

County of Los Angeles

CALIFORNIA

JUNE 2021



HOUSING REPORT

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Los Angeles County Housing Market Value & Trends Update

Historically, properties in this market sell at a -7.2% discount. Today's premium is 2.3%. This market is 9.5% overvalued.

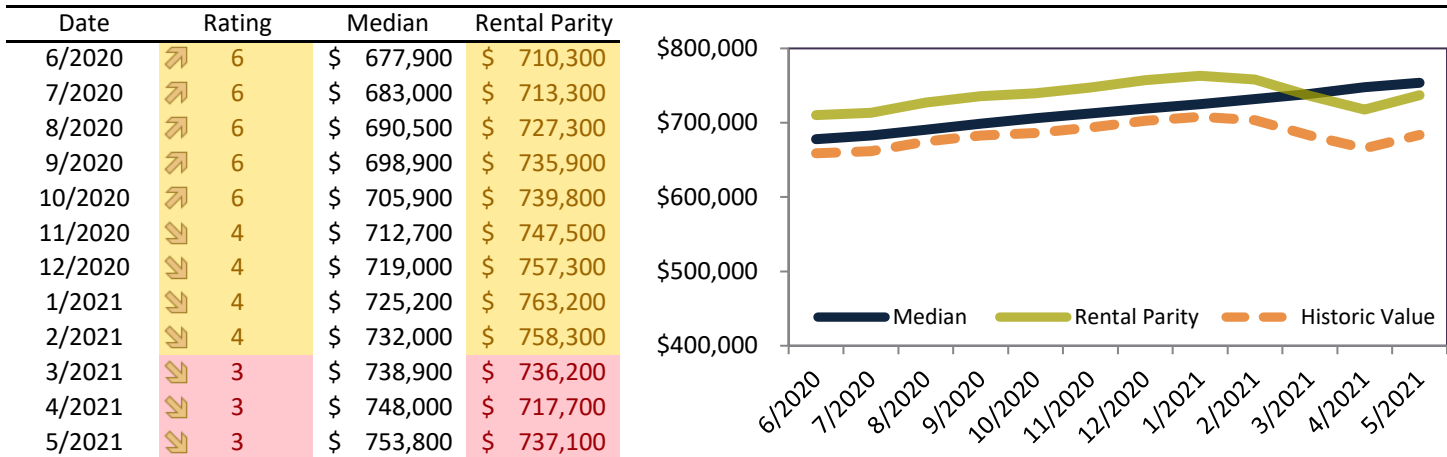
Median home price is \$753,800, and resale \$/SF is \$441/SF. Prices rose 1.3% year-over-year.

Monthly cost of ownership is \$2,990, and rents average \$2,924, making owning \$065 per month more costly than renting.

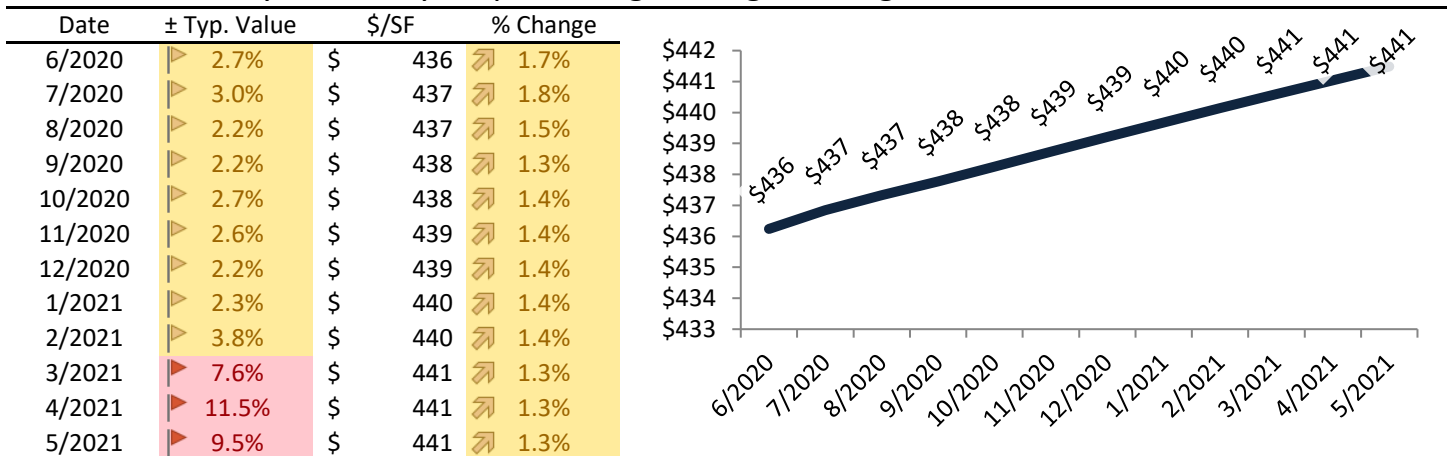
Rents rose 1.8% year-over-year. The current capitalization rate (rent/price) is 3.7%.

Market rating = 3

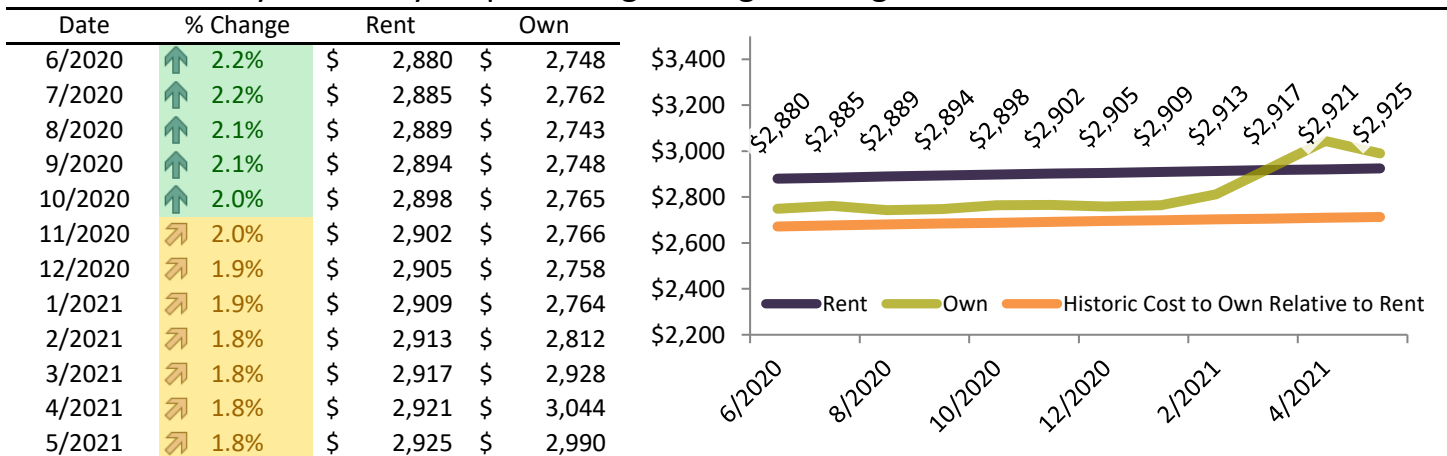
Median Home Price and Rental Parity trailing twelve months



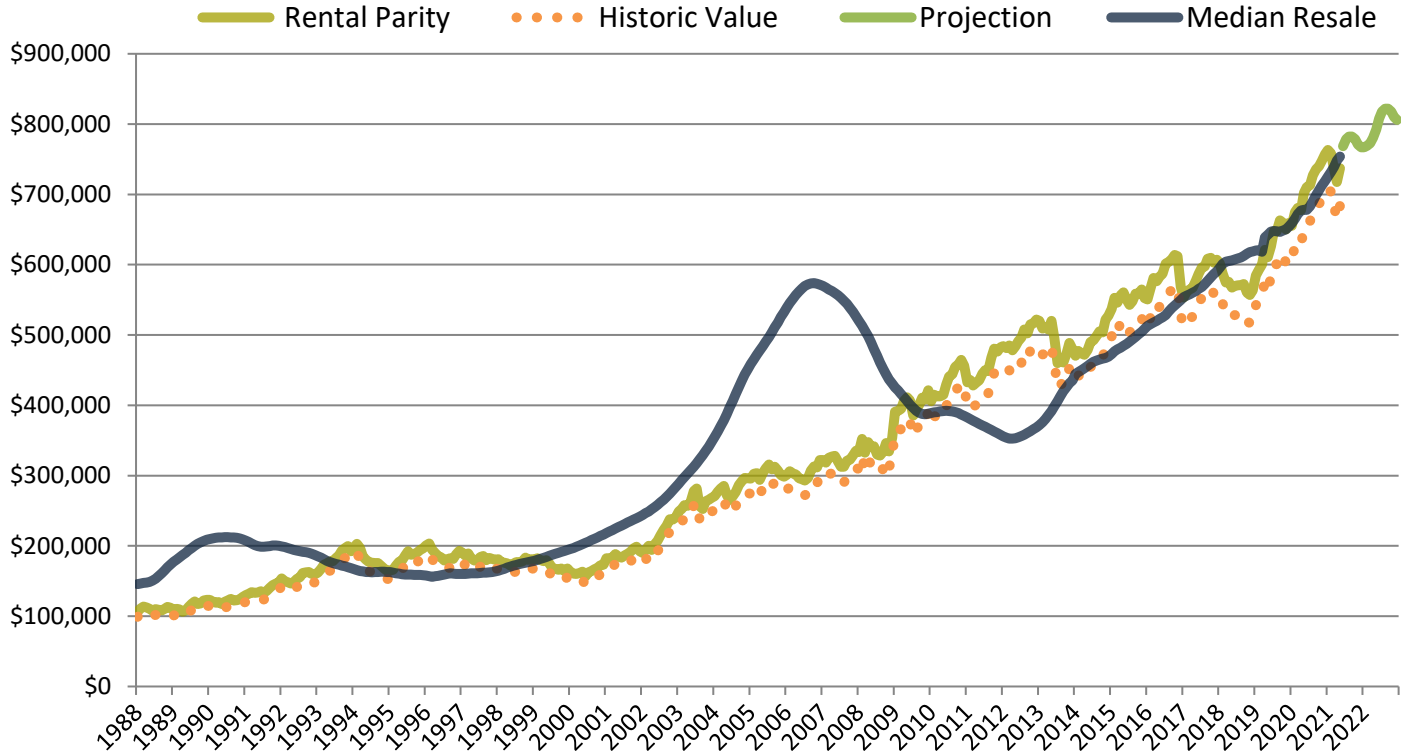
Resale \$/SF and year-over-year percentage change trailing twelve months



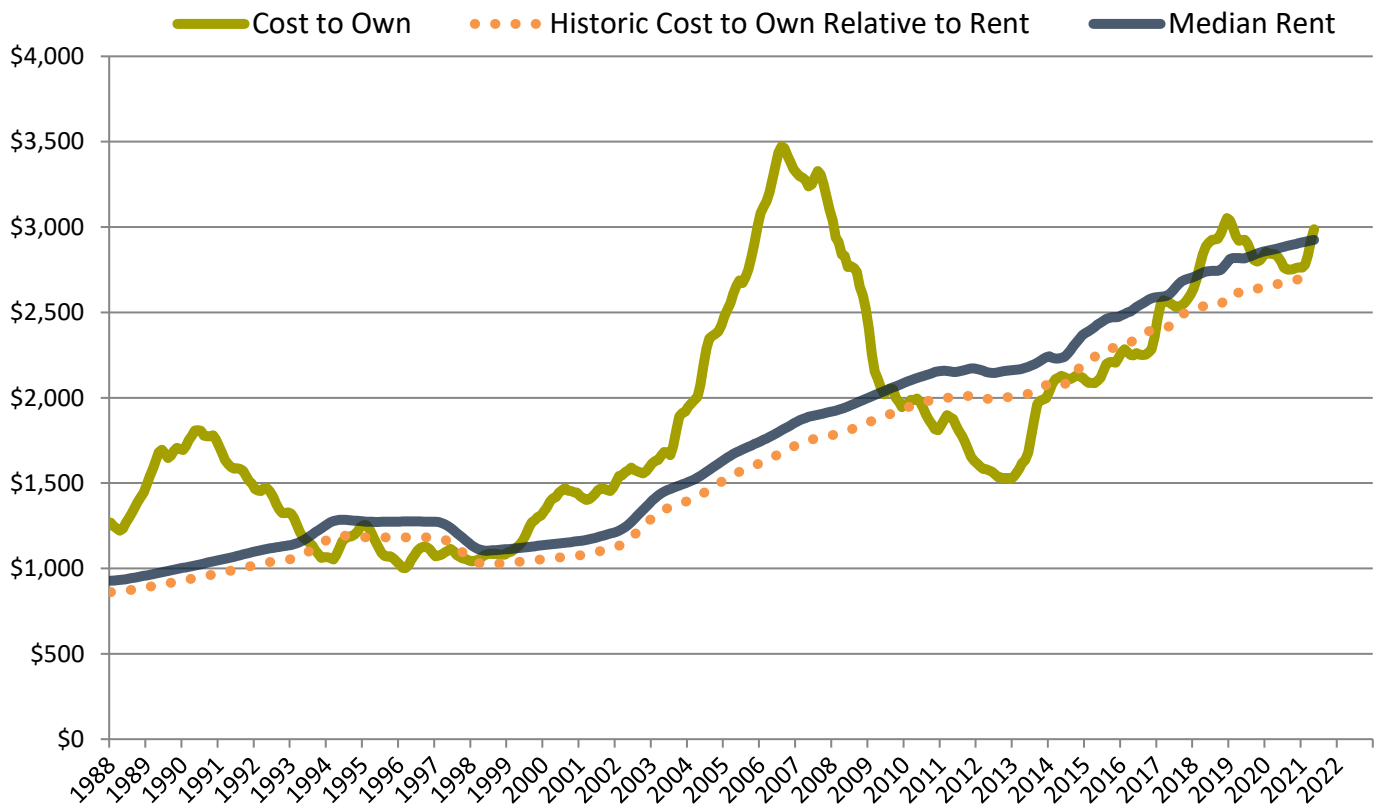
Rental rate and year-over-year percentage change trailing twelve months



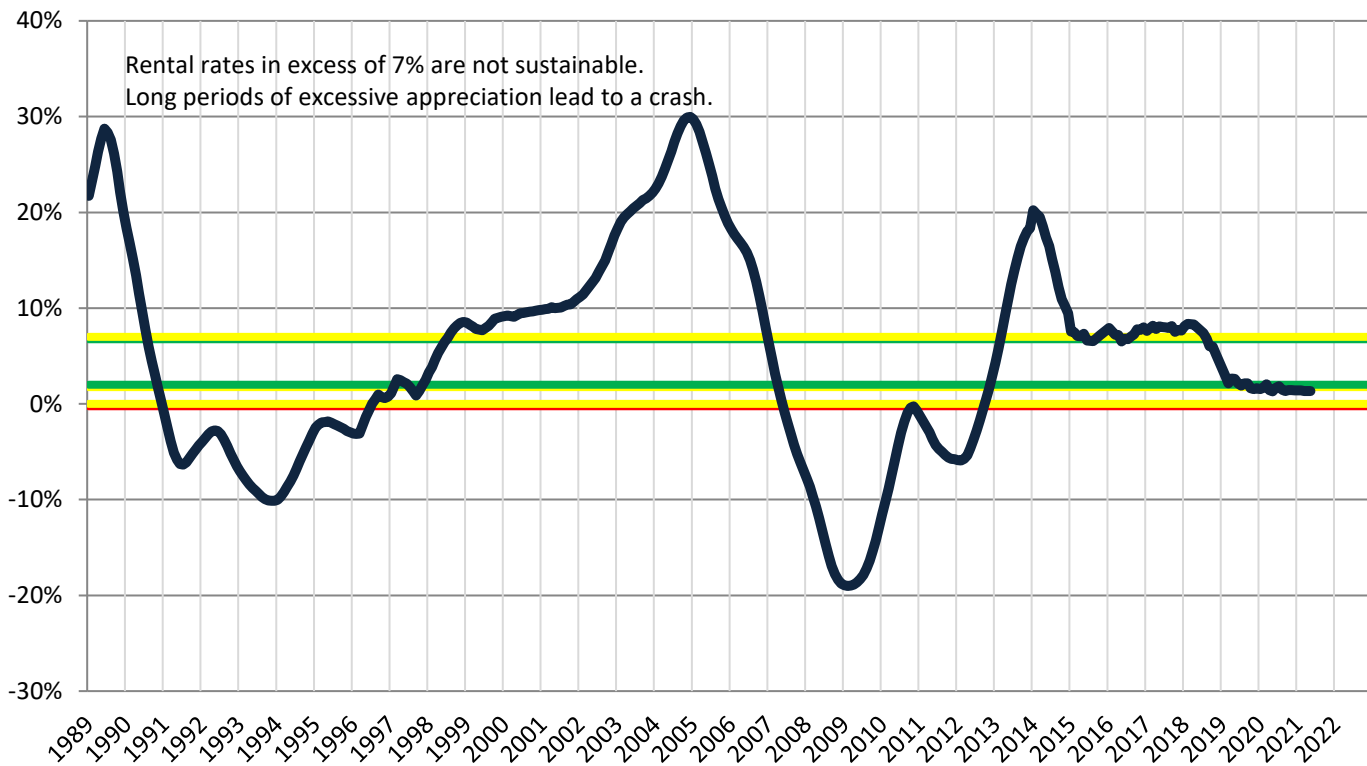
Los Angeles County median home price since January 1988



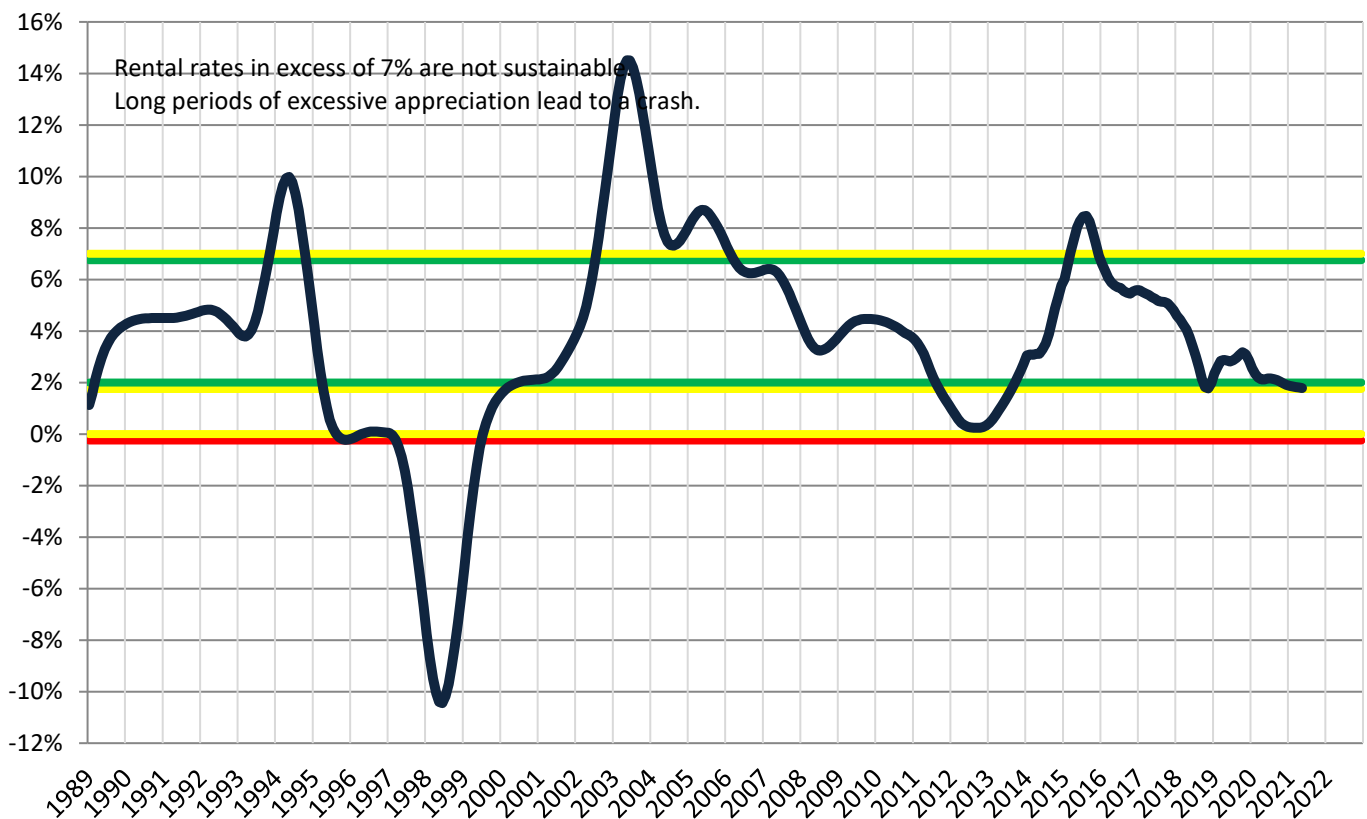
Los Angeles County median rent and monthly cost of ownership since January 1988



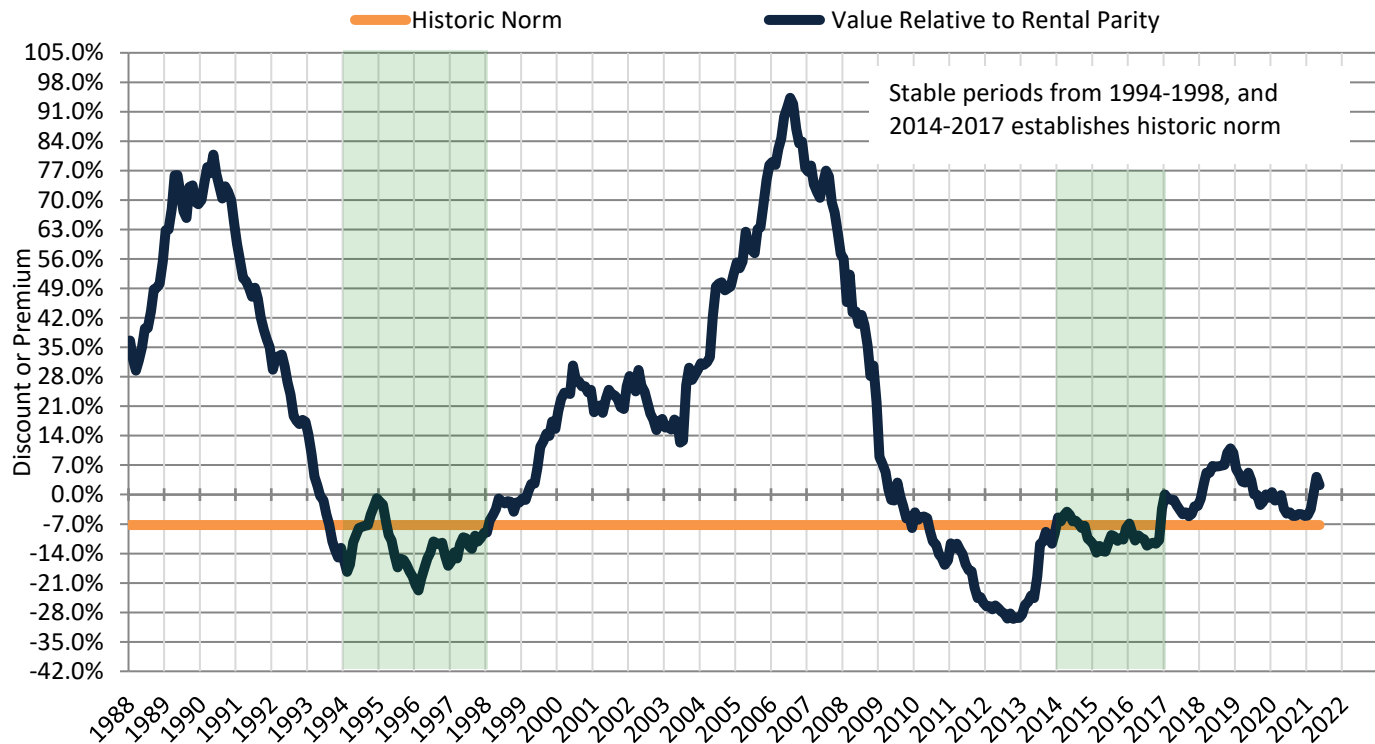
Resale \$/SF Year-over-Year Percentage Change: Los Angeles County since January 1989



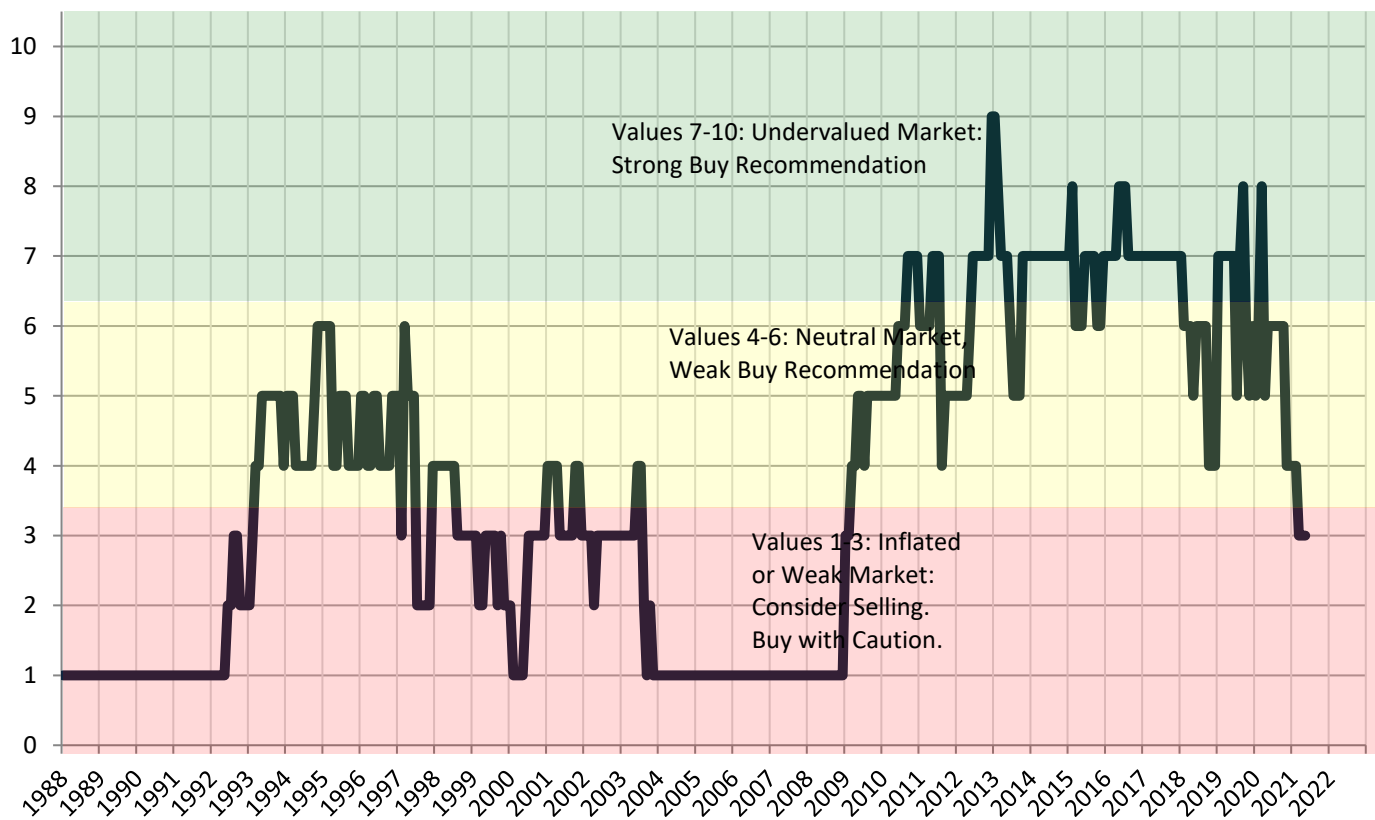
Rental \$/SF Year-over-Year Percentage Change: Los Angeles County since January 1989



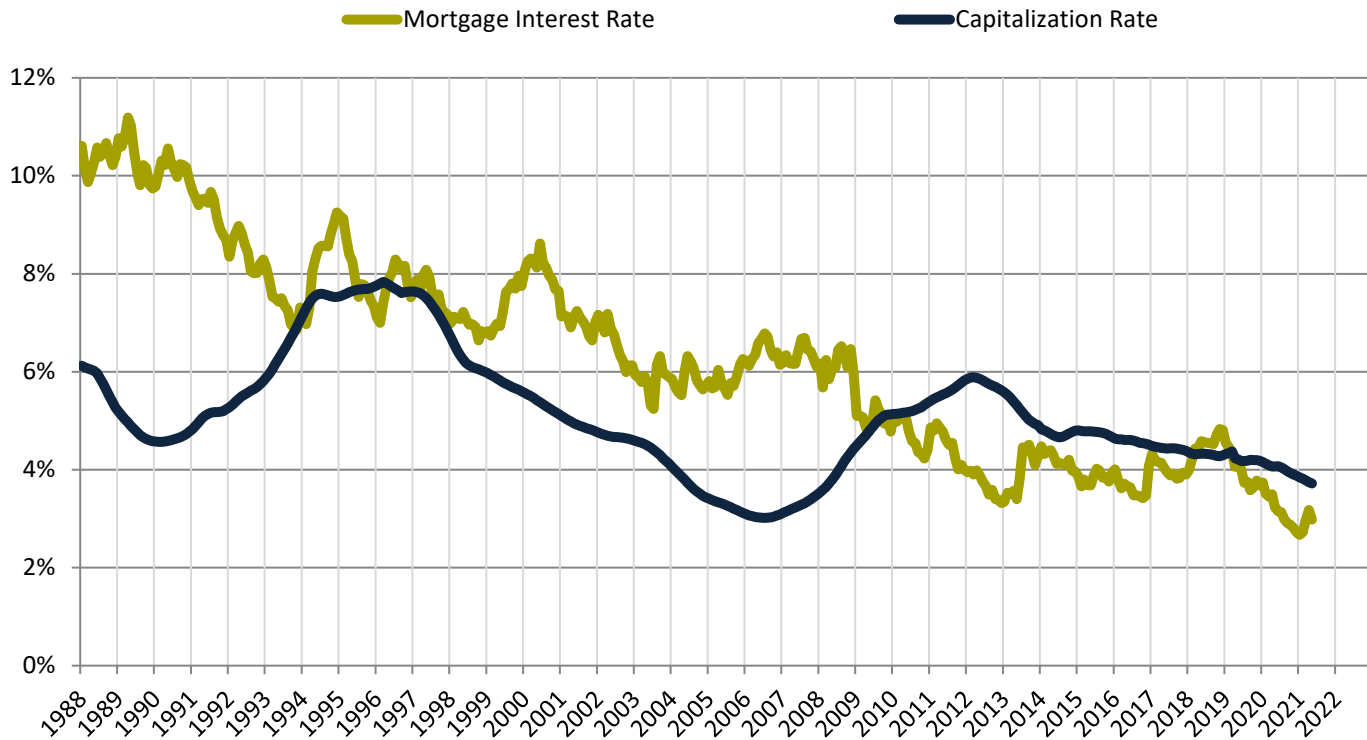
Historic Median Home Price Relative to Rental Parity: Los Angeles County since January 1988



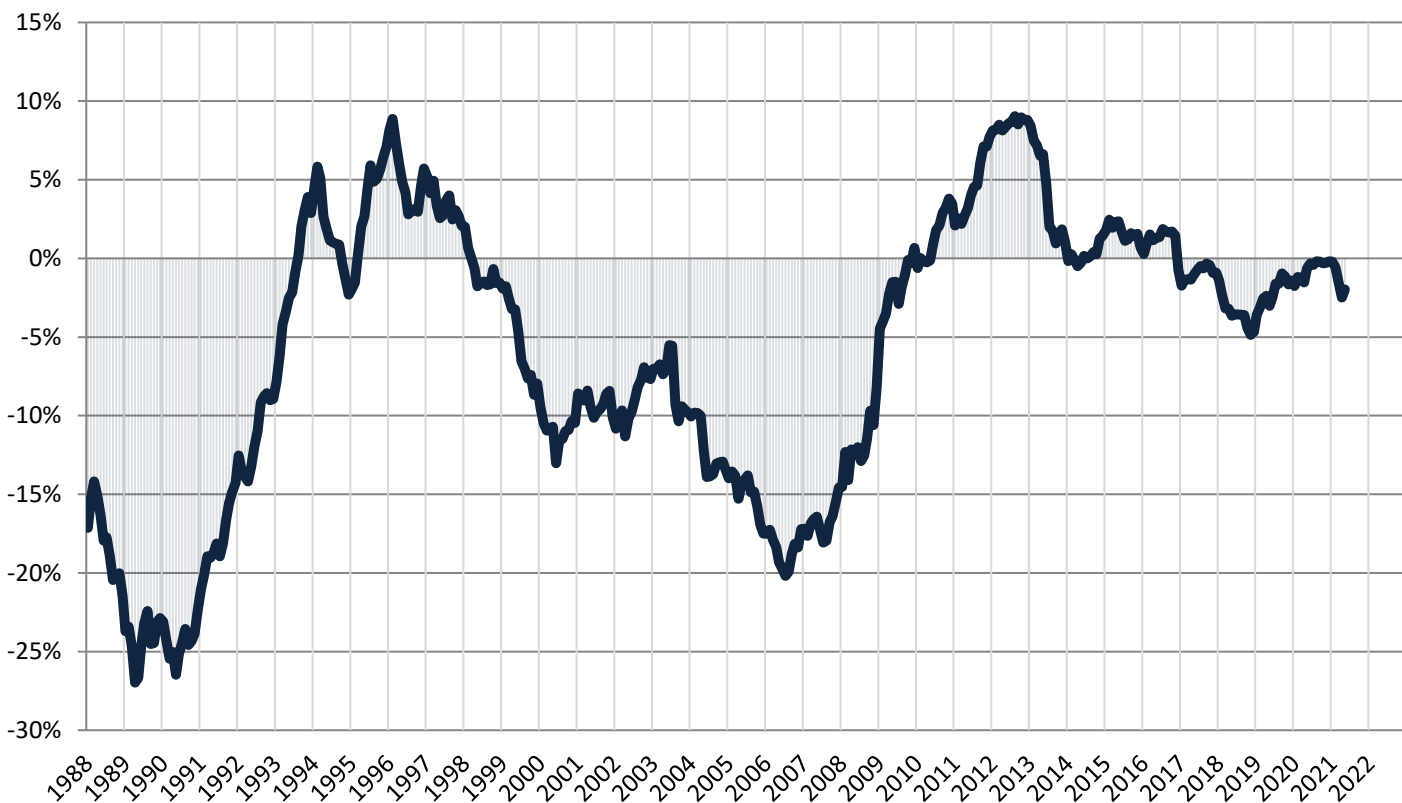
TAIT Housing Report® Market Timing System Rating: Los Angeles County since January 1988



Cash Investor Capitalization Rate: Los Angeles County since January 1988



Financed Investor Cash-on-Cash Return: Los Angeles County since January 1988



Market Performance and Trends: Los Angeles 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
Los Angeles County	\$ 753,800	↔ 1.3%	\$ 441	↔ 1.8%	\$ 2,925	\$ 2,990	\$ 66	3.7%
Los Angeles-Long Beach-Anaheim	\$ 789,600	↔ 1.3%	\$ 439	↑ 2.5%	\$ 3,131	\$ 3,133	\$ 2	3.8%
Alhambra	\$ 788,900	↔ 0.0%	\$ 479	↑ 2.9%	\$ 2,938	\$ 3,130	\$ 192	3.6%
Arcadia	\$ 1,166,100	↓ -6.6%	\$ 474	↓ -4.9%	\$ 3,566	\$ 4,626	\$ 1,061	2.9%
Azusa	\$ 556,600	↔ 1.2%	\$ 377	↑ 5.1%	\$ 2,612	\$ 2,208	\$ (404)	4.5%
Baldwin Park	\$ 547,200	↔ 0.1%	\$ 377	↑ 4.9%	\$ 2,561	\$ 2,171	\$ (390)	4.5%
Bell Gardens	\$ 542,900	↓ -0.8%	\$ 395	↓ 0.0%	\$ 2,421	\$ 2,154	\$ (268)	4.3%
Bellflower	\$ 611,700	↑ 2.5%	\$ 401	↔ 2.0%	\$ 2,681	\$ 2,427	\$ (254)	4.2%
Burbank	\$ 1,008,900	↔ 1.2%	\$ 576	↑ 5.2%	\$ 3,778	\$ 4,003	\$ 224	3.6%
Carson	\$ 664,500	↑ 3.1%	\$ 379	↑ 3.3%	\$ 2,964	\$ 2,636	\$ (328)	4.3%
Cerritos	\$ 849,400	↓ -0.1%	\$ 410	↔ 1.9%	\$ 3,055	\$ 3,370	\$ 315	3.5%
Compton	\$ 506,800	↑ 3.7%	\$ 391	↑ 4.5%	\$ 2,656	\$ 2,011	\$ (645)	5.0%
Covina	\$ 640,100	↔ 1.2%	\$ 375	↔ 1.2%	\$ 2,525	\$ 2,539	\$ 15	3.8%
Diamond Bar	\$ 791,500	↓ -0.7%	\$ 370	↔ 1.7%	\$ 2,951	\$ 3,140	\$ 189	3.6%
Downey	\$ 675,700	↔ 1.9%	\$ 401	↔ 0.5%	\$ 2,706	\$ 2,681	\$ (25)	3.8%
East Los Angeles	\$ 565,200	↑ 2.3%	\$ 453	↑ 2.4%	\$ 2,491	\$ 2,242	\$ (249)	4.2%
El Monte	\$ 586,300	↓ -2.4%	\$ 363	↔ 1.7%	\$ 2,480	\$ 2,326	\$ (154)	4.1%
Florence-Graham	\$ 480,000	↑ 5.6%	\$ 419	↑ 2.3%	\$ 2,594	\$ 1,904	\$ (689)	5.2%
Gardena	\$ 680,200	↔ 1.5%	\$ 421	↑ 5.3%	\$ 3,104	\$ 2,699	\$ (405)	4.4%
Glendale	\$ 1,018,300	↓ -0.6%	\$ 529	↔ 1.5%	\$ 3,653	\$ 4,040	\$ 387	3.4%
Glendora	\$ 724,500	↓ -0.6%	\$ 394	↔ 1.7%	\$ 2,689	\$ 2,874	\$ 186	3.6%
Hacienda Heights	\$ 760,000	↔ 1.5%	\$ 377	↔ 0.6%	\$ 2,764	\$ 3,015	\$ 251	3.5%
Hawthorne	\$ 789,900	↑ 2.1%	\$ 523	↑ 2.9%	\$ 3,101	\$ 3,134	\$ 33	3.8%
Huntington Park	\$ 541,000	↑ 3.8%	\$ 371	↔ 1.2%	\$ 2,529	\$ 2,146	\$ (383)	4.5%
Inglewood	\$ 710,000	↑ 2.0%	\$ 439	↑ 5.0%	\$ 3,113	\$ 2,817	\$ (296)	4.2%
La Mirada	\$ 702,000	↔ 0.6%	\$ 400	↑ 2.8%	\$ 2,798	\$ 2,785	\$ (13)	3.8%

Market Performance and Trends: Los Angeles 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
La Puente	\$ 554,900	↔ 1.3%	\$ 394	↑ 4.5%	\$ 2,551	\$ 2,201	\$ (350)	4.4%
Lakewood	\$ 705,100	↔ 0.9%	\$ 458	↑ 3.1%	\$ 2,824	\$ 2,797	\$ (26)	3.8%
Lancaster	\$ 372,600	↑ 2.8%	\$ 181	↔ 0.5%	\$ 1,998	\$ 1,478	\$ (520)	5.1%
Long Beach	\$ 711,900	↔ 1.7%	\$ 471	↔ 2.0%	\$ 2,827	\$ 2,824	\$ (3)	3.8%
Los Angeles	\$ 859,200	↔ 1.5%	\$ 490	↑ 2.7%	\$ 3,327	\$ 3,409	\$ 82	3.7%
Lynwood	\$ 535,100	↑ 4.9%	\$ 404	↑ 3.3%	\$ 2,591	\$ 2,123	\$ (468)	4.6%
Monrovia	\$ 830,400	↔ 0.8%	\$ 497	↑ 2.2%	\$ 2,914	\$ 3,294	\$ 380	3.4%
Montebello	\$ 642,800	↔ 1.0%	\$ 373	↔ 1.1%	\$ 2,607	\$ 2,550	\$ (57)	3.9%
Monterey Park	\$ 764,800	↔ 0.2%	\$ 435	↔ 1.7%	\$ 2,855	\$ 3,034	\$ 179	3.6%
Norwalk	\$ 582,000	↔ 1.5%	\$ 414	↑ 3.1%	\$ 2,607	\$ 2,309	\$ (298)	4.3%
Palmdale	\$ 401,600	↑ 2.3%	\$ 191	↑ 2.1%	\$ 2,159	\$ 1,593	\$ (566)	5.2%
Paramount	\$ 515,600	↑ 3.8%	\$ 395	↑ 3.0%	\$ 2,596	\$ 2,046	\$ (550)	4.8%
Pasadena	\$ 1,000,100	↓ -0.2%	\$ 579	↔ 1.7%	\$ 3,374	\$ 3,968	\$ 594	3.2%
Pico Rivera	\$ 586,500	↔ 1.4%	\$ 403	↑ 3.2%	\$ 2,579	\$ 2,327	\$ (252)	4.2%
Pomona	\$ 531,300	↑ 2.8%	\$ 347	↑ 4.8%	\$ 2,461	\$ 2,108	\$ (353)	4.4%
Redondo Beach	\$ 1,258,400	↓ -0.1%	\$ 628	↑ 4.2%	\$ 4,422	\$ 4,992	\$ 570	3.4%
Rosemead	\$ 705,200	↓ -1.4%	\$ 433	↑ 2.9%	\$ 2,684	\$ 2,798	\$ 114	3.7%
Rowland Heights	\$ 768,200	↔ 0.4%	\$ 381	↑ 3.7%	\$ 2,887	\$ 3,048	\$ 161	3.6%
San Gabriel	\$ 901,600	↓ -2.1%	\$ 492	↔ 1.7%	\$ 2,997	\$ 3,577	\$ 580	3.2%
Santa Clarita	\$ 666,100	↔ 1.1%	\$ 330	↑ 3.0%	\$ 3,084	\$ 2,643	\$ (442)	4.4%
Santa Monica	\$ 1,813,500	↓ -4.9%	\$ 968	↑ 5.4%	\$ 9,109	\$ 7,195	\$ (1,915)	4.8%
South Gate	\$ 543,600	↑ 4.1%	\$ 412	↑ 2.7%	\$ 2,580	\$ 2,157	\$ (423)	4.6%
South Whittier	\$ 620,900	↔ 0.0%	\$ 401	↔ 2.0%	\$ 2,593	\$ 2,463	\$ (130)	4.0%
Torrance	\$ 977,400	↔ 0.6%	\$ 529	↑ 3.7%	\$ 3,554	\$ 3,878	\$ 323	3.5%
West Covina	\$ 664,800	↔ 0.2%	\$ 364	↔ 1.4%	\$ 2,581	\$ 2,637	\$ 56	3.7%
Whittier	\$ 648,700	↔ 1.7%	\$ 400	↔ 1.9%	\$ 2,695	\$ 2,574	\$ (122)	4.0%

Market Timing Rating and Valuations: Los Angeles County and Major Cities and Zips

Study Area	Rating	Median	Rental Parity	% Over/Under Rental Parity	Historic Premium	% Over/Under Historic Prem.
Los Angeles County	⬇️ 3	\$ 753,800	\$ 737,100	▶️ 2.3%	-7.2%	▶️ 9.5%
Los Angeles-Long Beach-Anaheim	↔️ 6	\$ 789,600	\$ 789,100	▶️ 0.0%	1.3%	▶️ -1.3%
Alhambra	↔️ 6	\$ 788,900	\$ 740,500	▶️ 6.5%	-0.4%	▶️ 6.9%
Arcadia	⬇️ 1	\$ 1,166,100	\$ 898,700	●️ 29.7%	5.4%	●️ 24.3%
Azusa	↔️ 6	\$ 556,600	\$ 658,400	●️ -15.5%	-12.7%	▶️ -2.8%
Baldwin Park	↔️ 6	\$ 547,200	\$ 645,600	●️ -15.2%	-11.4%	▶️ -3.8%
Bell Gardens	⬇️ 3	\$ 542,900	\$ 610,300	▶️ -11.0%	-9.9%	▶️ -1.1%
Bellflower	↔️ 6	\$ 611,700	\$ 675,700	▶️ -9.5%	-9.7%	▶️ 0.2%
Burbank	↔️ 6	\$ 1,008,900	\$ 952,300	▶️ 6.0%	-0.9%	▶️ 6.9%
Carson	⬆️ 8	\$ 664,500	\$ 747,100	▶️ -11.0%	-12.6%	▶️ 1.6%
Cerritos	⬇️ 4	\$ 849,400	\$ 769,900	▶️ 10.3%	12.3%	▶️ -2.0%
Compton	⬆️ 8	\$ 506,800	\$ 669,400	●️ -24.2%	-19.9%	▶️ -4.3%
Covina	⬇️ 4	\$ 640,100	\$ 636,400	▶️ 0.6%	-5.6%	▶️ 6.2%
Diamond Bar	⬇️ 4	\$ 791,500	\$ 743,800	▶️ 6.4%	2.7%	▶️ 3.7%
Downey	⬇️ 4	\$ 675,700	\$ 682,000	▶️ -0.9%	-6.0%	▶️ 5.1%
East Los Angeles	⬆️ 8	\$ 565,200	\$ 627,800	▶️ -10.0%	-9.4%	▶️ -0.6%
El Monte	⬇️ 4	\$ 586,300	\$ 625,100	▶️ -6.2%	-8.9%	▶️ 2.7%
Florence-Graham	⬆️ 8	\$ 480,000	\$ 653,700	●️ -26.6%	-21.2%	▶️ -5.4%
Gardena	↔️ 6	\$ 680,200	\$ 782,300	●️ -13.1%	-11.8%	▶️ -1.3%
Glendale	⬇️ 3	\$ 1,018,300	\$ 920,800	▶️ 10.6%	1.3%	▶️ 9.3%
Glendora	⬇️ 4	\$ 724,500	\$ 677,700	▶️ 6.9%	1.6%	▶️ 5.3%
Hacienda Heights	⬇️ 4	\$ 760,000	\$ 696,800	▶️ 9.1%	6.0%	▶️ 3.1%
Hawthorne	↔️ 7	\$ 789,900	\$ 781,600	▶️ 1.1%	-10.9%	▶️ 12.0%
Huntington Park	↔️ 6	\$ 541,000	\$ 637,400	●️ -15.1%	-13.5%	▶️ -1.6%
Inglewood	↔️ 7	\$ 710,000	\$ 784,600	▶️ -9.5%	-18.4%	▶️ 8.9%
La Mirada	↔️ 6	\$ 702,000	\$ 705,200	▶️ -0.5%	-3.7%	▶️ 3.2%

Market Timing Rating and Valuations: Los Angeles County and Major Cities and Zips

Study Area	Rating	Median	Rental Parity	% Over/Under Rental Parity	Historic Premium	% Over/Under Historic Prem.
La Puente	↔ 6	\$ 554,900	\$ 643,000	● -13.7%	-10.9%	▶ -2.8%
Lakewood	↔ 6	\$ 705,100	\$ 711,700	▶ -0.9%	-3.4%	▶ 2.5%
Lancaster	↔ 6	\$ 372,600	\$ 503,600	● -26.0%	-31.6%	▶ 5.6%
Long Beach	↘ 3	\$ 711,900	\$ 712,500	▶ -0.1%	-7.8%	▶ 7.7%
Los Angeles	⇒ 5	\$ 859,200	\$ 838,500	▶ 2.5%	-11.1%	● 13.6%
Lynwood	↑ 8	\$ 535,100	\$ 653,000	● -18.1%	-13.8%	▶ -4.3%
Monrovia	⇒ 5	\$ 830,400	\$ 734,500	● 13.0%	4.4%	▶ 8.6%
Montebello	↘ 4	\$ 642,800	\$ 657,000	▶ -2.2%	-5.3%	▶ 3.1%
Monterey Park	↘ 4	\$ 764,800	\$ 719,500	▶ 6.3%	2.9%	▶ 3.4%
Norwalk	↔ 6	\$ 582,000	\$ 657,100	▶ -11.4%	-9.9%	▶ -1.5%
Palmdale	↑ 8	\$ 401,600	\$ 544,100	● -26.2%	-25.9%	▶ -0.3%
Paramount	↑ 8	\$ 515,600	\$ 654,200	● -21.2%	-20.4%	▶ -0.8%
Pasadena	↓ 2	\$ 1,000,100	\$ 850,400	● 17.6%	3.2%	● 14.4%
Pico Rivera	↔ 6	\$ 586,500	\$ 650,000	▶ -9.7%	-8.4%	▶ -1.3%
Pomona	↑ 8	\$ 531,300	\$ 620,300	● -14.4%	-18.3%	▶ 3.9%
Redondo Beach	↔ 6	\$ 1,258,400	\$ 1,114,600	● 12.9%	10.7%	▶ 2.2%
Rosemead	⇒ 5	\$ 705,200	\$ 676,500	▶ 4.3%	-2.8%	▶ 7.1%
Rowland Heights	↔ 7	\$ 768,200	\$ 727,600	▶ 5.6%	13.5%	▶ -7.9%
San Gabriel	↘ 4	\$ 901,600	\$ 755,500	● 19.3%	14.2%	▶ 5.1%
Santa Clarita	↔ 6	\$ 666,100	\$ 777,400	● -14.3%	-9.6%	▶ -4.7%
Santa Monica	↔ 6	\$ 1,813,500	\$ 2,296,100	● -21.0%	-19.8%	▶ -1.2%
South Gate	↑ 8	\$ 543,600	\$ 650,200	● -16.4%	-11.8%	▶ -4.6%
South Whittier	↘ 4	\$ 620,900	\$ 653,600	▶ -5.0%	-8.7%	▶ 3.7%
Torrance	↔ 6	\$ 977,400	\$ 895,900	▶ 9.1%	13.8%	▶ -4.7%
West Covina	↘ 4	\$ 664,800	\$ 650,600	▶ 2.2%	-4.5%	▶ 6.7%
Whittier	↘ 4	\$ 648,700	\$ 679,300	▶ -4.5%	-4.5%	▶ 0.0%

Los Angeles-Long Beach-Anaheim, CA Housing Market Value & Trends Update

Historically, properties in this market sell at a 1.3% premium. Today's premium is 0.0%. This market is 1.3% undervalued.

