

# Contra Costa County Economic Profile

October 2005

The copyright laws of the United States (Title 17 U.S. Code) forbid the unauthorized reproduction of this report by any means, including facsimile or computerized formats. Copyright © 2005, CALIFORNIA ASSOCIATION OF REALTORS®

California Association of REALTORS®



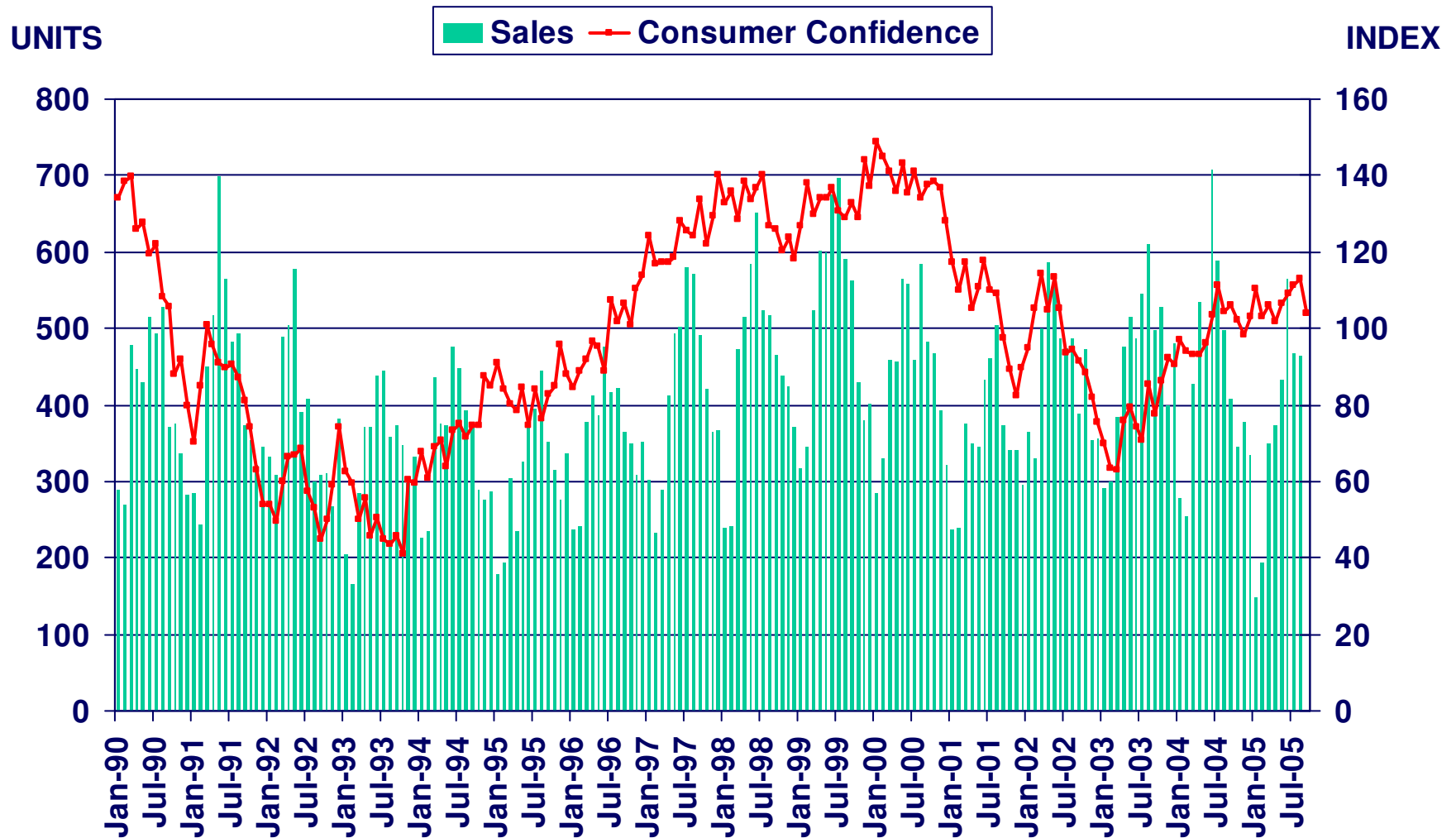
# Contra Costa County Profile

Characteristic	Statistic	State Rank
2004 Population (July 1, 2004)	1,016,300	9
% Population Change 1990-2000	18.1%	20
% Population Change 1980-1990	22.46%	36
% White 2003	58.71%	33
% Hispanic 2003	17.67%	28
% Black 2003	9.26%	5
% Asian & Pacific Islander 2003	11.40%	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, August 2005: 464 Units, Down 20.5% Y-T-D, Down 6.8% Y-T-Y



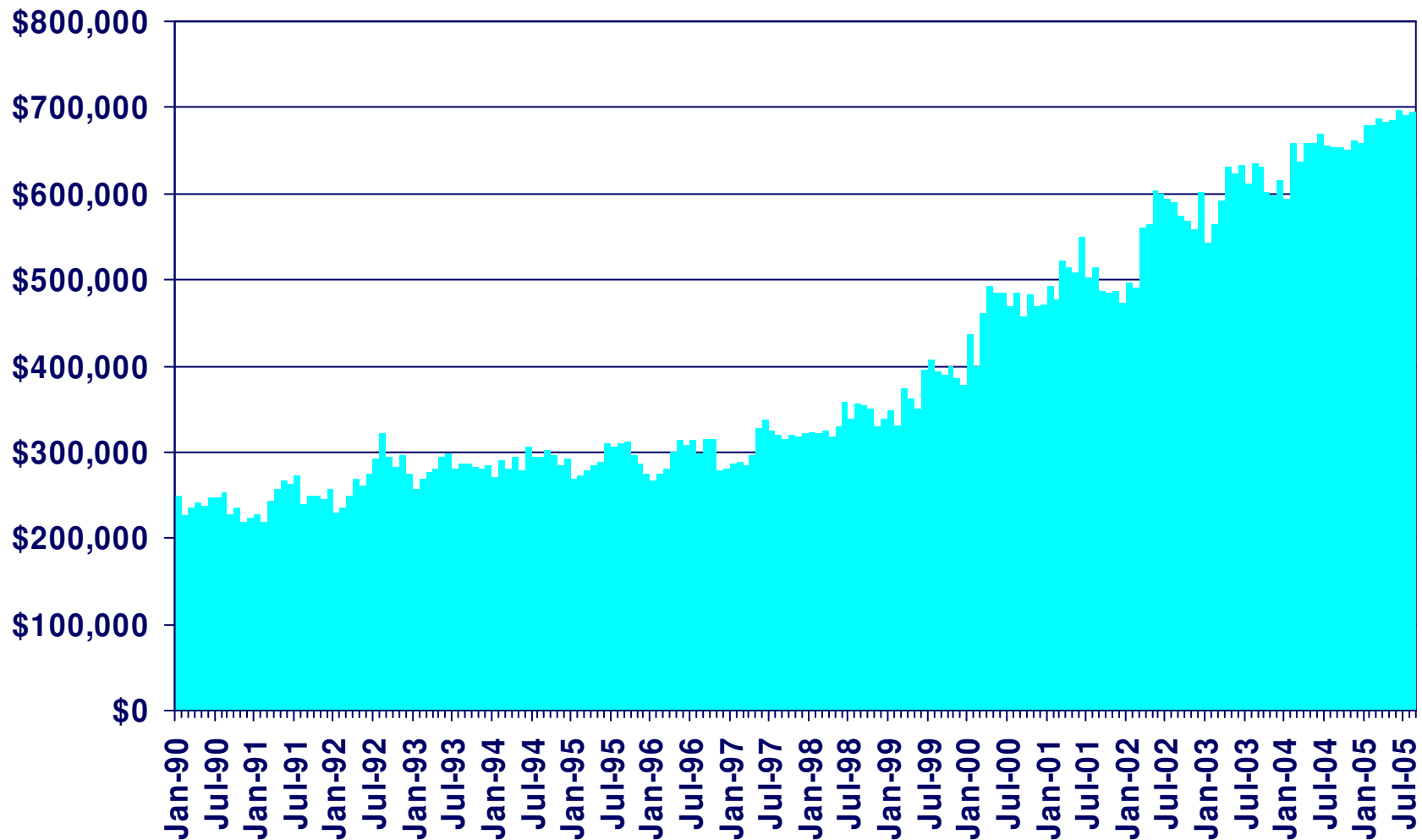
SOURCE: California Association of REALTORS®; The Conference Board

California Association of REALTORS®



# Median Price of Existing Detached Homes

Contra Costa County, August 2005: \$694,240, Up 6.1% Y-T-Y



SOURCE: California Association of REALTORS®

California Association of REALTORS®



# Median Home Sales Price

## Contra Costa County

	Aug-05	Aug-04	Yearly % Change
Antioch	\$525,000	\$410,000	28.0%
Brentwood	\$590,500	\$463,000	27.5%
Byron	\$624,500	\$514,750	21.3%
Concord	\$530,000	\$420,000	26.2%
Danville	\$989,500	\$829,250	19.3%
Hercules	\$475,000	\$511,000	-7.0%
Lafayette	\$1,023,000	\$827,000	23.7%
Martinez	\$540,000	\$440,000	22.7%
Moraga	\$771,000	\$800,000	-3.6%
Oakley	\$470,000	\$382,500	22.9%
Orinda	\$1,200,000	\$950,000	26.3%
Pinole	\$550,000	\$470,000	17.0%
Pittsburg	\$440,000	\$360,000	22.2%
Pleasant Hill	\$615,000	\$535,000	15.0%
Richmond	\$450,000	\$333,000	35.1%
San Pablo	\$450,000	\$380,000	18.4%

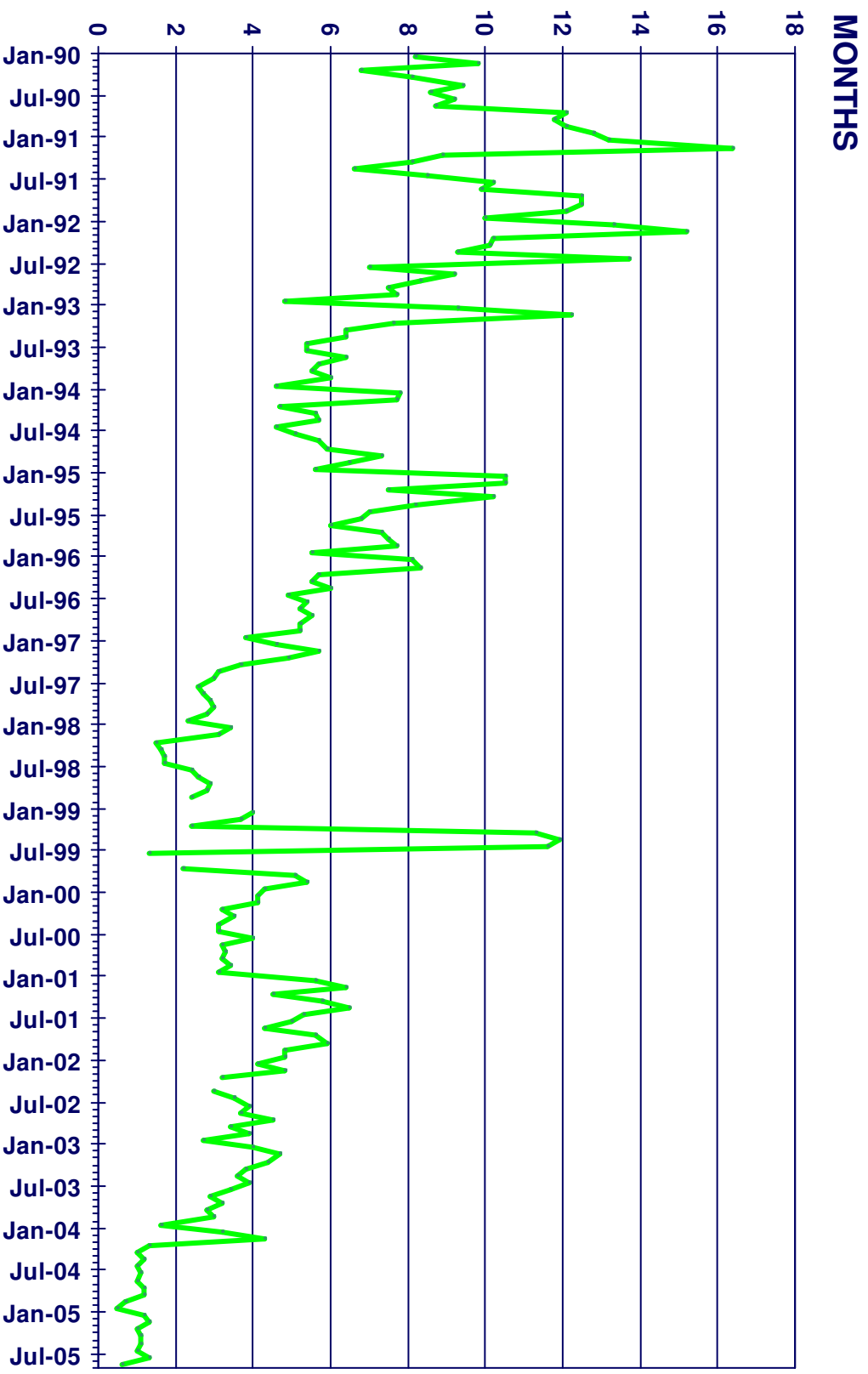
**SOURCE: C.A.R.; DataQuick Information Systems. The price statistics are derived from all types of home sales -- new and existing, condos and single-family.**

