

Contra Costa County Economic Profile

September 2005

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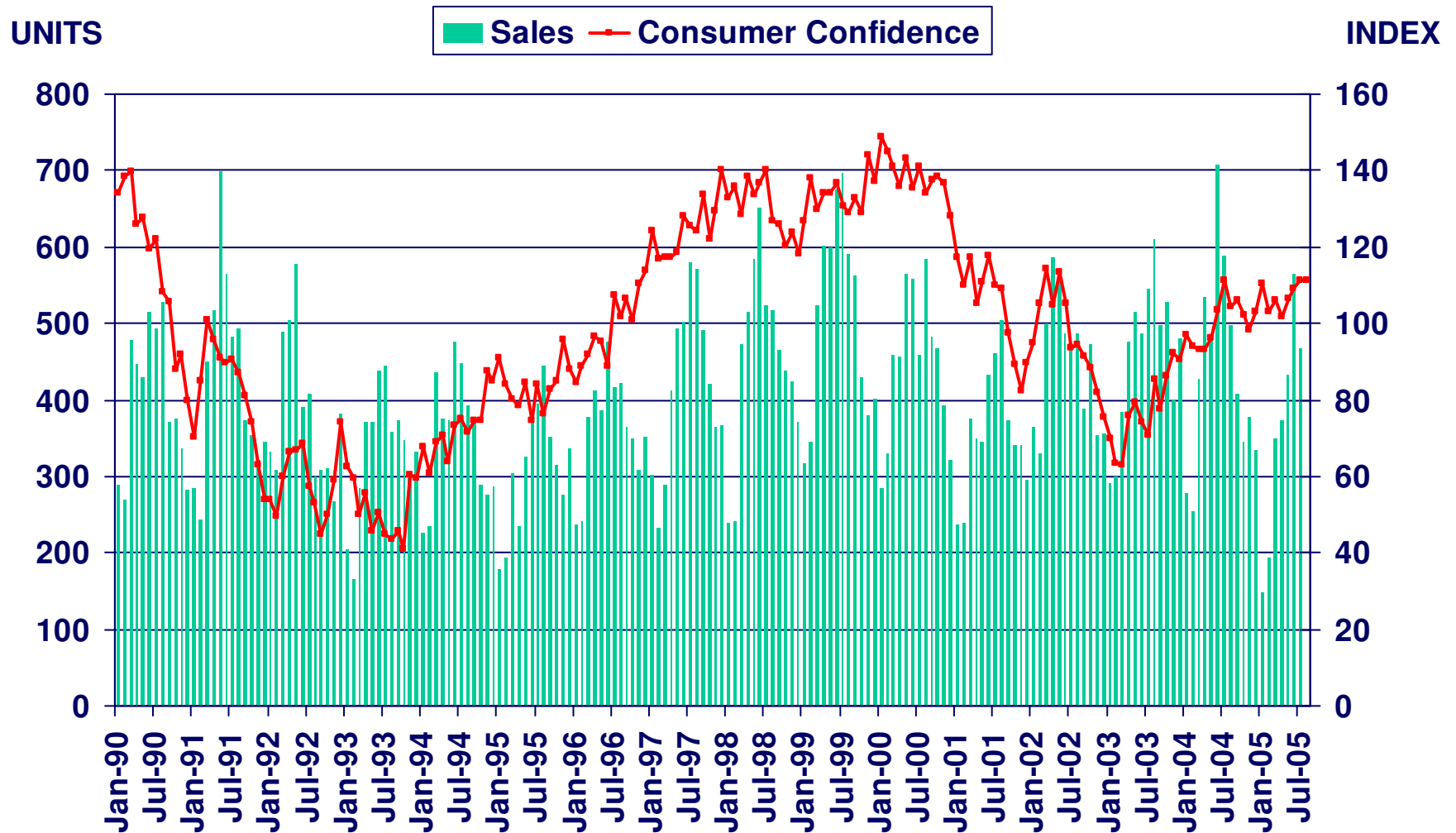
Contra Costa County Profile

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, July 2005: 467 Units, Down 22.6% Y-T-D, Down 20.6% Y-T-Y



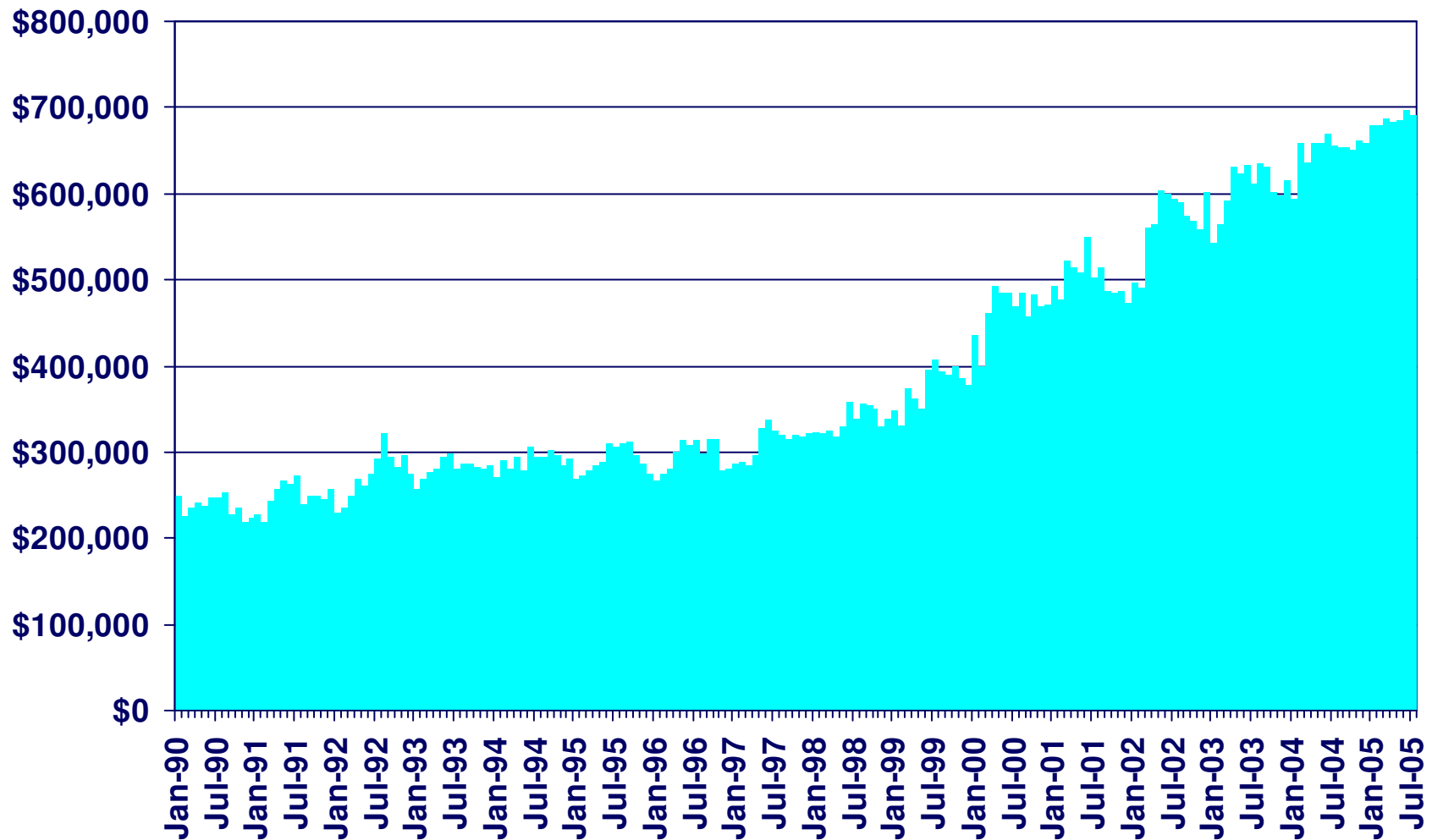
SOURCE: California Association of REALTORS®; The Conference Board

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Median Price of Existing Detached Homes

Contra Costa County, July 2005: \$690,810, Up 5.2% Y-T-Y



SOURCE: California Association of REALTORS®

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Median Home Sales Price

Contra Costa County

	Jul-05	Jul-04	Yearly % Change
Antioch	\$490,000	\$399,000	22.8%
Brentwood	\$620,000	\$458,250	35.3%
Byron	\$631,500	\$505,000	25.0%
Concord	\$503,500	\$410,000	22.8%
Danville	\$988,000	\$855,000	15.6%
Hercules	\$455,000	\$473,250	-3.9%
Lafayette	\$1,082,500	\$900,000	20.3%
Martinez	\$554,750	\$446,000	24.4%
Oakley	\$475,000	\$386,250	23.0%
Pinole	\$506,500	\$450,000	12.6%
Pittsburg	\$435,000	\$348,500	24.8%
Pleasant Hill	\$631,500	\$502,500	25.7%
Richmond	\$425,000	\$335,000	26.9%
San Pablo	\$459,000	\$349,500	31.3%
San Ramon	\$789,000	\$645,000	22.3%
Walnut Creek	\$680,000	\$570,000	19.3%

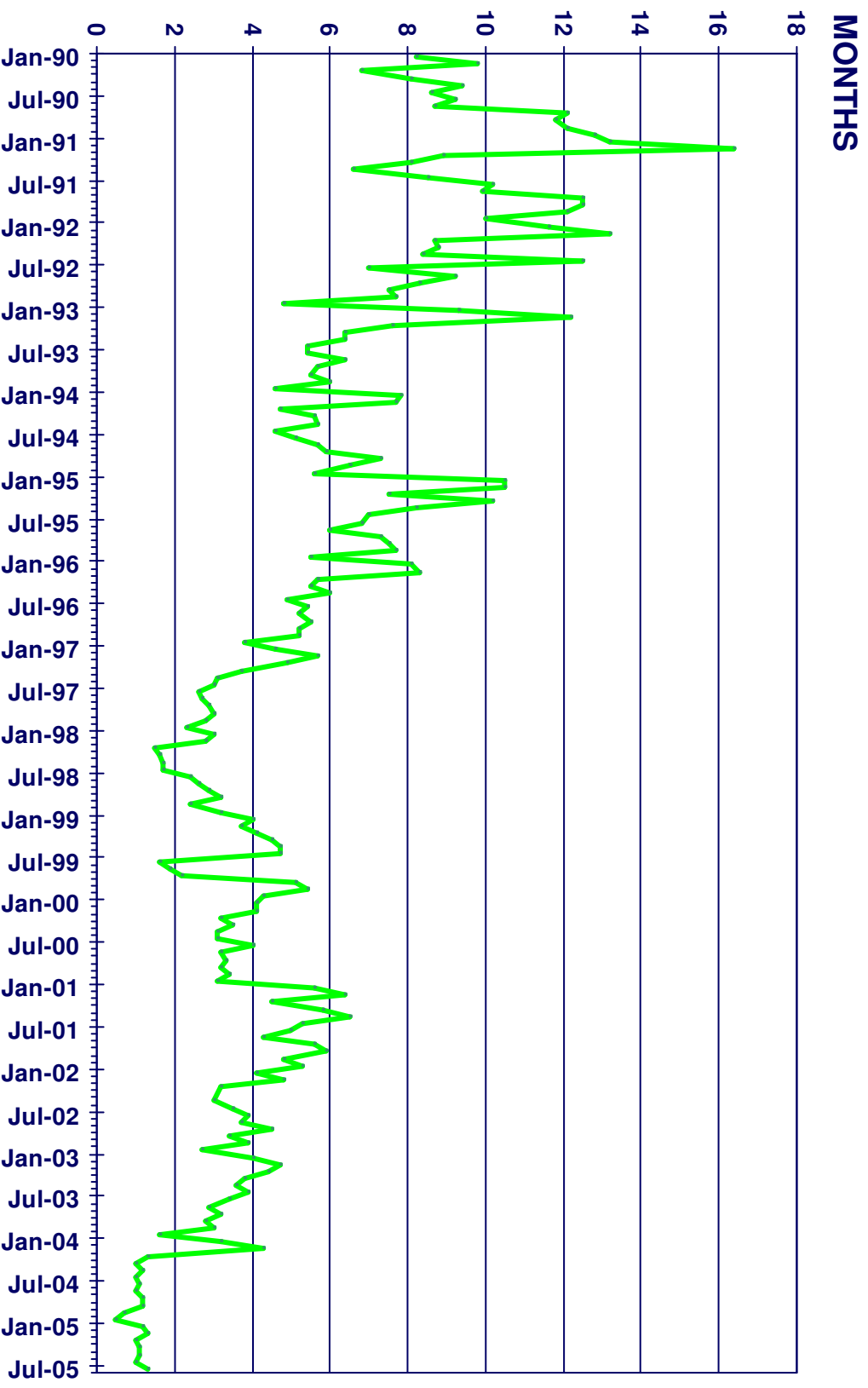
SOURCE: C.A.R.; DataQuick Information Systems. The price statistics are derived from all types of home sales -- new and existing, condos and single-family.