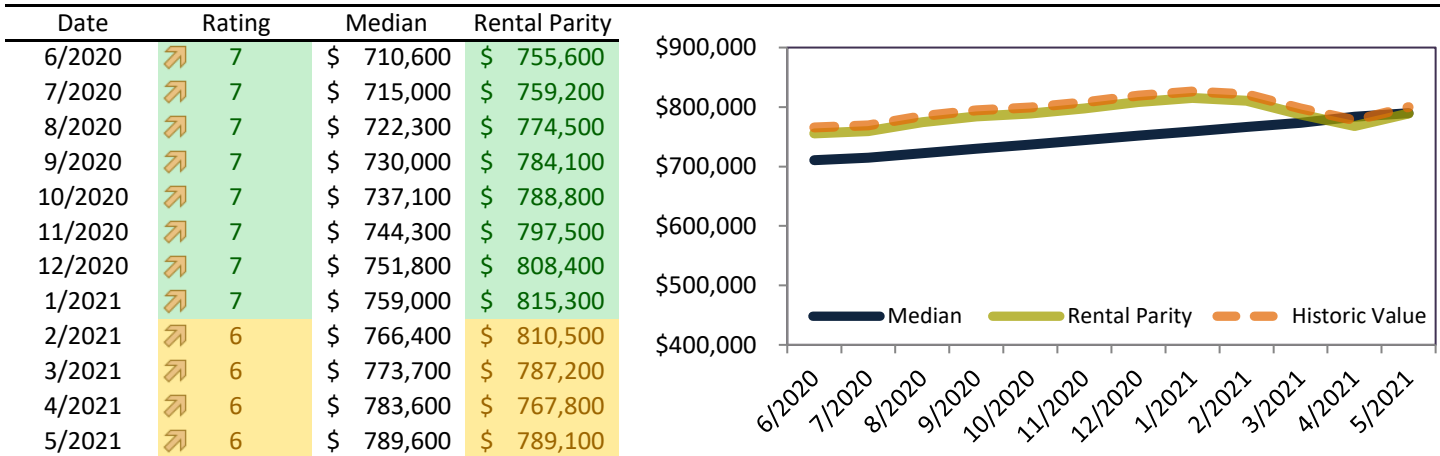
Median home price is \$789,600, and resale \$/SF is \$439/SF. Prices rose 1.3% year-over-year.

Monthly cost of ownership is \$3,132, and rents average \$3,130, making owning \$001 per month more costly than renting.

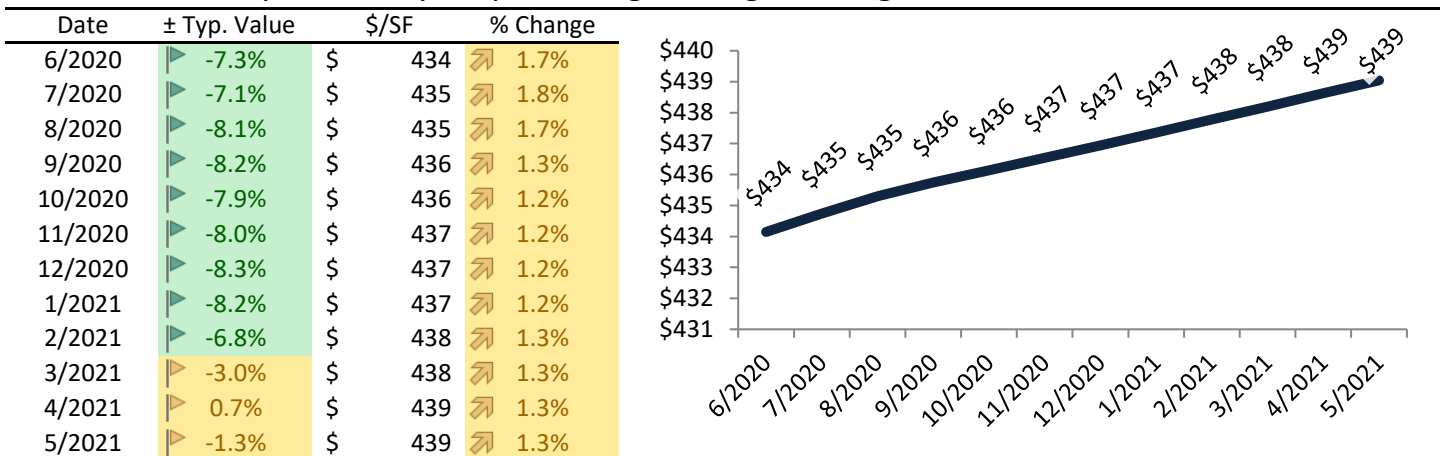
Rents rose 2.5% year-over-year. The current capitalization rate (rent/price) is 3.8%.

Market rating = 6

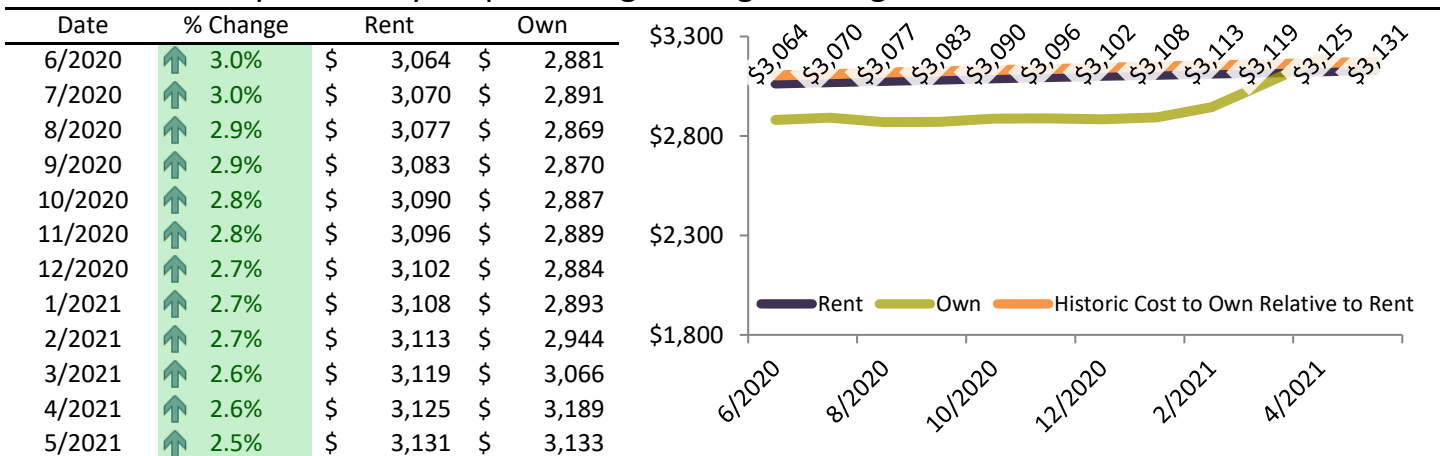
Median Home Price and Rental Parity trailing twelve months



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



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



Alhambra Housing Market Value & Trends Update

Historically, properties in this market sell at a -0.4% discount. Today's premium is 6.5%. This market is 6.9% overvalued.

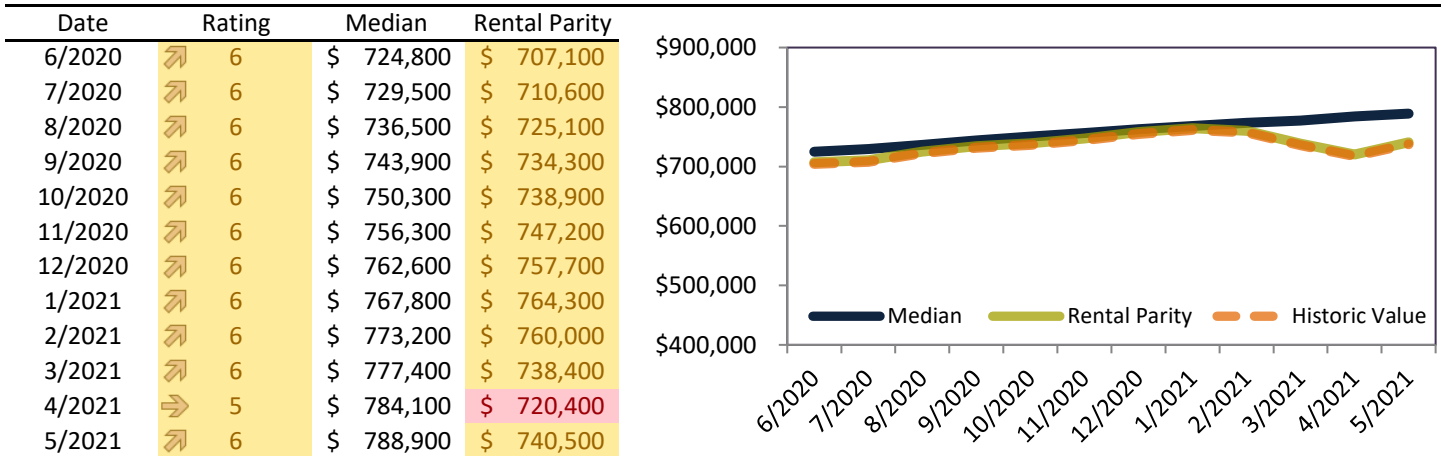
Median home price is \$788,900, and resale \$/SF is \$479/SF. Prices rose 0.0% year-over-year.

Monthly cost of ownership is \$3,129, and rents average \$2,937, making owning \$191 per month more costly than renting.

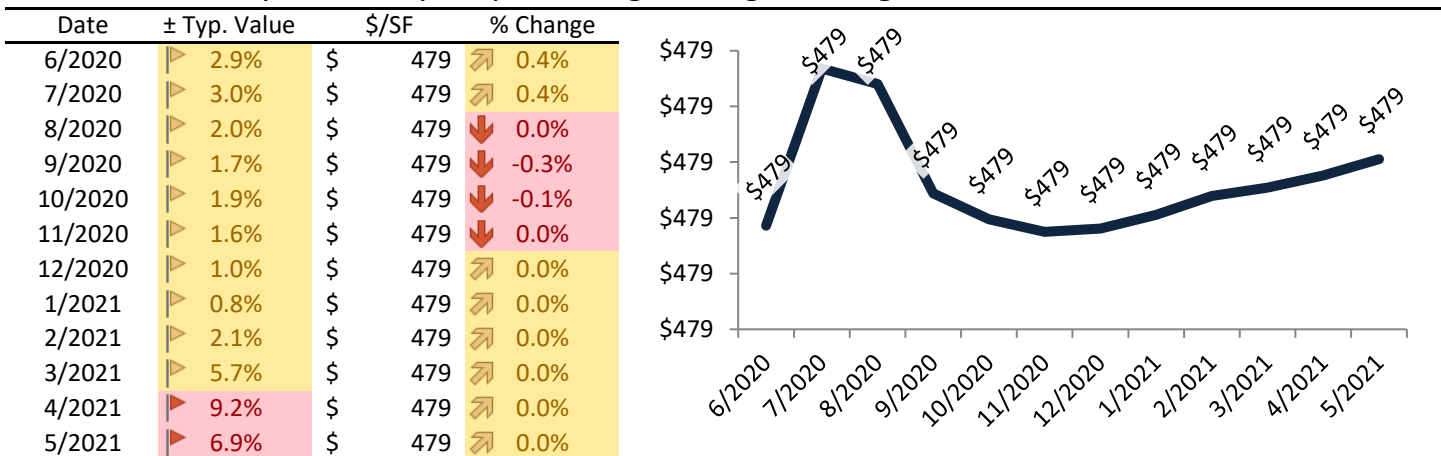
Rents rose 2.9% year-over-year. The current capitalization rate (rent/price) is 3.6%.

Market rating = 6

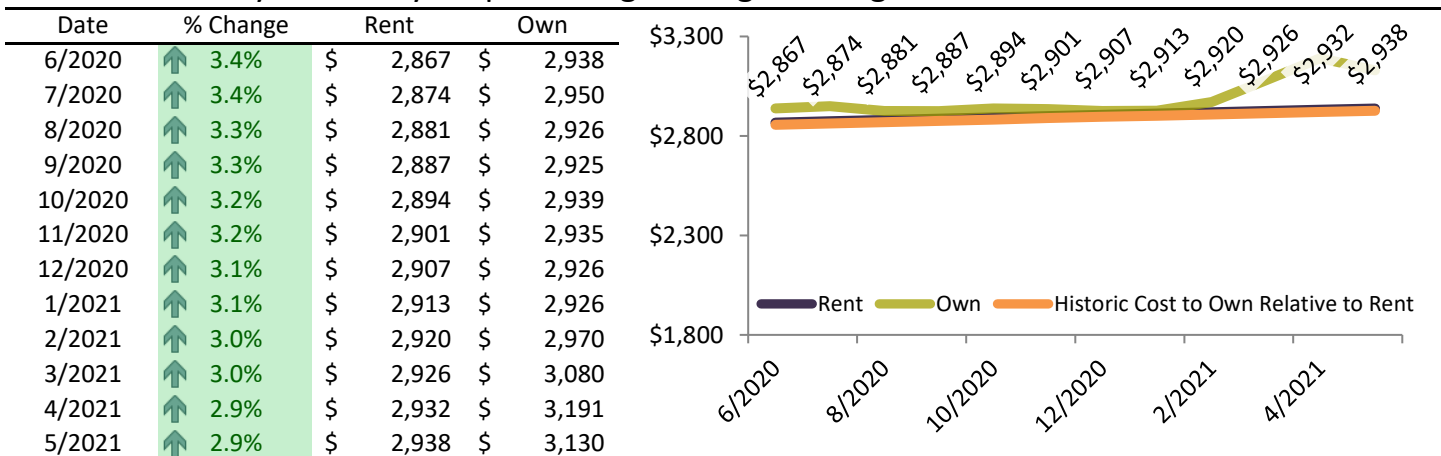
Median Home Price and Rental Parity trailing twelve months



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



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



Arcadia Housing Market Value & Trends Update

Historically, properties in this market sell at a 5.4% premium. Today's premium is 29.7%. This market is 24.3% overvalued.

Median home price is \$1,166,100, and resale \$/SF is \$474/SF. Prices fell 6.6% year-over-year.

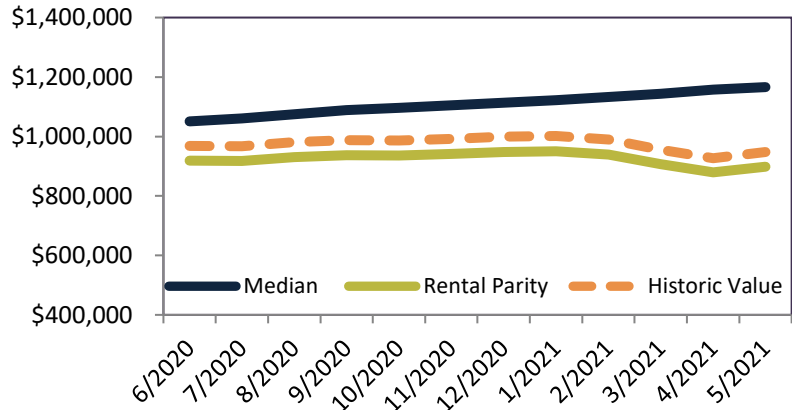
Monthly cost of ownership is \$4,626, and rents average \$3,565, making owning \$1,060 per month more costly than renting.

Rents fell 4.9% year-over-year. The current capitalization rate (rent/price) is 2.9%.

Market rating = 1

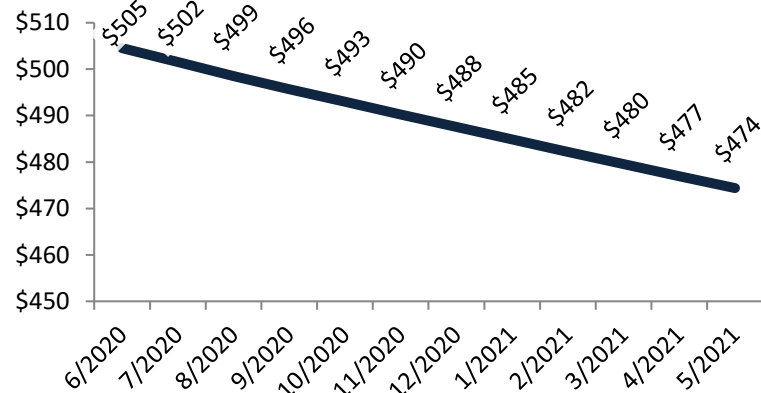
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
6/2020	↓ 1	\$ 1,050,800	\$ 918,900
7/2020	↓ 1	\$ 1,060,300	\$ 917,800
8/2020	↓ 1	\$ 1,074,400	\$ 930,700
9/2020	↓ 1	\$ 1,088,500	\$ 936,600
10/2020	↓ 1	\$ 1,096,400	\$ 936,400
11/2020	↓ 1	\$ 1,104,800	\$ 941,000
12/2020	↓ 1	\$ 1,113,200	\$ 948,100
1/2021	↓ 1	\$ 1,122,300	\$ 950,300
2/2021	↓ 1	\$ 1,132,700	\$ 939,000
3/2021	↓ 1	\$ 1,143,500	\$ 906,700
4/2021	↓ 1	\$ 1,157,500	\$ 879,400
5/2021	↓ 1	\$ 1,166,100	\$ 898,700



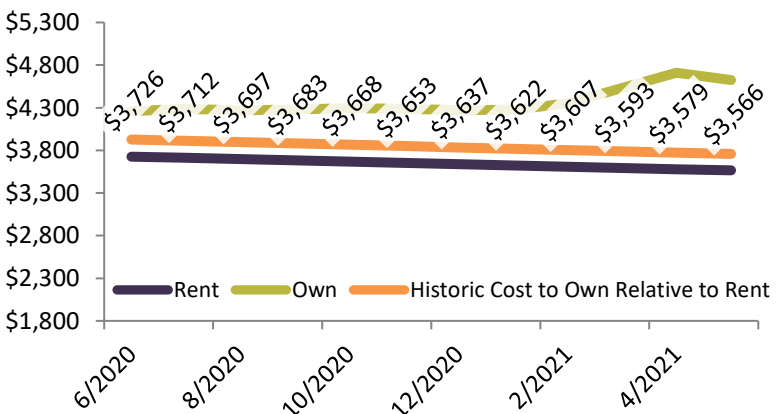
Resale \$/SF and year-over-year percentage change trailing twelve months

Date	± Typ. Value	\$/SF	% Change
6/2020	▶ 8.9%	\$ 505	↓ -7.4%
7/2020	▶ 10.1%	\$ 502	↓ -7.1%
8/2020	▶ 10.0%	\$ 499	↓ -7.3%
9/2020	▶ 10.8%	\$ 496	↓ -7.0%
10/2020	▶ 11.7%	\$ 493	↓ -6.6%
11/2020	▶ 12.0%	\$ 490	↓ -6.7%
12/2020	● 12.0%	\$ 488	↓ -6.7%
1/2021	● 12.7%	\$ 485	↓ -6.7%
2/2021	● 15.2%	\$ 482	↓ -6.7%
3/2021	● 20.7%	\$ 480	↓ -6.7%
4/2021	● 26.2%	\$ 477	↓ -6.6%
5/2021	● 24.3%	\$ 474	↓ -6.6%



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

Date	% Change	Rent	Own
6/2020	↓ -5.3%	\$ 3,726	\$ 4,260
7/2020	↓ -5.2%	\$ 3,712	\$ 4,288
8/2020	↓ -5.1%	\$ 3,697	\$ 4,268
9/2020	↓ -5.1%	\$ 3,683	\$ 4,280
10/2020	↓ -5.1%	\$ 3,668	\$ 4,294
11/2020	↓ -5.1%	\$ 3,653	\$ 4,288
12/2020	↓ -5.1%	\$ 3,637	\$ 4,271
1/2021	↓ -5.1%	\$ 3,622	\$ 4,278
2/2021	↓ -5.1%	\$ 3,607	\$ 4,351
3/2021	↓ -5.1%	\$ 3,593	\$ 4,531
4/2021	↓ -5.0%	\$ 3,579	\$ 4,711
5/2021	↓ -4.9%	\$ 3,566	\$ 4,626



Azusa Housing Market Value & Trends Update

Historically, properties in this market sell at a -12.7% discount. Today's discount is 15.5%. This market is 2.8% undervalued.

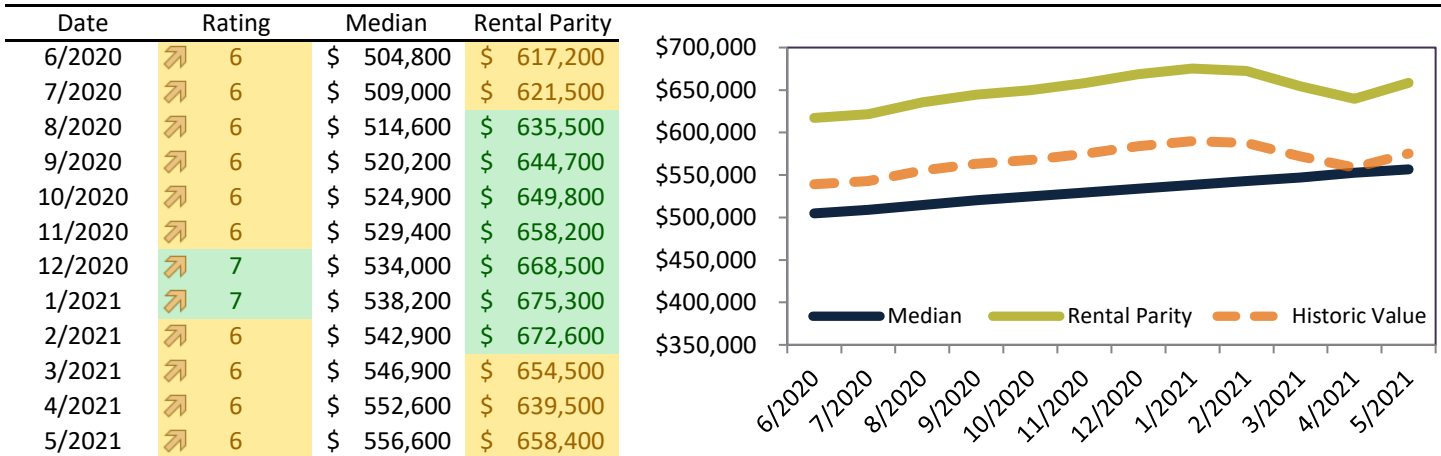
Median home price is \$556,600, and resale \$/SF is \$377/SF. Prices rose 1.2% year-over-year.

Monthly cost of ownership is \$2,208, and rents average \$2,612, making owning \$403 per month less costly than renting.

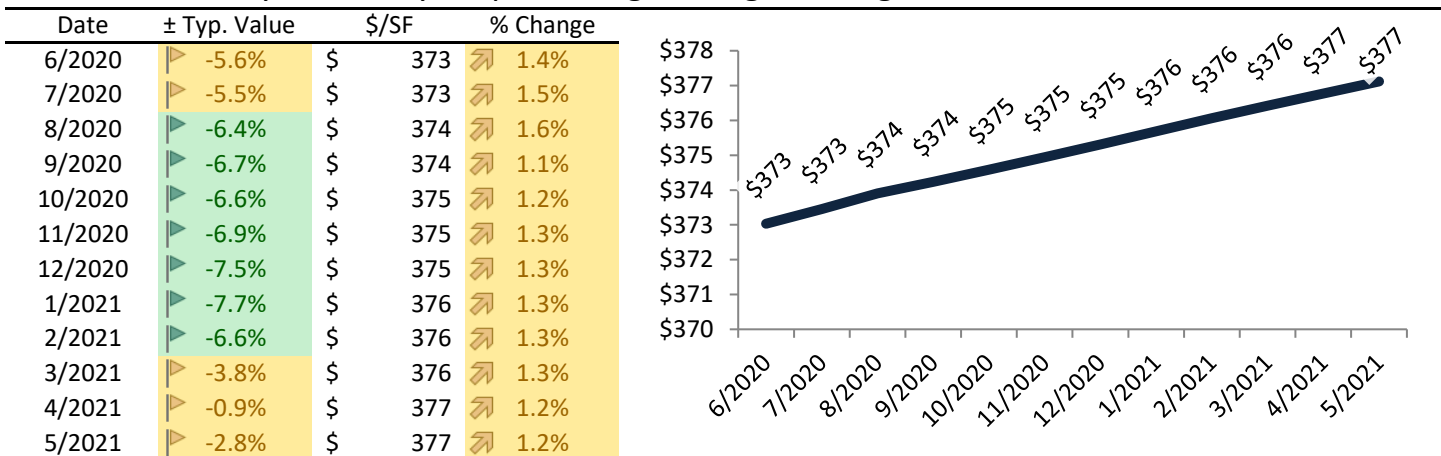
Rents rose 5.1% year-over-year. The current capitalization rate (rent/price) is 4.5%.

Market rating = 6

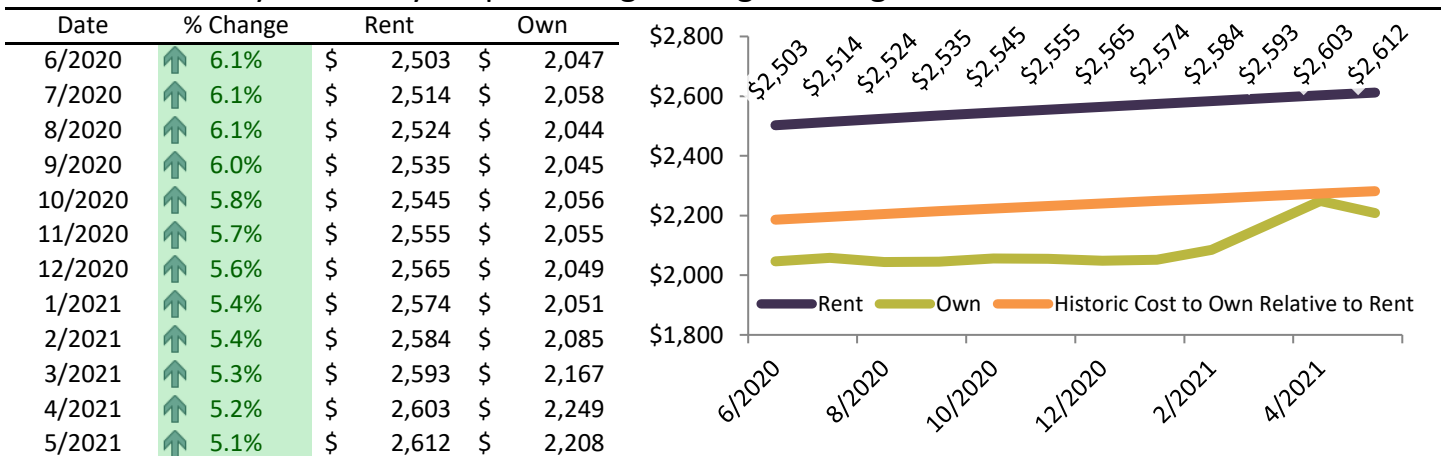
Median Home Price and Rental Parity trailing twelve months



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



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



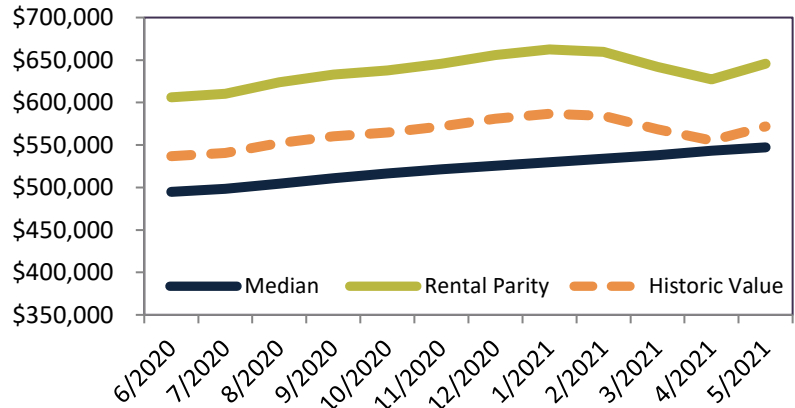
Baldwin Park Housing Market Value & Trends Update

Historically, properties in this market sell at a -11.4% discount. Today's discount is 15.2%. This market is 3.8% undervalued. Median home price is \$547,200, and resale \$/SF is \$377/SF. Prices rose 0.1% year-over-year. Monthly cost of ownership is \$2,170, and rents average \$2,561, making owning \$390 per month less costly than renting. Rents rose 4.9% year-over-year. The current capitalization rate (rent/price) is 4.5%.

Market rating = 6

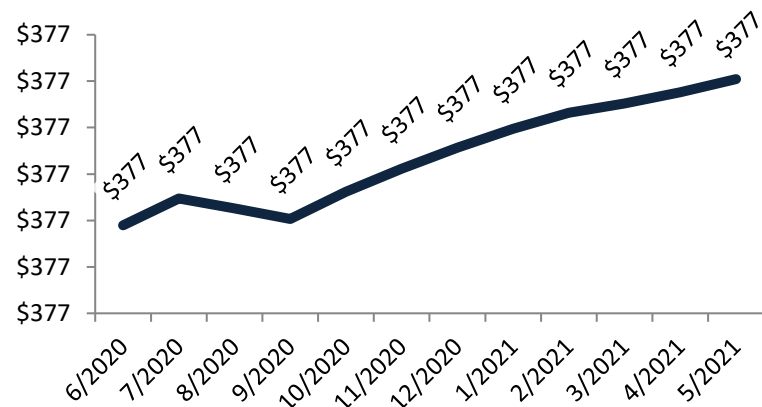
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
6/2020	↗ 6	\$ 494,800	\$ 606,100
7/2020	↗ 6	\$ 498,600	\$ 610,200
8/2020	↗ 7	\$ 504,500	\$ 623,700
9/2020	↗ 7	\$ 511,000	\$ 632,700
10/2020	↗ 7	\$ 516,500	\$ 637,600
11/2020	↗ 7	\$ 521,300	\$ 645,800
12/2020	↗ 7	\$ 525,400	\$ 655,800
1/2021	↗ 7	\$ 529,700	\$ 662,500
2/2021	↗ 7	\$ 533,900	\$ 659,800
3/2021	↗ 6	\$ 537,900	\$ 641,900
4/2021	↗ 6	\$ 543,100	\$ 627,200
5/2021	↗ 6	\$ 547,200	\$ 645,600



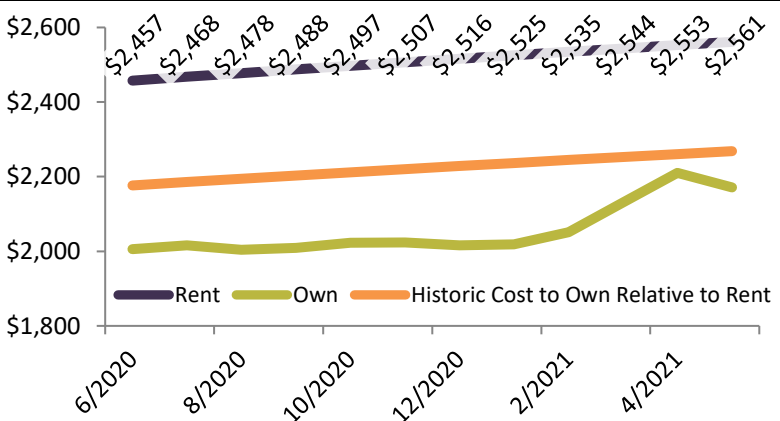
Resale \$/SF and year-over-year percentage change trailing twelve months

Date	± Typ. Value	\$/SF	% Change
6/2020	▶ -6.9%	\$ 377	↗ 0.2%
7/2020	▶ -6.9%	\$ 377	↗ 0.2%
8/2020	▶ -7.7%	\$ 377	↘ -0.1%
9/2020	▶ -7.8%	\$ 377	↘ -0.1%
10/2020	▶ -7.6%	\$ 377	↗ 0.2%
11/2020	▶ -7.8%	\$ 377	↗ 0.2%
12/2020	▶ -8.4%	\$ 377	↗ 0.2%
1/2021	▶ -8.6%	\$ 377	↗ 0.1%
2/2021	▶ -7.6%	\$ 377	↗ 0.1%
3/2021	▶ -4.8%	\$ 377	↗ 0.1%
4/2021	▶ -2.0%	\$ 377	↗ 0.1%
5/2021	▶ -3.8%	\$ 377	↗ 0.1%



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

Date	% Change	Rent	Own
6/2020	↑ 5.9%	\$ 2,457	\$ 2,006
7/2020	↑ 5.9%	\$ 2,468	\$ 2,016
8/2020	↑ 5.8%	\$ 2,478	\$ 2,004
9/2020	↑ 5.7%	\$ 2,488	\$ 2,009
10/2020	↑ 5.6%	\$ 2,497	\$ 2,023
11/2020	↑ 5.5%	\$ 2,507	\$ 2,023
12/2020	↑ 5.4%	\$ 2,516	\$ 2,016
1/2021	↑ 5.3%	\$ 2,525	\$ 2,019
2/2021	↑ 5.2%	\$ 2,535	\$ 2,051
3/2021	↑ 5.1%	\$ 2,544	\$ 2,131
4/2021	↑ 5.0%	\$ 2,553	\$ 2,210
5/2021	↑ 4.9%	\$ 2,561	\$ 2,171



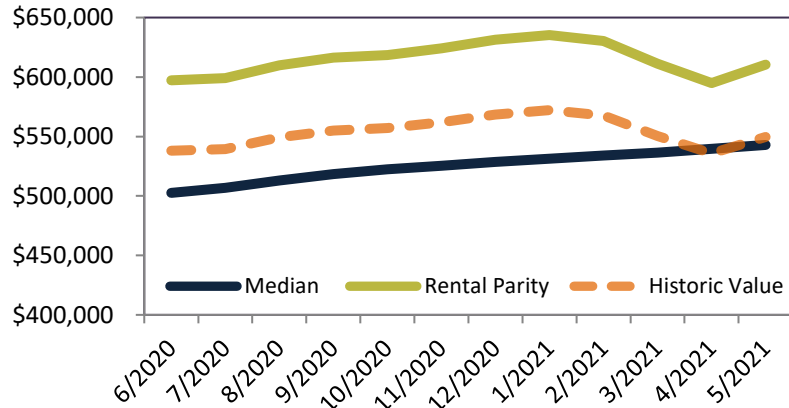
Bell Gardens Housing Market Value & Trends Update

Historically, properties in this market sell at a -9.9% discount. Today's discount is 11.0%. This market is 1.1% undervalued. Median home price is \$542,900, and resale \$/SF is \$395/SF. Prices fell 0.8% year-over-year. Monthly cost of ownership is \$2,153, and rents average \$2,421, making owning \$267 per month less costly than renting. Rents fell 0.0% year-over-year. The current capitalization rate (rent/price) is 4.3%.

Market rating = 3

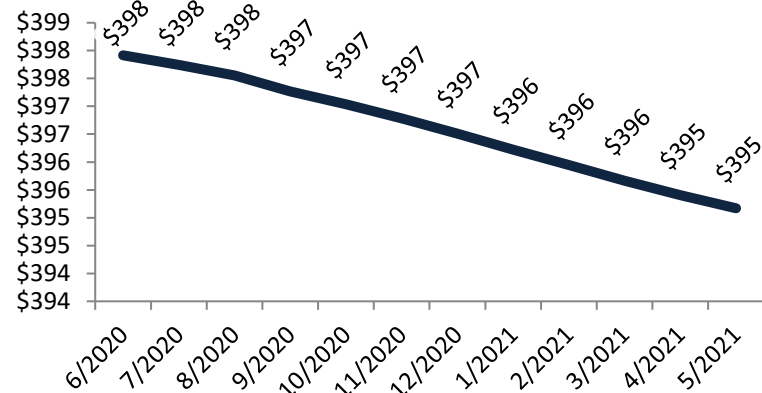
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
6/2020	4	\$ 502,600	\$ 597,300
7/2020	4	\$ 506,800	\$ 599,000
8/2020	4	\$ 513,000	\$ 609,900
9/2020	4	\$ 518,500	\$ 616,200
10/2020	4	\$ 522,400	\$ 618,600
11/2020	4	\$ 525,400	\$ 624,100
12/2020	3	\$ 528,600	\$ 631,300
1/2021	3	\$ 531,400	\$ 635,300
2/2021	3	\$ 533,900	\$ 630,300
3/2021	3	\$ 536,300	\$ 611,100
4/2021	3	\$ 539,700	\$ 594,900
5/2021	3	\$ 542,900	\$ 610,300



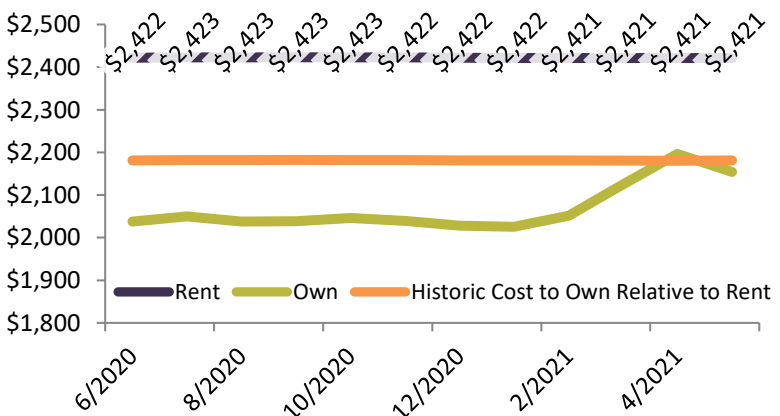
Resale \$/SF and year-over-year percentage change trailing twelve months

Date	± Typ. Value	\$/SF	% Change
6/2020	-5.9%	\$ 398	-1.0%
7/2020	-5.5%	\$ 398	-0.6%
8/2020	-5.9%	\$ 398	-0.6%
9/2020	-5.9%	\$ 397	-0.9%
10/2020	-5.6%	\$ 397	-0.7%
11/2020	-5.9%	\$ 397	-0.8%
12/2020	-6.3%	\$ 397	-0.9%
1/2021	-6.4%	\$ 396	-0.9%
2/2021	-5.4%	\$ 396	-0.9%
3/2021	-2.3%	\$ 396	-0.9%
4/2021	0.7%	\$ 395	-0.8%
5/2021	-1.1%	\$ 395	-0.8%



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

Date	% Change	Rent	Own
6/2020	0.2%	\$ 2,422	\$ 2,038
7/2020	0.2%	\$ 2,423	\$ 2,049
8/2020	0.2%	\$ 2,423	\$ 2,038
9/2020	0.2%	\$ 2,423	\$ 2,039
10/2020	0.1%	\$ 2,423	\$ 2,046
11/2020	0.0%	\$ 2,422	\$ 2,039
12/2020	-0.1%	\$ 2,422	\$ 2,028
1/2021	-0.1%	\$ 2,422	\$ 2,025
2/2021	-0.1%	\$ 2,421	\$ 2,051
3/2021	-0.1%	\$ 2,421	\$ 2,125
4/2021	0.0%	\$ 2,421	\$ 2,196
5/2021	0.0%	\$ 2,421	\$ 2,154



Bellflower Housing Market Value & Trends Update

Historically, properties in this market sell at a -9.7% discount. Today's discount is 9.5%. This market is 0.2% overvalued.

Median home price is \$611,700, and resale \$/SF is \$401/SF. Prices rose 2.5% year-over-year.

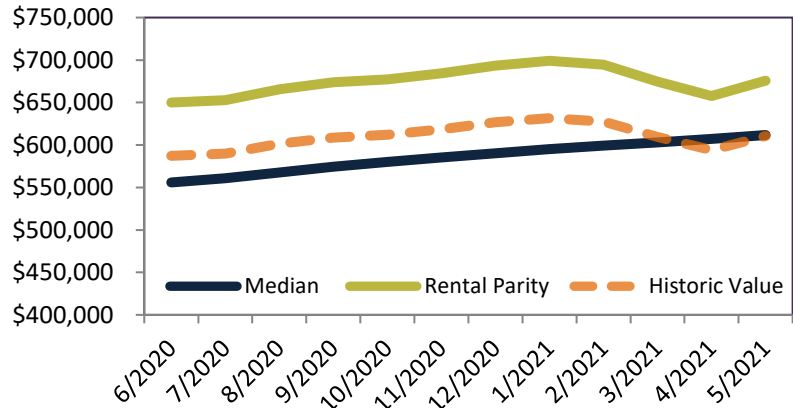
Monthly cost of ownership is \$2,426, and rents average \$2,680, making owning \$253 per month less costly than renting.

Rents rose 2.0% year-over-year. The current capitalization rate (rent/price) is 4.2%.

Market rating = 6

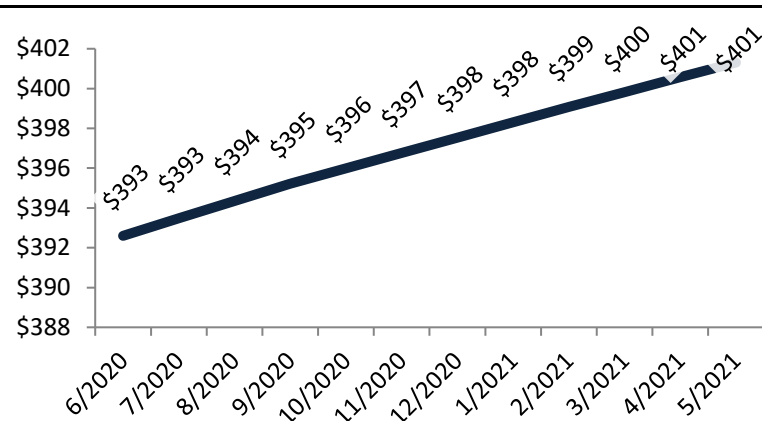
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
6/2020	↑ 8	\$ 555,900	\$ 650,000
7/2020	↑ 8	\$ 560,900	\$ 652,800
8/2020	↑ 8	\$ 567,600	\$ 665,700
9/2020	↑ 8	\$ 574,400	\$ 673,700
10/2020	↑ 8	\$ 580,000	\$ 677,400
11/2020	↑ 8	\$ 585,500	\$ 684,500
12/2020	↑ 8	\$ 590,300	\$ 693,600
1/2021	↑ 8	\$ 595,000	\$ 699,100
2/2021	↑ 8	\$ 599,200	\$ 694,700
3/2021	↑ 8	\$ 602,900	\$ 674,600
4/2021	↑ 8	\$ 607,300	\$ 657,700
5/2021	↔ 6	\$ 611,700	\$ 675,700



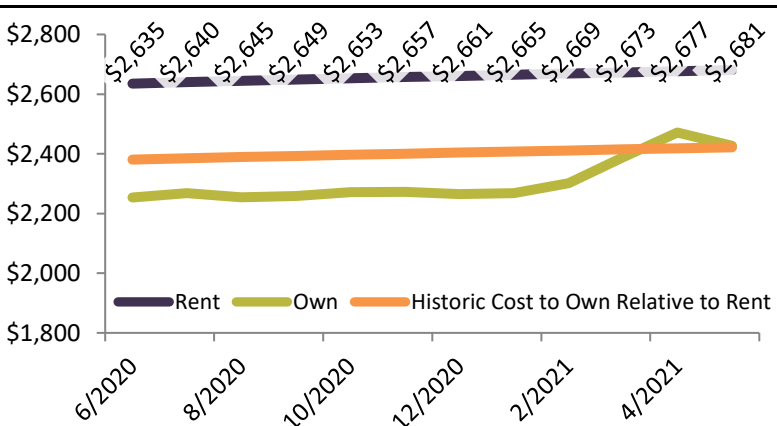
Resale \$/SF and year-over-year percentage change trailing twelve months

Date	± Typ. Value	\$/SF	% Change
6/2020	▶ -4.8%	\$ 393	↑ 3.0%
7/2020	▶ -4.4%	\$ 393	↑ 3.0%
8/2020	▶ -5.1%	\$ 394	↑ 3.0%
9/2020	▶ -5.1%	\$ 395	↑ 2.9%
10/2020	▶ -4.7%	\$ 396	↑ 2.6%
11/2020	▶ -4.8%	\$ 397	↑ 2.6%
12/2020	▶ -5.2%	\$ 398	↑ 2.6%
1/2021	▶ -5.2%	\$ 398	↑ 2.6%
2/2021	▶ -4.1%	\$ 399	↑ 2.6%
3/2021	▶ -1.0%	\$ 400	↑ 2.5%
4/2021	▶ 2.0%	\$ 401	↑ 2.5%
5/2021	▶ 0.2%	\$ 401	↑ 2.5%



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

Date	% Change	Rent	Own
6/2020	↑ 2.5%	\$ 2,635	\$ 2,254
7/2020	↑ 2.5%	\$ 2,640	\$ 2,268
8/2020	↑ 2.4%	\$ 2,645	\$ 2,255
9/2020	↑ 2.4%	\$ 2,649	\$ 2,258
10/2020	↑ 2.3%	\$ 2,653	\$ 2,272
11/2020	↑ 2.2%	\$ 2,657	\$ 2,273
12/2020	↑ 2.1%	\$ 2,661	\$ 2,265
1/2021	↑ 2.1%	\$ 2,665	\$ 2,268
2/2021	↑ 2.1%	\$ 2,669	\$ 2,302
3/2021	↑ 2.0%	\$ 2,673	\$ 2,389
4/2021	↑ 2.0%	\$ 2,677	\$ 2,471
5/2021	↔ 2.0%	\$ 2,681	\$ 2,427



Burbank Housing Market Value & Trends Update

Historically, properties in this market sell at a -0.9% discount. Today's premium is 6.0%. This market is 6.9% overvalued.

Median home price is \$1,008,900, and resale \$/SF is \$576/SF. Prices rose 1.2% year-over-year.

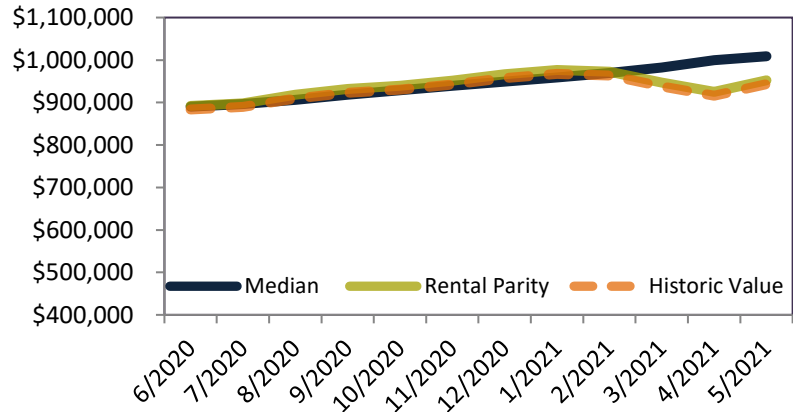
Monthly cost of ownership is \$4,002, and rents average \$3,778, making owning \$224 per month more costly than renting.

Rents rose 5.2% year-over-year. The current capitalization rate (rent/price) is 3.6%.

