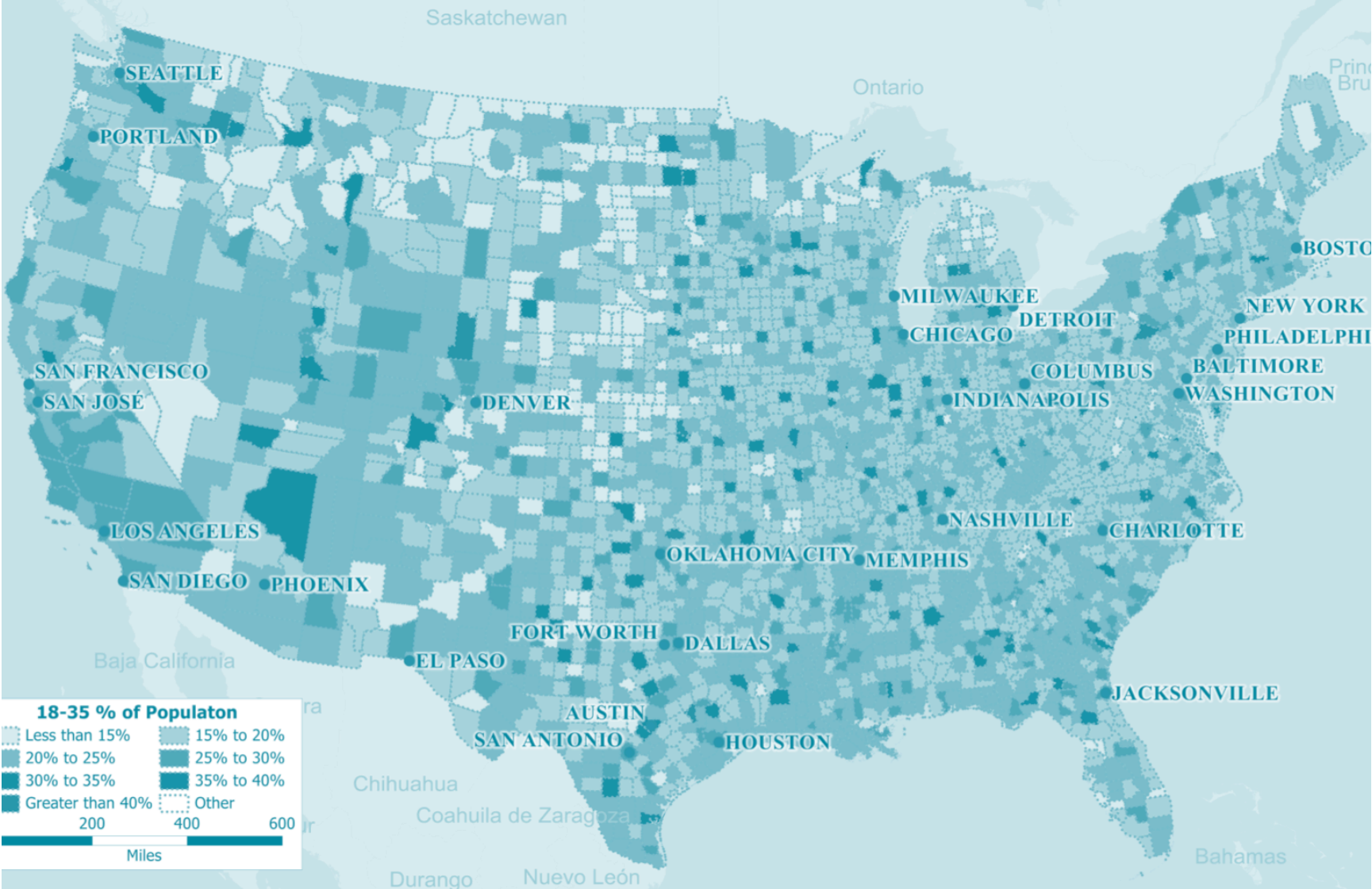




Are We in a Housing Bubble?

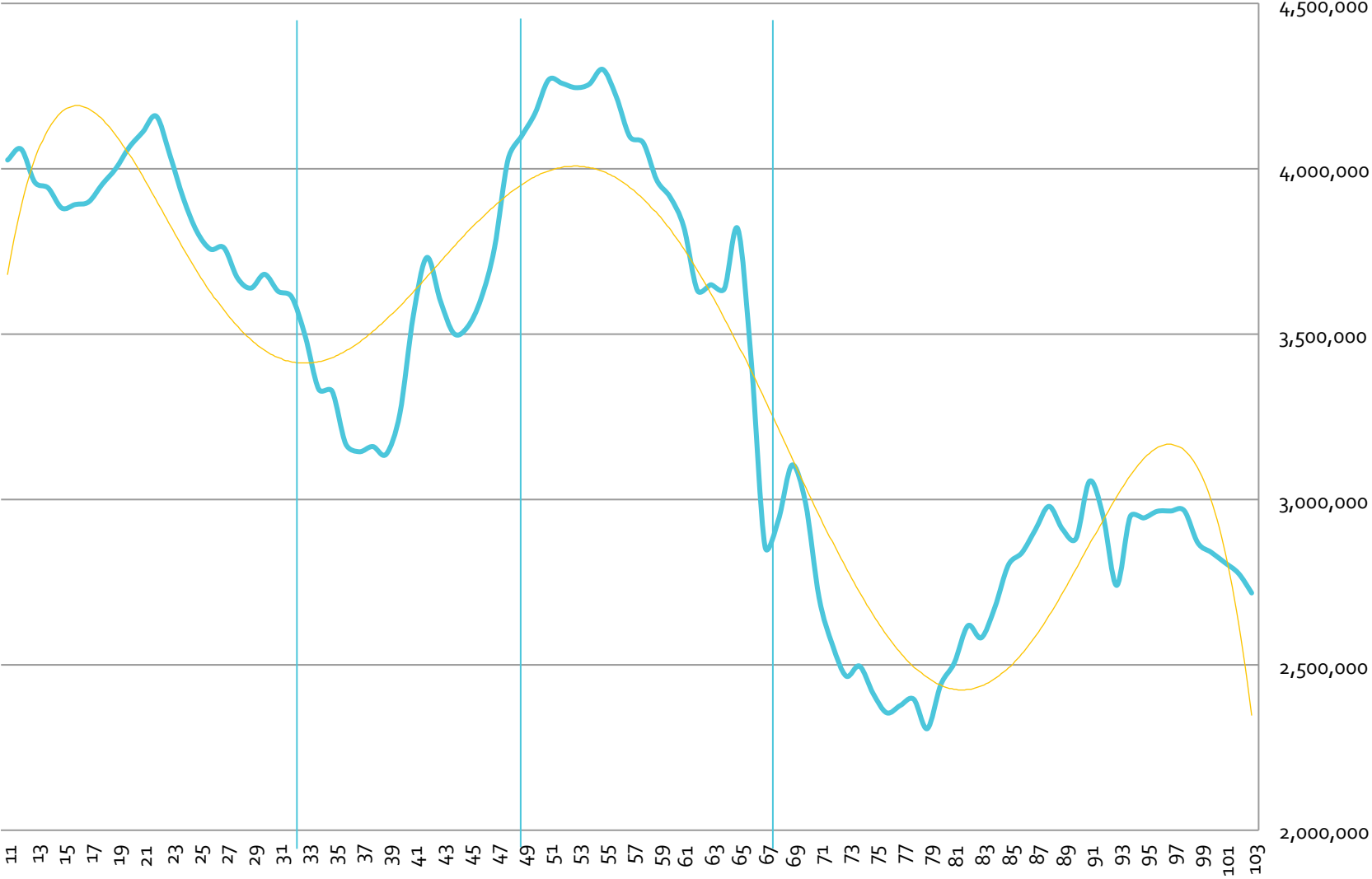
Tim Cornwell
Principal
The Concord Group