California Association of REALTORS®

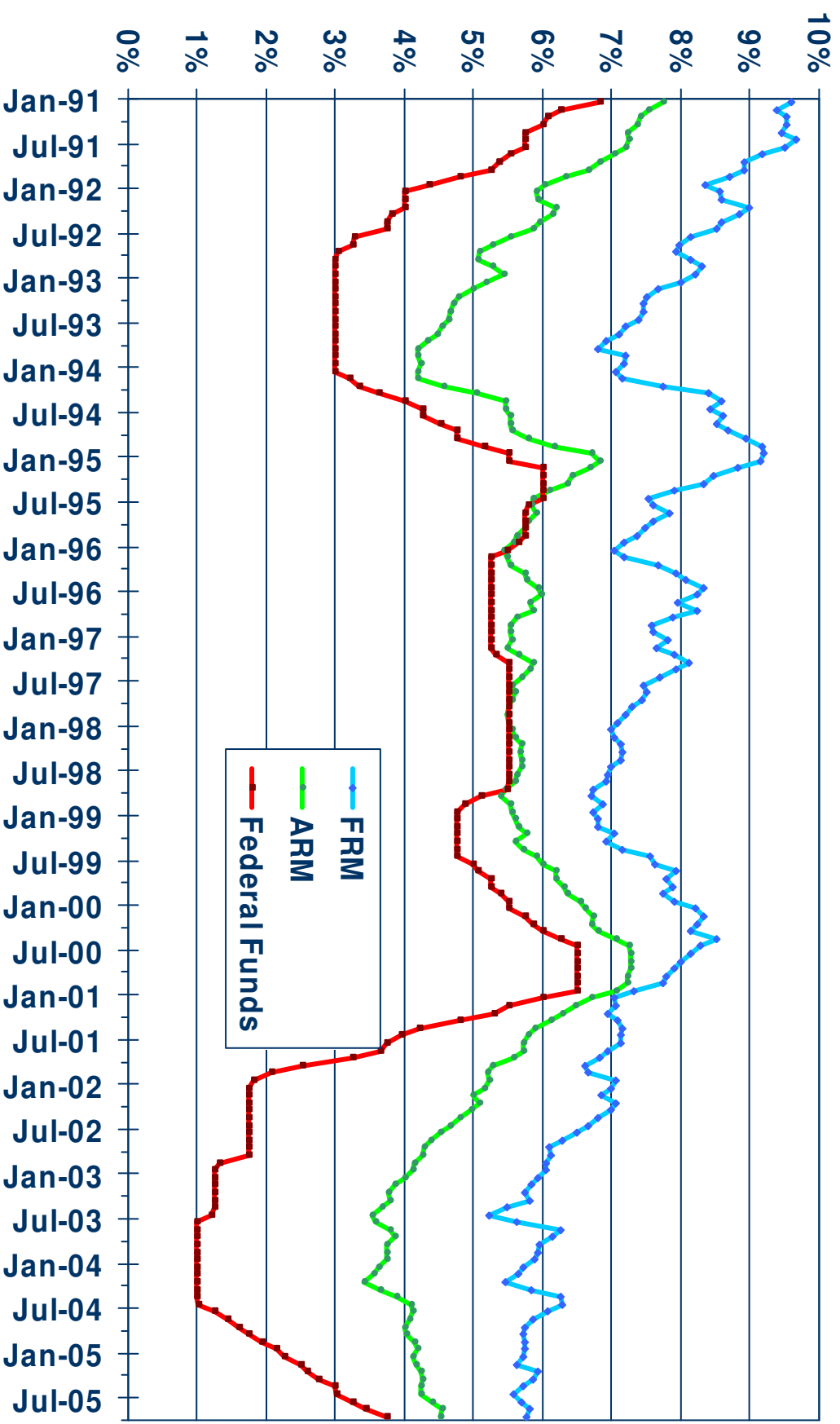


# Unsold Inventory Index

Contra Costa County, August 2005: 0.6 Months



# Mortgage Rates



SOURCE: Federal Home Loan Mortgage Corporation

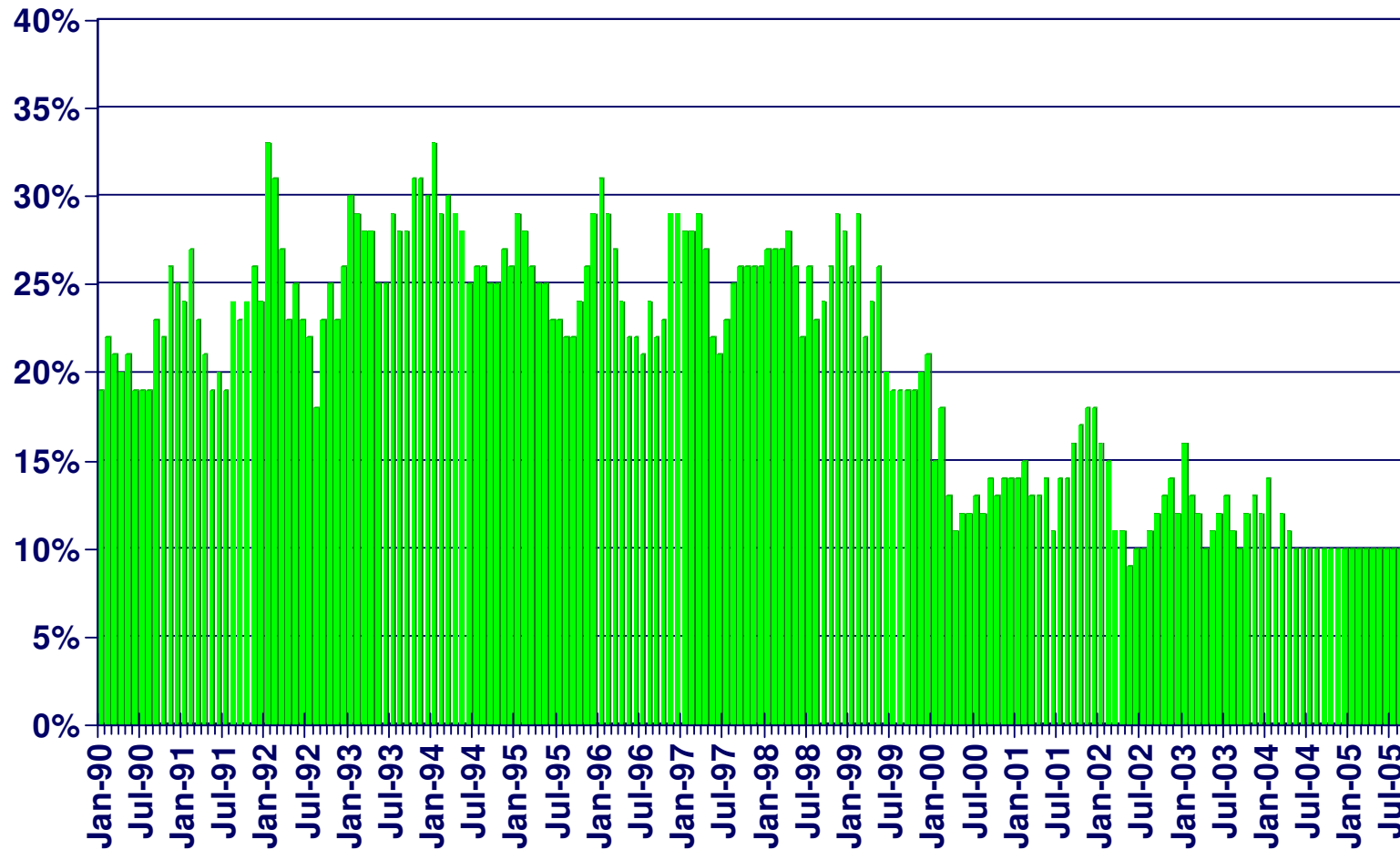
California Association of REALTORS®



# Housing Affordability Index

Contra Costa County, August 2005: 10%

% OF HOUSEHOLDS THAT CAN BUY



SOURCE: California Association of REALTORS®

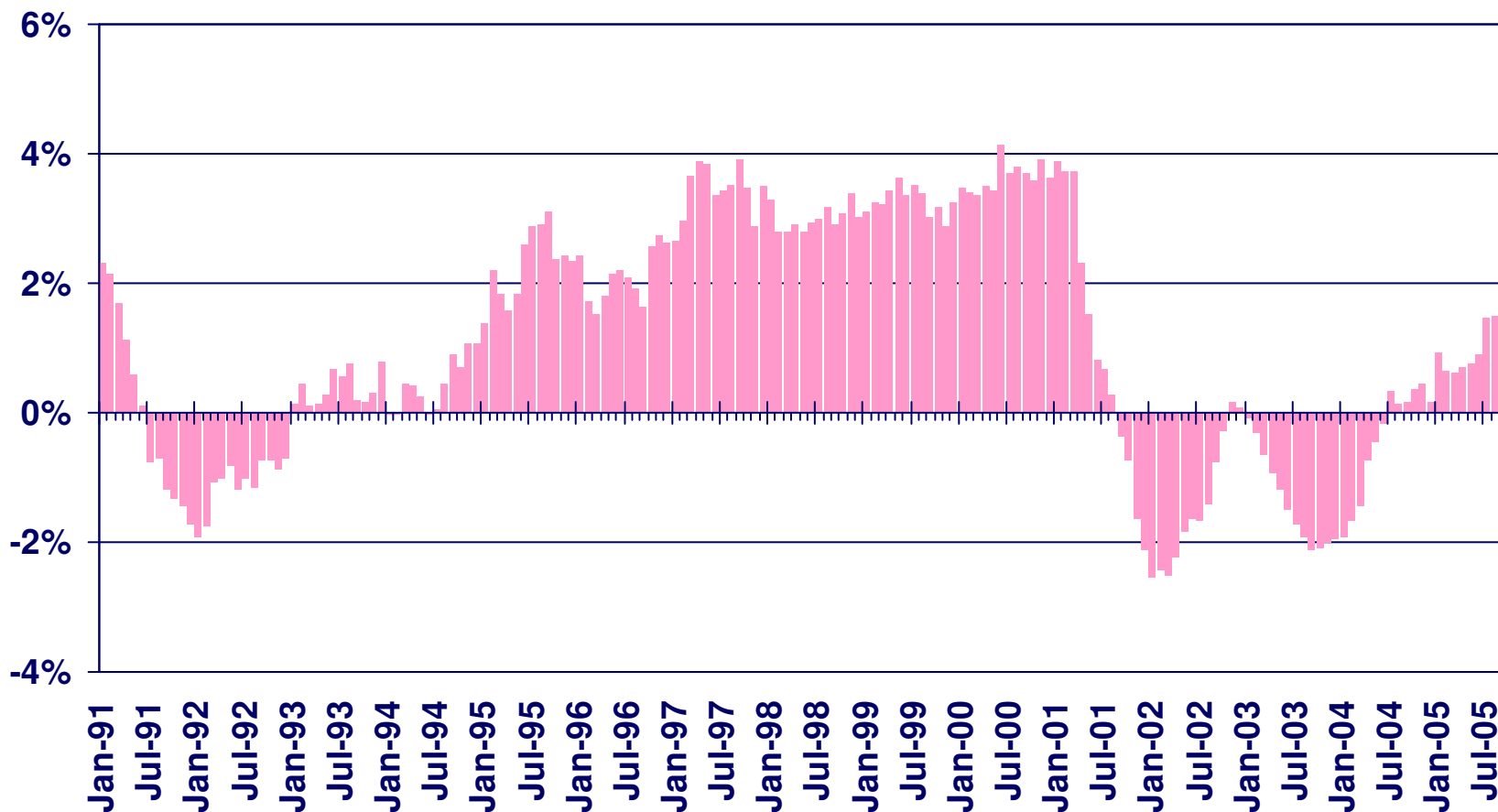
California Association of REALTORS®



# Nonfarm Employment

Oakland Metropolitan Area, August 2005: Up 1.5% Y-T-Y

Y-T-Y PERCENT CHANGE



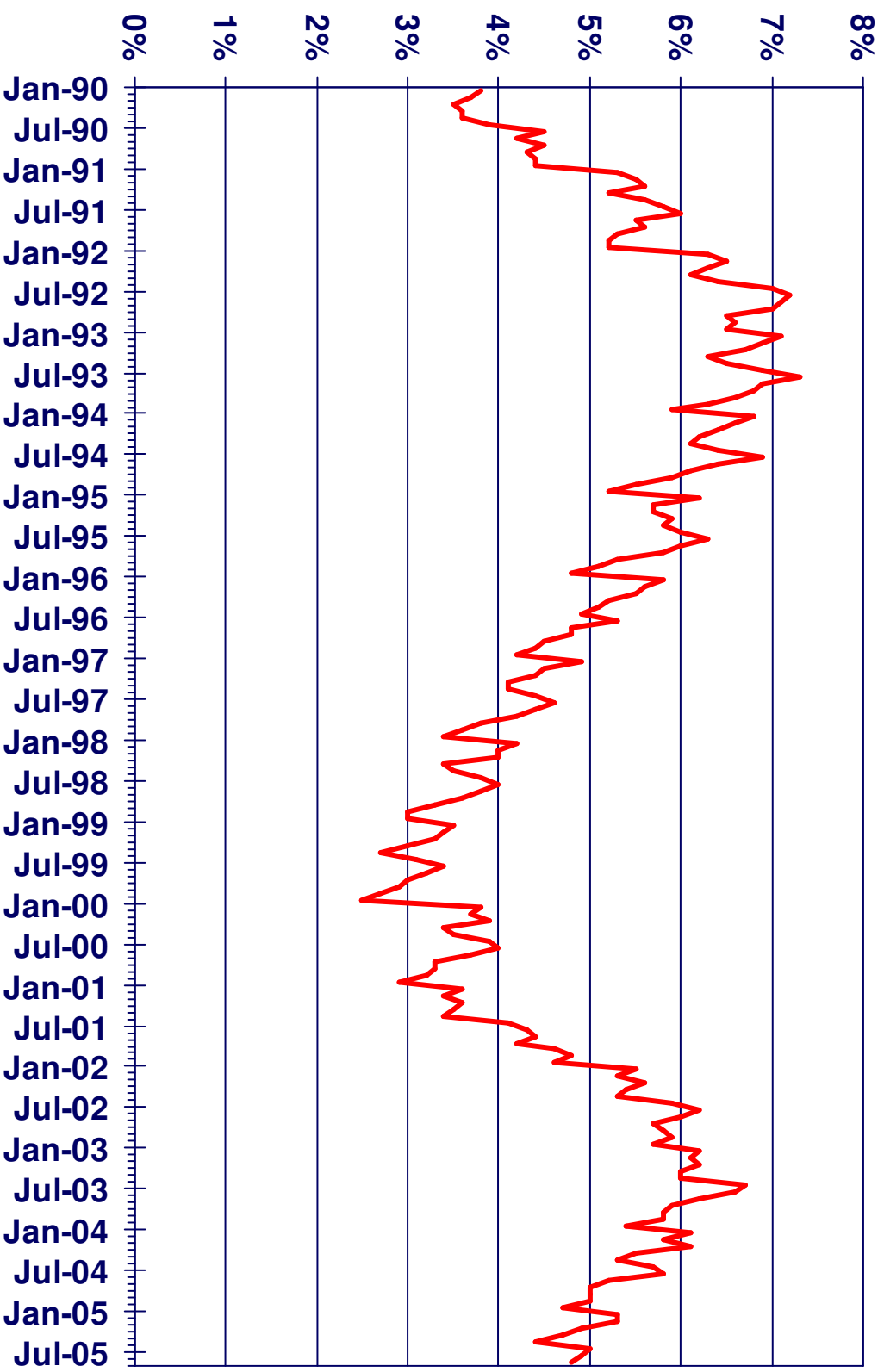
SOURCE: CA Employment Development Division

California Association of REALTORS®



# Unemployment Rate

Contra Costa County, August 2005: 4.8%



SOURCE: CA Employment Development Division

California Association of REALTORS®



# Unemployment Rate

## Contra Costa County -- August 2005

Area Name	Labor Force	Rate
Contra Costa County	521,200	4.8%
Alamo CDP	7,800	2.1%
Antioch city	48,300	5.2%
Bay Point CDP	10,600	9.5%
Bayview Montalvin CDP	2,300	8.8%
Bethel Island CDP	1,200	8.5%
Blackhawk Camino Tassajar	5,300	2.5%
Brentwood city	10,800	4.0%
Byron CDP	400	2.7%
Clayton city	6,500	1.0%
Clyde CDP	400	2.7%
Concord city	69,200	5.2%
Crockett CDP	2,200	9.2%
Danville town	23,800	3.2%
Diablo CDP	500	1.2%
Discovery Bay CDP	5,100	2.9%
East Richmond Heights CDF	2,000	5.5%

CCD Census County Division  
CDP Census Designated Place

SOURCE: CA Employment Development Department

California Association of REALTORS®



# Unemployment Rate

## Contra Costa County -- August 2005

Area Name	Labor Force	Rate
Contra Costa County	521,200	4.8%
El Cerrito city	13,900	4.2%
El Sobrante CDP	6,600	3.5%
Hercules city	11,500	3.1%
Kensington CDP	2,900	1.8%
Knightsen CDP	400	8.9%
Lafayette city	12,900	1.6%
Martinez city	21,900	3.8%
Moraga town	9,000	7.4%
Mountain View CDP	1,400	3.2%
Oakley city	13,800	3.3%
Orinda city	8,800	1.6%
Pacheco CDP	2,200	4.6%
Pinole city	10,600	3.0%
Pittsburg city	29,200	7.3%
Pleasant Hill city	20,300	3.7%
Port Costa CDP	100	3.7%

CCD Census County Division  
CDP Census Designated Place

SOURCE: CA Employment Development Department

California Association of REALTORS®



# Unemployment Rate

## Contra Costa County -- August 2005

Area Name	Labor Force	Rate
Contra Costa County	521,200	4.8%
Richmond city	50,900	7.7%
Rodeo CDP	4,900	6.8%
Rollingwood CDP	1,200	10.7%
San Pablo city	13,100	9.4%
San Ramon city	28,800	1.8%
Tara Hills CDP	3,000	5.4%
Vine Hill CDP	1,800	6.4%
Waldon CDP	3,700	1.3%
Walnut Creek city	34,600	3.6%