Market rating = 6

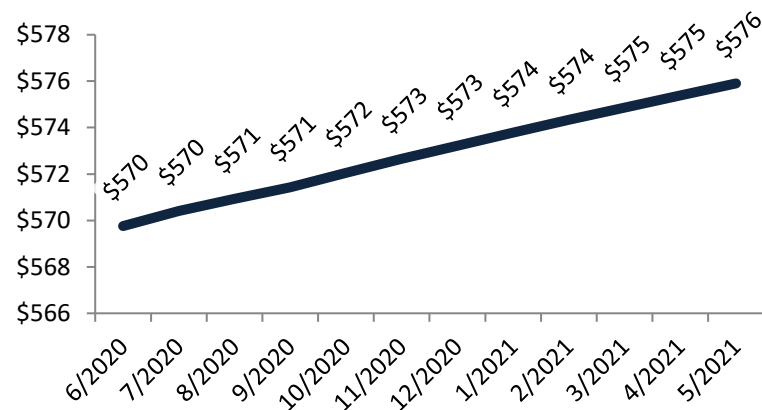
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
6/2020	↗ 6	\$ 890,300	\$ 892,000
7/2020	↗ 6	\$ 896,600	\$ 898,100
8/2020	↗ 6	\$ 906,400	\$ 918,300
9/2020	↗ 6	\$ 918,200	\$ 931,700
10/2020	↗ 6	\$ 928,500	\$ 939,100
11/2020	↗ 6	\$ 939,100	\$ 951,500
12/2020	↗ 6	\$ 949,200	\$ 966,400
1/2021	↗ 6	\$ 958,700	\$ 976,600
2/2021	↗ 6	\$ 969,400	\$ 972,700
3/2021	↗ 6	\$ 982,400	\$ 946,600
4/2021	→ 5	\$ 999,900	\$ 925,000
5/2021	↗ 6	\$ 1,008,900	\$ 952,300



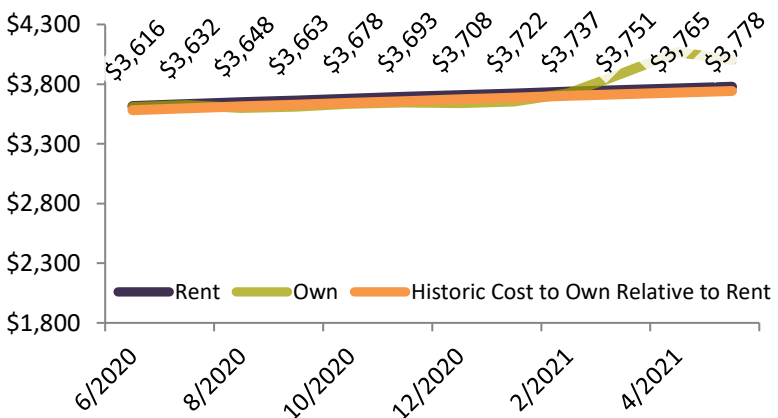
Resale \$/SF and year-over-year percentage change trailing twelve months

Date	± Typ. Value	\$/SF	% Change
6/2020	▶ 0.8%	\$ 570	↗ 1.4%
7/2020	▶ 0.8%	\$ 570	↗ 1.5%
8/2020	▶ -0.4%	\$ 571	↗ 1.2%
9/2020	▶ -0.5%	\$ 571	↗ 1.1%
10/2020	▶ -0.2%	\$ 572	↗ 1.4%
11/2020	▶ -0.4%	\$ 573	↗ 1.4%
12/2020	▶ -0.8%	\$ 573	↗ 1.3%
1/2021	▶ -0.9%	\$ 574	↗ 1.3%
2/2021	▶ 0.6%	\$ 574	↗ 1.3%
3/2021	▶ 4.7%	\$ 575	↗ 1.2%
4/2021	▶ 9.0%	\$ 575	↗ 1.2%
5/2021	▶ 6.9%	\$ 576	↗ 1.2%



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

Date	% Change	Rent	Own
6/2020	↑ 6.3%	\$ 3,616	\$ 3,609
7/2020	↑ 6.2%	\$ 3,632	\$ 3,626
8/2020	↑ 6.1%	\$ 3,648	\$ 3,601
9/2020	↑ 6.1%	\$ 3,663	\$ 3,610
10/2020	↑ 5.9%	\$ 3,678	\$ 3,637
11/2020	↑ 5.8%	\$ 3,693	\$ 3,645
12/2020	↑ 5.7%	\$ 3,708	\$ 3,641
1/2021	↑ 5.6%	\$ 3,722	\$ 3,654
2/2021	↑ 5.5%	\$ 3,737	\$ 3,724
3/2021	↑ 5.4%	\$ 3,751	\$ 3,892
4/2021	↑ 5.3%	\$ 3,765	\$ 4,069
5/2021	↑ 5.2%	\$ 3,778	\$ 4,003



Carson Housing Market Value & Trends Update

Historically, properties in this market sell at a -12.6% discount. Today's discount is 11.0%. This market is 1.6% overvalued.

Median home price is \$664,500, and resale \$/SF is \$379/SF. Prices rose 3.1% year-over-year.

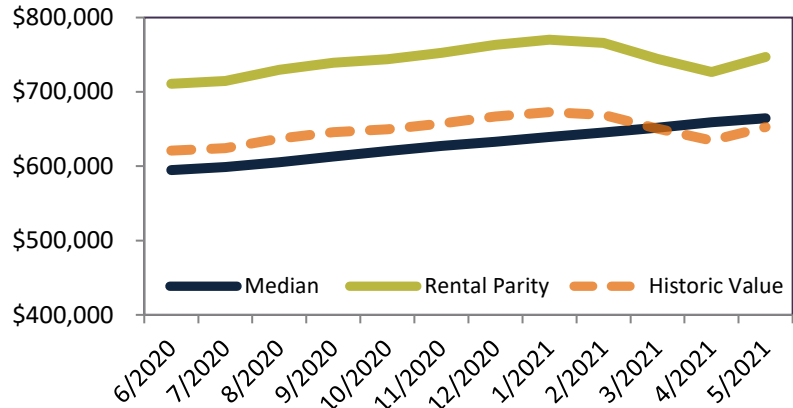
Monthly cost of ownership is \$2,636, and rents average \$2,964, making owning \$328 per month less costly than renting.

Rents rose 3.3% year-over-year. The current capitalization rate (rent/price) is 4.3%.

Market rating = 8

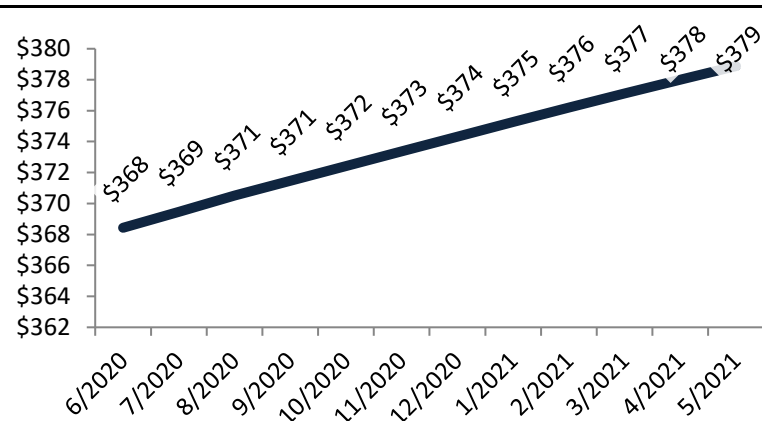
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
6/2020	↑ 8	\$ 594,800	\$ 710,900
7/2020	↑ 8	\$ 598,800	\$ 714,700
8/2020	↑ 8	\$ 605,500	\$ 729,600
9/2020	↑ 8	\$ 613,200	\$ 739,100
10/2020	↑ 8	\$ 620,500	\$ 743,900
11/2020	↑ 8	\$ 627,200	\$ 752,600
12/2020	↑ 8	\$ 632,800	\$ 763,300
1/2021	↑ 8	\$ 639,300	\$ 770,200
2/2021	↑ 8	\$ 645,500	\$ 766,100
3/2021	↑ 8	\$ 651,900	\$ 744,600
4/2021	↑ 8	\$ 659,100	\$ 726,600
5/2021	↑ 8	\$ 664,500	\$ 747,100



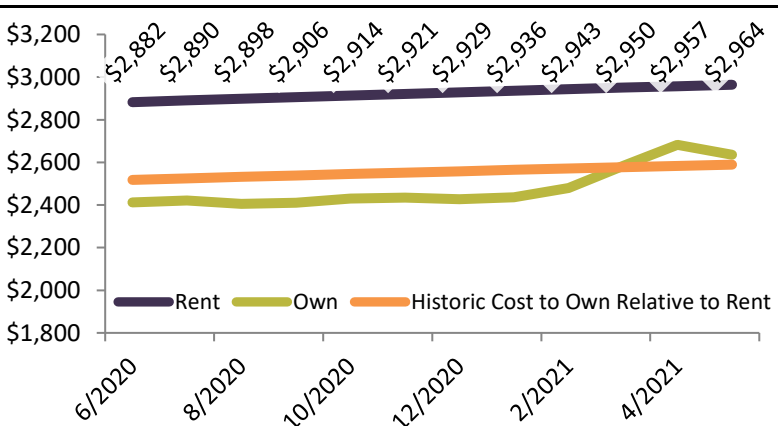
Resale \$/SF and year-over-year percentage change trailing twelve months

Date	± Typ. Value	\$/SF	% Change
6/2020	▶ -3.7%	\$ 368	↑ 3.8%
7/2020	▶ -3.6%	\$ 369	↑ 3.8%
8/2020	▶ -4.4%	\$ 371	↑ 3.8%
9/2020	▶ -4.4%	\$ 371	↑ 3.5%
10/2020	▶ -3.9%	\$ 372	↑ 3.5%
11/2020	▶ -4.0%	\$ 373	↑ 3.4%
12/2020	▶ -4.4%	\$ 374	↑ 3.4%
1/2021	▶ -4.3%	\$ 375	↑ 3.4%
2/2021	▶ -3.1%	\$ 376	↑ 3.3%
3/2021	▶ 0.2%	\$ 377	↑ 3.2%
4/2021	▶ 3.4%	\$ 378	↑ 3.2%
5/2021	▶ 1.6%	\$ 379	↑ 3.1%



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

Date	% Change	Rent	Own
6/2020	↑ 3.9%	\$ 2,882	\$ 2,411
7/2020	↑ 3.9%	\$ 2,890	\$ 2,421
8/2020	↑ 3.9%	\$ 2,898	\$ 2,405
9/2020	↑ 3.8%	\$ 2,906	\$ 2,411
10/2020	↑ 3.7%	\$ 2,914	\$ 2,430
11/2020	↑ 3.6%	\$ 2,921	\$ 2,434
12/2020	↑ 3.6%	\$ 2,929	\$ 2,428
1/2021	↑ 3.5%	\$ 2,936	\$ 2,437
2/2021	↑ 3.5%	\$ 2,943	\$ 2,480
3/2021	↑ 3.4%	\$ 2,950	\$ 2,583
4/2021	↑ 3.4%	\$ 2,957	\$ 2,682
5/2021	↑ 3.3%	\$ 2,964	\$ 2,636



Cerritos Housing Market Value & Trends Update

Historically, properties in this market sell at a 12.3% premium. Today's premium is 10.3%. This market is 2.0% undervalued.

Median home price is \$849,400, and resale \$/SF is \$410/SF. Prices fell 0.1% year-over-year.

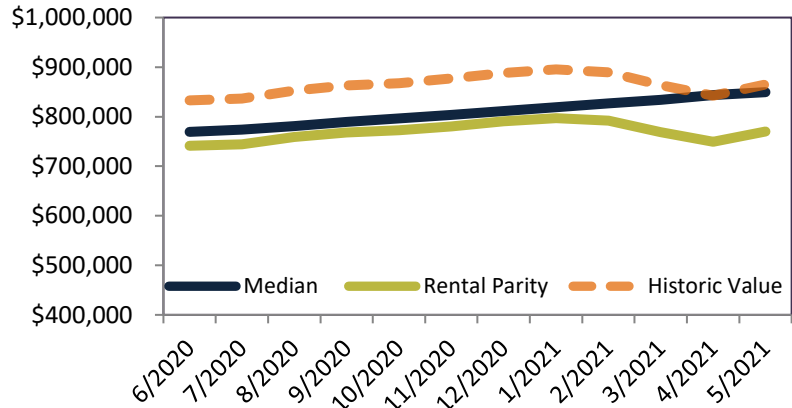
Monthly cost of ownership is \$3,369, and rents average \$3,054, making owning \$315 per month more costly than renting.

Rents rose 1.9% year-over-year. The current capitalization rate (rent/price) is 3.5%.

Market rating = 4

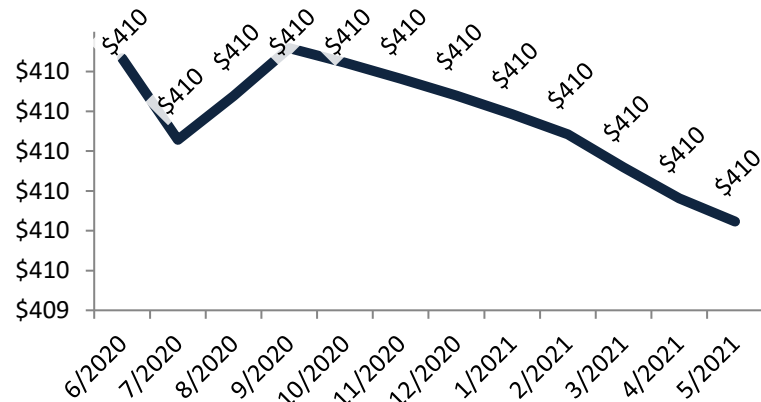
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
6/2020	↗ 7	\$ 769,300	\$ 741,300
7/2020	↗ 7	\$ 774,000	\$ 744,500
8/2020	↗ 7	\$ 781,200	\$ 759,200
9/2020	↗ 7	\$ 789,700	\$ 768,300
10/2020	↗ 7	\$ 796,600	\$ 772,400
11/2020	↗ 7	\$ 803,800	\$ 780,500
12/2020	↗ 7	\$ 811,400	\$ 790,800
1/2021	→ 5	\$ 818,800	\$ 797,000
2/2021	→ 5	\$ 826,900	\$ 791,900
3/2021	↘ 4	\$ 833,900	\$ 768,800
4/2021	↘ 4	\$ 843,300	\$ 749,500
5/2021	↘ 4	\$ 849,400	\$ 769,900



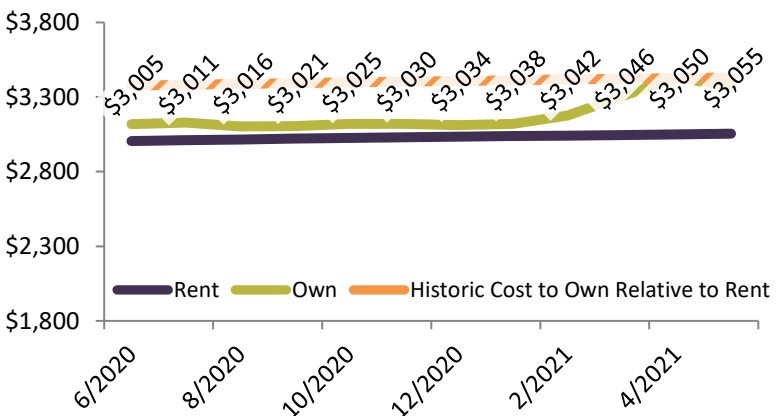
Resale \$/SF and year-over-year percentage change trailing twelve months

Date	± Typ. Value	\$/SF	% Change
6/2020	▶ -8.6%	\$ 410	↓ -0.5%
7/2020	▶ -8.4%	\$ 410	↓ -0.3%
8/2020	▶ -9.5%	\$ 410	↗ 0.2%
9/2020	▶ -9.6%	\$ 410	↗ 0.2%
10/2020	▶ -9.2%	\$ 410	↓ -0.1%
11/2020	▶ -9.4%	\$ 410	↓ -0.1%
12/2020	▶ -9.7%	\$ 410	↓ -0.1%
1/2021	▶ -9.6%	\$ 410	↓ -0.1%
2/2021	▶ -7.9%	\$ 410	↓ -0.1%
3/2021	▶ -3.9%	\$ 410	↓ -0.1%
4/2021	▶ 0.2%	\$ 410	↓ -0.1%
5/2021	▶ -2.0%	\$ 410	↓ -0.1%



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

Date	% Change	Rent	Own
6/2020	↑ 2.2%	\$ 3,005	\$ 3,119
7/2020	↑ 2.2%	\$ 3,011	\$ 3,130
8/2020	↑ 2.3%	\$ 3,016	\$ 3,103
9/2020	↑ 2.2%	\$ 3,021	\$ 3,105
10/2020	↑ 2.2%	\$ 3,025	\$ 3,120
11/2020	↑ 2.1%	\$ 3,030	\$ 3,120
12/2020	↑ 2.0%	\$ 3,034	\$ 3,113
1/2021	↗ 2.0%	\$ 3,038	\$ 3,121
2/2021	↗ 1.9%	\$ 3,042	\$ 3,176
3/2021	↗ 1.9%	\$ 3,046	\$ 3,304
4/2021	↗ 1.9%	\$ 3,050	\$ 3,432
5/2021	↗ 1.9%	\$ 3,055	\$ 3,370



Compton Housing Market Value & Trends Update

Historically, properties in this market sell at a -19.9% discount. Today's discount is 24.2%. This market is 4.3% undervalued.

Median home price is \$506,800, and resale \$/SF is \$391/SF. Prices rose 3.7% year-over-year.

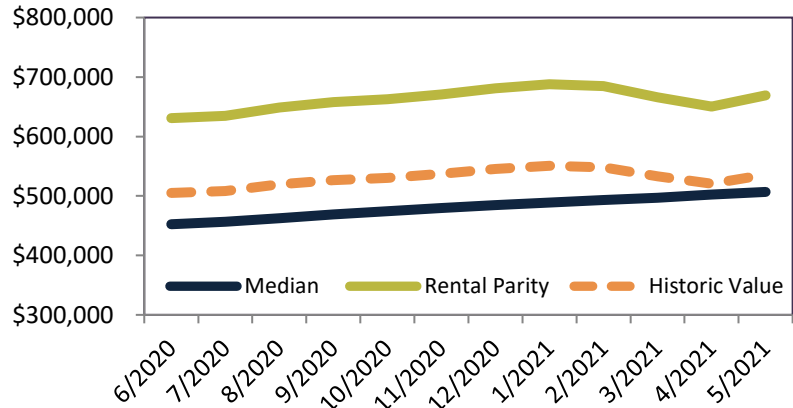
Monthly cost of ownership is \$2,010, and rents average \$2,655, making owning \$645 per month less costly than renting.

Rents rose 4.5% year-over-year. The current capitalization rate (rent/price) is 5.0%.

Market rating = 8

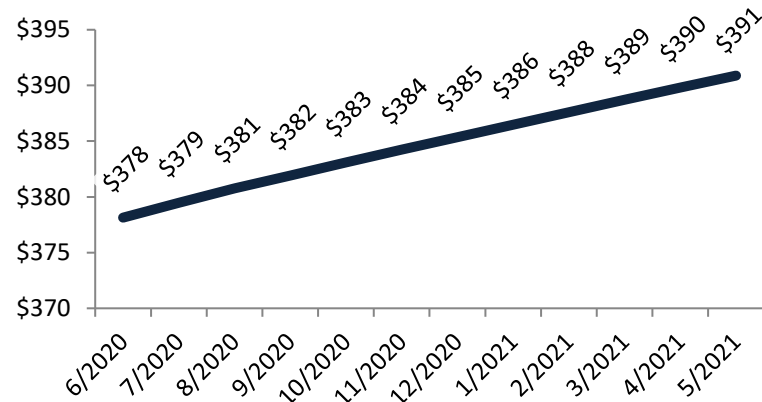
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
6/2020	↑ 9	\$ 452,400	\$ 630,900
7/2020	↑ 9	\$ 456,600	\$ 634,900
8/2020	↑ 9	\$ 462,400	\$ 648,800
9/2020	↑ 9	\$ 468,800	\$ 657,800
10/2020	↑ 9	\$ 474,400	\$ 662,700
11/2020	↑ 9	\$ 479,500	\$ 671,000
12/2020	↑ 9	\$ 484,400	\$ 681,100
1/2021	↑ 9	\$ 488,900	\$ 687,900
2/2021	↑ 9	\$ 493,100	\$ 684,800
3/2021	↑ 8	\$ 497,100	\$ 666,000
4/2021	↑ 8	\$ 502,500	\$ 650,500
5/2021	↑ 8	\$ 506,800	\$ 669,400



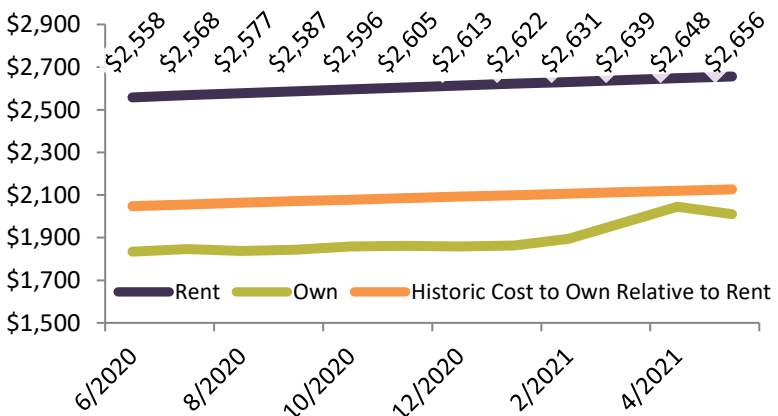
Resale \$/SF and year-over-year percentage change trailing twelve months

Date	± Typ. Value	\$/SF	% Change
6/2020	▶ -8.4%	\$ 378	↑ 4.7%
7/2020	▶ -8.1%	\$ 379	↑ 4.8%
8/2020	▶ -8.8%	\$ 381	↑ 4.6%
9/2020	▶ -8.8%	\$ 382	↑ 4.1%
10/2020	▶ -8.5%	\$ 383	↑ 4.1%
11/2020	▶ -8.6%	\$ 384	↑ 4.0%
12/2020	▶ -8.9%	\$ 385	↑ 4.0%
1/2021	▶ -9.0%	\$ 386	↑ 3.9%
2/2021	▶ -8.1%	\$ 388	↑ 3.9%
3/2021	▶ -5.4%	\$ 389	↑ 3.8%
4/2021	▶ -2.8%	\$ 390	↑ 3.8%
5/2021	▶ -4.3%	\$ 391	↑ 3.7%



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

Date	% Change	Rent	Own
6/2020	↑ 5.5%	\$ 2,558	\$ 1,834
7/2020	↑ 5.4%	\$ 2,568	\$ 1,846
8/2020	↑ 5.3%	\$ 2,577	\$ 1,837
9/2020	↑ 5.2%	\$ 2,587	\$ 1,843
10/2020	↑ 5.1%	\$ 2,596	\$ 1,858
11/2020	↑ 5.0%	\$ 2,605	\$ 1,861
12/2020	↑ 4.9%	\$ 2,613	\$ 1,858
1/2021	↑ 4.8%	\$ 2,622	\$ 1,863
2/2021	↑ 4.7%	\$ 2,631	\$ 1,894
3/2021	↑ 4.6%	\$ 2,639	\$ 1,970
4/2021	↑ 4.6%	\$ 2,648	\$ 2,045
5/2021	↑ 4.5%	\$ 2,656	\$ 2,011



Covina Housing Market Value & Trends Update

Historically, properties in this market sell at a -5.6% discount. Today's premium is 0.6%. This market is 6.2% overvalued.

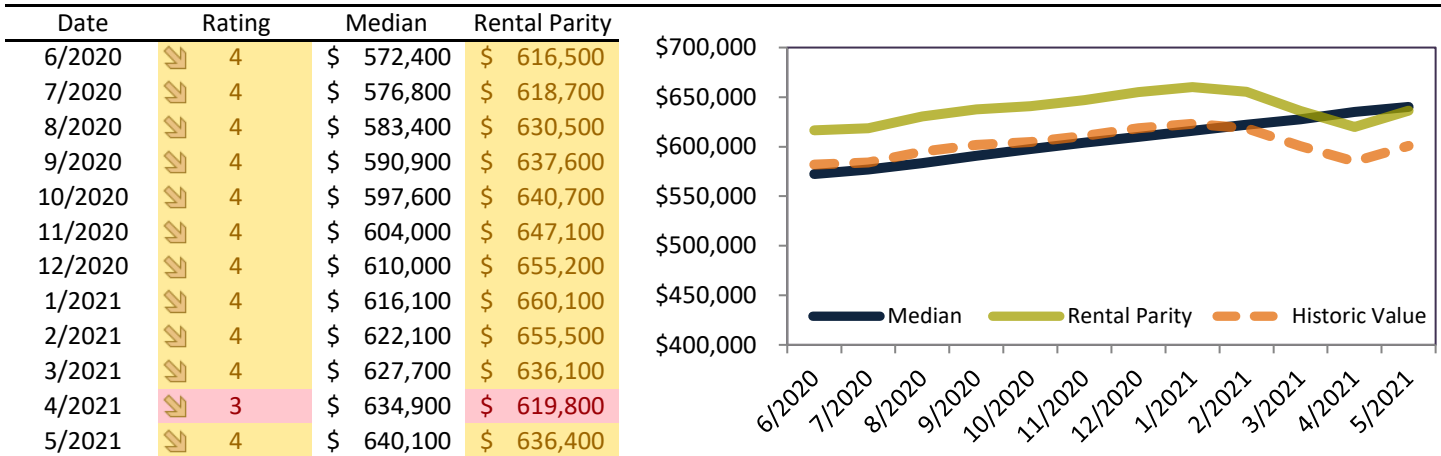
Median home price is \$640,100, and resale \$/SF is \$375/SF. Prices rose 1.2% year-over-year.

Monthly cost of ownership is \$2,539, and rents average \$2,524, making owning \$014 per month more costly than renting.

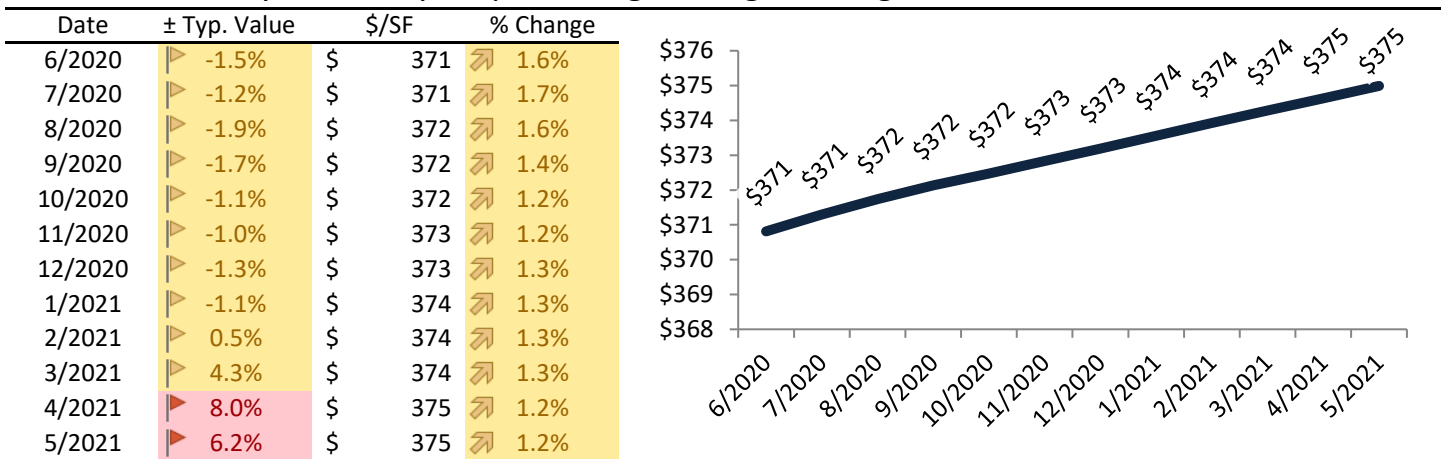
Rents rose 1.2% year-over-year. The current capitalization rate (rent/price) is 3.8%.

Market rating = 4

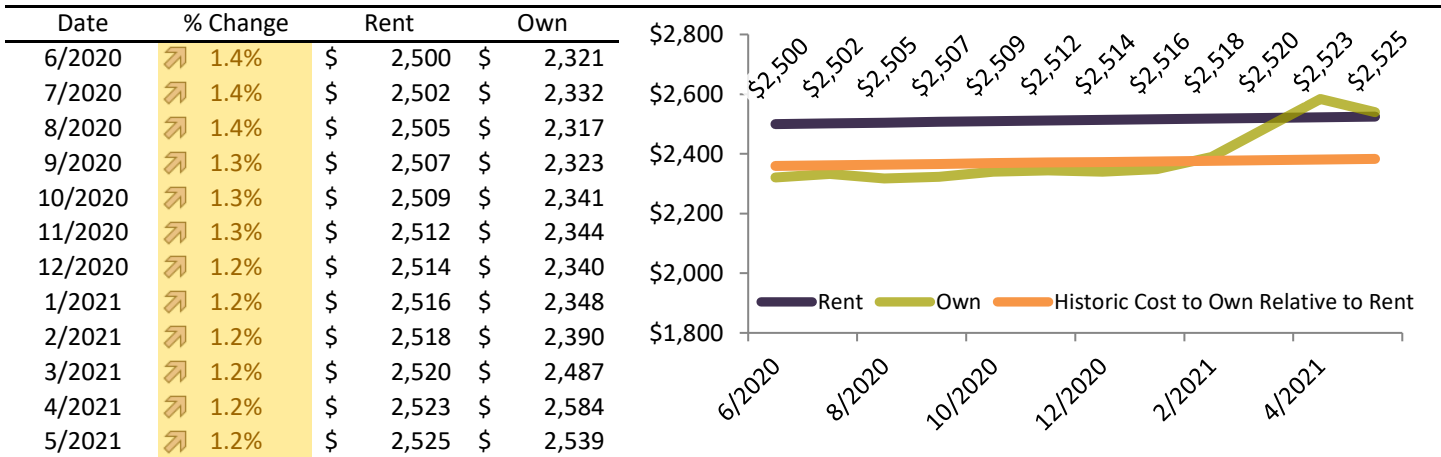
Median Home Price and Rental Parity trailing twelve months



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



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



Diamond Bar Housing Market Value & Trends Update

Historically, properties in this market sell at a 2.7% premium. Today's premium is 6.4%. This market is 3.7% overvalued.

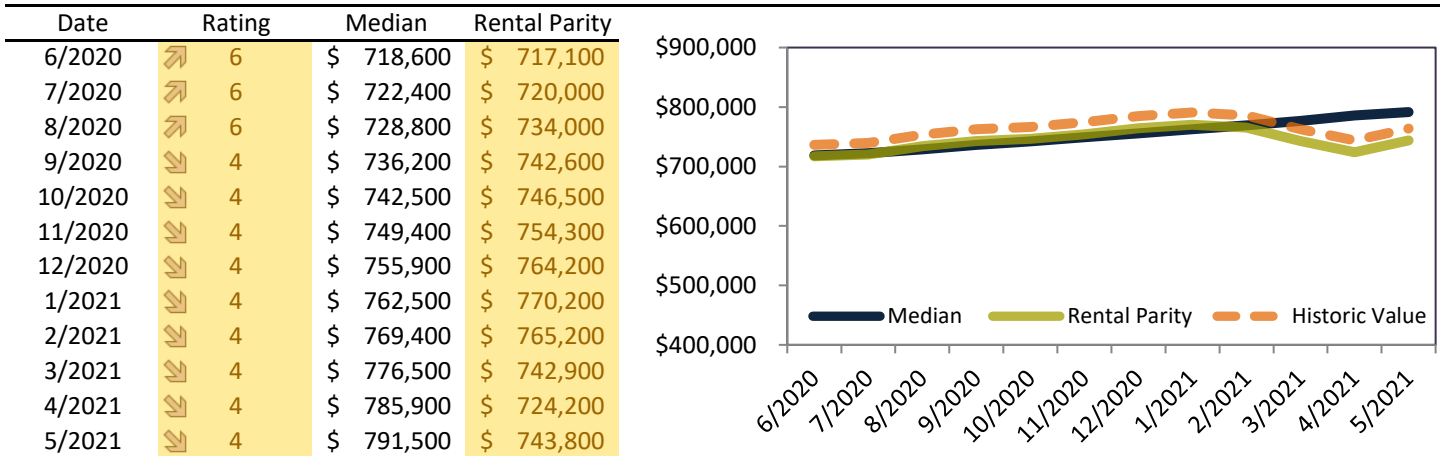
Median home price is \$791,500, and resale \$/SF is \$370/SF. Prices fell 0.7% year-over-year.

Monthly cost of ownership is \$3,140, and rents average \$2,950, making owning \$189 per month more costly than renting.

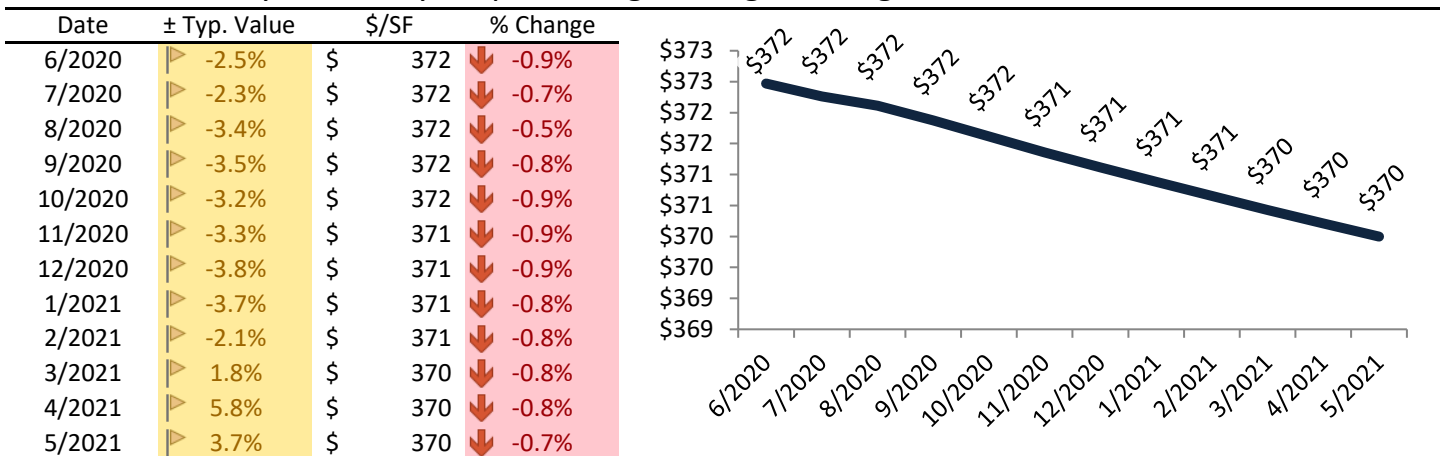
Rents rose 1.7% year-over-year. The current capitalization rate (rent/price) is 3.6%.

Market rating = 4

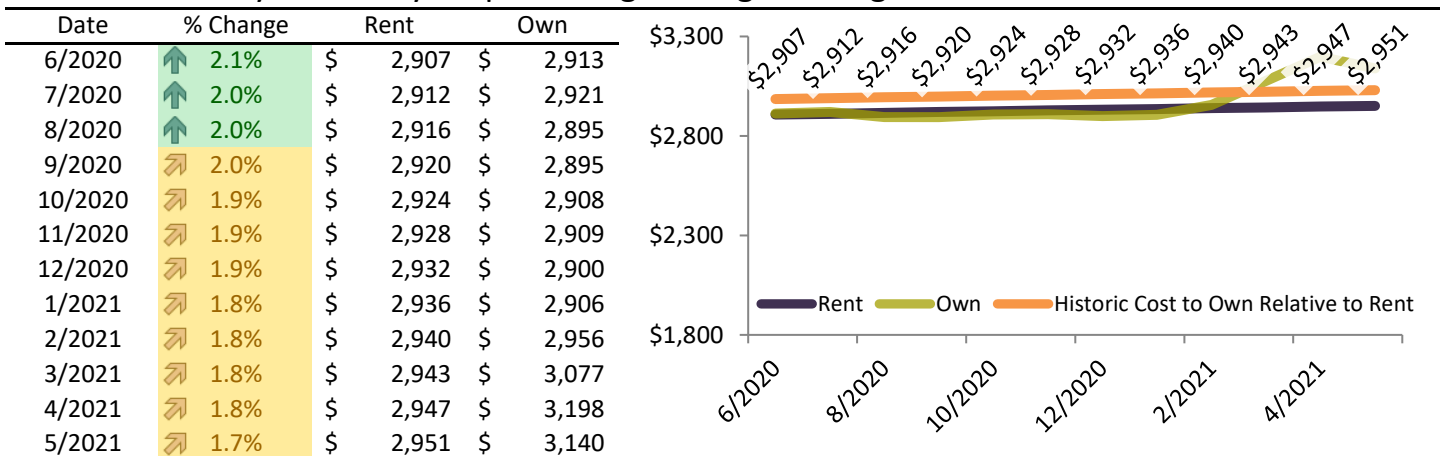
Median Home Price and Rental Parity trailing twelve months



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



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



Downey Housing Market Value & Trends Update

Historically, properties in this market sell at a -6.0% discount. Today's discount is 0.9%. This market is 5.1% overvalued.

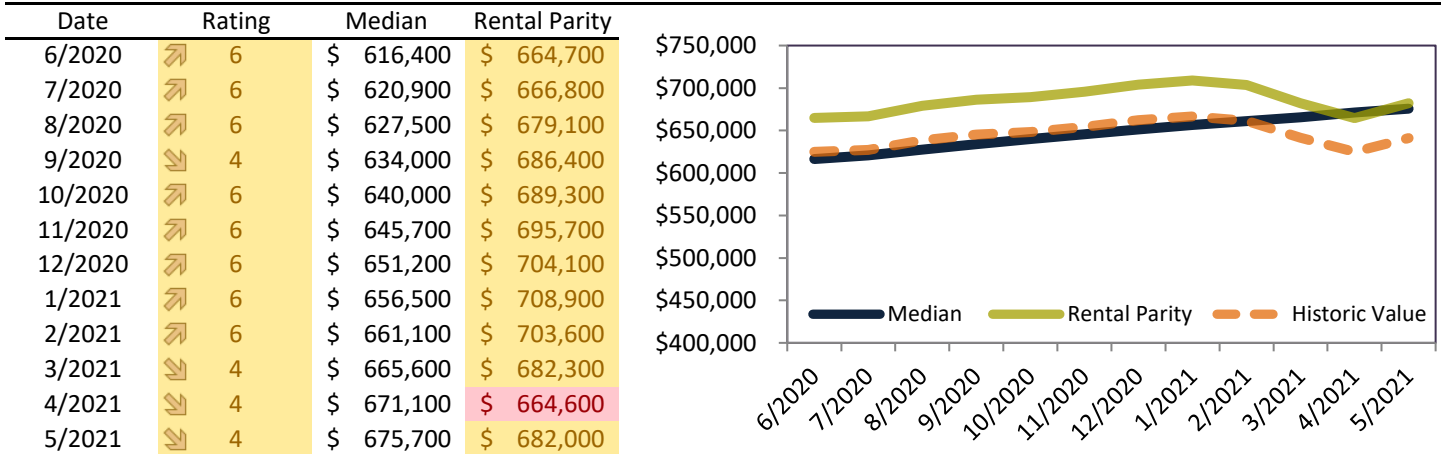
Median home price is \$675,700, and resale \$/SF is \$401/SF. Prices rose 1.9% year-over-year.

Monthly cost of ownership is \$2,680, and rents average \$2,705, making owning \$025 per month less costly than renting.

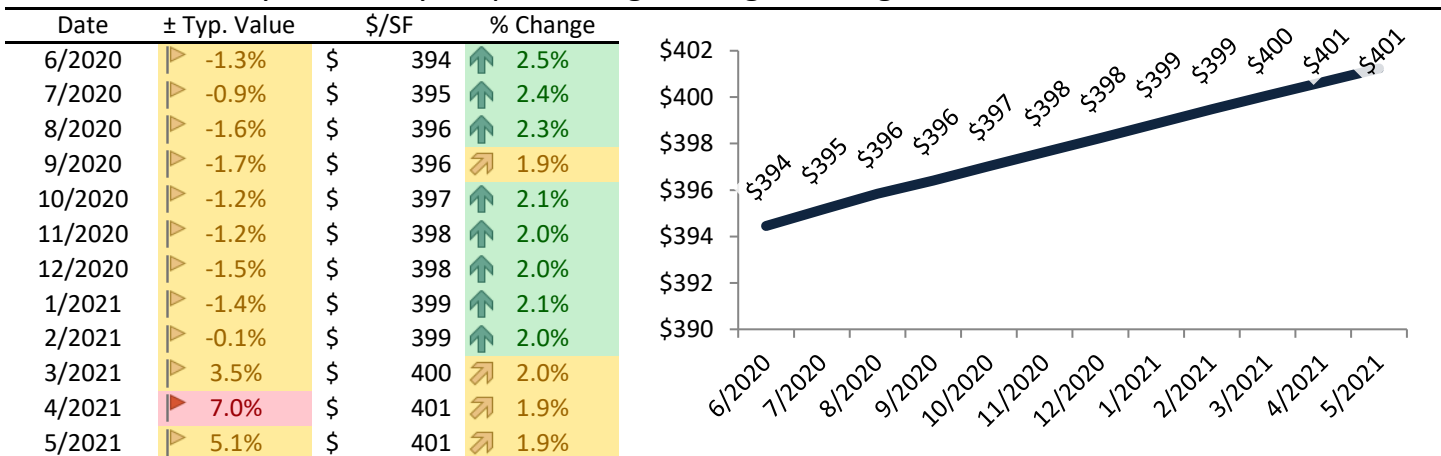
Rents rose 0.5% year-over-year. The current capitalization rate (rent/price) is 3.8%.

Market rating = 4

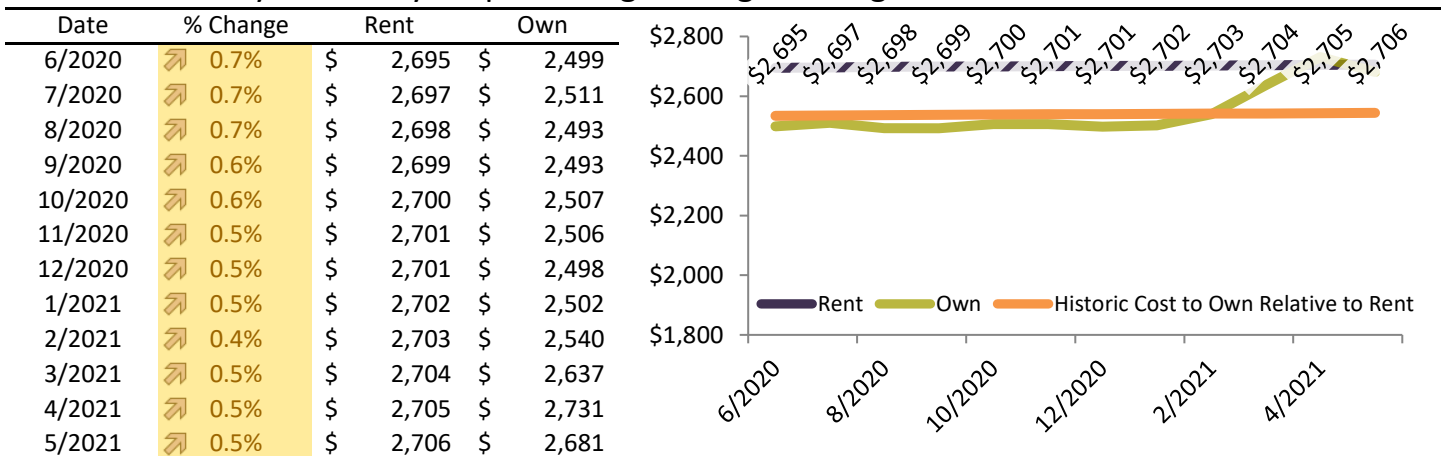
Median Home Price and Rental Parity trailing twelve months



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



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

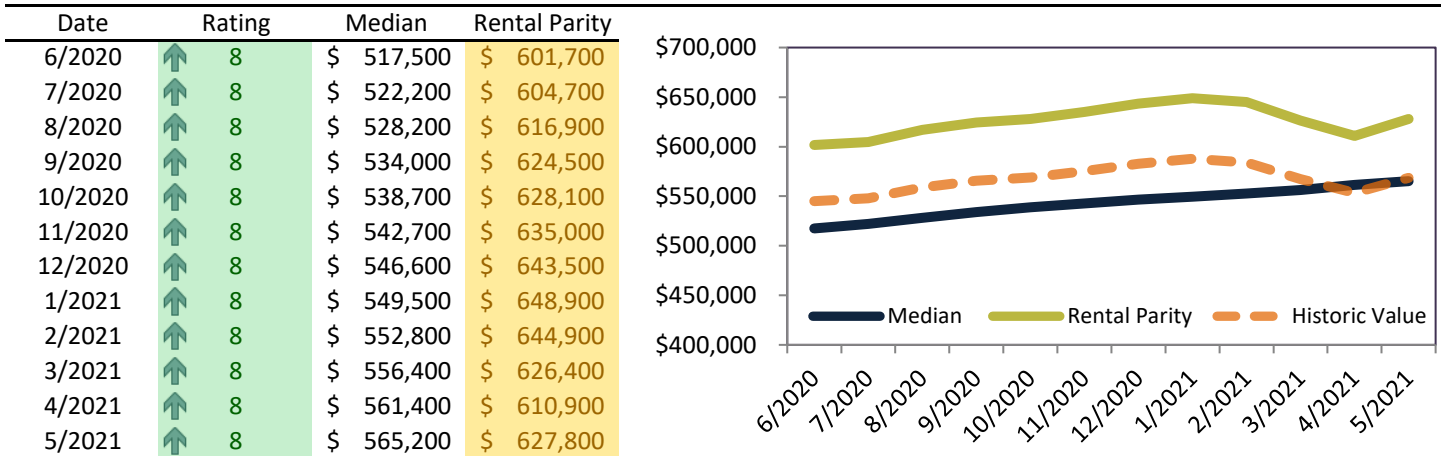


East Los Angeles Housing Market Value & Trends Update

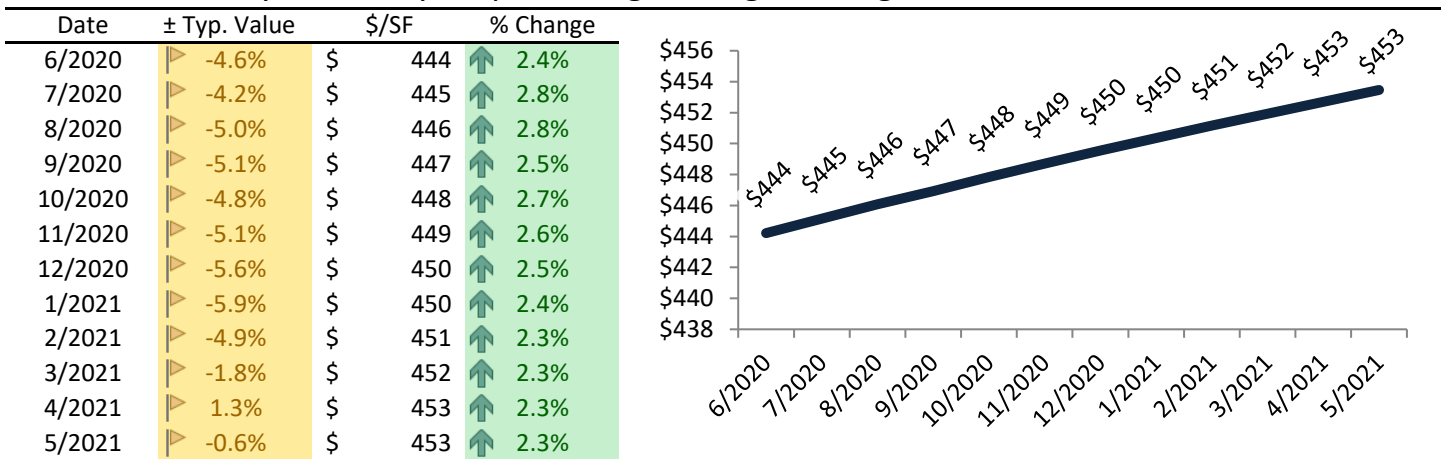
Historically, properties in this market sell at a -9.4% discount. Today's discount is 10.0%. This market is 0.6% undervalued. Median home price is \$565,200, and resale \$/SF is \$453/SF. Prices rose 2.3% year-over-year. Monthly cost of ownership is \$2,242, and rents average \$2,490, making owning \$248 per month less costly than renting. Rents rose 2.4% year-over-year. The current capitalization rate (rent/price) is 4.2%.

Market rating = 8

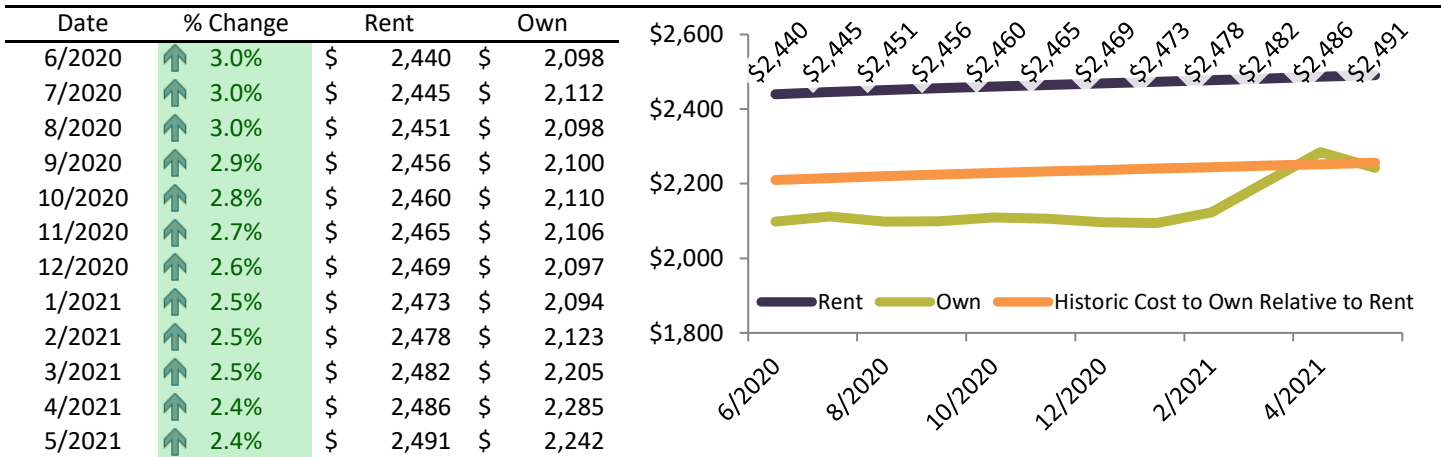
Median Home Price and Rental Parity trailing twelve months



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



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



El Monte Housing Market Value & Trends Update

Historically, properties in this market sell at a -8.9% discount. Today's discount is 6.2%. This market is 2.7% overvalued.

