

Table 1. California Forecast Summary
Two Views of Growth in 2005 and 2010 (in thousands)

	1990	1995	2000	Assuming CB Migration		Assuming DOF Migration +	
				2005	2010	2005	2010
<u>POPULATION</u>							
Total Population *	29,960	31,697	34,009	35,990	37,748	36,675	39,136
Average Annual Percent change	2.5	1.1	1.4	1.1	1.0	1.5	1.3
<u>HOUSEHOLDS</u>							
Population in households	29,008	30,841	33,051	35,642	37,948	35,825	38,240
Average Household Size	2.79	2.81	2.87	2.92	2.94	2.94	2.99
Total Number of Households	10,381	10,962	11,503	12,222	12,902	12,187	12,799
Average Annual Percent change	1.9	1.1	1.0	1.2	1.1	1.2	1.0
<u>HOUSING UNITS</u>							
Occupied Housing Units	10,381	10,962	11,503	12,222	12,902	12,187	12,799
Vacant Housing Units	802	768	712	772	774	756	797
For Seasonal Use	195	n/a	237	247	257	246	258
Total Housing Units	11,183	11,730	12,215	12,994	13,538	12,943	13,557
Avg. Annual % Chg. Each 5 years	2.3	1.0	0.8	1.2	0.8	1.2	0.9
Percentage Vacant	7.2%	6.5%	5.8%	5.9%	5.7%	5.8%	5.9%

Sources: Dept. of Finance (DOF) Demographic Research Unit (DRU) and Economic Research Unit (ERU); U.S. Census Bureau (CB); U.S. Bureau of Economic Analysis (BEA); California Research Bureau (CRB); Author's calculations from forecasts by Moody's Economy.com and UC Santa Barbara's Economic Forecast Project.

+ DOF/DRU projections are only for total population in 2010. Projections for 2010 are based upon data from Table 1, P-1. Author produced 2010 projections of other variables based on DOF's 2008 estimates of vacant units and persons per household as shown in DOF's E-5 report.

* Based on Census Bureau and Economy.com mid-year estimates, not decennial censuses in order to use consistent growth rates. Year 2005 data under the CB migration scenario is based upon the August 2008 forecasts from Moody's Economy.com. DOF estimates are based on Table 8, E-2 and Table 1, E-5.

Table 2. Homes Lost to Foreclosure for California and its Counties Due to the Subprime Mortgage Market Crisis

County	Foreclosures from 2006 Q1 - 2008 Q3	Rank	County / State Total	Foreclosures from 2006 Q1 - 2008 Q3	Rank
Los Angeles	42,804	1	San Luis Obispo	890	30
Riverside	39,930	2	Shasta	812	31
San Bernardino	27,432	3	Butte	776	32
San Diego	23,254	4	San Francisco	738	33
Sacramento	23,186	5	San Benito	694	34
Orange	14,372	6	Napa	665	35
San Joaquin	13,938	7	Lake	641	36
Contra Costa	13,432	8	Marin	515	37
Stanislaus	9,615	9	Nevada	410	38
Kern	8,990	10	Calaveras	404	39
Alameda	8,634	11	Tehama	332	40
Fresno	6,593	12	Kings	320	41
Santa Clara	6,349	13	Tuolumne	217	42
Solano	6,205	14	Colusa	197	43
Merced	5,226	15	Amador	179	44
Ventura	5,115	16	Humboldt	177	45
Monterey	3,737	17	Mendocino	146	46
Placer	3,162	18	Glenn	126	47
Sonoma	3,159	19	Lassen	110	48
Tulare	2,388	20	Siskiyou	84	49
Santa Barbara	2,217	21	Mariposa	52	50
San Mateo	1,789	22	Plumas	32	51
Imperial	1,473	23	Mono	29	52
Madera	1,402	24	Trinity	27	53
Yolo	1,334	25	Inyo	16	54
Yuba	1,155	26	Sierra	15	55
Sutter	1,048	27	Modoc	11	56
El Dorado	1,013	28	Alpine	8	57
Santa Cruz	916	29	57 County Total	288,491	

