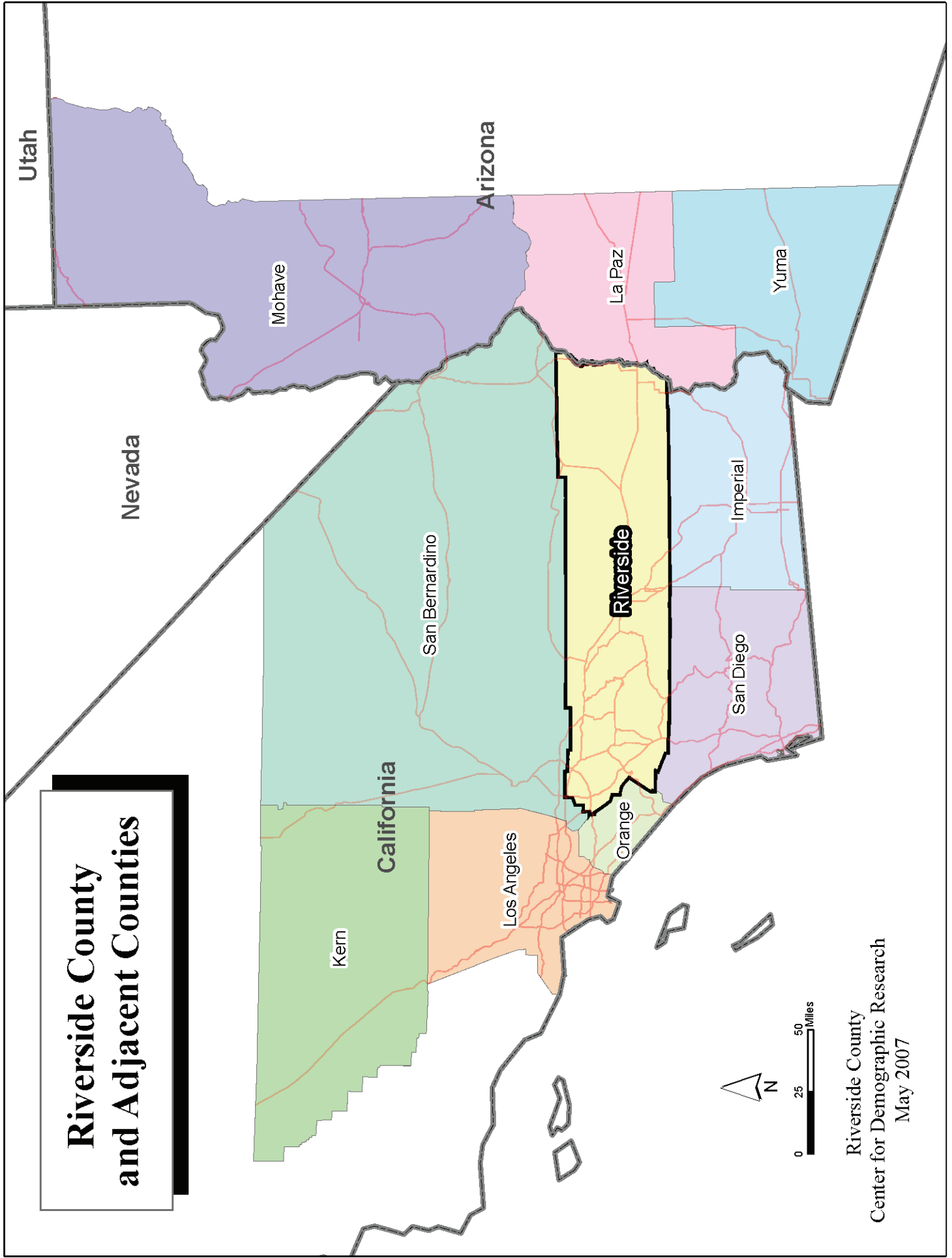


# Riverside County and Adjacent Counties



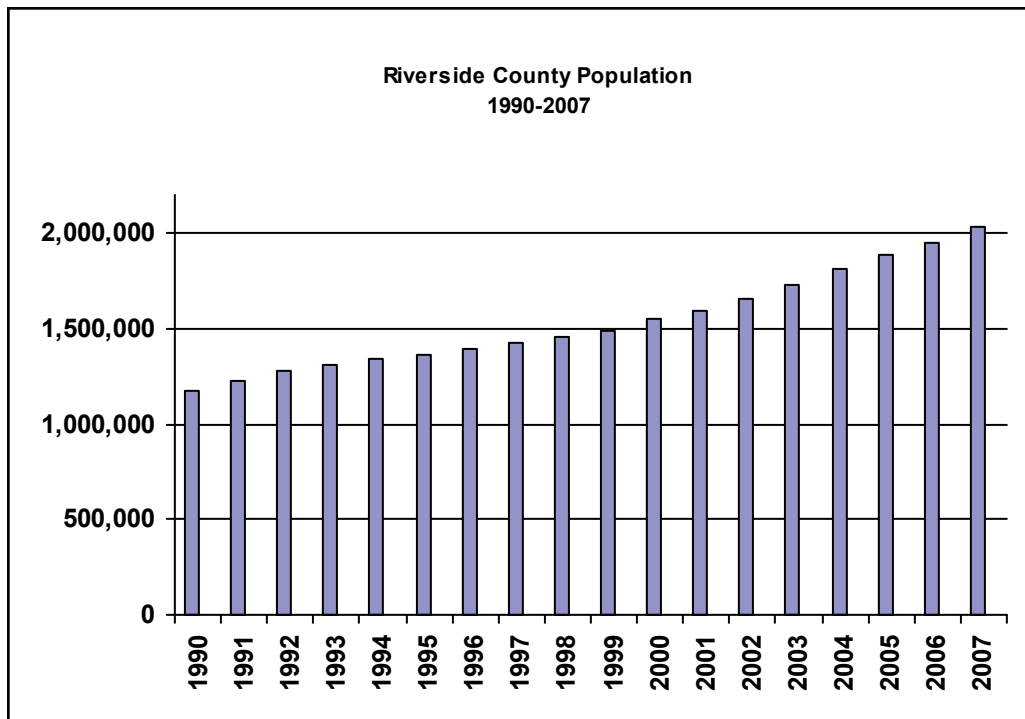
Riverside County  
Center for Demographic Research  
May 2007

