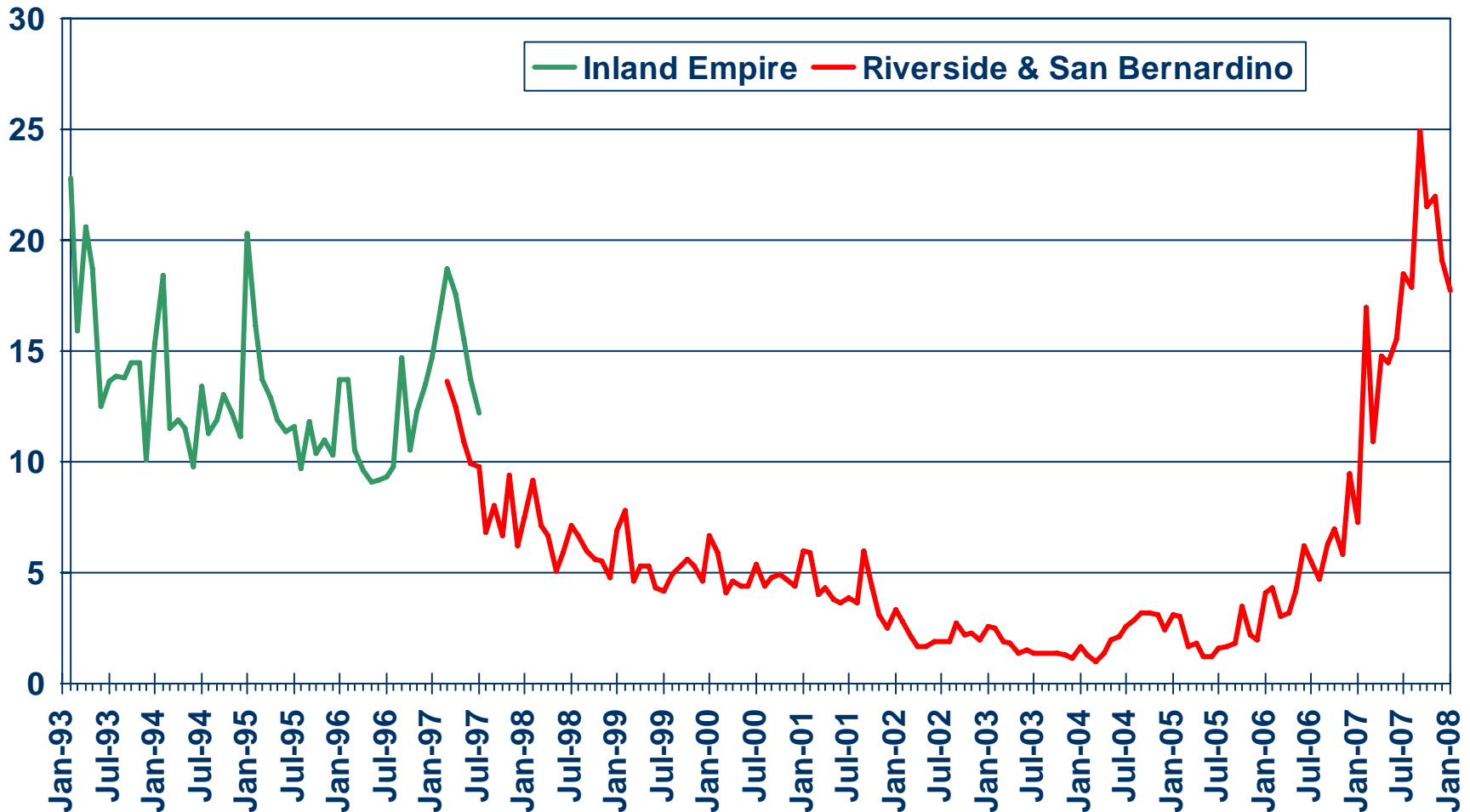
	Jan-08	Jan-07	Yearly % Change
Adelanto	\$245,250	\$283,000	-13.3%
Apple Valley	\$232,000	\$312,000	-25.6%
Big Bear Lake	\$372,500	\$402,500	-7.5%
Chino	\$391,250	\$492,000	-20.5%
Chino Hills	\$535,000	\$552,000	-3.1%
Colton	\$317,000	\$350,000	-9.4%
Fontana	\$390,000	\$459,500	-15.1%
Hesperia	\$240,000	\$336,500	-28.7%
Ontario	\$330,000	\$413,000	-20.1%
Rancho Cucamonga	\$440,000	\$479,500	-8.2%
Redlands	\$315,000	\$400,000	-21.3%
Rialto	\$289,000	\$377,000	-23.3%
San Bernardino	\$258,000	\$325,000	-20.6%
Upland	\$402,500	\$544,000	-26.0%
Victorville	\$255,000	\$325,000	-21.5%

