

County of Denver

COLORADO

JUNE 2021



HOUSING REPORT

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Table of Contents

4	Denver County Housing Market Value & Trends Update
5	Denver County median home price since January 1988
5	.....	Denver County median rent and monthly cost of ownership since January 1988
6	.....	Resale \$/SF Year-over-Year Percentage Change: Denver County since January 1989
6	.....	Rental \$/SF Year-over-Year Percentage Change: Denver County since January 1989
7	.....	Historic Median Home Price Relative to Rental Parity: Denver County since January 1988
7	.....	TAIT Housing Report® Market Timing System Rating: Denver County since January 1988
8	.....	Cash Investor Capitalization Rate: Denver County since January 1988
8	.....	Financed Investor Cash-on-Cash Return: Denver County since January 1988
9	.....	Market Performance and Trends: Denver County and Major Cities and Zips
11	.....	Market Timing Rating and Valuations: Denver County and Major Cities and Zips

Area Reports

13	.....	Denver County	39	.....	80219
14	.....	El Paso County	40	.....	80123
15	.....	Arapahoe County	41	.....	80220
16	.....	Jefferson County	42	.....	80231
17	.....	Adams County	43	.....	80210
18	.....	Larimer County	44	.....	80211
19	.....	Denver	45	.....	80205
20	.....	Colorado Springs	46	.....	80203
21	.....	Aurora	47	.....	80247
22	.....	Fort Collins	48	.....	80204
23	.....	Pueblo	49	.....	80209
24	.....	Lakewood	50	.....	80206
25	.....	Thornton	51	.....	80218
26	.....	Westminster	52	.....	80237
27	.....	Montbello	53	.....	80239
28	.....	Gateway - Green Valley Ranch	54	.....	80202
29	.....	Hampden	55	.....	80222
30	.....	Capitol Hill	56	.....	80249
31	.....	Hampden South	57	.....	80212
32	.....	Mar Lee	58	.....	80224
33	.....	Windsor	59	.....	80207
34	.....	Five Points	60	.....	80238
35	.....	Virginia Village	61	.....	80246
36	.....	Washington Virginia Vale	62	.....	80223
37	.....	Speer			
38	.....	Harvey Park			
63	.....	TAIT Housing Market Report Interpretation			

Denver County Housing Market Value & Trends Update

Historically, properties in this market sell at a -18.5% discount. Today's discount is 10.9%. This market is 7.6% overvalued.

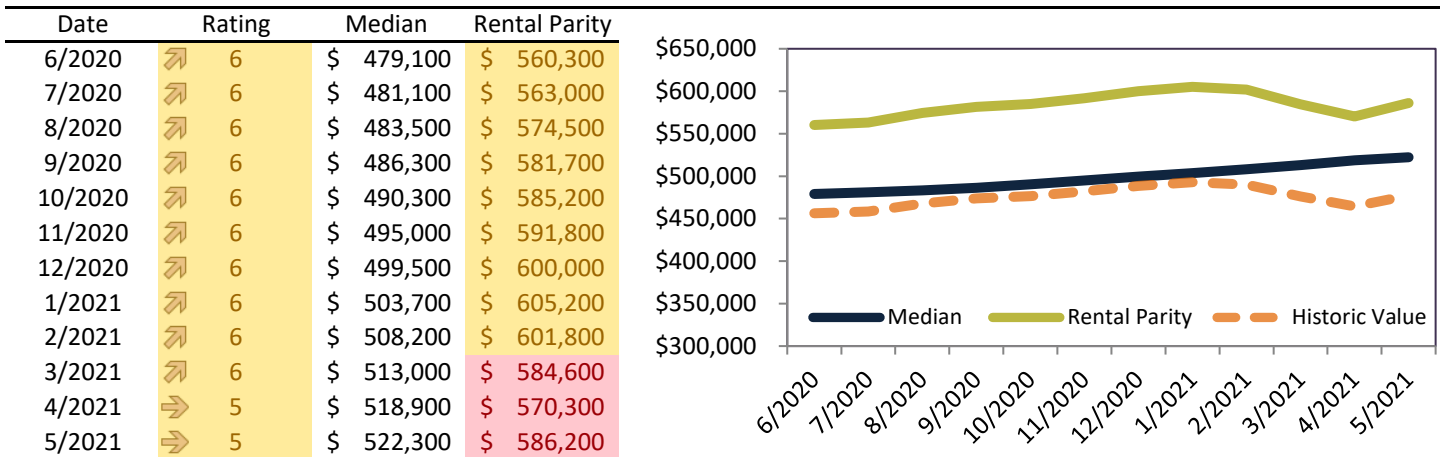
Median home price is \$522,300, and resale \$/SF is \$371/SF. Prices rose 1.2% year-over-year.

Monthly cost of ownership is \$2,072, and rents average \$2,325, making owning \$253 per month less costly than renting.

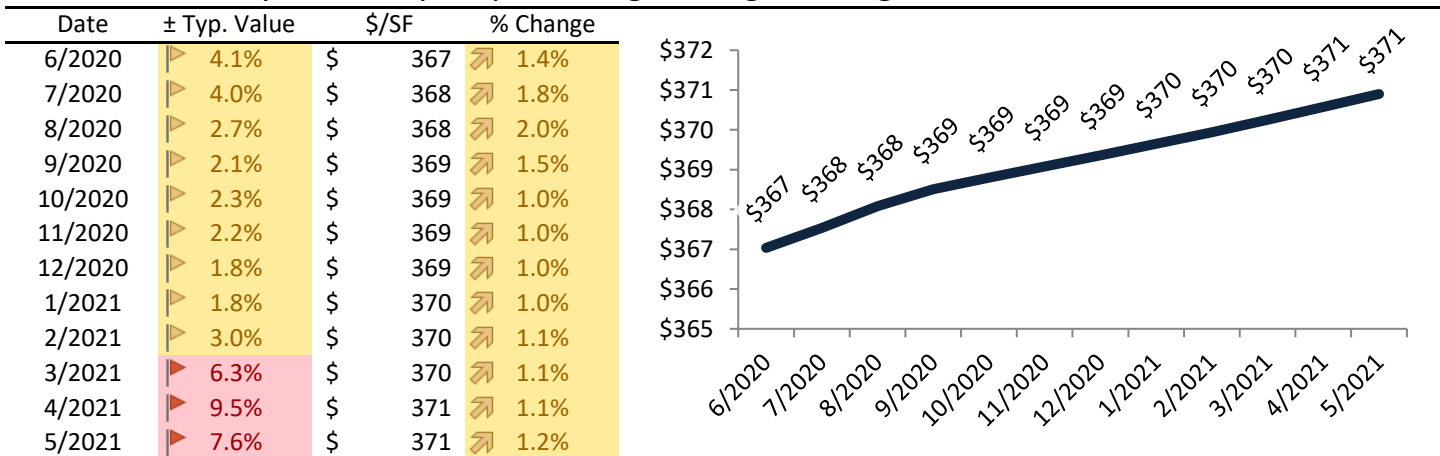
Rents rose 2.8% year-over-year. The current capitalization rate (rent/price) is 4.3%.

Market rating = 5

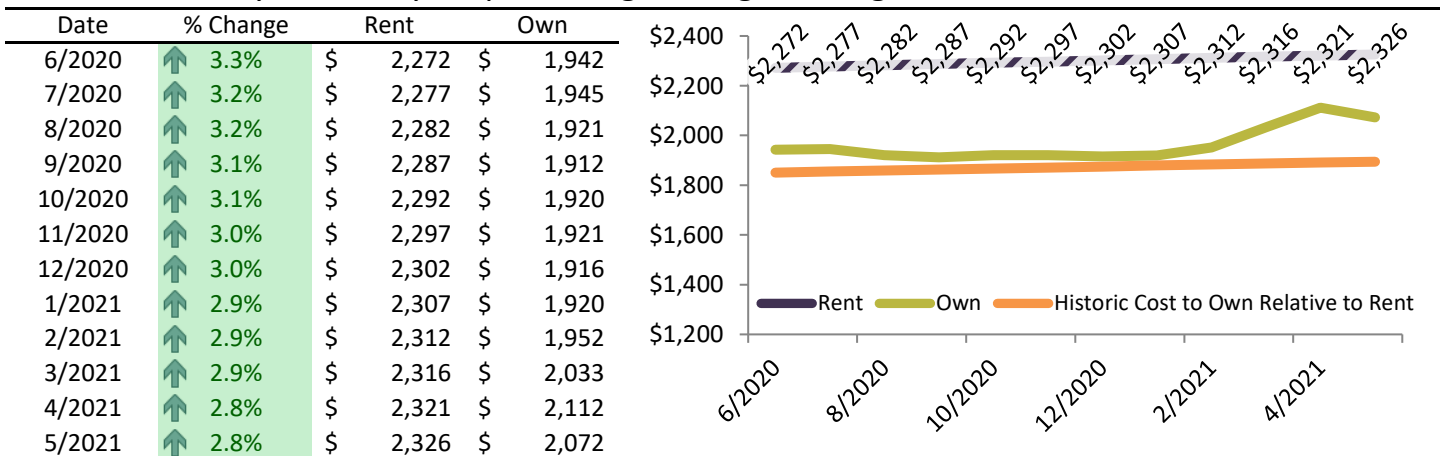
Median Home Price and Rental Parity trailing twelve months



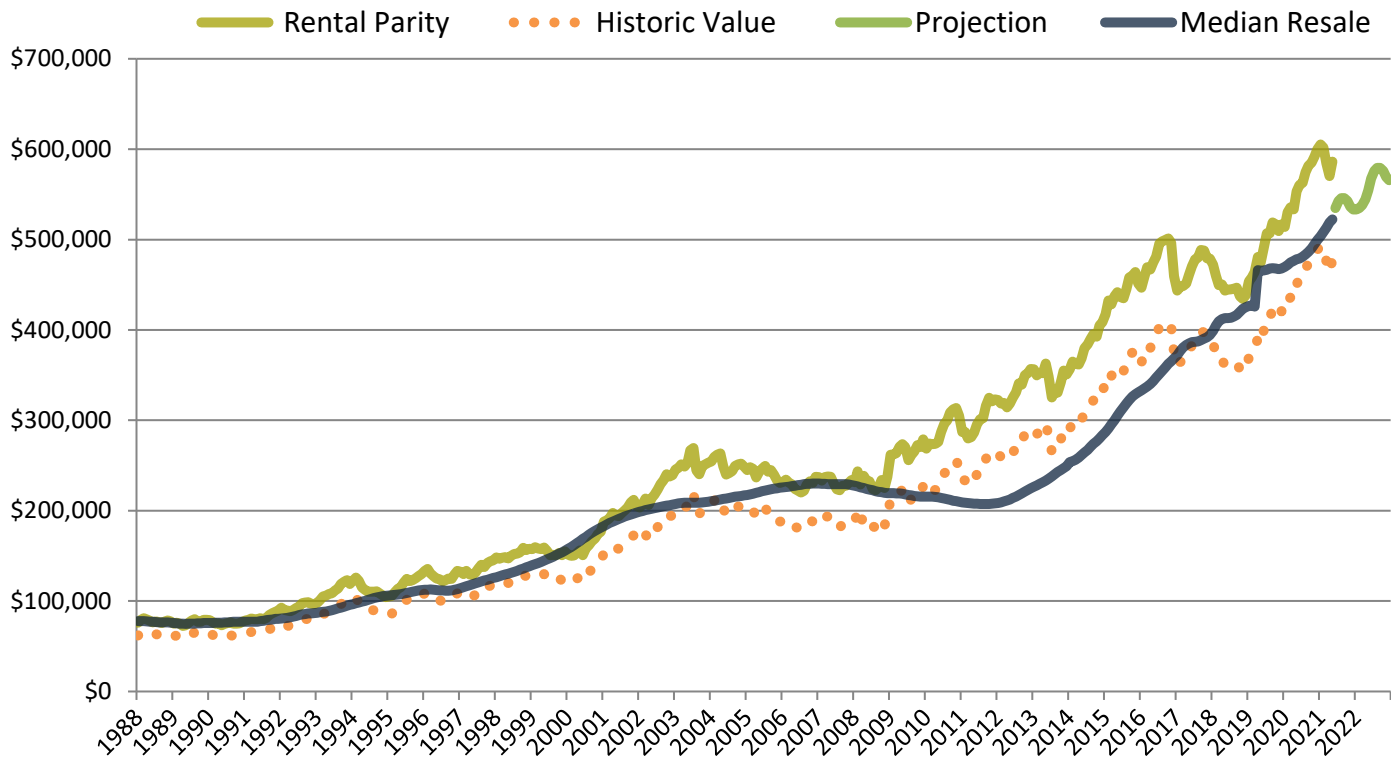
Resale \$/SF and year-over-year percentage change trailing twelve months



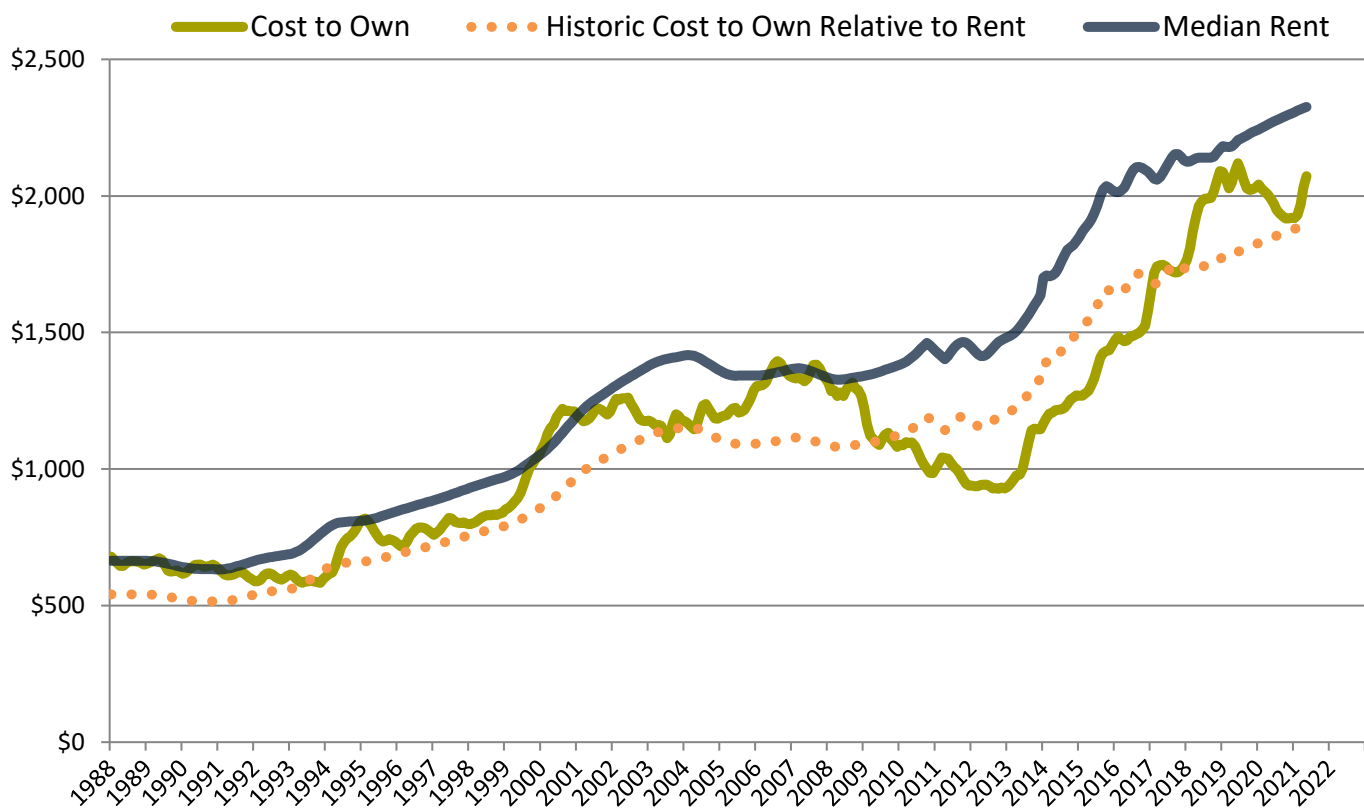
Rental rate and year-over-year percentage change trailing twelve months



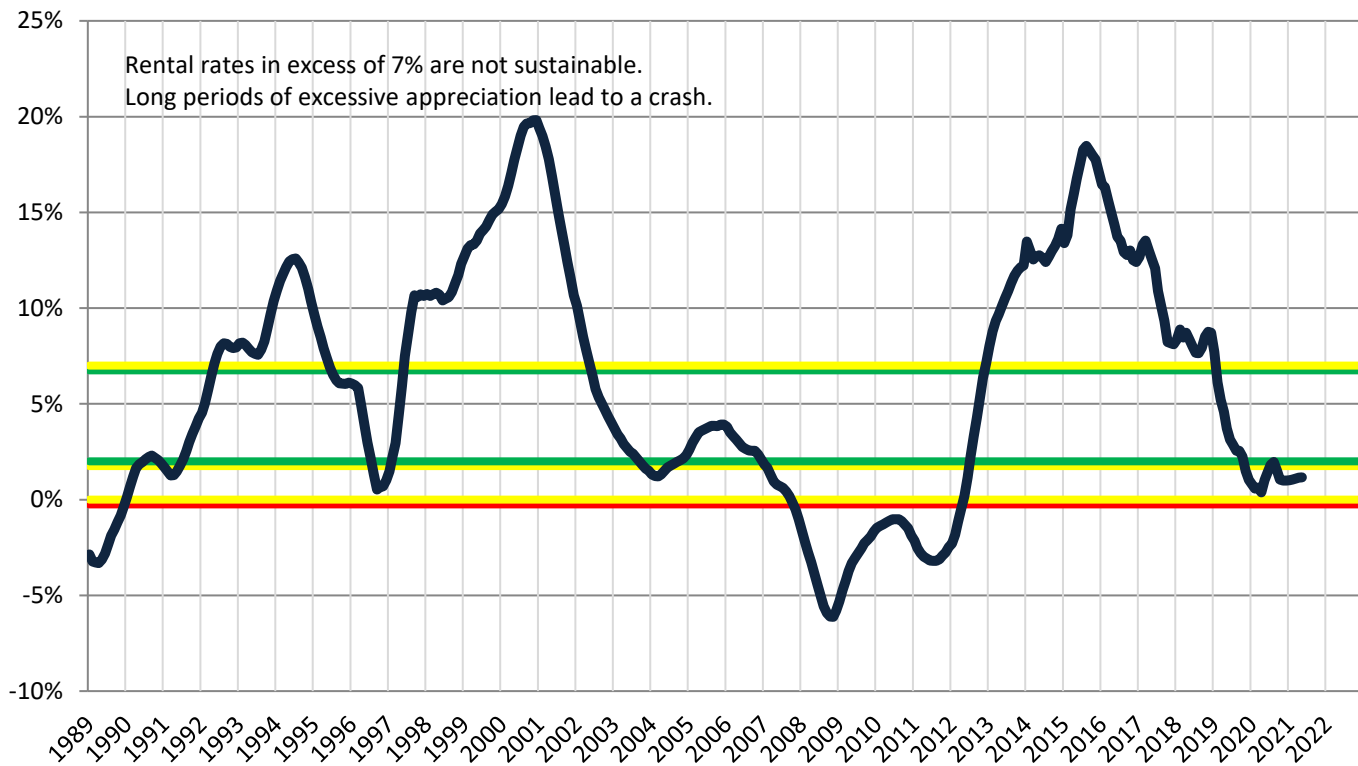
Denver County median home price since January 1988



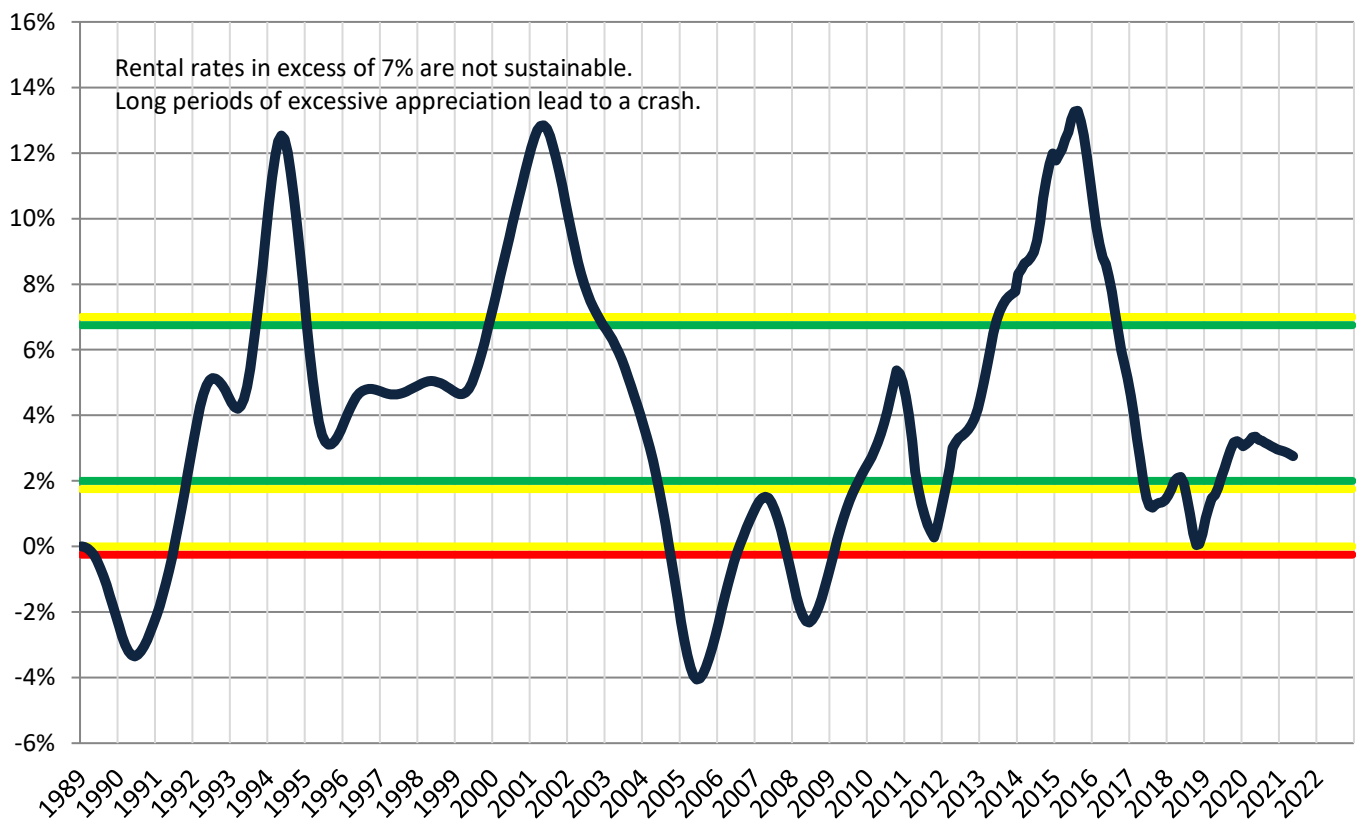
Denver County median rent and monthly cost of ownership since January 1988



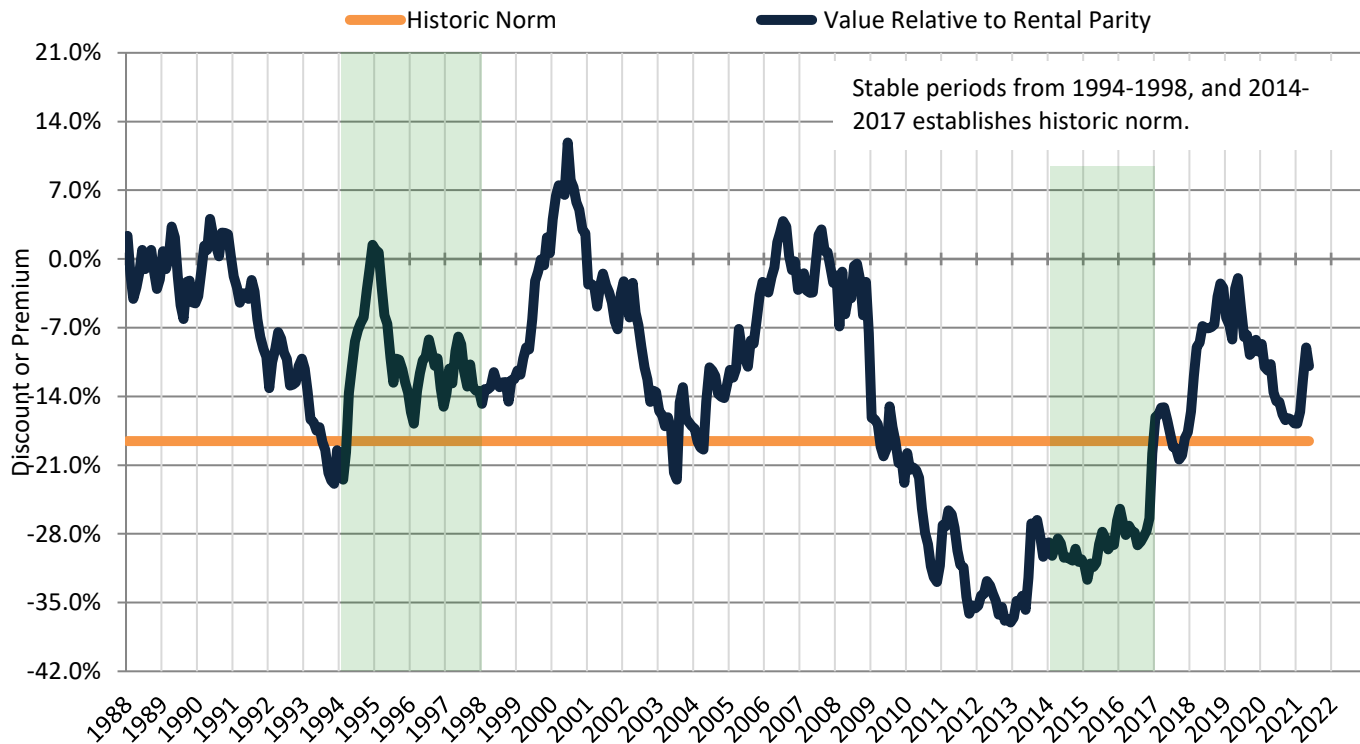
Resale \$/SF Year-over-Year Percentage Change: Denver County since January 1989



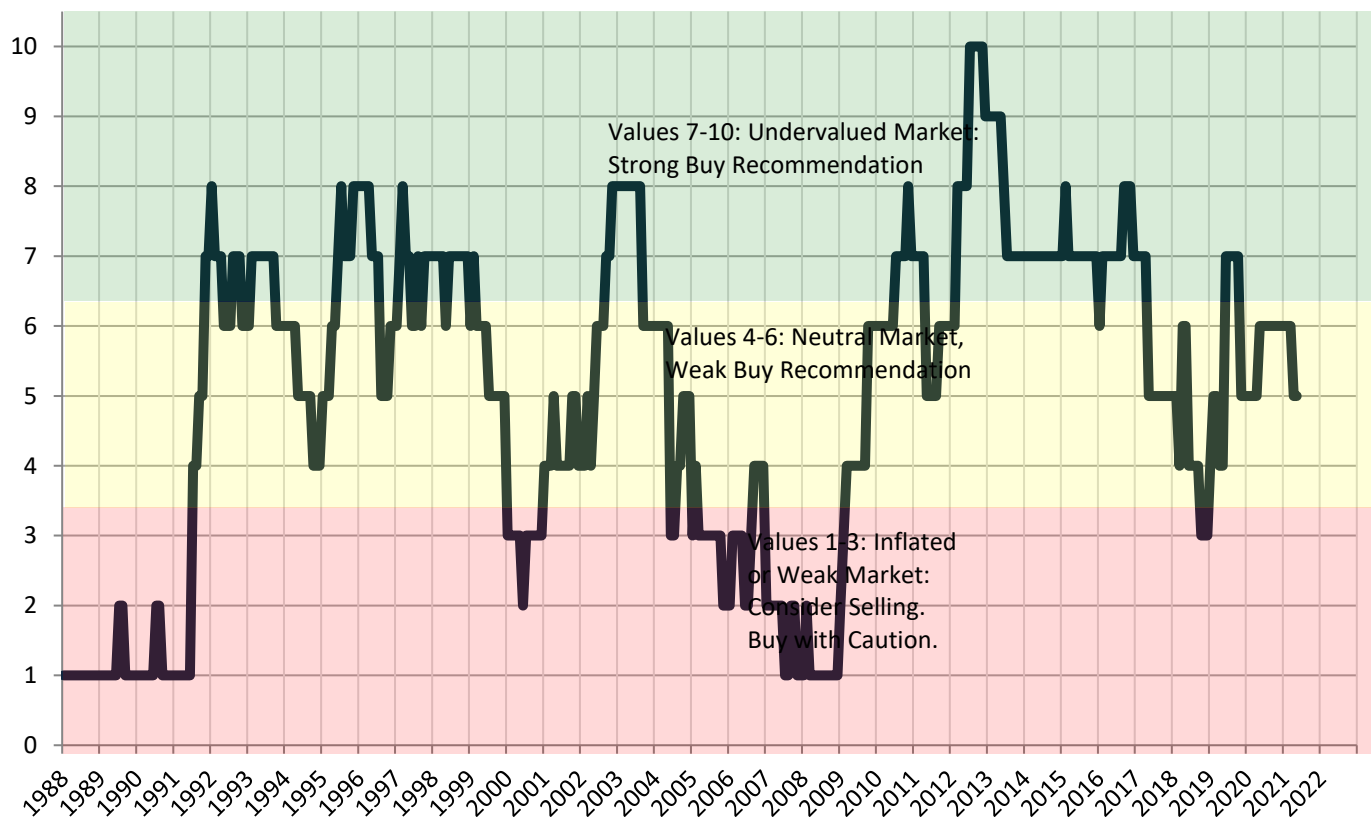
Rental \$/SF Year-over-Year Percentage Change: Denver County since January 1989



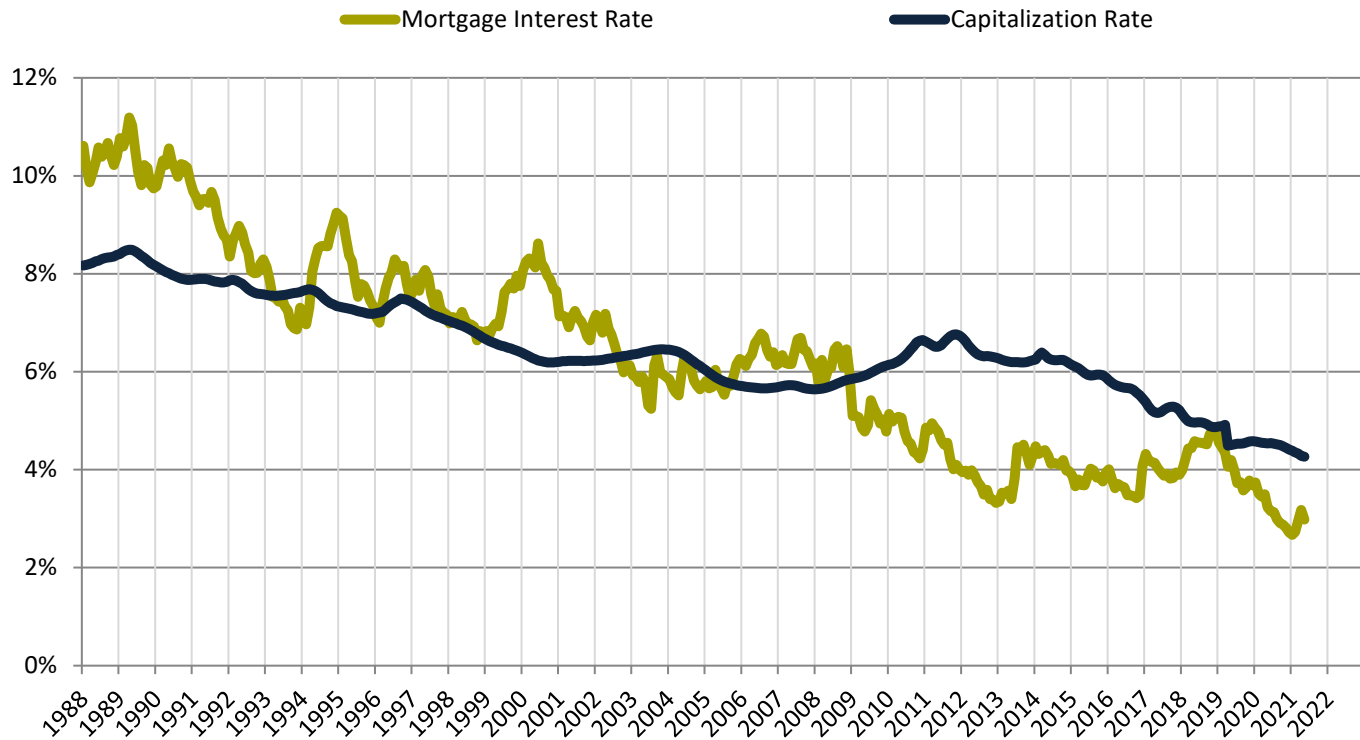
Historic Median Home Price Relative to Rental Parity: Denver County since January 1988



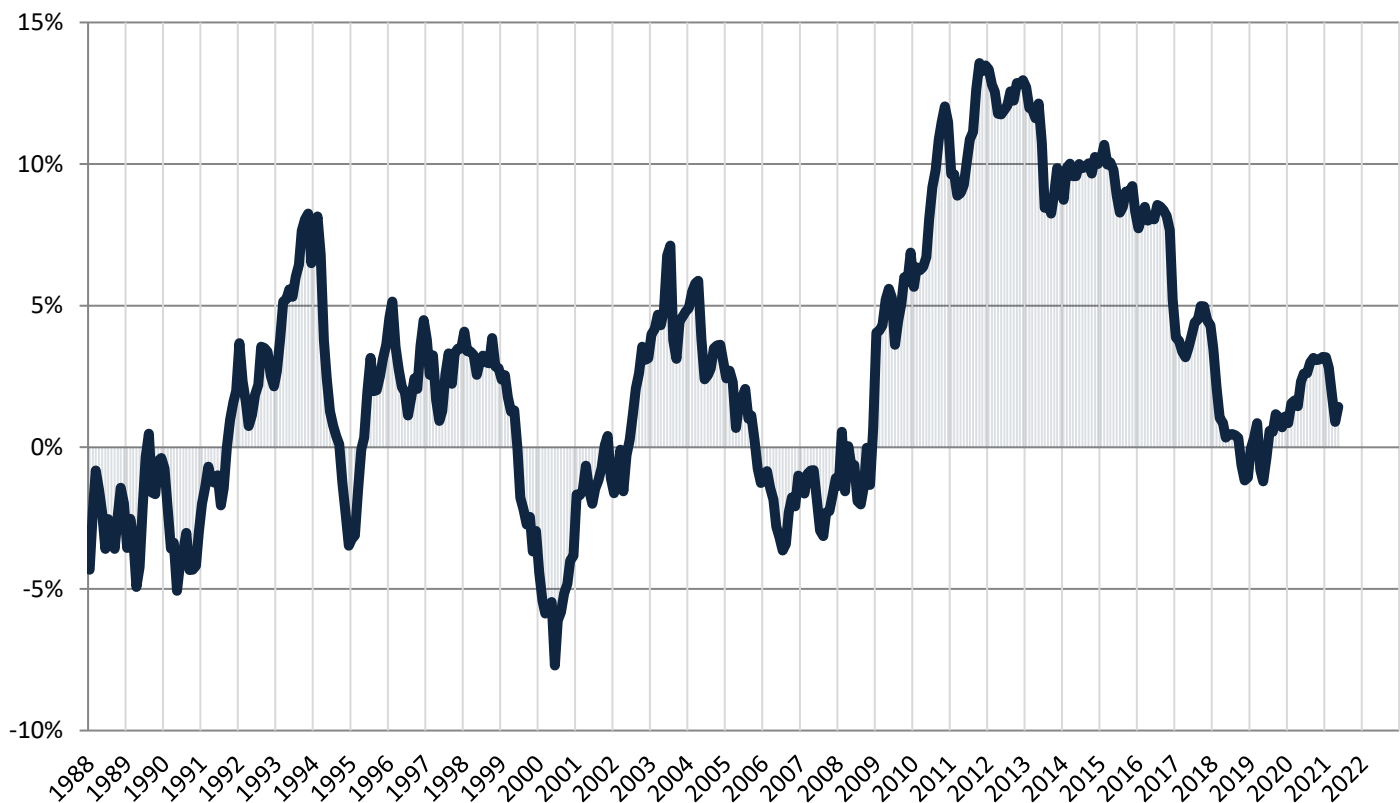
TAIT Housing Report® Market Timing System Rating: Denver County since January 1988



Cash Investor Capitalization Rate: Denver County since January 1988



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



Market Performance and Trends: Denver 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
Denver County	\$ 522,300	↔ 1.2%	\$ 371	↑ 2.8%	\$ 2,326	\$ 2,072	\$ (254)	4.3%
El Paso County	\$ 401,600	↑ 4.7%	\$ 224	↑ 5.3%	\$ 1,795	\$ 1,593	\$ (202)	4.3%
Arapahoe County	\$ 472,000	↔ 1.6%	\$ 253	↑ 2.4%	\$ 2,305	\$ 1,873	\$ (432)	4.7%
Jefferson County	\$ 562,100	↑ 2.0%	\$ 300	↑ 4.2%	\$ 2,389	\$ 2,230	\$ (159)	4.1%
Adams County	\$ 442,300	↔ 1.7%	\$ 251	↑ 4.0%	\$ 2,159	\$ 1,755	\$ (404)	4.7%
Larimer County	\$ 468,000	↔ 0.7%	\$ 252	↑ 3.1%	\$ 1,938	\$ 1,857	\$ (81)	4.0%
Denver	\$ 521,100	↔ 0.8%	\$ 368	↔ 1.9%	\$ 2,278	\$ 2,067	\$ (210)	4.2%
Colorado Springs	\$ 394,000	↑ 5.1%	\$ 226	↑ 3.0%	\$ 1,686	\$ 1,563	\$ (122)	4.1%
Aurora	\$ 422,300	↔ 1.8%	\$ 234	↑ 2.9%	\$ 2,129	\$ 1,675	\$ (454)	4.8%
Fort Collins	\$ 474,700	↔ 1.2%	\$ 252	↑ 3.3%	\$ 1,996	\$ 1,883	\$ (113)	4.0%
Pueblo	\$ 240,300	↑ 6.8%	\$ 172	↑ 3.8%	\$ 1,248	\$ 953	\$ (294)	5.0%
Lakewood	\$ 529,600	↑ 2.0%	\$ 300	↑ 4.4%	\$ 2,366	\$ 2,101	\$ (265)	4.3%
Thornton	\$ 461,400	↔ 1.6%	\$ 236	↑ 5.4%	\$ 2,350	\$ 1,830	\$ (520)	4.9%
Westminster	\$ 480,800	↔ 1.6%	\$ 267	↑ 4.7%	\$ 2,298	\$ 1,907	\$ (390)	4.6%
Montbello	\$ 392,400	↑ 2.5%	\$ 251	↑ 3.4%	\$ 2,100	\$ 1,557	\$ (543)	5.1%
Gateway - Green Valley Ran	\$ 422,700	↔ 1.0%	\$ 203	↑ 3.1%	\$ 2,211	\$ 1,677	\$ (534)	5.0%
Hampden	\$ 505,900	↔ 0.8%	\$ 242	↑ 2.8%	\$ 2,478	\$ 2,007	\$ (471)	4.7%
Capitol Hill	\$ 347,400	↓ -0.6%	\$ 363	↑ 6.6%	\$ 3,080	\$ 1,378	\$ (1,702)	8.5%
Hampden South	\$ 495,000	↔ 1.2%	\$ 237	↑ 3.9%	\$ 2,653	\$ 1,964	\$ (690)	5.1%
Mar Lee	\$ 404,400	↑ 2.5%	\$ 350	↔ 0.4%	\$ 1,860	\$ 1,604	\$ (256)	4.4%
Windsor	\$ 229,100	↓ -1.0%	\$ 191	↑ 3.8%	\$ 2,578	\$ 909	\$ (1,669)	10.8%
Five Points	\$ 579,500	↔ 0.0%	\$ 423	↑ 3.4%	\$ 2,562	\$ 2,299	\$ (263)	4.2%
Virginia Village	\$ 589,400	↓ -2.1%	\$ 364	↑ 3.4%	\$ 2,382	\$ 2,338	\$ (44)	3.9%
Washington Virginia Vale	\$ 512,300	↔ 1.4%	\$ 287	↑ 2.6%	\$ 2,412	\$ 2,032	\$ (380)	4.5%
Speer	\$ 550,900	↔ 0.3%	\$ 416	↑ 3.4%	\$ 2,678	\$ 2,186	\$ (492)	4.7%
Harvey Park	\$ 453,100	↓ 0.0%	\$ 339	↑ 3.1%	\$ 2,117	\$ 1,798	\$ (319)	4.5%

Market Performance and Trends: Denver 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
East Colfax	\$ 423,900	↔ 1.1%	\$ 399	↑ 3.3%	\$ 1,985	\$ 1,682	\$ (303)	4.5%
80219	\$ 408,600	↑ 2.4%	\$ 358	↔ 0.8%	\$ 1,865	\$ 1,621	\$ (244)	4.4%
80123	\$ 532,500	↔ 1.3%	\$ 268	↑ 2.1%	\$ 2,350	\$ 2,113	\$ (238)	4.2%
80220	\$ 659,400	↓ 0.0%	\$ 427	↔ 0.4%	\$ 2,436	\$ 2,616	\$ 180	3.5%
80231	\$ 420,100	↔ 1.2%	\$ 244	↑ 2.7%	\$ 2,497	\$ 1,667	\$ (830)	5.7%
80210	\$ 771,500	↔ 0.0%	\$ 482	↑ 3.5%	\$ 2,671	\$ 3,061	\$ 389	3.3%
80211	\$ 675,200	↓ -0.8%	\$ 480	↑ 2.7%	\$ 2,451	\$ 2,679	\$ 227	3.5%
80205	\$ 573,600	↓ -0.1%	\$ 425	↔ 1.4%	\$ 2,264	\$ 2,276	\$ 11	3.8%
80203	\$ 383,900	↔ 0.3%	\$ 385	↑ 4.7%	\$ 2,718	\$ 1,523	\$ (1,195)	6.8%
80247	\$ 267,400	↔ 1.2%	\$ 214	↑ 2.1%	\$ 2,347	\$ 1,061	\$ (1,287)	8.4%
80204	\$ 509,200	↔ 1.7%	\$ 411	↔ 0.8%	\$ 1,960	\$ 2,020	\$ 60	3.7%
80209	\$ 886,500	↓ -1.4%	\$ 488	↑ 5.1%	\$ 3,191	\$ 3,517	\$ 326	3.5%
80206	\$ 802,000	↓ -0.9%	\$ 436	↑ 6.4%	\$ 3,153	\$ 3,182	\$ 28	3.8%
80218	\$ 536,600	↔ 0.8%	\$ 399	↑ 5.2%	\$ 3,489	\$ 2,129	\$ (1,360)	6.2%
80237	\$ 522,000	↑ 2.6%	\$ 247	↑ 4.8%	\$ 2,730	\$ 2,071	\$ (659)	5.0%
80239	\$ 393,900	↑ 2.4%	\$ 244	↑ 3.7%	\$ 2,114	\$ 1,563	\$ (551)	5.2%
80202	\$ 573,900	↔ 1.7%	\$ 495	↑ 3.7%	\$ 2,752	\$ 2,277	\$ (476)	4.6%
80222	\$ 555,000	↓ -1.1%	\$ 340	↑ 4.7%	\$ 2,452	\$ 2,202	\$ (250)	4.2%
80249	\$ 423,000	↔ 1.6%	\$ 203	↑ 3.4%	\$ 2,241	\$ 1,678	\$ (563)	5.1%
80212	\$ 669,000	↓ -1.2%	\$ 463	↑ 2.7%	\$ 2,329	\$ 2,654	\$ 325	3.3%
80224	\$ 575,400	↔ 0.3%	\$ 292	↑ 3.9%	\$ 2,550	\$ 2,283	\$ (267)	4.3%
80207	\$ 588,200	↓ -0.9%	\$ 427	↔ 0.9%	\$ 2,235	\$ 2,334	\$ 99	3.6%
80238	\$ 708,900	↑ 2.5%	\$ 320	↔ 0.6%	\$ 2,805	\$ 2,812	\$ 8	3.8%
80246	\$ 581,200	↔ 0.6%	\$ 374	↑ 3.5%	\$ 2,534	\$ 2,306	\$ (229)	4.2%
80223	\$ 436,400	↔ 1.6%	\$ 380	↑ 2.5%	\$ 1,986	\$ 1,731	\$ (254)	4.4%

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

Study Area	Rating	Median	Rental Parity	% Over/Under Rental Parity	Historic Premium	% Over/Under Historic Prem.
Denver County	⇒ 5	\$ 522,300	\$ 586,200	▶ -10.9%	-18.5%	▶ 7.6%
El Paso County	↑ 9	\$ 401,600	\$ 452,400	● -20.3%	-8.4%	▶ -11.9%
Arapahoe County	↗ 6	\$ 472,000	\$ 580,900	● -18.7%	-19.3%	▶ 0.6%
Jefferson County	↑ 8	\$ 562,100	\$ 602,100	▶ -6.7%	-11.7%	▶ 5.0%
Adams County	↗ 6	\$ 442,300	\$ 544,100	● -18.7%	-18.9%	▶ 0.2%
Larimer County	⇒ 5	\$ 468,000	\$ 488,400	▶ -4.1%	-18.0%	● 13.9%
Denver	⇒ 3	\$ 521,100	\$ 574,100	▶ -9.2%	-18.5%	▶ 9.3%
Colorado Springs	↗ 7	\$ 394,000	\$ 424,800	▶ -7.2%	-16.9%	▶ 9.7%
Aurora	↗ 6	\$ 422,300	\$ 536,600	● -21.3%	-23.1%	▶ 1.8%
Fort Collins	⇒ 5	\$ 474,700	\$ 503,100	▶ -5.6%	-18.3%	● 12.7%
Pueblo	↗ 6	\$ 240,300	\$ 314,500	● -23.6%	-40.4%	● 16.8%
Lakewood	↑ 8	\$ 529,600	\$ 596,200	▶ -11.1%	-14.4%	▶ 3.3%
Thornton	↗ 6	\$ 461,400	\$ 592,300	● -22.1%	-18.2%	▶ -3.9%
Westminster	↗ 6	\$ 480,800	\$ 579,200	● -17.0%	-16.4%	▶ -0.6%
Montbello	↑ 8	\$ 392,400	\$ 529,300	● -25.9%	-25.8%	▶ -0.1%
Gateway - Green Valley Ran	↗ 7	\$ 422,700	\$ 557,300	● -24.1%	-11.4%	● -12.7%
Hampden	↗ 6	\$ 505,900	\$ 624,500	● -19.0%	-17.8%	▶ -1.2%
Capitol Hill	↗ 6	\$ 347,400	\$ 776,200	● -55.2%	-60.1%	▶ 4.9%
Hampden South	↗ 6	\$ 495,000	\$ 668,800	● -26.0%	-19.7%	▶ -6.3%
Mar Lee	⇒ 5	\$ 404,400	\$ 468,900	● -13.7%	-24.0%	▶ 10.3%
Windsor	↗ 6	\$ 229,100	\$ 649,700	● -64.7%	-63.8%	▶ -0.9%
Five Points	⇒ 5	\$ 579,500	\$ 645,800	▶ -10.3%	-23.1%	● 12.8%
Virginia Village	⇒ 5	\$ 589,400	\$ 600,500	▶ -1.9%	-12.7%	▶ 10.8%
Washington Virginia Vale	⇒ 5	\$ 512,300	\$ 607,900	● -15.8%	-25.7%	▶ 9.9%
Speer	⇒ 5	\$ 550,900	\$ 675,000	● -18.4%	-26.5%	▶ 8.1%
Harvey Park	↗ 6	\$ 453,100	\$ 533,500	● -15.0%	-15.4%	▶ 0.4%

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

Study Area	Rating	Median	Rental Parity	% Over/Under Rental Parity	Historic Premium	% Over/Under Historic Prem.
East Colfax	⇒ 5	\$ 423,900	\$ 500,300	● -15.3%	-28.9%	● 13.6%
80219	⇒ 5	\$ 408,600	\$ 470,000	● -13.1%	-26.2%	● 13.1%
80123	↗ 6	\$ 532,500	\$ 592,400	▶ -10.1%	-16.7%	▶ 6.6%
80220	↓ 2	\$ 659,400	\$ 614,000	▶ 7.4%	-19.3%	● 19.9%
80231	↗ 6	\$ 420,100	\$ 629,300	● -33.3%	-30.7%	▶ -2.6%
80210	↘ 4	\$ 771,500	\$ 673,300	● 14.6%	-3.5%	● 18.1%
80211	↘ 3	\$ 675,200	\$ 617,800	▶ 9.3%	-17.9%	● 27.2%
80205	↓ 1	\$ 573,600	\$ 570,700	▶ 0.5%	-27.2%	● 27.7%
80203	↗ 6	\$ 383,900	\$ 685,000	● -44.0%	-46.9%	▶ 2.9%
80247	↗ 7	\$ 267,400	\$ 591,700	● -28.9%	-17.9%	▶ -11.0%
80204	↓ 1	\$ 509,200	\$ 494,000	▶ 3.1%	-25.1%	● 28.2%
80209	↘ 4	\$ 886,500	\$ 804,200	▶ 10.2%	-4.0%	● 14.2%
80206	⇒ 5	\$ 802,000	\$ 794,800	▶ 0.9%	-10.2%	▶ 11.1%
80218	↗ 6	\$ 536,600	\$ 879,400	● -39.0%	-42.3%	▶ 3.3%
80237	↑ 8	\$ 522,000	\$ 688,100	● -24.2%	-18.0%	▶ -6.2%
80239	↑ 8	\$ 393,900	\$ 532,700	● -26.0%	-25.1%	▶ -0.9%
80202	↗ 6	\$ 573,900	\$ 693,700	● -17.2%	-21.1%	▶ 3.9%
80222	↗ 6	\$ 555,000	\$ 618,000	▶ -10.2%	-15.7%	▶ 5.5%
80249	↗ 7	\$ 423,000	\$ 564,800	● -25.1%	-11.7%	● -13.4%
80212	↘ 3	\$ 669,000	\$ 587,000	● 14.0%	-12.8%	● 26.8%
80224	⇒ 5	\$ 575,400	\$ 642,700	▶ -10.5%	-17.5%	▶ 7.0%
80207	↓ 1	\$ 588,200	\$ 563,200	▶ 4.4%	-24.4%	● 28.8%
80238	↘ 4	\$ 708,900	\$ 706,900	▶ 0.2%	-16.6%	● 16.8%
80246	⇒ 5	\$ 581,200	\$ 638,800	▶ -9.1%	-22.2%	● 13.1%
80223	↘ 4	\$ 436,400	\$ 500,500	● -12.8%	-27.3%	● 14.5%

El Paso County Housing Market Value & Trends Update

Historically, properties in this market sell at a -8.4% discount. Today's discount is 20.3%. This market is 11.9% undervalued.

