




RCLCO



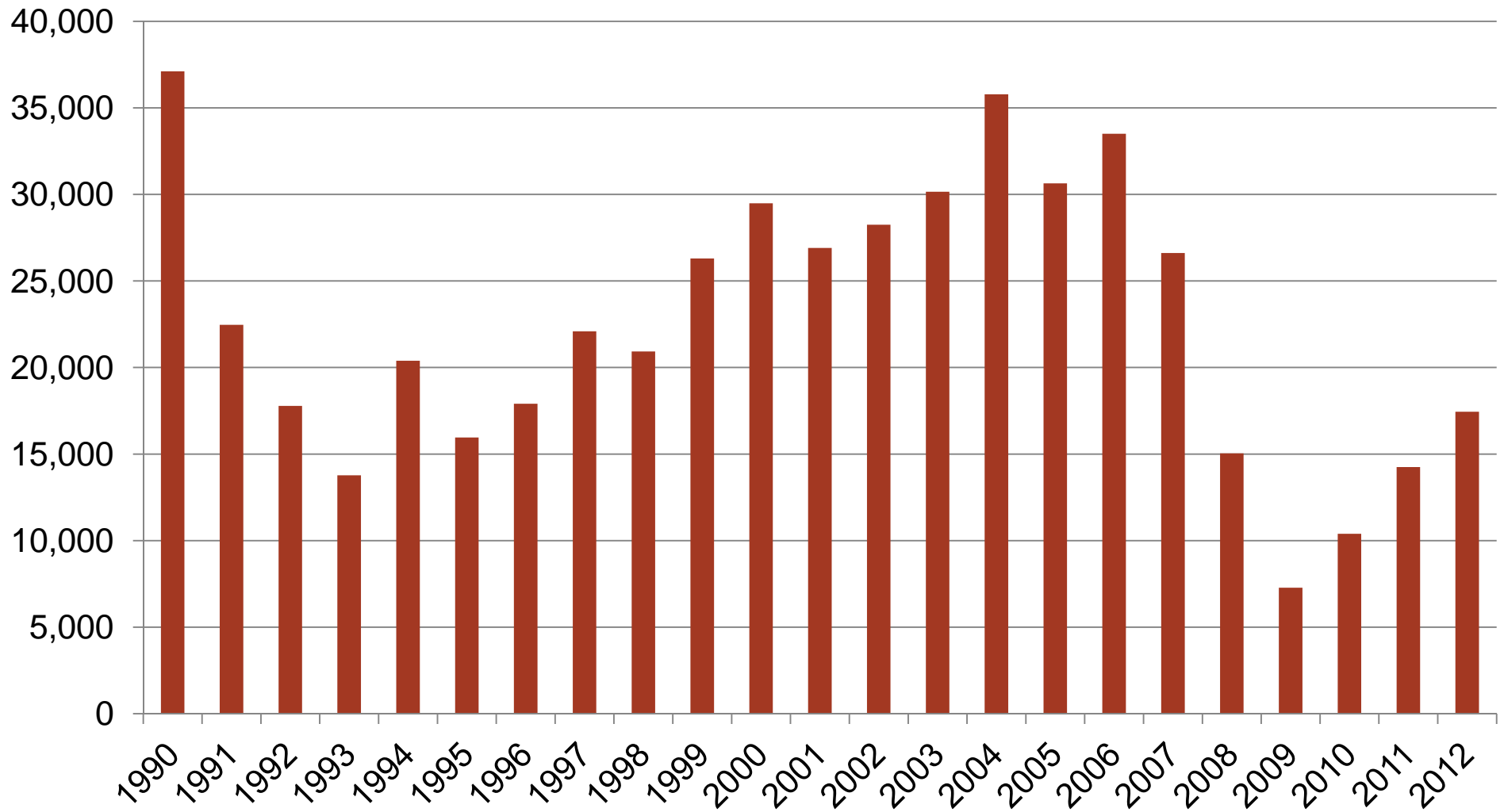
Demographics
of the Housing
Recovery in LA