USA Context



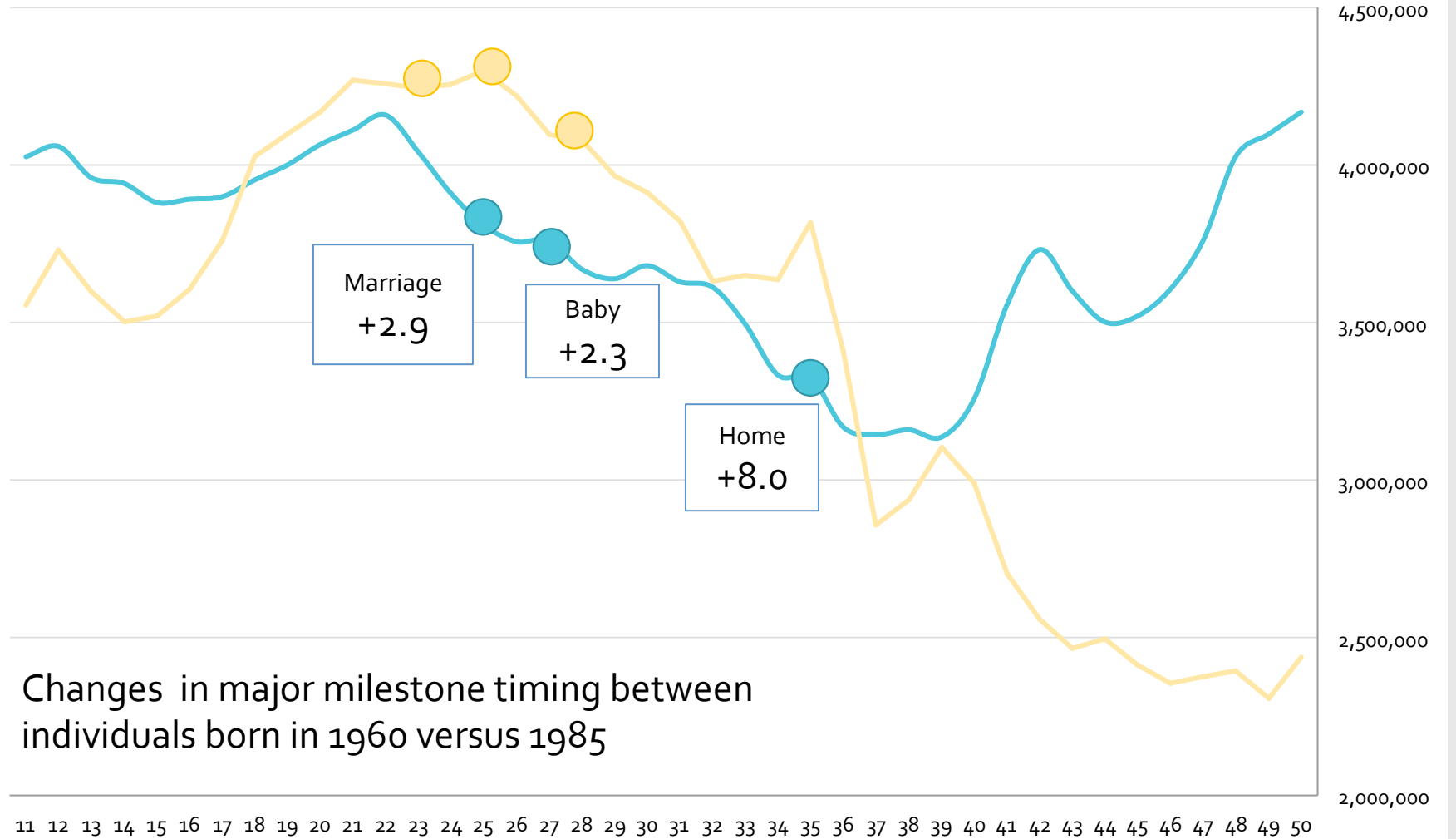
American Generations

The Boom and the Echo



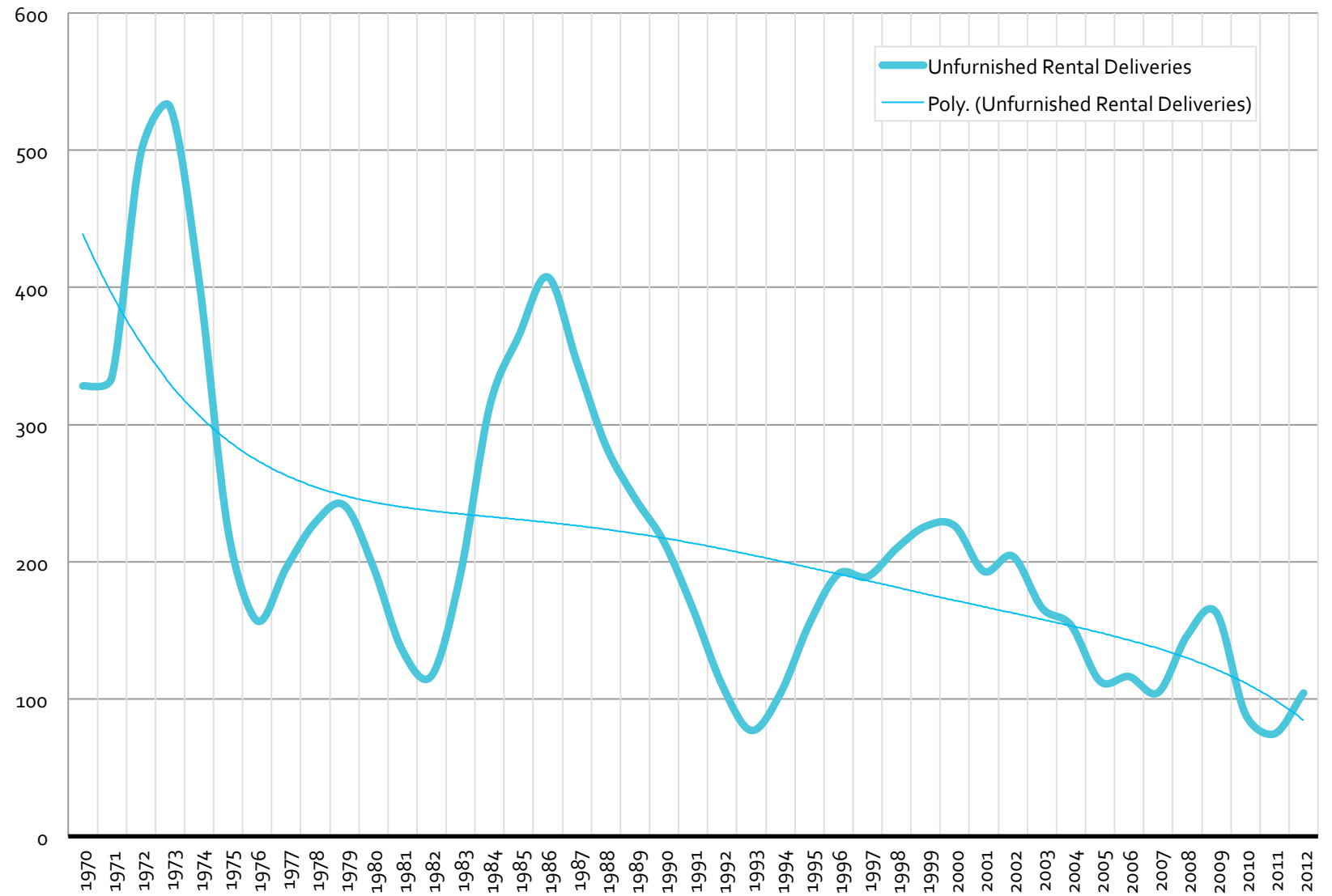
Changing Life Path

The Boom and the Echo



Rental Apartments

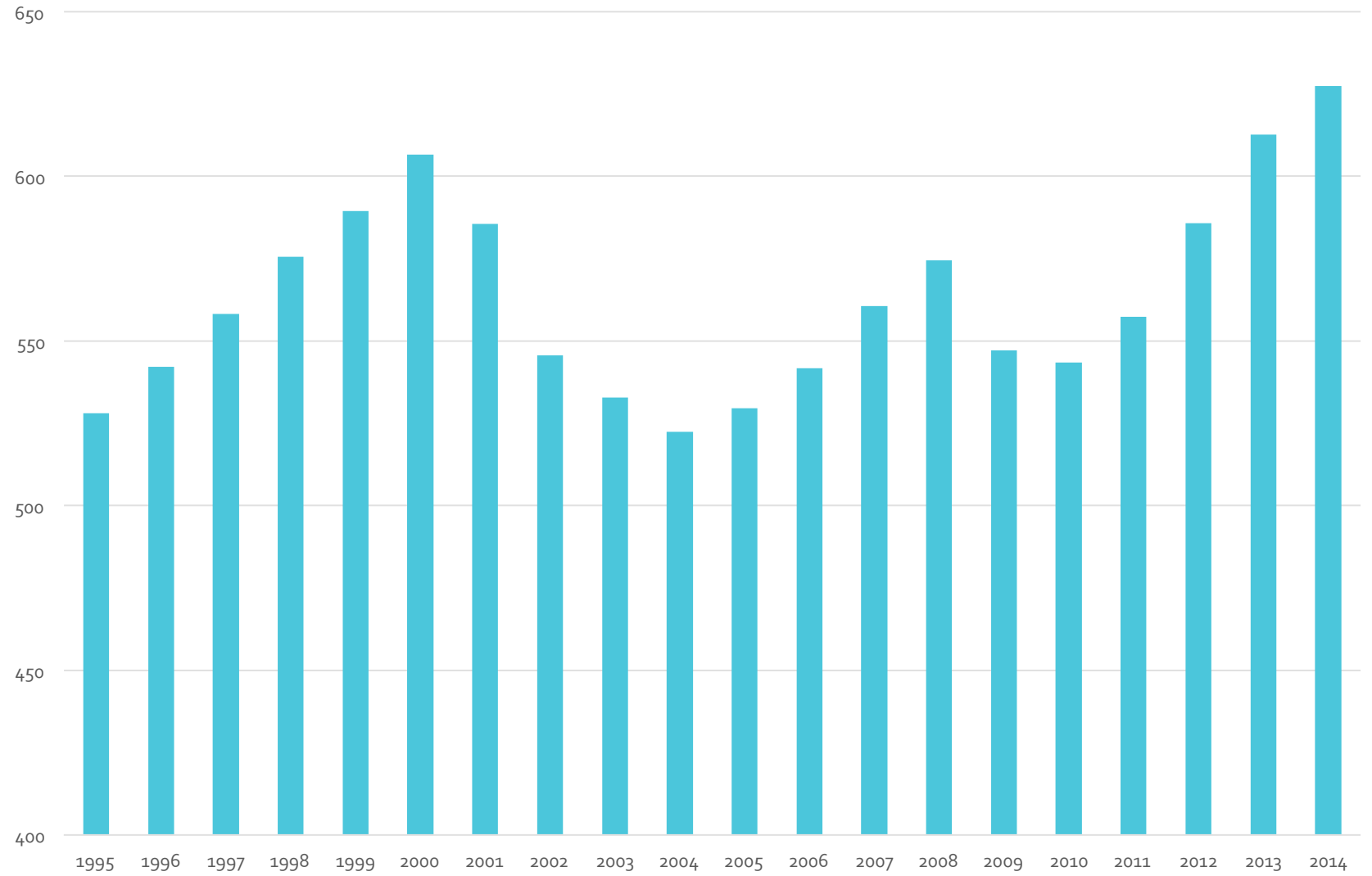
Overall USA



SF Bay Area



All About Jobs



County by County Performance

	Bay Area Counties					5-County
	San Francisco	San Mateo	Santa Clara	Contra Costa	Alameda	Bay Area
Historical Trends						
2012 Total Employment	582,240	337,420	915,307	326,741	664,334	2,930,927
<i>% of 5-County Area</i>	20%	12%	31%	11%	23%	100%
2002-2012 Growth/Loss	44,040	(1,970)	13,157	(19,363)	(29,395)	1,372
Annual Average	8,808	(394)	2,631	(3,873)	(5,879)	274
<i>% of 5-County Area</i>	N/A	-144%	959%	-1411%	-2142%	100%
Peak to Trough (Loss)	(31,900)	(24,820)	(58,810)	(35,887)	(64,220)	(205,975)
<i>% of 5-County Area</i>	15%	12%	29%	17%	31%	100%
<i>% Loss</i>	-6%	-7%	-7%	-10%	-9%	-7%
Peak Year	2008	2007	2008	2006	2007	2007
Trough Year	2010	2010	2010	2010	2010	2010
Trough - Current Recovery	53,290	29,420	74,614	11,552	30,915	205,693
<i>% of 5-County Area</i>	26%	14%	36%	6%	15%	100%
<i>% Growth</i>	10%	10%	9%	4%	5%	8%
Projections						
5-Year Total (Growth)	55,970	31,870	83,046	24,494	48,698	252,144
Annual Average (#)	11,194	6,374	16,609	4,899	9,740	50,429
<i>% of 5-County Area</i>	22%	13%	33%	10%	19%	100%
<i>% Growth</i>	2%	2%	2%	1%	1%	2%
Return to Peak	2013	2014	2013	2017	2016	2014