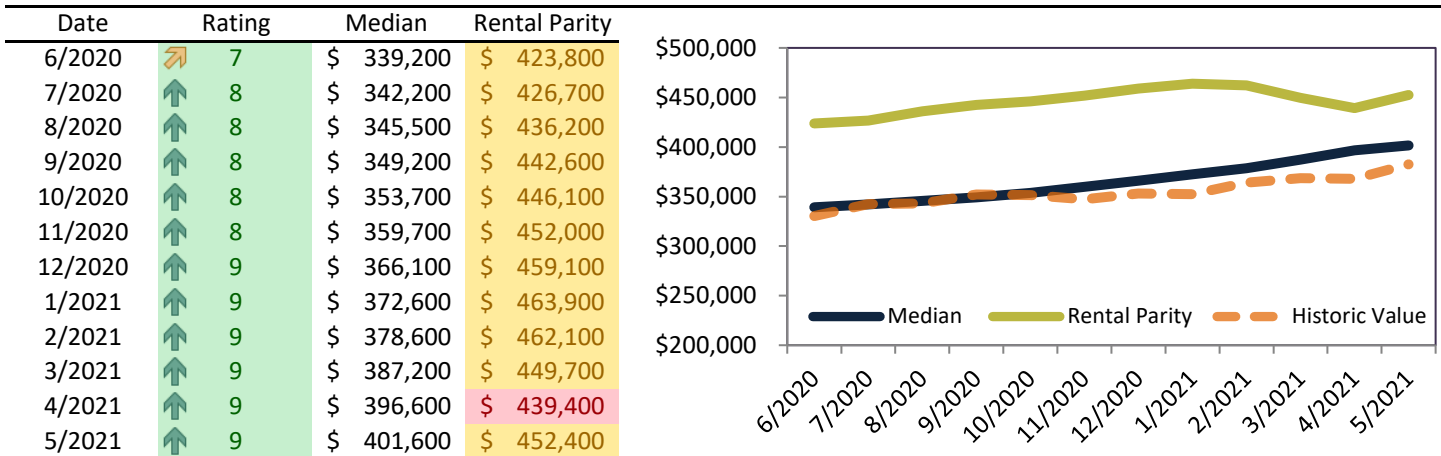
Median home price is \$401,600, and resale \$/SF is \$224/SF. Prices rose 4.7% year-over-year.

Monthly cost of ownership is \$1,593, and rents average \$1,794, making owning \$201 per month less costly than renting.

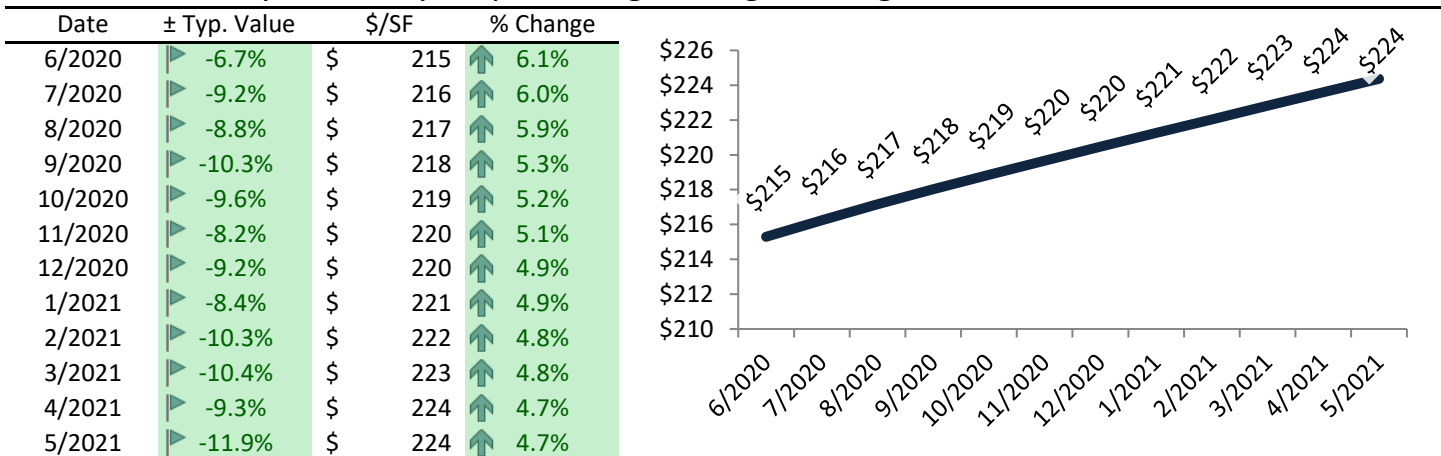
Rents rose 5.3% year-over-year. The current capitalization rate (rent/price) is 4.9%.

Market rating = 9

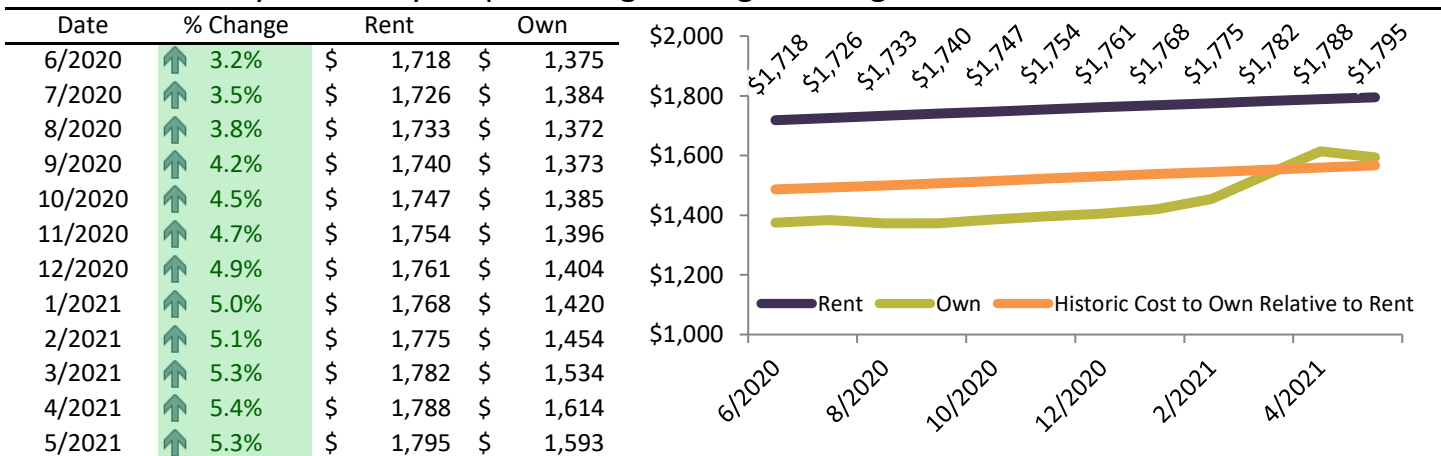
Median Home Price and Rental Parity trailing twelve months



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



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



Arapahoe County Housing Market Value & Trends Update

Historically, properties in this market sell at a -19.3% discount. Today's discount is 18.7%. This market is 0.6% overvalued.

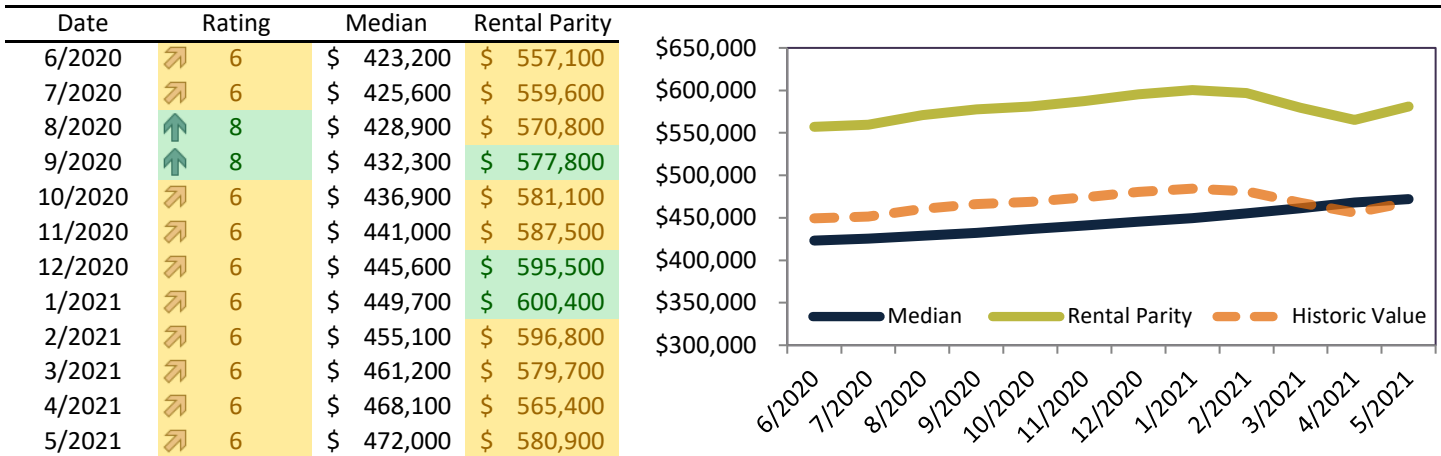
Median home price is \$472,000, and resale \$/SF is \$253/SF. Prices rose 1.6% year-over-year.

Monthly cost of ownership is \$1,872, and rents average \$2,304, making owning \$432 per month less costly than renting.

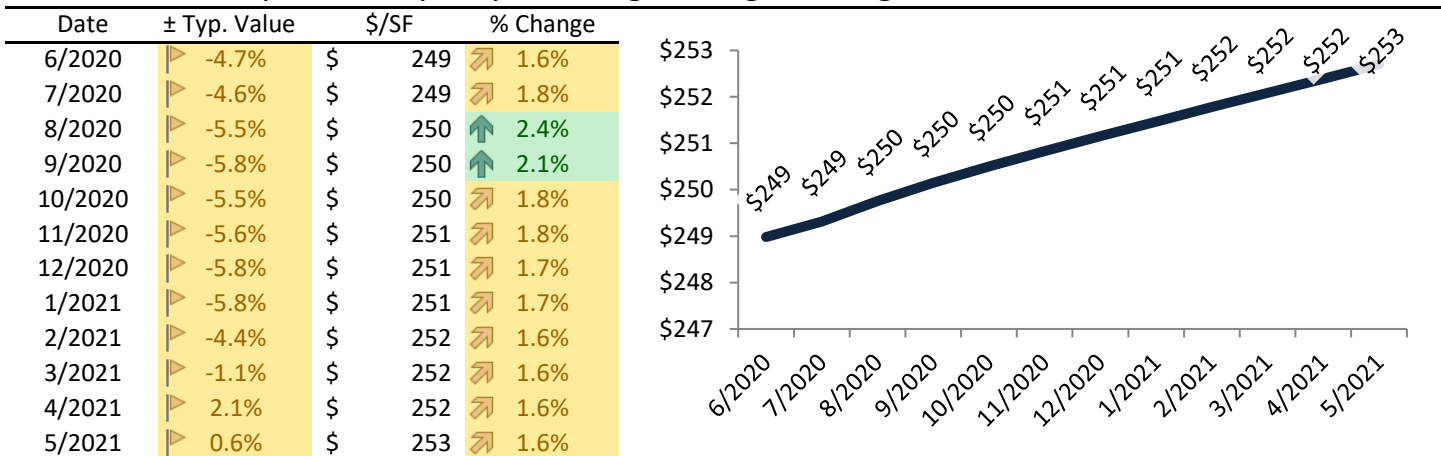
Rents rose 2.4% year-over-year. The current capitalization rate (rent/price) is 4.7%.

Market rating = 6

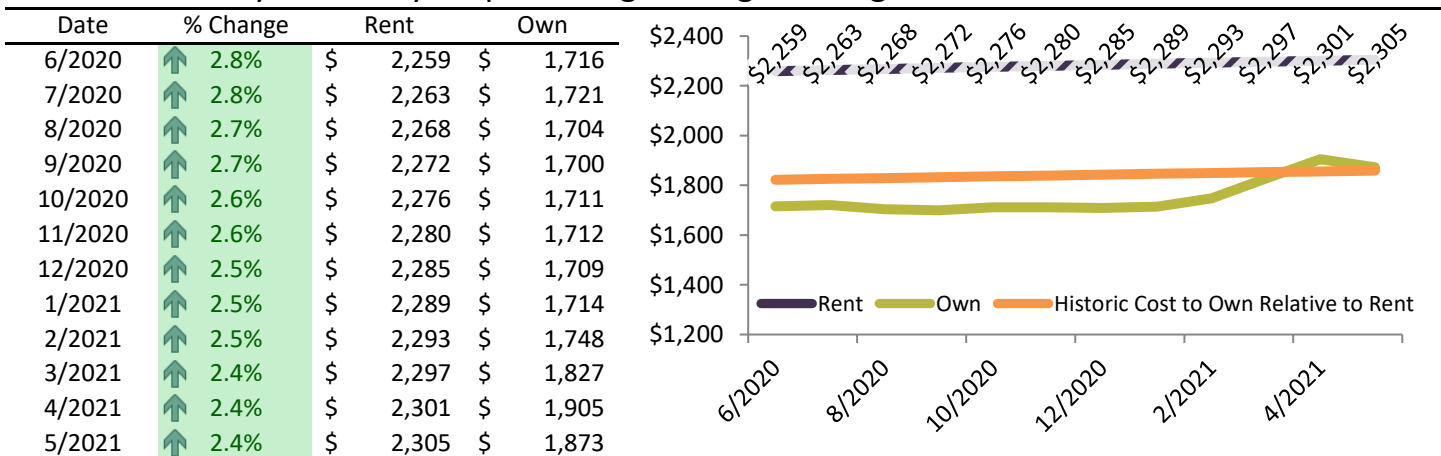
Median Home Price and Rental Parity trailing twelve months



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



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

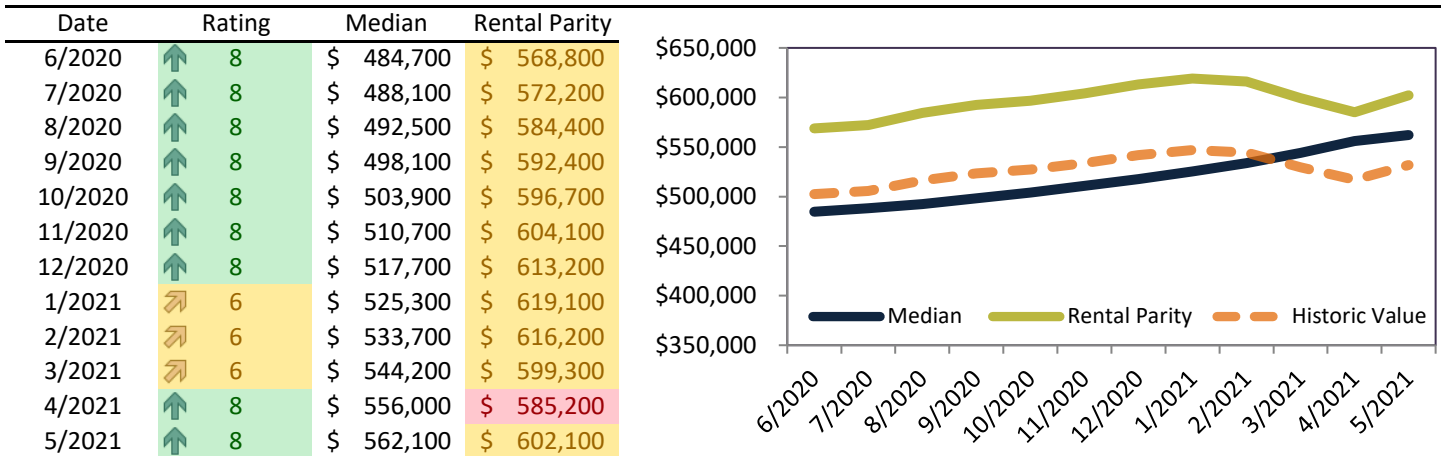


Jefferson County Housing Market Value & Trends Update

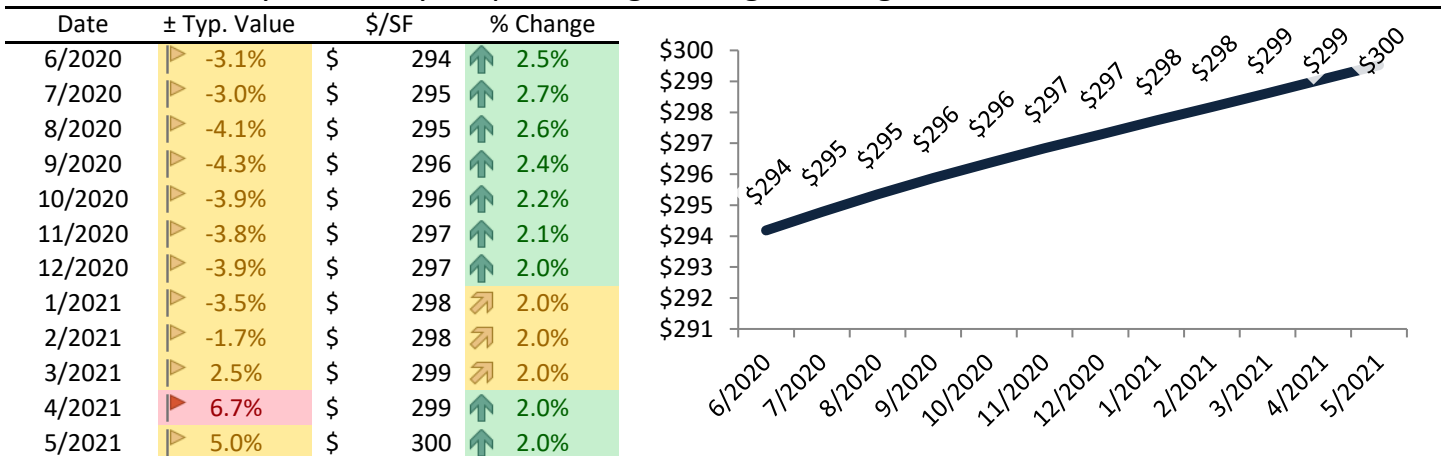
Historically, properties in this market sell at a -11.7% discount. Today's discount is 6.7%. This market is 5.0% overvalued. Median home price is \$562,100, and resale \$/SF is \$300/SF. Prices rose 2.0% year-over-year. Monthly cost of ownership is \$2,229, and rents average \$2,388, making owning \$158 per month less costly than renting. Rents rose 4.2% year-over-year. The current capitalization rate (rent/price) is 4.1%.

Market rating = 8

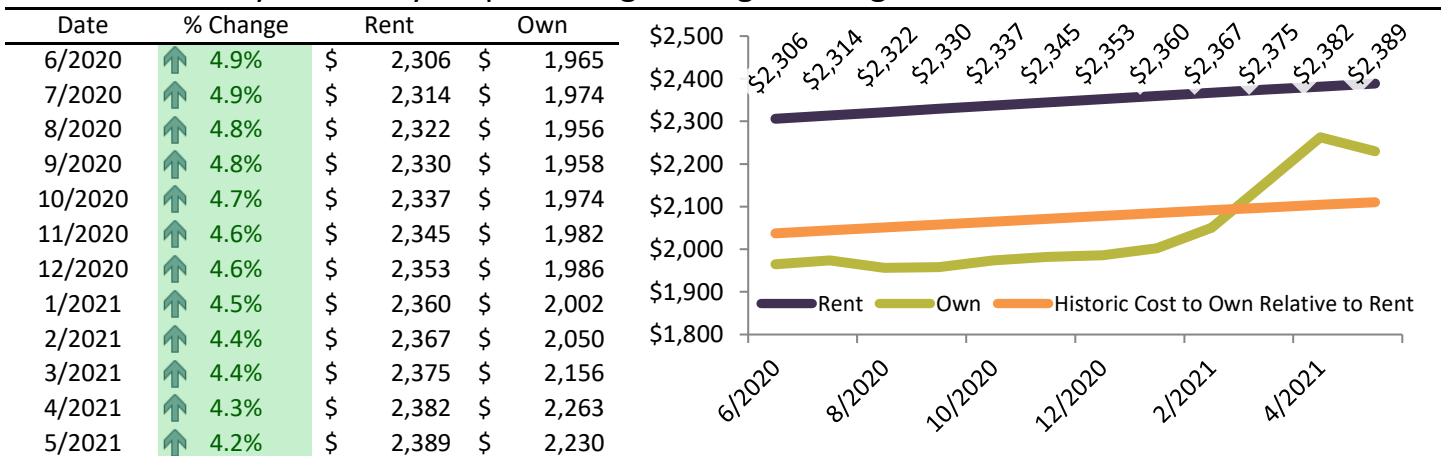
Median Home Price and Rental Parity trailing twelve months



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



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



Adams County Housing Market Value & Trends Update

Historically, properties in this market sell at a -18.9% discount. Today's discount is 18.7%. This market is 0.2% overvalued.

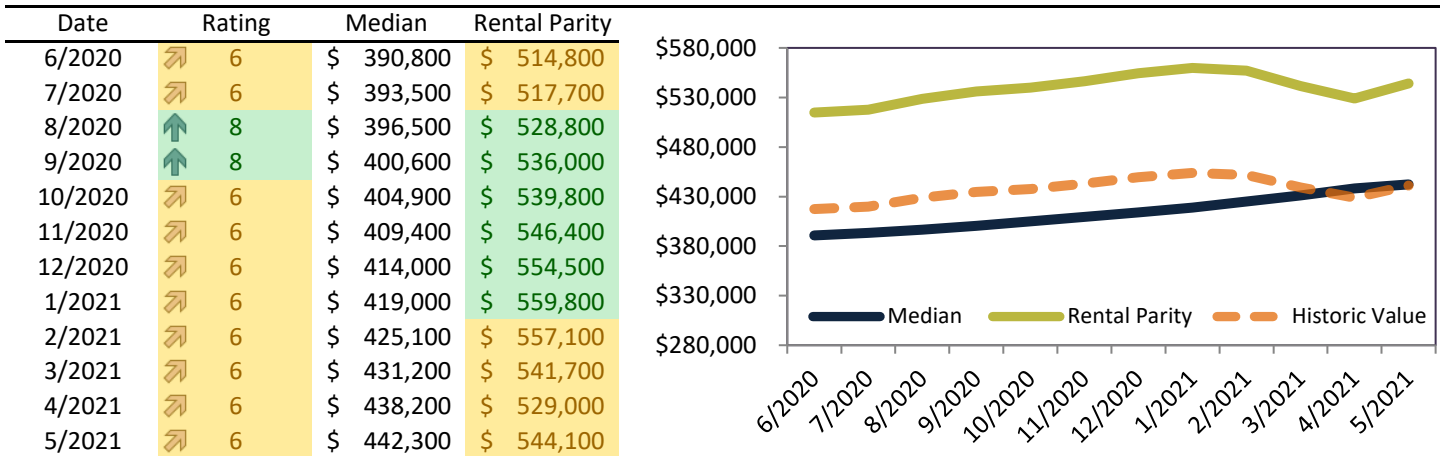
Median home price is \$442,300, and resale \$/SF is \$251/SF. Prices rose 1.7% year-over-year.

Monthly cost of ownership is \$1,754, and rents average \$2,158, making owning \$404 per month less costly than renting.

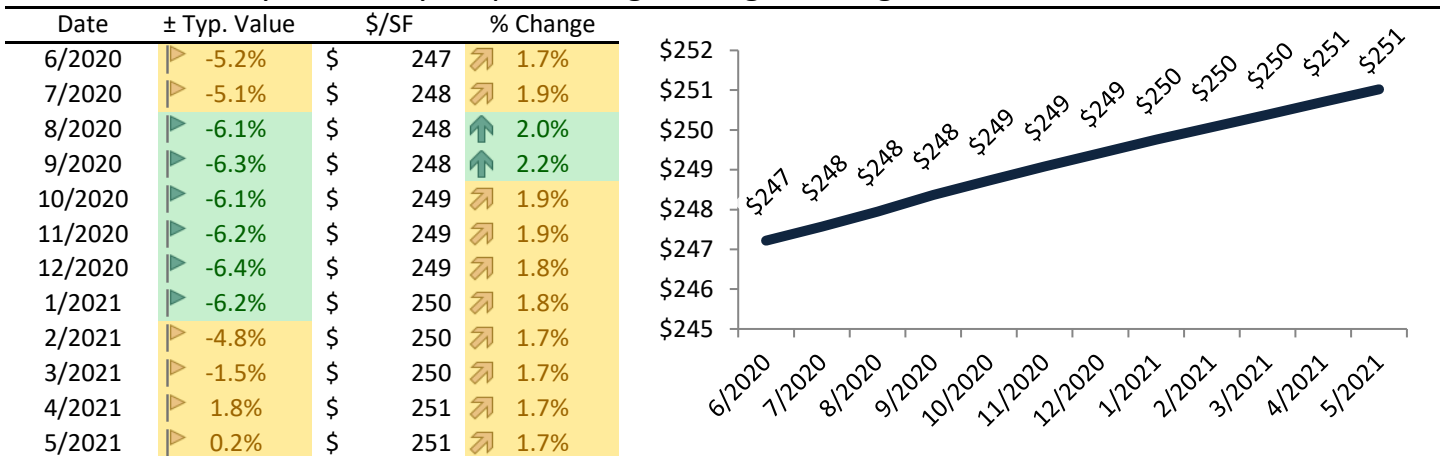
Rents rose 4.0% year-over-year. The current capitalization rate (rent/price) is 4.7%.

Market rating = 6

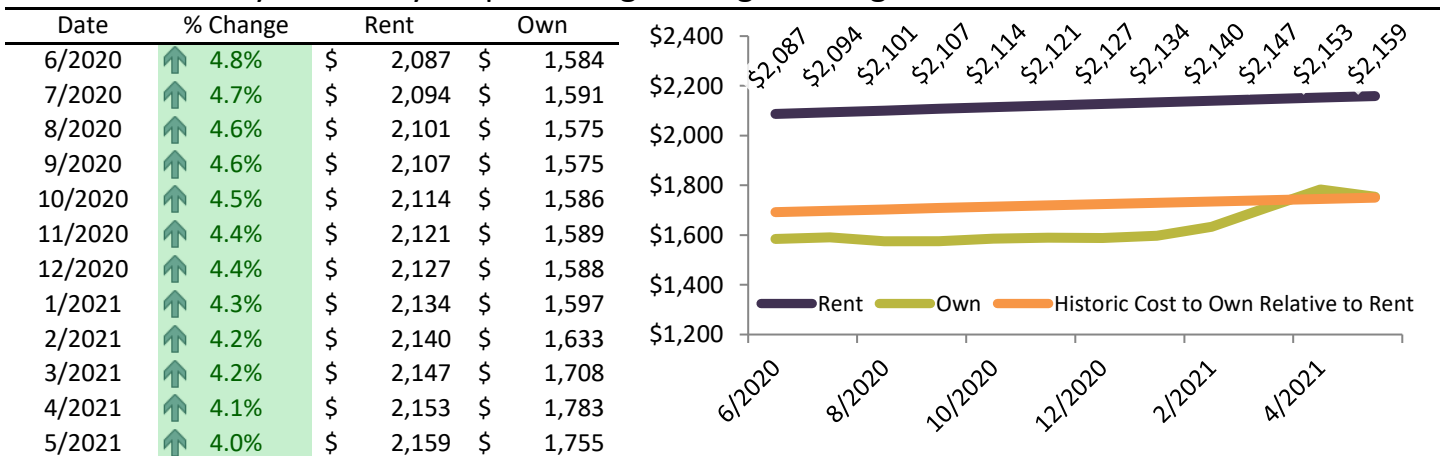
Median Home Price and Rental Parity trailing twelve months



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



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

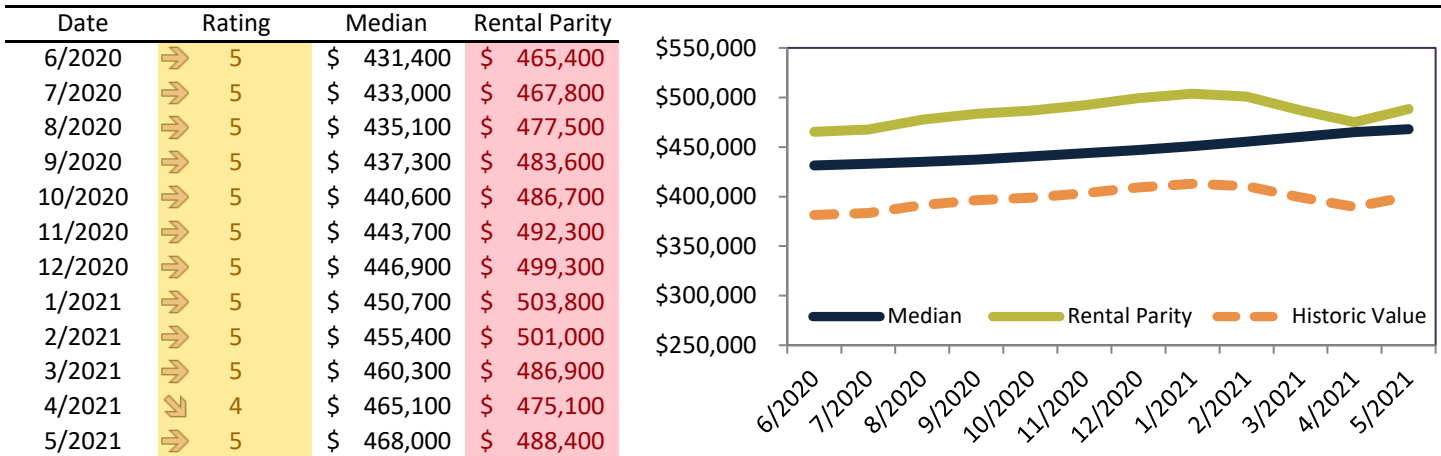


Larimer County Housing Market Value & Trends Update

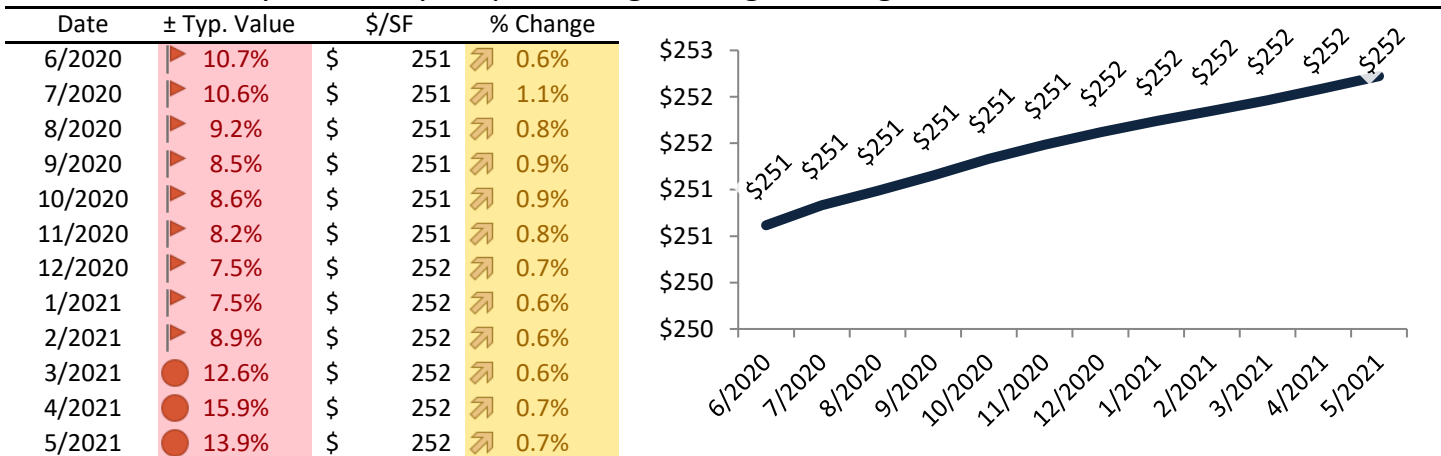
Historically, properties in this market sell at a -18.0% discount. Today's discount is 4.1%. This market is 13.9% overvalued. Median home price is \$468,000, and resale \$/SF is \$252/SF. Prices rose 0.7% year-over-year. Monthly cost of ownership is \$1,856, and rents average \$1,937, making owning \$081 per month less costly than renting. Rents rose 3.1% year-over-year. The current capitalization rate (rent/price) is 4.0%.

Market rating = 5

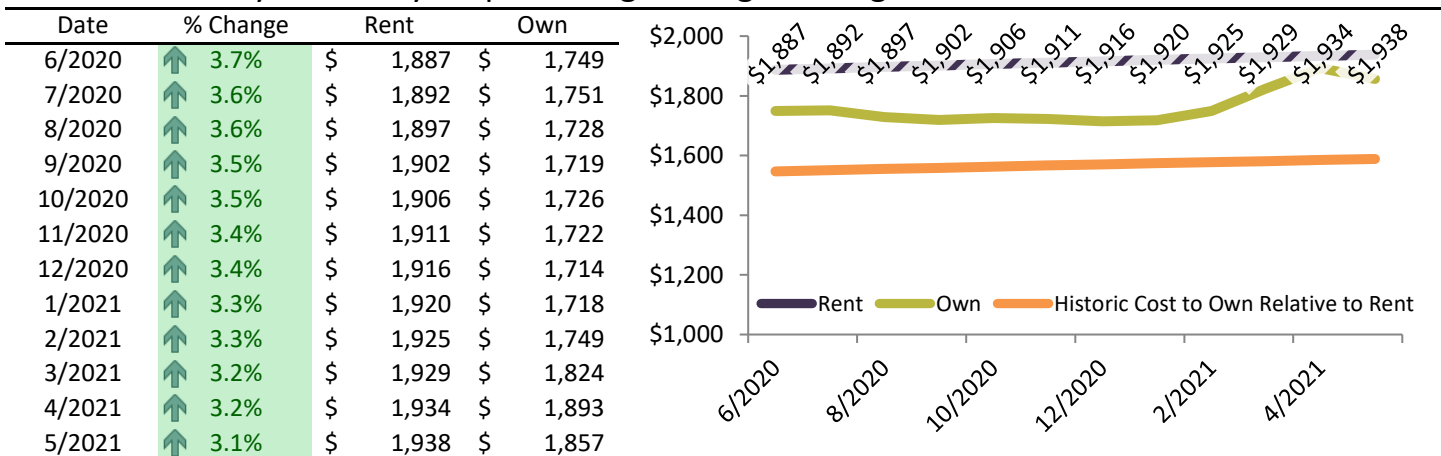
Median Home Price and Rental Parity trailing twelve months



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



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



Denver Housing Market Value & Trends Update

Historically, properties in this market sell at a -18.5% discount. Today's discount is 9.2%. This market is 9.3% overvalued.

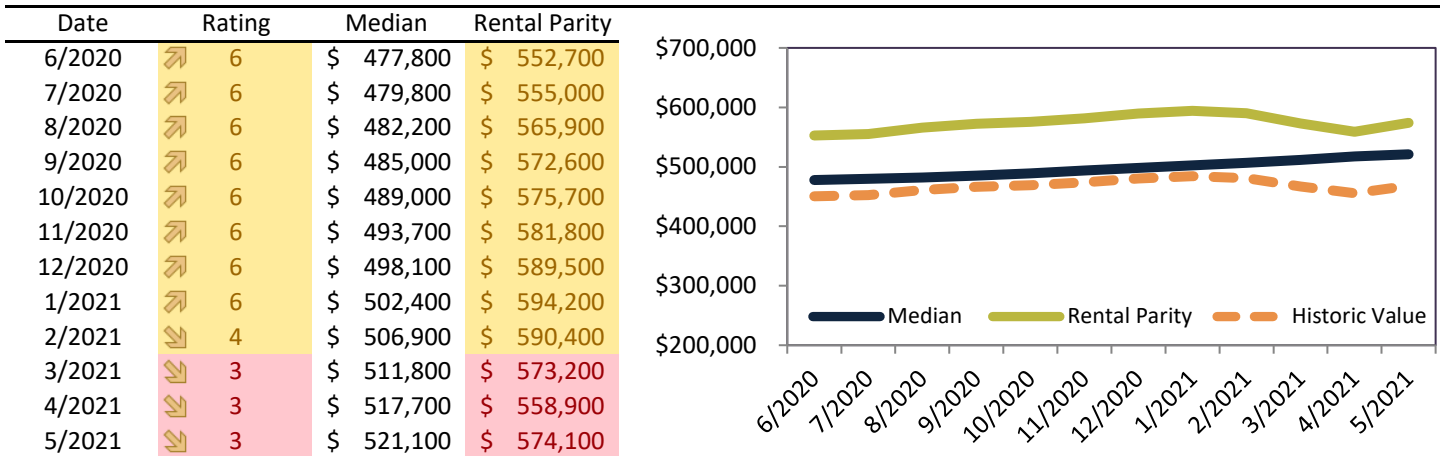
Median home price is \$521,100, and resale \$/SF is \$368/SF. Prices rose 0.8% year-over-year.

Monthly cost of ownership is \$2,067, and rents average \$2,277, making owning \$210 per month less costly than renting.

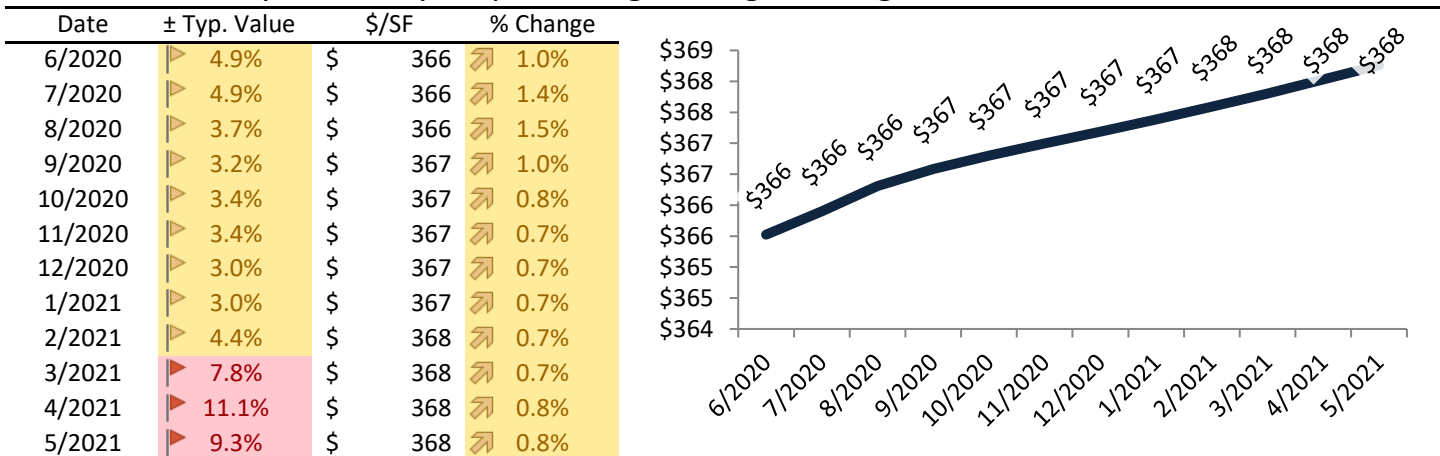
Rents rose 1.9% year-over-year. The current capitalization rate (rent/price) is 4.2%.

Market rating = 3

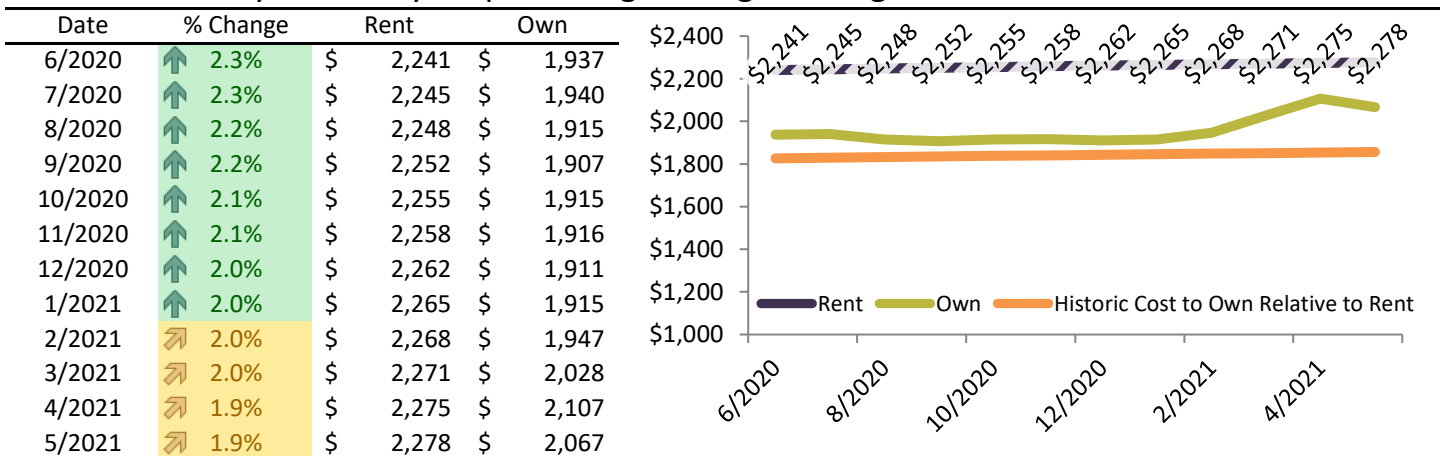
Median Home Price and Rental Parity trailing twelve months



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



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



Colorado Springs Housing Market Value & Trends Update

Historically, properties in this market sell at a -16.9% discount. Today's discount is 7.2%. This market is 9.7% overvalued.

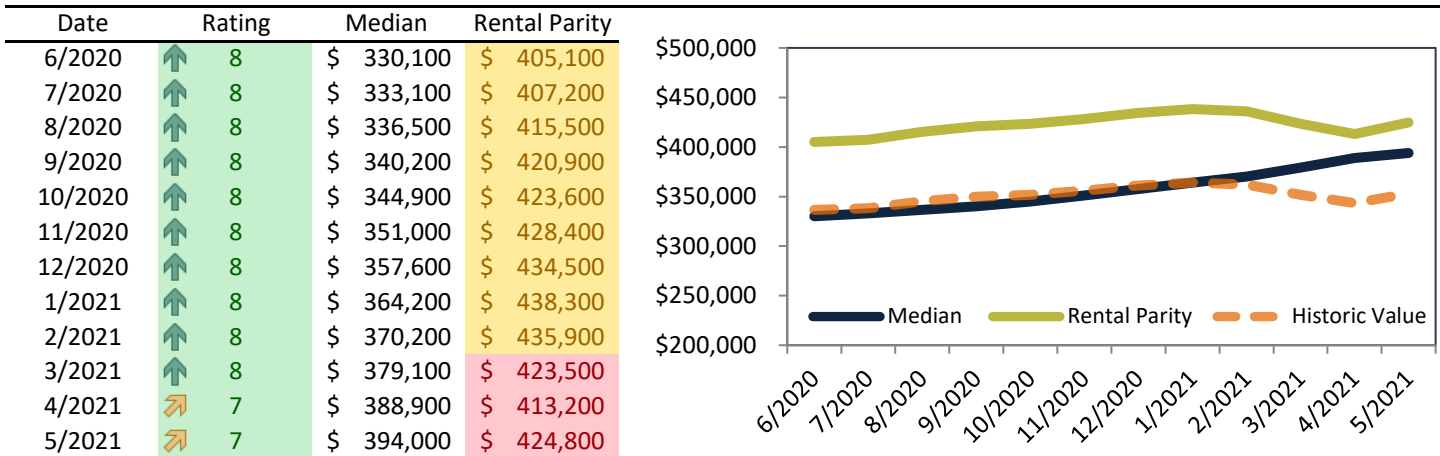
Median home price is \$394,000, and resale \$/SF is \$226/SF. Prices rose 5.1% year-over-year.

Monthly cost of ownership is \$1,563, and rents average \$1,685, making owning \$122 per month less costly than renting.

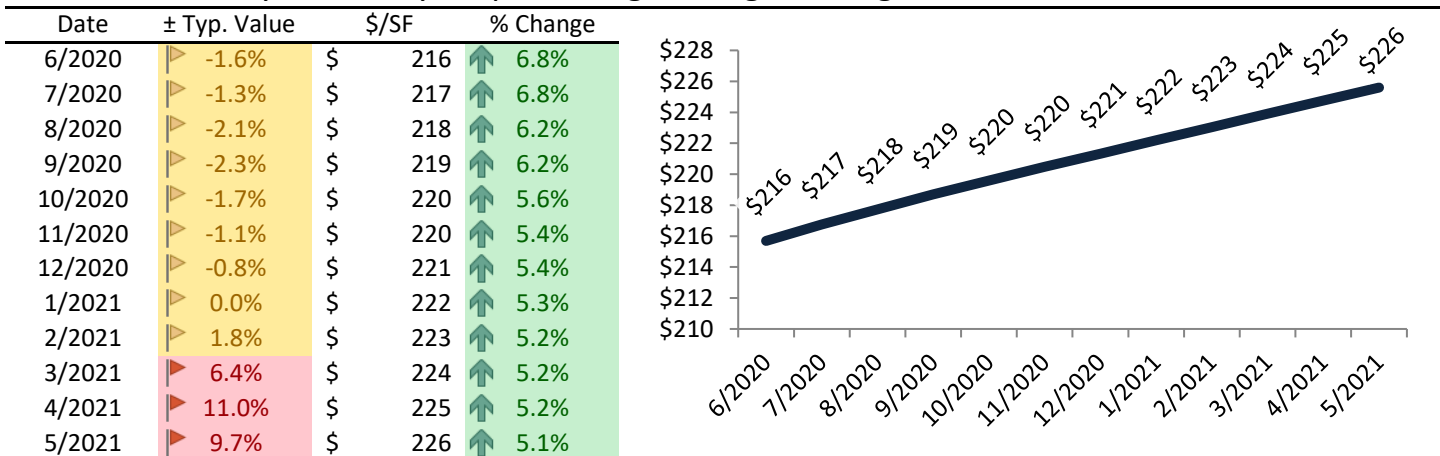
Rents rose 3.0% year-over-year. The current capitalization rate (rent/price) is 4.1%.

Market rating = 7

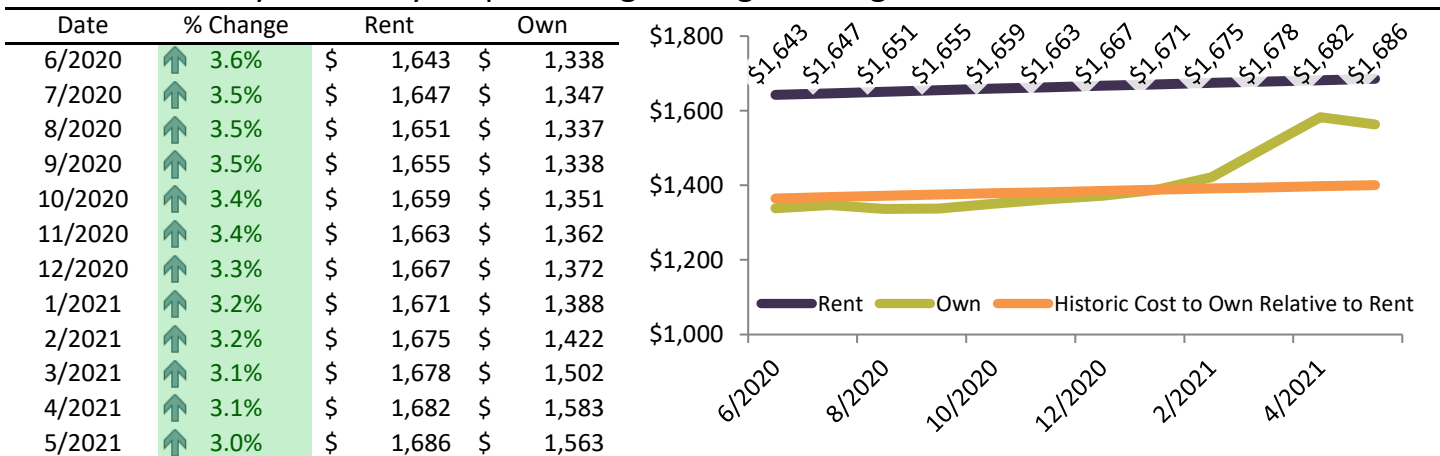
Median Home Price and Rental Parity trailing twelve months



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



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

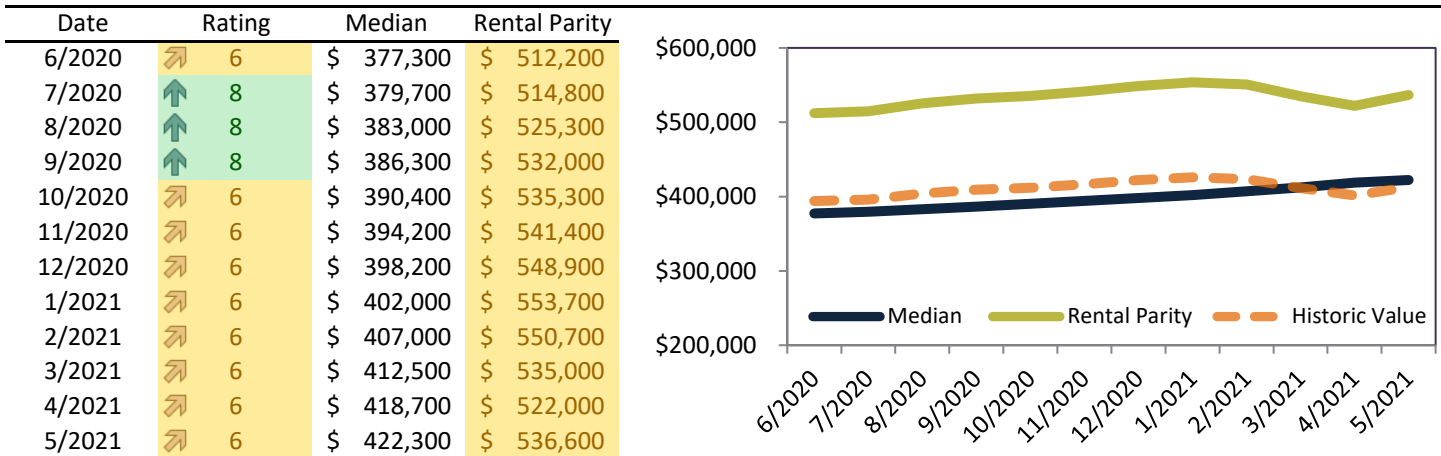


Aurora Housing Market Value & Trends Update

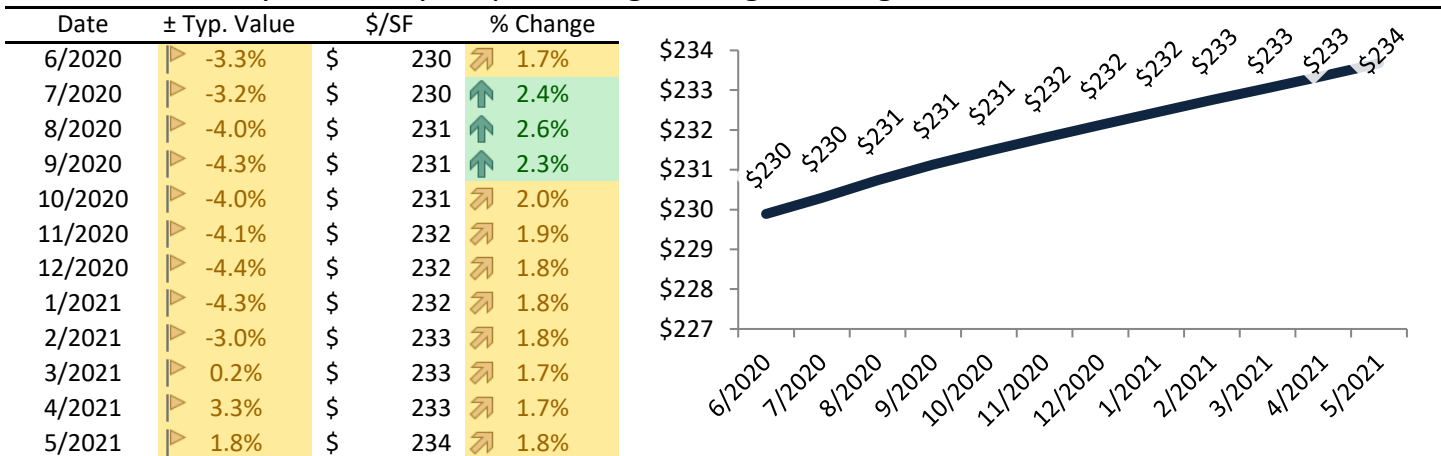
Historically, properties in this market sell at a -23.1% discount. Today's discount is 21.3%. This market is 1.8% overvalued. Median home price is \$422,300, and resale \$/SF is \$234/SF. Prices rose 1.8% year-over-year. Monthly cost of ownership is \$1,675, and rents average \$2,129, making owning \$453 per month less costly than renting. Rents rose 2.9% year-over-year. The current capitalization rate (rent/price) is 4.8%.