**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.**

# Unsold Inventory Index

Riverside and San Bernardino Counties, January 2008: 17.7 Months

MONTHS

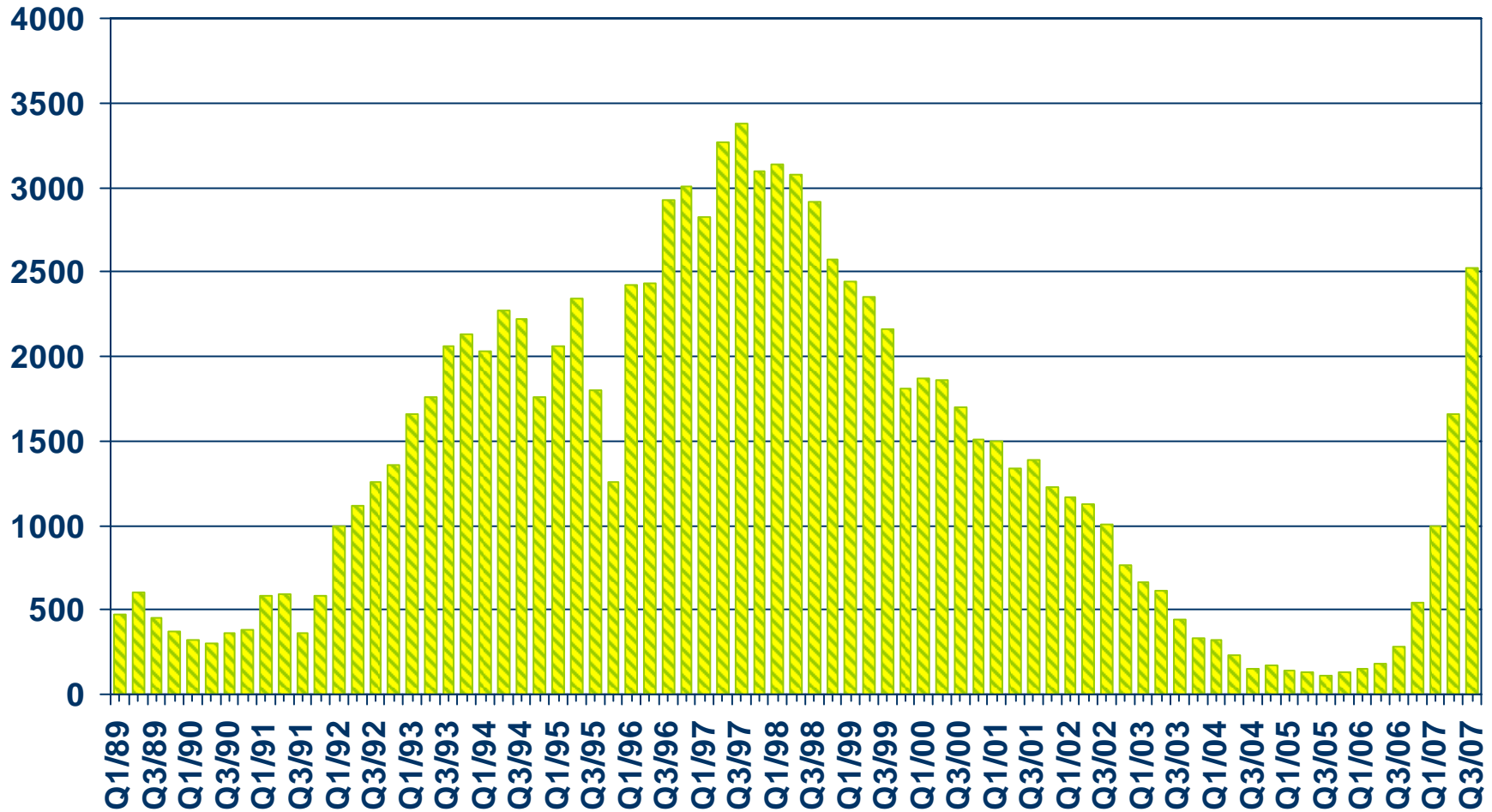


SOURCE: California Association of REALTORS®



# Foreclosures

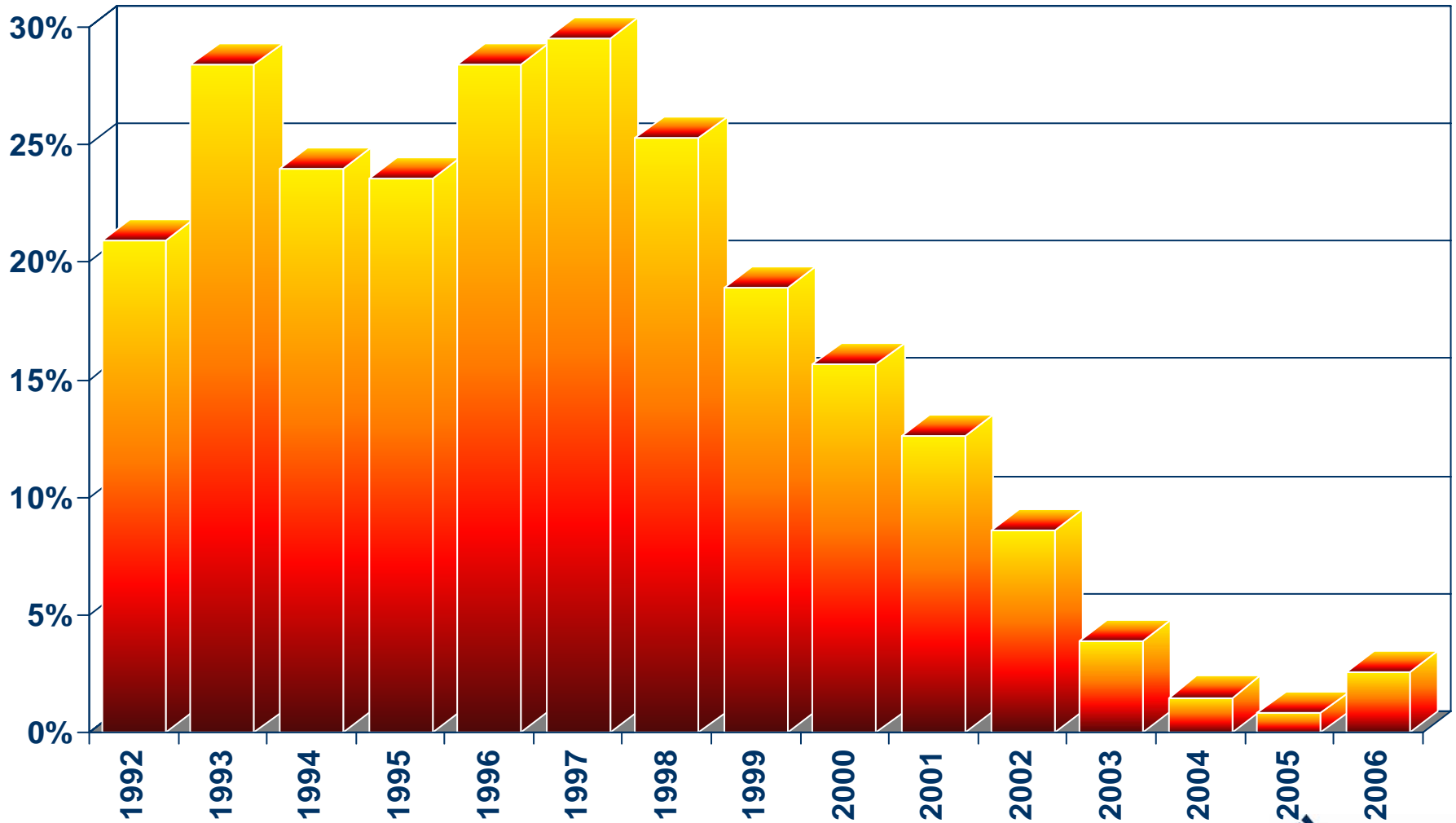
## San Bernardino County



SOURCE: Real Estate Research Council

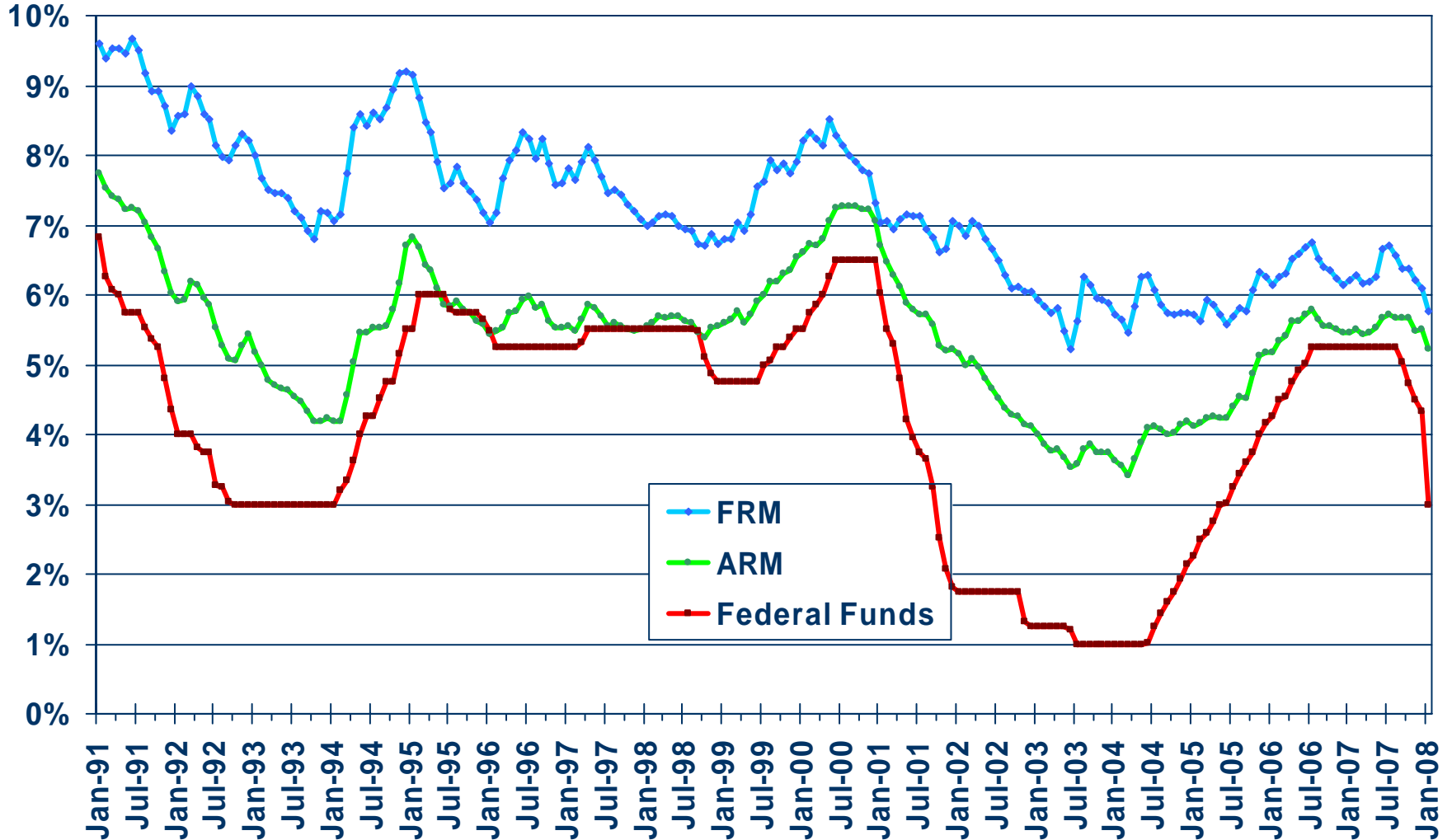
# Proportion of Foreclosures in Housing Transfers