CCD Census County Division  
CDP Census Designated Place

SOURCE: CA Employment Development Department

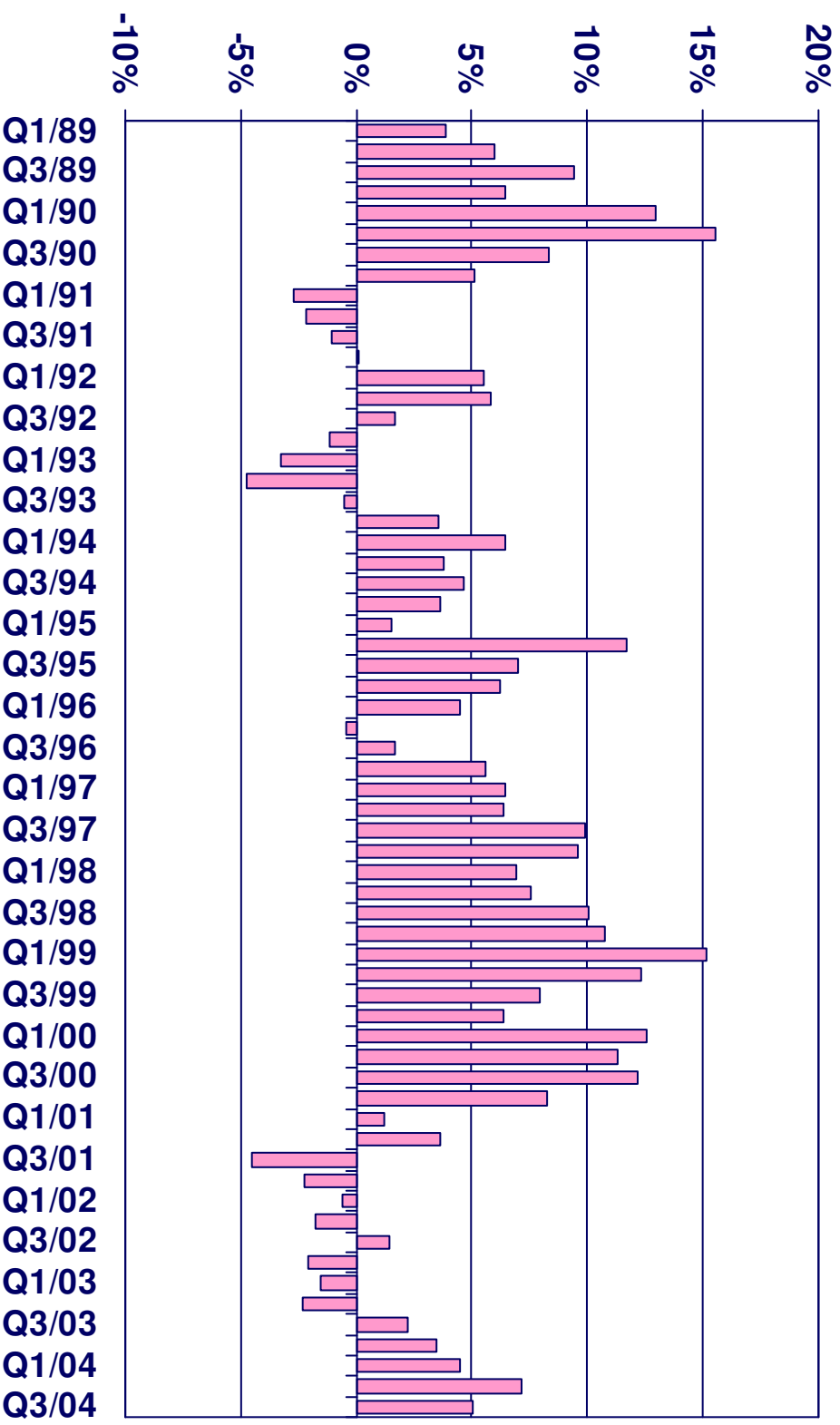
California Association of REALTORS®



# Taxable Sales

## Contra Costa County

ANNUAL PERCENT CHANGE



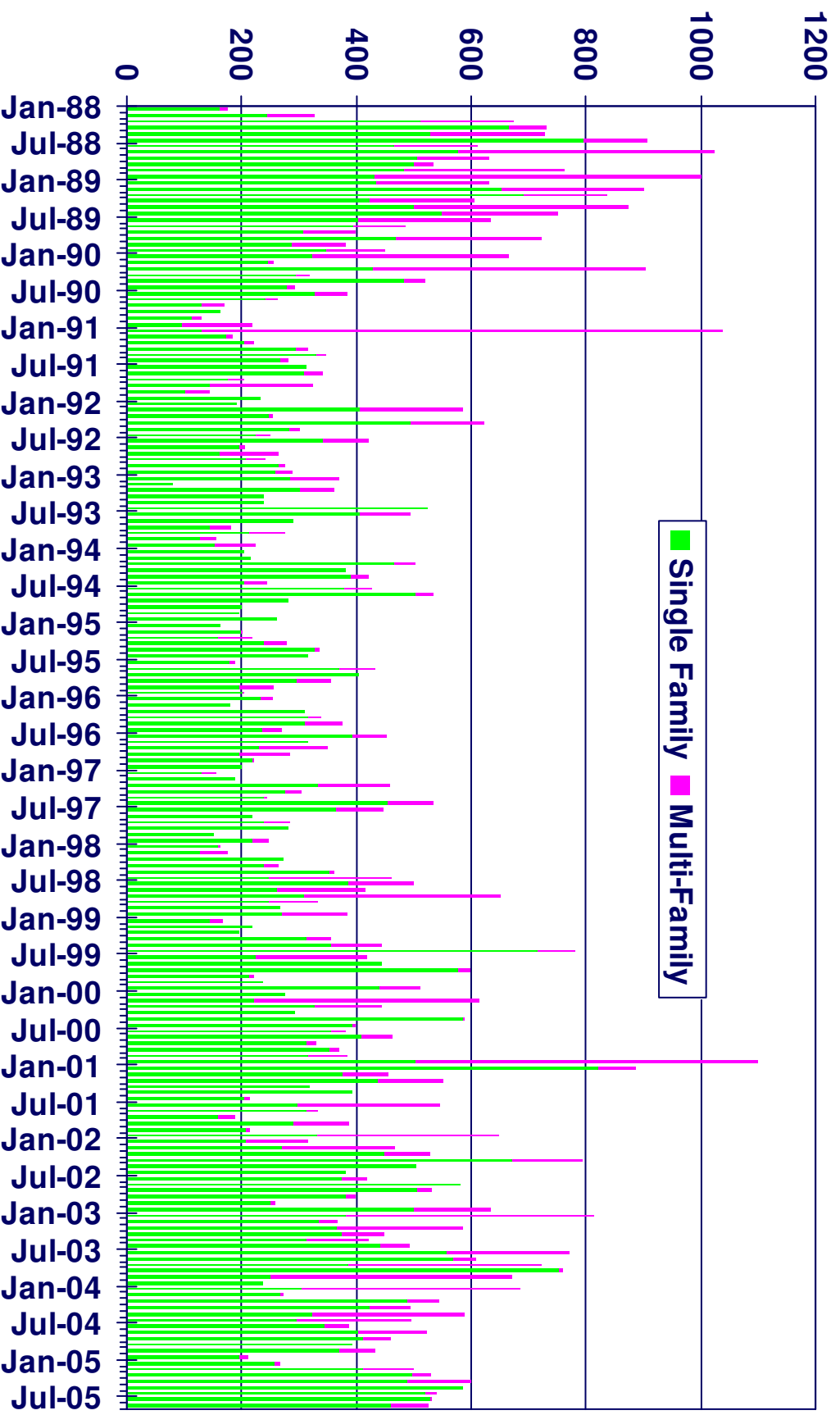
SOURCE: CA State Board of Equalization

California Association of REALTORS®



# New Housing Permits

Contra Costa County, August 2005: 527 Units, Up 2.5% Y-T-D



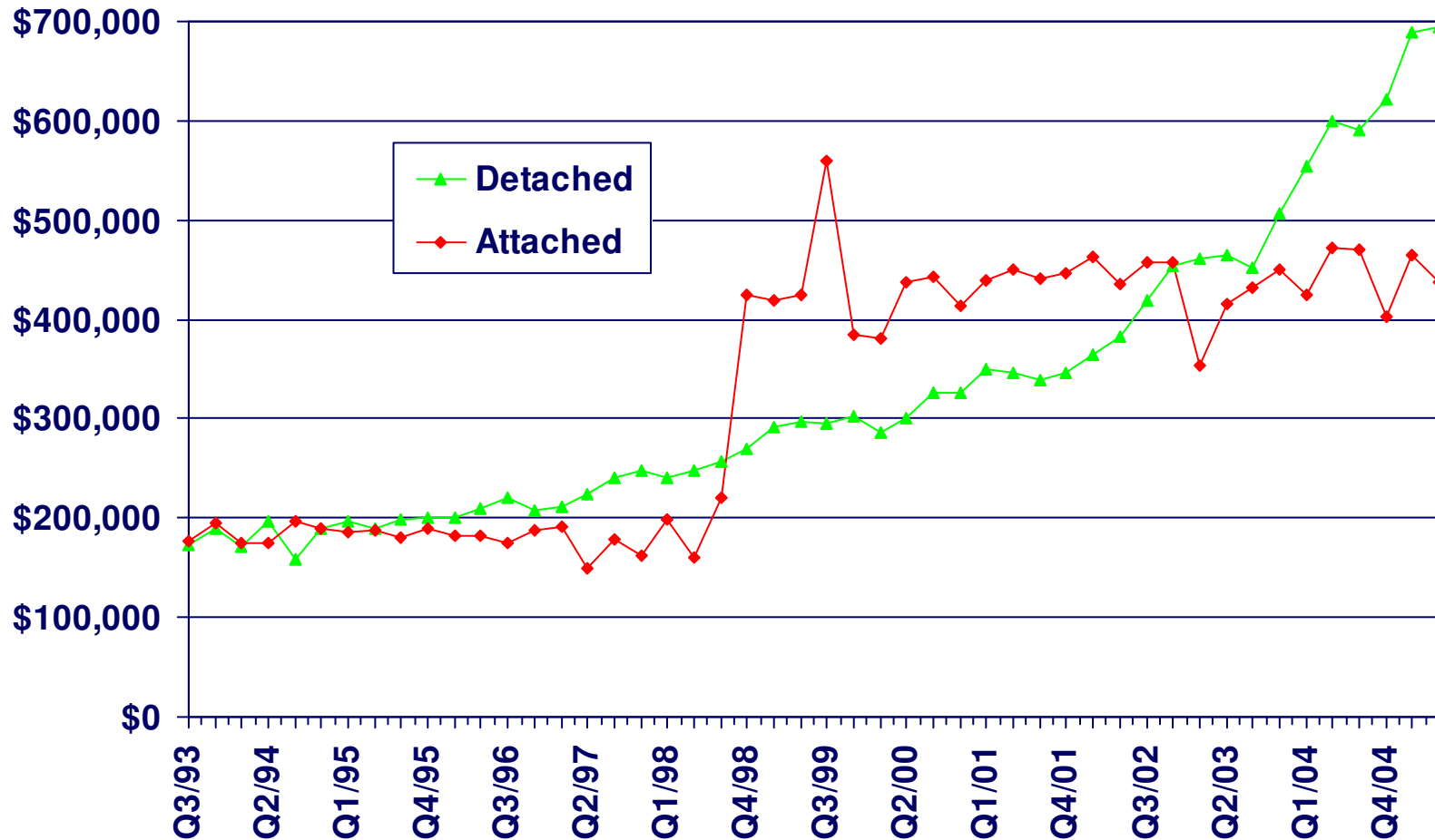
SOURCE: Construction Industry Research Board

California Association of REALTORS®



# Median Price for New Homes

Contra Costa County 2Q05 Detached: \$694,440, Attached: \$437,320



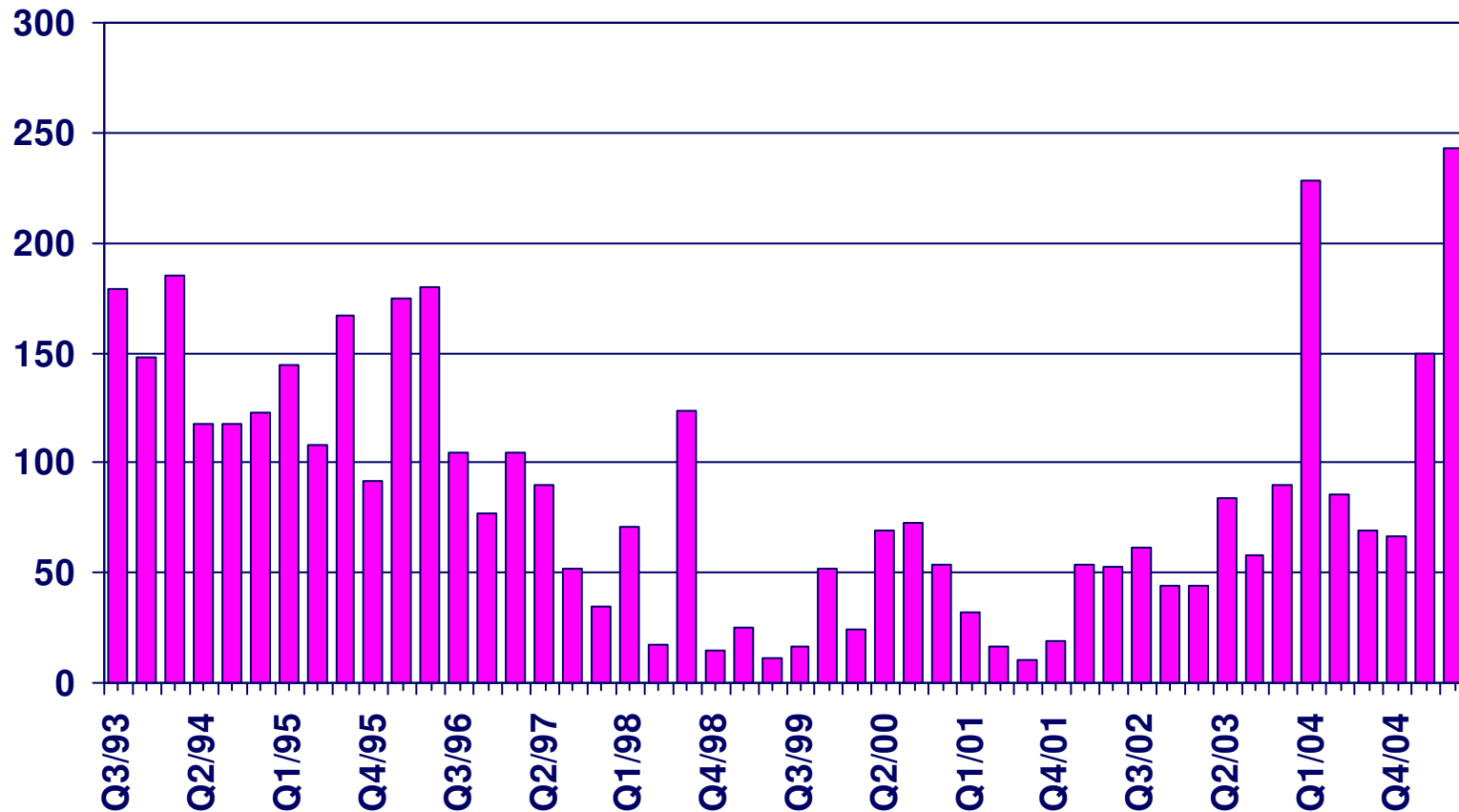
SOURCE: California Association of REALTORS®; Meyers Group

