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HOUSING REPORT

RIVERSIDE COUNTY
MARCH 2021

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Riverside County Housing Market Value & Trends Update

Historically, properties in this market sell at a -9.5% discount. Today's discount is 26.8%. This market is 17.3% undervalued.

Median home price is \$448,700, and resale \$/SF is \$216/SF. Prices rose 1.6% year-over-year.

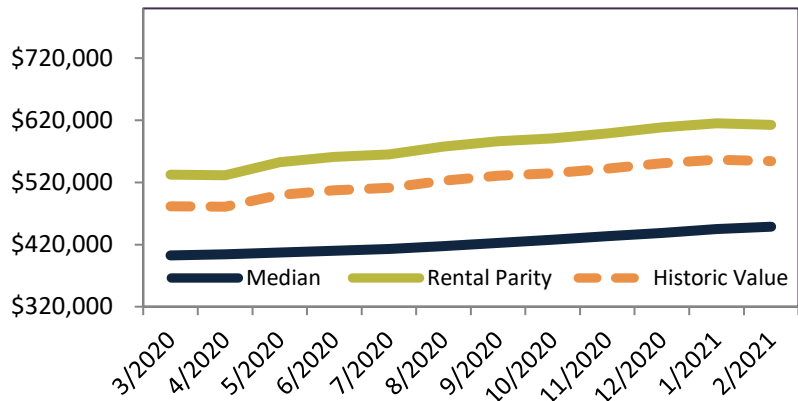
Monthly cost of ownership is \$1,723, and rents average \$2,354, making owning \$630 per month less costly than renting.

Rents rose 5.9% year-over-year. The current capitalization rate (rent/price) is 5.0%.

Market rating = 8

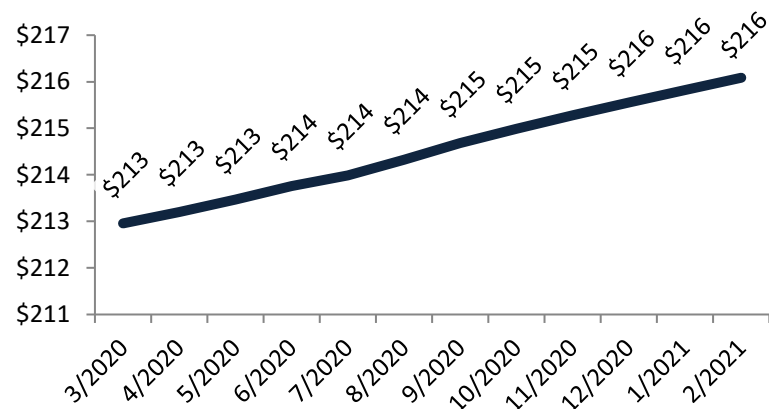
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
3/2020	↑ 8	\$ 402,500	\$ 532,200
4/2020	↑ 8	\$ 404,400	\$ 531,500
5/2020	↑ 8	\$ 407,100	\$ 552,500
6/2020	↑ 8	\$ 409,900	\$ 560,800
7/2020	↑ 8	\$ 413,000	\$ 564,900
8/2020	↑ 10	\$ 417,200	\$ 577,700
9/2020	↑ 10	\$ 422,600	\$ 586,300
10/2020	↑ 8	\$ 427,700	\$ 591,100
11/2020	↑ 8	\$ 433,500	\$ 599,000
12/2020	↑ 8	\$ 438,800	\$ 608,600
1/2021	↑ 8	\$ 445,100	\$ 615,100
2/2021	↑ 8	\$ 448,700	\$ 612,800



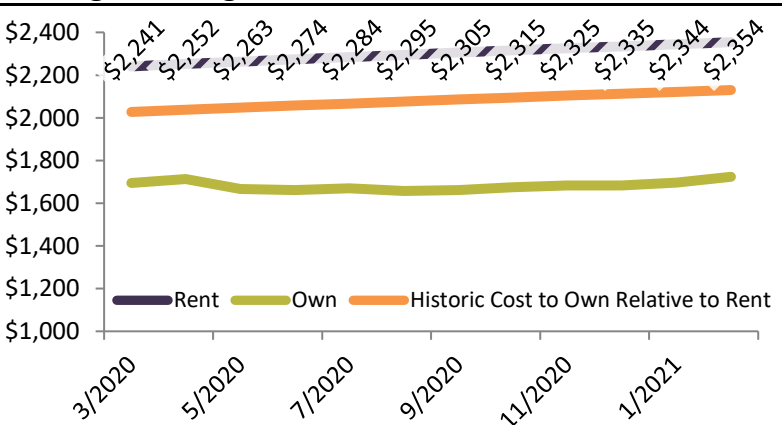
Resale \$/SF and year-over-year percentage change trailing twelve months

Date	± Typ. Value	\$/SF	% Change
3/2020	● -14.8%	\$ 213	↔ 1.9%
4/2020	● -14.4%	\$ 213	↔ 1.5%
5/2020	● -16.8%	\$ 213	↔ 1.7%
6/2020	● -17.4%	\$ 214	↔ 1.8%
7/2020	● -17.4%	\$ 214	↔ 1.4%
8/2020	● -18.3%	\$ 214	↑ 2.1%
9/2020	● -18.4%	\$ 215	↑ 2.2%
10/2020	● -18.1%	\$ 215	↔ 1.9%
11/2020	● -18.1%	\$ 215	↔ 1.8%
12/2020	● -18.4%	\$ 216	↔ 1.7%
1/2021	● -18.1%	\$ 216	↔ 1.6%
2/2021	● -17.3%	\$ 216	↔ 1.6%

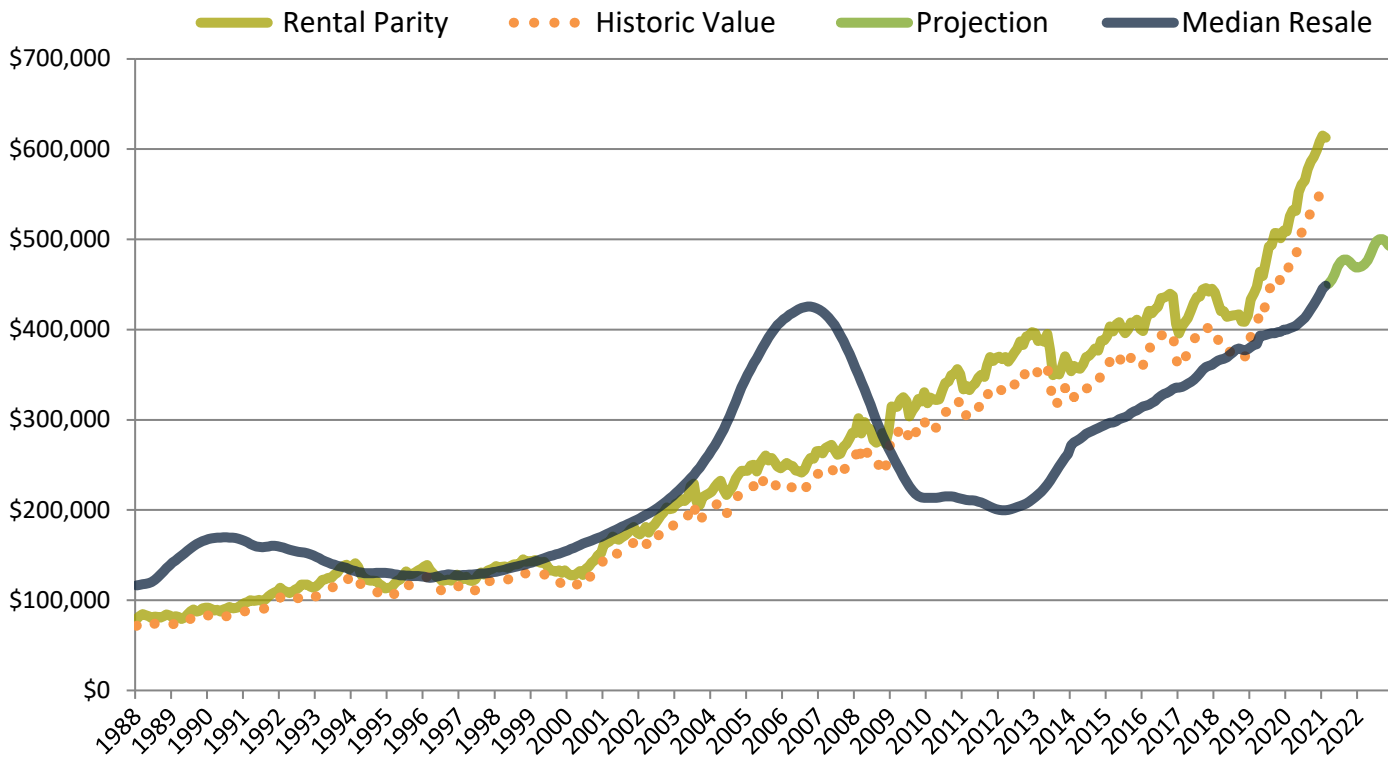


Rental rate and year-over-year percentage change trailing twelve months

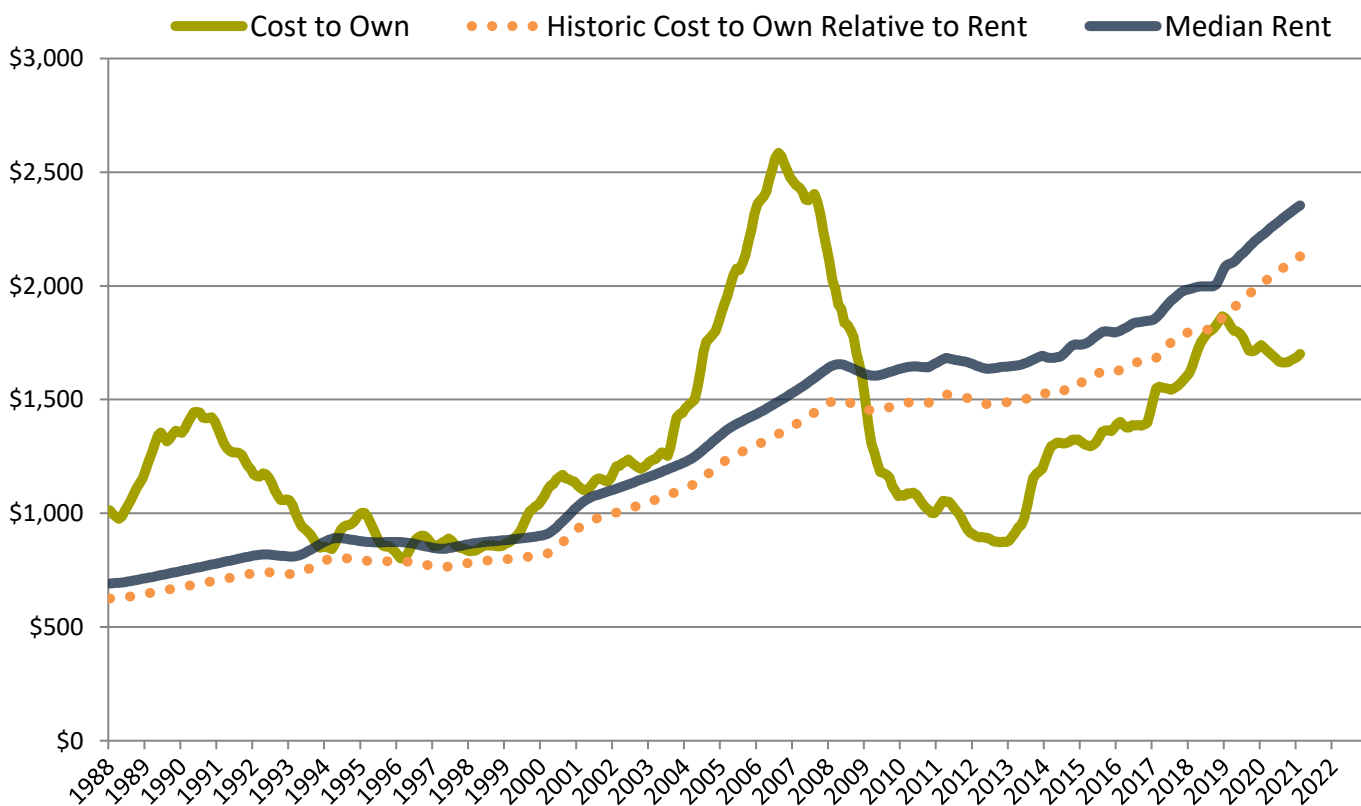
Date	% Change	Rent	Own
3/2020	↑ 7.0%	\$ 2,241	\$ 1,695
4/2020	↑ 7.0%	\$ 2,252	\$ 1,713
5/2020	↑ 6.9%	\$ 2,263	\$ 1,667
6/2020	↑ 6.8%	\$ 2,274	\$ 1,662
7/2020	↑ 6.7%	\$ 2,284	\$ 1,670
8/2020	↑ 6.6%	\$ 2,295	\$ 1,657
9/2020	↑ 6.5%	\$ 2,305	\$ 1,662
10/2020	↑ 6.4%	\$ 2,315	\$ 1,675
11/2020	↑ 6.2%	\$ 2,325	\$ 1,683
12/2020	↑ 6.1%	\$ 2,335	\$ 1,683
1/2021	↑ 6.0%	\$ 2,344	\$ 1,696
2/2021	↑ 5.9%	\$ 2,354	\$ 1,724



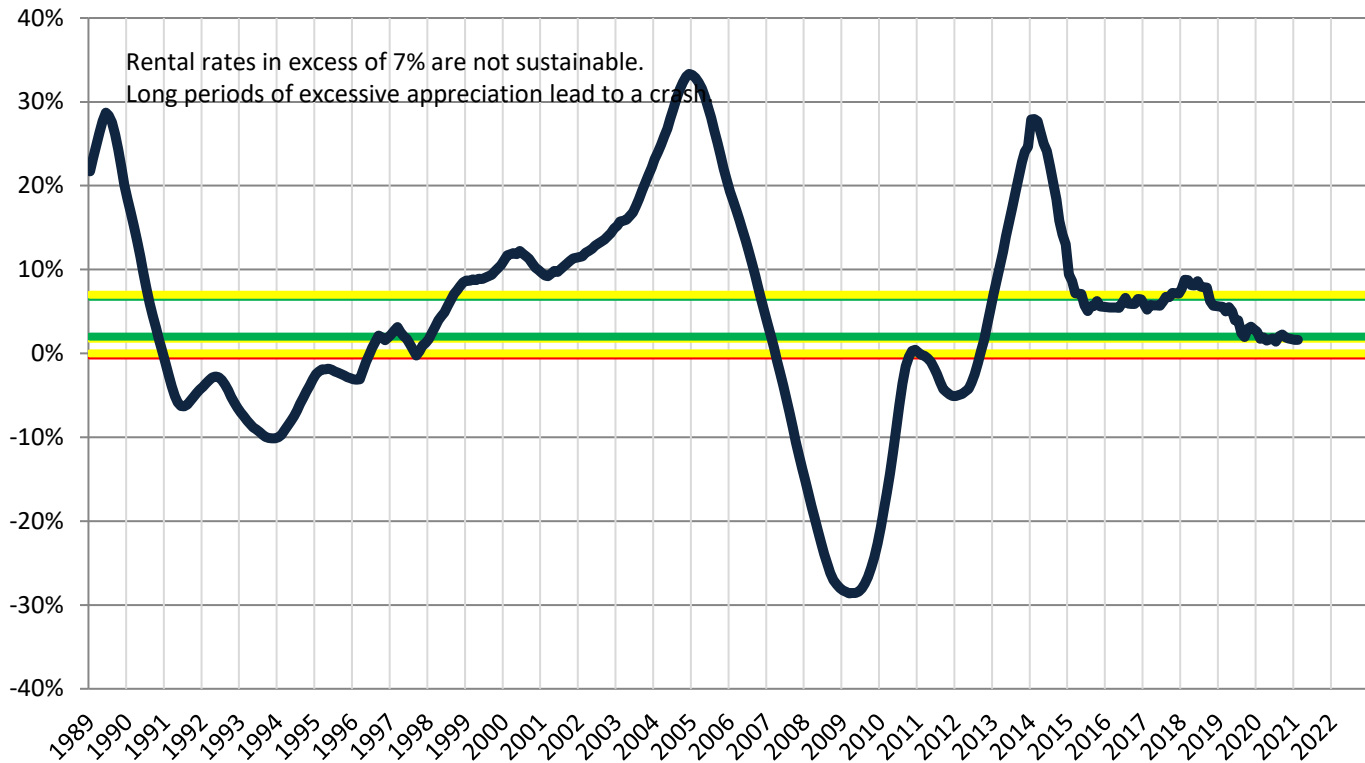
Riverside County median home price since January 1988



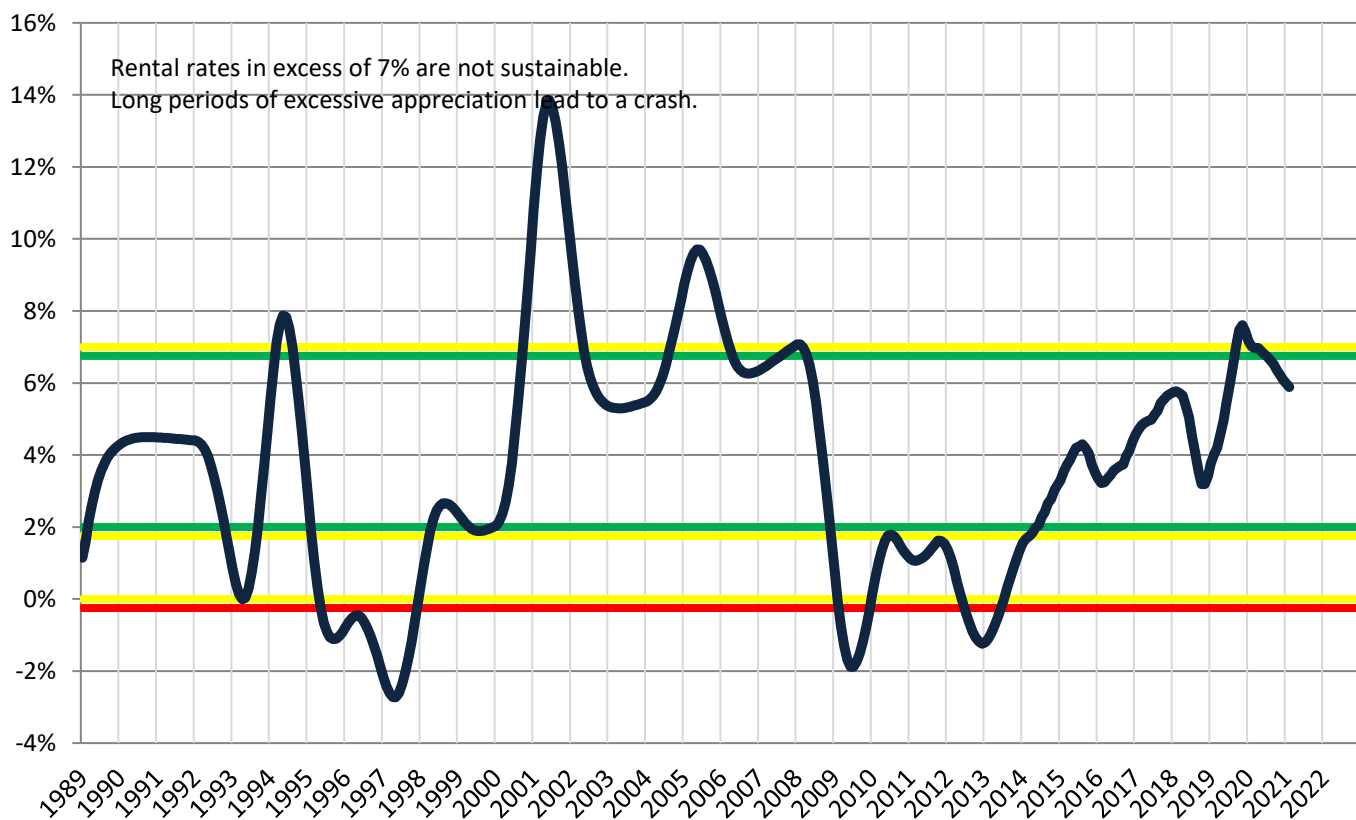
Riverside County median rent and monthly cost of ownership since January 1988



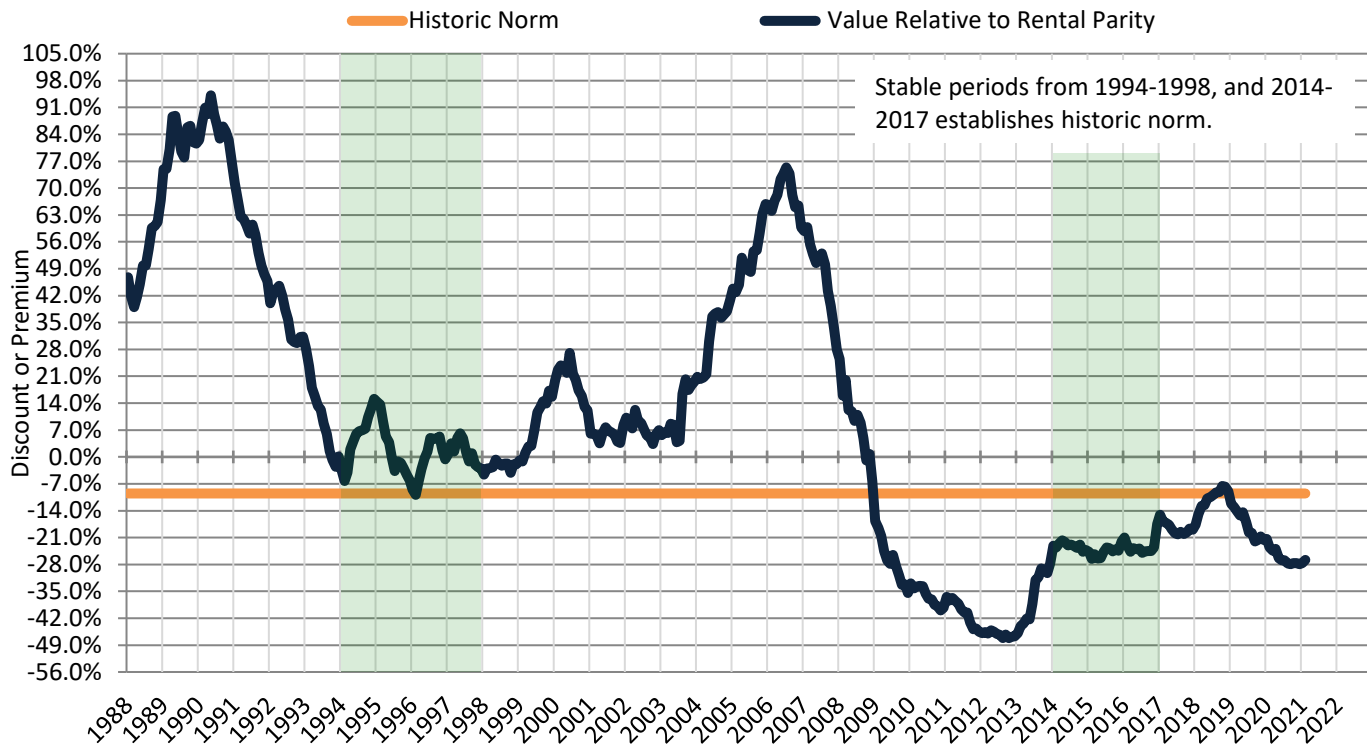
Resale \$/SF Year-over-Year Percentage Change: Riverside County since January 1989



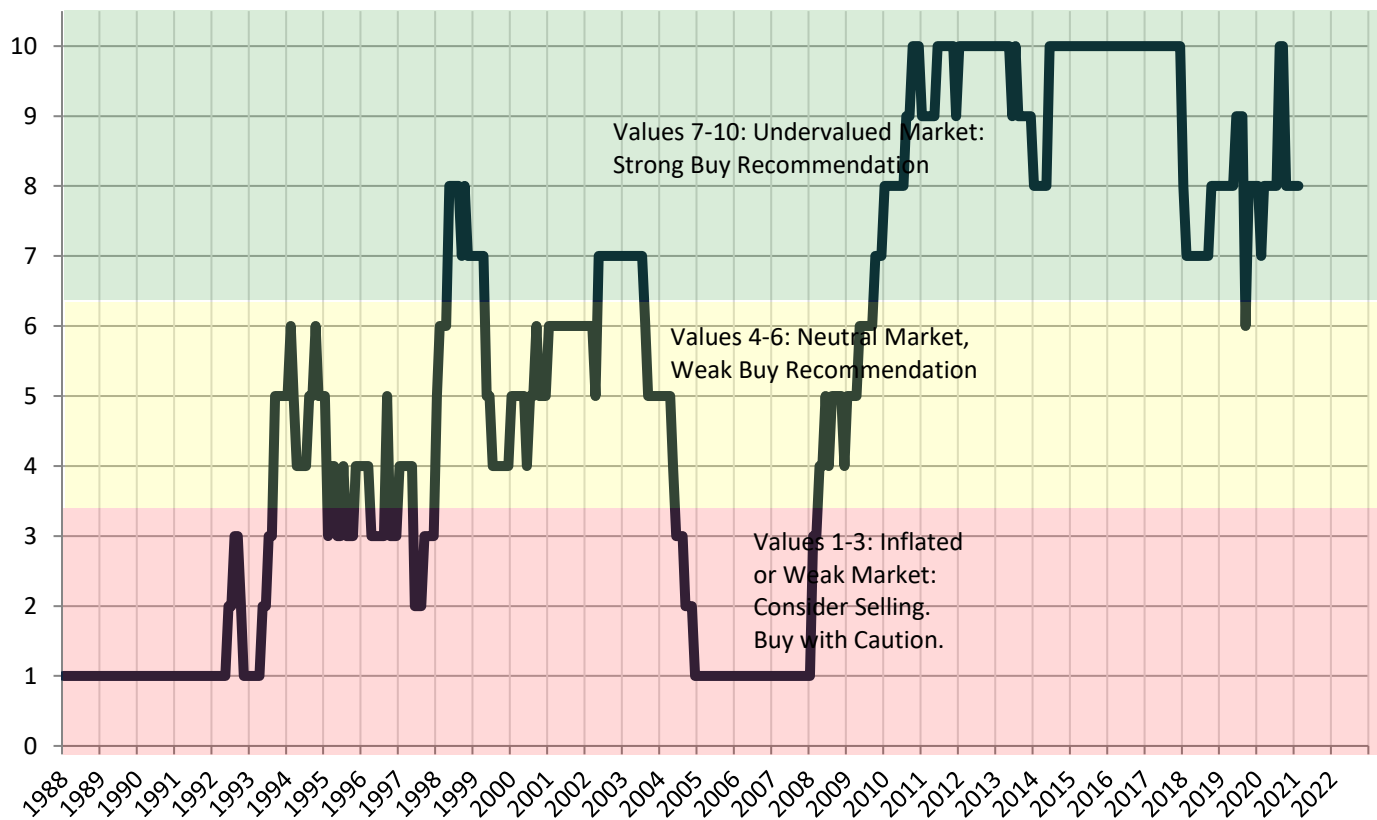
Rental \$/SF Year-over-Year Percentage Change: Riverside County since January 1989



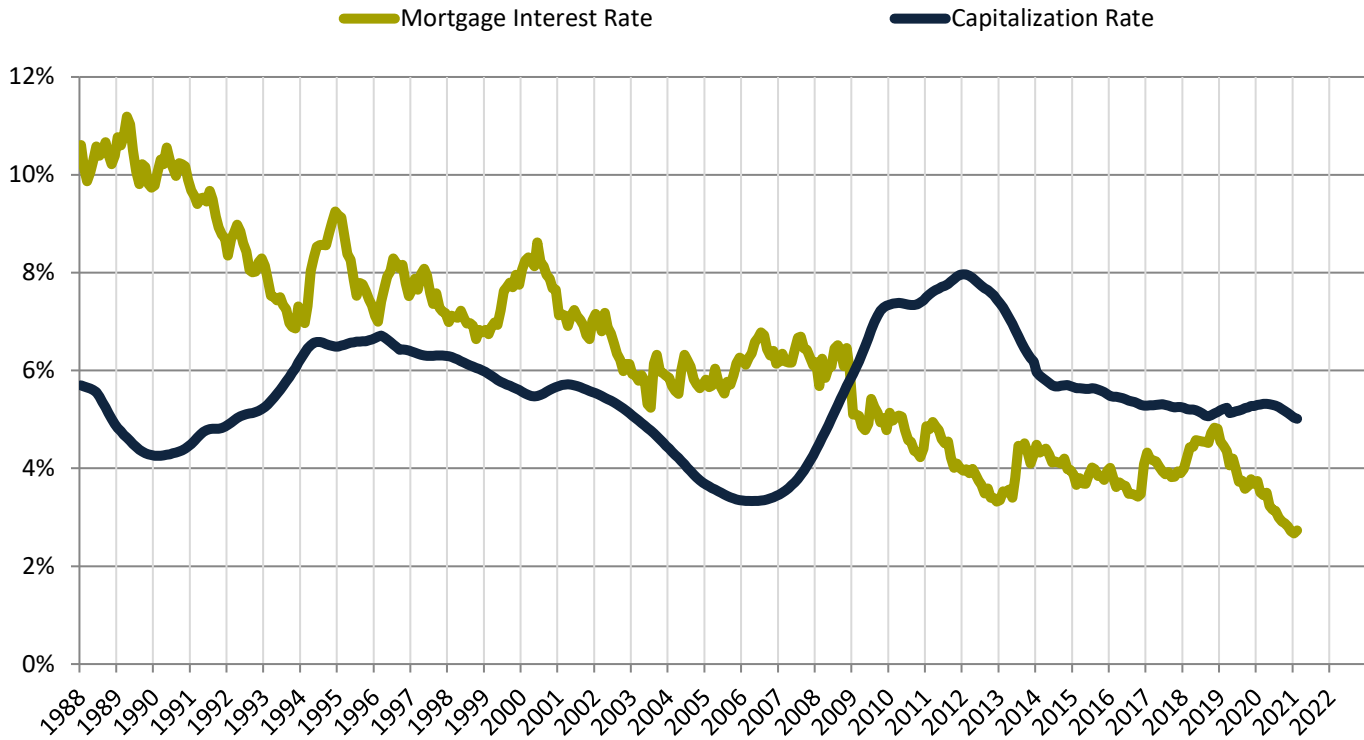
Historic Median Home Price Relative to Rental Parity: Riverside County since January 1988



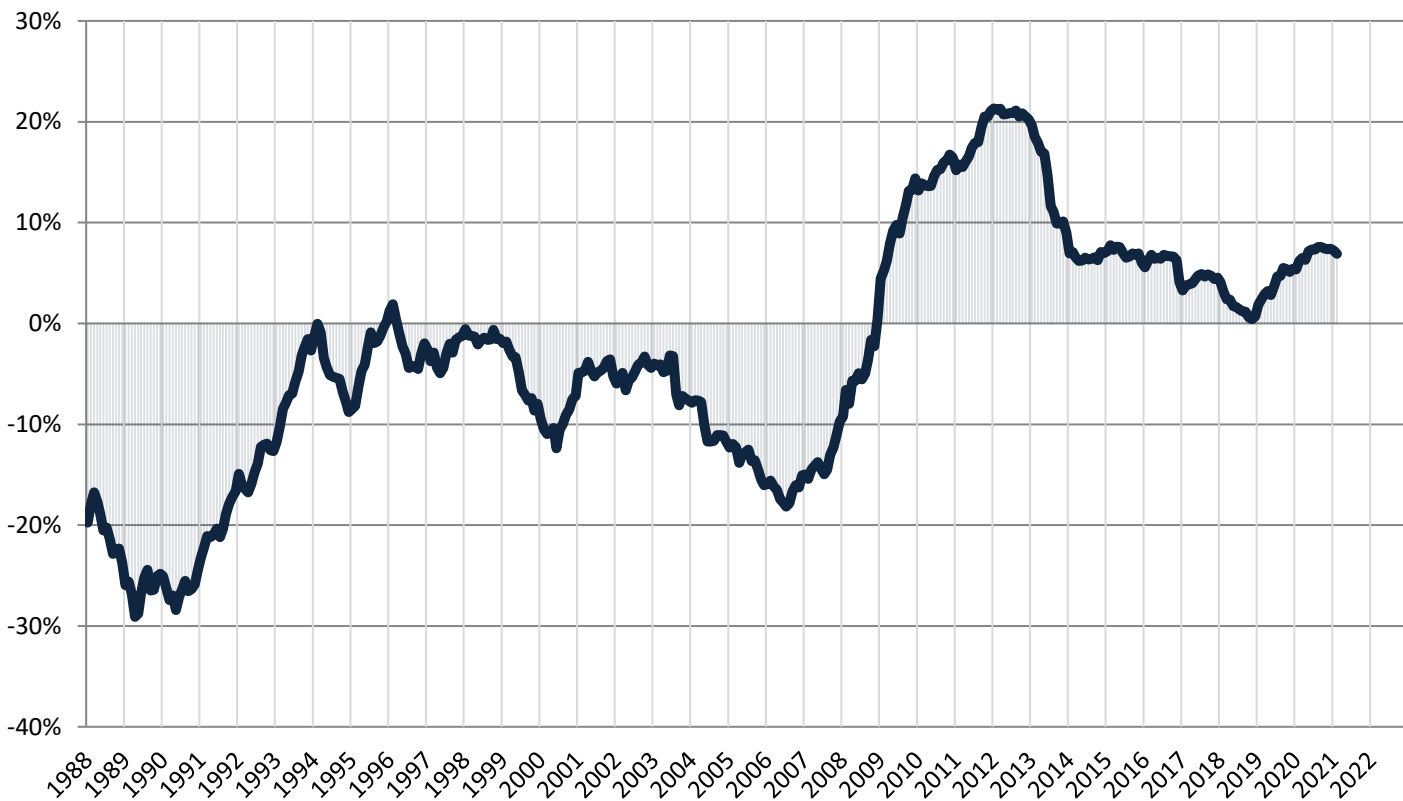
TAIT Housing Report® Market Timing System Rating: Riverside County since January 1988



Cash Investor Capitalization Rate: Riverside County since January 1988



Financed Investor Cash-on-Cash Return: Riverside County since January 1988



Market Performance and Trends: Riverside County and Major Cities and Zips

Study Area	Median Resale \$	Resale % Change YoY	Resale \$/SF	Rent % Change YoY	Median Rent \$	Cost of Ownership	Ownership Prem./Disc.	Cap Rate
Riverside County	\$ 448,700	↔ 1.6%	\$ 216	↑ 5.9%	\$ 2,354	\$ 1,724	\$ (630)	5.0%
San Bernardino County	\$ 419,100	↔ 1.2%	\$ 235	↑ 3.8%	\$ 1,984	\$ 1,610	\$ (374)	4.5%
Riverside, CA	\$ 436,800	↔ 1.6%	\$ 224	↑ 4.7%	\$ 2,198	\$ 1,678	\$ (520)	4.8%
Banning	\$ 297,300	↔ 0.5%	\$ 195	↑ 5.8%	\$ 1,802	\$ 1,142	\$ (660)	5.8%
Beaumont	\$ 394,500	↑ 2.1%	\$ 181	↑ 6.5%	\$ 2,172	\$ 1,515	\$ (656)	5.3%
Calimesa	\$ 412,800	↓ -0.1%	\$ 215	↑ 7.0%	\$ 2,188	\$ 1,586	\$ (602)	5.1%
Canyon Lake	\$ 512,200	↔ 1.7%	\$ 230	↑ 6.7%	\$ 2,507	\$ 1,968	\$ (539)	4.7%
Cathedral City	\$ 373,500	↑ 3.6%	\$ 201	↔ 8.6%	\$ 2,325	\$ 1,435	\$ (890)	6.0%
Coachella	\$ 297,000	↑ 2.5%	\$ 178	↔ 8.2%	\$ 1,889	\$ 1,141	\$ (748)	6.1%
Corona	\$ 566,800	↔ 0.1%	\$ 265	↑ 3.7%	\$ 2,546	\$ 2,177	\$ (369)	4.3%
Corona Hills	\$ 543,000	↓ -0.6%	\$ 258	↑ 3.9%	\$ 2,539	\$ 2,086	\$ (454)	4.5%
South Corona	\$ 665,600	↓ -0.9%	\$ 247	↑ 3.7%	\$ 3,044	\$ 2,557	\$ (487)	4.4%
Desert Hot Springs	\$ 265,200	↑ 3.6%	\$ 158	↑ 4.0%	\$ 1,706	\$ 1,019	\$ (687)	6.2%
Eastvale	\$ 669,400	↔ 0.6%	\$ 200	↔ 0.7%	\$ 2,917	\$ 2,571	\$ (346)	4.2%
Glen Avon	\$ 476,500	↑ 2.1%	\$ 292	↑ 6.6%	\$ 2,288	\$ 1,830	\$ (458)	4.6%
Hemet	\$ 318,900	↔ 1.7%	\$ 174	↑ 6.5%	\$ 1,819	\$ 1,225	\$ (594)	5.5%
Highgrove	\$ 345,400	↑ 2.9%	\$ 289	↑ 4.2%	\$ 2,110	\$ 1,327	\$ (783)	5.9%
Home Gardens	\$ 465,000	↓ -0.6%	\$ 268	↑ 2.4%	\$ 2,219	\$ 1,786	\$ (433)	4.6%
Idyllwild	\$ 331,600	↓ -0.4%	\$ 271	↑ 6.8%	\$ 1,906	\$ 1,274	\$ (632)	5.5%
Indian Wells	\$ 823,100	↔ 0.4%	\$ 271	↔ 0.9%	\$ 6,833	\$ 3,162	\$ (3,671)	8.0%
Indio	\$ 362,900	↑ 3.2%	\$ 189	↑ 5.1%	\$ 2,447	\$ 1,394	\$ (1,053)	6.5%
Lake Elsinore	\$ 434,900	↔ 1.3%	\$ 202	↑ 5.0%	\$ 2,214	\$ 1,671	\$ (543)	4.9%
Menifee	\$ 419,800	↔ 1.3%	\$ 195	↑ 5.7%	\$ 2,353	\$ 1,613	\$ (740)	5.4%
Sun City	\$ 329,500	↔ 0.1%	\$ 197	↑ 5.1%	\$ 1,764	\$ 1,266	\$ (498)	5.1%
Mira Loma	\$ 592,400	↔ 0.9%	\$ 302	↑ 3.1%	\$ 2,357	\$ 2,276	\$ (81)	3.8%
Moreno Valley	\$ 397,200	↑ 3.1%	\$ 213	↔ 7.8%	\$ 2,178	\$ 1,526	\$ (652)	5.3%
Blythe	\$ 168,400	↑ 5.4%	\$ 119	↔ 10.2%	\$ 1,675	\$ 647	\$ (1,028)	9.5%

Market Performance and Trends: Riverside County and Major Cities and Zips

Study Area	Median Resale \$	Resale % Change YoY	Resale \$/SF	Rent % Change YoY	Median Rent \$	Cost of Ownership	Ownership Prem./Disc.	Cap Rate
Murrieta	\$ 507,700	↔ 1.6%	\$ 203	↑ 5.0%	\$ 2,487	\$ 1,950	\$ (537)	4.7%
Norco	\$ 640,100	↔ 0.5%	\$ 289	↑ 5.0%	\$ 2,742	\$ 2,459	\$ (283)	4.1%
Nuevo	\$ 406,900	↔ 1.2%	\$ 205	↘ 8.1%	\$ 2,269	\$ 1,563	\$ (706)	5.4%
Palm Desert	\$ 404,800	↑ 2.6%	\$ 218	↔ 1.8%	\$ 2,742	\$ 1,555	\$ (1,188)	6.5%
Palm Springs	\$ 472,500	↔ 1.1%	\$ 262	↑ 4.5%	\$ 2,825	\$ 1,815	\$ (1,010)	5.7%
Pedley	\$ 478,800	↑ 2.6%	\$ 268	↑ 6.2%	\$ 2,380	\$ 1,839	\$ (540)	4.8%
Perris	\$ 381,400	↑ 3.3%	\$ 208	↘ 7.7%	\$ 2,155	\$ 1,465	\$ (690)	5.4%
Rancho Mirage	\$ 585,400	↑ 2.9%	\$ 231	↓ -4.5%	\$ 3,791	\$ 2,249	\$ (1,542)	6.2%
Riverside	\$ 478,000	↔ 0.8%	\$ 262	↑ 6.2%	\$ 2,297	\$ 1,836	\$ (461)	4.6%
Arlanza	\$ 418,100	↔ 1.7%	\$ 300	↑ 6.1%	\$ 2,152	\$ 1,606	\$ (546)	4.9%
Canyon Crest	\$ 551,600	↔ 0.3%	\$ 243	↑ 4.8%	\$ 2,576	\$ 2,119	\$ (457)	4.5%
La Sierra	\$ 461,600	↑ 2.6%	\$ 276	↑ 5.3%	\$ 2,275	\$ 1,773	\$ (502)	4.7%
La Sierra South	\$ 481,900	↔ 1.8%	\$ 282	↑ 6.0%	\$ 2,311	\$ 1,851	\$ (459)	4.6%
Magnolia Center	\$ 446,200	↑ 2.1%	\$ 291	↑ 5.2%	\$ 2,146	\$ 1,714	\$ (432)	4.6%
Orangecrest	\$ 577,400	↔ 1.5%	\$ 206	↑ 4.4%	\$ 2,612	\$ 2,218	\$ (394)	4.3%
Ramona	\$ 625,600	↔ 1.2%	\$ 282	↔ 1.6%	\$ 2,682	\$ 2,403	\$ (279)	4.1%
University	\$ 448,800	↓ -1.1%	\$ 250	↑ 6.5%	\$ 2,322	\$ 1,724	\$ (598)	5.0%
Rubidoux	\$ 445,200	↑ 3.6%	\$ 277	↑ 5.6%	\$ 2,224	\$ 1,710	\$ (514)	4.8%
San Jacinto	\$ 342,300	↑ 2.5%	\$ 169	↑ 5.9%	\$ 1,897	\$ 1,315	\$ (583)	5.3%
Sunnyslope	\$ 478,900	↔ 0.7%	\$ 262	↑ 4.3%	\$ 2,204	\$ 1,840	\$ (364)	4.4%
Temecula	\$ 551,900	↔ 1.6%	\$ 229	↑ 4.5%	\$ 2,571	\$ 2,120	\$ (451)	4.5%
Thousand Palms	\$ 287,700	↑ 5.8%	\$ 199	↑ 5.7%	\$ 2,025	\$ 1,105	\$ (919)	6.8%
Wildomar	\$ 478,700	↔ 1.5%	\$ 194	↑ 4.7%	\$ 2,388	\$ 1,839	\$ (549)	4.8%
Winchester	\$ 513,700	↑ 2.9%	\$ 181	↑ 5.3%	\$ 2,504	\$ 1,973	\$ (531)	4.7%

Market Timing Rating and Valuations: Riverside County and Major Cities and Zips

Study Area	Rating	Median	Rental Parity	% Over/Under Rental Parity	Historic Premium	% Over/Under Historic Prem.
Riverside County	↑ 8	\$ 448,700	\$ 612,800	● -26.8%	-9.5%	● -17.3%
San Bernardino County	↑ 8	\$ 419,100	\$ 516,400	▶ -9.6%	-8.9%	▶ -0.7%
Riverside, CA	↗ 7	\$ 436,800	\$ 572,200	● -23.6%	-10.5%	● -13.1%
Banning	↗ 6	\$ 297,300	\$ 469,200	● -36.7%	-32.0%	▶ -4.7%
Beaumont	↑ 10	\$ 394,500	\$ 565,300	● -30.2%	-8.2%	● -22.0%
Calimesa	↑ 8	\$ 412,800	\$ 569,400	● -27.5%	-7.4%	● -20.1%
Canyon Lake	↑ 8	\$ 512,200	\$ 652,600	● -21.5%	-3.5%	● -18.0%
Cathedral City	↑ 8	\$ 373,500	\$ 605,100	● -38.3%	-28.2%	▶ -10.1%
Coachella	↑ 8	\$ 297,000	\$ 491,800	● -27.5%	-25.9%	▶ -1.6%
Corona	↗ 7	\$ 566,800	\$ 662,700	● -14.5%	-4.4%	▶ -10.1%
Corona Hills	↗ 7	\$ 543,000	\$ 661,000	● -17.9%	-5.5%	● -12.4%
South Corona	↗ 7	\$ 665,600	\$ 792,300	● -16.0%	-5.2%	▶ -10.8%
Desert Hot Springs	↑ 9	\$ 265,200	\$ 444,100	● -40.3%	-27.3%	● -13.0%
Eastvale	↗ 6	\$ 669,400	\$ 759,300	▶ -11.9%	2.3%	● -14.2%
Glen Avon	↑ 8	\$ 476,500	\$ 595,600	● -20.0%	-14.7%	▶ -5.3%
Hemet	↑ 8	\$ 318,900	\$ 473,400	● -32.6%	-17.3%	● -15.3%
Highgrove	↑ 10	\$ 345,400	\$ 549,100	● -37.1%	-20.8%	● -16.3%
Home Gardens	↗ 7	\$ 465,000	\$ 577,600	● -19.5%	-10.6%	▶ -8.9%
Idyllwild	↑ 8	\$ 331,600	\$ 496,200	● -33.2%	-15.2%	● -18.0%
Indian Wells	↗ 7	\$ 823,100	\$ 1,778,800	● -53.7%	-32.1%	● -21.6%
Indio	↑ 10	\$ 362,900	\$ 637,100	● -43.0%	-26.3%	● -16.7%
Lake Elsinore	↑ 8	\$ 434,900	\$ 576,200	● -24.5%	-6.3%	● -18.2%
Menifee	↑ 8	\$ 419,800	\$ 612,400	● -31.4%	-11.3%	● -20.1%
Sun City	↗ 6	\$ 329,500	\$ 459,200	● -28.2%	-24.5%	▶ -3.7%
Mira Loma	↗ 6	\$ 592,400	\$ 613,500	▶ -3.5%	0.0%	▶ -3.5%
Moreno Valley	↑ 9	\$ 397,200	\$ 566,900	● -29.9%	-15.5%	● -14.4%
Blythe	↑ 9	\$ 168,400	\$ 435,900	● -61.4%	-42.1%	● -19.3%

Market Timing Rating and Valuations: Riverside County and Major Cities and Zips

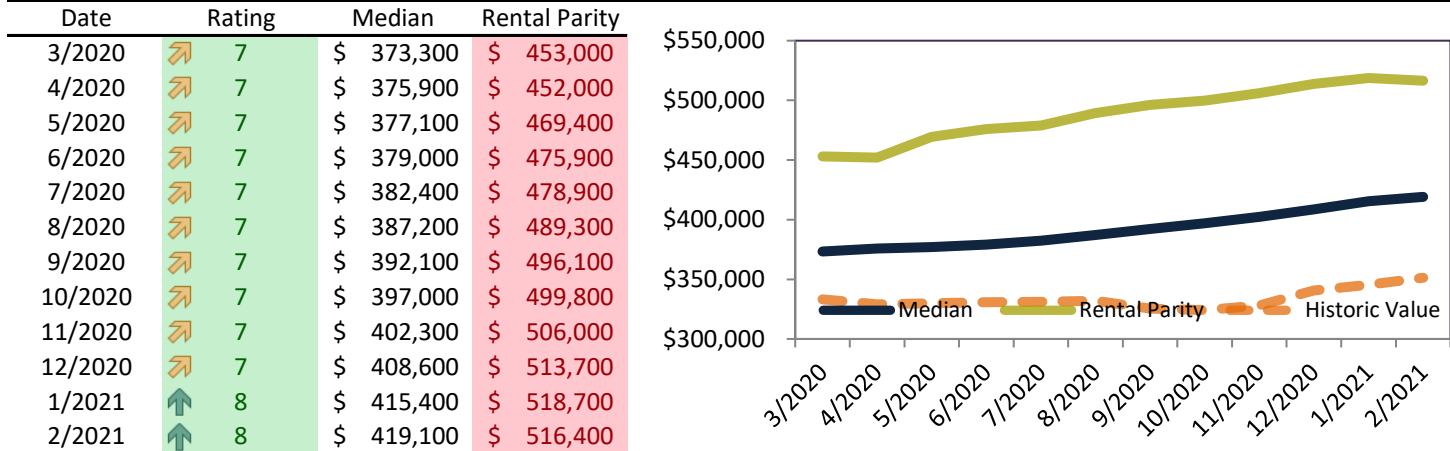
Study Area	Rating	Median	Rental Parity	% Over/Under Rental Parity	Historic Premium	% Over/Under Historic Prem.
Murrieta	↑ 9	\$ 507,700	\$ 647,400	● -21.6%	0.8%	● -22.4%
Norco	↗ 7	\$ 640,100	\$ 713,700	▶ -10.4%	-10.5%	▶ -9.8%
Nuevo	↑ 8	\$ 406,900	\$ 590,700	● -31.1%	-8.8%	● -22.3%
Palm Desert	↑ 8	\$ 404,800	\$ 713,900	● -43.3%	-27.9%	● -15.4%
Palm Springs	↗ 6	\$ 472,500	\$ 735,400	● -35.8%	-34.4%	▶ -1.4%
Pedley	↑ 9	\$ 478,800	\$ 619,400	● -22.7%	-11.5%	▶ -11.2%
Perris	↑ 9	\$ 381,400	\$ 561,000	● -32.0%	-14.0%	● -18.0%
Rancho Mirage	⇒ 5	\$ 585,400	\$ 986,700	● -40.7%	-31.2%	▶ -9.5%
Riverside	↗ 7	\$ 478,000	\$ 598,000	● -20.0%	-8.2%	▶ -11.8%
Arlanza	↗ 6	\$ 418,100	\$ 560,300	● -25.4%	-20.5%	▶ -4.9%
Canyon Crest	↑ 8	\$ 551,600	\$ 670,600	● -17.8%	-2.3%	● -15.5%
La Sierra	↑ 9	\$ 461,600	\$ 592,300	● -22.1%	-11.6%	▶ -10.5%
La Sierra South	↗ 7	\$ 481,900	\$ 601,400	● -19.9%	-7.6%	● -12.3%
Magnolia Center	↑ 8	\$ 446,200	\$ 558,500	● -20.1%	-15.0%	▶ -5.1%
Orangecrest	↑ 8	\$ 577,400	\$ 679,800	● -15.0%	0.7%	● -15.7%
Ramona	⇒ 5	\$ 625,600	\$ 698,200	▶ -10.4%	2.9%	● -13.3%
University	↗ 7	\$ 448,800	\$ 604,400	● -25.7%	-17.2%	▶ -8.5%
Rubidoux	↑ 8	\$ 445,200	\$ 578,800	● -23.1%	-19.8%	▶ -3.3%
San Jacinto	↑ 10	\$ 342,300	\$ 493,900	● -30.7%	-11.8%	● -18.9%
Sunnyslope	↗ 6	\$ 478,900	\$ 573,700	● -16.5%	-14.9%	▶ -1.6%
Temecula	↑ 8	\$ 551,900	\$ 669,200	● -17.5%	-2.0%	● -15.5%
Thousand Palms	↑ 9	\$ 287,700	\$ 527,000	● -45.4%	-35.1%	▶ -10.3%
Wildomar	↑ 9	\$ 478,700	\$ 621,700	● -23.0%	-0.4%	● -22.6%
Winchester	↑ 10	\$ 513,700	\$ 651,900	● -21.2%	6.1%	● -27.3%

San Bernardino County Housing Market Value & Trends Update

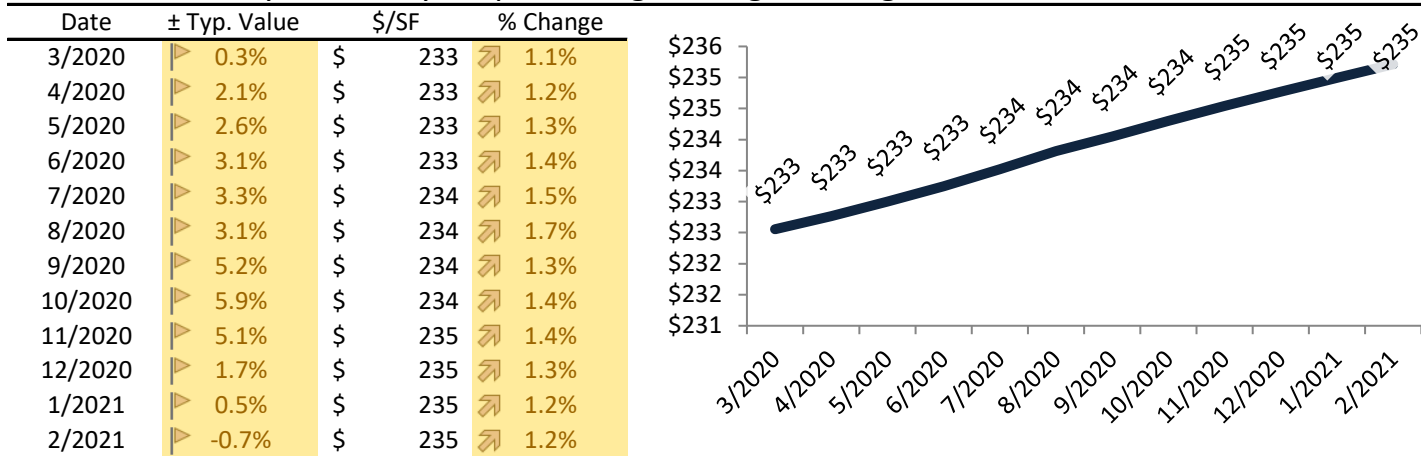
Historically, properties in this market sell at a -8.9% discount. Today's discount is 9.6%. This market is 0.7% undervalued. Median home price is \$419,100, and resale \$/SF is \$235/SF. Prices rose 1.2% year-over-year. Monthly cost of ownership is \$1,609, and rents average \$1,983, making owning \$373 per month less costly than renting. Rents rose 3.8% year-over-year. The current capitalization rate (rent/price) is 5.0%.

