

Exhibit 47: Median Age of First-time Homeowners in the US, and Selected US and California Metropolitan Areas: 1985, 1989, 1995

Area and Survey Year	First-time Owners/Recent Movers		
	1985	1989	1995
U.S.	29	30	31
Selected Non-California Metropolitan Areas ⁽¹⁾	29	30	33
California Metropolitan Areas ⁽²⁾	31	31	32
Los Angeles County	34	31	32
Orange County (1988, 1994)	na	29	32
San Bernardino/Riverside (1990, 1994)	na	32	33
San Diego (1987, 1994)	na	31	34
San Francisco-Oakland (1989, 1993)	na	31	33
San Jose (1988, 1993)	na	30	32

NOTES:

1. Non-California metropolitan areas include: Washington DC, Portland OR, Seattle WA, Salt Lake City UT, Las Vegas NV, Phoenix AZ, Dallas TX, Fort Worth TX, Houston TX, San Antonio TX, Denver CO, Atlanta GA, Orlando FL, Miami-Fort Lauderdale FL, Tampa-St Petersburg FL
2. California metropolitan areas include: Orange County, Bakersfield, Fresno, Los Angeles, Modesto, Santa Rosa, Oakland, San Diego, Stockton, San Francisco, San Jose.

SOURCES:

US Census, Annual Housing Survey, 1975;
 US Census, American Housing Survey, 1985, 1989, 1995.