Crocker Symposium

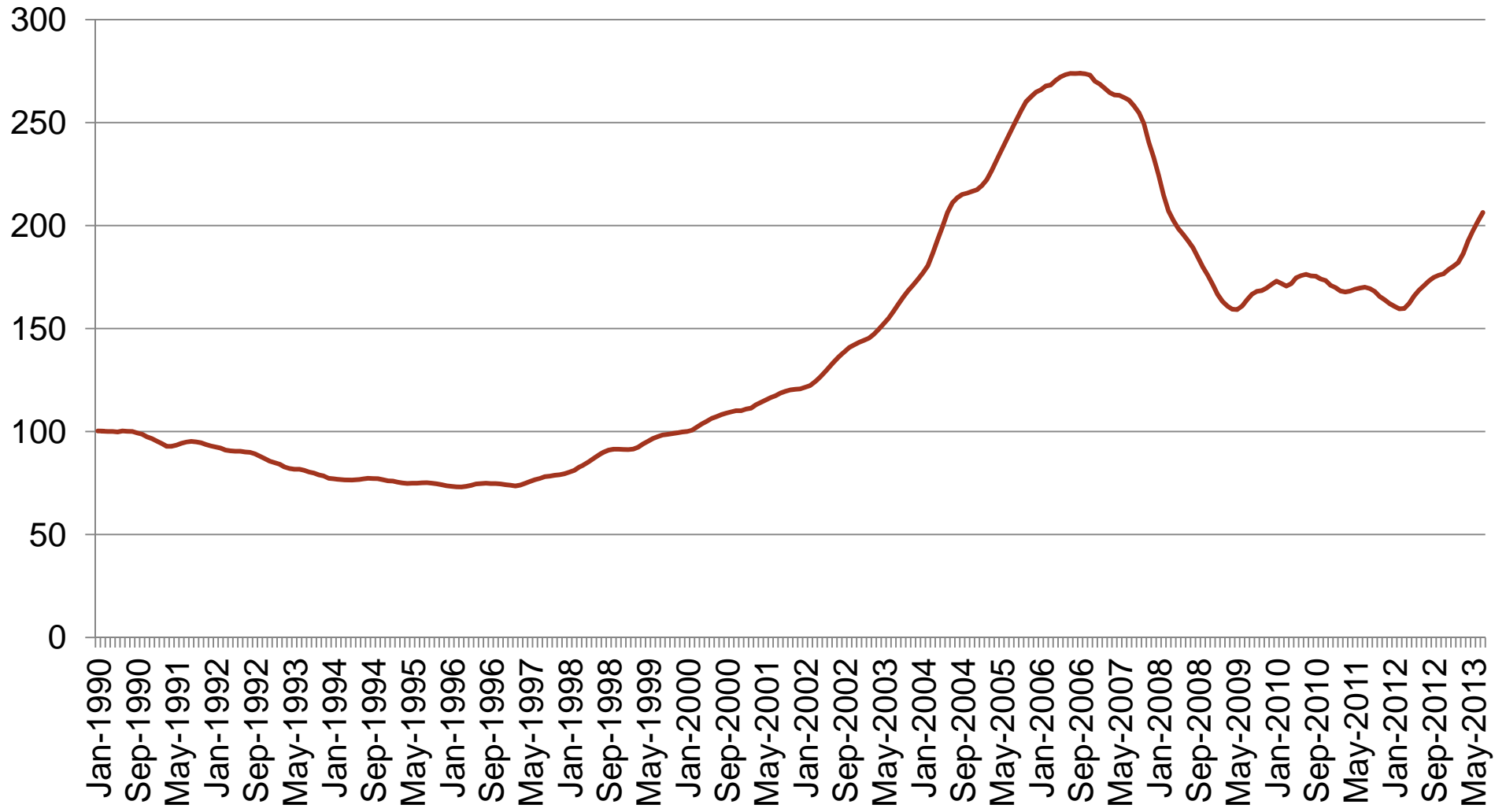
October 29, 2013

Taylor Mammen, Principal / Director of Consulting

Annual Residential Permits (Los Angeles MSA)