## Riverside County Growth Highlights

### Population

The County of Riverside was incorporated in 1893 out of parts of the San Diego and San Bernardino Counties in Southern California. It is bordered by the Los Angeles, Orange, Imperial, and La Paz, Arizona Counties.

As of January 1, 2007, the California State Department of Finance (DOF) estimates the County's population at 2,031,625, making Riverside County the state's fourth largest of fifty-eight counties. This amounts to about 5.39% of California's total population. An influx of 65,000 people in 2006, ranked the County second in numerical change in California, with Los Angeles County being first. Riverside County also ranked second in percentage change at about 3.31%, with only Imperial County growing slightly faster at about 3.38%.



## County Population Estimates Ranked by Size ( January 1, 2007)

Rank	County	Jan. 1, 2007 Estimate	Percent of State	Rank	County	Jan. 1, 2007 Estimate	Percent of State
	<b>California</b>	<b>37,662,518</b>					
1	Los Angeles	10,331,939	27.43	30	El Dorado	178,674	0.47
2	San Diego	3,098,269	8.23	31	Imperial	172,672	0.46
3	Orange	3,098,121	8.23	32	Kings	151,381	0.40
<b>4</b>	<b>Riverside</b>	<b>2,031,625</b>	<b>5.39</b>	33	Madera	148,721	0.39
5	San Bernardino	2,028,013	5.38	34	Napa	135,969	0.36
6	Santa Clara	1,808,056	4.80	35	Humboldt	131,959	0.35
7	Alameda	1,526,148	4.05	36	Nevada	99,766	0.26
8	Sacramento	1,406,804	3.74	37	Sutter	93,919	0.25
9	Contra Costa	1,042,341	2.77	38	Mendocino	90,291	0.24
10	Fresno	917,515	2.44	39	Yuba	70,745	0.19
11	Ventura	825,512	2.19	40	Lake	64,276	0.17
12	San Francisco	808,844	2.15	41	Tehama	61,774	0.16
13	Kern	801,648	2.13	42	San Benito	57,803	0.15
14	San Mateo	733,496	1.95	43	Tuolumne	57,223	0.15
15	San Joaquin	679,687	1.80	44	Calaveras	46,028	0.12
16	Stanislaus	521,497	1.38	45	Siskiyou	45,953	0.12
17	Sonoma	481,765	1.28	46	Amador	38,435	0.10
18	Tulare	429,006	1.14	47	Lassen	36,375	0.10
19	Monterey	425,960	1.13	48	Del Norte	29,341	0.08
20	Solano	424,823	1.13	49	Glenn	28,915	0.08
21	Santa Barbara	424,425	1.13	50	Colusa	21,951	0.06
22	Placer	324,495	0.86	51	Plumas	21,128	0.06
23	San Luis Obispo	264,900	0.70	52	Inyo	18,383	0.05
24	Santa Cruz	264,125	0.70	53	Mariposa	18,254	0.05
25	Marin	255,982	0.68	54	Trinity	14,171	0.04
26	Merced	251,510	0.67	55	Mono	13,985	0.04
27	Butte	218,069	0.58	56	Modoc	9,721	0.03
28	Yolo	193,983	0.52	57	Sierra	3,485	0.01
29	Shasta	181,401	0.48	58	Alpine	1,261	0.003