## San Bernardino County



SOURCE: Real Estate Research Council

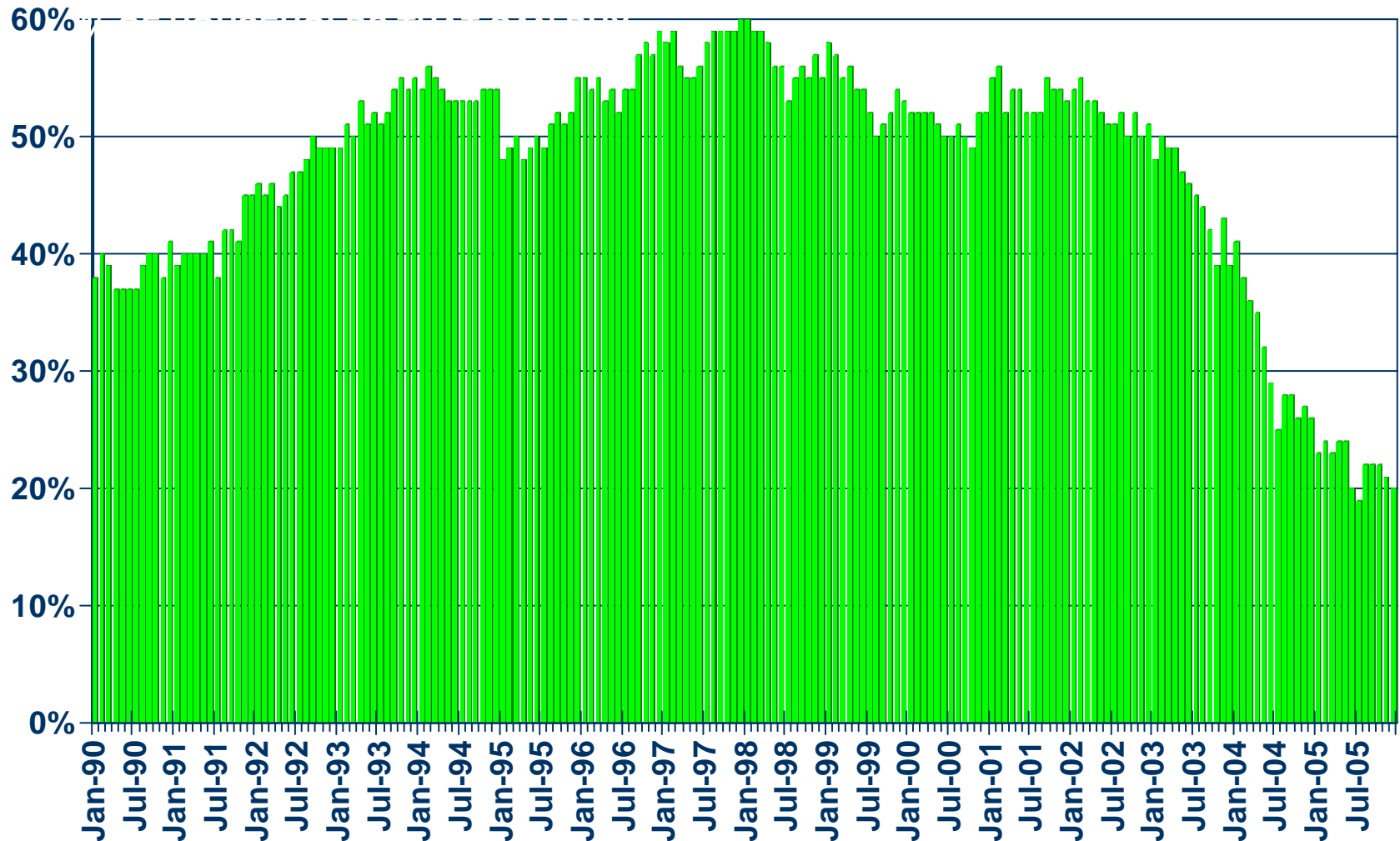
# Mortgage Rates



SOURCE: Federal Home Loan Mortgage Corporation

# Housing Affordability Index

San Bernardino County, December 2005: 20%

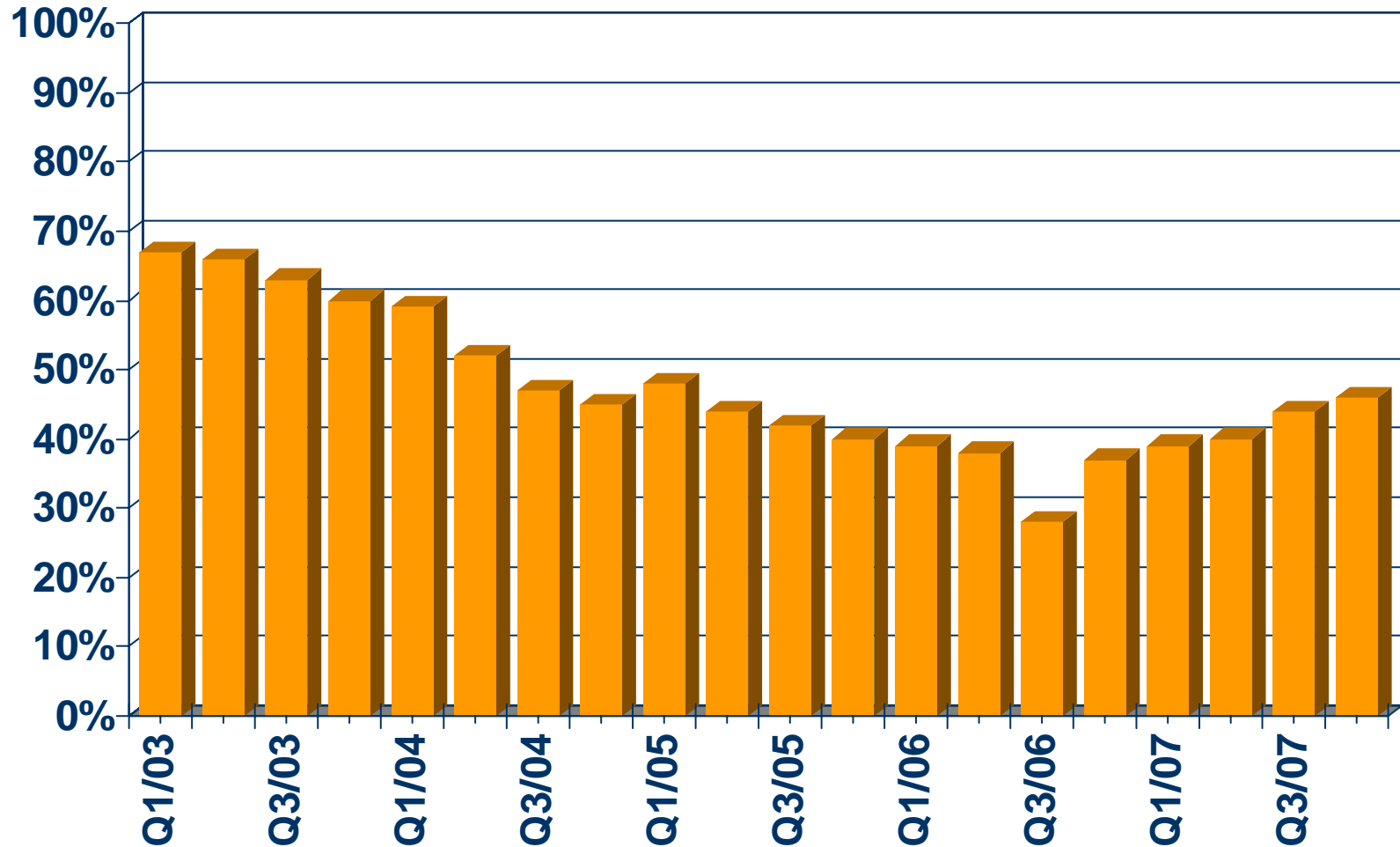


SOURCE: California Association of REALTORS®



# First-time Buyer Housing Affordability Index

San Bernardino County, 4th Quarter 2007: 46%



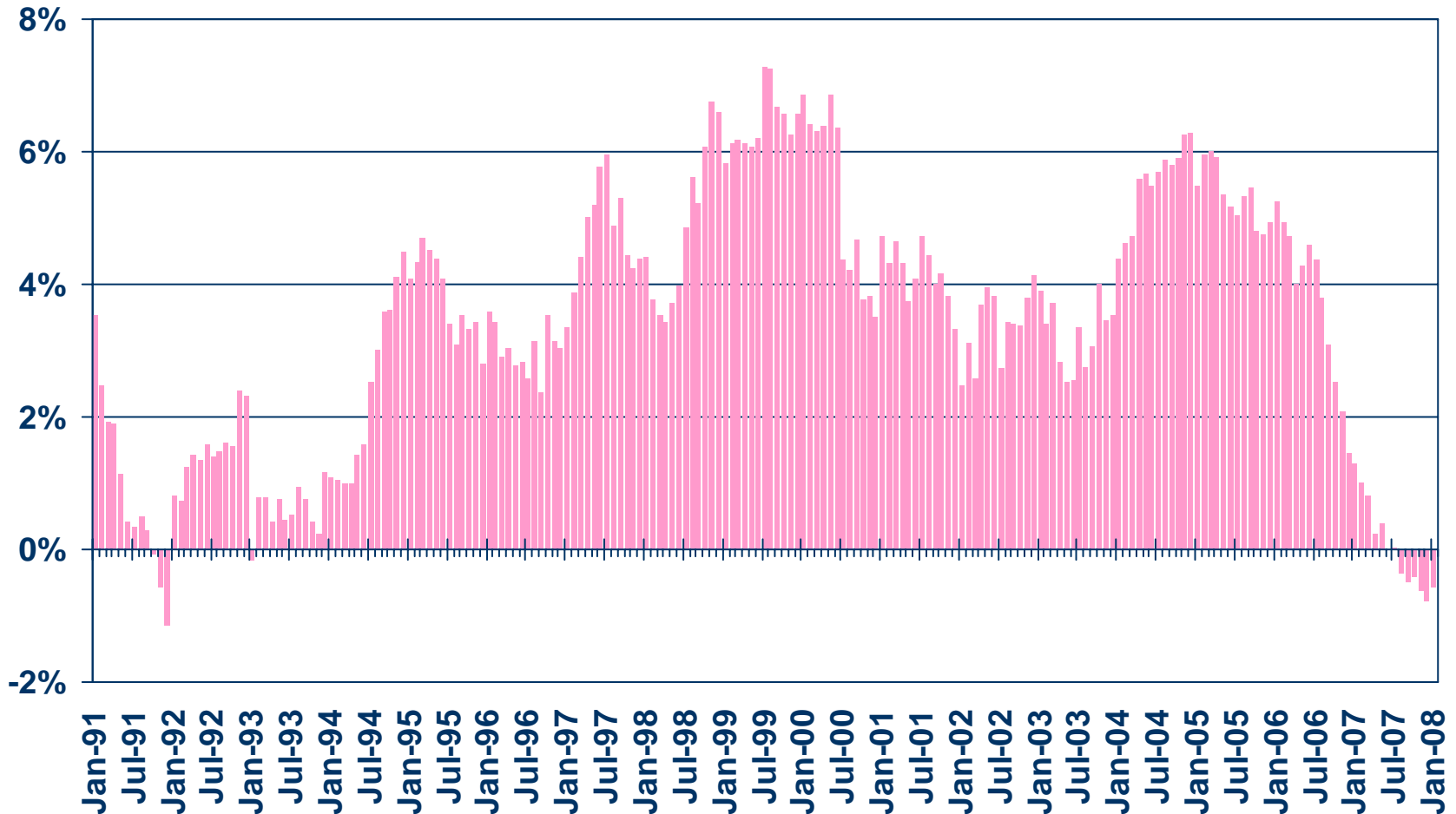
SOURCE: California Association of REALTORS®



# Nonfarm Employment

Riverside/San Bernardino Metropolitan Area, January 2008: Down 0.6% Y-T-Y

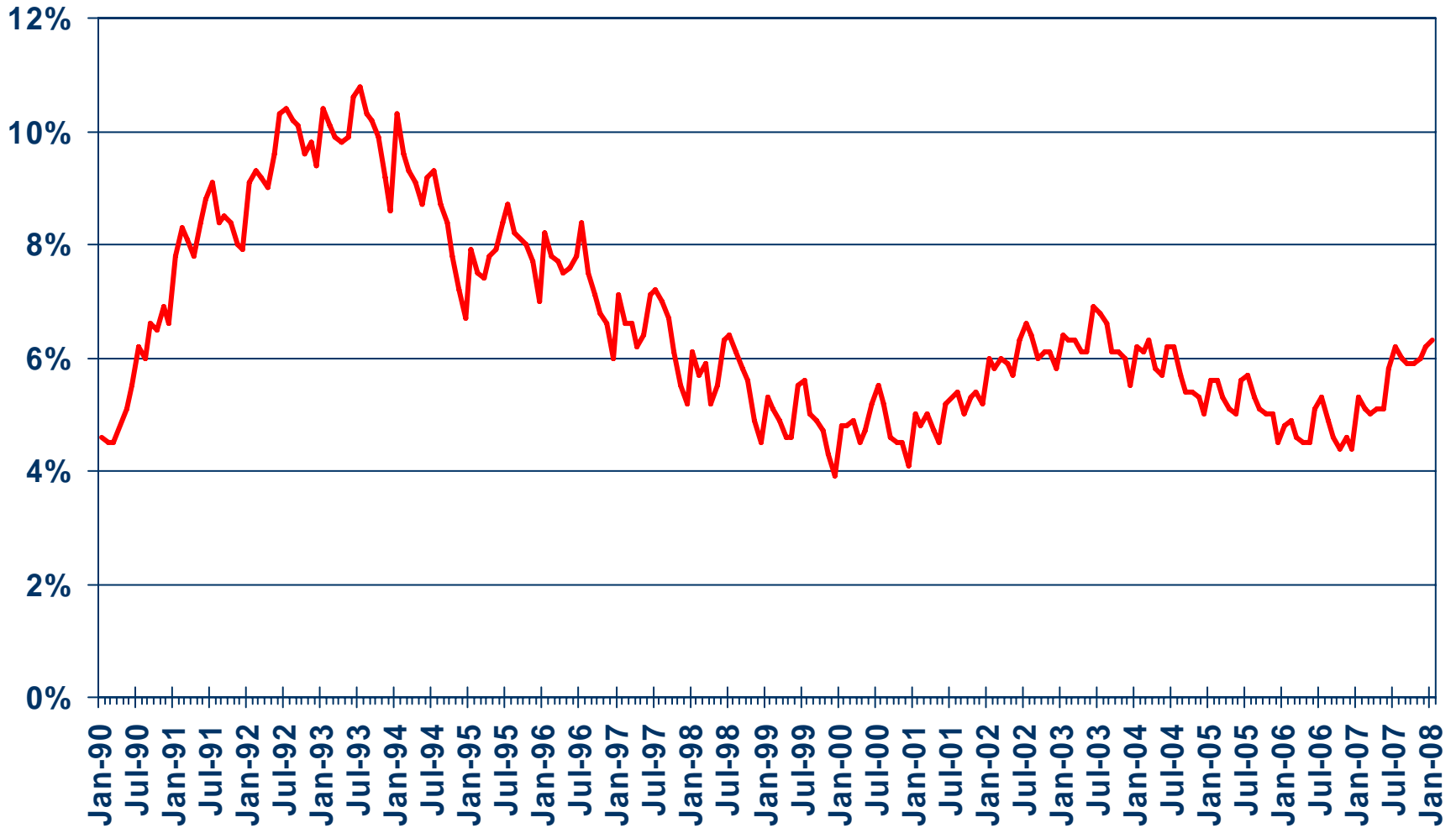
## Y-T-Y PERCENT CHANGE



SOURCE: CA Employment Development Division

# Unemployment Rate

San Bernardino County, January 2008: 6.3%



SOURCE: CA Employment Development Division



# Unemployment Rate

San Bernardino County -- January 2008

Area Name	Labor Force	Rate
San Bernardino County	889,700	6.3%
Adelanto city	6,800	9.7%
Apple Valley town	26,900	7.0%
Barstow city	10,800	7.9%
Big Bear City CDP	3,700	3.2%
Big Bear Lake city	3,200	4.5%
Big River CDP	500	6.5%
Bloomington CDP	8,300	8.9%
Bluewater CDP	100	7.9%
Chino city	36,100	5.6%
Chino Hills city	42,200	3.1%
Colton city	25,700	6.9%
Crestline CDP	6,500	5.5%
Fontana city	64,200	6.6%
Grand Terrace city	7,800	3.3%
Hesperia city	31,100	8.3%
Highland city	23,400	8.1%

CCD Census County Division  
CDP Census Designated Place

# Unemployment Rate – Cont.

San Bernardino County -- January 2008

Area Name	Labor Force	Rate
San Bernardino County	889,700	6.3%
Highland city	23,400	8.1%
Joshua Tree CDP	1,900	7.5%
Lake Arrowhead CDP	5,400	3.0%
Lenwood CDP	1,600	11.5%
Loma Linda city	10,700	3.8%
Mentone CDP	4,500	5.2%
Montclair city	16,700	6.0%
Morongo Valley CDP	1,100	3.8%
Mountain View Acres CDP	1,300	2.3%
Muscoy CDP	3,100	14.0%
Nebo Center CDP	300	14.6%
Needles city	2,300	4.5%
Ontario city	84,400	6.8%
Rancho Cucamonga city	81,300	4.0%
Redlands city	38,800	4.6%
Rialto city	44,600	8.2%

CCD Census County Division  
CDP Census Designated Place

# Unemployment Rate – Cont.

San Bernardino County -- January 2008

Area Name	Labor Force	Rate
San Bernardino County	889,700	6.3%
Running Springs CDP	3,300	2.1%
San Antonio Heights CDP	2,000	1.8%
San Bernardino city	85,600	8.7%
Searles Valley CDP	900	5.0%
Twentynine Palms city	6,300	7.3%
Twentynine Palms Base CDI	6,300	7.7%
Upland city	42,300	4.3%
Victorville city	30,600	7.7%
Wrightwood CDP	2,500	4.0%
Yucaipa city	23,000	5.0%
Yucca Valley town	7,700	6.4%

CCD Census County Division  
CDP Census Designated Place

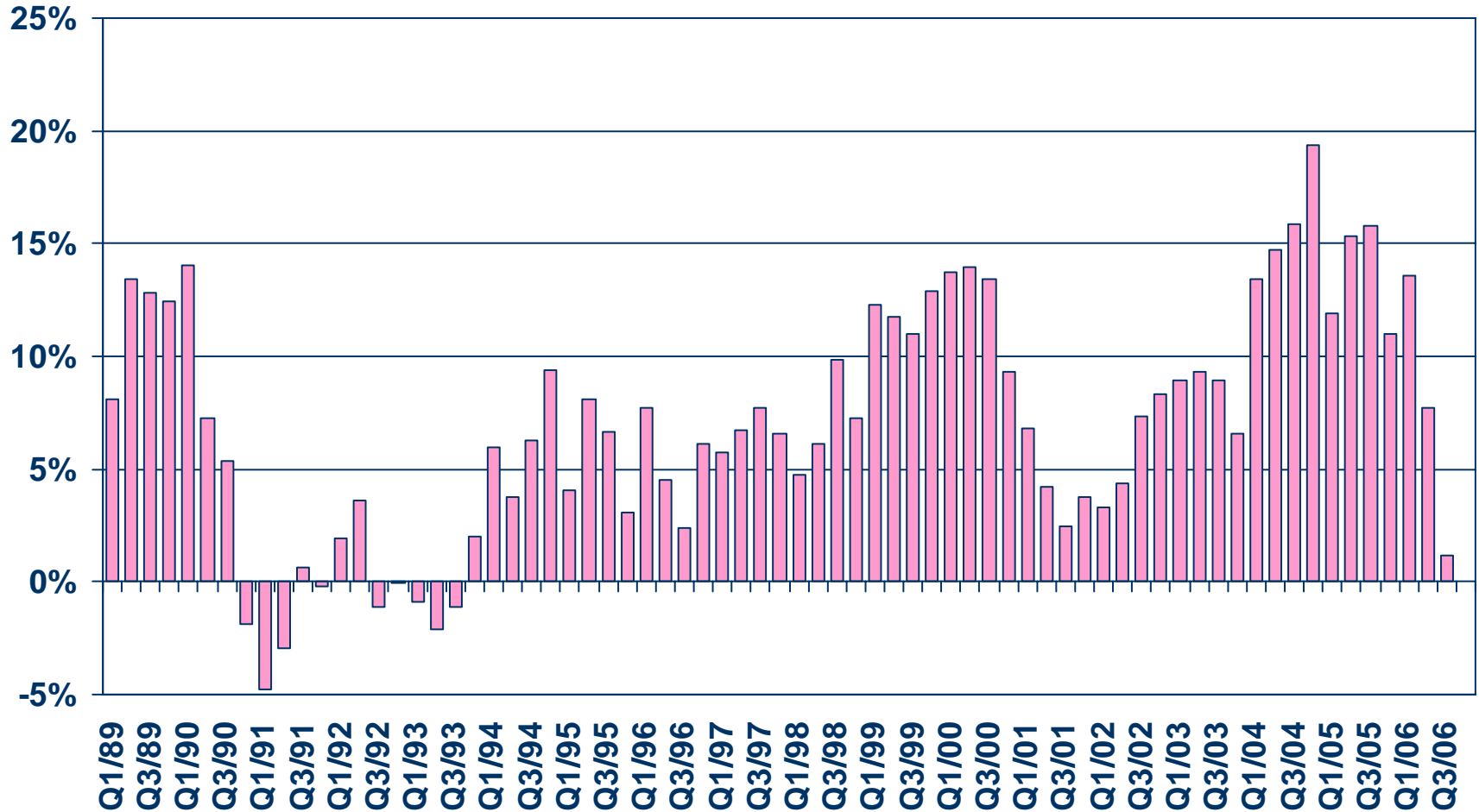
SOURCE: CA Employment Development Department