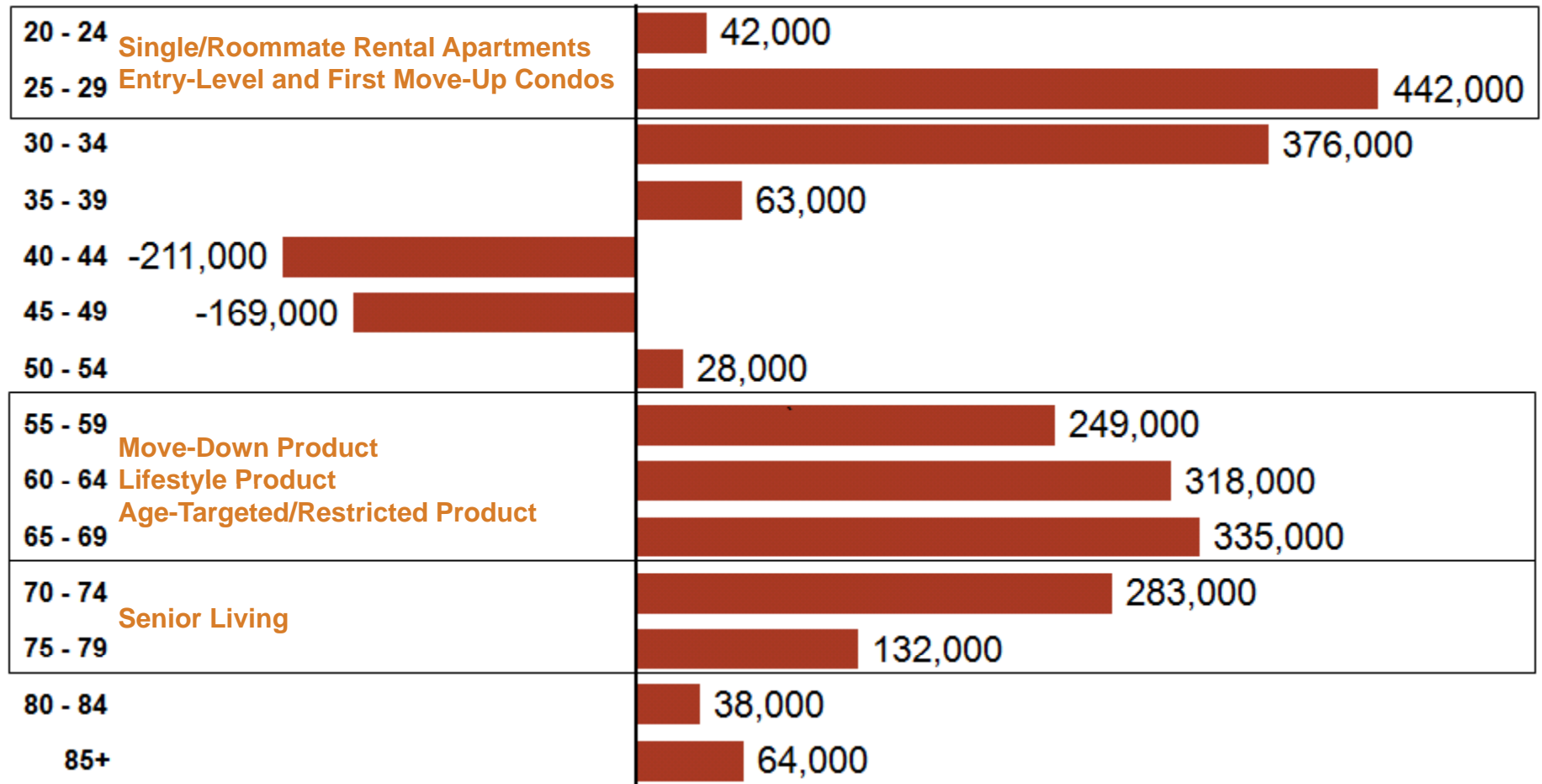


S&P/Case- Shiller CA Los Angeles Home Price Index (through July 2013)