Market rating = 8

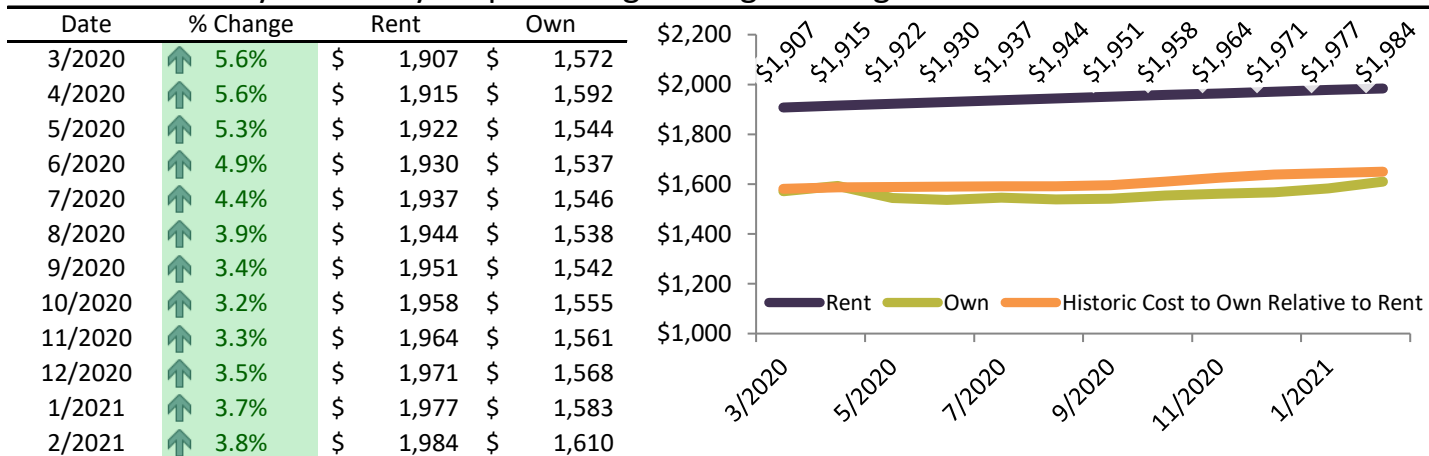
Median Home Price and Rental Parity trailing twelve months



Resale \$/SF and year-over-year percentage change trailing twelve months



Rental rate and year-over-year percentage change trailing twelve months



Riverside, CA Housing Market Value & Trends Update

Historically, properties in this market sell at a -10.5% discount. Today's discount is 23.6%. This market is 13.1% undervalued.

Median home price is \$436,800, and resale \$/SF is \$224/SF. Prices rose 1.6% year-over-year.

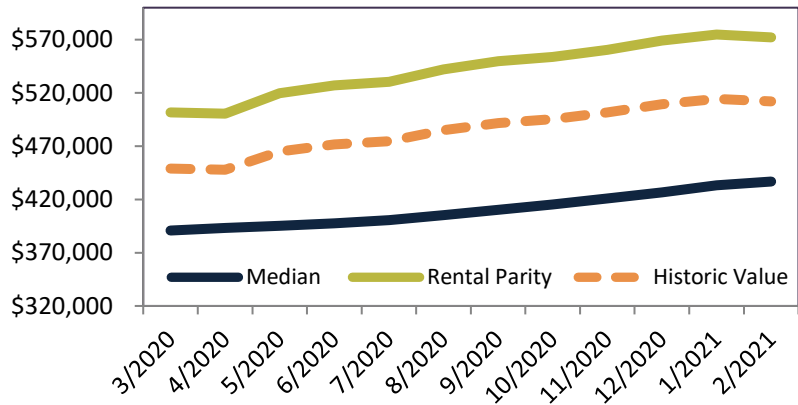
Monthly cost of ownership is \$1,677, and rents average \$2,198, making owning \$520 per month less costly than renting.

Rents rose 4.7% year-over-year. The current capitalization rate (rent/price) is 4.8%.

Market rating = 7

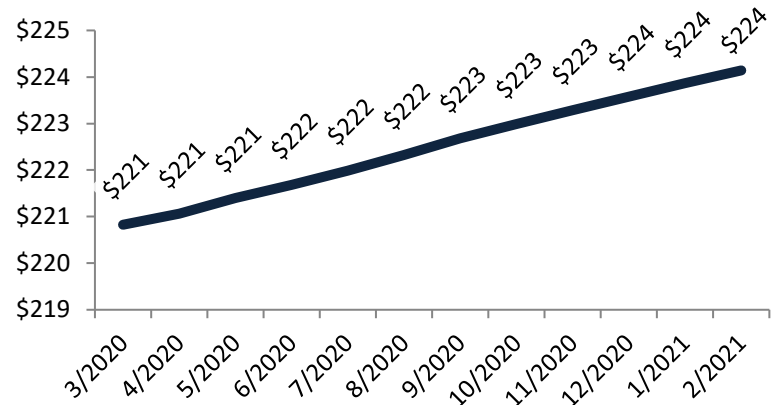
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
3/2020	↗ 7	\$ 390,800	\$ 501,700
4/2020	↗ 7	\$ 393,100	\$ 500,500
5/2020	↑ 9	\$ 395,100	\$ 519,700
6/2020	↑ 8	\$ 397,500	\$ 527,000
7/2020	↗ 7	\$ 400,600	\$ 530,400
8/2020	↑ 8	\$ 405,100	\$ 542,000
9/2020	↑ 10	\$ 410,300	\$ 549,600
10/2020	↑ 8	\$ 415,300	\$ 553,700
11/2020	↑ 8	\$ 421,000	\$ 560,600
12/2020	↑ 8	\$ 426,700	\$ 569,100
1/2021	↑ 8	\$ 433,200	\$ 574,800
2/2021	↗ 7	\$ 436,800	\$ 572,200



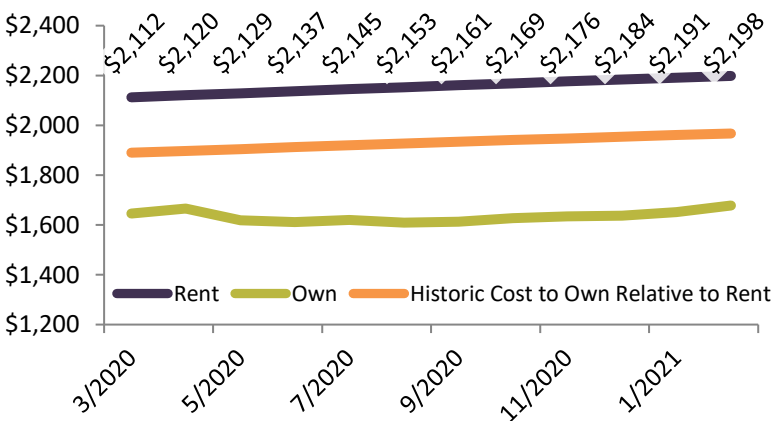
Resale \$/SF and year-over-year percentage change trailing twelve months

Date	± Typ. Value	\$/SF	% Change
3/2020	▶ -11.6%	\$ 221	↗ 1.8%
4/2020	▶ -10.9%	\$ 221	↗ 1.4%
5/2020	● -13.5%	\$ 221	↑ 2.0%
6/2020	● -14.1%	\$ 222	↗ 1.7%
7/2020	● -14.0%	\$ 222	↗ 1.8%
8/2020	● -14.7%	\$ 222	↗ 2.0%
9/2020	● -14.8%	\$ 223	↑ 2.1%
10/2020	● -14.5%	\$ 223	↗ 1.8%
11/2020	● -14.4%	\$ 223	↗ 1.8%
12/2020	● -14.5%	\$ 224	↗ 1.7%
1/2021	● -14.1%	\$ 224	↗ 1.7%
2/2021	● -13.1%	\$ 224	↗ 1.6%



Rental rate and year-over-year percentage change trailing twelve months

Date	% Change	Rent	Own
3/2020	↑ 5.7%	\$ 2,112	\$ 1,645
4/2020	↑ 5.6%	\$ 2,120	\$ 1,665
5/2020	↑ 5.5%	\$ 2,129	\$ 1,618
6/2020	↑ 5.4%	\$ 2,137	\$ 1,612
7/2020	↑ 5.4%	\$ 2,145	\$ 1,620
8/2020	↑ 5.3%	\$ 2,153	\$ 1,609
9/2020	↑ 5.2%	\$ 2,161	\$ 1,613
10/2020	↑ 5.1%	\$ 2,169	\$ 1,627
11/2020	↑ 5.0%	\$ 2,176	\$ 1,634
12/2020	↑ 4.9%	\$ 2,184	\$ 1,637
1/2021	↑ 4.8%	\$ 2,191	\$ 1,651
2/2021	↑ 4.7%	\$ 2,198	\$ 1,678



Banning Housing Market Value & Trends Update

Historically, properties in this market sell at a -32.0% discount. Today's discount is 36.7%. This market is 4.7% undervalued.

Median home price is \$297,300, and resale \$/SF is \$195/SF. Prices rose 0.5% year-over-year.

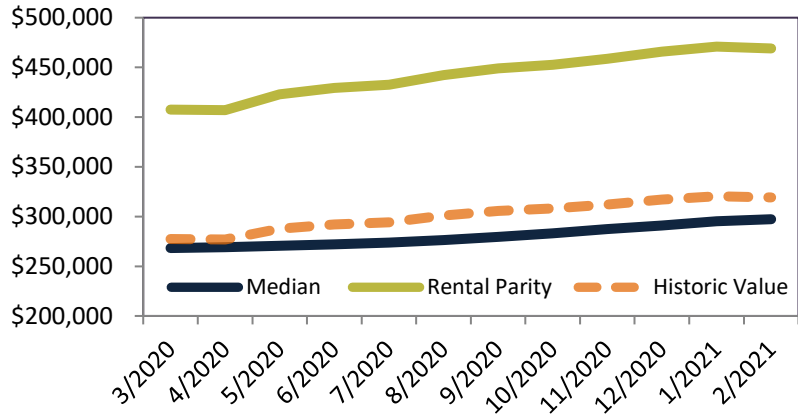
Monthly cost of ownership is \$1,142, and rents average \$1,802, making owning \$660 per month less costly than renting.

Rents rose 5.8% year-over-year. The current capitalization rate (rent/price) is 5.8%.

Market rating = 6

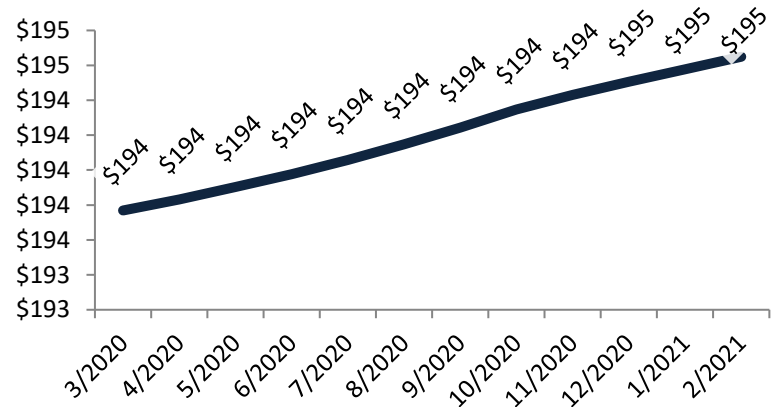
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
3/2020	↗ 6	\$ 268,300	\$ 407,600
4/2020	↗ 6	\$ 269,100	\$ 407,000
5/2020	↗ 6	\$ 270,500	\$ 423,100
6/2020	↗ 6	\$ 272,100	\$ 429,400
7/2020	↗ 6	\$ 273,900	\$ 432,600
8/2020	↗ 6	\$ 276,300	\$ 442,400
9/2020	↗ 6	\$ 279,500	\$ 449,000
10/2020	↗ 6	\$ 283,100	\$ 452,700
11/2020	↗ 6	\$ 287,300	\$ 458,700
12/2020	↗ 6	\$ 291,000	\$ 466,000
1/2021	↗ 6	\$ 295,100	\$ 470,900
2/2021	↗ 6	\$ 297,300	\$ 469,200



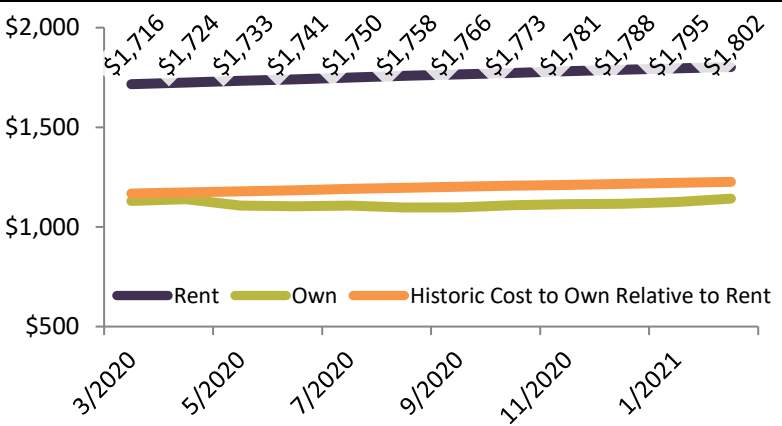
Resale \$/SF and year-over-year percentage change trailing twelve months

Date	± Typ. Value	\$/SF	% Change
3/2020	▶ -2.2%	\$ 194	↗ 0.4%
4/2020	▶ -1.9%	\$ 194	↗ 0.4%
5/2020	▶ -4.1%	\$ 194	↗ 0.5%
6/2020	▶ -4.7%	\$ 194	↗ 0.5%
7/2020	▶ -4.7%	\$ 194	↗ 0.5%
8/2020	▶ -5.6%	\$ 194	↗ 0.6%
9/2020	▶ -5.8%	\$ 194	↗ 0.6%
10/2020	▶ -5.5%	\$ 194	↗ 0.7%
11/2020	▶ -5.4%	\$ 194	↗ 0.6%
12/2020	▶ -5.6%	\$ 195	↗ 0.5%
1/2021	▶ -5.4%	\$ 195	↗ 0.5%
2/2021	▶ -4.7%	\$ 195	↗ 0.5%



Rental rate and year-over-year percentage change trailing twelve months

Date	% Change	Rent	Own
3/2020	↑ 6.9%	\$ 1,716	\$ 1,130
4/2020	↑ 6.9%	\$ 1,724	\$ 1,140
5/2020	↑ 6.9%	\$ 1,733	\$ 1,108
6/2020	↑ 6.8%	\$ 1,741	\$ 1,103
7/2020	↑ 6.8%	\$ 1,750	\$ 1,108
8/2020	↑ 6.7%	\$ 1,758	\$ 1,098
9/2020	↑ 6.5%	\$ 1,766	\$ 1,099
10/2020	↑ 6.4%	\$ 1,773	\$ 1,109
11/2020	↑ 6.2%	\$ 1,781	\$ 1,115
12/2020	↑ 6.1%	\$ 1,788	\$ 1,116
1/2021	↑ 5.9%	\$ 1,795	\$ 1,125
2/2021	↑ 5.8%	\$ 1,802	\$ 1,142



Beaumont Housing Market Value & Trends Update

Historically, properties in this market sell at a -8.2% discount. Today's discount is 30.2%. This market is 22.0% undervalued.

Median home price is \$394,500, and resale \$/SF is \$181/SF. Prices rose 2.1% year-over-year.

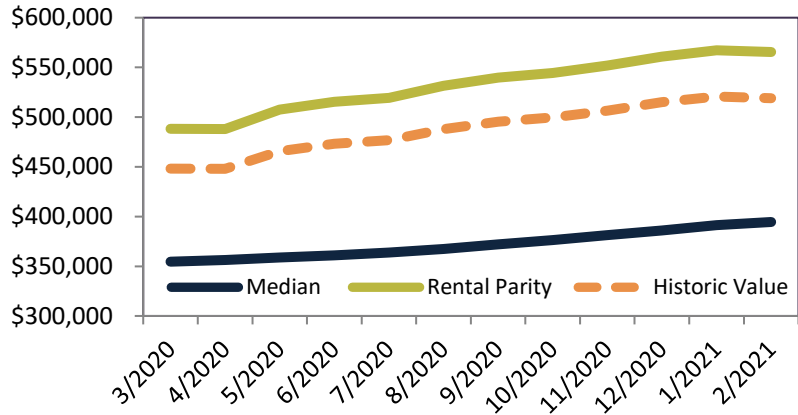
Monthly cost of ownership is \$1,515, and rents average \$2,171, making owning \$656 per month less costly than renting.

Rents rose 6.5% year-over-year. The current capitalization rate (rent/price) is 5.3%.

Market rating = 10

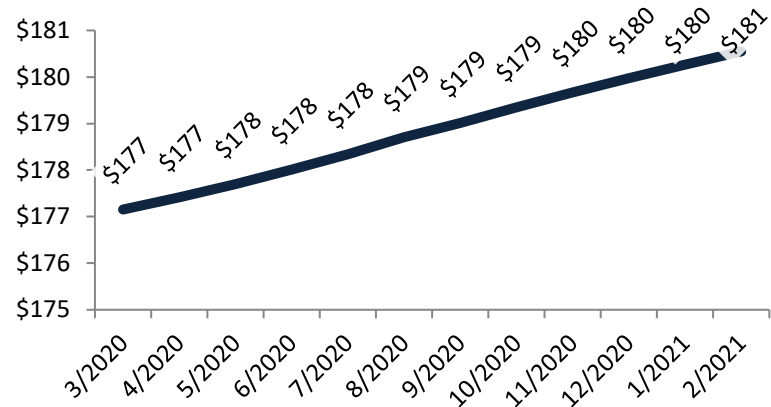
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
3/2020	↑ 9	\$ 354,600	\$ 488,400
4/2020	↔ 7	\$ 356,400	\$ 488,000
5/2020	↑ 10	\$ 358,800	\$ 507,500
6/2020	↑ 10	\$ 361,100	\$ 515,400
7/2020	↑ 10	\$ 363,800	\$ 519,400
8/2020	↑ 10	\$ 367,400	\$ 531,500
9/2020	↑ 10	\$ 371,900	\$ 539,700
10/2020	↑ 10	\$ 376,200	\$ 544,400
11/2020	↑ 10	\$ 381,300	\$ 551,900
12/2020	↑ 10	\$ 385,900	\$ 560,900
1/2021	↑ 10	\$ 391,400	\$ 567,200
2/2021	↑ 10	\$ 394,500	\$ 565,300



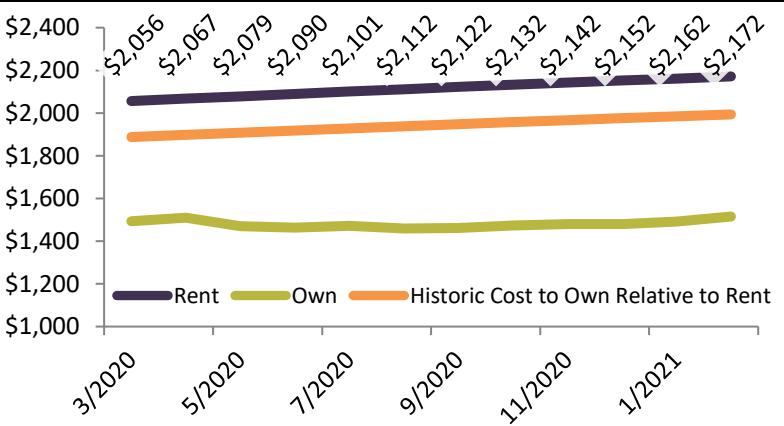
Resale \$/SF and year-over-year percentage change trailing twelve months

Date	± Typ. Value	\$/SF	% Change
3/2020	● -19.2%	\$ 177	↑ 2.4%
4/2020	● -18.8%	\$ 177	↔ 2.0%
5/2020	● -21.1%	\$ 178	↑ 2.1%
6/2020	● -21.7%	\$ 178	↑ 2.3%
7/2020	● -21.8%	\$ 178	↑ 2.5%
8/2020	● -22.7%	\$ 179	↑ 2.7%
9/2020	● -22.9%	\$ 179	↑ 2.3%
10/2020	● -22.7%	\$ 179	↑ 2.5%
11/2020	● -22.7%	\$ 180	↑ 2.4%
12/2020	● -23.0%	\$ 180	↑ 2.2%
1/2021	● -22.8%	\$ 180	↑ 2.2%
2/2021	● -22.0%	\$ 181	↑ 2.1%



Rental rate and year-over-year percentage change trailing twelve months

Date	% Change	Rent	Own
3/2020	↘ 7.8%	\$ 2,056	\$ 1,493
4/2020	↘ 7.8%	\$ 2,067	\$ 1,510
5/2020	↘ 7.7%	\$ 2,079	\$ 1,469
6/2020	↘ 7.6%	\$ 2,090	\$ 1,464
7/2020	↘ 7.6%	\$ 2,101	\$ 1,471
8/2020	↘ 7.5%	\$ 2,112	\$ 1,459
9/2020	↘ 7.3%	\$ 2,122	\$ 1,462
10/2020	↘ 7.1%	\$ 2,132	\$ 1,473
11/2020	↑ 7.0%	\$ 2,142	\$ 1,480
12/2020	↑ 6.8%	\$ 2,152	\$ 1,480
1/2021	↑ 6.7%	\$ 2,162	\$ 1,492
2/2021	↑ 6.5%	\$ 2,172	\$ 1,515



Calimesa Housing Market Value & Trends Update

Historically, properties in this market sell at a -7.4% discount. Today's discount is 27.5%. This market is 20.1% undervalued.

Median home price is \$412,800, and resale \$/SF is \$215/SF. Prices fell 0.1% year-over-year.

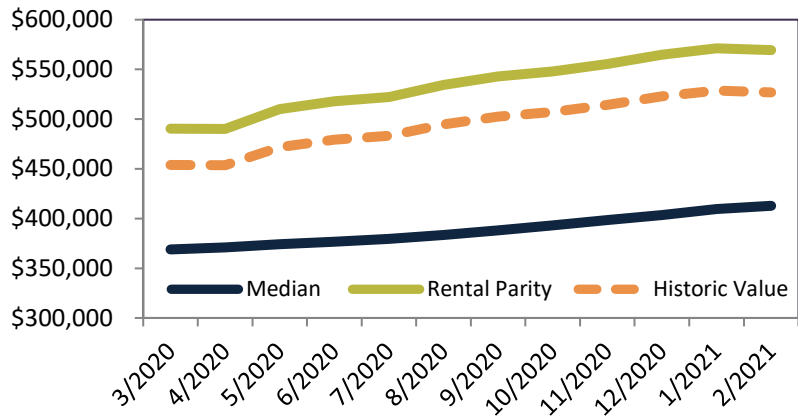
Monthly cost of ownership is \$1,585, and rents average \$2,187, making owning \$601 per month less costly than renting.

Rents rose 7.0% year-over-year. The current capitalization rate (rent/price) is 5.1%.

Market rating = 8

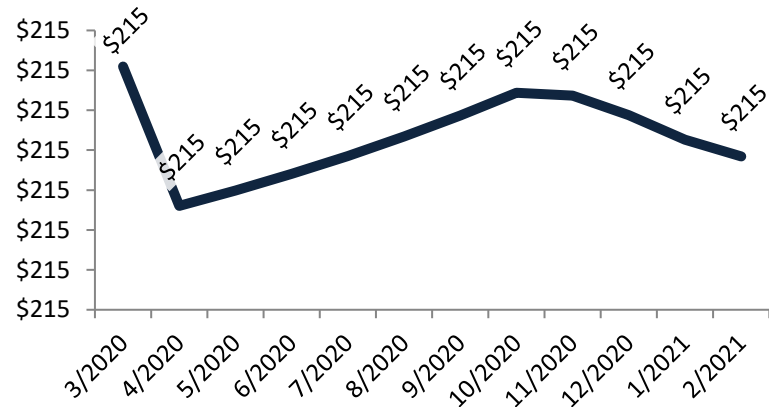
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
3/2020	↗ 7	\$ 368,900	\$ 490,400
4/2020	↗ 7	\$ 371,000	\$ 490,100
5/2020	↗ 7	\$ 374,000	\$ 509,900
6/2020	↗ 7	\$ 376,700	\$ 518,000
7/2020	↗ 7	\$ 379,400	\$ 522,200
8/2020	↗ 7	\$ 383,300	\$ 534,500
9/2020	↗ 8	\$ 388,200	\$ 542,900
10/2020	↗ 7	\$ 393,100	\$ 547,800
11/2020	↗ 7	\$ 398,600	\$ 555,500
12/2020	↗ 8	\$ 403,500	\$ 564,800
1/2021	↗ 7	\$ 409,400	\$ 571,200
2/2021	↗ 8	\$ 412,800	\$ 569,400



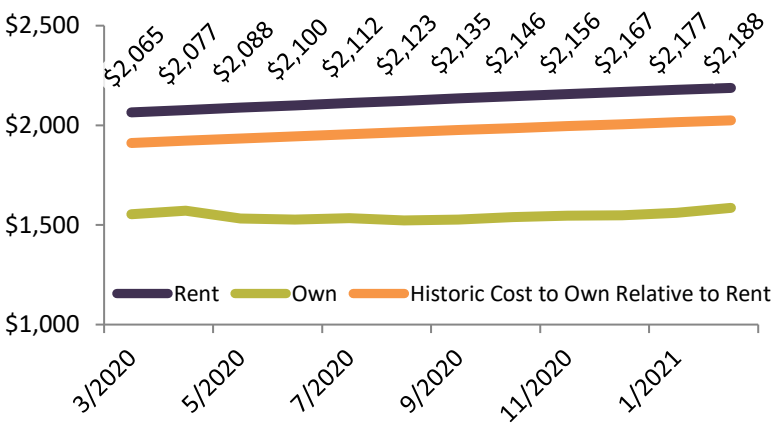
Resale \$/SF and year-over-year percentage change trailing twelve months

Date	± Typ. Value	\$/SF	% Change
3/2020	● -17.3%	\$ 215	↓ -0.4%
4/2020	● -16.9%	\$ 215	↓ -0.4%
5/2020	● -19.2%	\$ 215	↔ 0.0%
6/2020	● -19.8%	\$ 215	↔ 0.1%
7/2020	● -19.9%	\$ 215	↔ 0.1%
8/2020	● -20.8%	\$ 215	↔ 0.1%
9/2020	● -21.1%	\$ 215	↔ 0.1%
10/2020	● -20.8%	\$ 215	↔ 0.1%
11/2020	● -20.8%	\$ 215	↓ 0.0%
12/2020	● -21.1%	\$ 215	↓ -0.1%
1/2021	● -20.9%	\$ 215	↓ -0.1%
2/2021	● -20.1%	\$ 215	↓ -0.1%



Rental rate and year-over-year percentage change trailing twelve months

Date	% Change	Rent	Own
3/2020	↘ 8.4%	\$ 2,065	\$ 1,553
4/2020	↘ 8.3%	\$ 2,077	\$ 1,572
5/2020	↘ 8.2%	\$ 2,088	\$ 1,532
6/2020	↘ 8.1%	\$ 2,100	\$ 1,527
7/2020	↘ 8.0%	\$ 2,112	\$ 1,534
8/2020	↘ 7.9%	\$ 2,123	\$ 1,523
9/2020	↘ 7.8%	\$ 2,135	\$ 1,526
10/2020	↘ 7.6%	\$ 2,146	\$ 1,540
11/2020	↘ 7.4%	\$ 2,156	\$ 1,547
12/2020	↘ 7.2%	\$ 2,167	\$ 1,548
1/2021	↘ 7.1%	\$ 2,177	\$ 1,560
2/2021	↗ 7.0%	\$ 2,188	\$ 1,586



Canyon Lake Housing Market Value & Trends Update

Historically, properties in this market sell at a -3.5% discount. Today's discount is 21.5%. This market is 18.0% undervalued.

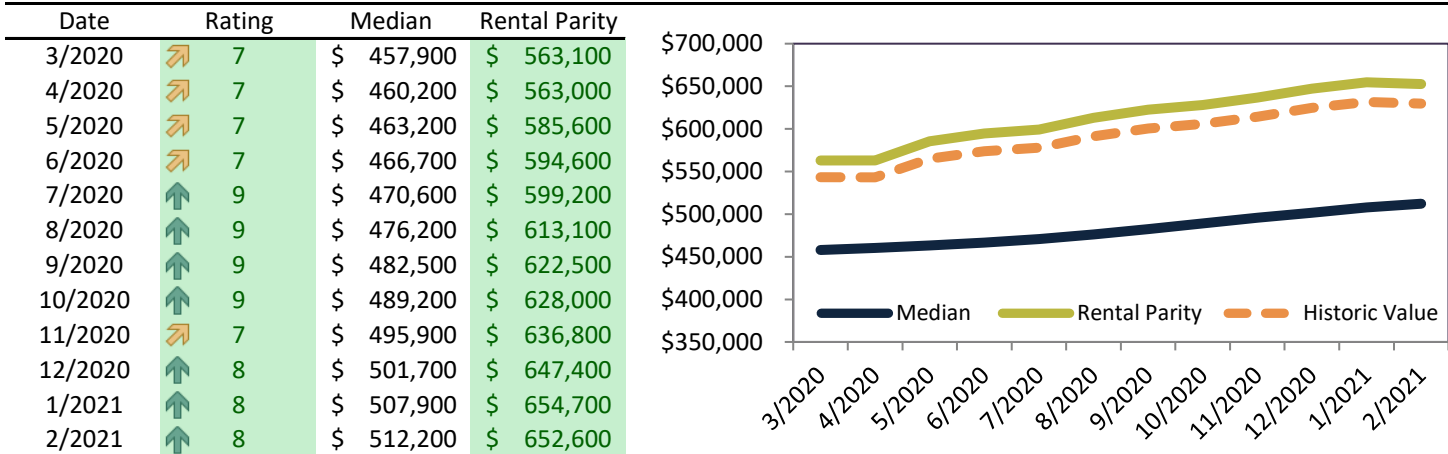
Median home price is \$512,200, and resale \$/SF is \$230/SF. Prices rose 1.7% year-over-year.

Monthly cost of ownership is \$1,967, and rents average \$2,507, making owning \$539 per month less costly than renting.

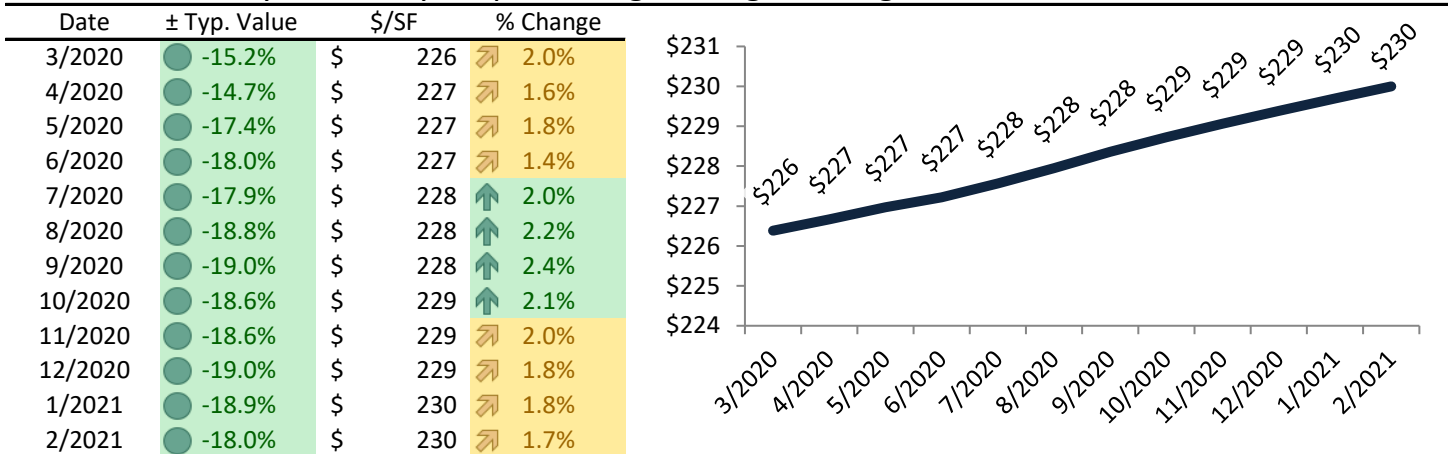
Rents rose 6.7% year-over-year. The current capitalization rate (rent/price) is 4.7%.

Market rating = 8

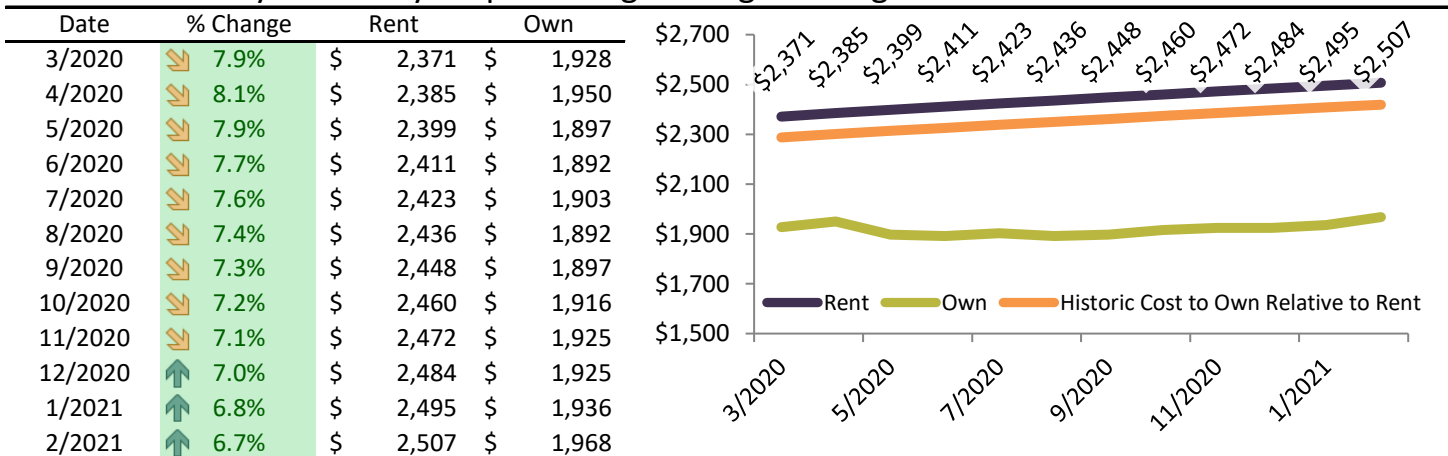
Median Home Price and Rental Parity trailing twelve months



Resale \$/SF and year-over-year percentage change trailing twelve months



Rental rate and year-over-year percentage change trailing twelve months



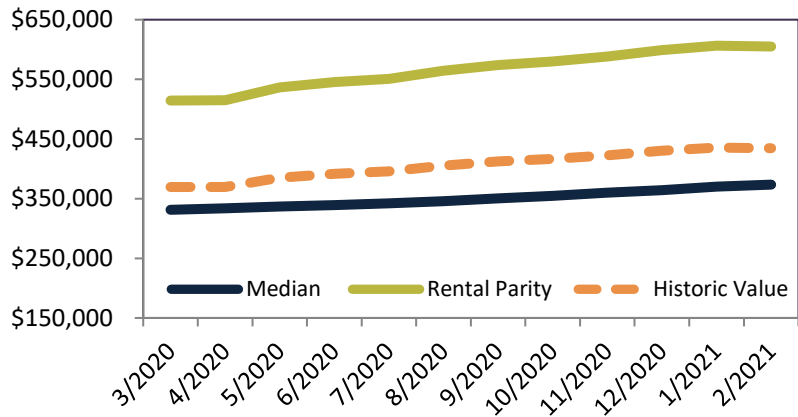
Cathedral City Housing Market Value & Trends Update

Historically, properties in this market sell at a -28.2% discount. Today's discount is 38.3%. This market is 10.1% undervalued. Median home price is \$373,500, and resale \$/SF is \$201/SF. Prices rose 3.6% year-over-year. Monthly cost of ownership is \$1,434, and rents average \$2,324, making owning \$889 per month less costly than renting. Rents rose 8.6% year-over-year. The current capitalization rate (rent/price) is 6.0%.

Market rating = 8

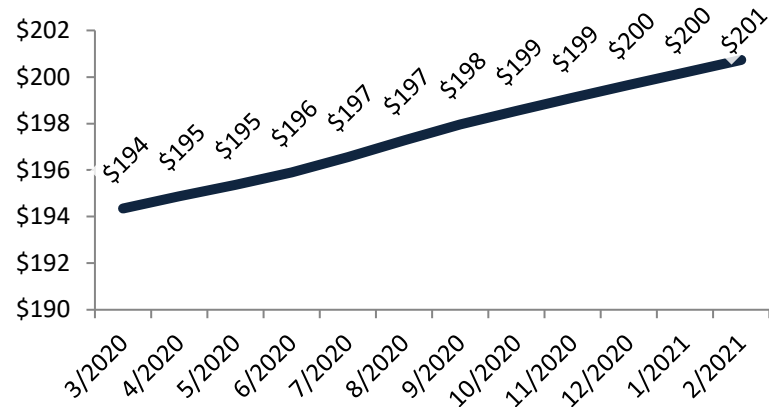
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
3/2020	↑ 8	\$ 331,300	\$ 514,400
4/2020	↑ 8	\$ 333,700	\$ 514,800
5/2020	↑ 8	\$ 336,500	\$ 536,300
6/2020	↑ 8	\$ 339,100	\$ 545,500
7/2020	↑ 8	\$ 342,000	\$ 550,700
8/2020	↑ 8	\$ 345,600	\$ 564,400
9/2020	↑ 8	\$ 350,300	\$ 573,900
10/2020	↑ 8	\$ 354,700	\$ 579,700
11/2020	↑ 8	\$ 359,800	\$ 588,500
12/2020	↑ 8	\$ 364,400	\$ 598,900
1/2021	↑ 8	\$ 370,200	\$ 606,400
2/2021	↑ 8	\$ 373,500	\$ 605,100



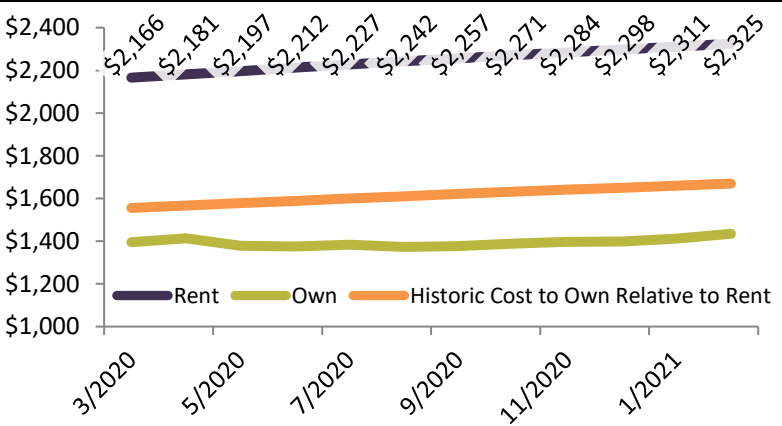
Resale \$/SF and year-over-year percentage change trailing twelve months

Date	± Typ. Value	\$/SF	% Change
3/2020	▶ -7.4%	\$ 194	↑ 3.9%
4/2020	▶ -7.0%	\$ 195	↑ 3.7%
5/2020	▶ -9.1%	\$ 195	↑ 3.4%
6/2020	▶ -9.7%	\$ 196	↑ 3.7%
7/2020	▶ -9.7%	\$ 197	↑ 4.6%
8/2020	▶ -10.6%	\$ 197	↑ 4.9%
9/2020	▶ -10.8%	\$ 198	↑ 4.7%
10/2020	▶ -10.6%	\$ 199	↑ 3.9%
11/2020	▶ -10.7%	\$ 199	↑ 3.8%
12/2020	▶ -11.0%	\$ 200	↑ 3.7%
1/2021	▶ -10.8%	\$ 200	↑ 3.6%
2/2021	▶ -10.1%	\$ 201	↑ 3.6%



Rental rate and year-over-year percentage change trailing twelve months

Date	% Change	Rent	Own
3/2020	↓ 10.6%	\$ 2,166	\$ 1,395
4/2020	↓ 10.5%	\$ 2,181	\$ 1,414
5/2020	↓ 10.4%	\$ 2,197	\$ 1,378
6/2020	↓ 10.2%	\$ 2,212	\$ 1,375
7/2020	↓ 10.1%	\$ 2,227	\$ 1,383
8/2020	↓ 10.0%	\$ 2,242	\$ 1,373
9/2020	↓ 9.8%	\$ 2,257	\$ 1,377
10/2020	↓ 9.5%	\$ 2,271	\$ 1,389
11/2020	↓ 9.2%	\$ 2,284	\$ 1,397
12/2020	↓ 9.0%	\$ 2,298	\$ 1,398
1/2021	↓ 8.8%	\$ 2,311	\$ 1,411
2/2021	↓ 8.6%	\$ 2,325	\$ 1,435

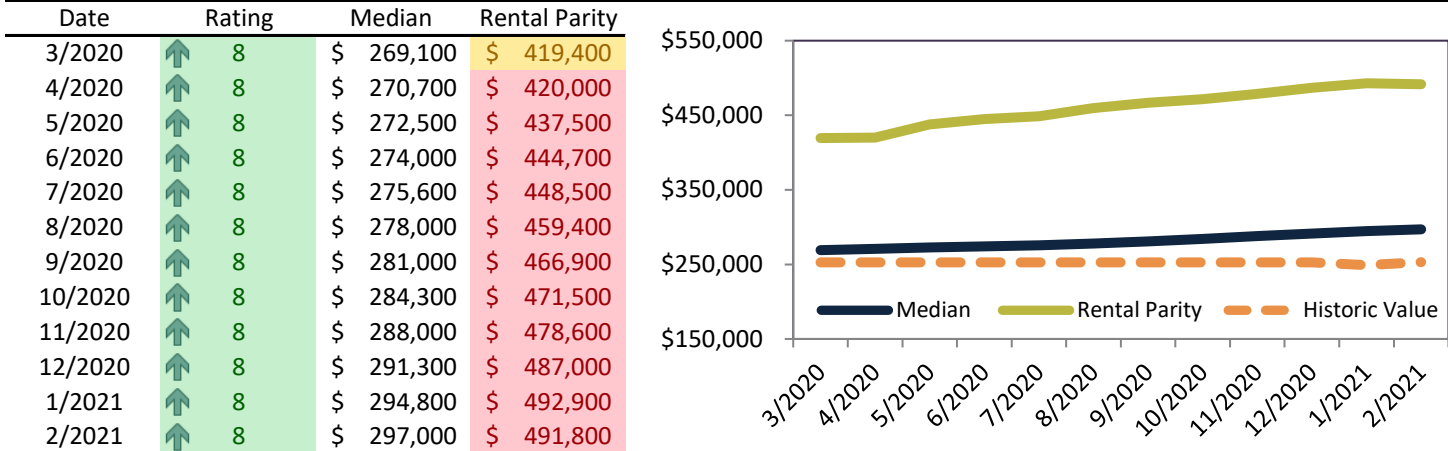


Coachella Housing Market Value & Trends Update

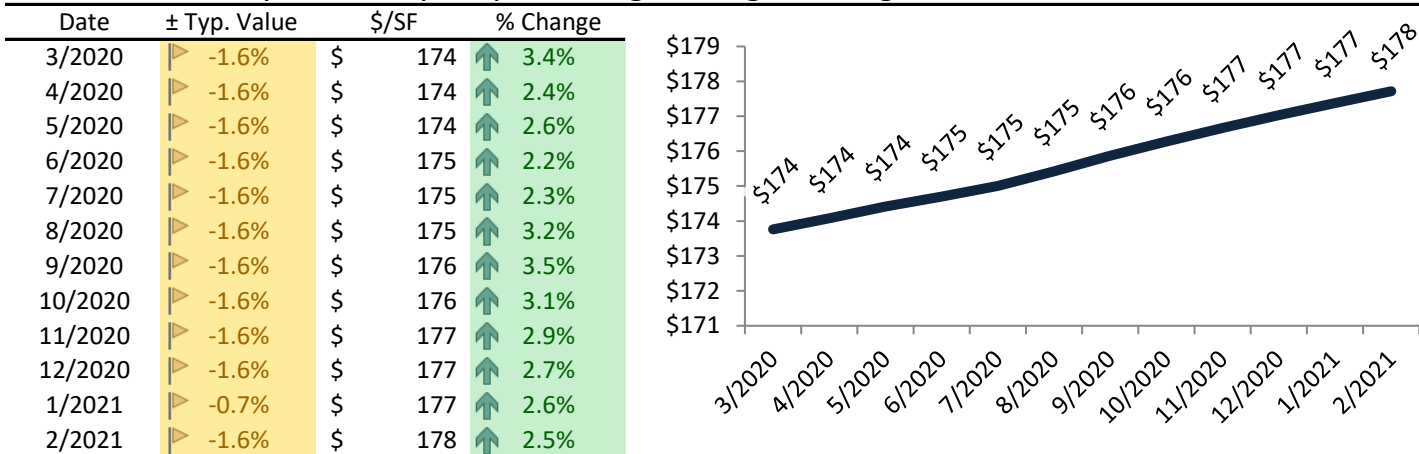
Historically, properties in this market sell at a -25.9% discount. Today's discount is 27.5%. This market is 1.6% undervalued. Median home price is \$297,000, and resale \$/SF is \$178/SF. Prices rose 2.5% year-over-year. Monthly cost of ownership is \$1,140, and rents average \$1,889, making owning \$748 per month less costly than renting. Rents rose 8.2% year-over-year. The current capitalization rate (rent/price) is 6.1%.

Market rating = 8

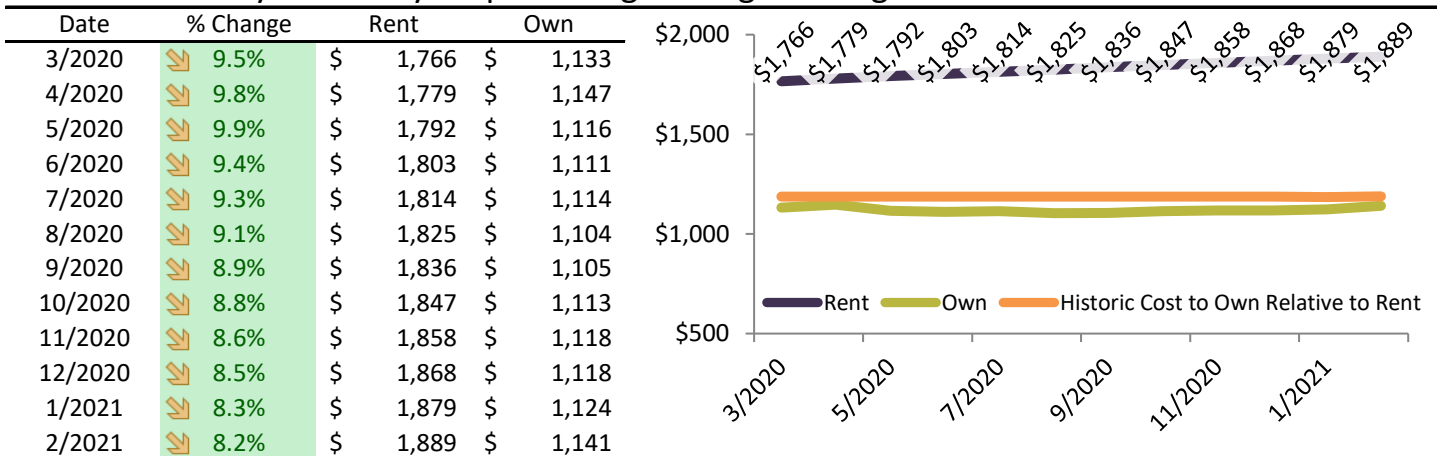
Median Home Price and Rental Parity trailing twelve months



Resale \$/SF and year-over-year percentage change trailing twelve months



Rental rate and year-over-year percentage change trailing twelve months



Corona Housing Market Value & Trends Update

Historically, properties in this market sell at a -4.4% discount. Today's discount is 14.5%. This market is 10.1% undervalued.