Market rating = 6

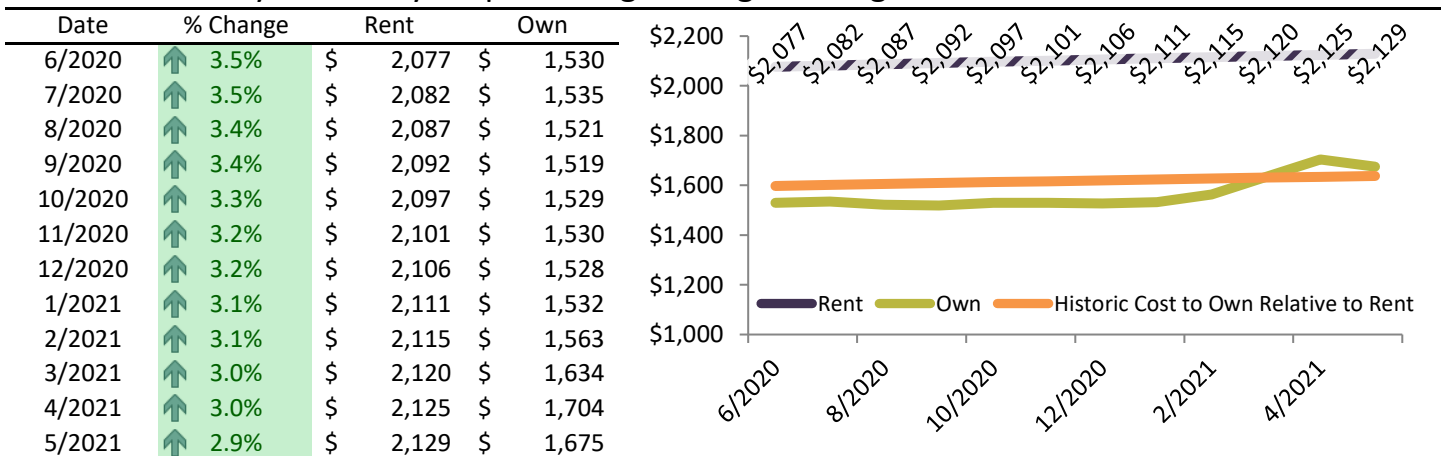
Median Home Price and Rental Parity trailing twelve months



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



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



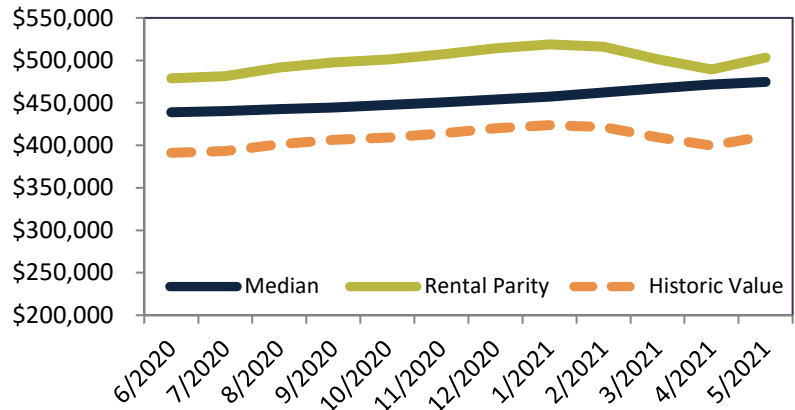
Fort Collins Housing Market Value & Trends Update

Historically, properties in this market sell at a -18.3% discount. Today's discount is 5.6%. This market is 12.7% overvalued. Median home price is \$474,700, and resale \$/SF is \$252/SF. Prices rose 1.2% year-over-year. Monthly cost of ownership is \$1,883, and rents average \$1,996, making owning \$112 per month less costly than renting. Rents rose 3.3% year-over-year. The current capitalization rate (rent/price) is 4.0%.

Market rating = 5

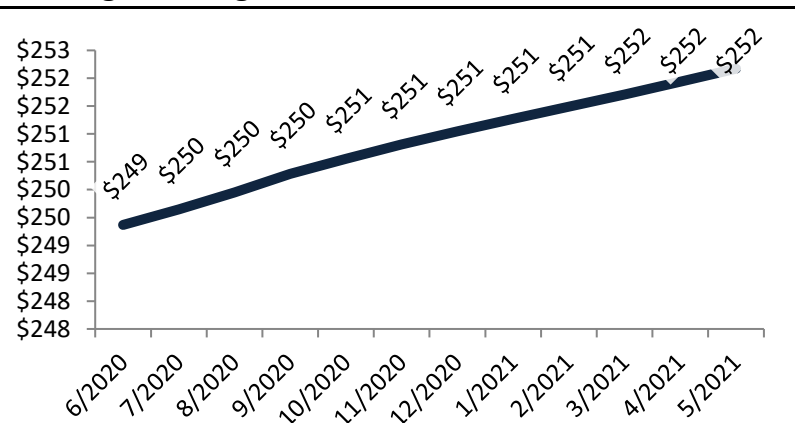
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
6/2020	⇒ 5	\$ 438,900	\$ 478,900
7/2020	⇒ 5	\$ 440,400	\$ 481,400
8/2020	⇒ 5	\$ 442,500	\$ 491,400
9/2020	⇒ 5	\$ 444,500	\$ 497,800
10/2020	⇒ 5	\$ 447,700	\$ 501,000
11/2020	⇒ 5	\$ 450,700	\$ 506,900
12/2020	↗ 6	\$ 453,800	\$ 514,100
1/2021	↗ 6	\$ 457,500	\$ 518,800
2/2021	⇒ 5	\$ 462,100	\$ 516,000
3/2021	⇒ 5	\$ 467,100	\$ 501,400
4/2021	↘ 4	\$ 471,800	\$ 489,300
5/2021	⇒ 5	\$ 474,700	\$ 503,100



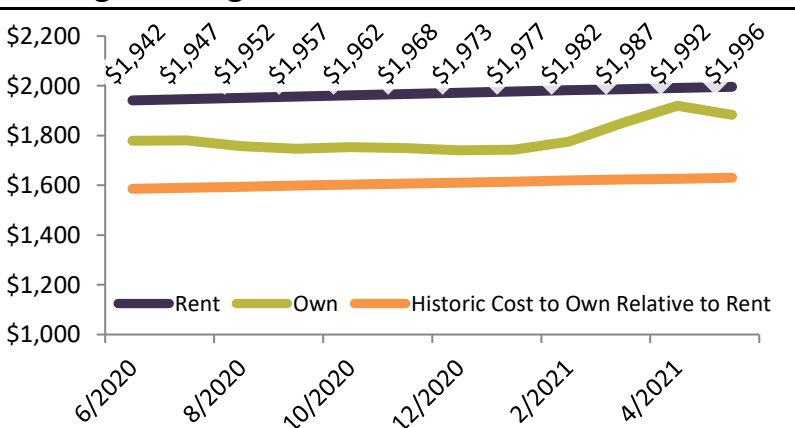
Resale \$/SF and year-over-year percentage change trailing twelve months

Date	± Typ. Value	\$/SF	% Change
6/2020	▶ 10.0%	\$ 249	↗ 1.4%
7/2020	▶ 9.8%	\$ 250	↗ 1.5%
8/2020	▶ 8.4%	\$ 250	↗ 1.6%
9/2020	▶ 7.6%	\$ 250	↗ 1.7%
10/2020	▶ 7.7%	\$ 251	↗ 1.4%
11/2020	▶ 7.2%	\$ 251	↗ 1.3%
12/2020	▶ 6.6%	\$ 251	↗ 1.2%
1/2021	▶ 6.5%	\$ 251	↗ 1.2%
2/2021	▶ 7.9%	\$ 251	↗ 1.1%
3/2021	▶ 11.5%	\$ 252	↗ 1.1%
4/2021	● 14.7%	\$ 252	↗ 1.2%
5/2021	● 12.7%	\$ 252	↗ 1.2%



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

Date	% Change	Rent	Own
6/2020	↑ 3.9%	\$ 1,942	\$ 1,779
7/2020	↑ 3.8%	\$ 1,947	\$ 1,781
8/2020	↑ 3.8%	\$ 1,952	\$ 1,758
9/2020	↑ 3.7%	\$ 1,957	\$ 1,748
10/2020	↑ 3.7%	\$ 1,962	\$ 1,753
11/2020	↑ 3.6%	\$ 1,968	\$ 1,749
12/2020	↑ 3.6%	\$ 1,973	\$ 1,741
1/2021	↑ 3.5%	\$ 1,977	\$ 1,744
2/2021	↑ 3.4%	\$ 1,982	\$ 1,775
3/2021	↑ 3.4%	\$ 1,987	\$ 1,851
4/2021	↑ 3.3%	\$ 1,992	\$ 1,920
5/2021	↑ 3.3%	\$ 1,996	\$ 1,883



Pueblo Housing Market Value & Trends Update

Historically, properties in this market sell at a -40.4% discount. Today's discount is 23.6%. This market is 16.8% overvalued.

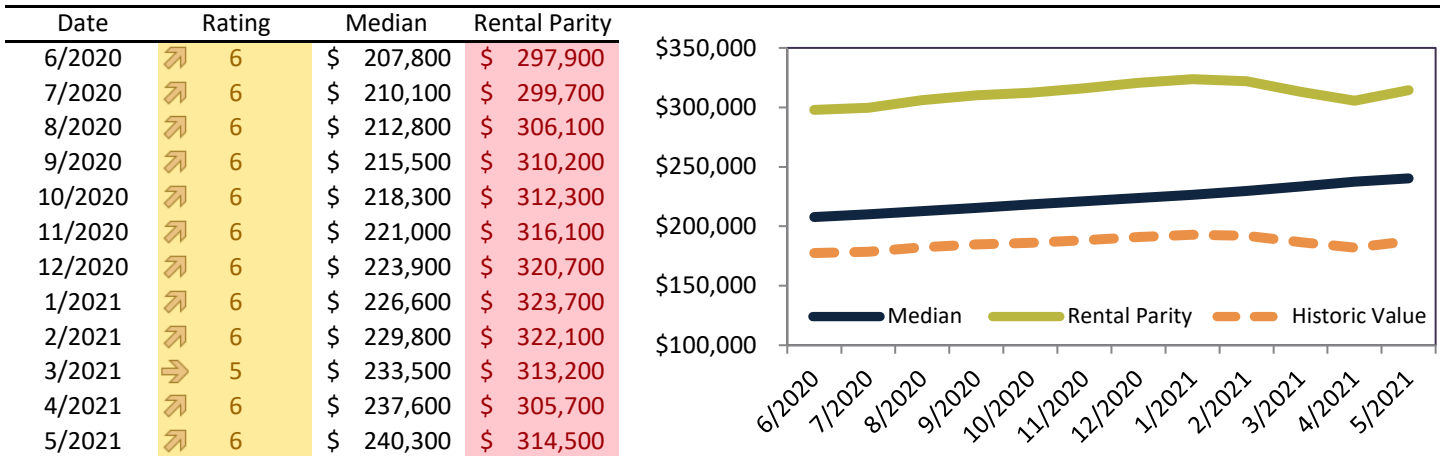
Median home price is \$240,300, and resale \$/SF is \$172/SF. Prices rose 6.8% year-over-year.

Monthly cost of ownership is \$953, and rents average \$1,247, making owning \$294 per month less costly than renting.

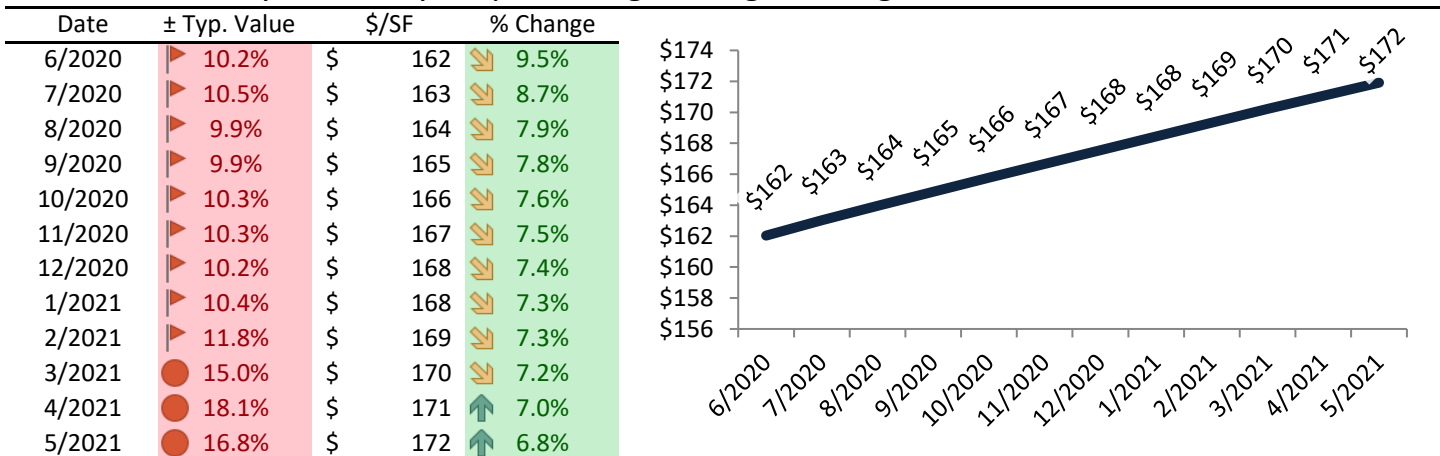
Rents rose 3.8% year-over-year. The current capitalization rate (rent/price) is 5.0%.

Market rating = 6

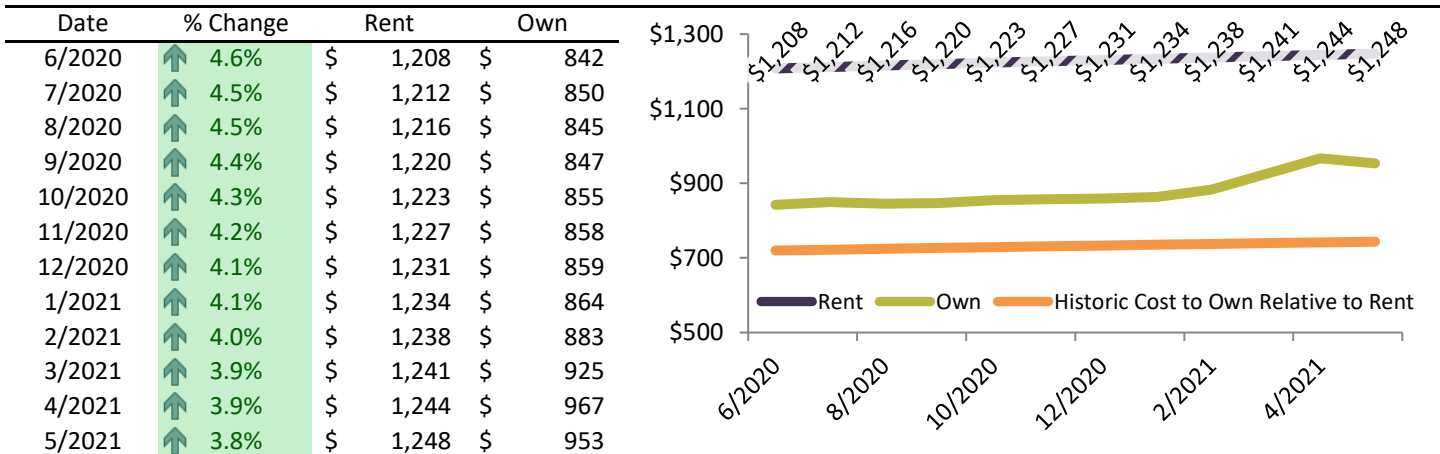
Median Home Price and Rental Parity trailing twelve months



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



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

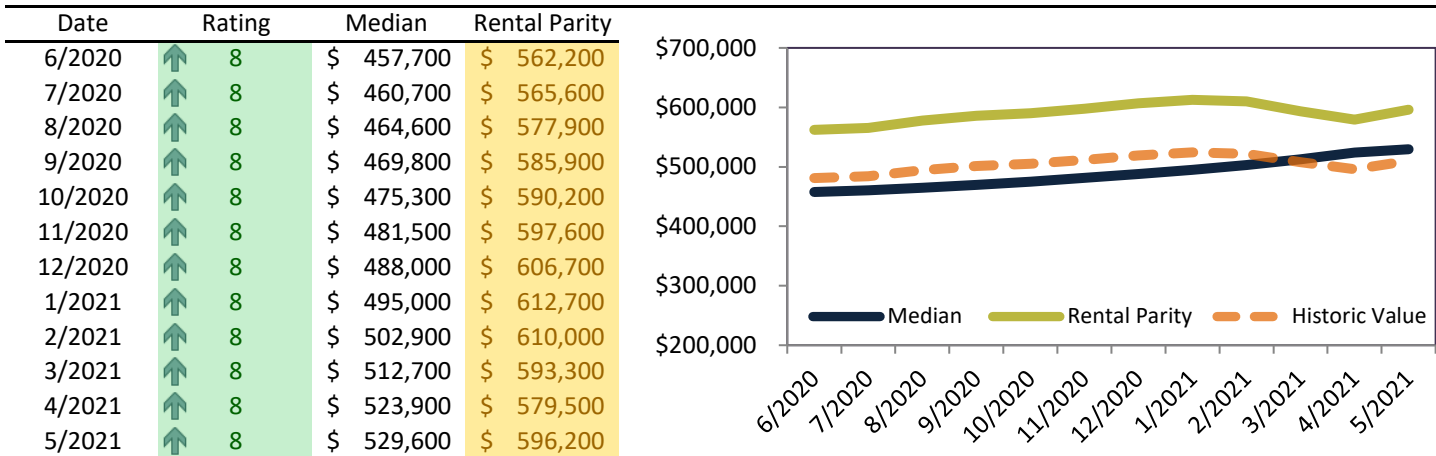


Lakewood Housing Market Value & Trends Update

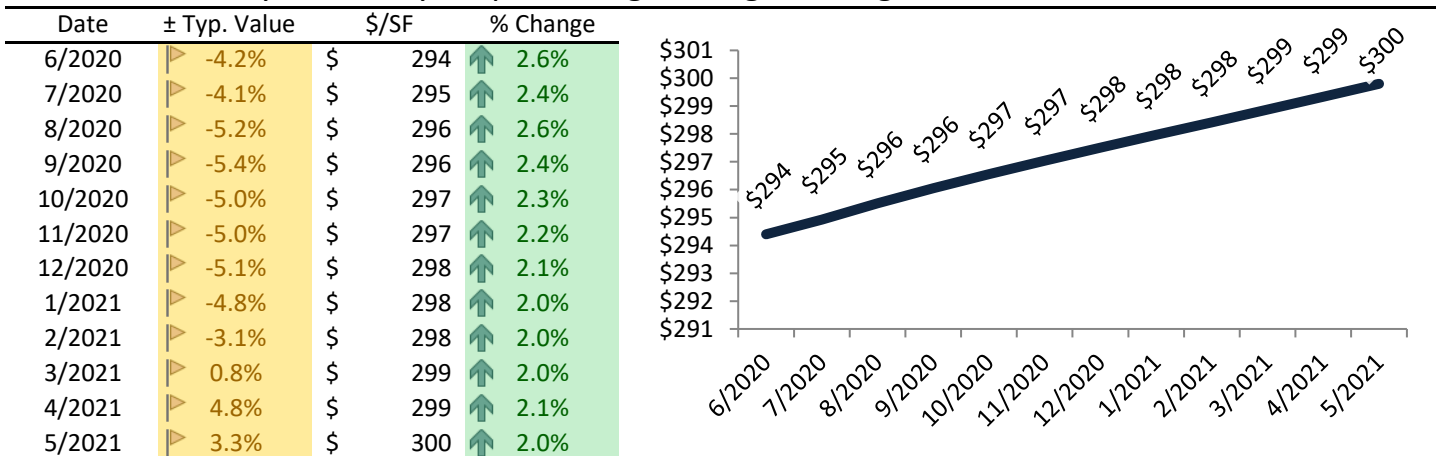
Historically, properties in this market sell at a -14.4% discount. Today's discount is 11.1%. This market is 3.3% overvalued. Median home price is \$529,600, and resale \$/SF is \$300/SF. Prices rose 2.0% year-over-year. Monthly cost of ownership is \$2,101, and rents average \$2,365, making owning \$264 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

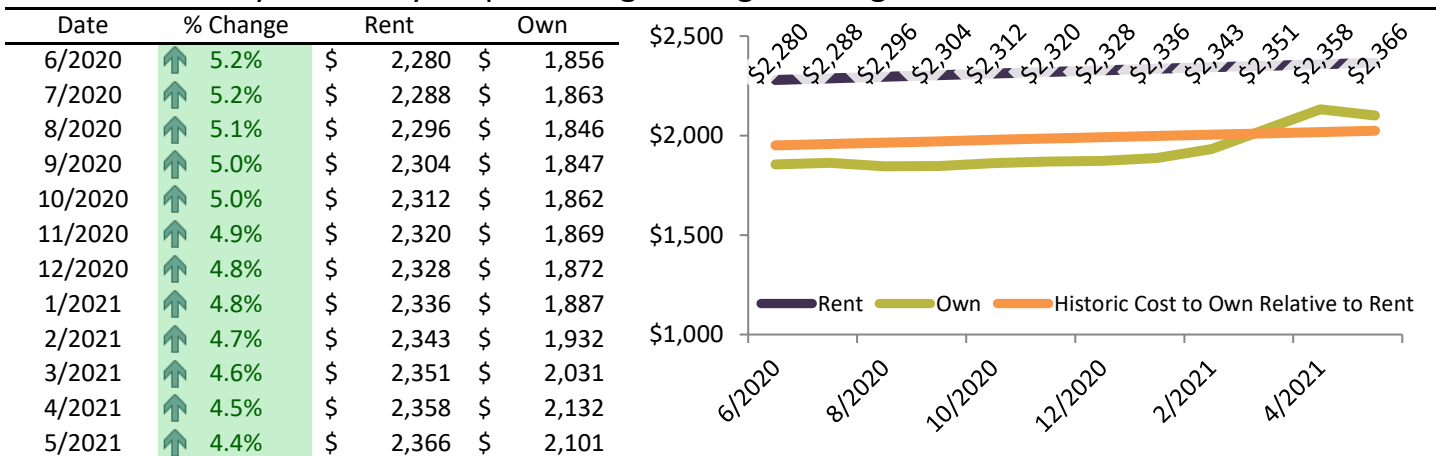
Median Home Price and Rental Parity trailing twelve months



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



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

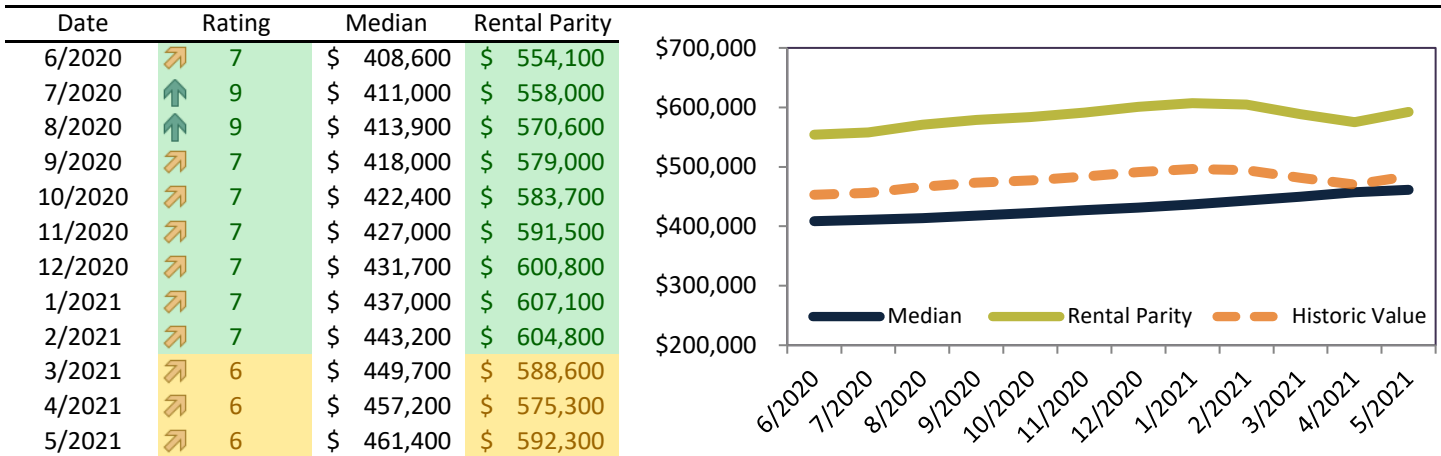


Thornton Housing Market Value & Trends Update

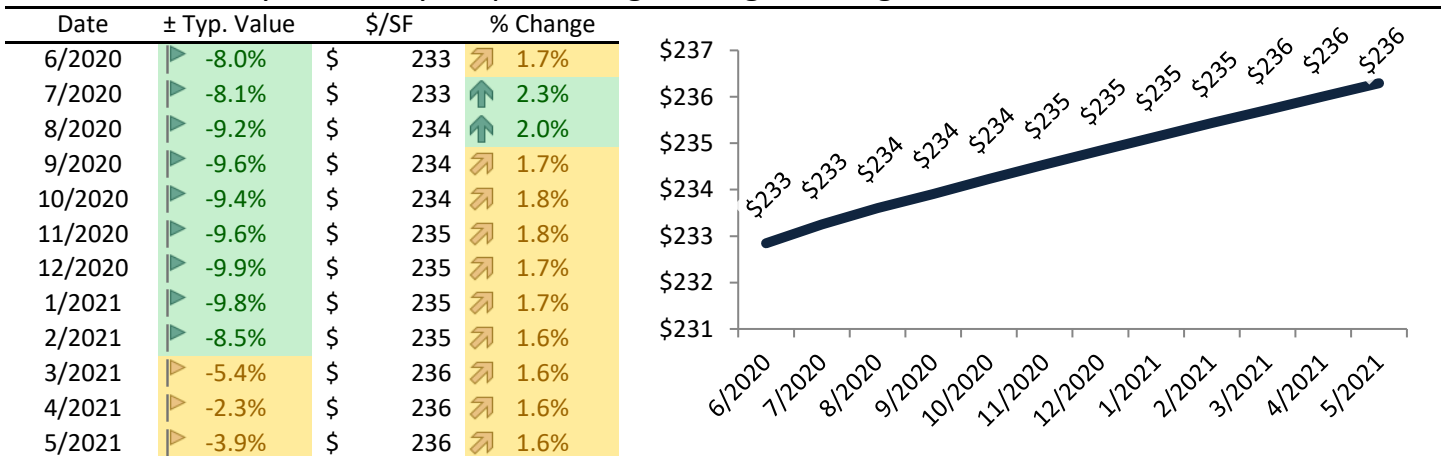
Historically, properties in this market sell at a -18.2% discount. Today's discount is 22.1%. This market is 3.9% undervalued. Median home price is \$461,400, and resale \$/SF is \$236/SF. Prices rose 1.6% year-over-year. Monthly cost of ownership is \$1,830, and rents average \$2,350, making owning \$519 per month less costly than renting. Rents rose 5.4% year-over-year. The current capitalization rate (rent/price) is 4.9%.

Market rating = 6

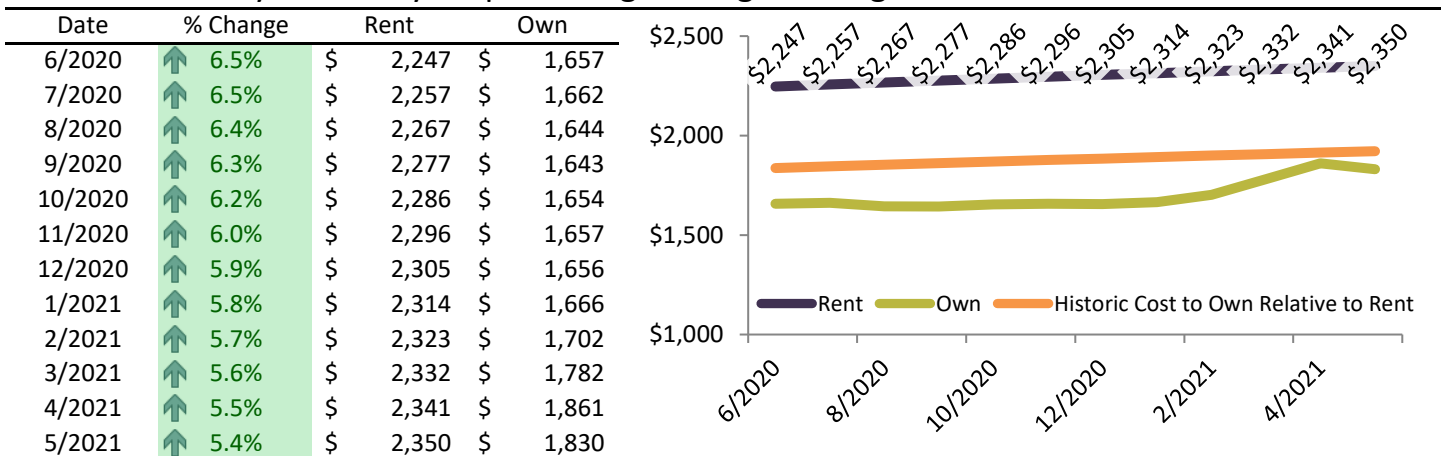
Median Home Price and Rental Parity trailing twelve months



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



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



Westminster Housing Market Value & Trends Update

Historically, properties in this market sell at a -16.4% discount. Today's discount is 17.0%. This market is 0.6% undervalued.

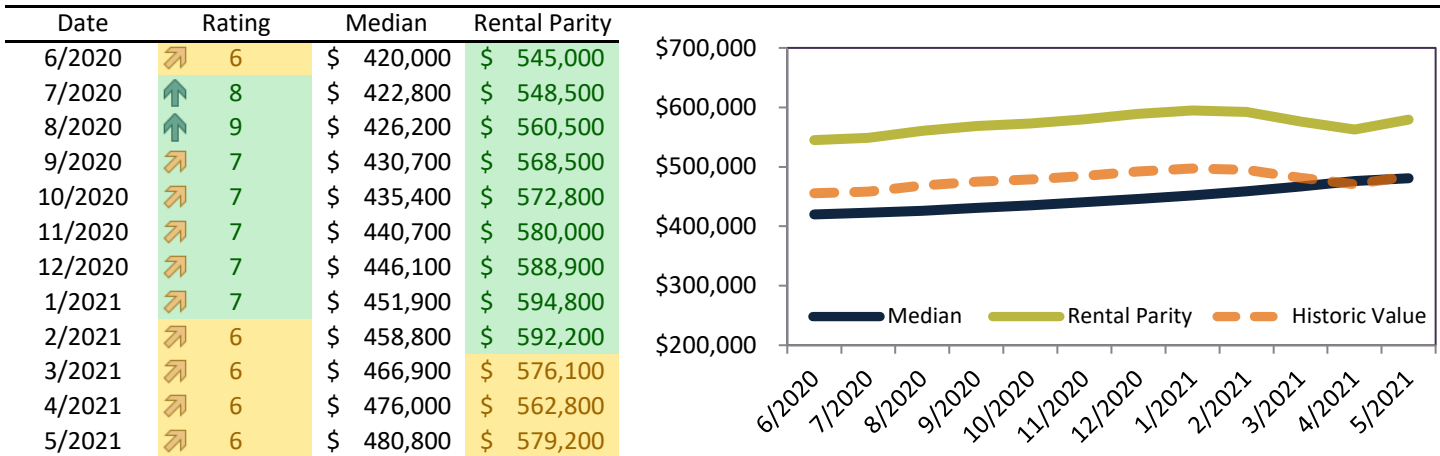
Median home price is \$480,800, and resale \$/SF is \$267/SF. Prices rose 1.6% year-over-year.

Monthly cost of ownership is \$1,907, and rents average \$2,297, making owning \$390 per month less costly than renting.

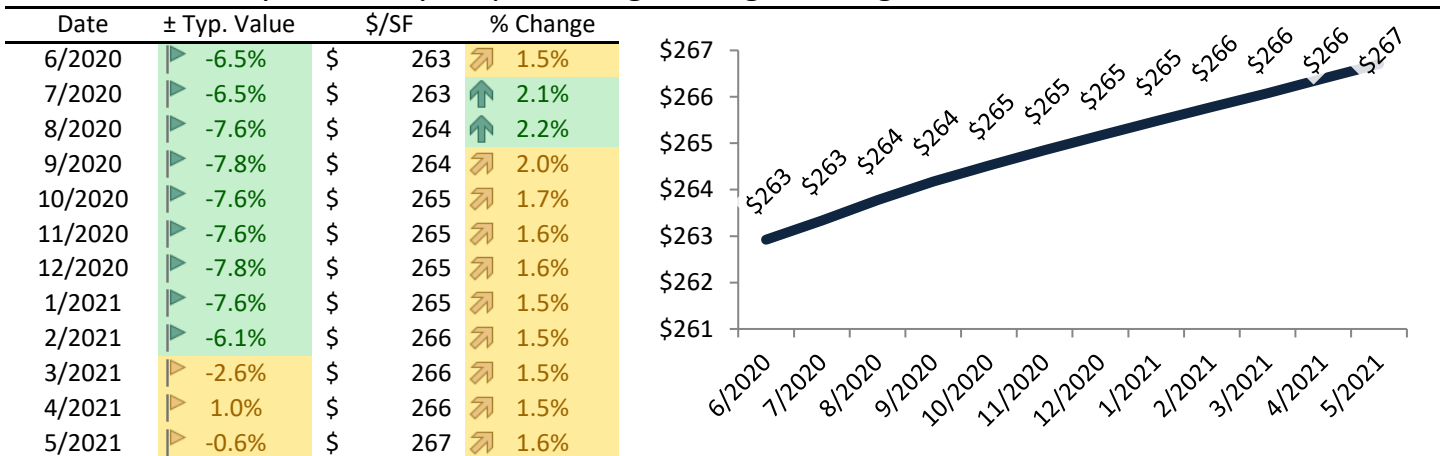
Rents rose 4.7% year-over-year. The current capitalization rate (rent/price) is 4.6%.

Market rating = 6

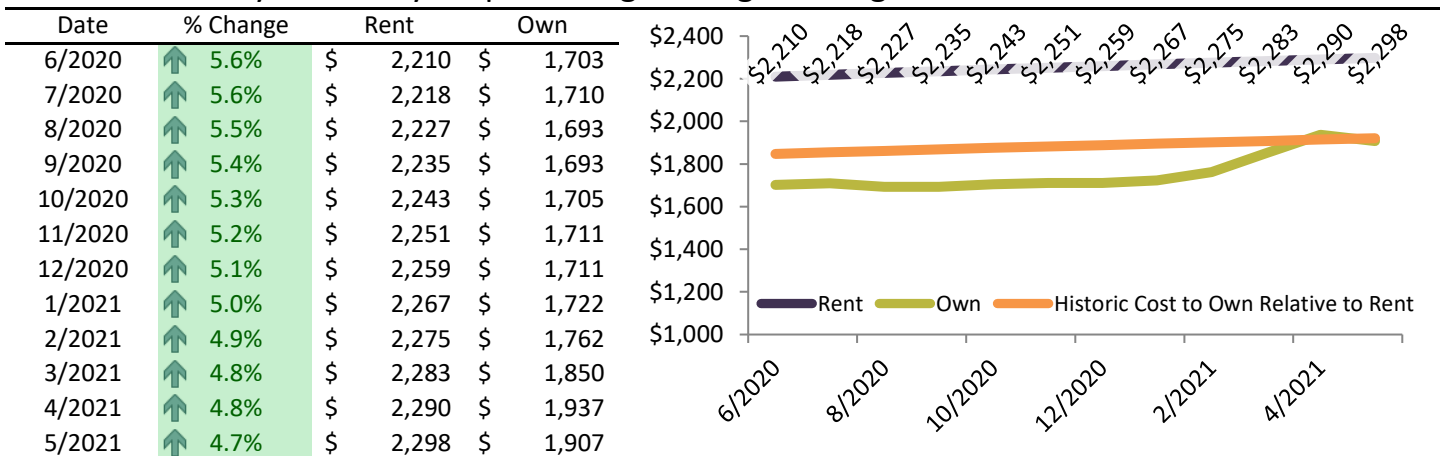
Median Home Price and Rental Parity trailing twelve months



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



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



Montbello Housing Market Value & Trends Update

Historically, properties in this market sell at a -25.8% discount. Today's discount is 25.9%. This market is 0.1% undervalued.

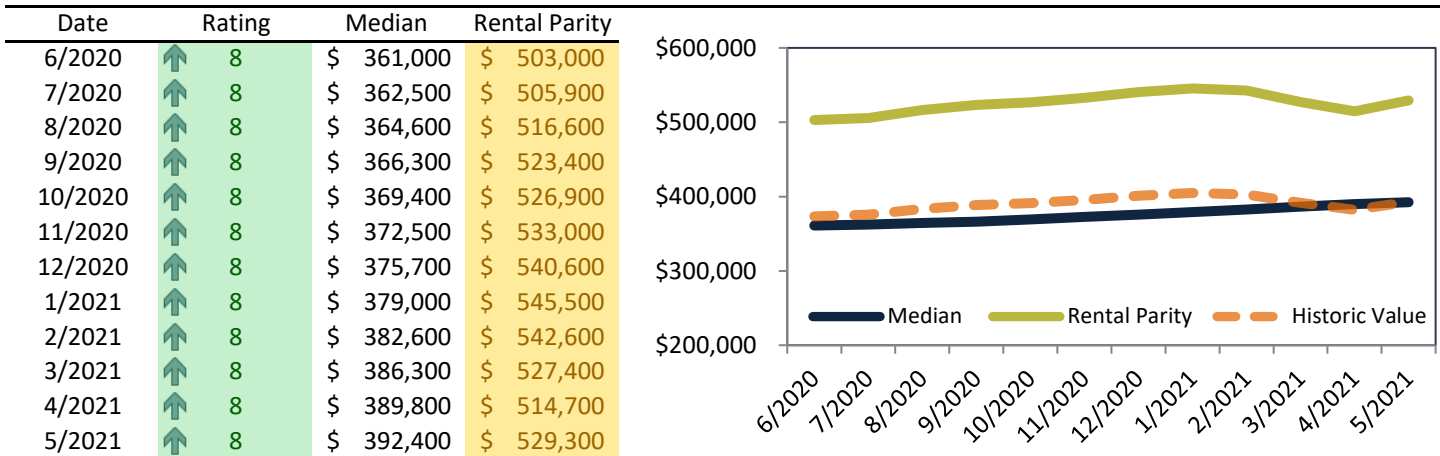
Median home price is \$392,400, and resale \$/SF is \$251/SF. Prices rose 2.5% year-over-year.

Monthly cost of ownership is \$1,556, and rents average \$2,100, making owning \$543 per month less costly than renting.

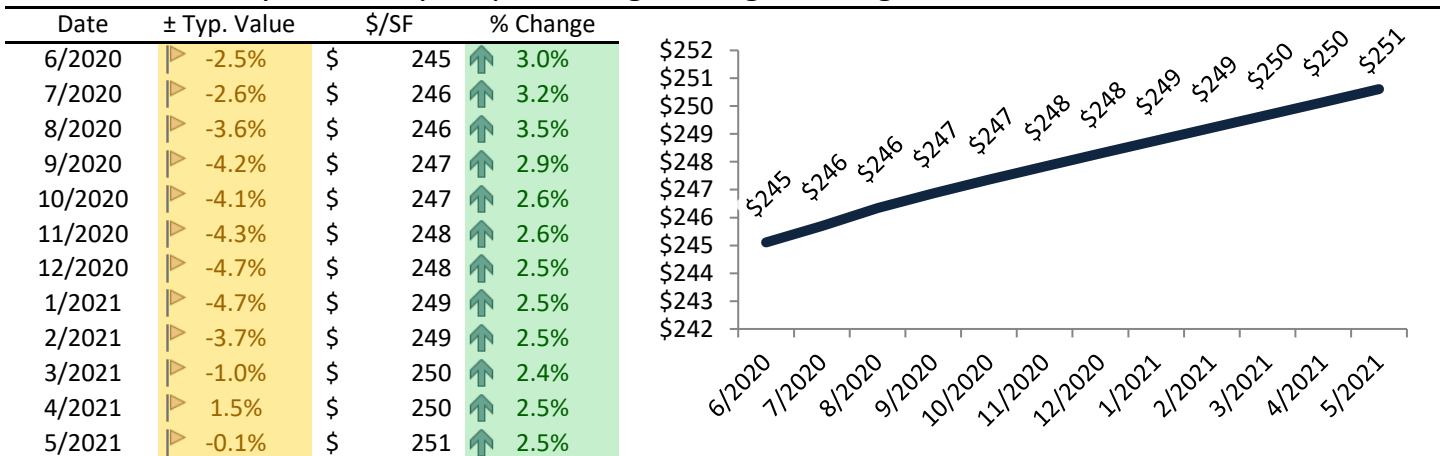
Rents rose 3.4% year-over-year. The current capitalization rate (rent/price) is 5.1%.

Market rating = 8

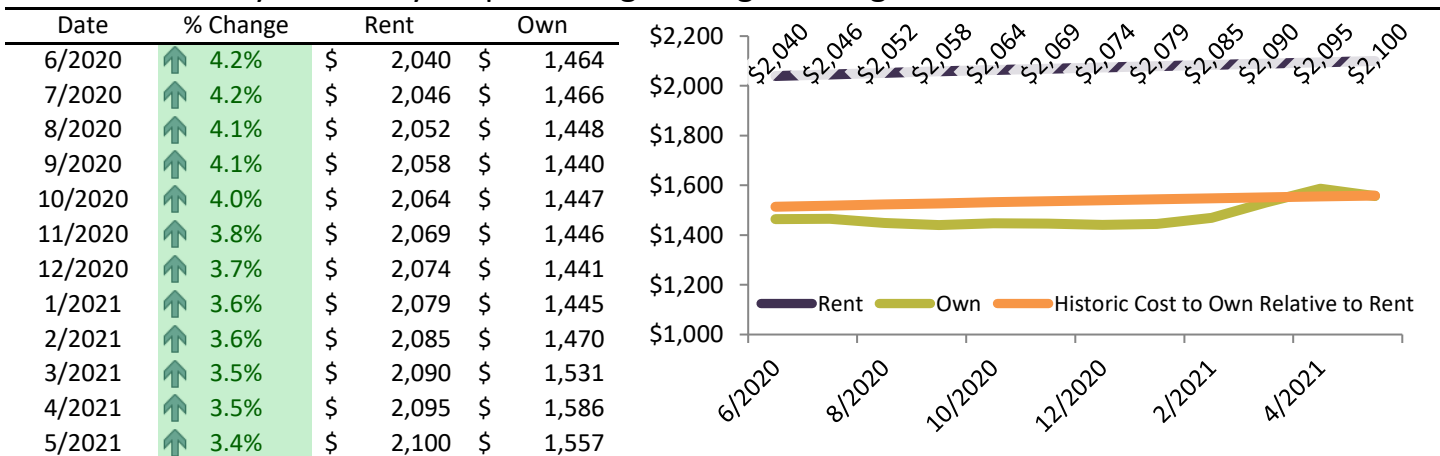
Median Home Price and Rental Parity trailing twelve months



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



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



Gateway - Green Valley Ranch Housing Market Value & Trends Update

Historically, properties in this market sell at a -11.4% discount. Today's discount is 24.1%. This market is 12.7% undervalued.

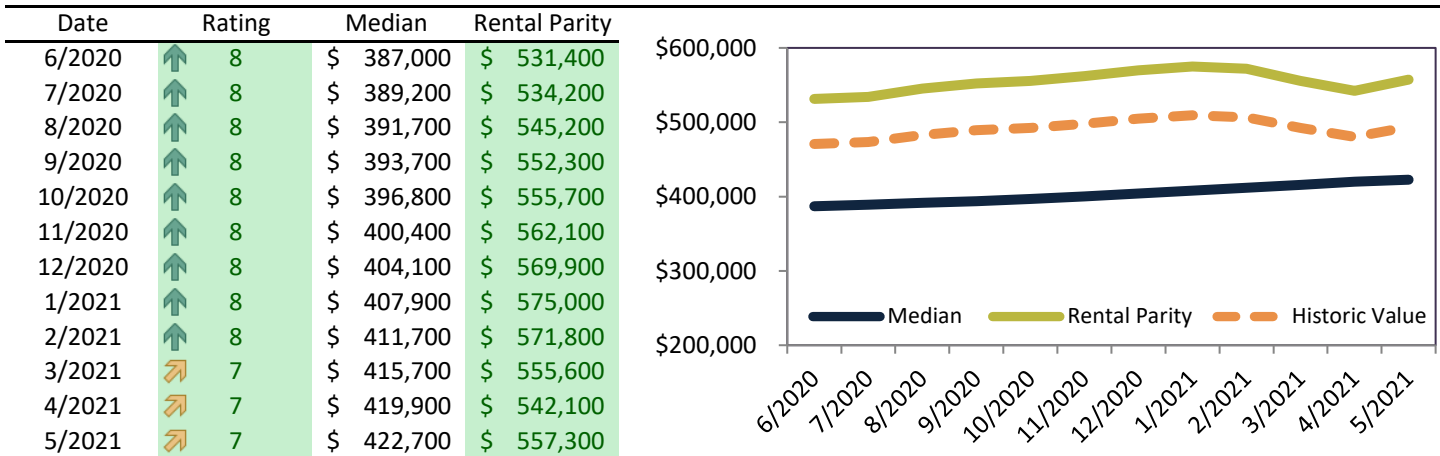
Median home price is \$422,700, and resale \$/SF is \$203/SF. Prices rose 1.0% year-over-year.

Monthly cost of ownership is \$1,676, and rents average \$2,211, making owning \$534 per month less costly than renting.

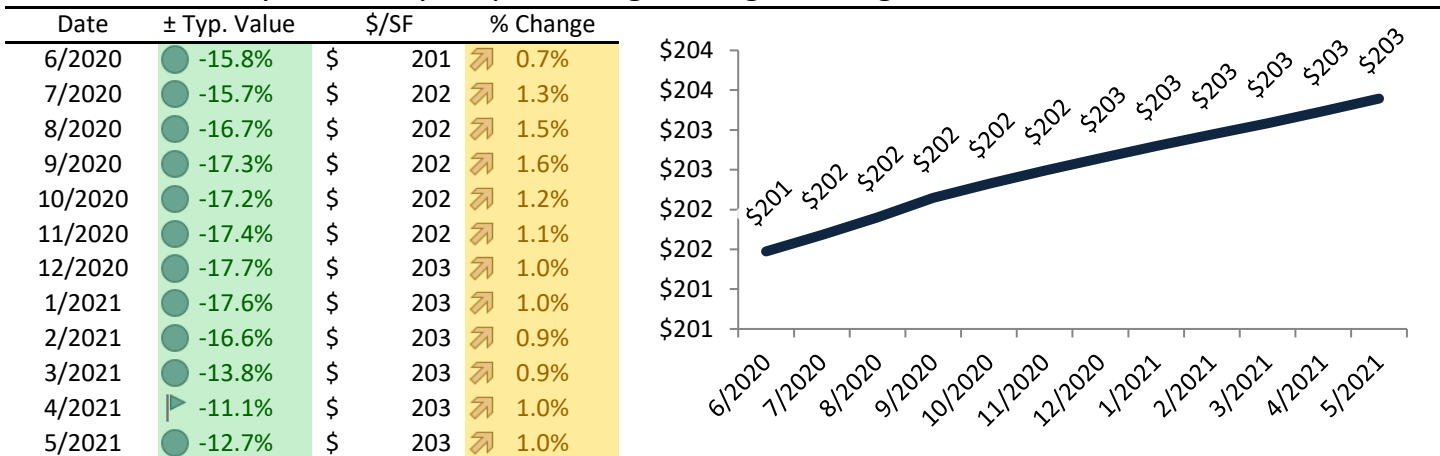
Rents rose 3.1% year-over-year. The current capitalization rate (rent/price) is 5.0%.