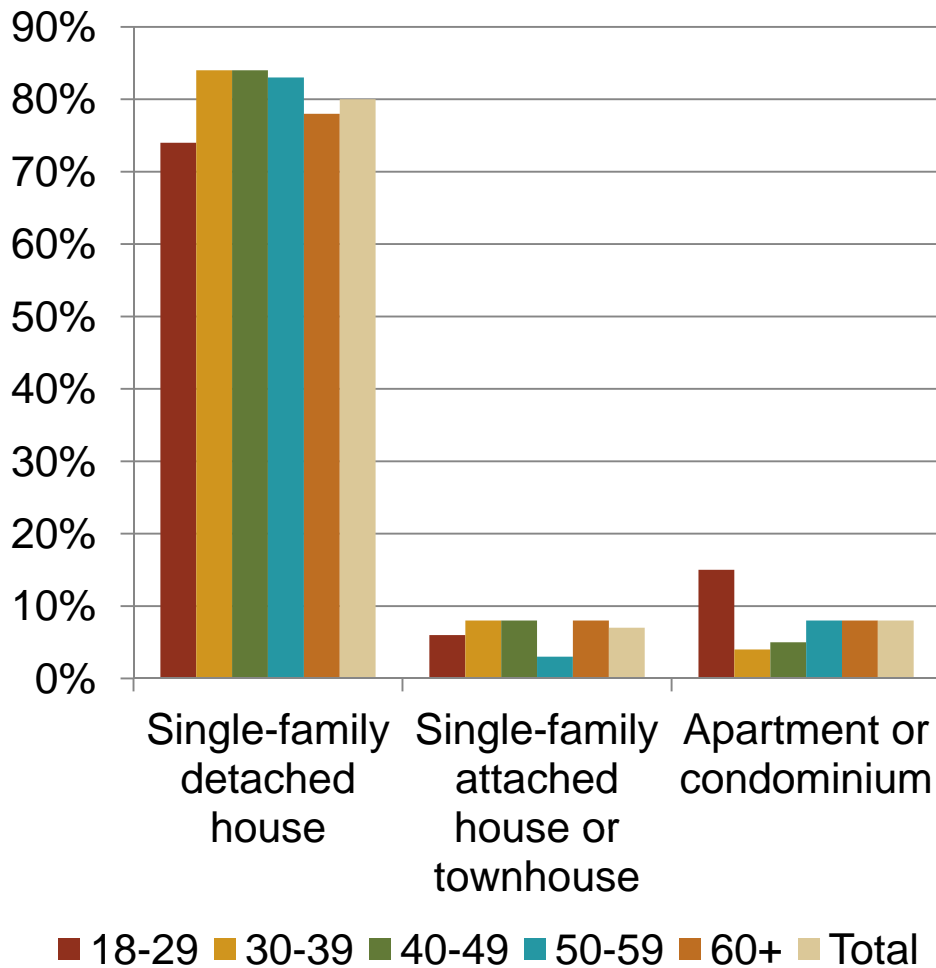
POPULATION GROWTH HAS TWO HUMPS

Projected Total Population Growth Rate by Age Southern California, 2010 – 2020



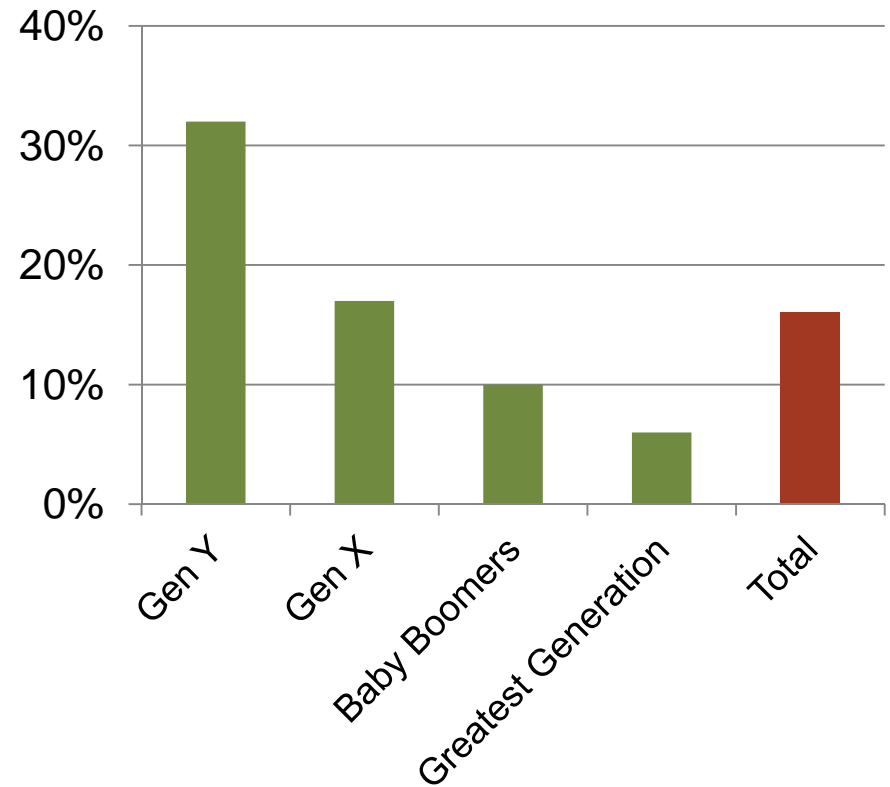
Source: California Department of Finance; RCLCO

Housing Type Preference by Age (U.S.)



Percent Answering Yes to the Following:

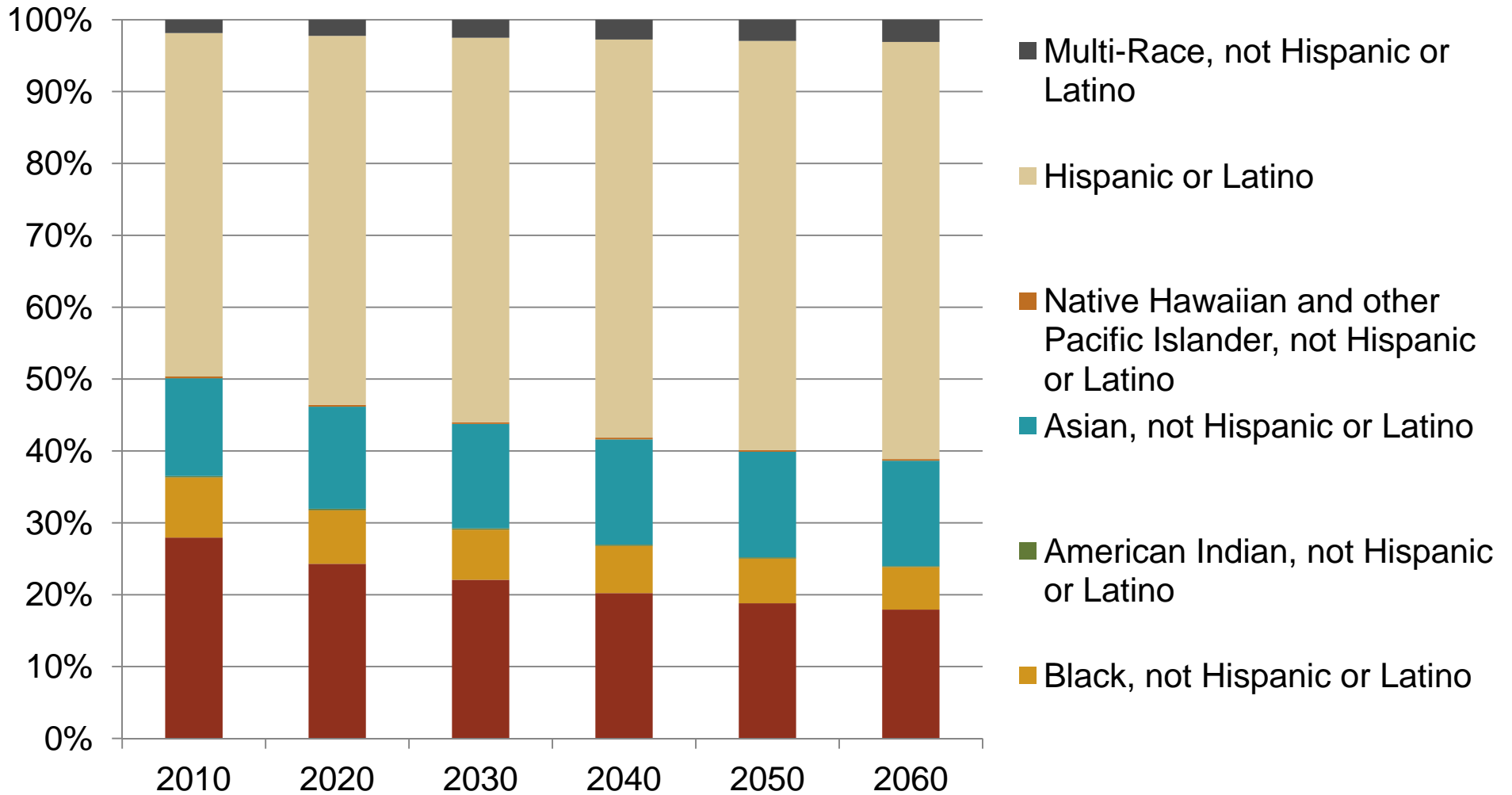
"I don't own a car. And, I don't need one, because I use public transit and get around the neighborhood by bicycle and/or walking."