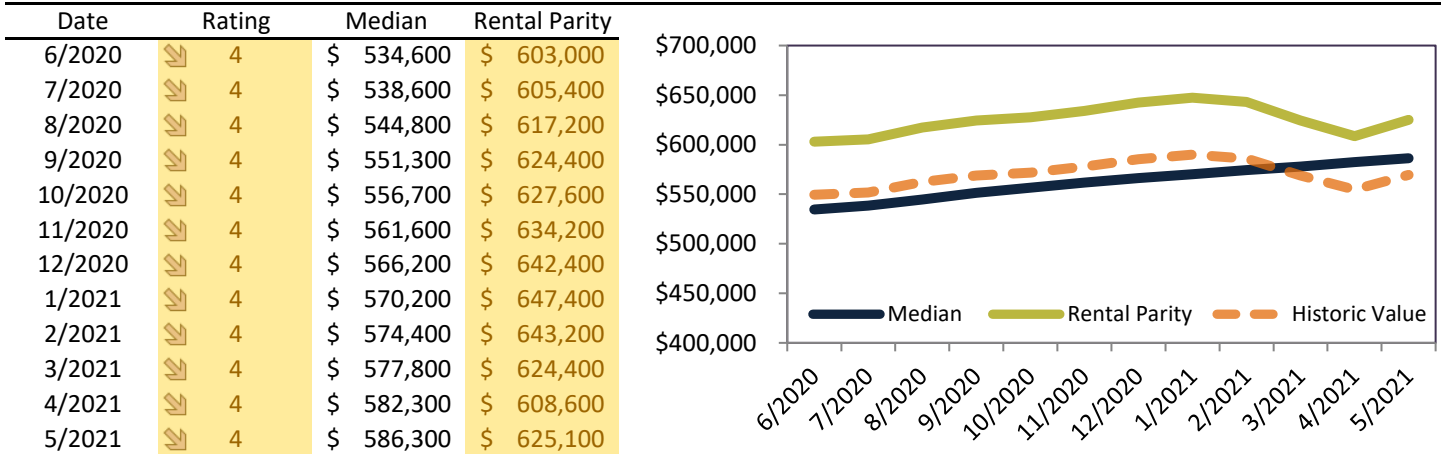
Median home price is \$586,300, and resale \$/SF is \$363/SF. Prices fell 2.4% year-over-year.

Monthly cost of ownership is \$2,325, and rents average \$2,480, making owning \$154 per month less costly than renting.

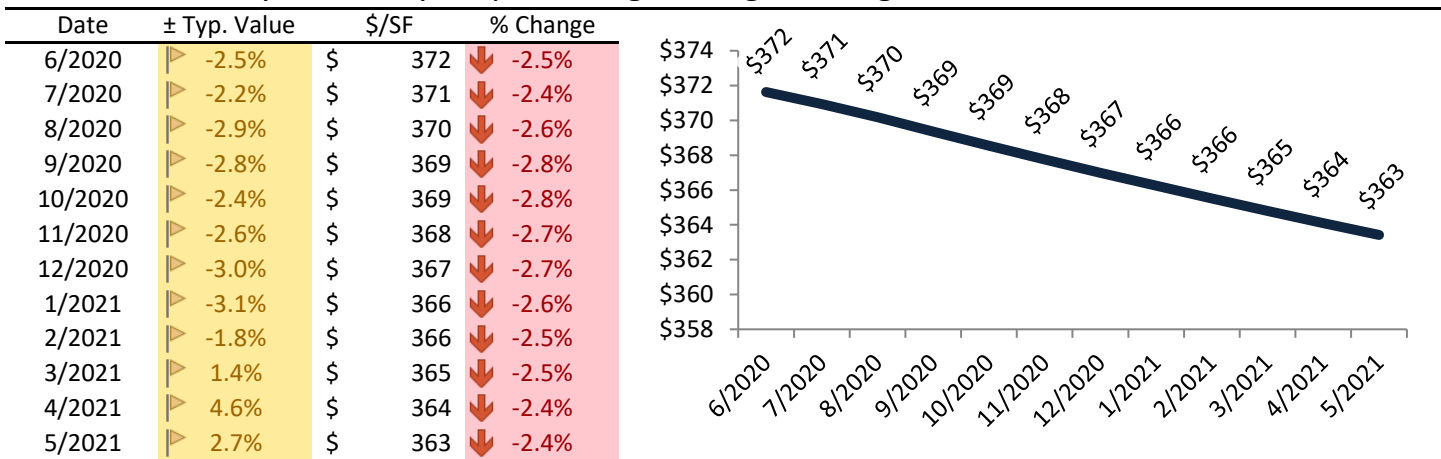
Rents rose 1.7% year-over-year. The current capitalization rate (rent/price) is 4.1%.

Market rating = 4

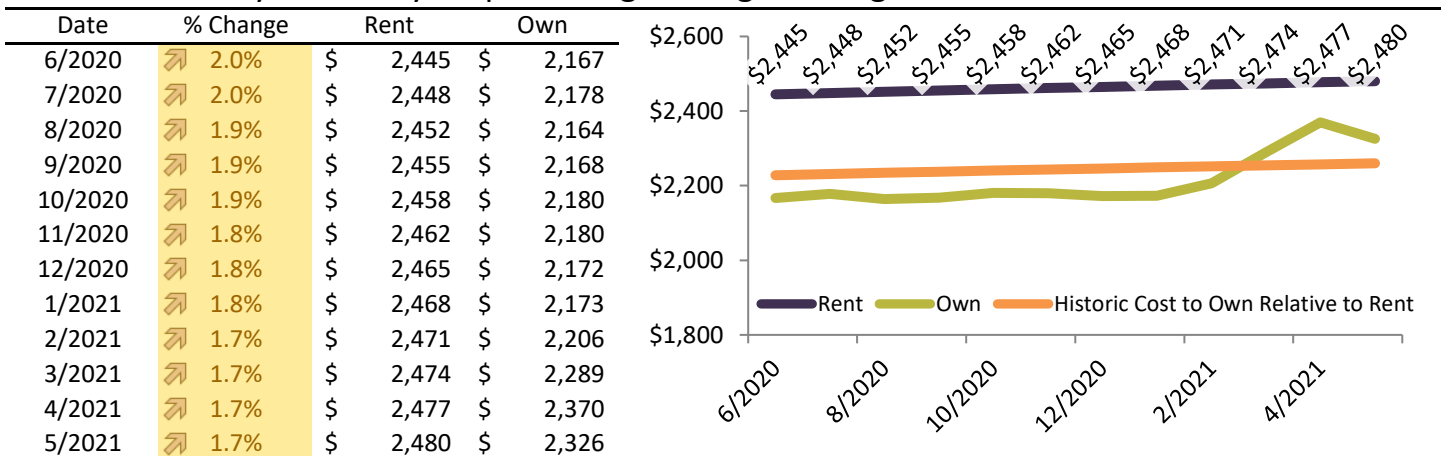
Median Home Price and Rental Parity trailing twelve months



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



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



Florence-Graham Housing Market Value & Trends Update

Historically, properties in this market sell at a -21.2% discount. Today's discount is 26.6%. This market is 5.4% undervalued.

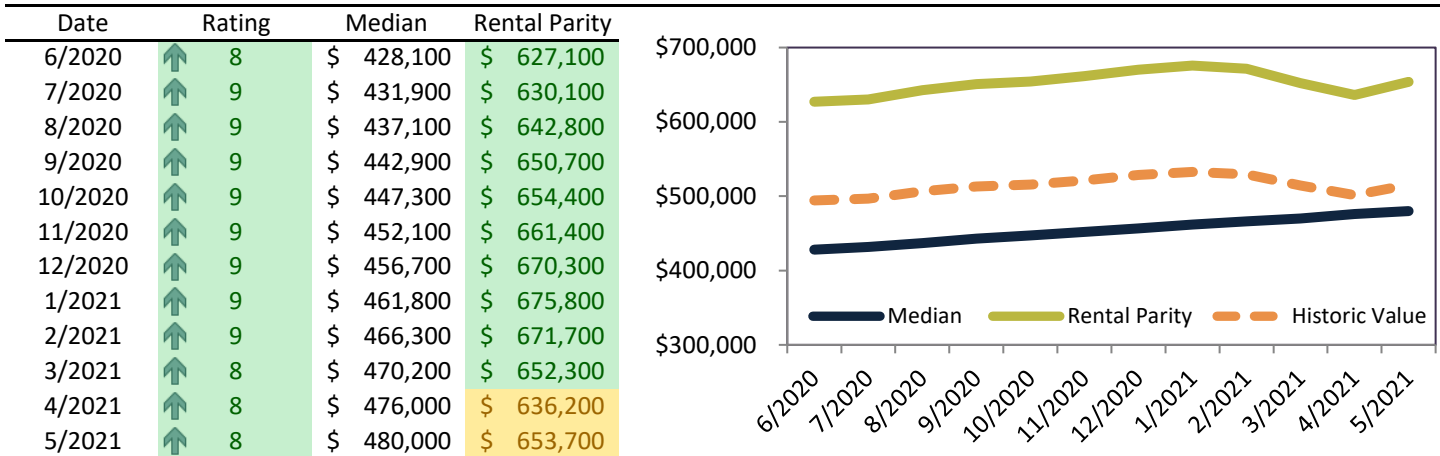
Median home price is \$480,000, and resale \$/SF is \$419/SF. Prices rose 5.6% year-over-year.

Monthly cost of ownership is \$1,904, and rents average \$2,593, making owning \$689 per month less costly than renting.

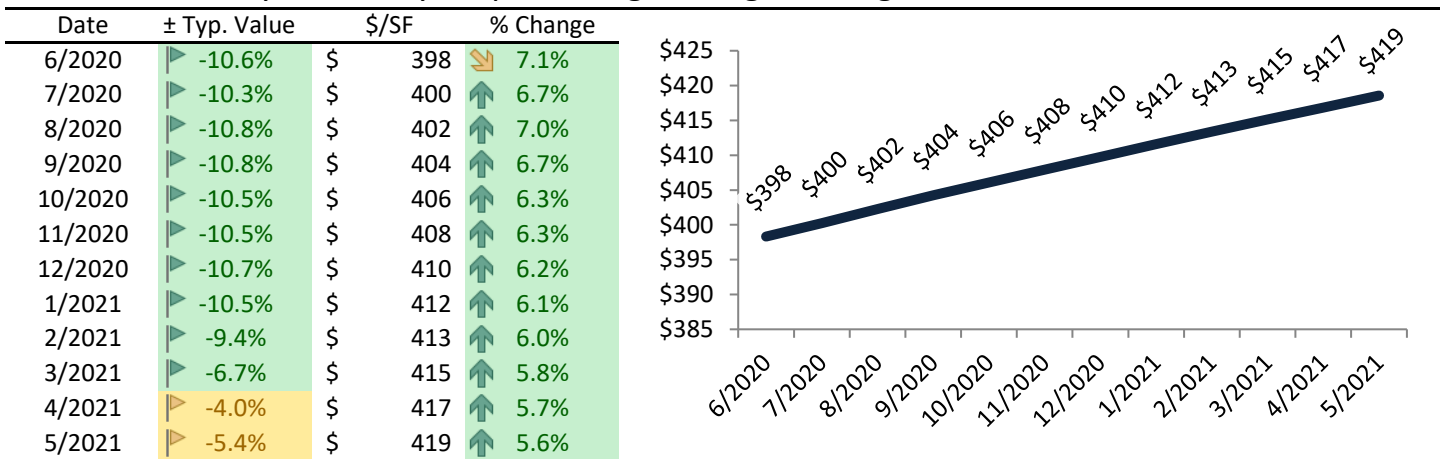
Rents rose 2.3% year-over-year. The current capitalization rate (rent/price) is 5.2%.

Market rating = 8

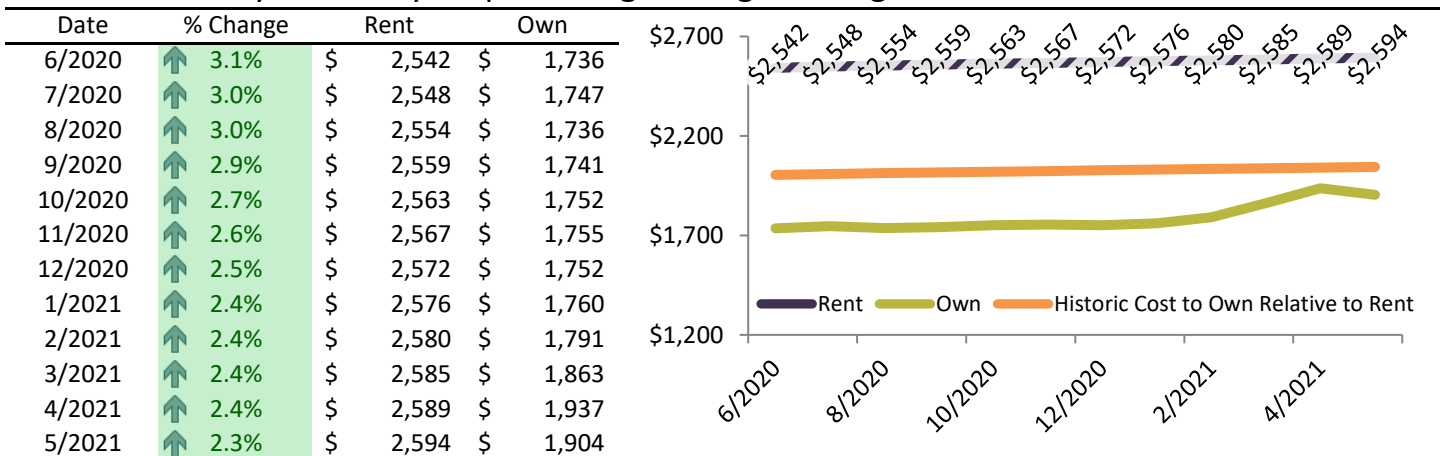
Median Home Price and Rental Parity trailing twelve months



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



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



Gardena Housing Market Value & Trends Update

Historically, properties in this market sell at a -11.8% discount. Today's discount is 13.1%. This market is 1.3% undervalued.

Median home price is \$680,200, and resale \$/SF is \$421/SF. Prices rose 1.5% year-over-year.

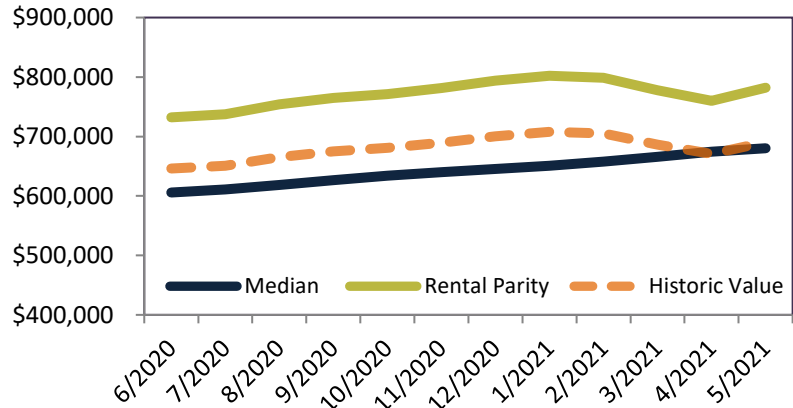
Monthly cost of ownership is \$2,698, and rents average \$3,103, making owning \$405 per month less costly than renting.

Rents rose 5.3% year-over-year. The current capitalization rate (rent/price) is 4.4%.

Market rating = 6

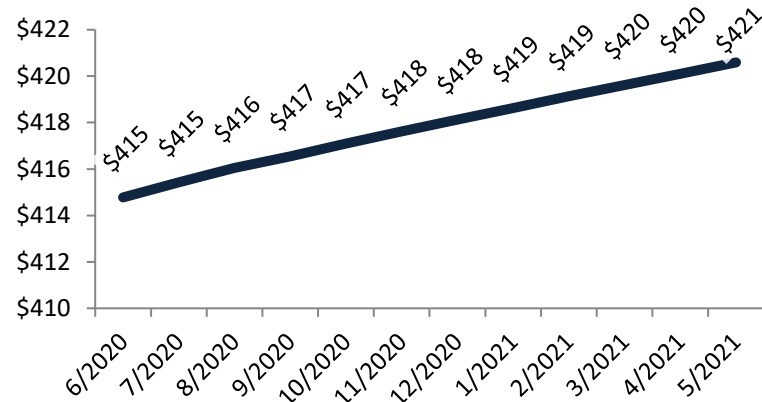
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
6/2020	↔ 6	\$ 605,800	\$ 732,200
7/2020	↑ 8	\$ 610,900	\$ 737,400
8/2020	↔ 6	\$ 618,400	\$ 754,000
9/2020	↔ 6	\$ 626,500	\$ 765,100
10/2020	↔ 6	\$ 633,900	\$ 771,300
11/2020	↔ 6	\$ 640,200	\$ 781,500
12/2020	↔ 6	\$ 645,300	\$ 793,800
1/2021	↔ 7	\$ 651,000	\$ 802,100
2/2021	↔ 6	\$ 657,700	\$ 799,000
3/2021	↔ 6	\$ 665,600	\$ 777,600
4/2021	↔ 6	\$ 674,400	\$ 759,900
5/2021	↔ 6	\$ 680,200	\$ 782,300



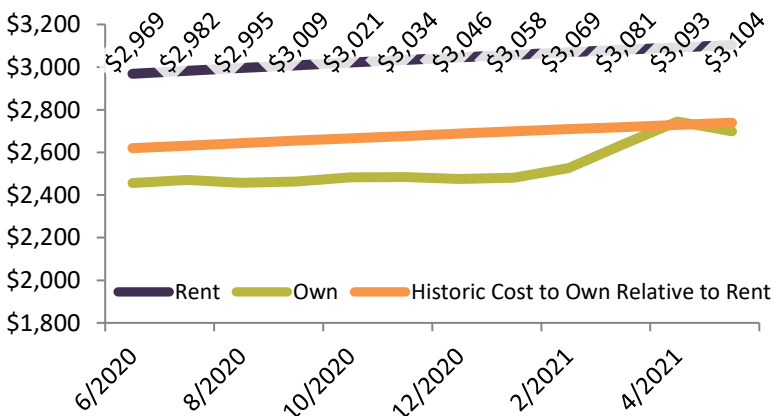
Resale \$/SF and year-over-year percentage change trailing twelve months

Date	± Typ. Value	\$/SF	% Change
6/2020	▶ -5.5%	\$ 415	↔ 1.7%
7/2020	▶ -5.4%	\$ 415	↑ 2.1%
8/2020	▶ -6.2%	\$ 416	↔ 2.0%
9/2020	▶ -6.4%	\$ 417	↔ 1.6%
10/2020	▶ -6.1%	\$ 417	↔ 1.7%
11/2020	▶ -6.3%	\$ 418	↔ 1.7%
12/2020	▶ -7.0%	\$ 418	↔ 1.6%
1/2021	▶ -7.1%	\$ 419	↔ 1.6%
2/2021	▶ -5.9%	\$ 419	↔ 1.6%
3/2021	▶ -2.7%	\$ 420	↔ 1.5%
4/2021	▶ 0.5%	\$ 420	↔ 1.5%
5/2021	▶ -1.3%	\$ 421	↔ 1.5%



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

Date	% Change	Rent	Own
6/2020	↑ 6.4%	\$ 2,969	\$ 2,456
7/2020	↑ 6.3%	\$ 2,982	\$ 2,470
8/2020	↑ 6.3%	\$ 2,995	\$ 2,456
9/2020	↑ 6.2%	\$ 3,009	\$ 2,463
10/2020	↑ 6.1%	\$ 3,021	\$ 2,483
11/2020	↑ 6.0%	\$ 3,034	\$ 2,485
12/2020	↑ 5.8%	\$ 3,046	\$ 2,476
1/2021	↑ 5.7%	\$ 3,058	\$ 2,481
2/2021	↑ 5.6%	\$ 3,069	\$ 2,526
3/2021	↑ 5.5%	\$ 3,081	\$ 2,637
4/2021	↑ 5.4%	\$ 3,093	\$ 2,745
5/2021	↑ 5.3%	\$ 3,104	\$ 2,699



Glendale Housing Market Value & Trends Update

Historically, properties in this market sell at a 1.3% premium. Today's premium is 10.6%. This market is 9.3% overvalued.

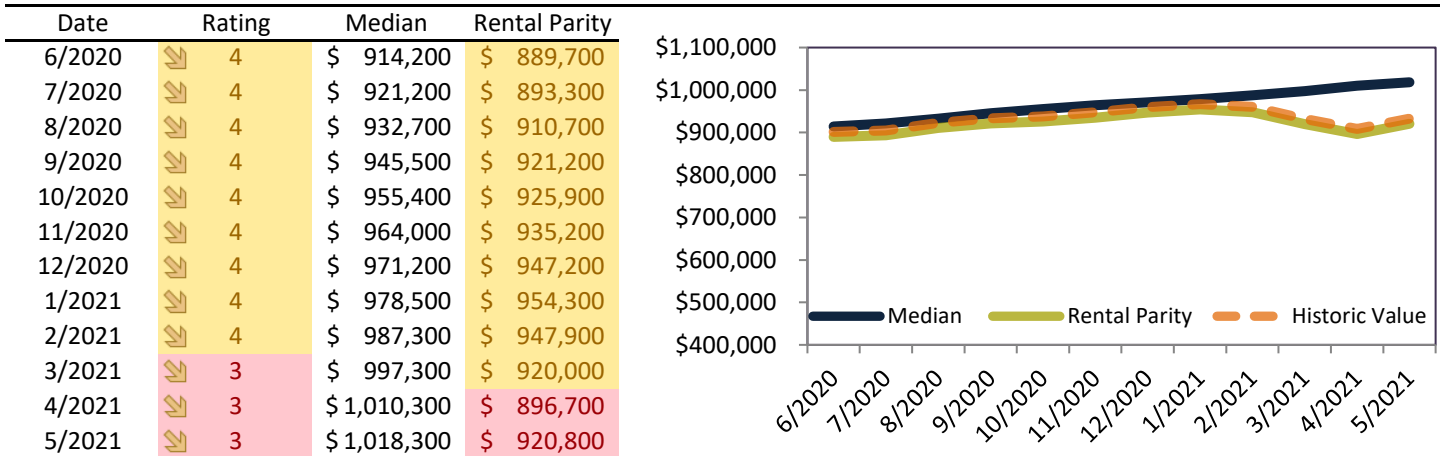
Median home price is \$1,018,300, and resale \$/SF is \$529/SF. Prices fell 0.6% year-over-year.

Monthly cost of ownership is \$4,039, and rents average \$3,653, making owning \$386 per month more costly than renting.

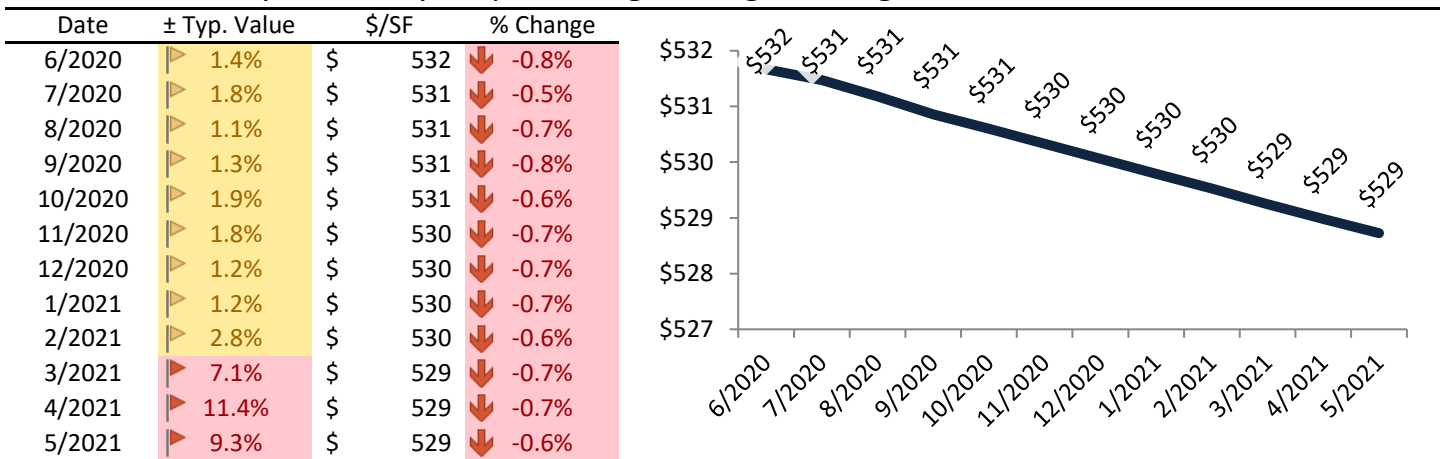
Rents rose 1.5% year-over-year. The current capitalization rate (rent/price) is 3.4%.

Market rating = 3

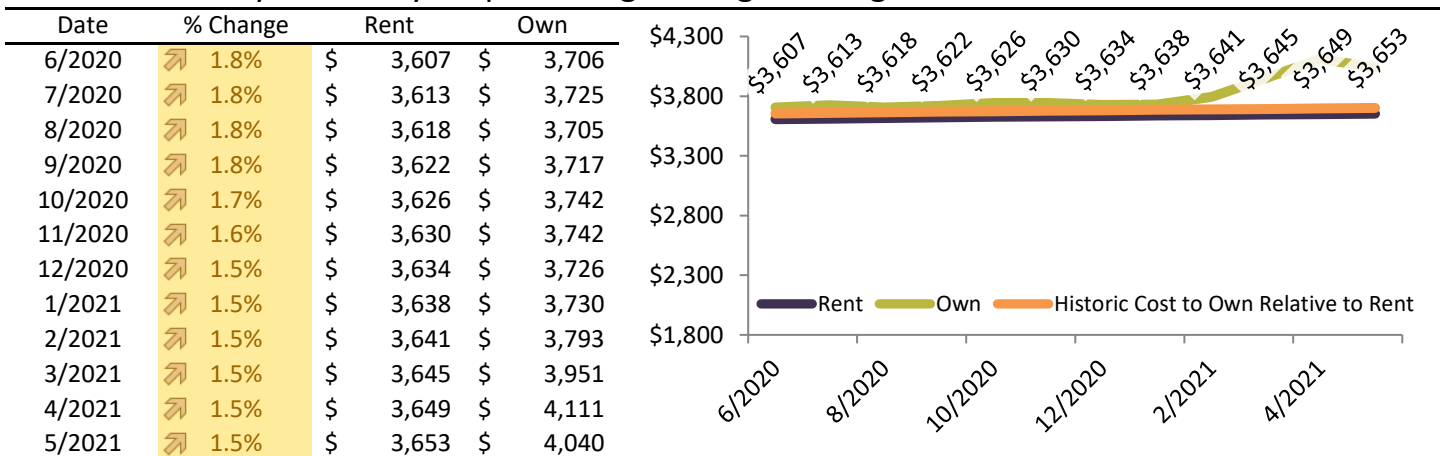
Median Home Price and Rental Parity trailing twelve months



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



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



Glendora Housing Market Value & Trends Update

Historically, properties in this market sell at a 1.6% premium. Today's premium is 6.9%. This market is 5.3% overvalued.

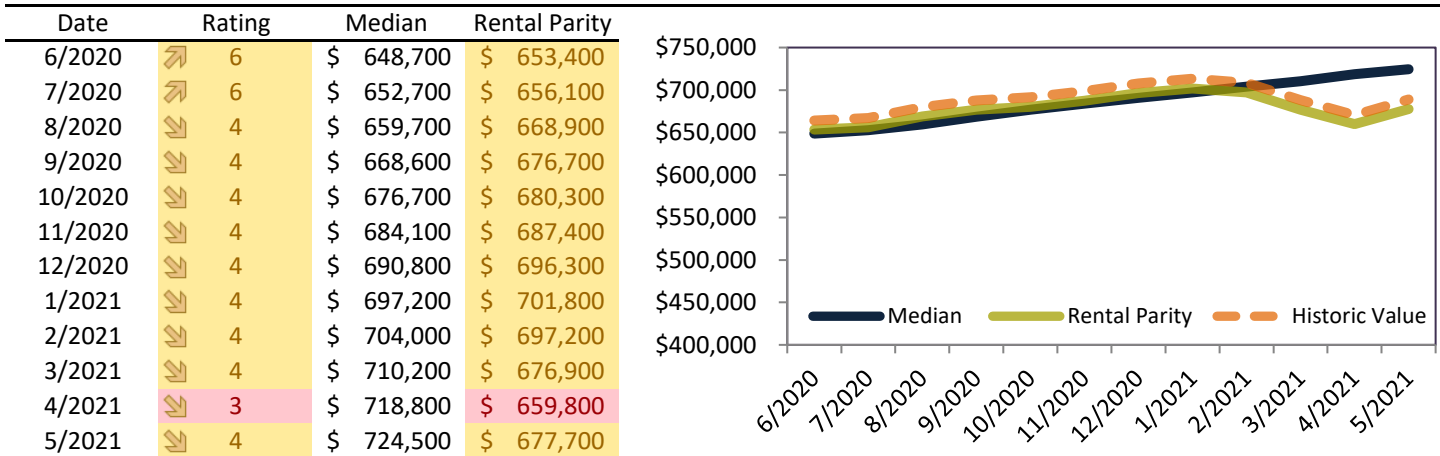
Median home price is \$724,500, and resale \$/SF is \$394/SF. Prices fell 0.6% year-over-year.

Monthly cost of ownership is \$2,874, and rents average \$2,688, making owning \$185 per month more costly than renting.

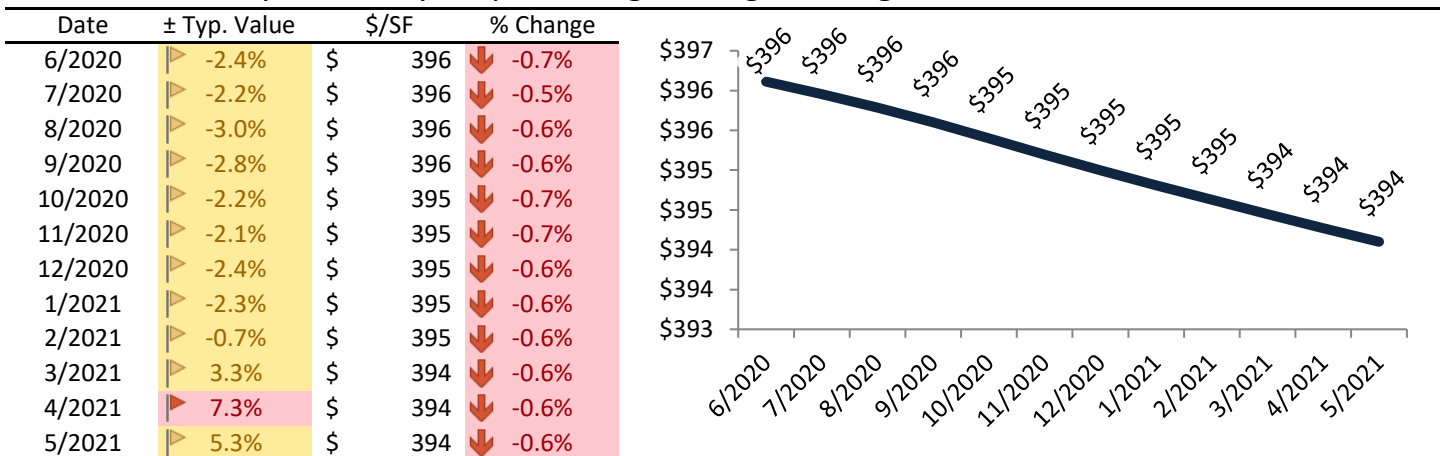
Rents rose 1.7% year-over-year. The current capitalization rate (rent/price) is 3.6%.

Market rating = 4

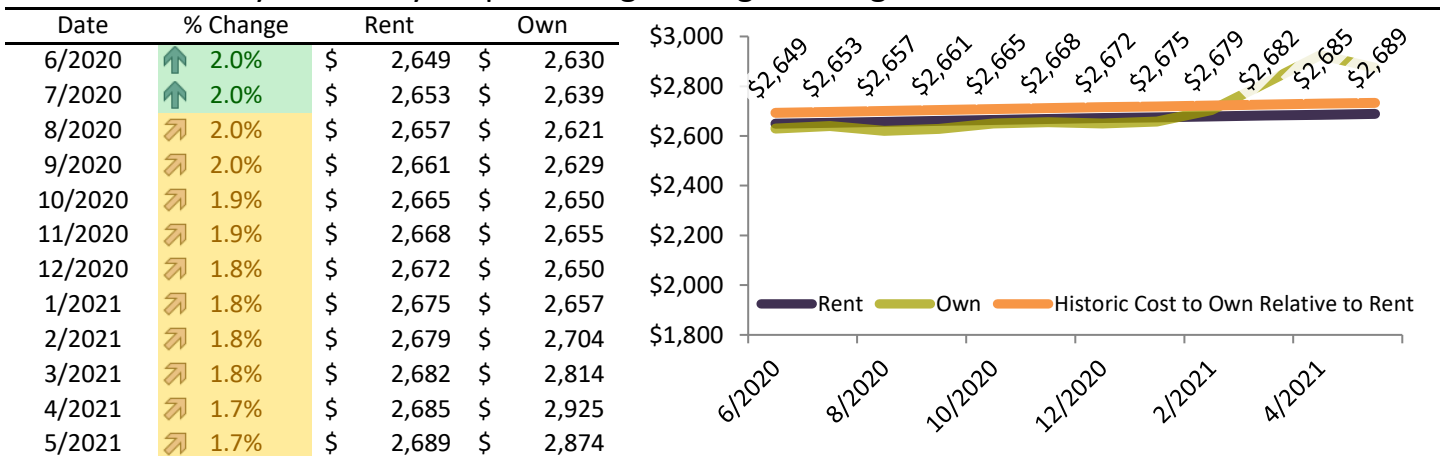
Median Home Price and Rental Parity trailing twelve months



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



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



Hacienda Heights Housing Market Value & Trends Update

Historically, properties in this market sell at a 6.0% premium. Today's premium is 9.1%. This market is 3.1% overvalued.

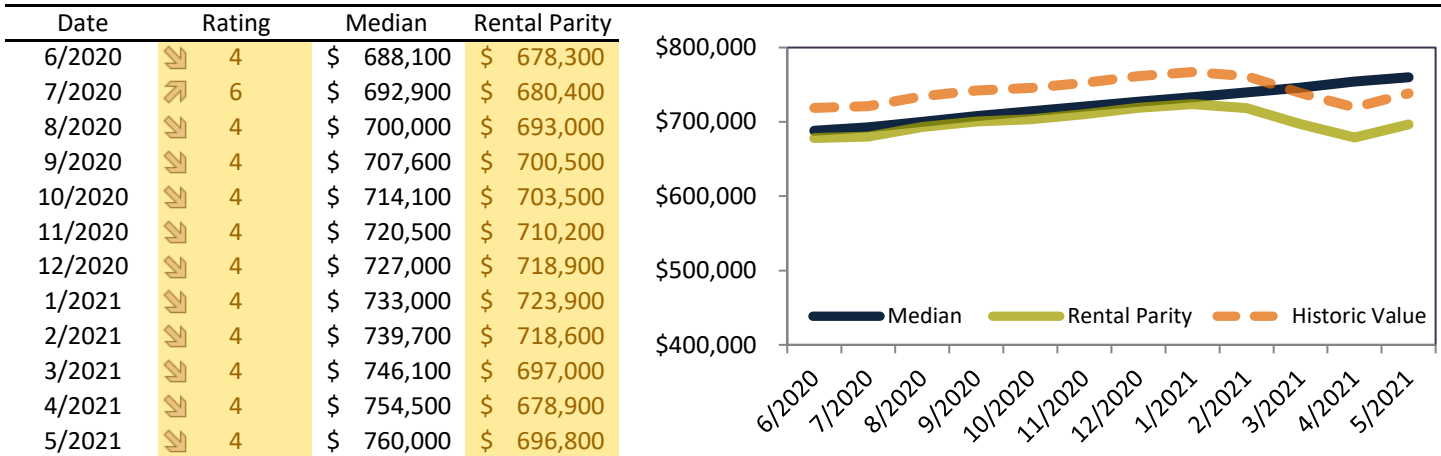
Median home price is \$760,000, and resale \$/SF is \$377/SF. Prices rose 1.5% year-over-year.

Monthly cost of ownership is \$3,015, and rents average \$2,764, making owning \$250 per month more costly than renting.

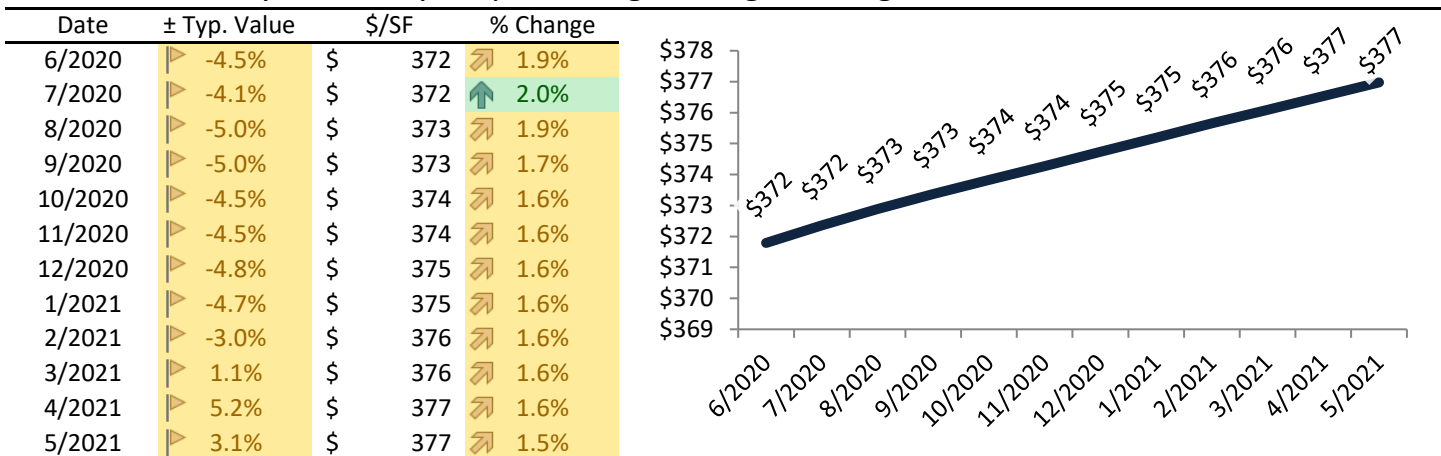
Rents rose 0.6% year-over-year. The current capitalization rate (rent/price) is 3.5%.

Market rating = 4

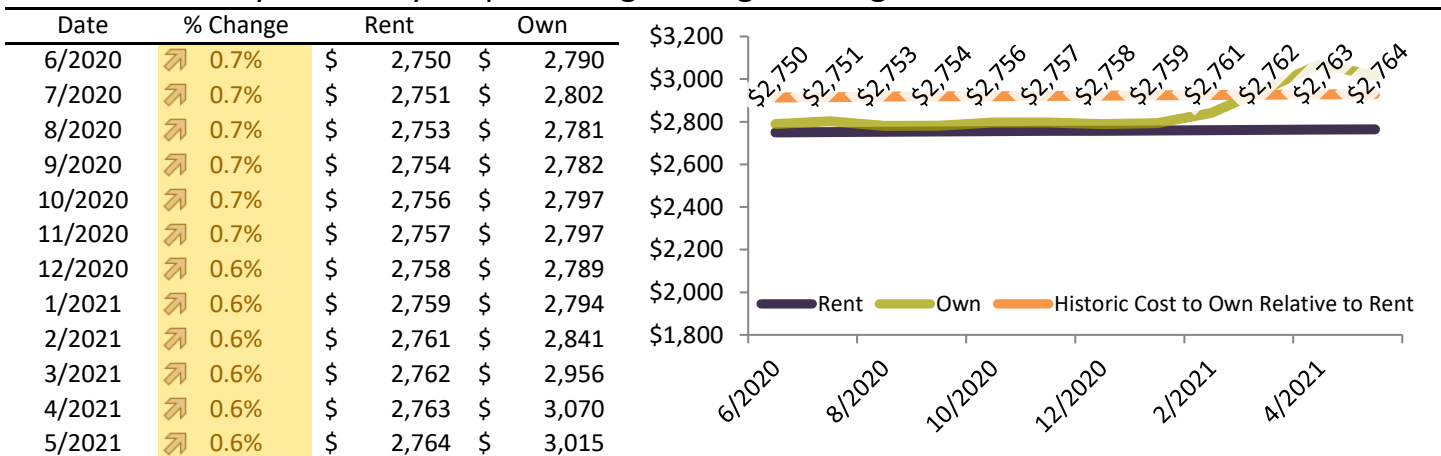
Median Home Price and Rental Parity trailing twelve months



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



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

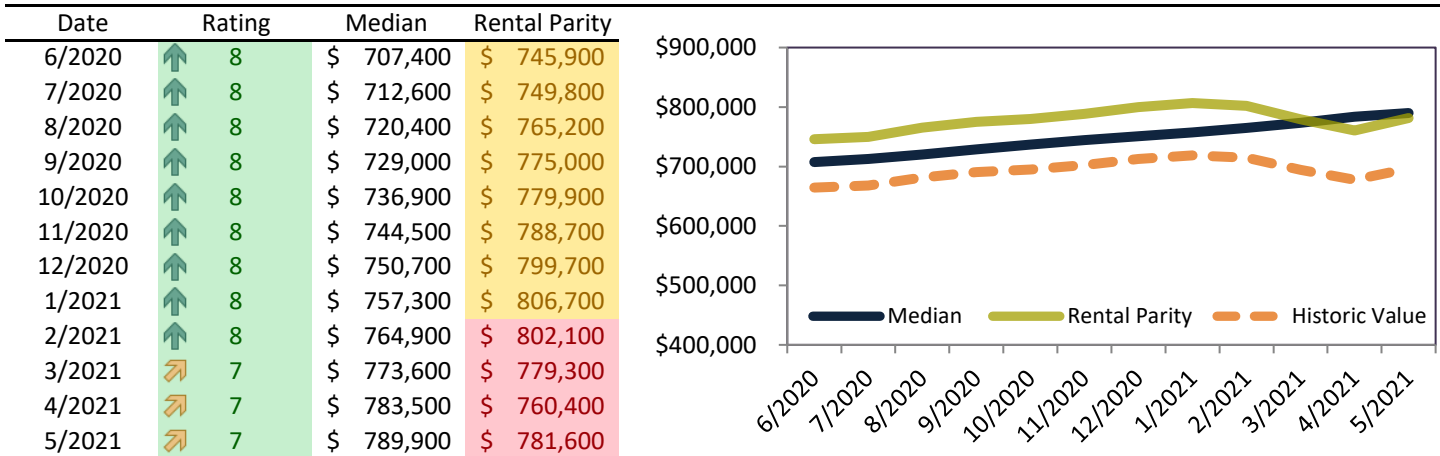


Hawthorne Housing Market Value & Trends Update

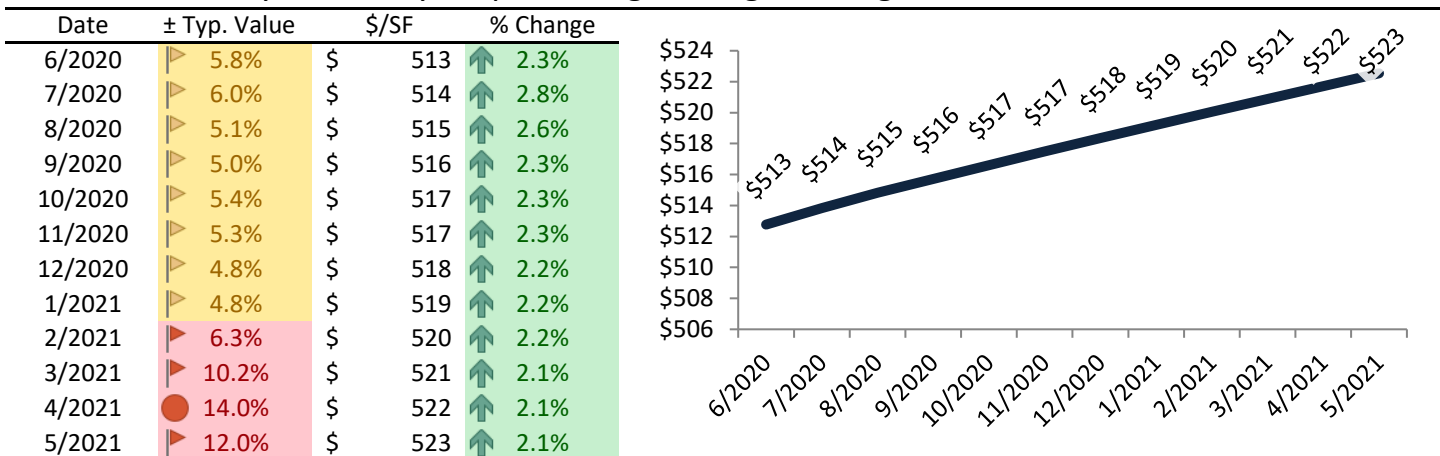
Historically, properties in this market sell at a -10.9% discount. Today's premium is 1.1%. This market is 12.0% overvalued. Median home price is \$789,900, and resale \$/SF is \$523/SF. Prices rose 2.1% year-over-year. Monthly cost of ownership is \$3,133, and rents average \$3,101, making owning \$032 per month more costly than renting. Rents rose 2.9% year-over-year. The current capitalization rate (rent/price) is 3.8%.

Market rating = 7

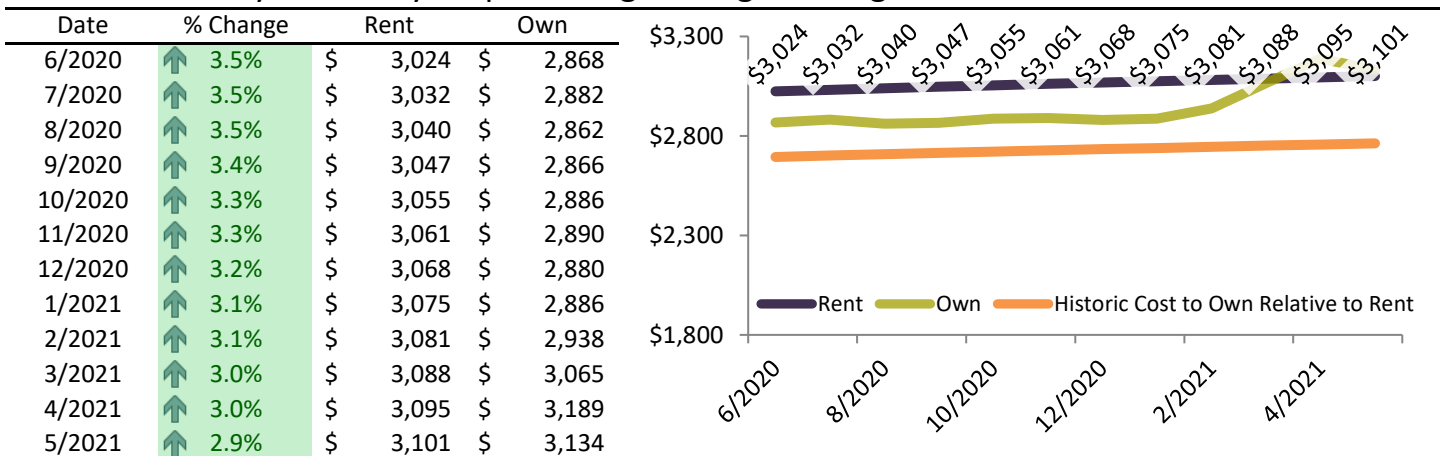
Median Home Price and Rental Parity trailing twelve months



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



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



Huntington Park Housing Market Value & Trends Update

Historically, properties in this market sell at a -13.5% discount. Today's discount is 15.1%. This market is 1.6% undervalued.