California Association of REALTORS®



# New Home Sales

Contra Costa County (Attached), 2Q05 Sales: 243 Units



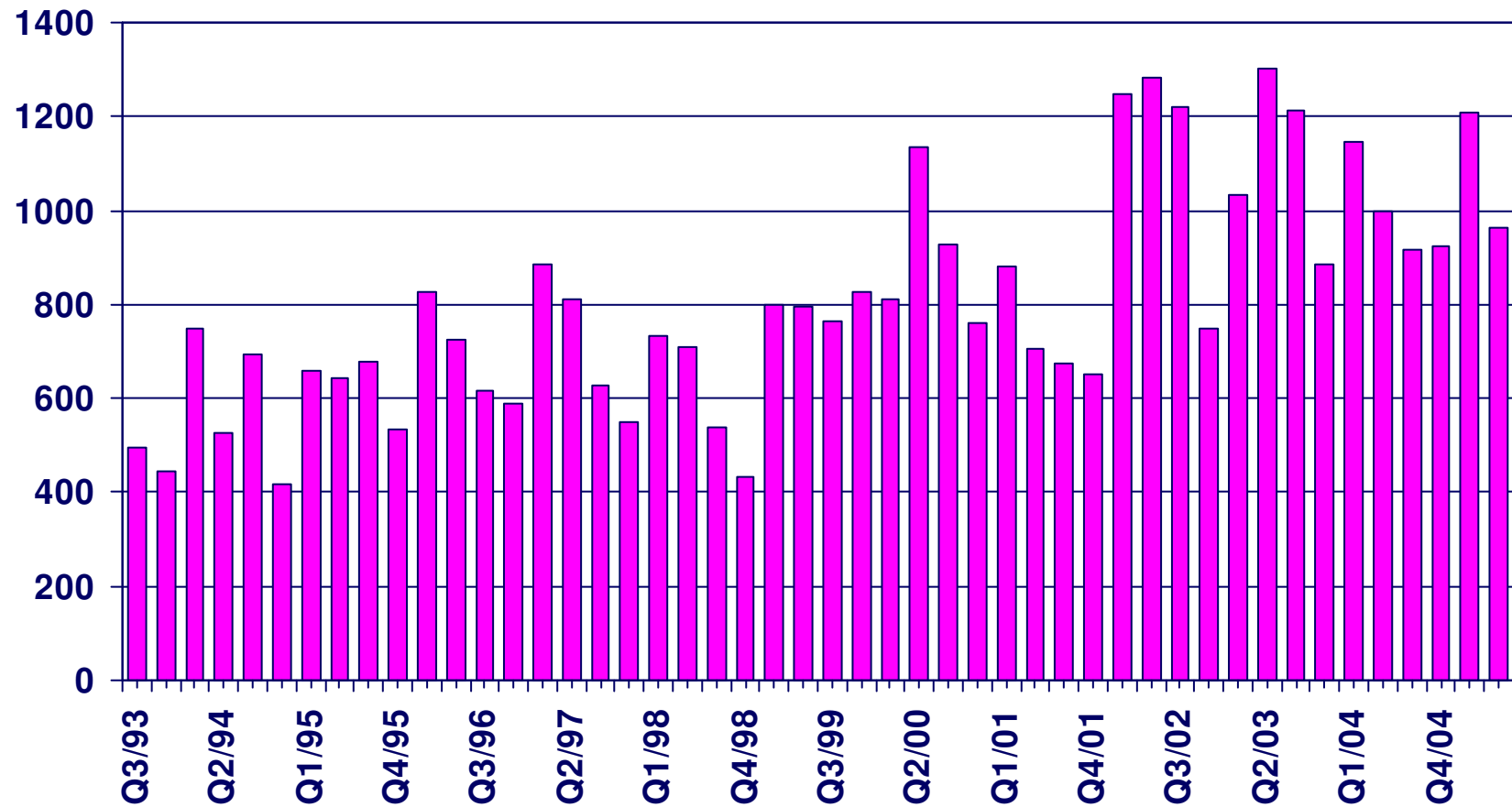
SOURCE: California Association of REALTORS®; Meyers Group

California Association of REALTORS®



# New Home Sales

Contra Costa County (Detached), 2Q05 Sales: 963 Units



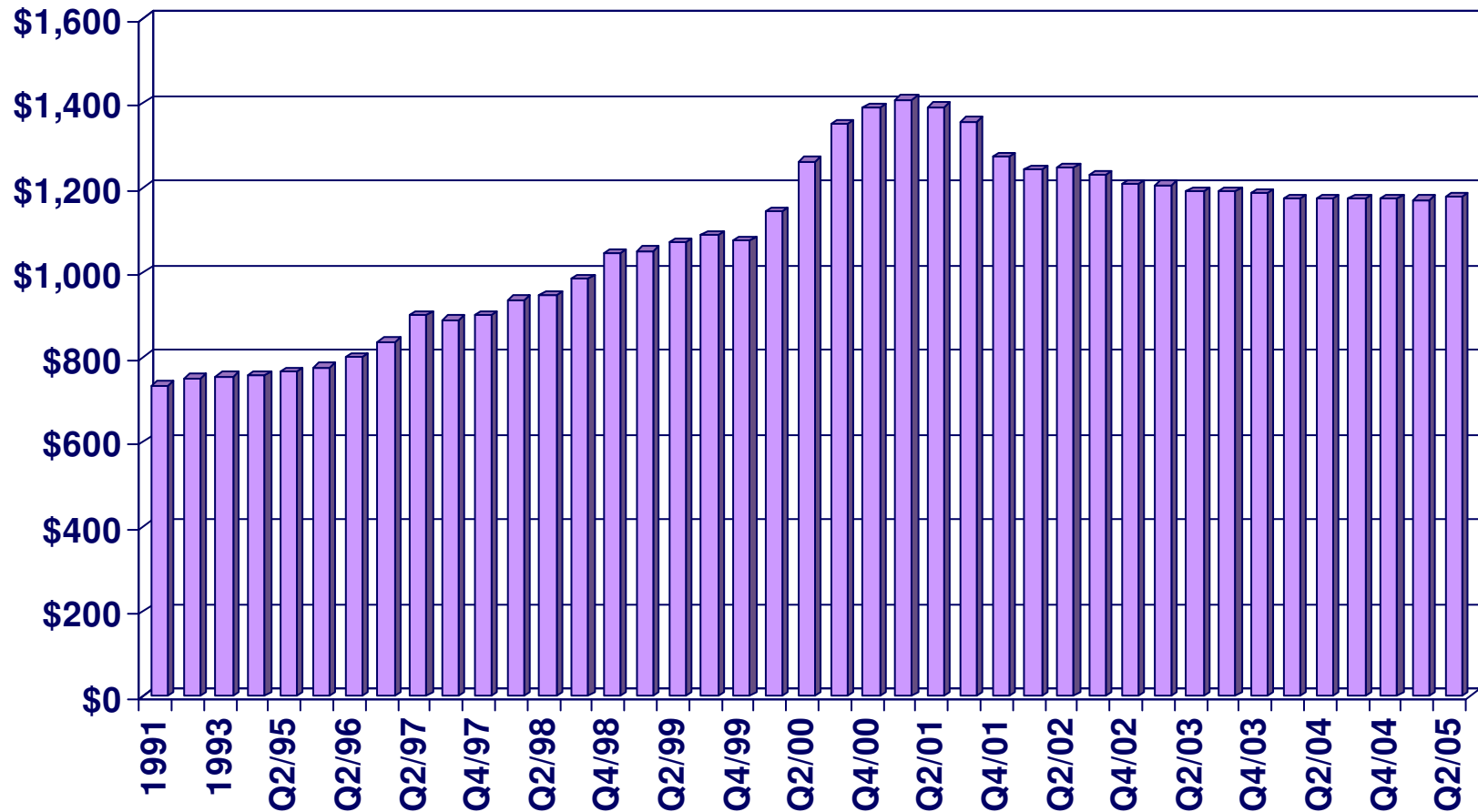
SOURCE: California Association of REALTORS®; Meyers Group

