

Contra Costa County Economic Profile

August 2005

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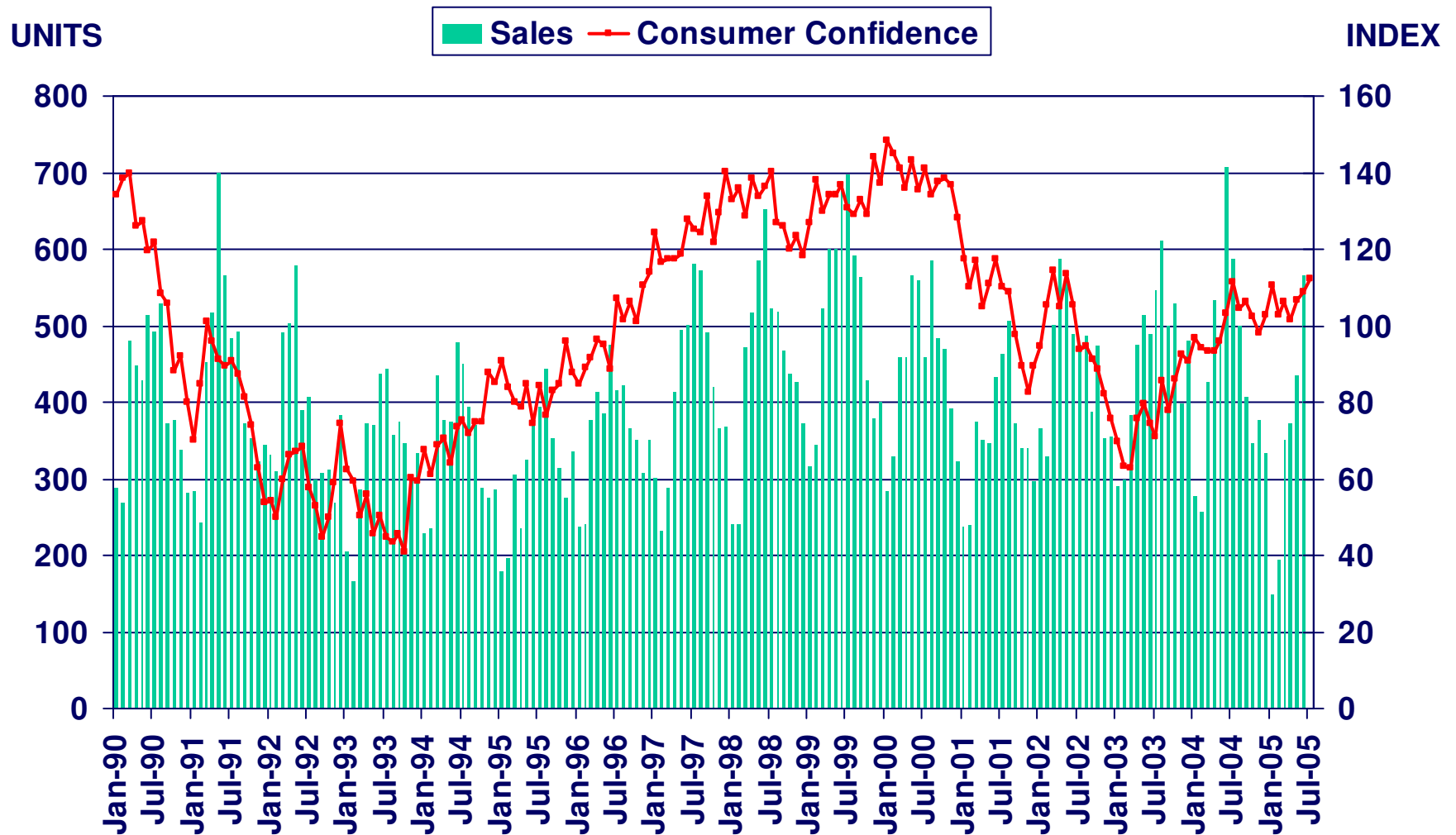
Contra Costa County Profile

Characteristic	Statistic	State Rank
2003 Population (July 1, 2003)	1,003,800	9
% Population Change 1990-2000	18.1%	20
% Population Change 1980-1990	22.46%	36
% White 2000	57.9%	33
% Hispanic 2000	17.7%	29
% Black 2000	9.2%	5
% Asian & Pacific Islander 2000	11.2%	11
2003 Per Capita Income	\$34,103	
2003 Median Household Income	\$71,816	
2000 Median Age	37	17
Land Area Square Miles	720	51
2000 Total Establishments	22,065	10
2003 Employment	489,000	9



Sales of Existing Detached Homes and Pacific West Consumer Confidence

Contra Costa County, June 2005: 565 Units, Down 23.0% Y-T-D, Down 20.1% Y-T-Y



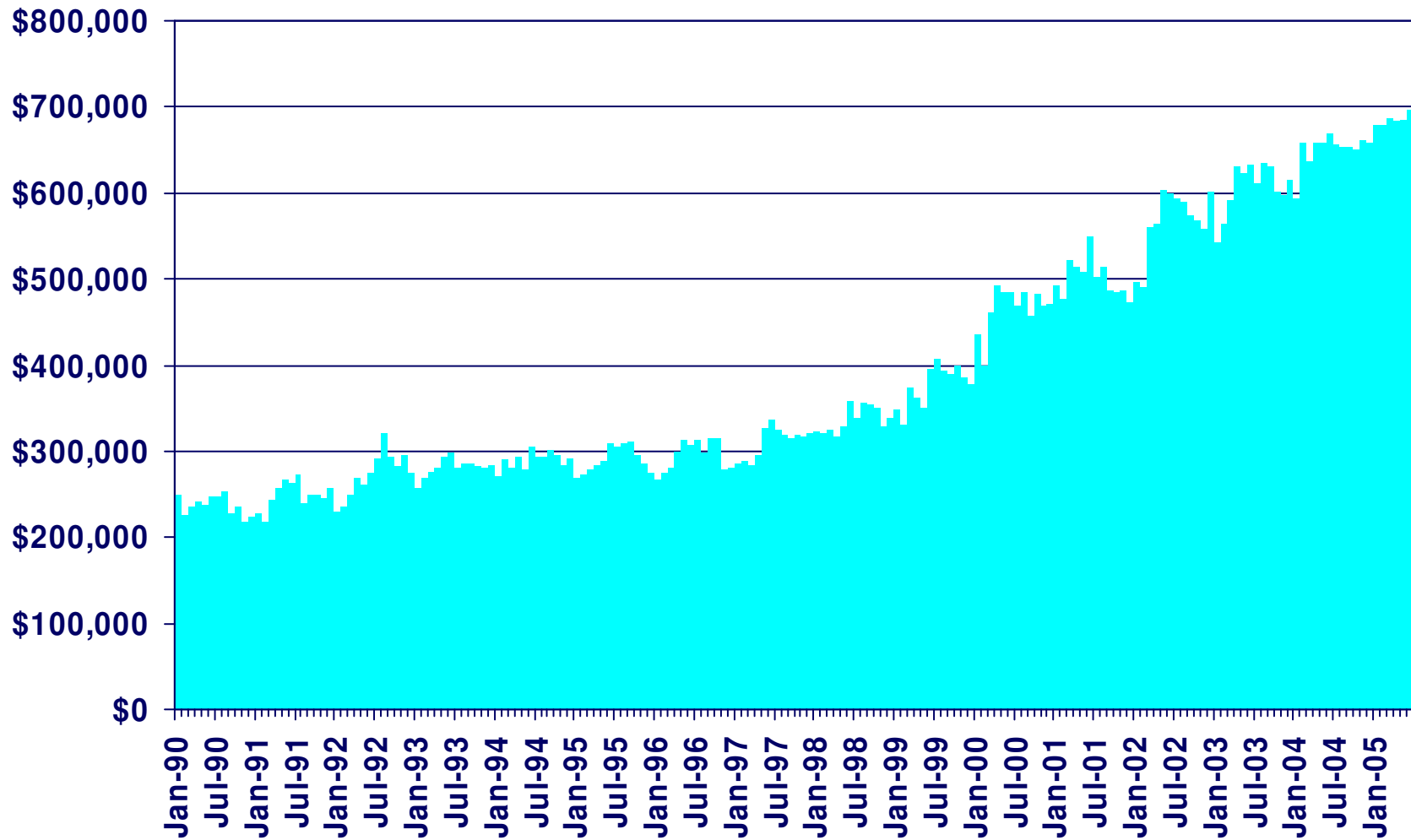
SOURCE: California Association of REALTORS®; The Conference Board

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Median Price of Existing Detached Homes

Contra Costa County, June 2005: \$697,720, Up 4.2% Y-T-Y



SOURCE: California Association of REALTORS®

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Median Home Sales Price

Contra Costa County

	Jun-05	Jun-04	Yearly % Change
Antioch	\$495,000	\$389,000	27.2%
Brentwood	\$645,000	\$447,500	44.1%
Byron	\$607,500	\$492,500	23.4%
Concord	\$515,000	\$395,000	30.4%
Danville	\$1,050,000	\$821,500	27.8%
Hercules	\$495,000	\$485,750	1.9%
Lafayette	\$1,097,000	\$875,000	25.4%
Martinez	\$485,000	\$446,500	8.6%
Moraga	\$705,000	\$664,000	6.2%
Oakley	\$457,000	\$365,500	25.0%
Orinda	\$1,066,250	\$955,000	11.6%
Pinole	\$530,000	\$450,000	17.8%
Pittsburg	\$440,000	\$354,000	24.3%
Pleasant Hill	\$648,500	\$505,000	28.4%
Richmond	\$415,000	\$335,000	23.9%
San Pablo	\$435,000	\$356,000	22.2%
San Ramon	\$760,000	\$635,000	19.7%
Walnut Creek	\$699,250	\$535,000	30.7%

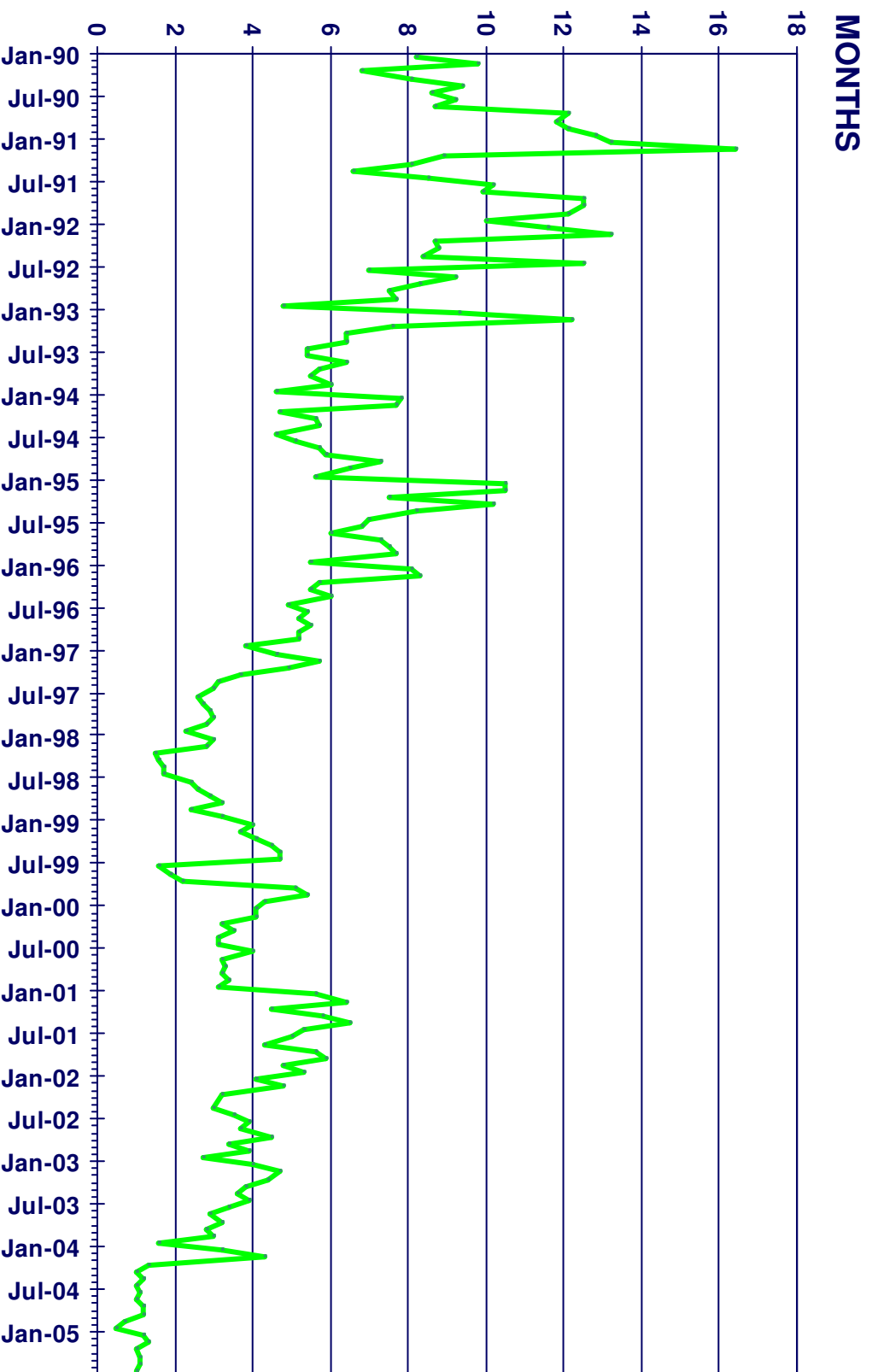
SOURCE: C.A.R.; DataQuick Information Systems. The price statistics are derived from all types of home sales -- new and existing, condos and single-family.