Source: RCLCO Consumer Research

“MAJORITY MINORITY”

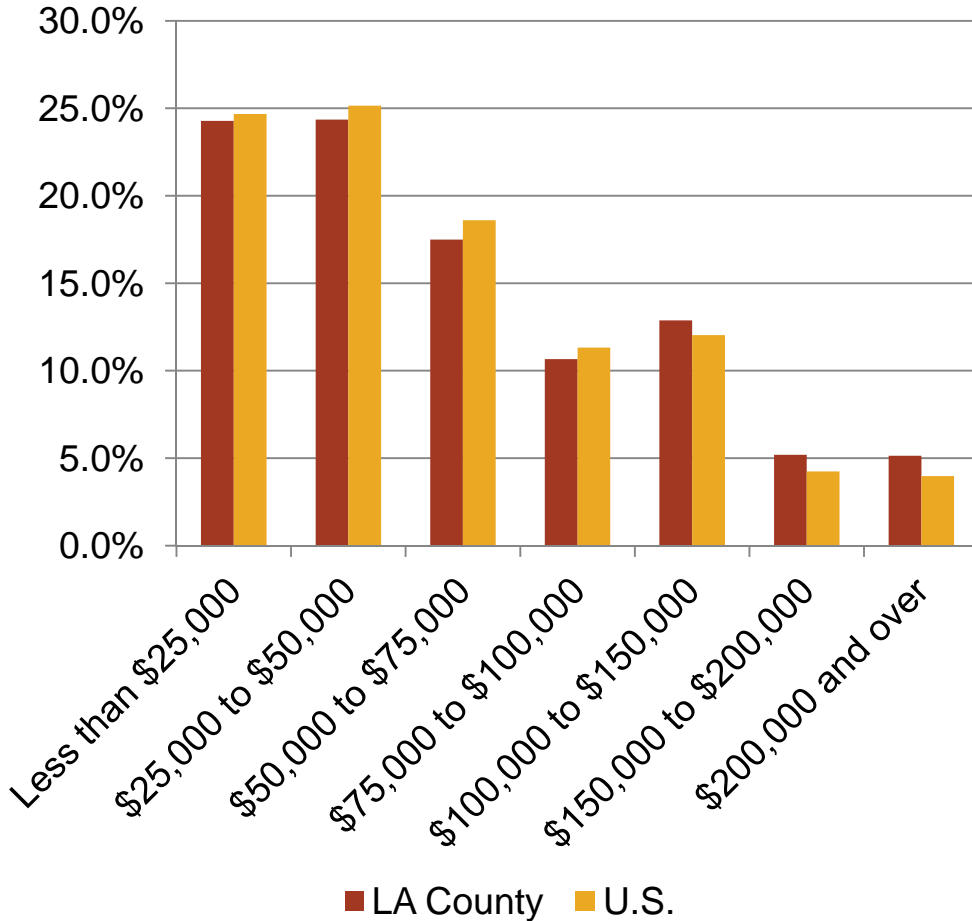
Percentage of Population by Ethnicity (Los Angeles County)