Market rating = 7

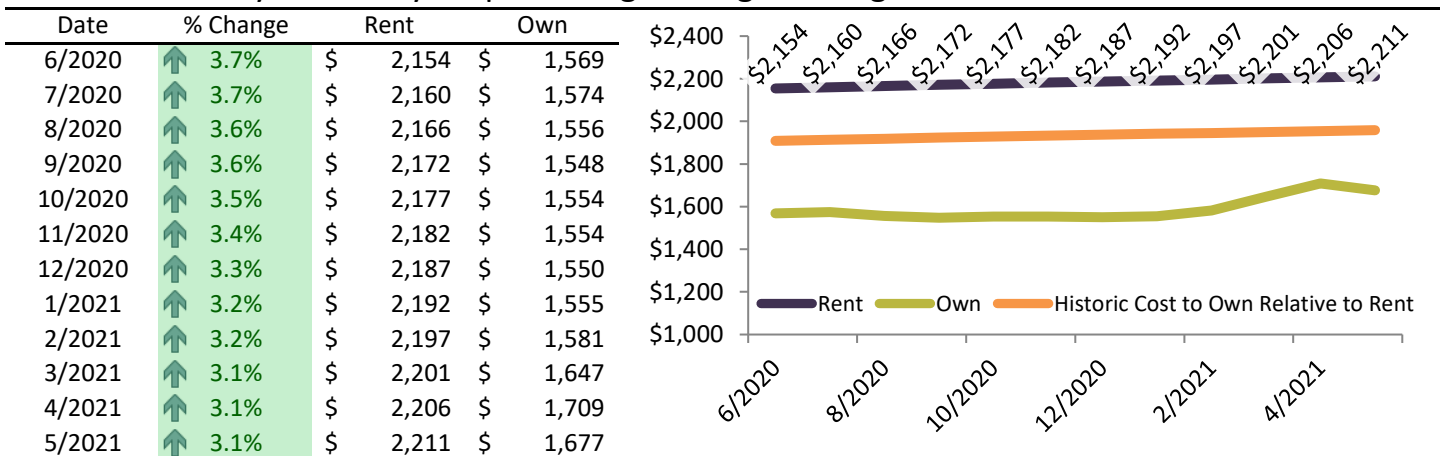
Median Home Price and Rental Parity trailing twelve months



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



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



Hampden Housing Market Value & Trends Update

Historically, properties in this market sell at a -17.8% discount. Today's discount is 19.0%. This market is 1.2% undervalued.

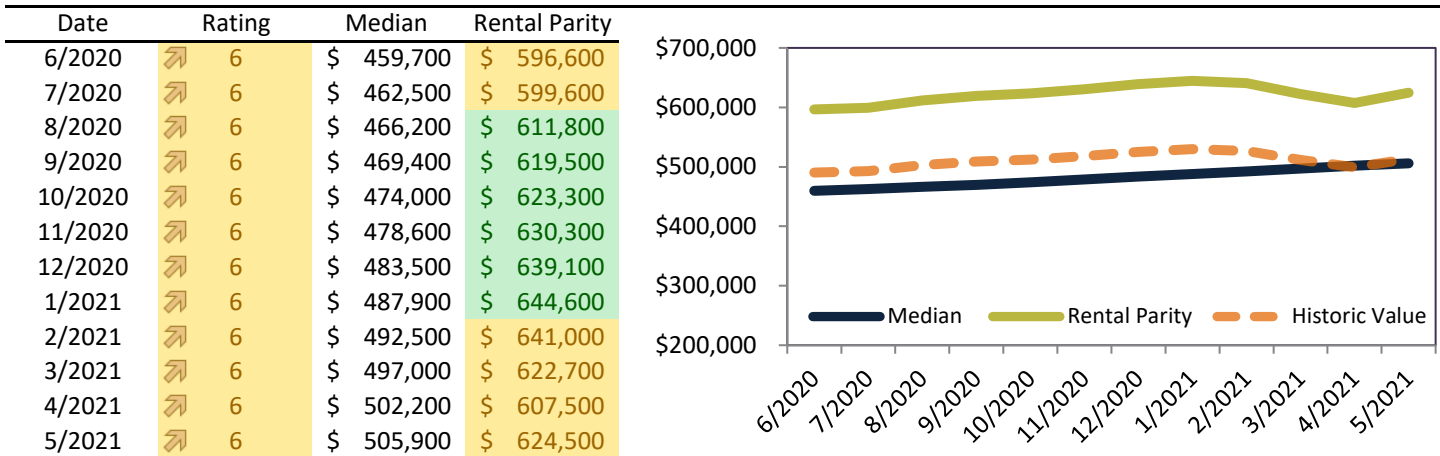
Median home price is \$505,900, and resale \$/SF is \$242/SF. Prices rose 0.8% year-over-year.

Monthly cost of ownership is \$2,007, and rents average \$2,477, making owning \$470 per month less costly than renting.

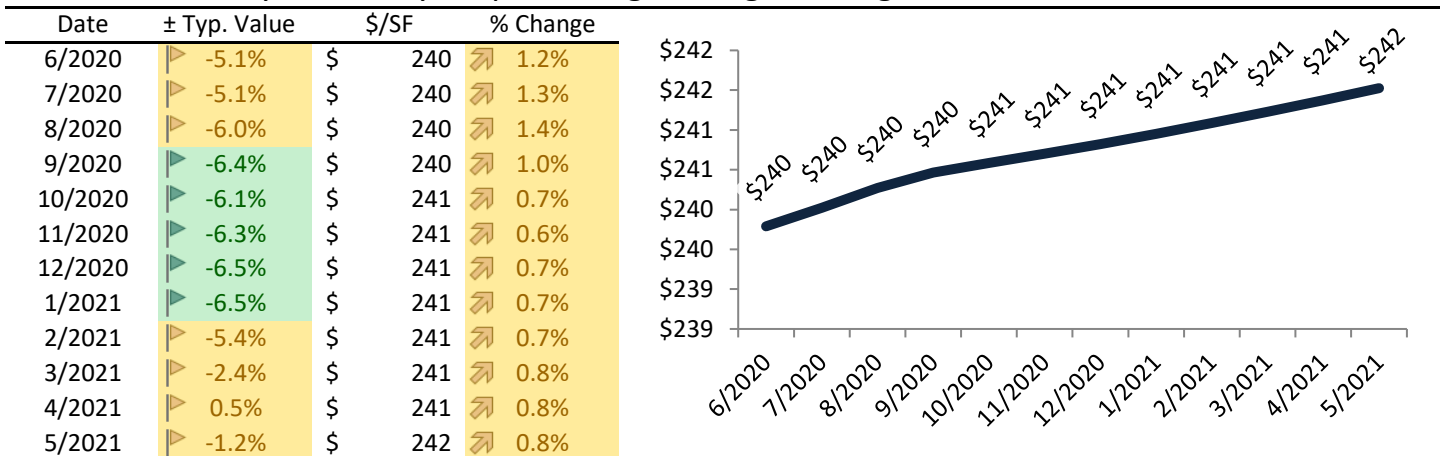
Rents rose 2.8% year-over-year. The current capitalization rate (rent/price) is 4.7%.

Market rating = 6

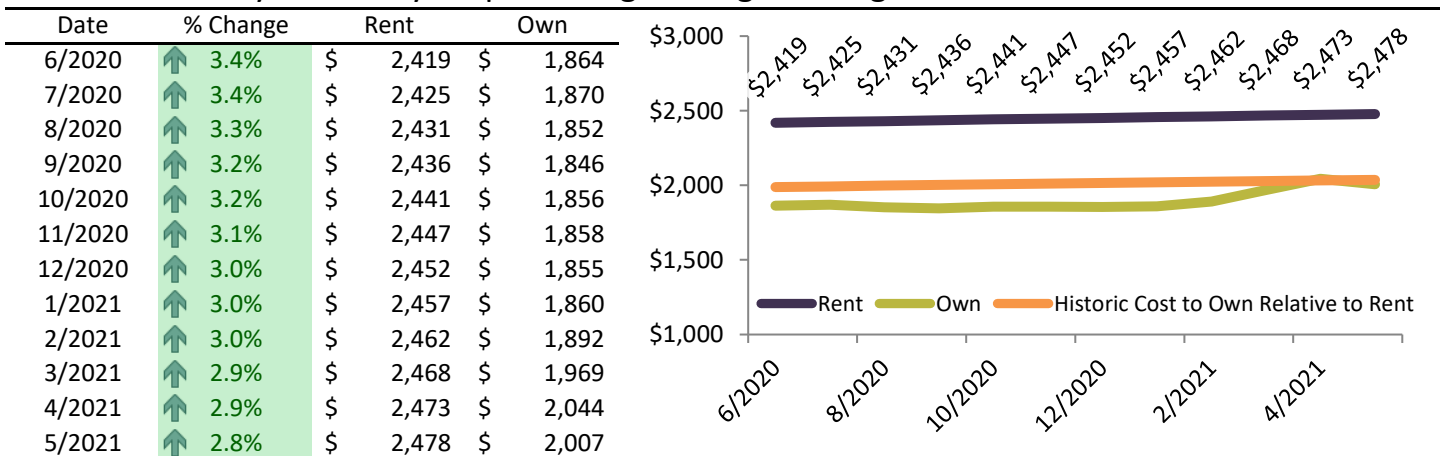
Median Home Price and Rental Parity trailing twelve months



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



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

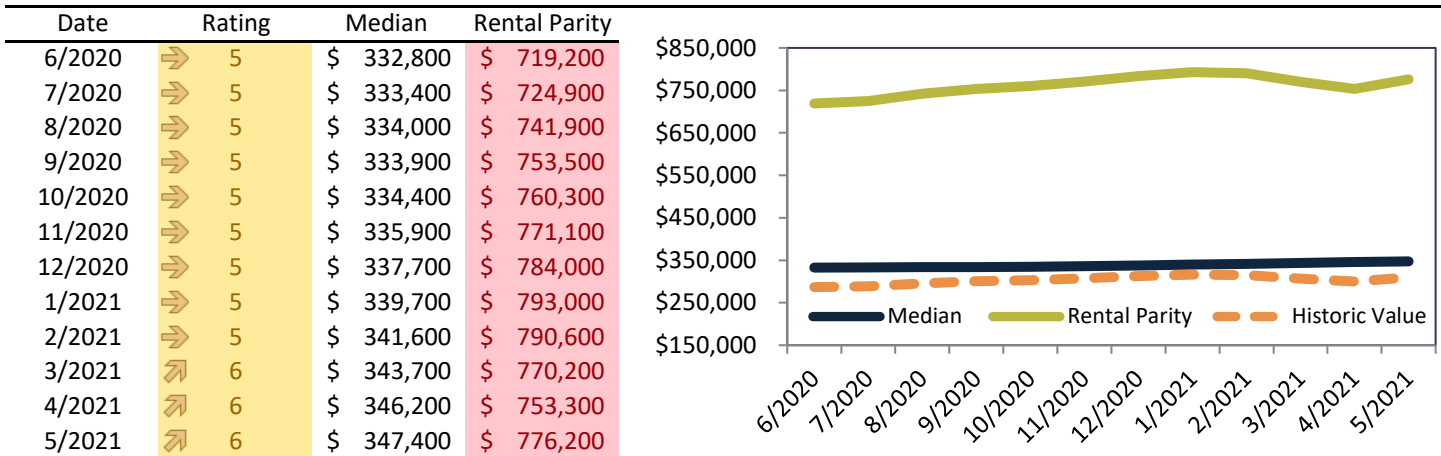


Capitol Hill Housing Market Value & Trends Update

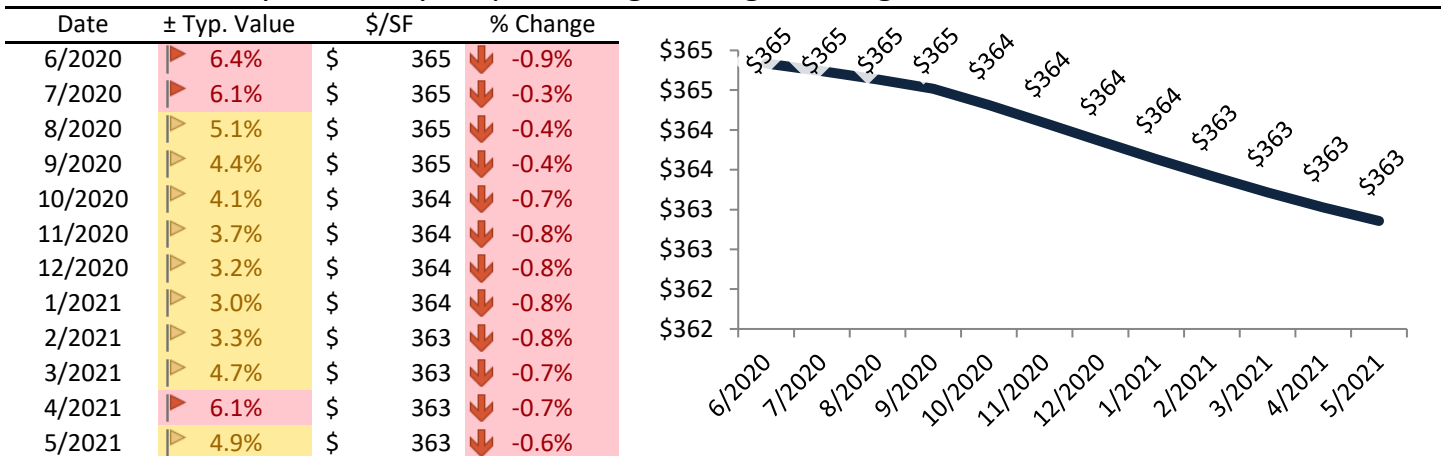
Historically, properties in this market sell at a -60.1% discount. Today's discount is 55.2%. This market is 4.9% overvalued. Median home price is \$347,400, and resale \$/SF is \$363/SF. Prices fell 0.6% year-over-year. Monthly cost of ownership is \$1,378, and rents average \$3,079, making owning \$1701 per month less costly than renting. Rents rose 6.6% year-over-year. The current capitalization rate (rent/price) is 8.5%.

Market rating = 6

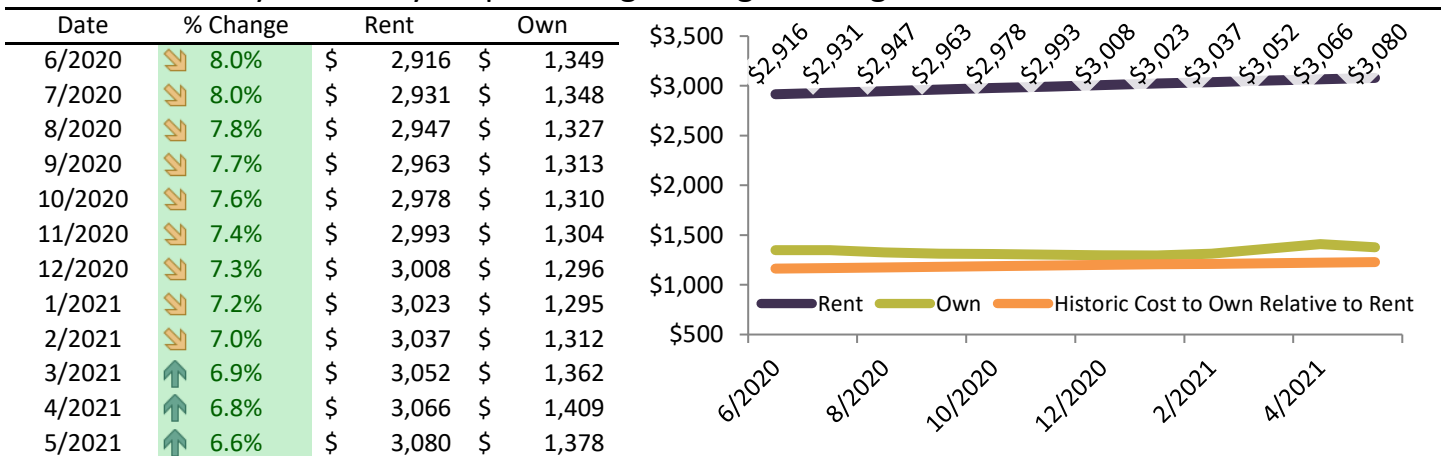
Median Home Price and Rental Parity trailing twelve months



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



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



Hampden South Housing Market Value & Trends Update

Historically, properties in this market sell at a -19.7% discount. Today's discount is 26.0%. This market is 6.3% undervalued.

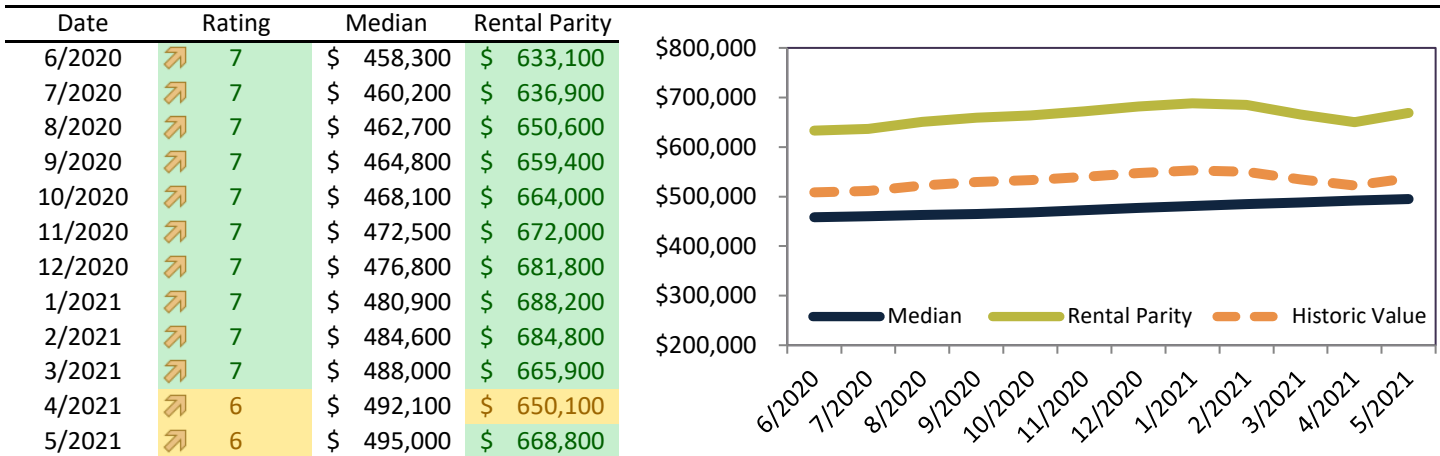
Median home price is \$495,000, and resale \$/SF is \$237/SF. Prices rose 1.2% year-over-year.

Monthly cost of ownership is \$1,963, and rents average \$2,653, making owning \$689 per month less costly than renting.

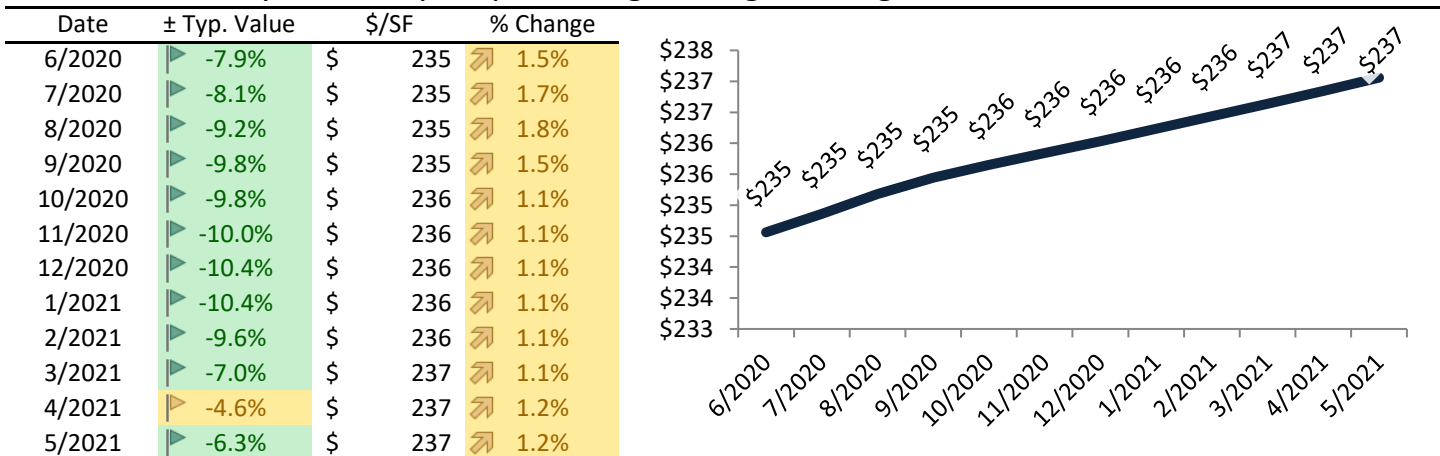
Rents rose 3.9% year-over-year. The current capitalization rate (rent/price) is 5.1%.

Market rating = 6

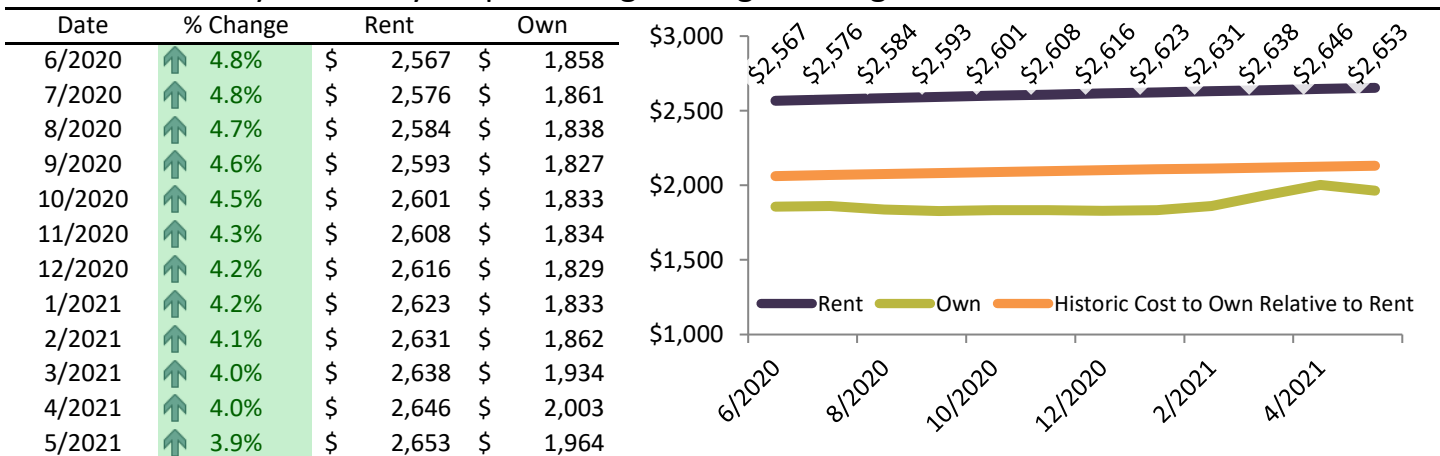
Median Home Price and Rental Parity trailing twelve months



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



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



Mar Lee Housing Market Value & Trends Update

Historically, properties in this market sell at a -24.0% discount. Today's discount is 13.7%. This market is 10.3% overvalued.

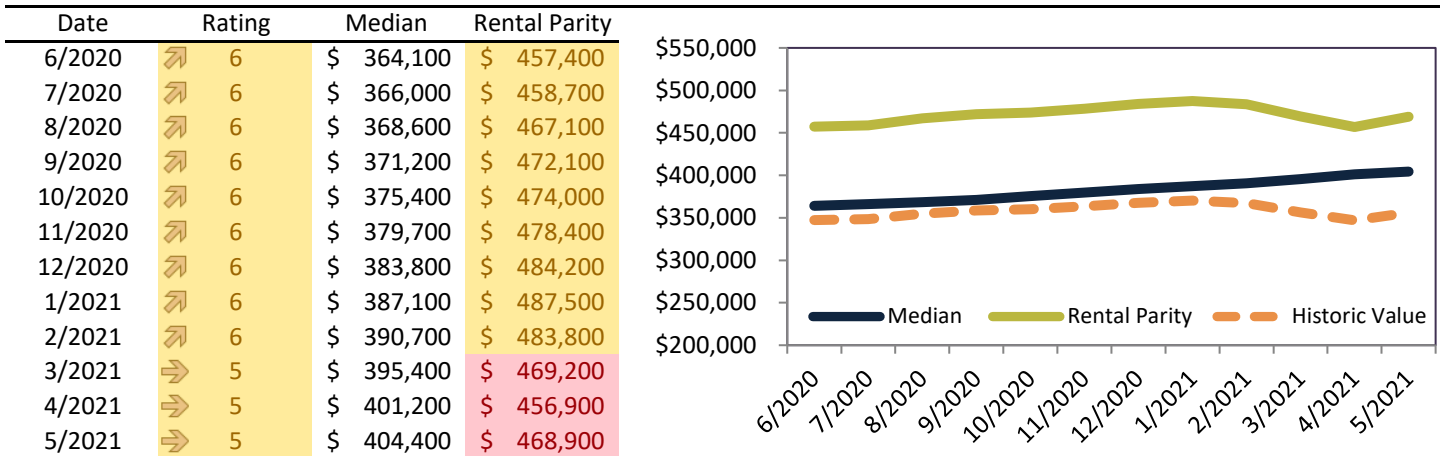
Median home price is \$404,400, and resale \$/SF is \$350/SF. Prices rose 2.5% year-over-year.

Monthly cost of ownership is \$1,604, and rents average \$1,860, making owning \$255 per month less costly than renting.

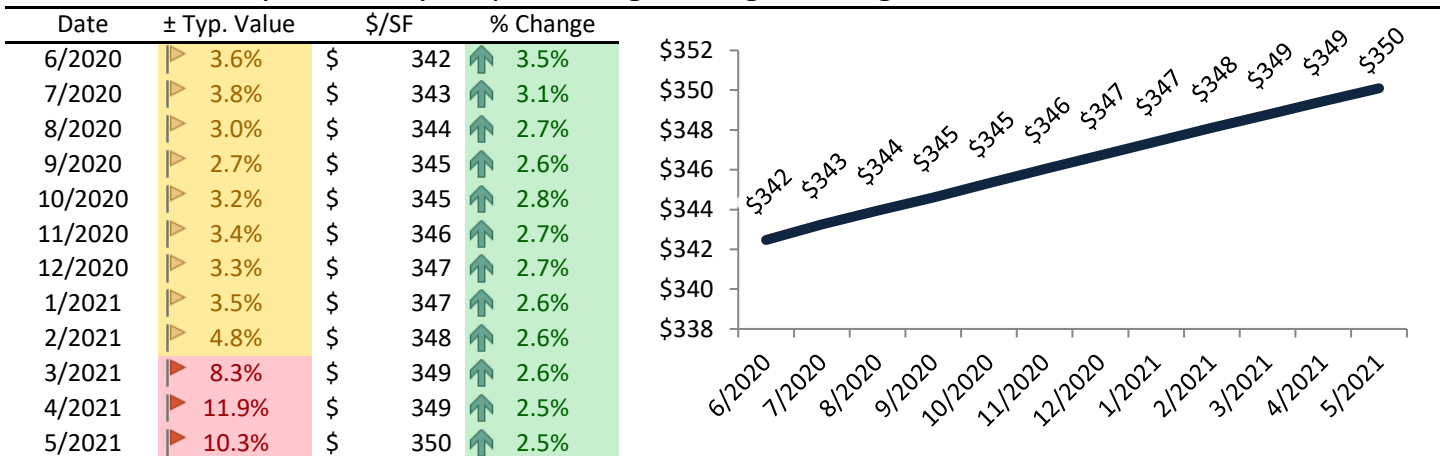
Rents rose 0.4% year-over-year. The current capitalization rate (rent/price) is 4.4%.

Market rating = 5

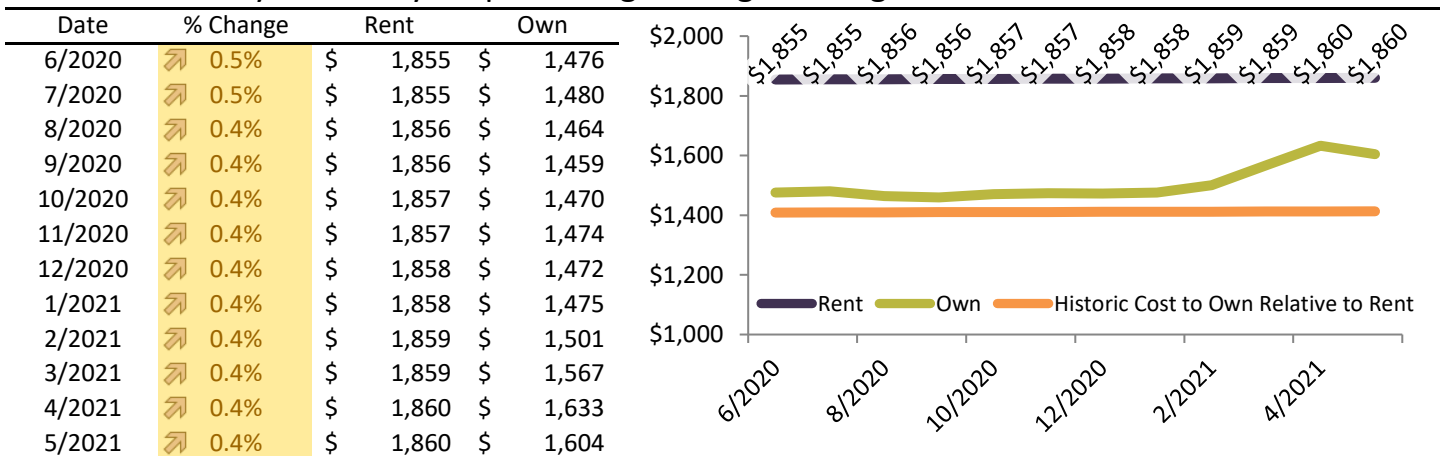
Median Home Price and Rental Parity trailing twelve months



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



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



Windsor Housing Market Value & Trends Update

Historically, properties in this market sell at a -63.8% discount. Today's discount is 64.7%. This market is 0.9% undervalued.

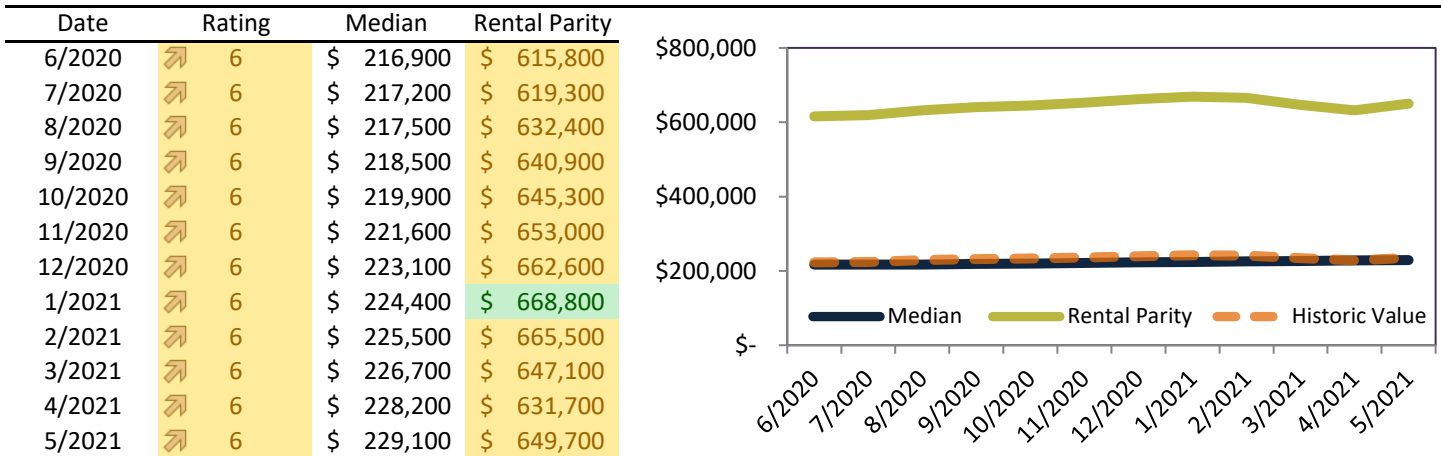
Median home price is \$229,100, and resale \$/SF is \$191/SF. Prices fell 1.0% year-over-year.

Monthly cost of ownership is \$908, and rents average \$2,577, making owning \$1668 per month less costly than renting.

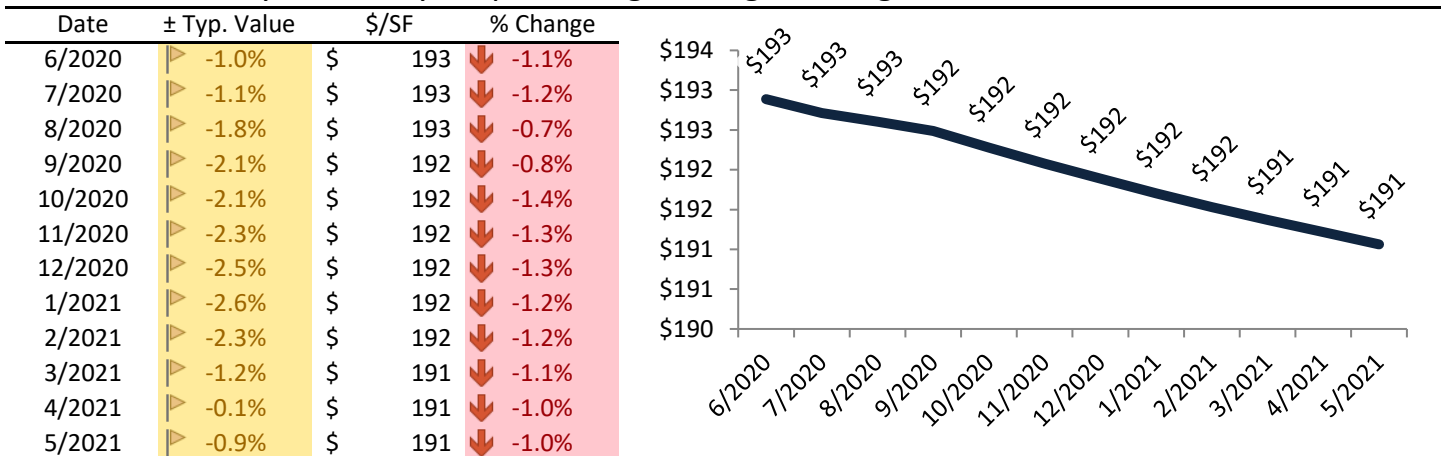
Rents rose 3.8% year-over-year. The current capitalization rate (rent/price) is 10.8%.

Market rating = 6

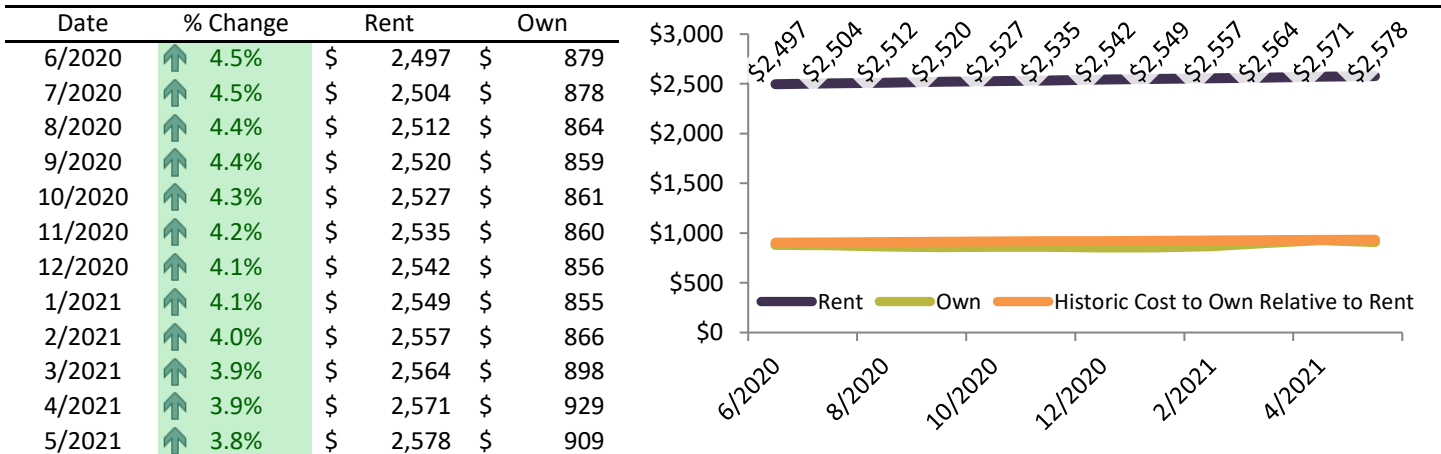
Median Home Price and Rental Parity trailing twelve months



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



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



Five Points Housing Market Value & Trends Update

Historically, properties in this market sell at a -23.1% discount. Today's discount is 10.3%. This market is 12.8% overvalued.

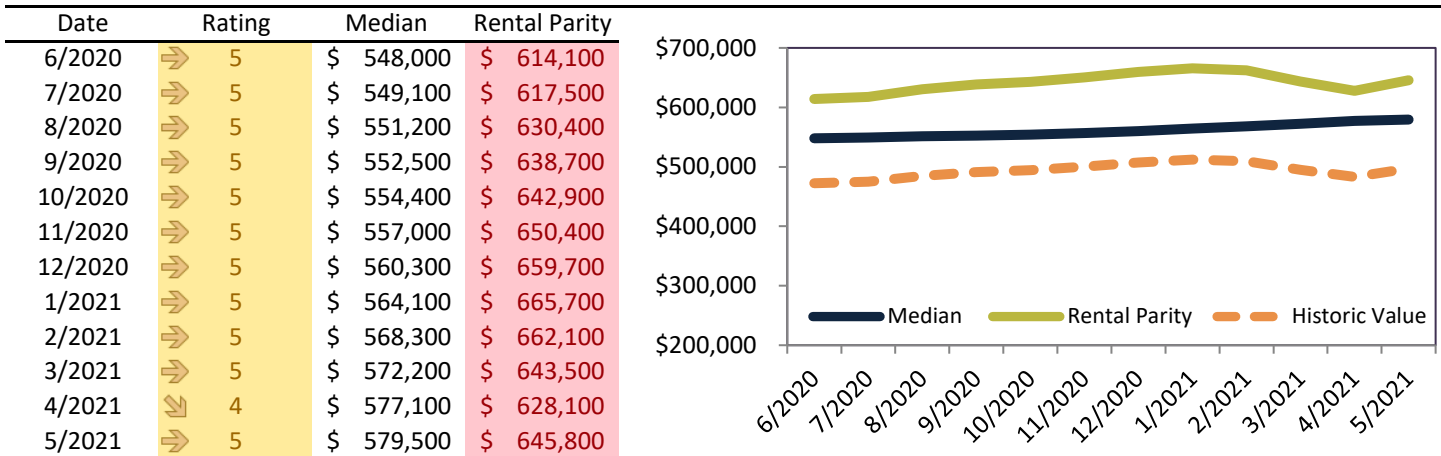
Median home price is \$579,500, and resale \$/SF is \$423/SF. Prices rose 0.8% year-over-year.

Monthly cost of ownership is \$2,299, and rents average \$2,562, making owning \$263 per month less costly than renting.

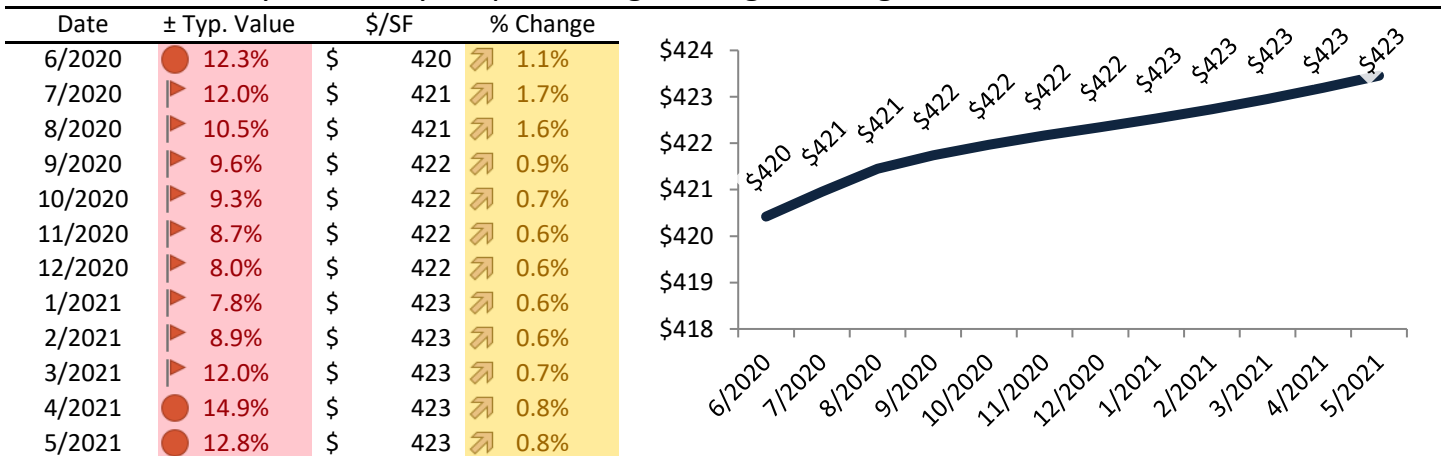
Rents rose 3.4% year-over-year. The current capitalization rate (rent/price) is 4.2%.

Market rating = 5

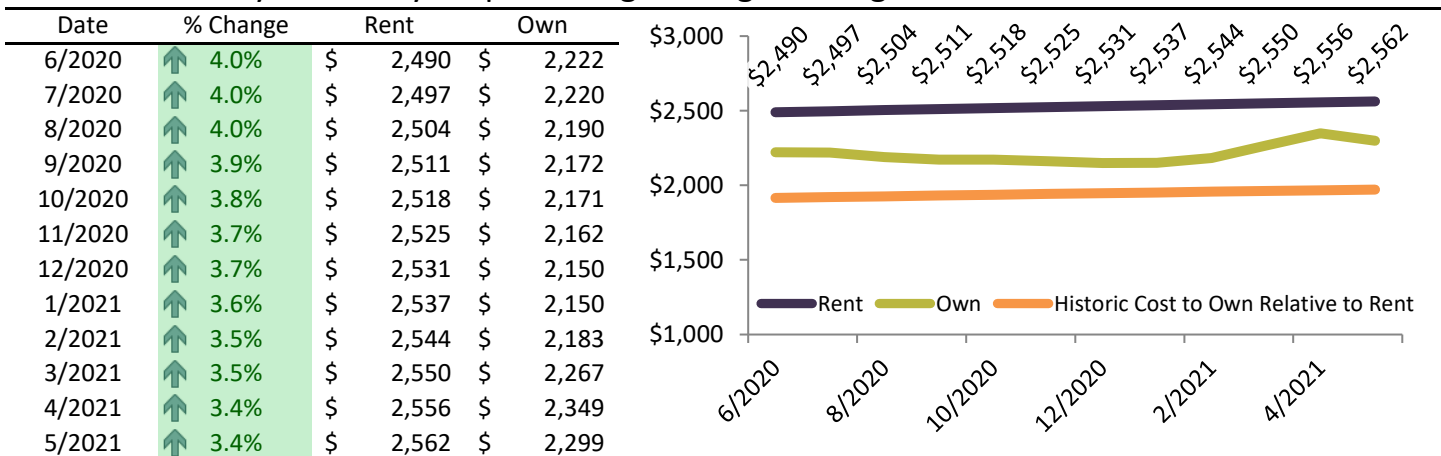
Median Home Price and Rental Parity trailing twelve months



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



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

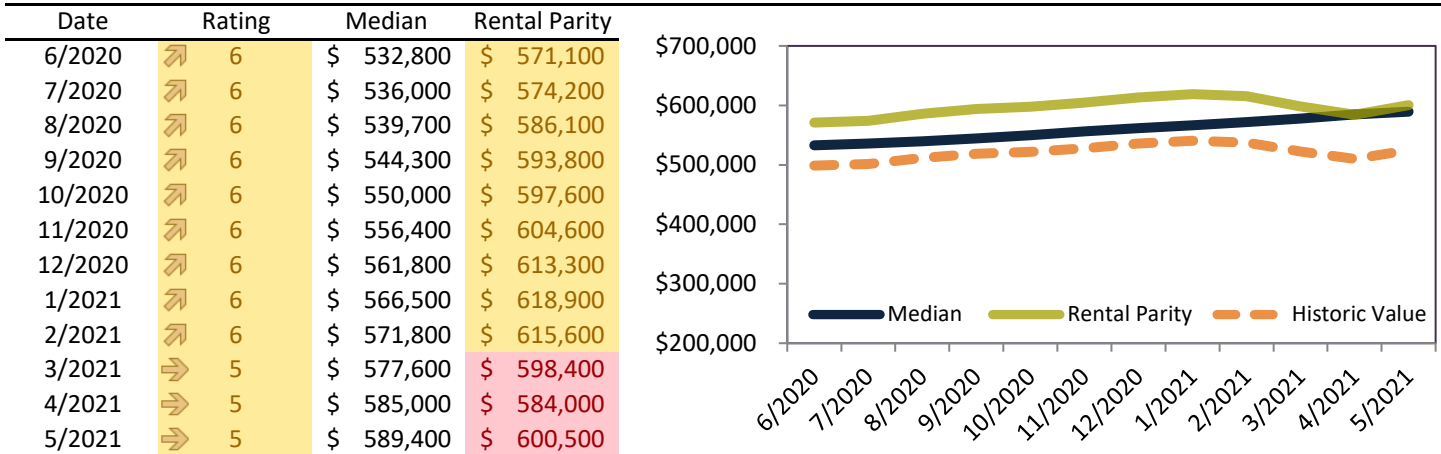


Virginia Village Housing Market Value & Trends Update

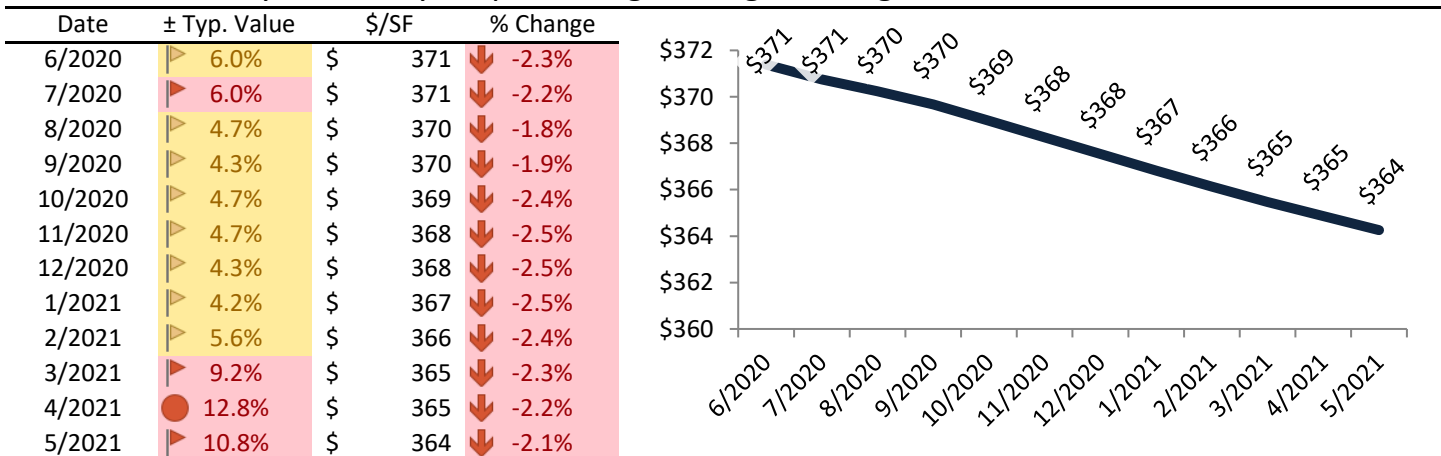
Historically, properties in this market sell at a -12.7% discount. Today's discount is 1.9%. This market is 10.8% overvalued. Median home price is \$589,400, and resale \$/SF is \$364/SF. Prices fell 2.1% year-over-year. Monthly cost of ownership is \$2,338, and rents average \$2,382, making owning \$044 per month less costly than renting. Rents rose 3.4% year-over-year. The current capitalization rate (rent/price) is 3.9%.

Market rating = 5

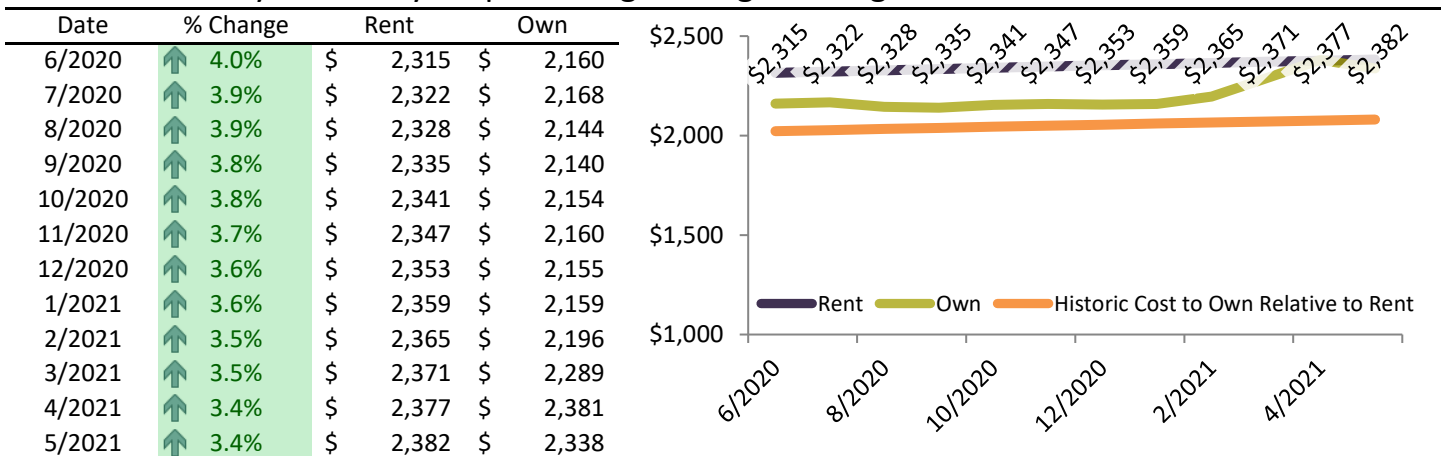
Median Home Price and Rental Parity trailing twelve months



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



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



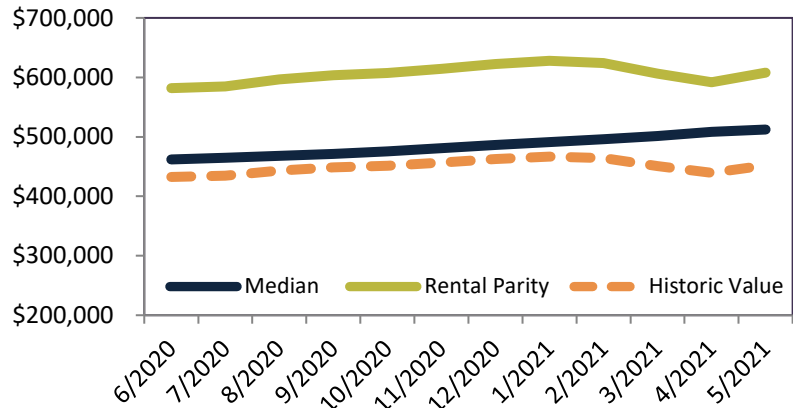
Washington Virginia Vale Housing Market Value & Trends Update

Historically, properties in this market sell at a -25.7% discount. Today's discount is 15.8%. This market is 9.9% overvalued. Median home price is \$512,300, and resale \$/SF is \$287/SF. Prices rose 1.4% year-over-year. Monthly cost of ownership is \$2,032, and rents average \$2,412, making owning \$379 per month less costly than renting. Rents rose 2.6% year-over-year. The current capitalization rate (rent/price) is 4.5%.