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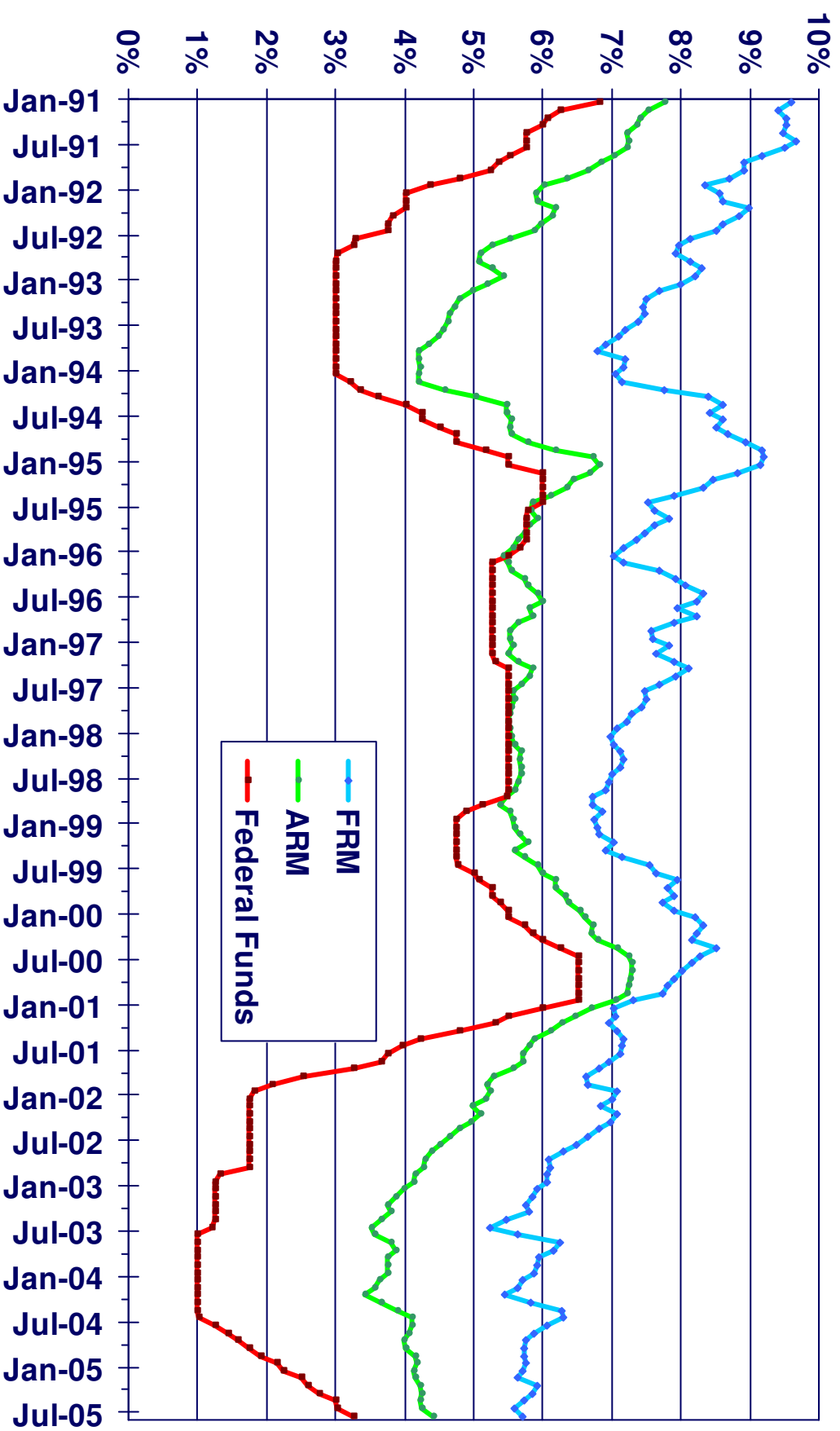


Unsold Inventory Index

Contra Costa County, June 2005: 1.0 Months



Mortgage Rates



SOURCE: Federal Home Loan Mortgage Corporation

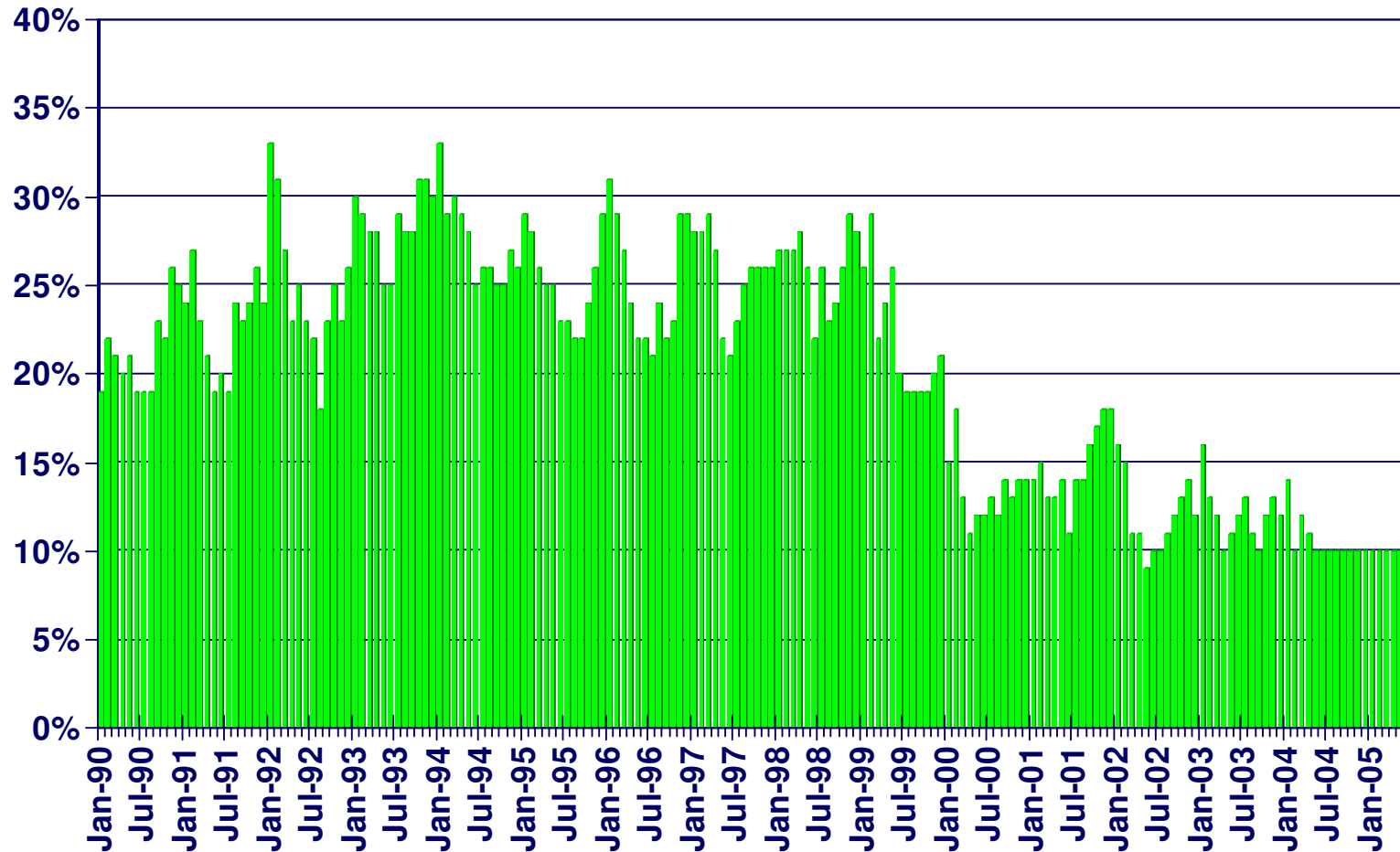
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Housing Affordability Index

Contra Costa County, June 2005: 10%

% OF HOUSEHOLDS THAT CAN BUY



SOURCE: California Association of REALTORS®

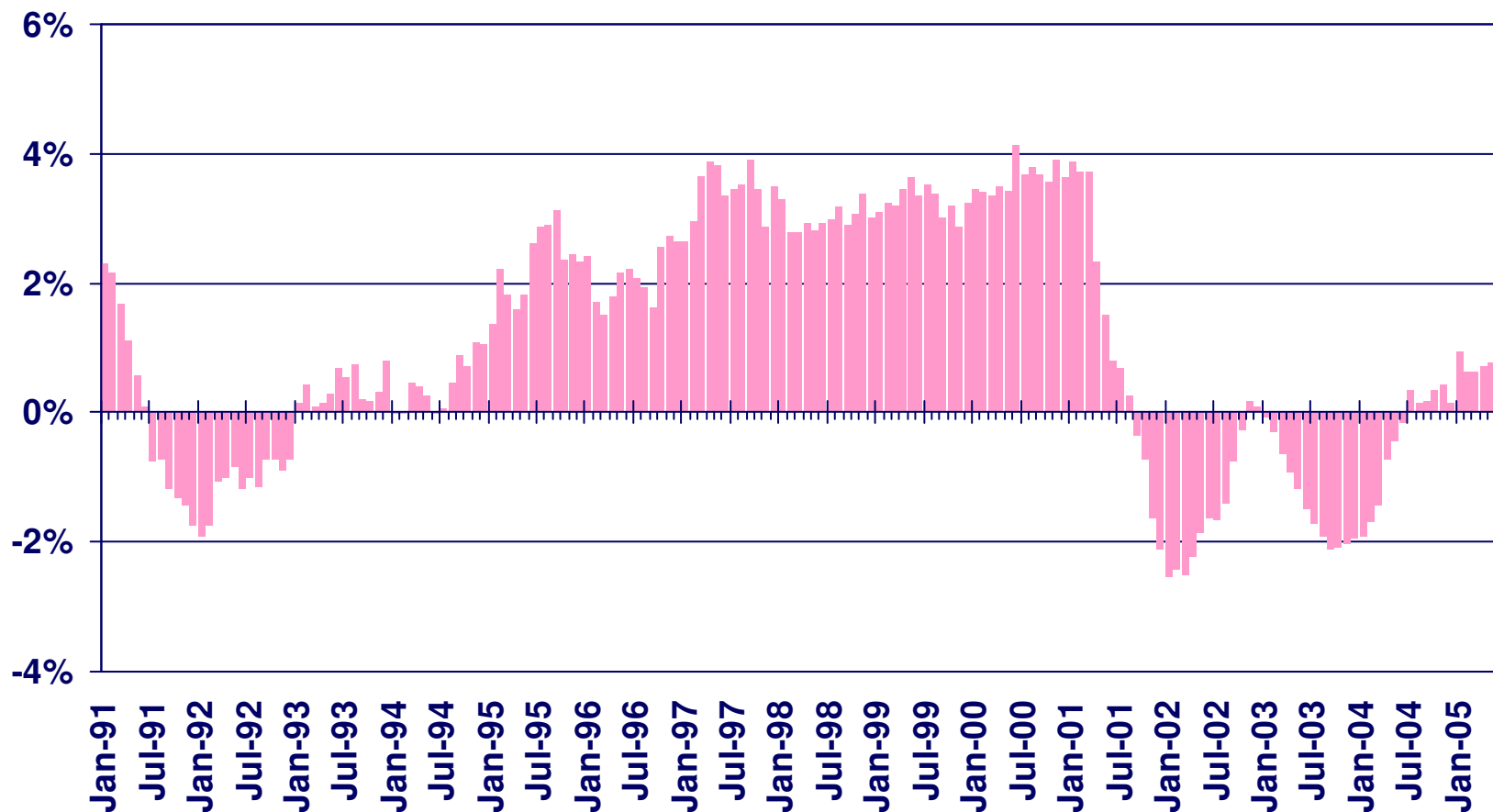
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Nonfarm Employment