# Taxable Sales

## San Bernardino County

### ANNUAL PERCENT CHANGE

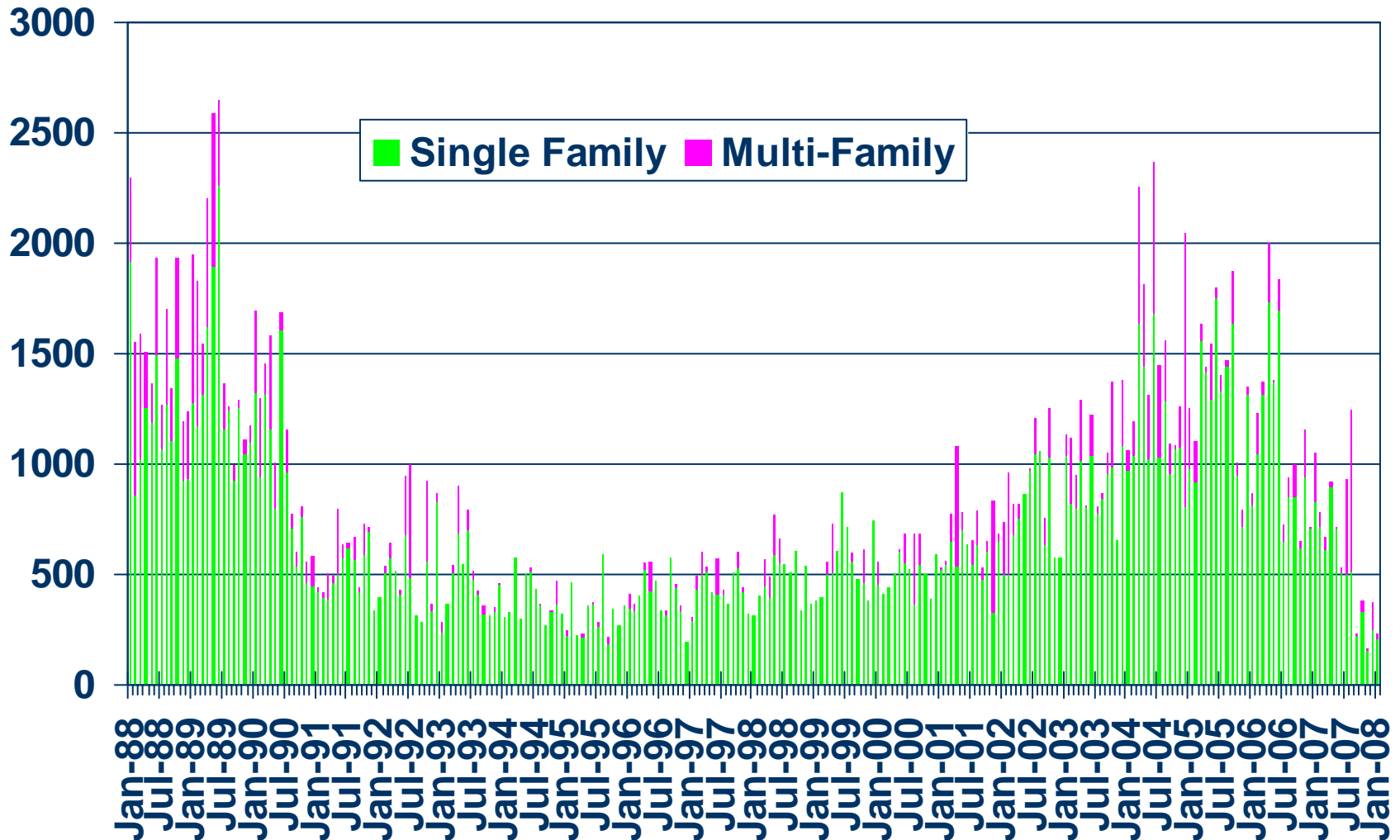


SOURCE: CA State Board of Equalization



# New Housing Permits

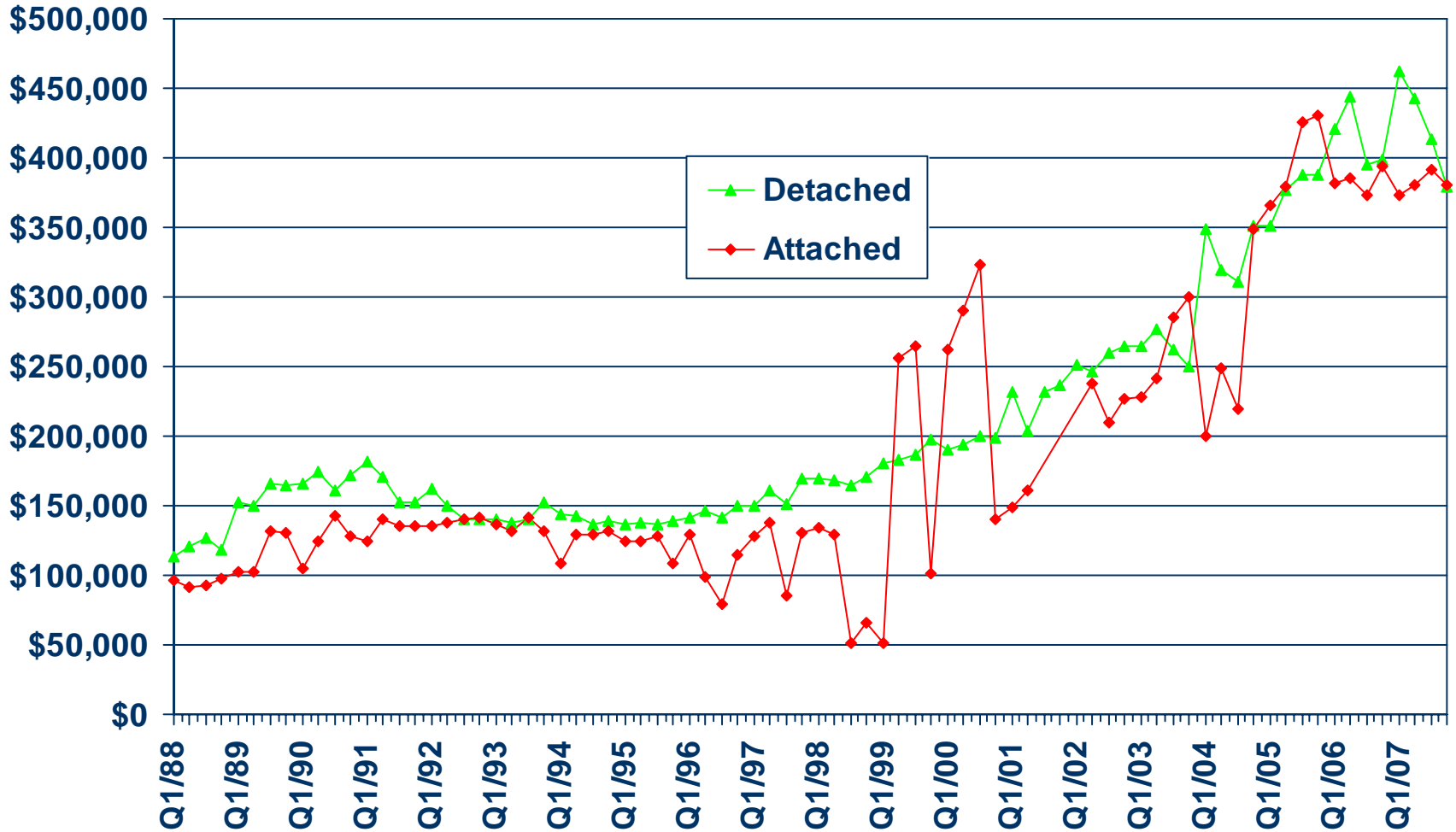
San Bernardino County, January 2008: 231 Units, Down 78.1% Y-T-D