California Association of REALTORS®



# Asking Rents for Class A&B Apartments

Oakland MSA, 2005 Q2: \$1,179, Up 0.3% Y-T-Y



SOURCE: California Association of REALTORS®;  
REALFACTS

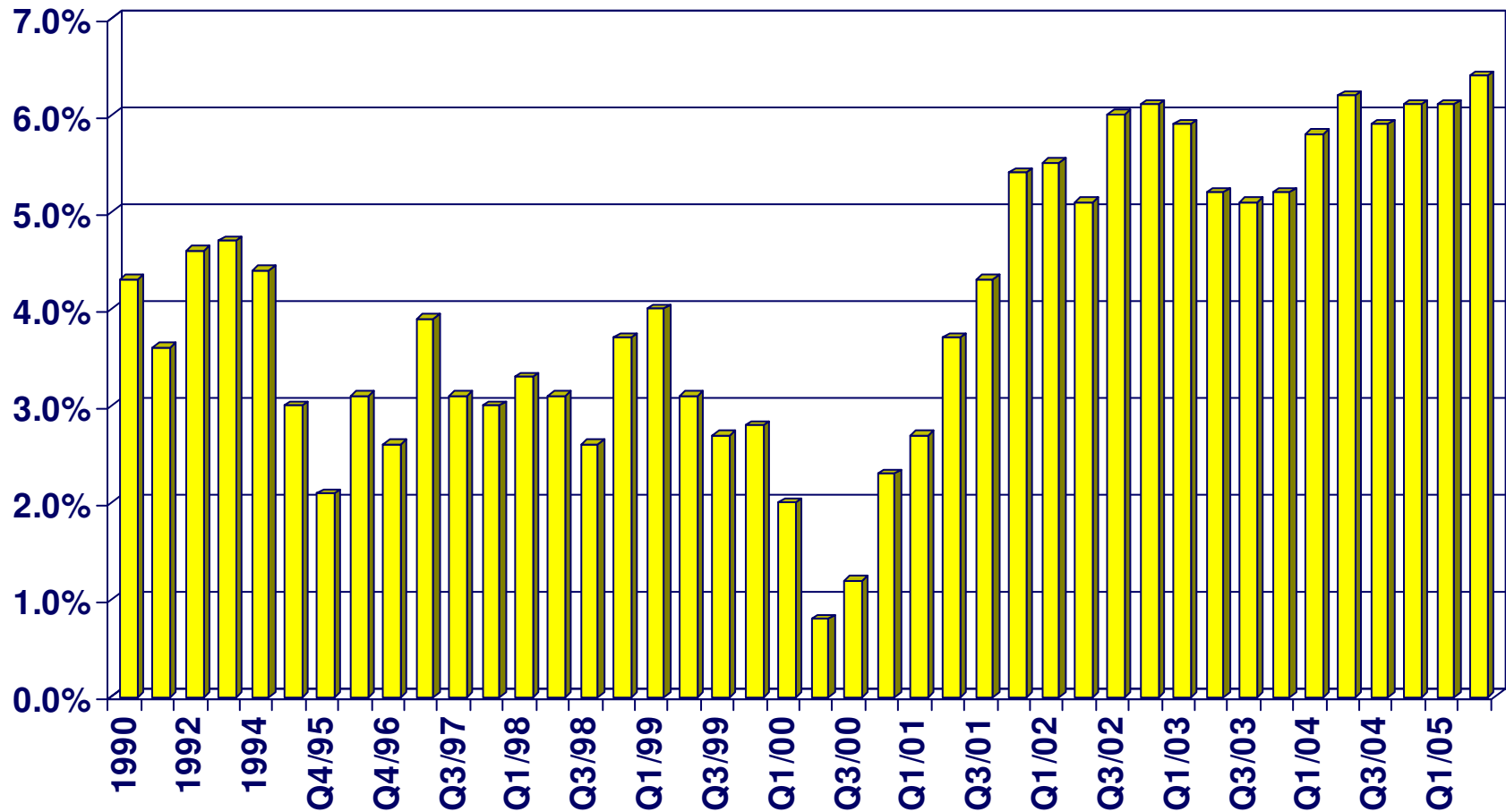
California Association of REALTORS®



# Vacancy Rates for Class A&B Apartments

Oakland MSA, 2005 Q2: 6.4%

VACANCY RATE



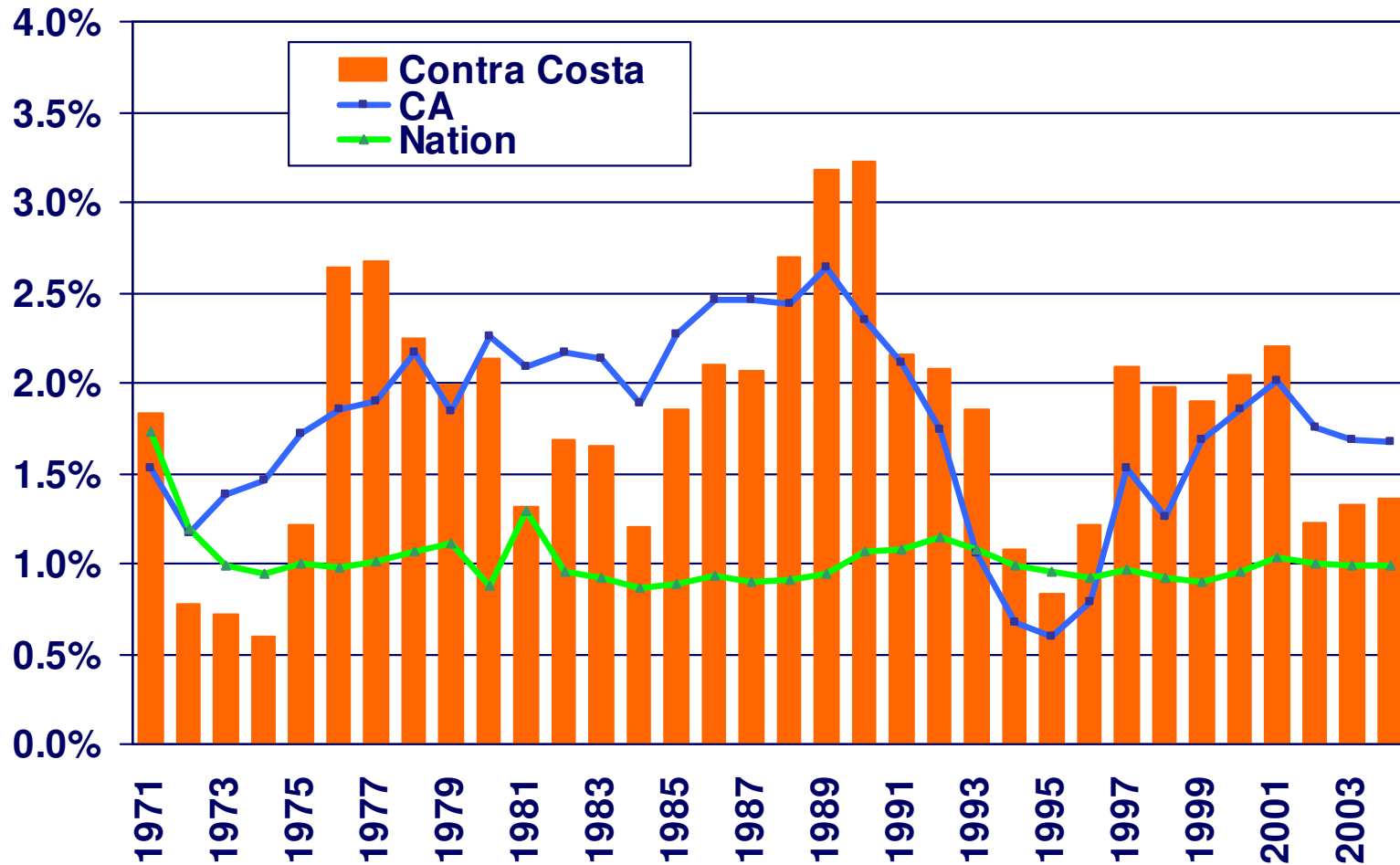
SOURCE: California Association of REALTORS®;  
REALFACTS

