

California Real Estate Economics, 3rd Edition, Update
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Chapter 8: The California Real Estate Market

- I. Building a Market
 - A. An Economic Roller Coaster
 - B. Housing Patterns
 - C. Occupancy
 - D. Types of Housing Units
 - E. Vacancy Rates
 - 1. Geographic Factors
 - 2. Economic Fluctuations
 - F. Characteristics of Households
 - 1. Age
 - 2. Household Size
 - G. Income and Affordability
 - 1. Payment to Income Ratios
 - H. Sales of Existing Homes
 - I. Housing Starts
 - 1. California Housing Starts
 - 2. U.S. Total Housing Starts
 - J. Rental Housing
 - 1. Disadvantages of Renting

- II. Commercial and Industrial Trends
 - A. Availability
 - B. Building Types
 - 1. Architectural Styles and Tastes
 - C. Aging of Inventory
 - D. Environmental Concerns
 - 1. Asbestos
 - 2. Lead
 - 3. Underground Storage Tanks

- 4. Mold
- E. Components of the Market
 - 1. Commercial Structures
- F. The Retail Market
 - a. Convenience centers
 - b. Neighborhood centers
 - c. Community shopping centers
 - d. Regional shopping centers
 - e. Shopping malls
 - 1. Availability
- G. Office Space
- H. The Industrial Market
 - 1. Vacancy Rates
- III. California's Rural Real Estate Market
 - A. The Land
 - 1. Arable soil
 - 2. Extended growing season
 - 3. Water supply
 - B. Grazing Land
 - C. Inhibitors to Agricultural Development
- IV. Lumbering and Mining
 - 1. Scarcity
 - 2. Government Control
 - 3. Supply
 - 4. Difficult Access
 - 5. Transportation
 - 6. Demand
 - 7. Tax Treatment
 - A. Mining
 - 1. Quality of Resource
 - 2. Economic Conditions

- B. Environmental Concerns

- V. Open Space Protection
 - A. Farmland Protections
 - 1. The Williamson Act
 - 2. The Role of the State of California
 - 3. The Role of the Individual Counties
 - B. Natural and Recreational Land