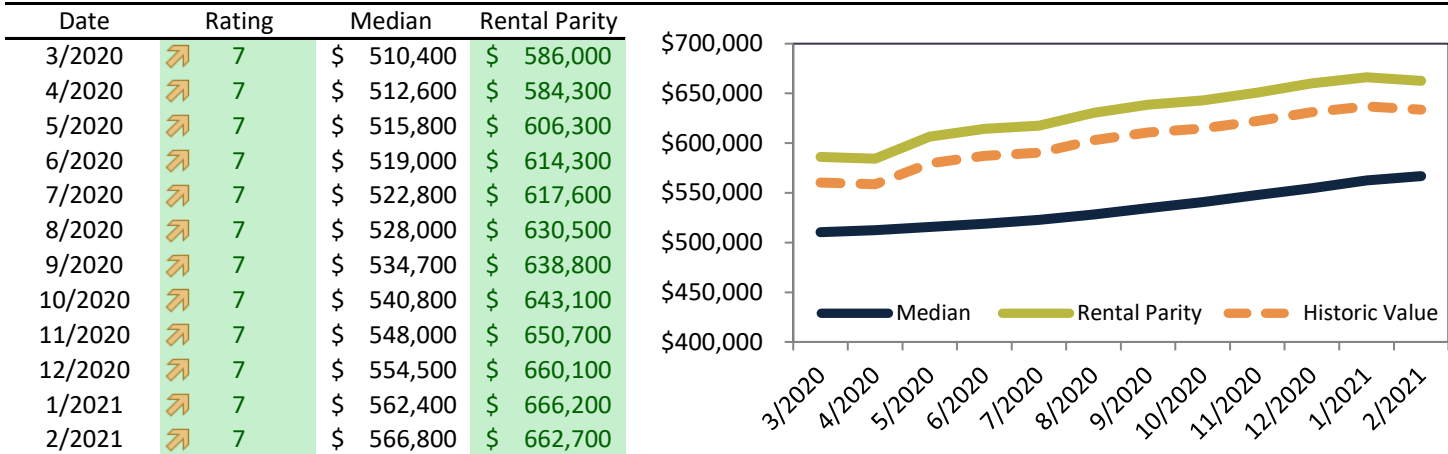
Median home price is \$566,800, and resale \$/SF is \$265/SF. Prices rose 0.1% year-over-year.

Monthly cost of ownership is \$2,177, and rents average \$2,545, making owning \$368 per month less costly than renting.

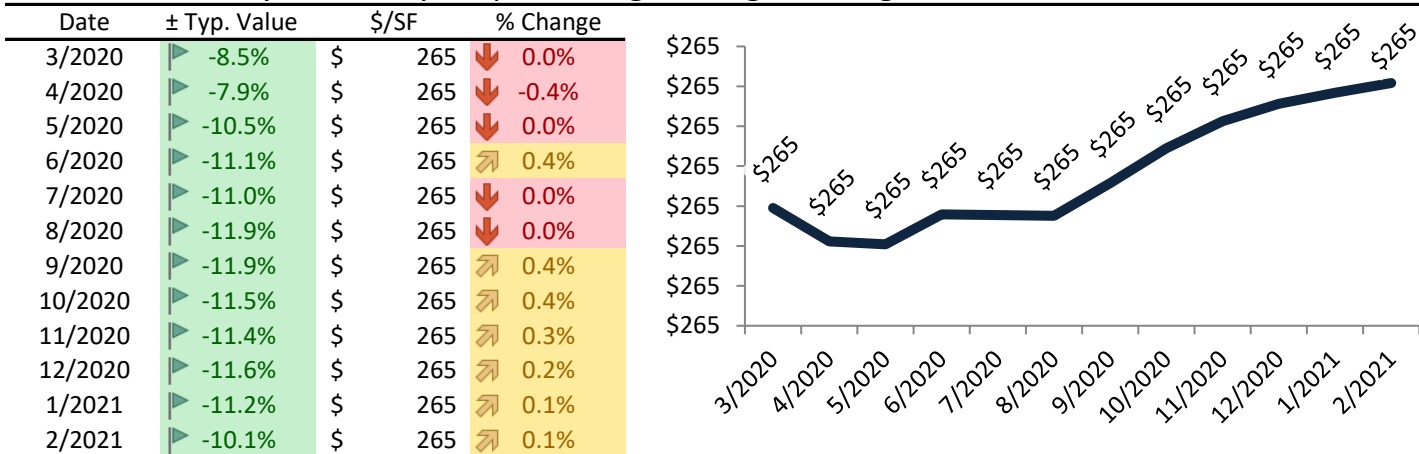
Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 4.3%.

Market rating = 7

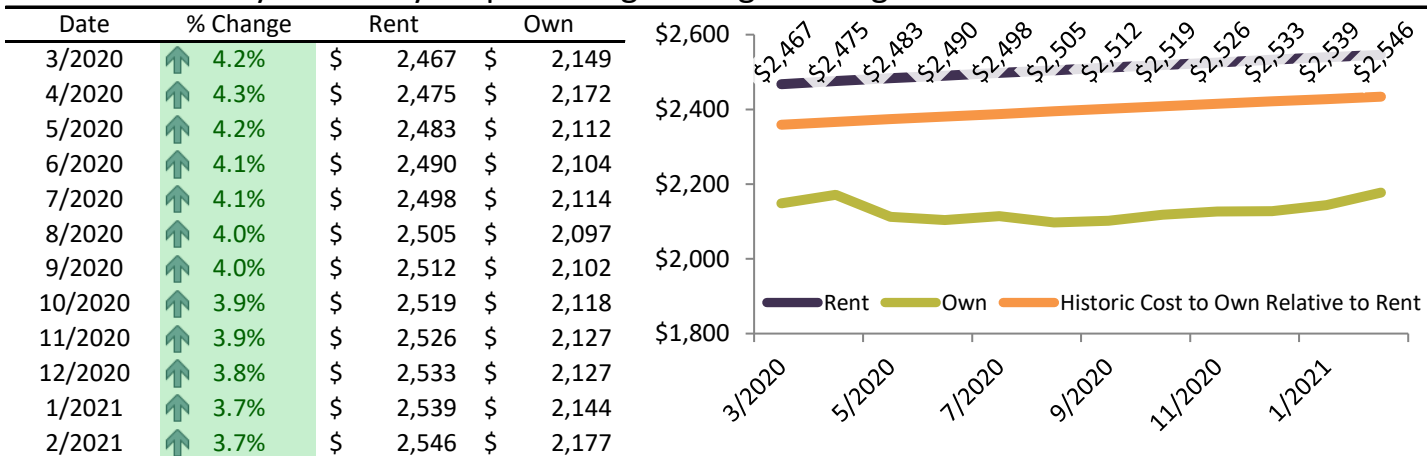
Median Home Price and Rental Parity trailing twelve months



Resale \$/SF and year-over-year percentage change trailing twelve months



Rental rate and year-over-year percentage change trailing twelve months



Corona Hills Housing Market Value & Trends Update

Historically, properties in this market sell at a -5.5% discount. Today's discount is 17.9%. This market is 12.4% undervalued.

Median home price is \$543,000, and resale \$/SF is \$258/SF. Prices fell 0.6% year-over-year.

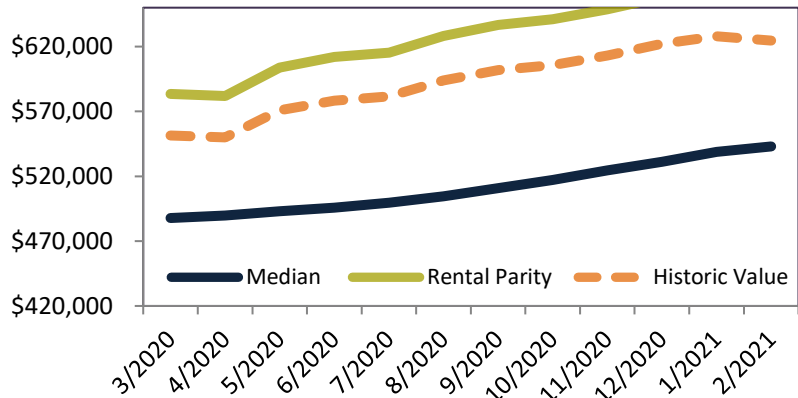
Monthly cost of ownership is \$2,085, and rents average \$2,539, making owning \$453 per month less costly than renting.

Rents rose 3.9% year-over-year. The current capitalization rate (rent/price) is 4.5%.

Market rating = 7

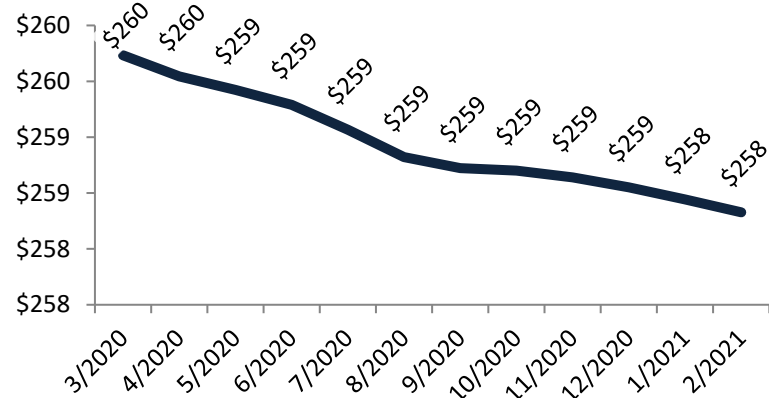
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
3/2020	↗ 7	\$ 487,800	\$ 583,400
4/2020	↗ 7	\$ 489,800	\$ 581,900
5/2020	↗ 7	\$ 492,900	\$ 603,900
6/2020	↗ 7	\$ 495,800	\$ 611,900
7/2020	↗ 7	\$ 499,500	\$ 615,400
8/2020	↗ 8	\$ 504,500	\$ 628,300
9/2020	↗ 8	\$ 510,800	\$ 636,700
10/2020	↗ 7	\$ 517,100	\$ 641,000
11/2020	↗ 7	\$ 524,600	\$ 648,700
12/2020	↗ 7	\$ 531,200	\$ 658,200
1/2021	↗ 7	\$ 538,700	\$ 664,400
2/2021	↗ 7	\$ 543,000	\$ 661,000



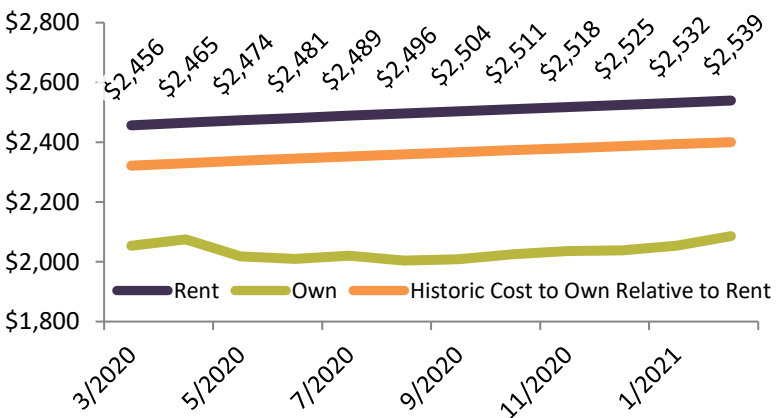
Resale \$/SF and year-over-year percentage change trailing twelve months

Date	± Typ. Value	\$/SF	% Change
3/2020	▶ -10.9%	\$ 260	↓ -0.5%
4/2020	▶ -10.3%	\$ 260	↓ -0.9%
5/2020	● -12.9%	\$ 259	↓ -0.6%
6/2020	● -13.5%	\$ 259	↓ -0.7%
7/2020	● -13.3%	\$ 259	↓ -1.1%
8/2020	● -14.2%	\$ 259	↓ -1.2%
9/2020	● -14.3%	\$ 259	↓ -0.5%
10/2020	● -13.8%	\$ 259	↓ -0.1%
11/2020	● -13.6%	\$ 259	↓ -0.3%
12/2020	● -13.8%	\$ 259	↓ -0.4%
1/2021	● -13.4%	\$ 258	↓ -0.5%
2/2021	● -12.4%	\$ 258	↓ -0.6%



Rental rate and year-over-year percentage change trailing twelve months

Date	% Change	Rent	Own
3/2020	↗ 4.5%	\$ 2,456	\$ 2,054
4/2020	↗ 4.6%	\$ 2,465	\$ 2,075
5/2020	↗ 4.5%	\$ 2,474	\$ 2,019
6/2020	↗ 4.4%	\$ 2,481	\$ 2,010
7/2020	↗ 4.4%	\$ 2,489	\$ 2,020
8/2020	↗ 4.3%	\$ 2,496	\$ 2,004
9/2020	↗ 4.2%	\$ 2,504	\$ 2,008
10/2020	↗ 4.1%	\$ 2,511	\$ 2,025
11/2020	↗ 4.1%	\$ 2,518	\$ 2,036
12/2020	↗ 4.0%	\$ 2,525	\$ 2,038
1/2021	↗ 4.0%	\$ 2,532	\$ 2,053
2/2021	↗ 3.9%	\$ 2,539	\$ 2,086



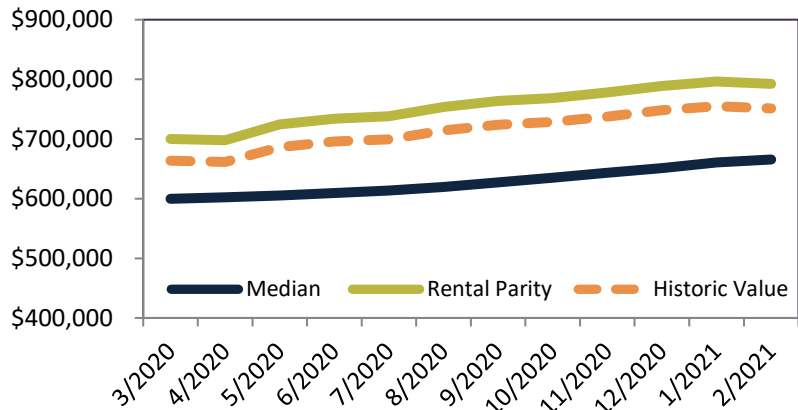
South Corona Housing Market Value & Trends Update

Historically, properties in this market sell at a -5.2% discount. Today's discount is 16.0%. This market is 10.8% undervalued. Median home price is \$665,600, and resale \$/SF is \$247/SF. Prices fell 0.9% year-over-year. Monthly cost of ownership is \$2,556, and rents average \$3,043, making owning \$486 per month less costly than renting. Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 4.4%.

Market rating = 7

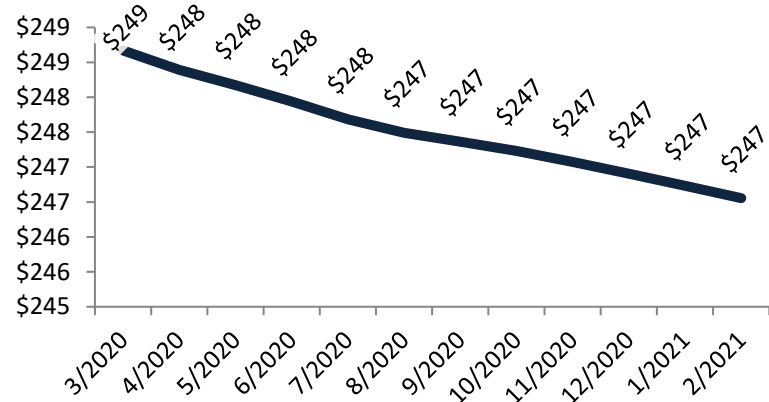
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
3/2020	↗ 7	\$ 599,700	\$ 700,200
4/2020	↗ 7	\$ 602,000	\$ 697,900
5/2020	↗ 7	\$ 605,500	\$ 724,200
6/2020	↗ 7	\$ 609,300	\$ 733,900
7/2020	↗ 7	\$ 613,600	\$ 738,000
8/2020	↗ 7	\$ 619,600	\$ 753,600
9/2020	↗ 7	\$ 627,300	\$ 763,700
10/2020	↗ 7	\$ 635,000	\$ 768,800
11/2020	↗ 7	\$ 643,500	\$ 777,900
12/2020	↗ 7	\$ 651,300	\$ 789,100
1/2021	↗ 7	\$ 660,500	\$ 796,400
2/2021	↗ 7	\$ 665,600	\$ 792,300



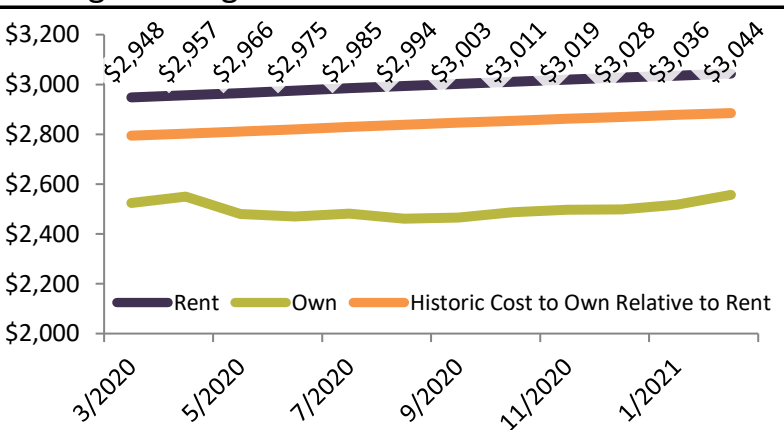
Resale \$/SF and year-over-year percentage change trailing twelve months

Date	± Typ. Value	\$/SF	% Change
3/2020	▶ -9.1%	\$ 249	↓ -0.9%
4/2020	▶ -8.5%	\$ 248	↓ -1.4%
5/2020	▶ -11.2%	\$ 248	↓ -1.1%
6/2020	▶ -11.8%	\$ 248	↓ -1.2%
7/2020	▶ -11.6%	\$ 248	↓ -1.3%
8/2020	● -12.6%	\$ 247	↓ -1.0%
9/2020	● -12.7%	\$ 247	↓ -0.7%
10/2020	● -12.2%	\$ 247	↓ -0.7%
11/2020	● -12.1%	\$ 247	↓ -0.8%
12/2020	● -12.3%	\$ 247	↓ -0.9%
1/2021	▶ -11.9%	\$ 247	↓ -0.9%
2/2021	▶ -10.8%	\$ 247	↓ -0.9%



Rental rate and year-over-year percentage change trailing twelve months

Date	% Change	Rent	Own
3/2020	↑ 4.4%	\$ 2,948	\$ 2,525
4/2020	↑ 4.3%	\$ 2,957	\$ 2,550
5/2020	↑ 4.3%	\$ 2,966	\$ 2,480
6/2020	↑ 4.3%	\$ 2,975	\$ 2,470
7/2020	↑ 4.3%	\$ 2,985	\$ 2,481
8/2020	↑ 4.2%	\$ 2,994	\$ 2,461
9/2020	↑ 4.2%	\$ 3,003	\$ 2,466
10/2020	↑ 4.1%	\$ 3,011	\$ 2,487
11/2020	↑ 4.0%	\$ 3,019	\$ 2,498
12/2020	↑ 3.9%	\$ 3,028	\$ 2,499
1/2021	↑ 3.8%	\$ 3,036	\$ 2,517
2/2021	↑ 3.7%	\$ 3,044	\$ 2,557



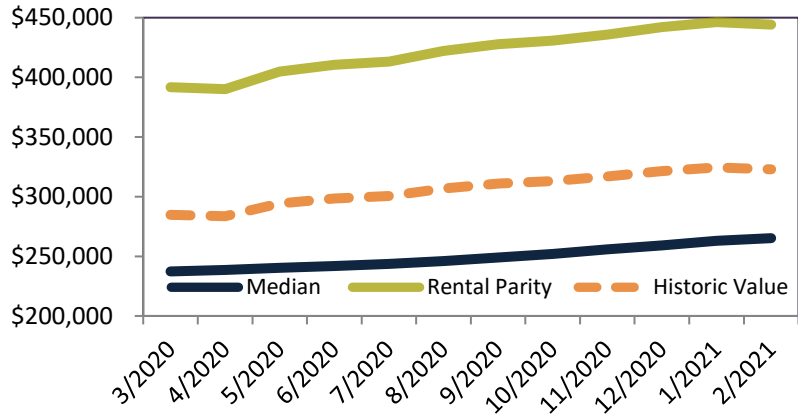
Desert Hot Springs Housing Market Value & Trends Update

Historically, properties in this market sell at a -27.3% discount. Today's discount is 40.3%. This market is 13.0% undervalued. Median home price is \$265,200, and resale \$/SF is \$158/SF. Prices rose 3.6% year-over-year. Monthly cost of ownership is \$1,018, and rents average \$1,706, making owning \$687 per month less costly than renting. Rents rose 4.0% year-over-year. The current capitalization rate (rent/price) is 6.2%.

Market rating = 9

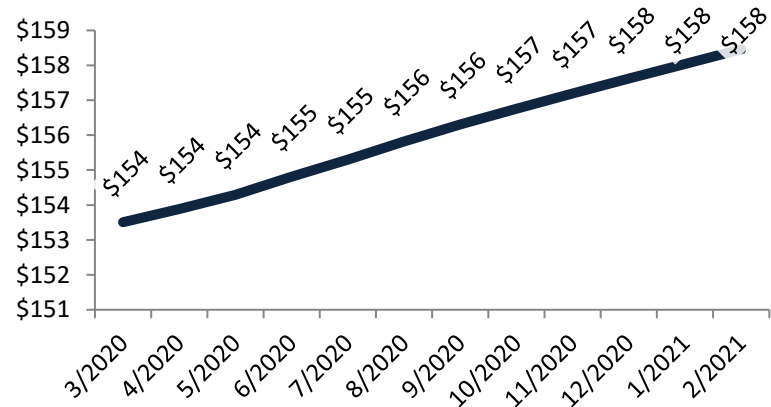
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
3/2020	↑ 9	\$ 237,300	\$ 391,600
4/2020	↑ 9	\$ 238,700	\$ 390,100
5/2020	↑ 9	\$ 240,400	\$ 404,900
6/2020	↑ 9	\$ 241,900	\$ 410,600
7/2020	↑ 9	\$ 243,600	\$ 413,200
8/2020	↑ 10	\$ 245,900	\$ 422,100
9/2020	↑ 10	\$ 249,000	\$ 427,900
10/2020	↑ 10	\$ 252,100	\$ 430,800
11/2020	↑ 10	\$ 255,800	\$ 435,900
12/2020	↑ 10	\$ 259,200	\$ 442,200
1/2021	↑ 9	\$ 263,000	\$ 446,300
2/2021	↑ 9	\$ 265,200	\$ 444,100



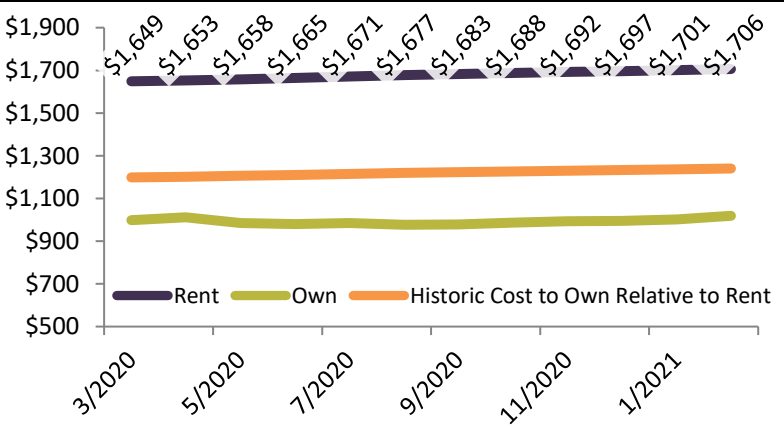
Resale \$/SF and year-over-year percentage change trailing twelve months

Date	± Typ. Value	\$/SF	% Change
3/2020	● -12.1%	\$ 154	↑ 4.4%
4/2020	▶ -11.5%	\$ 154	↑ 3.3%
5/2020	● -13.3%	\$ 154	↑ 3.6%
6/2020	● -13.8%	\$ 155	↑ 4.6%
7/2020	● -13.7%	\$ 155	↑ 4.2%
8/2020	● -14.4%	\$ 156	↑ 4.6%
9/2020	● -14.5%	\$ 156	↑ 4.2%
10/2020	● -14.2%	\$ 157	↑ 3.8%
11/2020	● -14.0%	\$ 157	↑ 3.8%
12/2020	● -14.1%	\$ 158	↑ 3.7%
1/2021	● -13.8%	\$ 158	↑ 3.6%
2/2021	● -13.0%	\$ 158	↑ 3.6%



Rental rate and year-over-year percentage change trailing twelve months

Date	% Change	Rent	Own
3/2020	↑ 5.0%	\$ 1,649	\$ 999
4/2020	↑ 4.6%	\$ 1,653	\$ 1,011
5/2020	↑ 4.7%	\$ 1,658	\$ 985
6/2020	↑ 4.9%	\$ 1,665	\$ 981
7/2020	↑ 4.9%	\$ 1,671	\$ 985
8/2020	↑ 4.9%	\$ 1,677	\$ 977
9/2020	↑ 4.7%	\$ 1,683	\$ 979
10/2020	↑ 4.5%	\$ 1,688	\$ 987
11/2020	↑ 4.3%	\$ 1,692	\$ 993
12/2020	↑ 4.2%	\$ 1,697	\$ 994
1/2021	↑ 4.0%	\$ 1,701	\$ 1,002
2/2021	↑ 4.0%	\$ 1,706	\$ 1,019



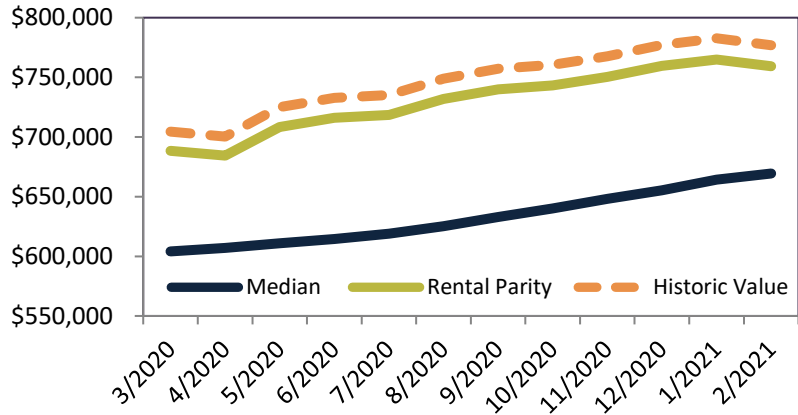
Eastvale Housing Market Value & Trends Update

Historically, properties in this market sell at a 2.3% premium. Today's discount is 11.9%. This market is 14.2% undervalued. Median home price is \$669,400, and resale \$/SF is \$200/SF. Prices rose 0.6% year-over-year. Monthly cost of ownership is \$2,571, and rents average \$2,916, making owning \$345 per month less costly than renting. Rents rose 0.7% year-over-year. The current capitalization rate (rent/price) is 4.2%.

Market rating = 6

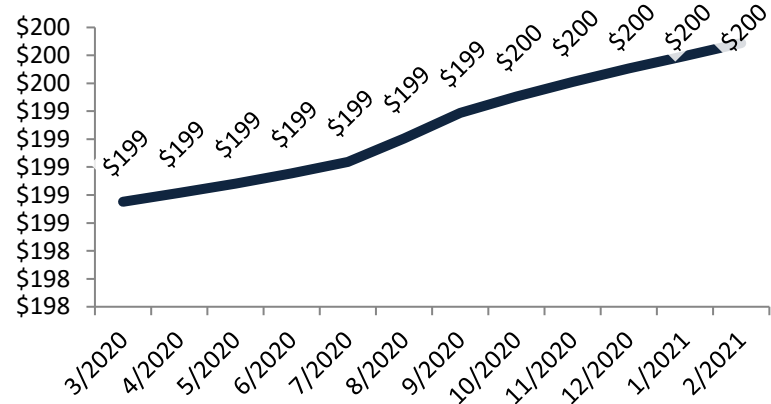
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
3/2020	↗ 6	\$ 604,100	\$ 688,300
4/2020	→ 5	\$ 607,000	\$ 684,400
5/2020	↗ 6	\$ 610,800	\$ 708,400
6/2020	↗ 6	\$ 614,600	\$ 716,100
7/2020	↗ 6	\$ 619,000	\$ 718,500
8/2020	↗ 6	\$ 625,300	\$ 731,900
9/2020	↗ 6	\$ 633,100	\$ 739,900
10/2020	↗ 6	\$ 640,100	\$ 743,200
11/2020	↗ 6	\$ 648,100	\$ 750,300
12/2020	↗ 6	\$ 655,200	\$ 759,500
1/2021	↗ 6	\$ 664,300	\$ 764,900
2/2021	↗ 6	\$ 669,400	\$ 759,300



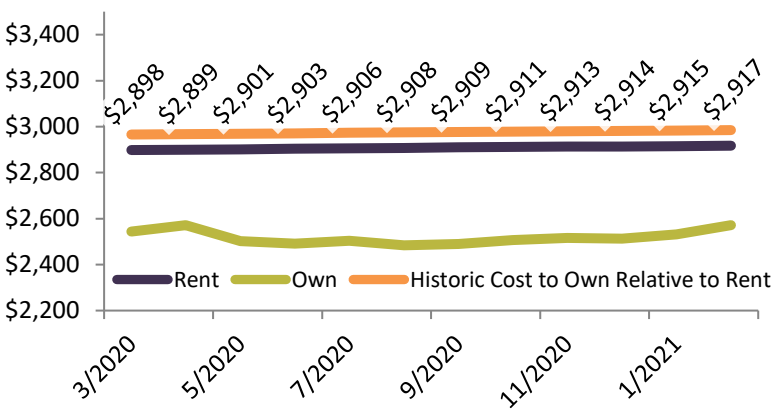
Resale \$/SF and year-over-year percentage change trailing twelve months

Date	± Typ. Value	\$/SF	% Change
3/2020	● -14.6%	\$ 199	↗ 0.4%
4/2020	● -13.6%	\$ 199	↗ 0.4%
5/2020	● -16.1%	\$ 199	↗ 0.4%
6/2020	● -16.5%	\$ 199	↗ 0.5%
7/2020	● -16.2%	\$ 199	↗ 0.5%
8/2020	● -16.9%	\$ 199	↗ 1.1%
9/2020	● -16.8%	\$ 199	↗ 1.2%
10/2020	● -16.2%	\$ 200	↗ 0.8%
11/2020	● -16.0%	\$ 200	↗ 0.7%
12/2020	● -16.1%	\$ 200	↗ 0.6%
1/2021	● -15.5%	\$ 200	↗ 0.6%
2/2021	● -14.2%	\$ 200	↗ 0.6%



Rental rate and year-over-year percentage change trailing twelve months

Date	% Change	Rent	Own
3/2020	↗ 0.9%	\$ 2,898	\$ 2,543
4/2020	↗ 0.8%	\$ 2,899	\$ 2,571
5/2020	↗ 0.8%	\$ 2,901	\$ 2,501
6/2020	↗ 0.9%	\$ 2,903	\$ 2,492
7/2020	↗ 0.9%	\$ 2,906	\$ 2,503
8/2020	↗ 0.9%	\$ 2,908	\$ 2,484
9/2020	↗ 0.9%	\$ 2,909	\$ 2,489
10/2020	↗ 0.8%	\$ 2,911	\$ 2,507
11/2020	↗ 0.8%	\$ 2,913	\$ 2,516
12/2020	↗ 0.8%	\$ 2,914	\$ 2,514
1/2021	↗ 0.7%	\$ 2,915	\$ 2,532
2/2021	↗ 0.7%	\$ 2,917	\$ 2,571



Glen Avon Housing Market Value & Trends Update

Historically, properties in this market sell at a -14.7% discount. Today's discount is 20.0%. This market is 5.3% undervalued.

Median home price is \$476,500, and resale \$/SF is \$292/SF. Prices rose 2.1% year-over-year.

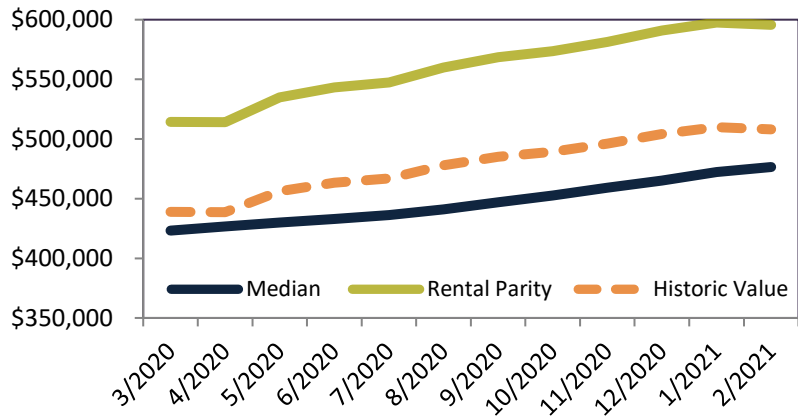
Monthly cost of ownership is \$1,830, and rents average \$2,288, making owning \$457 per month less costly than renting.

Rents rose 6.6% year-over-year. The current capitalization rate (rent/price) is 4.6%.

Market rating = 8

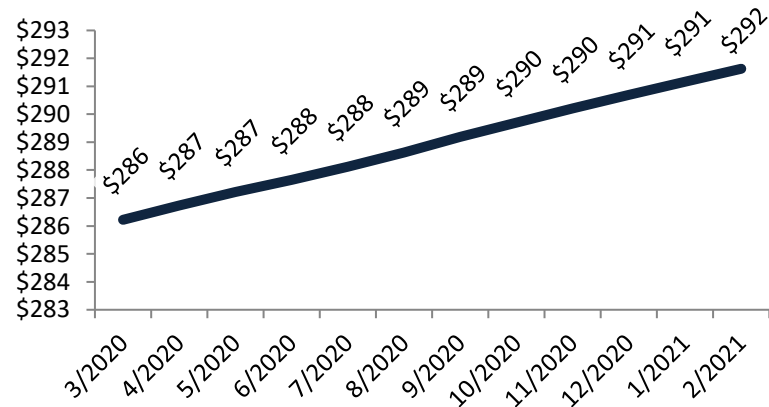
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
3/2020	↗ 7	\$ 423,200	\$ 514,400
4/2020	↗ 7	\$ 426,600	\$ 514,100
5/2020	↗ 7	\$ 430,100	\$ 534,800
6/2020	↗ 7	\$ 433,000	\$ 543,100
7/2020	↗ 7	\$ 436,200	\$ 547,300
8/2020	↗ 7	\$ 440,900	\$ 560,000
9/2020	↗ 7	\$ 447,000	\$ 568,600
10/2020	↗ 7	\$ 452,600	\$ 573,500
11/2020	↑ 8	\$ 459,200	\$ 581,500
12/2020	↑ 8	\$ 465,200	\$ 591,000
1/2021	↑ 8	\$ 472,300	\$ 597,600
2/2021	↑ 8	\$ 476,500	\$ 595,600



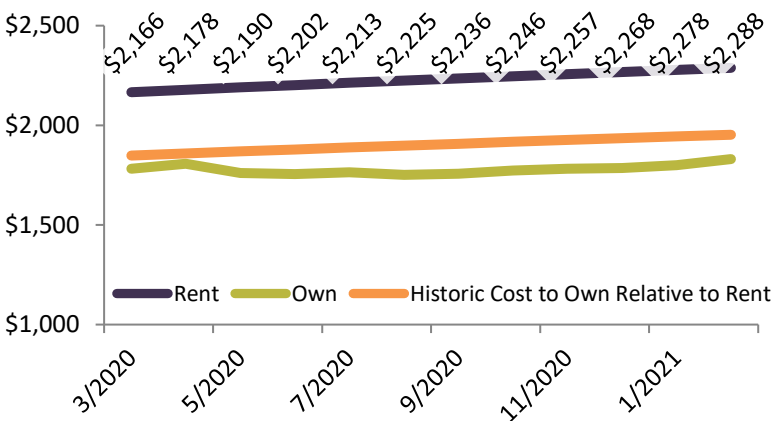
Resale \$/SF and year-over-year percentage change trailing twelve months

Date	± Typ. Value	\$/SF	% Change
3/2020	▶ -3.1%	\$ 286	↑ 3.0%
4/2020	▶ -2.3%	\$ 287	↑ 2.4%
5/2020	▶ -4.9%	\$ 287	↑ 2.2%
6/2020	▶ -5.6%	\$ 288	↑ 2.0%
7/2020	▶ -5.6%	\$ 288	↑ 2.2%
8/2020	▶ -6.6%	\$ 289	↑ 2.4%
9/2020	▶ -6.7%	\$ 289	↑ 2.5%
10/2020	▶ -6.4%	\$ 290	↑ 2.4%
11/2020	▶ -6.4%	\$ 290	↑ 2.3%
12/2020	▶ -6.6%	\$ 291	↑ 2.2%
1/2021	▶ -6.3%	\$ 291	↑ 2.2%
2/2021	▶ -5.3%	\$ 292	↑ 2.1%



Rental rate and year-over-year percentage change trailing twelve months

Date	% Change	Rent	Own
3/2020	↘ 7.9%	\$ 2,166	\$ 1,782
4/2020	↘ 7.9%	\$ 2,178	\$ 1,807
5/2020	↘ 7.9%	\$ 2,190	\$ 1,761
6/2020	↘ 7.7%	\$ 2,202	\$ 1,755
7/2020	↘ 7.6%	\$ 2,213	\$ 1,764
8/2020	↘ 7.4%	\$ 2,225	\$ 1,751
9/2020	↘ 7.3%	\$ 2,236	\$ 1,757
10/2020	↘ 7.1%	\$ 2,246	\$ 1,773
11/2020	↑ 7.0%	\$ 2,257	\$ 1,782
12/2020	↑ 6.8%	\$ 2,268	\$ 1,785
1/2021	↑ 6.7%	\$ 2,278	\$ 1,800
2/2021	↑ 6.6%	\$ 2,288	\$ 1,830



Hemet Housing Market Value & Trends Update

Historically, properties in this market sell at a -17.3% discount. Today's discount is 32.6%. This market is 15.3% undervalued.

Median home price is \$318,900, and resale \$/SF is \$174/SF. Prices rose 1.7% year-over-year.

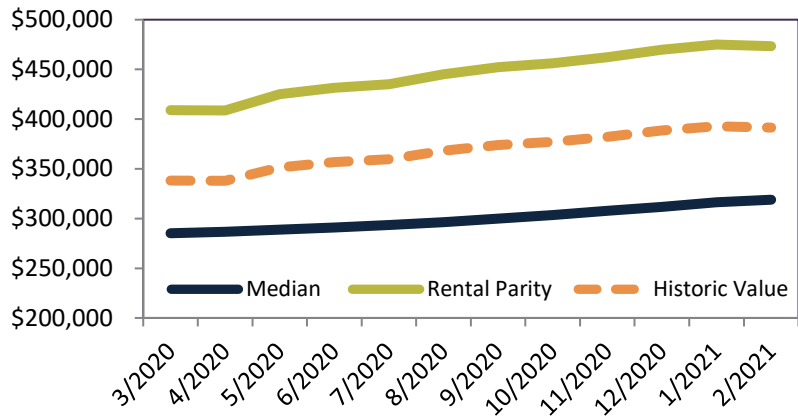
Monthly cost of ownership is \$1,225, and rents average \$1,818, making owning \$593 per month less costly than renting.

Rents rose 6.5% year-over-year. The current capitalization rate (rent/price) is 5.5%.

Market rating = 8

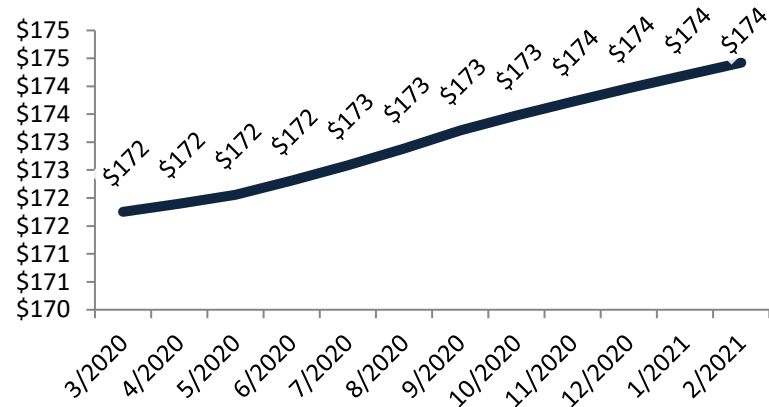
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
3/2020	↑ 8	\$ 285,200	\$ 409,100
4/2020	↔ 6	\$ 286,700	\$ 408,700
5/2020	↔ 7	\$ 288,900	\$ 425,000
6/2020	↔ 7	\$ 291,000	\$ 431,600
7/2020	↑ 9	\$ 293,300	\$ 435,100
8/2020	↑ 9	\$ 296,400	\$ 445,200
9/2020	↑ 9	\$ 300,000	\$ 452,100
10/2020	↑ 9	\$ 303,600	\$ 456,000
11/2020	↑ 8	\$ 307,800	\$ 462,300
12/2020	↑ 8	\$ 311,700	\$ 469,800
1/2021	↑ 8	\$ 316,200	\$ 475,000
2/2021	↑ 8	\$ 318,900	\$ 473,400



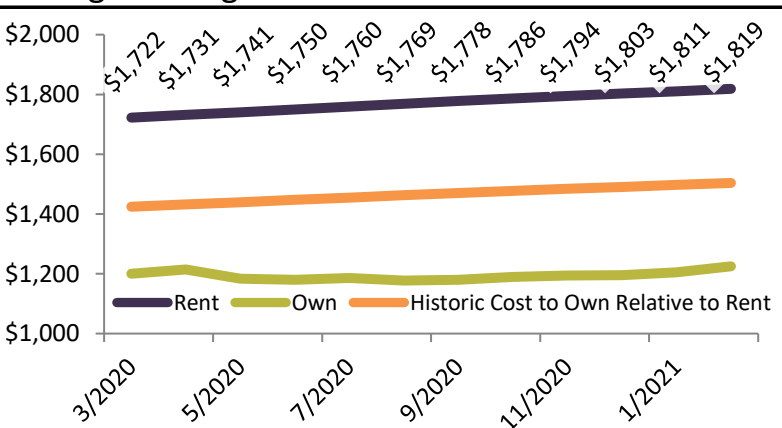
Resale \$/SF and year-over-year percentage change trailing twelve months

Date	± Typ. Value	\$/SF	% Change
3/2020	● -13.0%	\$ 172	↑ 2.2%
4/2020	● -12.5%	\$ 172	↔ 1.1%
5/2020	● -14.7%	\$ 172	↔ 1.2%
6/2020	● -15.3%	\$ 172	↔ 2.0%
7/2020	● -15.3%	\$ 173	↑ 2.1%
8/2020	● -16.1%	\$ 173	↑ 2.3%
9/2020	● -16.3%	\$ 173	↑ 2.5%
10/2020	● -16.1%	\$ 173	↑ 2.0%
11/2020	● -16.1%	\$ 174	↔ 1.9%
12/2020	● -16.3%	\$ 174	↔ 1.8%
1/2021	● -16.1%	\$ 174	↔ 1.8%
2/2021	● -15.3%	\$ 174	↔ 1.7%



Rental rate and year-over-year percentage change trailing twelve months

Date	% Change	Rent	Own
3/2020	↘ 7.8%	\$ 1,722	\$ 1,201
4/2020	↘ 7.7%	\$ 1,731	\$ 1,215
5/2020	↘ 7.6%	\$ 1,741	\$ 1,183
6/2020	↘ 7.6%	\$ 1,750	\$ 1,180
7/2020	↘ 7.6%	\$ 1,760	\$ 1,186
8/2020	↘ 7.5%	\$ 1,769	\$ 1,177
9/2020	↘ 7.3%	\$ 1,778	\$ 1,180
10/2020	↘ 7.2%	\$ 1,786	\$ 1,189
11/2020	↑ 7.0%	\$ 1,794	\$ 1,195
12/2020	↑ 6.8%	\$ 1,803	\$ 1,196
1/2021	↑ 6.6%	\$ 1,811	\$ 1,205
2/2021	↑ 6.5%	\$ 1,819	\$ 1,225



Highgrove Housing Market Value & Trends Update

Historically, properties in this market sell at a -20.8% discount. Today's discount is 37.1%. This market is 16.3% undervalued.

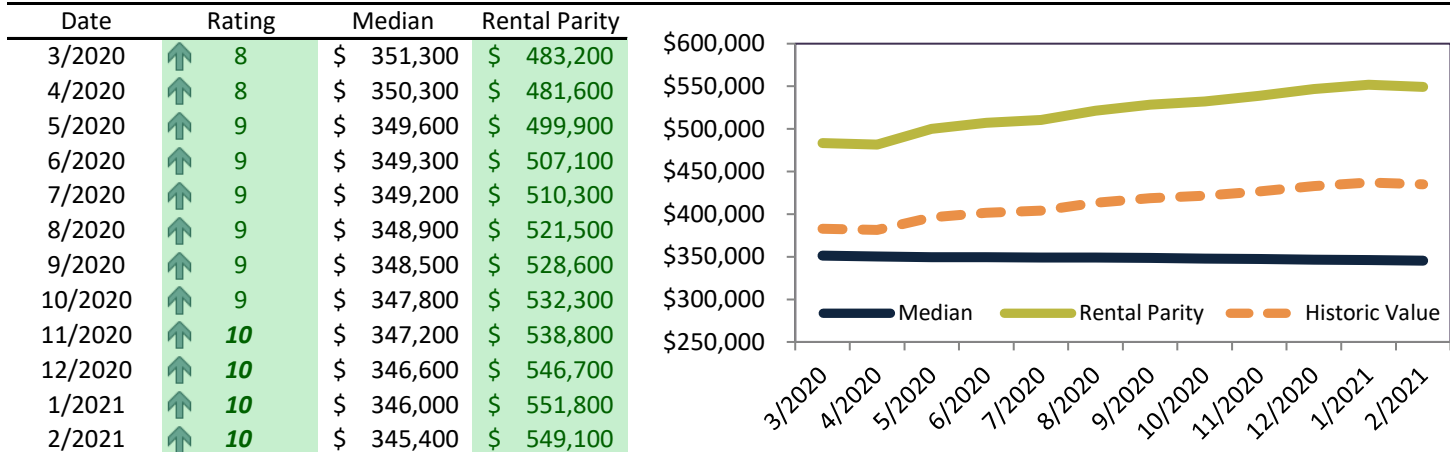
Median home price is \$345,400, and resale \$/SF is \$289/SF. Prices rose 2.9% year-over-year.

Monthly cost of ownership is \$1,326, and rents average \$2,109, making owning \$782 per month less costly than renting.

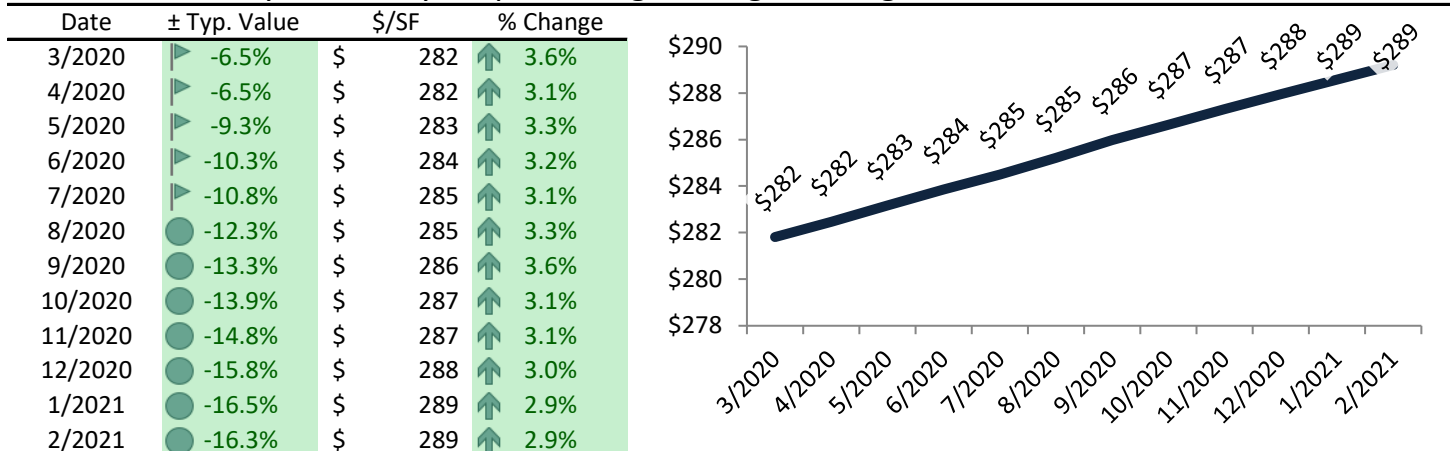
Rents rose 4.2% year-over-year. The current capitalization rate (rent/price) is 5.9%.

Market rating = 10

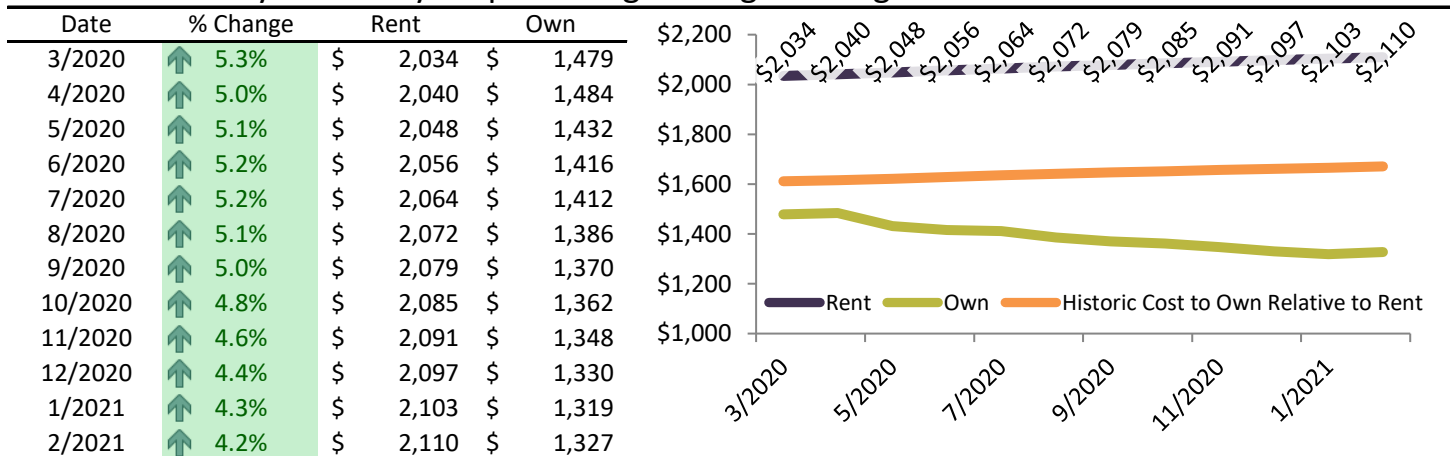
Median Home Price and Rental Parity trailing twelve months



Resale \$/SF and year-over-year percentage change trailing twelve months



Rental rate and year-over-year percentage change trailing twelve months



Home Gardens Housing Market Value & Trends Update

Historically, properties in this market sell at a -10.6% discount. Today's discount is 19.5%. This market is 8.9% undervalued.