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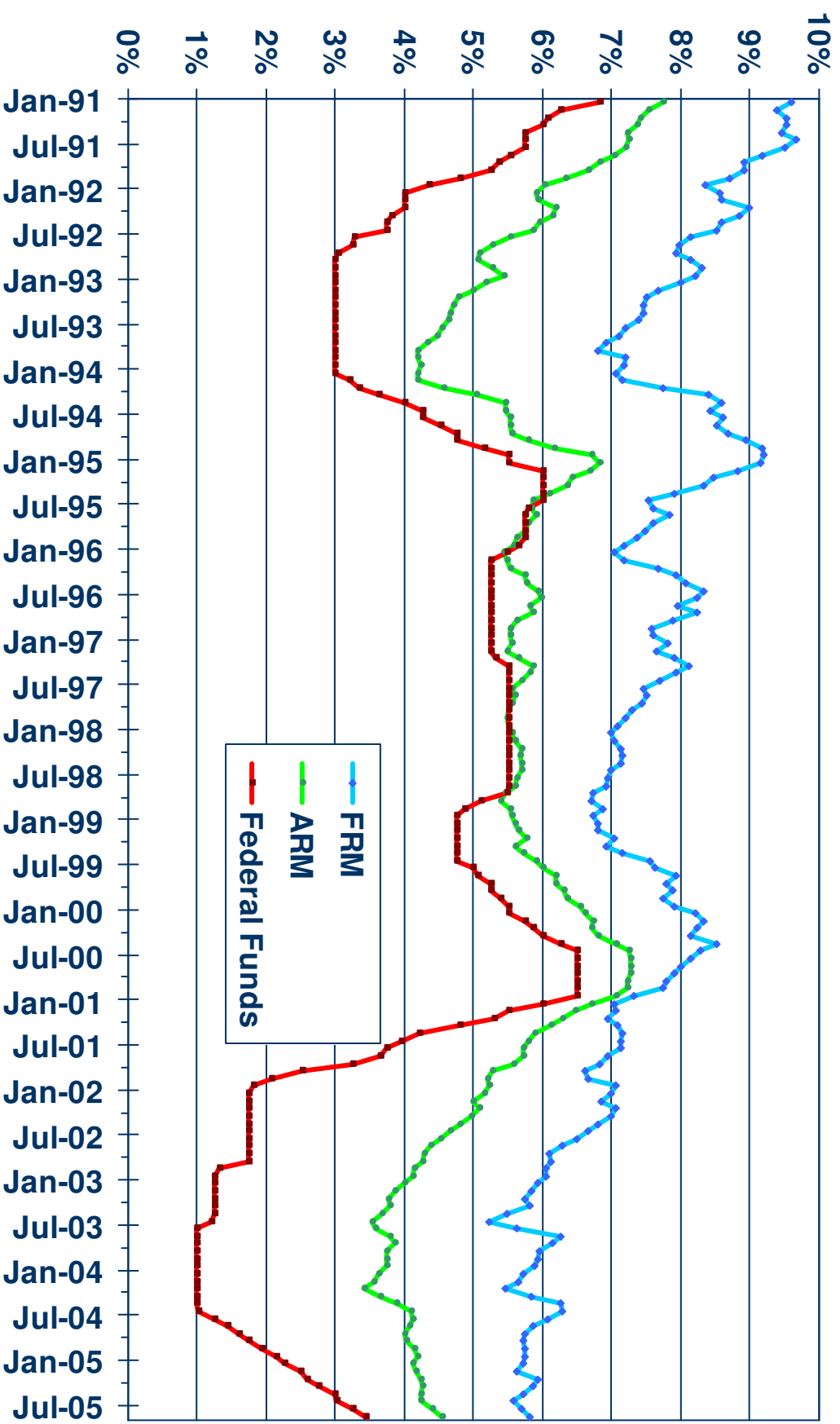


Unsold Inventory Index

Contra Costa County, July 2005: 1.3 Months



Mortgage Rates



SOURCE: Federal Home Loan Mortgage Corporation

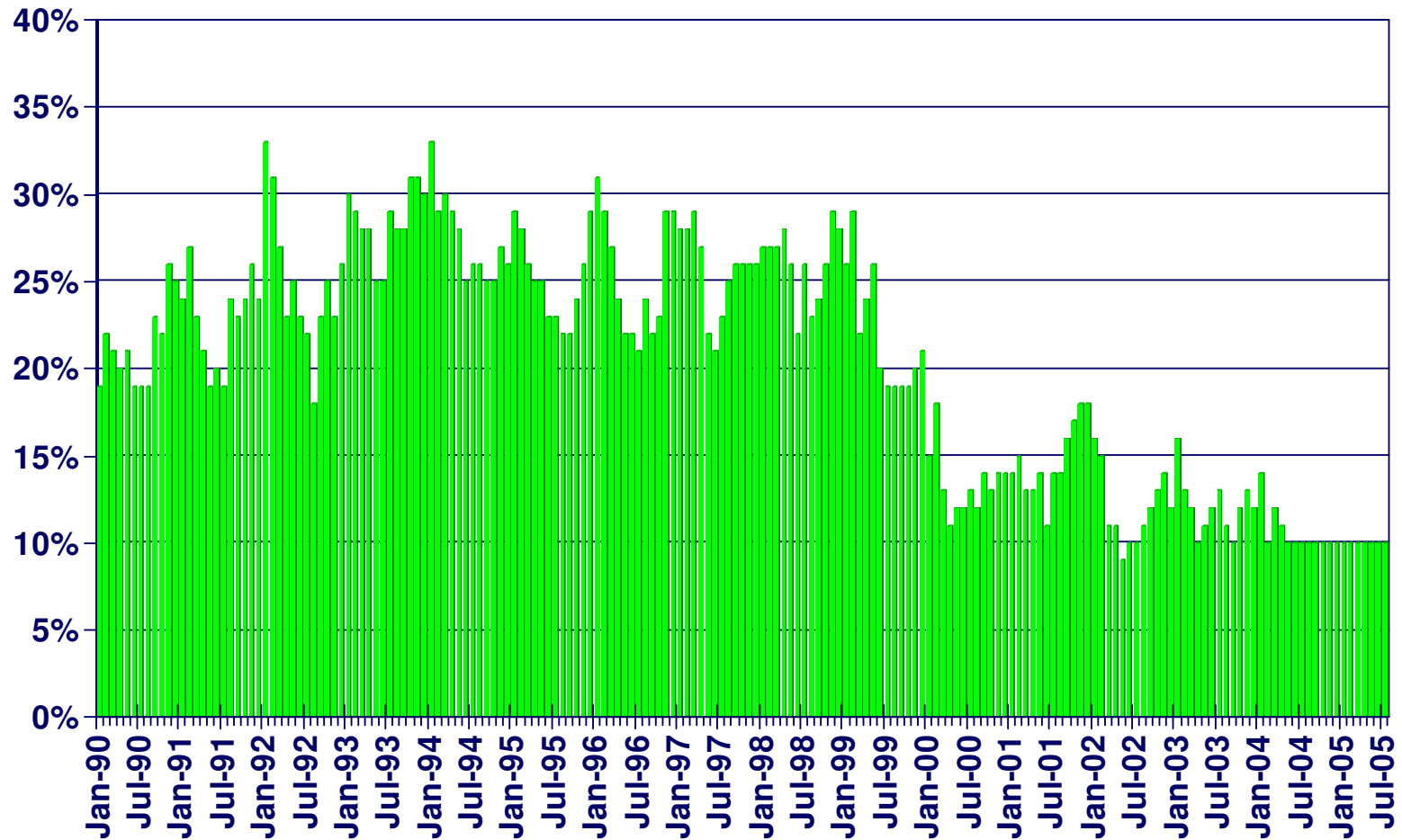
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Housing Affordability Index

Contra Costa County, July 2005: 10%

% OF HOUSEHOLDS THAT CAN BUY



SOURCE: California Association of REALTORS®

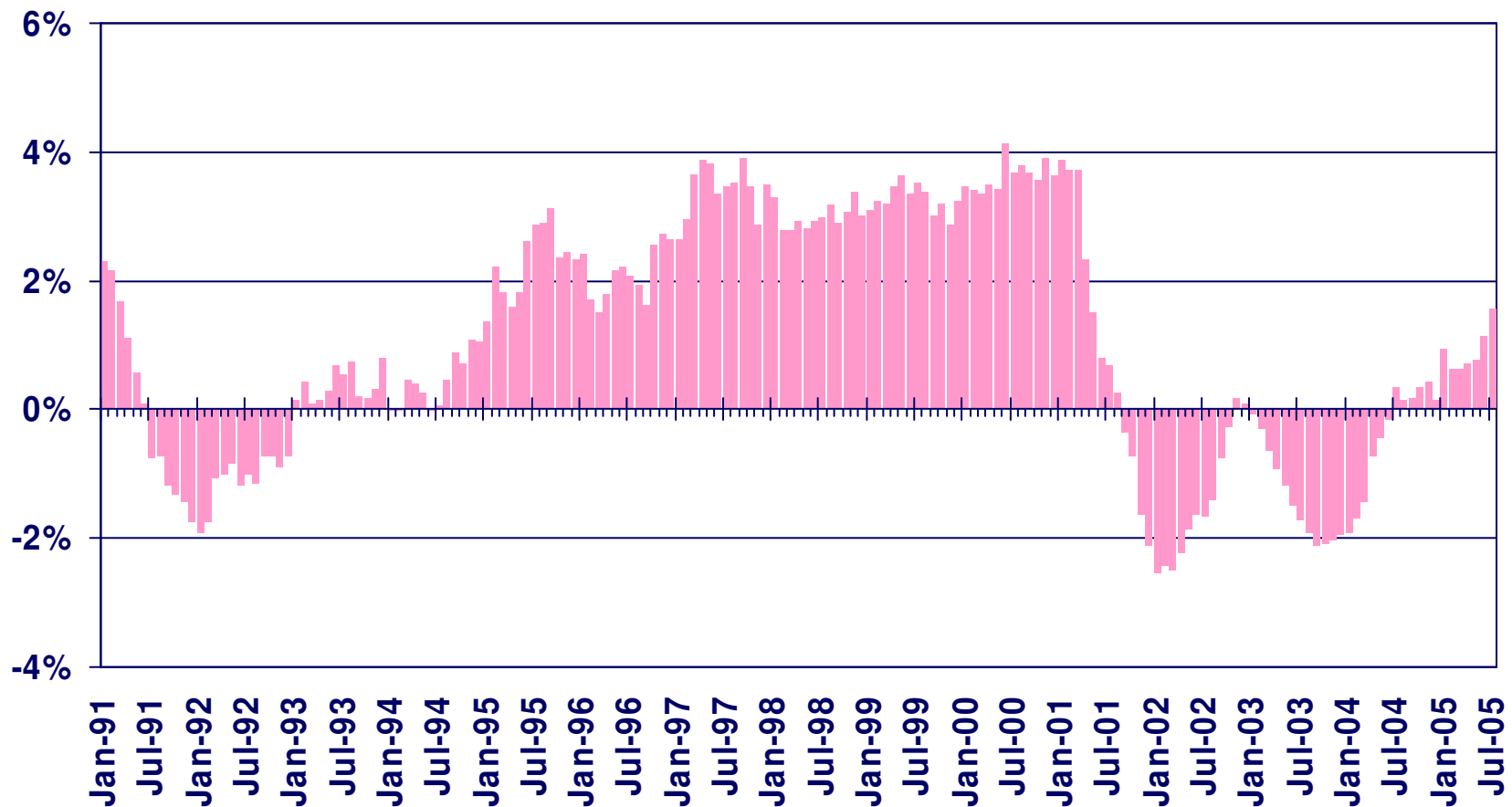
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Nonfarm Employment