Source: CA Department of Finance

## January 1, 2007 County Population Estimates

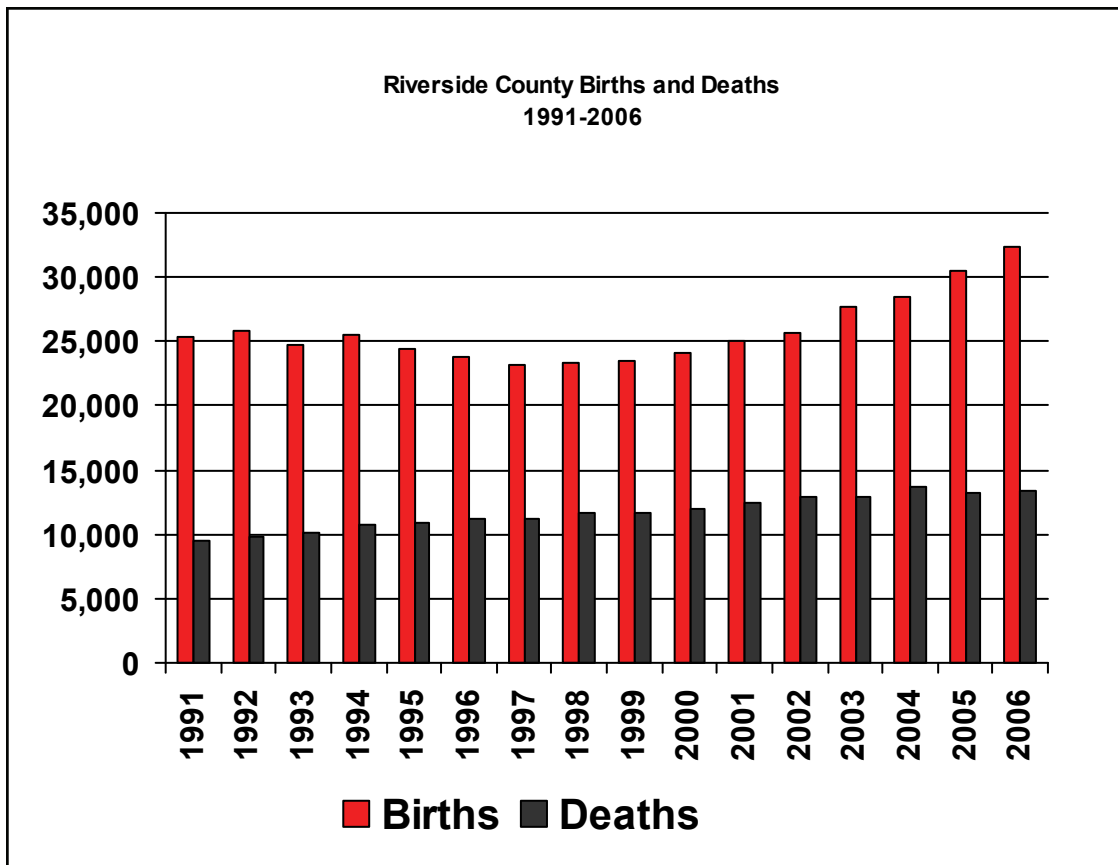
Rank	County	Numeric Change	Rank	County	Numeric Change	Rank	County	Percent Change	Rank	County	Percent Change
	<b>California</b>	<b>467,278</b>		<b>California</b>				<b>1.26</b>			
1	Los Angeles	73,945	30	Sutter	2,250	1	Imperial	3.38	30	Santa Barbara	1.06
<b>2</b>	<b>Riverside</b>	<b>65,018</b>	31	Marin	2,164	<b>2</b>	<b>Riverside</b>	<b>3.31</b>	31	Santa Cruz	1.05
3	San Diego	34,156	32	Butte	2,088	3	Kern	2.84	32	Mono	1.03
4	San Bernardino	34,030	33	El Dorado	2,037	4	Sutter	2.45	33	Ventura	1.00
5	Santa Clara	27,607	34	Napa	1,643	5	Lassen	2.44	34	San Mateo	0.99
6	Orange	26,197	35	Shasta	1,566	6	Madera	2.43	35	Butte	0.97
7	Kern	22,158	36	Yuba	1,547	7	Yuba	2.24	36	Calaveras	0.89
8	Sacramento	19,033	37	Lassen	868	8	Kings	2.23	37	San Luis Obispo	0.88
9	Fresno	17,643	38	Tehama	795	9	Placer	2.20	38	Shasta	0.87
10	Alameda	16,167	39	Humboldt	569	10	Merced	2.19	39	Orange	0.85
11	Contra Costa	11,609	40	Lake	539	11	Tulare	2.11	40	Marin	0.85
12	San Joaquin	11,428	41	Mendocino	457	12	Colusa	2.09	41	Lake	0.85
13	Tulare	8,875	42	Colusa	450	13	Fresno	1.96	42	Solano	0.78
14	San Francisco	8,745	43	Glenn	440	14	Alpine	1.86	43	Amador	0.77
15	Ventura	8,197	44	Calaveras	405	15	Yolo	1.83	44	Sonoma	0.74
16	Stanislaus	8,056	45	Nevada	374	16	San Joaquin	1.71	45	Los Angeles	0.72
17	San Mateo	7,160	46	Del Norte	316	17	San Bernardino	1.71	46	Monterey	0.69
18	Placer	6,997	47	Amador	293	18	Stanislaus	1.57	47	Mariposa	0.62
19	Imperial	5,646	48	San Benito	290	19	Santa Clara	1.55	48	Mendocino	0.51
20	Merced	5,396	49	Tuolumne	184	20	Glenn	1.55	49	San Benito	0.50
21	Santa Barbara	4,436	50	Mono	143	21	Sacramento	1.37	50	Trinity	0.45
22	Sonoma	3,543	51	Mariposa	112	22	Tehama	1.30	51	Humboldt	0.43
23	Madera	3,523	52	Siskiyou	76	23	Napa	1.22	52	Nevada	0.38
24	Yolo	3,483	53	Trinity	63	24	El Dorado	1.15	53	Tuolumne	0.32
25	Kings	3,308	54	Alpine	23	25	Contra Costa	1.13	54	Siskiyou	0.17
26	Solano	3,281	55	Inyo	7	26	San Diego	1.11	55	Modoc	0.06
27	Monterey	2,912	56	Modoc	6	27	San Francisco	1.09	56	Inyo	0.04
28	Santa Cruz	2,740	57	Sierra	-8	28	Del Norte	1.09	57	Plumas	-0.07
29	San Luis Obispo	2,306	58	Plumas	-14	29	Alameda	1.07	58	Sierra	-0.23

Source: CA Department of Finance

## Births and Deaths

One factor contributing to Riverside County’s population growth is natural increase (births minus deaths). In 2006, there were a total of 32,382 births and 13,374 deaths recorded in Riverside County according to the California Department of Finance. The birth rate was 16.2 per thousand and the death rate was 6.7 per thousand in 2006.