Market rating = 5

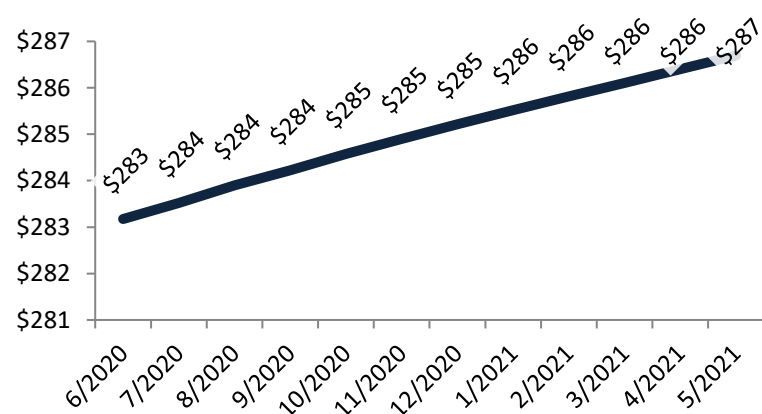
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
6/2020	↗ 6	\$ 462,000	\$ 581,900
7/2020	↗ 6	\$ 464,800	\$ 584,600
8/2020	↗ 6	\$ 468,000	\$ 596,500
9/2020	↗ 6	\$ 471,500	\$ 603,900
10/2020	↗ 6	\$ 475,700	\$ 607,400
11/2020	↗ 6	\$ 481,000	\$ 614,200
12/2020	↗ 6	\$ 486,300	\$ 622,600
1/2021	↗ 6	\$ 491,100	\$ 627,900
2/2021	↗ 6	\$ 496,100	\$ 624,300
3/2021	→ 5	\$ 501,600	\$ 606,400
4/2021	→ 5	\$ 508,300	\$ 591,600
5/2021	→ 5	\$ 512,300	\$ 607,900



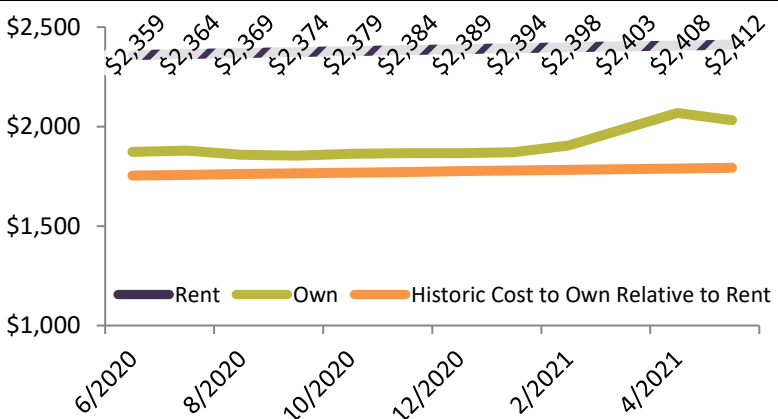
Resale \$/SF and year-over-year percentage change trailing twelve months

Date	± Typ. Value	\$/SF	% Change
6/2020	▶ 5.1%	\$ 283	↗ 1.5%
7/2020	▶ 5.2%	\$ 284	↗ 1.6%
8/2020	▶ 4.1%	\$ 284	↗ 1.8%
9/2020	▶ 3.7%	\$ 284	↗ 1.5%
10/2020	▶ 4.0%	\$ 285	↗ 1.6%
11/2020	▶ 4.0%	\$ 285	↗ 1.5%
12/2020	▶ 3.8%	\$ 285	↗ 1.4%
1/2021	▶ 3.9%	\$ 286	↗ 1.4%
2/2021	▶ 5.1%	\$ 286	↗ 1.4%
3/2021	▶ 8.4%	\$ 286	↗ 1.3%
4/2021	▶ 11.6%	\$ 286	↗ 1.4%
5/2021	▶ 9.9%	\$ 287	↗ 1.4%



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

Date	% Change	Rent	Own
6/2020	↑ 3.1%	\$ 2,359	\$ 1,873
7/2020	↑ 3.1%	\$ 2,364	\$ 1,880
8/2020	↑ 3.0%	\$ 2,369	\$ 1,859
9/2020	↑ 3.0%	\$ 2,374	\$ 1,854
10/2020	↑ 2.9%	\$ 2,379	\$ 1,863
11/2020	↑ 2.8%	\$ 2,384	\$ 1,867
12/2020	↑ 2.8%	\$ 2,389	\$ 1,866
1/2021	↑ 2.8%	\$ 2,394	\$ 1,872
2/2021	↑ 2.7%	\$ 2,398	\$ 1,906
3/2021	↑ 2.7%	\$ 2,403	\$ 1,987
4/2021	↑ 2.7%	\$ 2,408	\$ 2,069
5/2021	↑ 2.6%	\$ 2,412	\$ 2,032

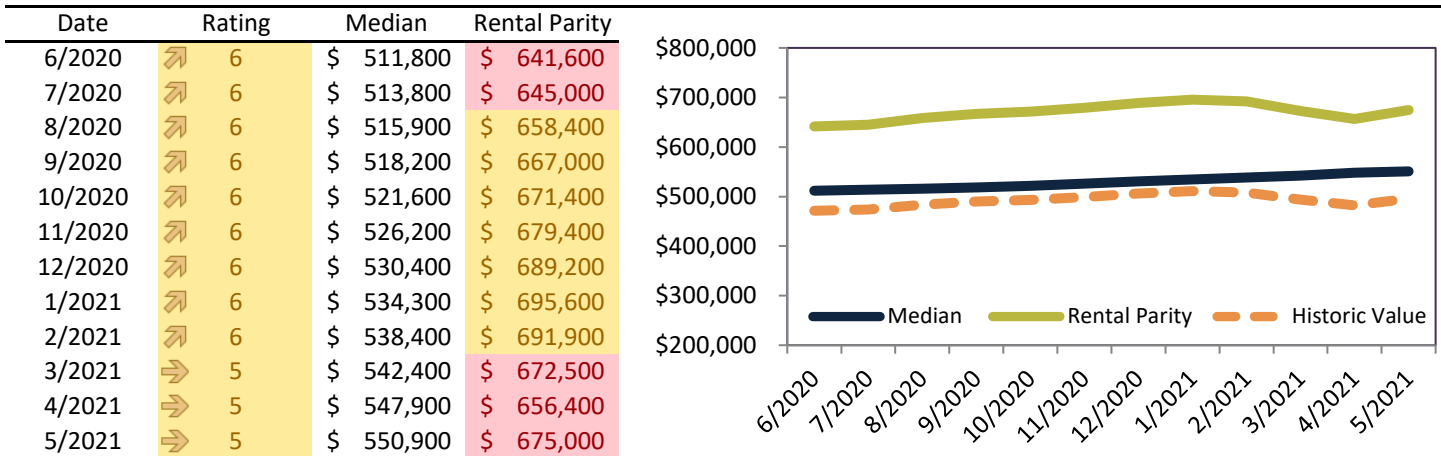


Speer Housing Market Value & Trends Update

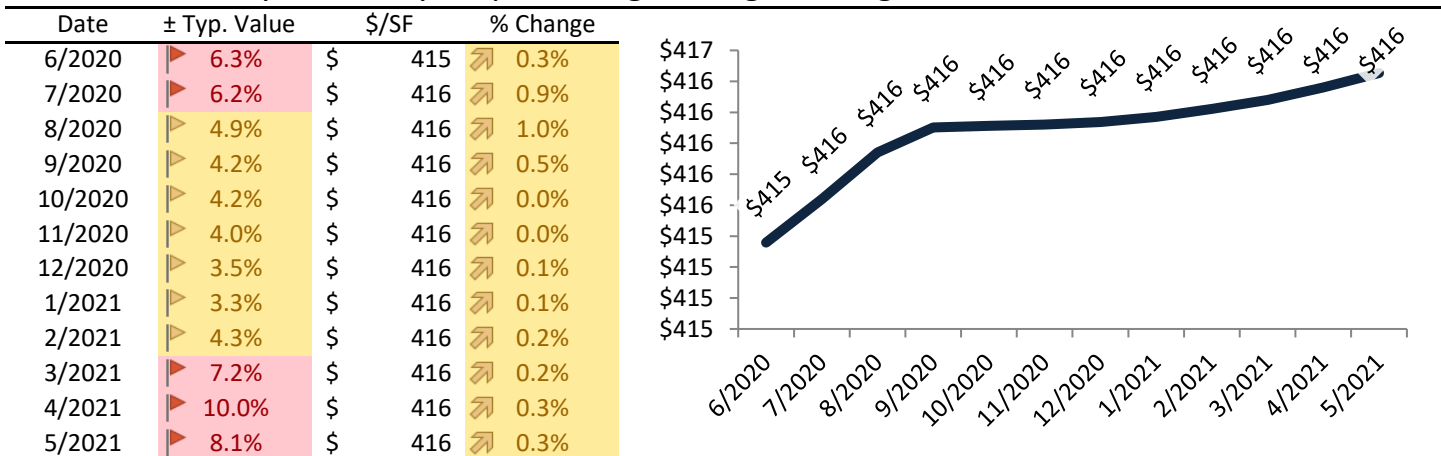
Historically, properties in this market sell at a -26.5% discount. Today's discount is 18.4%. This market is 8.1% overvalued. Median home price is \$550,900, and resale \$/SF is \$416/SF. Prices rose 0.3% year-over-year. Monthly cost of ownership is \$2,185, and rents average \$2,677, making owning \$492 per month less costly than renting. Rents rose 3.4% year-over-year. The current capitalization rate (rent/price) is 4.7%.

Market rating = 5

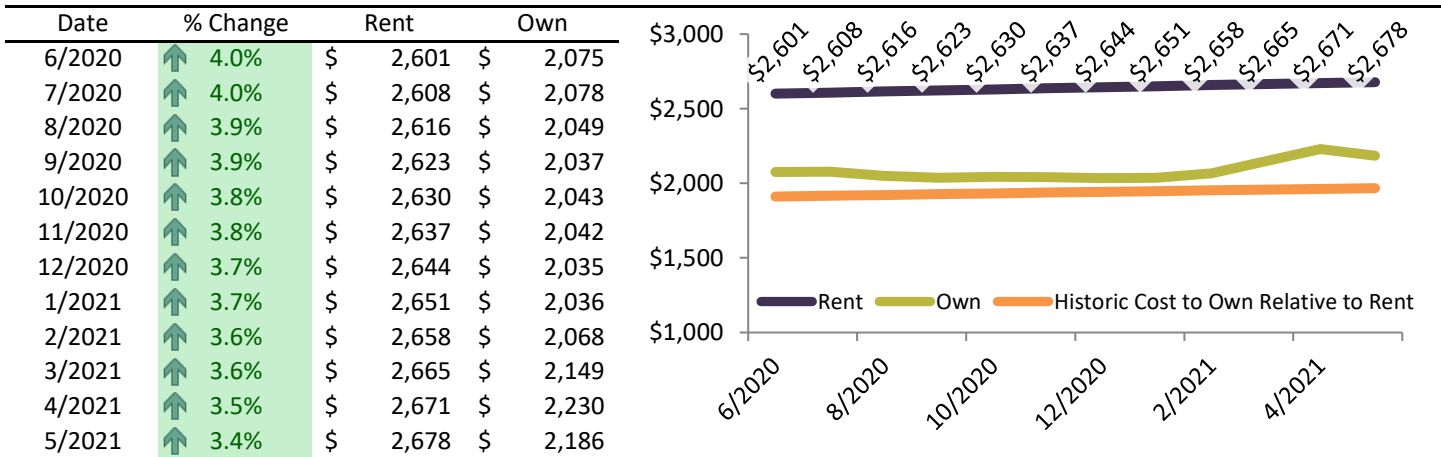
Median Home Price and Rental Parity trailing twelve months



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



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



Harvey Park Housing Market Value & Trends Update

Historically, properties in this market sell at a -15.4% discount. Today's discount is 15.0%. This market is 0.4% overvalued.

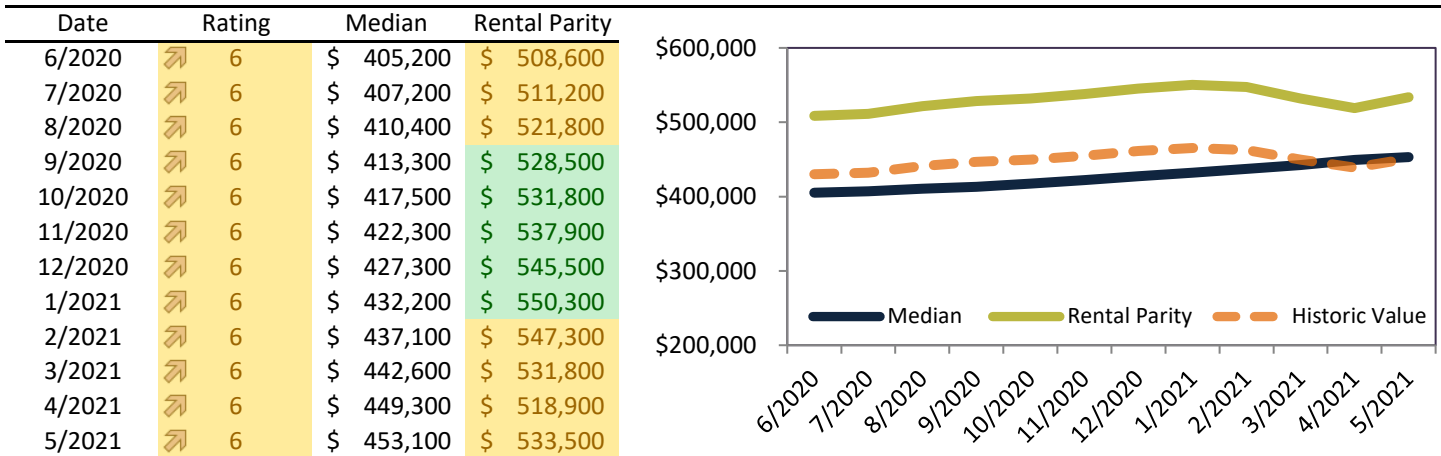
Median home price is \$453,100, and resale \$/SF is \$339/SF. Prices fell 0.0% year-over-year.

Monthly cost of ownership is \$1,797, and rents average \$2,116, making owning \$319 per month less costly than renting.

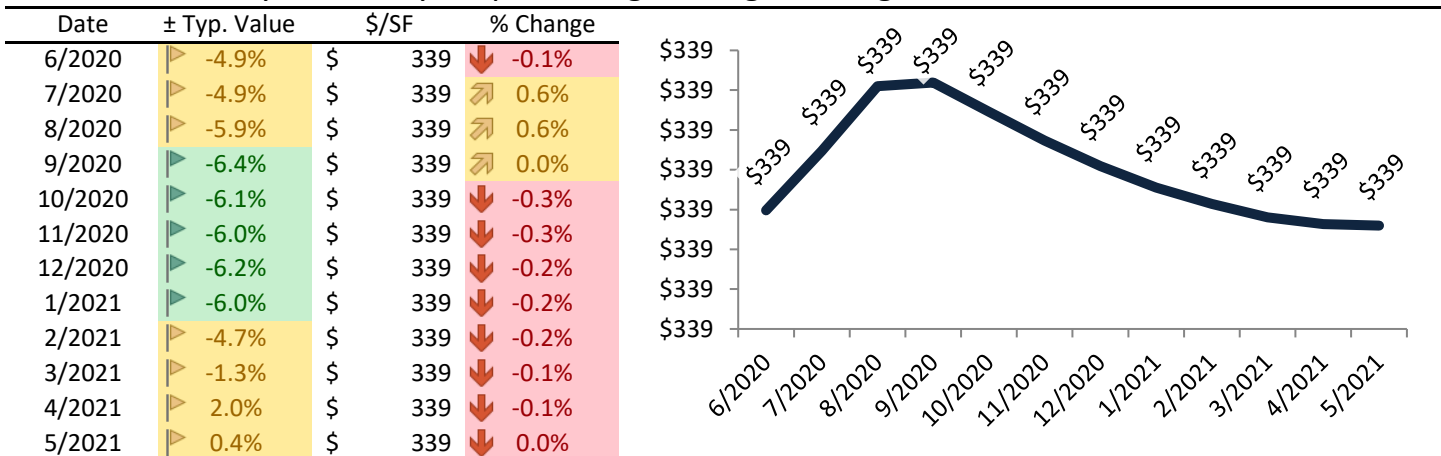
Rents rose 3.1% year-over-year. The current capitalization rate (rent/price) is 4.5%.

Market rating = 6

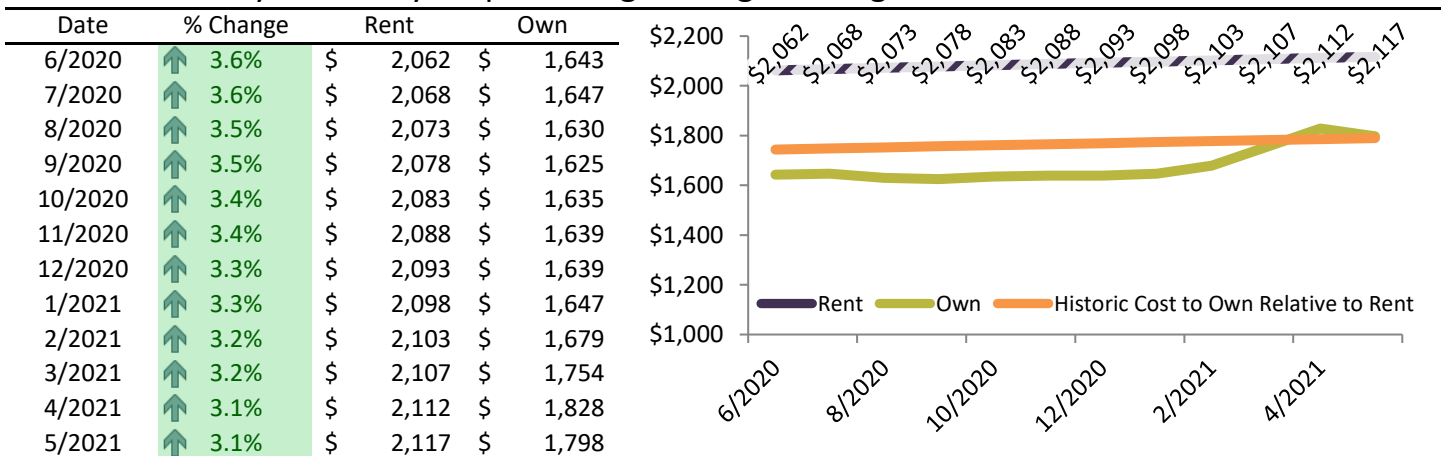
Median Home Price and Rental Parity trailing twelve months



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



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

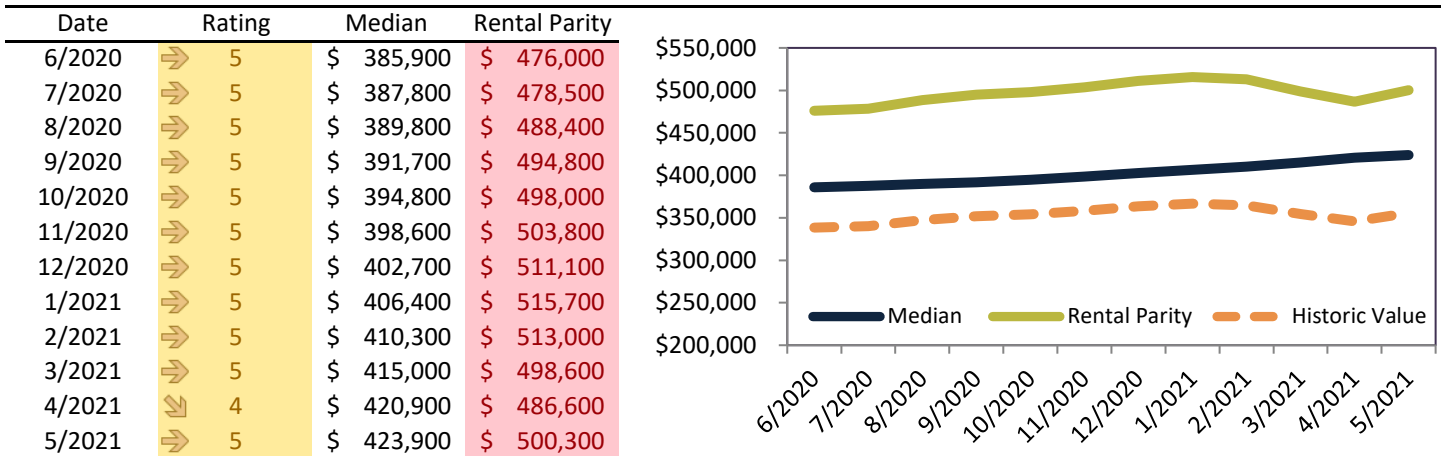


East Colfax Housing Market Value & Trends Update

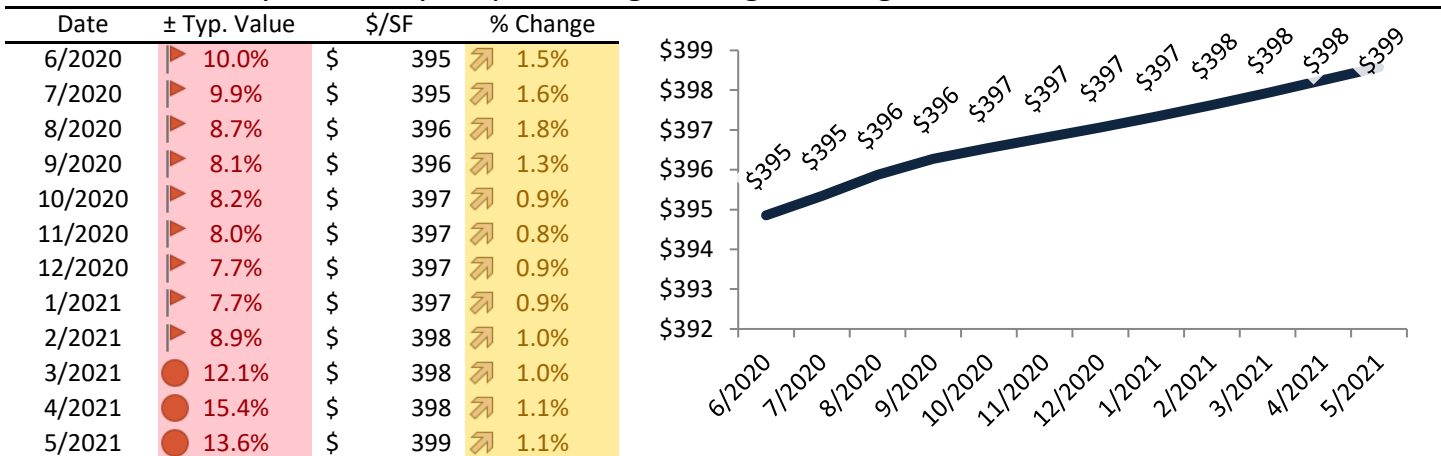
Historically, properties in this market sell at a -28.9% discount. Today's discount is 15.3%. This market is 13.6% overvalued. Median home price is \$423,900, and resale \$/SF is \$399/SF. Prices rose 1.1% year-over-year. Monthly cost of ownership is \$1,681, and rents average \$1,985, making owning \$303 per month less costly than renting. Rents rose 3.3% year-over-year. The current capitalization rate (rent/price) is 4.5%.

Market rating = 5

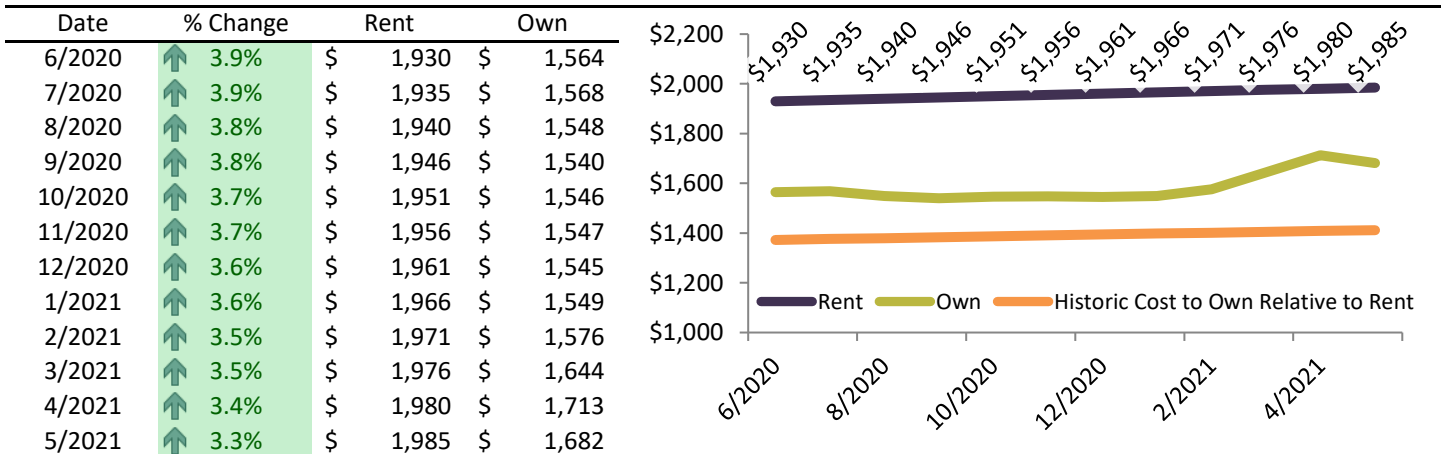
Median Home Price and Rental Parity trailing twelve months



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



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



80219 Housing Market Value & Trends Update

Historically, properties in this market sell at a -26.2% discount. Today's discount is 13.1%. This market is 13.1% overvalued.

Median home price is \$408,600, and resale \$/SF is \$358/SF. Prices rose 2.4% year-over-year.

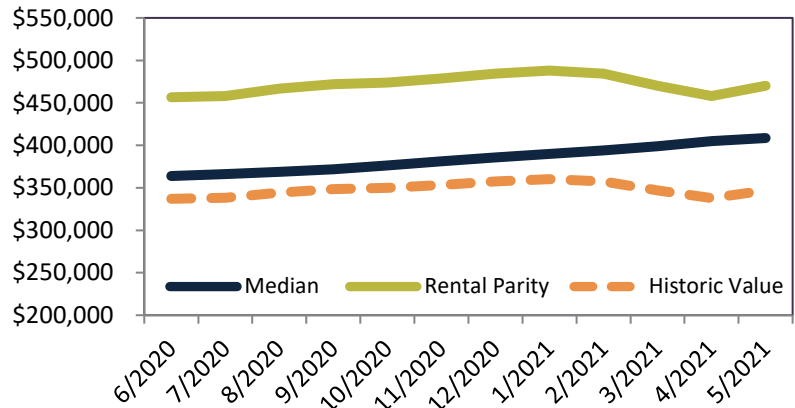
Monthly cost of ownership is \$1,621, and rents average \$1,864, making owning \$243 per month less costly than renting.

Rents rose 0.8% year-over-year. The current capitalization rate (rent/price) is 4.4%.

Market rating = 5

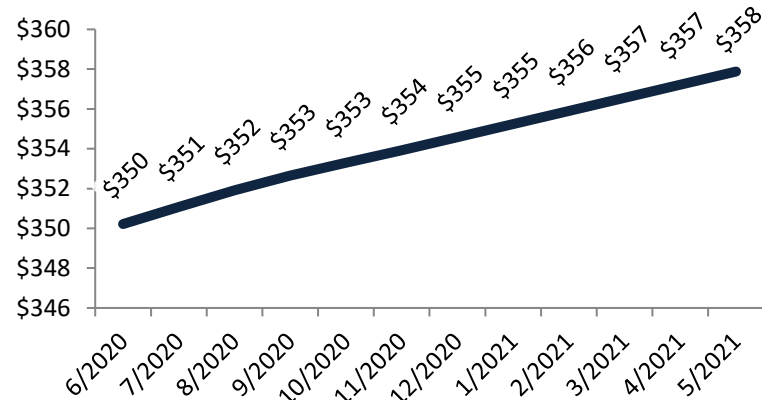
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
6/2020	↗ 6	\$ 363,900	\$ 456,600
7/2020	↗ 6	\$ 366,100	\$ 458,100
8/2020	↗ 6	\$ 368,900	\$ 466,700
9/2020	↗ 6	\$ 372,000	\$ 471,900
10/2020	↗ 6	\$ 376,500	\$ 474,000
11/2020	↗ 6	\$ 381,100	\$ 478,600
12/2020	↗ 6	\$ 385,700	\$ 484,500
1/2021	↗ 6	\$ 389,800	\$ 488,000
2/2021	→ 5	\$ 394,100	\$ 484,500
3/2021	→ 5	\$ 399,000	\$ 470,000
4/2021	↘ 4	\$ 405,100	\$ 457,900
5/2021	→ 5	\$ 408,600	\$ 470,000



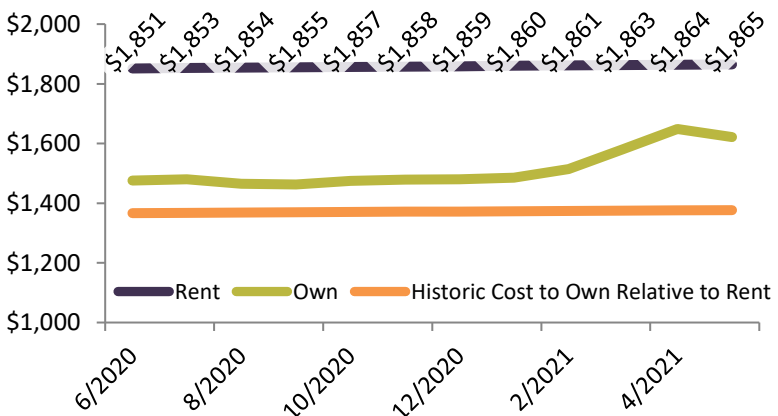
Resale \$/SF and year-over-year percentage change trailing twelve months

Date	± Typ. Value	\$/SF	% Change
6/2020	▶ 5.9%	\$ 350	↑ 3.3%
7/2020	▶ 6.1%	\$ 351	↑ 3.3%
8/2020	▶ 5.2%	\$ 352	↑ 3.2%
9/2020	▶ 5.0%	\$ 353	↑ 2.8%
10/2020	▶ 5.6%	\$ 353	↑ 2.4%
11/2020	▶ 5.8%	\$ 354	↑ 2.4%
12/2020	▶ 5.8%	\$ 355	↑ 2.4%
1/2021	▶ 6.1%	\$ 355	↑ 2.5%
2/2021	▶ 7.5%	\$ 356	↑ 2.5%
3/2021	▶ 11.1%	\$ 357	↑ 2.5%
4/2021	● 14.7%	\$ 357	↑ 2.5%
5/2021	● 13.1%	\$ 358	↑ 2.4%



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

Date	% Change	Rent	Own
6/2020	↗ 1.1%	\$ 1,851	\$ 1,475
7/2020	↗ 1.0%	\$ 1,853	\$ 1,480
8/2020	↗ 1.0%	\$ 1,854	\$ 1,465
9/2020	↗ 1.0%	\$ 1,855	\$ 1,463
10/2020	↗ 1.0%	\$ 1,857	\$ 1,475
11/2020	↗ 0.9%	\$ 1,858	\$ 1,479
12/2020	↗ 0.9%	\$ 1,859	\$ 1,480
1/2021	↗ 0.9%	\$ 1,860	\$ 1,486
2/2021	↗ 0.9%	\$ 1,861	\$ 1,514
3/2021	↗ 0.9%	\$ 1,863	\$ 1,581
4/2021	↗ 0.9%	\$ 1,864	\$ 1,649
5/2021	↗ 0.8%	\$ 1,865	\$ 1,621

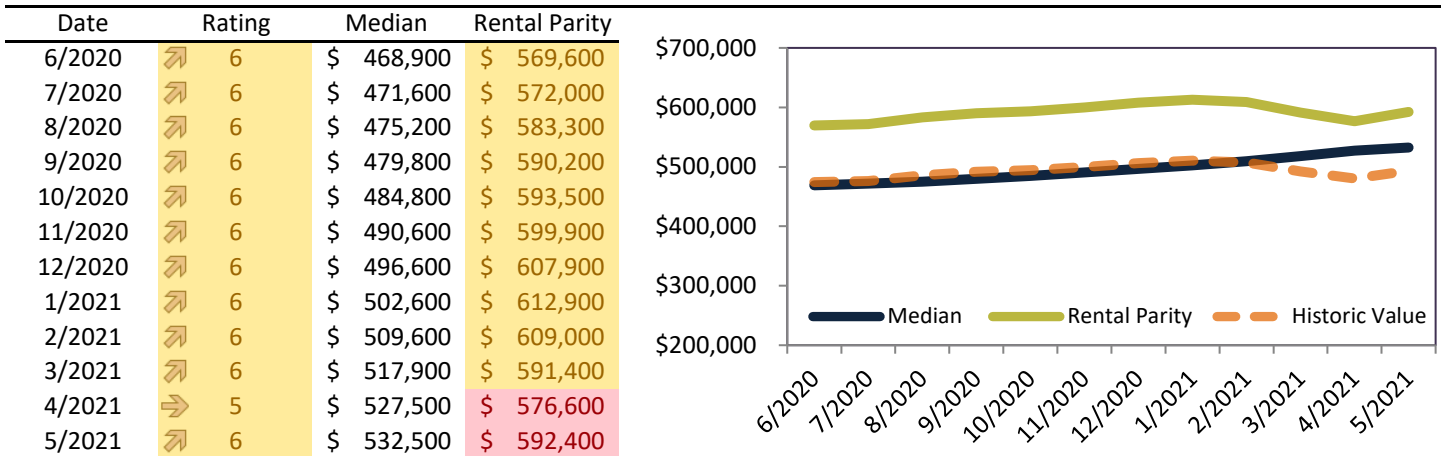


80123 Housing Market Value & Trends Update

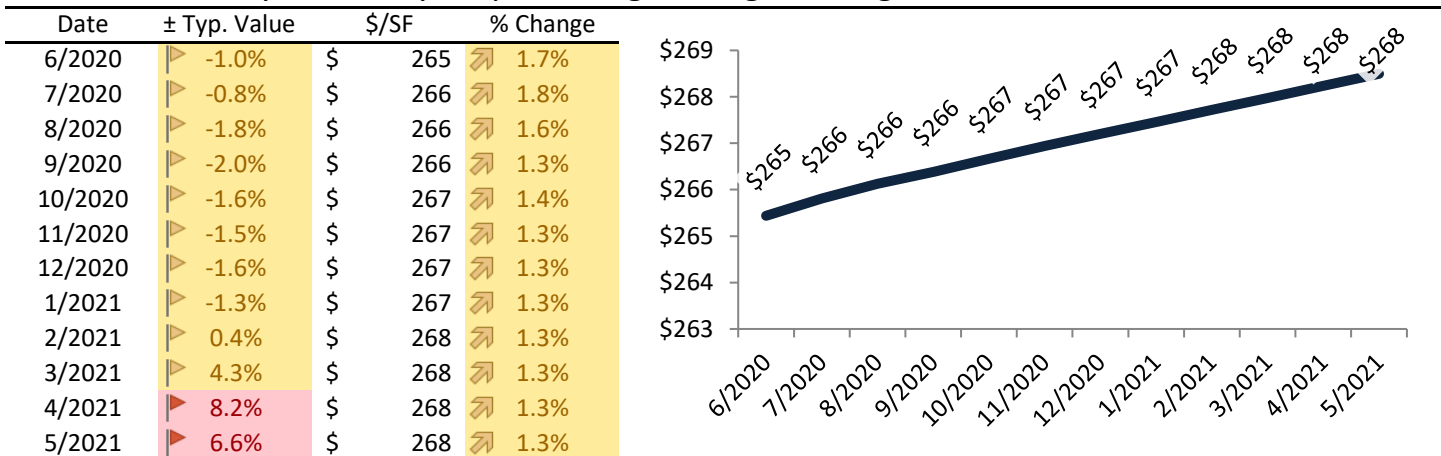
Historically, properties in this market sell at a -16.7% discount. Today's discount is 10.1%. This market is 6.6% overvalued. Median home price is \$532,500, and resale \$/SF is \$268/SF. Prices rose 1.3% year-over-year. Monthly cost of ownership is \$2,112, and rents average \$2,350, making owning \$237 per month less costly than renting. Rents rose 2.1% year-over-year. The current capitalization rate (rent/price) is 4.2%.

Market rating = 6

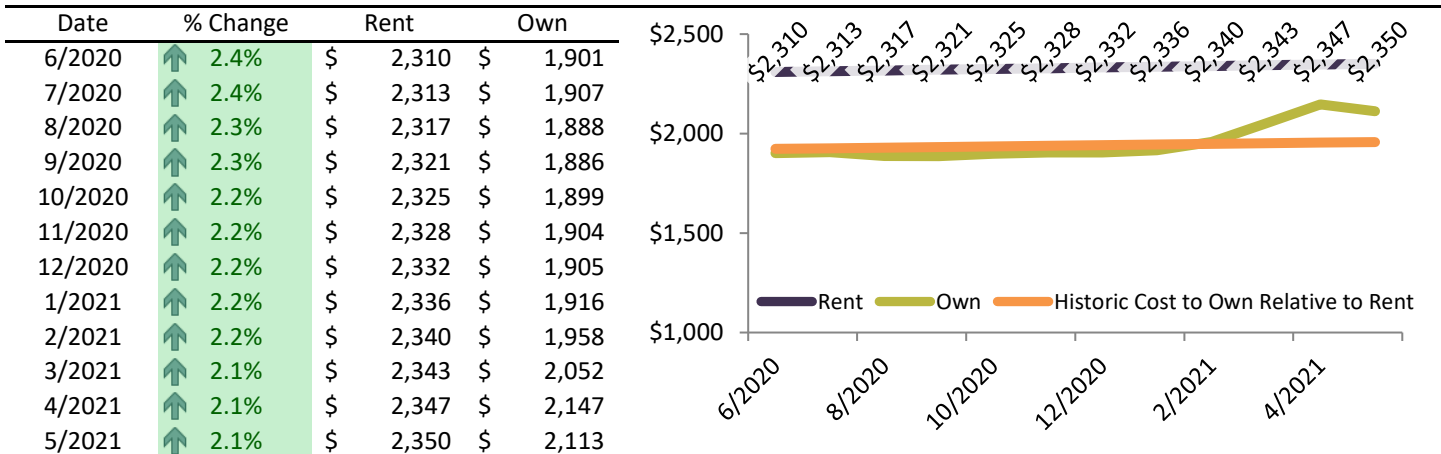
Median Home Price and Rental Parity trailing twelve months



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



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



80220 Housing Market Value & Trends Update

Historically, properties in this market sell at a -12.5% discount. Today's premium is 7.4%. This market is 19.9% overvalued.

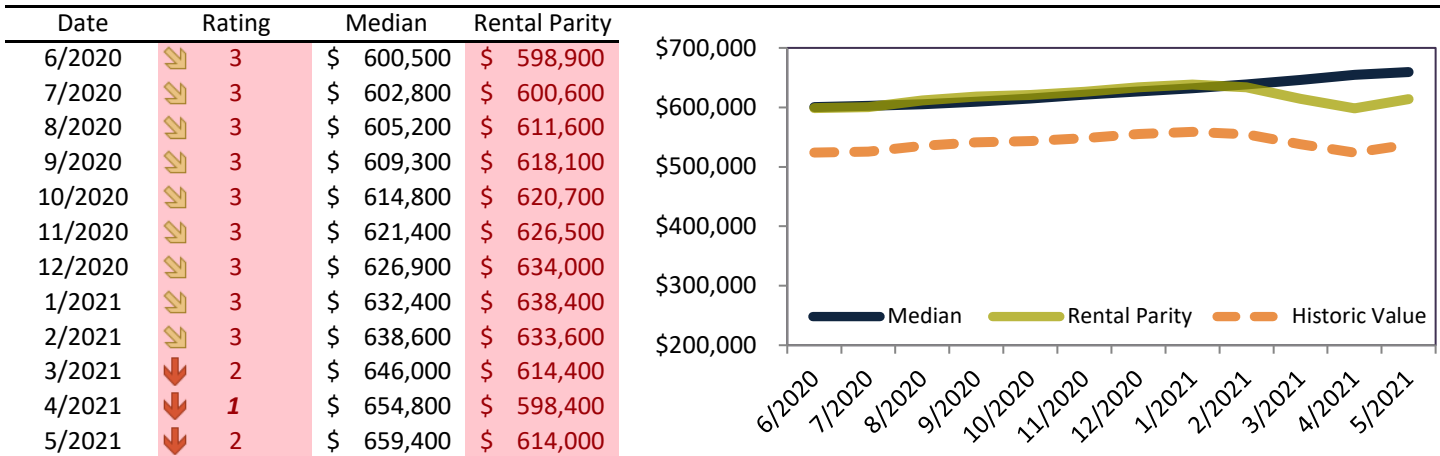
Median home price is \$659,400, and resale \$/SF is \$427/SF. Prices fell 0.0% year-over-year.

Monthly cost of ownership is \$2,615, and rents average \$2,436, making owning \$179 per month more costly than renting.

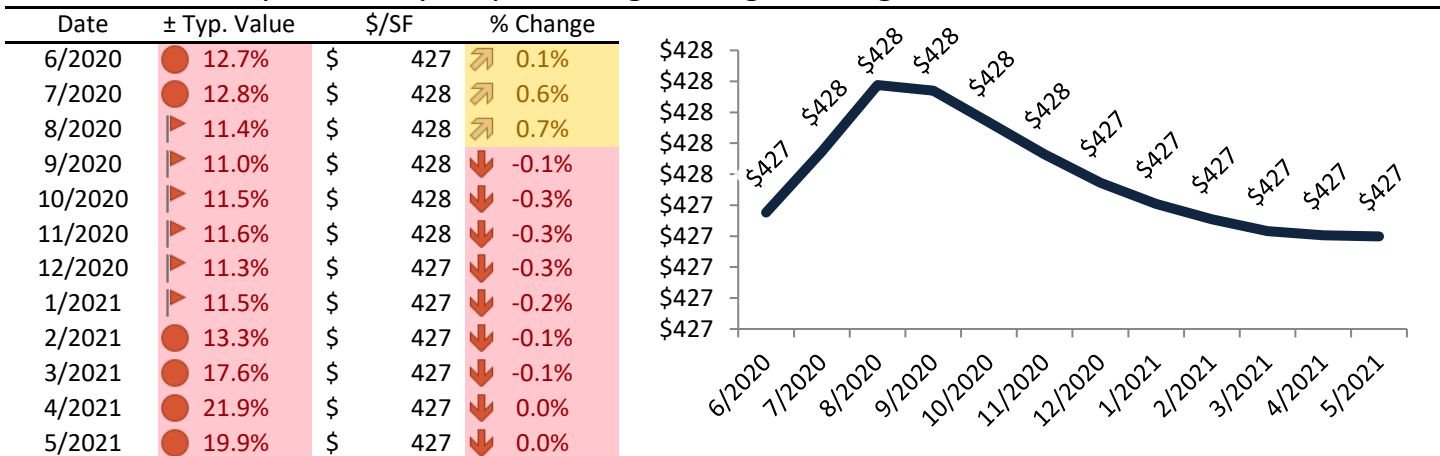
Rents rose 0.4% year-over-year. The current capitalization rate (rent/price) is 3.5%.

Market rating = 2

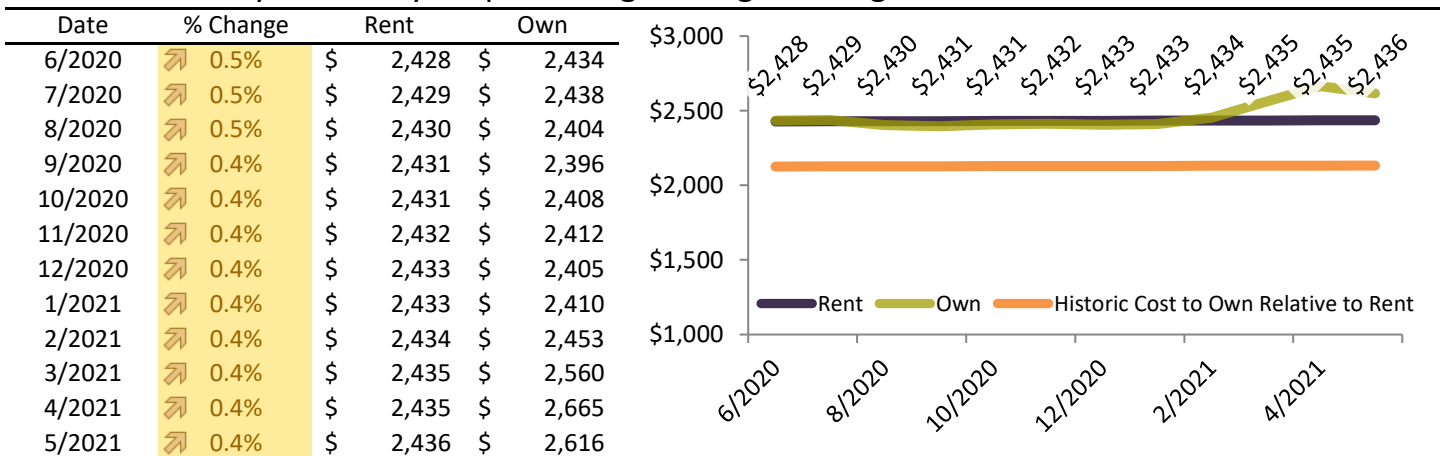
Median Home Price and Rental Parity trailing twelve months



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



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



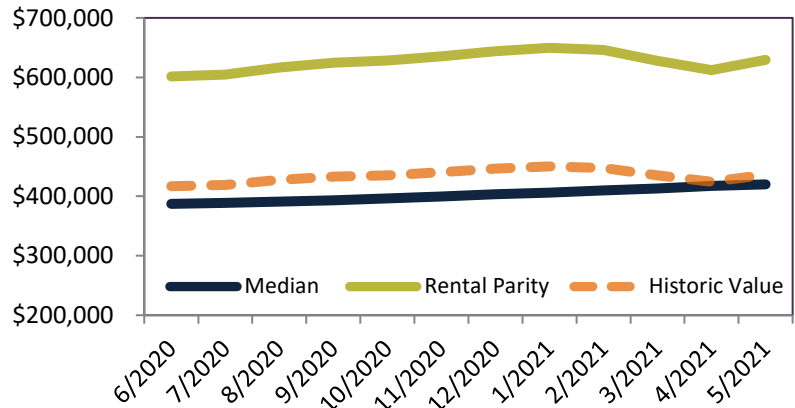
80231 Housing Market Value & Trends Update

Historically, properties in this market sell at a -30.7% discount. Today's discount is 33.3%. This market is 2.6% undervalued. Median home price is \$420,100, and resale \$/SF is \$244/SF. Prices rose 1.2% year-over-year. Monthly cost of ownership is \$1,666, and rents average \$2,496, making owning \$829 per month less costly than renting. Rents rose 2.7% year-over-year. The current capitalization rate (rent/price) is 5.7%.