Median home price is \$465,000, and resale \$/SF is \$268/SF. Prices fell 0.6% year-over-year.

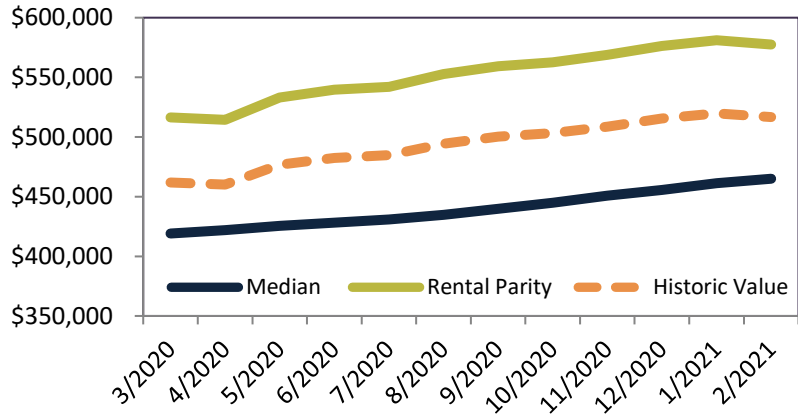
Monthly cost of ownership is \$1,786, and rents average \$2,218, making owning \$432 per month less costly than renting.

Rents rose 2.4% year-over-year. The current capitalization rate (rent/price) is 4.6%.

Market rating = 7

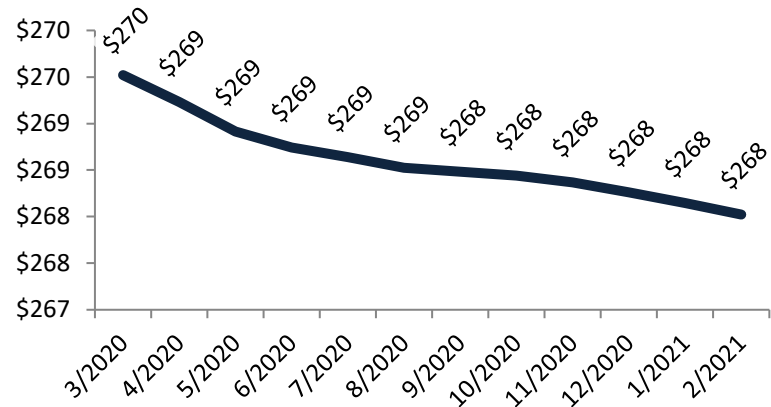
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
3/2020	↗ 7	\$ 419,100	\$ 516,500
4/2020	↗ 7	\$ 421,900	\$ 514,400
5/2020	↗ 7	\$ 425,400	\$ 533,100
6/2020	↗ 7	\$ 428,200	\$ 539,500
7/2020	↗ 7	\$ 431,000	\$ 541,900
8/2020	↗ 7	\$ 434,600	\$ 552,700
9/2020	↗ 7	\$ 439,800	\$ 559,400
10/2020	↗ 7	\$ 444,800	\$ 562,600
11/2020	↗ 7	\$ 450,700	\$ 568,700
12/2020	↗ 7	\$ 455,600	\$ 576,400
1/2021	↗ 7	\$ 461,300	\$ 581,100
2/2021	↗ 7	\$ 465,000	\$ 577,600



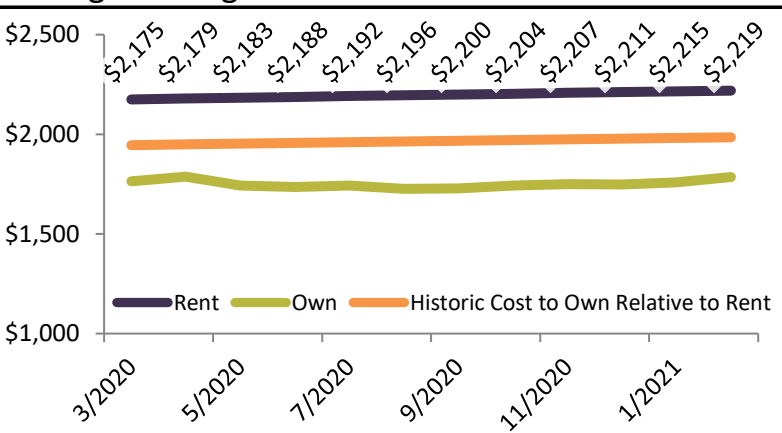
Resale \$/SF and year-over-year percentage change trailing twelve months

Date	± Typ. Value	\$/SF	% Change
3/2020	▶ -8.3%	\$ 270	↓ -0.5%
4/2020	▶ -7.4%	\$ 269	↓ -1.4%
5/2020	▶ -9.7%	\$ 269	↓ -1.5%
6/2020	▶ -10.1%	\$ 269	↓ -0.8%
7/2020	▶ -9.9%	\$ 269	↓ -0.5%
8/2020	▶ -10.8%	\$ 269	↓ -0.5%
9/2020	▶ -10.8%	\$ 268	↓ -0.2%
10/2020	▶ -10.4%	\$ 268	↓ -0.2%
11/2020	▶ -10.2%	\$ 268	↓ -0.4%
12/2020	▶ -10.4%	\$ 268	↓ -0.5%
1/2021	▶ -10.1%	\$ 268	↓ -0.6%
2/2021	▶ -8.9%	\$ 268	↓ -0.6%



Rental rate and year-over-year percentage change trailing twelve months

Date	% Change	Rent	Own
3/2020	↑ 2.8%	\$ 2,175	\$ 1,764
4/2020	↑ 2.8%	\$ 2,179	\$ 1,787
5/2020	↑ 2.7%	\$ 2,183	\$ 1,742
6/2020	↑ 2.7%	\$ 2,188	\$ 1,736
7/2020	↑ 2.6%	\$ 2,192	\$ 1,743
8/2020	↑ 2.6%	\$ 2,196	\$ 1,726
9/2020	↑ 2.5%	\$ 2,200	\$ 1,729
10/2020	↑ 2.5%	\$ 2,204	\$ 1,742
11/2020	↑ 2.5%	\$ 2,207	\$ 1,749
12/2020	↑ 2.4%	\$ 2,211	\$ 1,748
1/2021	↑ 2.4%	\$ 2,215	\$ 1,758
2/2021	↑ 2.4%	\$ 2,219	\$ 1,786



Idyllwild Housing Market Value & Trends Update

Historically, properties in this market sell at a -15.2% discount. Today's discount is 33.2%. This market is 18.0% undervalued.

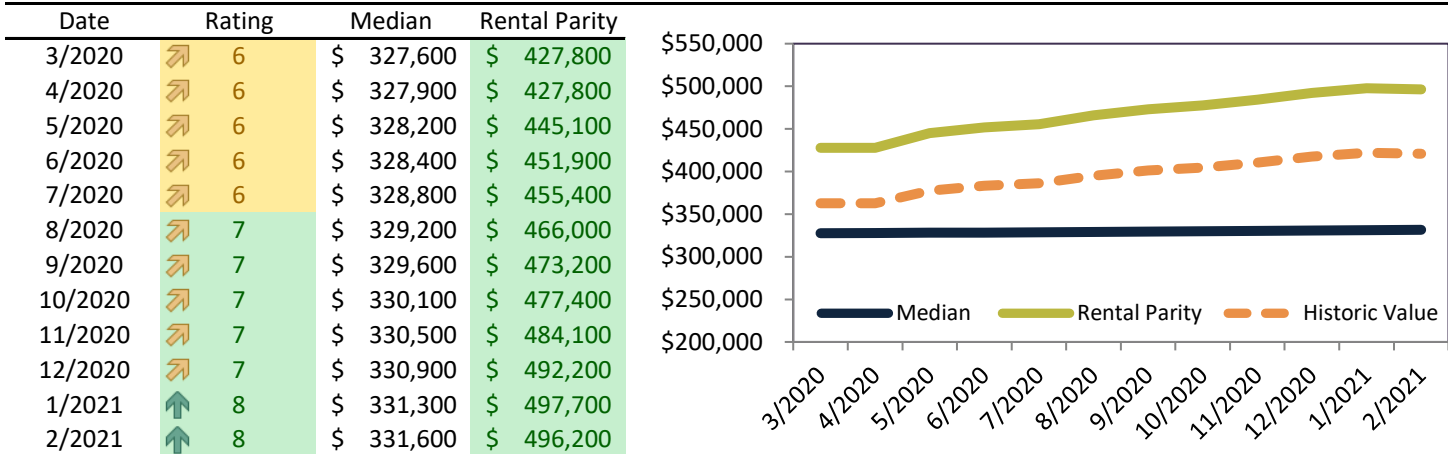
Median home price is \$331,600, and resale \$/SF is \$271/SF. Prices fell 0.4% year-over-year.

Monthly cost of ownership is \$1,273, and rents average \$1,906, making owning \$632 per month less costly than renting.

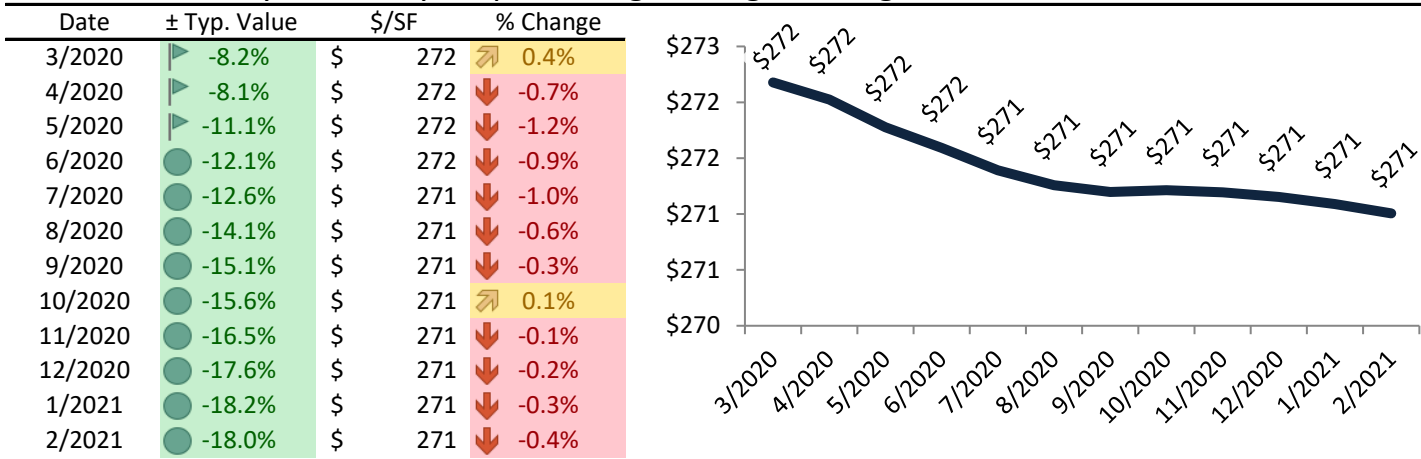
Rents rose 6.8% year-over-year. The current capitalization rate (rent/price) is 5.5%.

Market rating = 8

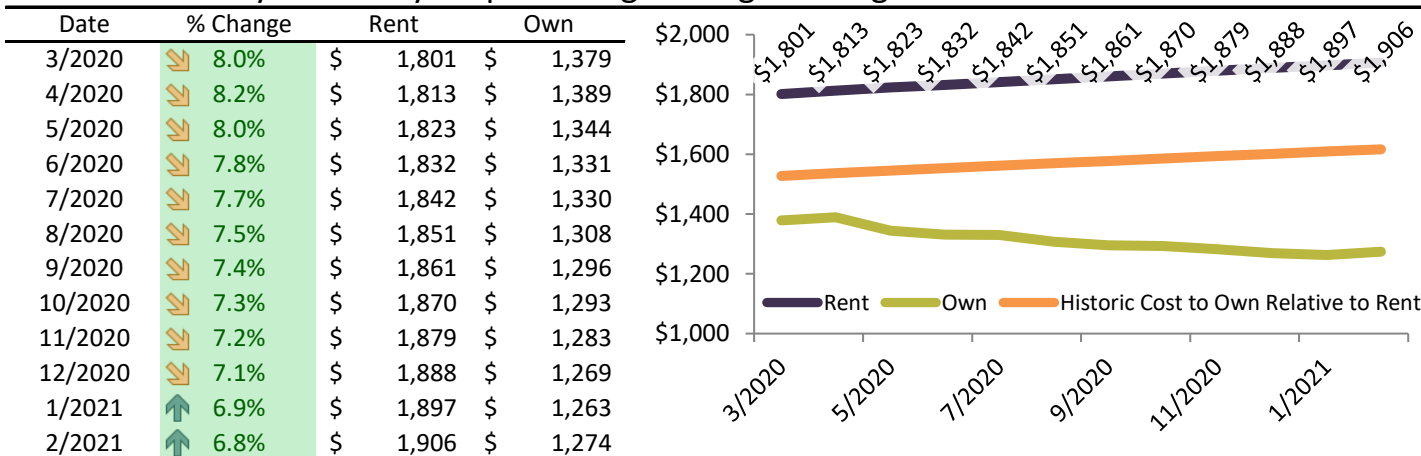
Median Home Price and Rental Parity trailing twelve months



Resale \$/SF and year-over-year percentage change trailing twelve months



Rental rate and year-over-year percentage change trailing twelve months



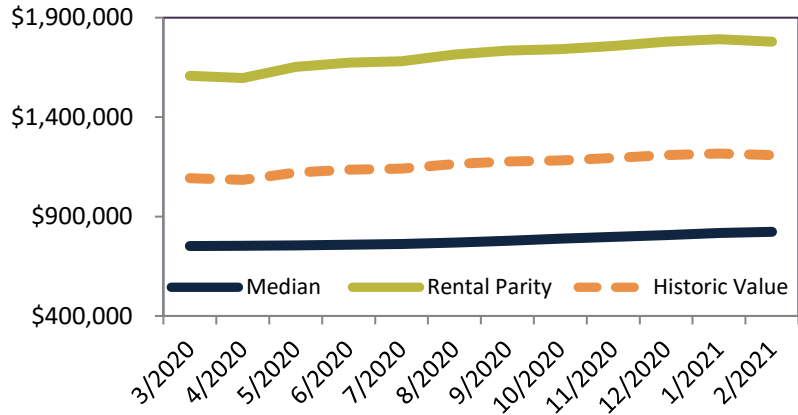
Indian Wells Housing Market Value & Trends Update

Historically, properties in this market sell at a -32.1% discount. Today's discount is 53.7%. This market is 21.6% undervalued. Median home price is \$823,100, and resale \$/SF is \$271/SF. Prices rose 0.4% year-over-year. Monthly cost of ownership is \$3,161, and rents average \$6,833, making owning \$3671 per month less costly than renting. Rents rose 0.9% year-over-year. The current capitalization rate (rent/price) is 8.0%.

Market rating = 7

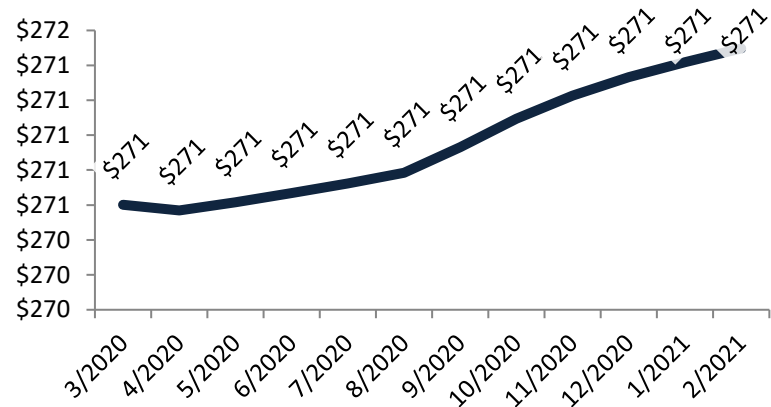
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
3/2020	7	\$ 751,600	\$ 1,608,100
4/2020	6	\$ 753,000	\$ 1,596,600
5/2020	7	\$ 755,400	\$ 1,652,100
6/2020	7	\$ 758,200	\$ 1,672,900
7/2020	7	\$ 762,500	\$ 1,680,700
8/2020	7	\$ 769,300	\$ 1,714,100
9/2020	7	\$ 778,400	\$ 1,734,000
10/2020	7	\$ 788,100	\$ 1,741,900
11/2020	7	\$ 798,200	\$ 1,758,300
12/2020	7	\$ 807,200	\$ 1,779,400
1/2021	7	\$ 817,600	\$ 1,791,700
2/2021	7	\$ 823,100	\$ 1,778,800



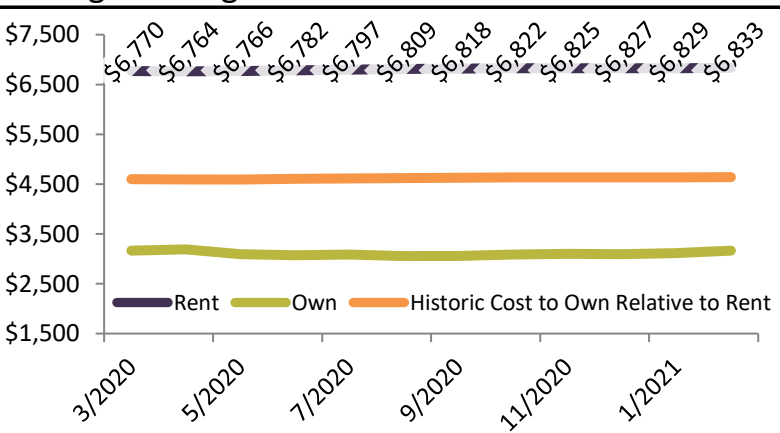
Resale \$/SF and year-over-year percentage change trailing twelve months

Date	± Typ. Value	\$/SF	% Change
3/2020	-21.2%	\$ 271	0.6%
4/2020	-20.7%	\$ 271	-0.2%
5/2020	-22.2%	\$ 271	0.2%
6/2020	-22.6%	\$ 271	0.2%
7/2020	-22.5%	\$ 271	0.3%
8/2020	-23.0%	\$ 271	0.3%
9/2020	-23.0%	\$ 271	0.7%
10/2020	-22.7%	\$ 271	0.8%
11/2020	-22.5%	\$ 271	0.6%
12/2020	-22.5%	\$ 271	0.5%
1/2021	-22.3%	\$ 271	0.4%
2/2021	-21.6%	\$ 271	0.4%



Rental rate and year-over-year percentage change trailing twelve months

Date	% Change	Rent	Own
3/2020	1.6%	\$ 6,770	\$ 3,164
4/2020	1.0%	\$ 6,764	\$ 3,190
5/2020	1.0%	\$ 6,766	\$ 3,094
6/2020	1.7%	\$ 6,782	\$ 3,074
7/2020	1.9%	\$ 6,797	\$ 3,083
8/2020	2.0%	\$ 6,809	\$ 3,056
9/2020	1.8%	\$ 6,818	\$ 3,060
10/2020	1.6%	\$ 6,822	\$ 3,087
11/2020	1.3%	\$ 6,825	\$ 3,098
12/2020	1.1%	\$ 6,827	\$ 3,097
1/2021	1.0%	\$ 6,829	\$ 3,116
2/2021	0.9%	\$ 6,833	\$ 3,162



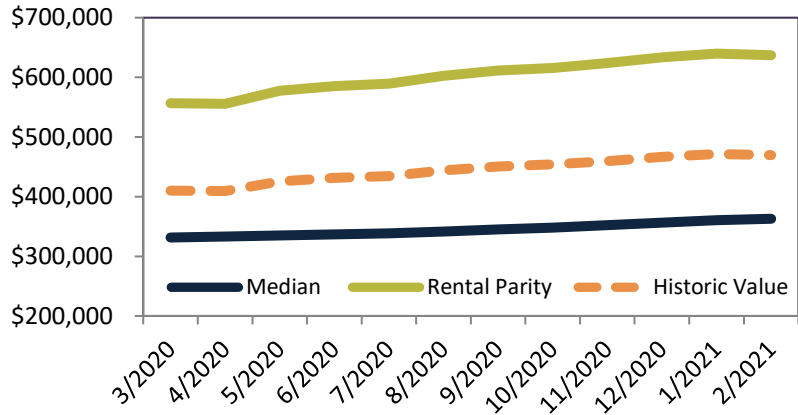
Indio Housing Market Value & Trends Update

Historically, properties in this market sell at a -26.3% discount. Today's discount is 43.0%. This market is 16.7% undervalued. Median home price is \$362,900, and resale \$/SF is \$189/SF. Prices rose 3.2% year-over-year. Monthly cost of ownership is \$1,394, and rents average \$2,447, making owning \$1053 per month less costly than renting. Rents rose 5.1% year-over-year. The current capitalization rate (rent/price) is 6.5%.

Market rating = 10

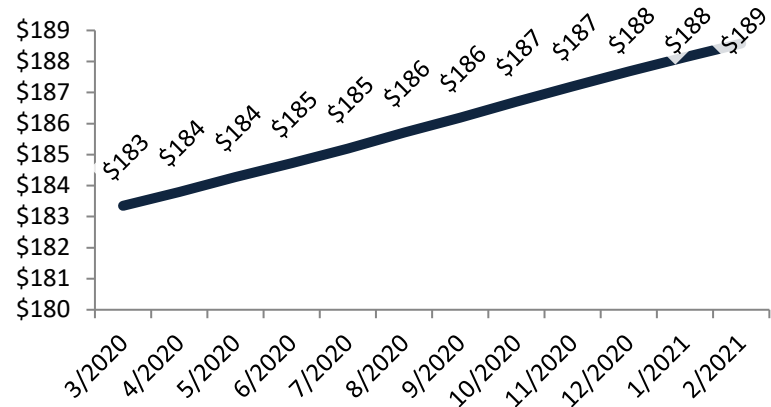
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
3/2020	↑ 10	\$ 331,500	\$ 556,700
4/2020	↑ 9	\$ 332,900	\$ 555,600
5/2020	↑ 10	\$ 334,800	\$ 577,200
6/2020	↑ 10	\$ 336,700	\$ 585,500
7/2020	↑ 10	\$ 338,600	\$ 589,500
8/2020	↑ 10	\$ 341,300	\$ 602,500
9/2020	↑ 10	\$ 344,800	\$ 611,200
10/2020	↑ 10	\$ 348,300	\$ 615,900
11/2020	↑ 10	\$ 352,400	\$ 623,800
12/2020	↑ 10	\$ 356,100	\$ 633,400
1/2021	↑ 10	\$ 360,400	\$ 639,800
2/2021	↑ 10	\$ 362,900	\$ 637,100



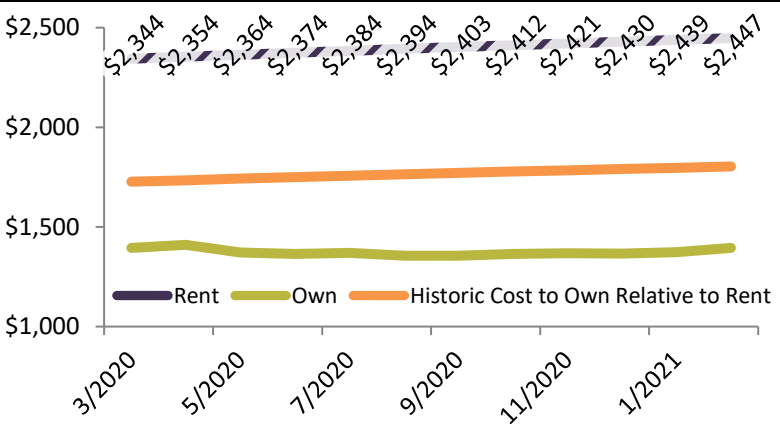
Resale \$/SF and year-over-year percentage change trailing twelve months

Date	± Typ. Value	\$/SF	% Change
3/2020	● -14.1%	\$ 183	↑ 4.2%
4/2020	● -13.8%	\$ 184	↑ 3.3%
5/2020	● -15.7%	\$ 184	↑ 3.5%
6/2020	● -16.2%	\$ 185	↑ 3.2%
7/2020	● -16.3%	\$ 185	↑ 3.5%
8/2020	● -17.0%	\$ 186	↑ 3.7%
9/2020	● -17.3%	\$ 186	↑ 3.4%
10/2020	● -17.1%	\$ 187	↑ 3.7%
11/2020	● -17.2%	\$ 187	↑ 3.6%
12/2020	● -17.5%	\$ 188	↑ 3.4%
1/2021	● -17.4%	\$ 188	↑ 3.3%
2/2021	● -16.7%	\$ 189	↑ 3.2%



Rental rate and year-over-year percentage change trailing twelve months

Date	% Change	Rent	Own
3/2020	↑ 6.0%	\$ 2,344	\$ 1,396
4/2020	↑ 6.0%	\$ 2,354	\$ 1,410
5/2020	↑ 6.0%	\$ 2,364	\$ 1,371
6/2020	↑ 5.9%	\$ 2,374	\$ 1,365
7/2020	↑ 5.9%	\$ 2,384	\$ 1,369
8/2020	↑ 5.8%	\$ 2,394	\$ 1,356
9/2020	↑ 5.7%	\$ 2,403	\$ 1,356
10/2020	↑ 5.6%	\$ 2,412	\$ 1,364
11/2020	↑ 5.4%	\$ 2,421	\$ 1,368
12/2020	↑ 5.3%	\$ 2,430	\$ 1,366
1/2021	↑ 5.2%	\$ 2,439	\$ 1,374
2/2021	↑ 5.1%	\$ 2,447	\$ 1,394



La Quinta Housing Market Value & Trends Update

Historically, properties in this market sell at a -20.6% discount. Today's discount is 35.6%. This market is 15.0% undervalued.

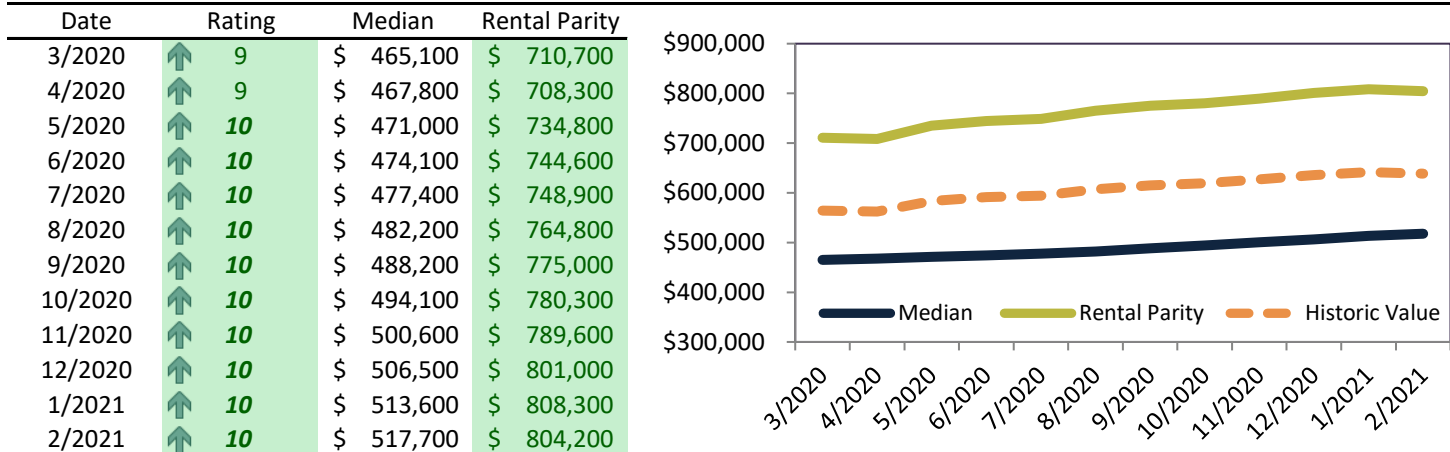
Median home price is \$517,700, and resale \$/SF is \$231/SF. Prices rose 3.0% year-over-year.

Monthly cost of ownership is \$1,988, and rents average \$3,089, making owning \$1100 per month less costly than renting.

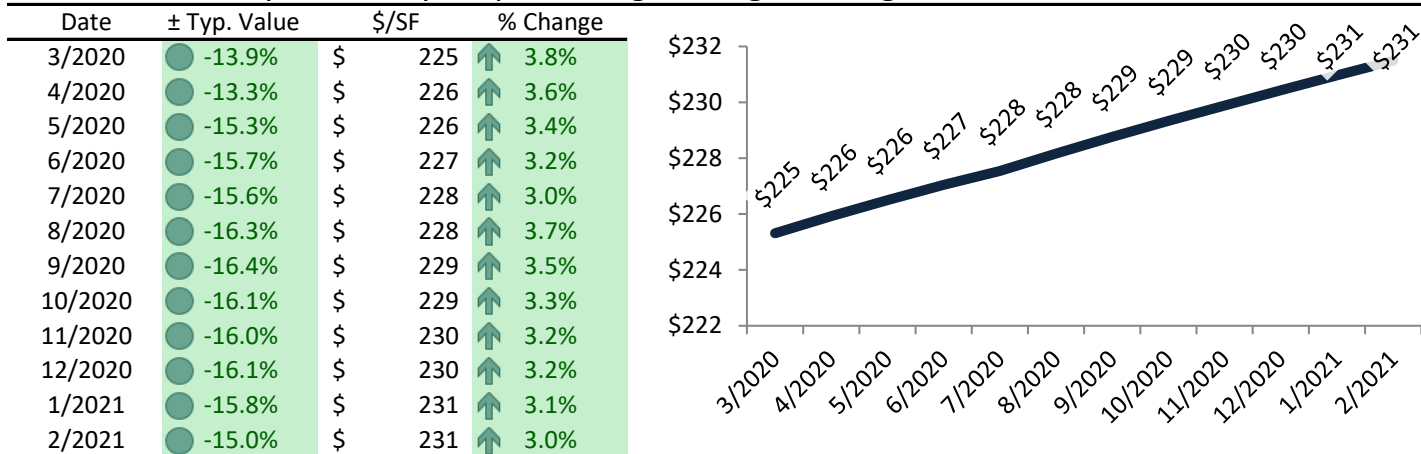
Rents rose 3.8% year-over-year. The current capitalization rate (rent/price) is 5.7%.

Market rating = 10

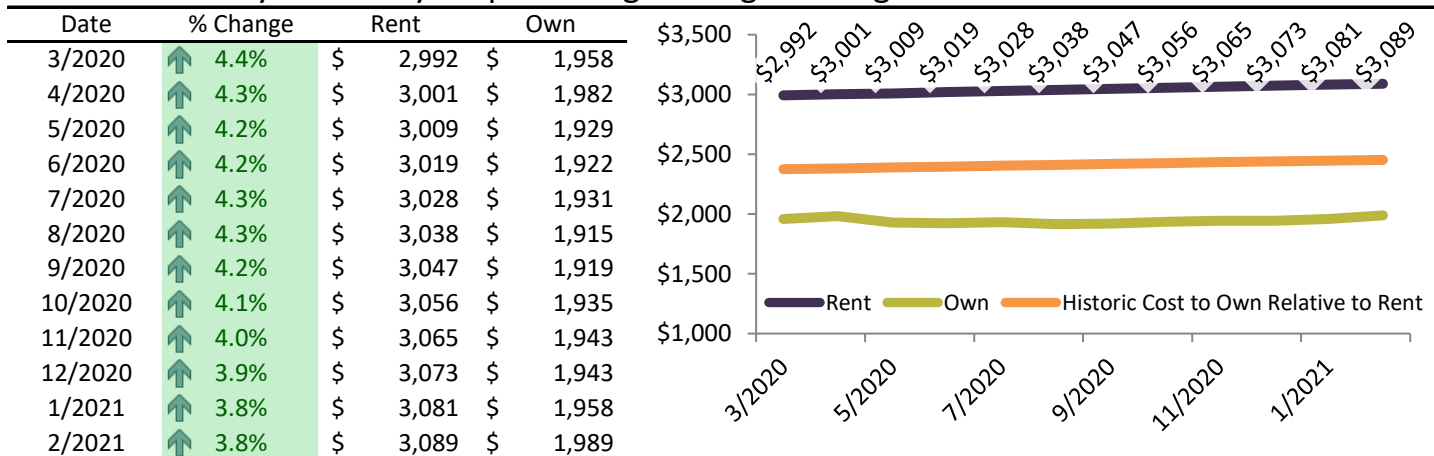
Median Home Price and Rental Parity trailing twelve months



Resale \$/SF and year-over-year percentage change trailing twelve months



Rental rate and year-over-year percentage change trailing twelve months



Lake Elsinore Housing Market Value & Trends Update

Historically, properties in this market sell at a -6.3% discount. Today's discount is 24.5%. This market is 18.2% undervalued.

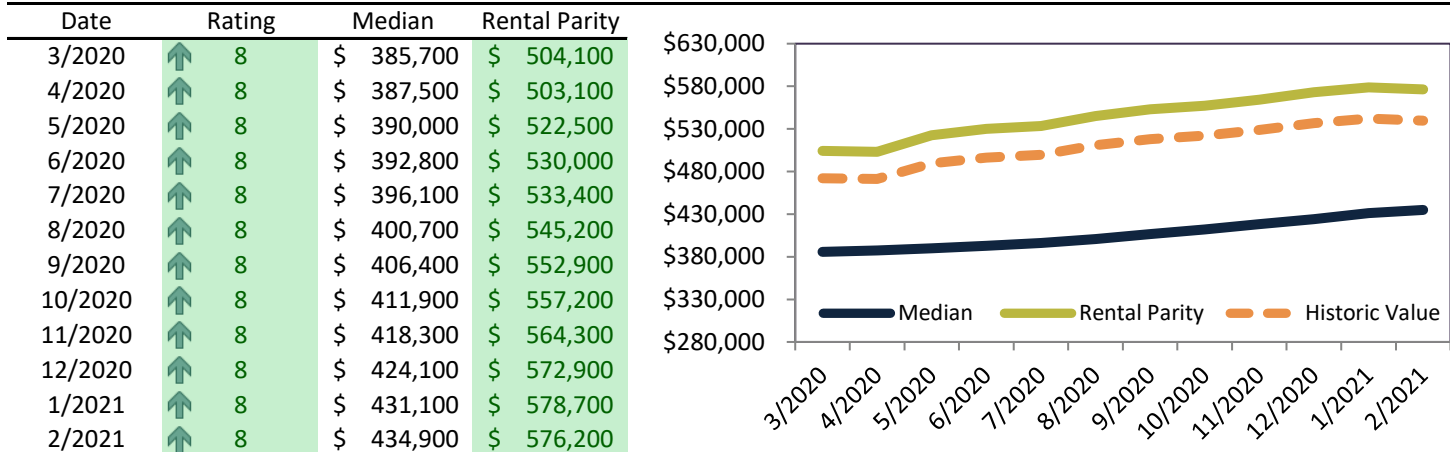
Median home price is \$434,900, and resale \$/SF is \$202/SF. Prices rose 1.3% year-over-year.

Monthly cost of ownership is \$1,670, and rents average \$2,213, making owning \$543 per month less costly than renting.

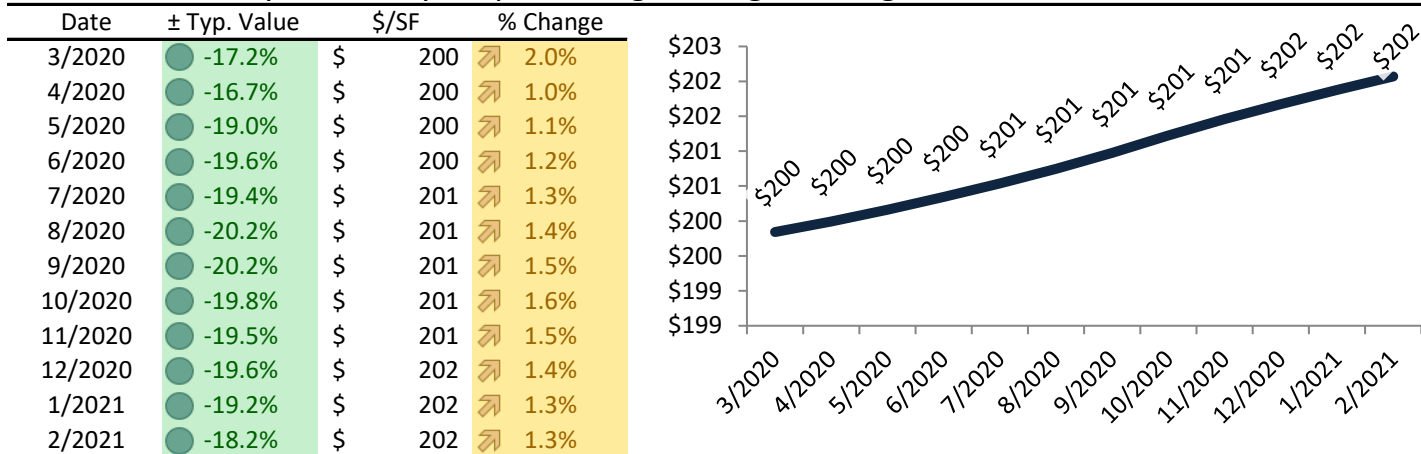
Rents rose 5.0% year-over-year. The current capitalization rate (rent/price) is 4.9%.

Market rating = 8

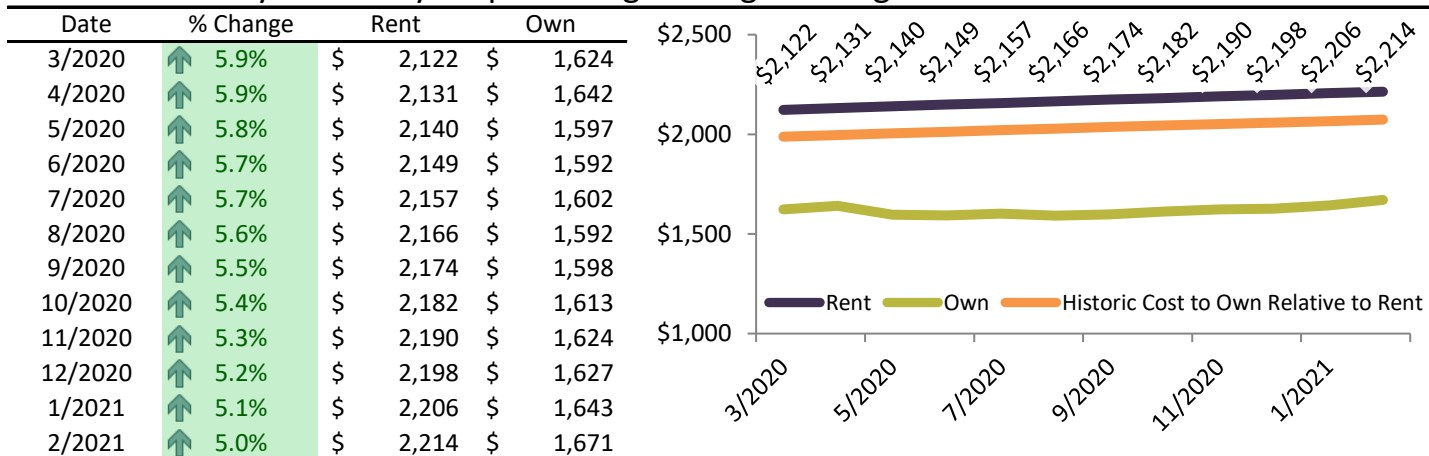
Median Home Price and Rental Parity trailing twelve months



Resale \$/SF and year-over-year percentage change trailing twelve months



Rental rate and year-over-year percentage change trailing twelve months



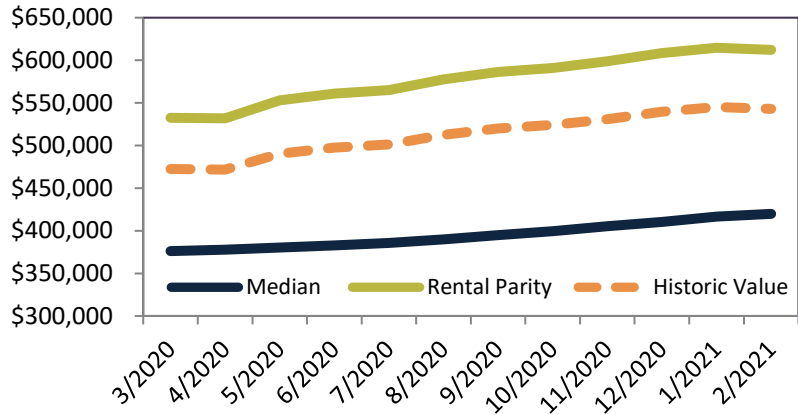
Menifee Housing Market Value & Trends Update

Historically, properties in this market sell at a -11.3% discount. Today's discount is 31.4%. This market is 20.1% undervalued. Median home price is \$419,800, and resale \$/SF is \$195/SF. Prices rose 1.3% year-over-year. Monthly cost of ownership is \$1,612, and rents average \$2,352, making owning \$739 per month less costly than renting. Rents rose 5.7% year-over-year. The current capitalization rate (rent/price) is 5.4%.

Market rating = 8

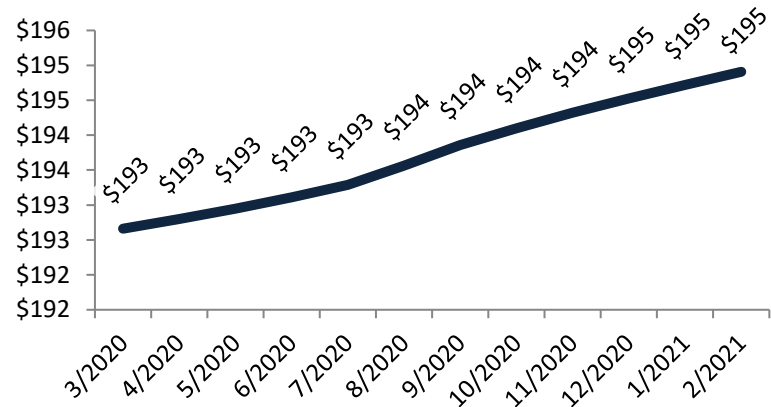
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
3/2020	↑ 8	\$ 376,100	\$ 532,600
4/2020	↑ 8	\$ 377,800	\$ 531,900
5/2020	↑ 8	\$ 380,300	\$ 552,800
6/2020	↑ 8	\$ 382,800	\$ 561,000
7/2020	↑ 8	\$ 385,800	\$ 565,000
8/2020	↑ 9	\$ 389,800	\$ 577,700
9/2020	↑ 10	\$ 394,800	\$ 586,200
10/2020	↑ 9	\$ 399,600	\$ 591,000
11/2020	↑ 9	\$ 405,200	\$ 598,800
12/2020	↑ 9	\$ 410,300	\$ 608,300
1/2021	↑ 8	\$ 416,400	\$ 614,700
2/2021	↑ 8	\$ 419,800	\$ 612,400



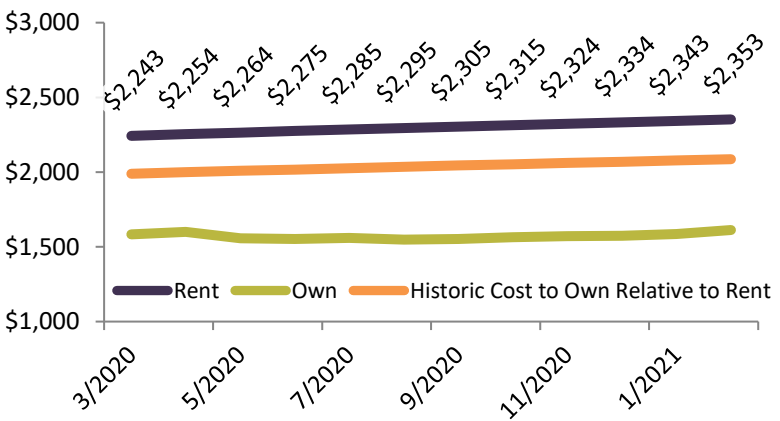
Resale \$/SF and year-over-year percentage change trailing twelve months

Date	± Typ. Value	\$/SF	% Change
3/2020	● -18.1%	\$ 193	↔ 1.4%
4/2020	● -17.7%	\$ 193	↔ 0.9%
5/2020	● -19.9%	\$ 193	↔ 1.0%
6/2020	● -20.5%	\$ 193	↔ 1.1%
7/2020	● -20.4%	\$ 193	↔ 1.2%
8/2020	● -21.2%	\$ 194	↔ 1.9%
9/2020	● -21.3%	\$ 194	↑ 2.0%
10/2020	● -21.1%	\$ 194	↔ 1.6%
11/2020	● -21.0%	\$ 194	↔ 1.5%
12/2020	● -21.2%	\$ 195	↔ 1.4%
1/2021	● -20.9%	\$ 195	↔ 1.3%
2/2021	● -20.1%	\$ 195	↔ 1.3%



Rental rate and year-over-year percentage change trailing twelve months

Date	% Change	Rent	Own
3/2020	↑ 6.7%	\$ 2,243	\$ 1,583
4/2020	↑ 6.7%	\$ 2,254	\$ 1,600
5/2020	↑ 6.7%	\$ 2,264	\$ 1,557
6/2020	↑ 6.5%	\$ 2,275	\$ 1,552
7/2020	↑ 6.5%	\$ 2,285	\$ 1,560
8/2020	↑ 6.4%	\$ 2,295	\$ 1,548
9/2020	↑ 6.3%	\$ 2,305	\$ 1,552
10/2020	↑ 6.2%	\$ 2,315	\$ 1,565
11/2020	↑ 6.0%	\$ 2,324	\$ 1,573
12/2020	↑ 5.9%	\$ 2,334	\$ 1,574
1/2021	↑ 5.8%	\$ 2,343	\$ 1,587
2/2021	↑ 5.7%	\$ 2,353	\$ 1,613



Sun City Housing Market Value & Trends Update

Historically, properties in this market sell at a -24.5% discount. Today's discount is 28.2%. This market is 3.7% undervalued.

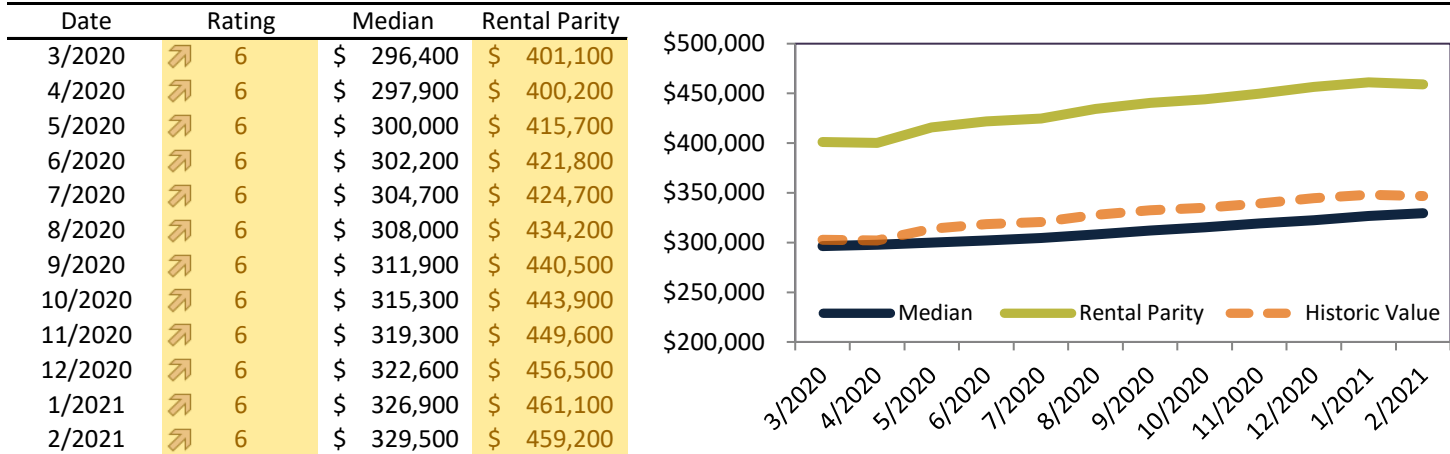
Median home price is \$329,500, and resale \$/SF is \$197/SF. Prices rose 0.1% year-over-year.

Monthly cost of ownership is \$1,265, and rents average \$1,764, making owning \$498 per month less costly than renting.

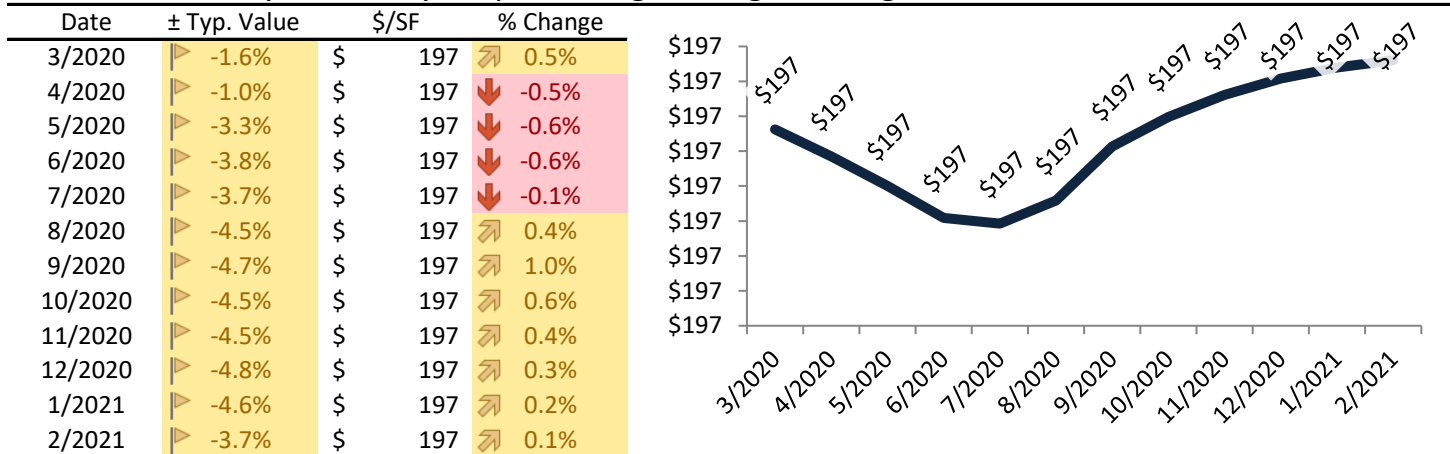
Rents rose 5.1% year-over-year. The current capitalization rate (rent/price) is 5.1%.