Riverside County birth data shows that, between 1991 and 2006, the County added an average of 26,000 people annually due to births. The death data indicated that Riverside County lost about 11,700 per year in the same period. Therefore, the County has been adding about 14,000 people per year due to natural increase since 1991.



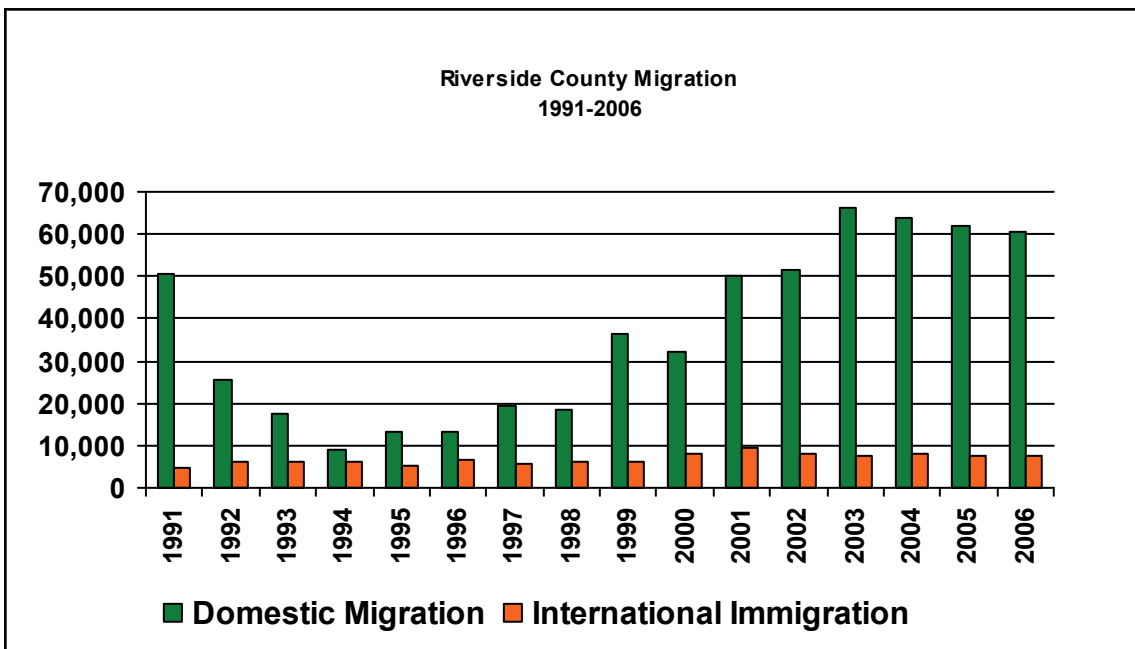
## Migration

Domestic migration data shows how many people moved into Riverside County from other parts of California and other parts of the United States. Since 2000, net migration has accounted for most of the County’s population growth, averaging about 73,475 persons per year. Well over half of the population growth (55-73%) has been attributed to net domestic migration, while natural increase (18-30%) and net immigration (9-18%) take supporting roles.

DOF data indicates that an average of 30,000 persons per year moved to Riverside County during the 1991 to 2006 period. Unlike birth, death, and international immigration trends, which seem relatively stable over time, the domestic migration trend has fluctuated dramatically.

According to DOF’s data, an average of 6,800 new documented immigrants per year came to Riverside County during 1991 to 2006. The highest number of immigration occurred in 2001, when 9,400 new immigrants become residents of Riverside County. The total number of new documented immigrants added to the County was 7,600 in 2006.

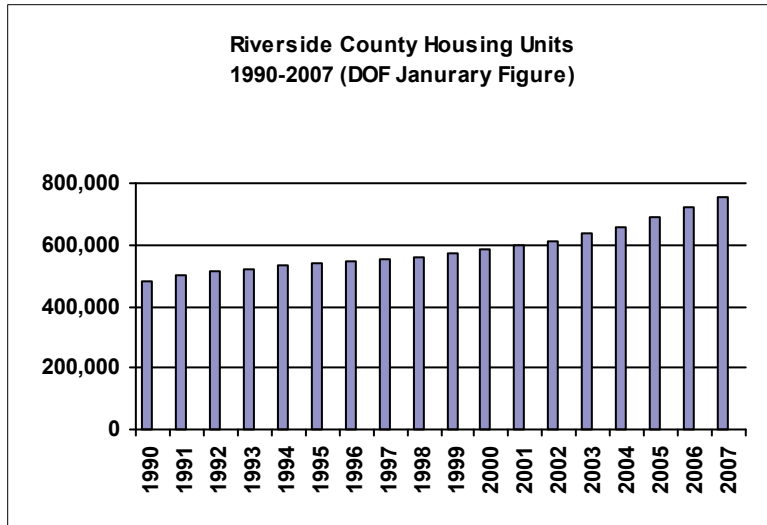
These fluctuations seem to be tied to the regional economic conditions. The Southern California region experienced a recession in the 1990s triggered by the economic downturn of the aerospace industry. Many people were leaving Southern California during the mid-90s. Although Riverside County was not losing population during that period, it posted the lowest influx of people. Only 9,000 persons moved to Riverside County from other parts of California and the United States in 1994.