SOURCE: Construction Industry Research Board

# Median Price for New Homes

San Bernardino County 4Q07 Detached: \$379,000 , Attached: \$379,900

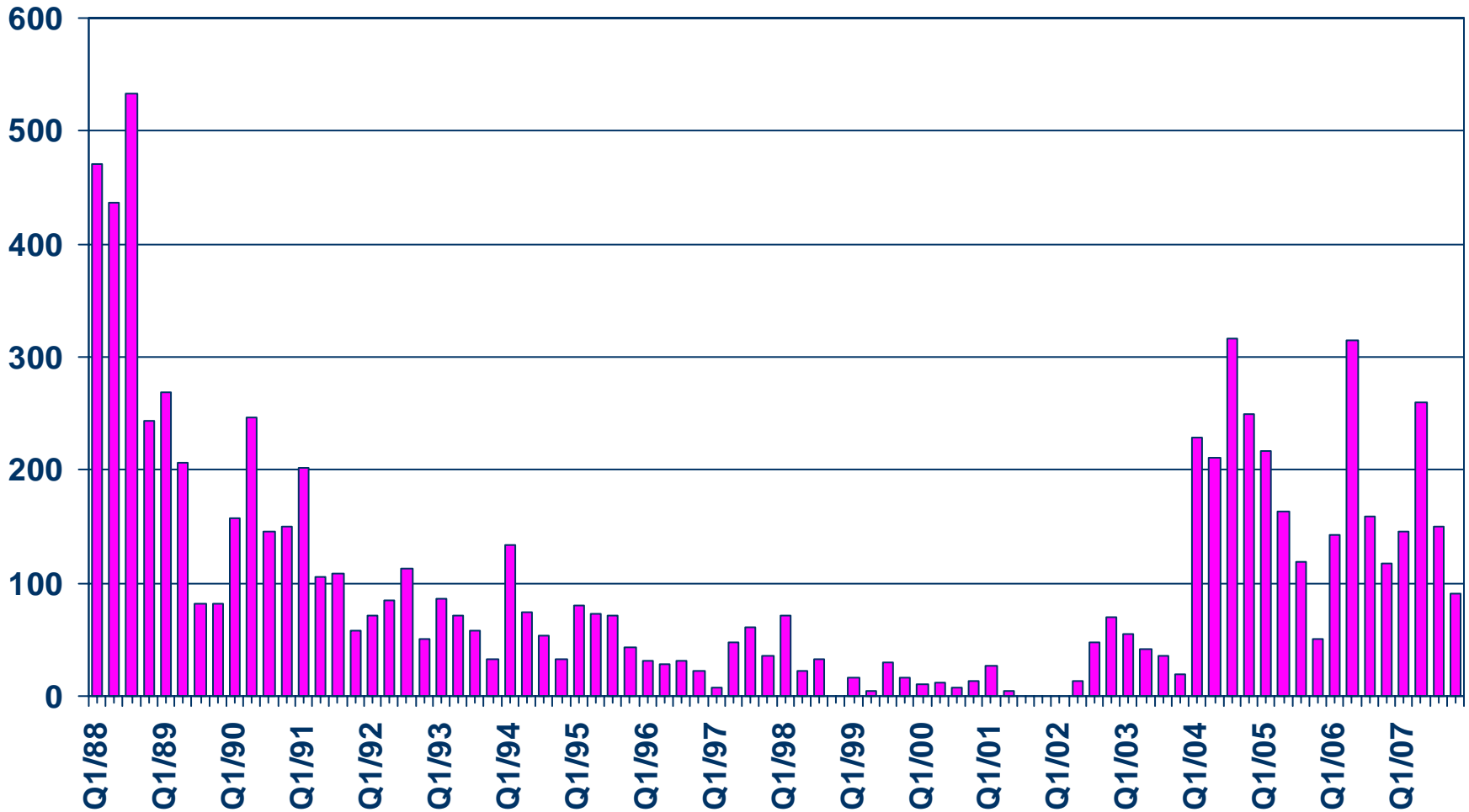


SOURCE: California Association of REALTORS®;  
Hanley Wood



# New Home Sales

San Bernardino County (Attached), 2007 Q4 Sales: 91 Units

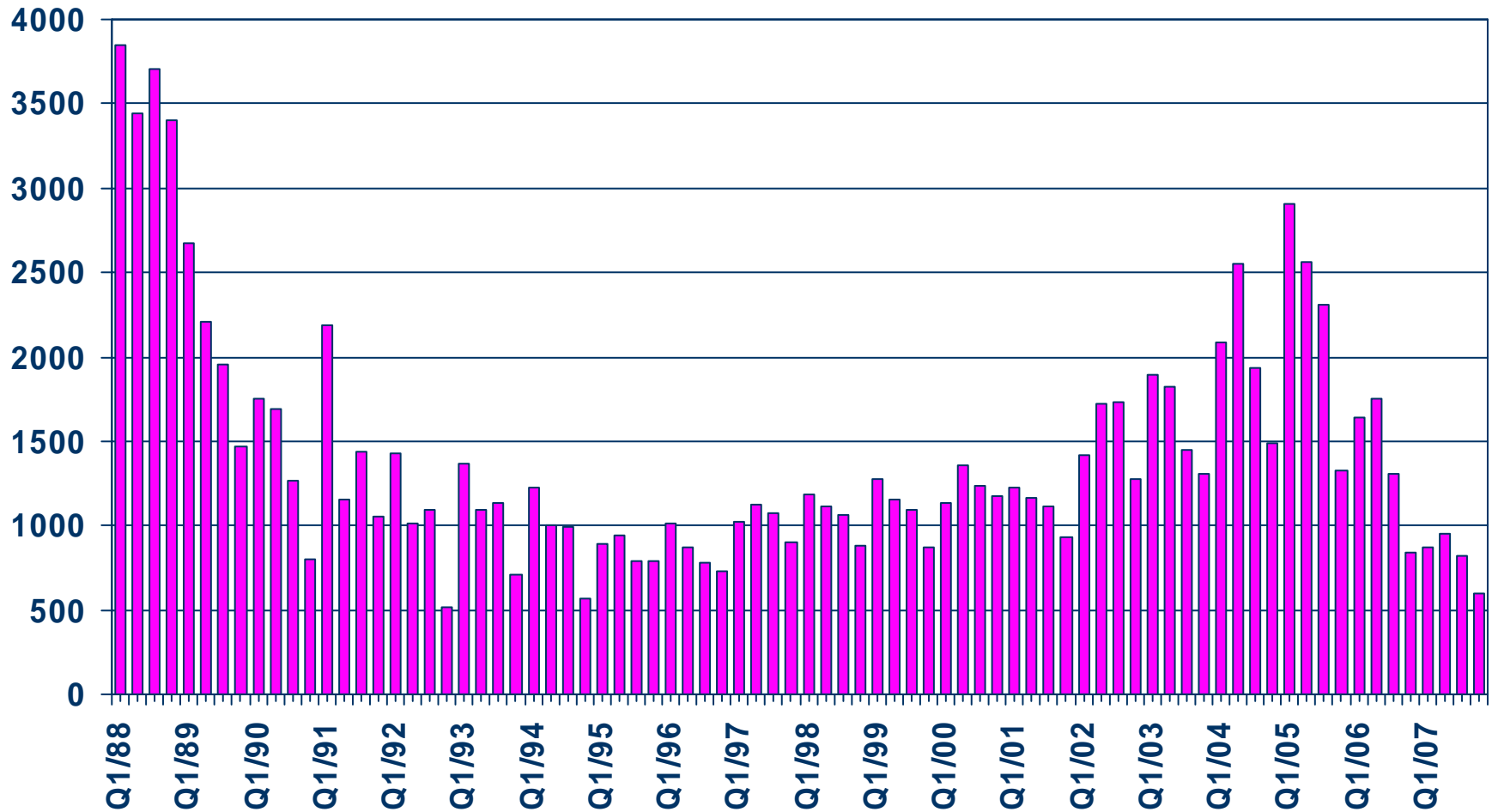


SOURCE: California Association of REALTORS®;  
Hanley Wood



# New Home Sales

San Bernardino County (Detached), 2007 Q4 Sales: 595 Units

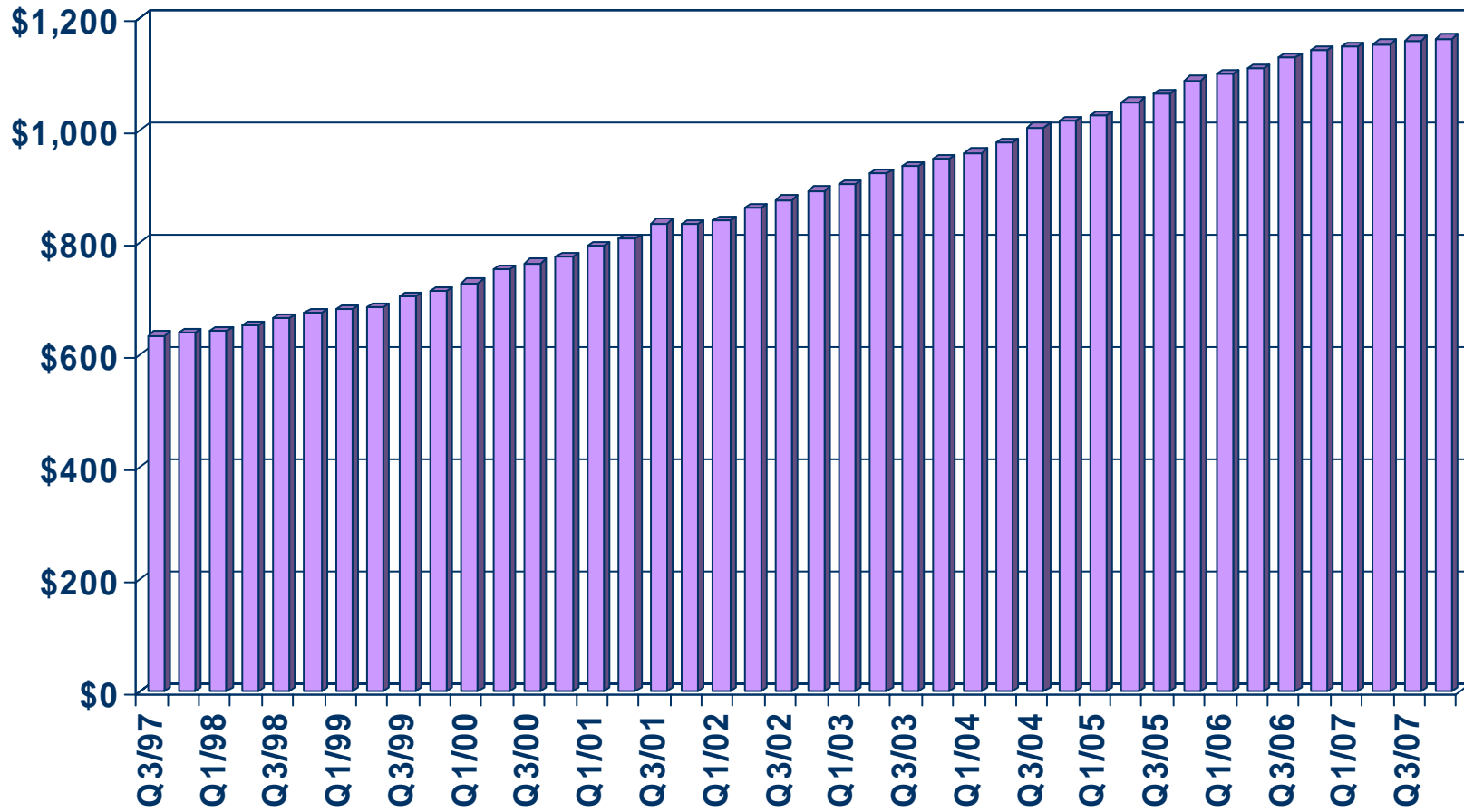


SOURCE: California Association of REALTORS®;  
Hanley Wood



# Asking Rents for Class A&B Apartments

Inland Empire, 2007 Q4: \$1,162 Up 1.8% Y-T-Y

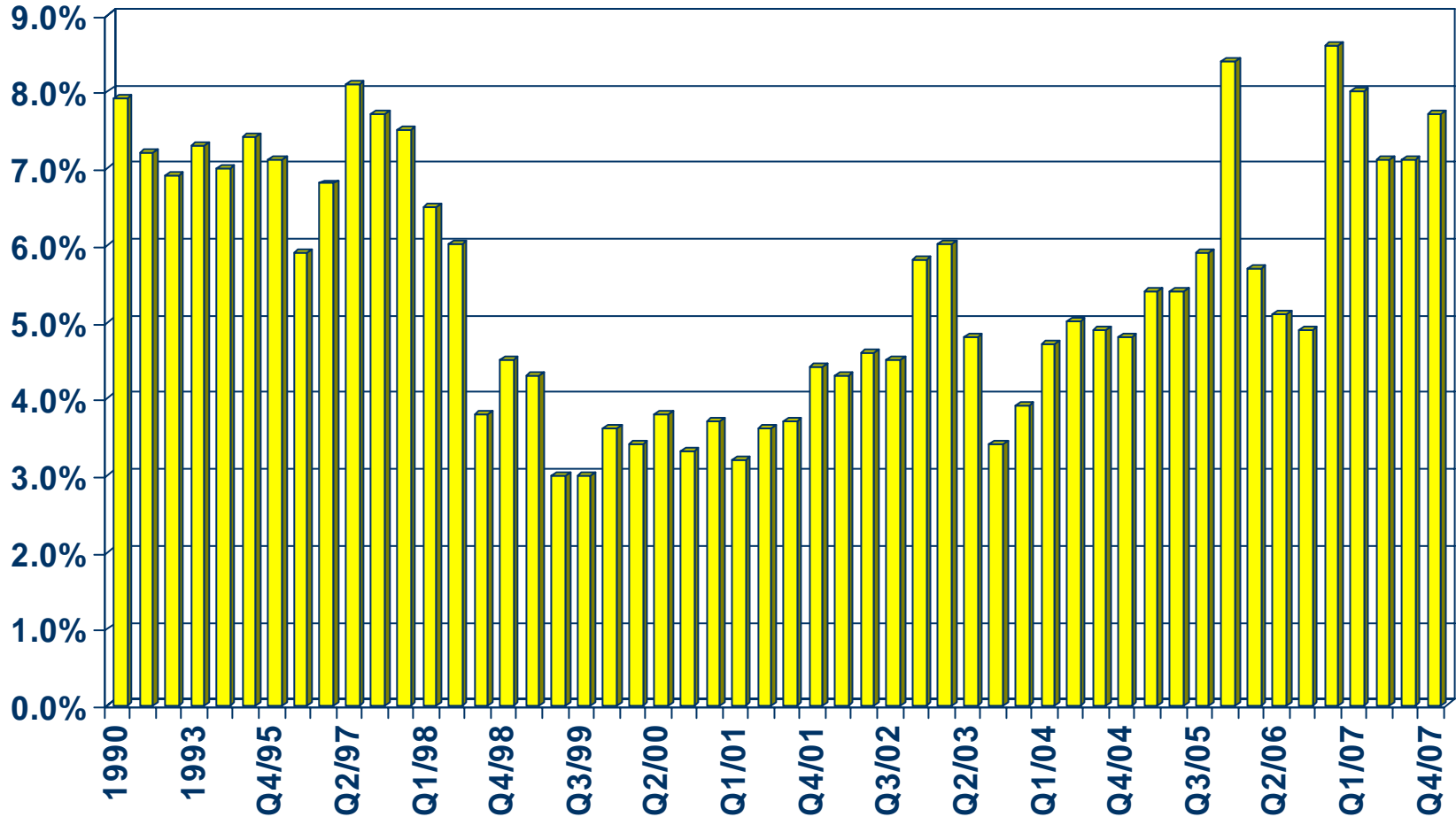


SOURCE: California Association of REALTORS®;  
REALFACTS

# Vacancy Rates for Class A&B Apartments

Inland Empire, 2007 Q4: 7.7%

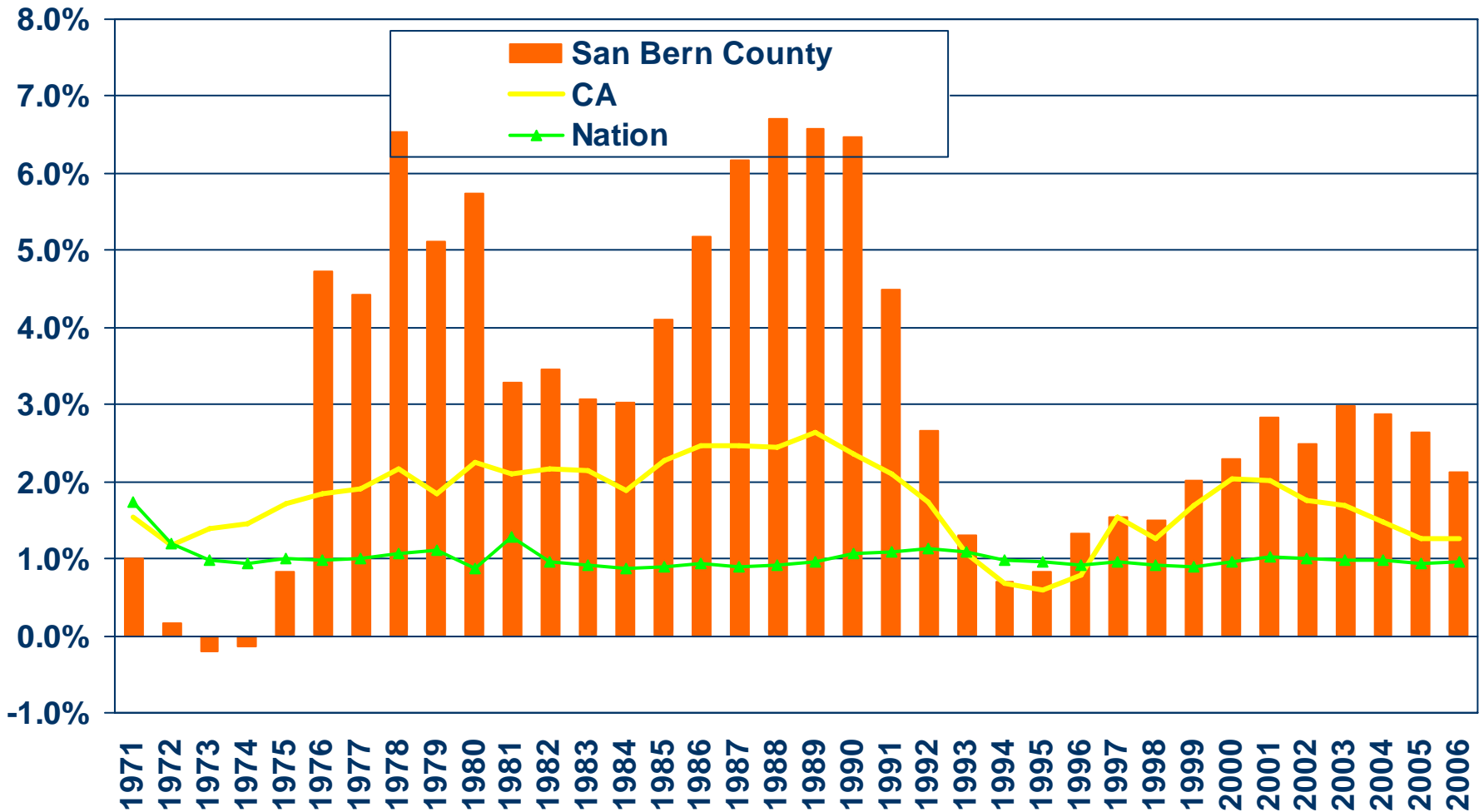
## VACANCY RATE



SOURCE: California Association of REALTORS®;  
REALFACTS

# Population Percent Changes

## San Bernardino County (1971-2006)



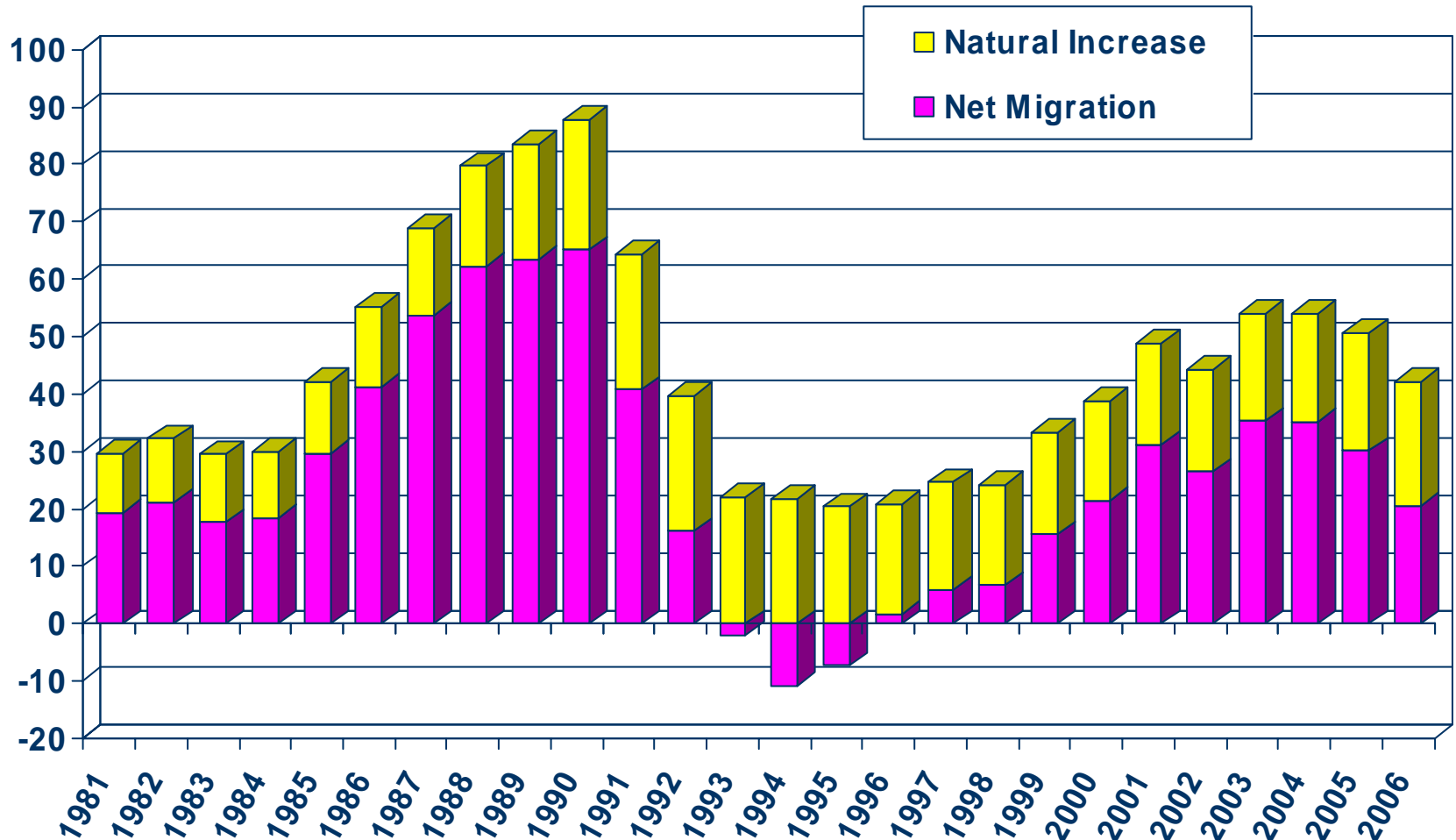
