

## Southern California Housing Update (October 2005)

### *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% (25<sup>th</sup> out of 265 US metro areas). San Diego had the slowest year-over year appreciation at 21% (49<sup>th</sup> out of 265).

### *Housing Transactions*

All Homes	# Sold			# Sold			Med. Price (\$1,000)			Med. Price (\$1,000)		
	Jul-04	Aug-04	Sep-04	Jul-05	Aug-05	Sep-05	Jul-04	Aug-04	Sep-04	Jul-05	Aug-05	Sep-05
Los Angeles	11,549	10,710	10,501	10,711	11,653	10,988	\$406	\$407	\$407	\$488	\$494	\$494
Orange County	4,193	3,745	3,585	4,341	4,708	4,072	\$525	\$543	\$533	\$601	\$617	\$610
San Diego	5,658	5,580	5,177	4,765	5,379	4,935	\$472	\$483	\$480	\$496	\$493	\$498
Riverside	5,972	5,579	5,375	5,762	6,452	6,001	\$327	\$334	\$338	\$385	\$388	\$391
San Bernardino	4,335	4,319	4,064	4,084	4,522	4,364	\$257	\$261	\$265	\$328	\$344	\$352
Ventura	1,281	1,198	1,240	1,406	1,578	1,380	\$502	\$514	\$540	\$579	\$592	\$604
So. California	32,988	31,131	29,942	31,069	34,292	31,740	\$402	\$407	\$409	\$469	\$476	\$475

	# Sold % Chg 04-05			Med. Price % Chg 04-05		
	July	August	Sept	July	August	Sept
Los Angeles	-7%	9%	5%	20%	21%	21%
Orange	4%	26%	14%	14%	14%	14%
San Diego	-16%	-4%	-5%	5%	2%	4%
Riverside	-4%	16%	12%	18%	16%	16%
San Bernardino	-6%	5%	7%	28%	32%	33%
Ventura	10%	32%	11%	15%	15%	12%
So. California	-6%	10%	6%	17%	17%	16%

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 and September. 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 and September. 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.

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\* 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](http://www.ofheo.gov)