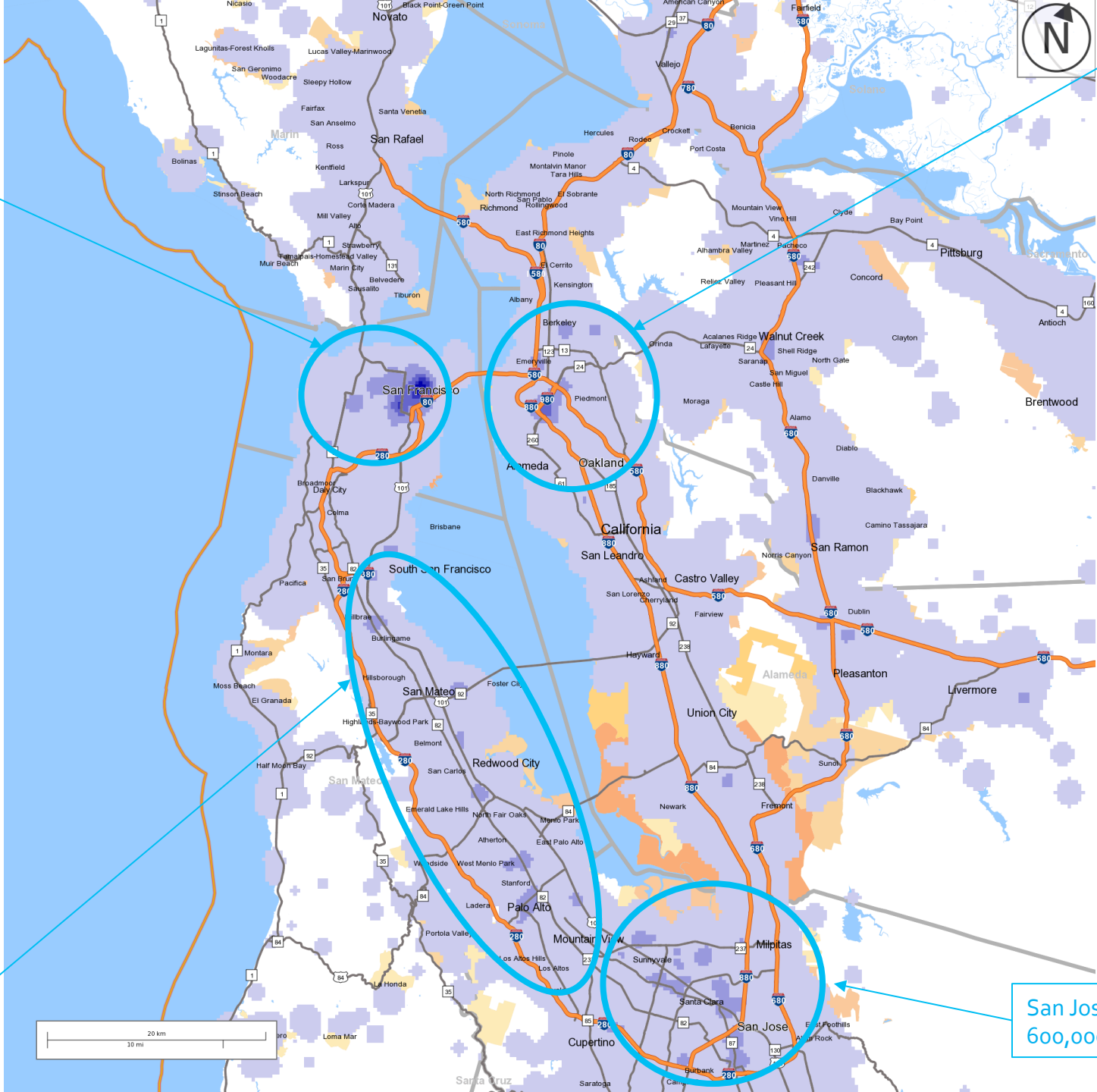
Employment Nodes

SF
540,000

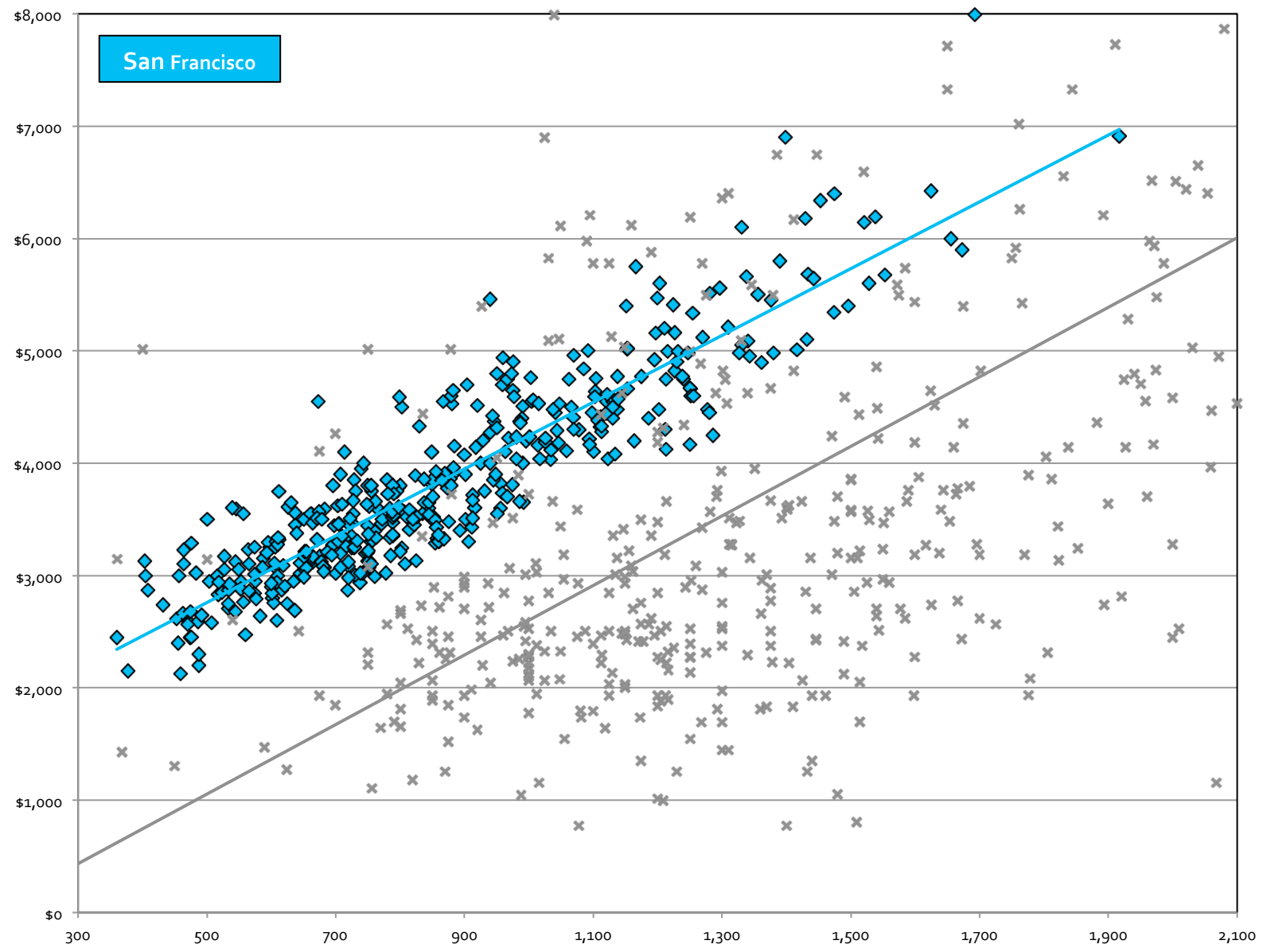
Peninsula
540,000

Urban East Bay
270,000