SOURCE: U.S. Census Bureau; California Department of Finance;  
California Association of REALTORS®



# Sources of Population Growth

## San Bernardino County (1981-2006)

THOUSANDS

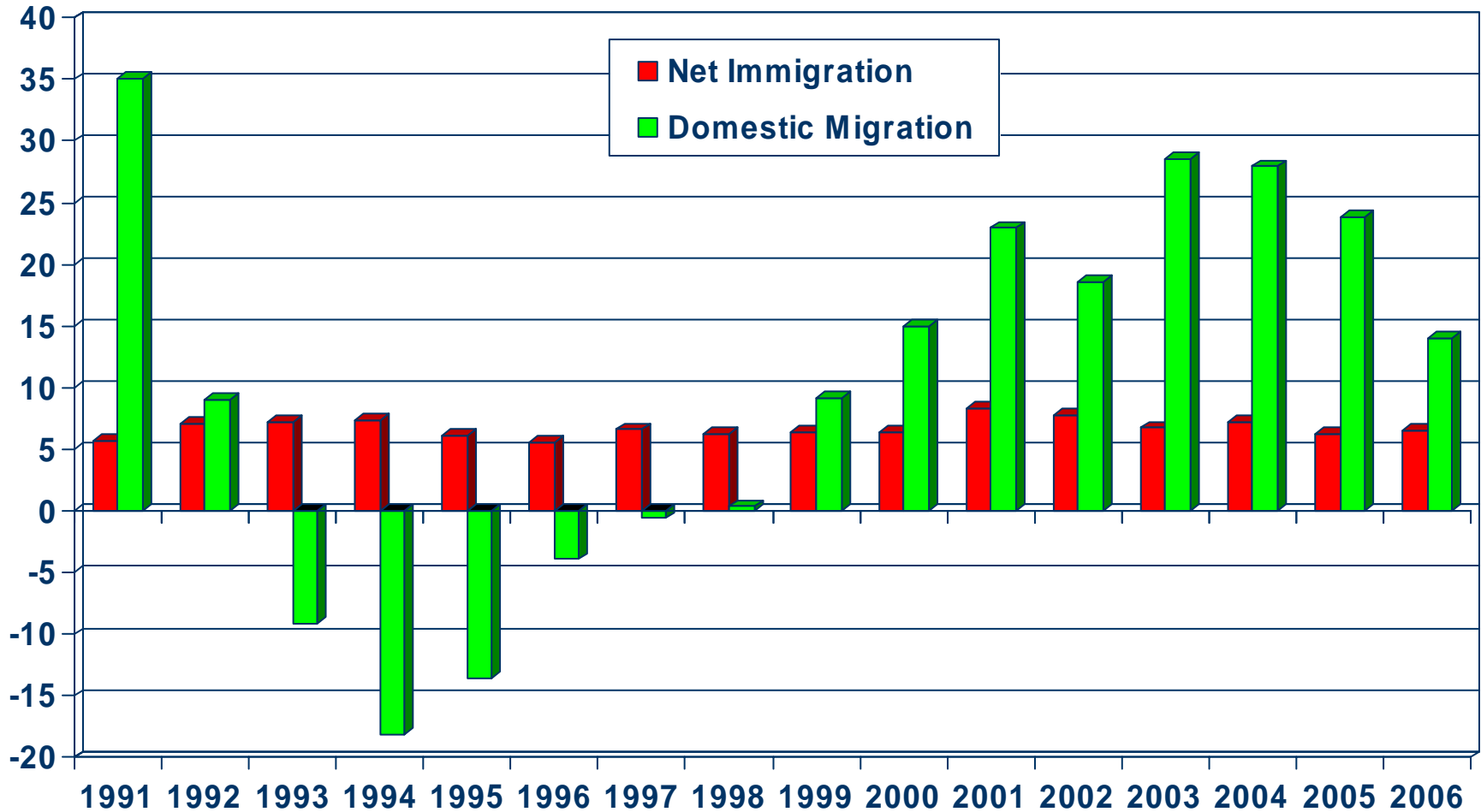


SOURCE: CA Department of Finance

# Net Immigration Vs. Domestic Migration

## San Bernardino County

THOUSANDS



SOURCE: CA Department of Finance

# Household Relocations

## San Bernardino County

County	Outflow	Inflow	Net Outflow
Los Angeles, CA	8,963	20,065	(11,102)
Riverside, CA	8,814	7,573	1,241
Orange County, CA	2,833	4,296	(1,463)
San Diego, CA	1,512	1,424	88
Clark, NV	1,251	643	608
Maricopa, AZ	1,098	368	730
Mohave, AZ	529	175	354
Kern, CA	405	326	79
Ventura, CA	239	312	(73)
Sacramento, CA	217	211	6
<b>Total-Top 10</b>	<b>25,861</b>	<b>35,393</b>	<b>(9,532)</b>
<b>All Migration</b>	<b>40,671</b>	<b>46,132</b>	<b>(5,461)</b>
<b>Total Number of Households</b>			<b>588,218</b>
<b>Top 10 as % of All Households</b>			<b>-1.6%</b>
<b>All Net Mig as % of All Households</b>			<b>-0.9%</b>