Market rating = 6

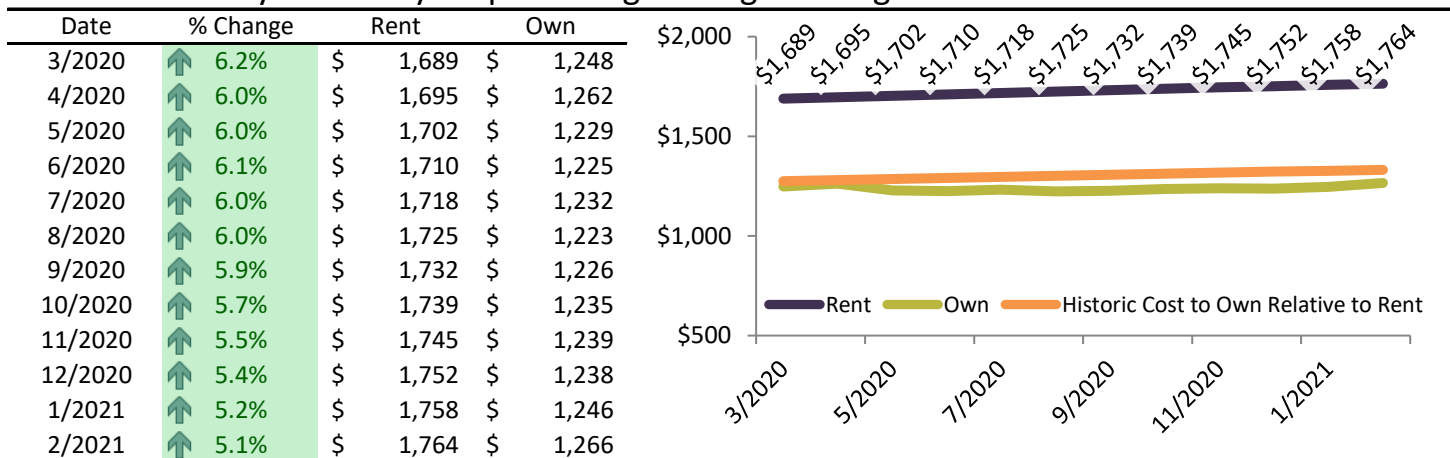
Median Home Price and Rental Parity trailing twelve months



Resale \$/SF and year-over-year percentage change trailing twelve months



Rental rate and year-over-year percentage change trailing twelve months

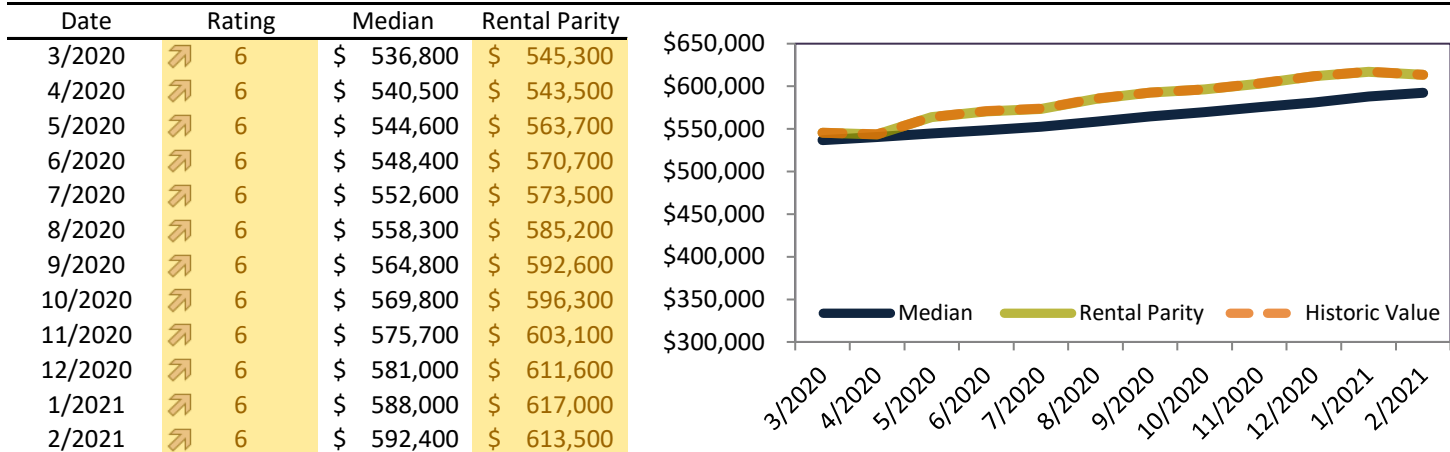


Mira Loma Housing Market Value & Trends Update

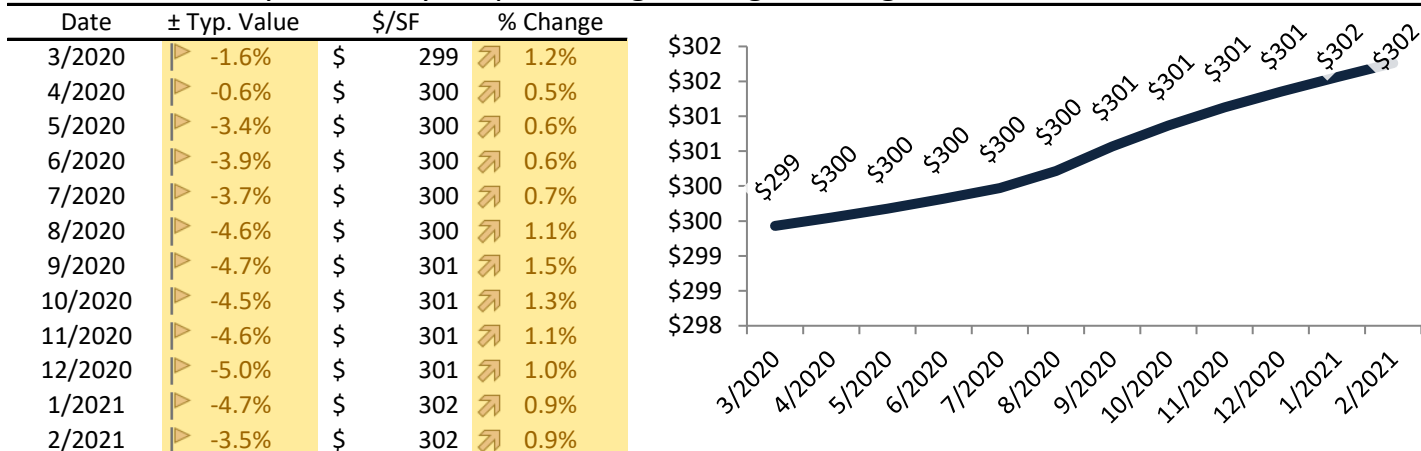
Historically, properties in this market sell at a 0.0% premium. Today's discount is 3.5%. This market is 3.5% undervalued. Median home price is \$592,400, and resale \$/SF is \$302/SF. Prices rose 0.9% year-over-year. Monthly cost of ownership is \$2,275, and rents average \$2,356, making owning \$081 per month less costly than renting. Rents rose 3.1% year-over-year. The current capitalization rate (rent/price) is 3.8%.

Market rating = 6

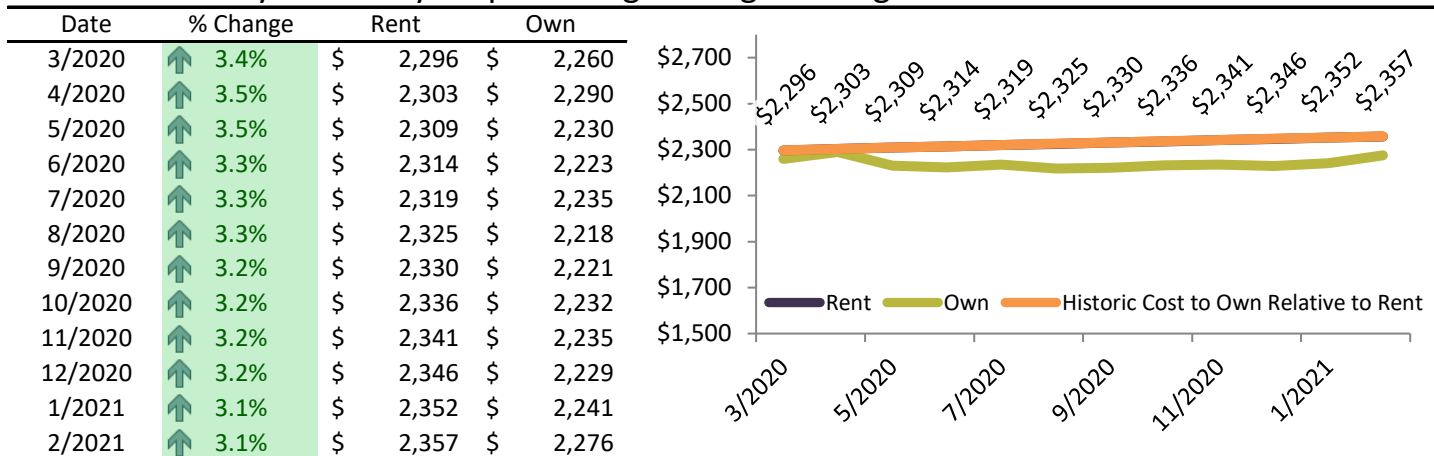
Median Home Price and Rental Parity trailing twelve months



Resale \$/SF and year-over-year percentage change trailing twelve months



Rental rate and year-over-year percentage change trailing twelve months

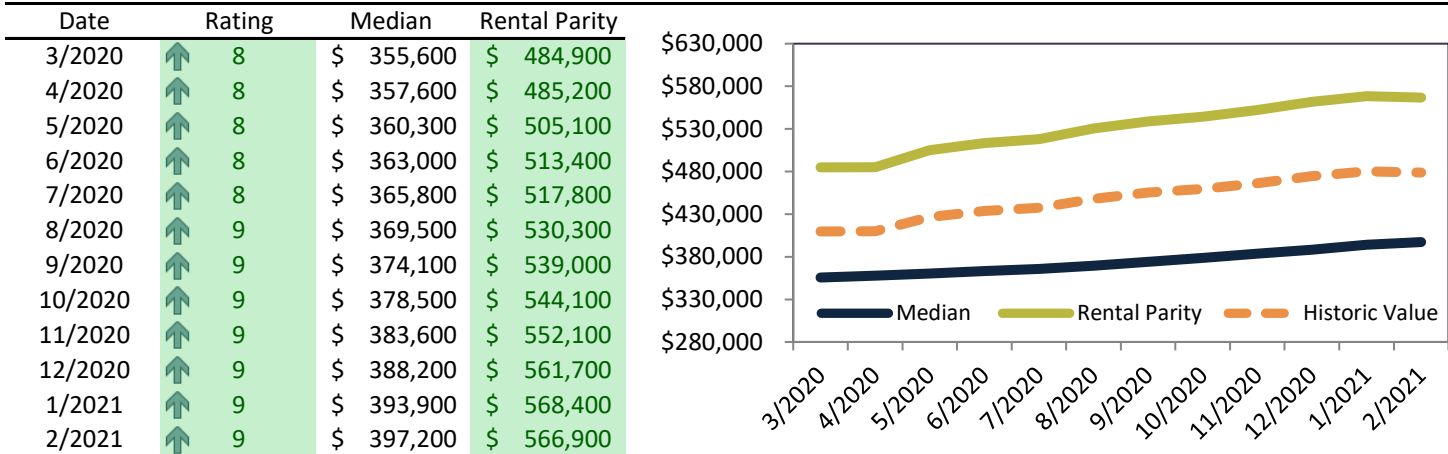


Moreno Valley Housing Market Value & Trends Update

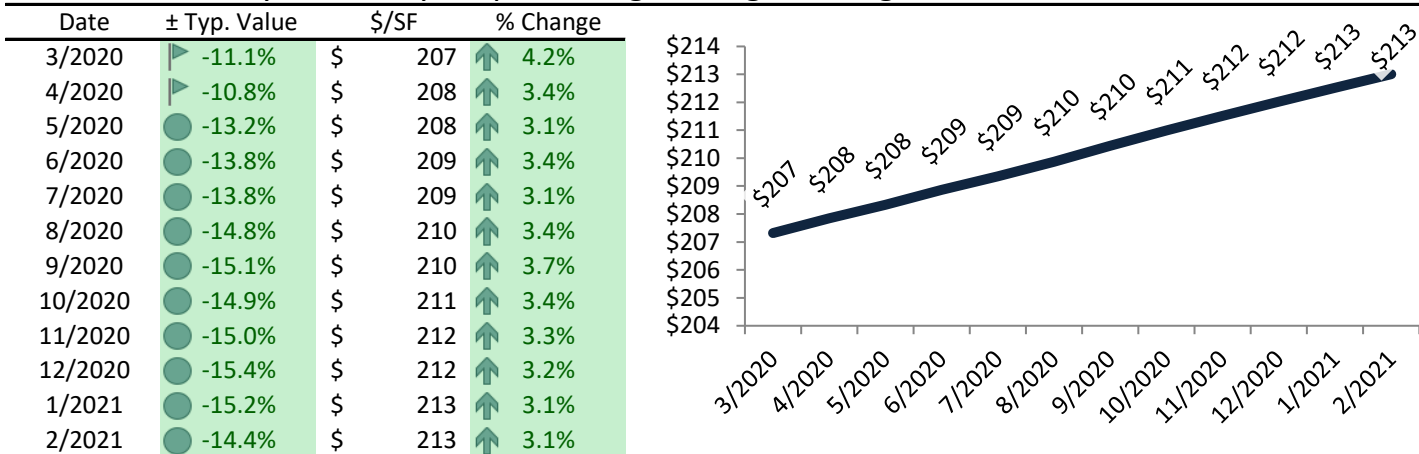
Historically, properties in this market sell at a -15.5% discount. Today's discount is 29.9%. This market is 14.4% undervalued. Median home price is \$397,200, and resale \$/SF is \$213/SF. Prices rose 3.1% year-over-year. Monthly cost of ownership is \$1,525, and rents average \$2,177, making owning \$652 per month less costly than renting. Rents rose 7.8% year-over-year. The current capitalization rate (rent/price) is 5.3%.

Market rating = 9

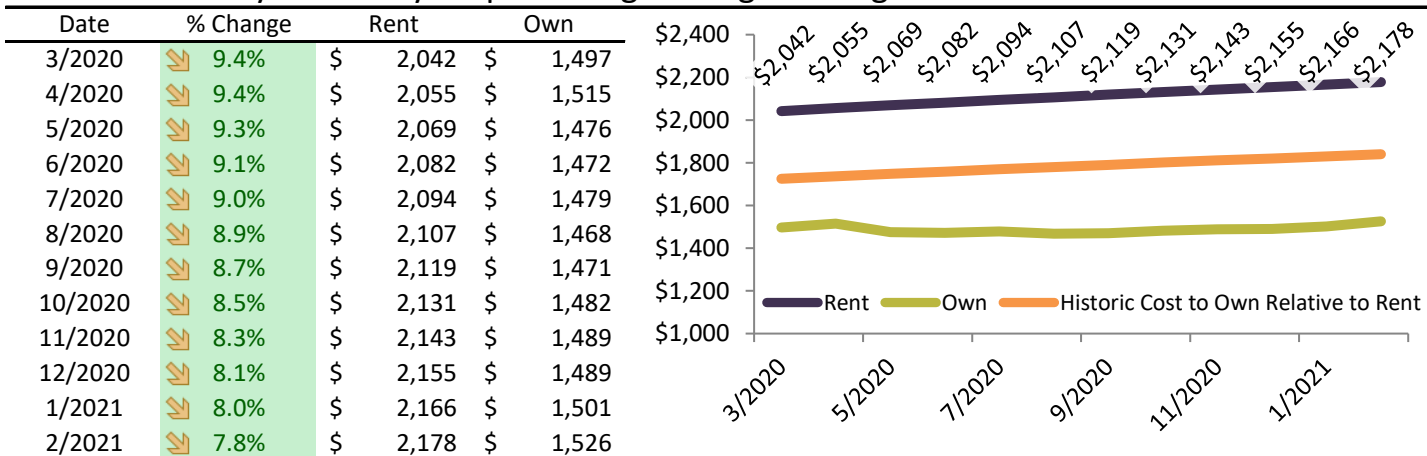
Median Home Price and Rental Parity trailing twelve months



Resale \$/SF and year-over-year percentage change trailing twelve months



Rental rate and year-over-year percentage change trailing twelve months



Blythe Housing Market Value & Trends Update

Historically, properties in this market sell at a -42.1% discount. Today's discount is 61.4%. This market is 19.3% undervalued.

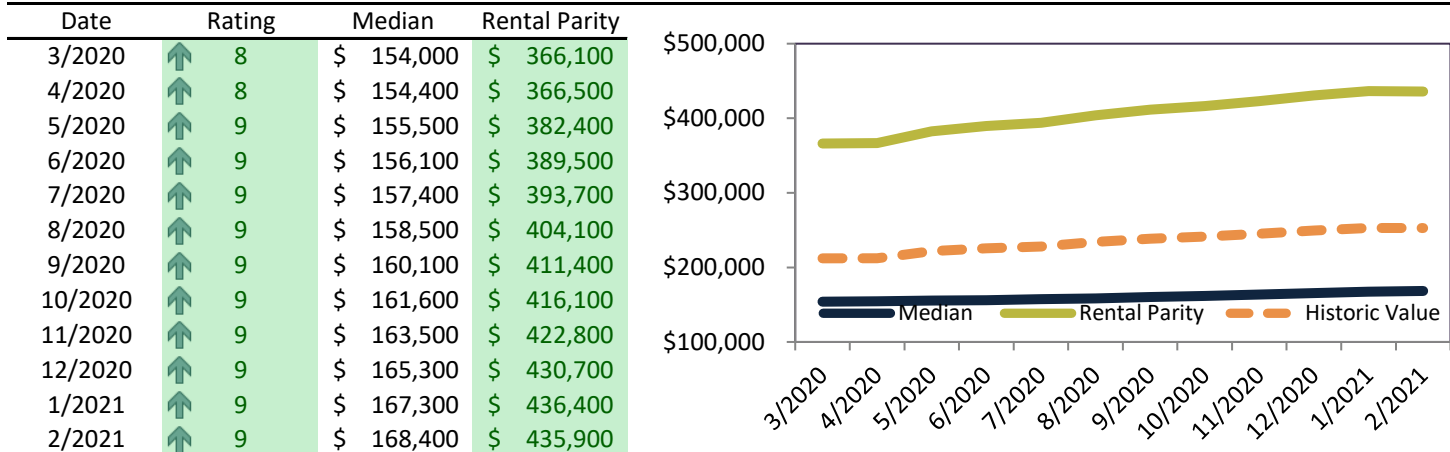
Median home price is \$168,400, and resale \$/SF is \$119/SF. Prices rose 5.4% year-over-year.

Monthly cost of ownership is \$646, and rents average \$1,674, making owning \$1027 per month less costly than renting.

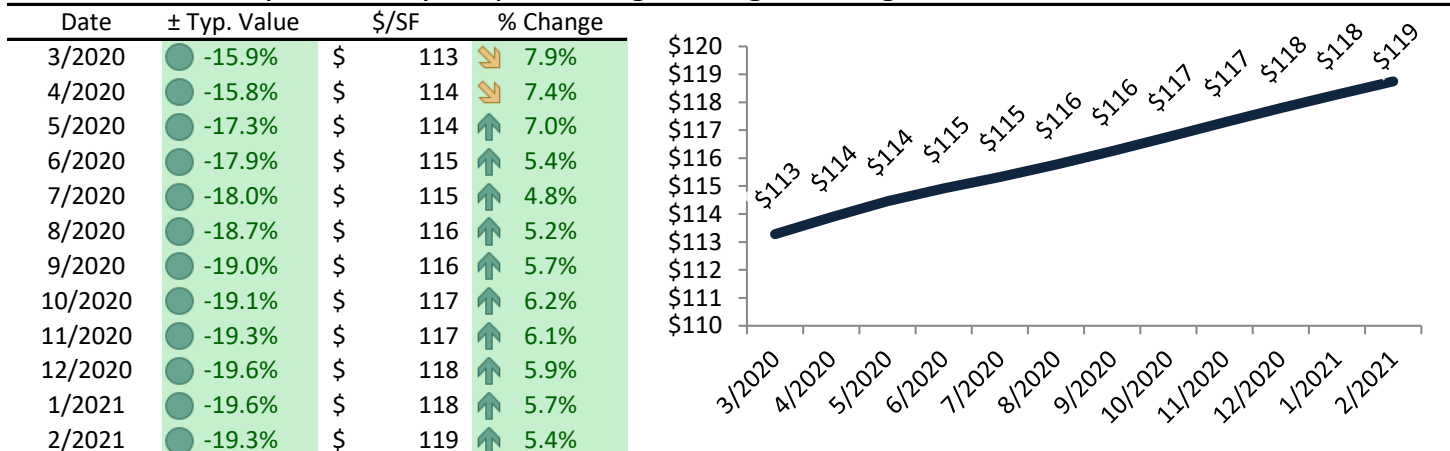
Rents rose 10.2% year-over-year. The current capitalization rate (rent/price) is 9.5%.

Market rating = 9

Median Home Price and Rental Parity trailing twelve months



Resale \$/SF and year-over-year percentage change trailing twelve months



Rental rate and year-over-year percentage change trailing twelve months



Murrieta Housing Market Value & Trends Update

Historically, properties in this market sell at a 0.8% premium. Today's discount is 21.6%. This market is 22.4% undervalued.

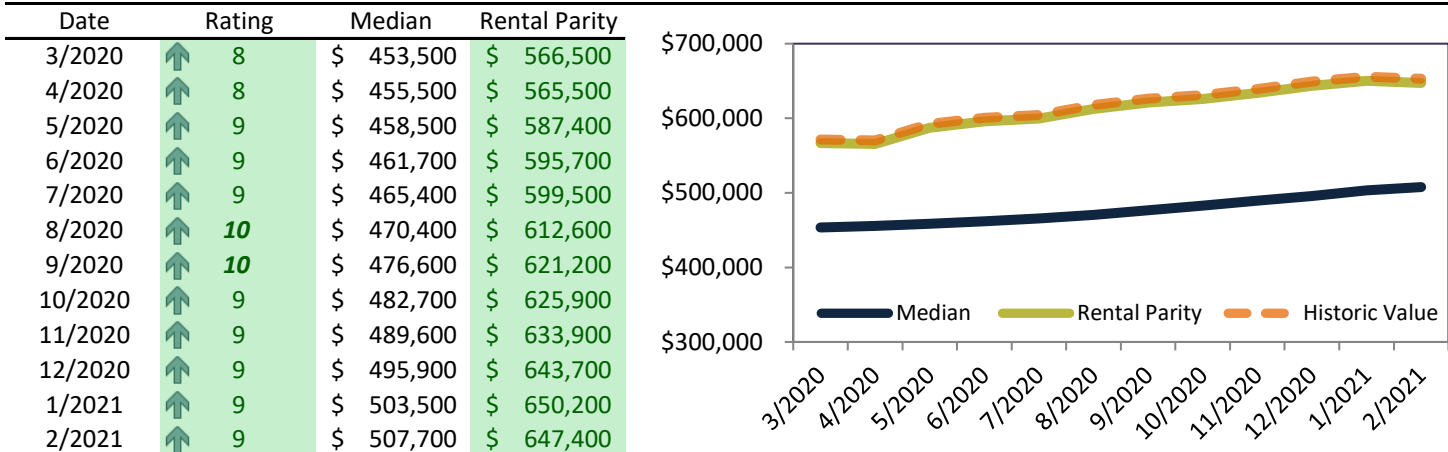
Median home price is \$507,700, and resale \$/SF is \$203/SF. Prices rose 1.6% year-over-year.

Monthly cost of ownership is \$1,950, and rents average \$2,486, making owning \$536 per month less costly than renting.

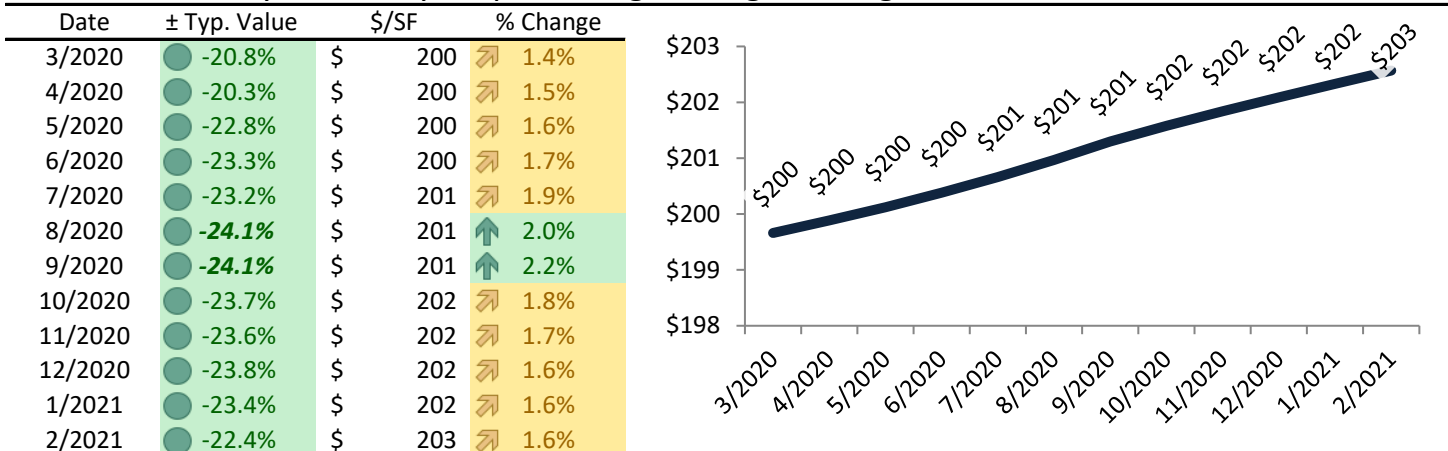
Rents rose 5.0% year-over-year. The current capitalization rate (rent/price) is 4.7%.

Market rating = 9

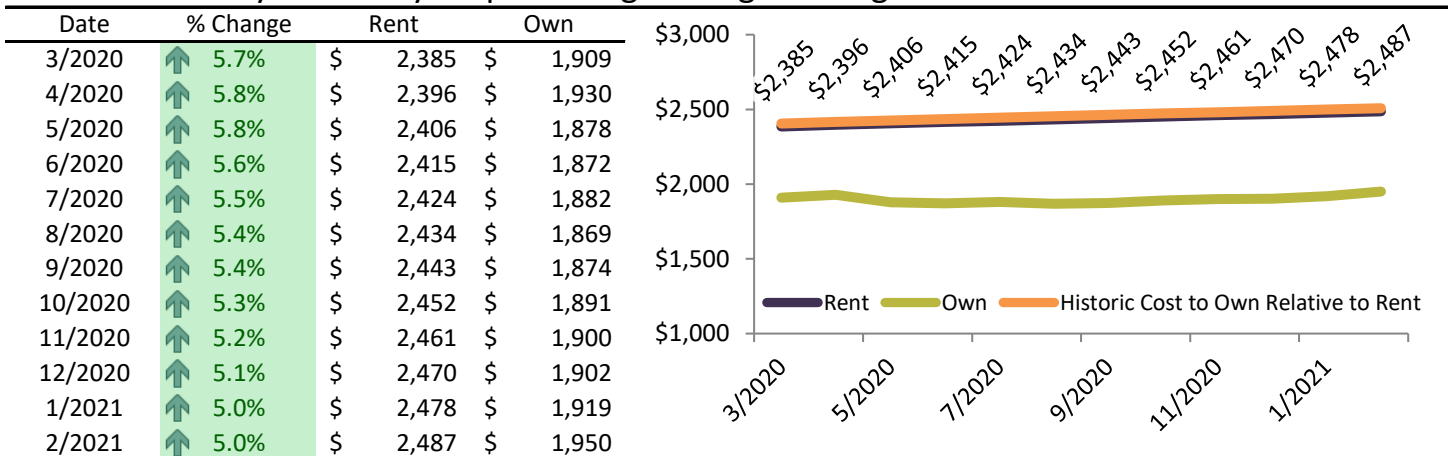
Median Home Price and Rental Parity trailing twelve months



Resale \$/SF and year-over-year percentage change trailing twelve months



Rental rate and year-over-year percentage change trailing twelve months



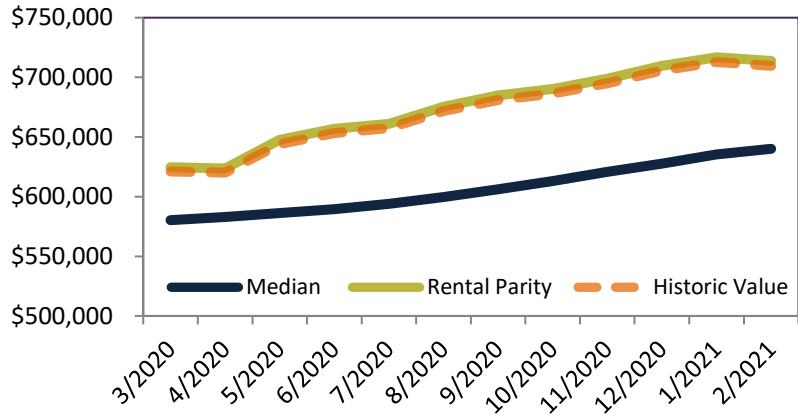
Norco Housing Market Value & Trends Update

Historically, properties in this market sell at a -0.6% discount. Today's discount is 10.4%. This market is 9.8% undervalued. Median home price is \$640,100, and resale \$/SF is \$289/SF. Prices rose 0.5% year-over-year. Monthly cost of ownership is \$2,458, and rents average \$2,741, making owning \$282 per month less costly than renting. Rents rose 5.0% year-over-year. The current capitalization rate (rent/price) is 4.1%.

Market rating = 7

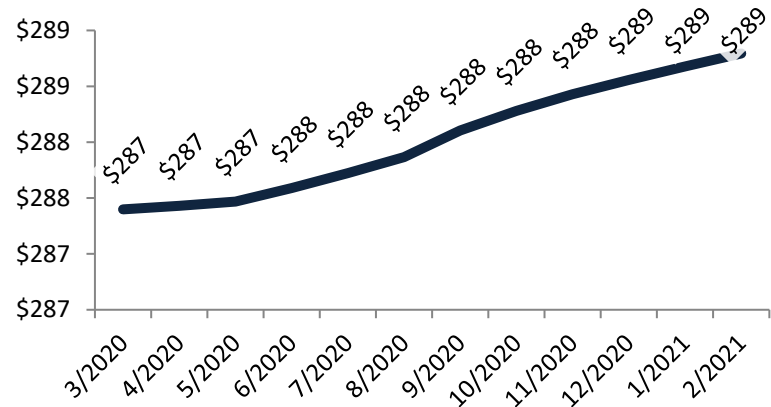
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
3/2020	↗ 6	\$ 580,300	\$ 624,600
4/2020	↗ 6	\$ 582,900	\$ 623,600
5/2020	↗ 7	\$ 586,100	\$ 647,700
6/2020	↗ 7	\$ 589,500	\$ 656,800
7/2020	↗ 7	\$ 594,000	\$ 661,000
8/2020	↗ 7	\$ 599,700	\$ 675,400
9/2020	↗ 7	\$ 606,300	\$ 684,900
10/2020	↗ 7	\$ 613,100	\$ 690,100
11/2020	↗ 7	\$ 620,800	\$ 698,900
12/2020	↗ 7	\$ 627,800	\$ 709,600
1/2021	↗ 7	\$ 635,400	\$ 716,800
2/2021	↗ 7	\$ 640,100	\$ 713,700



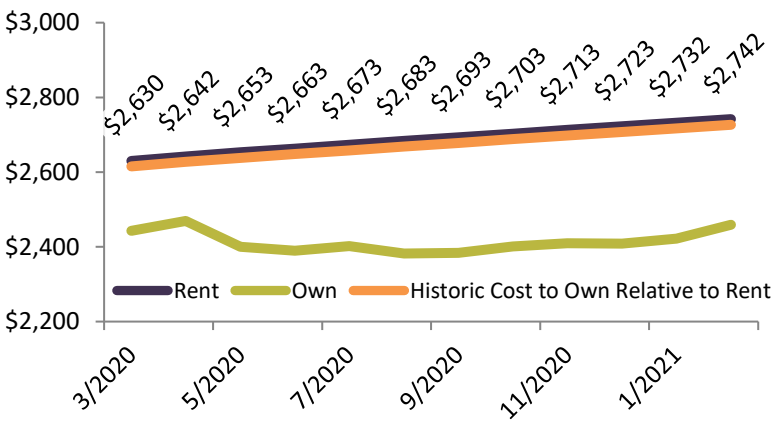
Resale \$/SF and year-over-year percentage change trailing twelve months

Date	± Typ. Value	\$/SF	% Change
3/2020	▶ -6.5%	\$ 287	↗ 0.5%
4/2020	▶ -6.0%	\$ 287	↗ 0.2%
5/2020	▶ -9.0%	\$ 287	↗ 0.2%
6/2020	▶ -9.7%	\$ 288	↗ 0.6%
7/2020	▶ -9.6%	\$ 288	↗ 0.6%
8/2020	▶ -10.7%	\$ 288	↗ 0.7%
9/2020	▶ -10.9%	\$ 288	↗ 1.1%
10/2020	▶ -10.6%	\$ 288	↗ 0.8%
11/2020	▶ -10.6%	\$ 288	↗ 0.7%
12/2020	▶ -11.0%	\$ 289	↗ 0.6%
1/2021	▶ -10.8%	\$ 289	↗ 0.5%
2/2021	▶ -9.8%	\$ 289	↗ 0.5%



Rental rate and year-over-year percentage change trailing twelve months

Date	% Change	Rent	Own
3/2020	↑ 5.7%	\$ 2,630	\$ 2,443
4/2020	↑ 5.8%	\$ 2,642	\$ 2,469
5/2020	↑ 5.8%	\$ 2,653	\$ 2,400
6/2020	↑ 5.6%	\$ 2,663	\$ 2,390
7/2020	↑ 5.5%	\$ 2,673	\$ 2,402
8/2020	↑ 5.4%	\$ 2,683	\$ 2,382
9/2020	↑ 5.3%	\$ 2,693	\$ 2,384
10/2020	↑ 5.3%	\$ 2,703	\$ 2,401
11/2020	↑ 5.2%	\$ 2,713	\$ 2,410
12/2020	↑ 5.1%	\$ 2,723	\$ 2,408
1/2021	↑ 5.0%	\$ 2,732	\$ 2,422
2/2021	↑ 5.0%	\$ 2,742	\$ 2,459



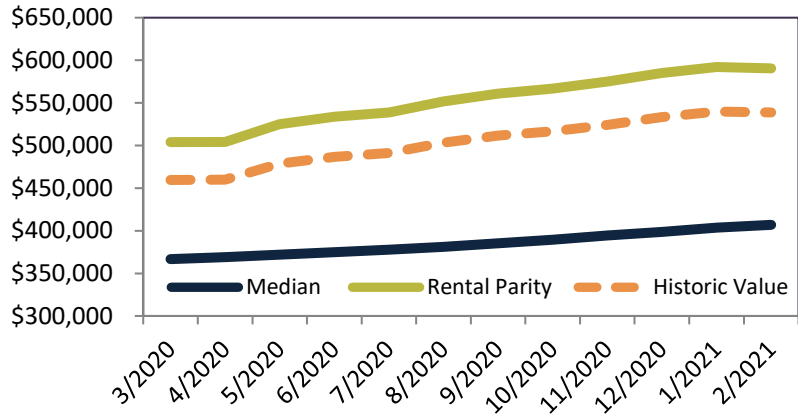
Nuevo Housing Market Value & Trends Update

Historically, properties in this market sell at a -8.8% discount. Today's discount is 31.1%. This market is 22.3% undervalued. Median home price is \$406,900, and resale \$/SF is \$205/SF. Prices rose 1.2% year-over-year. Monthly cost of ownership is \$1,563, and rents average \$2,269, making owning \$706 per month less costly than renting. Rents rose 8.1% year-over-year. The current capitalization rate (rent/price) is 5.4%.

Market rating = 8

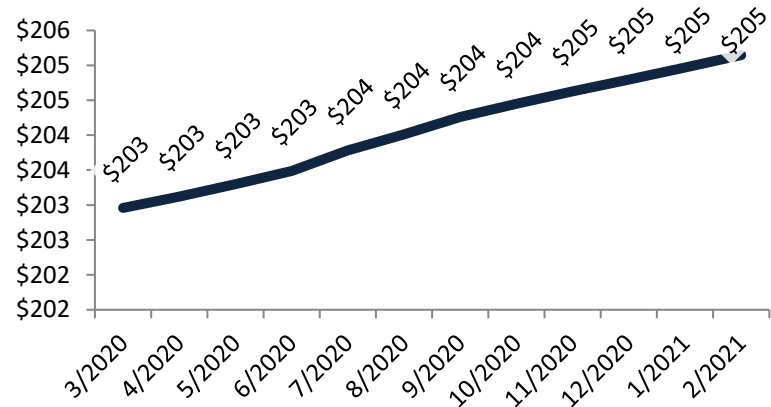
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
3/2020	↗ 7	\$ 366,700	\$ 504,000
4/2020	↗ 7	\$ 369,000	\$ 504,300
5/2020	↗ 7	\$ 371,800	\$ 525,100
6/2020	↗ 7	\$ 375,000	\$ 533,900
7/2020	↗ 8	\$ 377,600	\$ 538,700
8/2020	↗ 8	\$ 380,900	\$ 551,900
9/2020	↗ 8	\$ 385,200	\$ 561,000
10/2020	↗ 8	\$ 389,600	\$ 566,600
11/2020	↗ 8	\$ 394,500	\$ 575,000
12/2020	↗ 8	\$ 398,600	\$ 585,000
1/2021	↗ 8	\$ 403,800	\$ 592,100
2/2021	↗ 8	\$ 406,900	\$ 590,700



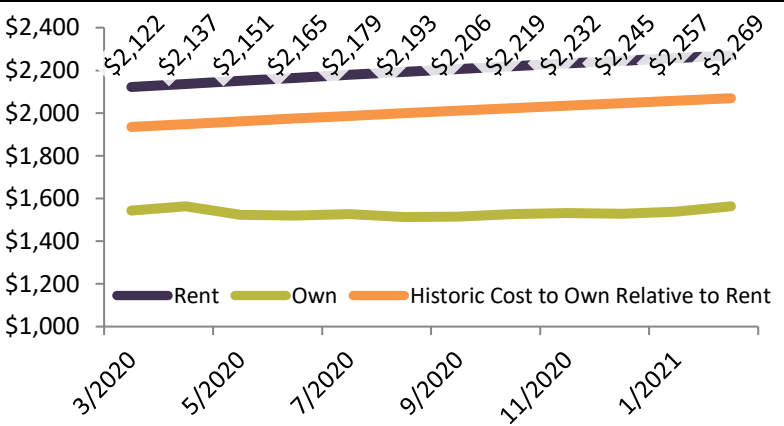
Resale \$/SF and year-over-year percentage change trailing twelve months

Date	± Typ. Value	\$/SF	% Change
3/2020	● -18.4%	\$ 203	↗ 1.0%
4/2020	● -18.0%	\$ 203	↗ 1.1%
5/2020	● -20.4%	\$ 203	↗ 1.1%
6/2020	● -20.9%	\$ 203	↗ 1.2%
7/2020	● -21.1%	\$ 204	↗ 1.9%
8/2020	● -22.2%	\$ 204	↗ 1.5%
9/2020	● -22.5%	\$ 204	↗ 1.6%
10/2020	● -22.4%	\$ 204	↗ 1.2%
11/2020	● -22.6%	\$ 205	↗ 1.1%
12/2020	● -23.0%	\$ 205	↗ 1.1%
1/2021	● -23.0%	\$ 205	↗ 1.1%
2/2021	● -22.3%	\$ 205	↗ 1.2%



Rental rate and year-over-year percentage change trailing twelve months

Date	% Change	Rent	Own
3/2020	↘ 9.8%	\$ 2,122	\$ 1,544
4/2020	↘ 9.8%	\$ 2,137	\$ 1,563
5/2020	↘ 9.6%	\$ 2,151	\$ 1,523
6/2020	↘ 9.5%	\$ 2,165	\$ 1,520
7/2020	↘ 9.4%	\$ 2,179	\$ 1,527
8/2020	↘ 9.3%	\$ 2,193	\$ 1,513
9/2020	↘ 9.1%	\$ 2,206	\$ 1,515
10/2020	↘ 8.9%	\$ 2,219	\$ 1,526
11/2020	↘ 8.7%	\$ 2,232	\$ 1,531
12/2020	↘ 8.5%	\$ 2,245	\$ 1,529
1/2021	↘ 8.3%	\$ 2,257	\$ 1,539
2/2021	↘ 8.1%	\$ 2,269	\$ 1,563



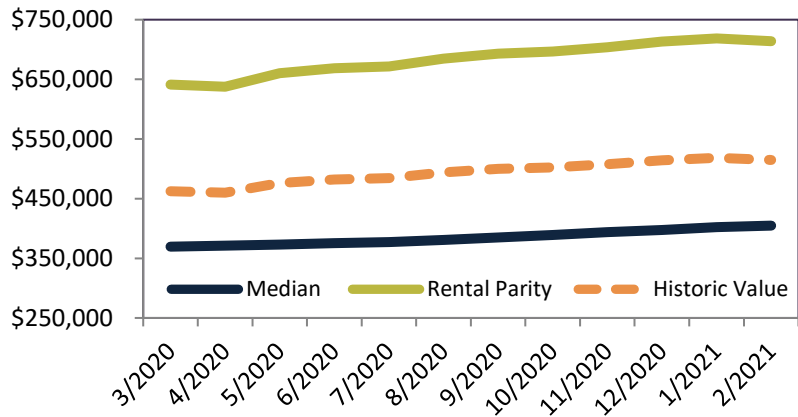
Palm Desert Housing Market Value & Trends Update

Historically, properties in this market sell at a -27.9% discount. Today's discount is 43.3%. This market is 15.4% undervalued. Median home price is \$404,800, and resale \$/SF is \$218/SF. Prices rose 2.6% year-over-year. Monthly cost of ownership is \$1,554, and rents average \$2,742, making owning \$1187 per month less costly than renting. Rents rose 1.8% year-over-year. The current capitalization rate (rent/price) is 6.5%.

Market rating = 8

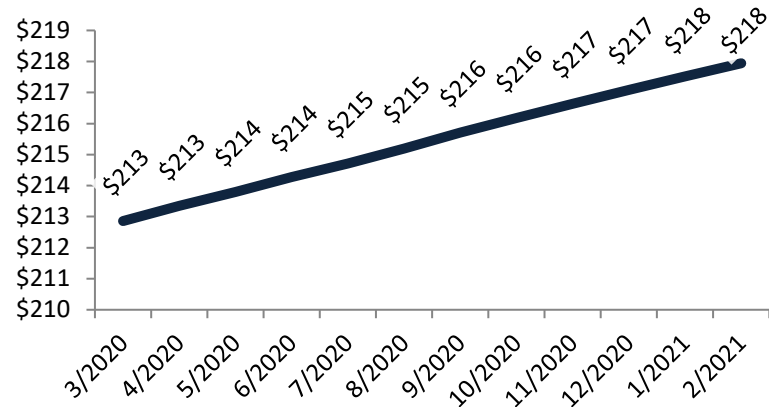
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
3/2020	↑ 10	\$ 369,500	\$ 641,200
4/2020	↗ 7	\$ 371,000	\$ 637,600
5/2020	↑ 8	\$ 373,100	\$ 660,300
6/2020	↑ 10	\$ 375,100	\$ 668,400
7/2020	↑ 10	\$ 377,400	\$ 671,400
8/2020	↑ 10	\$ 380,700	\$ 684,700
9/2020	↑ 10	\$ 385,000	\$ 693,000
10/2020	↑ 10	\$ 389,200	\$ 696,700
11/2020	↑ 10	\$ 393,600	\$ 704,000
12/2020	↑ 8	\$ 397,500	\$ 713,100
1/2021	↑ 8	\$ 402,000	\$ 718,600
2/2021	↑ 8	\$ 404,800	\$ 713,900



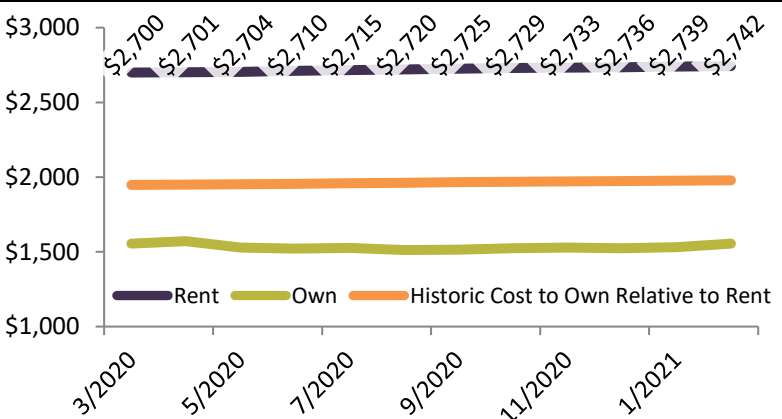
Resale \$/SF and year-over-year percentage change trailing twelve months

Date	± Typ. Value	\$/SF	% Change
3/2020	● -14.5%	\$ 213	↑ 2.8%
4/2020	● -14.0%	\$ 213	↑ 3.1%
5/2020	● -15.6%	\$ 214	↑ 2.8%
6/2020	● -16.0%	\$ 214	↑ 3.0%
7/2020	● -15.9%	\$ 215	↑ 2.7%
8/2020	● -16.5%	\$ 215	↑ 3.0%
9/2020	● -16.6%	\$ 216	↑ 3.2%
10/2020	● -16.3%	\$ 216	↑ 2.9%
11/2020	● -16.2%	\$ 217	↑ 2.8%
12/2020	● -16.4%	\$ 217	↑ 2.7%
1/2021	● -16.2%	\$ 218	↑ 2.6%
2/2021	● -15.4%	\$ 218	↑ 2.6%



Rental rate and year-over-year percentage change trailing twelve months

Date	% Change	Rent	Own
3/2020	↑ 2.3%	\$ 2,700	\$ 1,556
4/2020	↗ 2.0%	\$ 2,701	\$ 1,572
5/2020	↗ 2.0%	\$ 2,704	\$ 1,528
6/2020	↑ 2.2%	\$ 2,710	\$ 1,521
7/2020	↑ 2.3%	\$ 2,715	\$ 1,526
8/2020	↑ 2.3%	\$ 2,720	\$ 1,512
9/2020	↑ 2.3%	\$ 2,725	\$ 1,514
10/2020	↑ 2.2%	\$ 2,729	\$ 1,524
11/2020	↑ 2.1%	\$ 2,733	\$ 1,528
12/2020	↗ 2.0%	\$ 2,736	\$ 1,525
1/2021	↗ 1.9%	\$ 2,739	\$ 1,532
2/2021	↗ 1.8%	\$ 2,742	\$ 1,555



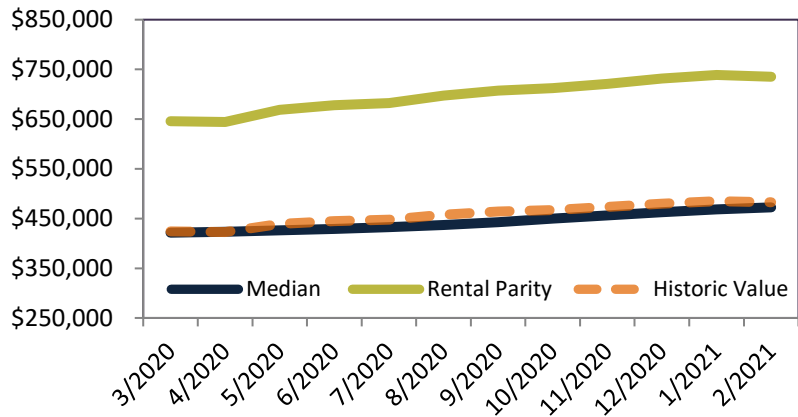
Palm Springs Housing Market Value & Trends Update

Historically, properties in this market sell at a -34.4% discount. Today's discount is 35.8%. This market is 1.4% undervalued. Median home price is \$472,500, and resale \$/SF is \$262/SF. Prices rose 1.1% year-over-year. Monthly cost of ownership is \$1,815, and rents average \$2,825, making owning \$1010 per month less costly than renting. Rents rose 4.5% year-over-year. The current capitalization rate (rent/price) is 5.7%.