*Sources: Data Quick data excludes Del Norte, Author's calculations
California State Library, California Research Bureau (CRB), November 2008*

Table 3. Declines in Median Prices Hit 51 Counties and the State as a Whole, and Foreclosures Exceed or Equal Sales in the Highlighted Counties in the Q3 2008

County	Median Price Q3 2008	Price Change from 2006 Q1 to 2008 Q3	Foreclosures / Sales Ratio in 2008 Q3	County / State Total	Median Price Q3 2008	Price Change from 2006 Q1 to 2008 Q3	Foreclosures / Sales Ratio in 2008 Q3
Alameda	416,000	-27.7%	60.5%	Placer	335,000	-28.5%	38.9%
Amador	265,000	-25.4%	62.2%	Plumas	280,000	0.0%	34.4%
Alpine	349,090	-24.5%	100.0%	Riverside	249,000	-39.9%	84.7%
Butte	245,000	-12.5%	41.0%	Sacramento	206,000	-45.1%	70.6%
Calaveras	280,250	-23.3%	62.0%	San Bernardino	215,000	-40.3%	101.7%
Contra Costa	330,000	-42.1%	69.8%	Santa Clara	550,000	-17.3%	44.0%
Colusa	185,000	-46.0%	69.4%	San Diego	348,000	-31.8%	58.2%
El Dorado	381,000	-24.9%	38.6%	San Benito	306,500	-48.1%	87.2%
Fresno	210,000	-30.0%	67.5%	San Francisco	720,000	-4.0%	11.9%
Glenn	171,500	-27.0%	69.6%	Shasta	220,000	-23.7%	36.3%
Humboldt	267,500	-13.7%	18.0%	Sierra	253,750	20.8%	30.8%
Imperial	190,000	-29.6%	103.4%	San Joaquin	205,000	-53.2%	94.4%
Inyo	325,000	0.4%	16.7%	San Luis Obispo	438,750	-20.2%	32.1%
Kern	182,500	-31.6%	74.8%	San Mateo	629,000	-15.0%	29.3%
Kings	197,000	-16.5%	43.6%	Solano	268,000	-41.7%	95.4%
Los Angeles	380,000	-24.0%	61.5%	Sonoma	352,000	-35.9%	58.9%
Lake	209,000	-27.9%	89.9%	Santa Barbara	322,000	-44.5%	62.8%
Lassen	163,250	-22.3%	27.8%	Siskiyou	185,000	-1.6%	29.4%
Modoc	81,500	5.2%	0.0%	Stanislaus	185,000	-52.1%	99.1%
Madera	180,000	-42.4%	108.3%	Sutter	195,000	-39.1%	84.3%
Merced	150,000	-59.2%	117.2%	Santa Cruz	475,000	-30.1%	49.5%
Mendocino	299,500	-20.1%	25.5%	Tehama	150,000	-34.8%	72.1%
Mono	360,000	-38.9%	14.3%	Tuolumne	283,000	-8.7%	29.5%
Mariposa	267,000	20.3%	36.6%	Trinity	200,000	35.6%	17.2%
Marin	724,500	-8.5%	19.7%	Tulare	185,000	-26.0%	56.6%
Monterey	290,000	-53.2%	115.2%	Ventura	401,000	-33.7%	56.4%
Napa	440,000	-28.6%	53.3%	Yolo	293,500	-34.0%	49.9%
Nevada	379,500	-15.7%	32.9%	Yuba	178,000	-46.5%	71.9%
Orange	445,000	-28.0%	48.6%	57 County Total	300,000	-34.8%	67.5%

Sources: Data Quick data excludes Del Norte, Author's calculations
California State Library, California Research Bureau (CRB), November 2008