



California Market Watch, November 7, 2008

CA Major Metro's Employment Trends

According to the latest figures released by the Employment Development Department, the state lost another seasonally adjusted 11,600 jobs in September and the unemployment rate remained at a high 7.7%. Major Northern California employment divisions have fared better than the State and Southern California divisions.

Santa Ana and Los Angeles Metro Divisions top the chart with a combined 56,000 jobs lost in September 2008 as compared to the same time period one year earlier. Those in positive territory are mostly Northern California divisions. San Francisco is leading the pack, but September jobs marginally slipped as compared to the previous month. San Jose MSA's non-farm jobs also dipped this month, down by a seasonally adjusted 1,300, but the MSA's employment base is still slightly larger than one year earlier. The largest number of jobs lost this month occurred in San Diego MSA, down 2,700 jobs, followed closely by Oakland MSA, down 2,100 jobs. Oakland MSA's employment base has been significantly impacted by the housing downturn, with almost 30% of its job loss occurring in the construction industry.

Employment Statistics	% Change		Total Non-Farm Jobs			# Jobs Added/Lost	
	Year-over-Year	Month	Sep-08	Aug-08	Sep-07	Year-over-Year	Month
Santa Ana-Anaheim-Irvine Metro Div	-2.08%	-0.05%	1,477,900	1,478,600	1,509,300	-31,400	-700
Los Angeles-Long Beach-Glendale Metro Div	-0.60%	0.08%	4,102,100	4,098,900	4,126,700	-24,600	3,200
Riverside-San Bernardino-Ontario MSA	-1.83%	-0.06%	1,243,900	1,244,700	1,267,100	-23,200	-800
Oakland-Fremont-Hayward Metro Div	-1.84%	-0.20%	1,028,100	1,030,200	1,047,400	-19,300	-2,100
Oxnard-Thousand Oaks-Ventura MSA	-2.47%	0.24%	288,800	288,100	296,100	-7,300	700
San Diego-Carlsbad-San Marcos MSA	-0.46%	-0.21%	1,303,600	1,306,300	1,309,600	-6,000	-2,700
Modesto MSA	-0.88%	-0.32%	157,700	158,200	159,100	-1,400	-500
Santa Barbara-Santa Maria-Goleta MSA	-0.29%	0.17%	173,000	172,700	173,500	-500	300
Stockton MSA	0.00%	-0.14%	212,200	212,500	212,200	0	-300
Santa Rosa-Petaluma MSA	0.05%	-0.42%	189,900	190,700	189,800	100	-800
San Jose Sunnyvale Santa Clara MSA	0.08%	-0.14%	908,800	910,100	908,100	700	-1,300
Salinas MSA	1.32%	0.23%	130,400	130,100	128,700	1,700	300
Bakersfield MSA	1.21%	0.04%	242,300	242,200	239,400	2,900	100
San Francisco-San Mateo-Redwood City Metro Div	0.39%	-0.04%	997,800	998,200	993,900	3,900	-400
Average	-0.83%	0.00%	889,750	890,107	897,207	-7,457	-357
California	-0.51%	-0.08%	15,092,400	15,104,000	15,169,600	-77,200	-11,600

SOURCE: Employment Development Department

Existing home prices are falling less drastically in stronger employment regions. According to DataQuick Information Systems, the median price in San Francisco County is down just 13% in September 2008 as compared to the same time period one year earlier, whereas the Bay Area is down 36%. Oakland MSA's Alameda and Contra Costa Counties recorded median price declines of 30% and 46%, respectively. In Southern California, median prices dropped 31% in Los Angeles County and 25% in Orange County. Riverside County and San Bernardino County's median prices are both down 37% in September.

About Meyers Builder Advisors

Meyers Builder Advisors brings together a talented pool of consultants with a strong understanding of the homebuilding industry and the market dynamics that drive it. Combined, the team boasts over 100 years of market experience, with a wide range of services including site specific analysis, product development, strategic planning and land acquisition services. The group has advised on a wide range of residential product types throughout the United States and has successfully assisted a long list of builders, developers, and financial institutions.

For more information, contact –

Meyers Builder Advisors

2010 Crow Canyon Pl, Suite 450

San Ramon, California 94583

P: 925-328-1300

F: 925-328-1304

www.builderadvisors.com

Jeffrey Meyers, Principal
M: 714-319-3888

Steve Smiley, Principal
M: 510-612-5718

Michelle Wolkoys, Principal
M: 714-357-6005

Joanna Terry, Managing Director
M: 415-609-0098