California Association of REALTORS®



# Population Percent Changes

## Contra Costa County (1971-2004)



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

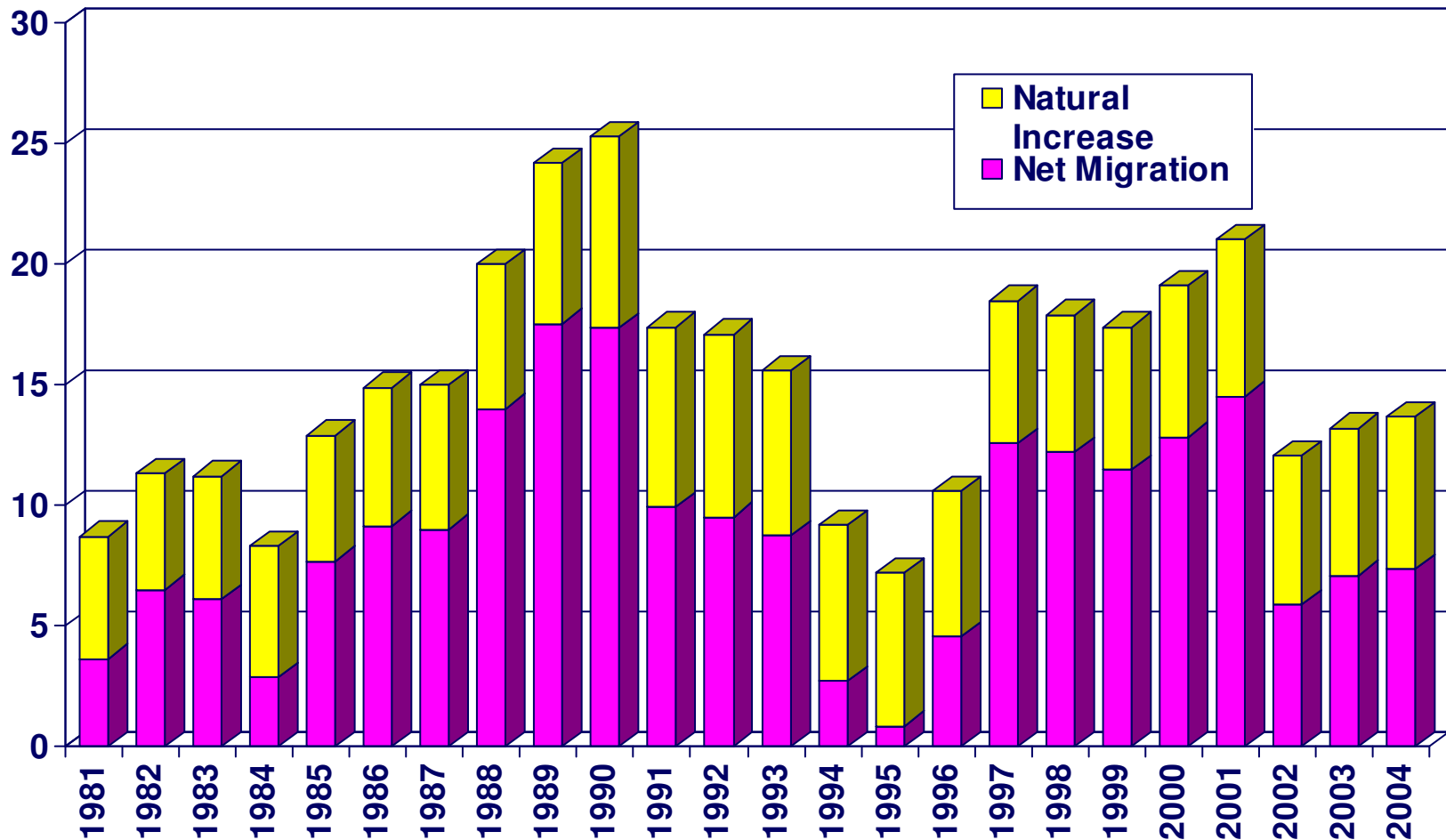
California Association of REALTORS®



# Sources of Population Growth

## Contra Costa County (1981-2004)

THOUSANDS



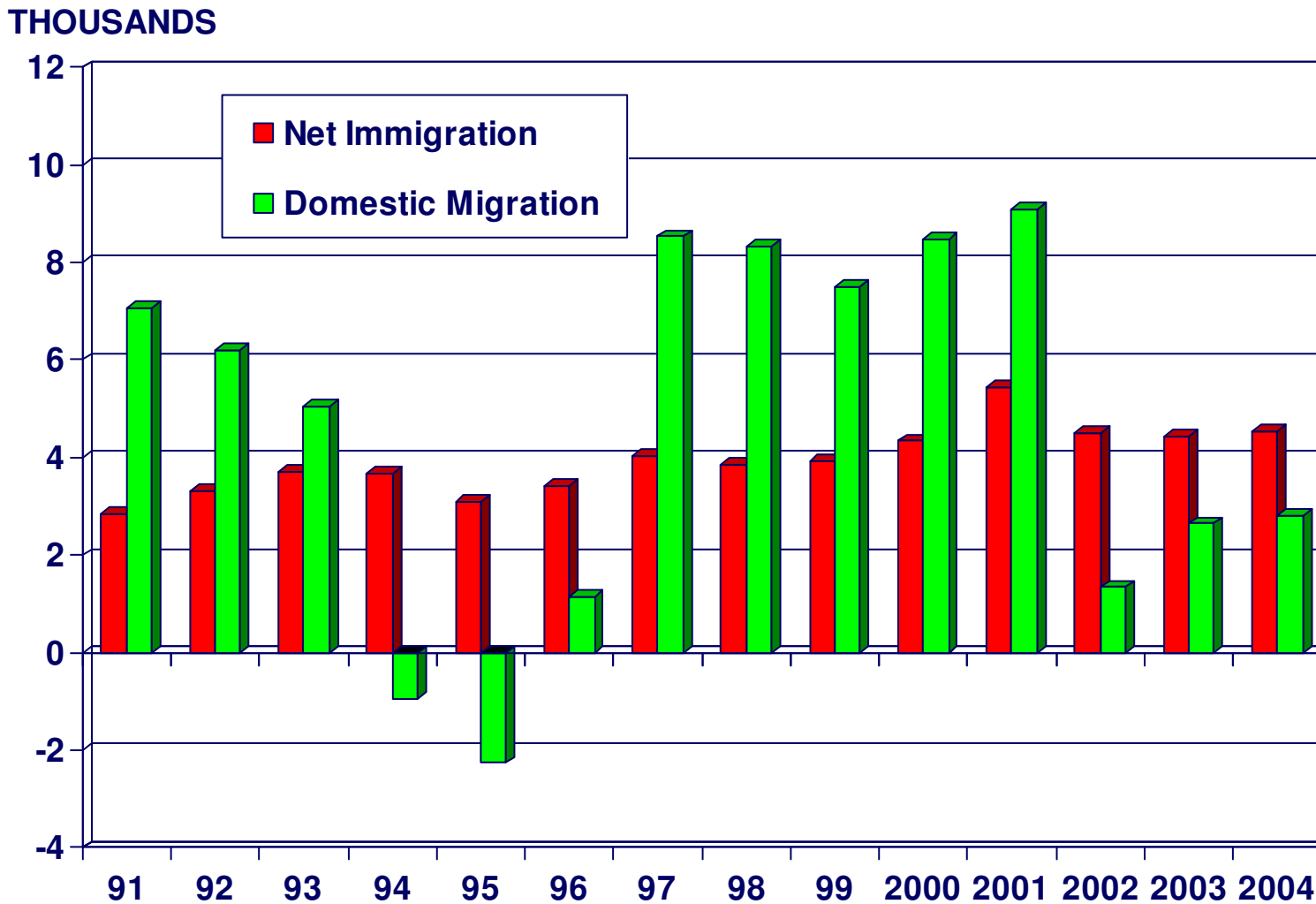
SOURCE: CA Department of Finance

California Association of REALTORS®



# Net Immigration Vs. Domestic Migration

## Contra Costa County



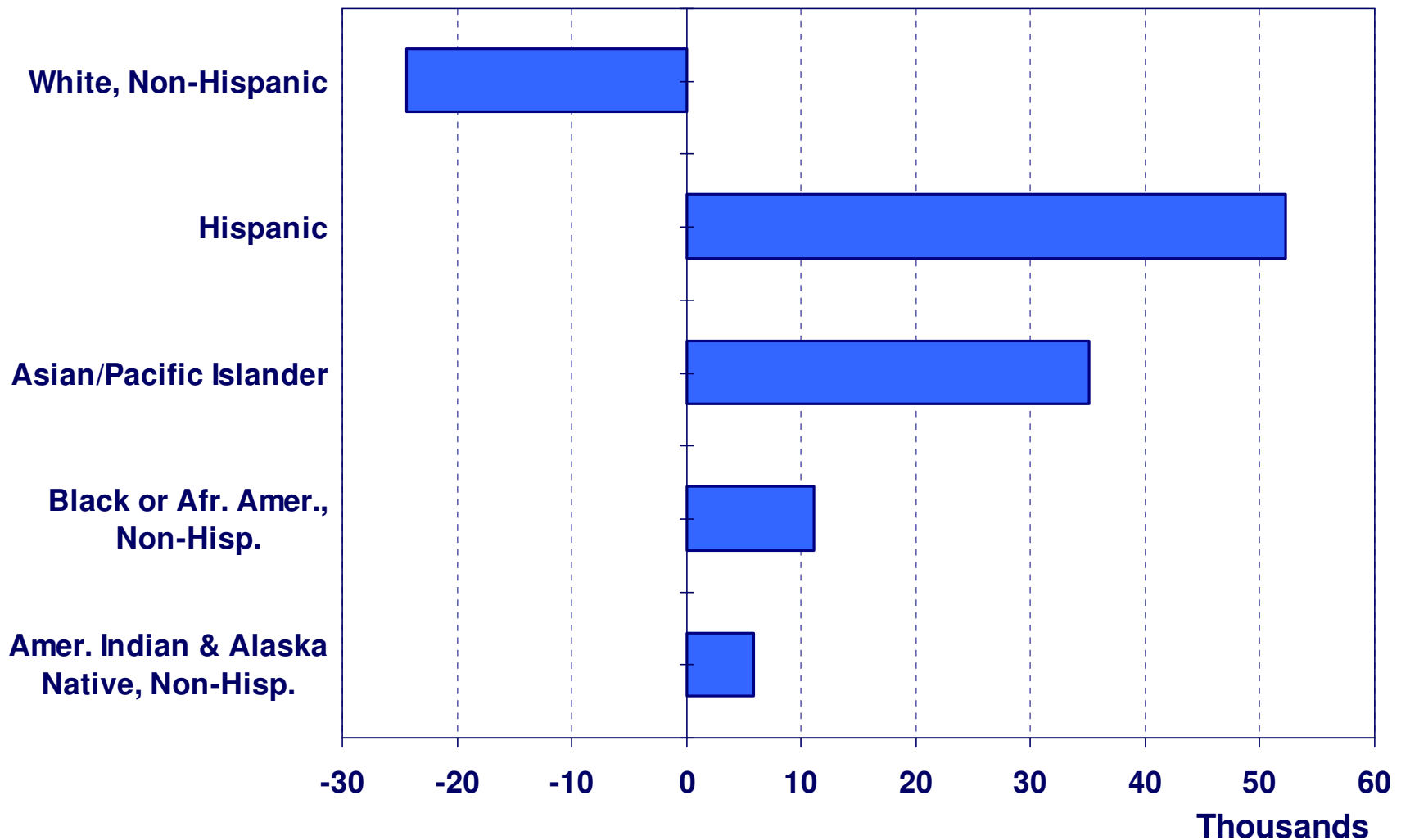
SOURCE: CA Department of Finance