Market rating = 6

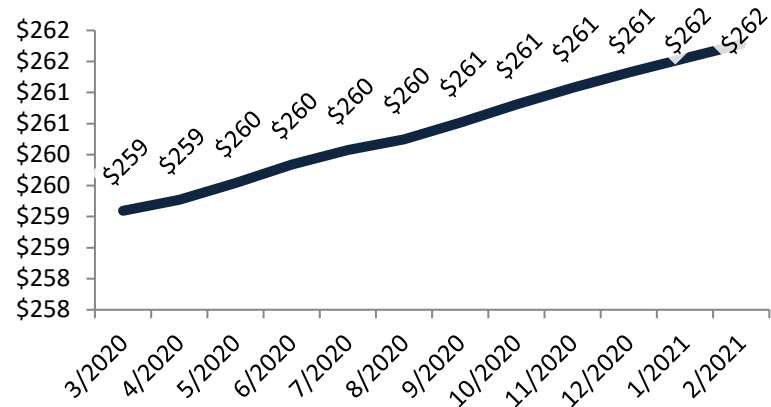
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
3/2020	↗ 6	\$ 421,500	\$ 645,900
4/2020	↗ 6	\$ 423,700	\$ 644,200
5/2020	↗ 6	\$ 426,500	\$ 668,800
6/2020	↗ 6	\$ 429,200	\$ 678,200
7/2020	↗ 6	\$ 432,400	\$ 682,400
8/2020	↗ 6	\$ 436,900	\$ 697,300
9/2020	↗ 6	\$ 442,900	\$ 707,000
10/2020	↗ 6	\$ 449,700	\$ 712,100
11/2020	↗ 6	\$ 456,600	\$ 720,900
12/2020	↗ 6	\$ 462,600	\$ 731,700
1/2021	↗ 6	\$ 468,500	\$ 738,800
2/2021	↗ 6	\$ 472,500	\$ 735,400



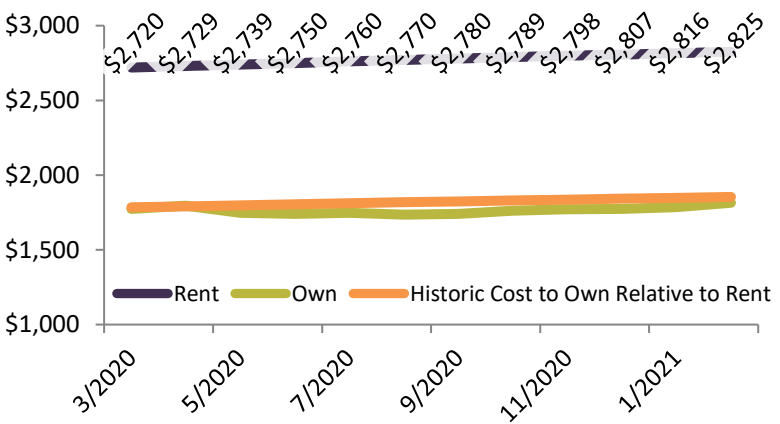
Resale \$/SF and year-over-year percentage change trailing twelve months

Date	± Typ. Value	\$/SF	% Change
3/2020	▶ -0.4%	\$ 259	↗ 1.2%
4/2020	▶ 0.1%	\$ 259	↗ 0.9%
5/2020	▶ -1.9%	\$ 260	↗ 1.4%
6/2020	▶ -2.3%	\$ 260	↗ 1.5%
7/2020	▶ -2.3%	\$ 260	↗ 1.2%
8/2020	▶ -3.0%	\$ 260	↗ 0.9%
9/2020	▶ -3.0%	\$ 261	↗ 1.4%
10/2020	▶ -2.5%	\$ 261	↗ 1.5%
11/2020	▶ -2.3%	\$ 261	↗ 1.4%
12/2020	▶ -2.4%	\$ 261	↗ 1.2%
1/2021	▶ -2.2%	\$ 262	↗ 1.2%
2/2021	▶ -1.4%	\$ 262	↗ 1.1%



Rental rate and year-over-year percentage change trailing twelve months

Date	% Change	Rent	Own
3/2020	↑ 5.4%	\$ 2,720	\$ 1,775
4/2020	↑ 5.3%	\$ 2,729	\$ 1,795
5/2020	↑ 5.2%	\$ 2,739	\$ 1,747
6/2020	↑ 5.2%	\$ 2,750	\$ 1,740
7/2020	↑ 5.2%	\$ 2,760	\$ 1,749
8/2020	↑ 5.1%	\$ 2,770	\$ 1,736
9/2020	↑ 5.0%	\$ 2,780	\$ 1,741
10/2020	↑ 4.9%	\$ 2,789	\$ 1,761
11/2020	↑ 4.8%	\$ 2,798	\$ 1,772
12/2020	↑ 4.7%	\$ 2,807	\$ 1,775
1/2021	↑ 4.6%	\$ 2,816	\$ 1,786
2/2021	↑ 4.5%	\$ 2,825	\$ 1,815



Pedley Housing Market Value & Trends Update

Historically, properties in this market sell at a -11.5% discount. Today's discount is 22.7%. This market is 11.2% undervalued.

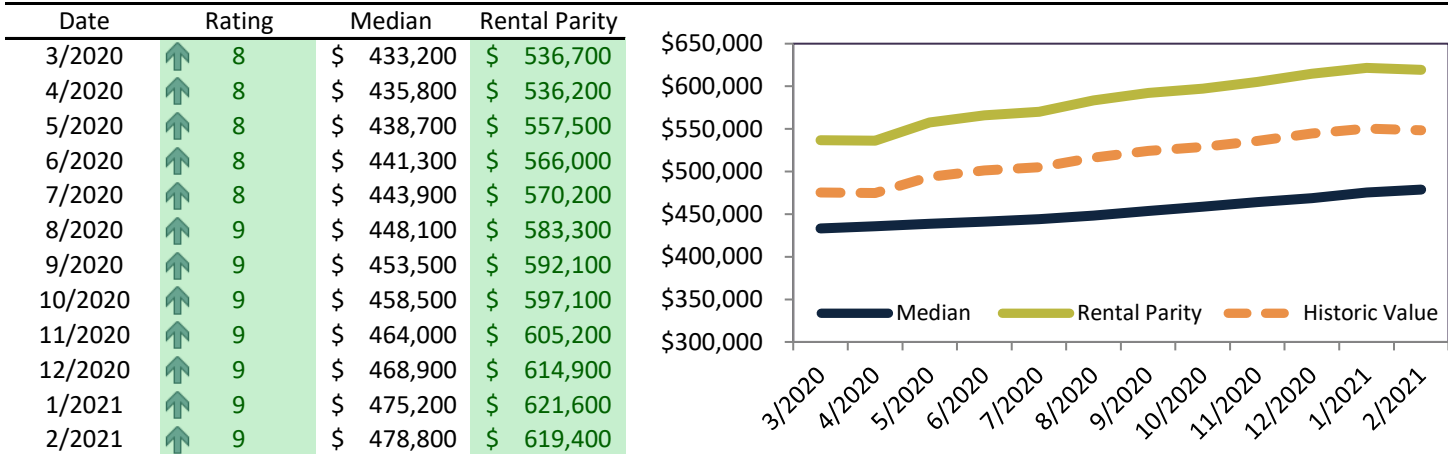
Median home price is \$478,800, and resale \$/SF is \$268/SF. Prices rose 2.6% year-over-year.

Monthly cost of ownership is \$1,839, and rents average \$2,379, making owning \$540 per month less costly than renting.

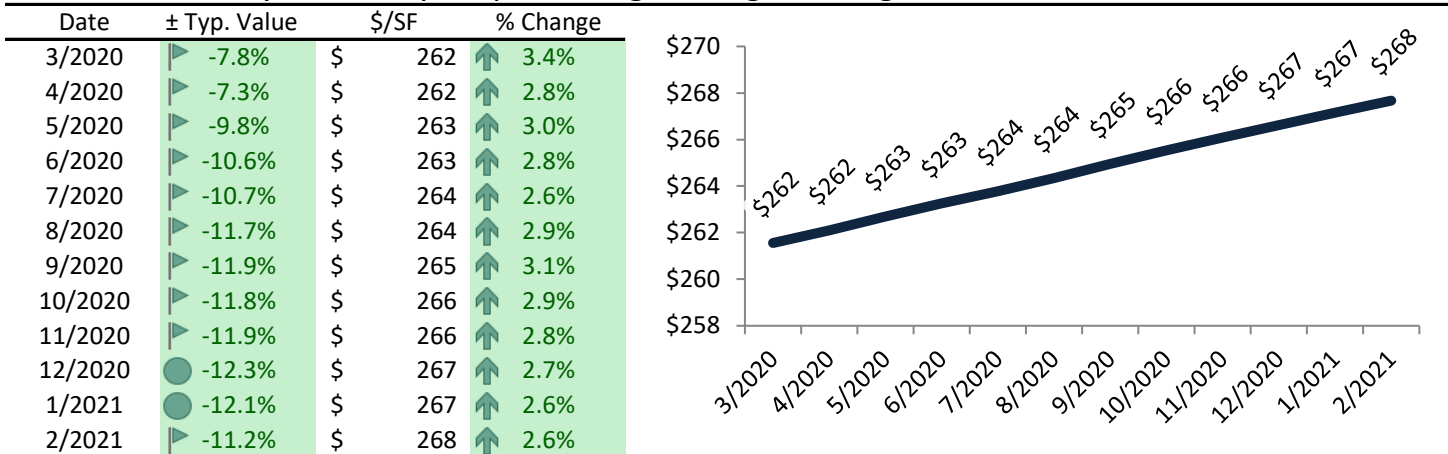
Rents rose 6.2% year-over-year. The current capitalization rate (rent/price) is 4.8%.

Market rating = 9

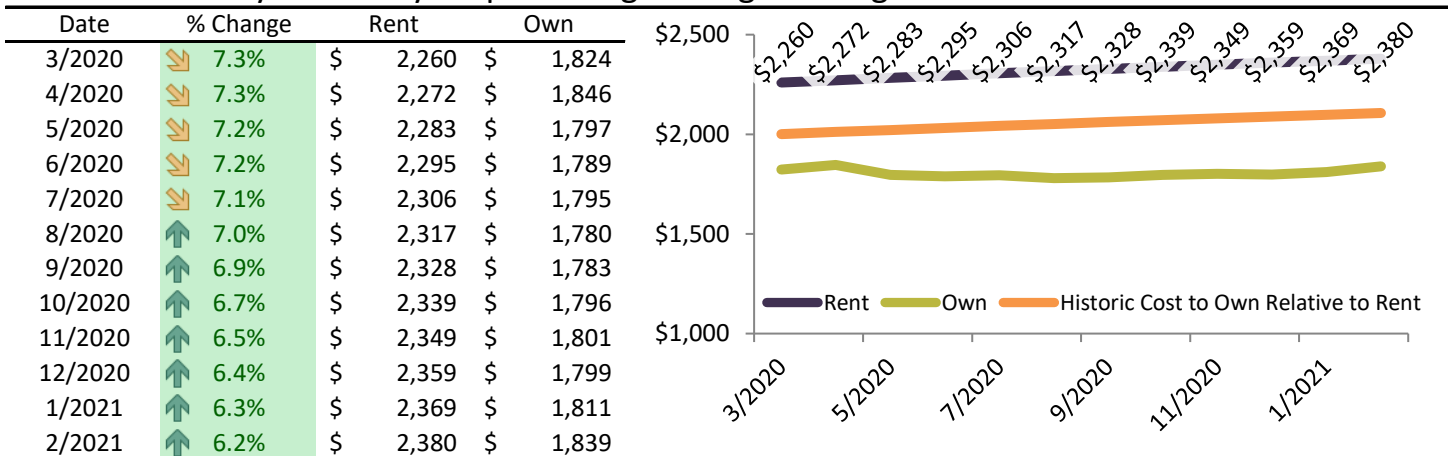
Median Home Price and Rental Parity trailing twelve months



Resale \$/SF and year-over-year percentage change trailing twelve months



Rental rate and year-over-year percentage change trailing twelve months



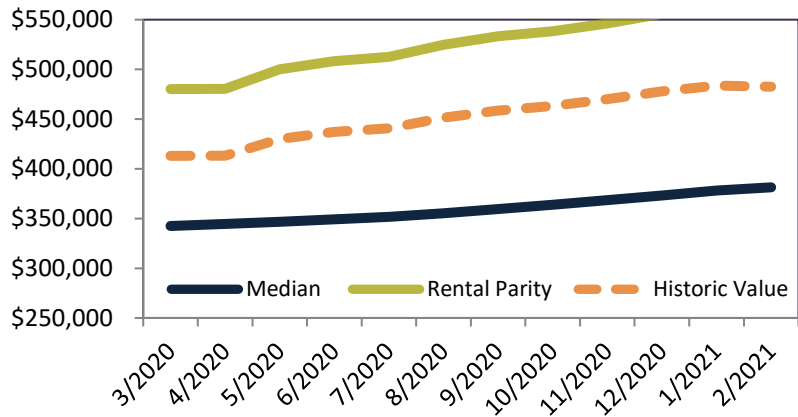
Perris Housing Market Value & Trends Update

Historically, properties in this market sell at a -14.0% discount. Today's discount is 32.0%. This market is 18.0% undervalued. Median home price is \$381,400, and resale \$/SF is \$208/SF. Prices rose 3.3% year-over-year. Monthly cost of ownership is \$1,465, and rents average \$2,155, making owning \$690 per month less costly than renting. Rents rose 7.7% year-over-year. The current capitalization rate (rent/price) is 5.4%.

Market rating = 9

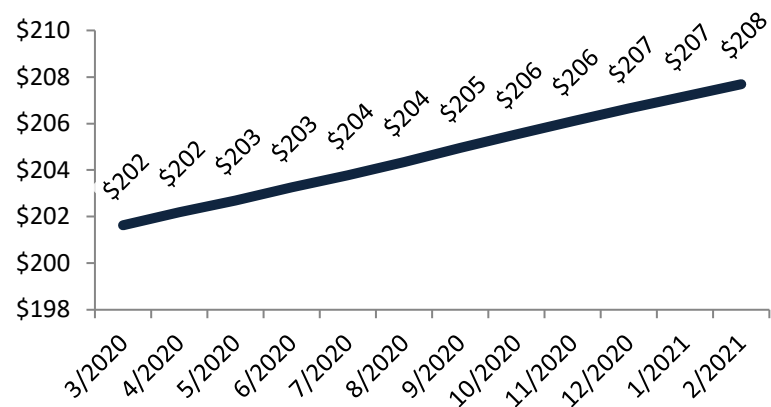
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
3/2020	↑ 9	\$ 342,500	\$ 480,200
4/2020	↑ 9	\$ 344,400	\$ 480,400
5/2020	↑ 9	\$ 346,700	\$ 500,100
6/2020	↑ 9	\$ 349,100	\$ 508,200
7/2020	↑ 9	\$ 351,800	\$ 512,600
8/2020	↑ 9	\$ 355,300	\$ 524,900
9/2020	↑ 9	\$ 359,700	\$ 533,400
10/2020	↑ 9	\$ 363,800	\$ 538,500
11/2020	↑ 9	\$ 368,600	\$ 546,400
12/2020	↑ 9	\$ 373,000	\$ 555,800
1/2021	↑ 9	\$ 378,300	\$ 562,400
2/2021	↑ 9	\$ 381,400	\$ 561,000



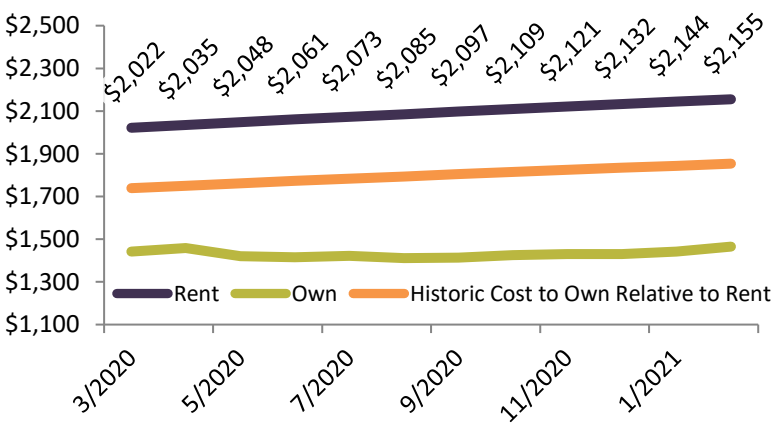
Resale \$/SF and year-over-year percentage change trailing twelve months

Date	± Typ. Value	\$/SF	% Change
3/2020	● -14.7%	\$ 202	↑ 4.5%
4/2020	● -14.3%	\$ 202	↑ 3.7%
5/2020	● -16.7%	\$ 203	↑ 3.4%
6/2020	● -17.3%	\$ 203	↑ 3.7%
7/2020	● -17.4%	\$ 204	↑ 3.4%
8/2020	● -18.3%	\$ 204	↑ 3.7%
9/2020	● -18.6%	\$ 205	↑ 4.0%
10/2020	● -18.5%	\$ 206	↑ 3.8%
11/2020	● -18.6%	\$ 206	↑ 3.7%
12/2020	● -18.9%	\$ 207	↑ 3.5%
1/2021	● -18.7%	\$ 207	↑ 3.4%
2/2021	● -18.0%	\$ 208	↑ 3.3%



Rental rate and year-over-year percentage change trailing twelve months

Date	% Change	Rent	Own
3/2020	↓ 9.3%	\$ 2,022	\$ 1,442
4/2020	↓ 9.3%	\$ 2,035	\$ 1,459
5/2020	↓ 9.2%	\$ 2,048	\$ 1,420
6/2020	↓ 9.0%	\$ 2,061	\$ 1,415
7/2020	↓ 8.9%	\$ 2,073	\$ 1,423
8/2020	↓ 8.7%	\$ 2,085	\$ 1,411
9/2020	↓ 8.6%	\$ 2,097	\$ 1,414
10/2020	↓ 8.4%	\$ 2,109	\$ 1,425
11/2020	↓ 8.2%	\$ 2,121	\$ 1,431
12/2020	↓ 8.0%	\$ 2,132	\$ 1,431
1/2021	↓ 7.9%	\$ 2,144	\$ 1,442
2/2021	↓ 7.7%	\$ 2,155	\$ 1,465



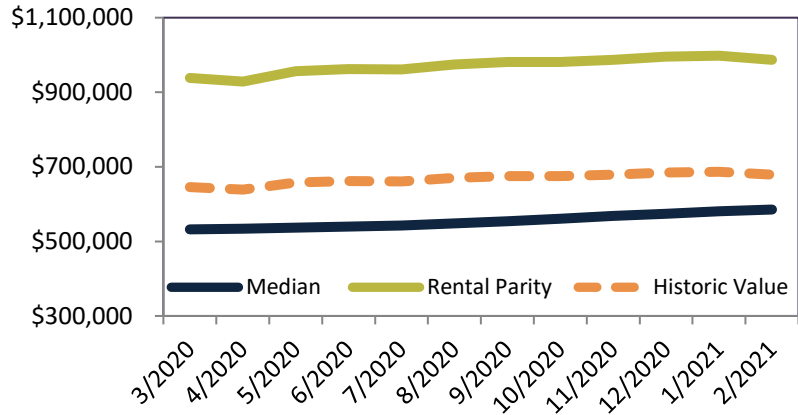
Rancho Mirage Housing Market Value & Trends Update

Historically, properties in this market sell at a -31.2% discount. Today's discount is 40.7%. This market is 9.5% undervalued. Median home price is \$585,400, and resale \$/SF is \$231/SF. Prices rose 2.9% year-over-year. Monthly cost of ownership is \$2,248, and rents average \$3,790, making owning \$1541 per month less costly than renting. Rents fell 4.5% year-over-year. The current capitalization rate (rent/price) is 6.2%.

Market rating = 5

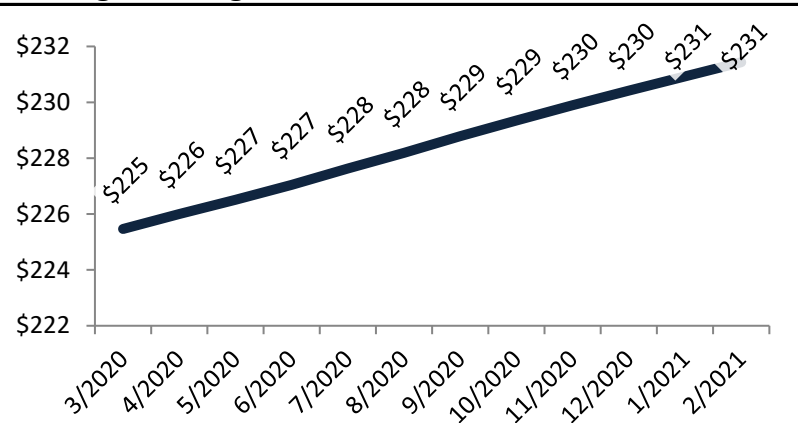
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
3/2020	➔ 5	\$ 532,200	\$ 938,500
4/2020	➔ 5	\$ 534,400	\$ 928,600
5/2020	➔ 5	\$ 537,100	\$ 956,200
6/2020	➔ 5	\$ 539,800	\$ 962,400
7/2020	➔ 5	\$ 542,900	\$ 961,200
8/2020	➔ 5	\$ 547,900	\$ 974,900
9/2020	➔ 5	\$ 554,400	\$ 981,400
10/2020	➔ 5	\$ 561,100	\$ 981,600
11/2020	➔ 5	\$ 568,000	\$ 987,100
12/2020	➔ 5	\$ 574,100	\$ 995,100
1/2021	➔ 5	\$ 581,200	\$ 998,000
2/2021	➔ 5	\$ 585,400	\$ 986,700



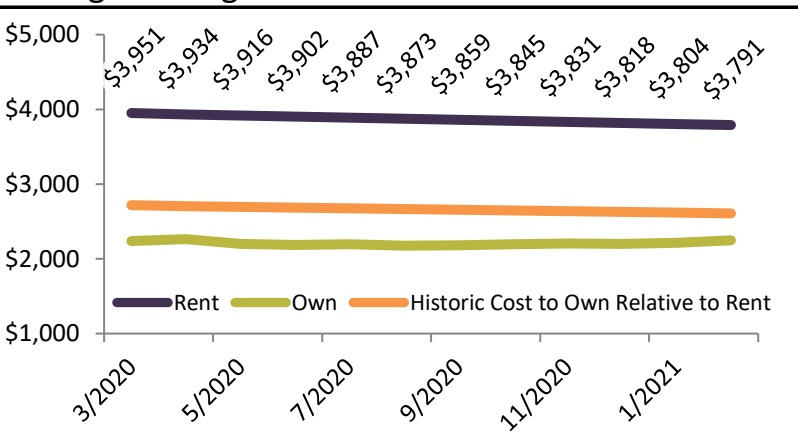
Resale \$/SF and year-over-year percentage change trailing twelve months

Date	± Typ. Value	\$/SF	% Change
3/2020	● -12.1%	\$ 225	↑ 3.4%
4/2020	▶ -11.3%	\$ 226	↑ 3.2%
5/2020	● -12.6%	\$ 227	↑ 3.0%
6/2020	● -12.7%	\$ 227	↑ 3.2%
7/2020	● -12.3%	\$ 228	↑ 3.5%
8/2020	● -12.6%	\$ 228	↑ 3.3%
9/2020	● -12.3%	\$ 229	↑ 3.5%
10/2020	▶ -11.6%	\$ 229	↑ 3.3%
11/2020	▶ -11.3%	\$ 230	↑ 3.2%
12/2020	▶ -11.1%	\$ 230	↑ 3.1%
1/2021	▶ -10.6%	\$ 231	↑ 3.0%
2/2021	▶ -9.5%	\$ 231	↑ 2.9%



Rental rate and year-over-year percentage change trailing twelve months

Date	% Change	Rent	Own
3/2020	↓ -4.2%	\$ 3,951	\$ 2,241
4/2020	↓ -4.5%	\$ 3,934	\$ 2,264
5/2020	↓ -4.7%	\$ 3,916	\$ 2,200
6/2020	↓ -4.6%	\$ 3,902	\$ 2,188
7/2020	↓ -4.7%	\$ 3,887	\$ 2,195
8/2020	↓ -4.6%	\$ 3,873	\$ 2,176
9/2020	↓ -4.6%	\$ 3,859	\$ 2,180
10/2020	↓ -4.6%	\$ 3,845	\$ 2,198
11/2020	↓ -4.5%	\$ 3,831	\$ 2,205
12/2020	↓ -4.5%	\$ 3,818	\$ 2,202
1/2021	↓ -4.5%	\$ 3,804	\$ 2,215
2/2021	↓ -4.5%	\$ 3,791	\$ 2,249



Riverside Housing Market Value & Trends Update

Historically, properties in this market sell at a -8.2% discount. Today's discount is 20.0%. This market is 11.8% undervalued.

Median home price is \$478,000, and resale \$/SF is \$262/SF. Prices rose 0.8% year-over-year.

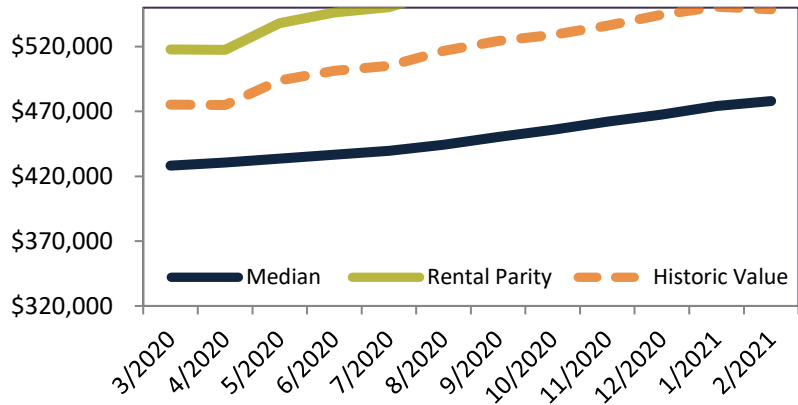
Monthly cost of ownership is \$1,836, and rents average \$2,297, making owning \$461 per month less costly than renting.

Rents rose 6.2% year-over-year. The current capitalization rate (rent/price) is 4.6%.

Market rating = 7

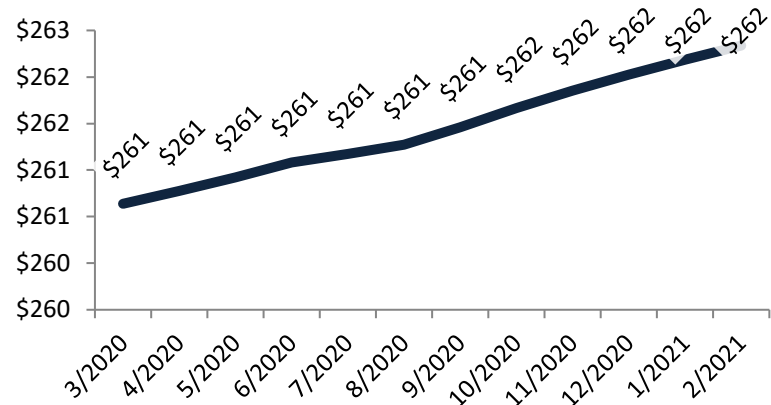
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
3/2020	↗ 6	\$ 428,200	\$ 517,900
4/2020	↗ 6	\$ 430,600	\$ 517,500
5/2020	↗ 6	\$ 433,600	\$ 538,100
6/2020	↗ 6	\$ 436,500	\$ 546,300
7/2020	↗ 6	\$ 439,700	\$ 550,400
8/2020	↗ 7	\$ 444,300	\$ 563,000
9/2020	↗ 7	\$ 450,200	\$ 571,500
10/2020	↗ 7	\$ 455,800	\$ 576,300
11/2020	↗ 7	\$ 462,100	\$ 584,100
12/2020	↗ 7	\$ 467,500	\$ 593,600
1/2021	↗ 7	\$ 474,100	\$ 600,100
2/2021	↗ 7	\$ 478,000	\$ 598,000



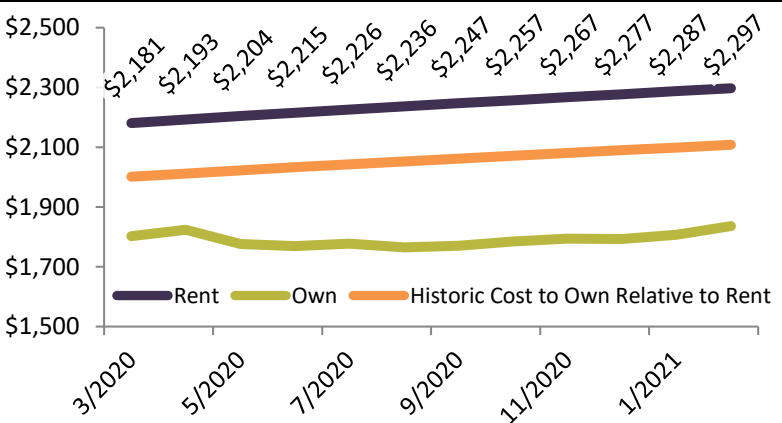
Resale \$/SF and year-over-year percentage change trailing twelve months

Date	± Typ. Value	\$/SF	% Change
3/2020	▶ -9.1%	\$ 261	↗ 1.4%
4/2020	▶ -8.6%	\$ 261	↗ 0.7%
5/2020	▶ -11.2%	\$ 261	↗ 0.7%
6/2020	▶ -11.9%	\$ 261	↗ 0.8%
7/2020	▶ -11.9%	\$ 261	↗ 0.5%
8/2020	● -12.9%	\$ 261	↗ 0.5%
9/2020	● -13.0%	\$ 261	↗ 0.9%
10/2020	● -12.7%	\$ 262	↗ 1.0%
11/2020	● -12.7%	\$ 262	↗ 0.9%
12/2020	● -13.0%	\$ 262	↗ 0.9%
1/2021	● -12.8%	\$ 262	↗ 0.8%
2/2021	▶ -11.8%	\$ 262	↗ 0.8%



Rental rate and year-over-year percentage change trailing twelve months

Date	% Change	Rent	Own
3/2020	↘ 7.3%	\$ 2,181	\$ 1,803
4/2020	↘ 7.4%	\$ 2,193	\$ 1,824
5/2020	↘ 7.3%	\$ 2,204	\$ 1,776
6/2020	↘ 7.2%	\$ 2,215	\$ 1,770
7/2020	↘ 7.1%	\$ 2,226	\$ 1,778
8/2020	↗ 7.0%	\$ 2,236	\$ 1,765
9/2020	↗ 6.9%	\$ 2,247	\$ 1,770
10/2020	↗ 6.7%	\$ 2,257	\$ 1,785
11/2020	↗ 6.6%	\$ 2,267	\$ 1,794
12/2020	↗ 6.4%	\$ 2,277	\$ 1,793
1/2021	↗ 6.3%	\$ 2,287	\$ 1,807
2/2021	↗ 6.2%	\$ 2,297	\$ 1,836

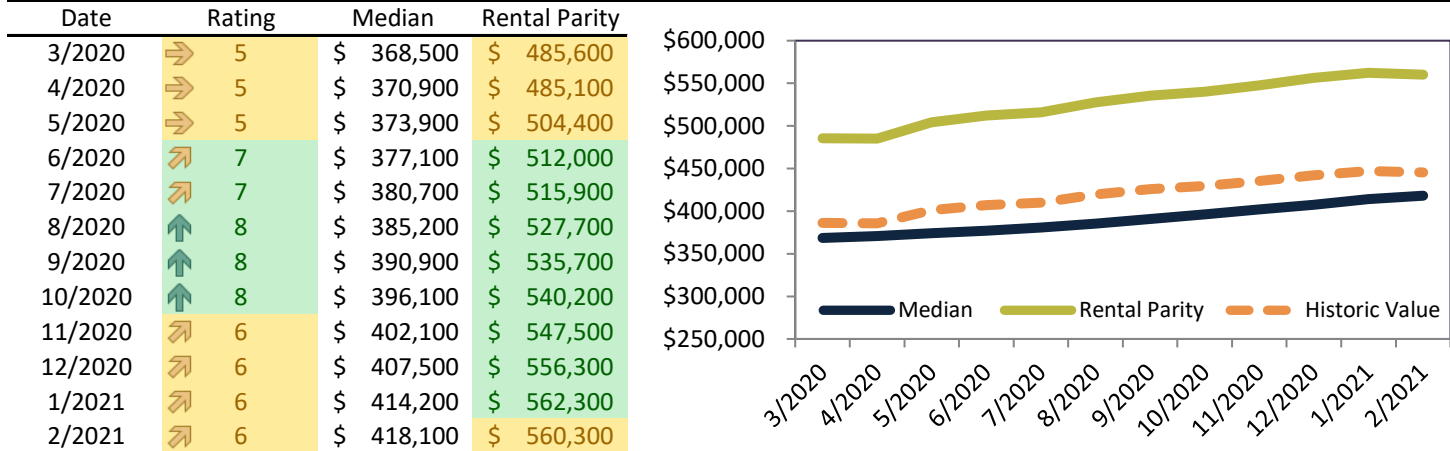


Arlanza Housing Market Value & Trends Update

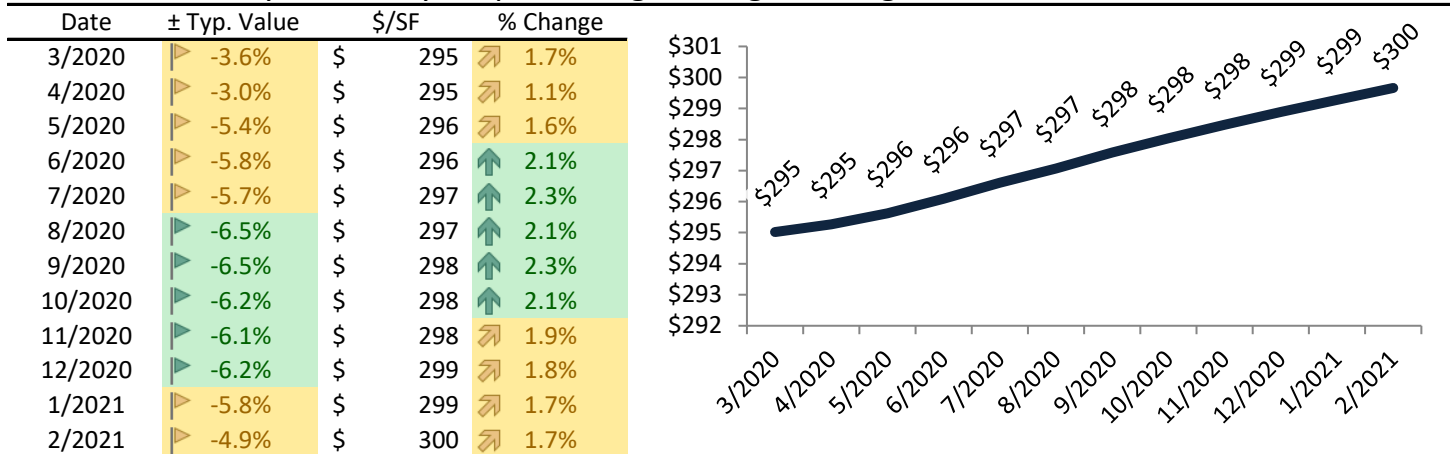
Historically, properties in this market sell at a -20.5% discount. Today's discount is 25.4%. This market is 4.9% undervalued. Median home price is \$418,100, and resale \$/SF is \$300/SF. Prices rose 1.7% year-over-year. Monthly cost of ownership is \$1,606, and rents average \$2,152, making owning \$546 per month less costly than renting. Rents rose 6.1% year-over-year. The current capitalization rate (rent/price) is 4.9%.

Market rating = 6

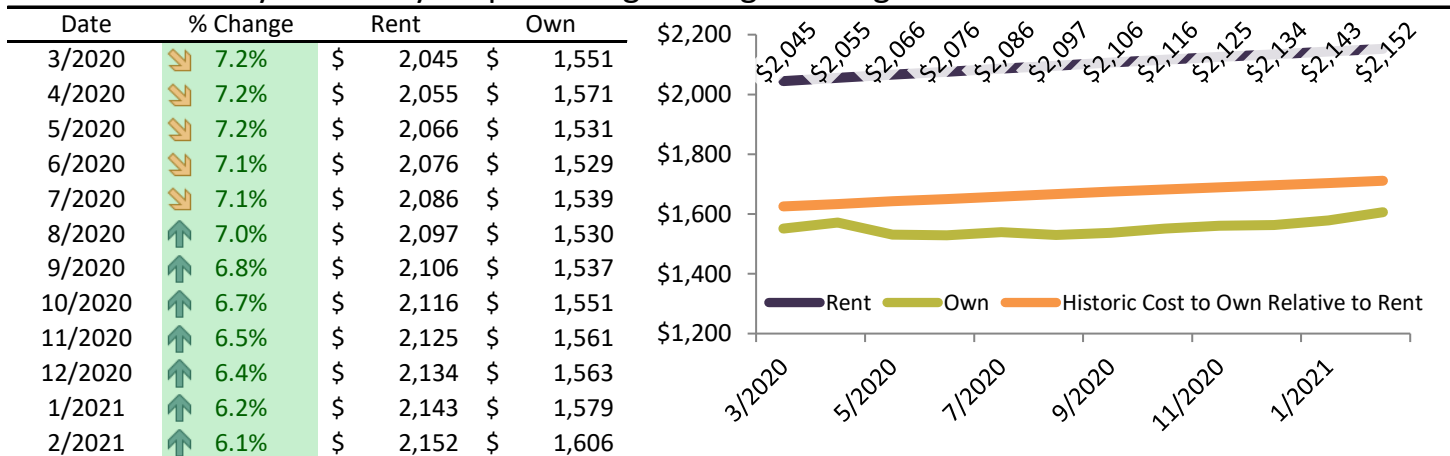
Median Home Price and Rental Parity trailing twelve months



Resale \$/SF and year-over-year percentage change trailing twelve months



Rental rate and year-over-year percentage change trailing twelve months



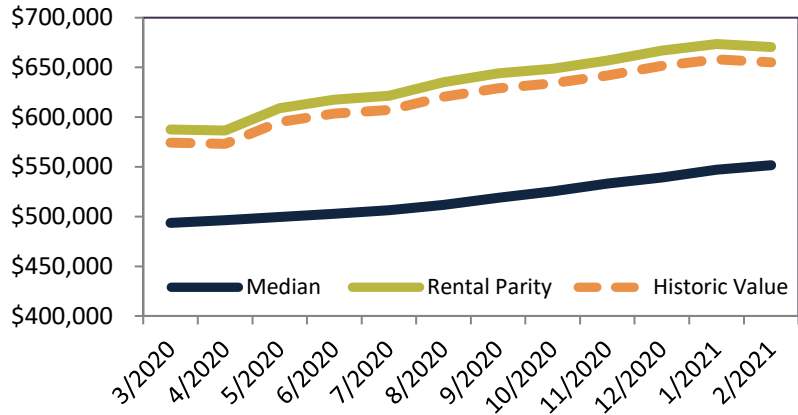
Canyon Crest Housing Market Value & Trends Update

Historically, properties in this market sell at a -2.3% discount. Today's discount is 17.8%. This market is 15.5% undervalued. Median home price is \$551,600, and resale \$/SF is \$243/SF. Prices rose 0.3% year-over-year. Monthly cost of ownership is \$2,118, and rents average \$2,576, making owning \$457 per month less costly than renting. Rents rose 4.8% year-over-year. The current capitalization rate (rent/price) is 4.5%.

Market rating = 8

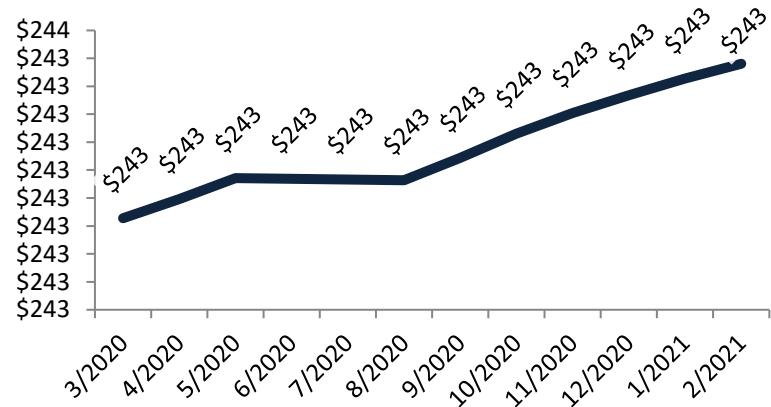
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
3/2020	↗ 7	\$ 493,600	\$ 587,600
4/2020	↗ 7	\$ 496,200	\$ 586,500
5/2020	↑ 8	\$ 499,500	\$ 609,100
6/2020	↑ 8	\$ 502,600	\$ 617,600
7/2020	↑ 8	\$ 506,300	\$ 621,500
8/2020	↑ 8	\$ 511,600	\$ 635,000
9/2020	↑ 8	\$ 518,700	\$ 643,900
10/2020	↑ 8	\$ 525,400	\$ 648,700
11/2020	↑ 8	\$ 533,000	\$ 656,900
12/2020	↑ 8	\$ 539,200	\$ 666,900
1/2021	↑ 8	\$ 547,100	\$ 673,500
2/2021	↑ 8	\$ 551,600	\$ 670,600



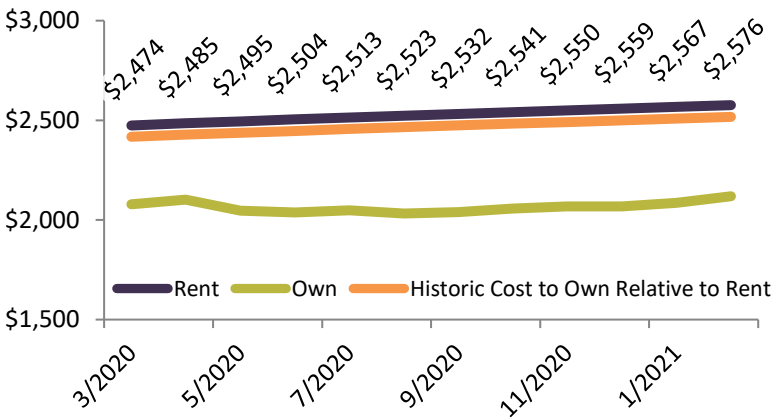
Resale \$/SF and year-over-year percentage change trailing twelve months

Date	± Typ. Value	\$/SF	% Change
3/2020	● -13.7%	\$ 243	↗ 0.8%
4/2020	● -13.1%	\$ 243	↗ 0.4%
5/2020	● -15.7%	\$ 243	↗ 0.4%
6/2020	● -16.3%	\$ 243	↓ 0.0%
7/2020	● -16.2%	\$ 243	↓ 0.0%
8/2020	● -17.1%	\$ 243	↓ 0.0%
9/2020	● -17.2%	\$ 243	↗ 0.4%
10/2020	● -16.7%	\$ 243	↗ 0.5%
11/2020	● -16.6%	\$ 243	↗ 0.4%
12/2020	● -16.9%	\$ 243	↗ 0.3%
1/2021	● -16.5%	\$ 243	↗ 0.3%
2/2021	● -15.5%	\$ 243	↗ 0.3%



Rental rate and year-over-year percentage change trailing twelve months

Date	% Change	Rent	Own
3/2020	↑ 5.4%	\$ 2,474	\$ 2,078
4/2020	↑ 5.6%	\$ 2,485	\$ 2,102
5/2020	↑ 5.5%	\$ 2,495	\$ 2,046
6/2020	↑ 5.4%	\$ 2,504	\$ 2,038
7/2020	↑ 5.3%	\$ 2,513	\$ 2,047
8/2020	↑ 5.3%	\$ 2,523	\$ 2,032
9/2020	↑ 5.2%	\$ 2,532	\$ 2,039
10/2020	↑ 5.1%	\$ 2,541	\$ 2,058
11/2020	↑ 5.0%	\$ 2,550	\$ 2,069
12/2020	↑ 4.9%	\$ 2,559	\$ 2,069
1/2021	↑ 4.9%	\$ 2,567	\$ 2,085
2/2021	↑ 4.8%	\$ 2,576	\$ 2,119



La Sierra Housing Market Value & Trends Update

Historically, properties in this market sell at a -11.6% discount. Today's discount is 22.1%. This market is 10.5% undervalued.

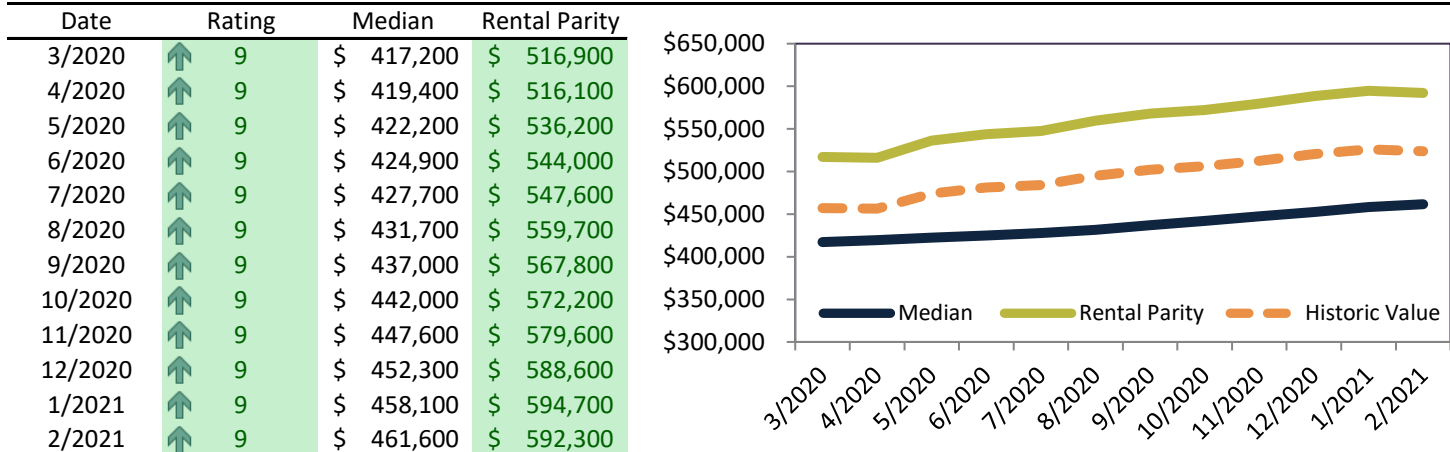
Median home price is \$461,600, and resale \$/SF is \$276/SF. Prices rose 2.6% year-over-year.

Monthly cost of ownership is \$1,773, and rents average \$2,275, making owning \$502 per month less costly than renting.

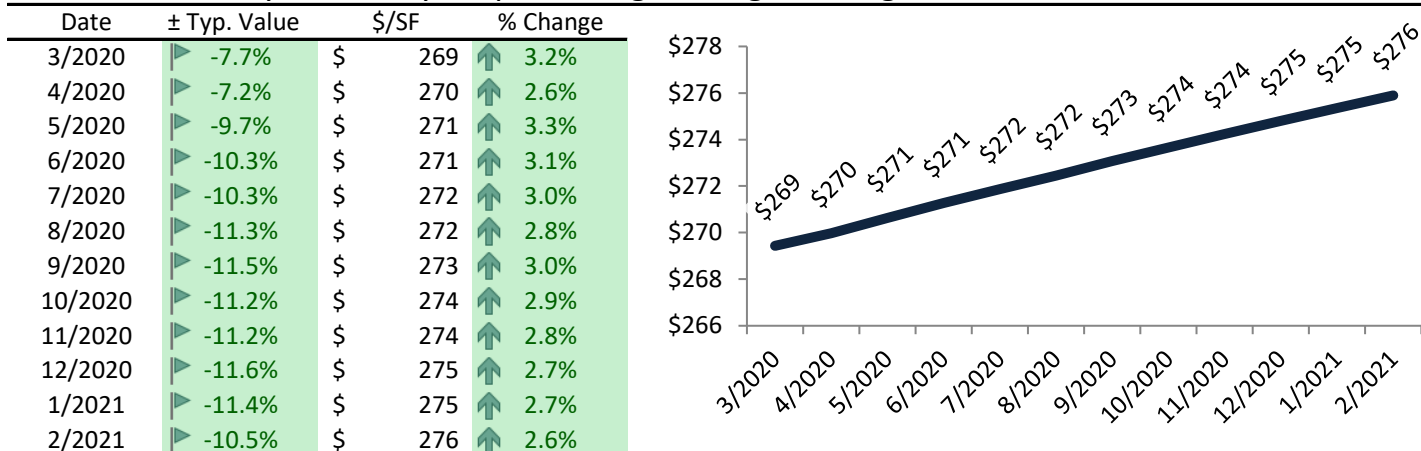
Rents rose 5.3% year-over-year. The current capitalization rate (rent/price) is 4.7%.

Market rating = 9

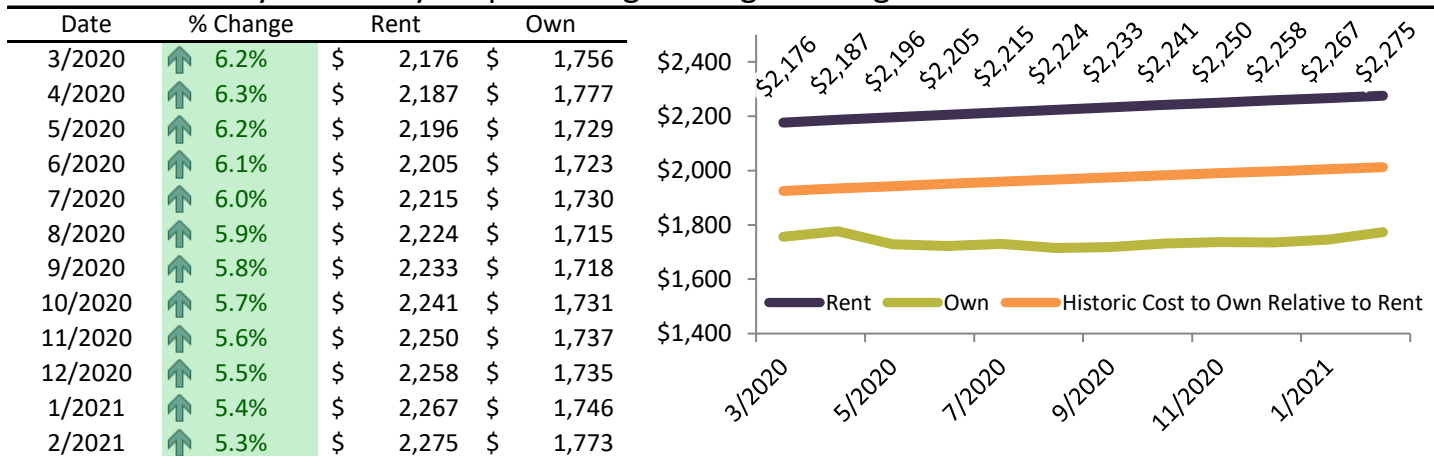
Median Home Price and Rental Parity trailing twelve months



Resale \$/SF and year-over-year percentage change trailing twelve months



Rental rate and year-over-year percentage change trailing twelve months



La Sierra South Housing Market Value & Trends Update

Historically, properties in this market sell at a -7.6% discount. Today's discount is 19.9%. This market is 12.3% undervalued.

Median home price is \$481,900, and resale \$/SF is \$282/SF. Prices rose 1.8% year-over-year.

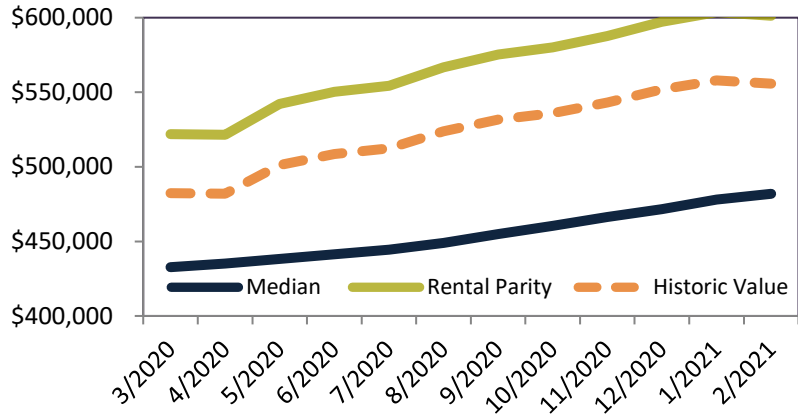
Monthly cost of ownership is \$1,851, and rents average \$2,310, making owning \$459 per month less costly than renting.

Rents rose 6.0% year-over-year. The current capitalization rate (rent/price) is 4.6%.