Oakland Metropolitan Area, June 2005: Up 0.8% Y-T-Y

Y-T-Y PERCENT CHANGE



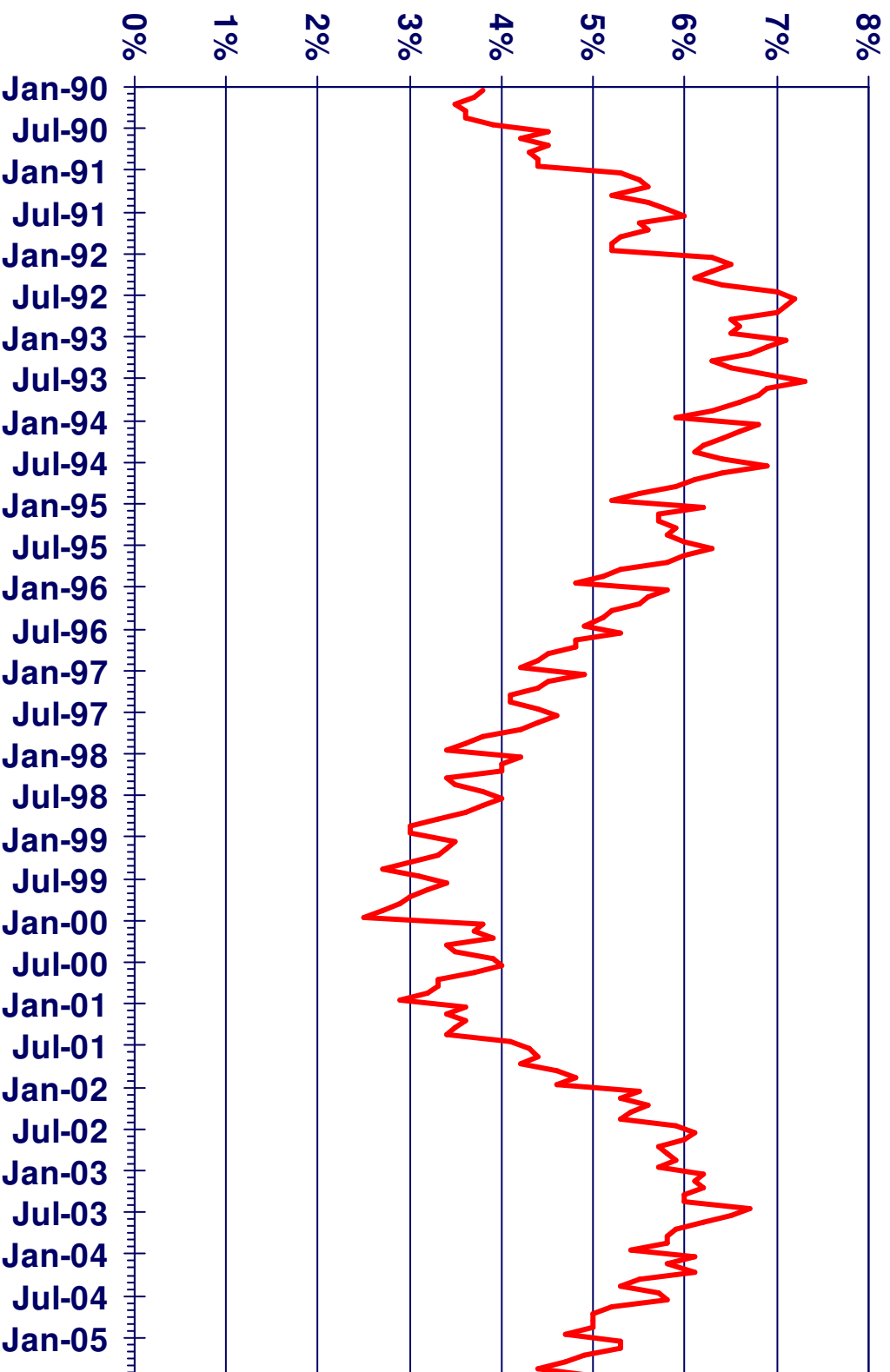
SOURCE: CA Employment Development Division

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Unemployment Rate

Contra Costa County, June 2005: 5.0%



SOURCE: CA Employment Development Division

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Unemployment Rate

Contra Costa County -- June 2005

Area Name	Labor Force	Rate
Contra Costa County	514,300	5.0%
Alamo CDP	7,700	2.2%
Antioch city	47,600	5.4%
Bay Point CDP	10,500	9.8%
Bayview Montalvin CDP	2,200	9.1%
Bethel Island CDP	1,200	8.8%
Blackhawk Camino Tassajar	5,300	2.6%
Brentwood city	10,600	4.2%
Byron CDP	400	2.8%
Clayton city	6,400	1.0%
Clyde CDP	400	2.8%
Concord city	68,300	5.4%
Crockett CDP	2,100	9.5%
Danville town	23,400	3.3%
Diablo CDP	500	1.2%
Discovery Bay CDP	5,100	3.0%
East Richmond Heights CDF	2,000	5.7%

CCD Census County Division
CDP Census Designated Place

SOURCE: CA Employment Development Department

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Unemployment Rate

Contra Costa County -- June 2005

Area Name	Labor Force	Rate
Contra Costa County	514,300	5.0%
El Cerrito city	13,700	4.4%
El Sobrante CDP	6,500	3.7%
Hercules city	11,300	3.3%
Kensington CDP	2,900	1.9%
Knightsen CDP	400	9.3%
Lafayette city	12,800	1.6%
Martinez city	21,600	3.9%
Moraga town	8,900	7.7%
Mountain View CDP	1,300	3.3%
Oakley city	13,600	3.4%
Orinda city	8,700	1.7%
Pacheco CDP	2,200	4.7%
Pinole city	10,500	3.1%
Pittsburg city	28,900	7.6%
Pleasant Hill city	20,100	3.8%
Port Costa CDP	100	3.8%

CCD Census County Division
CDP Census Designated Place

SOURCE: CA Employment Development Department

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Unemployment Rate

Contra Costa County -- June 2005

Area Name	Labor Force	Rate
Contra Costa County	514,300	5.0%
Richmond city	50,300	8.0%
Rodeo CDP	4,900	7.1%
Rollingwood CDP	1,200	11.1%
San Pablo city	13,000	9.7%
San Ramon city	28,400	1.8%
Tara Hills CDP	2,900	5.6%
Vine Hill CDP	1,800	6.7%
Waldon CDP	3,700	1.3%
Walnut Creek city	34,200	3.7%

CCD Census County Division
CDP Census Designated Place

SOURCE: CA Employment Development Department

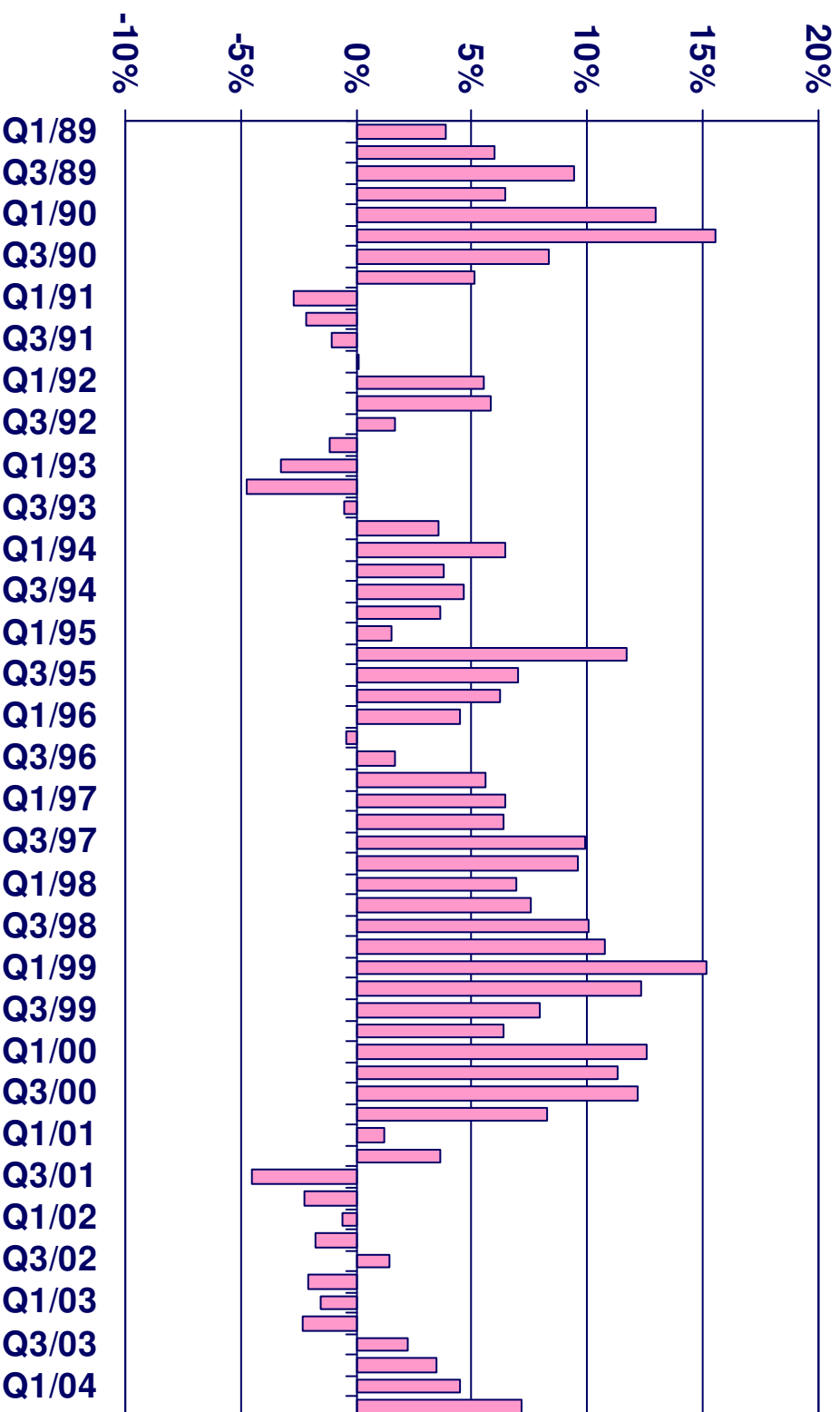
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Taxable Sales