# Where are new San Bernardino County households coming from?

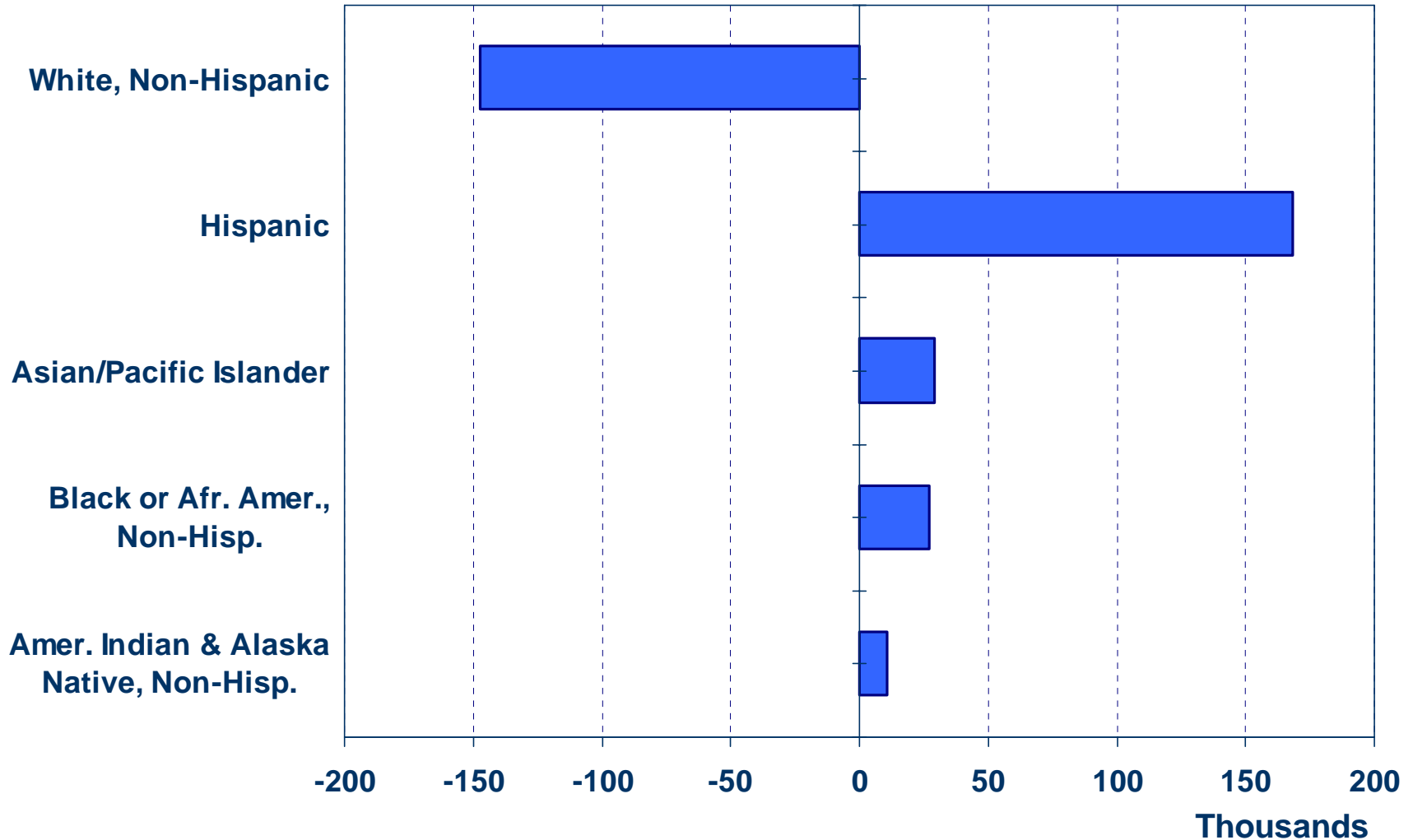


- Los Angeles (20,065)
- Riverside (7573)
- Orange County (4296)
- San Diego (1424)
- Clark (643)
- Total incoming for 2005: 46,132
- Total outgoing for 2005: 40,671

- Source: NAR Relocation Report 2005 – IRS Data; Item 187-06061

# Net Immigration by Ethnic Group

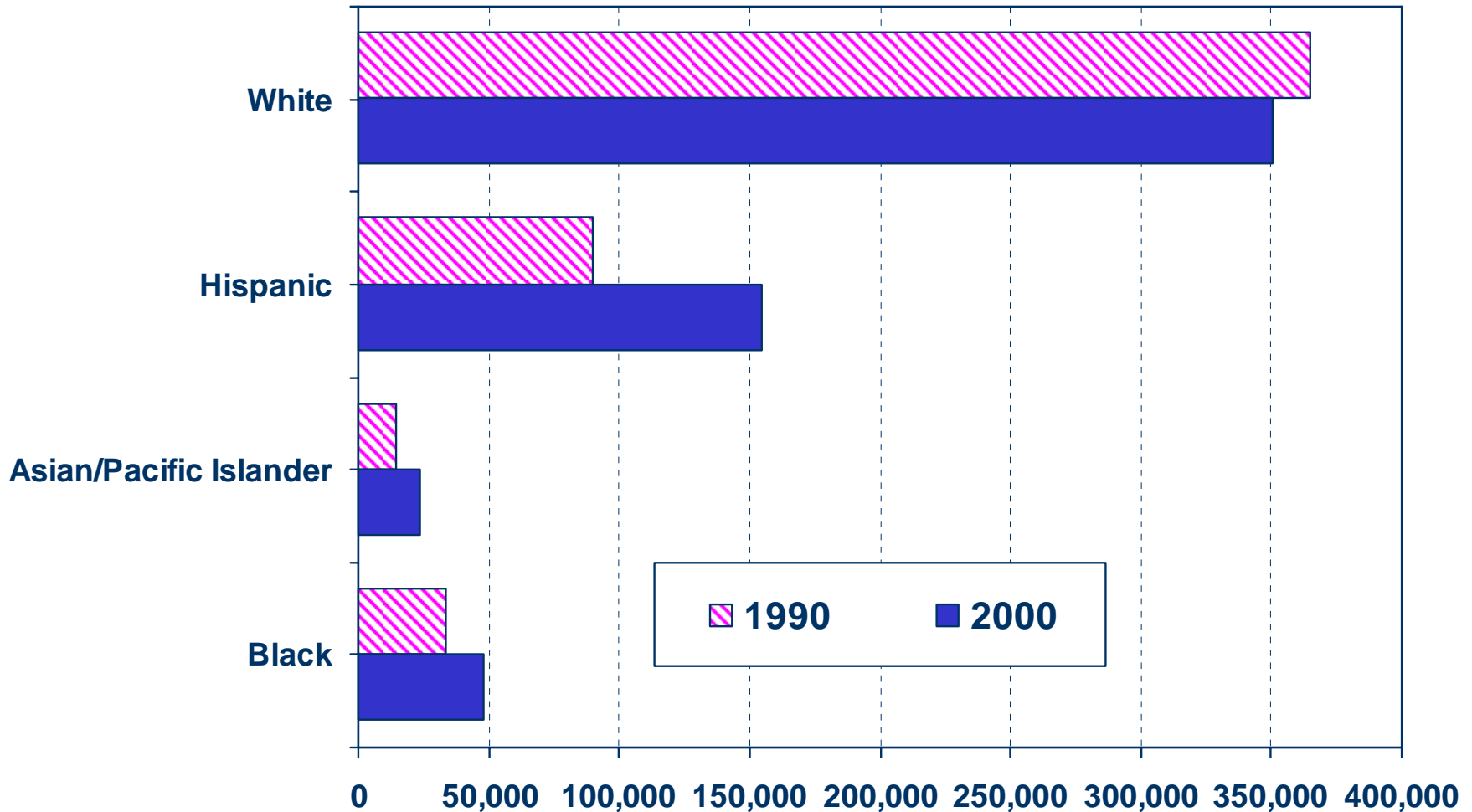
San Bernardino County (1990 Census to 2000 Census)



SOURCE: CA Dept. of Finance

# Number of Households by Ethnicity

San Bernardino County (1990 Census vs. 2000 Census)

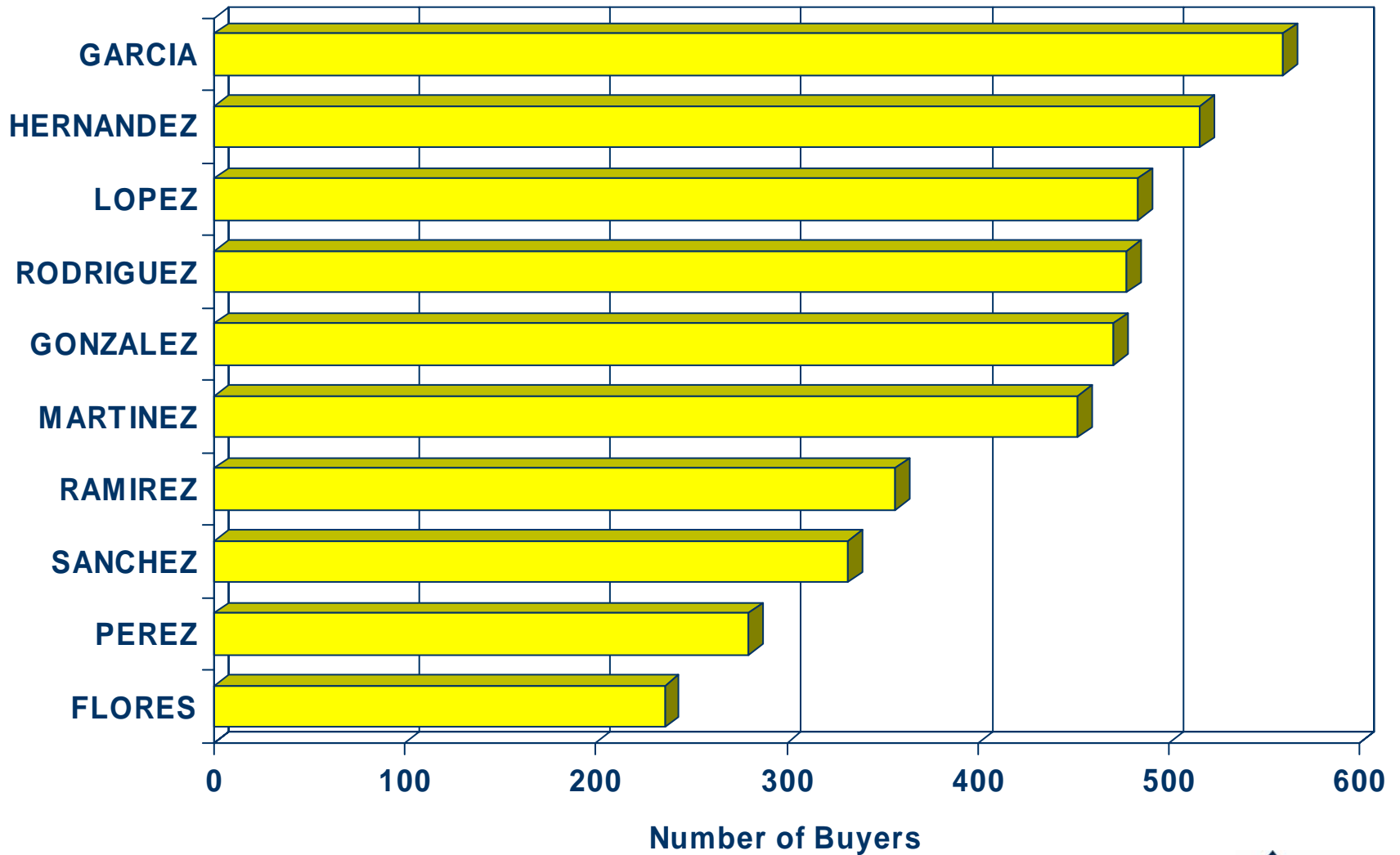


SOURCE: U.S. Census Bureau



# Top 10 Home Buyer Surnames

San Bernardino County (2006)