Market rating = 6

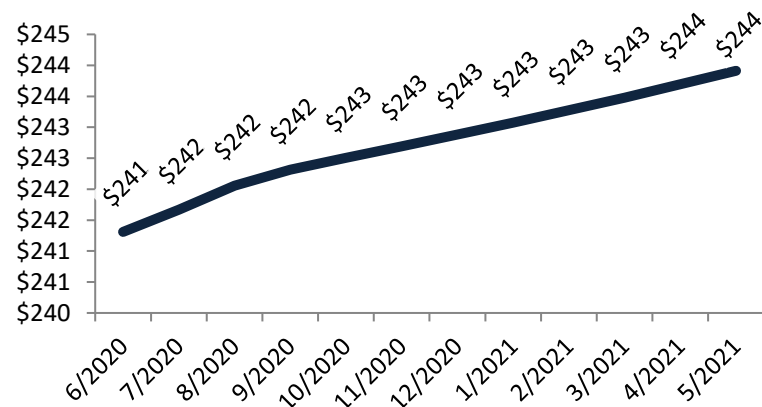
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
6/2020	↔ 6	\$ 387,300	\$ 601,600
7/2020	↔ 6	\$ 388,900	\$ 604,500
8/2020	↑ 8	\$ 391,300	\$ 616,800
9/2020	↔ 6	\$ 393,400	\$ 624,600
10/2020	↔ 6	\$ 396,600	\$ 628,300
11/2020	↔ 6	\$ 399,900	\$ 635,400
12/2020	↔ 6	\$ 403,400	\$ 644,200
1/2021	↔ 6	\$ 406,400	\$ 649,700
2/2021	↔ 6	\$ 409,800	\$ 646,000
3/2021	↔ 6	\$ 413,300	\$ 627,600
4/2021	↔ 6	\$ 417,500	\$ 612,200
5/2021	↔ 6	\$ 420,100	\$ 629,300



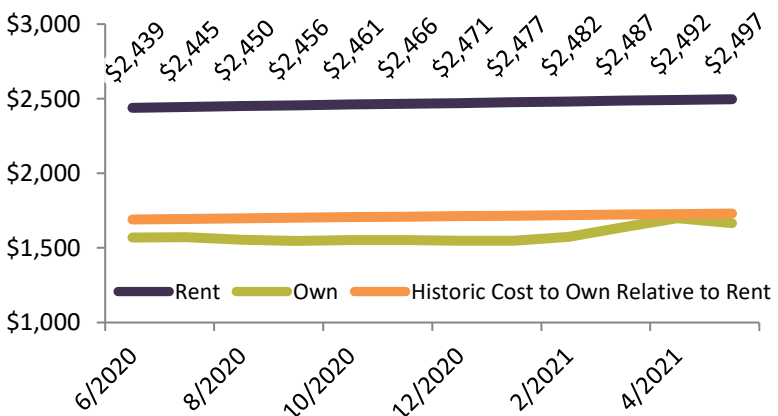
Resale \$/SF and year-over-year percentage change trailing twelve months

Date	± Typ. Value	\$/SF	% Change
6/2020	▶ -4.9%	\$ 241	↔ 1.4%
7/2020	▶ -5.0%	\$ 242	↔ 2.0%
8/2020	▶ -5.9%	\$ 242	↑ 2.1%
9/2020	▶ -6.3%	\$ 242	↔ 1.4%
10/2020	▶ -6.2%	\$ 243	↔ 1.0%
11/2020	▶ -6.4%	\$ 243	↔ 1.0%
12/2020	▶ -6.7%	\$ 243	↔ 1.0%
1/2021	▶ -6.8%	\$ 243	↔ 1.0%
2/2021	▶ -5.9%	\$ 243	↔ 1.1%
3/2021	▶ -3.5%	\$ 243	↔ 1.1%
4/2021	▶ -1.1%	\$ 244	↔ 1.2%
5/2021	▶ -2.6%	\$ 244	↔ 1.2%



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

Date	% Change	Rent	Own
6/2020	↑ 3.3%	\$ 2,439	\$ 1,570
7/2020	↑ 3.3%	\$ 2,445	\$ 1,573
8/2020	↑ 3.2%	\$ 2,450	\$ 1,554
9/2020	↑ 3.2%	\$ 2,456	\$ 1,547
10/2020	↑ 3.1%	\$ 2,461	\$ 1,553
11/2020	↑ 3.0%	\$ 2,466	\$ 1,552
12/2020	↑ 3.0%	\$ 2,471	\$ 1,548
1/2021	↑ 2.9%	\$ 2,477	\$ 1,549
2/2021	↑ 2.9%	\$ 2,482	\$ 1,574
3/2021	↑ 2.8%	\$ 2,487	\$ 1,638
4/2021	↑ 2.8%	\$ 2,492	\$ 1,699
5/2021	↑ 2.7%	\$ 2,497	\$ 1,667

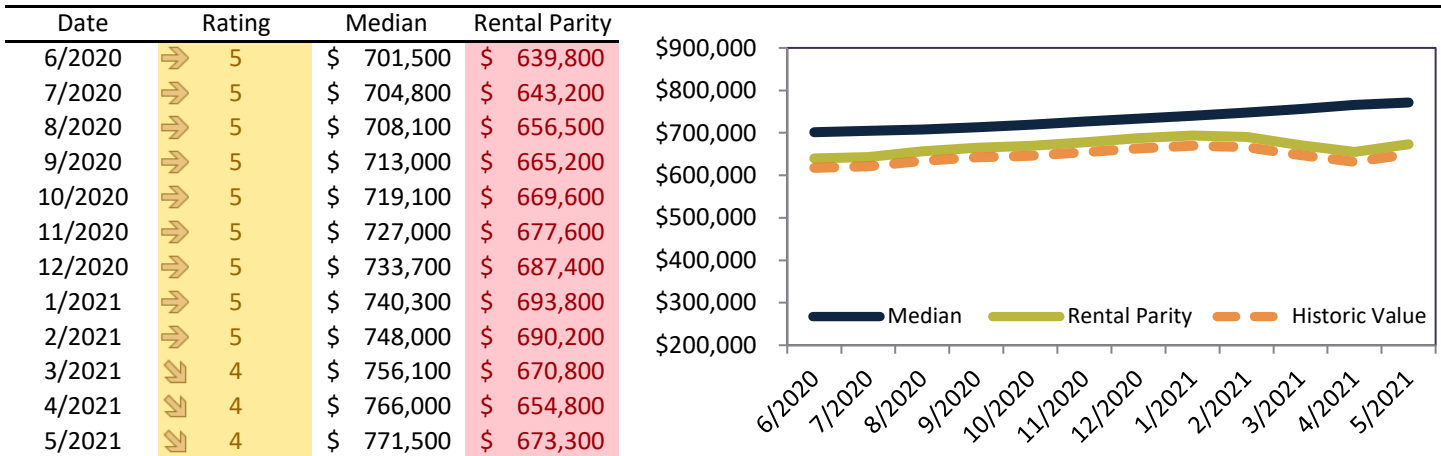


80210 Housing Market Value & Trends Update

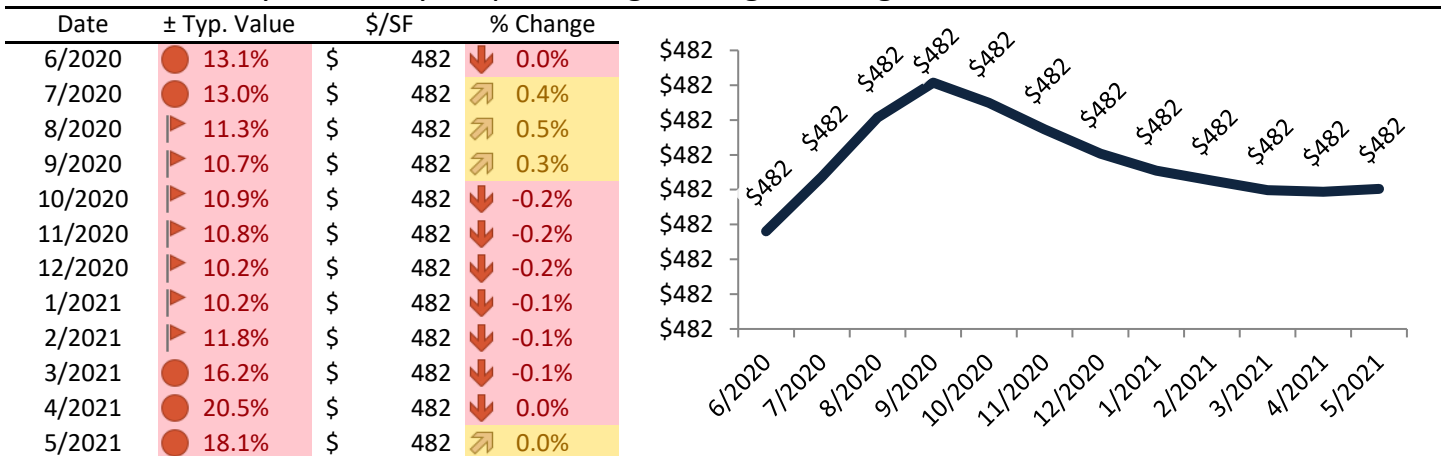
Historically, properties in this market sell at a -3.5% discount. Today's premium is 14.6%. This market is 18.1% overvalued. Median home price is \$771,500, and resale \$/SF is \$482/SF. Prices rose 0.0% year-over-year. Monthly cost of ownership is \$3,060, and rents average \$2,671, making owning \$389 per month more costly than renting. Rents rose 3.5% year-over-year. The current capitalization rate (rent/price) is 3.3%.

Market rating = 4

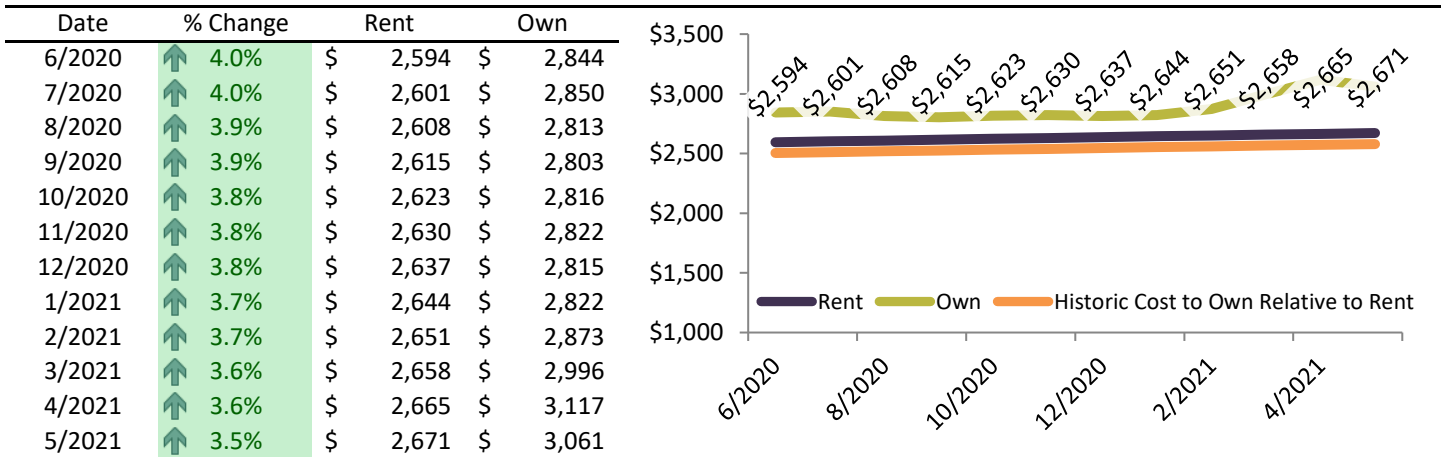
Median Home Price and Rental Parity trailing twelve months



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



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

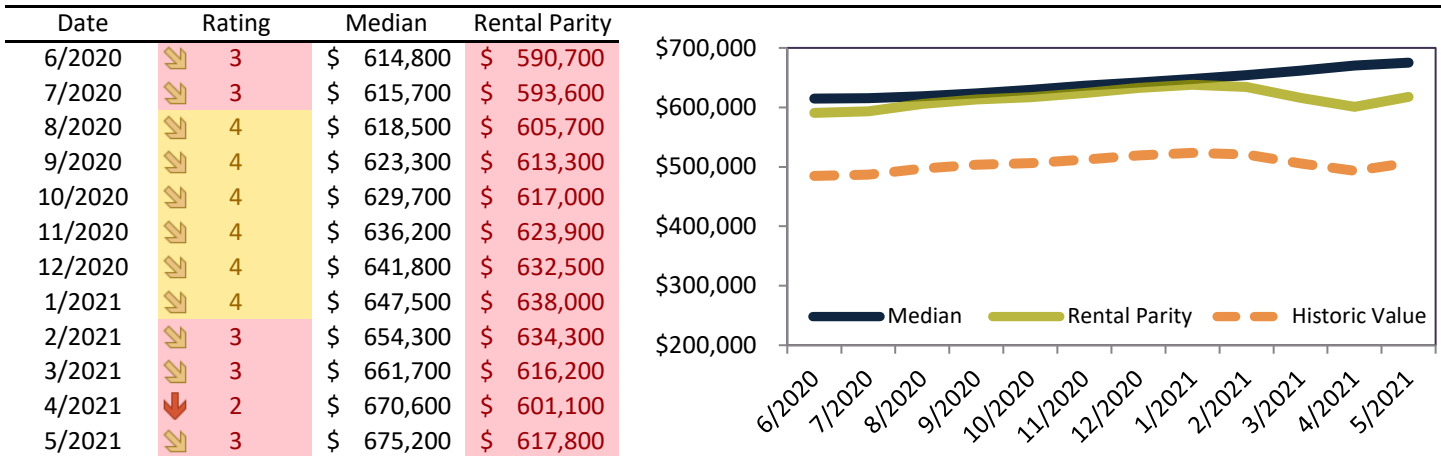


80211 Housing Market Value & Trends Update

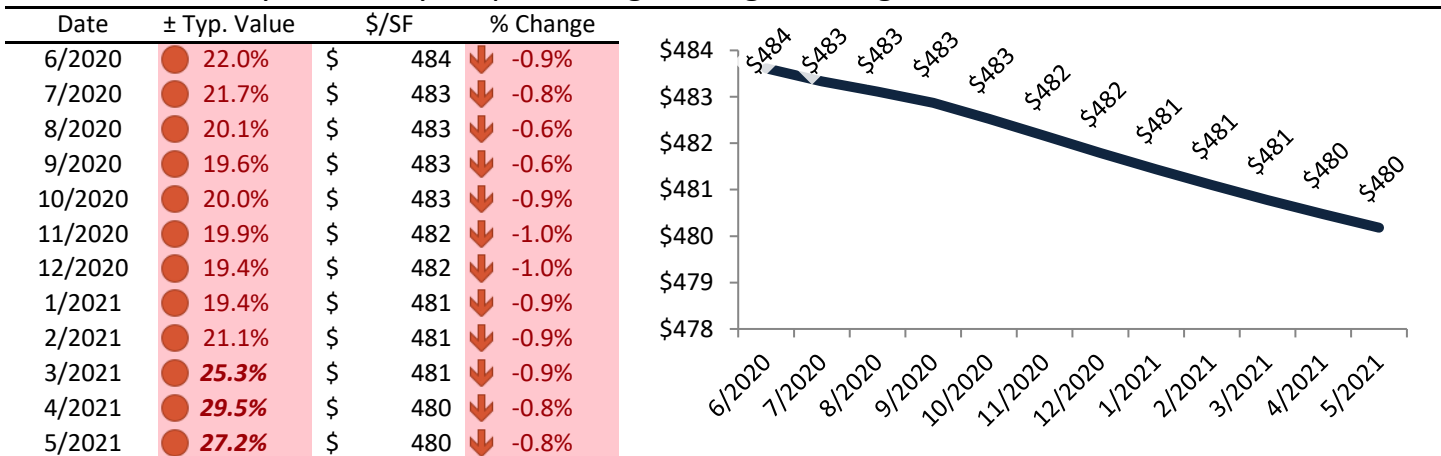
Historically, properties in this market sell at a -17.9% discount. Today's premium is 9.3%. This market is 27.2% overvalued. Median home price is \$675,200, and resale \$/SF is \$480/SF. Prices fell 0.8% year-over-year. Monthly cost of ownership is \$2,678, and rents average \$2,451, making owning \$227 per month more costly than renting. Rents rose 2.7% year-over-year. The current capitalization rate (rent/price) is 3.5%.

Market rating = 3

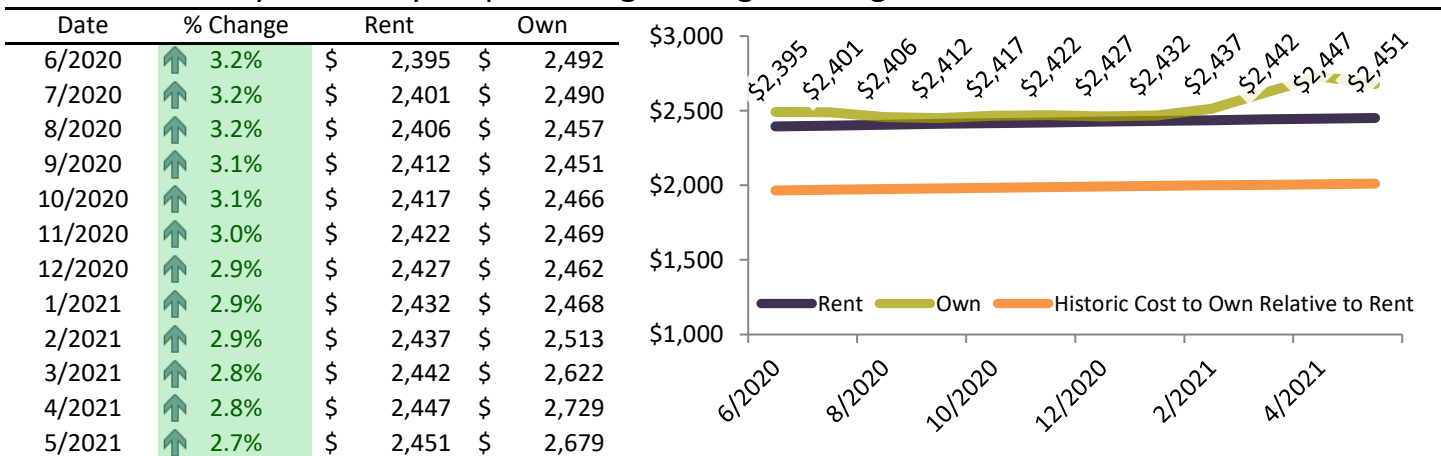
Median Home Price and Rental Parity trailing twelve months



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



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



80205 Housing Market Value & Trends Update

Historically, properties in this market sell at a -27.2% discount. Today's premium is 0.5%. This market is 27.7% overvalued.

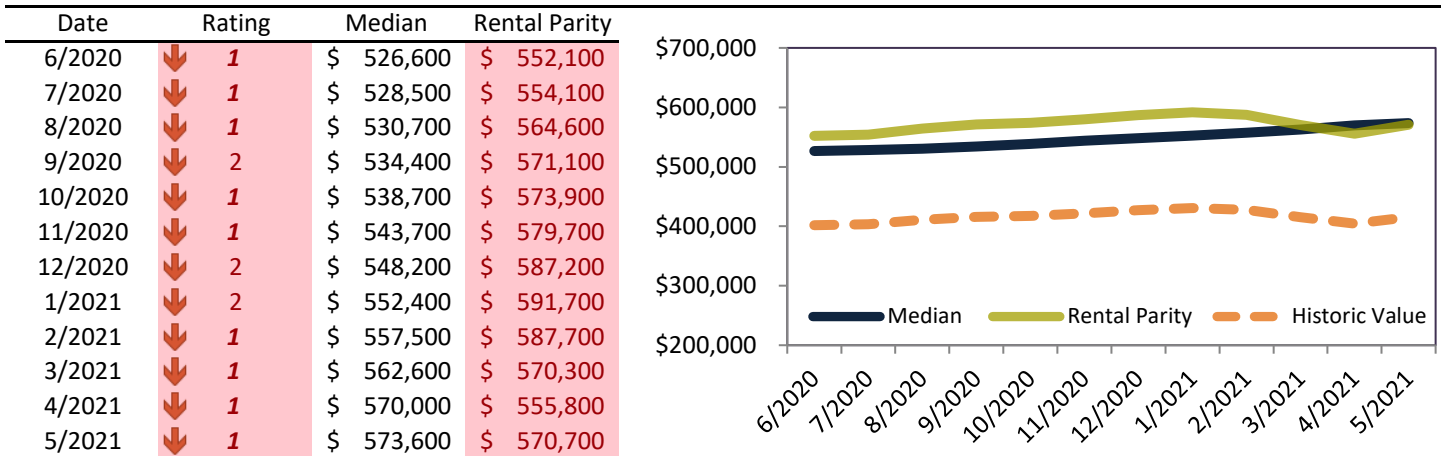
Median home price is \$573,600, and resale \$/SF is \$425/SF. Prices fell 0.1% year-over-year.

Monthly cost of ownership is \$2,275, and rents average \$2,264, making owning \$011 per month more costly than renting.

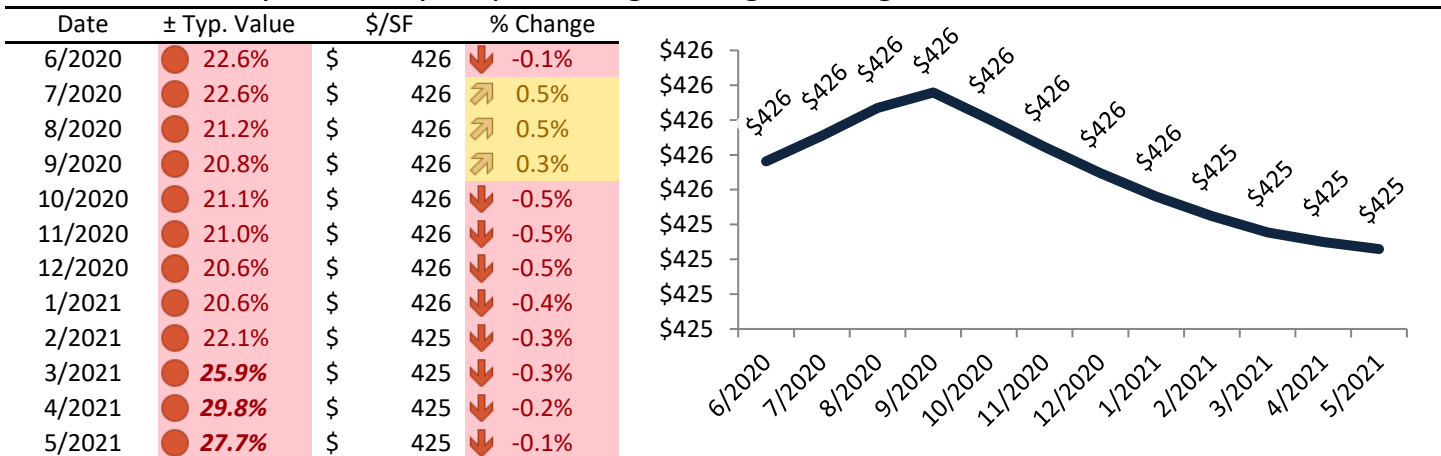
Rents rose 1.4% year-over-year. The current capitalization rate (rent/price) is 3.8%.

Market rating = 1

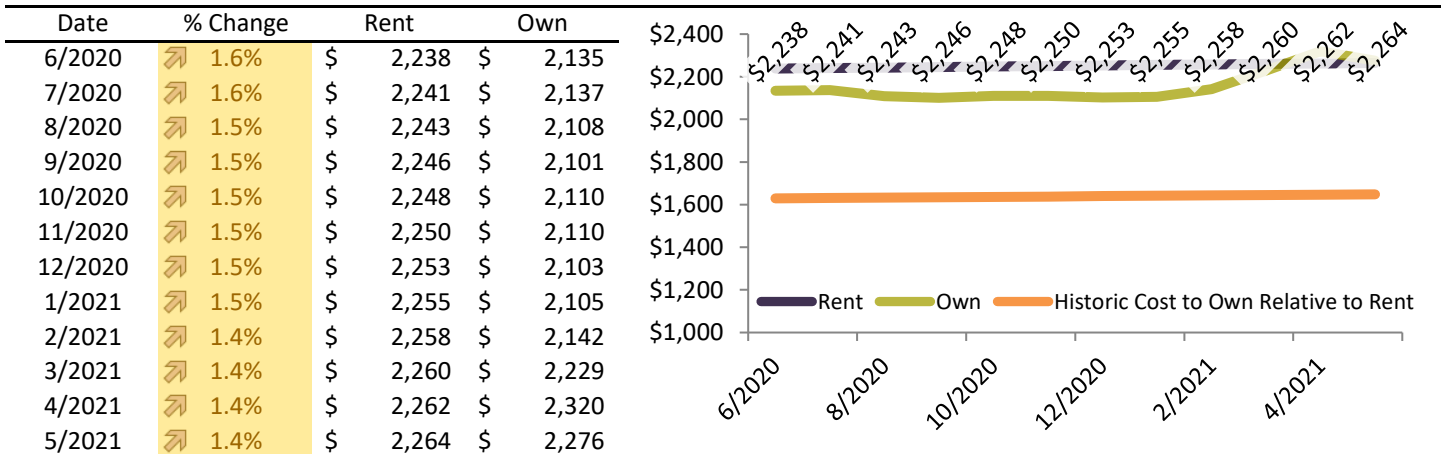
Median Home Price and Rental Parity trailing twelve months



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



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



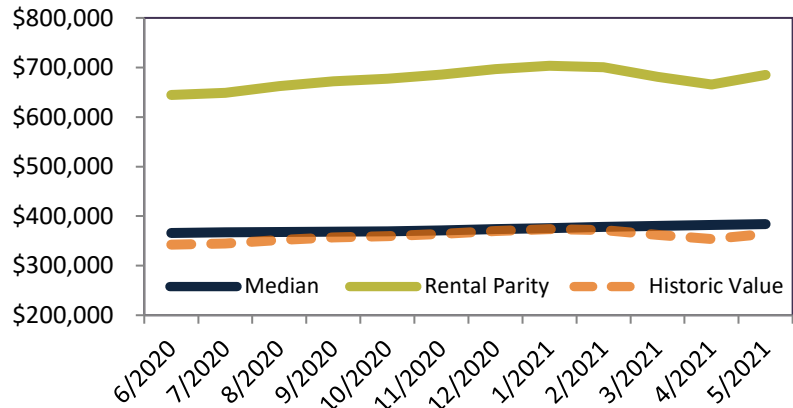
80203 Housing Market Value & Trends Update

Historically, properties in this market sell at a -46.9% discount. Today's discount is 44.0%. This market is 2.9% overvalued. Median home price is \$383,900, and resale \$/SF is \$385/SF. Prices rose 0.3% year-over-year. Monthly cost of ownership is \$1,523, and rents average \$2,717, making owning \$1194 per month less costly than renting. Rents rose 4.7% year-over-year. The current capitalization rate (rent/price) is 6.8%.

Market rating = 6

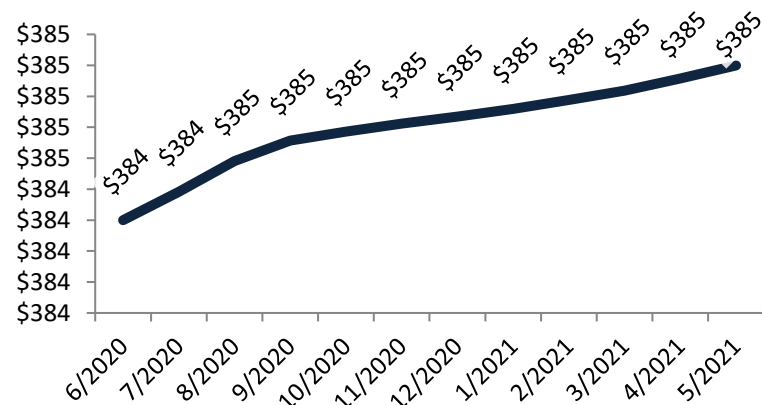
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
6/2020	↗ 6	\$ 366,000	\$ 644,500
7/2020	↗ 6	\$ 367,100	\$ 648,600
8/2020	↗ 6	\$ 368,200	\$ 662,700
9/2020	↗ 6	\$ 368,600	\$ 672,100
10/2020	↗ 6	\$ 369,600	\$ 677,100
11/2020	↗ 6	\$ 371,500	\$ 685,800
12/2020	↗ 6	\$ 373,700	\$ 696,400
1/2021	↗ 6	\$ 376,000	\$ 703,400
2/2021	↗ 6	\$ 378,100	\$ 700,400
3/2021	↗ 6	\$ 380,100	\$ 681,300
4/2021	↗ 6	\$ 382,500	\$ 665,600
5/2021	↗ 6	\$ 383,900	\$ 685,000



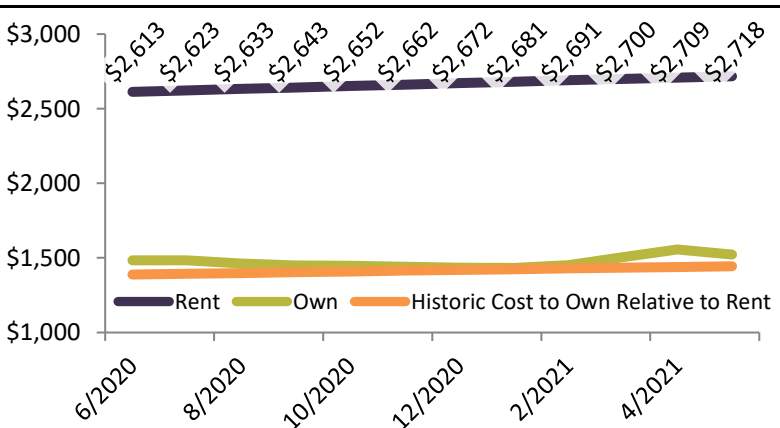
Resale \$/SF and year-over-year percentage change trailing twelve months

Date	± Typ. Value	\$/SF	% Change
6/2020	▶ 3.7%	\$ 384	↗ 0.3%
7/2020	▶ 3.5%	\$ 384	↗ 0.6%
8/2020	▶ 2.4%	\$ 385	↗ 0.7%
9/2020	▶ 1.7%	\$ 385	↗ 0.4%
10/2020	▶ 1.5%	\$ 385	↗ 0.2%
11/2020	▶ 1.0%	\$ 385	↗ 0.2%
12/2020	▶ 0.5%	\$ 385	↗ 0.2%
1/2021	▶ 0.3%	\$ 385	↗ 0.2%
2/2021	▶ 0.9%	\$ 385	↗ 0.2%
3/2021	▶ 2.7%	\$ 385	↗ 0.2%
4/2021	▶ 4.3%	\$ 385	↗ 0.3%
5/2021	▶ 2.9%	\$ 385	↗ 0.3%



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

Date	% Change	Rent	Own
6/2020	↑ 5.5%	\$ 2,613	\$ 1,484
7/2020	↑ 5.5%	\$ 2,623	\$ 1,484
8/2020	↑ 5.4%	\$ 2,633	\$ 1,463
9/2020	↑ 5.3%	\$ 2,643	\$ 1,449
10/2020	↑ 5.2%	\$ 2,652	\$ 1,448
11/2020	↑ 5.2%	\$ 2,662	\$ 1,442
12/2020	↑ 5.1%	\$ 2,672	\$ 1,434
1/2021	↑ 5.1%	\$ 2,681	\$ 1,433
2/2021	↑ 5.0%	\$ 2,691	\$ 1,452
3/2021	↑ 4.9%	\$ 2,700	\$ 1,506
4/2021	↑ 4.8%	\$ 2,709	\$ 1,557
5/2021	↑ 4.7%	\$ 2,718	\$ 1,523

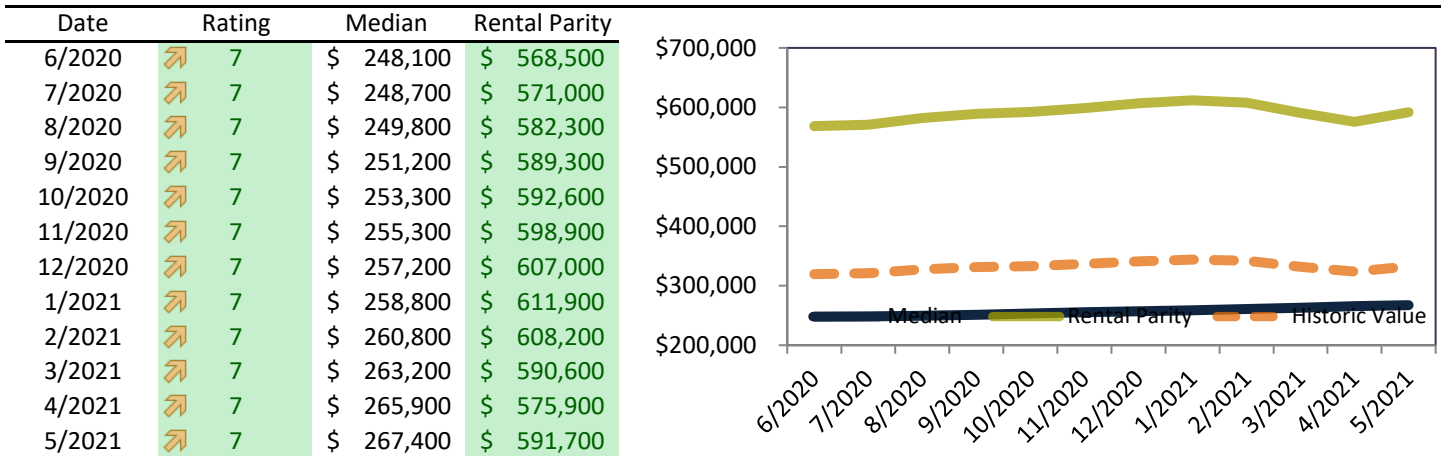


80247 Housing Market Value & Trends Update

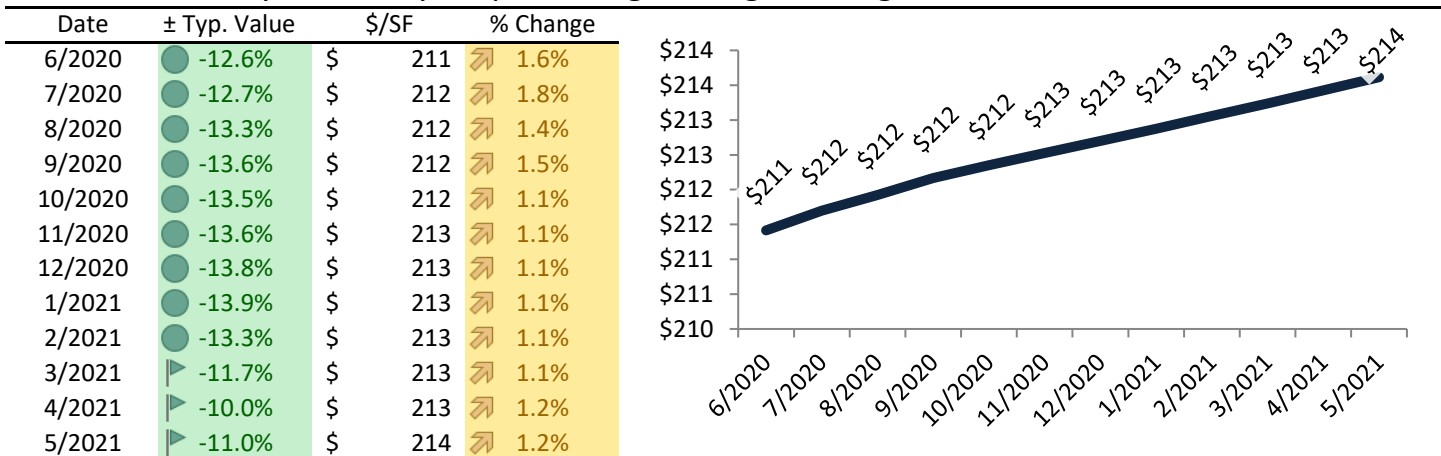
Historically, properties in this market sell at a -17.9% discount. Today's discount is 28.9%. This market is 11.0% undervalued. Median home price is \$267,400, and resale \$/SF is \$214/SF. Prices rose 1.2% year-over-year. Monthly cost of ownership is \$1,060, and rents average \$2,347, making owning \$1286 per month less costly than renting. Rents rose 2.1% year-over-year. The current capitalization rate (rent/price) is 8.4%.

Market rating = 7

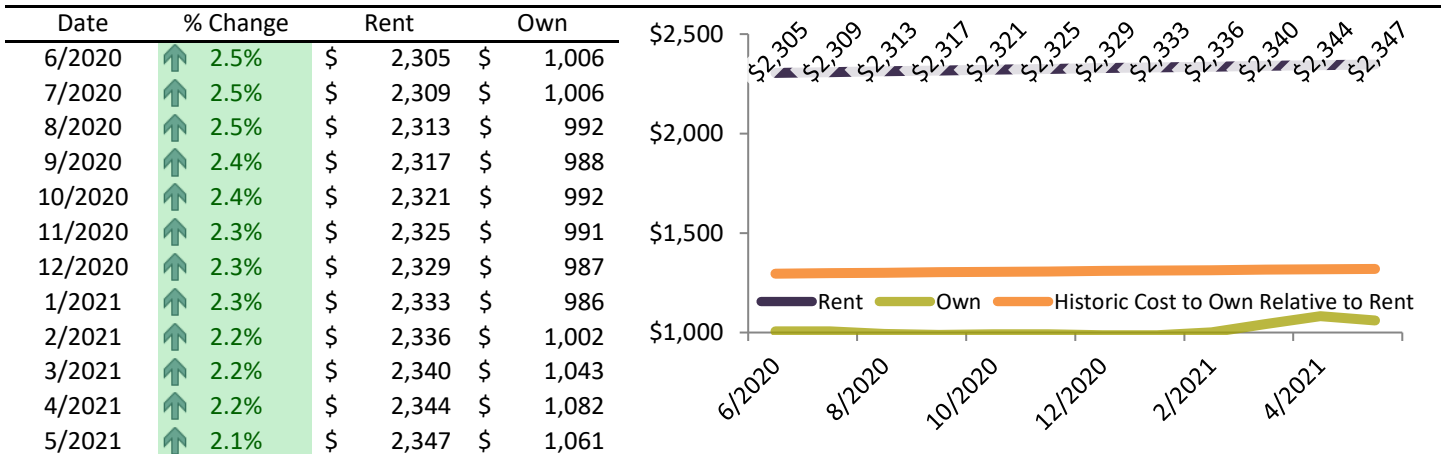
Median Home Price and Rental Parity trailing twelve months



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



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

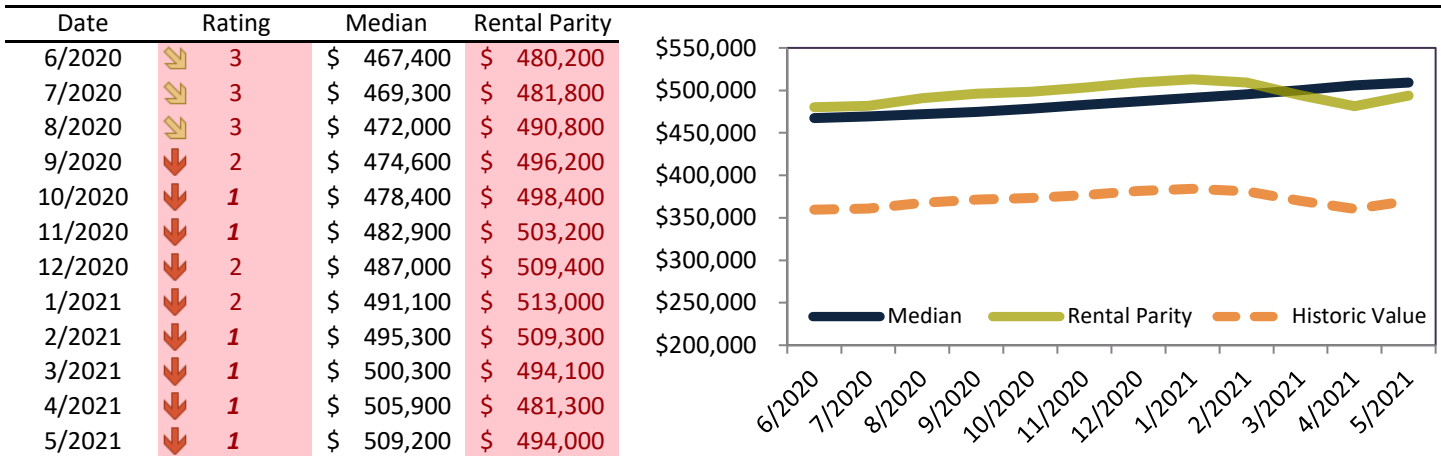


80204 Housing Market Value & Trends Update

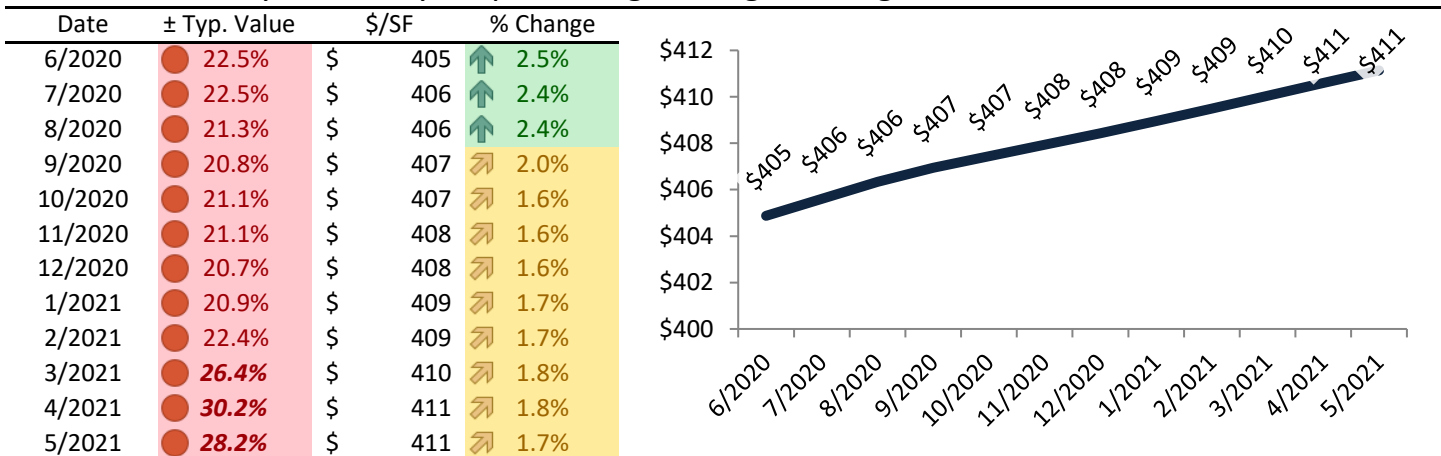
Historically, properties in this market sell at a -25.1% discount. Today's premium is 3.1%. This market is 28.2% overvalued. Median home price is \$509,200, and resale \$/SF is \$411/SF. Prices rose 1.7% year-over-year. Monthly cost of ownership is \$2,020, and rents average \$1,959, making owning \$060 per month more costly than renting. Rents rose 0.8% year-over-year. The current capitalization rate (rent/price) is 3.7%.

Market rating = 1

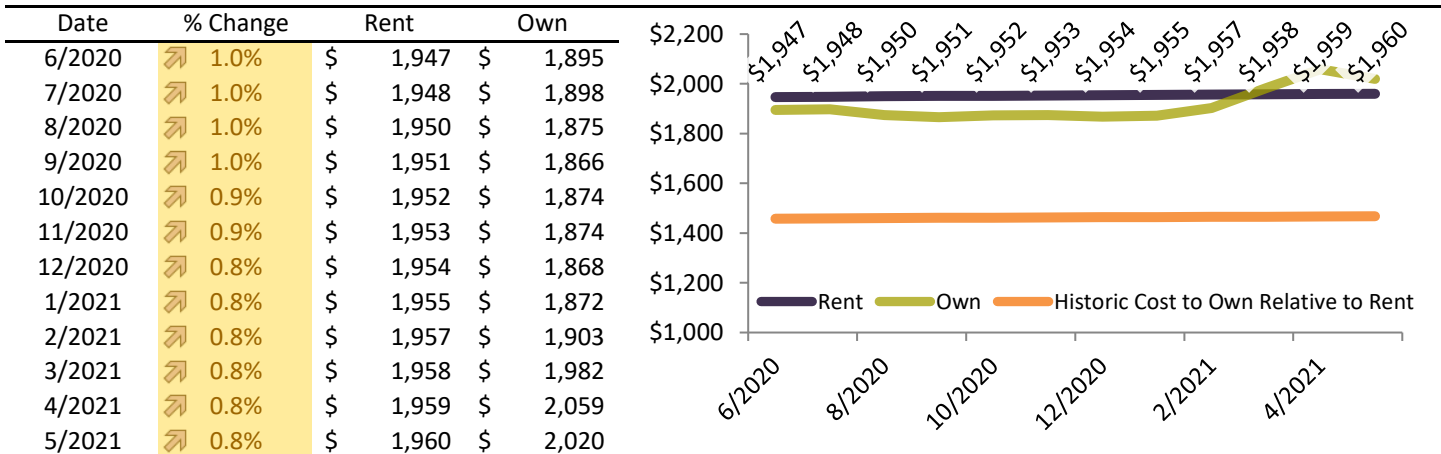
Median Home Price and Rental Parity trailing twelve months



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



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



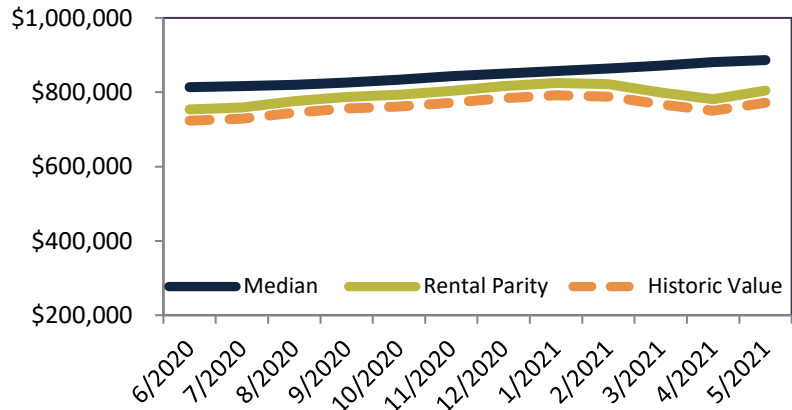
80209 Housing Market Value & Trends Update

Historically, properties in this market sell at a -4.0% discount. Today's premium is 10.2%. This market is 14.2% overvalued. Median home price is \$886,500, and resale \$/SF is \$488/SF. Prices fell 1.4% year-over-year. Monthly cost of ownership is \$3,516, and rents average \$3,190, making owning \$326 per month more costly than renting. Rents rose 5.1% year-over-year. The current capitalization rate (rent/price) is 3.5%.

Market rating = 4

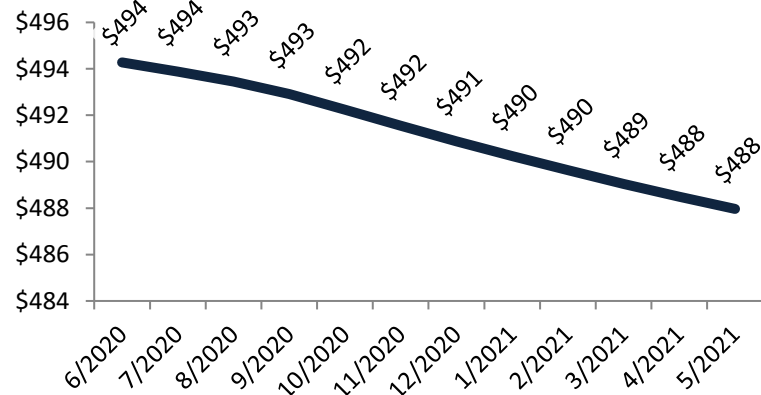
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
6/2020	⇒ 5	\$ 813,700	\$ 753,800
7/2020	⇒ 5	\$ 816,600	\$ 759,100
8/2020	⇒ 5	\$ 820,000	\$ 776,200
9/2020	⇒ 5	\$ 826,400	\$ 787,500
10/2020	⇒ 5	\$ 834,200	\$ 793,700
11/2020	⇒ 5	\$ 843,400	\$ 804,000
12/2020	⇒ 5	\$ 850,400	\$ 816,500
1/2021	⇒ 5	\$ 856,700	\$ 824,900
2/2021	⇒ 5	\$ 864,100	\$ 821,500
3/2021	⇒ 5	\$ 871,500	\$ 799,400
4/2021	⇒ 4	\$ 880,900	\$ 781,200
5/2021	⇒ 4	\$ 886,500	\$ 804,200



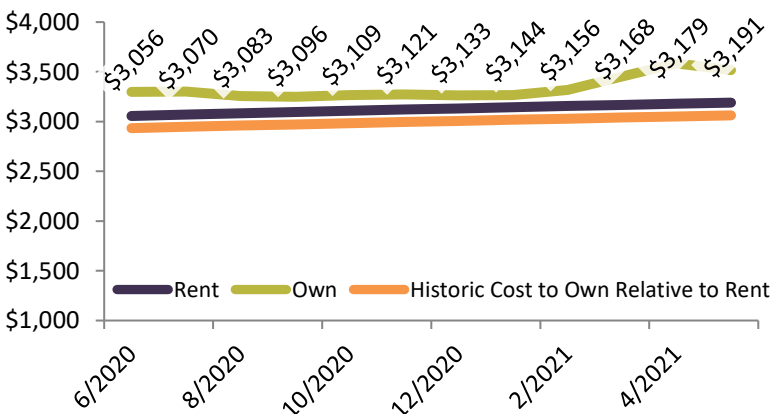
Resale \$/SF and year-over-year percentage change trailing twelve months

Date	± Typ. Value	\$/SF	% Change
6/2020	▶ 12.0%	\$ 494	↓ -1.5%
7/2020	▶ 11.6%	\$ 494	↓ -1.0%
8/2020	▶ 9.7%	\$ 493	↓ -1.1%
9/2020	▶ 9.0%	\$ 493	↓ -1.4%
10/2020	▶ 9.1%	\$ 492	↓ -1.7%
11/2020	▶ 8.9%	\$ 492	↓ -1.8%
12/2020	▶ 8.2%	\$ 491	↓ -1.8%
1/2021	▶ 7.9%	\$ 490	↓ -1.7%
2/2021	▶ 9.2%	\$ 490	↓ -1.6%
3/2021	● 13.0%	\$ 489	↓ -1.5%
4/2021	● 16.8%	\$ 488	↓ -1.4%
5/2021	● 14.2%	\$ 488	↓ -1.4%



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

Date	% Change	Rent	Own
6/2020	↑ 6.2%	\$ 3,056	\$ 3,299
7/2020	↑ 6.2%	\$ 3,070	\$ 3,302
8/2020	↑ 6.1%	\$ 3,083	\$ 3,257
9/2020	↑ 6.0%	\$ 3,096	\$ 3,249
10/2020	↑ 5.9%	\$ 3,109	\$ 3,267
11/2020	↑ 5.7%	\$ 3,121	\$ 3,274
12/2020	↑ 5.6%	\$ 3,133	\$ 3,262
1/2021	↑ 5.5%	\$ 3,144	\$ 3,265
2/2021	↑ 5.4%	\$ 3,156	\$ 3,319
3/2021	↑ 5.3%	\$ 3,168	\$ 3,453
4/2021	↑ 5.2%	\$ 3,179	\$ 3,585
5/2021	↑ 5.1%	\$ 3,191	\$ 3,517



80206 Housing Market Value & Trends Update

Historically, properties in this market sell at a -10.2% discount. Today's premium is 0.9%. This market is 11.1% overvalued.

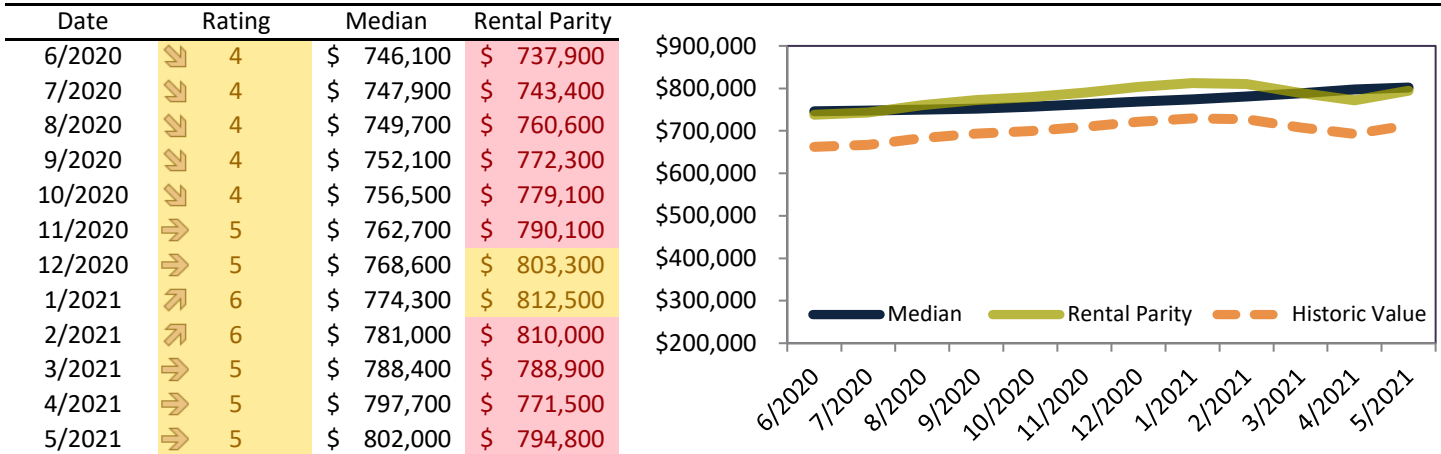
Median home price is \$802,000, and resale \$/SF is \$436/SF. Prices fell 0.9% year-over-year.

Monthly cost of ownership is \$3,181, and rents average \$3,153, making owning \$028 per month more costly than renting.