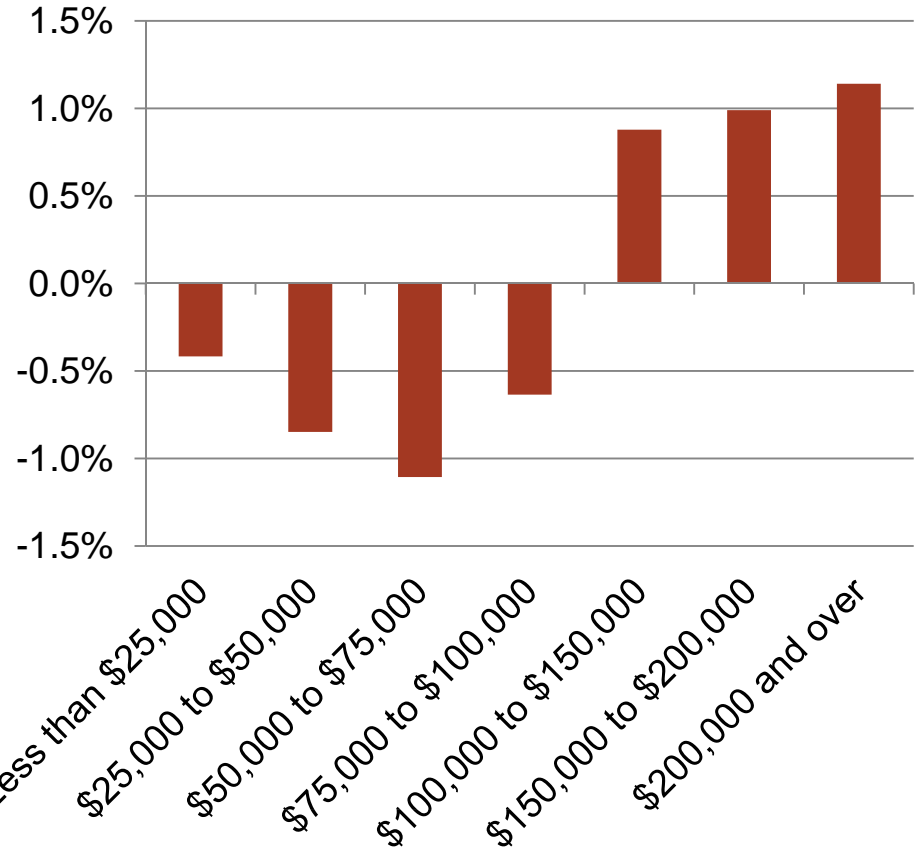
Source: California Department of Finance