Contra Costa County

ANNUAL PERCENT CHANGE



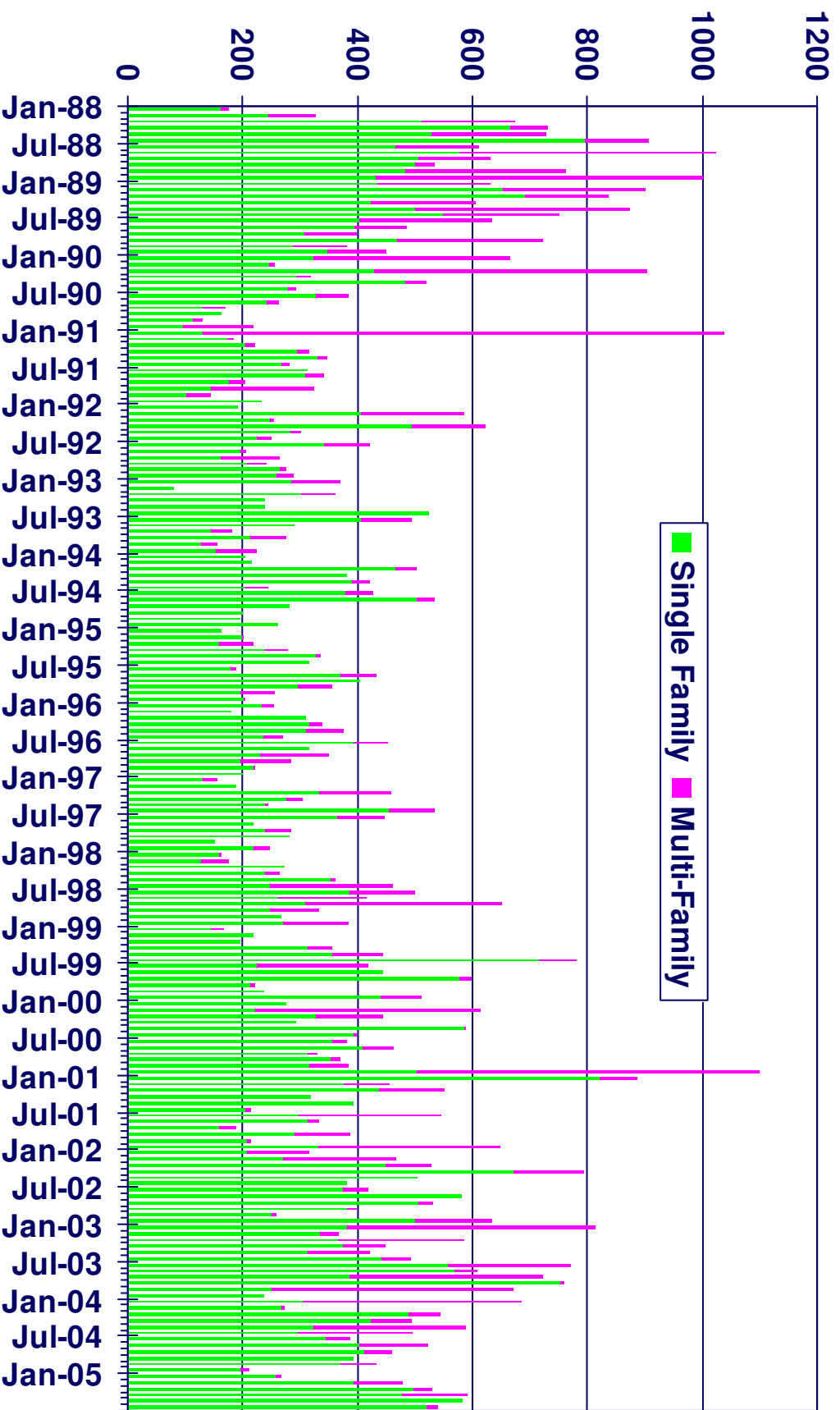
SOURCE: CA State Board of Equalization

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New Housing Permits

Contra Costa County, June 2005: 539 Units, Down 2.9% Y-T-D



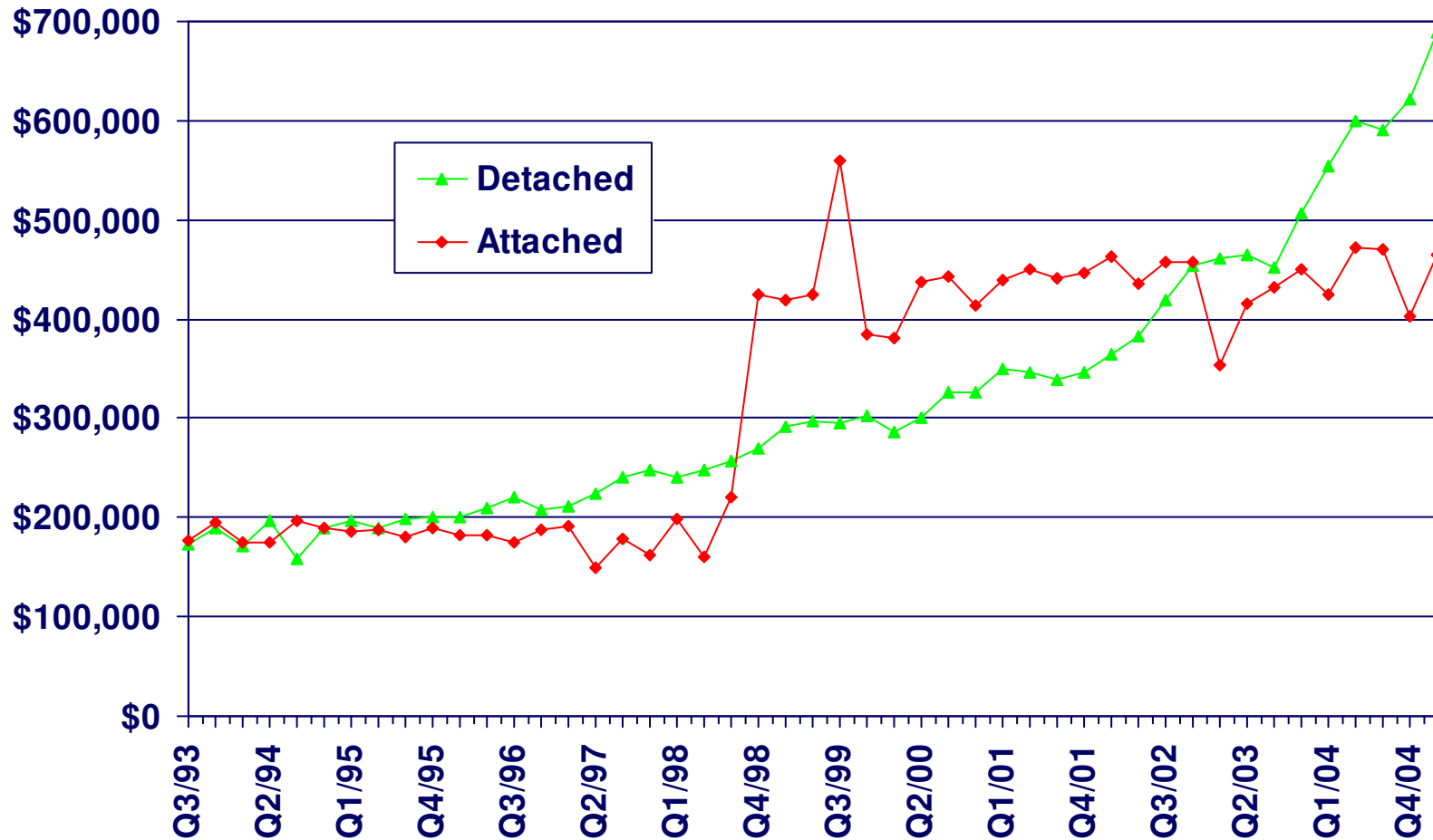
SOURCE: Construction Industry Research Board

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Median Price for New Homes

Contra Costa County 2005 Q1 Detached: \$689,500, Attached: \$463,980



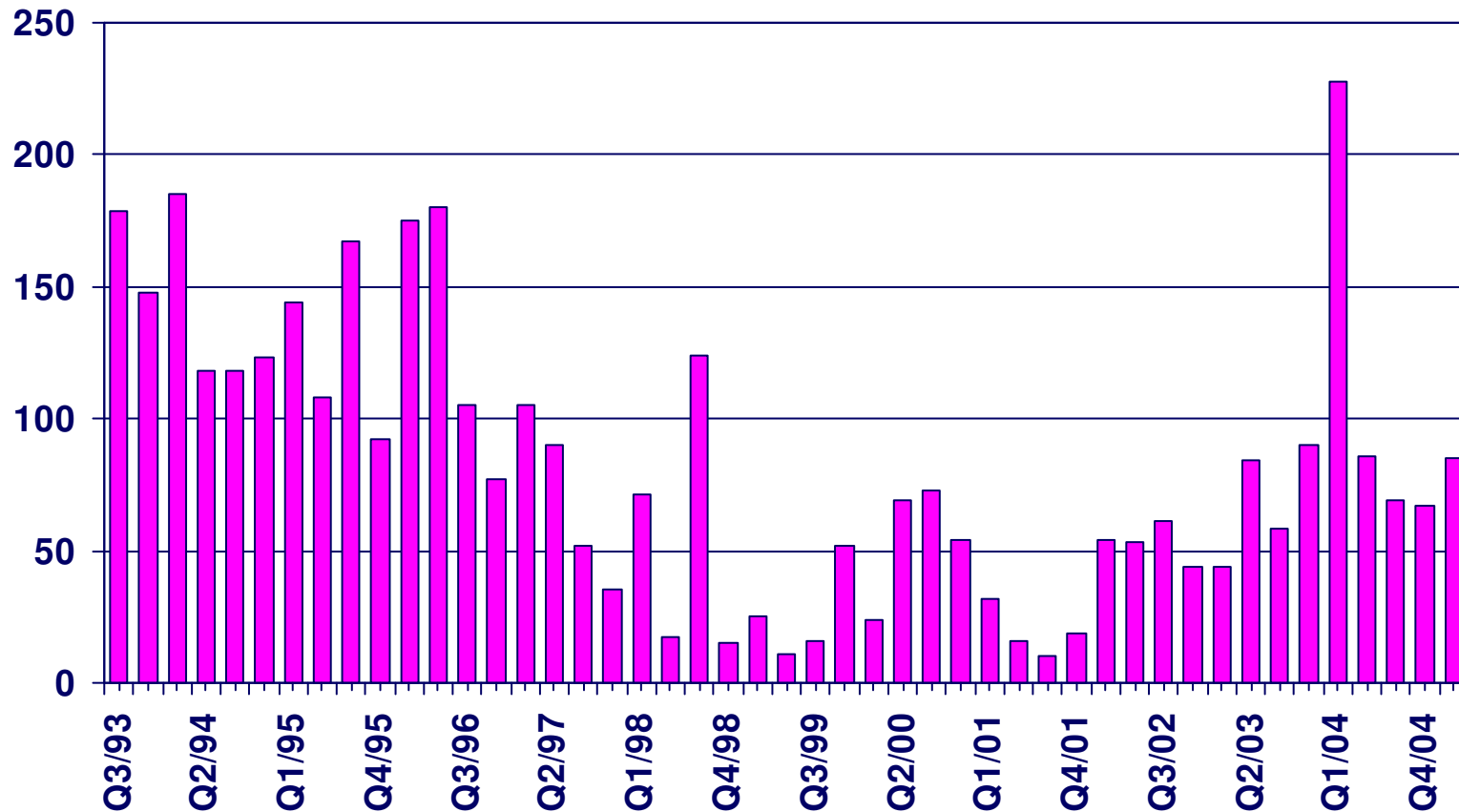
SOURCE: California Association of REALTORS®; Meyers Group