Oakland Metropolitan Area, July 2005: Up 1.6% Y-T-Y

Y-T-Y PERCENT CHANGE



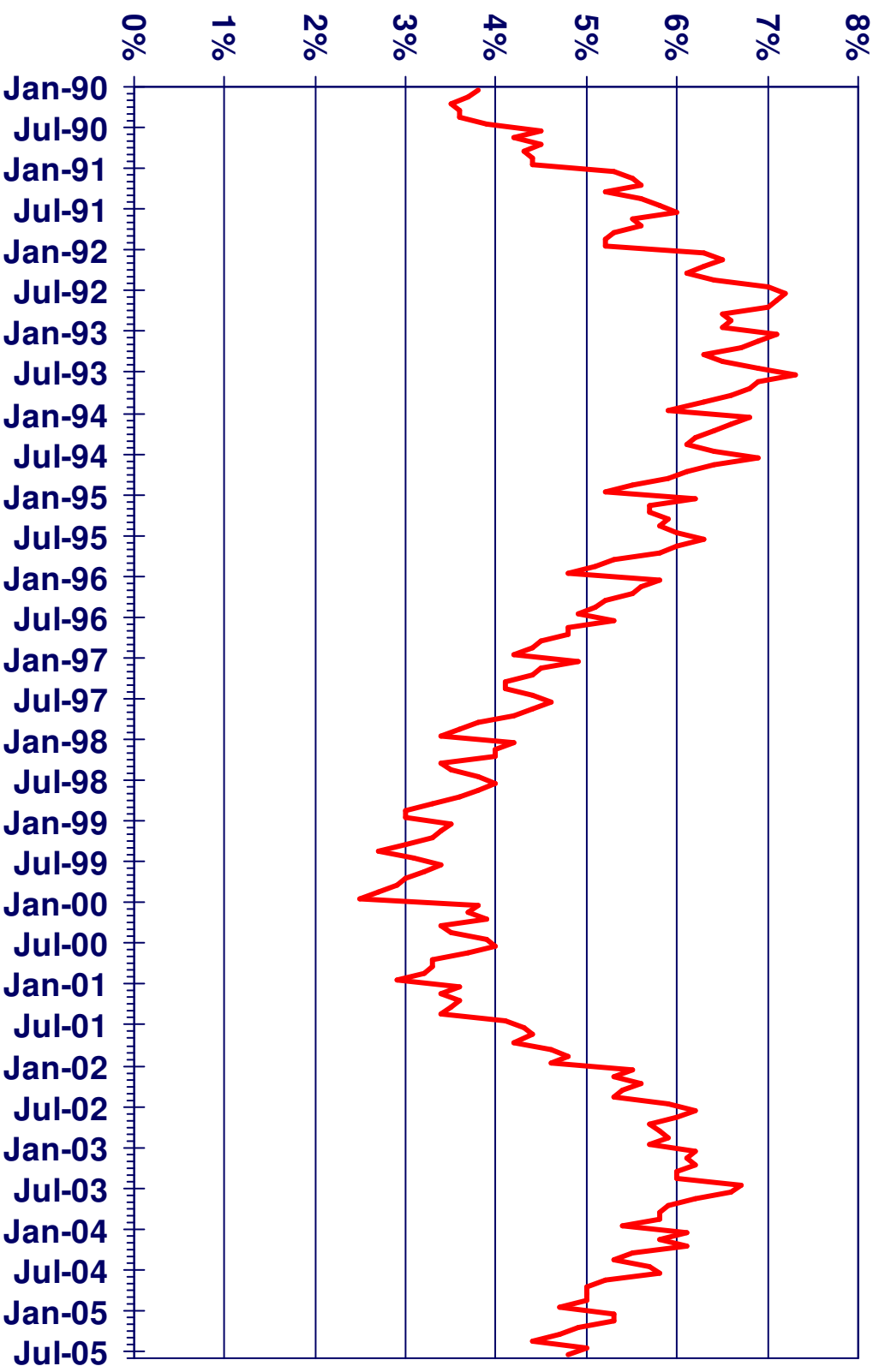
SOURCE: CA Employment Development Division

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Unemployment Rate

Contra Costa County, July 2005: 4.8%



SOURCE: CA Employment Development Division

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Unemployment Rate

Contra Costa County -- July 2005

Area Name	Labor Force	Rate
Contra Costa County	518,800	4.8%
Alamo CDP	7,700	2.1%
Antioch city	48,000	5.3%
Bay Point CDP	10,600	9.6%
Bayview Montalvin CDP	2,300	8.9%
Bethel Island CDP	1,200	8.6%
Blackhawk Camino Tassajar	5,300	2.6%
Brentwood city	10,700	4.1%
Byron CDP	400	2.7%
Clayton city	6,500	1.0%
Clyde CDP	400	2.8%
Concord city	68,800	5.3%
Crockett CDP	2,100	9.3%
Danville town	23,700	3.3%
Diablo CDP	500	1.2%
Discovery Bay CDP	5,200	2.9%
East Richmond Heights CDF	2,000	5.6%

CCD Census County Division
CDP Census Designated Place

SOURCE: CA Employment Development Department

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Unemployment Rate

Contra Costa County -- July 2005

Area Name	Labor Force	Rate
Contra Costa County	518,800	4.8%
El Cerrito city	13,900	4.3%
El Sobrante CDP	6,500	3.6%
Hercules city	11,400	3.2%
Kensington CDP	2,900	1.8%
Knightsen CDP	400	9.1%
Lafayette city	12,900	1.6%
Martinez city	21,800	3.8%
Moraga town	9,000	7.5%
Mountain View CDP	1,400	3.2%
Oakley city	13,800	3.3%
Orinda city	8,800	1.7%
Pacheco CDP	2,200	4.6%
Pinole city	10,600	3.1%
Pittsburg city	29,200	7.4%
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

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Unemployment Rate

Contra Costa County -- July 2005

Area Name	Labor Force	Rate
Contra Costa County	518,800	4.8%
Richmond city	50,800	7.8%
Rodeo CDP	4,900	6.9%
Rollingwood CDP	1,200	10.8%
San Pablo city	13,000	9.5%
San Ramon city	28,700	1.8%
Tara Hills CDP	3,000	5.5%
Vine Hill CDP	1,800	6.5%
Waldon CDP	3,700	1.3%
Walnut Creek city	34,500	3.6%

CCD Census County Division
CDP Census Designated Place

SOURCE: CA Employment Development Department

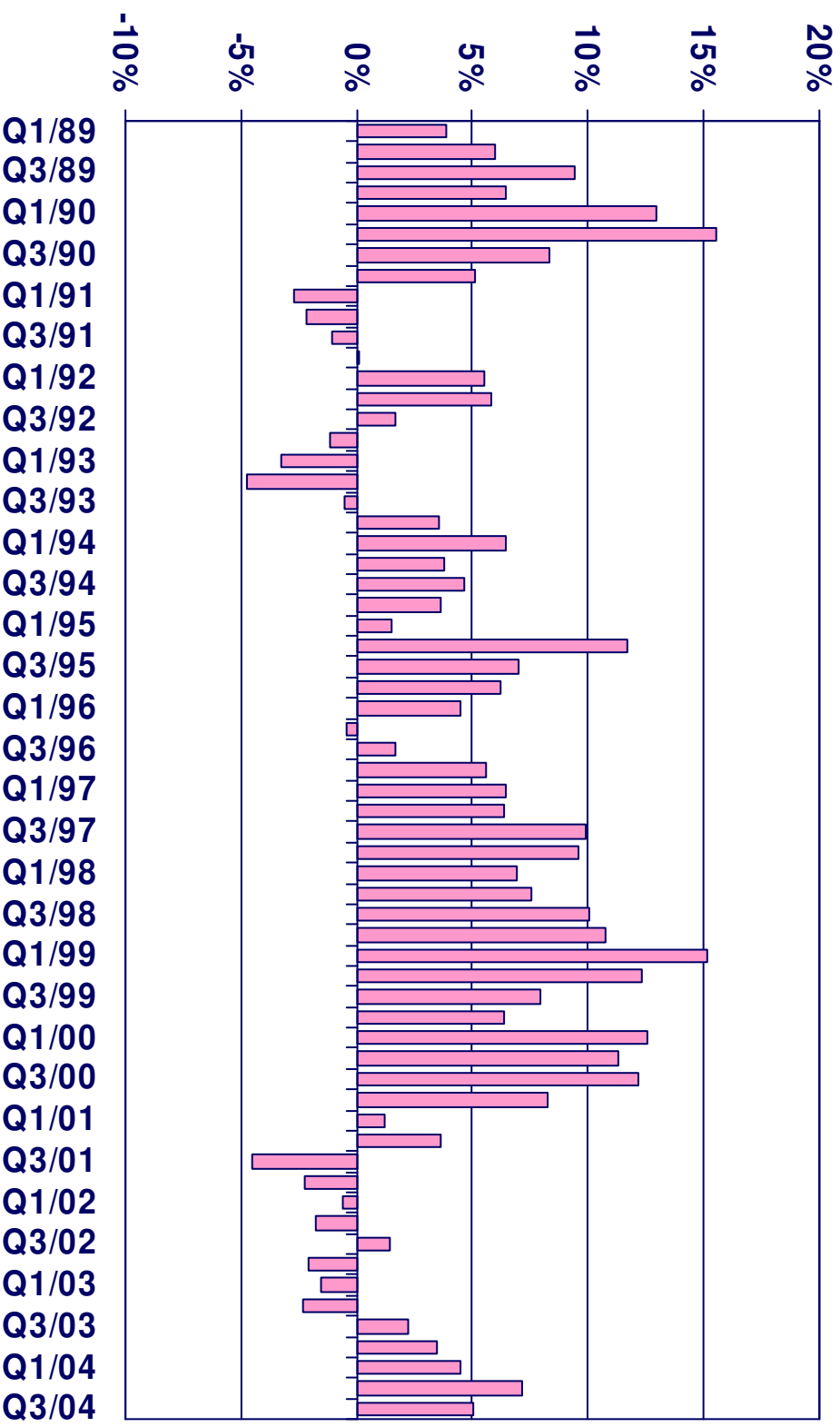
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Taxable Sales