## Housing

Riverside County experienced rapid housing growth due to the diminishing developable land and high housing prices in the neighboring coastal counties. The County added

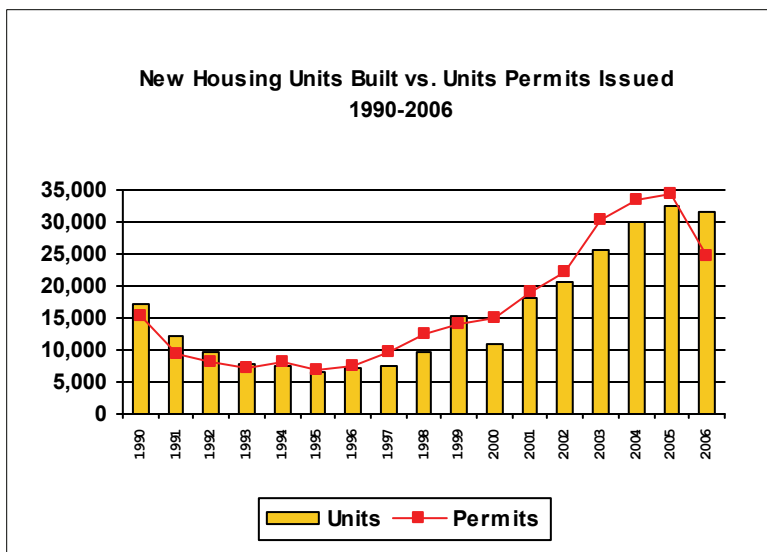
about 85,400 new housing units during the 1990 to 1999 period. The housing productions have speeded up since 2000. A total of 169,000 new housing units were added to the County in past seven years. In the past three years, the County reached its historically highest level of housing production with an average of 31,300 new units per year being built. The total existing housing stock in Riverside County is 753,797 units as of January 1, 2007.



## Residential Building Permits

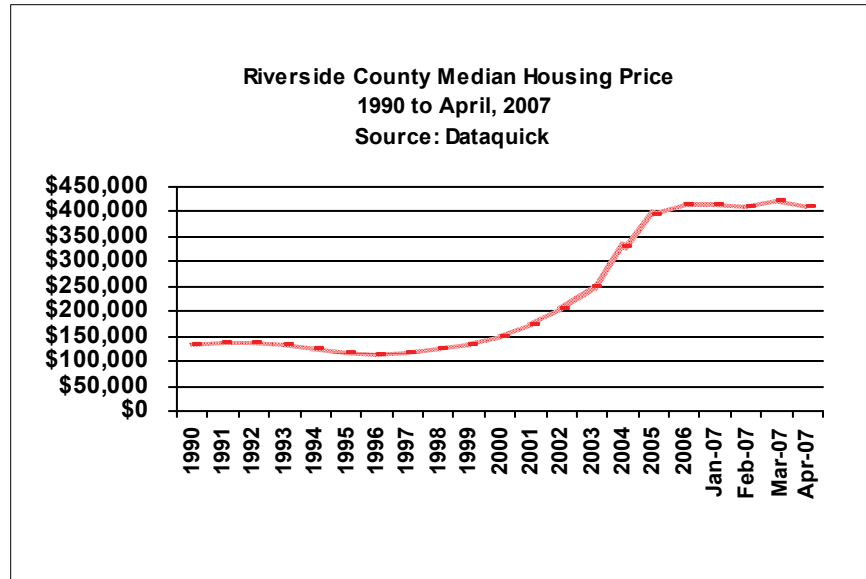
The number of residential building permits issued is highly correlated to the inflow of the domestic migration pattern and housing production in the County. During the mid- 1990s, residential permits issued were low due to fewer people moving to Riverside County as a result of the economic downturn. Building permits increased drastically after 2000

driven by the high demand in the housing market. A total of 179,000 residential units were issued from 2000 to 2006 according to US Department of Housing and Urban Development. In 2006, total residential unit permits issued was 24,800, representing a significant drop (-38% or -9,500) in comparison to 34,400 in 2005. The decrease on number of building permits in 2006 would indicate slower housing construction in the upcoming year.