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New Home Sales

Contra Costa County (Attached), 2005 Q1 Sales: 85 Units



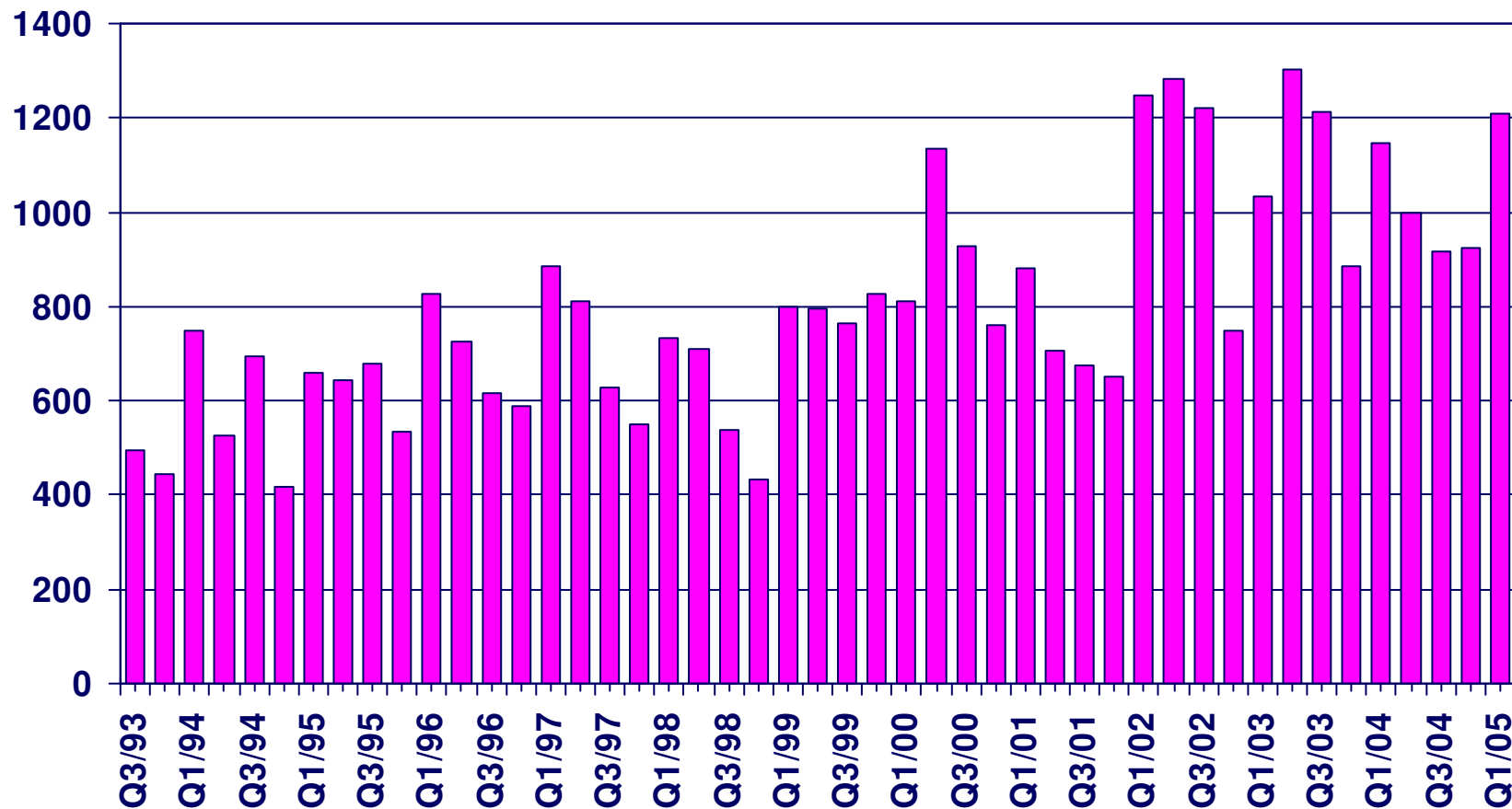
SOURCE: California Association of REALTORS®; Meyers Group

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New Home Sales

Contra Costa County (Detached), 2005 Q1 Sales: 1,209 Units



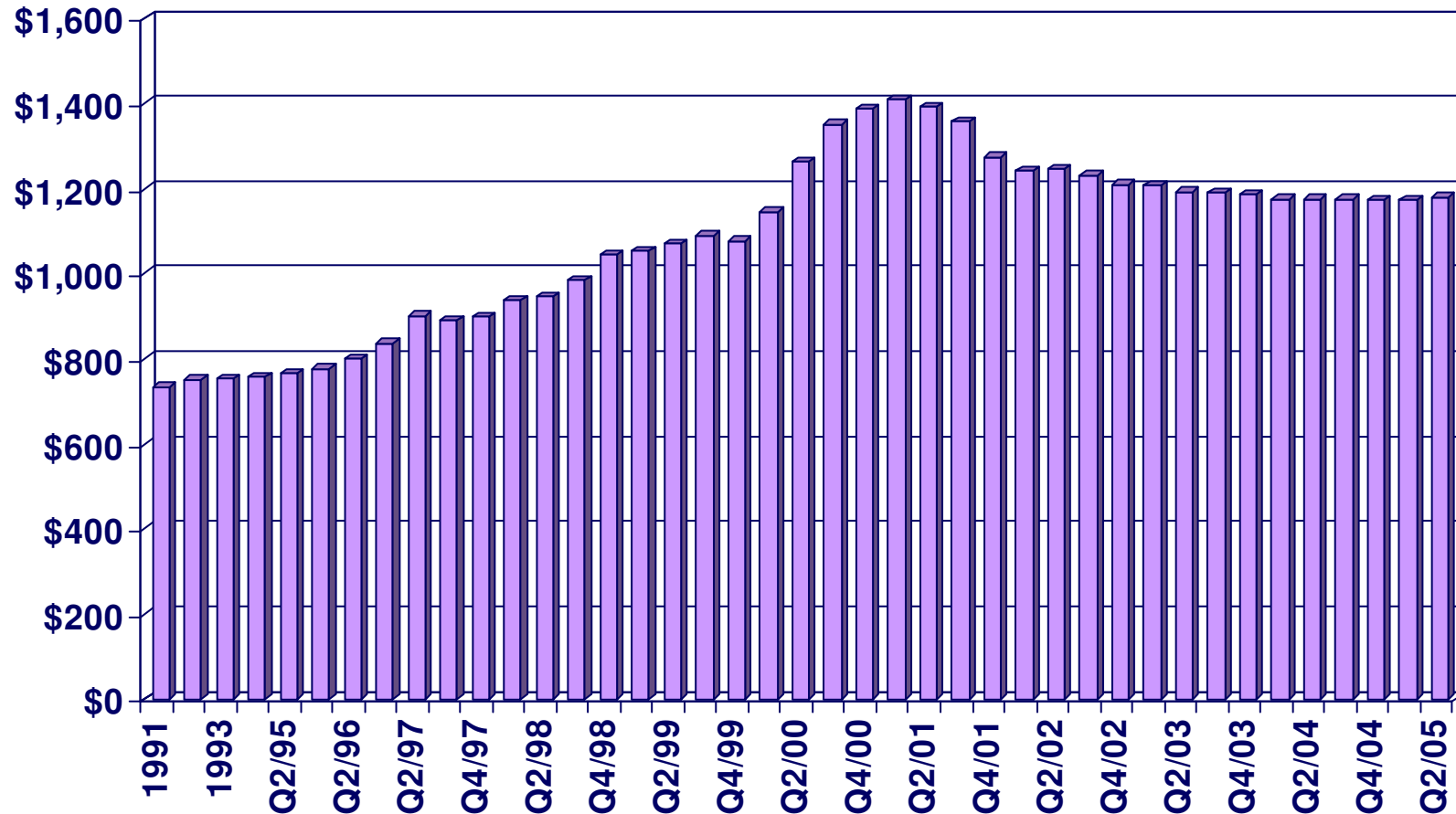
SOURCE: California Association of REALTORS®; Meyers Group

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Asking Rents for Class A&B Apartments

Oakland MSA, 2005 Q2: \$1,179, Up 0.4% Y-T-Y



SOURCE: California Association of REALTORS®;
REALFACTS

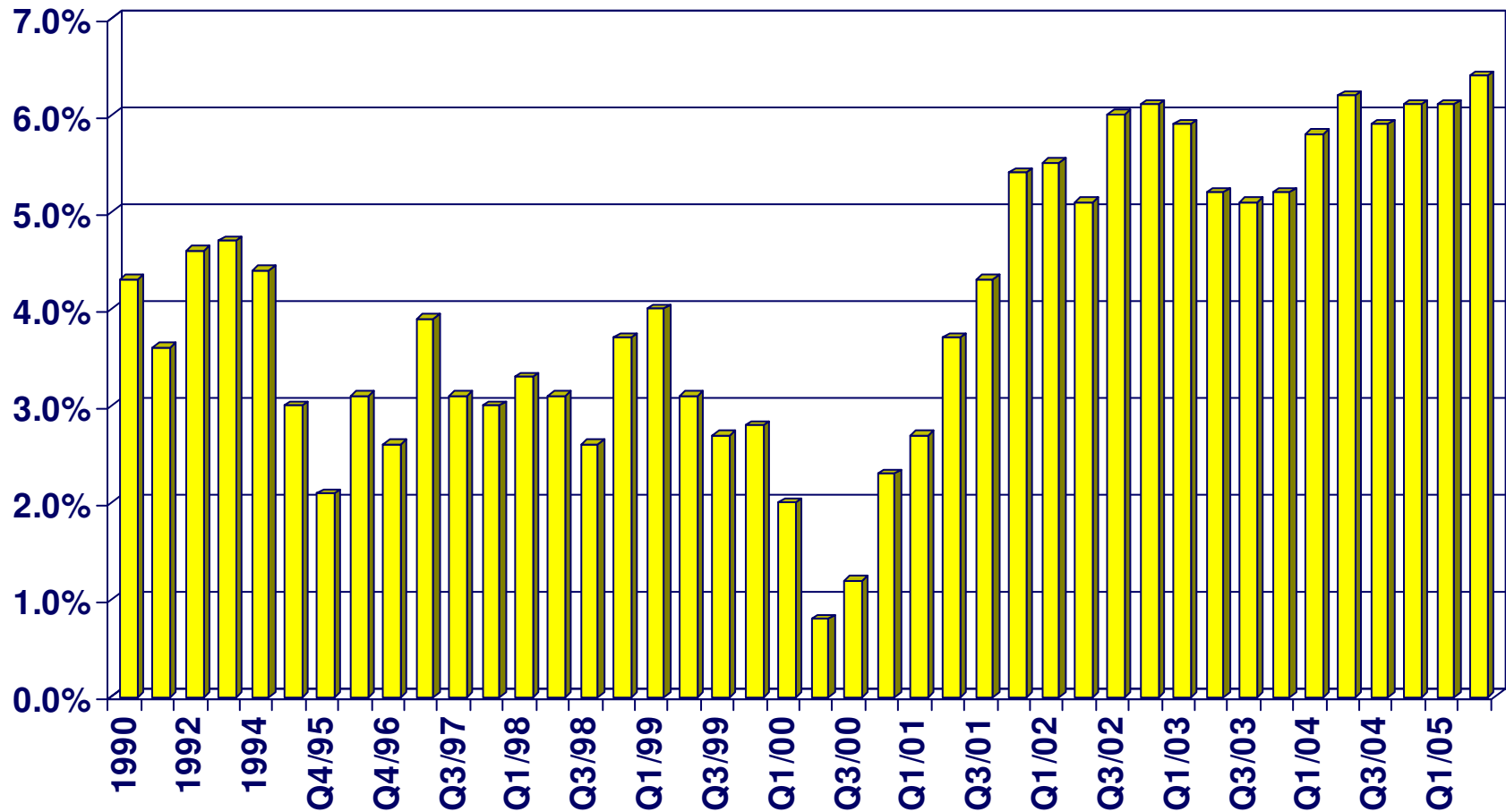
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Vacancy Rates for Class A&B Apartments

Oakland MSA, 2005 Q2: 6.4%

VACANCY RATE



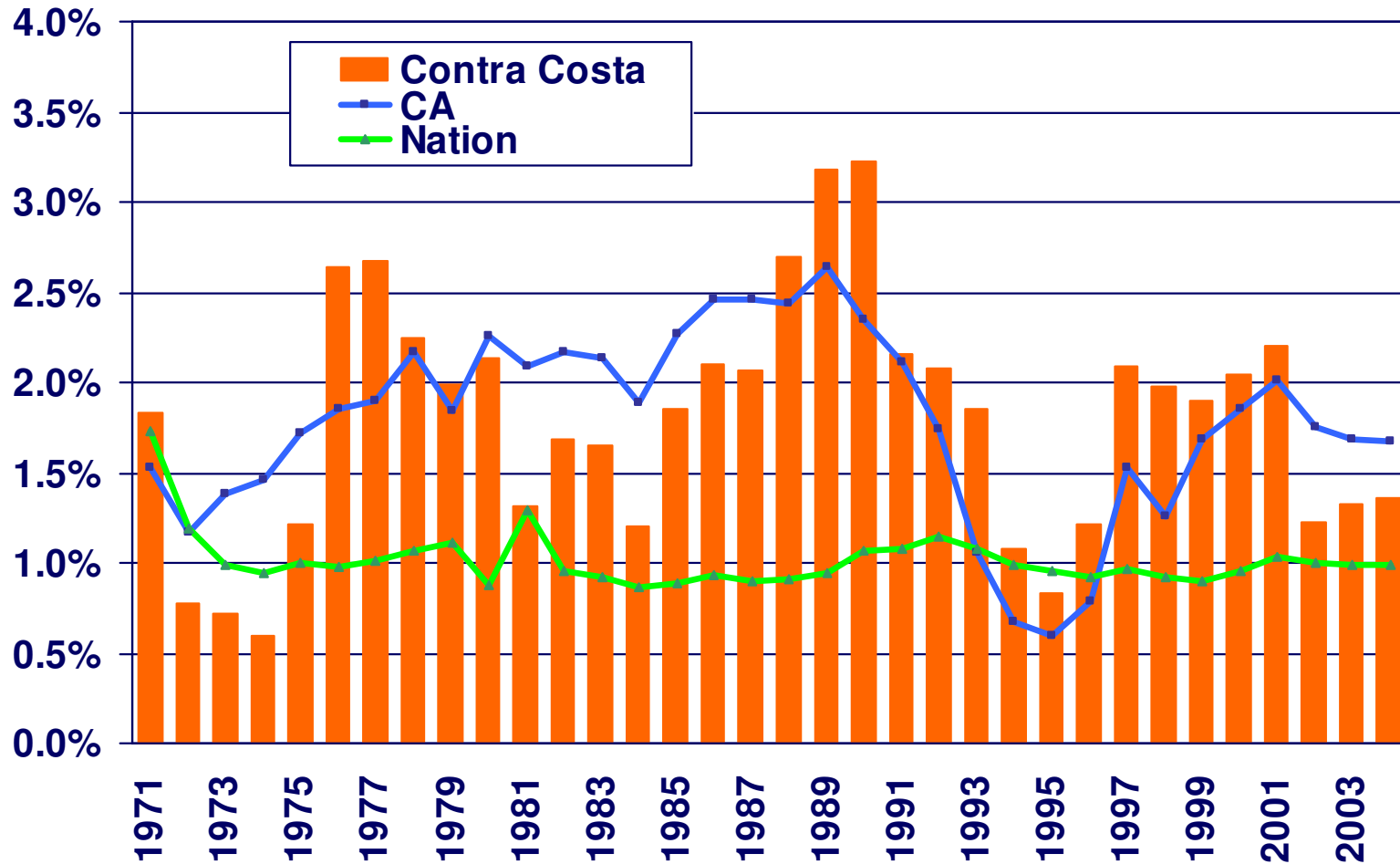
SOURCE: California Association of REALTORS®;
REALFACTS