Contra Costa County

ANNUAL PERCENT CHANGE



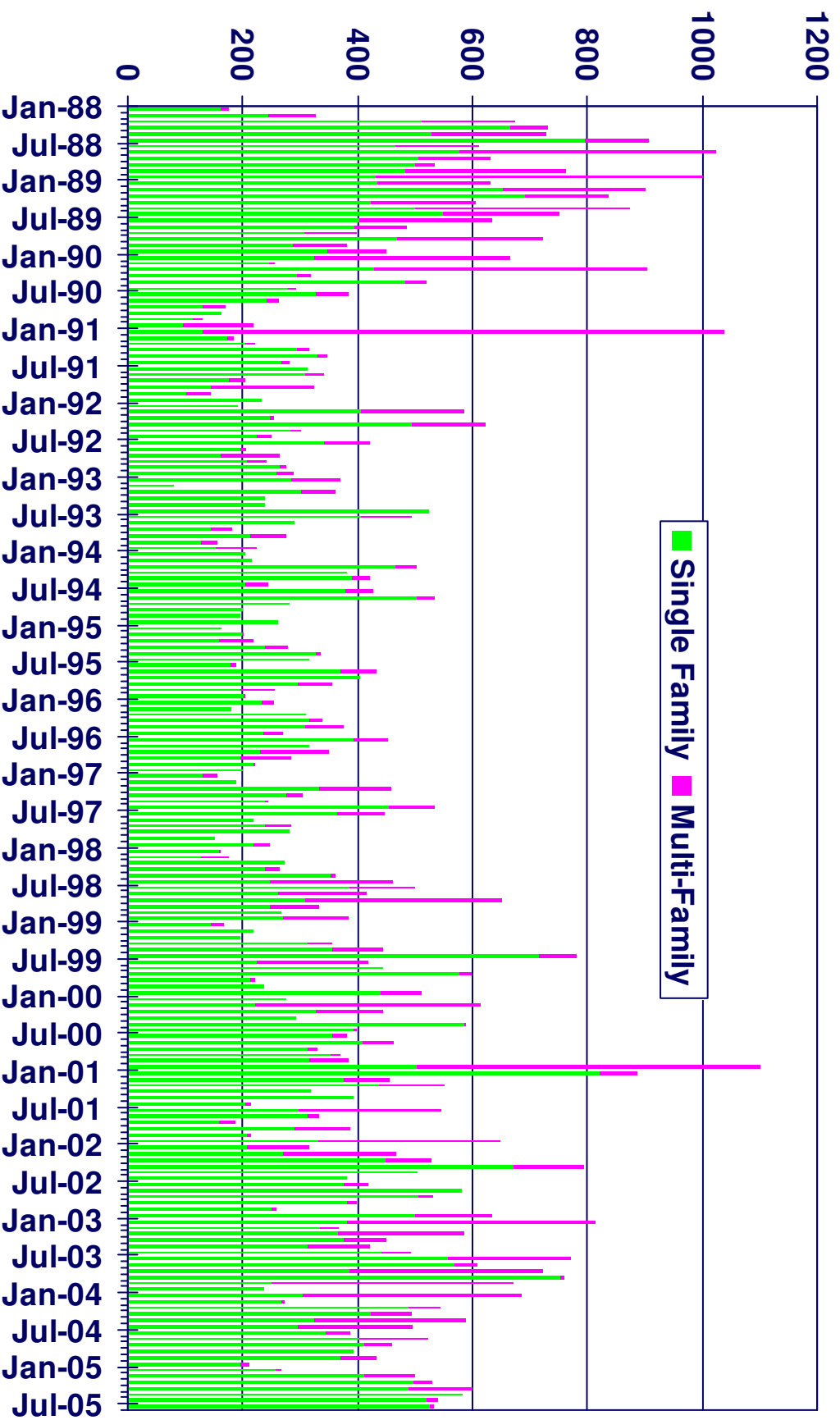
SOURCE: CA State Board of Equalization

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New Housing Permits

Contra Costa County, July 2005: 532 Units, Up 2.6% Y-T-D



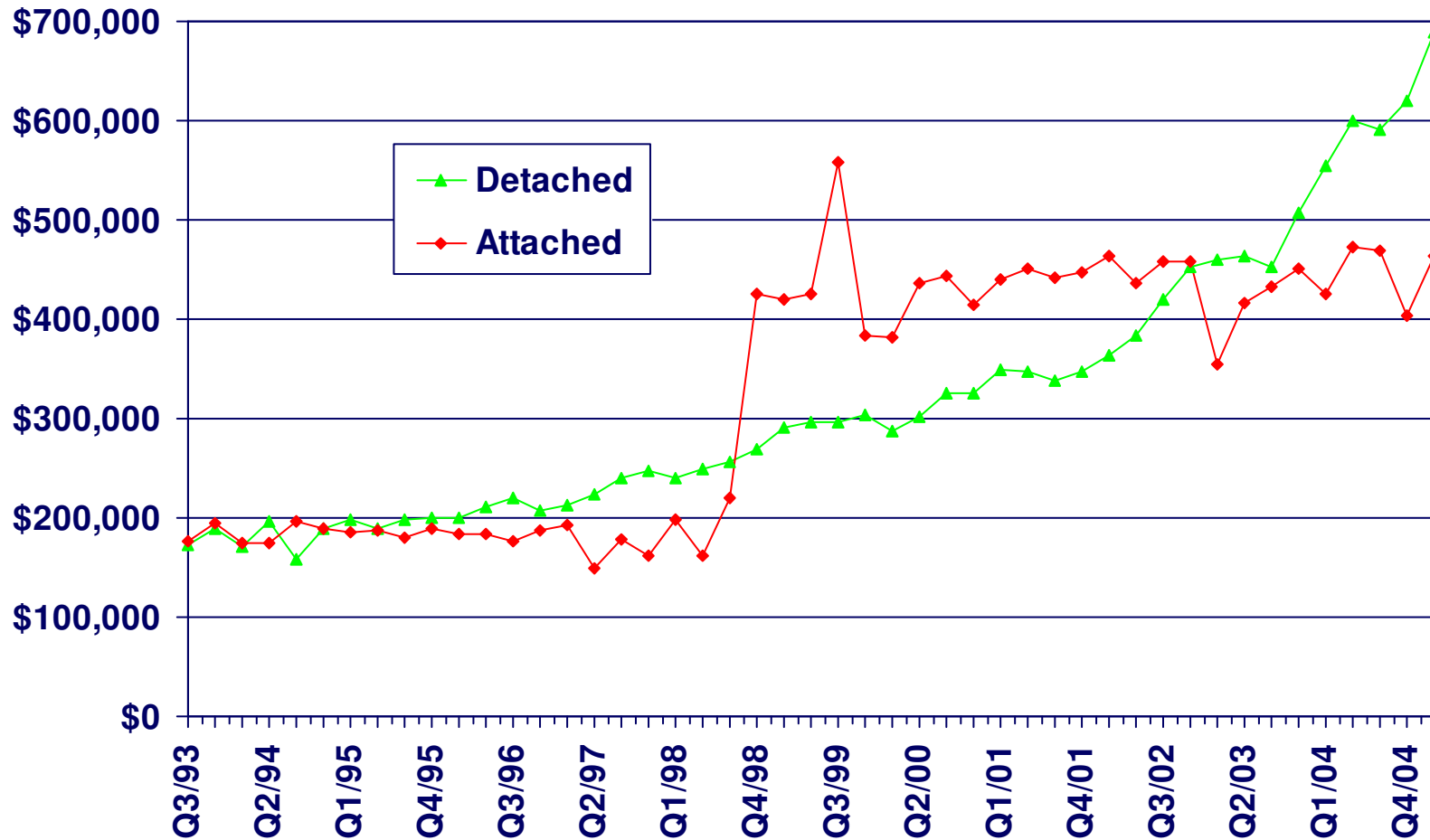
SOURCE: Construction Industry Research Board

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Median Price for New Homes

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



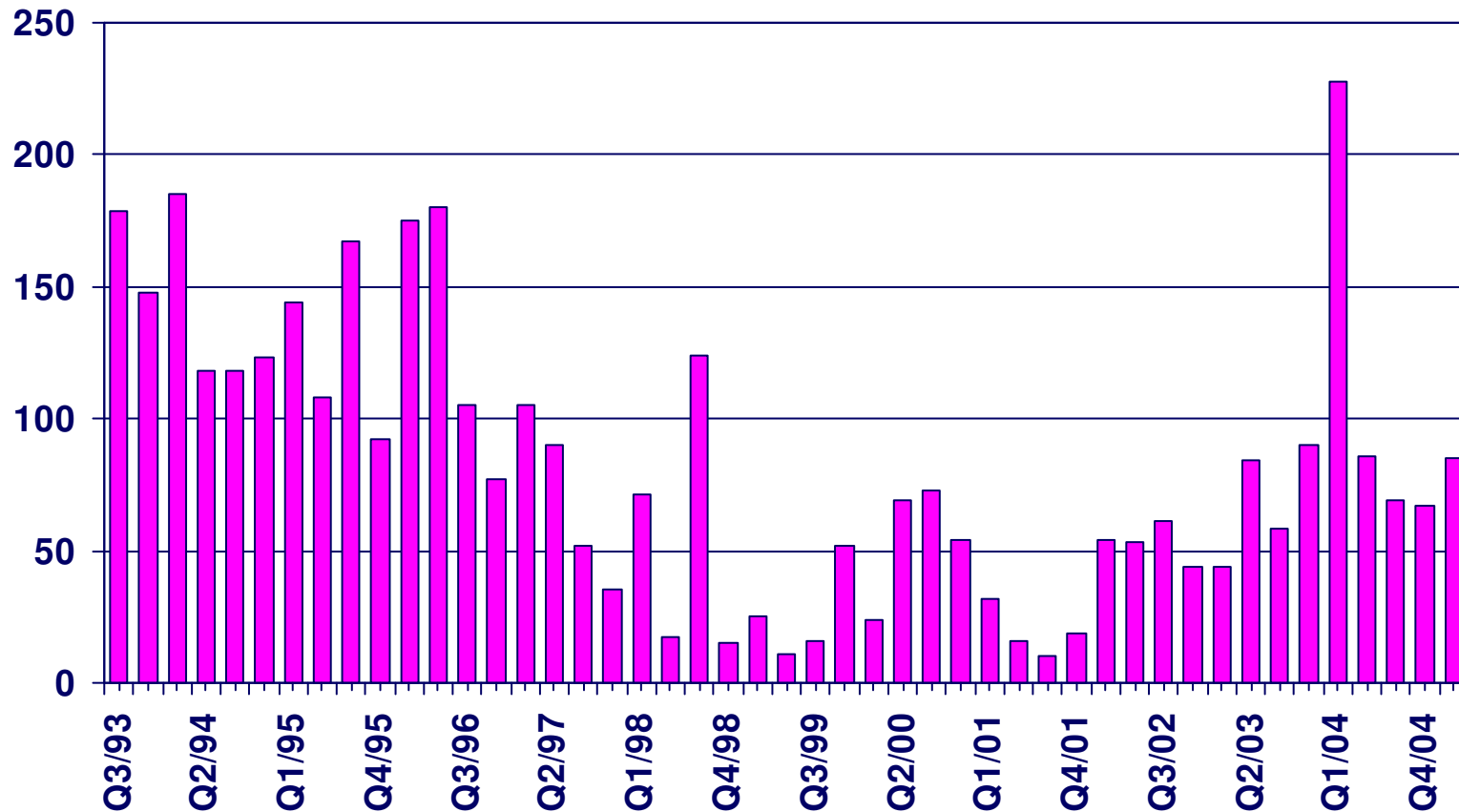
SOURCE: California Association of REALTORS®; Meyers Group

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New Home Sales

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



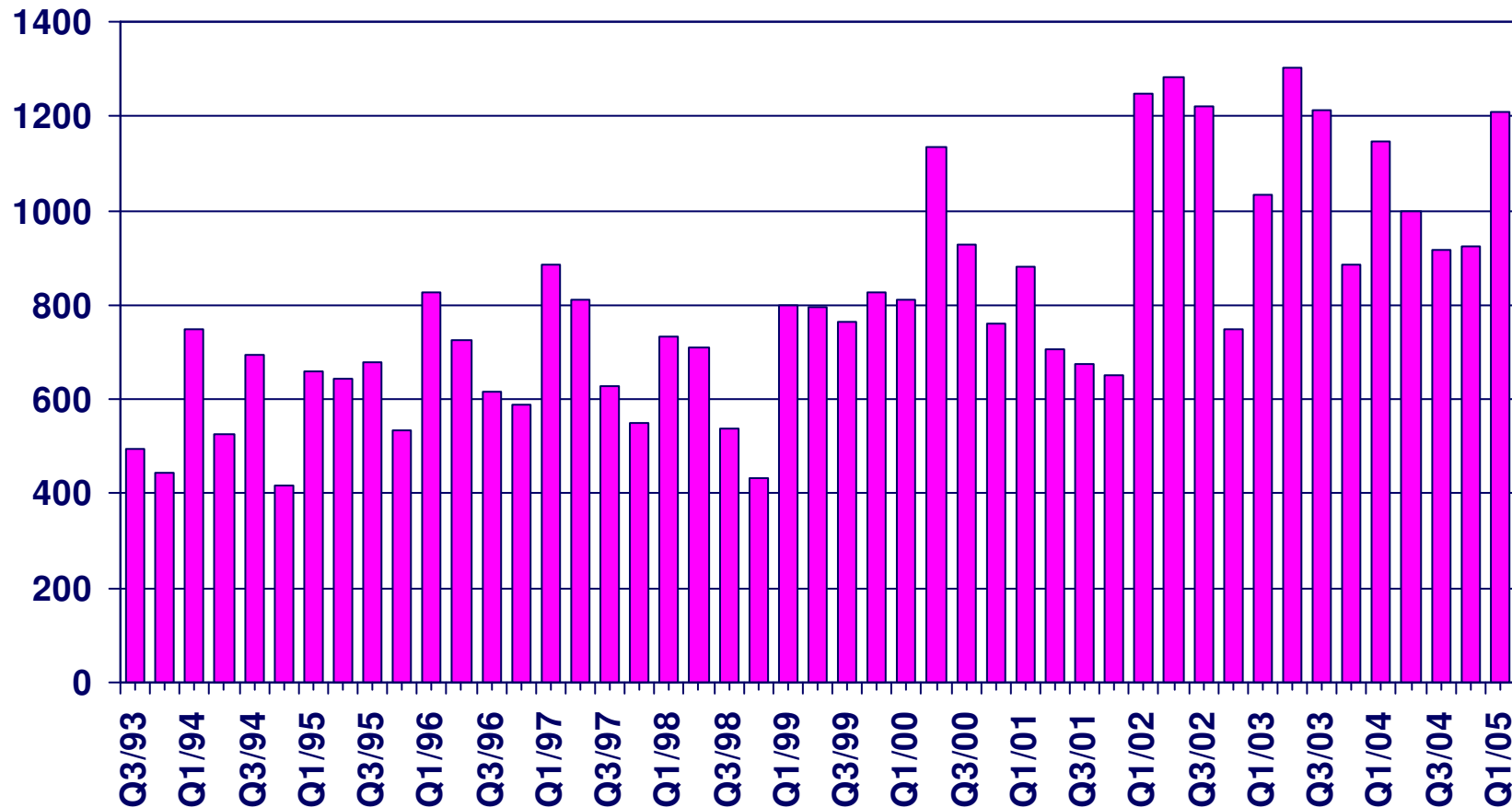
SOURCE: California Association of REALTORS®; Meyers Group