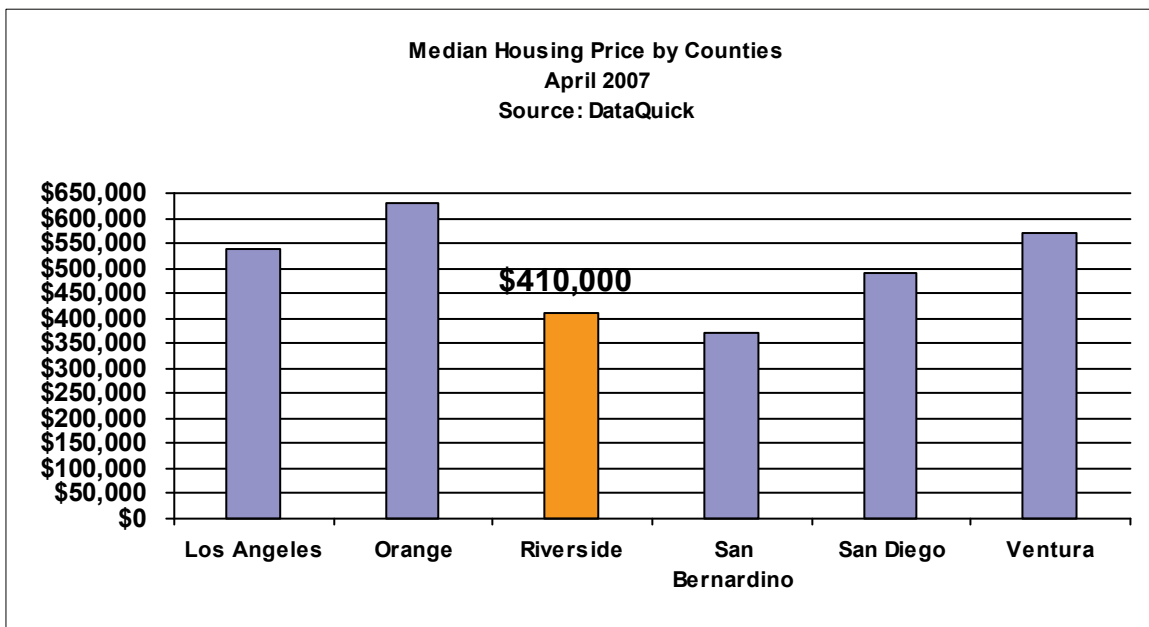


## Median Housing Price

Since 2000, the median home price in Riverside County has risen considerably, more than doubling. Within the last two years, housing prices were still rising but more slowly, as growth rates have been in decline. The first four months of 2007 sales data shows that the median price began to drop from its highest point in 2006. This decrease is probably in response to the recent sharp decline in the number of homes sold.



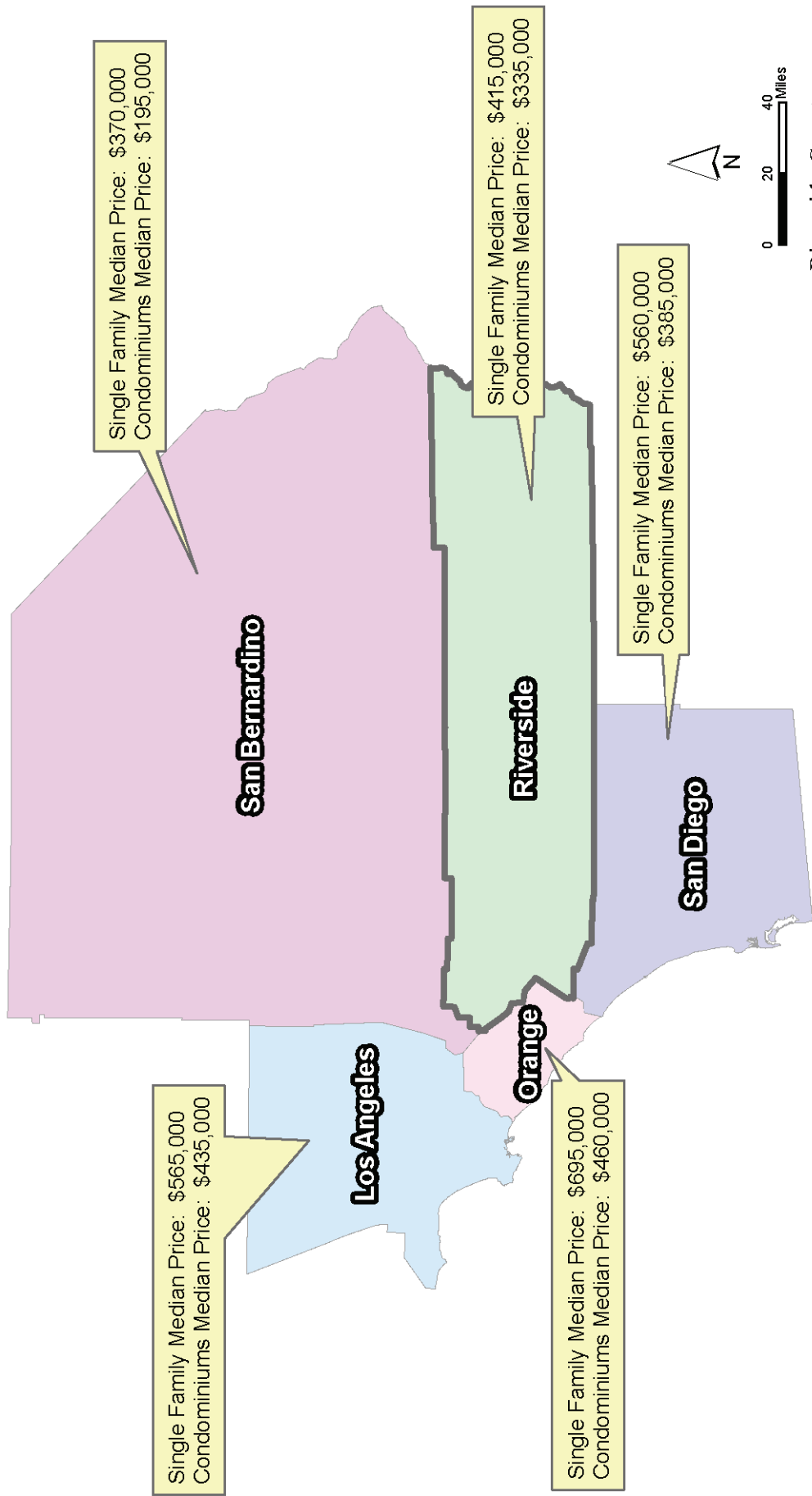
The April 2007 median housing price in Riverside County is \$410,000 according to DataQuick. In Southern California, homes in the coastal counties continue to have higher prices, on average, than Inland Empire. In Riverside County, the areas close to coastal counties, in general, are more expensive than those areas further inland. Some long established communities and resort areas in Coachella Valley also have high median home value.