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Population Percent Changes

Contra Costa County (1971-2004)



SOURCE: U.S. Census Bureau; California Department of Finance;
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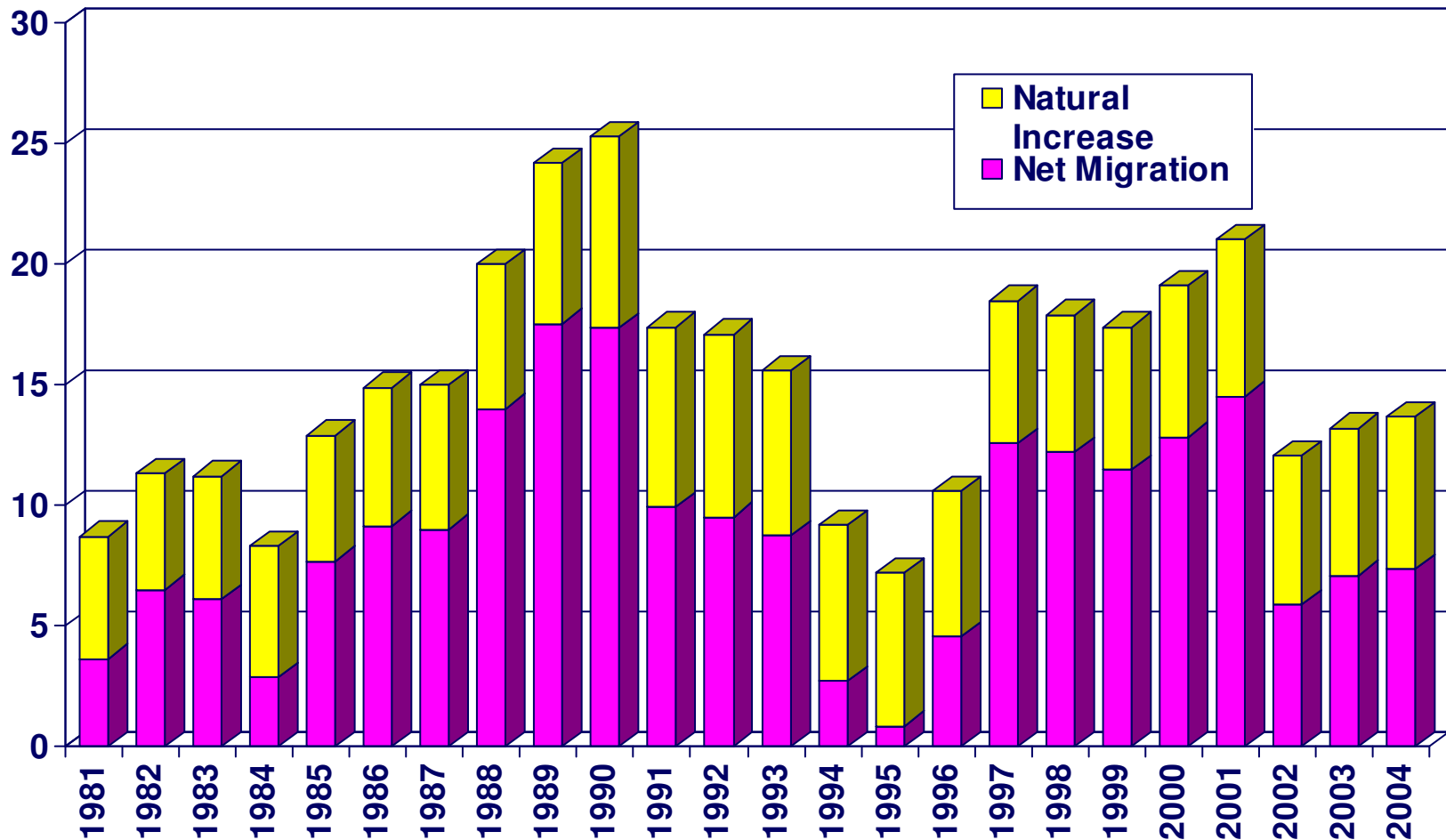
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Sources of Population Growth

Contra Costa County (1981-2004)

THOUSANDS



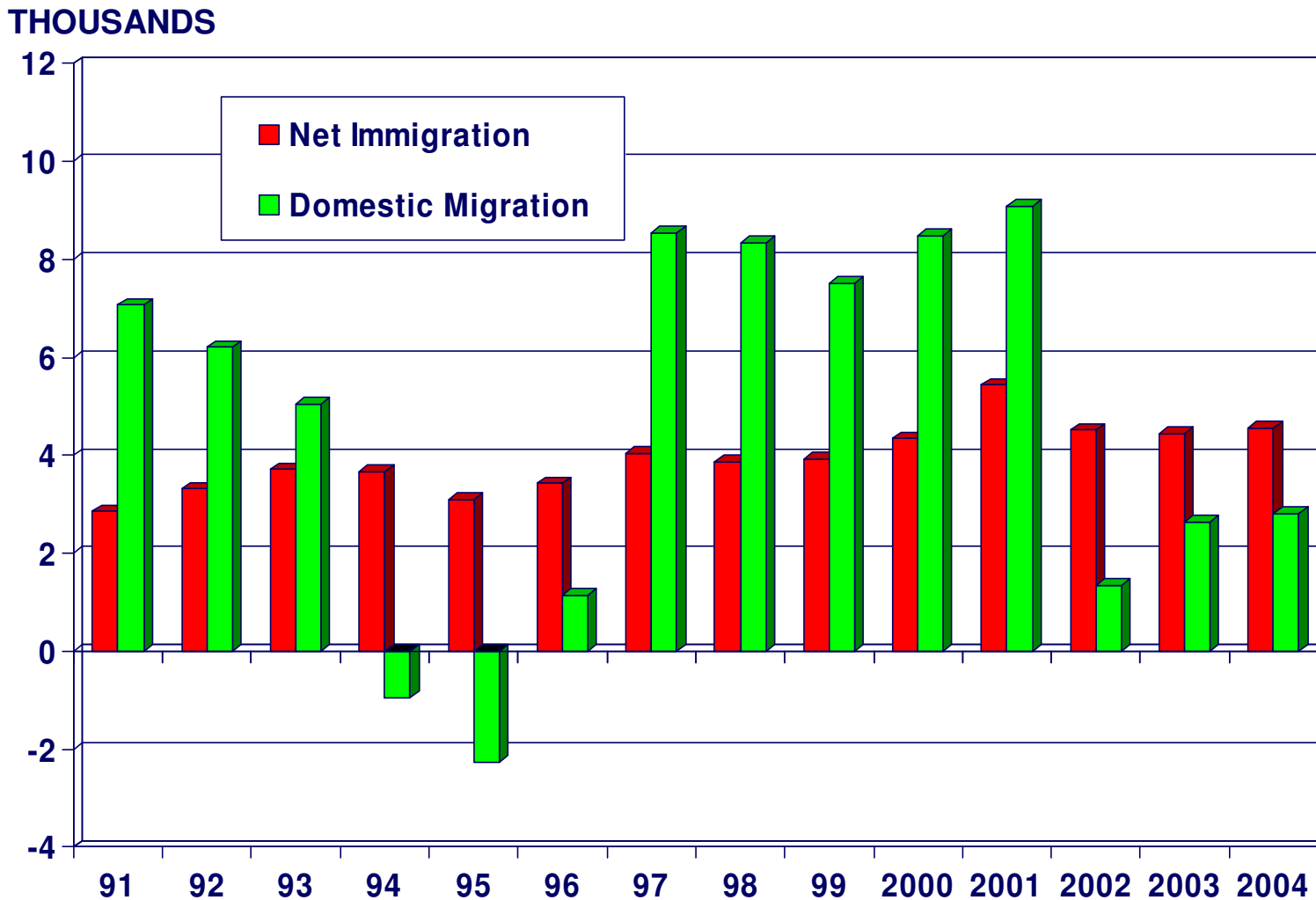
SOURCE: CA Department of Finance

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Net Immigration Vs. Domestic Migration

Contra Costa County



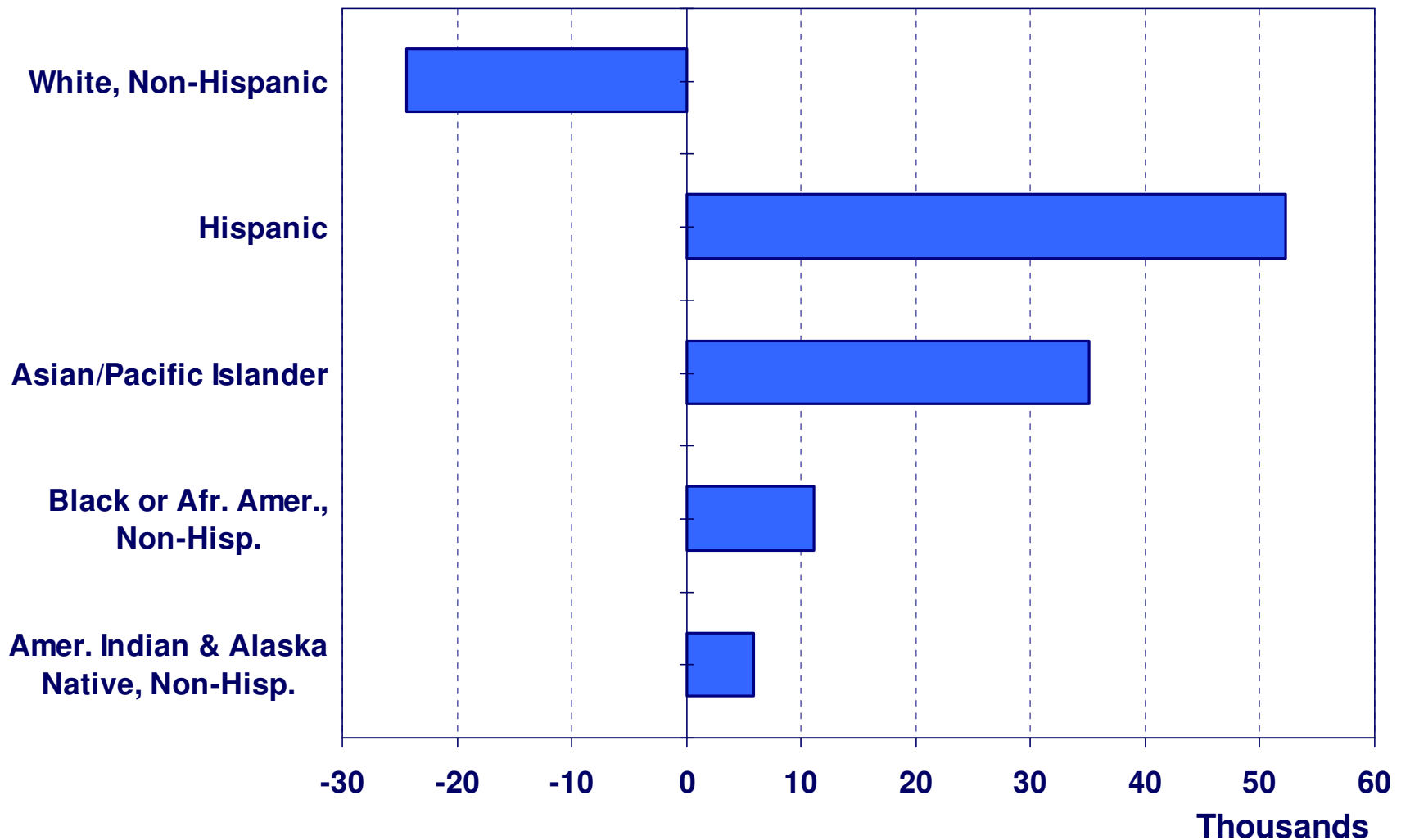
SOURCE: CA Department of Finance

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Net Immigration by Ethnic Group