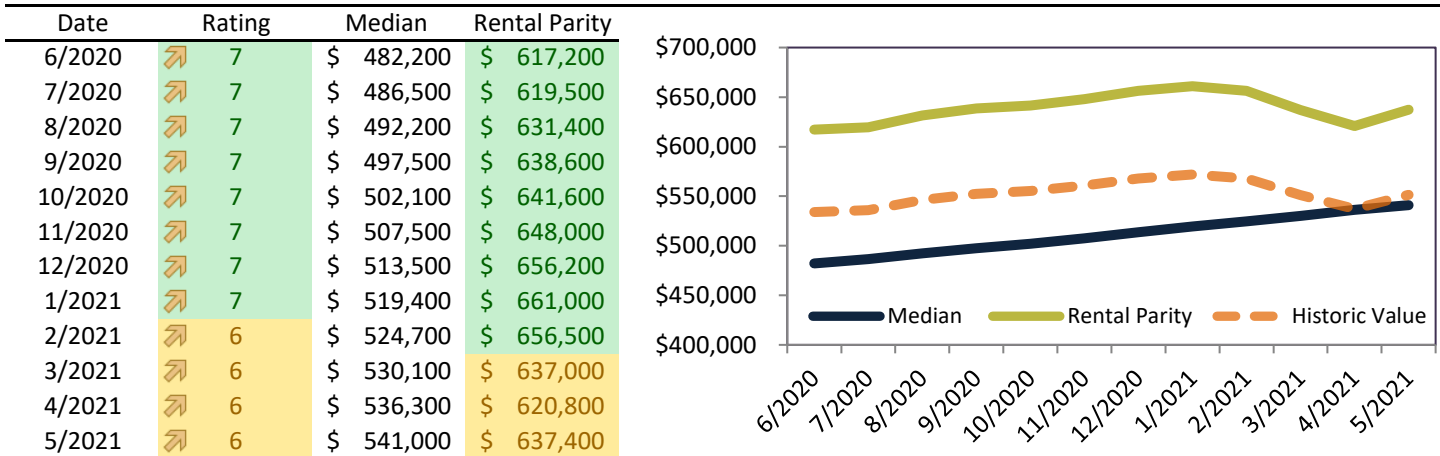
Median home price is \$541,000, and resale \$/SF is \$371/SF. Prices rose 3.8% year-over-year.

Monthly cost of ownership is \$2,146, and rents average \$2,528, making owning \$382 per month less costly than renting.

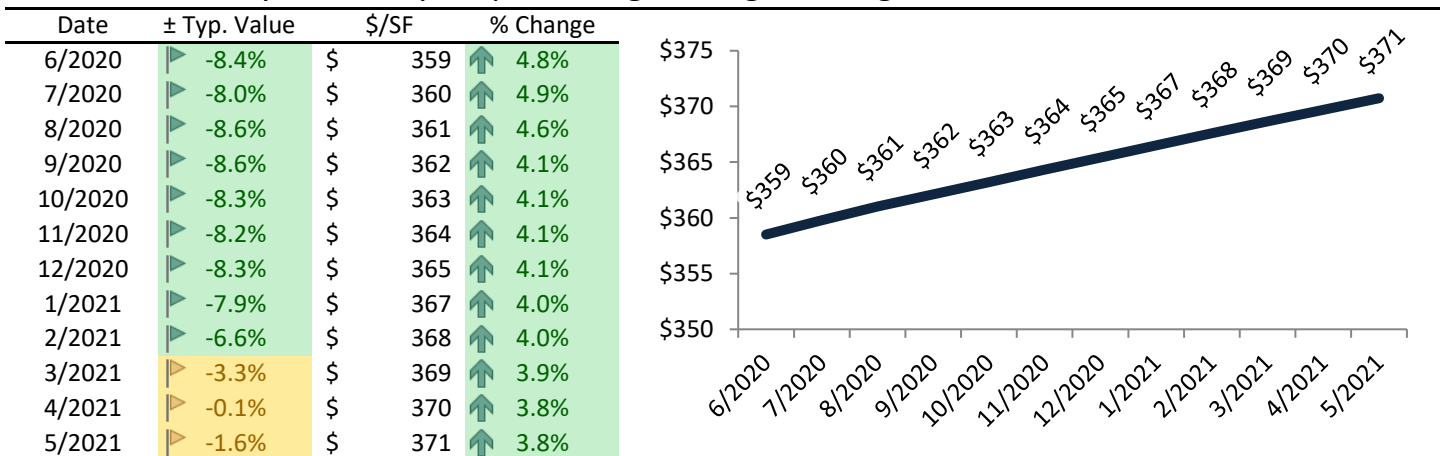
Rents rose 1.2% year-over-year. The current capitalization rate (rent/price) is 4.5%.

Market rating = 6

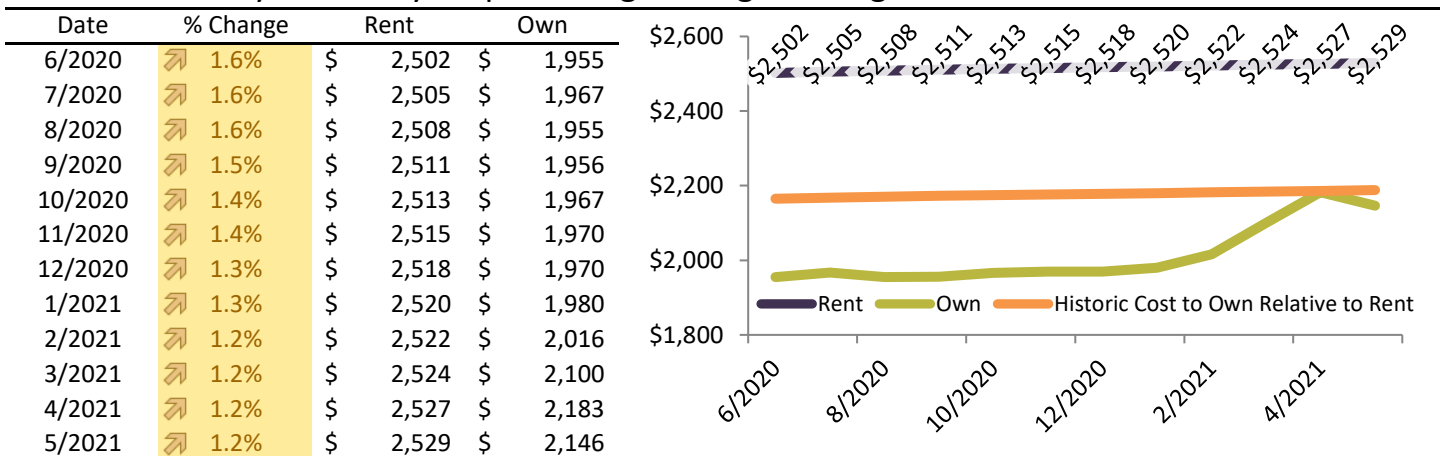
Median Home Price and Rental Parity trailing twelve months



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



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

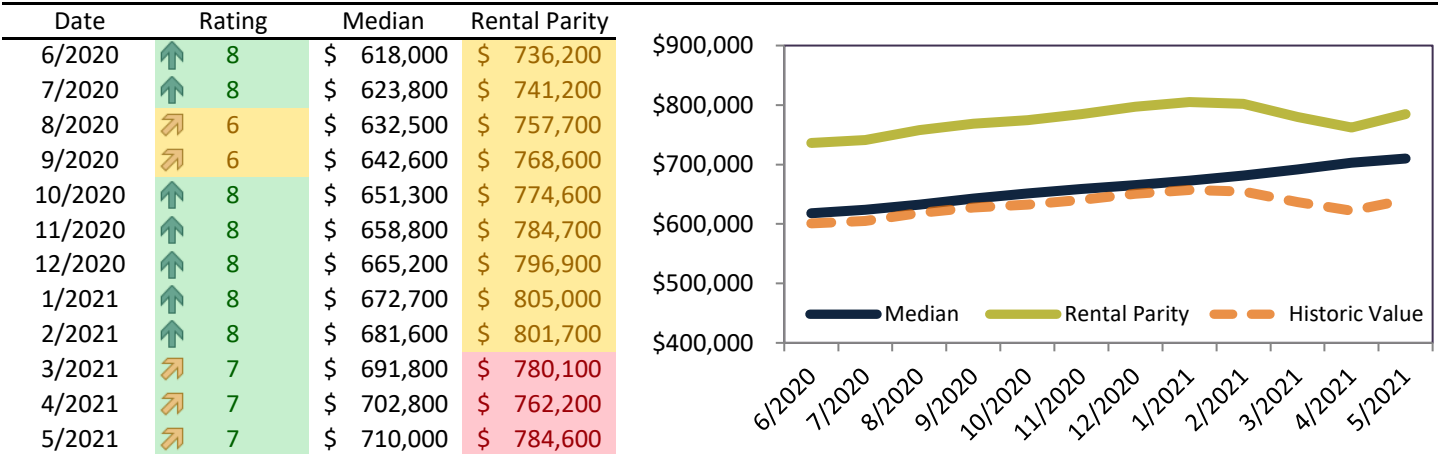


Inglewood Housing Market Value & Trends Update

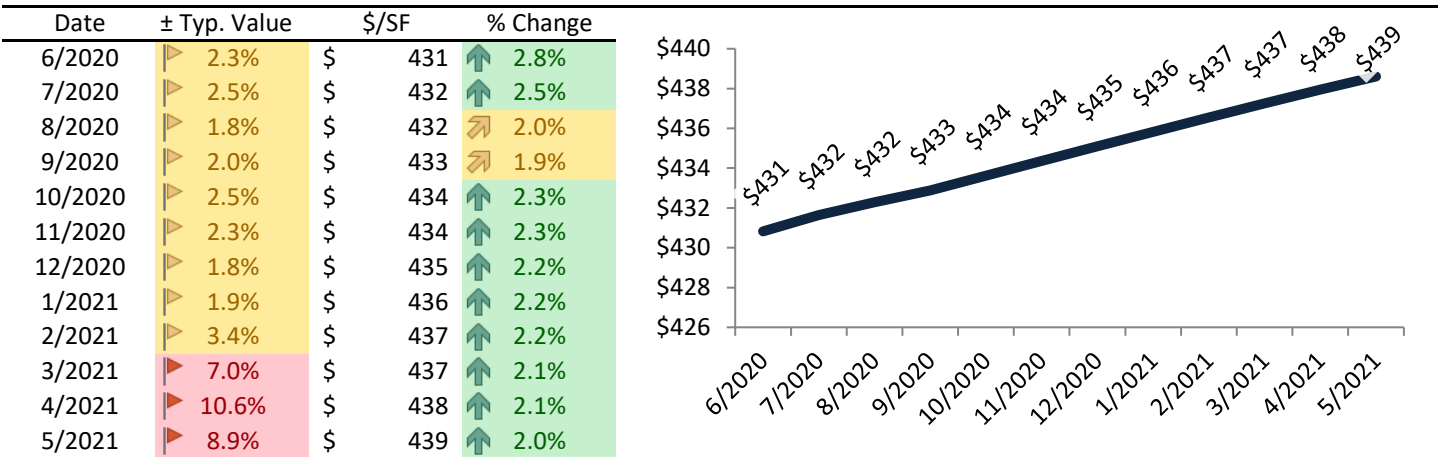
Historically, properties in this market sell at a -18.4% discount. Today's discount is 9.5%. This market is 8.9% overvalued. Median home price is \$710,000, and resale \$/SF is \$439/SF. Prices rose 2.0% year-over-year. Monthly cost of ownership is \$2,816, and rents average \$3,112, making owning \$295 per month less costly than renting. Rents rose 5.0% year-over-year. The current capitalization rate (rent/price) is 4.2%.

Market rating = 7

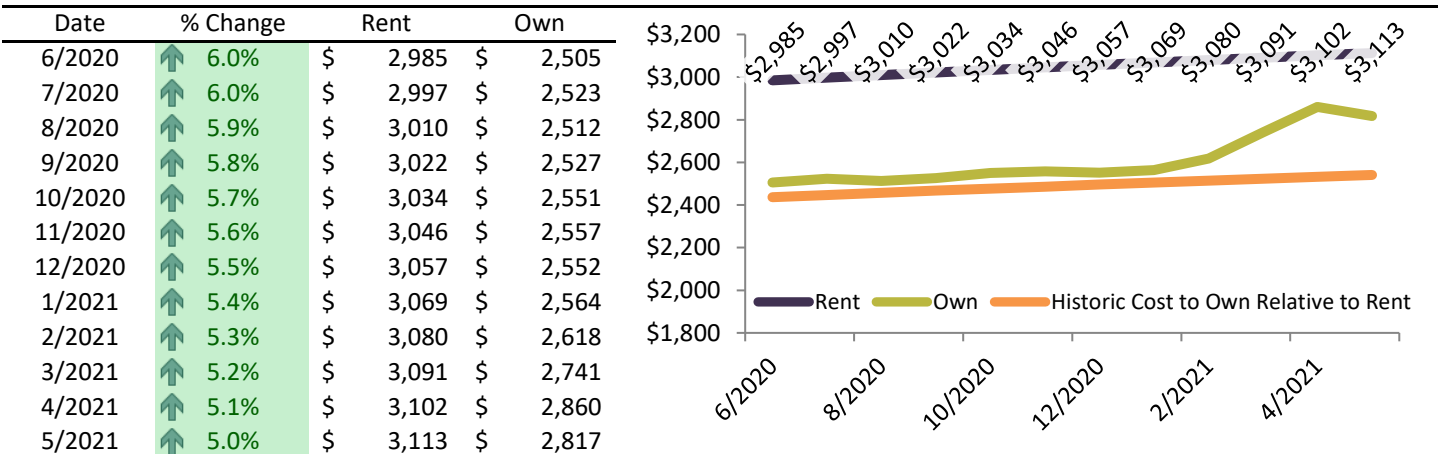
Median Home Price and Rental Parity trailing twelve months



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



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



La Mirada Housing Market Value & Trends Update

Historically, properties in this market sell at a -3.7% discount. Today's discount is 0.5%. This market is 3.2% overvalued.

Median home price is \$702,000, and resale \$/SF is \$400/SF. Prices rose 0.6% year-over-year.

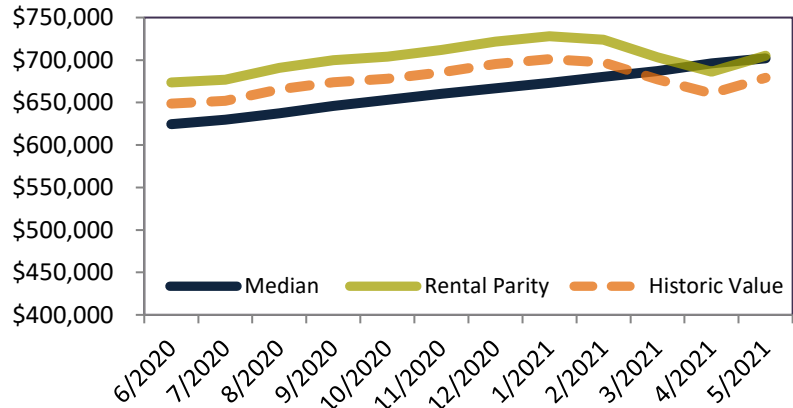
Monthly cost of ownership is \$2,784, and rents average \$2,797, making owning \$012 per month less costly than renting.

Rents rose 2.8% year-over-year. The current capitalization rate (rent/price) is 3.8%.

Market rating = 6

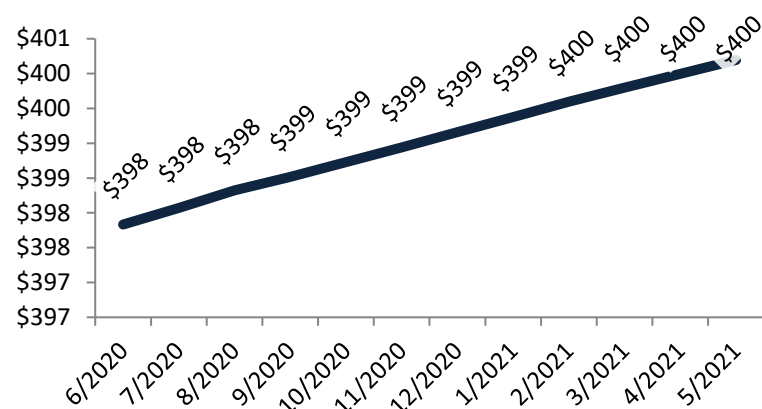
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
6/2020	↗ 6	\$ 624,500	\$ 673,600
7/2020	↗ 6	\$ 629,600	\$ 677,000
8/2020	↗ 6	\$ 637,400	\$ 690,900
9/2020	↗ 6	\$ 645,800	\$ 699,700
10/2020	↗ 6	\$ 653,200	\$ 704,000
11/2020	↗ 6	\$ 660,200	\$ 711,900
12/2020	↗ 6	\$ 666,800	\$ 721,800
1/2021	↗ 6	\$ 673,100	\$ 728,000
2/2021	↗ 6	\$ 680,200	\$ 723,800
3/2021	↗ 6	\$ 687,200	\$ 703,200
4/2021	↗ 6	\$ 696,000	\$ 686,100
5/2021	↗ 6	\$ 702,000	\$ 705,200



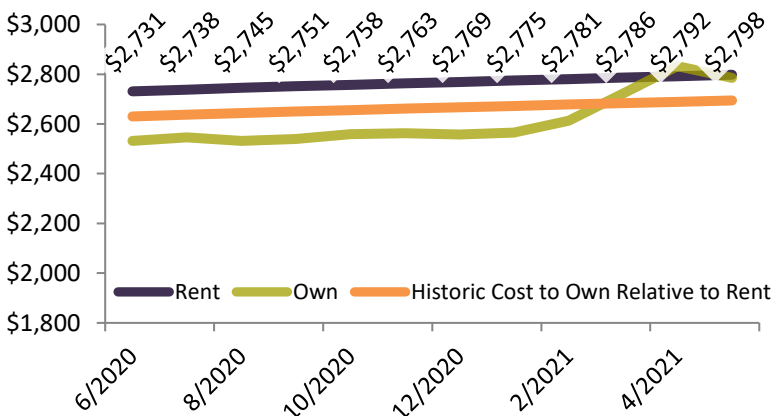
Resale \$/SF and year-over-year percentage change trailing twelve months

Date	± Typ. Value	\$/SF	% Change
6/2020	▶ -3.6%	\$ 398	↗ 0.7%
7/2020	▶ -3.3%	\$ 398	↗ 0.8%
8/2020	▶ -4.0%	\$ 398	↗ 0.8%
9/2020	▶ -4.0%	\$ 399	↗ 0.6%
10/2020	▶ -3.5%	\$ 399	↗ 0.7%
11/2020	▶ -3.6%	\$ 399	↗ 0.7%
12/2020	▶ -3.9%	\$ 399	↗ 0.7%
1/2021	▶ -3.8%	\$ 399	↗ 0.7%
2/2021	▶ -2.3%	\$ 400	↗ 0.7%
3/2021	▶ 1.4%	\$ 400	↗ 0.7%
4/2021	▶ 5.1%	\$ 400	↗ 0.6%
5/2021	▶ 3.2%	\$ 400	↗ 0.6%



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

Date	% Change	Rent	Own
6/2020	↑ 3.4%	\$ 2,731	\$ 2,532
7/2020	↑ 3.4%	\$ 2,738	\$ 2,546
8/2020	↑ 3.4%	\$ 2,745	\$ 2,532
9/2020	↑ 3.3%	\$ 2,751	\$ 2,539
10/2020	↑ 3.2%	\$ 2,758	\$ 2,558
11/2020	↑ 3.1%	\$ 2,763	\$ 2,562
12/2020	↑ 3.0%	\$ 2,769	\$ 2,558
1/2021	↑ 3.0%	\$ 2,775	\$ 2,566
2/2021	↑ 2.9%	\$ 2,781	\$ 2,613
3/2021	↑ 2.9%	\$ 2,786	\$ 2,723
4/2021	↑ 2.9%	\$ 2,792	\$ 2,832
5/2021	↑ 2.8%	\$ 2,798	\$ 2,785



La Puente Housing Market Value & Trends Update

Historically, properties in this market sell at a -10.9% discount. Today's discount is 13.7%. This market is 2.8% undervalued.

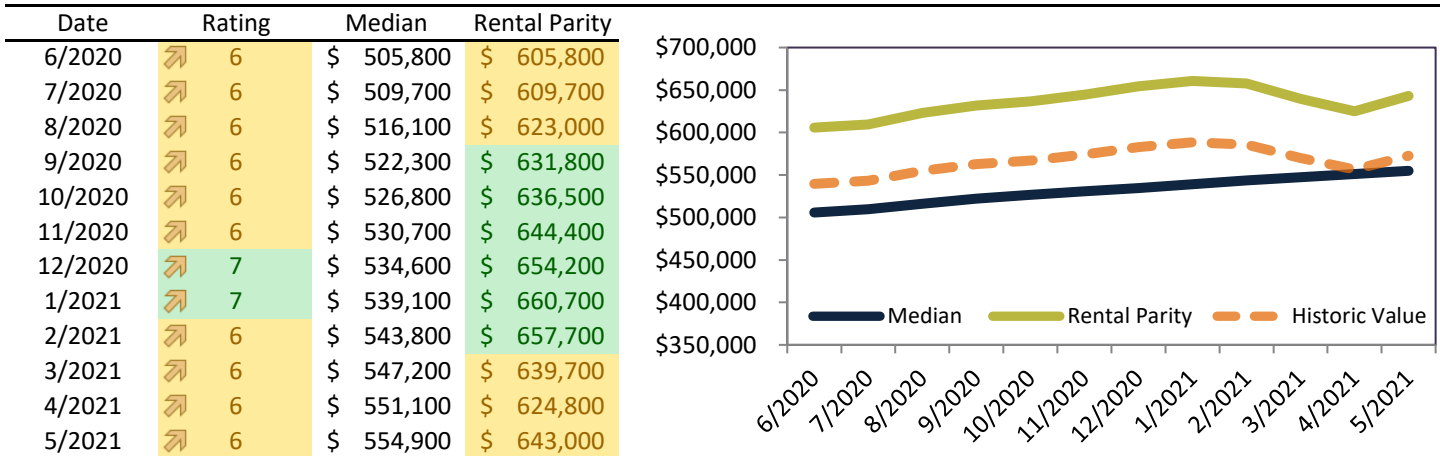
Median home price is \$554,900, and resale \$/SF is \$394/SF. Prices rose 1.3% year-over-year.

Monthly cost of ownership is \$2,201, and rents average \$2,551, making owning \$349 per month less costly than renting.

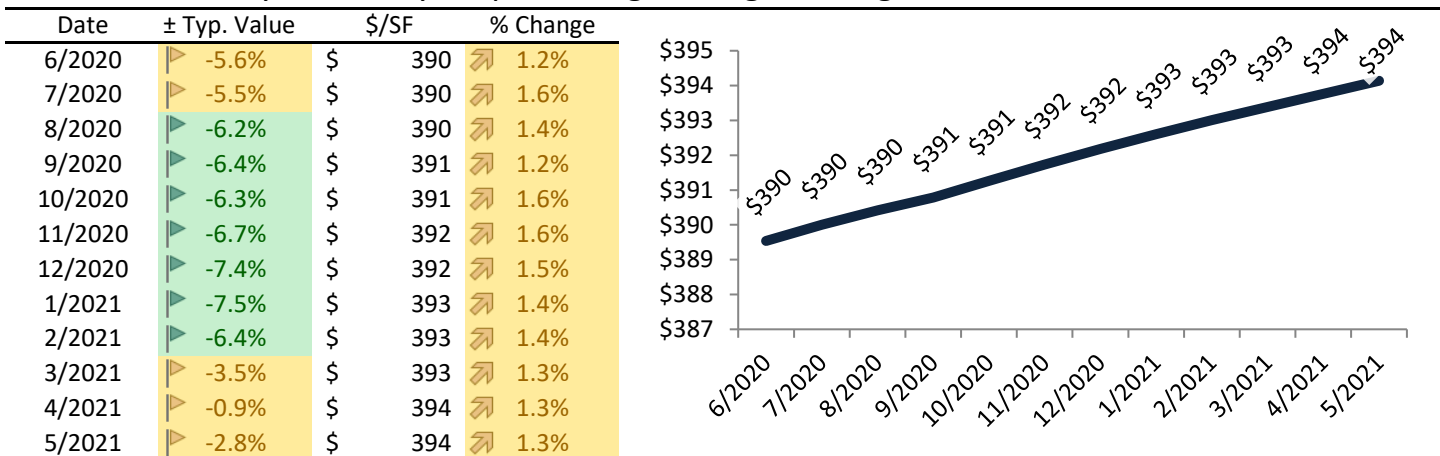
Rents rose 4.5% year-over-year. The current capitalization rate (rent/price) is 4.4%.

Market rating = 6

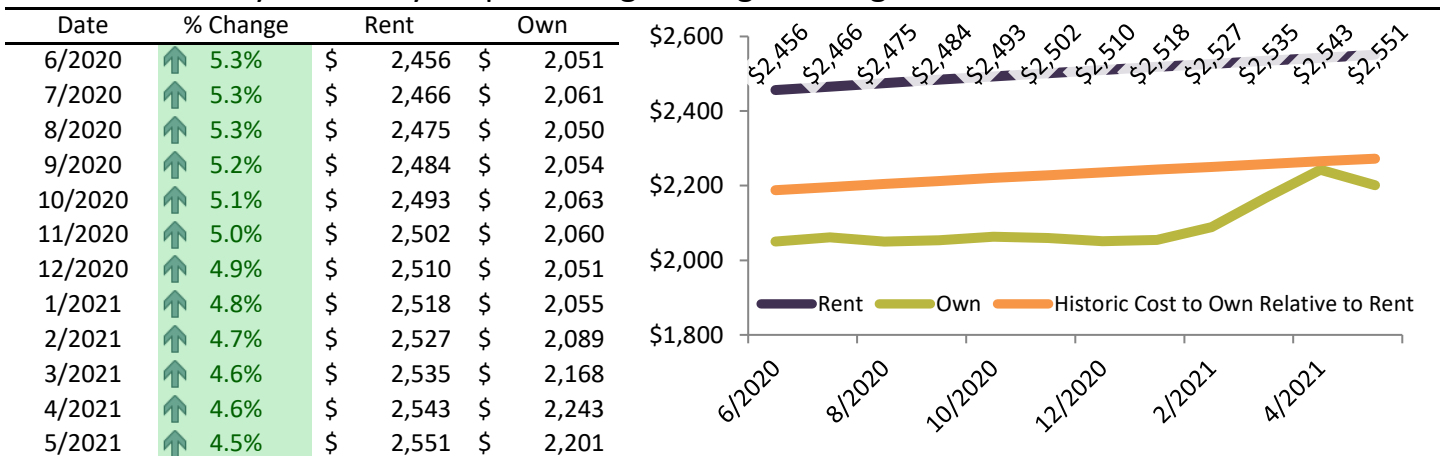
Median Home Price and Rental Parity trailing twelve months



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



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



Lakewood Housing Market Value & Trends Update

Historically, properties in this market sell at a -3.4% discount. Today's discount is 0.9%. This market is 2.5% overvalued.

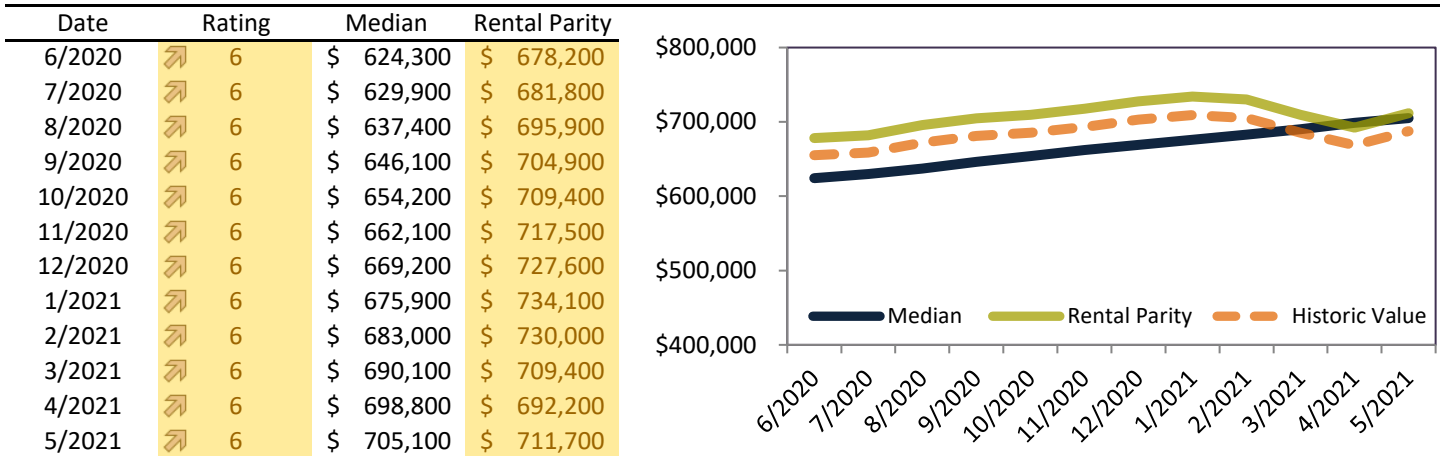
Median home price is \$705,100, and resale \$/SF is \$458/SF. Prices rose 0.9% year-over-year.

Monthly cost of ownership is \$2,797, and rents average \$2,823, making owning \$026 per month less costly than renting.

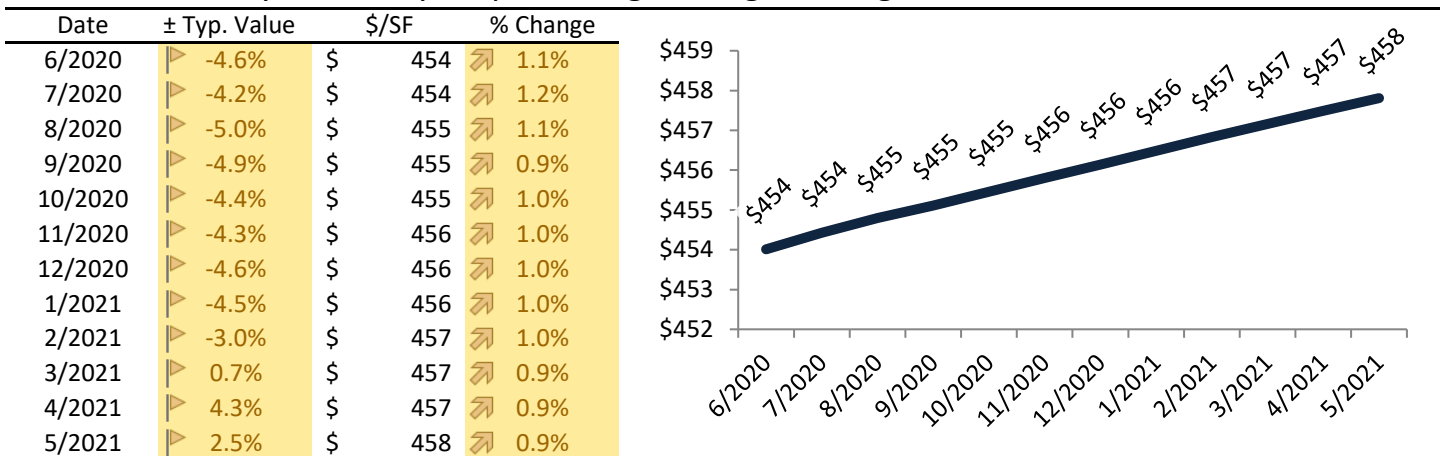
Rents rose 3.1% year-over-year. The current capitalization rate (rent/price) is 3.8%.

Market rating = 6

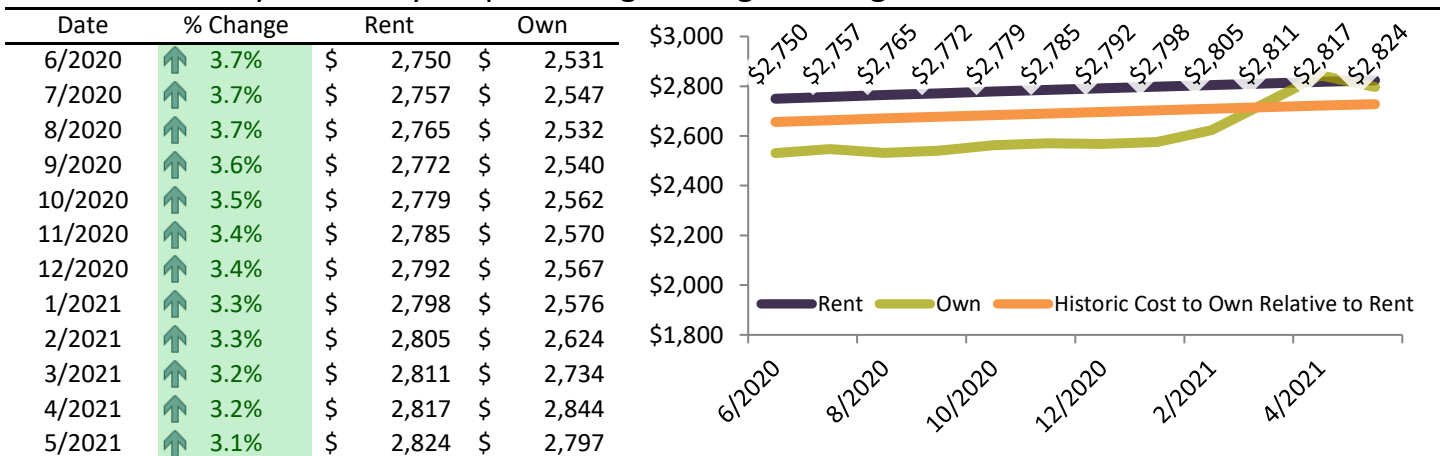
Median Home Price and Rental Parity trailing twelve months



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



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



Lancaster Housing Market Value & Trends Update

Historically, properties in this market sell at a -31.6% discount. Today's discount is 26.0%. This market is 5.6% overvalued.

Median home price is \$372,600, and resale \$/SF is \$181/SF. Prices rose 2.8% year-over-year.

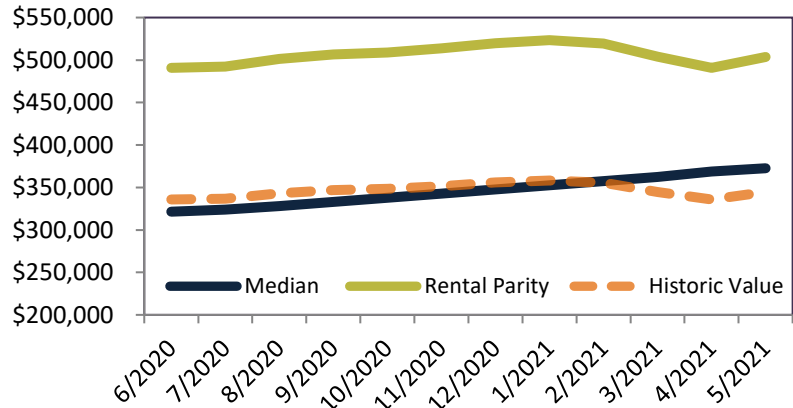
Monthly cost of ownership is \$1,478, and rents average \$1,998, making owning \$520 per month less costly than renting.

Rents rose 0.5% year-over-year. The current capitalization rate (rent/price) is 5.1%.

Market rating = 6

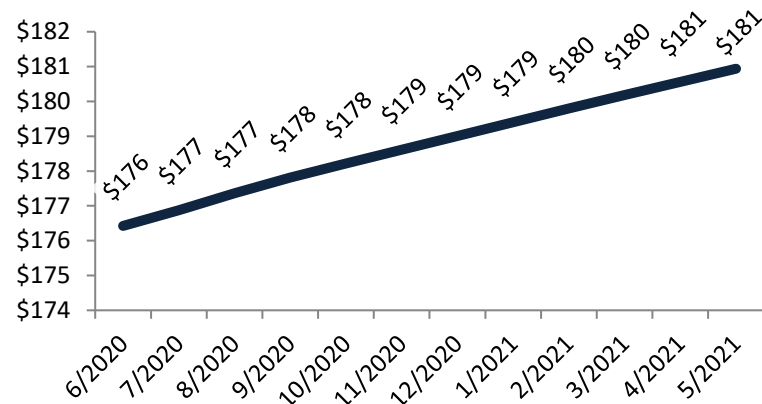
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
6/2020	↗ 6	\$ 321,500	\$ 490,800
7/2020	↗ 6	\$ 324,100	\$ 492,300
8/2020	↗ 6	\$ 328,200	\$ 501,400
9/2020	↗ 6	\$ 332,900	\$ 506,700
10/2020	↗ 6	\$ 337,700	\$ 508,900
11/2020	↗ 6	\$ 342,700	\$ 513,700
12/2020	↗ 6	\$ 347,600	\$ 519,900
1/2021	↗ 6	\$ 352,400	\$ 523,400
2/2021	↗ 6	\$ 357,400	\$ 519,600
3/2021	↗ 6	\$ 362,400	\$ 503,900
4/2021	↗ 6	\$ 368,600	\$ 490,800
5/2021	↗ 6	\$ 372,600	\$ 503,600



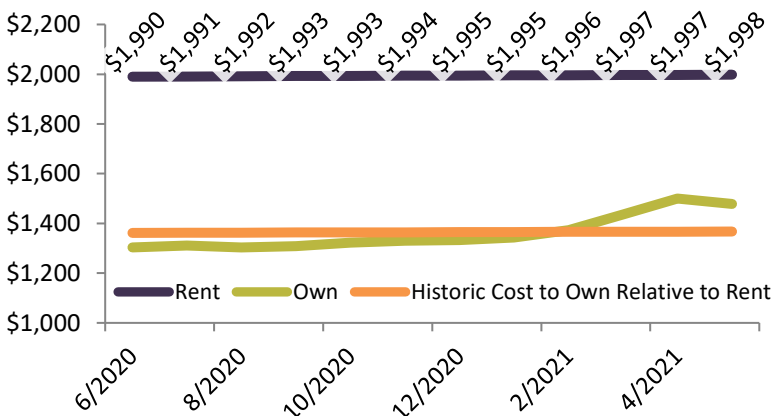
Resale \$/SF and year-over-year percentage change trailing twelve months

Date	± Typ. Value	\$/SF	% Change
6/2020	▶ -2.9%	\$ 176	↑ 3.2%
7/2020	▶ -2.6%	\$ 177	↑ 3.4%
8/2020	▶ -3.0%	\$ 177	↑ 3.7%
9/2020	▶ -2.7%	\$ 178	↑ 3.4%
10/2020	▶ -2.1%	\$ 178	↑ 3.0%
11/2020	▶ -1.7%	\$ 179	↑ 3.0%
12/2020	▶ -1.6%	\$ 179	↑ 3.0%
1/2021	▶ -1.1%	\$ 179	↑ 2.9%
2/2021	▶ 0.4%	\$ 180	↑ 2.9%
3/2021	▶ 3.5%	\$ 180	↑ 2.8%
4/2021	▶ 6.7%	\$ 181	↑ 2.8%
5/2021	▶ 5.6%	\$ 181	↑ 2.8%



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

Date	% Change	Rent	Own
6/2020	↗ 0.8%	\$ 1,990	\$ 1,303
7/2020	↗ 0.8%	\$ 1,991	\$ 1,311
8/2020	↗ 0.7%	\$ 1,992	\$ 1,304
9/2020	↗ 0.7%	\$ 1,993	\$ 1,309
10/2020	↗ 0.6%	\$ 1,993	\$ 1,323
11/2020	↗ 0.6%	\$ 1,994	\$ 1,330
12/2020	↗ 0.5%	\$ 1,995	\$ 1,334
1/2021	↗ 0.5%	\$ 1,995	\$ 1,343
2/2021	↗ 0.5%	\$ 1,996	\$ 1,373
3/2021	↗ 0.5%	\$ 1,997	\$ 1,436
4/2021	↗ 0.5%	\$ 1,997	\$ 1,500
5/2021	↗ 0.5%	\$ 1,998	\$ 1,478



Long Beach Housing Market Value & Trends Update

Historically, properties in this market sell at a -7.8% discount. Today's discount is 0.1%. This market is 7.7% overvalued.

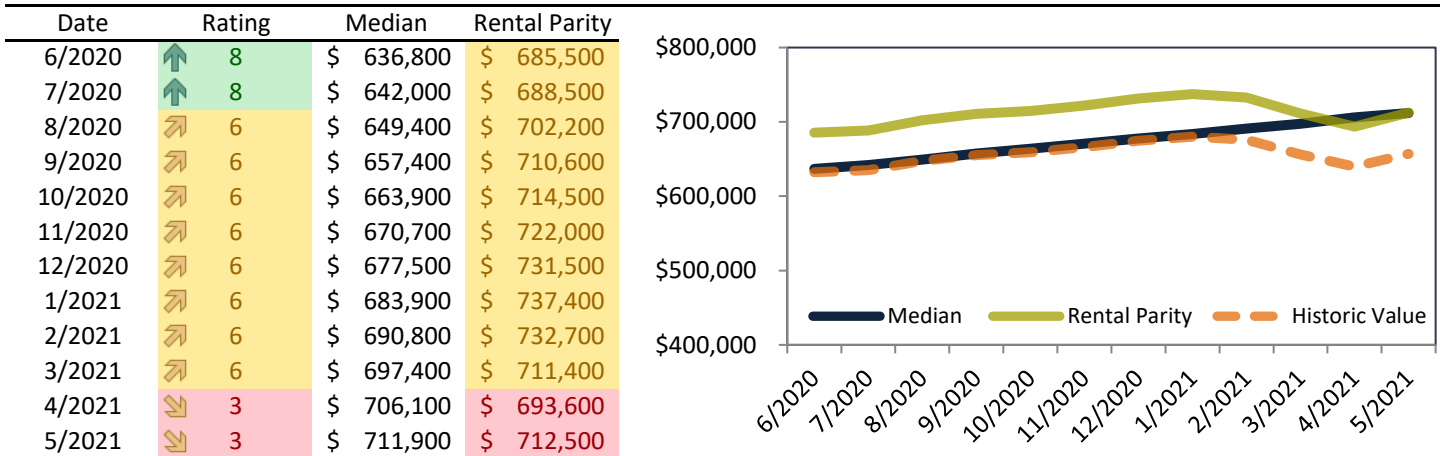
Median home price is \$711,900, and resale \$/SF is \$471/SF. Prices rose 1.7% year-over-year.

Monthly cost of ownership is \$2,824, and rents average \$2,826, making owning \$002 per month less costly than renting.

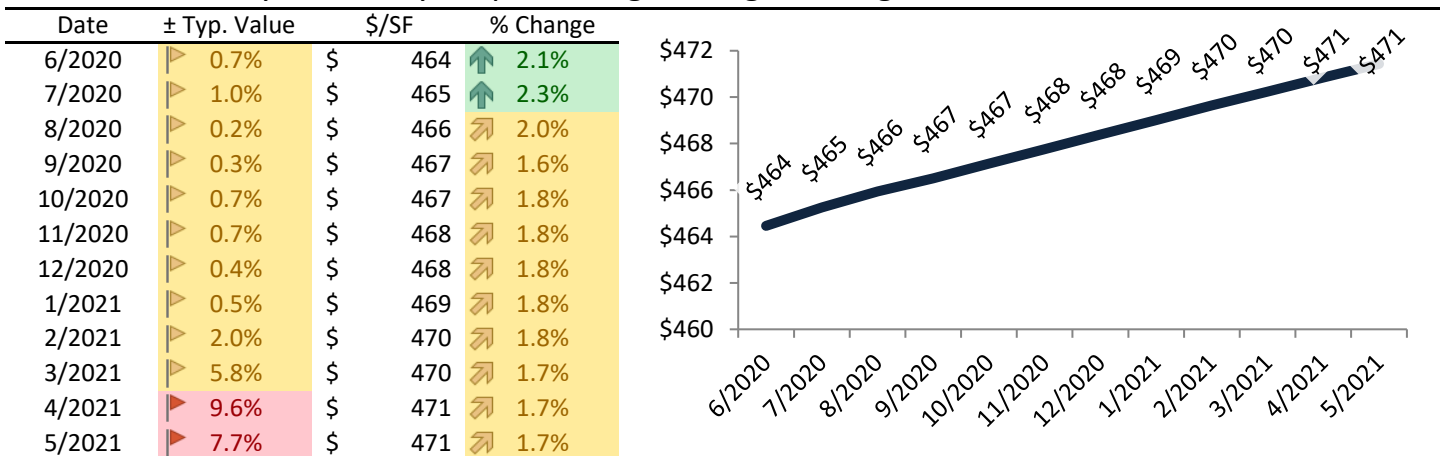
Rents rose 2.0% year-over-year. The current capitalization rate (rent/price) is 3.8%.

Market rating = 3

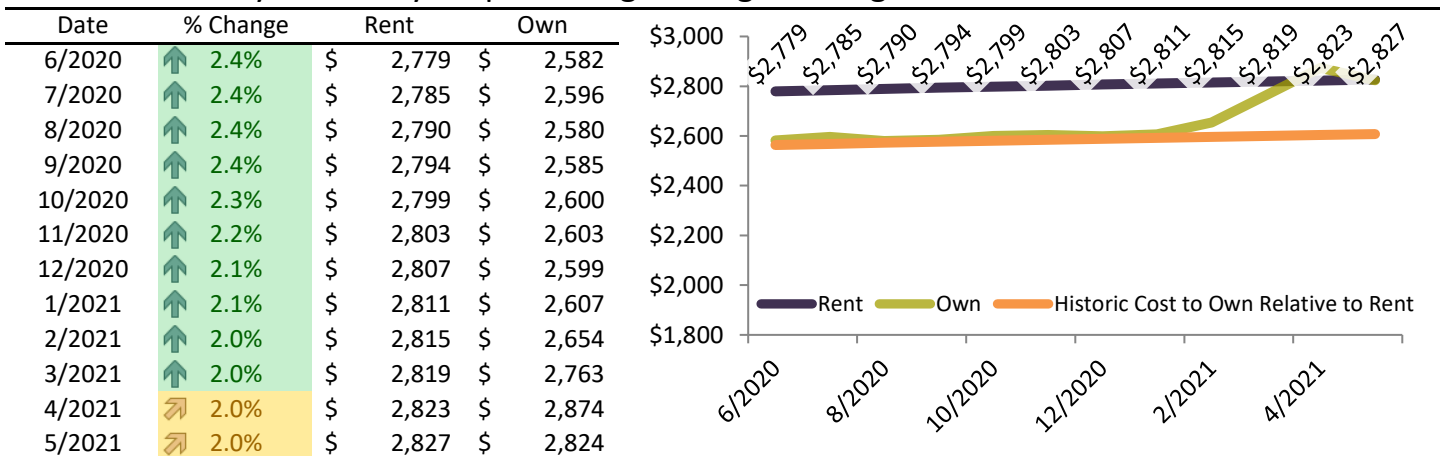
Median Home Price and Rental Parity trailing twelve months



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



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

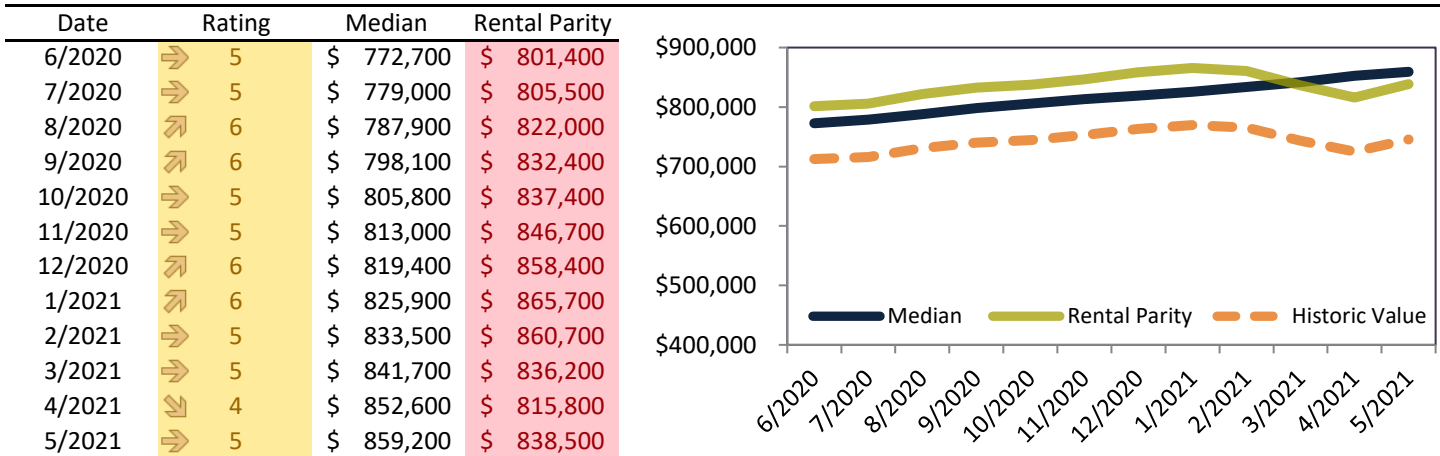


Los Angeles Housing Market Value & Trends Update

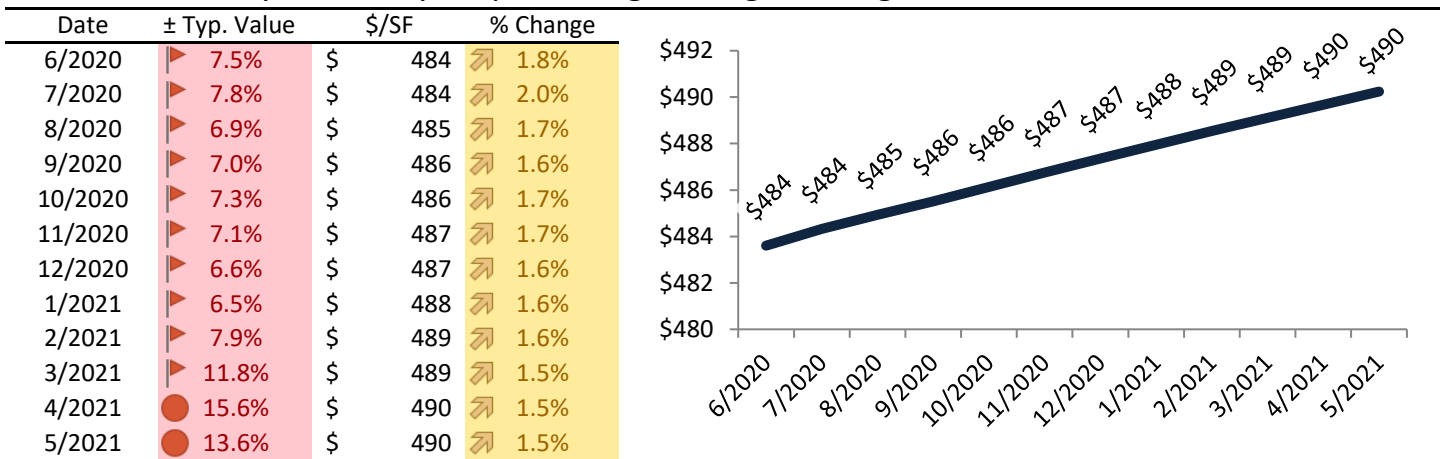
Historically, properties in this market sell at a -11.1% discount. Today's premium is 2.5%. This market is 13.6% overvalued. Median home price is \$859,200, and resale \$/SF is \$490/SF. Prices rose 1.5% year-over-year. Monthly cost of ownership is \$3,408, and rents average \$3,326, making owning \$082 per month more costly than renting. Rents rose 2.7% year-over-year. The current capitalization rate (rent/price) is 3.7%.