Market rating = 7

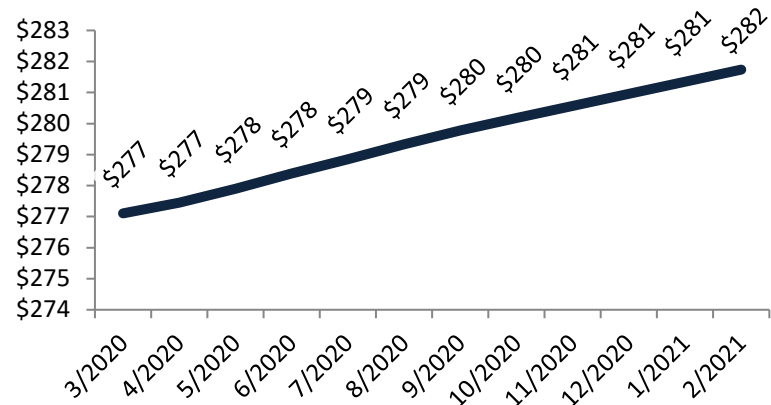
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
3/2020	↗ 6	\$ 432,700	\$ 522,000
4/2020	↗ 6	\$ 435,100	\$ 521,500
5/2020	↑ 8	\$ 438,200	\$ 542,200
6/2020	↑ 9	\$ 441,300	\$ 550,300
7/2020	↑ 9	\$ 444,400	\$ 554,300
8/2020	↑ 9	\$ 449,000	\$ 566,800
9/2020	↑ 9	\$ 454,900	\$ 575,300
10/2020	↗ 7	\$ 460,400	\$ 580,000
11/2020	↗ 7	\$ 466,400	\$ 587,800
12/2020	↗ 7	\$ 471,500	\$ 597,200
1/2021	↗ 7	\$ 478,100	\$ 603,700
2/2021	↗ 7	\$ 481,900	\$ 601,400



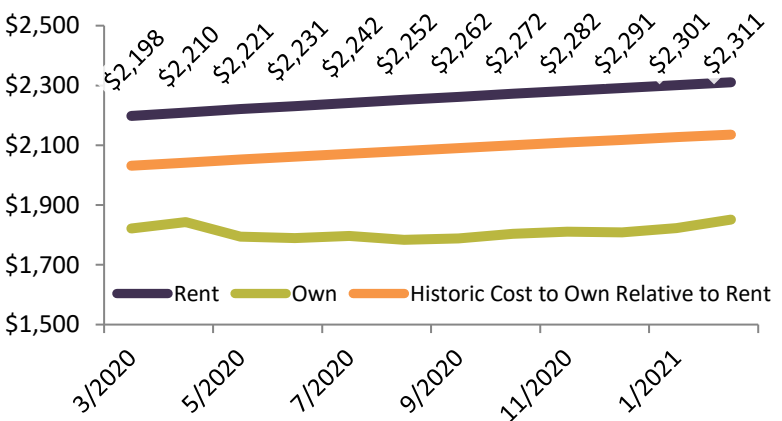
Resale \$/SF and year-over-year percentage change trailing twelve months

Date	± Typ. Value	\$/SF	% Change
3/2020	▶ -9.5%	\$ 277	↗ 1.9%
4/2020	▶ -9.0%	\$ 277	↗ 1.6%
5/2020	▶ -11.6%	\$ 278	↑ 2.2%
6/2020	● -12.2%	\$ 278	↑ 2.4%
7/2020	● -12.2%	\$ 279	↑ 2.1%
8/2020	● -13.2%	\$ 279	↑ 2.3%
9/2020	● -13.3%	\$ 280	↑ 2.1%
10/2020	● -13.0%	\$ 280	↗ 1.9%
11/2020	● -13.1%	\$ 281	↗ 1.9%
12/2020	● -13.5%	\$ 281	↗ 1.8%
1/2021	● -13.2%	\$ 281	↗ 1.8%
2/2021	● -12.3%	\$ 282	↗ 1.8%



Rental rate and year-over-year percentage change trailing twelve months

Date	% Change	Rent	Own
3/2020	↘ 7.1%	\$ 2,198	\$ 1,822
4/2020	↘ 7.2%	\$ 2,210	\$ 1,843
5/2020	↘ 7.1%	\$ 2,221	\$ 1,795
6/2020	↑ 6.9%	\$ 2,231	\$ 1,789
7/2020	↑ 6.8%	\$ 2,242	\$ 1,797
8/2020	↑ 6.7%	\$ 2,252	\$ 1,784
9/2020	↑ 6.6%	\$ 2,262	\$ 1,789
10/2020	↑ 6.4%	\$ 2,272	\$ 1,803
11/2020	↑ 6.3%	\$ 2,282	\$ 1,810
12/2020	↑ 6.2%	\$ 2,291	\$ 1,809
1/2021	↑ 6.1%	\$ 2,301	\$ 1,822
2/2021	↑ 6.0%	\$ 2,311	\$ 1,851

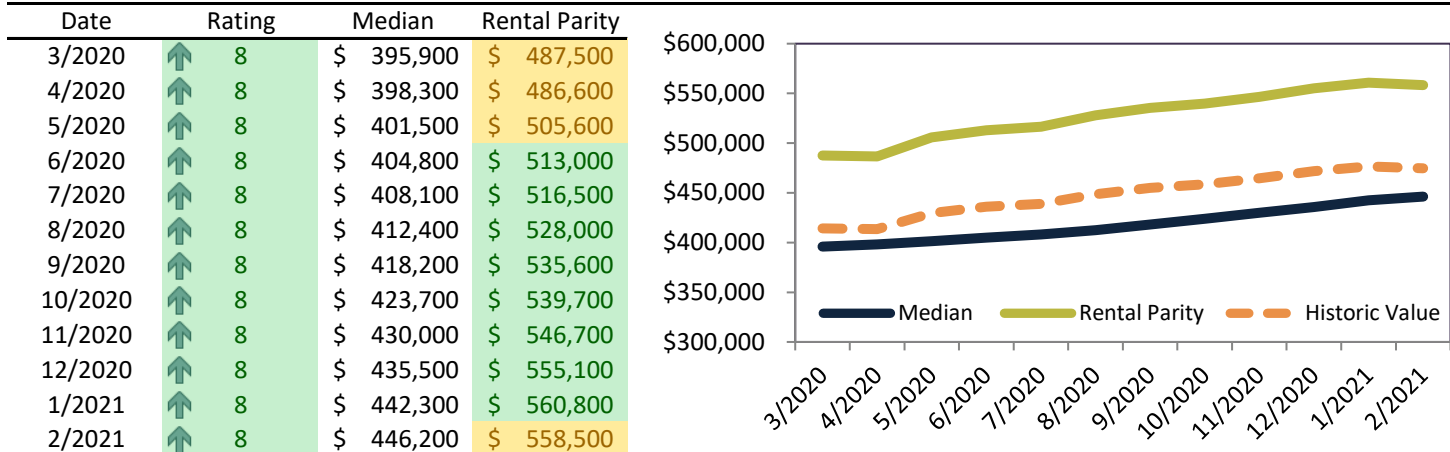


Magnolia Center Housing Market Value & Trends Update

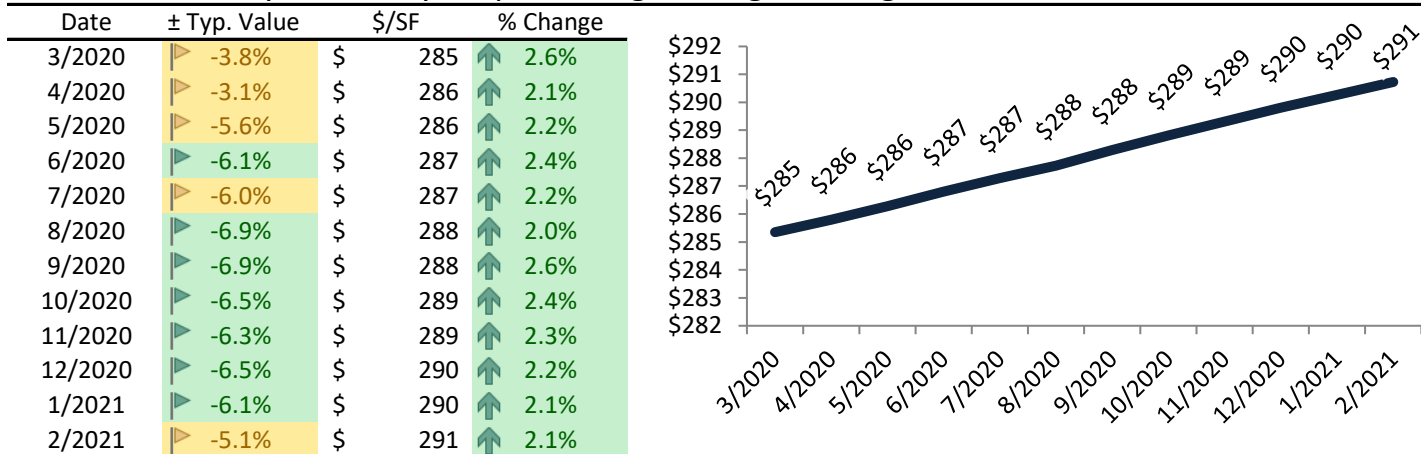
Historically, properties in this market sell at a -15.0% discount. Today's discount is 20.1%. This market is 5.1% undervalued. Median home price is \$446,200, and resale \$/SF is \$291/SF. Prices rose 2.1% year-over-year. Monthly cost of ownership is \$1,714, and rents average \$2,145, making owning \$431 per month less costly than renting. Rents rose 5.2% year-over-year. The current capitalization rate (rent/price) is 4.6%.

Market rating = 8

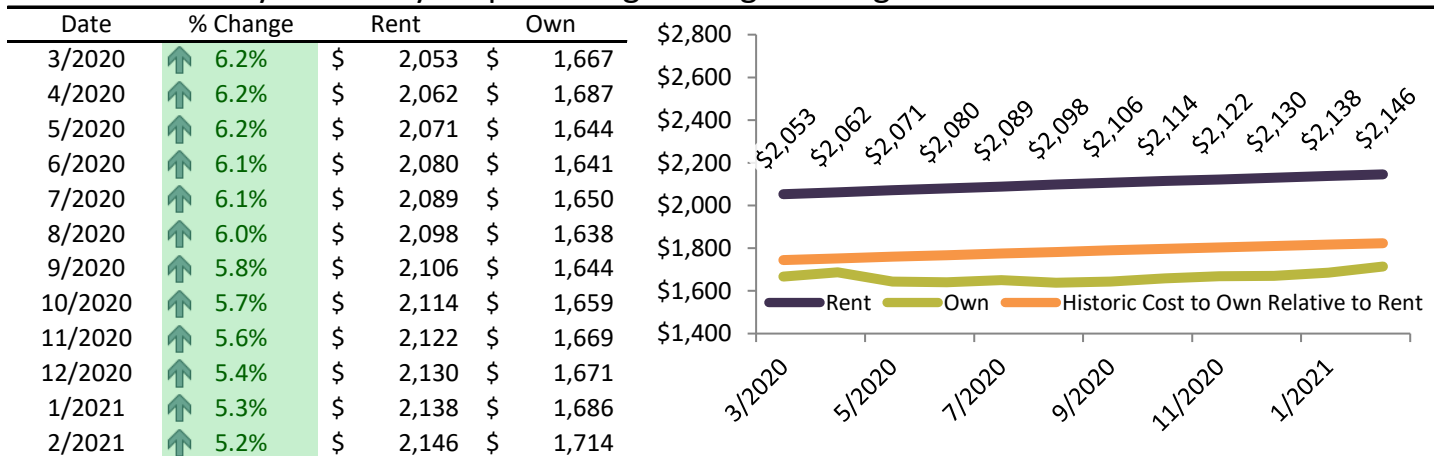
Median Home Price and Rental Parity trailing twelve months



Resale \$/SF and year-over-year percentage change trailing twelve months



Rental rate and year-over-year percentage change trailing twelve months

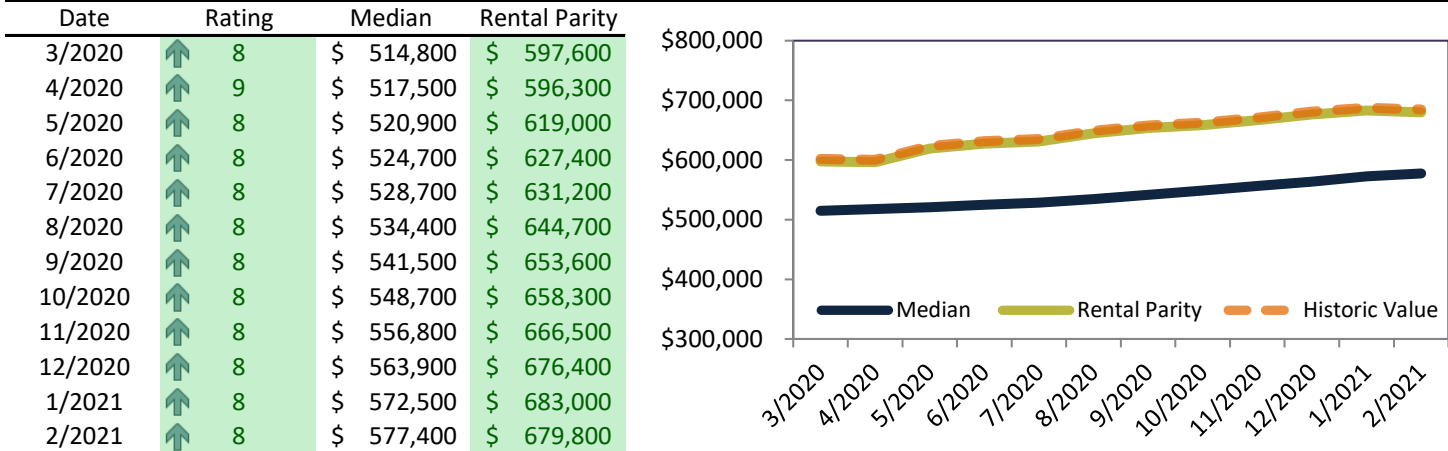


Orangecrest Housing Market Value & Trends Update

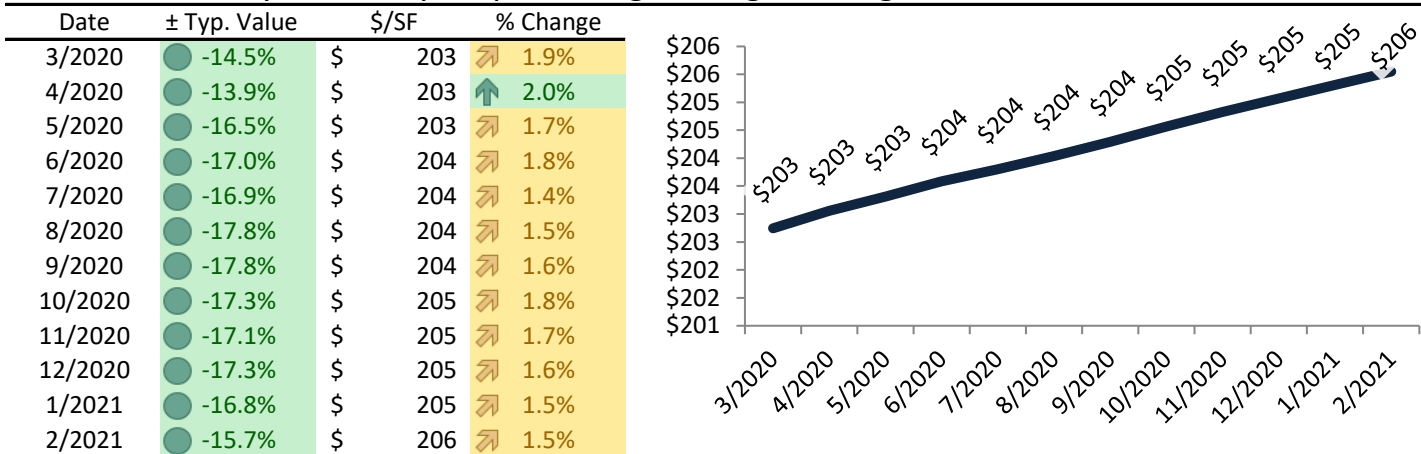
Historically, properties in this market sell at a 0.7% premium. Today's discount is 15.0%. This market is 15.7% undervalued. Median home price is \$577,400, and resale \$/SF is \$206/SF. Prices rose 1.5% year-over-year. Monthly cost of ownership is \$2,217, and rents average \$2,611, making owning \$393 per month less costly than renting. Rents rose 4.4% year-over-year. The current capitalization rate (rent/price) is 4.3%.

Market rating = 8

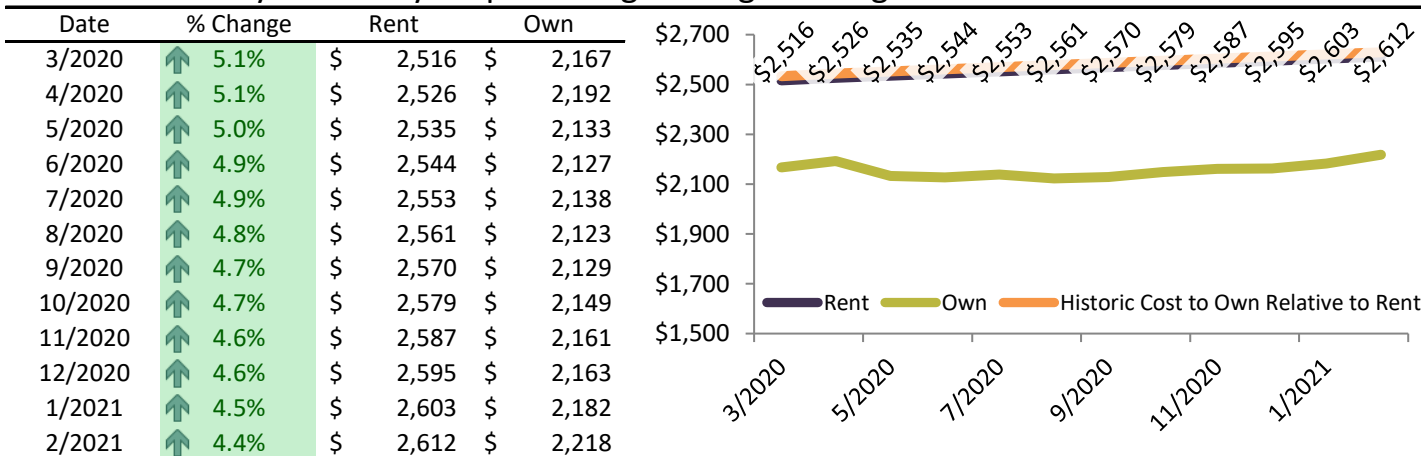
Median Home Price and Rental Parity trailing twelve months



Resale \$/SF and year-over-year percentage change trailing twelve months



Rental rate and year-over-year percentage change trailing twelve months



Ramona Housing Market Value & Trends Update

Historically, properties in this market sell at a 2.9% premium. Today's discount is 10.4%. This market is 13.3% undervalued.

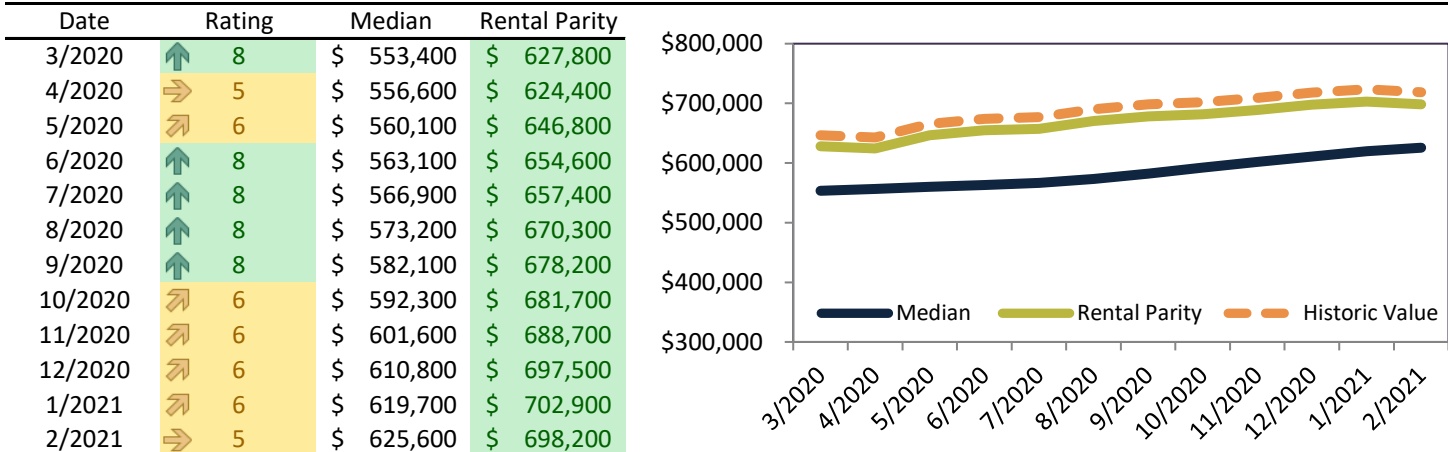
Median home price is \$625,600, and resale \$/SF is \$282/SF. Prices rose 1.2% year-over-year.

Monthly cost of ownership is \$2,403, and rents average \$2,682, making owning \$279 per month less costly than renting.

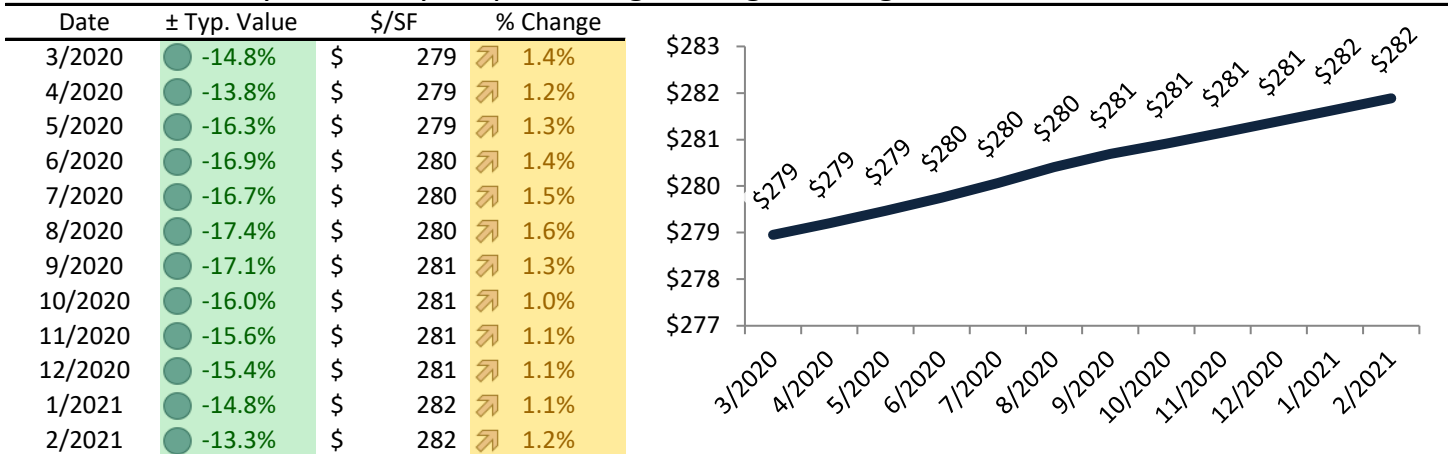
Rents rose 1.6% year-over-year. The current capitalization rate (rent/price) is 4.1%.

Market rating = 5

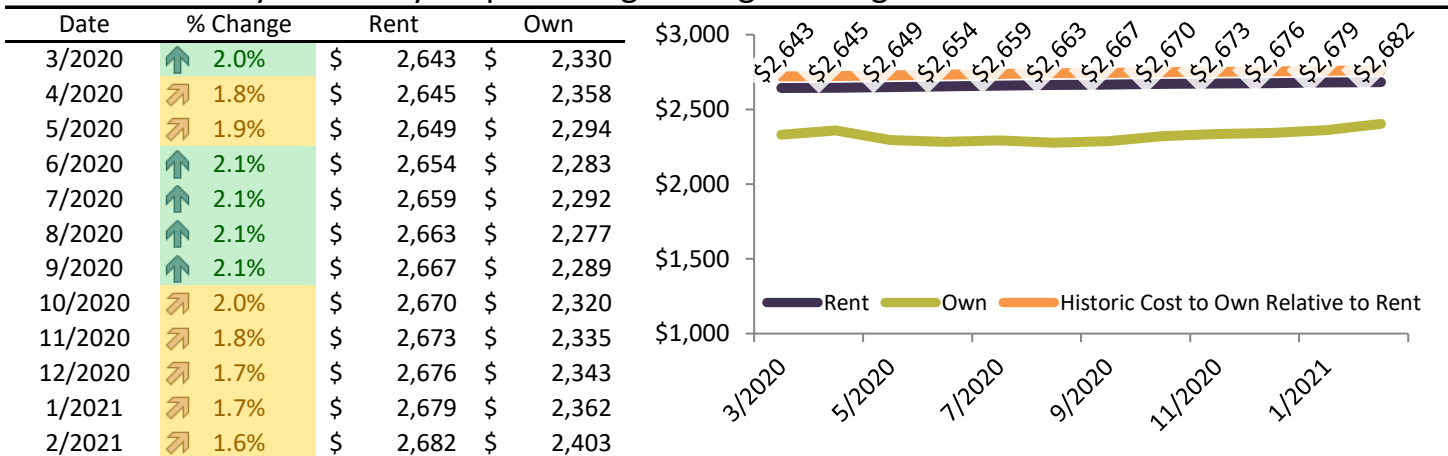
Median Home Price and Rental Parity trailing twelve months



Resale \$/SF and year-over-year percentage change trailing twelve months



Rental rate and year-over-year percentage change trailing twelve months

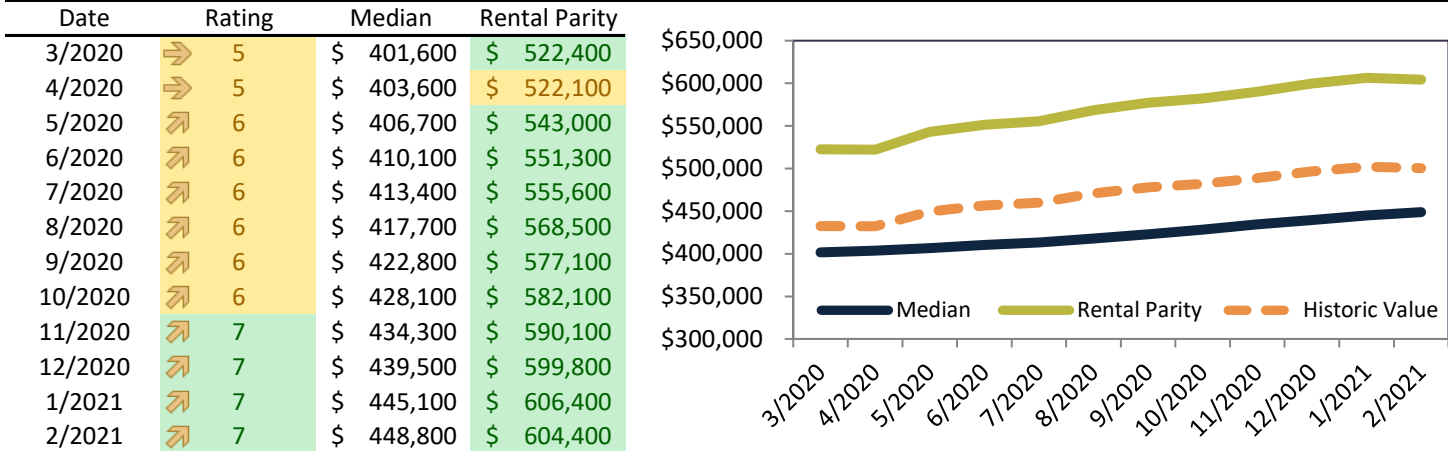


University Housing Market Value & Trends Update

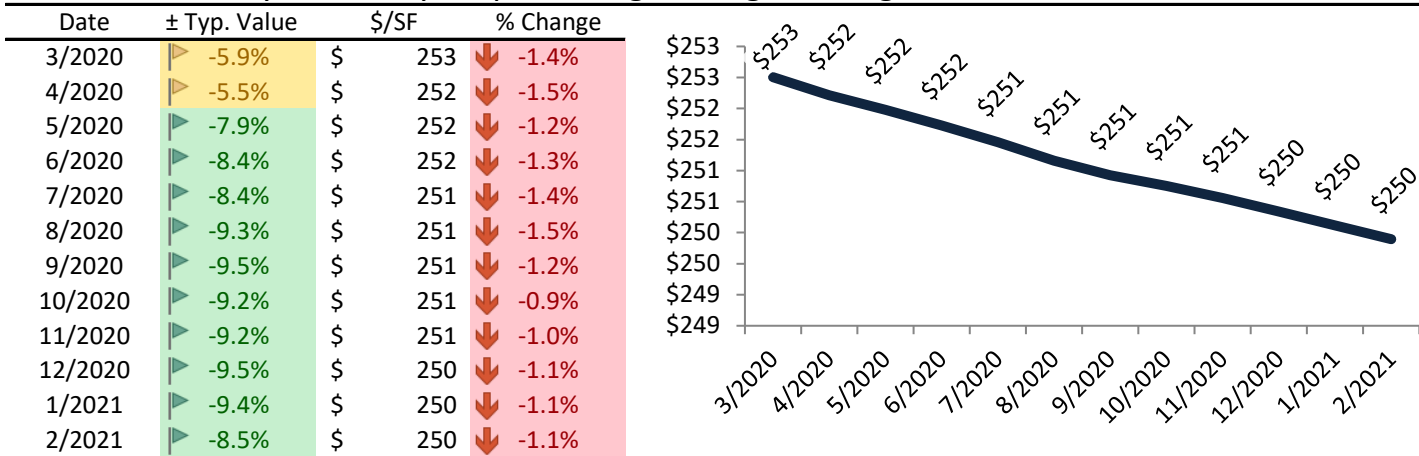
Historically, properties in this market sell at a -17.2% discount. Today's discount is 25.7%. This market is 8.5% undervalued. Median home price is \$448,800, and resale \$/SF is \$250/SF. Prices fell 1.1% year-over-year. Monthly cost of ownership is \$1,723, and rents average \$2,321, making owning \$597 per month less costly than renting. Rents rose 6.5% year-over-year. The current capitalization rate (rent/price) is 5.0%.

Market rating = 7

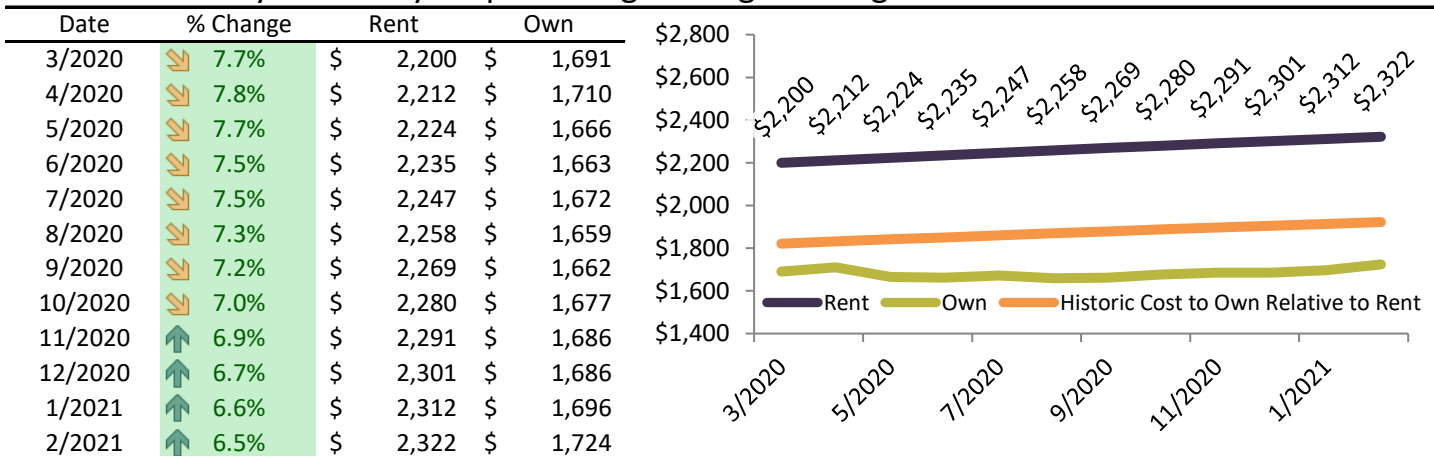
Median Home Price and Rental Parity trailing twelve months



Resale \$/SF and year-over-year percentage change trailing twelve months



Rental rate and year-over-year percentage change trailing twelve months



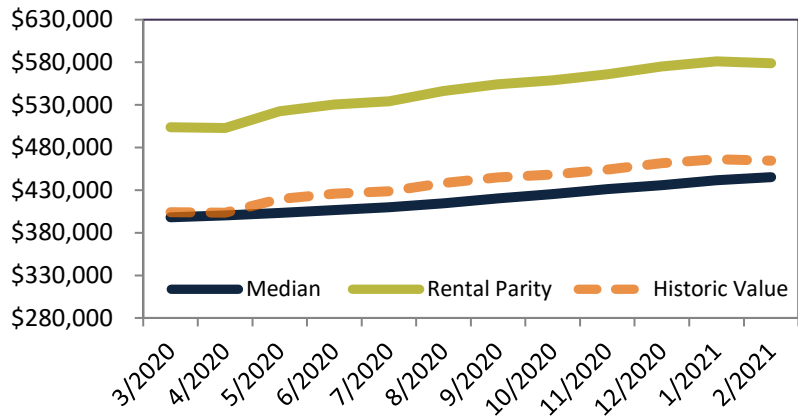
Rubidoux Housing Market Value & Trends Update

Historically, properties in this market sell at a -19.8% discount. Today's discount is 23.1%. This market is 3.3% undervalued. Median home price is \$445,200, and resale \$/SF is \$277/SF. Prices rose 3.6% year-over-year. Monthly cost of ownership is \$1,710, and rents average \$2,223, making owning \$513 per month less costly than renting. Rents rose 5.6% year-over-year. The current capitalization rate (rent/price) is 4.8%.

Market rating = 8

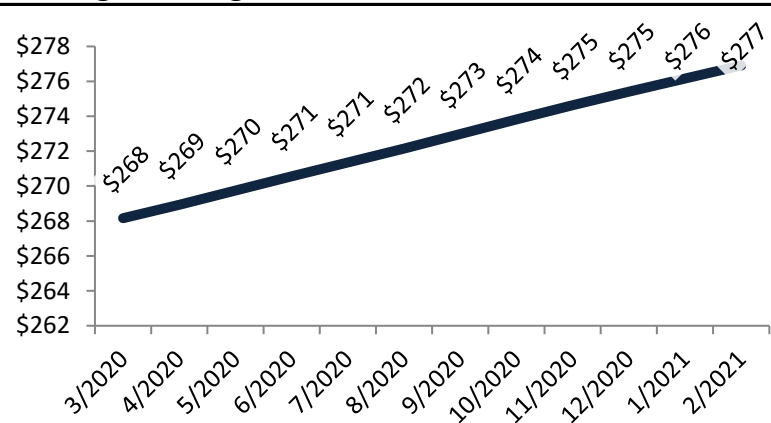
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
3/2020	↑ 8	\$ 398,100	\$ 503,600
4/2020	↑ 8	\$ 400,500	\$ 502,900
5/2020	↑ 8	\$ 403,400	\$ 522,700
6/2020	↑ 8	\$ 406,500	\$ 530,500
7/2020	↑ 8	\$ 409,800	\$ 534,300
8/2020	↑ 8	\$ 414,600	\$ 546,300
9/2020	↑ 8	\$ 420,200	\$ 554,300
10/2020	↑ 8	\$ 425,500	\$ 558,800
11/2020	↑ 8	\$ 431,000	\$ 566,100
12/2020	↑ 8	\$ 435,800	\$ 575,100
1/2021	↑ 8	\$ 441,500	\$ 581,100
2/2021	↑ 8	\$ 445,200	\$ 578,800



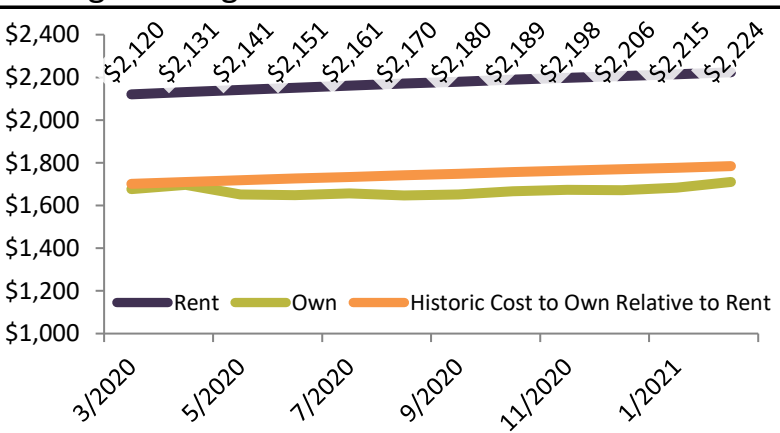
Resale \$/SF and year-over-year percentage change trailing twelve months

Date	± Typ. Value	\$/SF	% Change
3/2020	▶ -1.2%	\$ 268	↑ 4.8%
4/2020	▶ -0.6%	\$ 269	↑ 3.8%
5/2020	▶ -3.1%	\$ 270	↑ 4.2%
6/2020	▶ -3.6%	\$ 271	↑ 4.1%
7/2020	▶ -3.5%	\$ 271	↑ 4.0%
8/2020	▶ -4.3%	\$ 272	↑ 3.9%
9/2020	▶ -4.4%	\$ 273	↑ 4.2%
10/2020	▶ -4.1%	\$ 274	↑ 4.1%
11/2020	▶ -4.1%	\$ 275	↑ 4.0%
12/2020	▶ -4.5%	\$ 275	↑ 3.8%
1/2021	▶ -4.3%	\$ 276	↑ 3.7%
2/2021	▶ -3.3%	\$ 277	↑ 3.6%



Rental rate and year-over-year percentage change trailing twelve months

Date	% Change	Rent	Own
3/2020	↑ 6.7%	\$ 2,120	\$ 1,676
4/2020	↑ 6.7%	\$ 2,131	\$ 1,697
5/2020	↑ 6.7%	\$ 2,141	\$ 1,652
6/2020	↑ 6.6%	\$ 2,151	\$ 1,648
7/2020	↑ 6.5%	\$ 2,161	\$ 1,657
8/2020	↑ 6.4%	\$ 2,170	\$ 1,647
9/2020	↑ 6.3%	\$ 2,180	\$ 1,652
10/2020	↑ 6.1%	\$ 2,189	\$ 1,667
11/2020	↑ 6.0%	\$ 2,198	\$ 1,673
12/2020	↑ 5.8%	\$ 2,206	\$ 1,672
1/2021	↑ 5.7%	\$ 2,215	\$ 1,683
2/2021	↑ 5.6%	\$ 2,224	\$ 1,710



San Jacinto Housing Market Value & Trends Update

Historically, properties in this market sell at a -11.8% discount. Today's discount is 30.7%. This market is 18.9% undervalued.

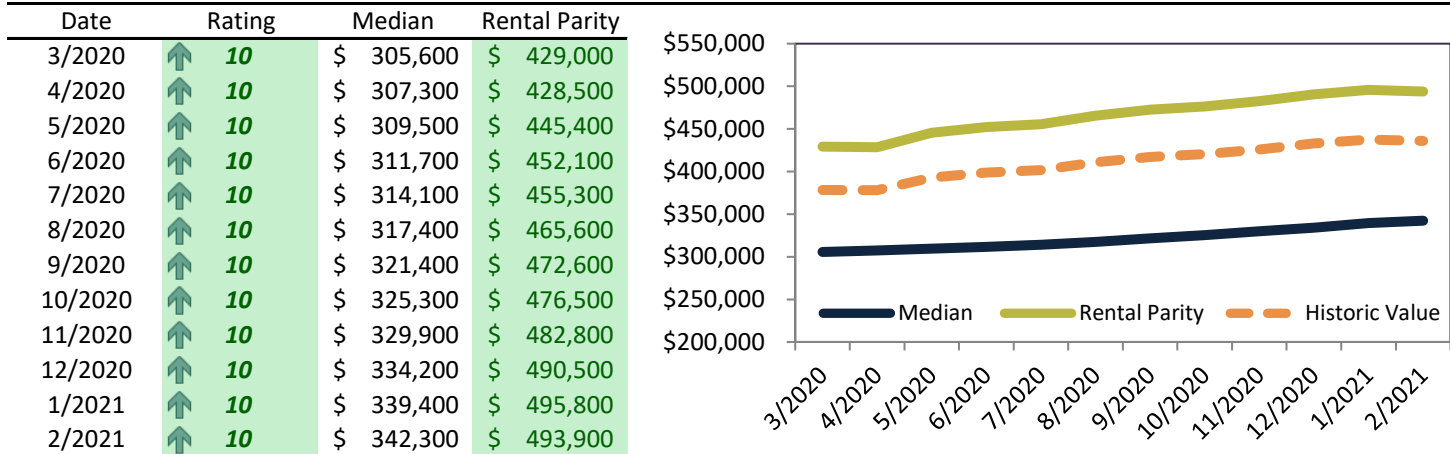
Median home price is \$342,300, and resale \$/SF is \$169/SF. Prices rose 2.5% year-over-year.

Monthly cost of ownership is \$1,314, and rents average \$1,897, making owning \$582 per month less costly than renting.

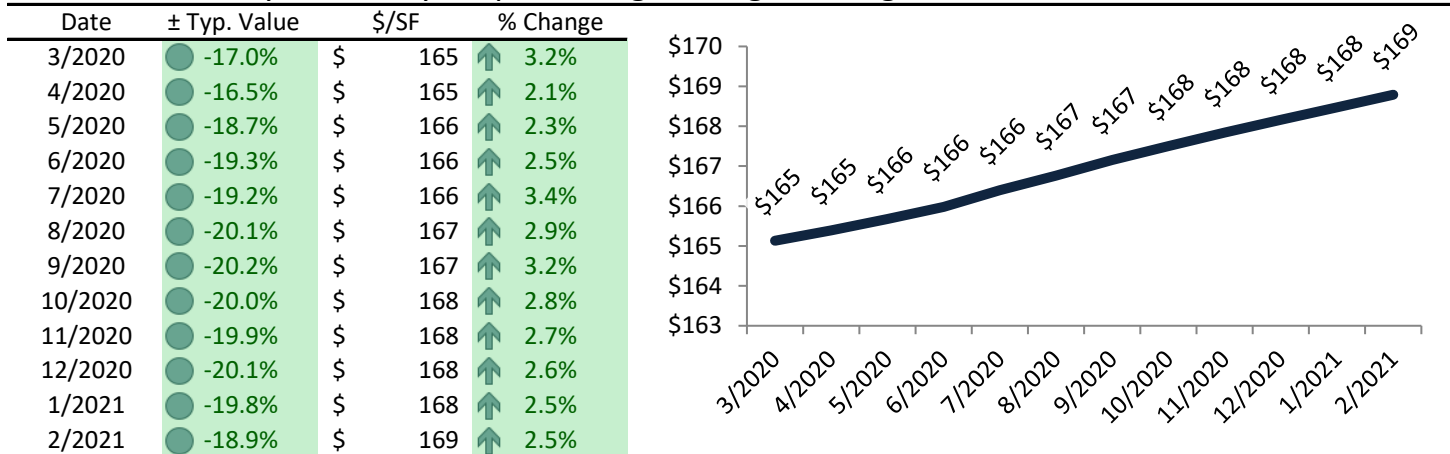
Rents rose 5.9% year-over-year. The current capitalization rate (rent/price) is 5.3%.

Market rating = 10

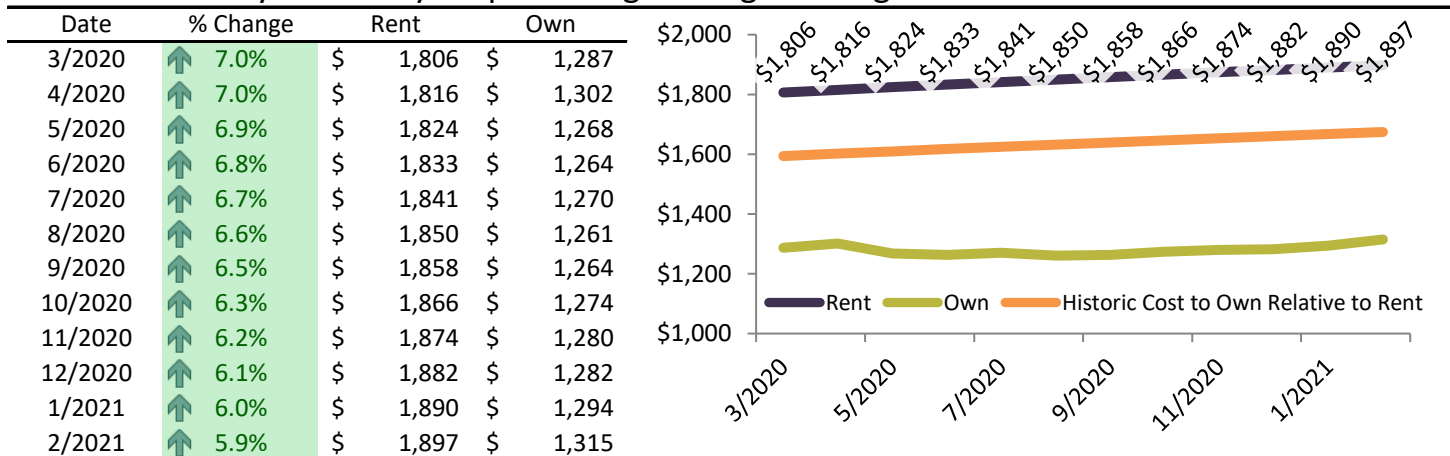
Median Home Price and Rental Parity trailing twelve months



Resale \$/SF and year-over-year percentage change trailing twelve months



Rental rate and year-over-year percentage change trailing twelve months



Sunnyslope Housing Market Value & Trends Update

Historically, properties in this market sell at a -14.9% discount. Today's discount is 16.5%. This market is 1.6% undervalued.

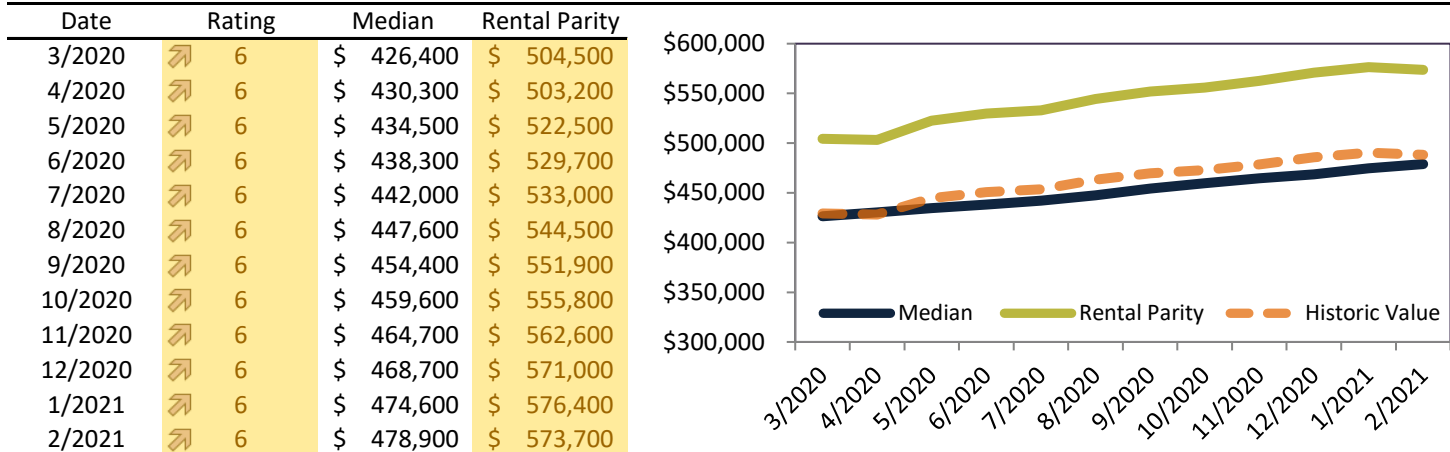
Median home price is \$478,900, and resale \$/SF is \$262/SF. Prices rose 0.7% year-over-year.

Monthly cost of ownership is \$1,839, and rents average \$2,203, making owning \$364 per month less costly than renting.

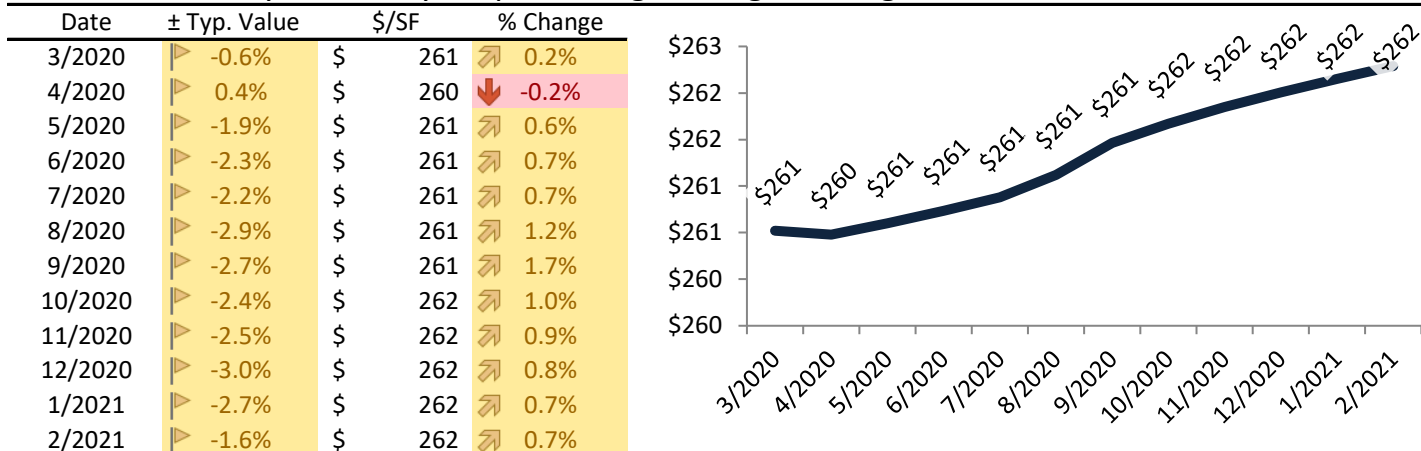
Rents rose 4.3% year-over-year. The current capitalization rate (rent/price) is 4.4%.