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New Home Sales

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



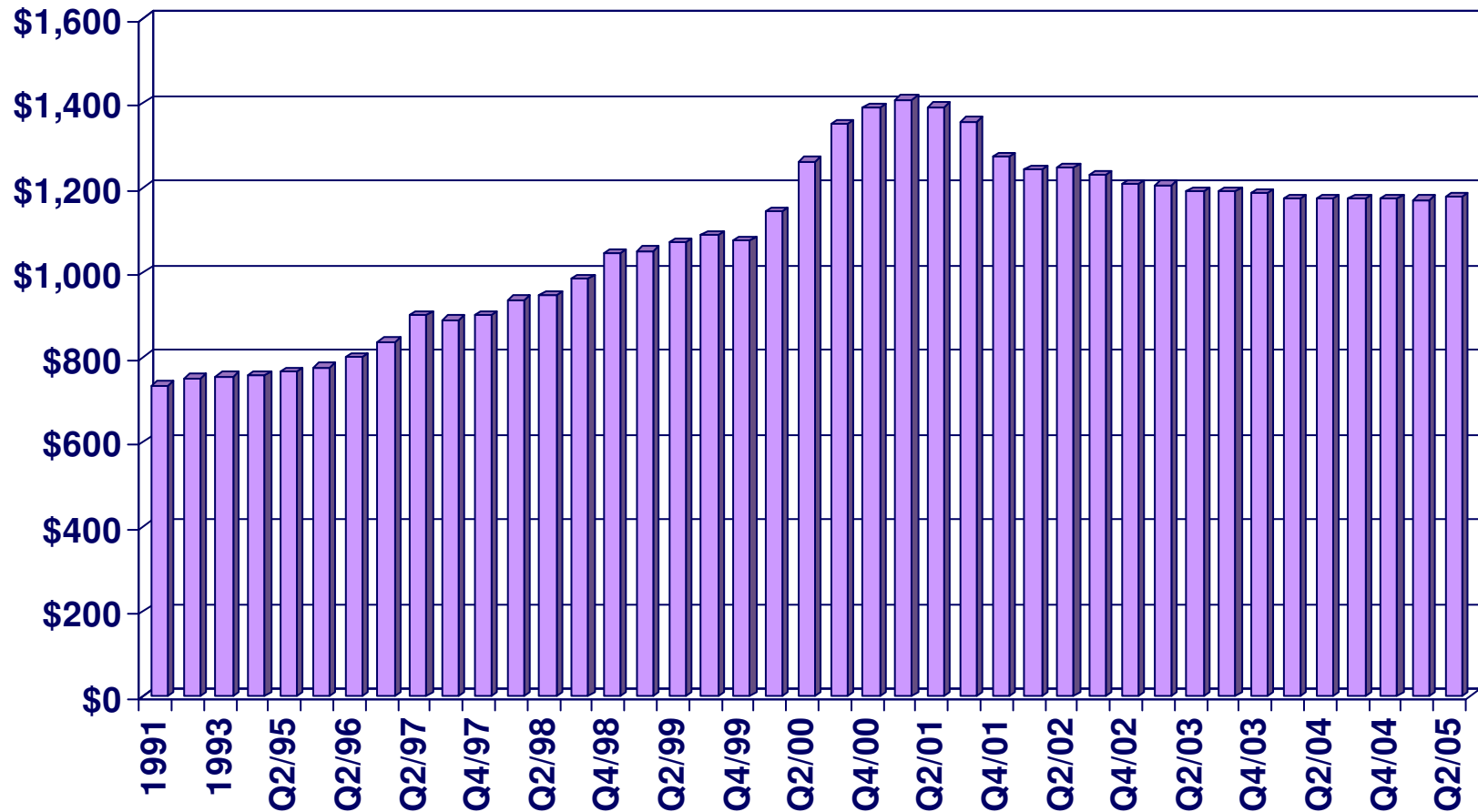
SOURCE: California Association of REALTORS®; Meyers Group

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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

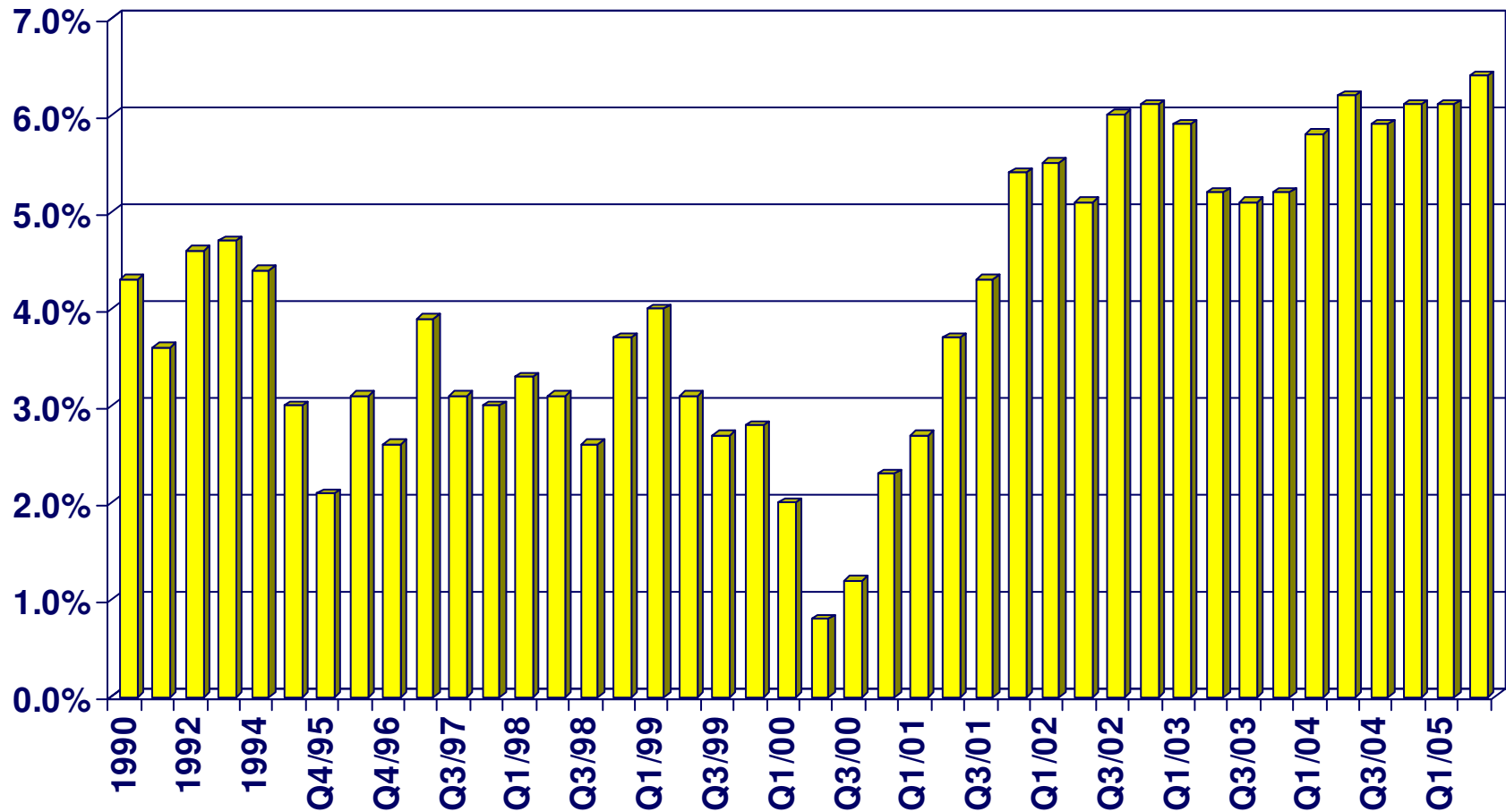
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Vacancy Rates for Class A&B Apartments

Oakland MSA, 2005 Q2: 6.4%

VACANCY RATE



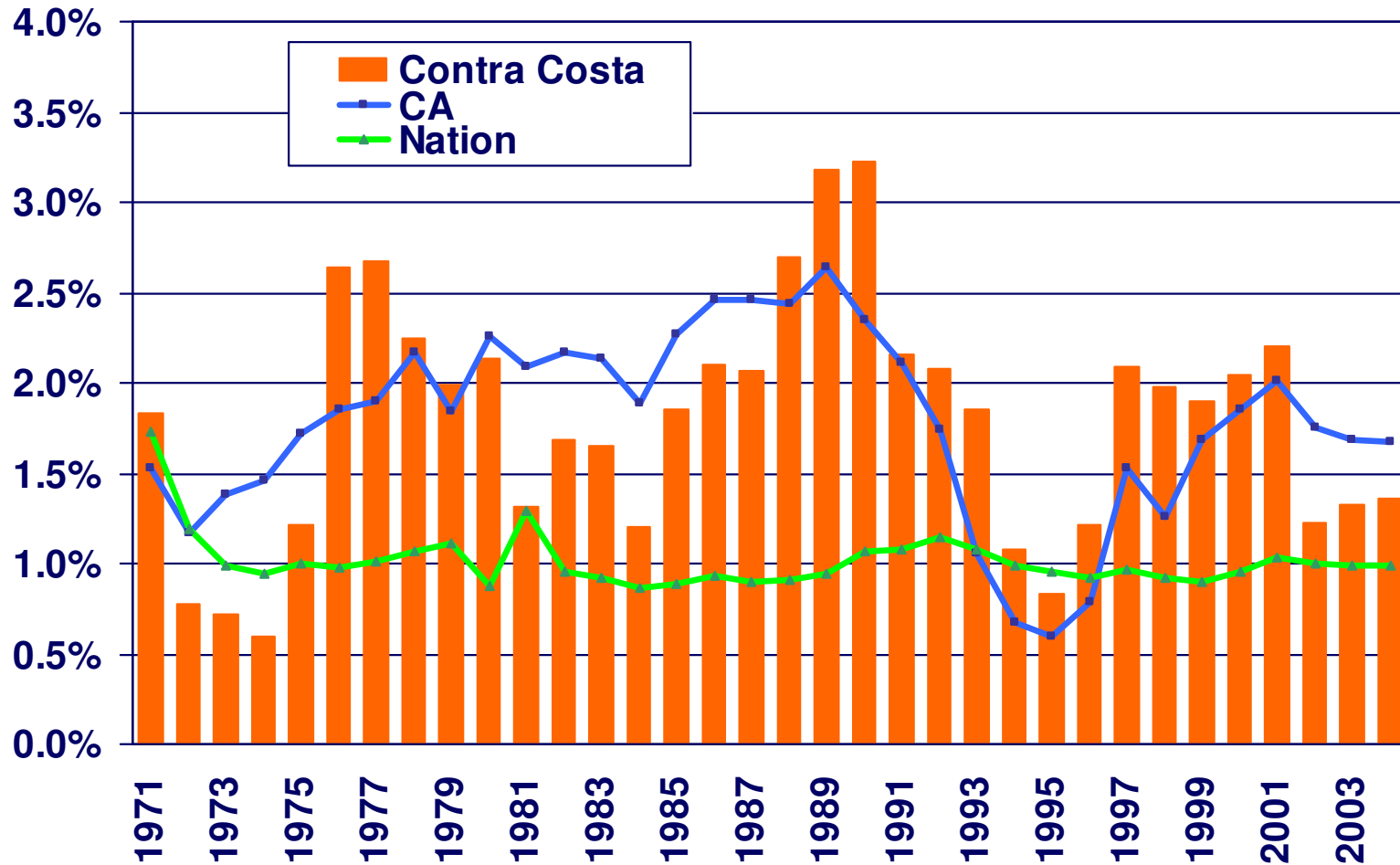
SOURCE: California Association of REALTORS®;
REALFACTS