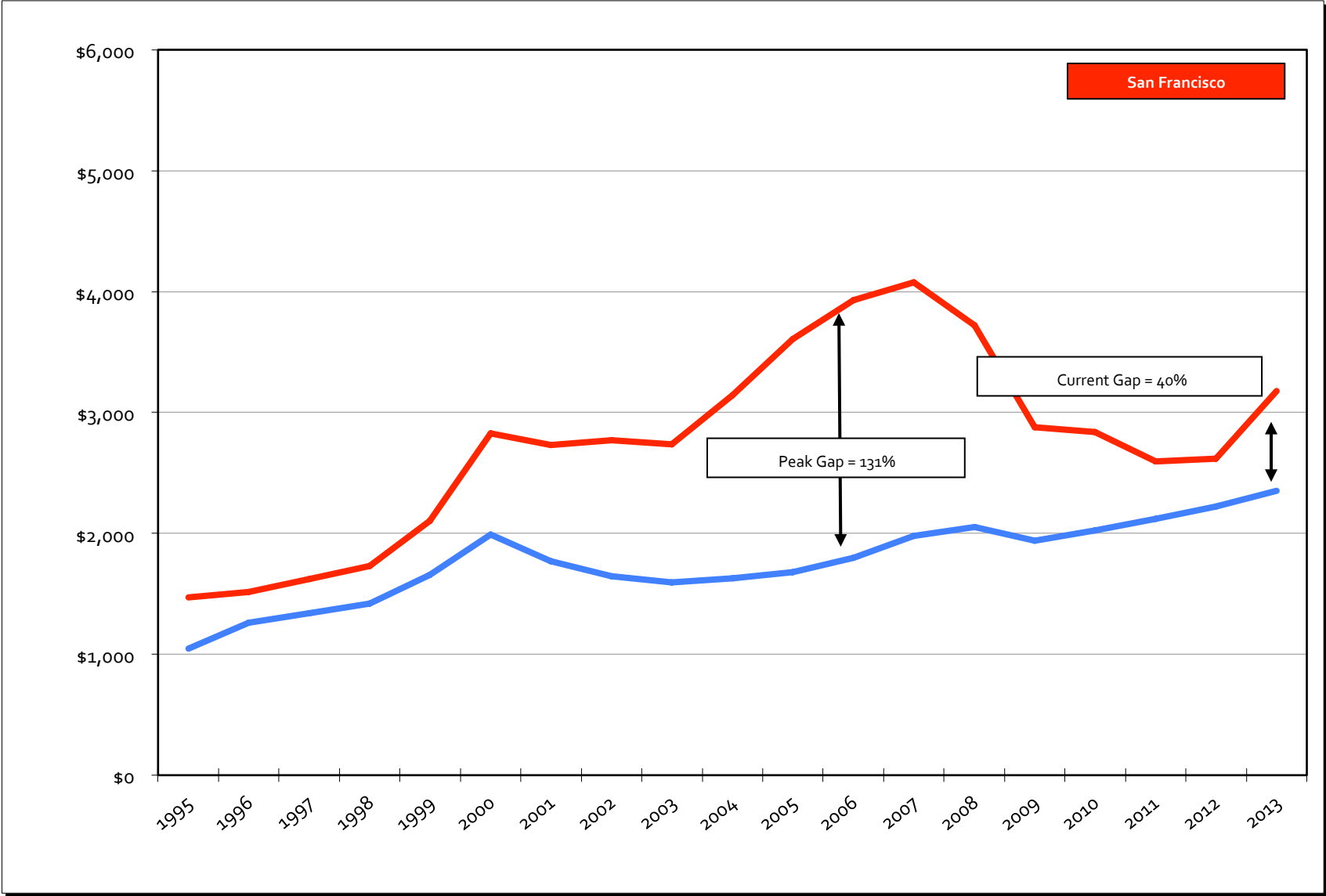
San Jose
600,000



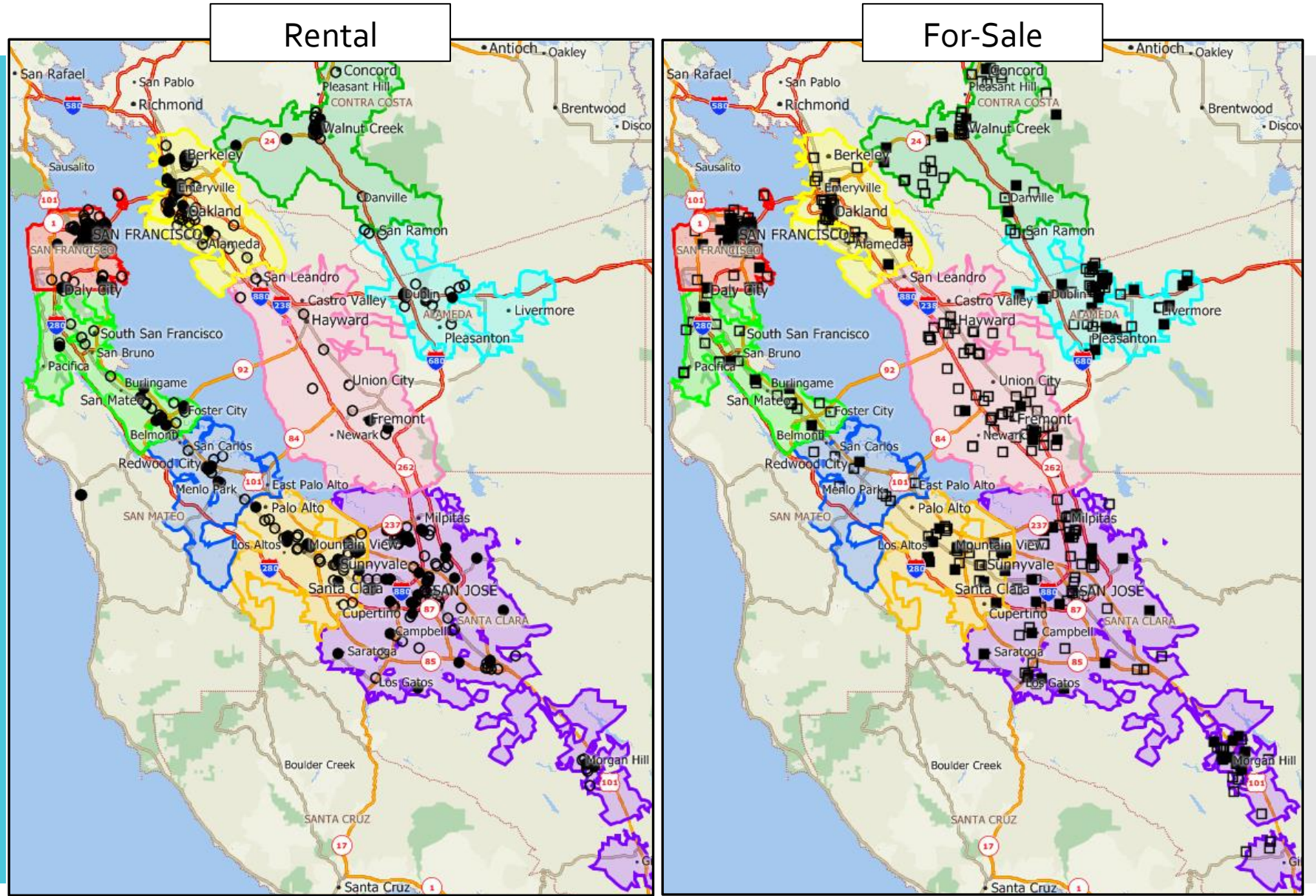
Current Owner/Renter Spread



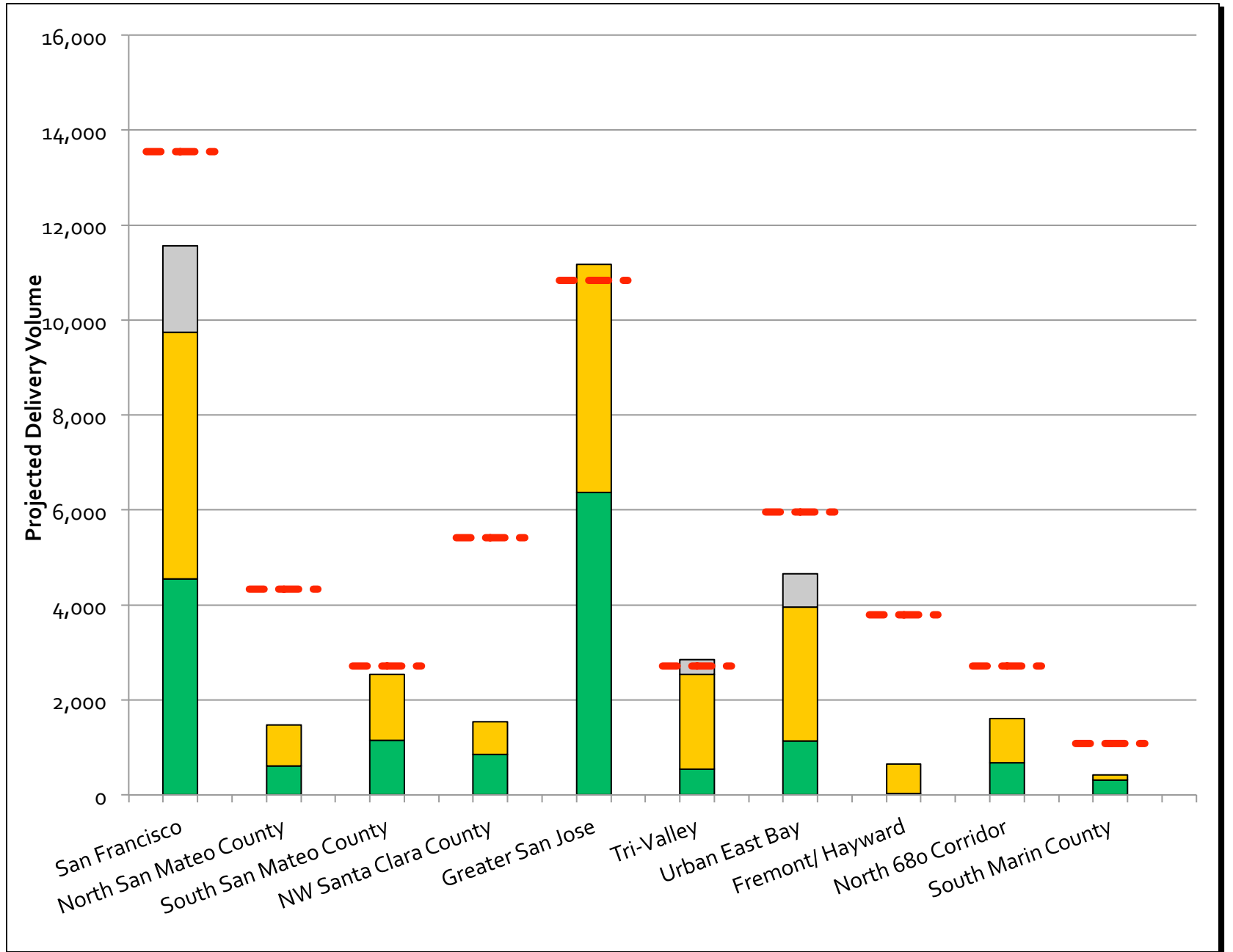