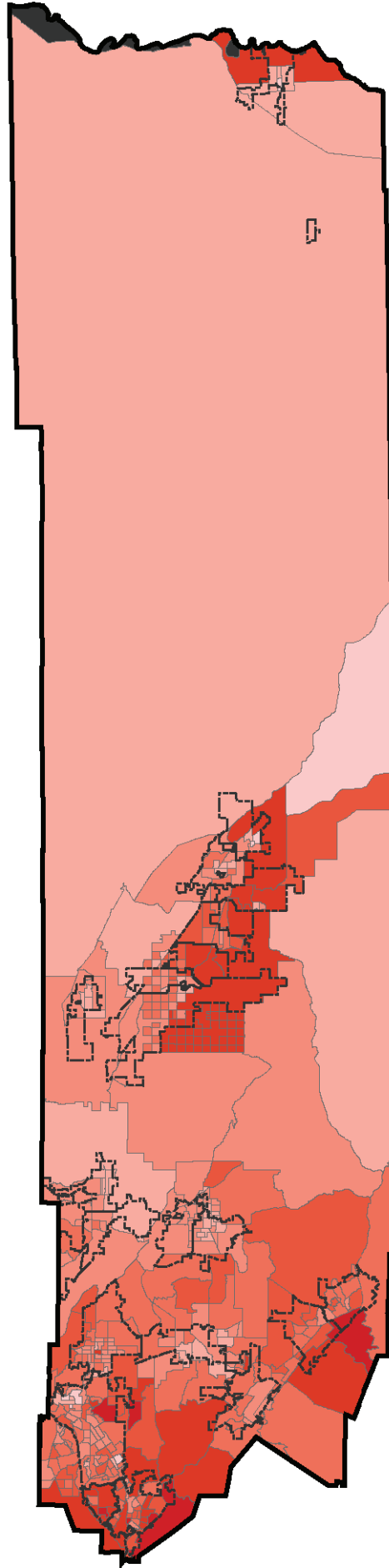
# Median Home Value As of March 2007 by Counties



Source: DataQuick of Resale Price

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# Median Home Value As of March 2007 by Census Tracts

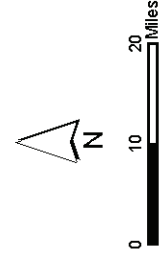


## Median Home Value

- \$150,000 or Less
- \$150,000 - \$290,000
- \$290,000 - \$380,000
- \$380,000 - \$460,000
- \$460,000 - \$570,000
- \$570,000 - \$729,000
- \$729,000 - \$1,175,000

● No Data

○ Cities

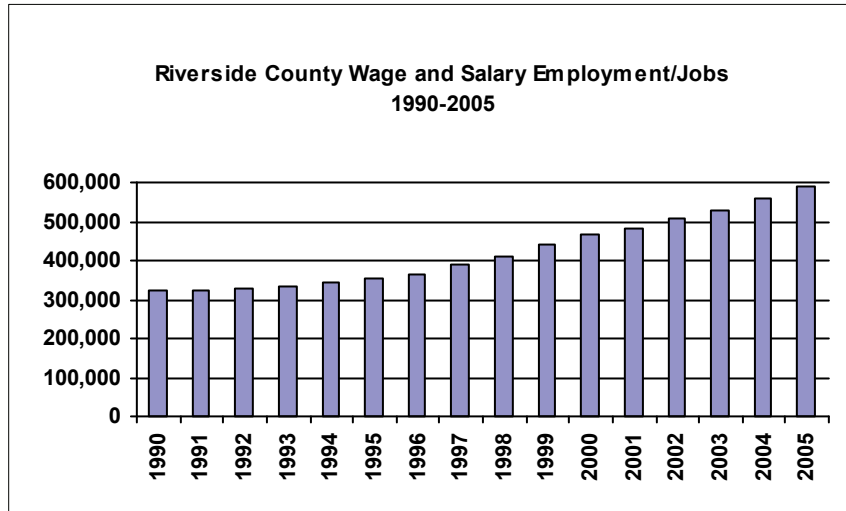


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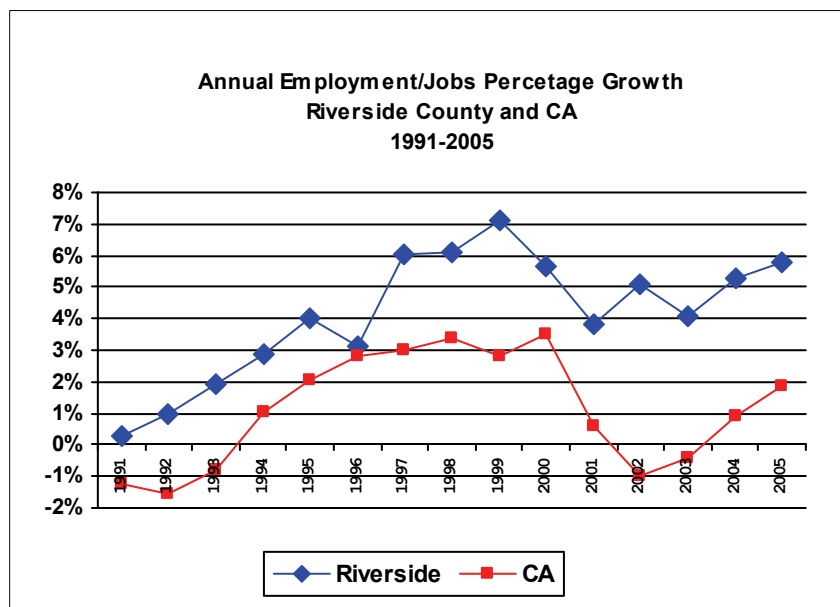
Source: DataQuick of Resale Price

## Employment/Jobs

Riverside County has been experiencing steady job growth since 1990. According to the California Economic Development Department, there were 589,500 wage and salary jobs (excluding self employment jobs) in Riverside County as of 2005. The County added about 278,000 jobs since 1990, which represents an 83% increase.