California Association of REALTORS®



# Net Immigration by Ethnic Group

## Contra Costa County (1990 Census to 2000 Census)



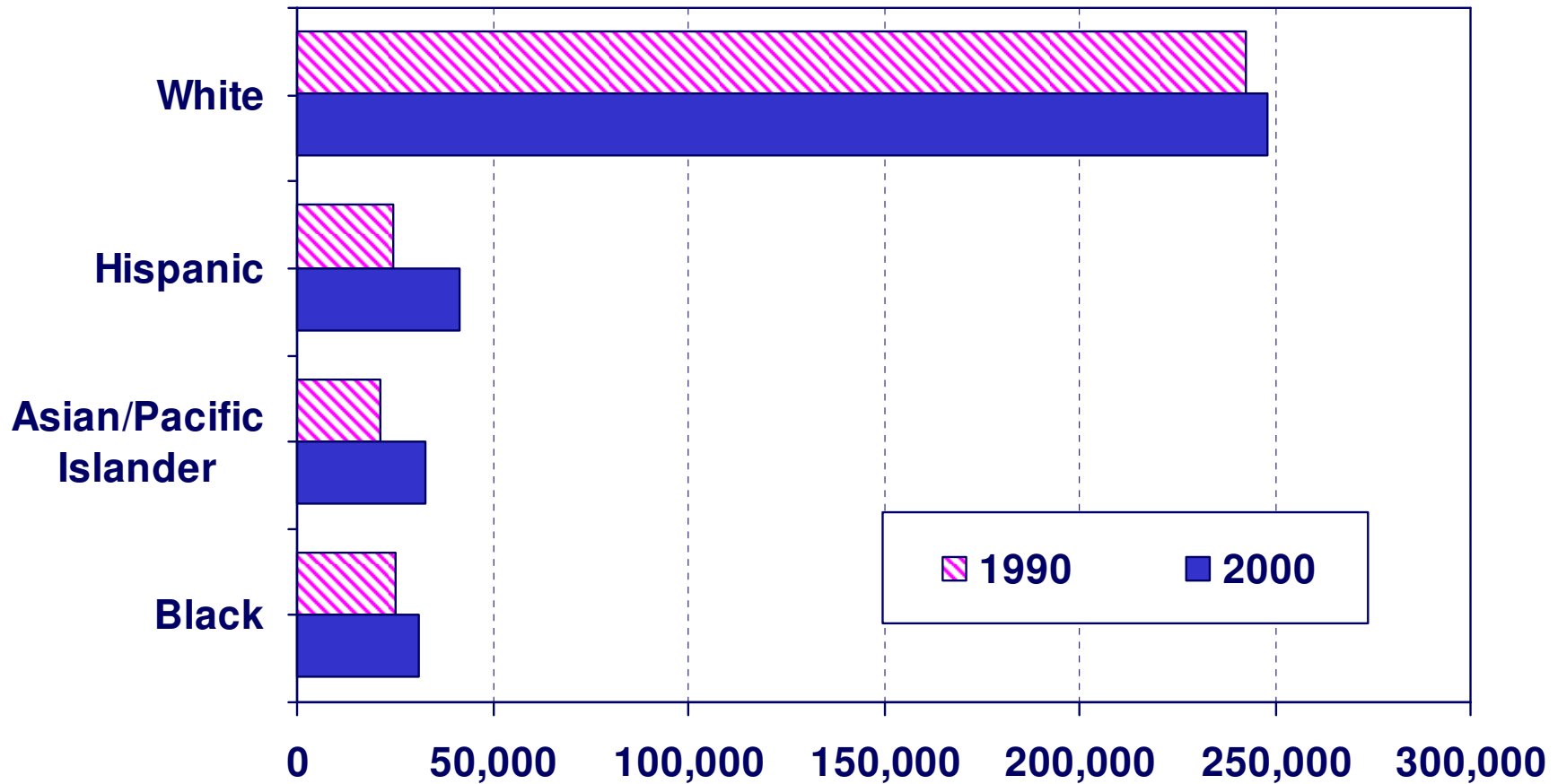
SOURCE: CA Dept. of Finance

California Association of REALTORS®



# Number of Households by Ethnicity

## Contra Costa County (1990 Census vs. 2000 Census)



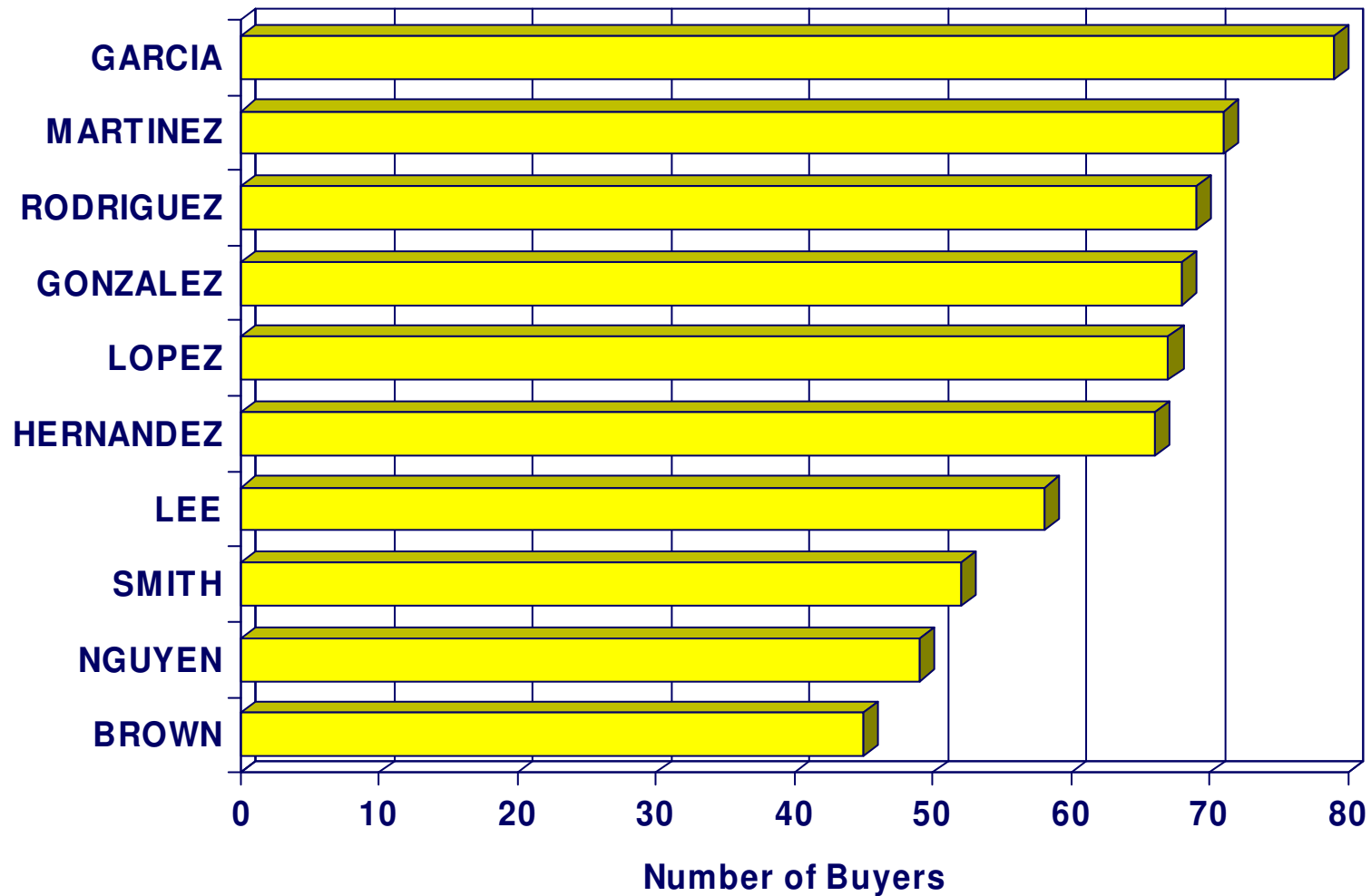
SOURCE: U.S. Census Bureau

California Association of REALTORS®



# Top 10 Home Buyer Surnames

## Contra Costa County (2005)



SOURCE: California Association of REALTORS®

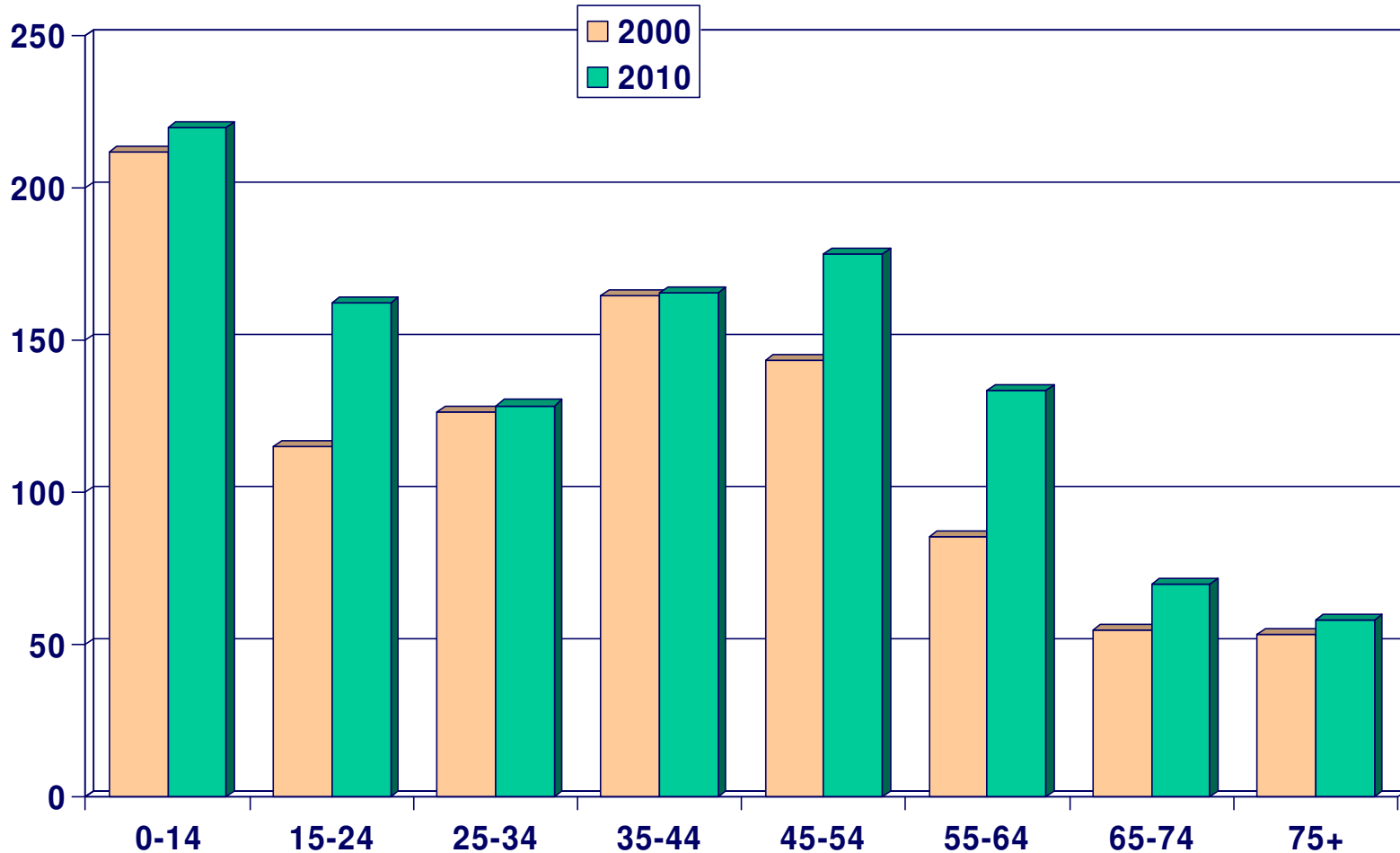