Historical Owner/Renter Spread



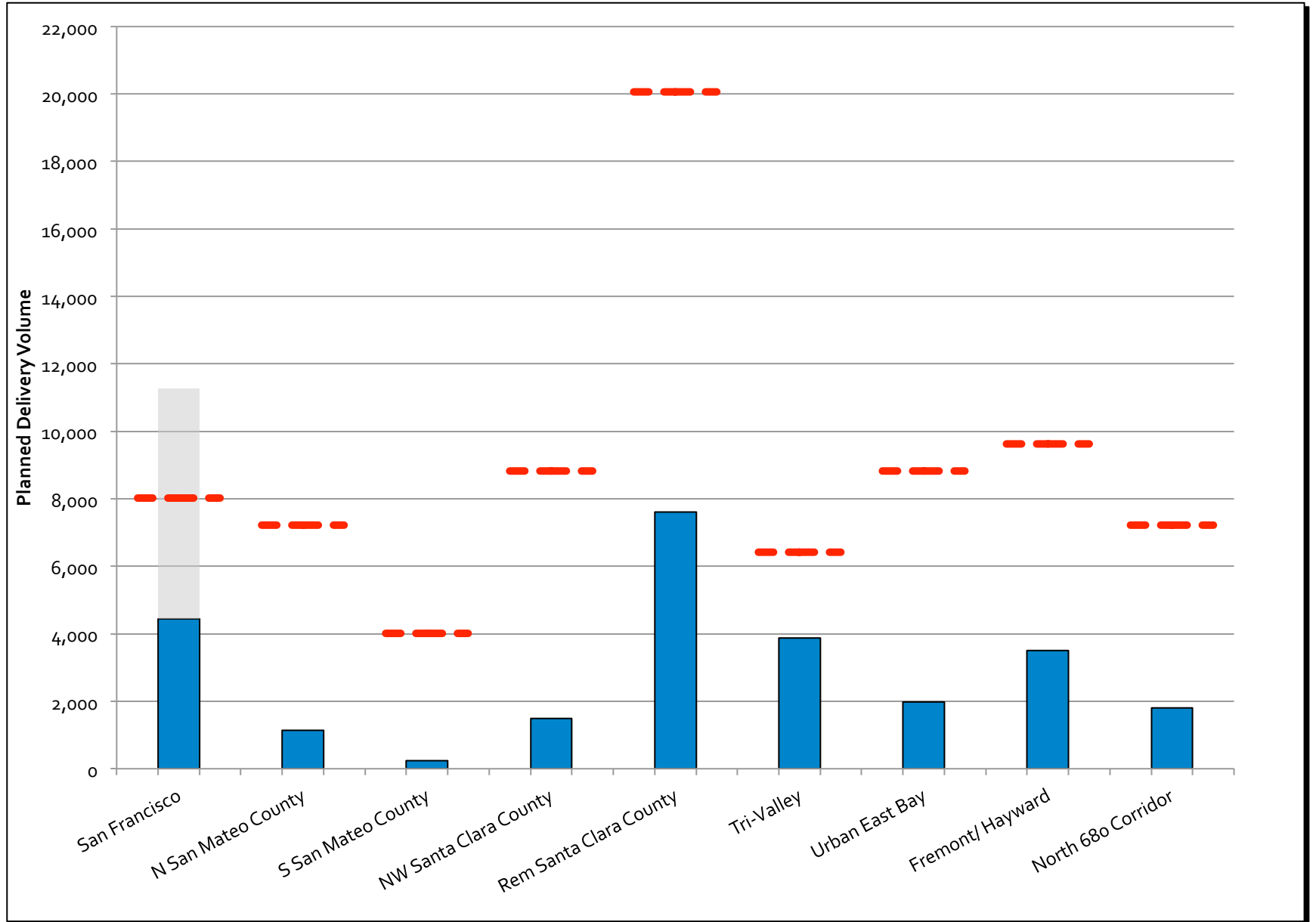
Pipeline



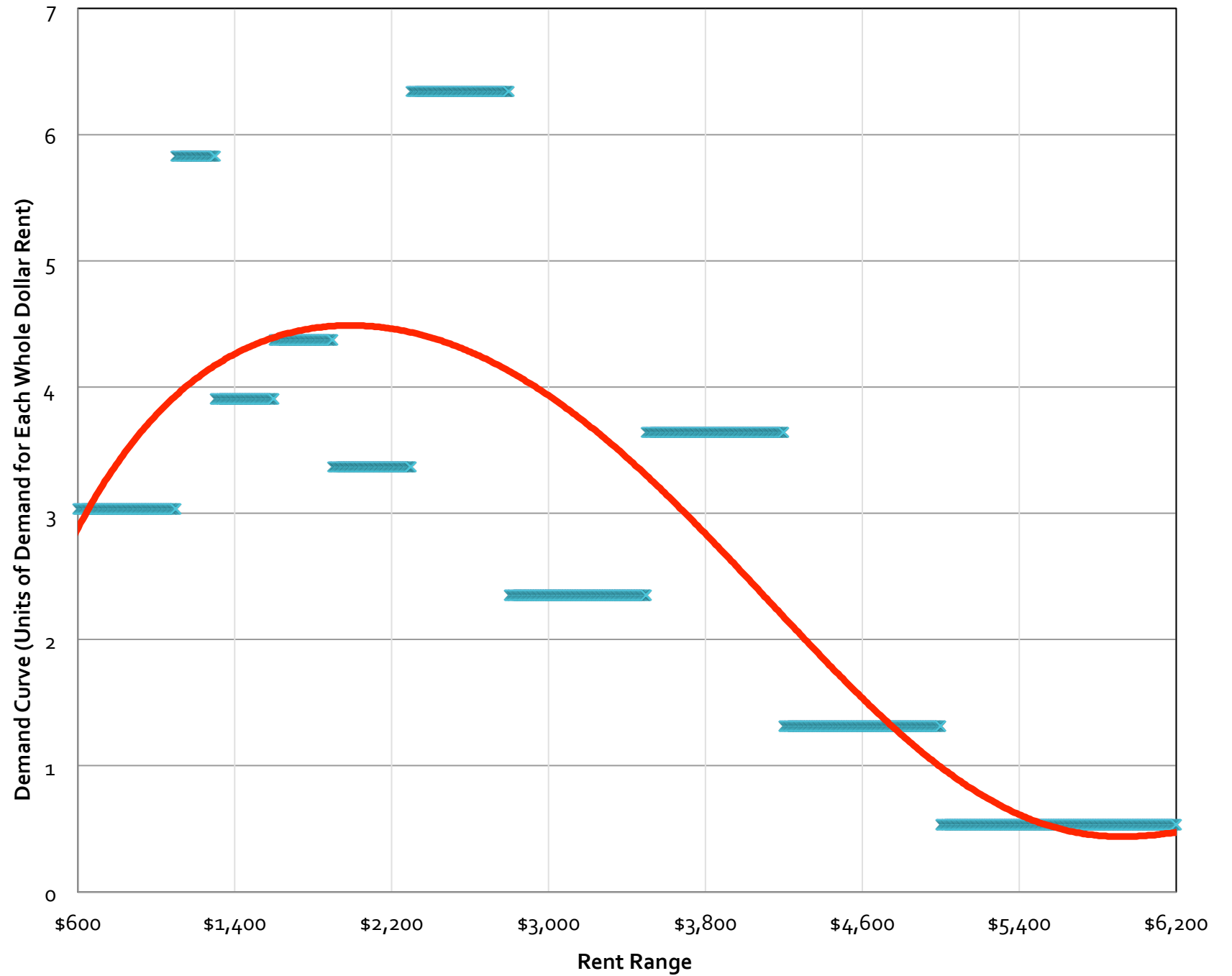
Rental Supply vs. Demand



For Sale Supply vs. Demand