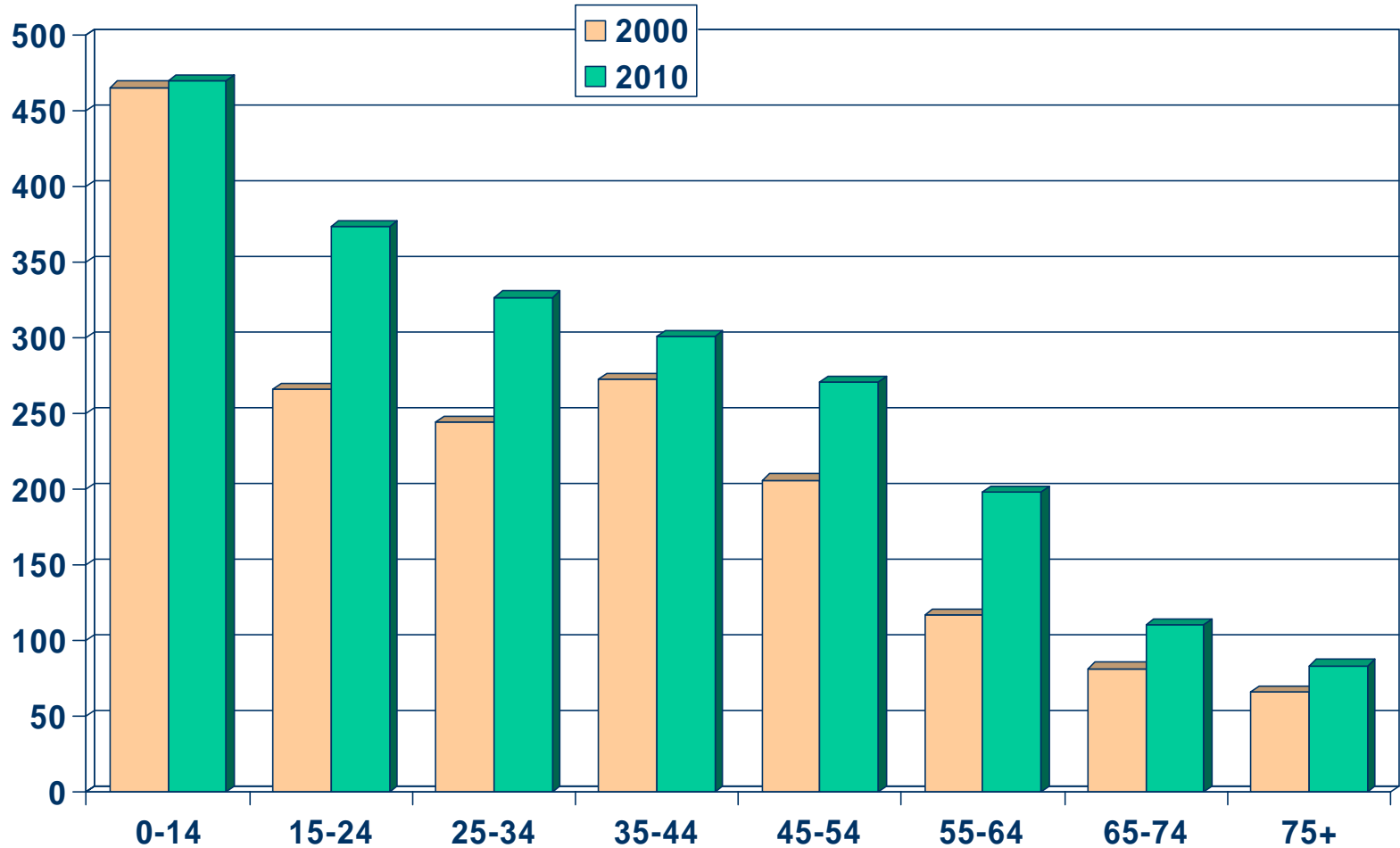


SOURCE: DataQuick Information Systems

# Population by Age Group

## San Bernardino County (2000-2010)

Thousands

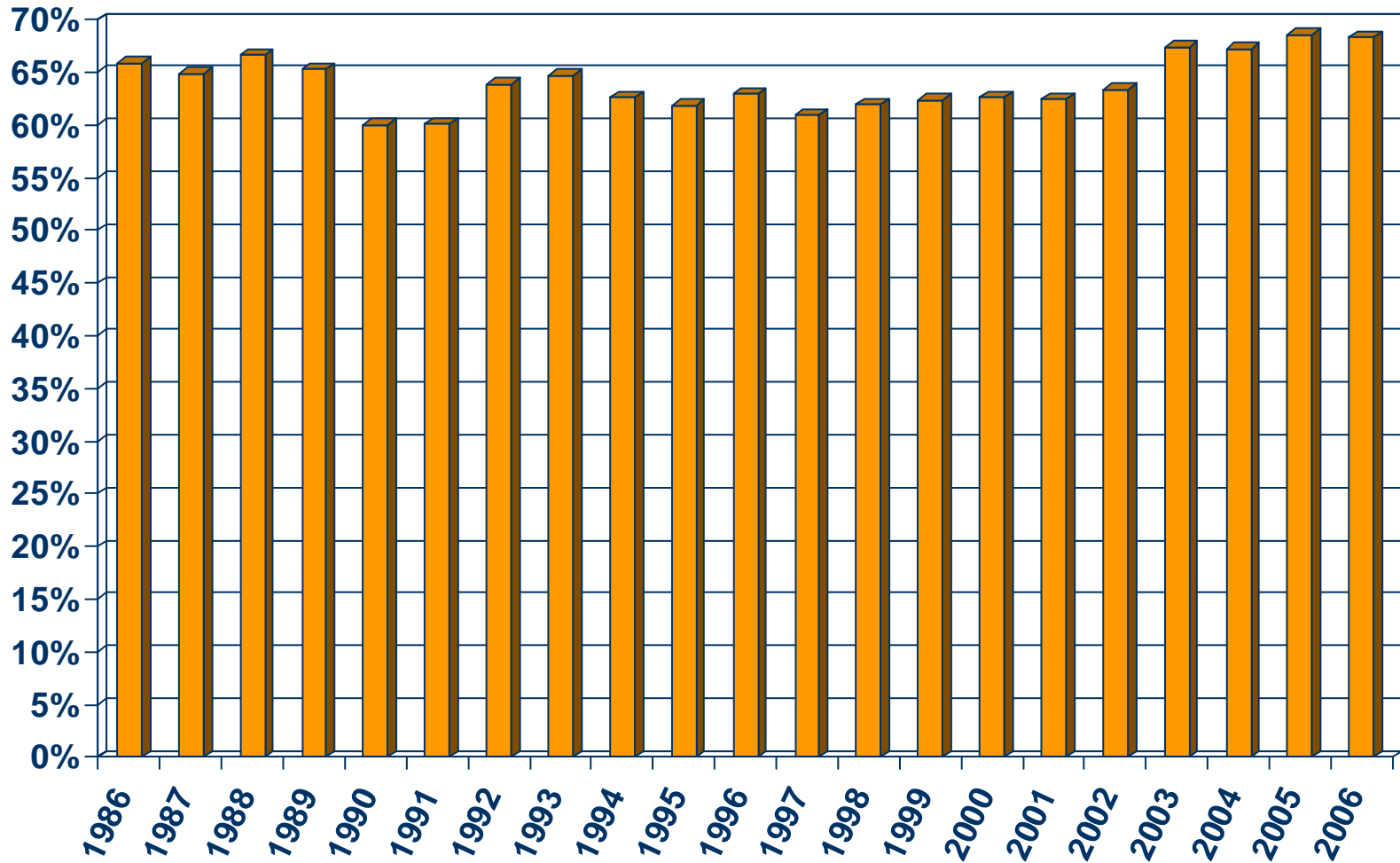


SOURCE: California Department of Finance;  
California Association of REALTORS®



# Homeownership Rates

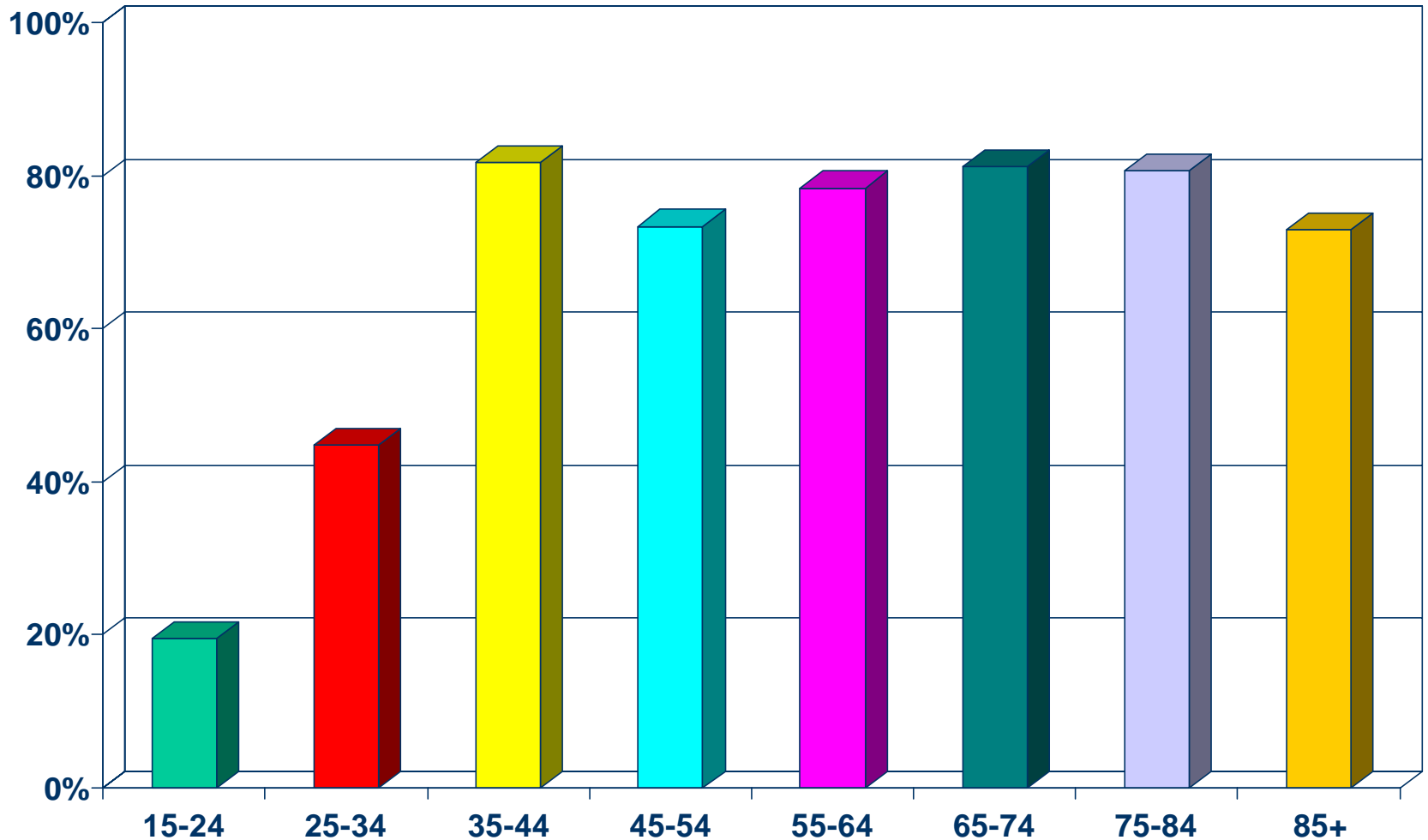
Riverside-San Bernardino Metropolitan Area, 2006: 68.3%



SOURCE: U.S. Census Bureau

# Homeownership Rates by Age

San Bernardino County (2000 Census)



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