Market rating = 5

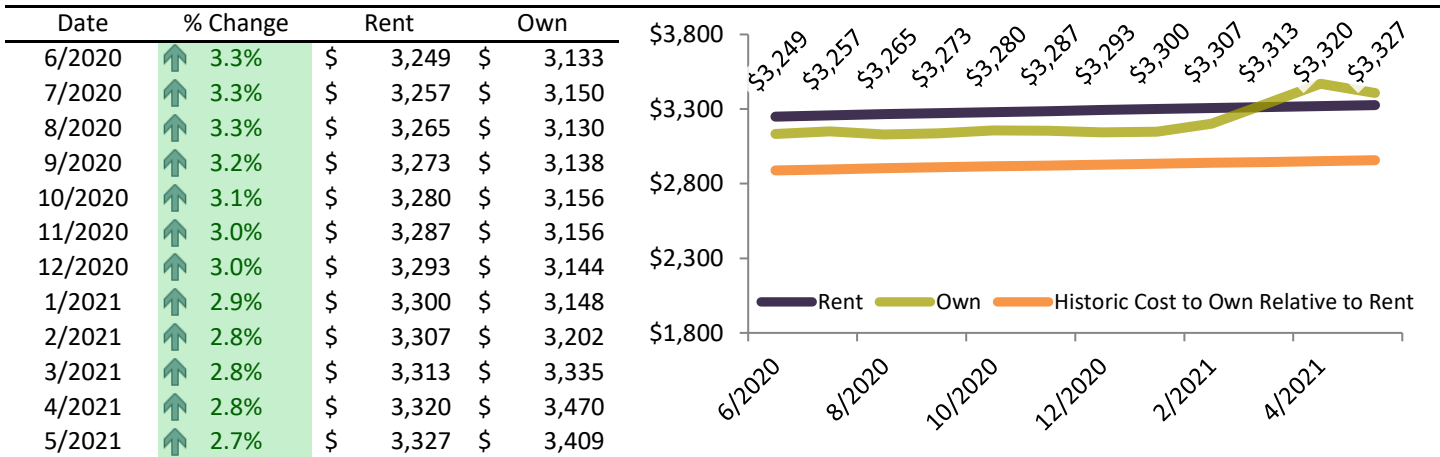
Median Home Price and Rental Parity trailing twelve months



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



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



Lynwood Housing Market Value & Trends Update

Historically, properties in this market sell at a -13.8% discount. Today's discount is 18.1%. This market is 4.3% undervalued.

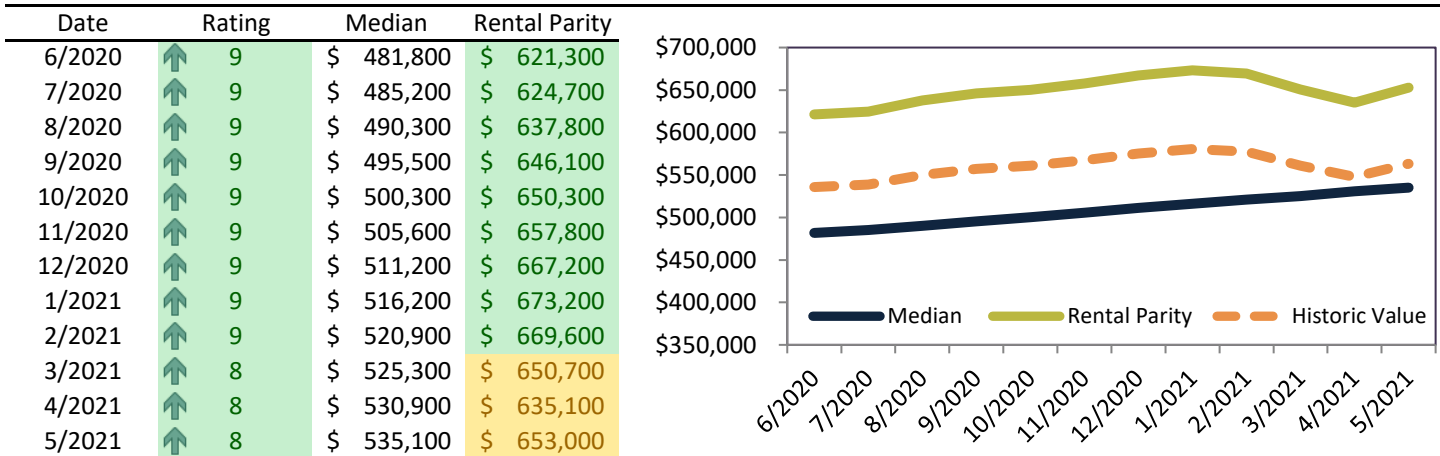
Median home price is \$535,100, and resale \$/SF is \$404/SF. Prices rose 4.9% year-over-year.

Monthly cost of ownership is \$2,122, and rents average \$2,590, making owning \$467 per month less costly than renting.

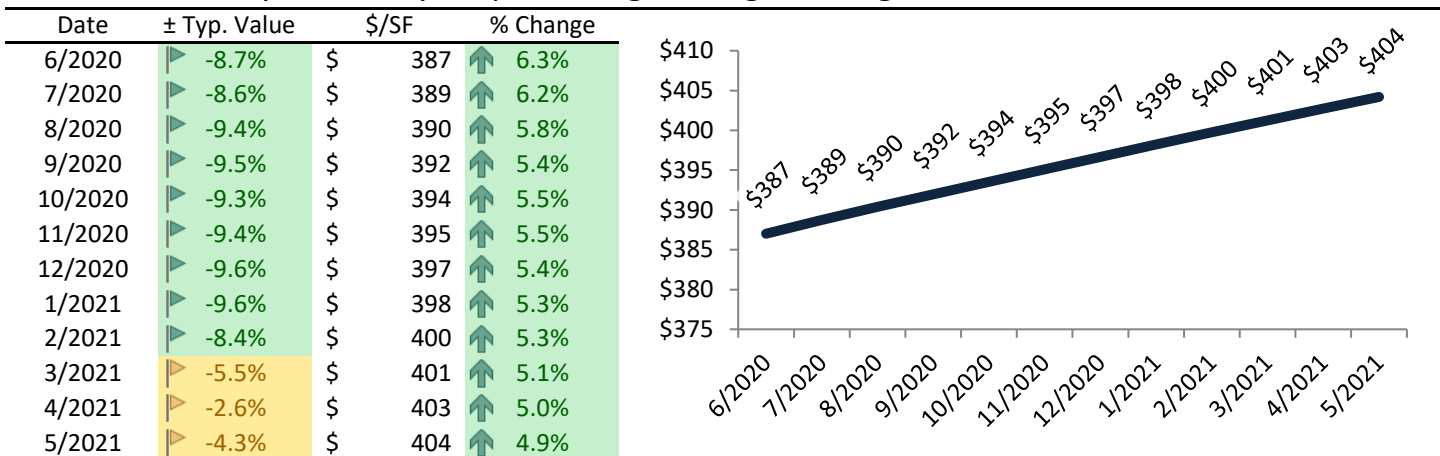
Rents rose 3.3% year-over-year. The current capitalization rate (rent/price) is 4.6%.

Market rating = 8

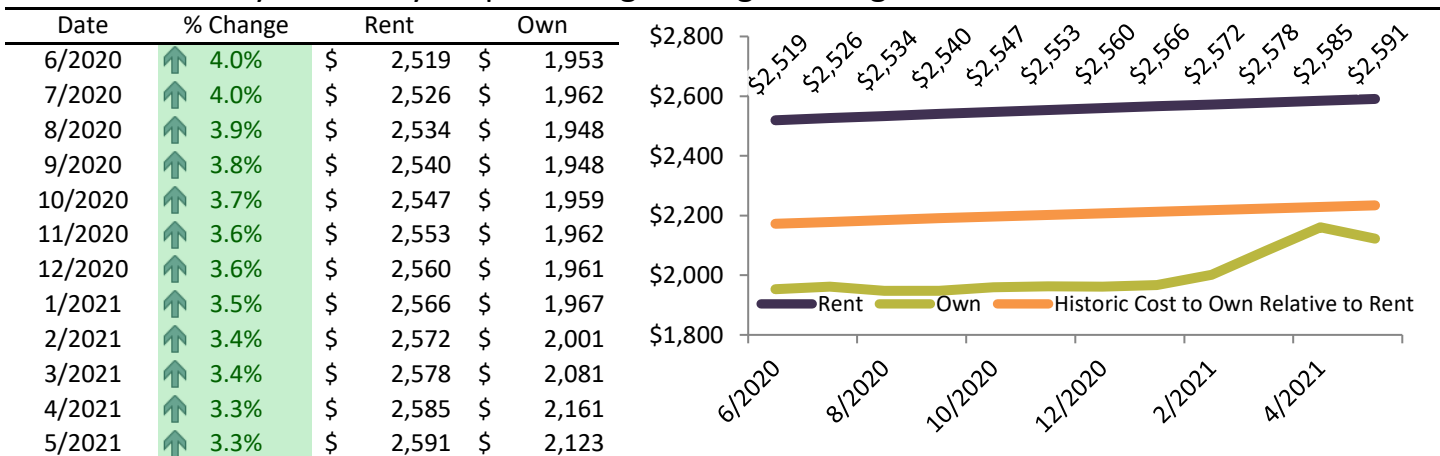
Median Home Price and Rental Parity trailing twelve months



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



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



Monrovia Housing Market Value & Trends Update

Historically, properties in this market sell at a 4.4% premium. Today's premium is 13.0%. This market is 8.6% overvalued.

Median home price is \$830,400, and resale \$/SF is \$497/SF. Prices rose 0.8% year-over-year.

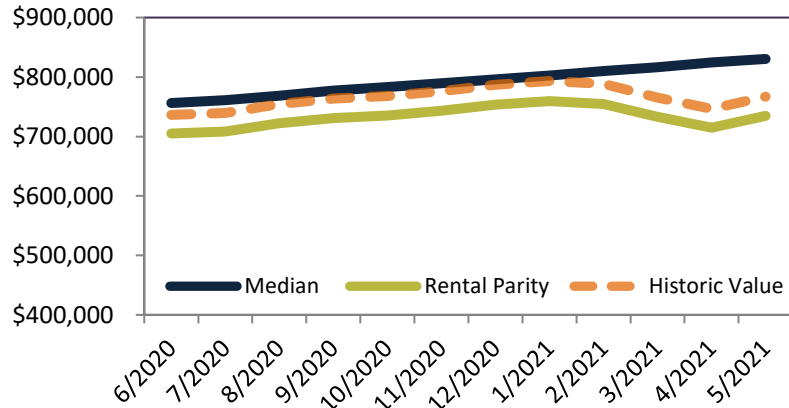
Monthly cost of ownership is \$3,294, and rents average \$2,914, making owning \$380 per month more costly than renting.

Rents rose 2.2% year-over-year. The current capitalization rate (rent/price) is 3.4%.

Market rating = 5

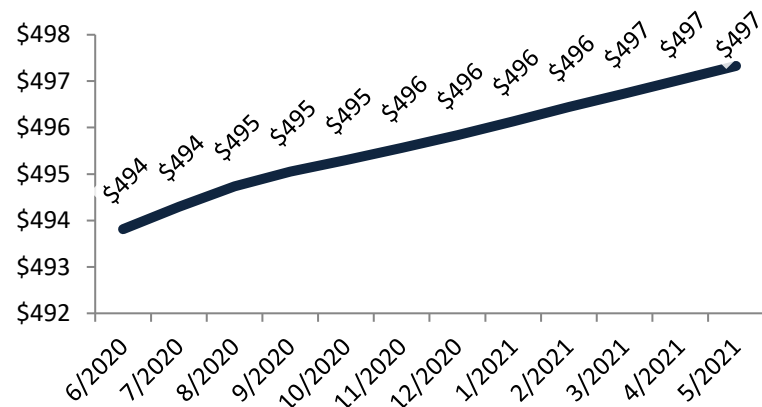
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
6/2020	↗ 6	\$ 756,300	\$ 705,000
7/2020	↗ 6	\$ 761,200	\$ 708,200
8/2020	↗ 6	\$ 768,500	\$ 722,400
9/2020	↗ 6	\$ 777,100	\$ 731,200
10/2020	↗ 6	\$ 783,200	\$ 735,400
11/2020	↗ 6	\$ 789,700	\$ 743,300
12/2020	↗ 6	\$ 795,900	\$ 753,300
1/2021	↗ 6	\$ 802,400	\$ 759,500
2/2021	↗ 6	\$ 809,900	\$ 754,800
3/2021	↗ 6	\$ 816,400	\$ 733,000
4/2021	→ 5	\$ 824,700	\$ 714,800
5/2021	→ 5	\$ 830,400	\$ 734,500



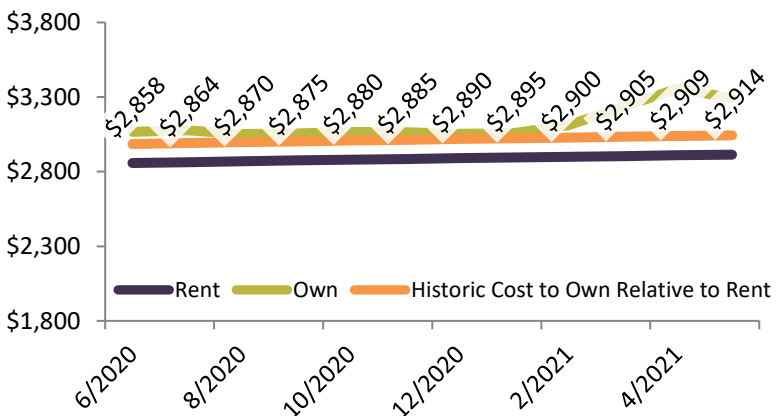
Resale \$/SF and year-over-year percentage change trailing twelve months

Date	± Typ. Value	\$/SF	% Change
6/2020	▶ 2.8%	\$ 494	↗ 1.0%
7/2020	▶ 3.0%	\$ 494	↗ 1.3%
8/2020	▶ 1.9%	\$ 495	↗ 1.2%
9/2020	▶ 1.8%	\$ 495	↗ 0.8%
10/2020	▶ 2.1%	\$ 495	↗ 0.7%
11/2020	▶ 1.8%	\$ 496	↗ 0.7%
12/2020	▶ 1.2%	\$ 496	↗ 0.7%
1/2021	▶ 1.2%	\$ 496	↗ 0.8%
2/2021	▶ 2.9%	\$ 496	↗ 0.8%
3/2021	▶ 6.9%	\$ 497	↗ 0.8%
4/2021	▶ 10.9%	\$ 497	↗ 0.8%
5/2021	▶ 8.6%	\$ 497	↗ 0.8%



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

Date	% Change	Rent	Own
6/2020	↑ 2.7%	\$ 2,858	\$ 3,066
7/2020	↑ 2.7%	\$ 2,864	\$ 3,078
8/2020	↑ 2.7%	\$ 2,870	\$ 3,053
9/2020	↑ 2.6%	\$ 2,875	\$ 3,055
10/2020	↑ 2.6%	\$ 2,880	\$ 3,067
11/2020	↑ 2.5%	\$ 2,885	\$ 3,065
12/2020	↑ 2.4%	\$ 2,890	\$ 3,053
1/2021	↑ 2.4%	\$ 2,895	\$ 3,058
2/2021	↑ 2.3%	\$ 2,900	\$ 3,111
3/2021	↑ 2.3%	\$ 2,905	\$ 3,235
4/2021	↑ 2.3%	\$ 2,909	\$ 3,356
5/2021	↑ 2.2%	\$ 2,914	\$ 3,294



Montebello Housing Market Value & Trends Update

Historically, properties in this market sell at a -5.3% discount. Today's discount is 2.2%. This market is 3.1% overvalued.

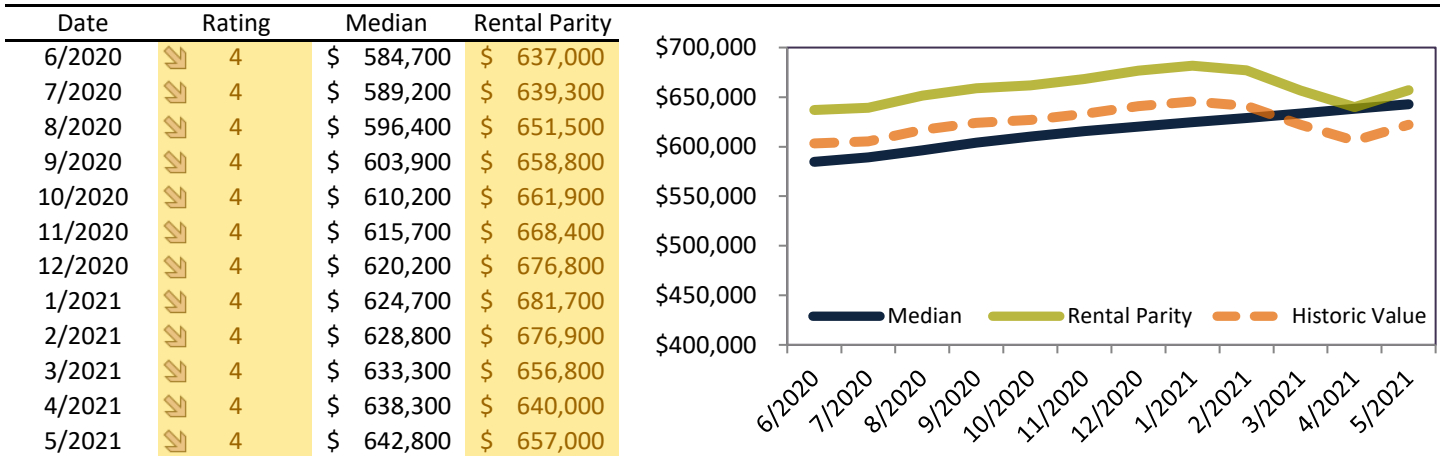
Median home price is \$642,800, and resale \$/SF is \$373/SF. Prices rose 1.0% year-over-year.

Monthly cost of ownership is \$2,550, and rents average \$2,606, making owning \$056 per month less costly than renting.

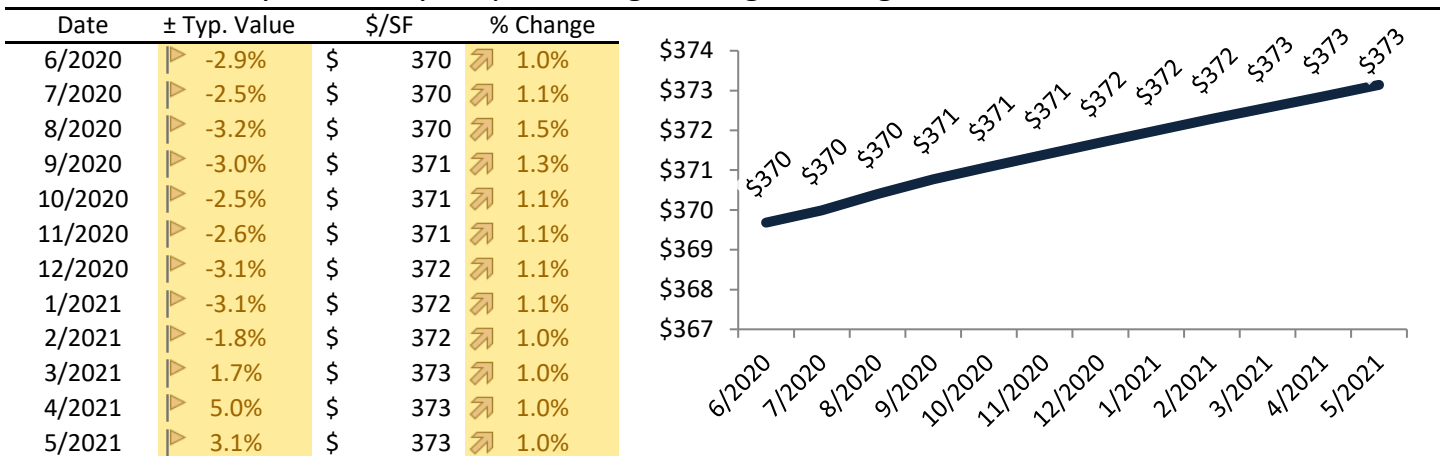
Rents rose 1.1% year-over-year. The current capitalization rate (rent/price) is 3.9%.

Market rating = 4

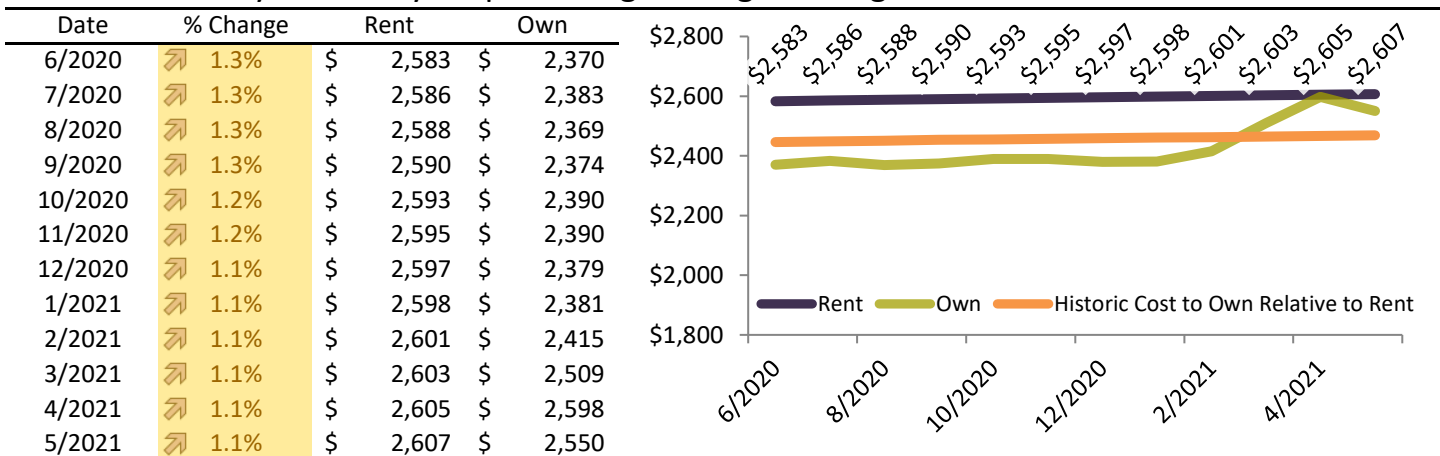
Median Home Price and Rental Parity trailing twelve months



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



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



Monterey Park Housing Market Value & Trends Update

Historically, properties in this market sell at a 2.9% premium. Today's premium is 6.3%. This market is 3.4% overvalued.

Median home price is \$764,800, and resale \$/SF is \$435/SF. Prices rose 0.2% year-over-year.

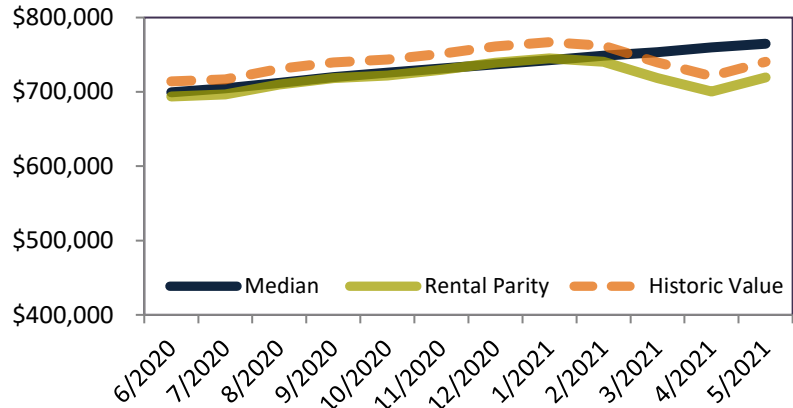
Monthly cost of ownership is \$3,034, and rents average \$2,854, making owning \$179 per month more costly than renting.

Rents rose 1.7% year-over-year. The current capitalization rate (rent/price) is 3.6%.

Market rating = 4

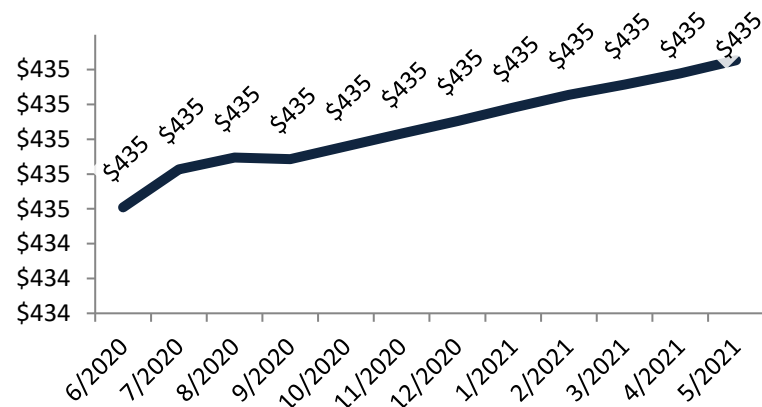
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
6/2020	↗ 6	\$ 699,400	\$ 693,800
7/2020	↗ 6	\$ 704,900	\$ 696,600
8/2020	↗ 6	\$ 712,300	\$ 710,100
9/2020	↘ 4	\$ 719,900	\$ 718,400
10/2020	↘ 4	\$ 725,900	\$ 722,200
11/2020	↘ 4	\$ 731,500	\$ 729,700
12/2020	↘ 4	\$ 737,200	\$ 739,300
1/2021	↘ 4	\$ 742,500	\$ 745,100
2/2021	↘ 4	\$ 748,600	\$ 740,300
3/2021	↘ 4	\$ 753,400	\$ 718,600
4/2021	↘ 4	\$ 759,800	\$ 700,500
5/2021	↘ 4	\$ 764,800	\$ 719,500



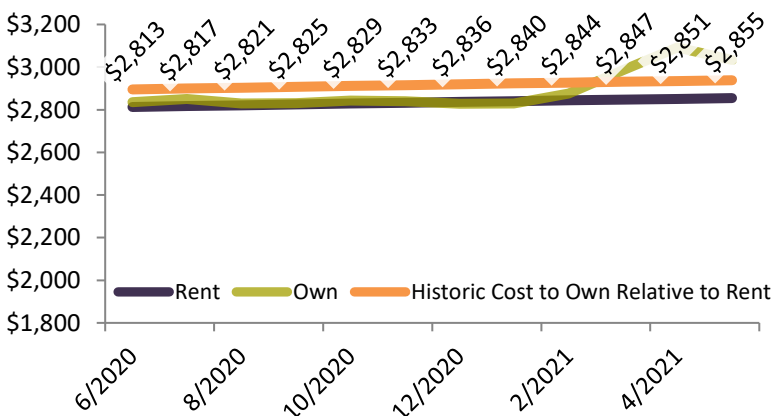
Resale \$/SF and year-over-year percentage change trailing twelve months

Date	± Typ. Value	\$/SF	% Change
6/2020	▶ -2.1%	\$ 435	↗ 0.4%
7/2020	▶ -1.7%	\$ 435	↗ 0.7%
8/2020	▶ -2.6%	\$ 435	↗ 0.2%
9/2020	▶ -2.7%	\$ 435	↘ 0.0%
10/2020	▶ -2.4%	\$ 435	↗ 0.2%
11/2020	▶ -2.7%	\$ 435	↗ 0.2%
12/2020	▶ -3.2%	\$ 435	↗ 0.2%
1/2021	▶ -3.3%	\$ 435	↗ 0.2%
2/2021	▶ -1.8%	\$ 435	↗ 0.2%
3/2021	▶ 1.9%	\$ 435	↗ 0.2%
4/2021	▶ 5.5%	\$ 435	↗ 0.2%
5/2021	▶ 3.4%	\$ 435	↗ 0.2%



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

Date	% Change	Rent	Own
6/2020	↑ 2.1%	\$ 2,813	\$ 2,835
7/2020	↑ 2.1%	\$ 2,817	\$ 2,851
8/2020	↑ 2.0%	\$ 2,821	\$ 2,829
9/2020	↗ 2.0%	\$ 2,825	\$ 2,830
10/2020	↗ 1.9%	\$ 2,829	\$ 2,843
11/2020	↗ 1.9%	\$ 2,833	\$ 2,839
12/2020	↗ 1.9%	\$ 2,836	\$ 2,828
1/2021	↗ 1.8%	\$ 2,840	\$ 2,830
2/2021	↗ 1.8%	\$ 2,844	\$ 2,876
3/2021	↗ 1.8%	\$ 2,847	\$ 2,985
4/2021	↗ 1.8%	\$ 2,851	\$ 3,092
5/2021	↗ 1.7%	\$ 2,855	\$ 3,034

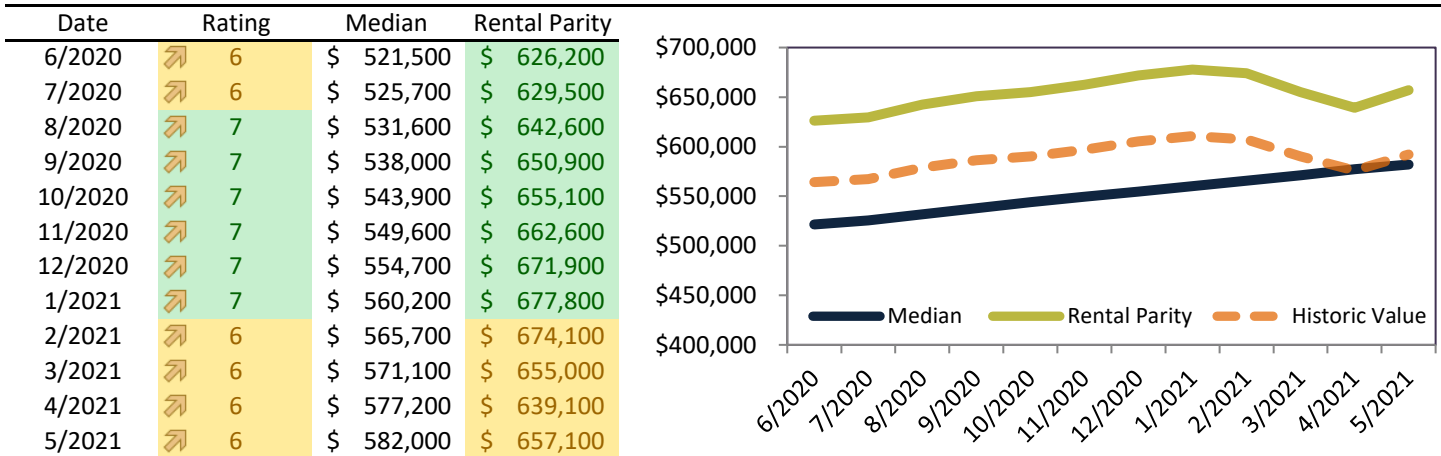


Norwalk Housing Market Value & Trends Update

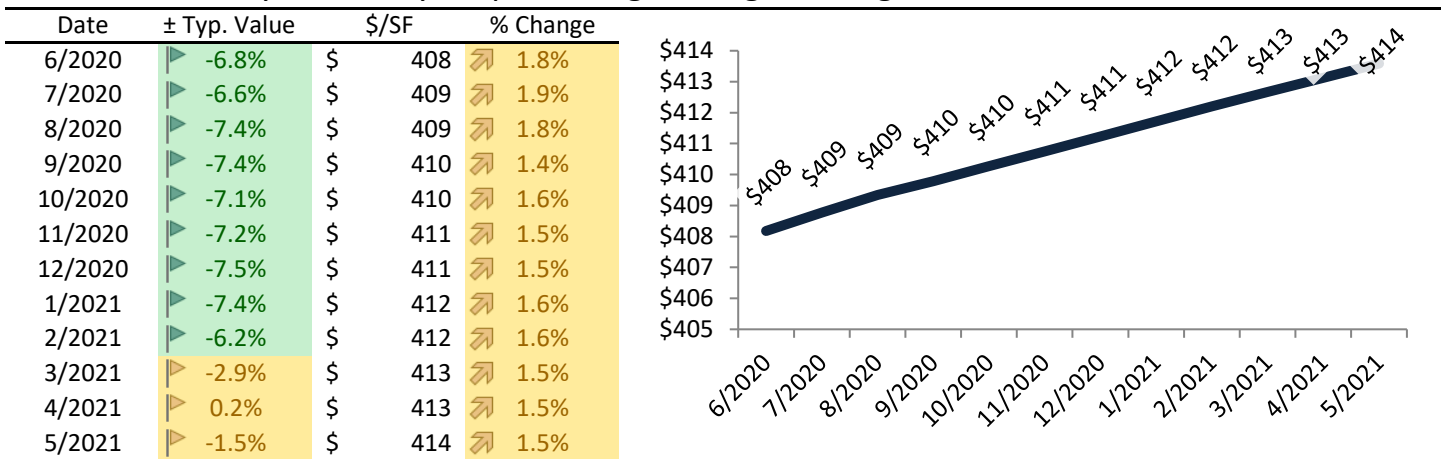
Historically, properties in this market sell at a -9.9% discount. Today's discount is 11.4%. This market is 1.5% undervalued. Median home price is \$582,000, and resale \$/SF is \$414/SF. Prices rose 1.5% year-over-year. Monthly cost of ownership is \$2,308, and rents average \$2,607, making owning \$298 per month less costly than renting. Rents rose 3.1% year-over-year. The current capitalization rate (rent/price) is 4.3%.

Market rating = 6

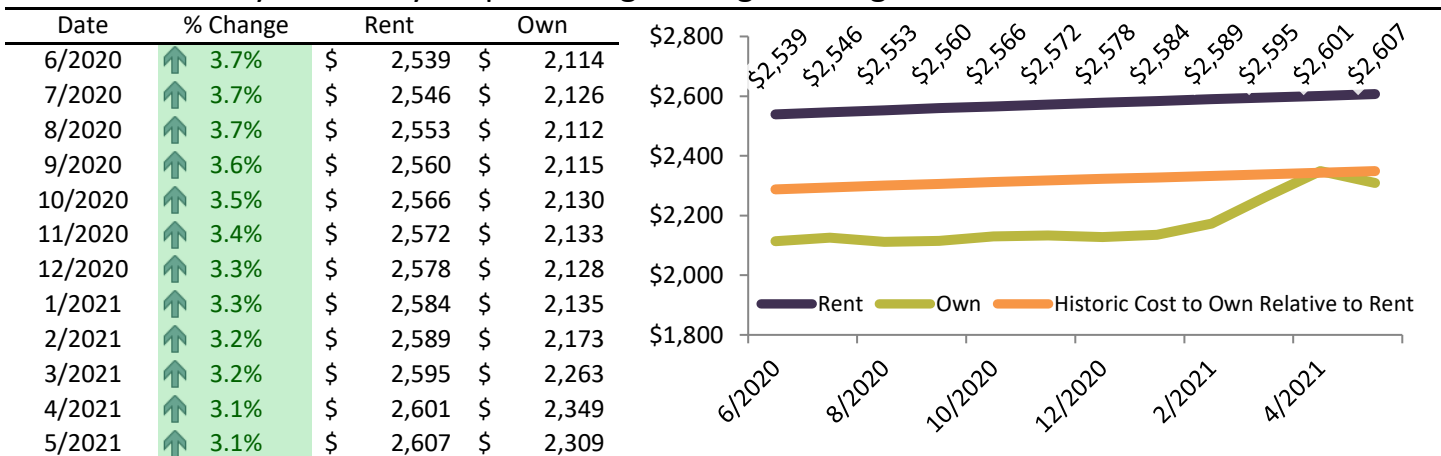
Median Home Price and Rental Parity trailing twelve months



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



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



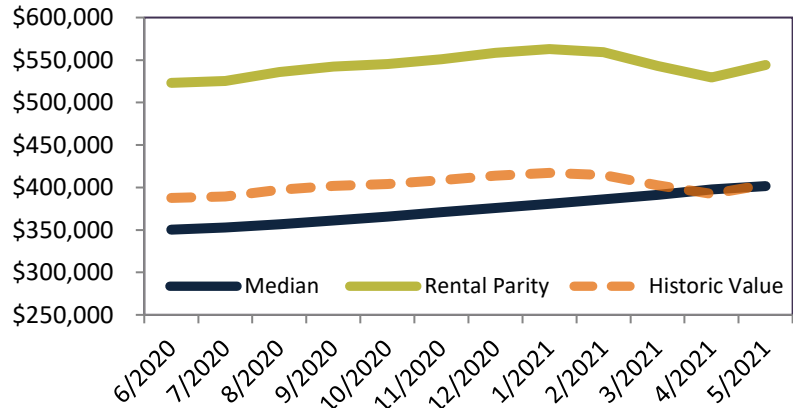
Palmdale Housing Market Value & Trends Update

Historically, properties in this market sell at a -25.9% discount. Today's discount is 26.2%. This market is 0.3% undervalued. Median home price is \$401,600, and resale \$/SF is \$191/SF. Prices rose 2.3% year-over-year. Monthly cost of ownership is \$1,593, and rents average \$2,158, making owning \$565 per month less costly than renting. Rents rose 2.1% year-over-year. The current capitalization rate (rent/price) is 5.2%.

Market rating = 8

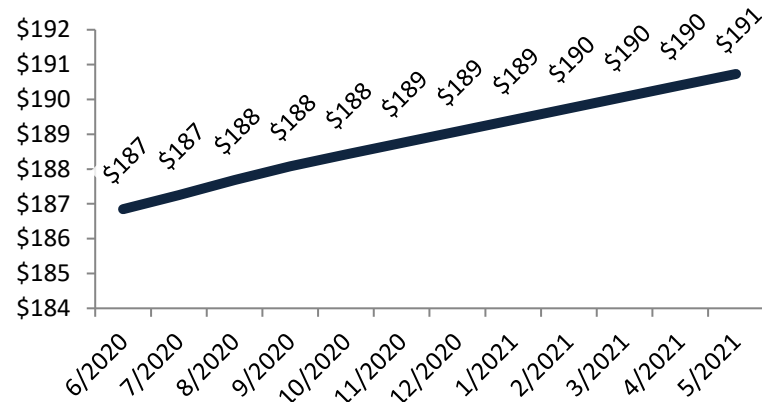
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
6/2020	↑ 9	\$ 350,300	\$ 523,100
7/2020	↑ 8	\$ 352,800	\$ 525,400
8/2020	↑ 9	\$ 356,600	\$ 535,900
9/2020	↑ 9	\$ 361,100	\$ 542,300
10/2020	↑ 9	\$ 365,800	\$ 545,300
11/2020	↑ 8	\$ 370,800	\$ 551,100
12/2020	↑ 8	\$ 375,800	\$ 558,400
1/2021	↑ 8	\$ 380,800	\$ 562,900
2/2021	↑ 8	\$ 386,000	\$ 559,400
3/2021	↑ 8	\$ 391,100	\$ 543,200
4/2021	↑ 8	\$ 397,700	\$ 529,600
5/2021	↑ 8	\$ 401,600	\$ 544,100



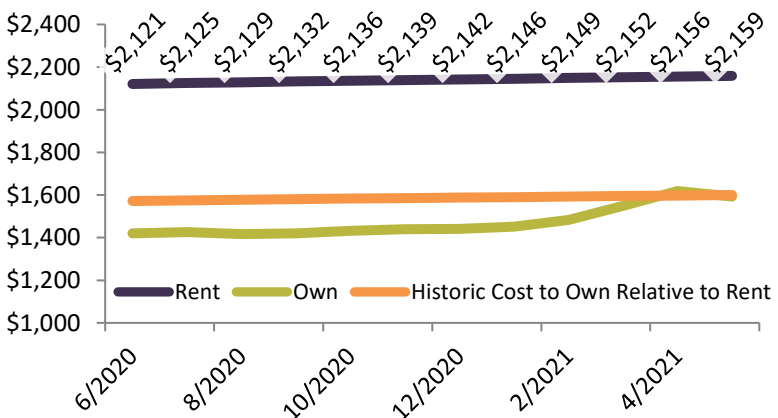
Resale \$/SF and year-over-year percentage change trailing twelve months

Date	± Typ. Value	\$/SF	% Change
6/2020	▶ -7.1%	\$ 187	↑ 2.7%
7/2020	▶ -7.0%	\$ 187	↑ 2.9%
8/2020	▶ -7.6%	\$ 188	↑ 3.1%
9/2020	▶ -7.5%	\$ 188	↑ 2.8%
10/2020	▶ -7.0%	\$ 188	↑ 2.4%
11/2020	▶ -6.8%	\$ 189	↑ 2.4%
12/2020	▶ -6.8%	\$ 189	↑ 2.3%
1/2021	▶ -6.5%	\$ 189	↑ 2.3%
2/2021	▶ -5.1%	\$ 190	↑ 2.3%
3/2021	▶ -2.1%	\$ 190	↑ 2.3%
4/2021	▶ 1.0%	\$ 190	↑ 2.3%
5/2021	▶ -0.3%	\$ 191	↑ 2.3%



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

Date	% Change	Rent	Own
6/2020	↑ 2.6%	\$ 2,121	\$ 1,420
7/2020	↑ 2.6%	\$ 2,125	\$ 1,427
8/2020	↑ 2.5%	\$ 2,129	\$ 1,417
9/2020	↑ 2.5%	\$ 2,132	\$ 1,420
10/2020	↑ 2.4%	\$ 2,136	\$ 1,433
11/2020	↑ 2.3%	\$ 2,139	\$ 1,439
12/2020	↑ 2.2%	\$ 2,142	\$ 1,442
1/2021	↑ 2.2%	\$ 2,146	\$ 1,451
2/2021	↑ 2.1%	\$ 2,149	\$ 1,483
3/2021	↑ 2.1%	\$ 2,152	\$ 1,550
4/2021	↑ 2.1%	\$ 2,156	\$ 1,618
5/2021	↑ 2.1%	\$ 2,159	\$ 1,593



Paramount Housing Market Value & Trends Update

Historically, properties in this market sell at a -20.4% discount. Today's discount is 21.2%. This market is 0.8% undervalued.

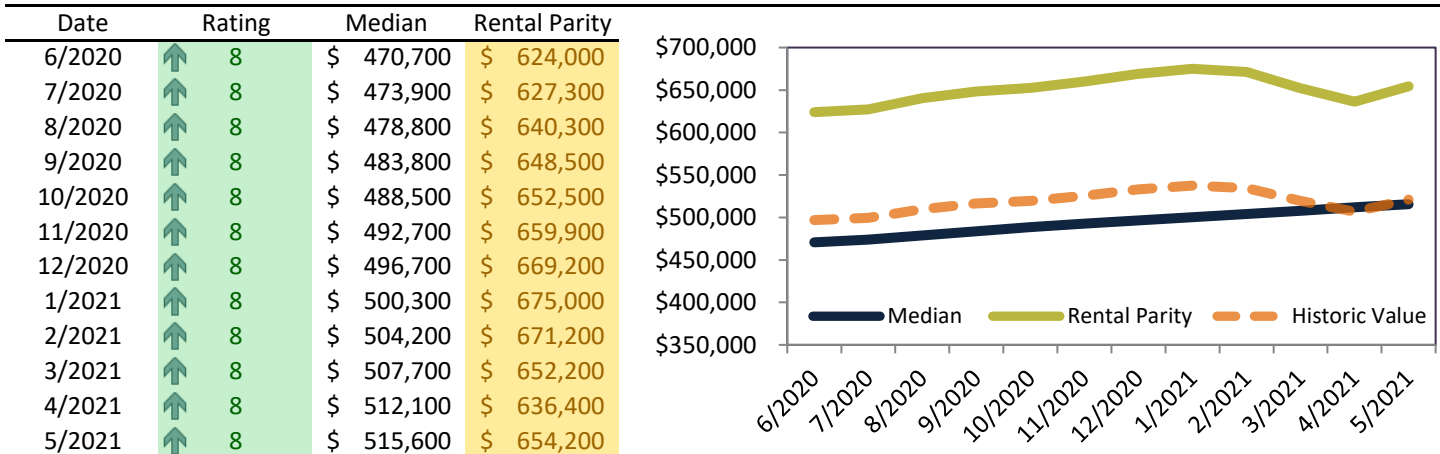
Median home price is \$515,600, and resale \$/SF is \$395/SF. Prices rose 3.8% year-over-year.

Monthly cost of ownership is \$2,045, and rents average \$2,595, making owning \$550 per month less costly than renting.

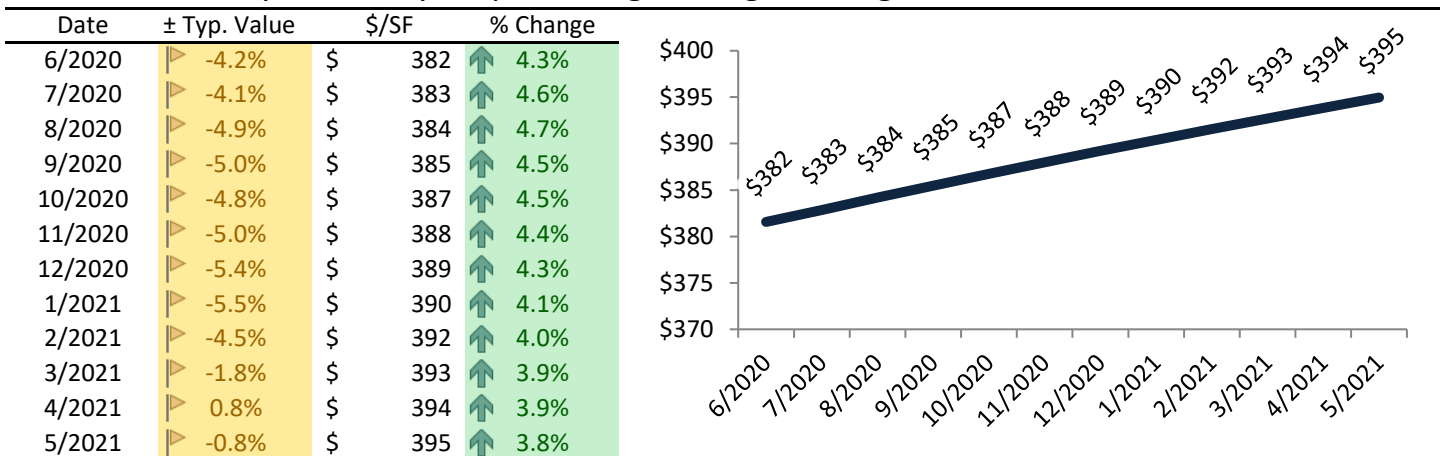
Rents rose 3.0% year-over-year. The current capitalization rate (rent/price) is 4.8%.