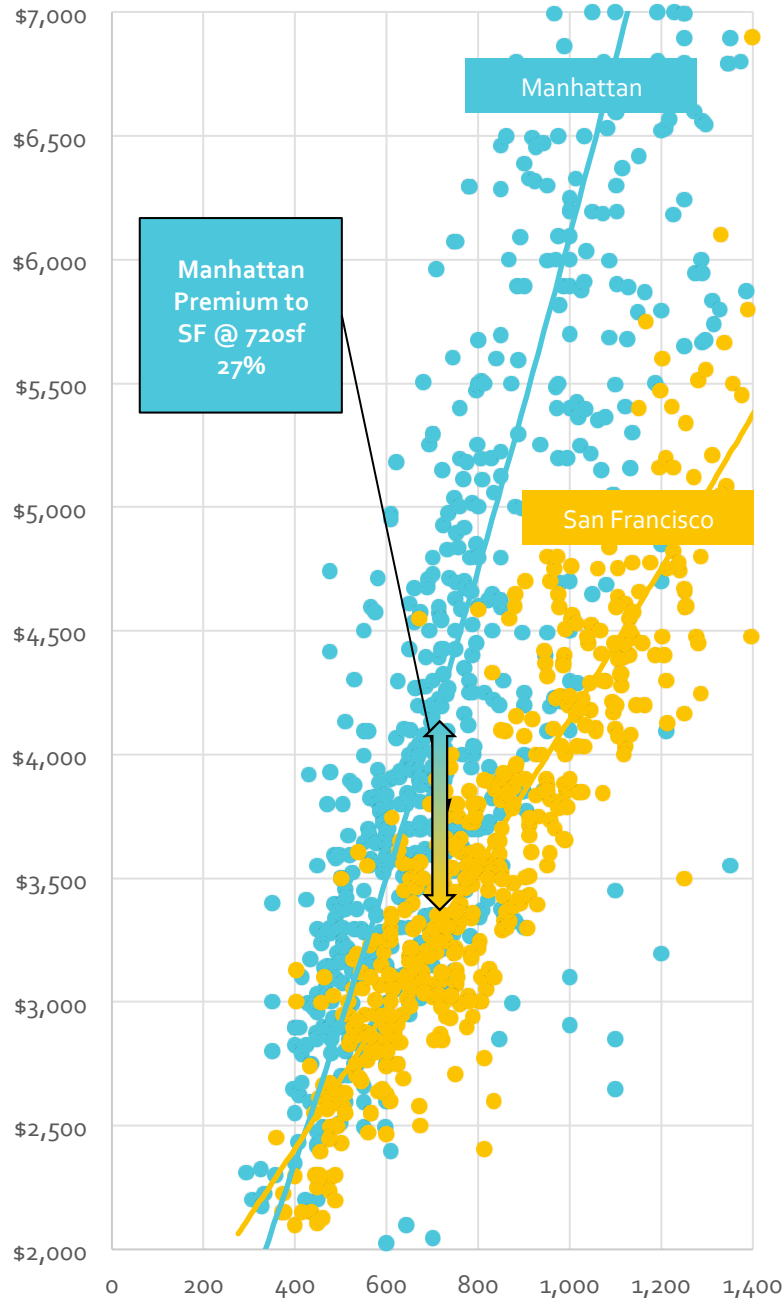


Demand by Price Point

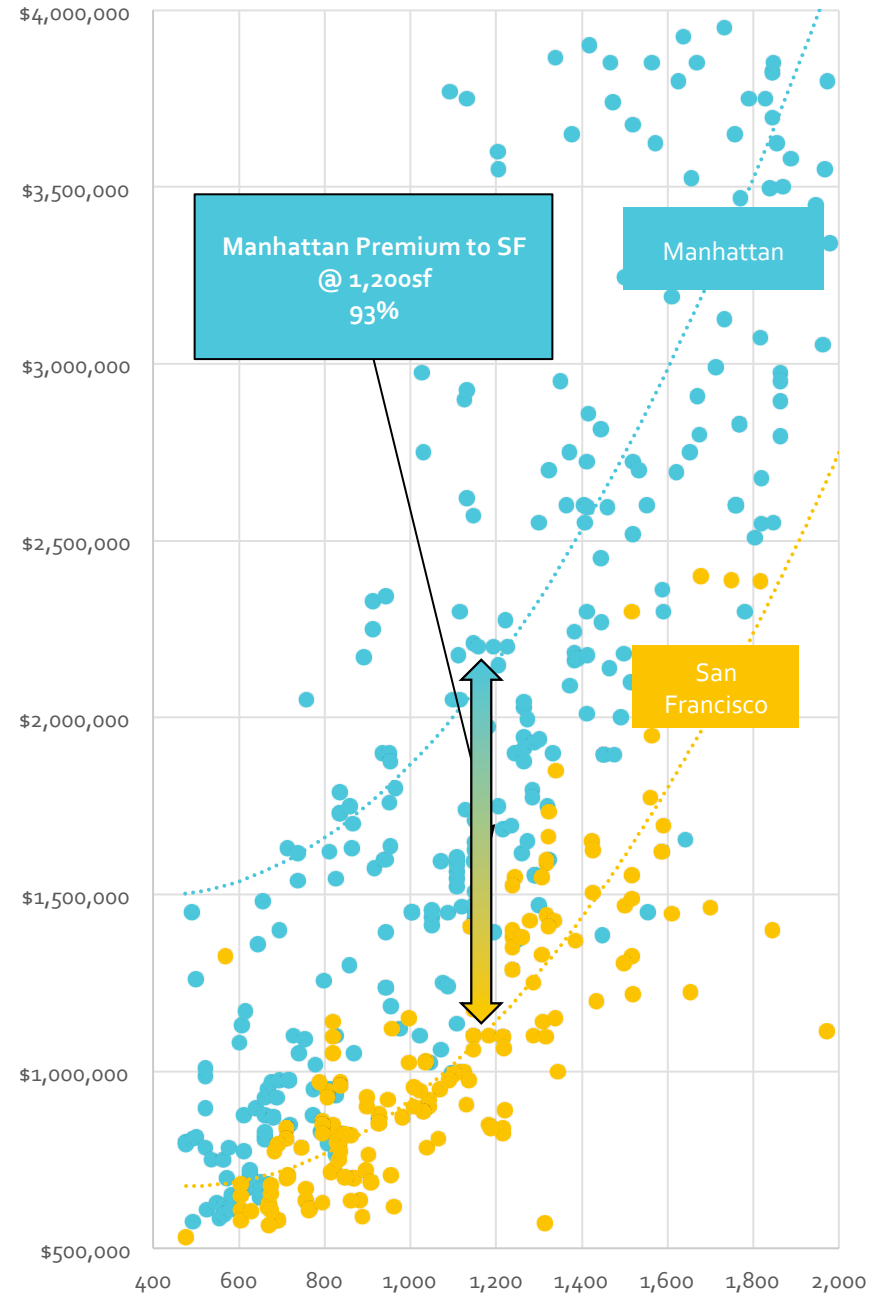


It Could be Worse...

Apartments