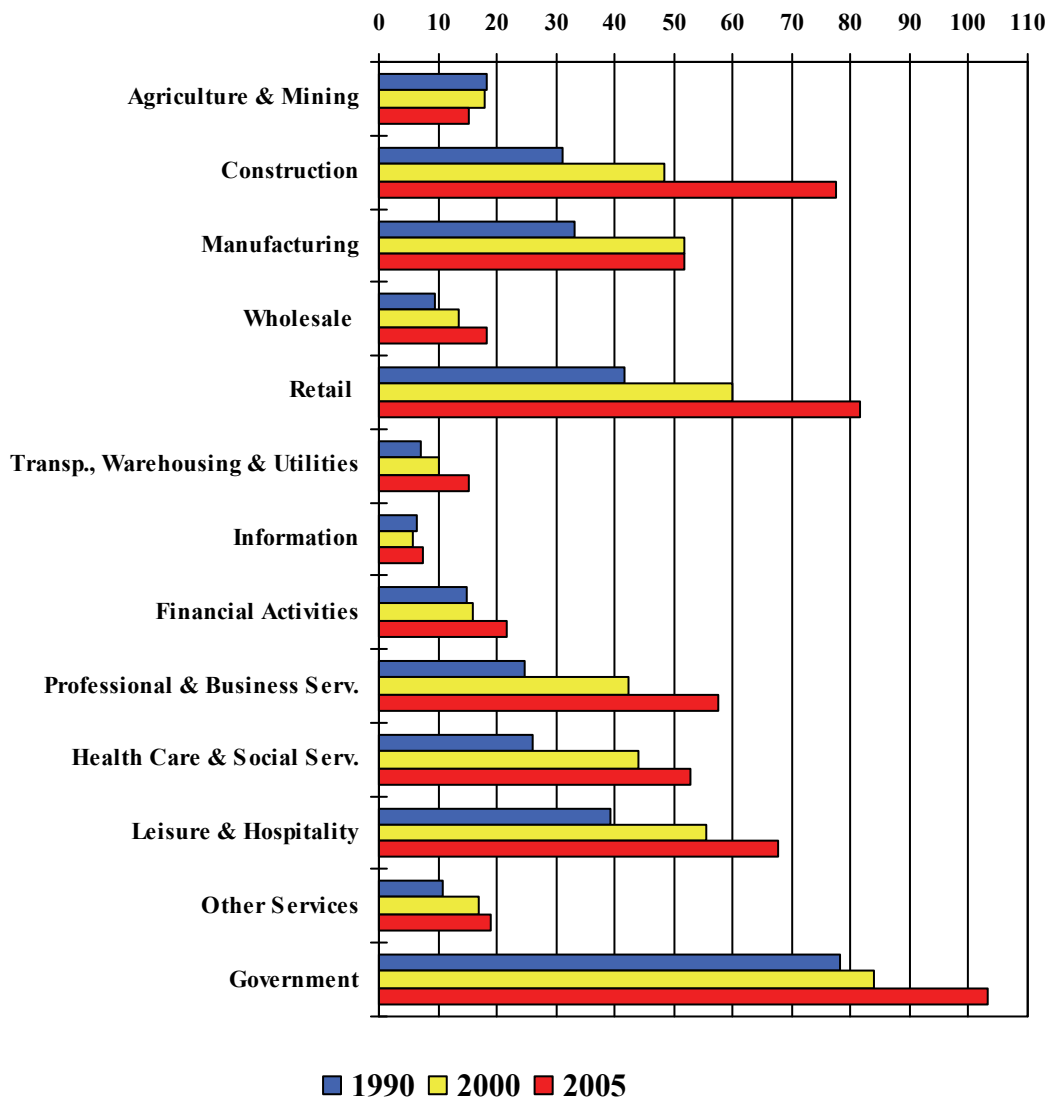


Unlike the rest of California, which experienced job losses during the recession in the early 1990s and the internet bubble burst in the early 2000s, Riverside County has experienced positive job growth every single year since 1990. From 1990 to 2005, it has had an annual average job growth rate of about 5.5%, compared to State of California’s growth rate of about 1.2%.



The government sector, including federal, state, local, public schools, and colleges and universities, is the largest employer in the County. The retail and construction sectors are ranked second and third respectively in terms of employment. The fourth and fifth are leisure and hospitality sector and professional and business service sector. Agriculture experienced job losses, as agriculture land was converted into non-agricultural uses.

**Riverside County Employment Growth by Sector (in Thousands)  
1990-2005**



## Unemployment Rate

In the 1990s, Riverside County experienced a higher unemployment rate than California and the national average. The County's unemployment rate was reduced significantly during a period of rapid growth in the 2000s. In 2006, the annual unemployment rates of the County, State of California, and the US were 5%, 4.9% and 4.6% respectively, according to the California Economic Development Department.