California Association of REALTORS®



# Population by Age Group

## Contra Costa (2000-2010)

Thousands



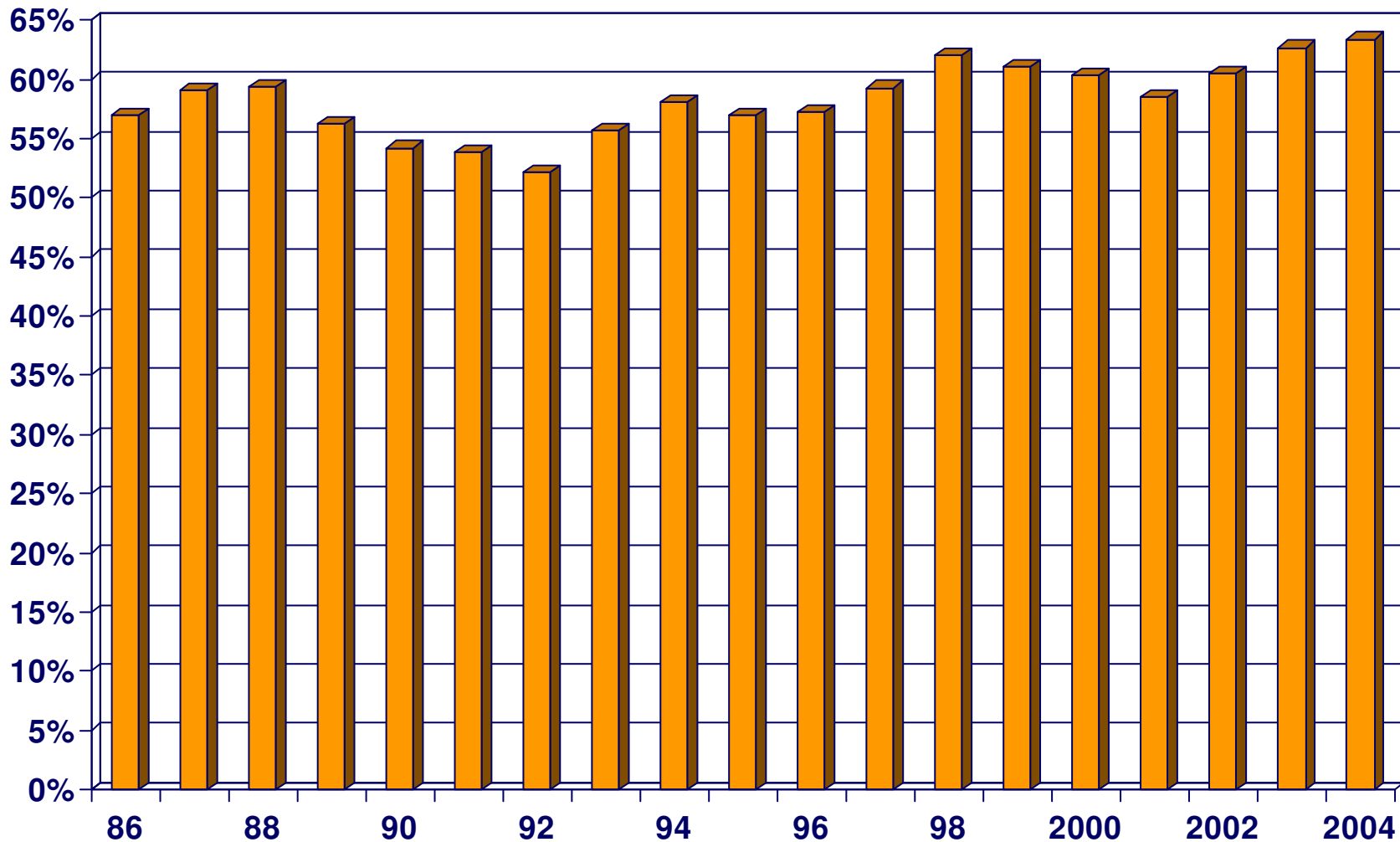
SOURCE: California Department of Finance;  
California Association of REALTORS®

California Association of REALTORS®



# Homeownership Rates

Oakland Metropolitan Area, 2004: 63.4%



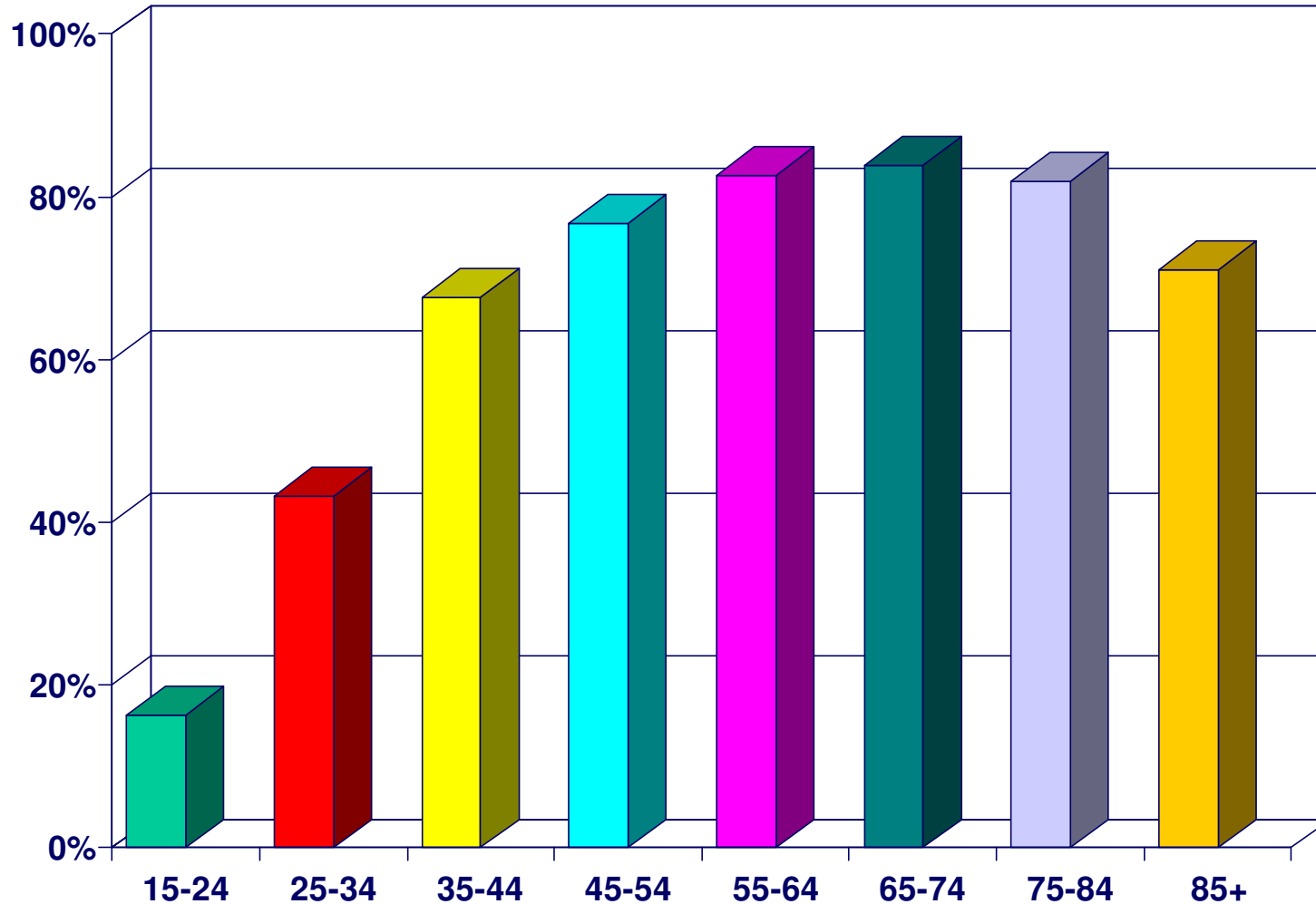
SOURCE: U.S. Census Bureau

California Association of REALTORS®



# Homeownership Rates by Age

## Contra Costa County (2000 Census)



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