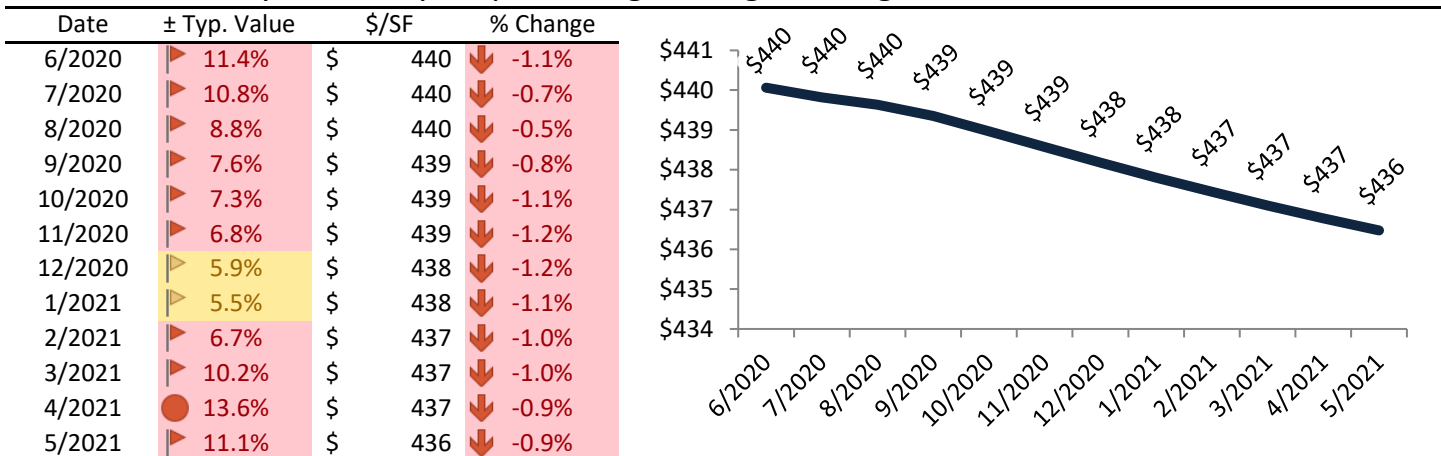
Rents rose 6.4% year-over-year. The current capitalization rate (rent/price) is 3.8%.

Market rating = 5

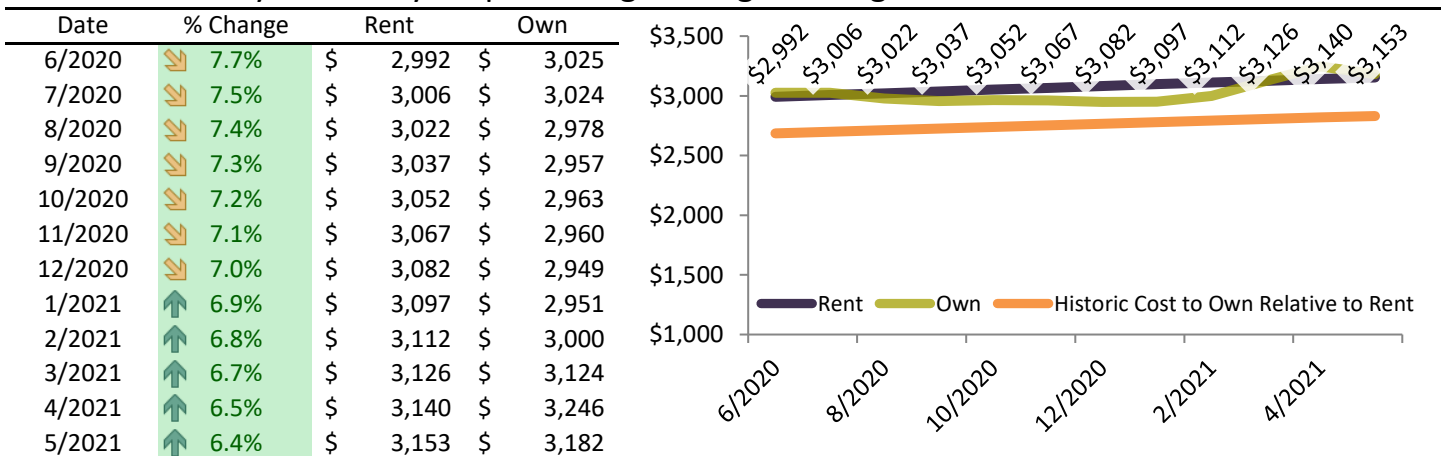
Median Home Price and Rental Parity trailing twelve months



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



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



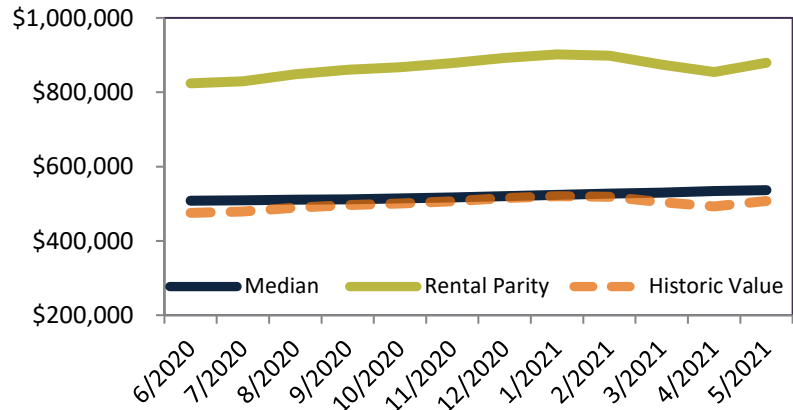
80218 Housing Market Value & Trends Update

Historically, properties in this market sell at a -42.3% discount. Today's discount is 39.0%. This market is 3.3% overvalued. Median home price is \$536,600, and resale \$/SF is \$399/SF. Prices rose 0.8% year-over-year. Monthly cost of ownership is \$2,128, and rents average \$3,488, making owning \$1360 per month less costly than renting. Rents rose 5.2% year-over-year. The current capitalization rate (rent/price) is 6.2%.

Market rating = 6

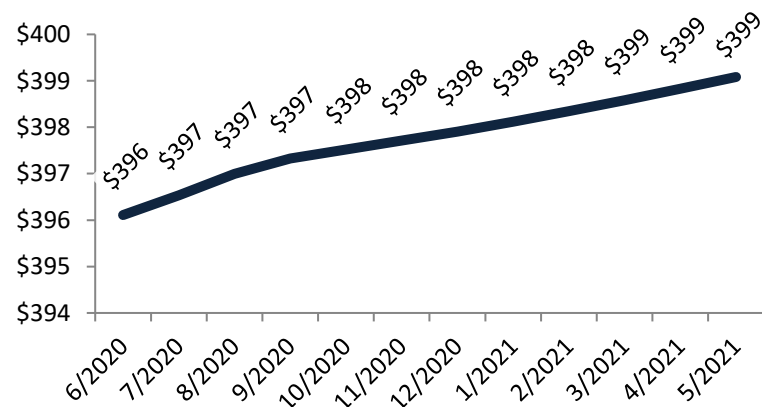
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
6/2020	↗ 6	\$ 508,100	\$ 824,000
7/2020	↗ 6	\$ 509,600	\$ 829,600
8/2020	↗ 6	\$ 511,200	\$ 848,200
9/2020	↗ 6	\$ 512,100	\$ 860,500
10/2020	↗ 6	\$ 514,000	\$ 867,300
11/2020	↗ 6	\$ 517,000	\$ 878,600
12/2020	↗ 6	\$ 520,300	\$ 892,400
1/2021	↗ 6	\$ 523,700	\$ 901,800
2/2021	↗ 6	\$ 526,900	\$ 898,200
3/2021	↗ 6	\$ 530,200	\$ 874,100
4/2021	↗ 6	\$ 534,400	\$ 854,200
5/2021	↗ 6	\$ 536,600	\$ 879,400



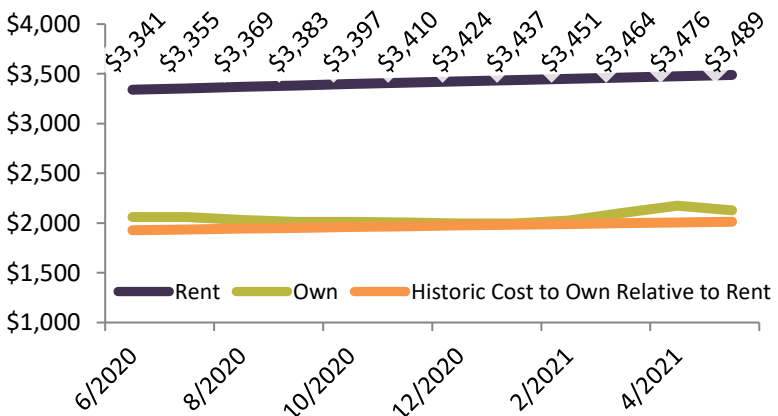
Resale \$/SF and year-over-year percentage change trailing twelve months

Date	± Typ. Value	\$/SF	% Change
6/2020	▶ 4.0%	\$ 396	↗ 1.0%
7/2020	▶ 3.7%	\$ 397	↗ 1.4%
8/2020	▶ 2.6%	\$ 397	↗ 1.5%
9/2020	▶ 1.8%	\$ 397	↗ 1.1%
10/2020	▶ 1.6%	\$ 398	↗ 0.6%
11/2020	▶ 1.1%	\$ 398	↗ 0.6%
12/2020	▶ 0.6%	\$ 398	↗ 0.6%
1/2021	▶ 0.4%	\$ 398	↗ 0.7%
2/2021	▶ 1.0%	\$ 398	↗ 0.7%
3/2021	▶ 3.0%	\$ 399	↗ 0.8%
4/2021	▶ 4.9%	\$ 399	↗ 0.8%
5/2021	▶ 3.3%	\$ 399	↗ 0.8%



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

Date	% Change	Rent	Own
6/2020	↑ 6.3%	\$ 3,341	\$ 2,060
7/2020	↑ 6.2%	\$ 3,355	\$ 2,061
8/2020	↑ 6.1%	\$ 3,369	\$ 2,031
9/2020	↑ 6.0%	\$ 3,383	\$ 2,013
10/2020	↑ 5.9%	\$ 3,397	\$ 2,013
11/2020	↑ 5.8%	\$ 3,410	\$ 2,007
12/2020	↑ 5.7%	\$ 3,424	\$ 1,996
1/2021	↑ 5.6%	\$ 3,437	\$ 1,996
2/2021	↑ 5.5%	\$ 3,451	\$ 2,024
3/2021	↑ 5.4%	\$ 3,464	\$ 2,101
4/2021	↑ 5.3%	\$ 3,476	\$ 2,175
5/2021	↑ 5.2%	\$ 3,489	\$ 2,129

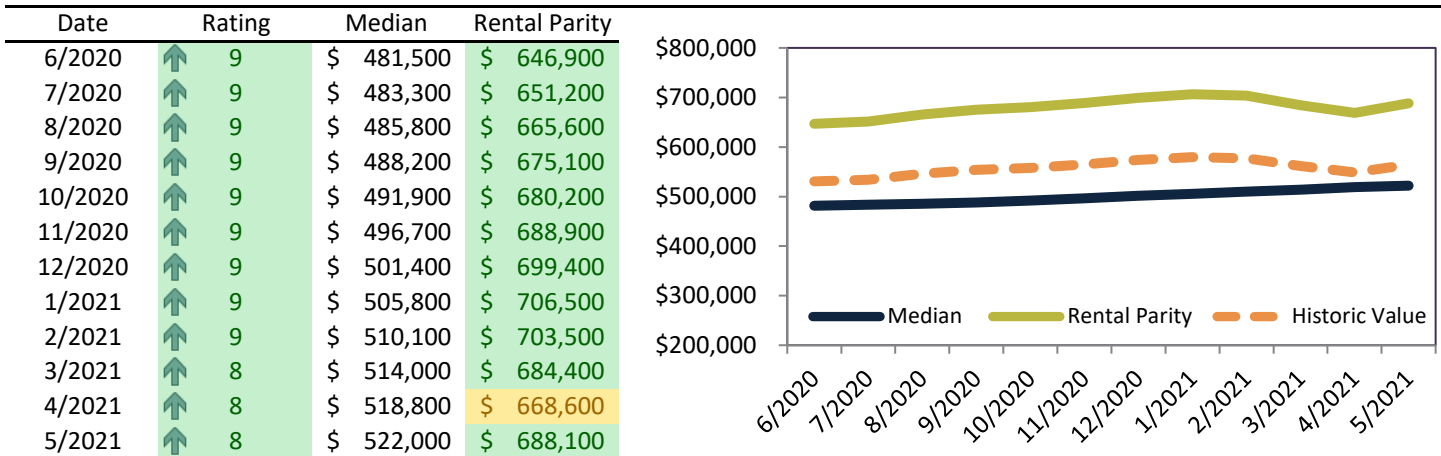


80237 Housing Market Value & Trends Update

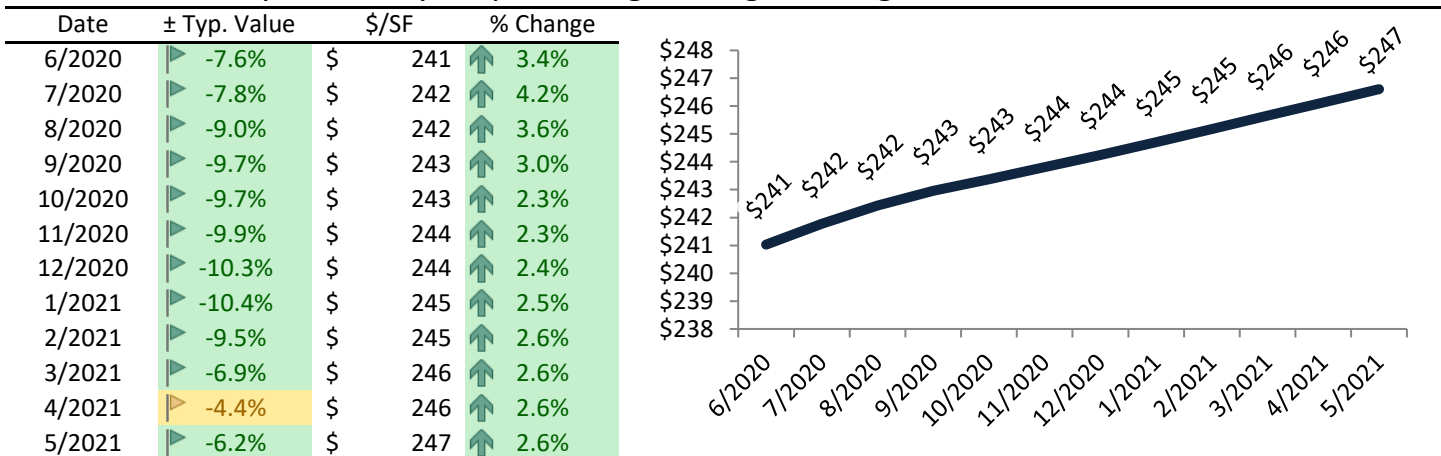
Historically, properties in this market sell at a -18.0% discount. Today's discount is 24.2%. This market is 6.2% undervalued. Median home price is \$522,000, and resale \$/SF is \$247/SF. Prices rose 2.6% year-over-year. Monthly cost of ownership is \$2,070, and rents average \$2,730, making owning \$659 per month less costly than renting. Rents rose 4.8% year-over-year. The current capitalization rate (rent/price) is 5.0%.

Market rating = 8

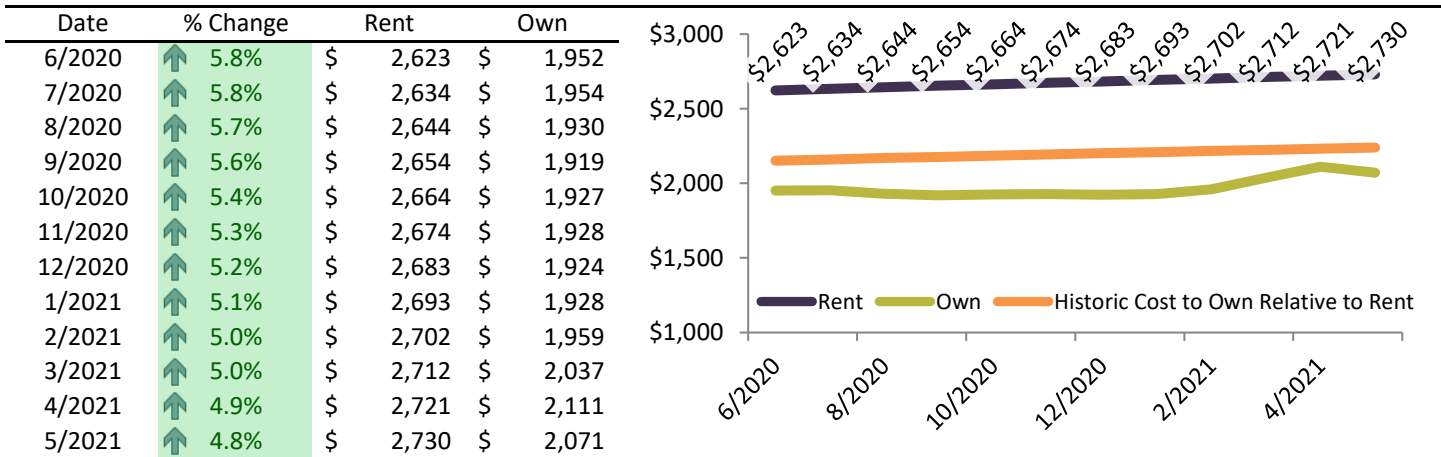
Median Home Price and Rental Parity trailing twelve months



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



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

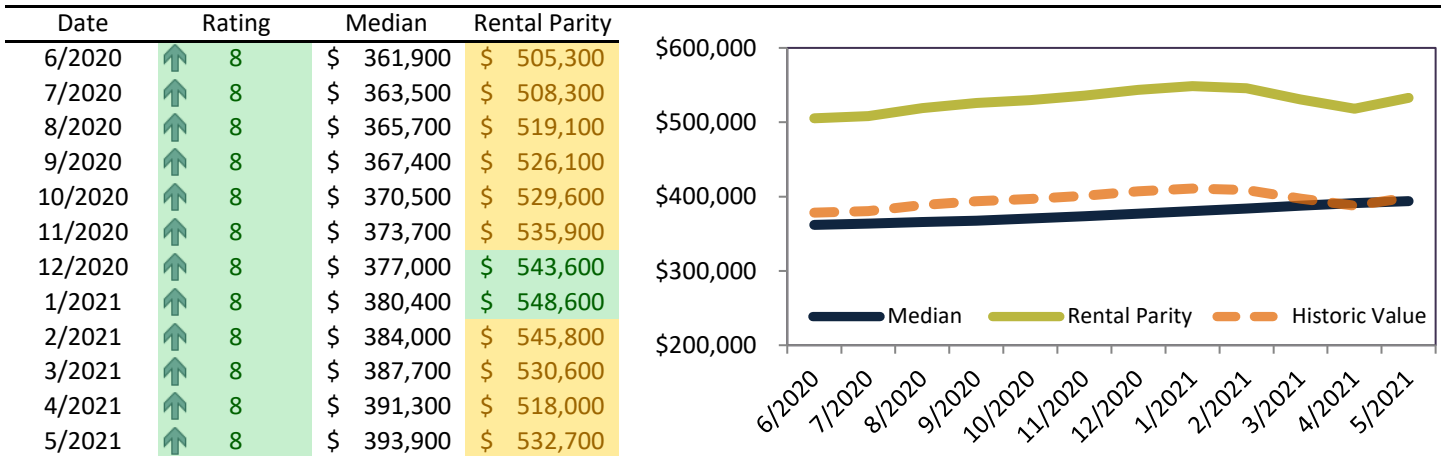


80239 Housing Market Value & Trends Update

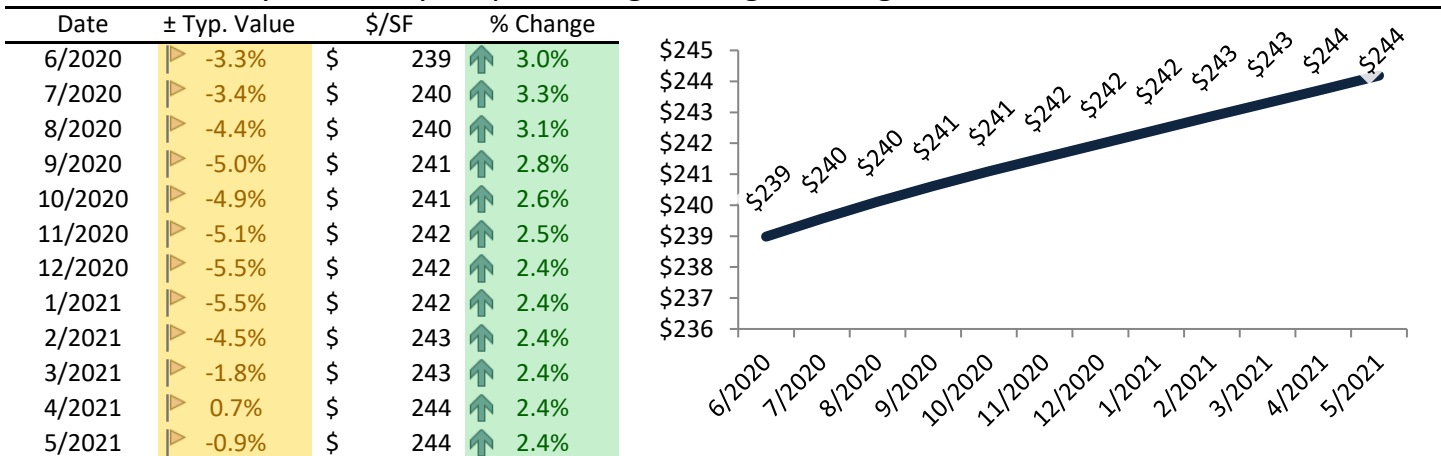
Historically, properties in this market sell at a -25.1% discount. Today's discount is 26.0%. This market is 0.9% undervalued. Median home price is \$393,900, and resale \$/SF is \$244/SF. Prices rose 2.4% year-over-year. Monthly cost of ownership is \$1,562, and rents average \$2,113, making owning \$550 per month less costly than renting. Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 5.2%.

Market rating = 8

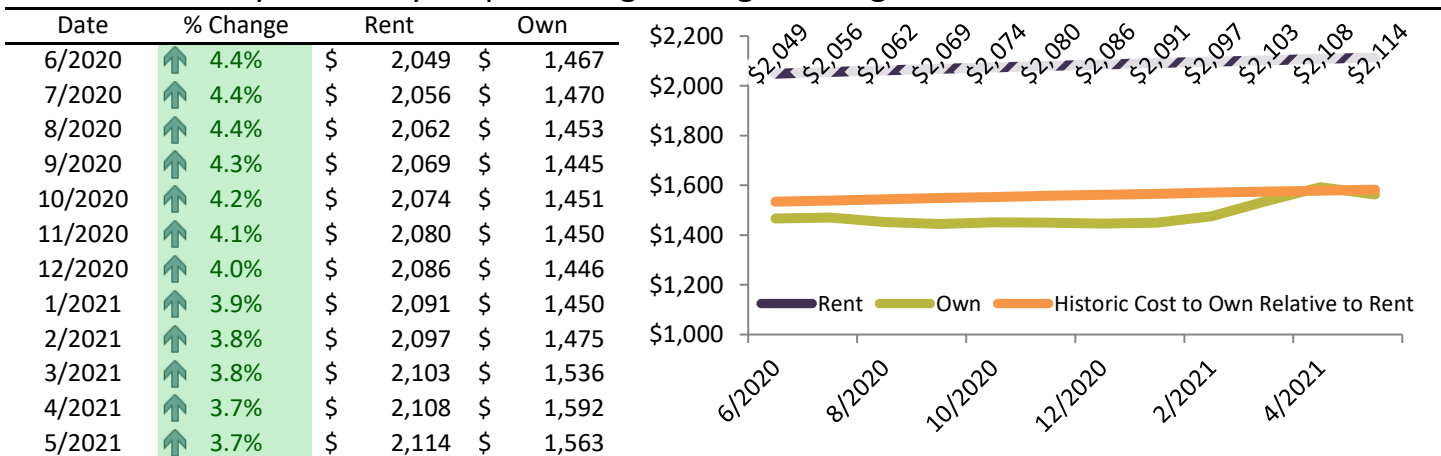
Median Home Price and Rental Parity trailing twelve months



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



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

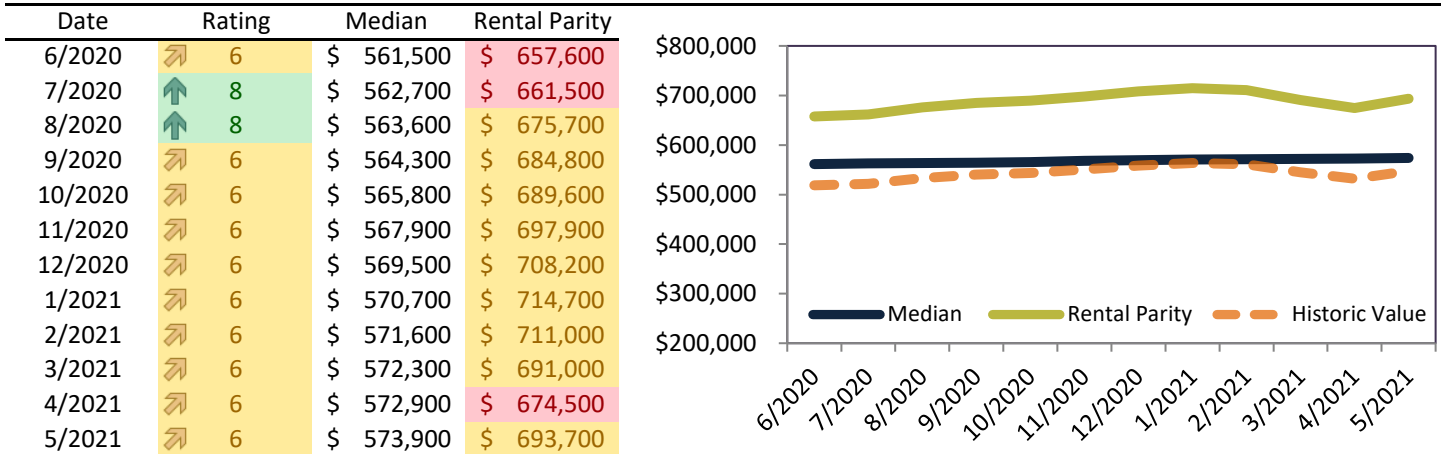


80202 Housing Market Value & Trends Update

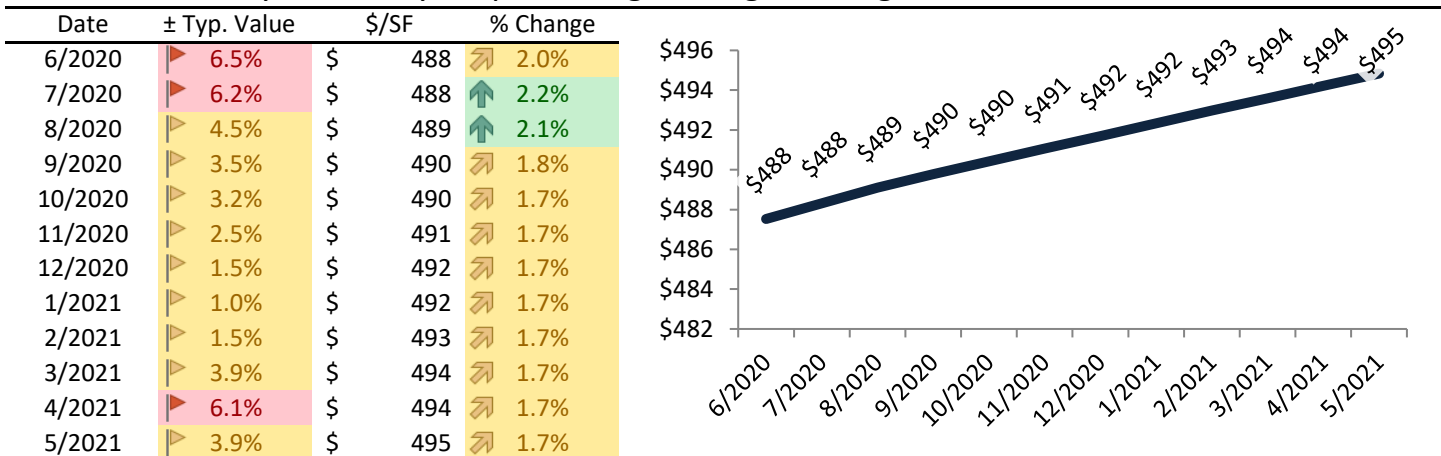
Historically, properties in this market sell at a -21.1% discount. Today's discount is 17.2%. This market is 3.9% overvalued. Median home price is \$573,900, and resale \$/SF is \$495/SF. Prices rose 1.7% year-over-year. Monthly cost of ownership is \$2,276, and rents average \$2,752, making owning \$475 per month less costly than renting. Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 4.6%.

Market rating = 6

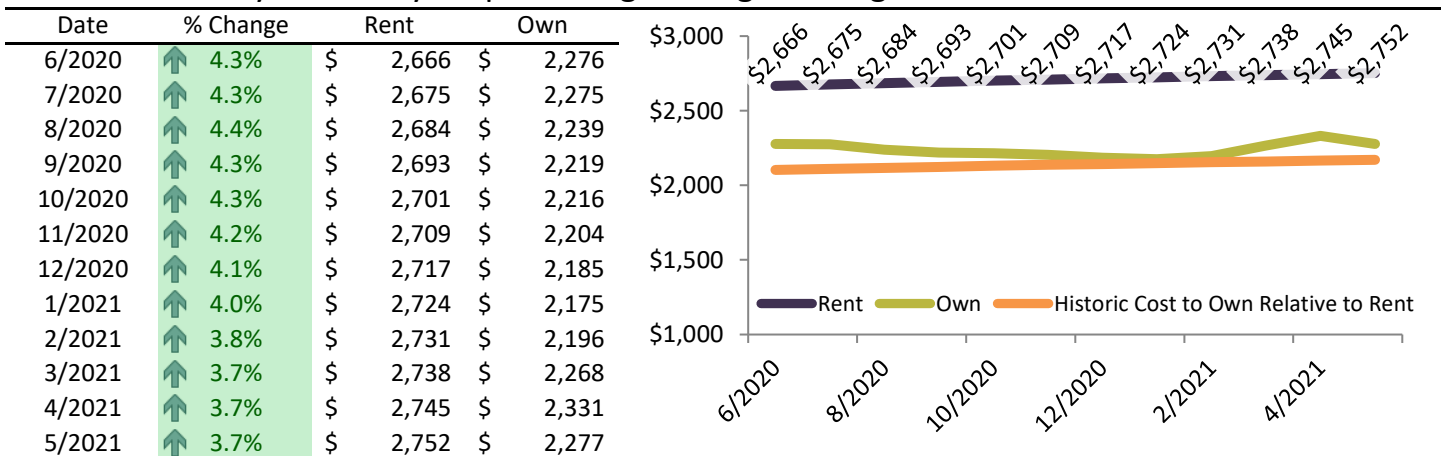
Median Home Price and Rental Parity trailing twelve months



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



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

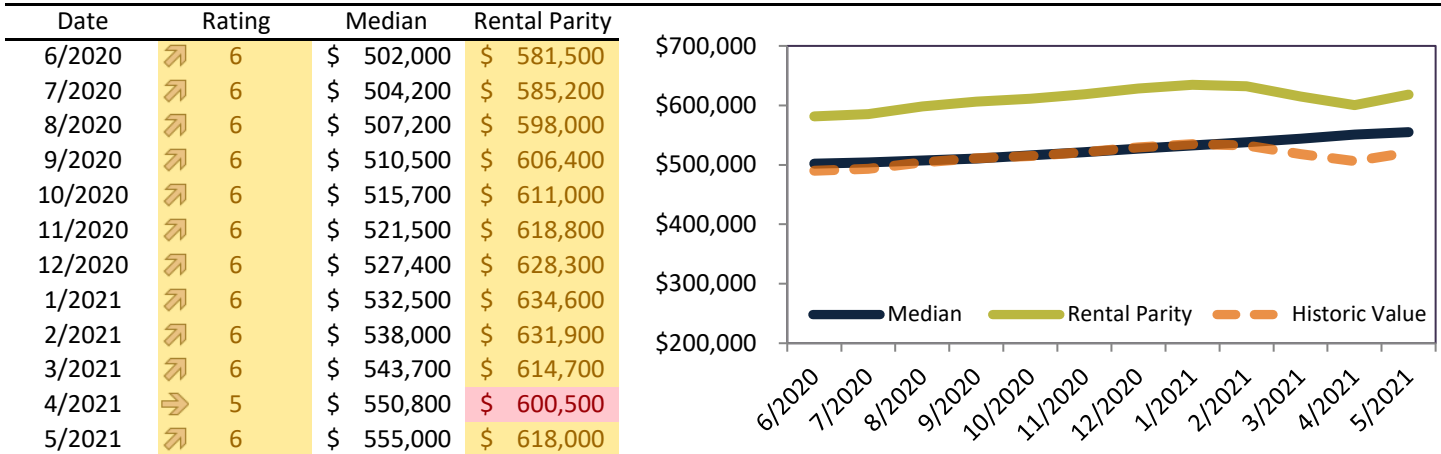


80222 Housing Market Value & Trends Update

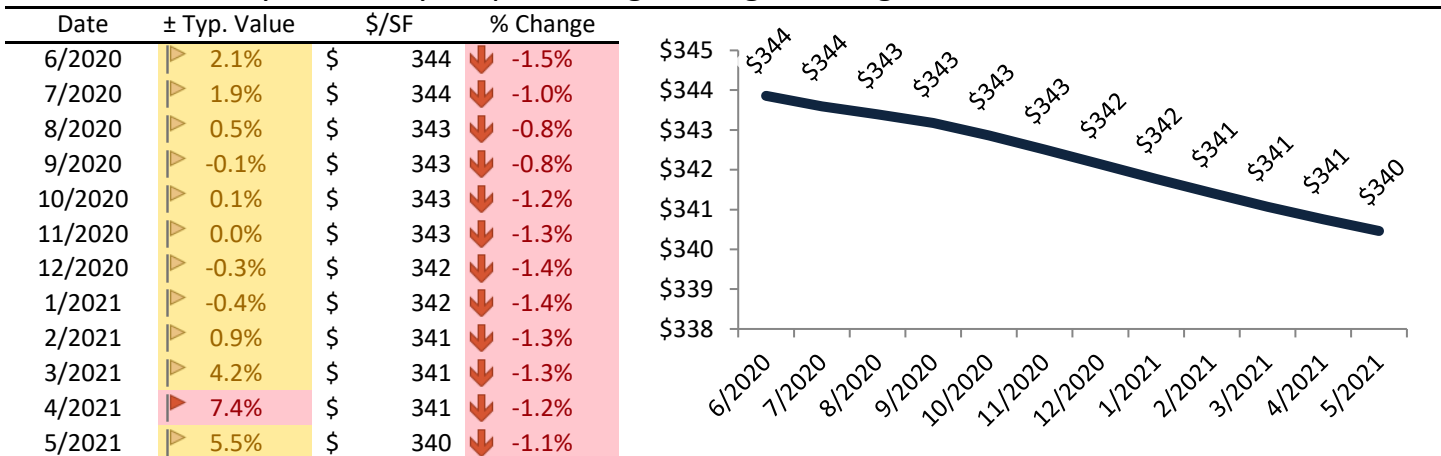
Historically, properties in this market sell at a -15.7% discount. Today's discount is 10.2%. This market is 5.5% overvalued. Median home price is \$555,000, and resale \$/SF is \$340/SF. Prices fell 1.1% year-over-year. Monthly cost of ownership is \$2,201, and rents average \$2,451, making owning \$250 per month less costly than renting. Rents rose 4.7% year-over-year. The current capitalization rate (rent/price) is 4.2%.

Market rating = 6

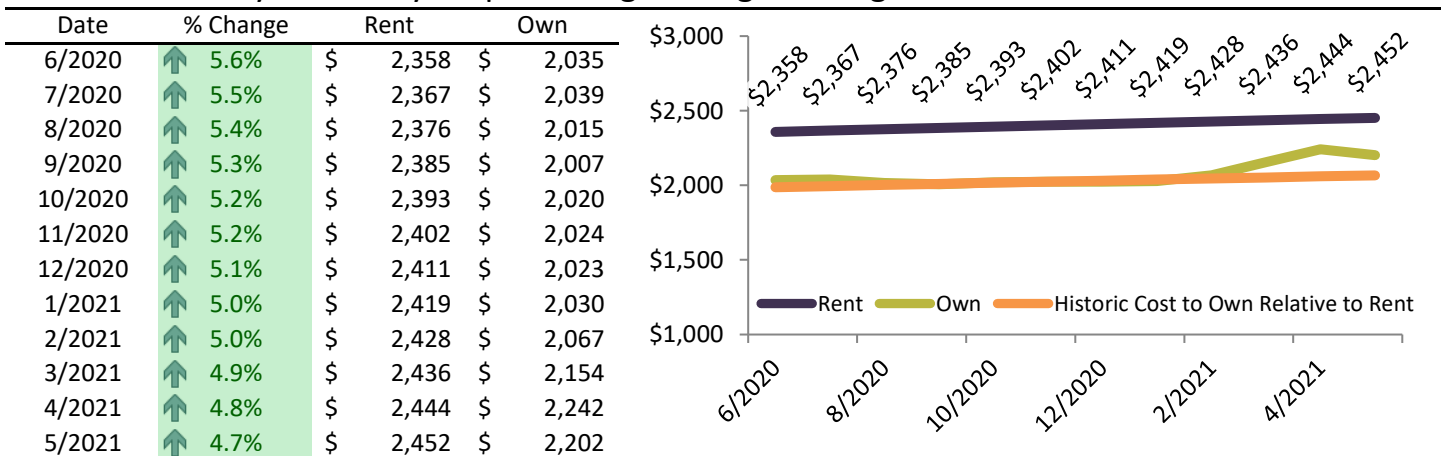
Median Home Price and Rental Parity trailing twelve months



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



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



80249 Housing Market Value & Trends Update

Historically, properties in this market sell at a -11.7% discount. Today's discount is 25.1%. This market is 13.4% undervalued.

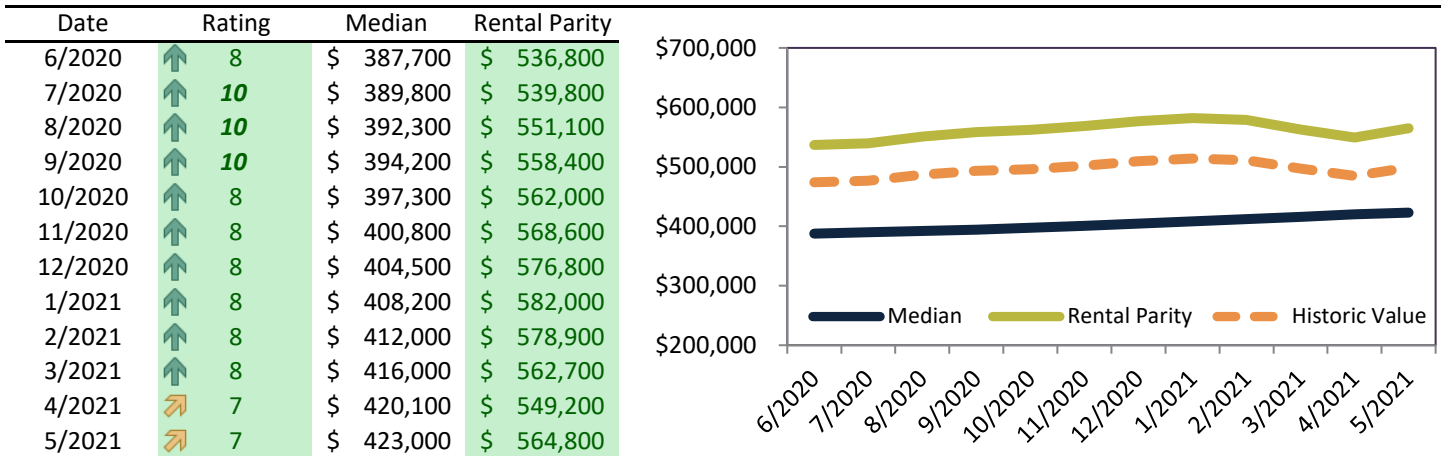
Median home price is \$423,000, and resale \$/SF is \$203/SF. Prices rose 1.6% year-over-year.

Monthly cost of ownership is \$1,678, and rents average \$2,240, making owning \$562 per month less costly than renting.

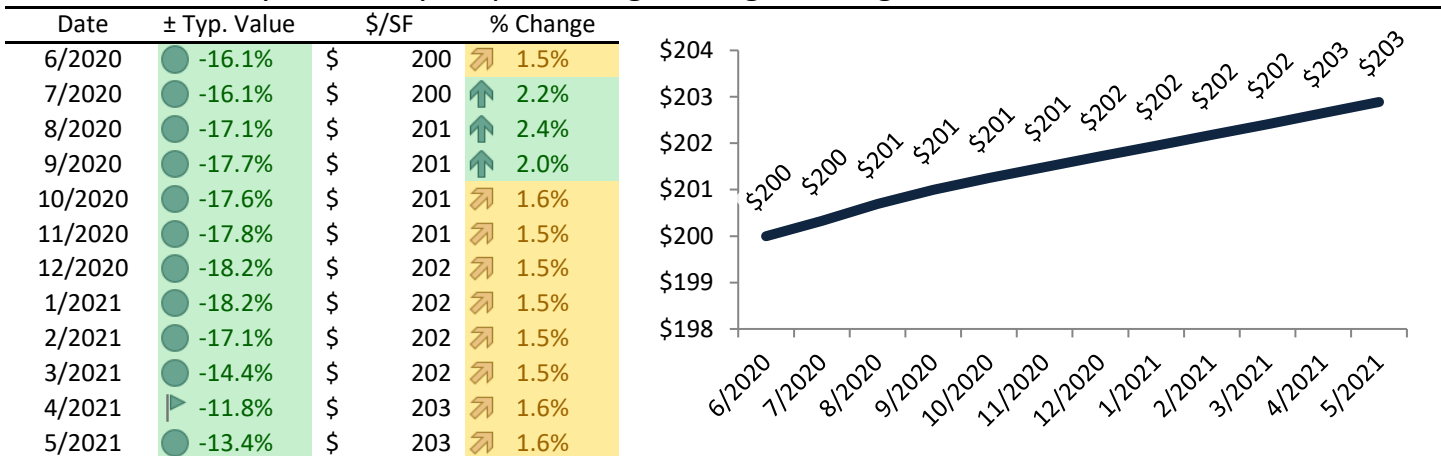
Rents rose 3.4% year-over-year. The current capitalization rate (rent/price) is 5.1%.

Market rating = 7

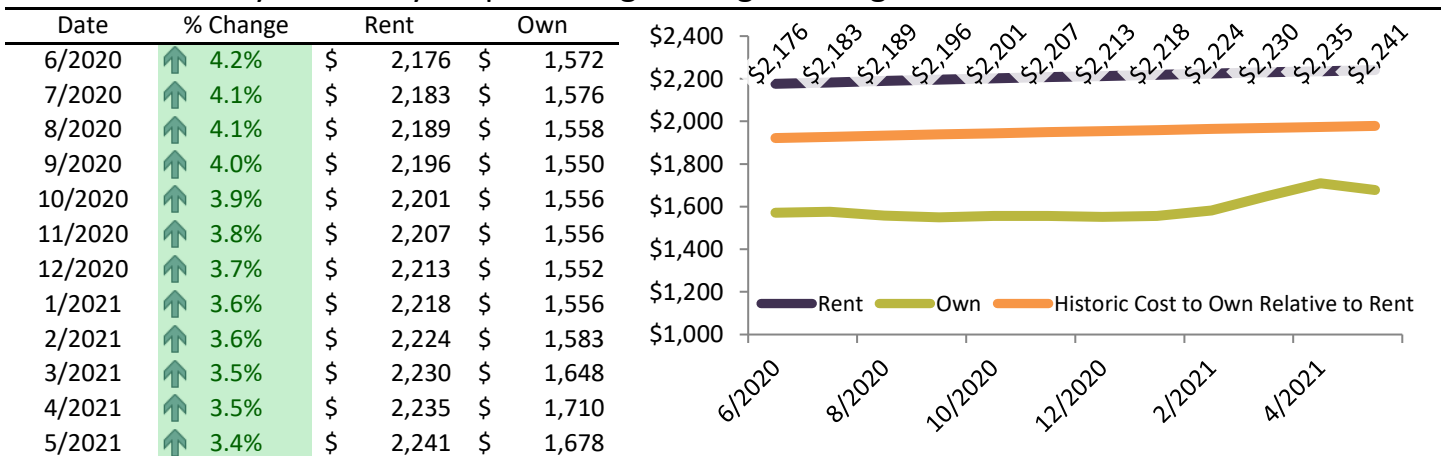
Median Home Price and Rental Parity trailing twelve months



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



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



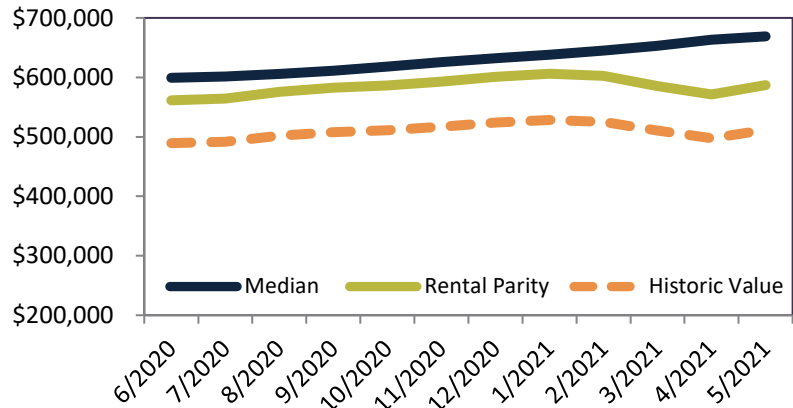
80212 Housing Market Value & Trends Update

Historically, properties in this market sell at a -12.8% discount. Today's premium is 14.0%. This market is 26.8% overvalued. Median home price is \$669,000, and resale \$/SF is \$463/SF. Prices fell 1.2% year-over-year. Monthly cost of ownership is \$2,654, and rents average \$2,328, making owning \$325 per month more costly than renting. Rents rose 2.7% year-over-year. The current capitalization rate (rent/price) is 3.3%.

Market rating = 3

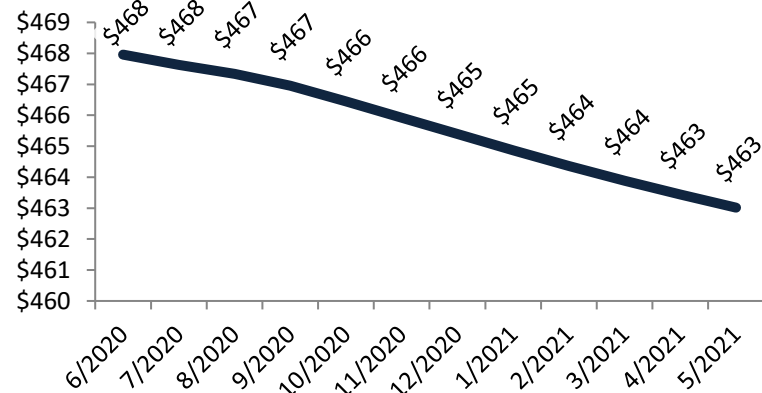
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
6/2020	4	\$ 599,300	\$ 561,400
7/2020	4	\$ 601,700	\$ 564,100
8/2020	4	\$ 605,800	\$ 575,600
9/2020	4	\$ 611,400	\$ 582,800
10/2020	4	\$ 618,300	\$ 586,300
11/2020	4	\$ 625,500	\$ 592,800
12/2020	4	\$ 631,900	\$ 601,000
1/2021	4	\$ 637,900	\$ 606,100
2/2021	4	\$ 644,900	\$ 602,600
3/2021	3	\$ 653,200	\$ 585,400
4/2021	2	\$ 663,600	\$ 571,100
5/2021	3	\$ 669,000	\$ 587,000



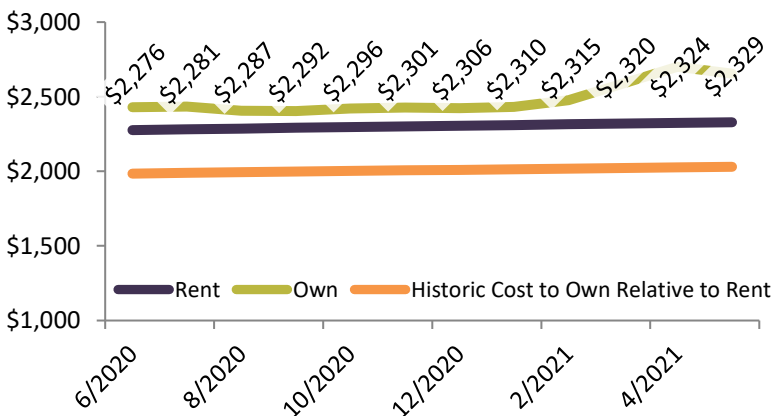
Resale \$/SF and year-over-year percentage change trailing twelve months

Date	± Typ. Value	\$/SF	% Change
6/2020	19.6%	\$ 468	-1.5%
7/2020	19.5%	\$ 468	-0.9%
8/2020	18.1%	\$ 467	-0.8%
9/2020	17.7%	\$ 467	-1.1%
10/2020	18.3%	\$ 466	-1.4%
11/2020	18.3%	\$ 466	-1.4%
12/2020	18.0%	\$ 465	-1.5%
1/2021	18.1%	\$ 465	-1.4%
2/2021	19.8%	\$ 464	-1.4%
3/2021	24.4%	\$ 464	-1.3%
4/2021	29.0%	\$ 463	-1.2%
5/2021	26.8%	\$ 463	-1.2%



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

Date	% Change	Rent	Own
6/2020	3.2%	\$ 2,276	\$ 2,430
7/2020	3.2%	\$ 2,281	\$ 2,433
8/2020	3.1%	\$ 2,287	\$ 2,406
9/2020	3.1%	\$ 2,292	\$ 2,404
10/2020	3.0%	\$ 2,296	\$ 2,422
11/2020	2.9%	\$ 2,301	\$ 2,428
12/2020	2.9%	\$ 2,306	\$ 2,424
1/2021	2.8%	\$ 2,310	\$ 2,431
2/2021	2.8%	\$ 2,315	\$ 2,477
3/2021	2.8%	\$ 2,320	\$ 2,588
4/2021	2.7%	\$ 2,324	\$ 2,701
5/2021	2.7%	\$ 2,329	\$ 2,654

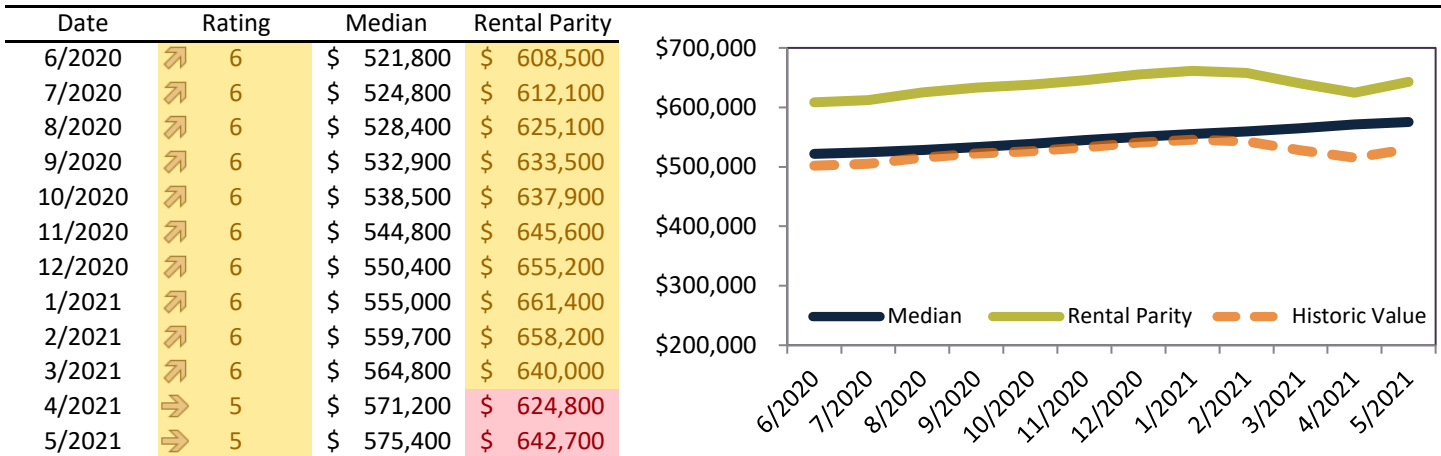


80224 Housing Market Value & Trends Update

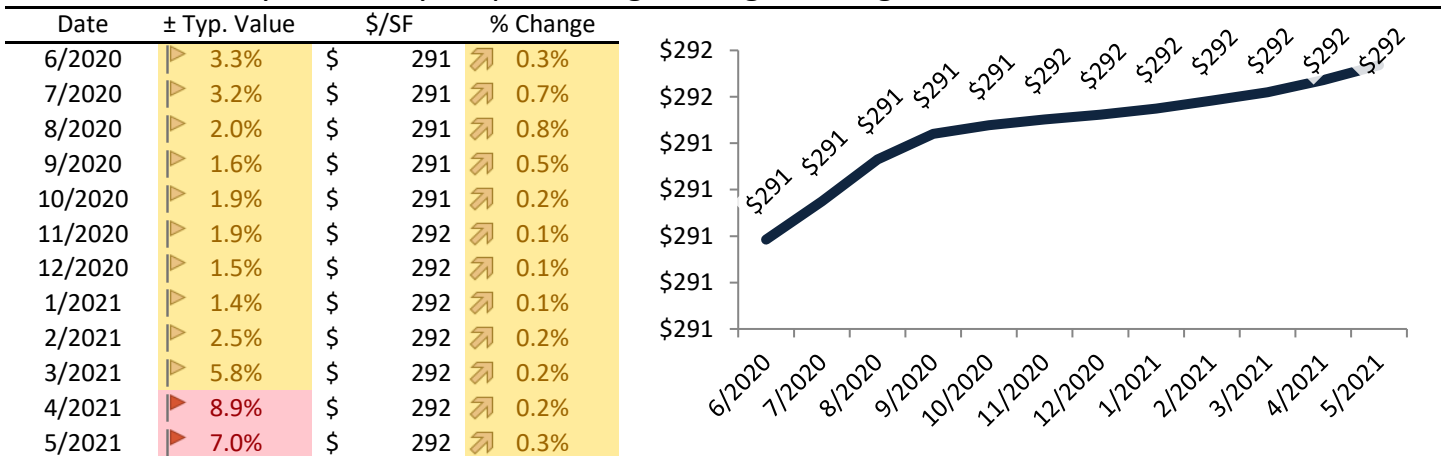
Historically, properties in this market sell at a -17.5% discount. Today's discount is 10.5%. This market is 7.0% overvalued. Median home price is \$575,400, and resale \$/SF is \$292/SF. Prices rose 0.3% year-over-year. Monthly cost of ownership is \$2,282, and rents average \$2,549, making owning \$267 per month less costly than renting. Rents rose 3.9% year-over-year. The current capitalization rate (rent/price) is 4.3%.