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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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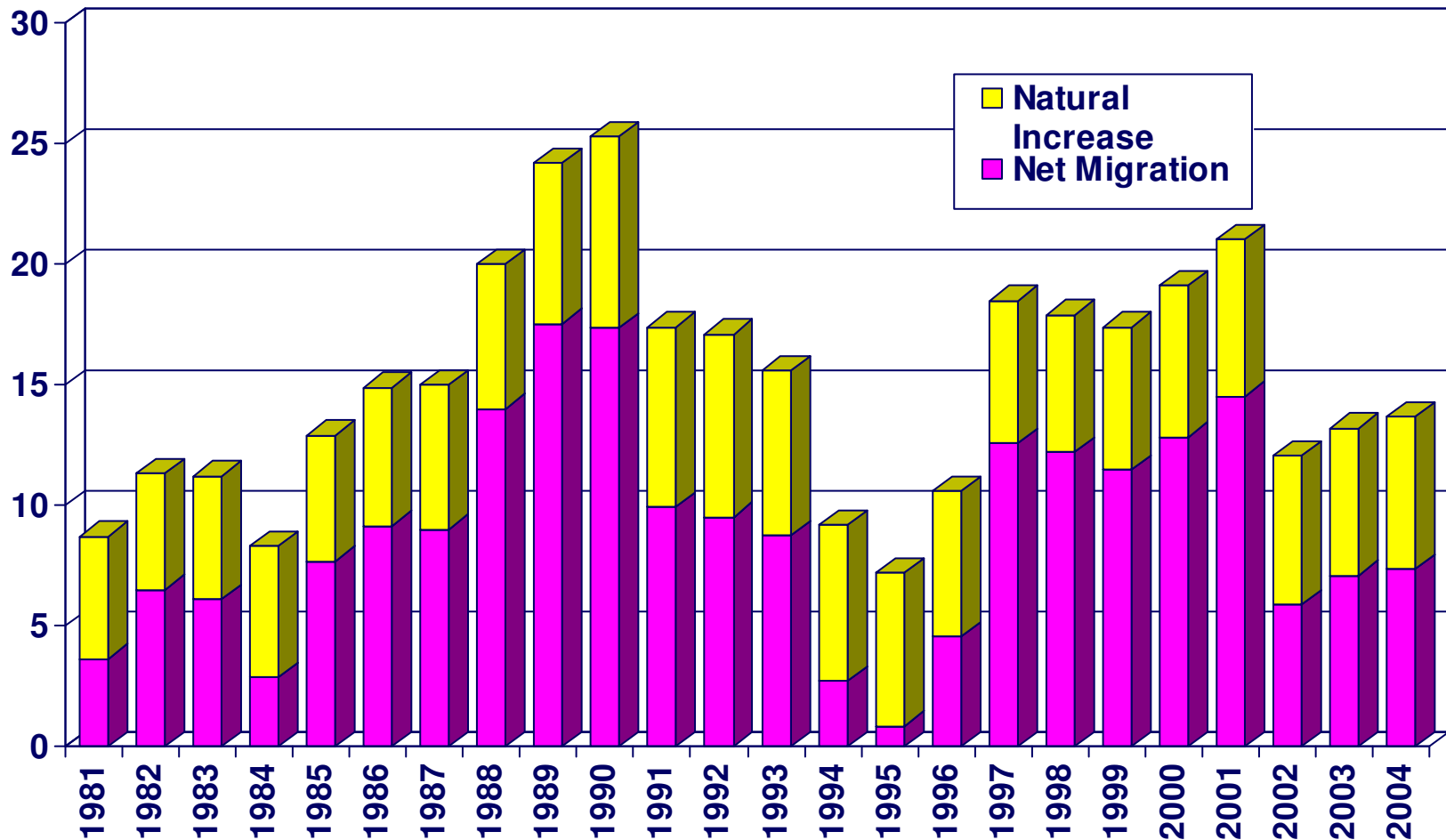
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Sources of Population Growth

Contra Costa County (1981-2004)

THOUSANDS



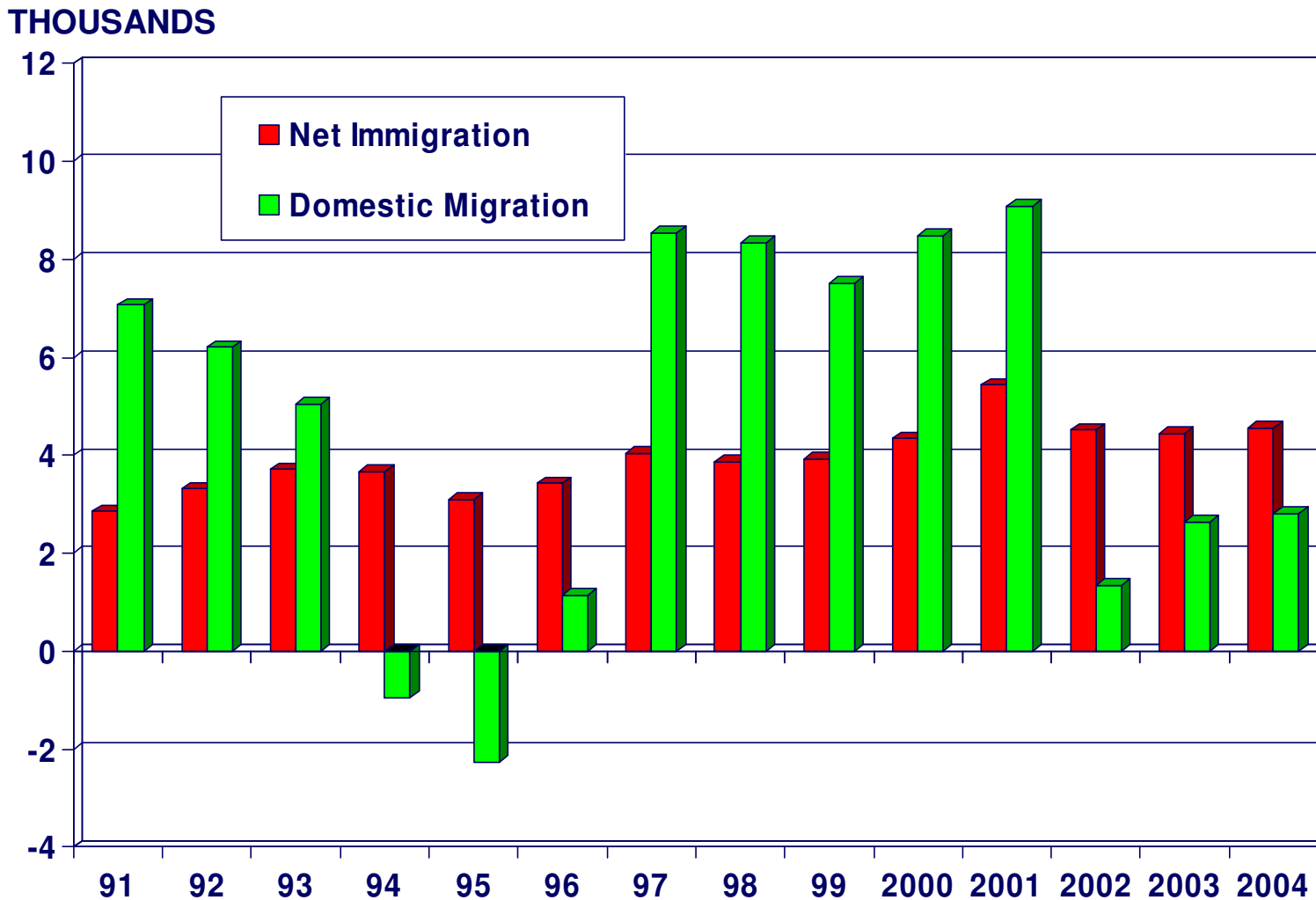
SOURCE: CA Department of Finance

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Net Immigration Vs. Domestic Migration

Contra Costa County



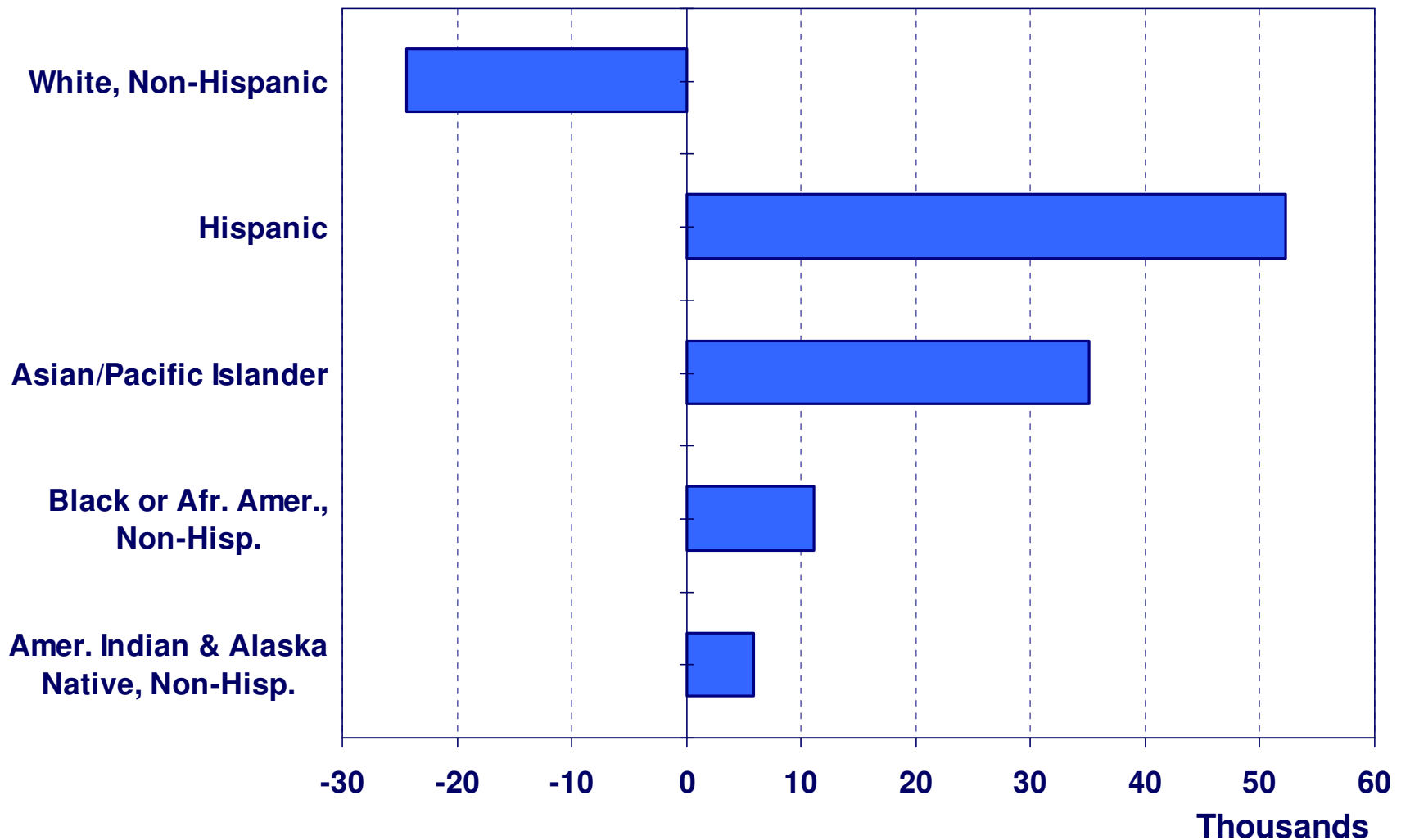
SOURCE: CA Department of Finance

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Net Immigration by Ethnic Group

