

Southern California Housing Update

*Home Price Index(HPI)**

- The U.S. HPI rose 13.4% from 2004Q2 to 2005Q2. This was the largest year-over-year increase since 1979.
- Within Southern California, the Inland Empire experienced the most HPI appreciation from 2004Q2: 26% (25th out of 265 US metro areas). San Diego had the slowest year-over year appreciation at 21% (49th out of 265).

Housing Transactions

All Homes	# Sold, 2004			# Sold, 2005			Median Price (2004, \$1k)			Median Price (2005, \$1k)		
	June	July	August	June	July	August	June	July	August	June	July	August
Los Angeles	11,673	11,549	10,710	12,001	10,711	11,653	\$414	\$406	\$407	\$475	\$488	\$494
Orange County	4,749	4,193	3,745	4,898	4,341	4,708	\$540	\$525	\$543	\$603	\$601	\$617
San Diego	6,208	5,658	5,580	5,663	4,765	5,379	\$464	\$472	\$483	\$493	\$496	\$493
Riverside	6,343	5,972	5,579	6,485	5,762	6,452	\$319	\$327	\$334	\$393	\$385	\$388
San Bernardino	4,292	4,335	4,319	4,700	4,084	4,522	\$246	\$257	\$261	\$322	\$328	\$344
Ventura	1,466	1,281	1,198	1,707	1,406	1,578	\$500	\$502	\$514	\$584	\$579	\$592
So. California	34,731	32,988	31,131	35,454	31,069	34,292	\$406	\$402	\$407	\$465	\$469	\$476

All Homes	# Sold % Chg (04-05)			Median Price % Chg (04-05)		
	June	July	August	June	July	August
Los Angeles	3%	-7%	9%	15%	20%	21%
Orange County	3%	4%	26%	12%	14%	14%
San Diego	-9%	-16%	-4%	6%	5%	2%
Riverside	2%	-4%	16%	23%	18%	16%
San Bernardino	10%	-6%	5%	31%	28%	32%
Ventura	16%	10%	32%	17%	15%	15%
So. California	2%	-6%	10%	15%	17%	17%

Source: DataQuick (www.DQNews.com)

- San Diego shows definite signs of slowing, with 3 months of year-over-year declines in sales and single digit appreciation in home prices
- Orange County sales looked to be moderating in early summer, but bounced back strong in August. OC Home prices are appreciating more slowly than most other parts of Southern California, but are still strong.
- L.A. and the Inland Empire are giving mixed signals: sales were off in July but stronger in August. Home prices continued to surge throughout Q2.
- Ventura County posted the strongest sales growth results in Q2, though home price appreciation remains moderate by local standards.

* 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