Contra Costa County (1990 Census to 2000 Census)



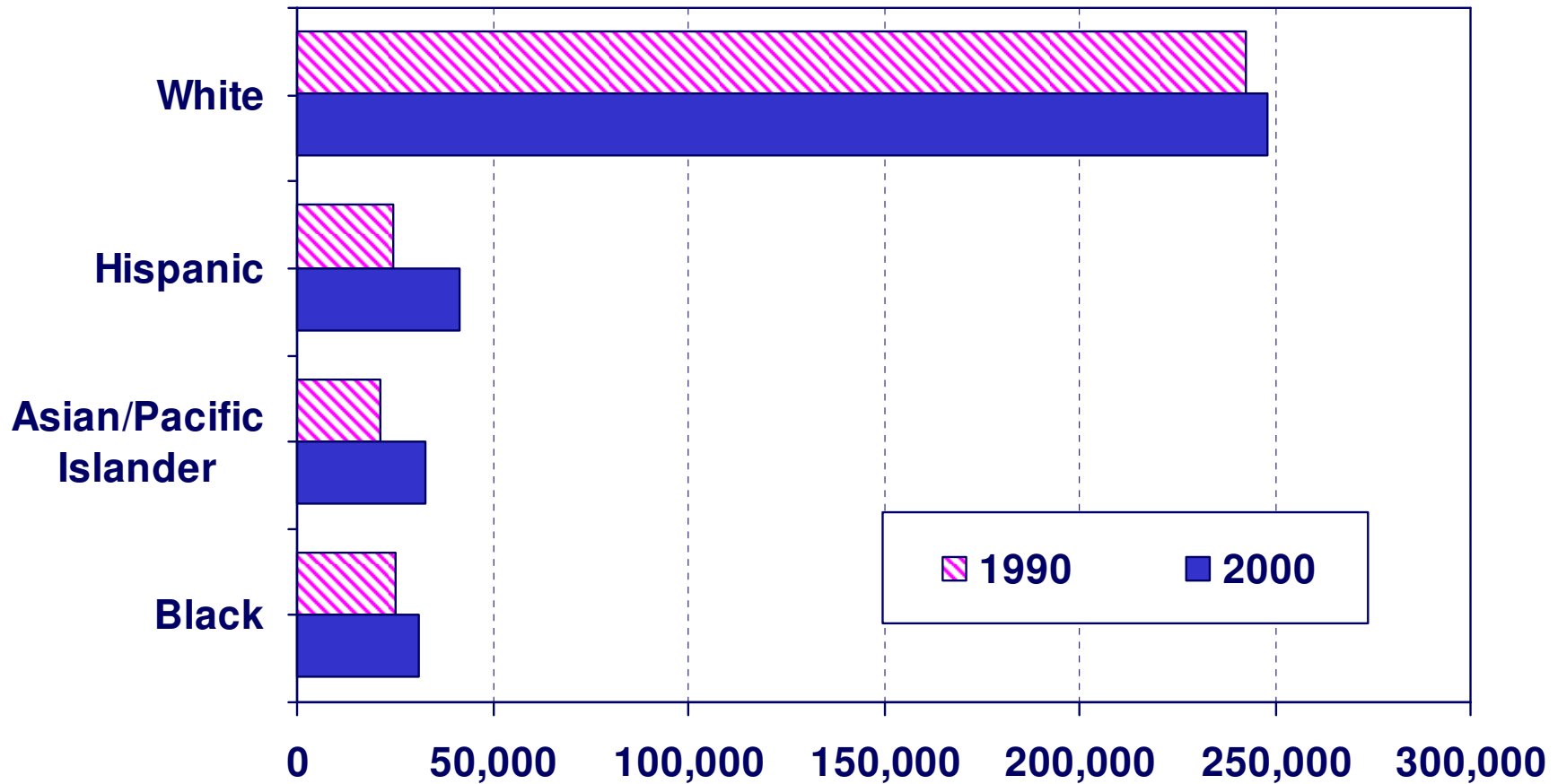
SOURCE: CA Dept. of Finance

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Number of Households by Ethnicity

Contra Costa County (1990 Census vs. 2000 Census)



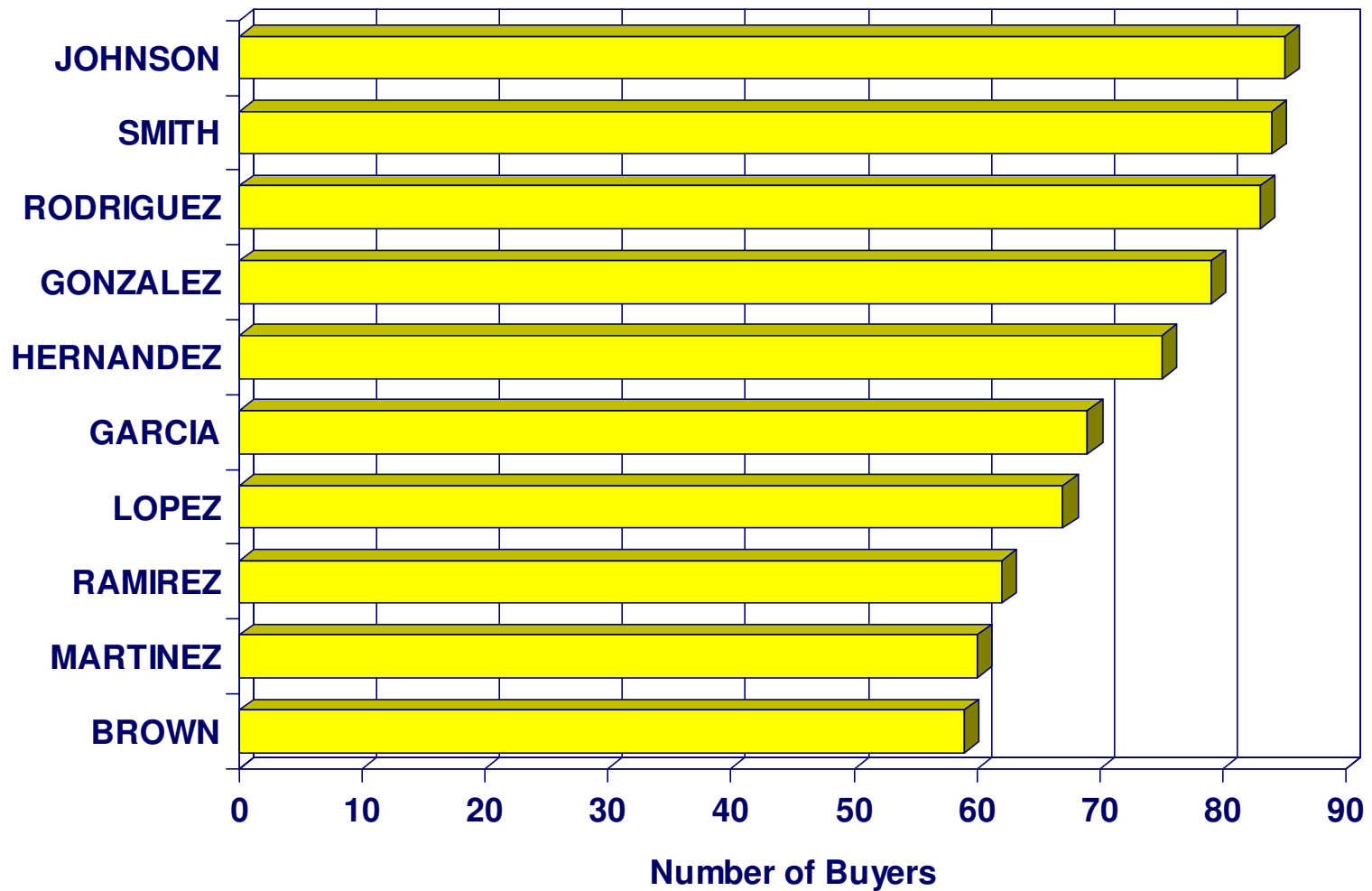
SOURCE: U.S. Census Bureau

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Top 10 Home Buyer Surnames

Contra Costa County (2003)



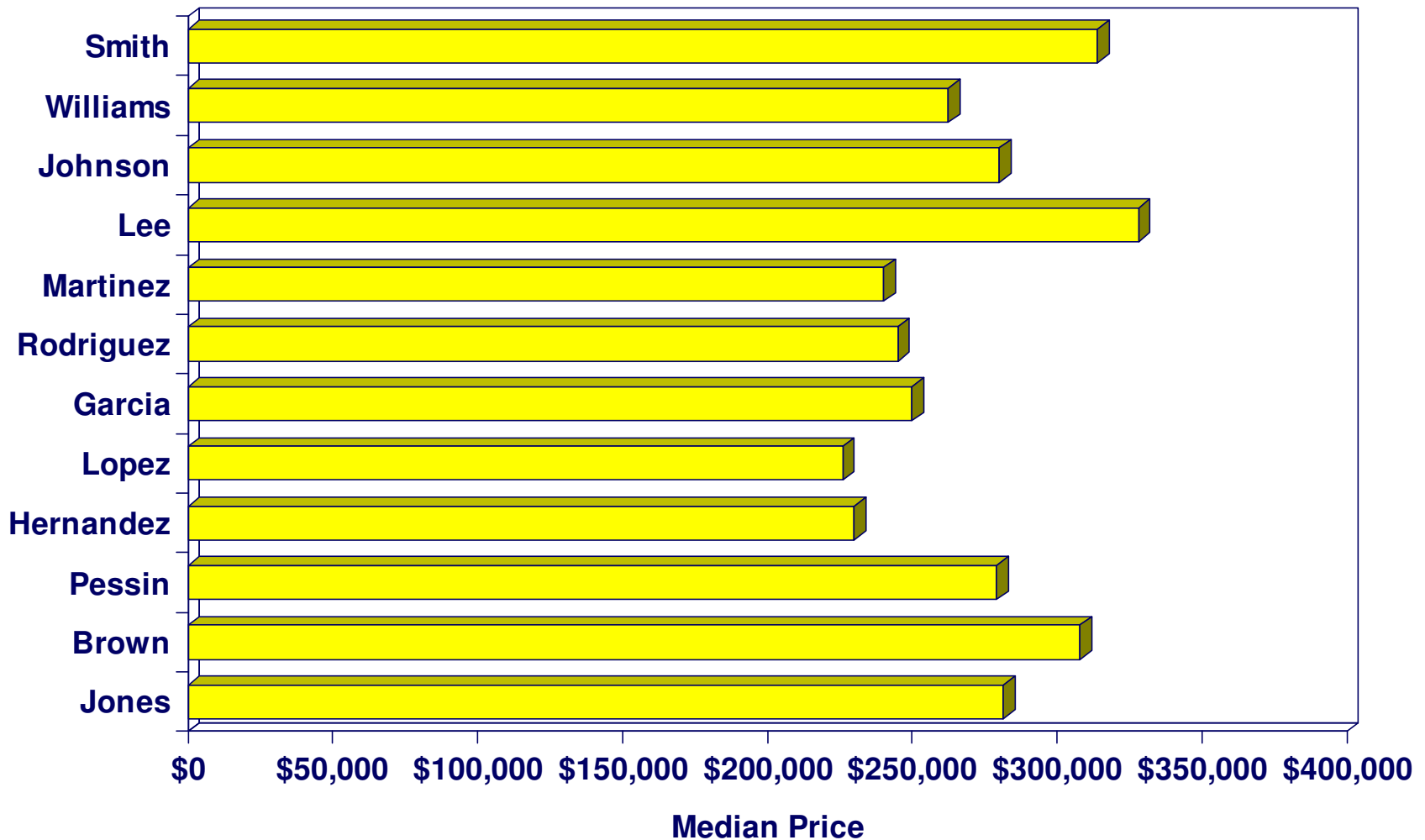
SOURCE: California Association of REALTORS®