Market rating = 6

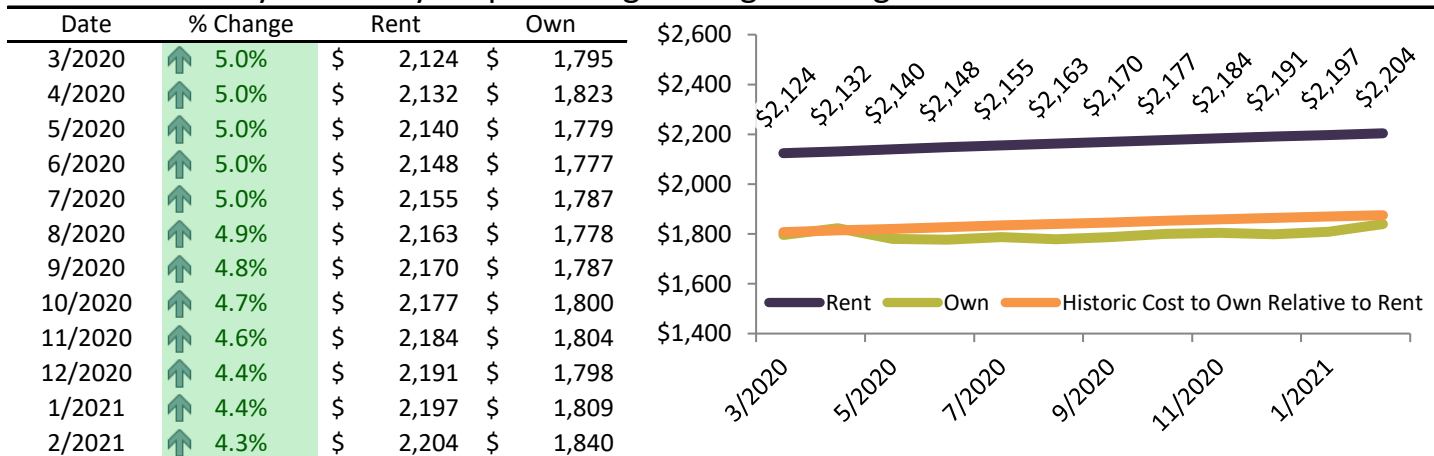
Median Home Price and Rental Parity trailing twelve months



Resale \$/SF and year-over-year percentage change trailing twelve months



Rental rate and year-over-year percentage change trailing twelve months



Temecula Housing Market Value & Trends Update

Historically, properties in this market sell at a -2.0% discount. Today's discount is 17.5%. This market is 15.5% undervalued.

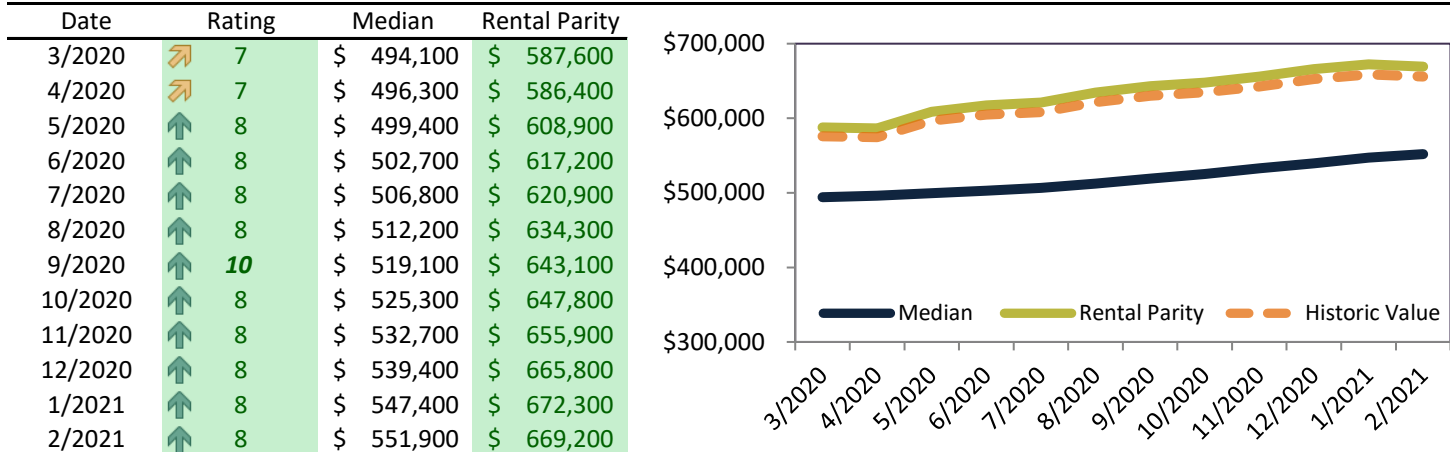
Median home price is \$551,900, and resale \$/SF is \$229/SF. Prices rose 1.6% year-over-year.

Monthly cost of ownership is \$2,120, and rents average \$2,570, making owning \$450 per month less costly than renting.

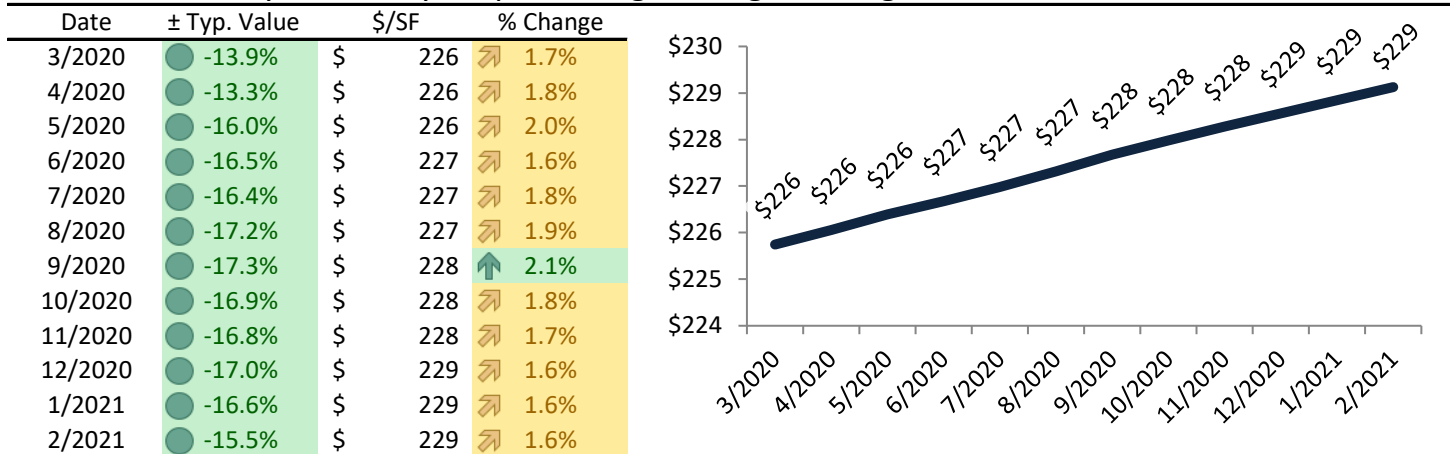
Rents rose 4.5% year-over-year. The current capitalization rate (rent/price) is 4.5%.

Market rating = 8

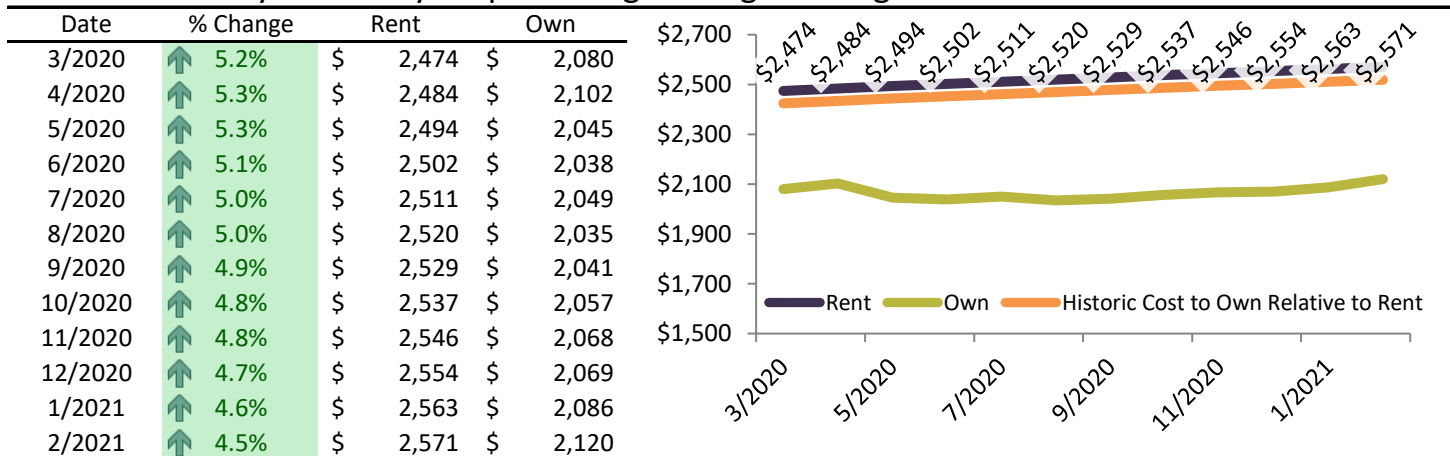
Median Home Price and Rental Parity trailing twelve months



Resale \$/SF and year-over-year percentage change trailing twelve months



Rental rate and year-over-year percentage change trailing twelve months



Thousand Palms Housing Market Value & Trends Update

Historically, properties in this market sell at a -35.1% discount. Today's discount is 45.4%. This market is 10.3% undervalued.

Median home price is \$287,700, and resale \$/SF is \$199/SF. Prices rose 5.8% year-over-year.

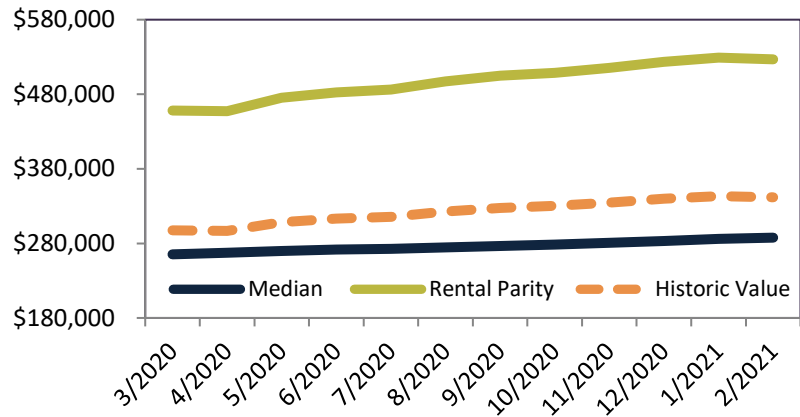
Monthly cost of ownership is \$1,105, and rents average \$2,024, making owning \$919 per month less costly than renting.

Rents rose 5.7% year-over-year. The current capitalization rate (rent/price) is 6.8%.

Market rating = 9

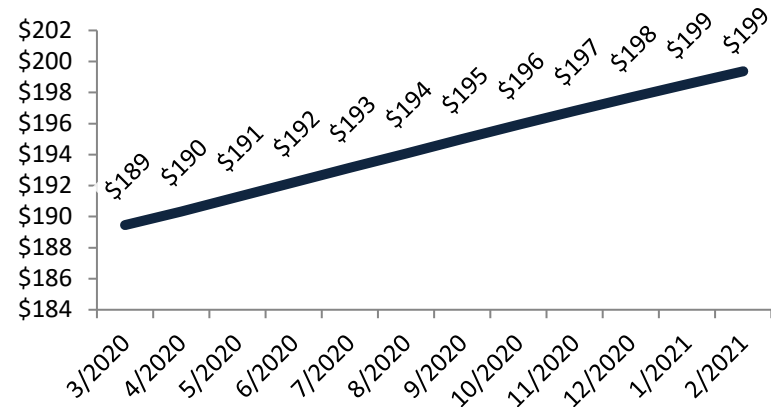
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
3/2020	↑ 8	\$ 265,300	\$ 458,300
4/2020	↑ 8	\$ 267,600	\$ 457,300
5/2020	↑ 9	\$ 269,800	\$ 475,200
6/2020	↑ 9	\$ 271,600	\$ 482,600
7/2020	↑ 9	\$ 272,900	\$ 486,200
8/2020	↑ 9	\$ 274,700	\$ 497,400
9/2020	↑ 9	\$ 276,500	\$ 504,800
10/2020	↑ 9	\$ 278,400	\$ 508,900
11/2020	↑ 9	\$ 280,600	\$ 515,600
12/2020	↑ 9	\$ 283,200	\$ 523,600
1/2021	↑ 9	\$ 285,800	\$ 529,100
2/2021	↑ 9	\$ 287,700	\$ 527,000



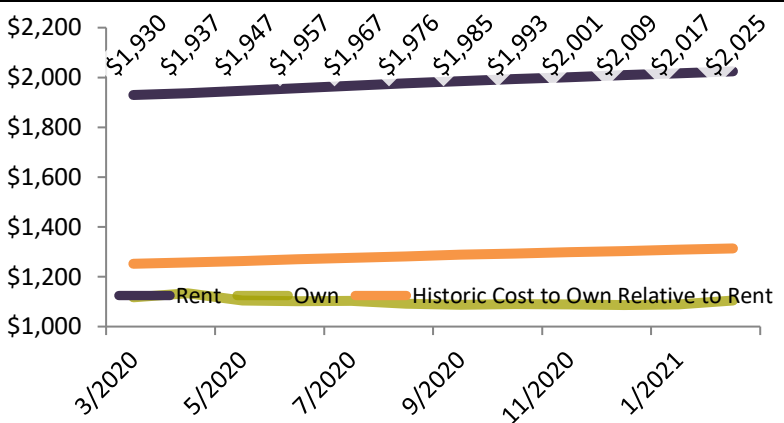
Resale \$/SF and year-over-year percentage change trailing twelve months

Date	± Typ. Value	\$/SF	% Change
3/2020	▶ -7.0%	\$ 189	↘ 7.0%
4/2020	▶ -6.4%	\$ 190	↑ 6.3%
5/2020	▶ -8.1%	\$ 191	↑ 6.9%
6/2020	▶ -8.6%	\$ 192	↑ 6.8%
7/2020	▶ -8.8%	\$ 193	↑ 6.7%
8/2020	▶ -9.7%	\$ 194	↑ 6.6%
9/2020	▶ -10.1%	\$ 195	↑ 6.6%
10/2020	▶ -10.2%	\$ 196	↑ 6.5%
11/2020	▶ -10.5%	\$ 197	↑ 6.3%
12/2020	▶ -10.8%	\$ 198	↑ 6.1%
1/2021	▶ -10.9%	\$ 199	↑ 5.9%
2/2021	▶ -10.3%	\$ 199	↑ 5.8%



Rental rate and year-over-year percentage change trailing twelve months

Date	% Change	Rent	Own
3/2020	↑ 6.9%	\$ 1,930	\$ 1,117
4/2020	↑ 6.6%	\$ 1,937	\$ 1,134
5/2020	↑ 6.7%	\$ 1,947	\$ 1,105
6/2020	↑ 6.8%	\$ 1,957	\$ 1,101
7/2020	↑ 6.8%	\$ 1,967	\$ 1,104
8/2020	↑ 6.8%	\$ 1,976	\$ 1,091
9/2020	↑ 6.6%	\$ 1,985	\$ 1,087
10/2020	↑ 6.4%	\$ 1,993	\$ 1,090
11/2020	↑ 6.2%	\$ 2,001	\$ 1,089
12/2020	↑ 5.9%	\$ 2,009	\$ 1,086
1/2021	↑ 5.8%	\$ 2,017	\$ 1,089
2/2021	↑ 5.7%	\$ 2,025	\$ 1,105



Wildomar Housing Market Value & Trends Update

Historically, properties in this market sell at a -0.4% discount. Today's discount is 23.0%. This market is 22.6% undervalued.

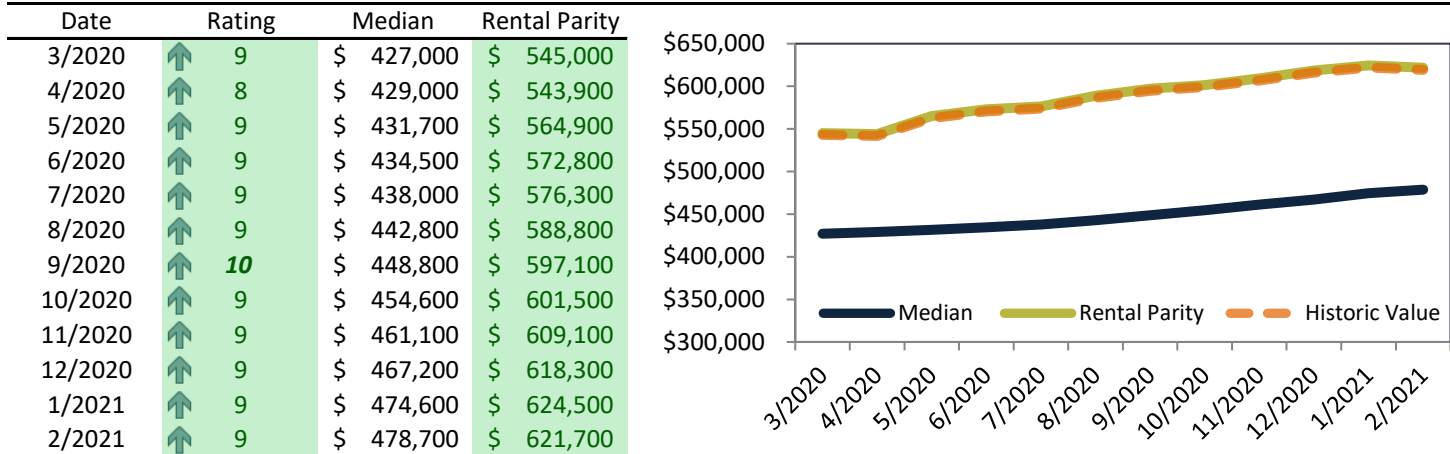
Median home price is \$478,700, and resale \$/SF is \$194/SF. Prices rose 1.5% year-over-year.

Monthly cost of ownership is \$1,838, and rents average \$2,388, making owning \$549 per month less costly than renting.

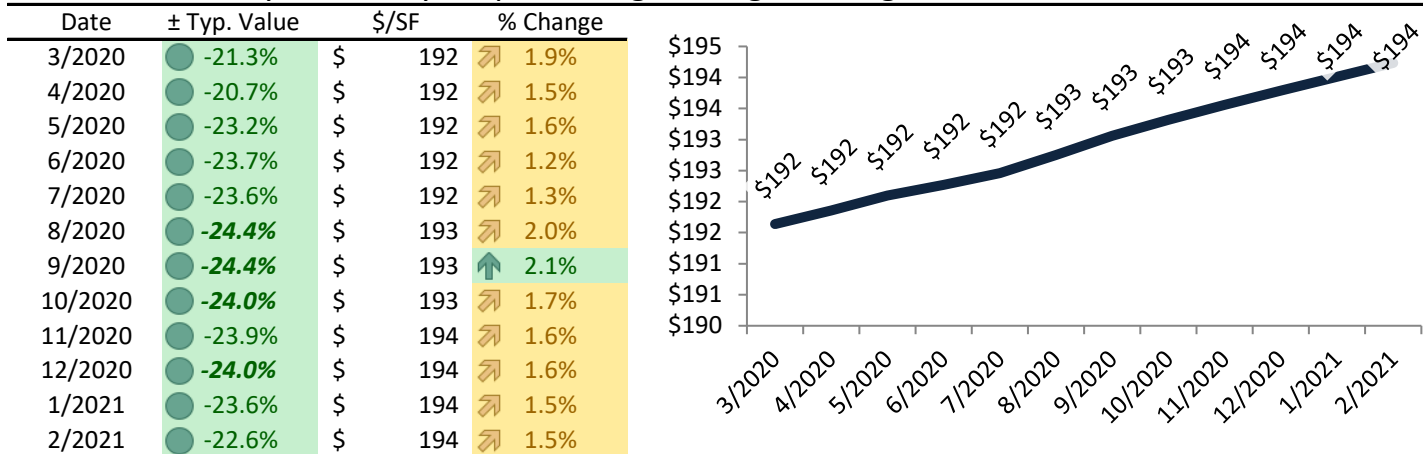
Rents rose 4.7% year-over-year. The current capitalization rate (rent/price) is 4.8%.

Market rating = 9

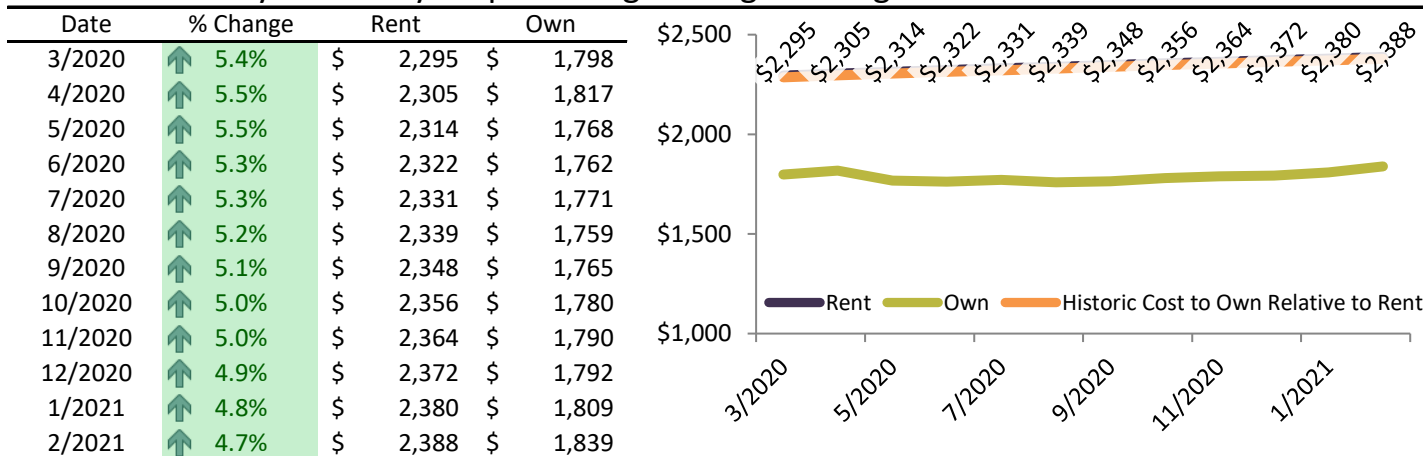
Median Home Price and Rental Parity trailing twelve months



Resale \$/SF and year-over-year percentage change trailing twelve months



Rental rate and year-over-year percentage change trailing twelve months



Winchester Housing Market Value & Trends Update

Historically, properties in this market sell at a 6.1% premium. Today's discount is 21.2%. This market is 27.3% undervalued.

Median home price is \$513,700, and resale \$/SF is \$181/SF. Prices rose 2.9% year-over-year.

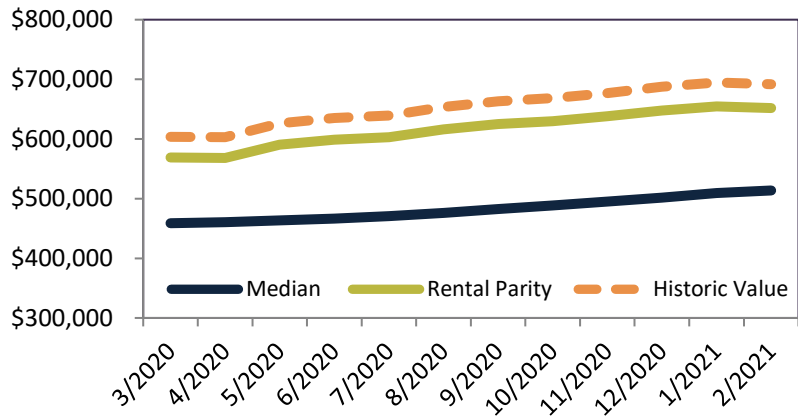
Monthly cost of ownership is \$1,973, and rents average \$2,504, making owning \$530 per month less costly than renting.

Rents rose 5.3% year-over-year. The current capitalization rate (rent/price) is 4.7%.

Market rating = 10

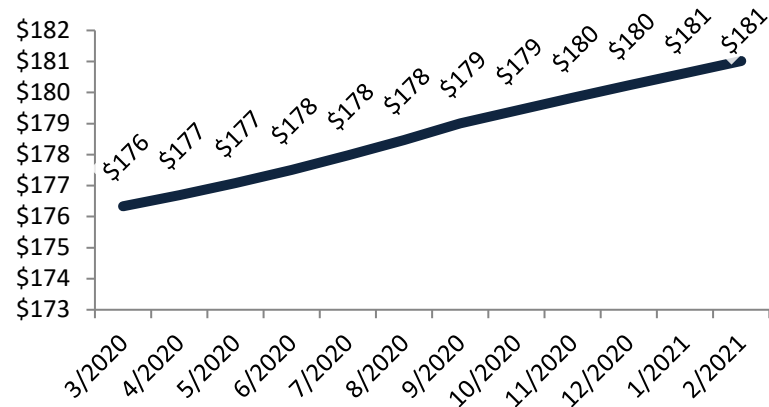
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
3/2020	↑ 10	\$ 458,800	\$ 569,000
4/2020	↑ 10	\$ 460,700	\$ 568,200
5/2020	↑ 10	\$ 463,700	\$ 590,300
6/2020	↑ 10	\$ 466,800	\$ 598,700
7/2020	↑ 10	\$ 470,700	\$ 602,700
8/2020	↑ 10	\$ 475,900	\$ 616,000
9/2020	↑ 10	\$ 482,500	\$ 624,900
10/2020	↑ 10	\$ 488,400	\$ 629,800
11/2020	↑ 10	\$ 495,300	\$ 637,900
12/2020	↑ 10	\$ 501,500	\$ 647,900
1/2021	↑ 10	\$ 509,400	\$ 654,600
2/2021	↑ 10	\$ 513,700	\$ 651,900



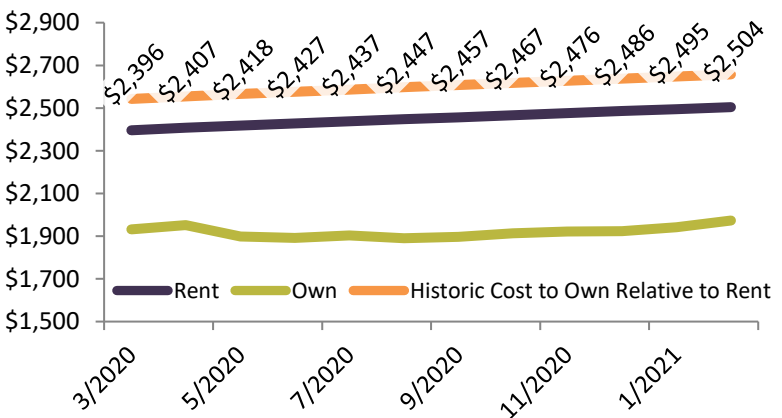
Resale \$/SF and year-over-year percentage change trailing twelve months

Date	± Typ. Value	\$/SF	% Change
3/2020	● -25.5%	\$ 176	↑ 3.1%
4/2020	● -25.0%	\$ 177	↑ 2.7%
5/2020	● -27.6%	\$ 177	↑ 3.0%
6/2020	● -28.2%	\$ 178	↑ 3.2%
7/2020	● -28.0%	\$ 178	↑ 3.5%
8/2020	● -28.9%	\$ 178	↑ 3.8%
9/2020	● -28.9%	\$ 179	↑ 4.1%
10/2020	● -28.6%	\$ 179	↑ 3.1%
11/2020	● -28.5%	\$ 180	↑ 3.1%
12/2020	● -28.7%	\$ 180	↑ 3.0%
1/2021	● -28.3%	\$ 181	↑ 2.9%
2/2021	● -27.3%	\$ 181	↑ 2.9%



Rental rate and year-over-year percentage change trailing twelve months

Date	% Change	Rent	Own
3/2020	↑ 6.1%	\$ 2,396	\$ 1,932
4/2020	↑ 6.2%	\$ 2,407	\$ 1,952
5/2020	↑ 6.1%	\$ 2,418	\$ 1,899
6/2020	↑ 5.9%	\$ 2,427	\$ 1,892
7/2020	↑ 5.9%	\$ 2,437	\$ 1,903
8/2020	↑ 5.8%	\$ 2,447	\$ 1,890
9/2020	↑ 5.7%	\$ 2,457	\$ 1,897
10/2020	↑ 5.6%	\$ 2,467	\$ 1,913
11/2020	↑ 5.5%	\$ 2,476	\$ 1,922
12/2020	↑ 5.4%	\$ 2,486	\$ 1,924
1/2021	↑ 5.4%	\$ 2,495	\$ 1,942
2/2021	↑ 5.3%	\$ 2,504	\$ 1,973



TAIT Housing Report

TAIT housing report and newsletter provides a clear picture of the health of the housing market. Readers find the information on location, valuation, and price trends, timely and relevant to their decision to buy or sell real estate. The TAIT report answers the most important questions:

- (1) Where should I look for bargains?
- (2) Are current prices over or under valued?
- (3) What direction are prices headed, up or down?

The TAIT monthly market report has distilled the market down to three key pieces of information:

- (1) Resale value relative to rent,
- (2) Yearly change in resale prices, and
- (3) Yearly changes in rents.

The resale value relative to rent, or Rental Parity, is calculated by taking the median rent reported by Zillow and utilizing that value as a payment to calculate the size of the loan that payment would support. **The result is the price someone could pay and their resulting cost of ownership (payment mostly) would equal the cost of renting;** thus the name Rental Parity. The median is the raw median number provided by Zillow. The historic value is what the median "should" be based on the historic relationship between rental parity and the median during periods of market stability (1992-1998 and 2014-2017). This historic value is important because some areas trade below rental parity and some trade above based on how desirable the area is. Whenever the median is above the historic value, the market is overvalued, and whenever the median is below the historic value, it is undervalued. **Without this benchmark, there is no way to determine if the current median is overvalued or undervalued.** The addition of this benchmark is the key innovation of the TAIT Housing Report.

Using and Interpreting the TAIT Monthly Report

The table of contents on the front page of the TAIT monthly report organizes the reports by area. The typical page of an area report breaks down into four parts:

- (1) The news overview,
- (2) Median Home Price and Rental Parity trailing twelve months,
- (3) Resale \$/SF and year-over-year percentage change trailing twelve months,
- (4) Rental rate and year-over-year percentage change trailing twelve months.

NEWS OVERVIEW

The news overview provides concise descriptions of the facts and conditions in the market. The news overview measures the current premium or discount, compares it to the historic premium or discount, and states whether the market is currently overvalued or undervalued. This is an important measure of future financial performance.

Orange County Housing Market Value & Trends Update

Historically, properties in this market sell at a 1.9% premium. Today's discount is 0.7%. This market is 2.6% undervalued.

Median home price is \$730,800, and resale \$/SF is \$429/SF. Prices rose 0.8% year-over-year.

Monthly cost of ownership is \$3,204, and rents average \$3,225, making owning \$020 per month less costly than renting.

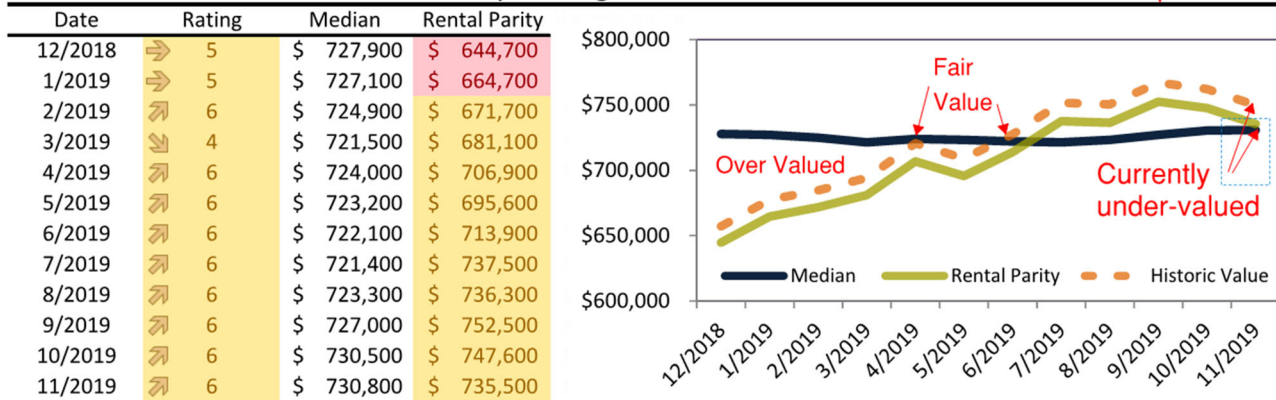
Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 4.2%.

Market rating = 6

MEDIAN HOME PRICE AND RENTAL PARITY TRAILING TWELVE MONTHS

For those who want the bottom line without all the analysis and detail, the market rating is the first row of the first section of data. The rating encapsulates all the conditions of the market into one figure. A rating of 10 is good and a rating of 1 is bad. **A highly rated property or market is a good financial buy.**

Median Home Price and Rental Parity trailing twelve months Premium Market Example



The chart displays three lines that reveal much about the market. The first two lines to note are the parallel green and orange lines, rental parity (green) and historic value (orange). As mentioned previously, some markets trade at a discount and some at a premium to rental parity. If the orange line (historic value) is above the green line (rental parity), the market is a premium market. If the orange line (historic value) is below the green line (rental parity), the market is a discount market. The larger the gap, the greater the premium or discount is.

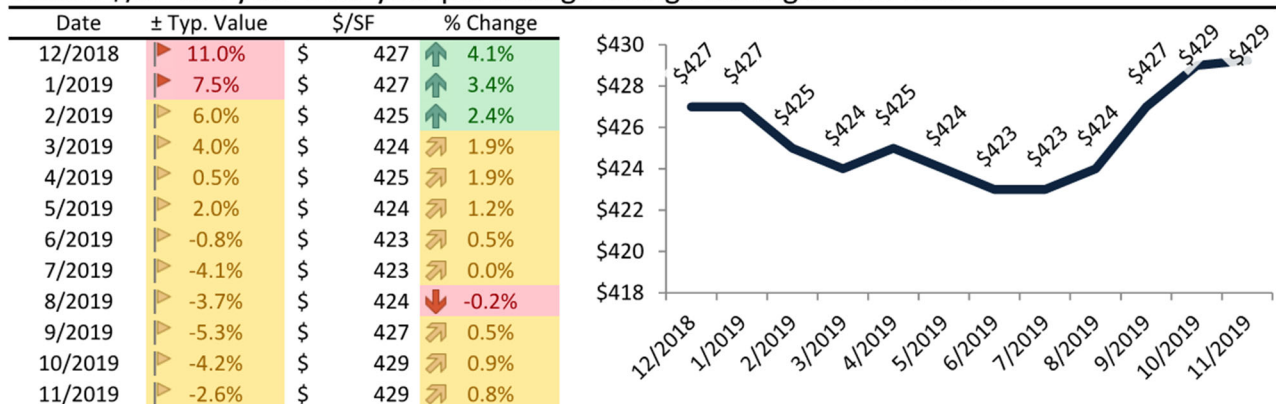
The third line plotted against these two parallel lines is the median resale price for the area. This line reveals whether the market is currently trading at a premium or discount to rental parity and historic value. The more important of these relationships is between median resale price and historic value. Over time, the market has shown a tendency toward trading at historic value. If it trades above for a while, over time it will revert back to this value. That may happen either by an extended period of little or no appreciation or an outright decline in prices. If the market trades below its historic value, it's likely to see a rebound back to this value in the future.

Valuation is more important than price movement. The best markets trade at a discount to historic value.

RESALE \$/SF AND YEAR-OVER-YEAR PERCENTAGE CHANGE TRAILING TWELVE MONTHS

Since the historic value is so important, the first column in next section displays the premium or discount from historic value over the last year. The second column and the chart shows the dollars-per-square-foot resale price in the market. The line on the chart visually shows the general direction of prices, and the third column shows the actual percentage change.

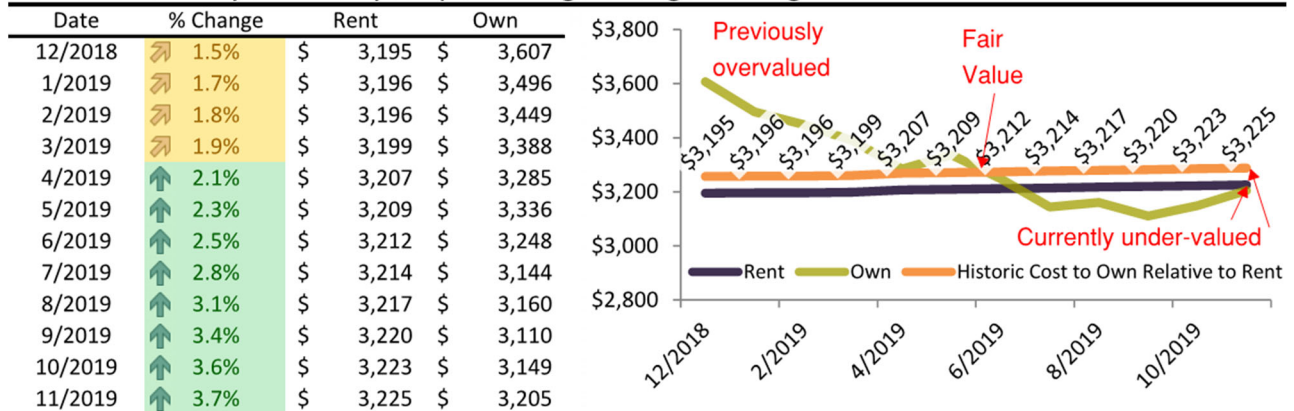
Resale \$/SF and year-over-year percentage change trailing twelve months



RENTAL RATE AND YEAR-OVER-YEAR PERCENTAGE CHANGE TRAILING TWELVE MONTHS

The final table and chart on the page is similar to the first grouping; it displays three lines, two of which are parallel and show current rent and the historic cost of ownership relative to rent, and the third line is the current cost of ownership. The relationships are similar, the charts will look similar, and the interpretations are the same.

Rental rate and year-over-year percentage change trailing twelve months

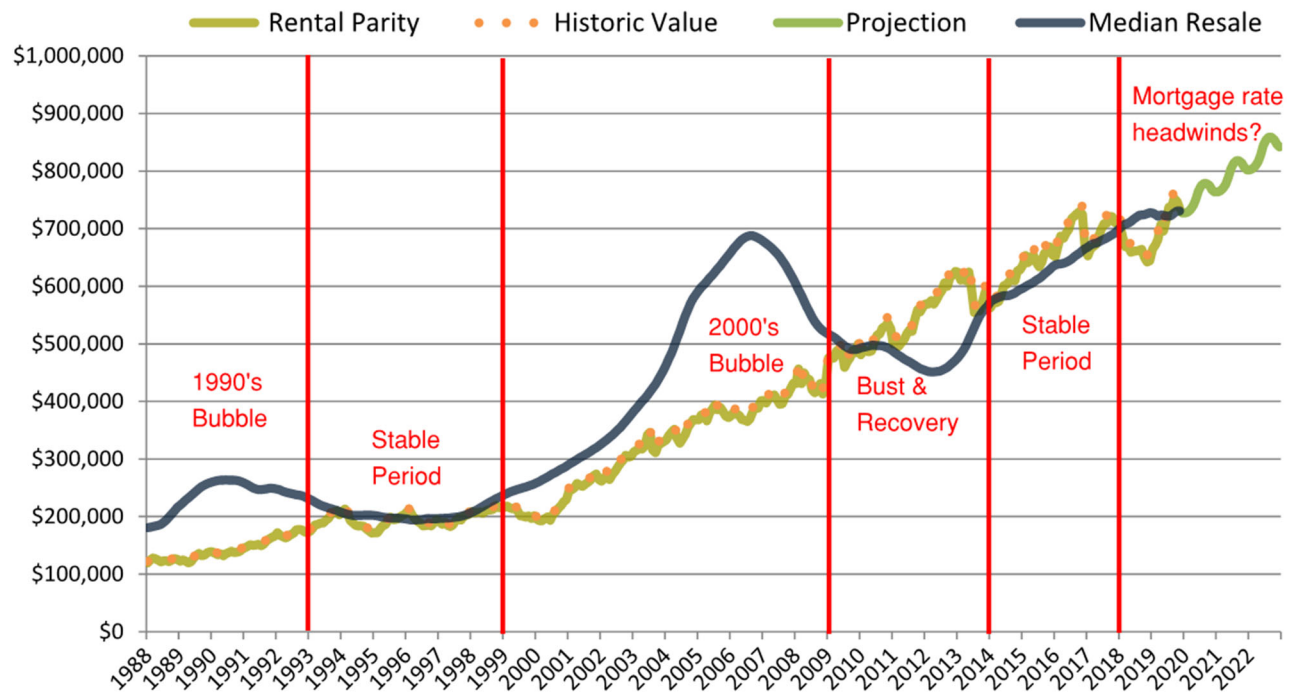


This method of looking at the data is more revealing to those who like to focus on monthly costs rather than purchase price. It reveals how affordable properties are relative to monthly rent, which is what rental parity analysis is all about. The first column of data shows the rate of rent growth over the last year, and the next two columns show the cost of renting and the cost of owning during the same period.

HISTORIC MARKET DATA CHARTS

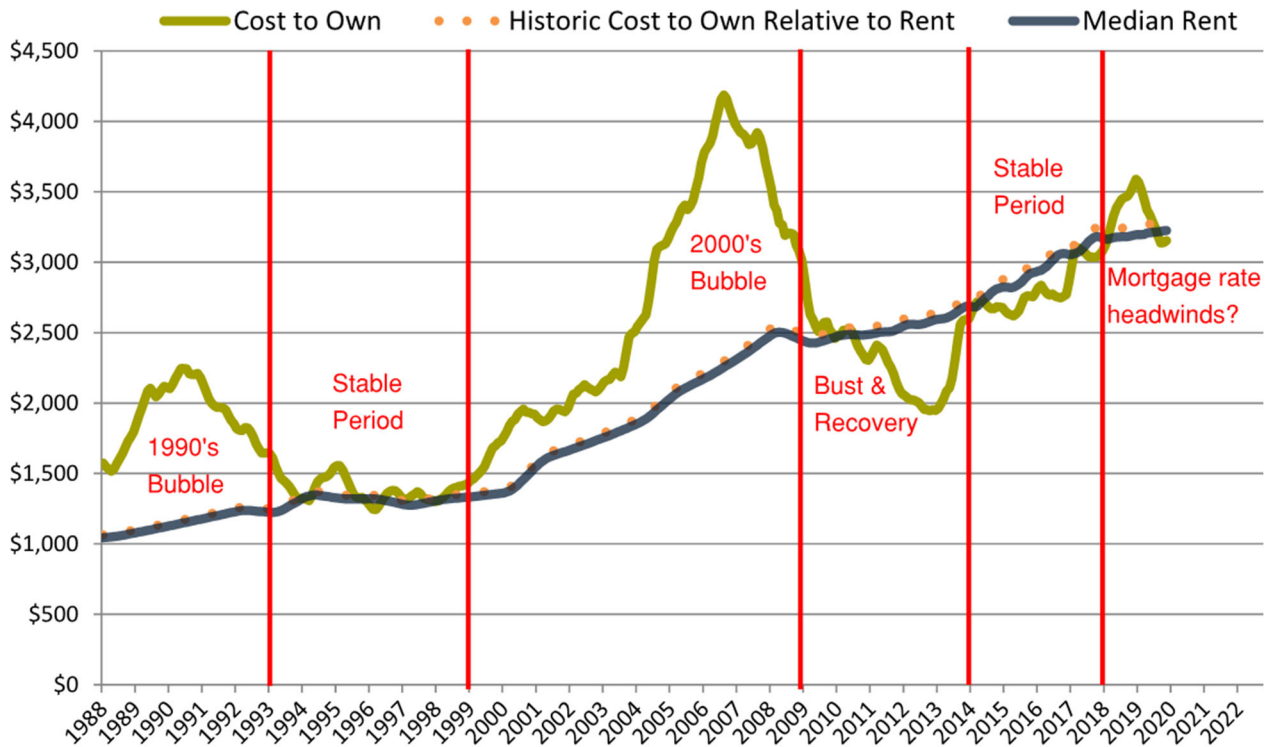
The next page of the report shows two charts: County median home price since January 1988, and County median rent and monthly cost of ownership since January 1988. These charts are designed to put current circumstances in historic context. They answer questions like, “How volatile are prices?” and “How does today’s pricing compare to the fluctuations of the past?” and “How much danger is there in buying today?”

Orange County median home price since January 1988



With the green line for rental parity and the orange line for historic value, it's easy to tell when the market is fairly valued, overvalued, or undervalued.

Orange County median rent and monthly cost of ownership since January 1988



The chart above shows rent and monthly cost of ownership. It looks similar to the rental parity and resale home price chart, as it merely converts that information to a monthly format. For those who have difficulty relating to the large numbers of purchase price, viewing the data in terms of monthly expenses is easier to put into context.

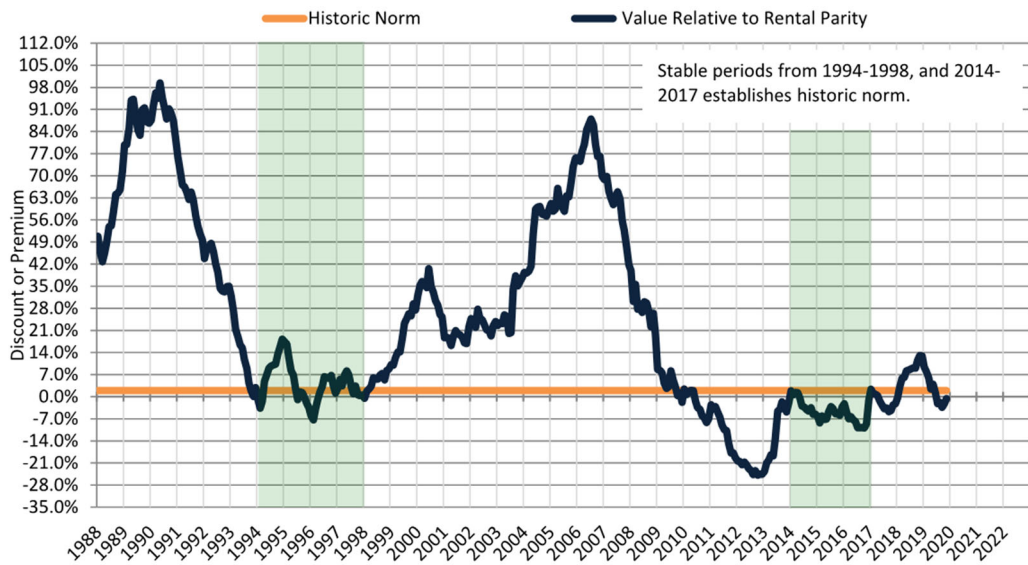
Historic Median Home Price Relative to Rental Parity: Orange County since January 1988

HISTORIC VALUATION

The next page in the report shows two charts: Historic Median Home Price Relative to Rental Parity: County since January 1988, and TAIT Market Timing System Rating: Orange County since January 1988.

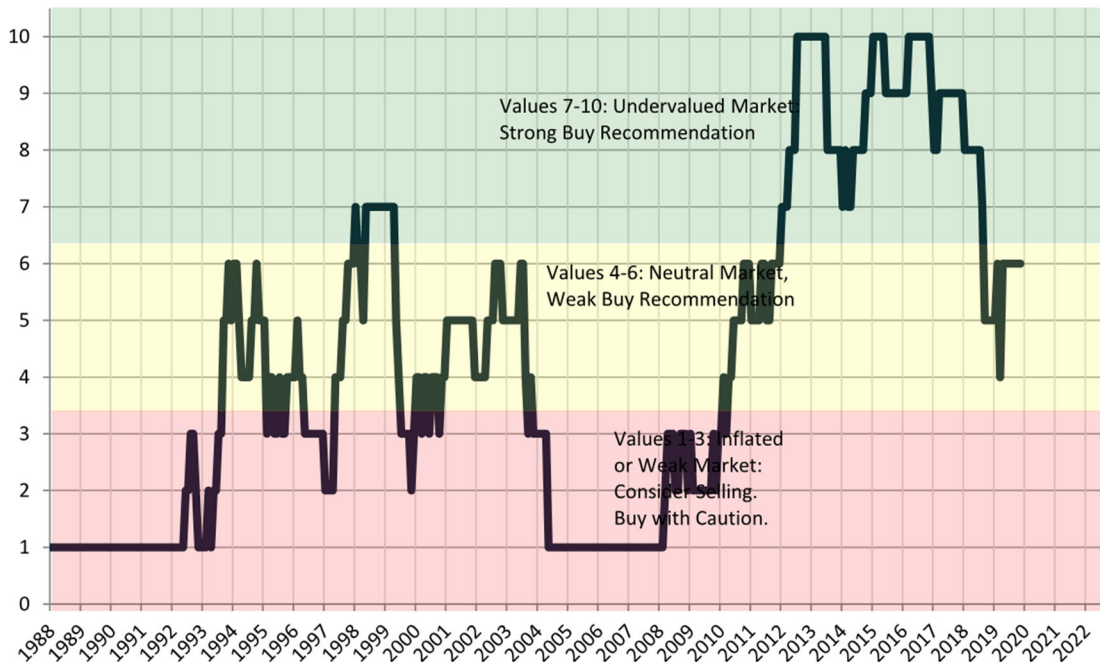
The chart above shows, at a glance, how close the market trades to its historic norm.

The benchmark period is shown in green, and the degree of market volatility can be inferred from the scale to the left. For example, Orange County traded for as much as 25% below rental parity and 100% above it during the 31-year period shown.



TAIT RATING SYSTEM CHART

The market timing rating system mechanically identifies both good and buy dimes to buy based on valuation, resale price change, and rental rate change.



The importance of rental parity

Rental parity is important because it represents the threshold of affordability. When prices are above rental parity, it costs more to own than to rent, so owning is often not a wise financial decision. Owning may still be right for people, and many are willing to pay the premium to own to obtain the emotional benefits of ownership; however, on a purely financial basis, paying more than rental parity is generally not wise because prices will inevitably return to this price level in time.

When prices are below rental parity, it costs less to own than to rent, so owning under these circumstances is generally a wise choice. Since a buyer who pays less than rental parity for a house is saving money, there is a clear financial benefit obtained irrespective of fluctuations in resale price.

When the cost of ownership is less than rental parity, an owner is far less likely to be forced to sell at a loss. The property can always be rented to cover costs rather than sell for a loss. Further, this ability to rent and at least break even provides the owner with flexibility to move if necessary. Mobility to take a new job or buy a different house is denied to those who overpaid and who are stuck paying more in the cost of ownership than they can obtain in rent.

With these advantages, buying at a price below rental parity using fixed-rate financing is critical. Every buyer should consider rental parity in their buying decision.

RENTAL PARITY AS BASIS OF VALUE

Valuation is the least understood, yet most important, aspect of a housing market. Economists look at various ratios including price-to-income, price-to-rent, and other aggregate measures to attempt to establish valuation metrics. Each of these has strengths and weaknesses, but each of them fails because they don't directly connect the actions of an individual buyer to the activity in the broader market. For this reason, I strongly favor rental parity as the best measure of valuation. Rental parity ties together income, rent, interest rates, and financing terms in a way that matches the activities of individual buyers to the overall price activity in the market.