Market rating = 8

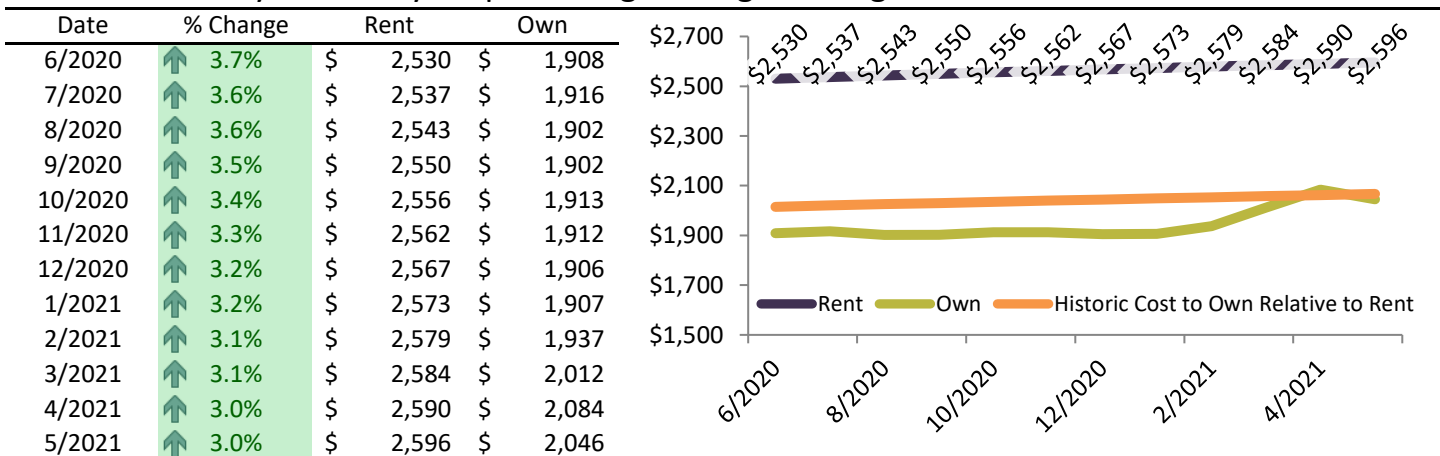
Median Home Price and Rental Parity trailing twelve months



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



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

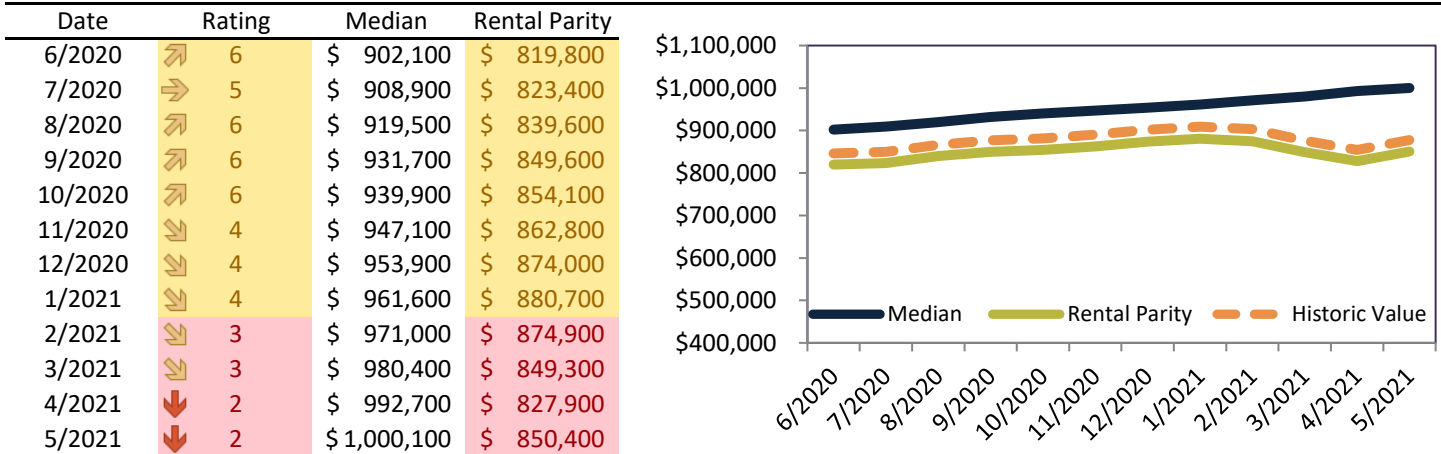


Pasadena Housing Market Value & Trends Update

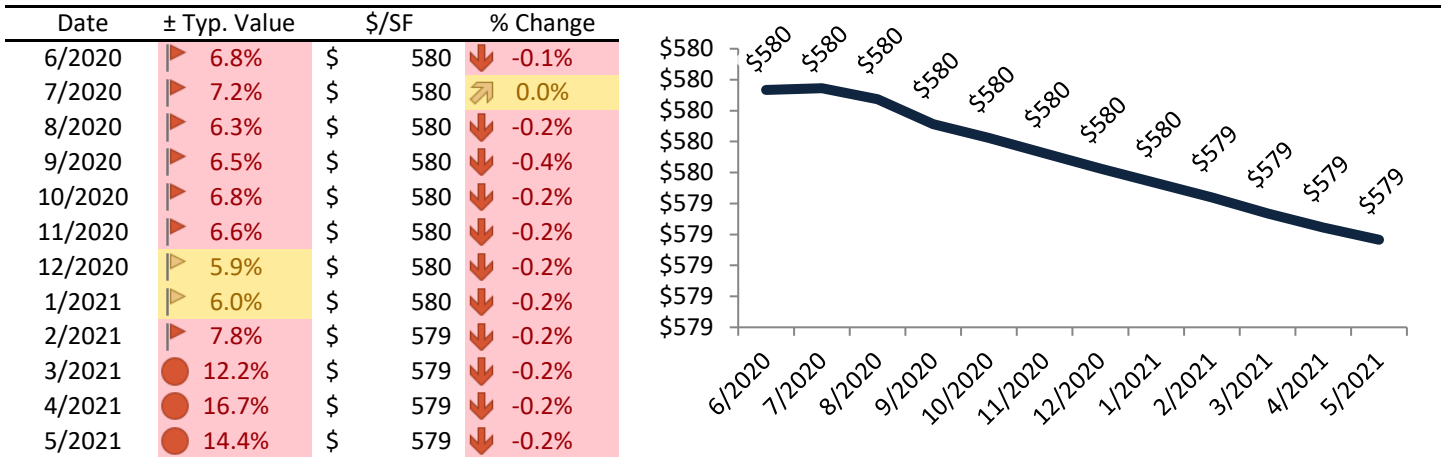
Historically, properties in this market sell at a 3.2% premium. Today's premium is 17.6%. This market is 14.4% overvalued. Median home price is \$1,000,100, and resale \$/SF is \$579/SF. Prices fell 0.2% year-over-year. Monthly cost of ownership is \$3,967, and rents average \$3,373, making owning \$593 per month more costly than renting. Rents rose 1.7% year-over-year. The current capitalization rate (rent/price) is 3.2%.

Market rating = 2

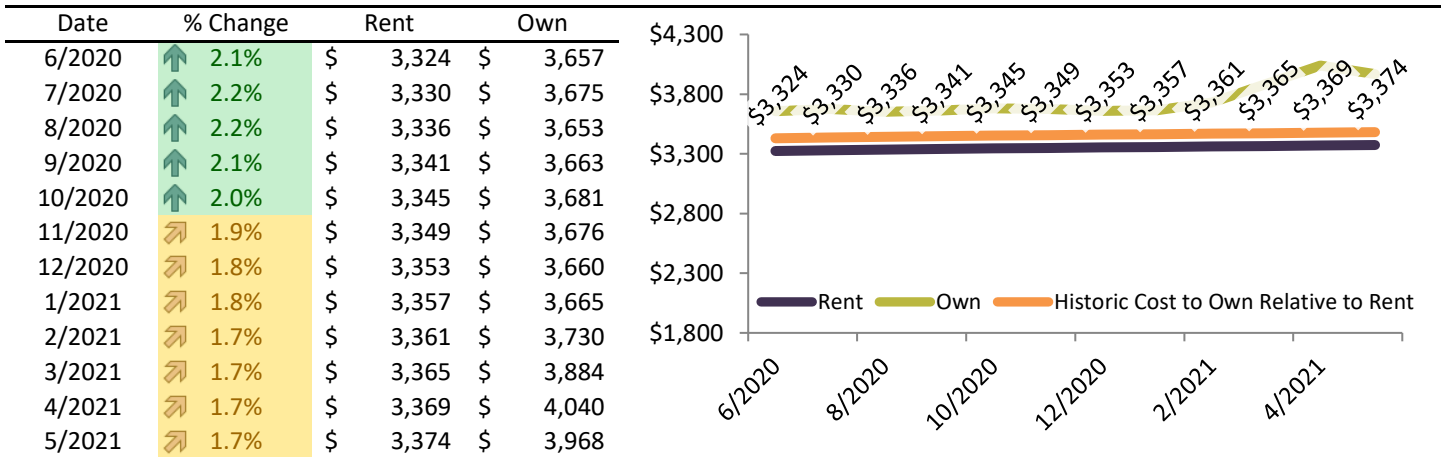
Median Home Price and Rental Parity trailing twelve months



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



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

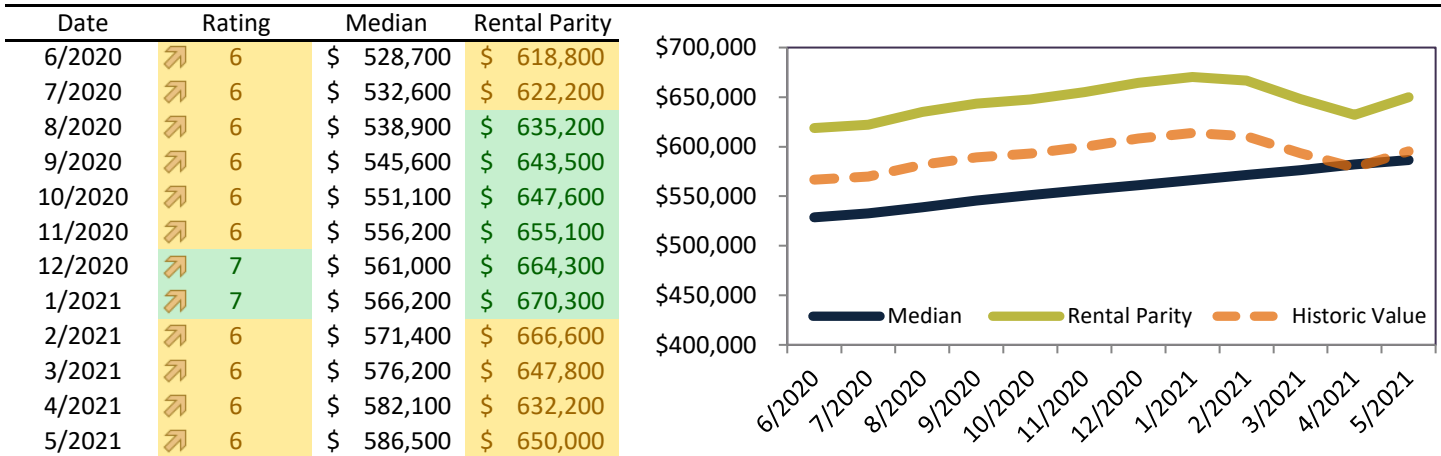


Pico Rivera Housing Market Value & Trends Update

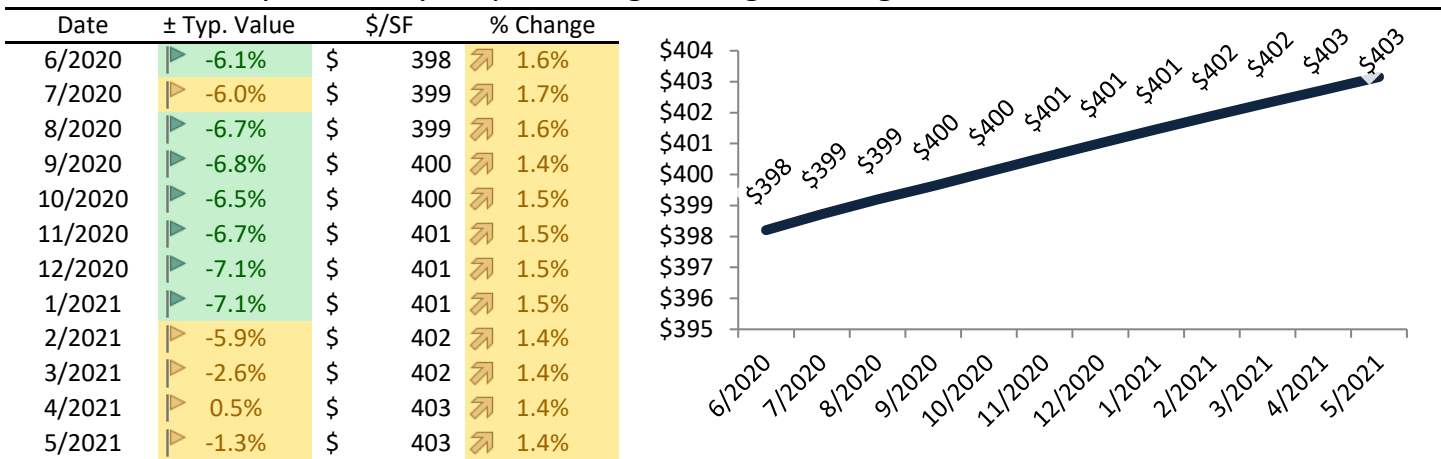
Historically, properties in this market sell at a -8.4% discount. Today's discount is 9.7%. This market is 1.3% undervalued. Median home price is \$586,500, and resale \$/SF is \$403/SF. Prices rose 1.4% year-over-year. Monthly cost of ownership is \$2,326, and rents average \$2,579, making owning \$252 per month less costly than renting. Rents rose 3.2% year-over-year. The current capitalization rate (rent/price) is 4.2%.

Market rating = 6

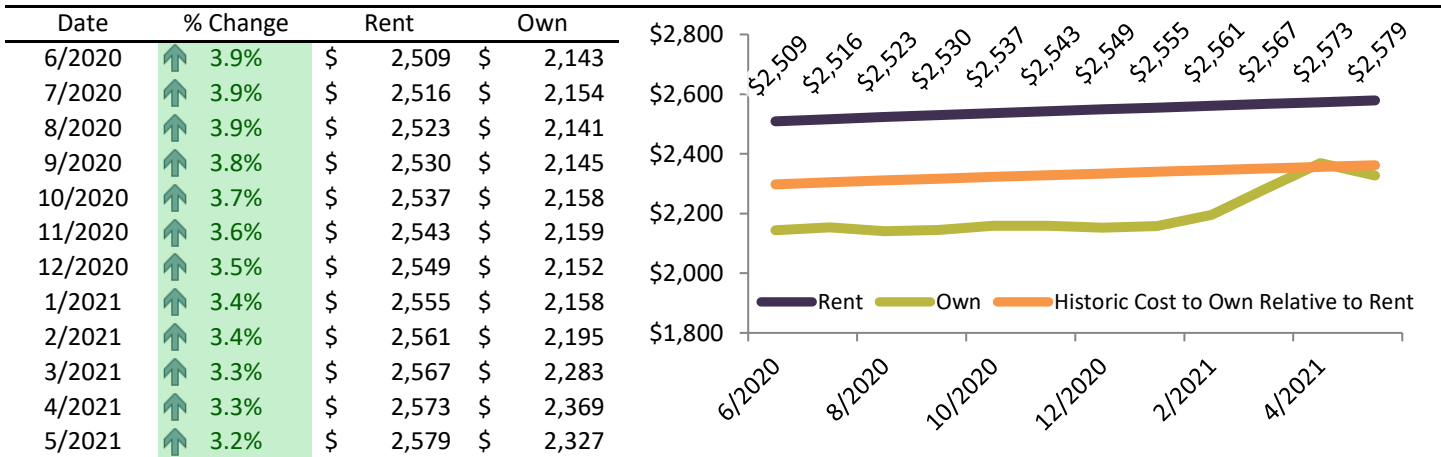
Median Home Price and Rental Parity trailing twelve months



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



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

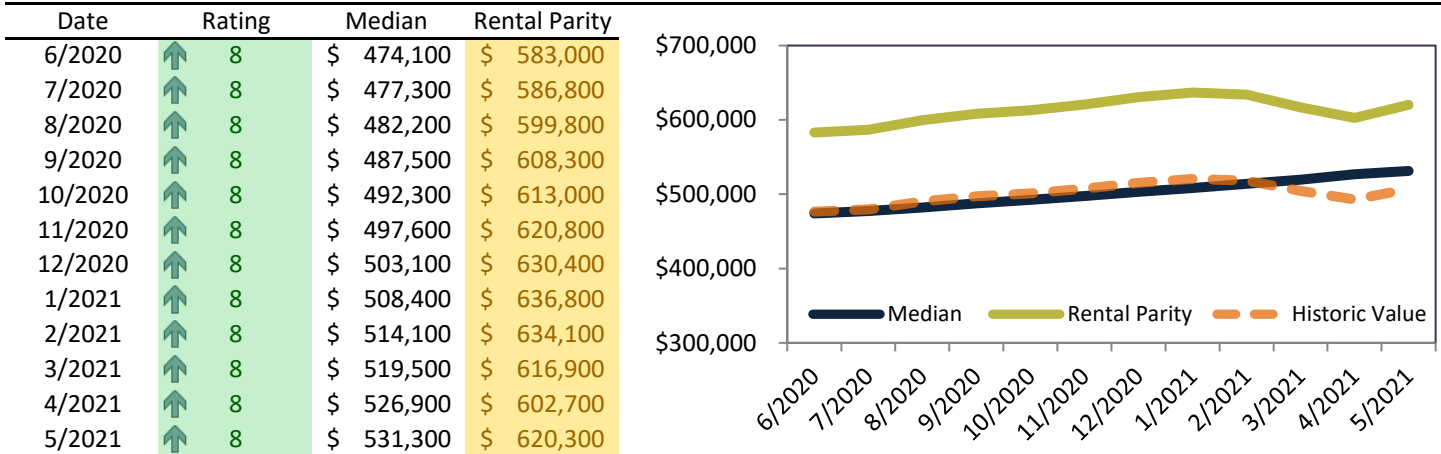


Pomona Housing Market Value & Trends Update

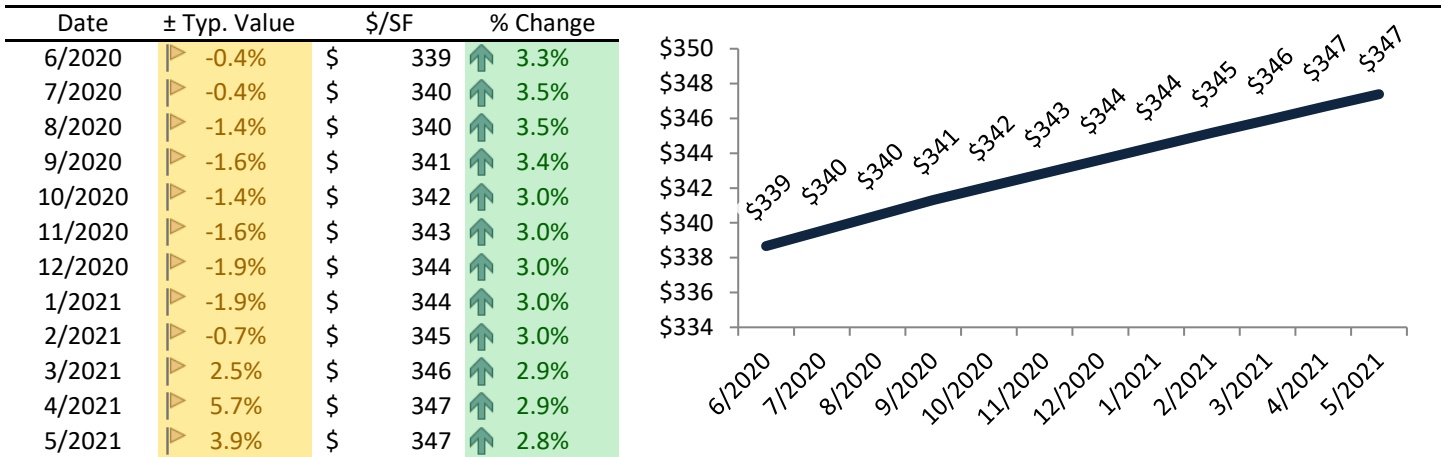
Historically, properties in this market sell at a -18.3% discount. Today's discount is 14.4%. This market is 3.9% overvalued. Median home price is \$531,300, and resale \$/SF is \$347/SF. Prices rose 2.8% year-over-year. Monthly cost of ownership is \$2,107, and rents average \$2,460, making owning \$353 per month less costly than renting. Rents rose 4.8% year-over-year. The current capitalization rate (rent/price) is 4.4%.

Market rating = 8

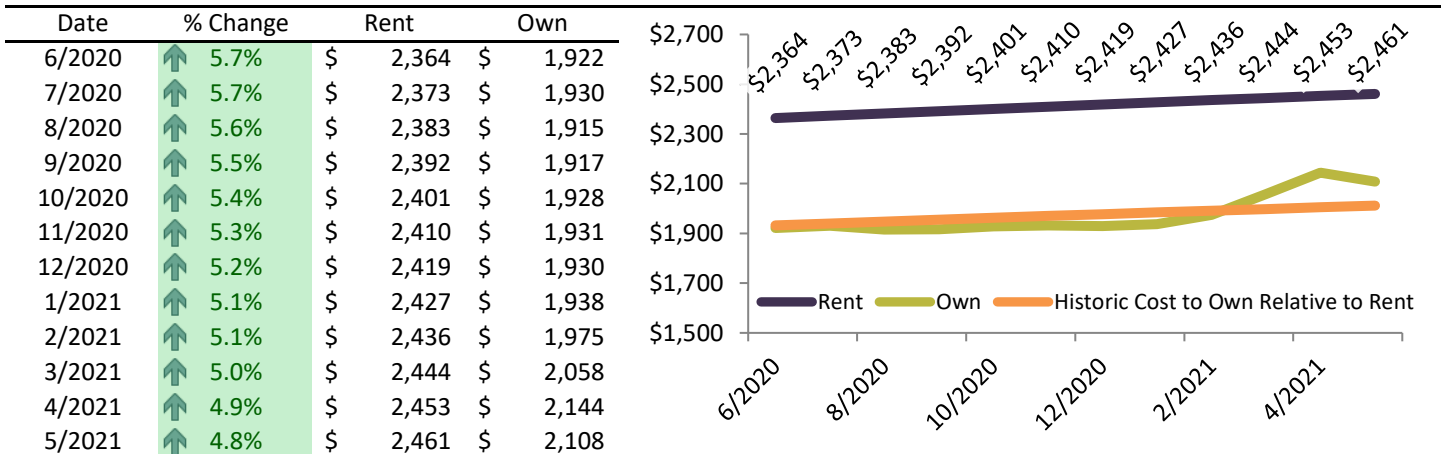
Median Home Price and Rental Parity trailing twelve months



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



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



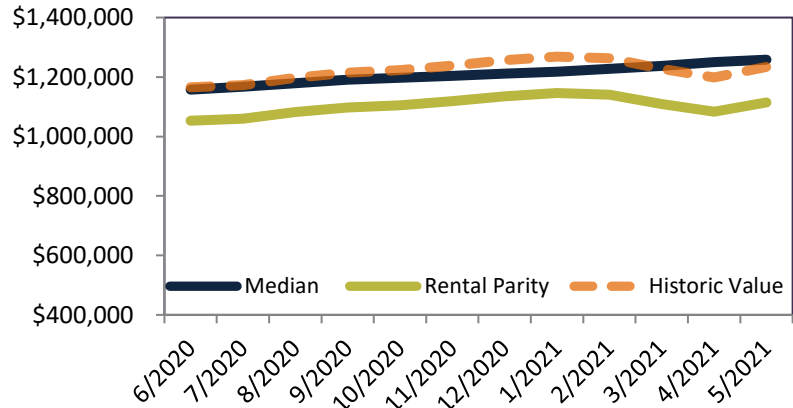
Redondo Beach Housing Market Value & Trends Update

Historically, properties in this market sell at a 10.7% premium. Today's premium is 12.9%. This market is 2.2% overvalued. Median home price is \$1,258,400, and resale \$/SF is \$628/SF. Prices fell 0.1% year-over-year. Monthly cost of ownership is \$4,992, and rents average \$4,422, making owning \$570 per month more costly than renting. Rents rose 4.2% year-over-year. The current capitalization rate (rent/price) is 3.4%.

Market rating = 6

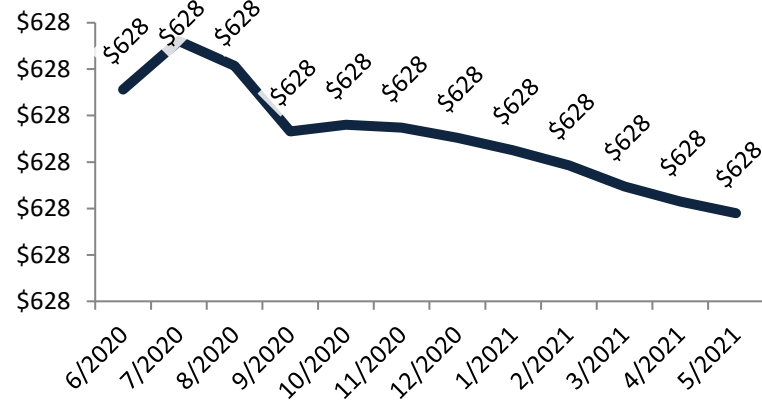
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
6/2020	↔ 6	\$ 1,157,500	\$ 1,053,100
7/2020	↔ 6	\$ 1,167,300	\$ 1,059,500
8/2020	↔ 6	\$ 1,178,700	\$ 1,082,300
9/2020	↔ 6	\$ 1,190,700	\$ 1,097,200
10/2020	↔ 6	\$ 1,197,200	\$ 1,105,100
11/2020	↔ 6	\$ 1,203,900	\$ 1,118,700
12/2020	↔ 6	\$ 1,211,100	\$ 1,135,400
1/2021	↔ 6	\$ 1,218,000	\$ 1,146,300
2/2021	↔ 6	\$ 1,227,700	\$ 1,140,900
3/2021	↔ 6	\$ 1,237,500	\$ 1,109,500
4/2021	↔ 6	\$ 1,250,700	\$ 1,083,400
5/2021	↔ 6	\$ 1,258,400	\$ 1,114,600



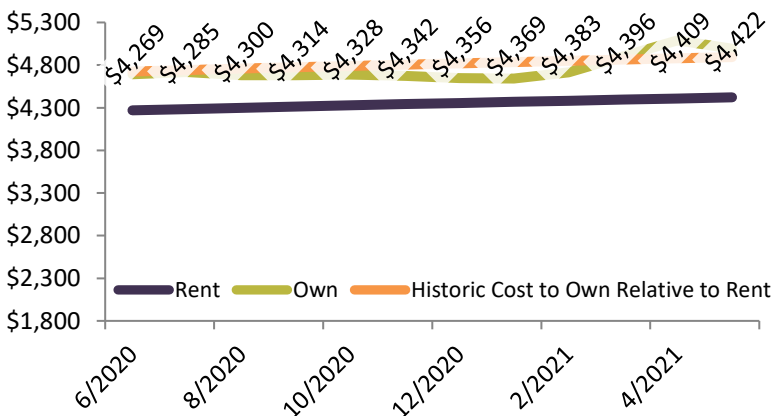
Resale \$/SF and year-over-year percentage change trailing twelve months

Date	± Typ. Value	\$/SF	% Change
6/2020	▶ -0.8%	\$ 628	↓ -0.1%
7/2020	▶ -0.5%	\$ 628	↔ 0.2%
8/2020	▶ -1.8%	\$ 628	↓ -0.1%
9/2020	▶ -2.2%	\$ 628	↓ -0.3%
10/2020	▶ -2.3%	\$ 628	↔ 0.0%
11/2020	▶ -3.1%	\$ 628	↓ 0.0%
12/2020	▶ -4.0%	\$ 628	↓ 0.0%
1/2021	▶ -4.4%	\$ 628	↓ -0.1%
2/2021	▶ -3.1%	\$ 628	↓ -0.1%
3/2021	▶ 0.9%	\$ 628	↓ -0.1%
4/2021	▶ 4.8%	\$ 628	↓ -0.1%
5/2021	▶ 2.2%	\$ 628	↓ -0.1%



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

Date	% Change	Rent	Own
6/2020	↑ 5.0%	\$ 4,269	\$ 4,693
7/2020	↑ 5.0%	\$ 4,285	\$ 4,720
8/2020	↑ 4.9%	\$ 4,300	\$ 4,682
9/2020	↑ 4.8%	\$ 4,314	\$ 4,682
10/2020	↑ 4.7%	\$ 4,328	\$ 4,689
11/2020	↑ 4.6%	\$ 4,342	\$ 4,673
12/2020	↑ 4.5%	\$ 4,356	\$ 4,646
1/2021	↑ 4.5%	\$ 4,369	\$ 4,642
2/2021	↑ 4.4%	\$ 4,383	\$ 4,716
3/2021	↑ 4.3%	\$ 4,396	\$ 4,903
4/2021	↑ 4.2%	\$ 4,409	\$ 5,090
5/2021	↑ 4.2%	\$ 4,422	\$ 4,992



Rosemead Housing Market Value & Trends Update

Historically, properties in this market sell at a -2.8% discount. Today's premium is 4.3%. This market is 7.1% overvalued.

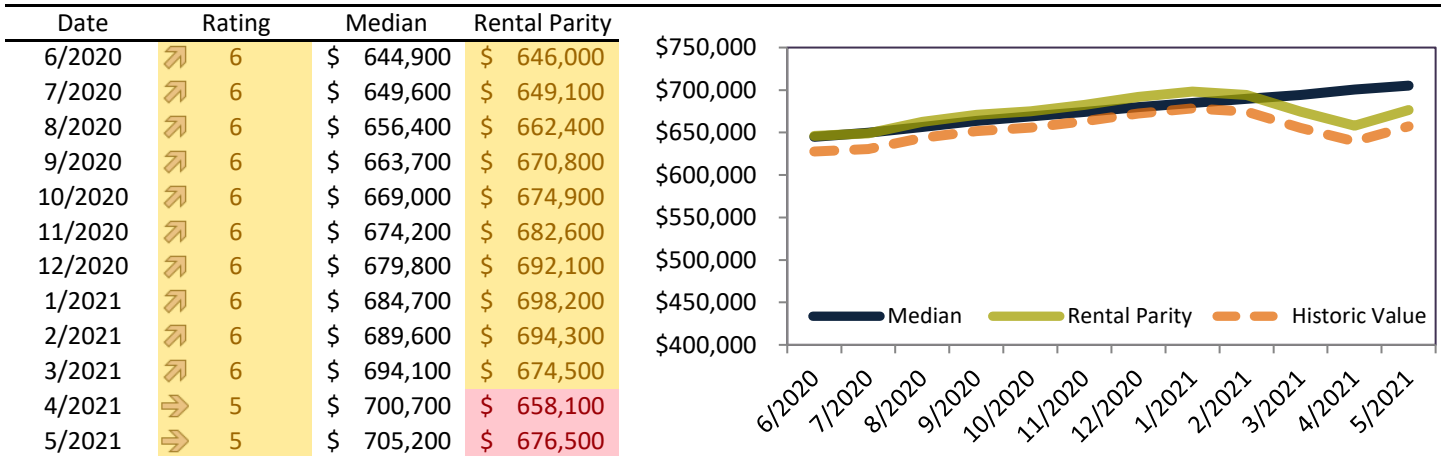
Median home price is \$705,200, and resale \$/SF is \$433/SF. Prices fell 1.4% year-over-year.

Monthly cost of ownership is \$2,797, and rents average \$2,683, making owning \$113 per month more costly than renting.

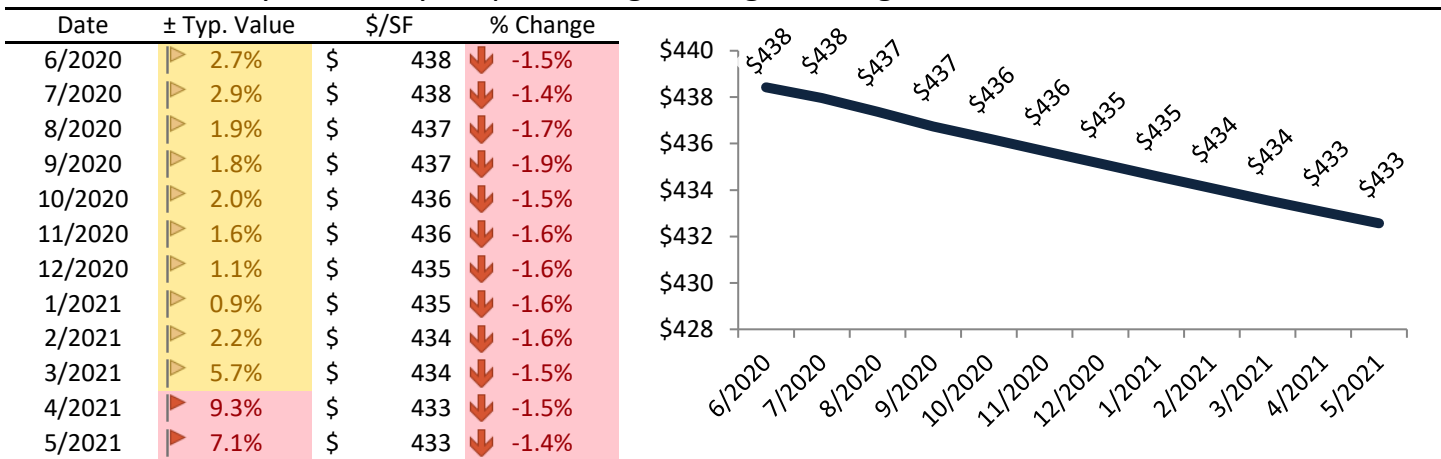
Rents rose 2.9% year-over-year. The current capitalization rate (rent/price) is 3.7%.

Market rating = 5

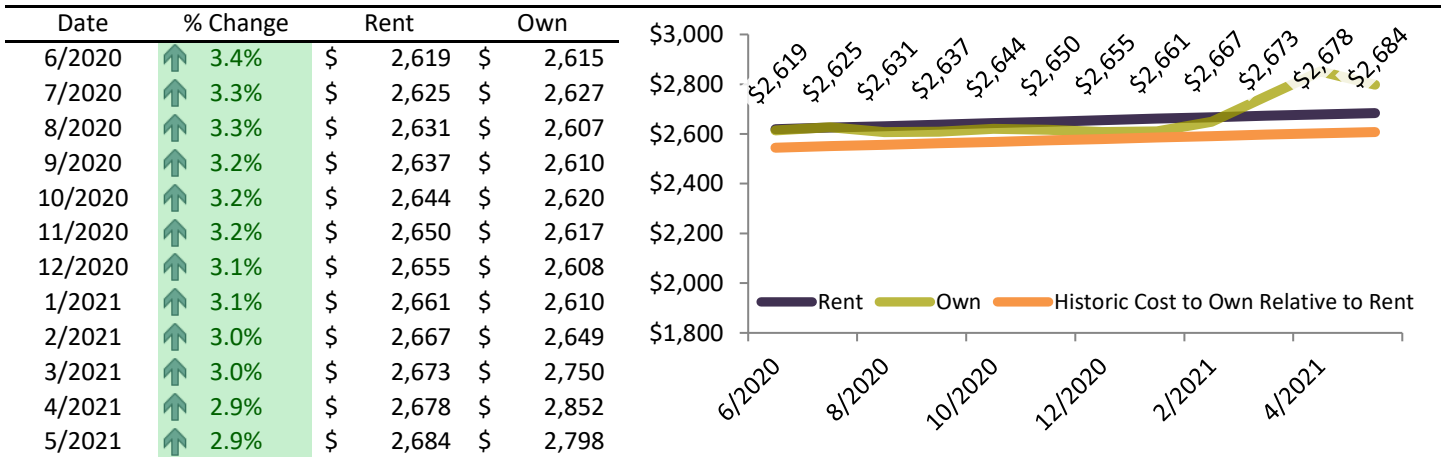
Median Home Price and Rental Parity trailing twelve months



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



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

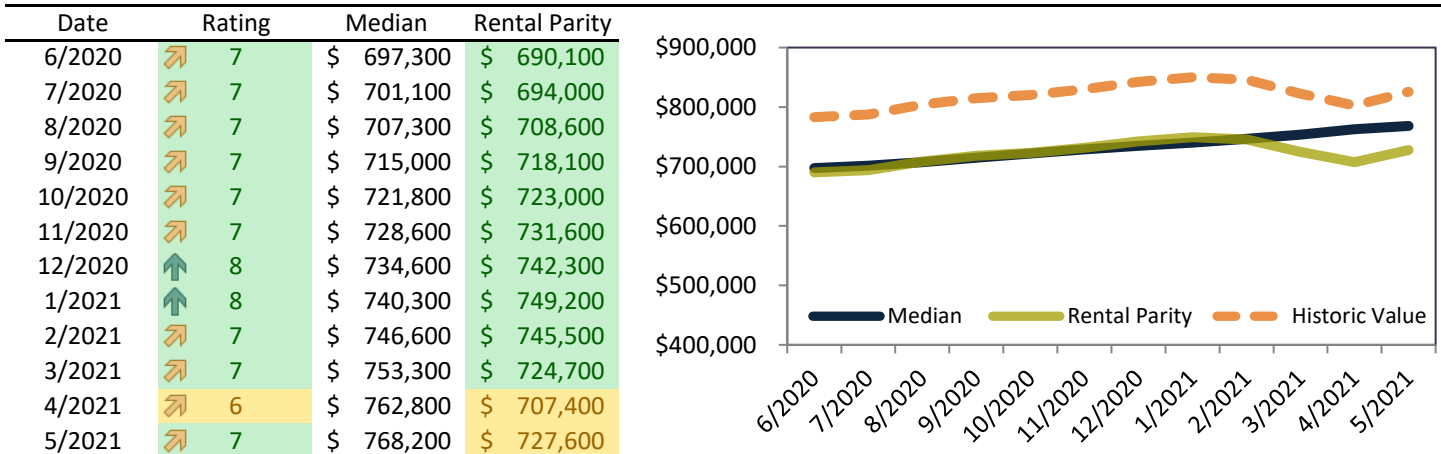


Rowland Heights Housing Market Value & Trends Update

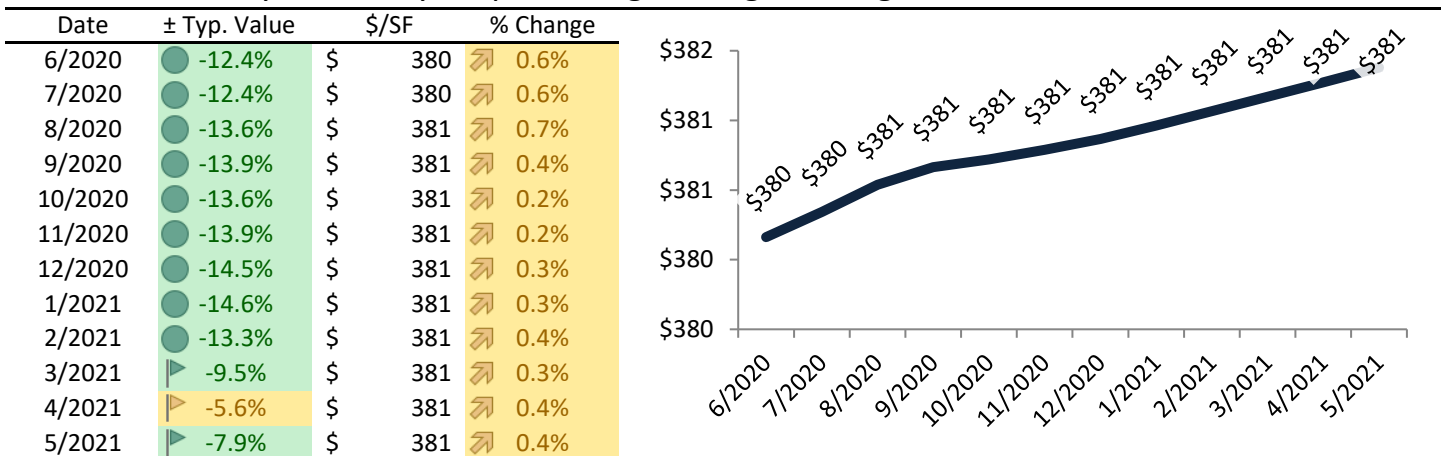
Historically, properties in this market sell at a 13.5% premium. Today's premium is 5.6%. This market is 7.9% undervalued. Median home price is \$768,200, and resale \$/SF is \$381/SF. Prices rose 0.4% year-over-year. Monthly cost of ownership is \$3,047, and rents average \$2,886, making owning \$160 per month more costly than renting. Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 3.6%.

Market rating = 7

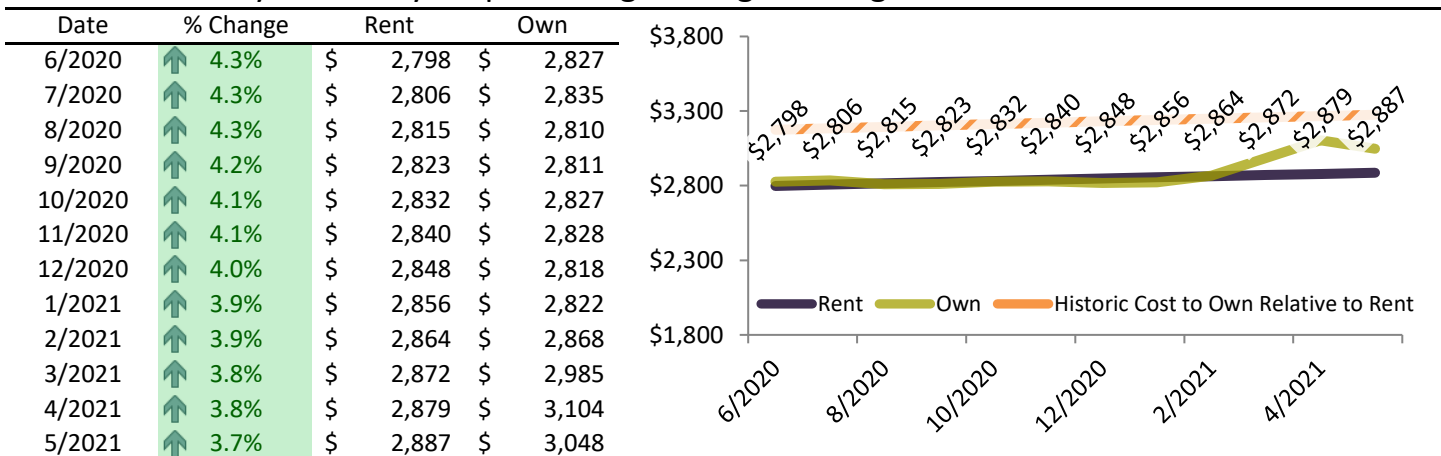
Median Home Price and Rental Parity trailing twelve months



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



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



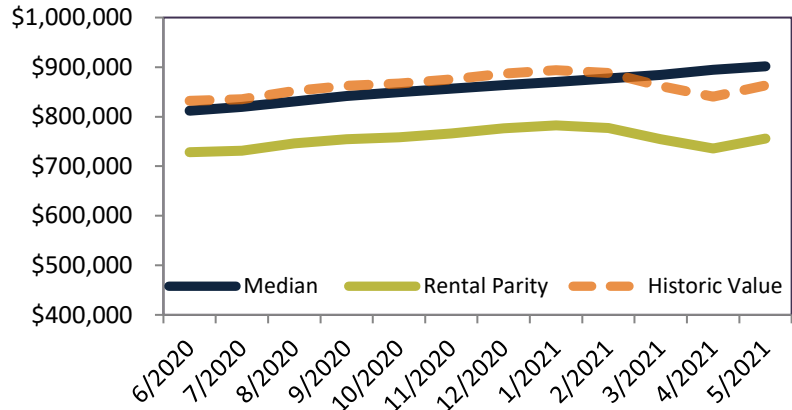
San Gabriel Housing Market Value & Trends Update

Historically, properties in this market sell at a 14.2% premium. Today's premium is 19.3%. This market is 5.1% overvalued. Median home price is \$901,600, and resale \$/SF is \$492/SF. Prices fell 2.1% year-over-year. Monthly cost of ownership is \$3,576, and rents average \$2,997, making owning \$579 per month more costly than renting. Rents rose 1.7% year-over-year. The current capitalization rate (rent/price) is 3.2%.

Market rating = 4

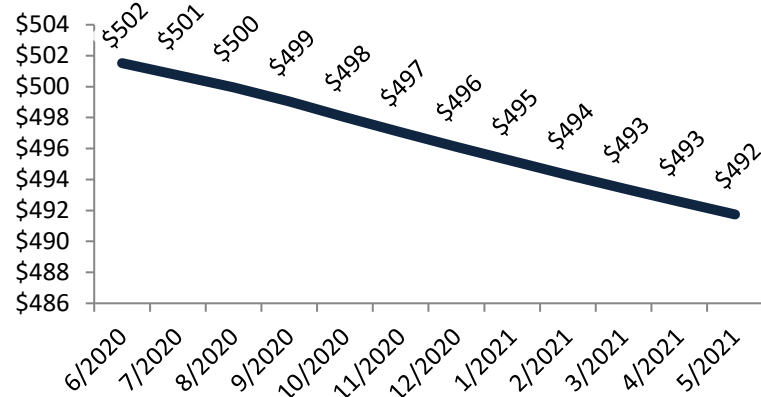
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
6/2020	↗ 6	\$ 812,000	\$ 728,300
7/2020	↗ 6	\$ 819,700	\$ 731,400
8/2020	↗ 6	\$ 830,500	\$ 745,800
9/2020	↗ 6	\$ 842,000	\$ 754,600
10/2020	↗ 6	\$ 849,200	\$ 758,600
11/2020	↘ 4	\$ 856,800	\$ 766,400
12/2020	↘ 4	\$ 863,500	\$ 776,400
1/2021	↘ 4	\$ 870,400	\$ 782,400
2/2021	↘ 4	\$ 877,500	\$ 777,300
3/2021	↘ 4	\$ 884,500	\$ 754,500
4/2021	↘ 3	\$ 894,900	\$ 735,500
5/2021	↘ 4	\$ 901,600	\$ 755,500



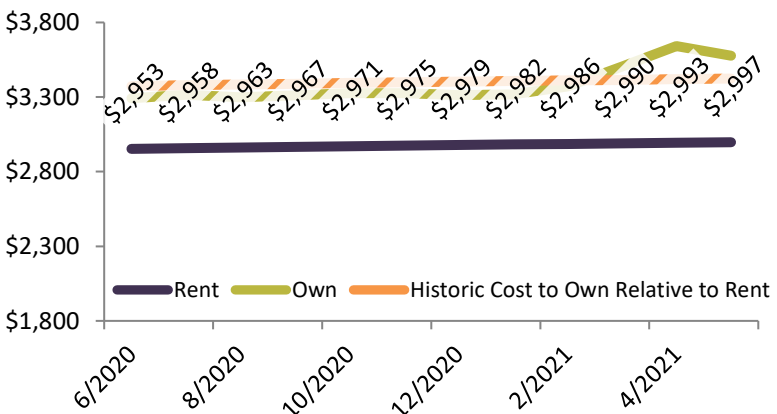
Resale \$/SF and year-over-year percentage change trailing twelve months

Date	± Typ. Value	\$/SF	% Change
6/2020	▼ -2.7%	\$ 502	▼ -2.4%
7/2020	▼ -2.2%	\$ 501	▼ -2.0%
8/2020	▼ -2.9%	\$ 500	▼ -2.0%
9/2020	▼ -2.7%	\$ 499	▼ -2.3%
10/2020	▼ -2.3%	\$ 498	▼ -2.5%
11/2020	▼ -2.4%	\$ 497	▼ -2.5%
12/2020	▼ -3.0%	\$ 496	▼ -2.4%
1/2021	▼ -3.0%	\$ 495	▼ -2.4%
2/2021	▼ -1.3%	\$ 494	▼ -2.3%
3/2021	▼ 3.0%	\$ 493	▼ -2.3%
4/2021	▼ 7.4%	\$ 493	▼ -2.2%
5/2021	▼ 5.1%	\$ 492	▼ -2.1%



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

Date	% Change	Rent	Own
6/2020	↑ 2.1%	\$ 2,953	\$ 3,292
7/2020	↑ 2.1%	\$ 2,958	\$ 3,315
8/2020	↑ 2.1%	\$ 2,963	\$ 3,299
9/2020	↑ 2.1%	\$ 2,967	\$ 3,311
10/2020	↑ 2.0%	\$ 2,971	\$ 3,326
11/2020	↗ 1.9%	\$ 2,975	\$ 3,326
12/2020	↗ 1.9%	\$ 2,979	\$ 3,313
1/2021	↗ 1.8%	\$ 2,982	\$ 3,318
2/2021	↗ 1.8%	\$ 2,986	\$ 3,371
3/2021	↗ 1.7%	\$ 2,990	\$ 3,505
4/2021	↗ 1.7%	\$ 2,993	\$ 3,642
5/2021	↗ 1.7%	\$ 2,997	\$ 3,577



Santa Clarita Housing Market Value & Trends Update

Historically, properties in this market sell at a -9.6% discount. Today's discount is 14.3%. This market is 4.7% undervalued.