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Top 10 Home Buyer Surnames & Median Prices

Contra Costa County (2001)



SOURCE: California Association of REALTORS®

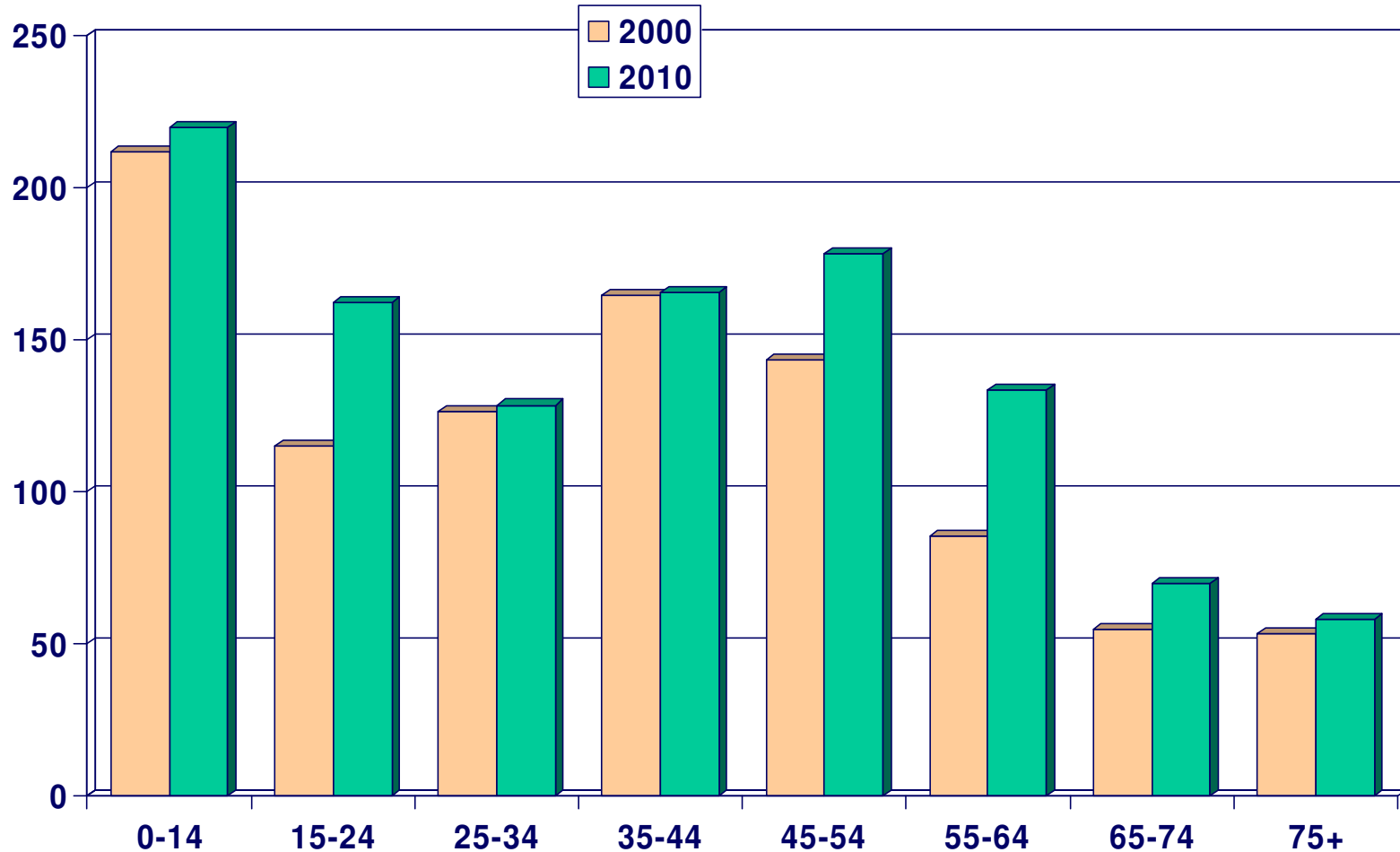
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Population by Age Group

Contra Costa (2000-2010)

Thousands



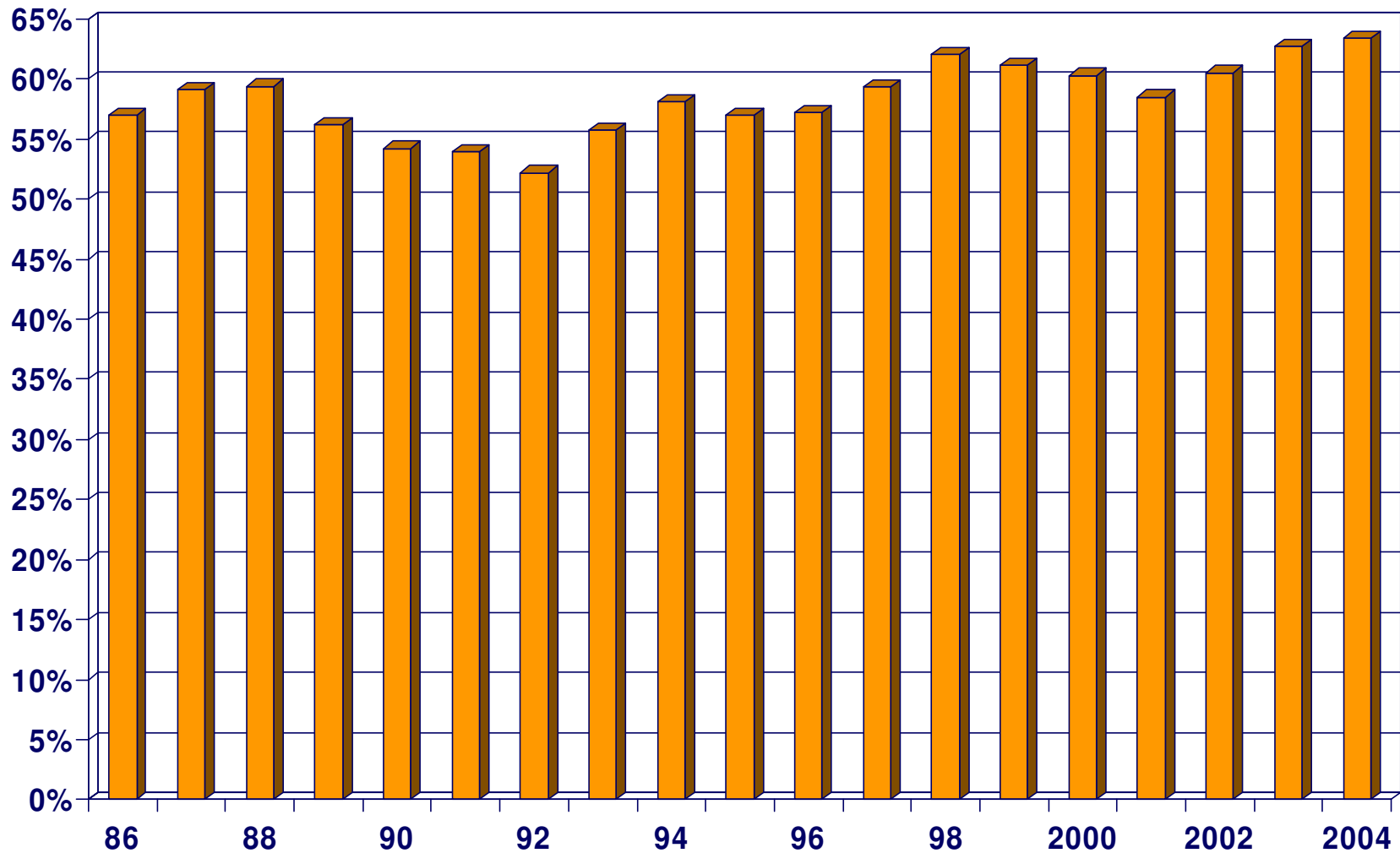
SOURCE: California Department of Finance;
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Homeownership Rates

Oakland Metropolitan Area, 2004: 63.4%



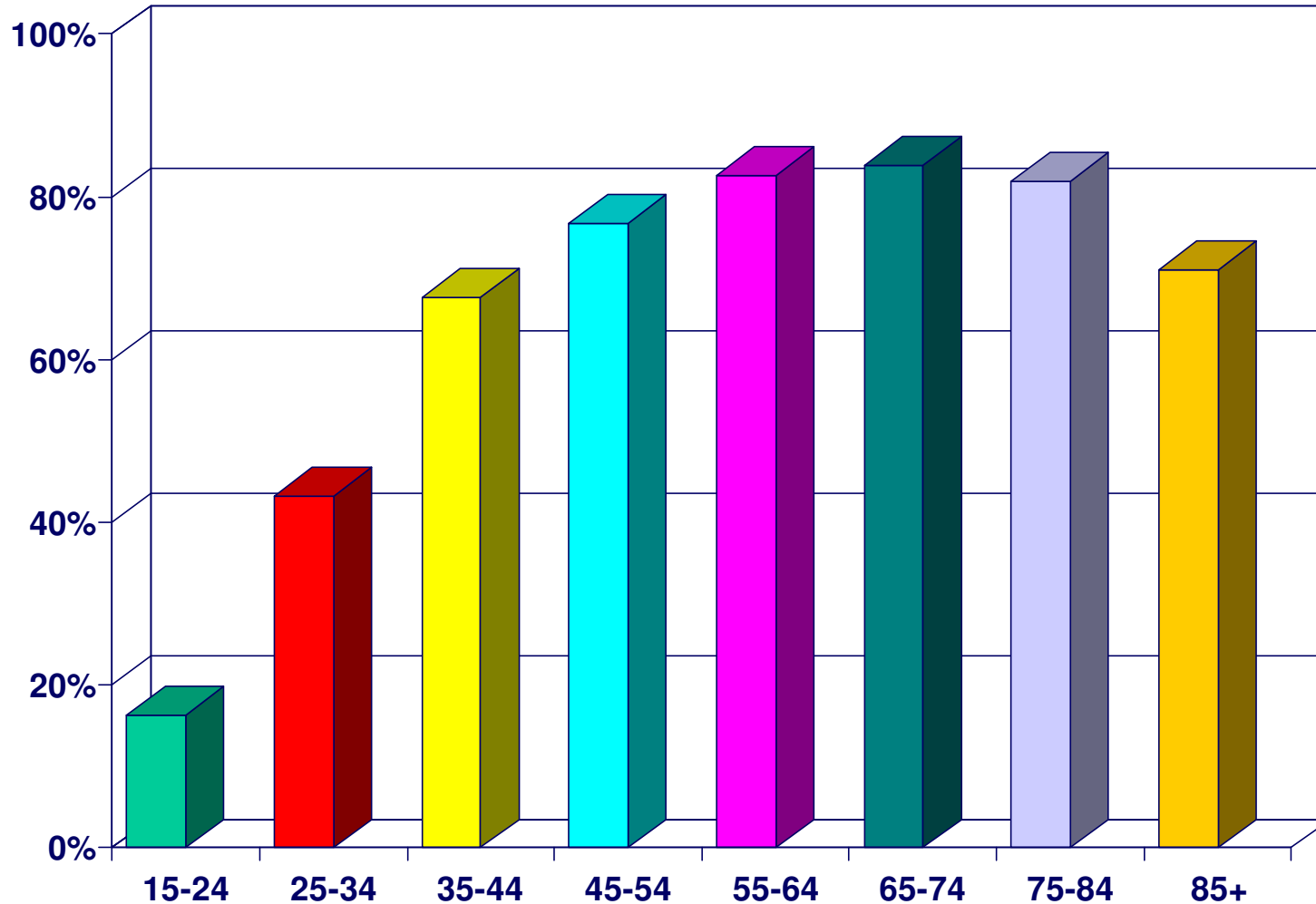
SOURCE: U.S. Census Bureau

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Homeownership Rates by Age

Contra Costa County (2000 Census)



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