Market rating = 5

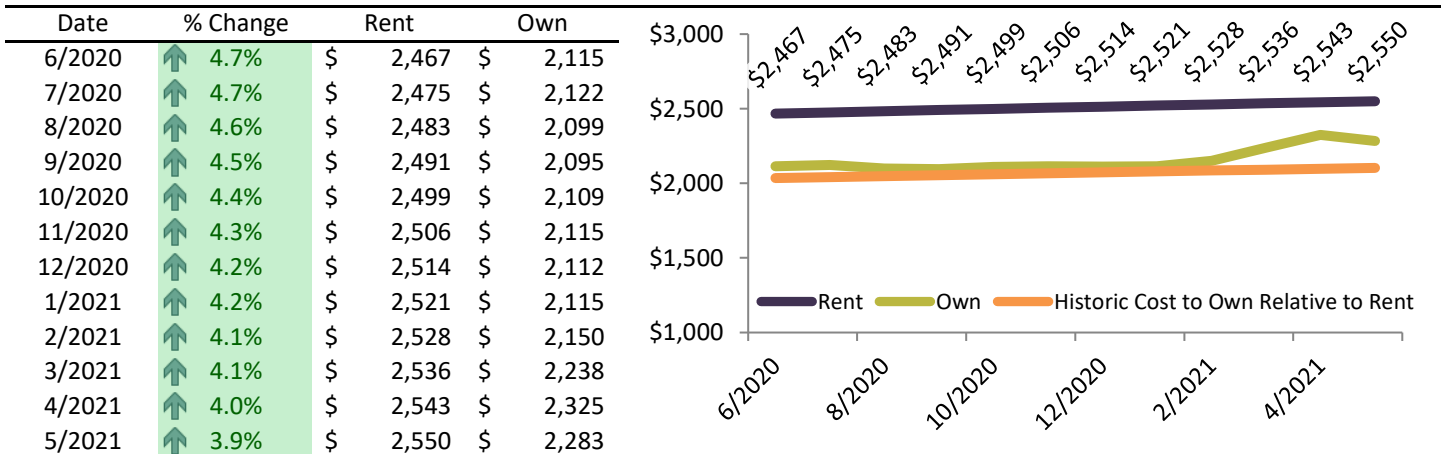
Median Home Price and Rental Parity trailing twelve months



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



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



80207 Housing Market Value & Trends Update

Historically, properties in this market sell at a -24.4% discount. Today's premium is 4.4%. This market is 28.8% overvalued.

Median home price is \$588,200, and resale \$/SF is \$427/SF. Prices fell 0.9% year-over-year.

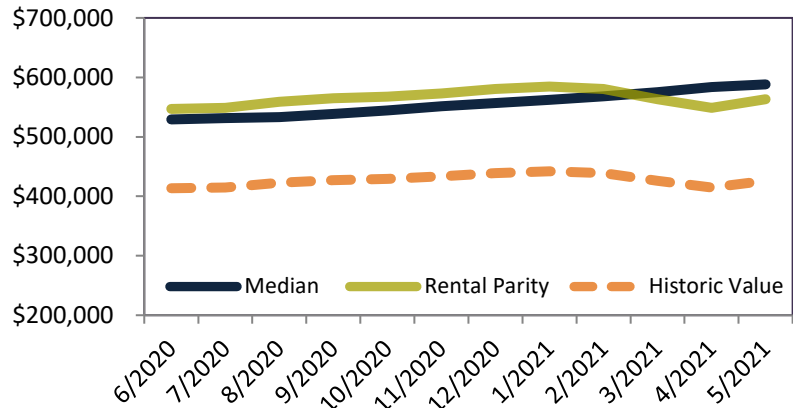
Monthly cost of ownership is \$2,333, and rents average \$2,234, making owning \$098 per month more costly than renting.

Rents rose 0.9% year-over-year. The current capitalization rate (rent/price) is 3.6%.

Market rating = 1

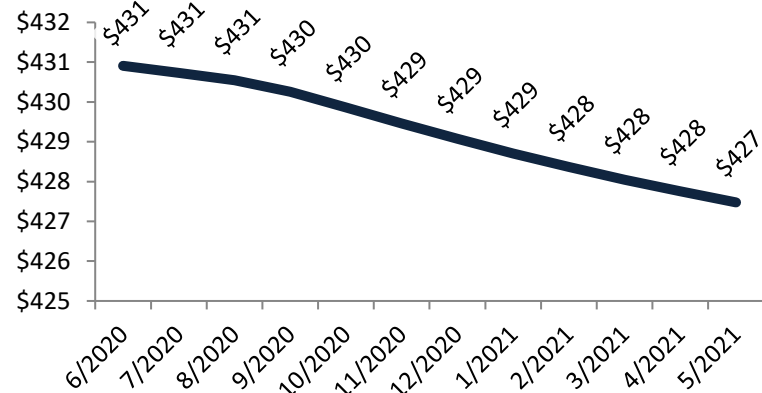
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
6/2020	↓ 1	\$ 529,300	\$ 546,900
7/2020	↓ 1	\$ 531,500	\$ 548,600
8/2020	↓ 2	\$ 533,200	\$ 558,900
9/2020	↓ 2	\$ 538,300	\$ 565,000
10/2020	↓ 2	\$ 544,300	\$ 567,600
11/2020	↓ 2	\$ 551,500	\$ 573,200
12/2020	↓ 2	\$ 556,800	\$ 580,400
1/2021	↓ 2	\$ 562,300	\$ 584,600
2/2021	↓ 1	\$ 568,300	\$ 580,500
3/2021	↓ 1	\$ 575,000	\$ 563,200
4/2021	↓ 1	\$ 583,600	\$ 548,700
5/2021	↓ 1	\$ 588,200	\$ 563,200



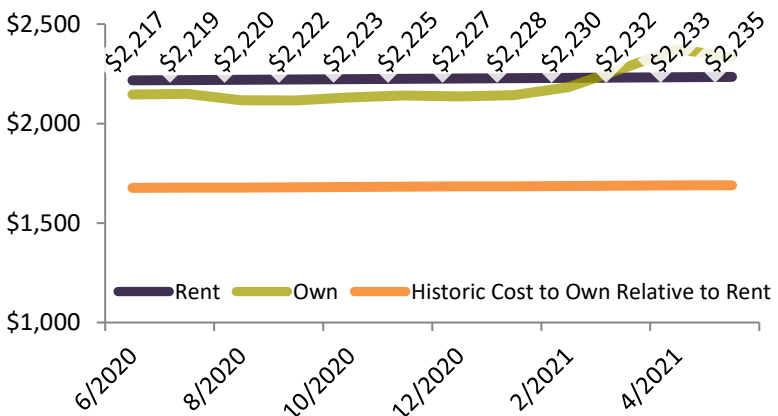
Resale \$/SF and year-over-year percentage change trailing twelve months

Date	± Typ. Value	\$/SF	% Change
6/2020	● 21.2%	\$ 431	↓ -0.7%
7/2020	● 21.3%	\$ 431	↓ -0.5%
8/2020	● 19.8%	\$ 431	↓ -0.6%
9/2020	● 19.7%	\$ 430	↓ -0.9%
10/2020	● 20.3%	\$ 430	↓ -1.2%
11/2020	● 20.6%	\$ 429	↓ -1.2%
12/2020	● 20.3%	\$ 429	↓ -1.2%
1/2021	● 20.6%	\$ 429	↓ -1.1%
2/2021	● 22.3%	\$ 428	↓ -1.0%
3/2021	● 26.5%	\$ 428	↓ -1.0%
4/2021	● 30.7%	\$ 428	↓ -0.9%
5/2021	● 28.8%	\$ 427	↓ -0.9%



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

Date	% Change	Rent	Own
6/2020	↗ 1.1%	\$ 2,217	\$ 2,146
7/2020	↗ 1.0%	\$ 2,219	\$ 2,149
8/2020	↗ 1.0%	\$ 2,220	\$ 2,118
9/2020	↗ 1.0%	\$ 2,222	\$ 2,116
10/2020	↗ 1.0%	\$ 2,223	\$ 2,132
11/2020	↗ 1.0%	\$ 2,225	\$ 2,141
12/2020	↗ 1.0%	\$ 2,227	\$ 2,136
1/2021	↗ 1.0%	\$ 2,228	\$ 2,143
2/2021	↗ 1.0%	\$ 2,230	\$ 2,183
3/2021	↗ 1.0%	\$ 2,232	\$ 2,278
4/2021	↗ 0.9%	\$ 2,233	\$ 2,375
5/2021	↗ 0.9%	\$ 2,235	\$ 2,334

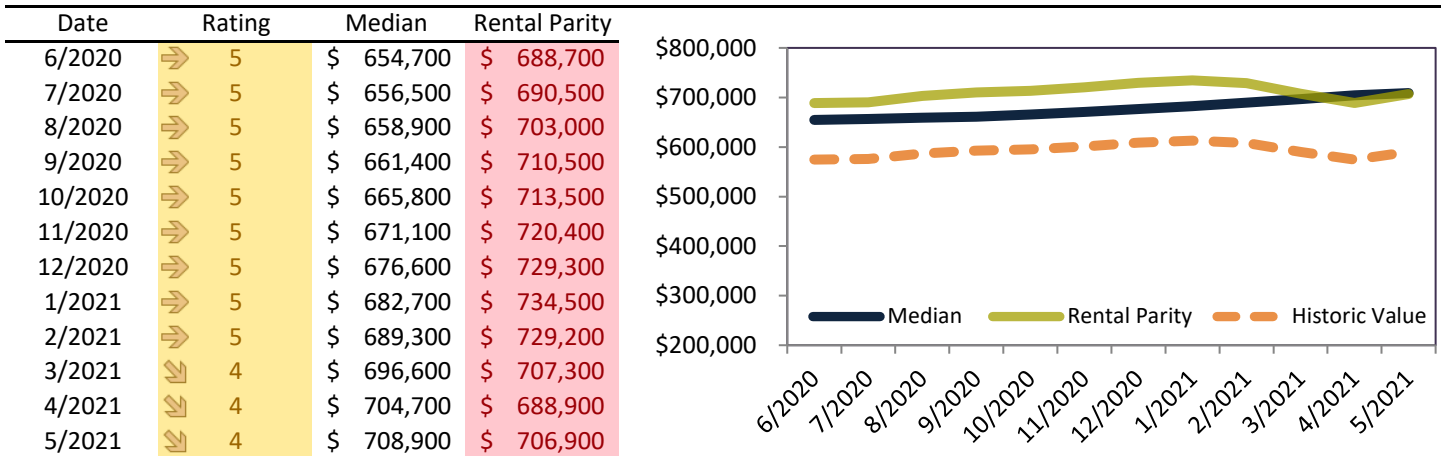


80238 Housing Market Value & Trends Update

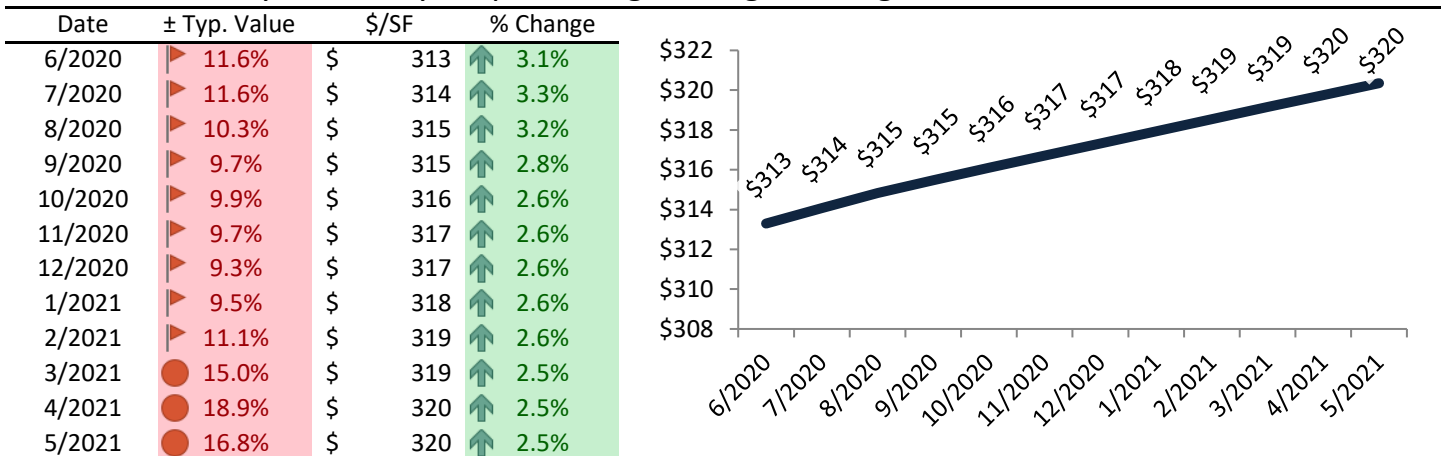
Historically, properties in this market sell at a -16.6% discount. Today's premium is 0.2%. This market is 16.8% overvalued. Median home price is \$708,900, and resale \$/SF is \$320/SF. Prices rose 2.5% year-over-year. Monthly cost of ownership is \$2,812, and rents average \$2,804, making owning \$007 per month more costly than renting. Rents rose 0.6% year-over-year. The current capitalization rate (rent/price) is 3.8%.

Market rating = 4

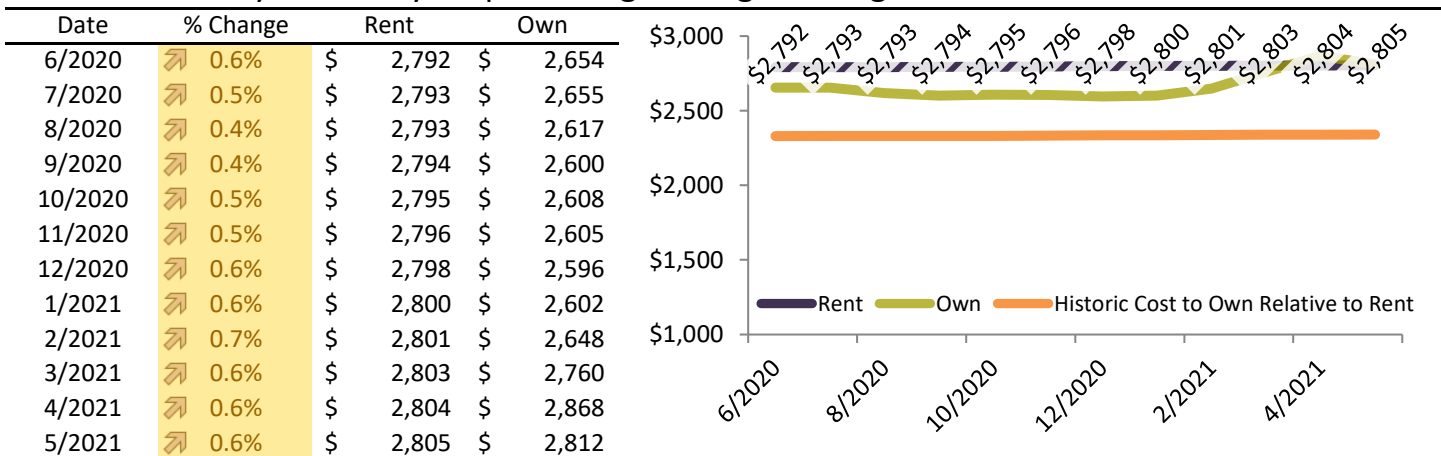
Median Home Price and Rental Parity trailing twelve months



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



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



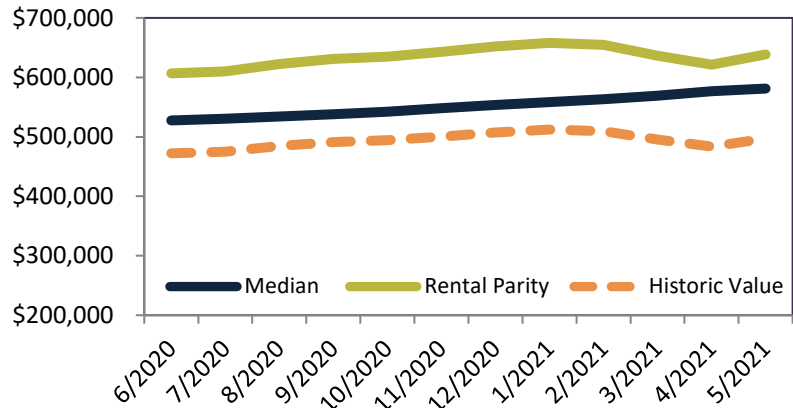
80246 Housing Market Value & Trends Update

Historically, properties in this market sell at a -22.2% discount. Today's discount is 9.1%. This market is 13.1% overvalued. Median home price is \$581,200, and resale \$/SF is \$374/SF. Prices rose 0.6% year-over-year. Monthly cost of ownership is \$2,305, and rents average \$2,534, making owning \$228 per month less costly than renting. Rents rose 3.5% year-over-year. The current capitalization rate (rent/price) is 4.2%.

Market rating = 5

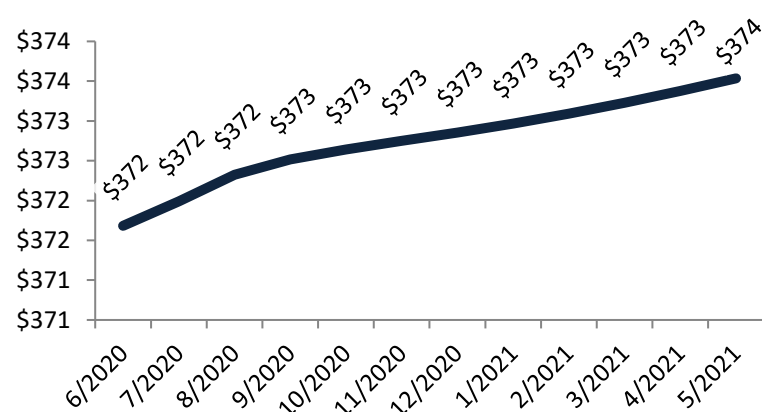
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
6/2020	⇒ 5	\$ 527,600	\$ 606,700
7/2020	⇒ 5	\$ 530,600	\$ 610,000
8/2020	⇒ 5	\$ 534,100	\$ 622,700
9/2020	⇒ 5	\$ 538,000	\$ 630,900
10/2020	⇒ 5	\$ 542,500	\$ 635,100
11/2020	⇒ 5	\$ 548,000	\$ 642,700
12/2020	⇒ 5	\$ 553,400	\$ 652,000
1/2021	⇒ 6	\$ 558,200	\$ 658,000
2/2021	⇒ 5	\$ 563,200	\$ 654,700
3/2021	⇒ 5	\$ 569,200	\$ 636,400
4/2021	⇒ 4	\$ 577,000	\$ 621,200
5/2021	⇒ 5	\$ 581,200	\$ 638,800



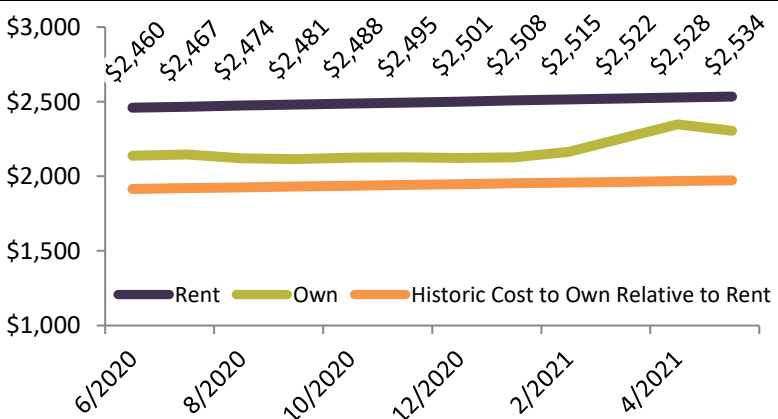
Resale \$/SF and year-over-year percentage change trailing twelve months

Date	± Typ. Value	\$/SF	% Change
6/2020	▶ 9.1%	\$ 372	⇒ 0.7%
7/2020	▶ 9.1%	\$ 372	⇒ 1.1%
8/2020	▶ 7.9%	\$ 372	⇒ 1.2%
9/2020	▶ 7.4%	\$ 373	⇒ 0.7%
10/2020	▶ 7.6%	\$ 373	⇒ 0.4%
11/2020	▶ 7.4%	\$ 373	⇒ 0.4%
12/2020	▶ 7.0%	\$ 373	⇒ 0.4%
1/2021	▶ 7.0%	\$ 373	⇒ 0.4%
2/2021	▶ 8.2%	\$ 373	⇒ 0.4%
3/2021	▶ 11.6%	\$ 373	⇒ 0.5%
4/2021	● 15.0%	\$ 373	⇒ 0.5%
5/2021	● 13.1%	\$ 374	⇒ 0.6%



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

Date	% Change	Rent	Own
6/2020	↑ 4.1%	\$ 2,460	\$ 2,139
7/2020	↑ 4.1%	\$ 2,467	\$ 2,146
8/2020	↑ 4.0%	\$ 2,474	\$ 2,122
9/2020	↑ 3.9%	\$ 2,481	\$ 2,115
10/2020	↑ 3.9%	\$ 2,488	\$ 2,125
11/2020	↑ 3.9%	\$ 2,495	\$ 2,127
12/2020	↑ 3.8%	\$ 2,501	\$ 2,123
1/2021	↑ 3.8%	\$ 2,508	\$ 2,128
2/2021	↑ 3.7%	\$ 2,515	\$ 2,163
3/2021	↑ 3.7%	\$ 2,522	\$ 2,255
4/2021	↑ 3.6%	\$ 2,528	\$ 2,348
5/2021	↑ 3.5%	\$ 2,534	\$ 2,306



80223 Housing Market Value & Trends Update

Historically, properties in this market sell at a -27.3% discount. Today's discount is 12.8%. This market is 14.5% overvalued.

Median home price is \$436,400, and resale \$/SF is \$380/SF. Prices rose 1.6% year-over-year.

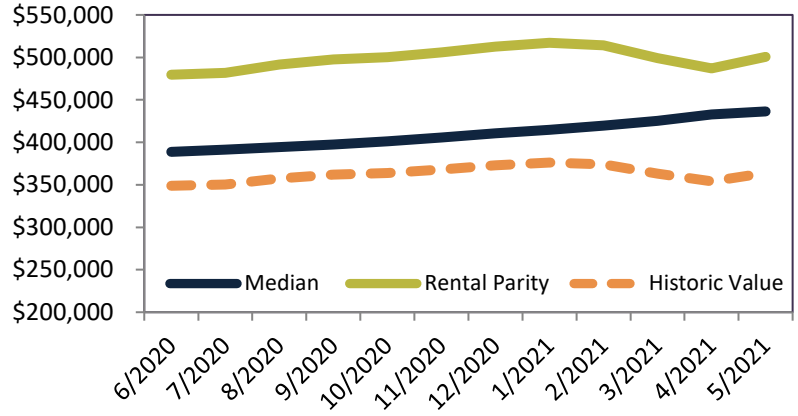
Monthly cost of ownership is \$1,731, and rents average \$1,985, making owning \$254 per month less costly than renting.

Rents rose 2.5% year-over-year. The current capitalization rate (rent/price) is 4.4%.

Market rating = 4

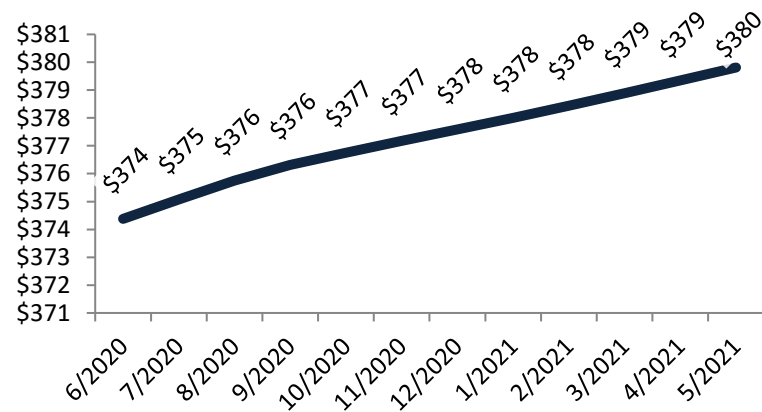
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
6/2020	↗ 7	\$ 388,800	\$ 479,600
7/2020	↗ 7	\$ 391,500	\$ 481,800
8/2020	↗ 7	\$ 394,600	\$ 491,400
9/2020	→ 5	\$ 397,500	\$ 497,500
10/2020	→ 5	\$ 401,300	\$ 500,400
11/2020	→ 5	\$ 405,700	\$ 505,900
12/2020	→ 5	\$ 410,600	\$ 512,800
1/2021	→ 5	\$ 414,900	\$ 517,200
2/2021	→ 5	\$ 419,700	\$ 514,100
3/2021	→ 5	\$ 425,400	\$ 499,300
4/2021	↘ 4	\$ 432,700	\$ 487,000
5/2021	↘ 4	\$ 436,400	\$ 500,500



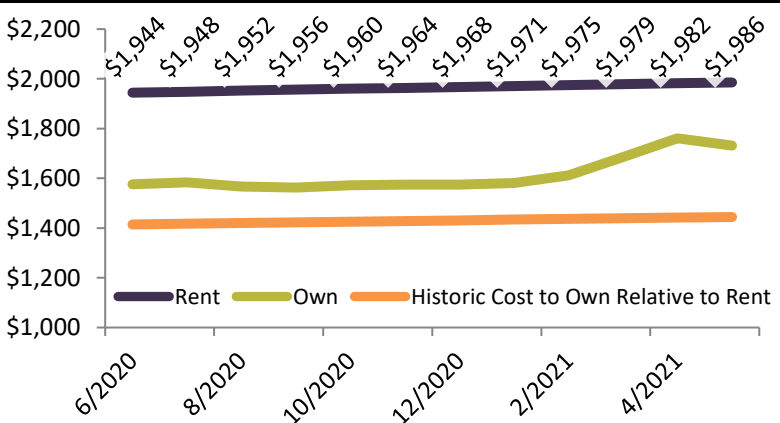
Resale \$/SF and year-over-year percentage change trailing twelve months

Date	± Typ. Value	\$/SF	% Change
6/2020	▶ 8.3%	\$ 374	↑ 2.0%
7/2020	▶ 8.5%	\$ 375	↑ 2.5%
8/2020	▶ 7.6%	\$ 376	↑ 2.4%
9/2020	▶ 7.2%	\$ 376	↔ 2.0%
10/2020	▶ 7.5%	\$ 377	↔ 1.6%
11/2020	▶ 7.5%	\$ 377	↔ 1.5%
12/2020	▶ 7.3%	\$ 378	↔ 1.4%
1/2021	▶ 7.5%	\$ 378	↔ 1.5%
2/2021	▶ 8.9%	\$ 378	↔ 1.5%
3/2021	● 12.5%	\$ 379	↔ 1.6%
4/2021	● 16.1%	\$ 379	↔ 1.6%
5/2021	● 14.5%	\$ 380	↔ 1.6%



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

Date	% Change	Rent	Own
6/2020	↑ 2.9%	\$ 1,944	\$ 1,576
7/2020	↑ 2.9%	\$ 1,948	\$ 1,583
8/2020	↑ 2.8%	\$ 1,952	\$ 1,567
9/2020	↑ 2.8%	\$ 1,956	\$ 1,563
10/2020	↑ 2.7%	\$ 1,960	\$ 1,572
11/2020	↑ 2.7%	\$ 1,964	\$ 1,575
12/2020	↑ 2.7%	\$ 1,968	\$ 1,575
1/2021	↑ 2.6%	\$ 1,971	\$ 1,581
2/2021	↑ 2.6%	\$ 1,975	\$ 1,612
3/2021	↑ 2.5%	\$ 1,979	\$ 1,685
4/2021	↑ 2.5%	\$ 1,982	\$ 1,761
5/2021	↑ 2.5%	\$ 1,986	\$ 1,731



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.

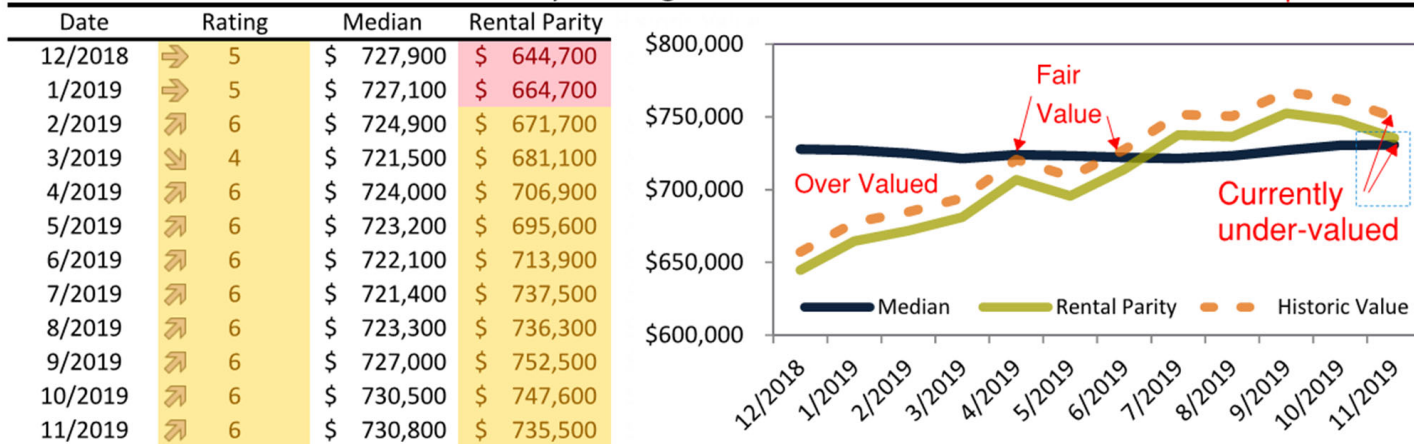
Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 4.2%.

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.

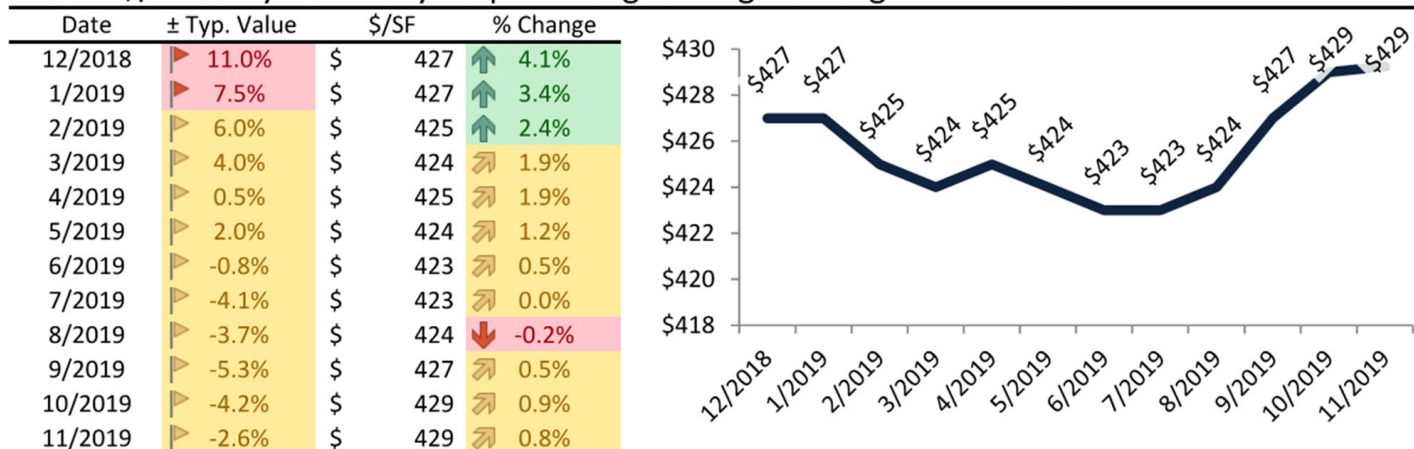
The third line plotted against these two parallel lines is the median resale price for the area. This line reveals whether the market is currently trading at a premium or discount to rental parity and historic value. The more important of these relationships is between median resale price and historic 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.

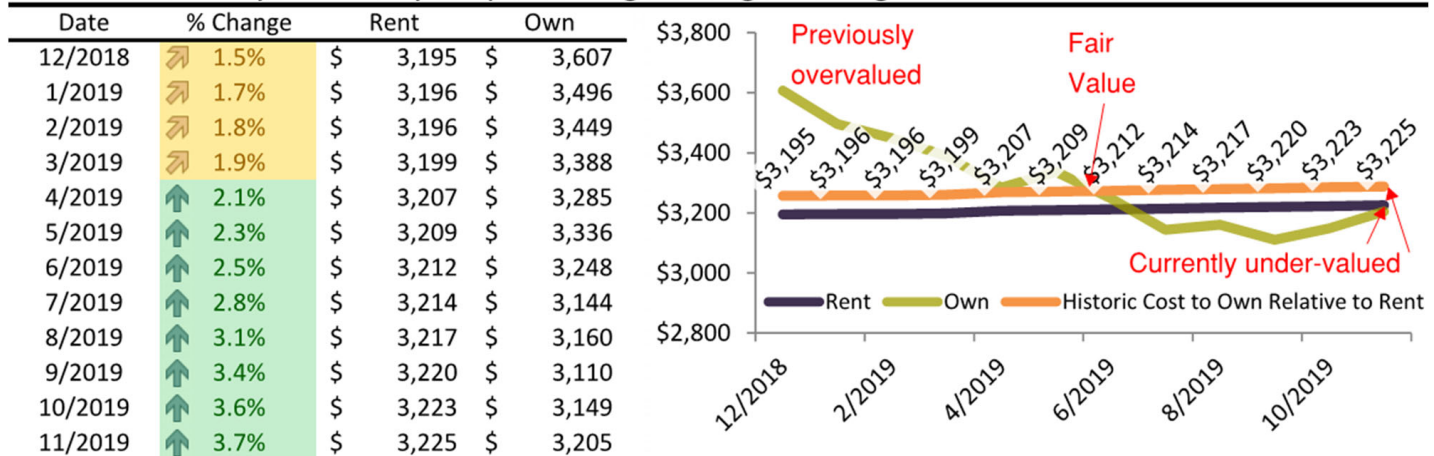
Resale \$/SF and year-over-year percentage change trailing twelve months



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

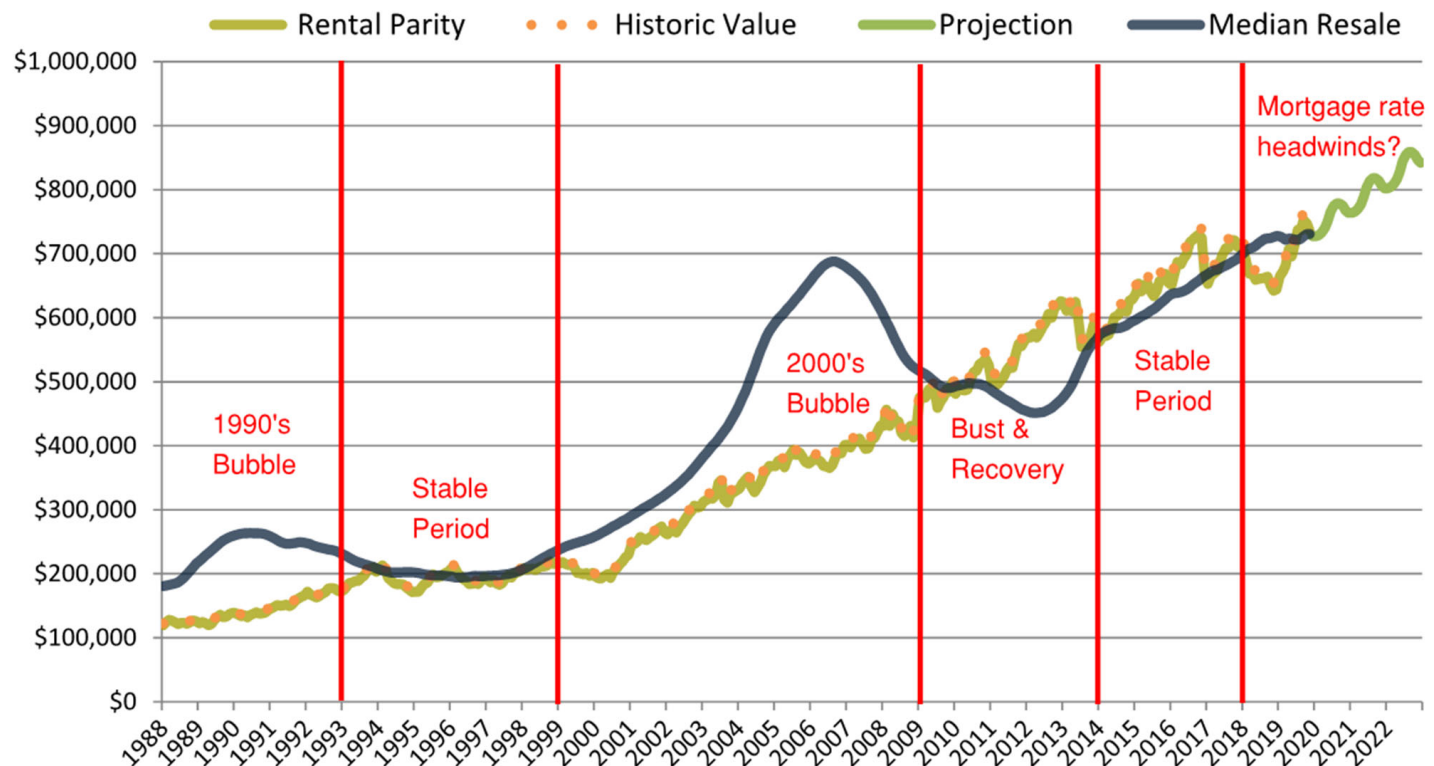


This method of looking at the data is more revealing to those who like to focus on monthly costs rather than purchase price. It reveals how affordable properties are relative to monthly rent, which is what rental parity analysis is all about. The first column of data shows the rate of rent growth over 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

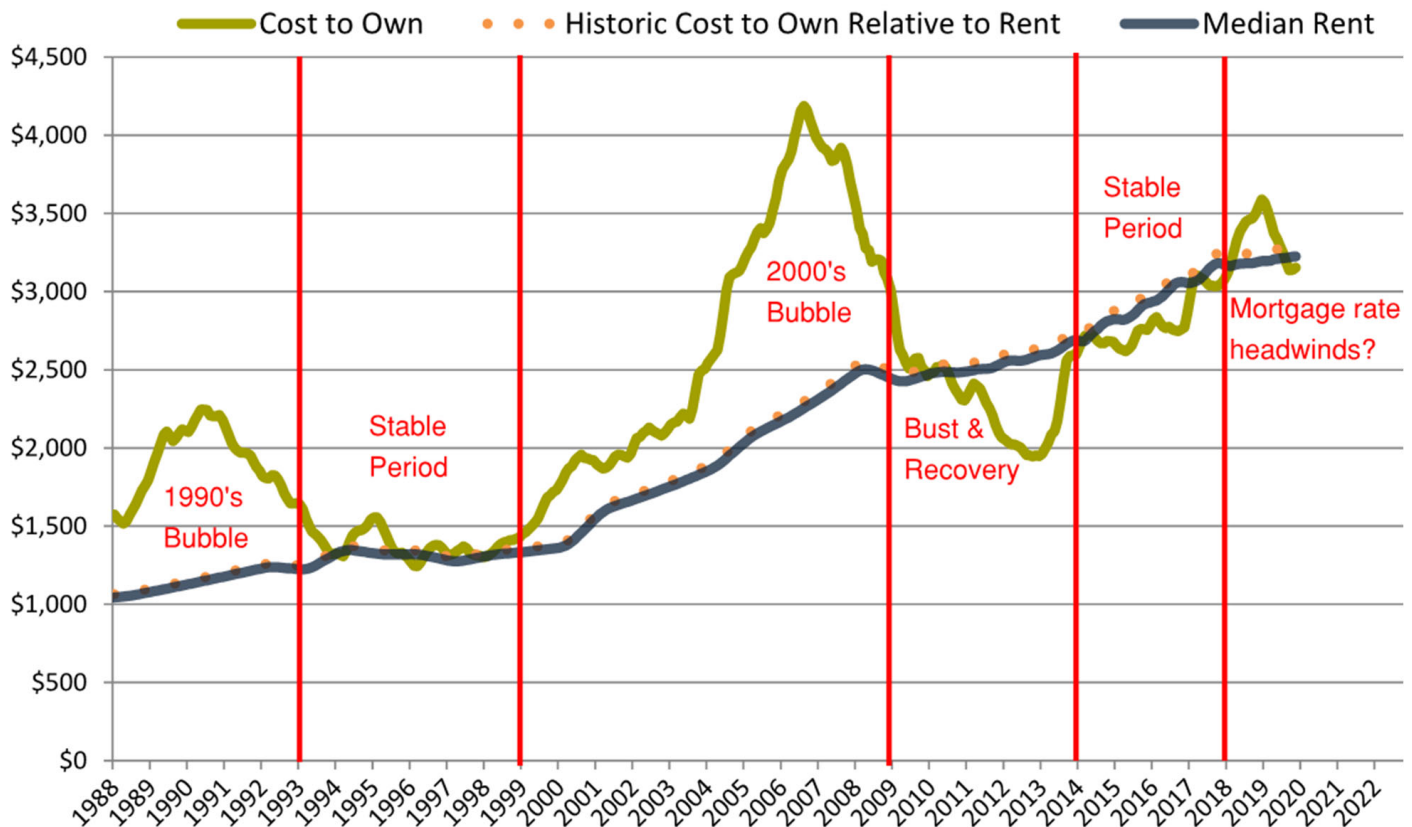
The next page of the report shows two charts: County median home price since January 1988, and County median rent and monthly cost of ownership since January 1988. These charts are designed to put current circumstances in historic context. They answer questions like, "How volatile are prices?" and "How 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.

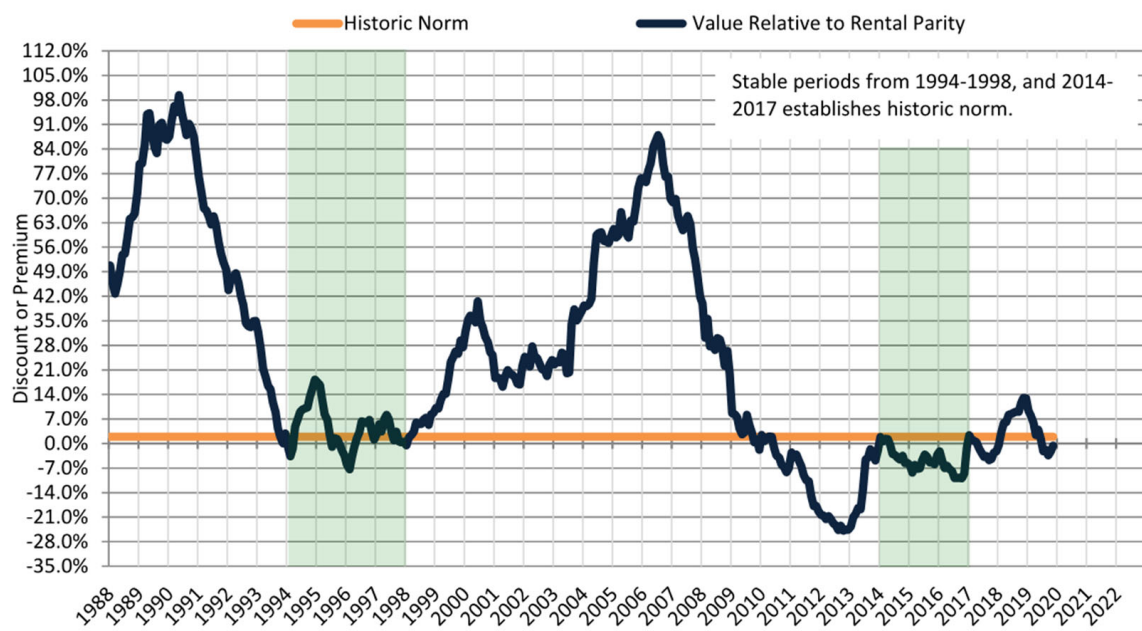
Historic Median Home Price Relative to Rental Parity: Orange County since January 1988

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.

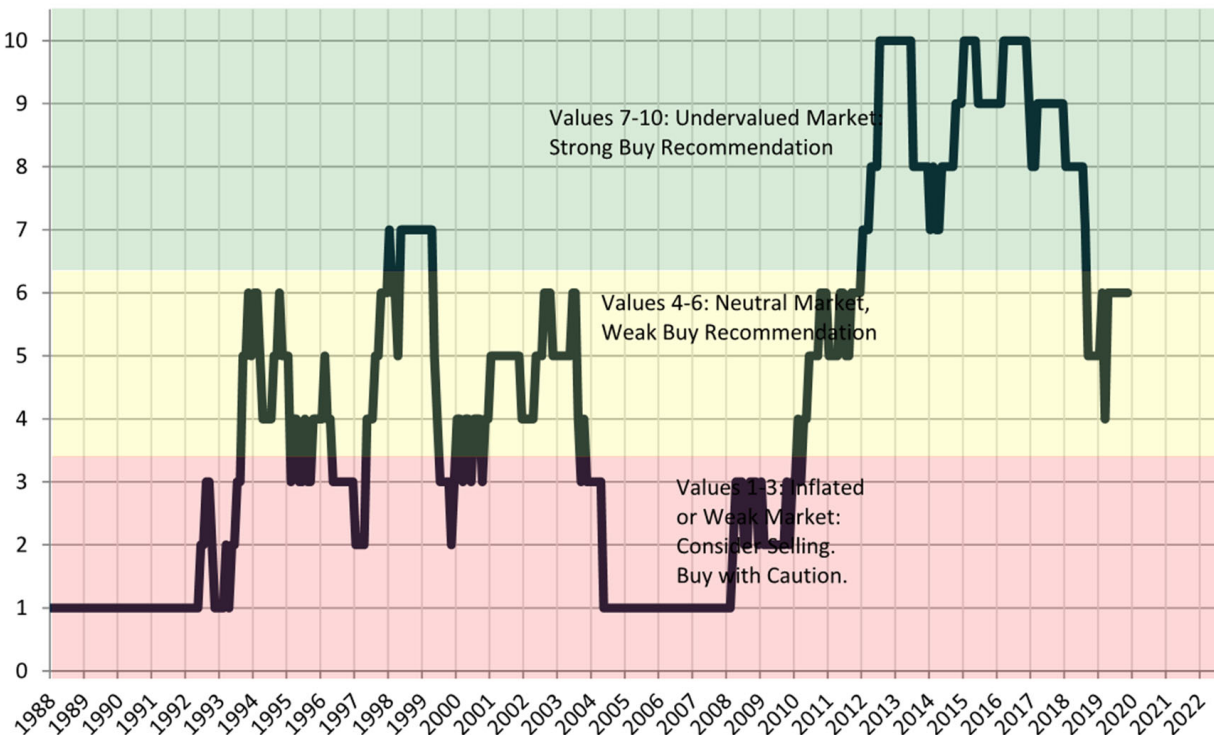
The chart above shows, at a glance, how close the market trades to its

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.