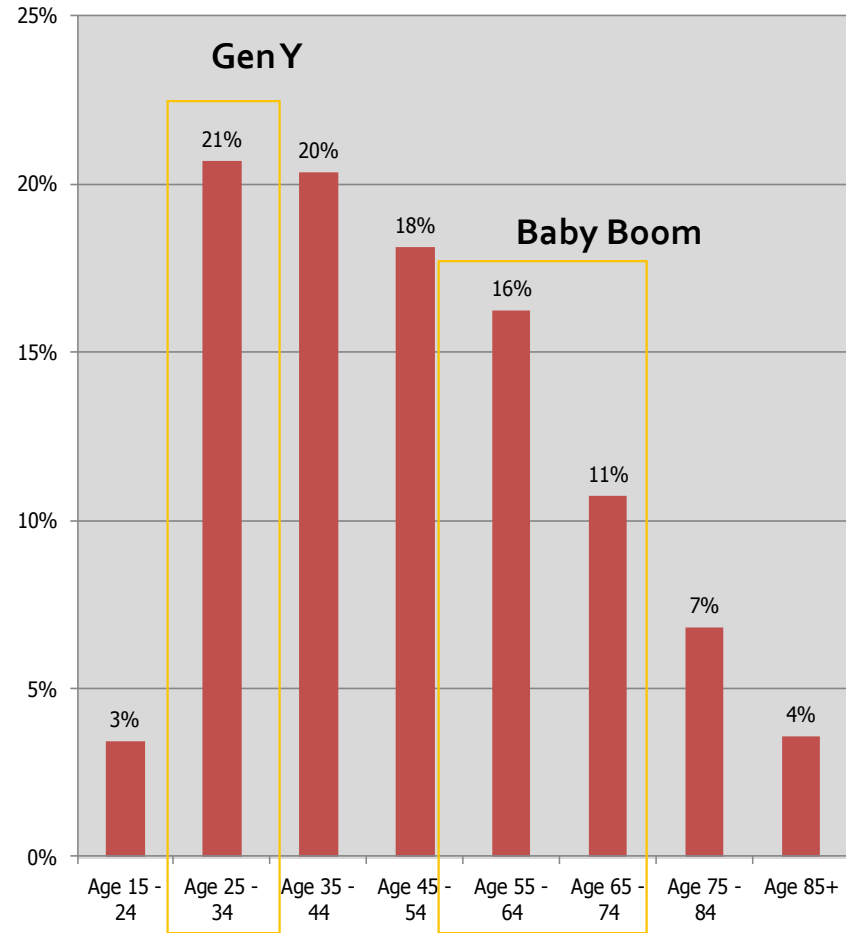


Condos



It Could Get Worse...

Distribution of Households by Age of Householder



Net New Household Growth 2006-2013 by Age of Householder