INCOME INEQUALITY

Percentage of Households by Income



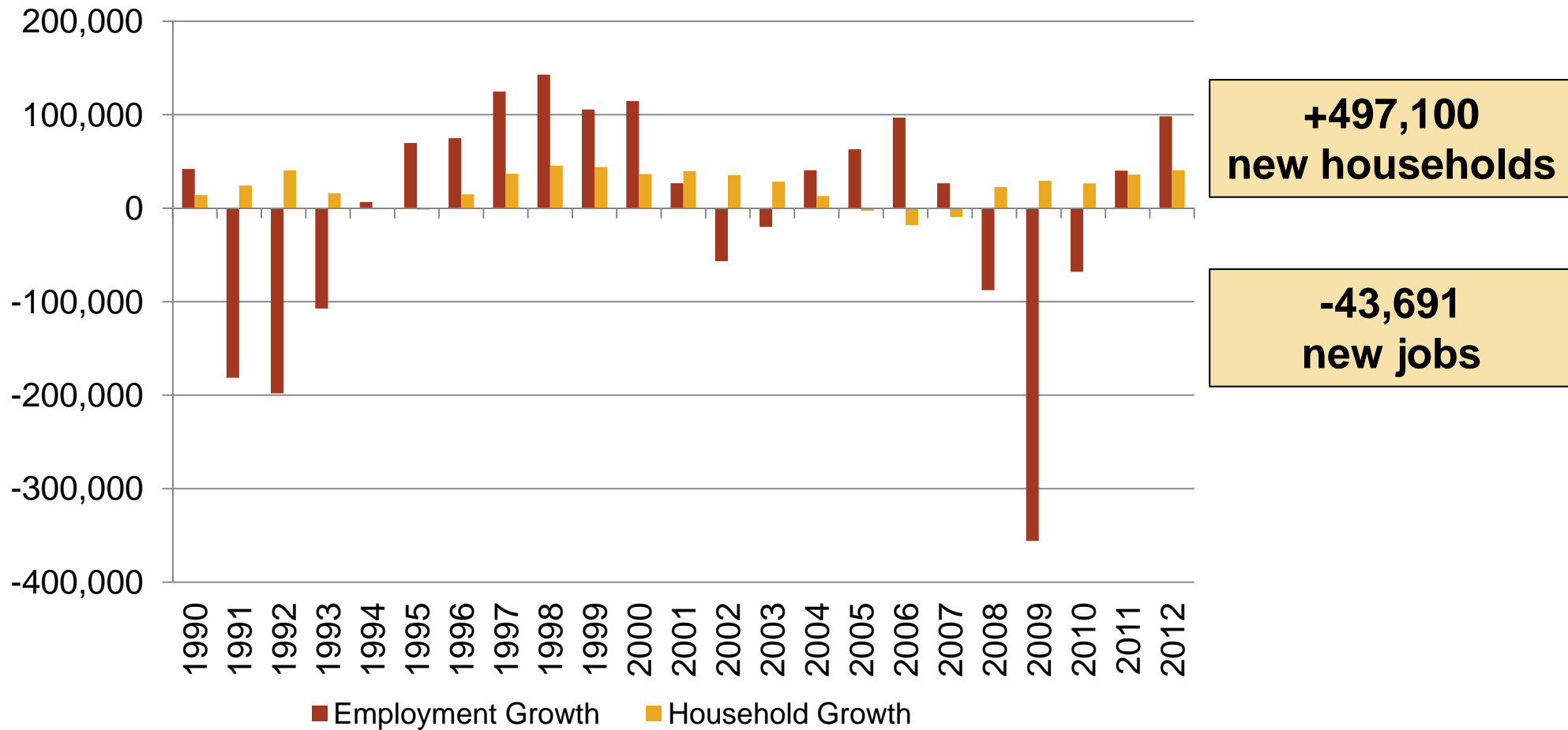
Difference in Percentage, LA vs. U.S.



Source: ESRI Business Analyst

JOB GROWTH LAGS POPULATION GROWTH

Annual Employment and Household Growth Los Angeles MSA, 1990 – 2012



Source: Moody's; BLS

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