Contra Costa County (1990 Census to 2000 Census)



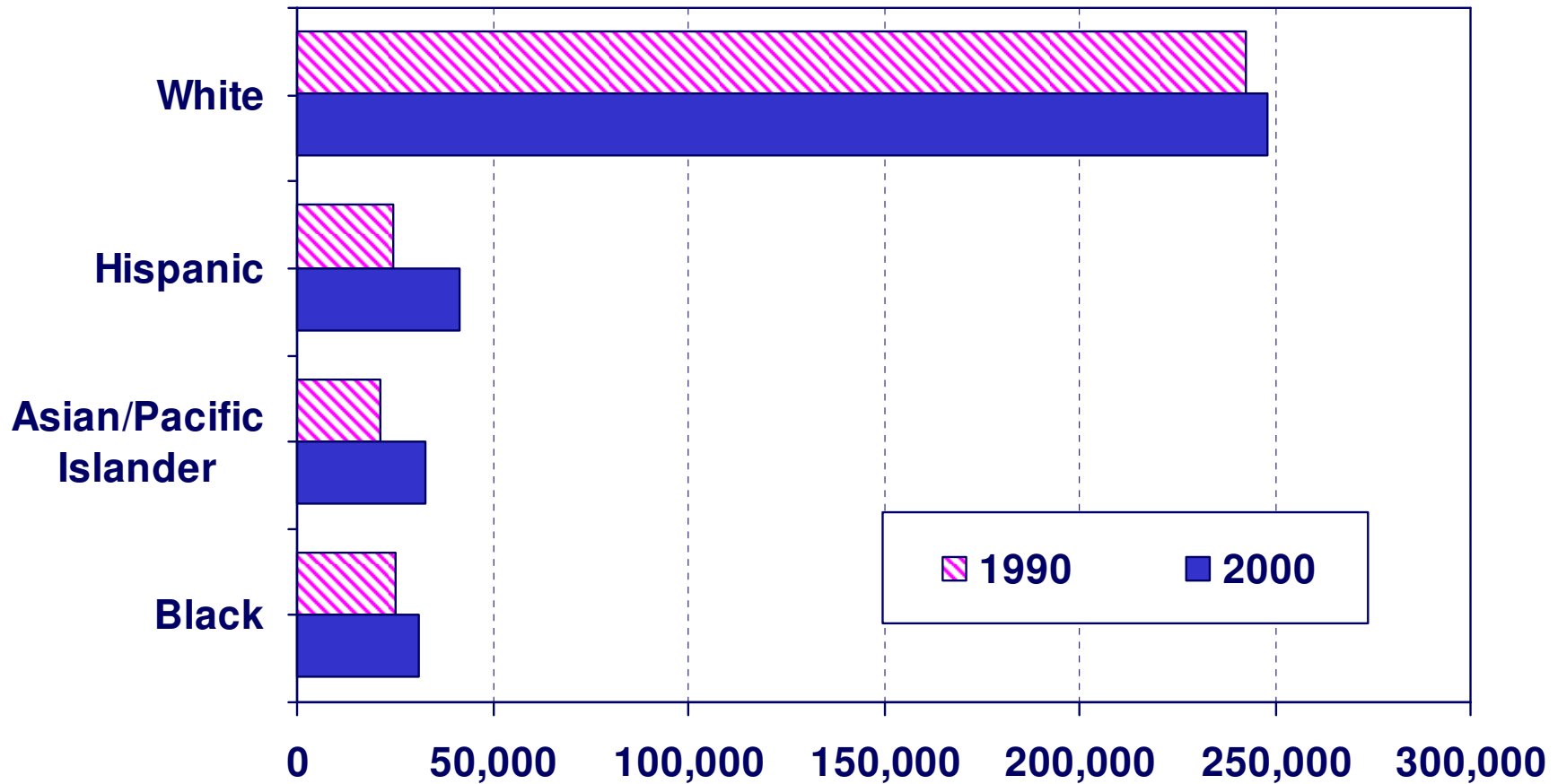
SOURCE: CA Dept. of Finance

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Number of Households by Ethnicity

Contra Costa County (1990 Census vs. 2000 Census)



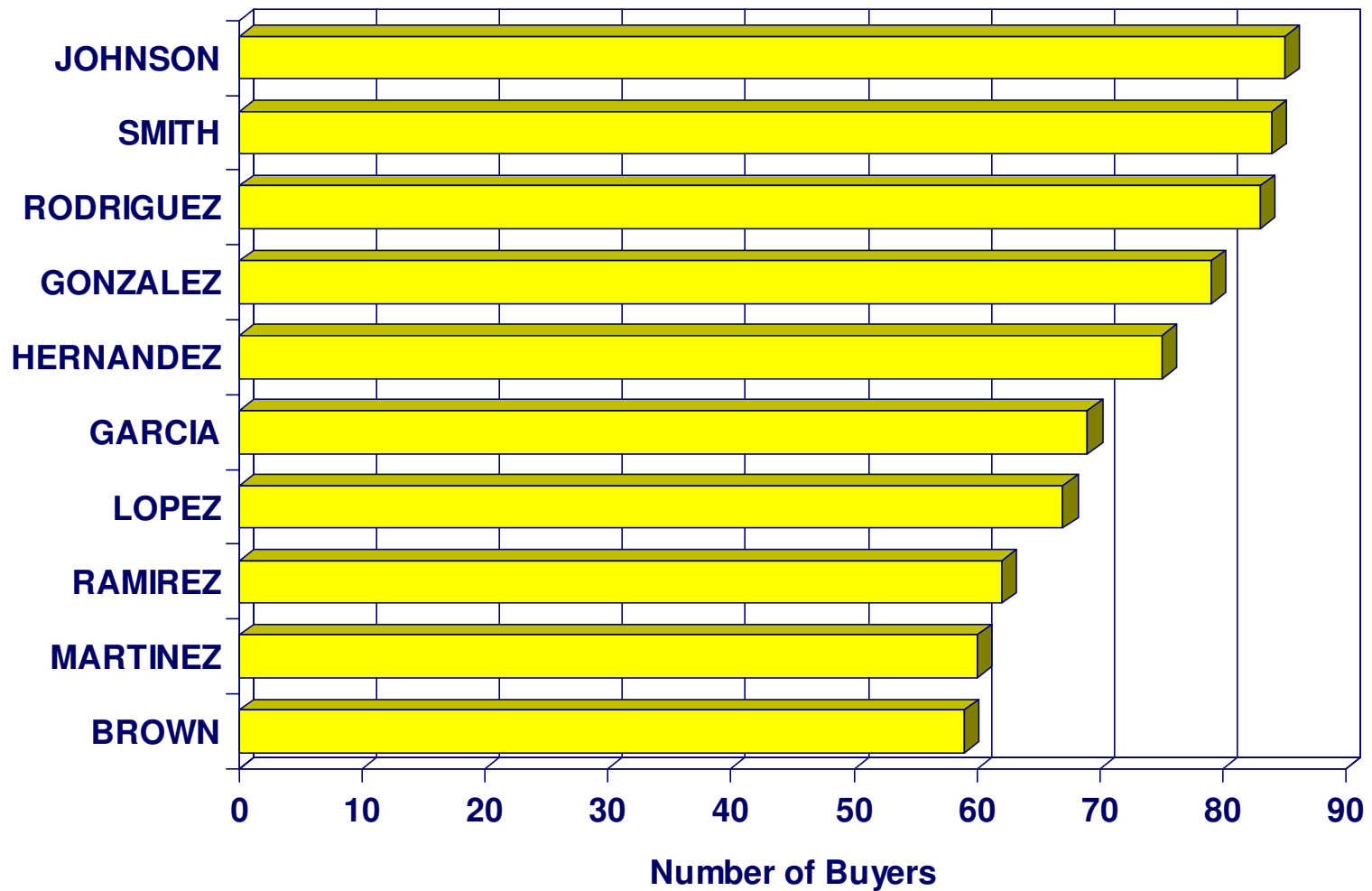
SOURCE: U.S. Census Bureau

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Top 10 Home Buyer Surnames

Contra Costa County (2003)



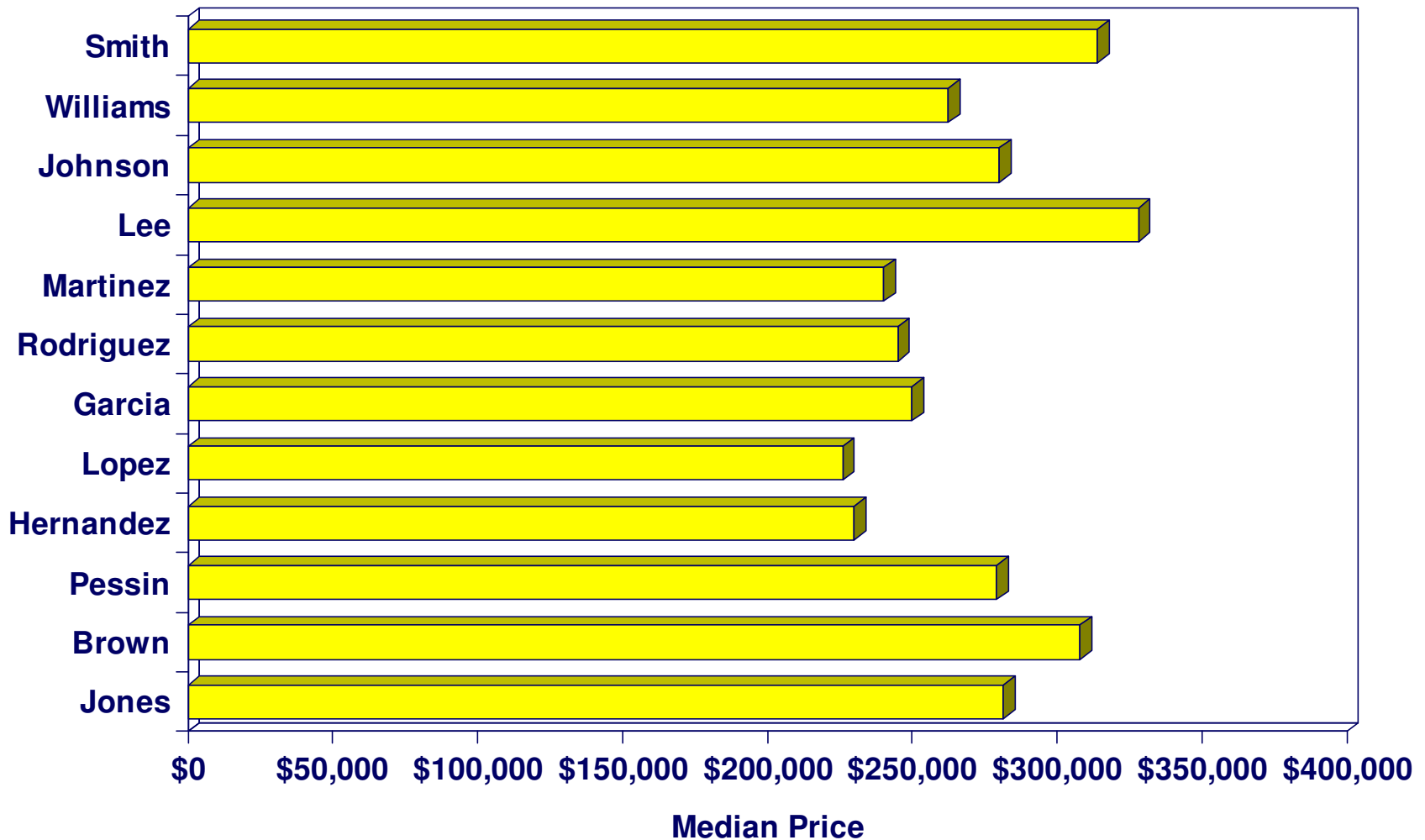
SOURCE: California Association of REALTORS®

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Top 10 Home Buyer Surnames & Median Prices

Contra Costa County (2001)



SOURCE: California Association of REALTORS®

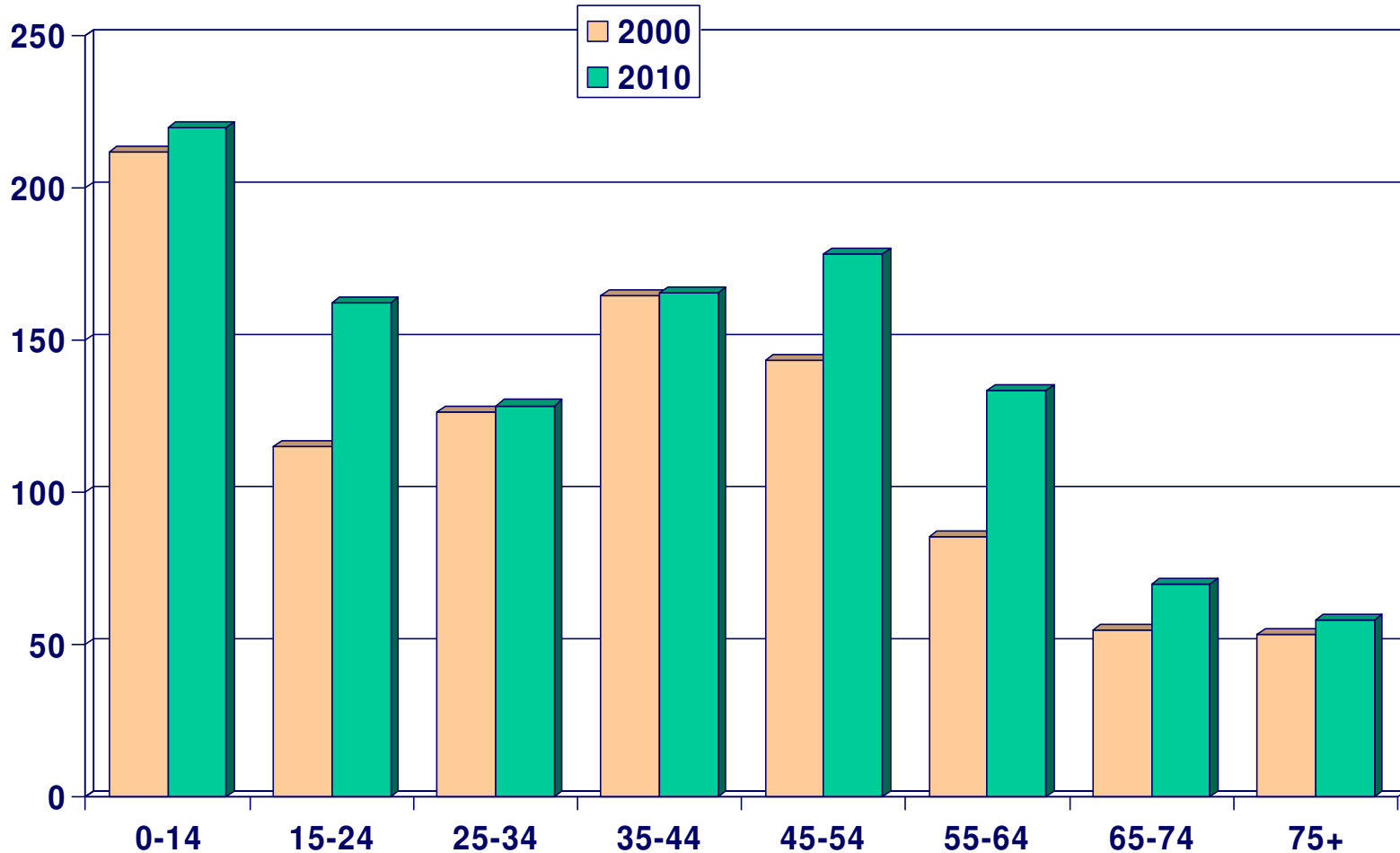
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Population by Age Group

Contra Costa (2000-2010)

Thousands



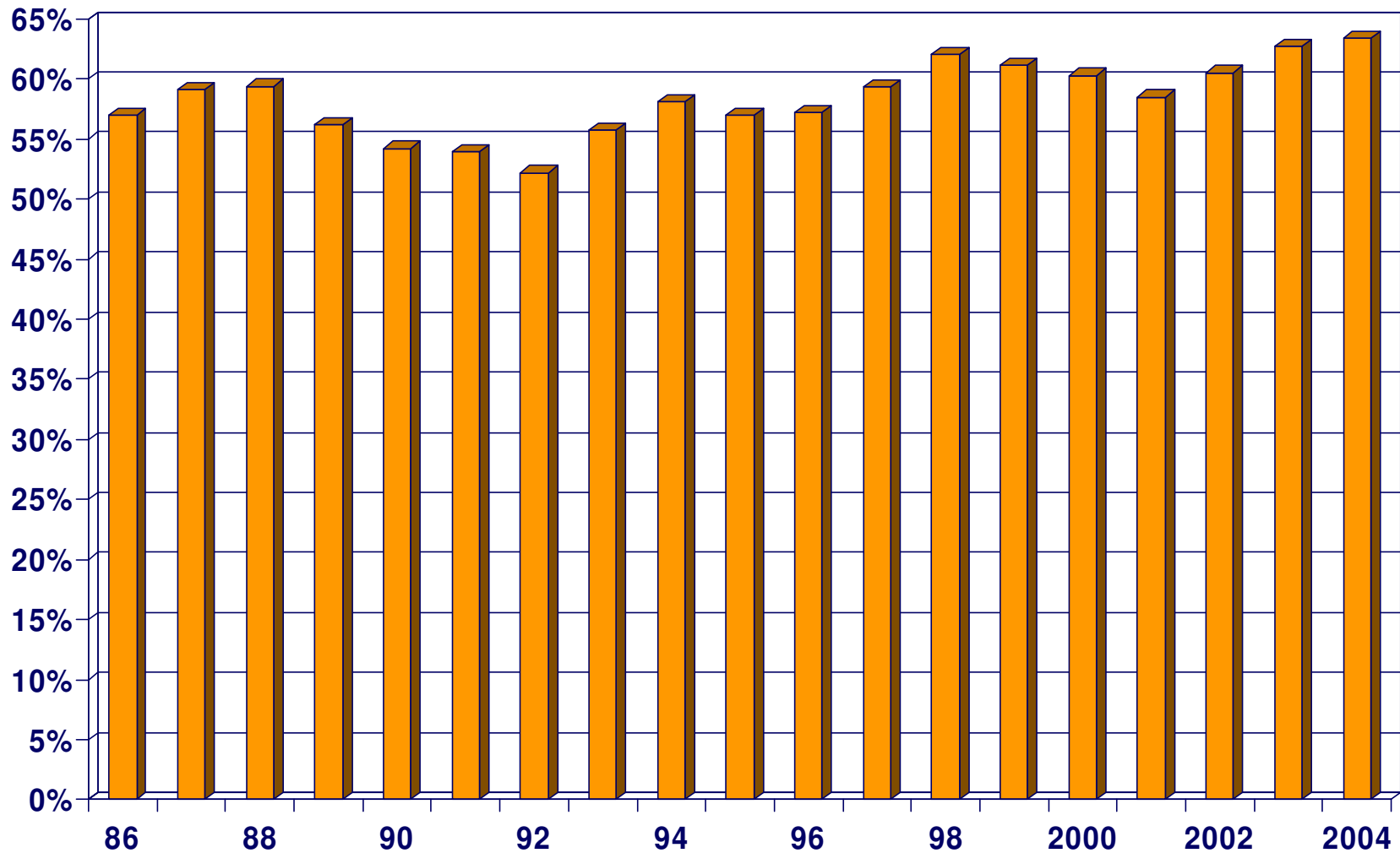
SOURCE: California Department of Finance;
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Homeownership Rates

Oakland Metropolitan Area, 2004: 63.4%



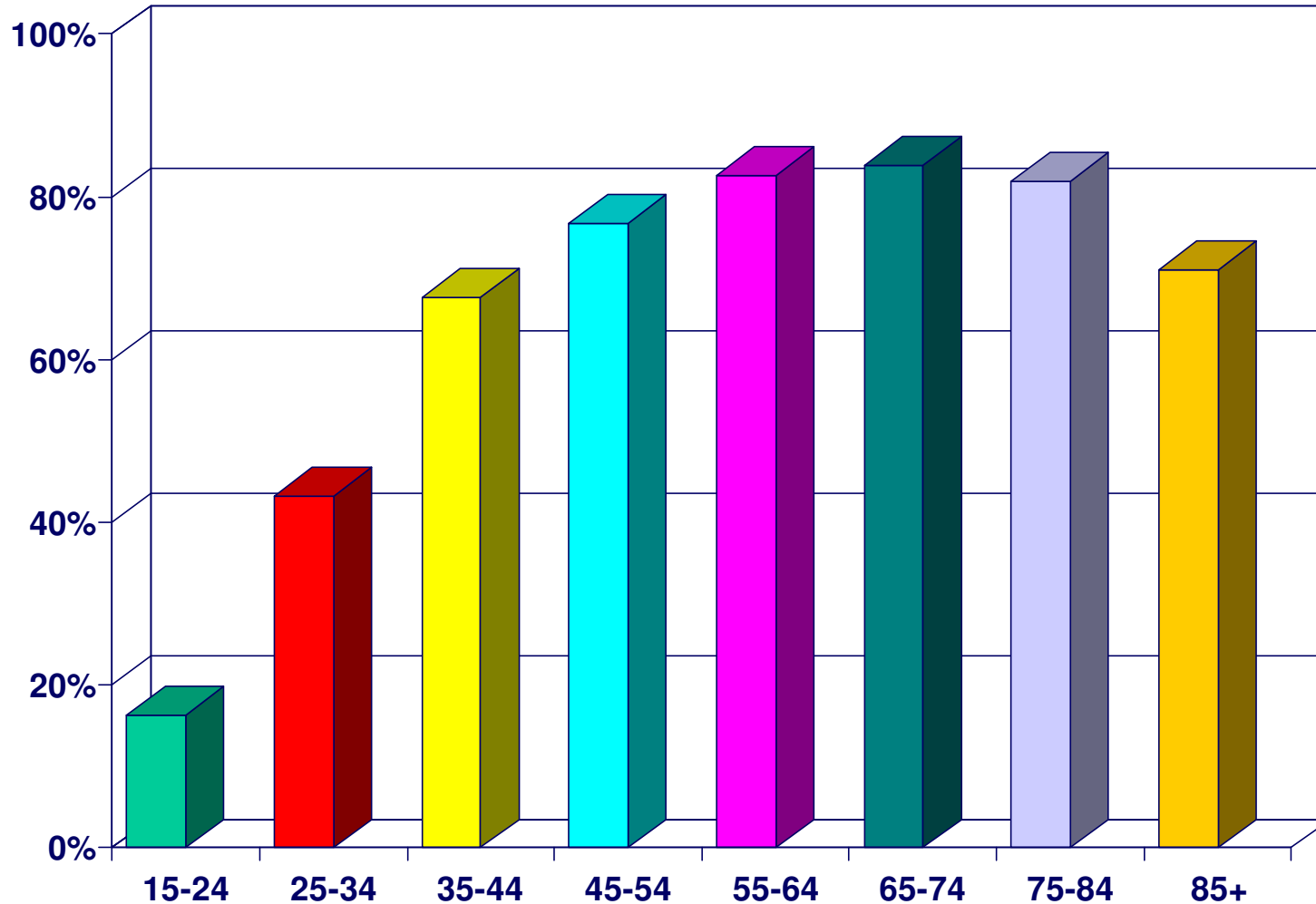
SOURCE: U.S. Census Bureau

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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®