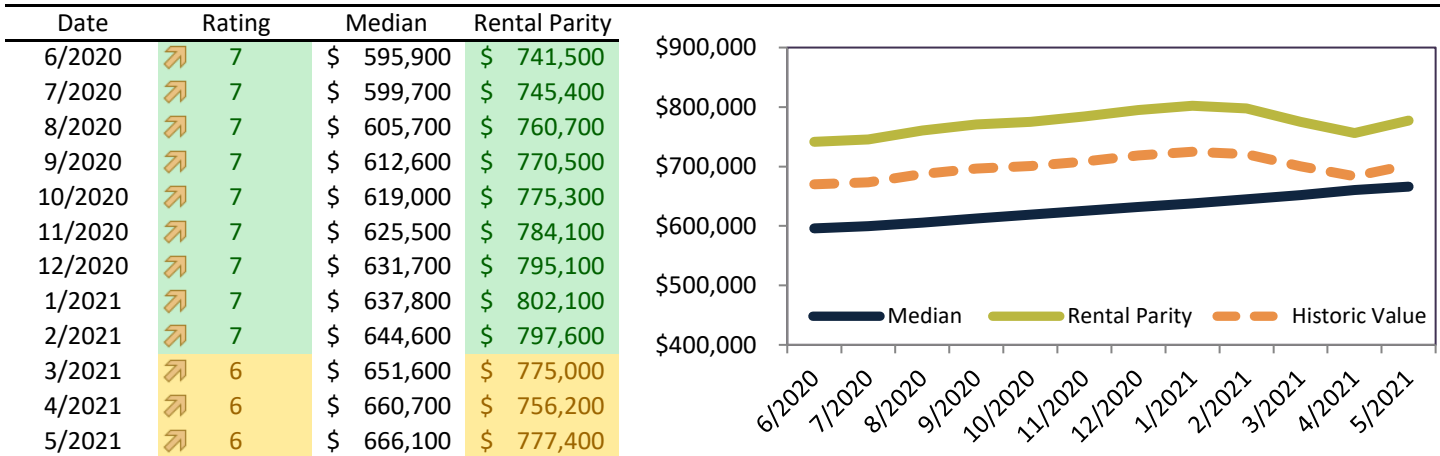
Median home price is \$666,100, and resale \$/SF is \$330/SF. Prices rose 1.1% year-over-year.

Monthly cost of ownership is \$2,642, and rents average \$3,084, making owning \$441 per month less costly than renting.

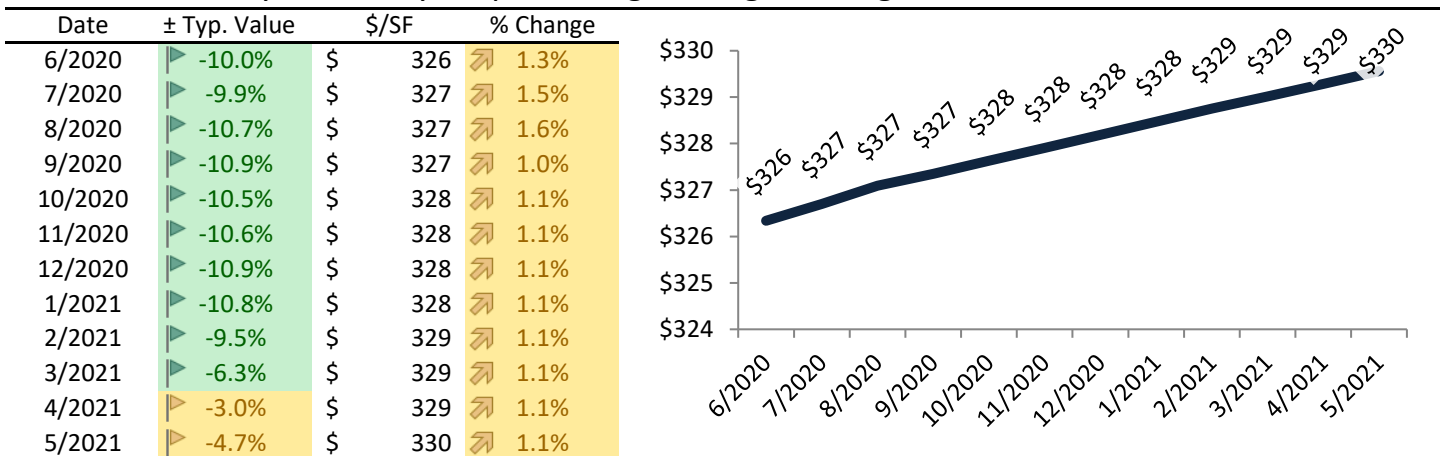
Rents rose 3.0% year-over-year. The current capitalization rate (rent/price) is 4.4%.

Market rating = 6

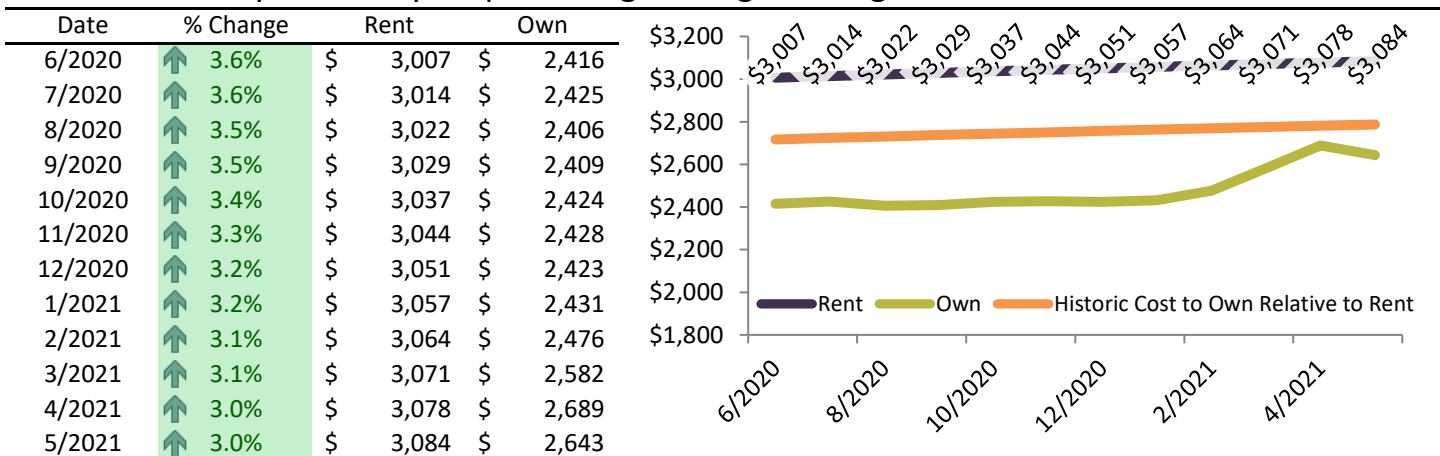
Median Home Price and Rental Parity trailing twelve months



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



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



Santa Monica Housing Market Value & Trends Update

Historically, properties in this market sell at a -19.8% discount. Today's discount is 21.0%. This market is 1.2% undervalued.

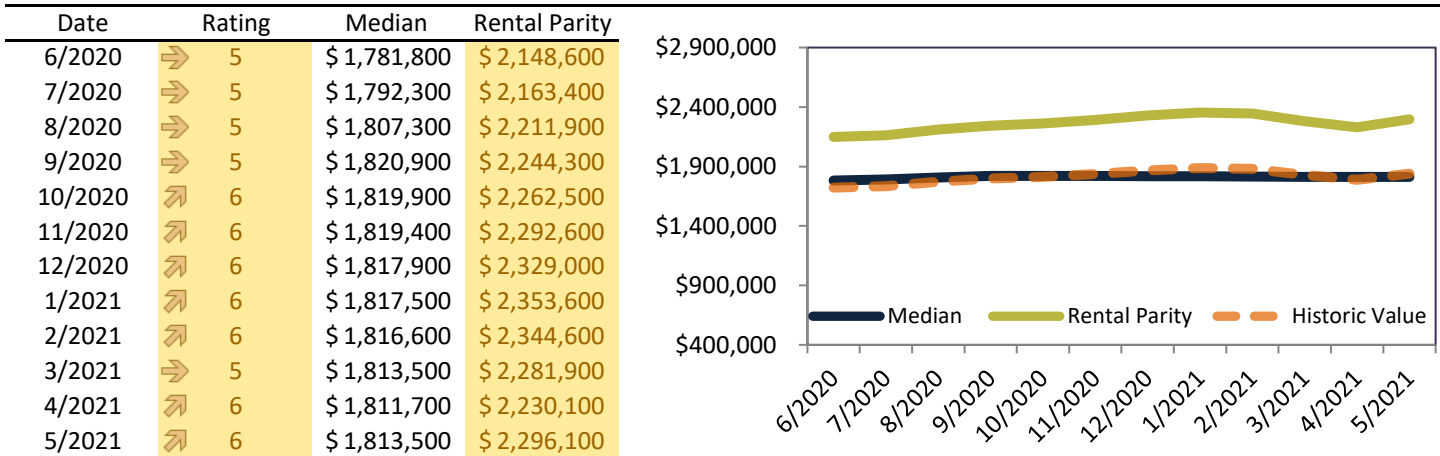
Median home price is \$1,813,500, and resale \$/SF is \$968/SF. Prices fell 4.9% year-over-year.

Monthly cost of ownership is \$7,194, and rents average \$9,109, making owning \$1914 per month less costly than renting.

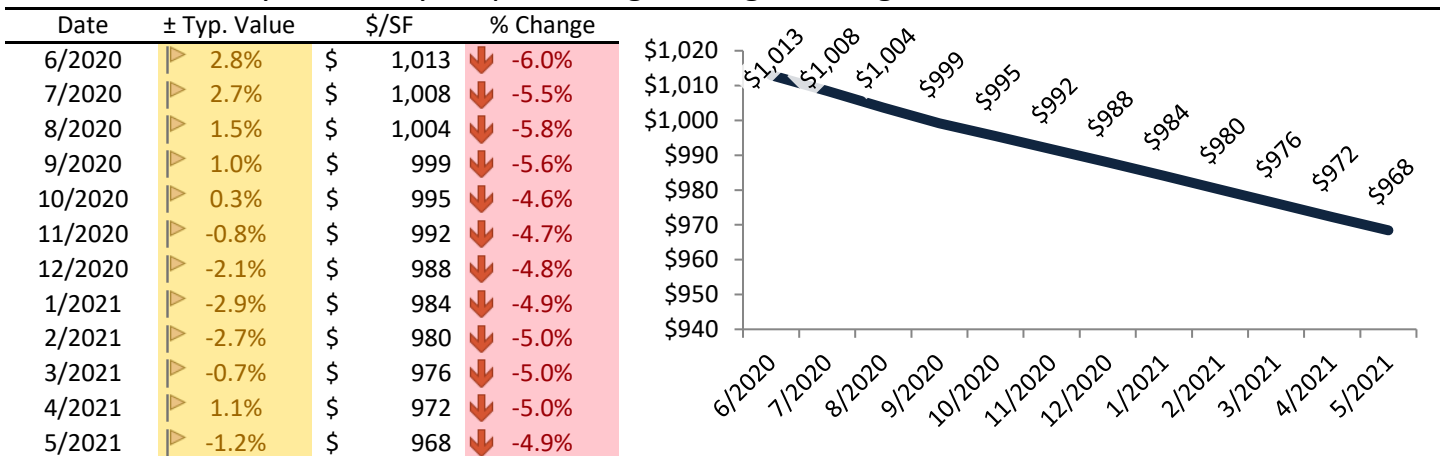
Rents rose 5.4% year-over-year. The current capitalization rate (rent/price) is 4.8%.

Market rating = 6

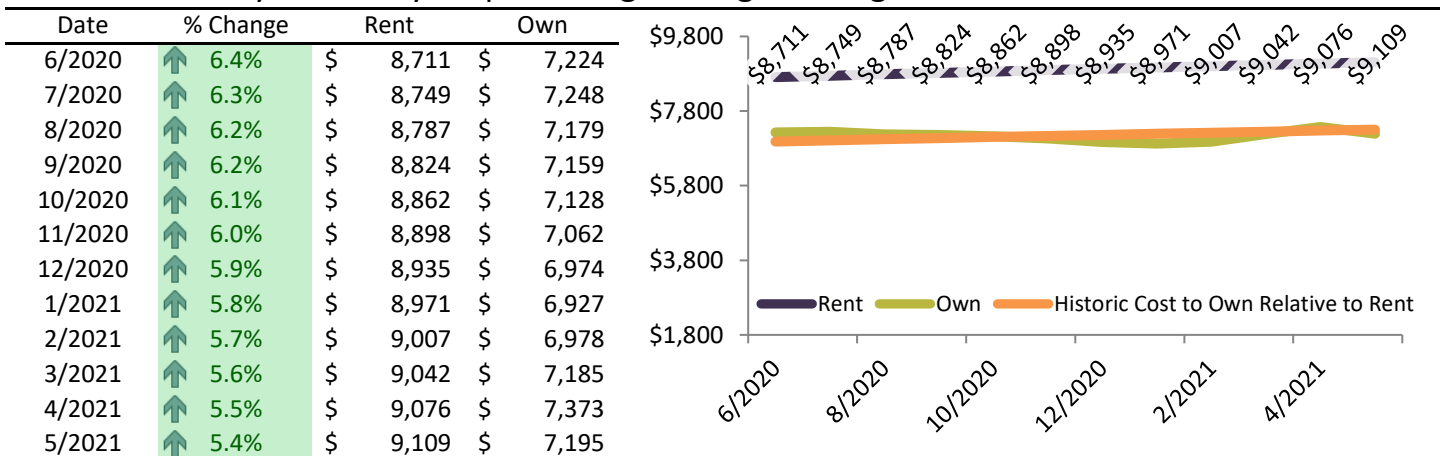
Median Home Price and Rental Parity trailing twelve months



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



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



South Gate Housing Market Value & Trends Update

Historically, properties in this market sell at a -11.8% discount. Today's discount is 16.4%. This market is 4.6% undervalued.

Median home price is \$543,600, and resale \$/SF is \$412/SF. Prices rose 4.1% year-over-year.

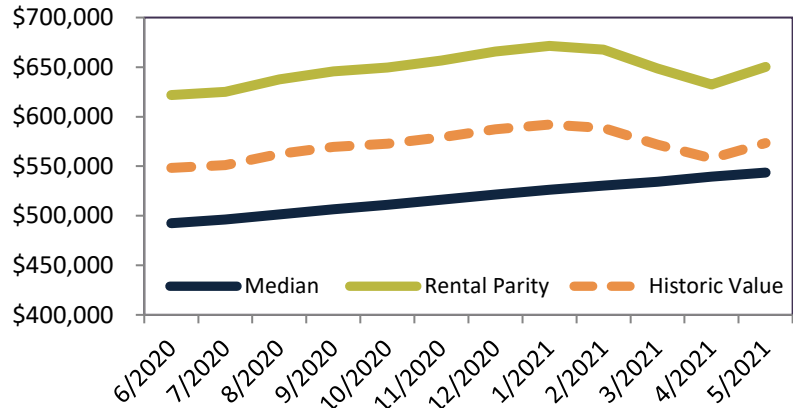
Monthly cost of ownership is \$2,156, and rents average \$2,579, making owning \$423 per month less costly than renting.

Rents rose 2.7% year-over-year. The current capitalization rate (rent/price) is 4.6%.

Market rating = 8

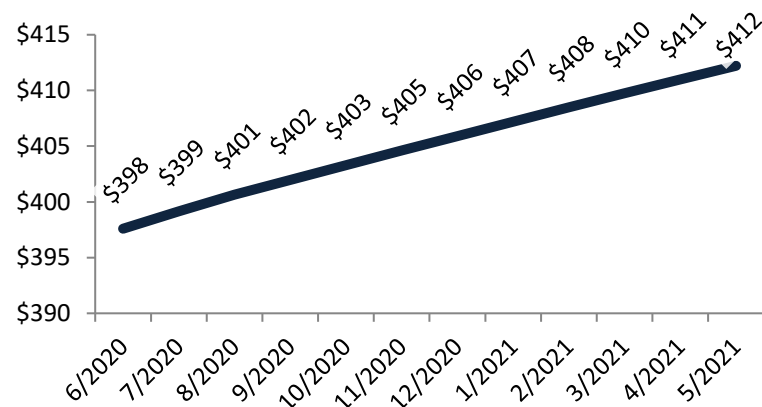
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
6/2020	↑ 9	\$ 492,500	\$ 621,800
7/2020	↑ 9	\$ 496,100	\$ 624,900
8/2020	↑ 9	\$ 501,400	\$ 637,700
9/2020	↑ 9	\$ 506,700	\$ 645,700
10/2020	↑ 9	\$ 511,100	\$ 649,600
11/2020	↑ 9	\$ 516,300	\$ 656,800
12/2020	↑ 9	\$ 521,400	\$ 665,800
1/2021	↑ 9	\$ 526,200	\$ 671,400
2/2021	↑ 9	\$ 530,400	\$ 667,600
3/2021	↑ 8	\$ 534,400	\$ 648,500
4/2021	↑ 8	\$ 539,600	\$ 632,600
5/2021	↑ 8	\$ 543,600	\$ 650,200



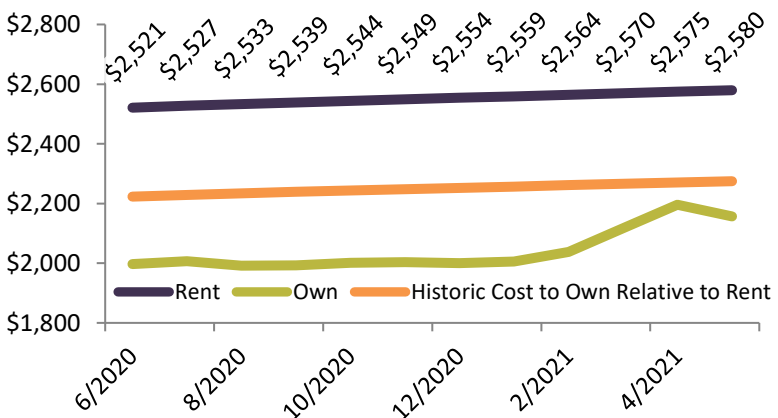
Resale \$/SF and year-over-year percentage change trailing twelve months

Date	± Typ. Value	\$/SF	% Change
6/2020	▶ -9.0%	\$ 398	↑ 4.9%
7/2020	▶ -8.8%	\$ 399	↑ 5.3%
8/2020	▶ -9.6%	\$ 401	↑ 5.2%
9/2020	▶ -9.7%	\$ 402	↑ 4.4%
10/2020	▶ -9.5%	\$ 403	↑ 4.5%
11/2020	▶ -9.6%	\$ 405	↑ 4.4%
12/2020	▶ -9.9%	\$ 406	↑ 4.4%
1/2021	▶ -9.8%	\$ 407	↑ 4.3%
2/2021	▶ -8.7%	\$ 408	↑ 4.3%
3/2021	▶ -5.8%	\$ 410	↑ 4.1%
4/2021	▶ -2.9%	\$ 411	↑ 4.1%
5/2021	▶ -4.6%	\$ 412	↑ 4.1%



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

Date	% Change	Rent	Own
6/2020	↑ 3.3%	\$ 2,521	\$ 1,997
7/2020	↑ 3.3%	\$ 2,527	\$ 2,006
8/2020	↑ 3.2%	\$ 2,533	\$ 1,992
9/2020	↑ 3.2%	\$ 2,539	\$ 1,992
10/2020	↑ 3.1%	\$ 2,544	\$ 2,002
11/2020	↑ 3.0%	\$ 2,549	\$ 2,004
12/2020	↑ 2.9%	\$ 2,554	\$ 2,000
1/2021	↑ 2.8%	\$ 2,559	\$ 2,006
2/2021	↑ 2.8%	\$ 2,564	\$ 2,037
3/2021	↑ 2.8%	\$ 2,570	\$ 2,117
4/2021	↑ 2.7%	\$ 2,575	\$ 2,196
5/2021	↑ 2.7%	\$ 2,580	\$ 2,157



South Whittier Housing Market Value & Trends Update

Historically, properties in this market sell at a -8.7% discount. Today's discount is 5.0%. This market is 3.7% overvalued.

Median home price is \$620,900, and resale \$/SF is \$401/SF. Prices rose 0.0% year-over-year.

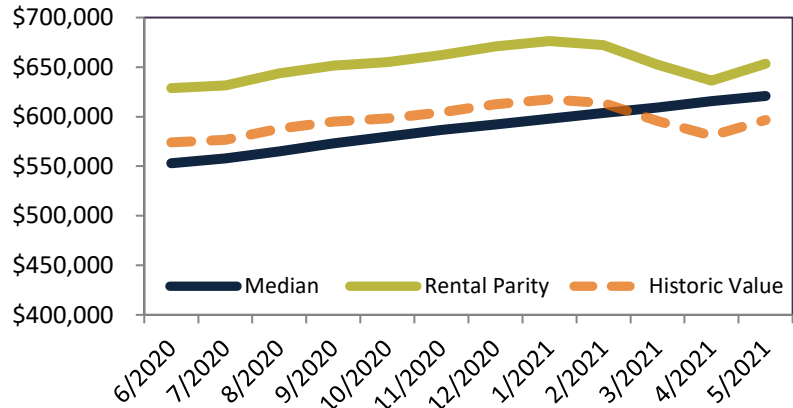
Monthly cost of ownership is \$2,463, and rents average \$2,593, making owning \$129 per month less costly than renting.

Rents rose 2.0% year-over-year. The current capitalization rate (rent/price) is 4.0%.

Market rating = 4

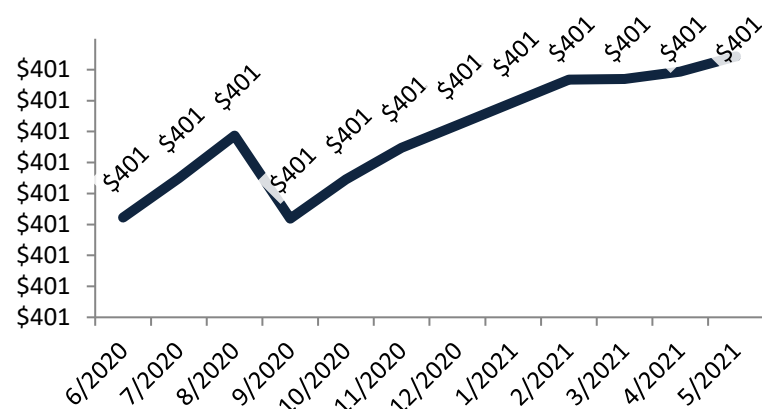
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
6/2020	↗ 6	\$ 553,000	\$ 628,800
7/2020	↗ 6	\$ 557,900	\$ 631,400
8/2020	↗ 6	\$ 565,000	\$ 643,900
9/2020	↗ 6	\$ 573,200	\$ 651,600
10/2020	↗ 6	\$ 580,000	\$ 655,100
11/2020	↗ 6	\$ 586,500	\$ 662,100
12/2020	↗ 6	\$ 592,100	\$ 670,900
1/2021	↗ 6	\$ 597,800	\$ 676,300
2/2021	↗ 6	\$ 603,800	\$ 672,100
3/2021	↗ 6	\$ 609,200	\$ 652,500
4/2021	↗ 6	\$ 615,600	\$ 636,200
5/2021	↘ 4	\$ 620,900	\$ 653,600



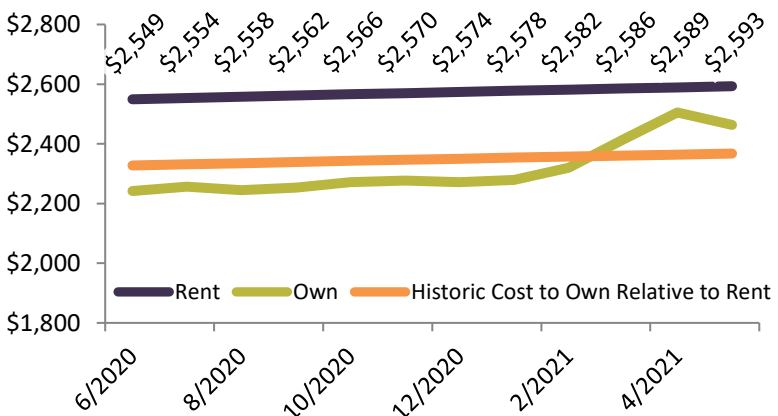
Resale \$/SF and year-over-year percentage change trailing twelve months

Date	± Typ. Value	\$/SF	% Change
6/2020	▶ -3.4%	\$ 401	↗ 0.1%
7/2020	▶ -2.9%	\$ 401	↗ 0.1%
8/2020	▶ -3.6%	\$ 401	↗ 0.1%
9/2020	▶ -3.3%	\$ 401	↘ -0.2%
10/2020	▶ -2.8%	\$ 401	↗ 0.1%
11/2020	▶ -2.7%	\$ 401	↗ 0.1%
12/2020	▶ -3.0%	\$ 401	↔ 0.0%
1/2021	▶ -2.9%	\$ 401	↔ 0.0%
2/2021	▶ -1.5%	\$ 401	↔ 0.0%
3/2021	▶ 2.1%	\$ 401	↔ 0.0%
4/2021	▶ 5.5%	\$ 401	↔ 0.0%
5/2021	▶ 3.7%	\$ 401	↔ 0.0%



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

Date	% Change	Rent	Own
6/2020	↑ 2.4%	\$ 2,549	\$ 2,242
7/2020	↑ 2.4%	\$ 2,554	\$ 2,256
8/2020	↑ 2.3%	\$ 2,558	\$ 2,244
9/2020	↑ 2.3%	\$ 2,562	\$ 2,254
10/2020	↑ 2.2%	\$ 2,566	\$ 2,272
11/2020	↑ 2.2%	\$ 2,570	\$ 2,276
12/2020	↑ 2.2%	\$ 2,574	\$ 2,272
1/2021	↑ 2.1%	\$ 2,578	\$ 2,278
2/2021	↑ 2.1%	\$ 2,582	\$ 2,319
3/2021	↑ 2.1%	\$ 2,586	\$ 2,414
4/2021	↑ 2.0%	\$ 2,589	\$ 2,505
5/2021	↗ 2.0%	\$ 2,593	\$ 2,463



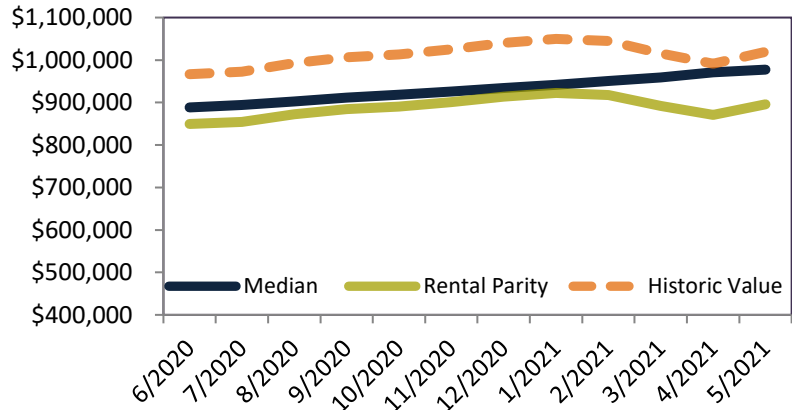
Torrance Housing Market Value & Trends Update

Historically, properties in this market sell at a 13.8% premium. Today's premium is 9.1%. This market is 4.7% undervalued. Median home price is \$977,400, and resale \$/SF is \$529/SF. Prices rose 0.6% year-over-year. Monthly cost of ownership is \$3,877, and rents average \$3,554, making owning \$323 per month more costly than renting. Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 3.5%.

Market rating = 6

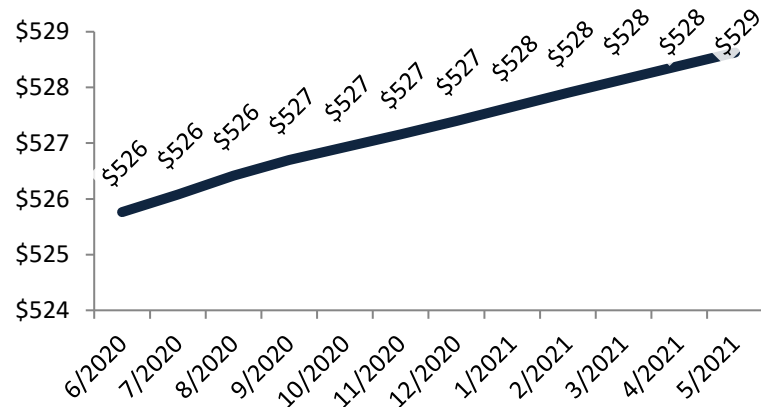
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
6/2020	↗ 7	\$ 888,400	\$ 849,500
7/2020	↗ 7	\$ 894,300	\$ 854,400
8/2020	↗ 7	\$ 902,500	\$ 872,600
9/2020	↗ 7	\$ 911,800	\$ 884,300
10/2020	↗ 7	\$ 918,500	\$ 890,300
11/2020	↗ 7	\$ 926,100	\$ 900,900
12/2020	↗ 7	\$ 933,900	\$ 914,000
1/2021	↗ 7	\$ 941,600	\$ 922,500
2/2021	↗ 7	\$ 950,400	\$ 917,900
3/2021	↗ 6	\$ 958,800	\$ 892,300
4/2021	↗ 6	\$ 970,700	\$ 871,100
5/2021	↗ 6	\$ 977,400	\$ 895,900



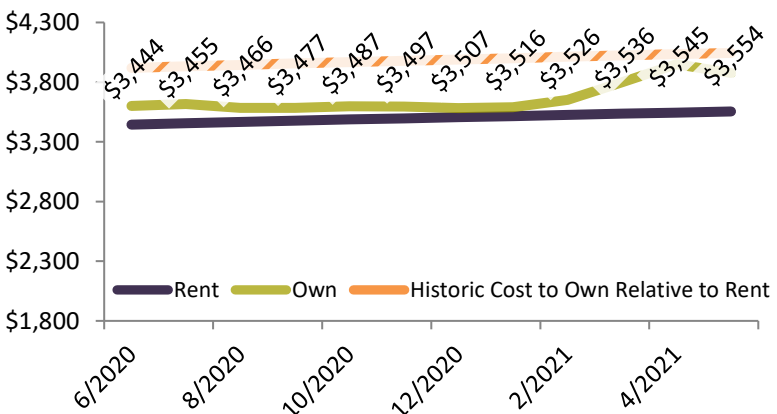
Resale \$/SF and year-over-year percentage change trailing twelve months

Date	± Typ. Value	\$/SF	% Change
6/2020	▶ -9.2%	\$ 526	↗ 0.7%
7/2020	▶ -9.1%	\$ 526	↗ 0.8%
8/2020	▶ -10.4%	\$ 526	↗ 0.8%
9/2020	▶ -10.7%	\$ 527	↗ 0.7%
10/2020	▶ -10.6%	\$ 527	↗ 0.6%
11/2020	▶ -11.0%	\$ 527	↗ 0.6%
12/2020	▶ -11.6%	\$ 527	↗ 0.6%
1/2021	▶ -11.7%	\$ 528	↗ 0.6%
2/2021	▶ -10.3%	\$ 528	↗ 0.6%
3/2021	▶ -6.3%	\$ 528	↗ 0.6%
4/2021	▶ -2.4%	\$ 528	↗ 0.6%
5/2021	▶ -4.7%	\$ 529	↗ 0.6%



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

Date	% Change	Rent	Own
6/2020	↑ 4.5%	\$ 3,444	\$ 3,602
7/2020	↑ 4.5%	\$ 3,455	\$ 3,616
8/2020	↑ 4.4%	\$ 3,466	\$ 3,585
9/2020	↑ 4.3%	\$ 3,477	\$ 3,585
10/2020	↑ 4.2%	\$ 3,487	\$ 3,597
11/2020	↑ 4.1%	\$ 3,497	\$ 3,595
12/2020	↑ 4.0%	\$ 3,507	\$ 3,583
1/2021	↑ 4.0%	\$ 3,516	\$ 3,589
2/2021	↑ 3.9%	\$ 3,526	\$ 3,651
3/2021	↑ 3.8%	\$ 3,536	\$ 3,799
4/2021	↑ 3.8%	\$ 3,545	\$ 3,950
5/2021	↑ 3.7%	\$ 3,554	\$ 3,878



West Covina Housing Market Value & Trends Update

Historically, properties in this market sell at a -4.5% discount. Today's premium is 2.2%. This market is 6.7% overvalued.

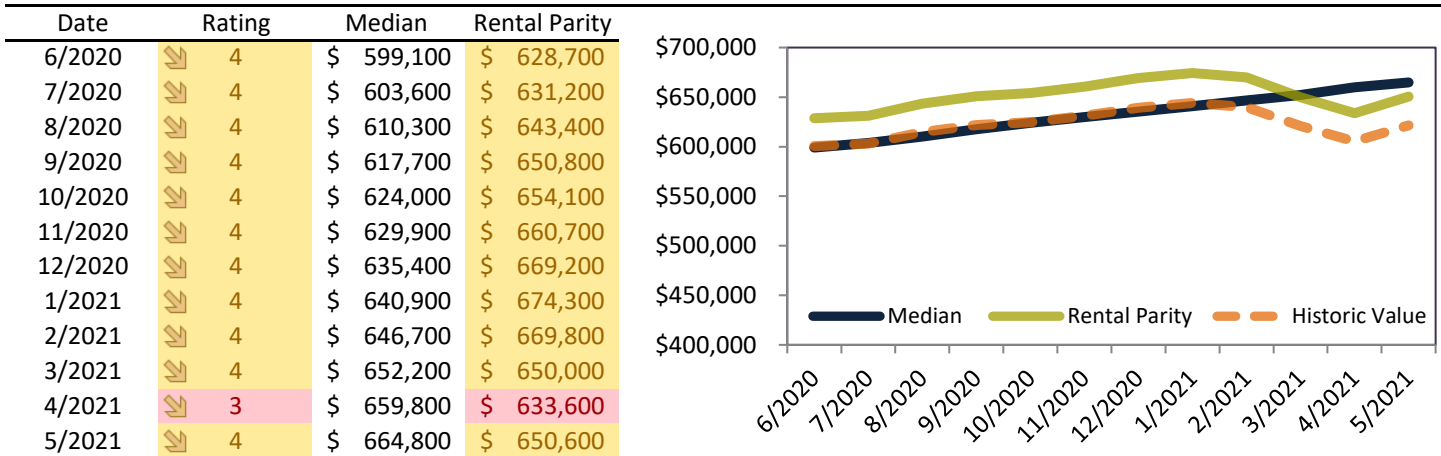
Median home price is \$664,800, and resale \$/SF is \$364/SF. Prices rose 0.2% year-over-year.

Monthly cost of ownership is \$2,637, and rents average \$2,581, making owning \$056 per month more costly than renting.

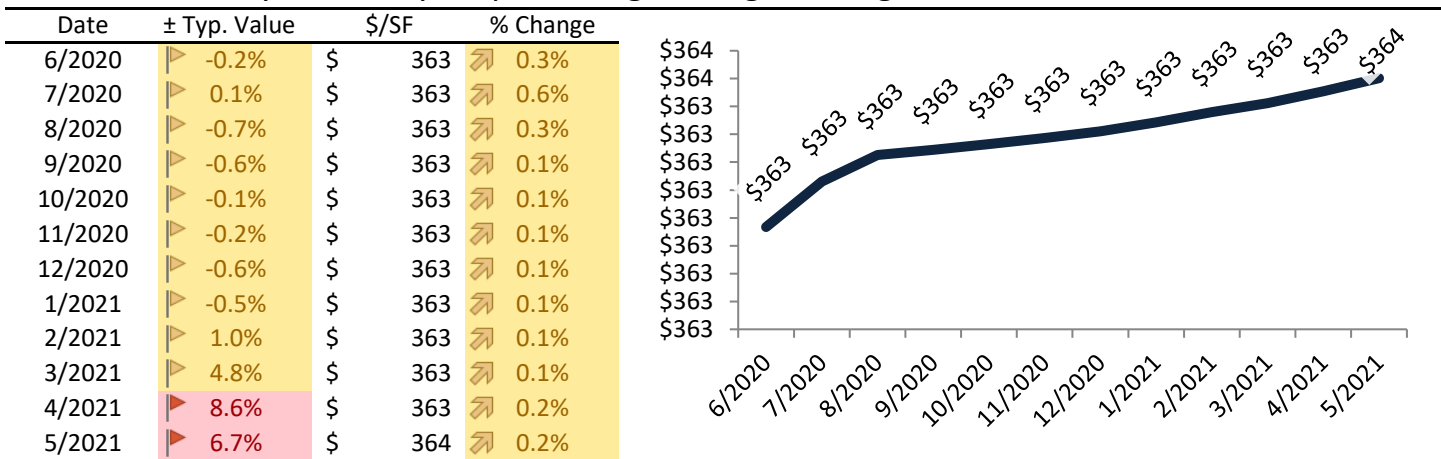
Rents rose 1.4% year-over-year. The current capitalization rate (rent/price) is 3.7%.

Market rating = 4

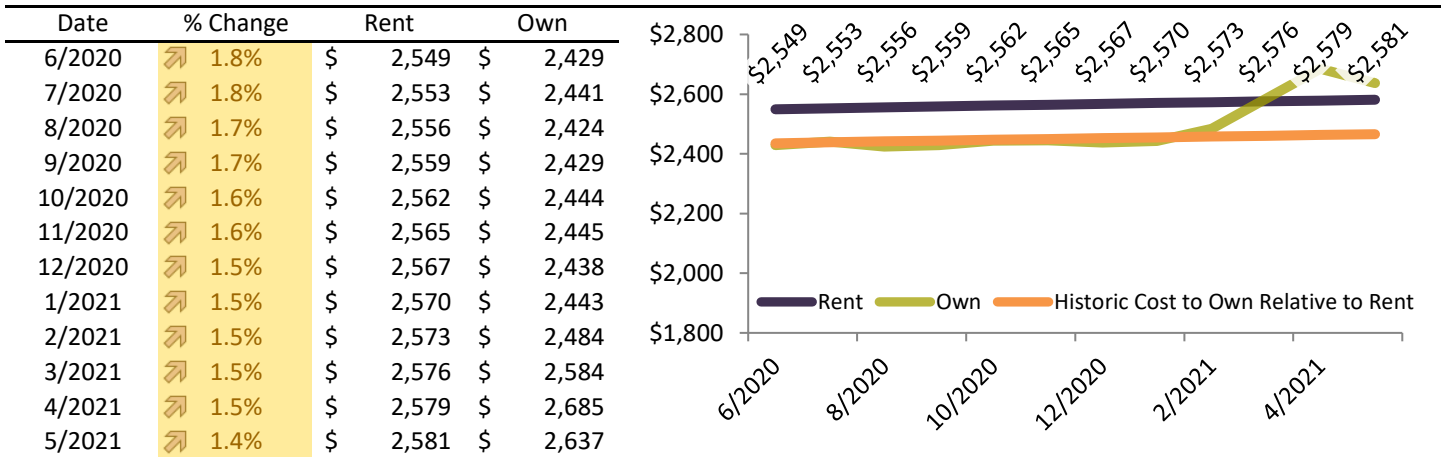
Median Home Price and Rental Parity trailing twelve months



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



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



Whittier Housing Market Value & Trends Update

Historically, properties in this market sell at a -4.5% discount. Today's discount is 4.5%. This market is 0.0% overvalued.

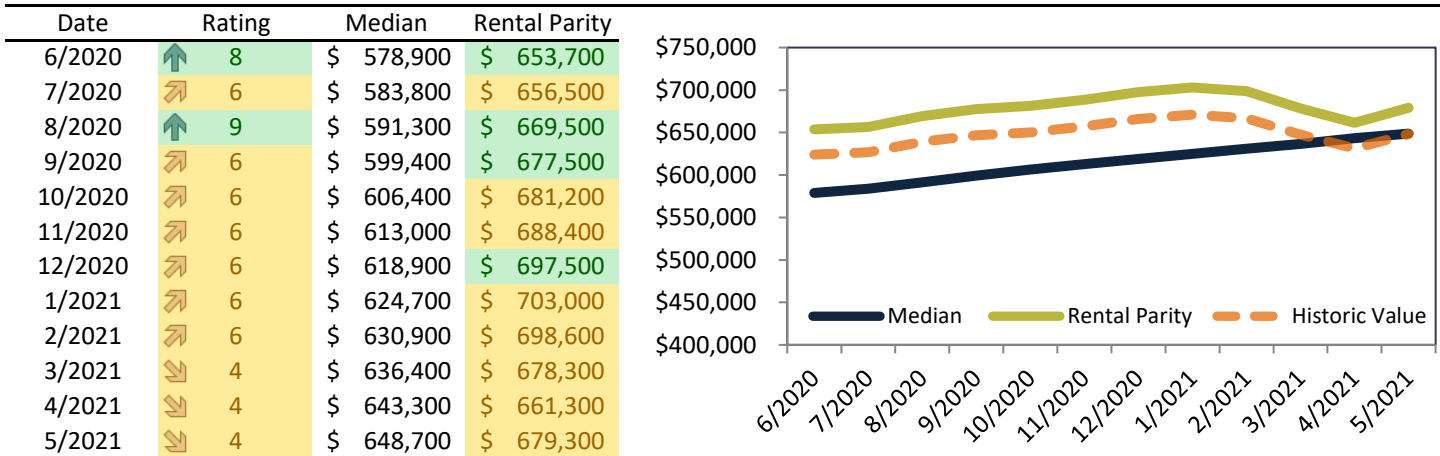
Median home price is \$648,700, and resale \$/SF is \$400/SF. Prices rose 1.7% year-over-year.

Monthly cost of ownership is \$2,573, and rents average \$2,695, making owning \$121 per month less costly than renting.

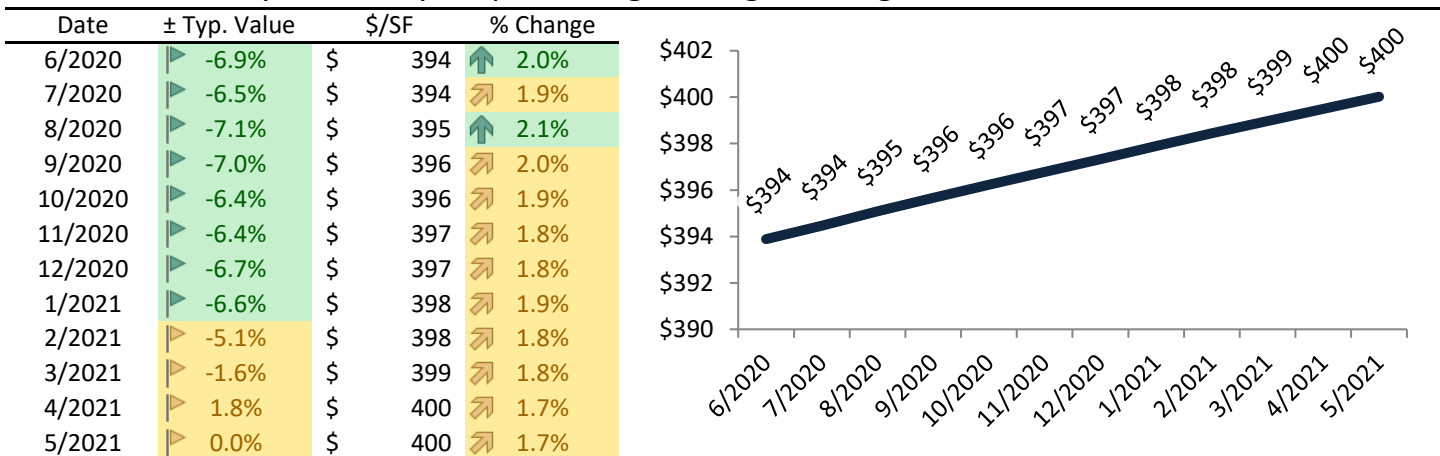
Rents rose 1.9% year-over-year. The current capitalization rate (rent/price) is 4.0%.

Market rating = 4

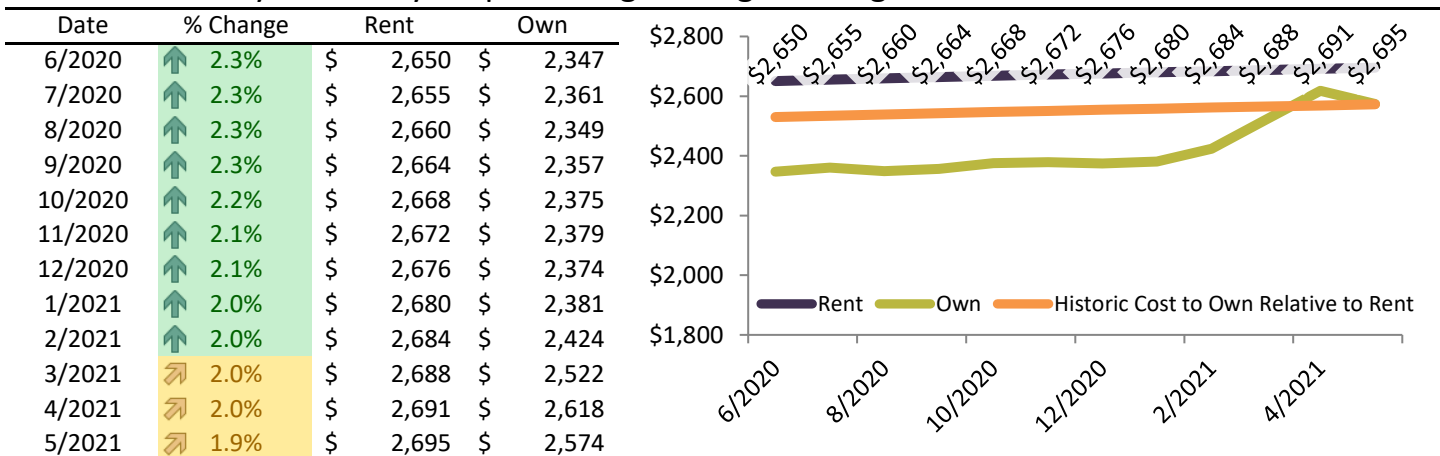
Median Home Price and Rental Parity trailing twelve months



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



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



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.

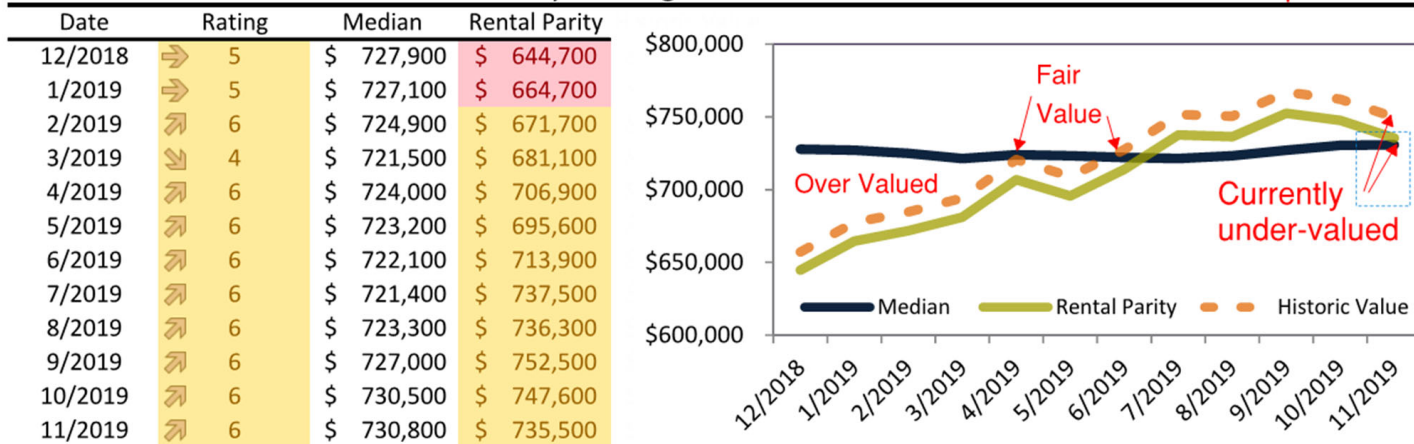
Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 4.2%.

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.

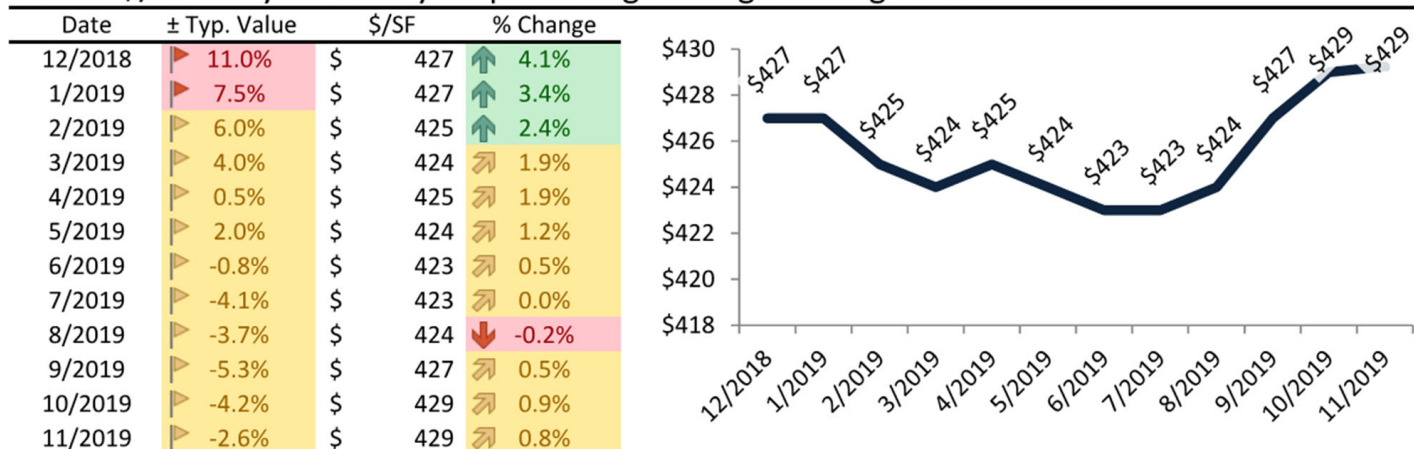
The third line plotted against these two parallel lines is the median resale price for the area. This line reveals whether the market is currently trading at a premium or discount to rental parity and historic value. The more important of these relationships is between median resale price and historic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

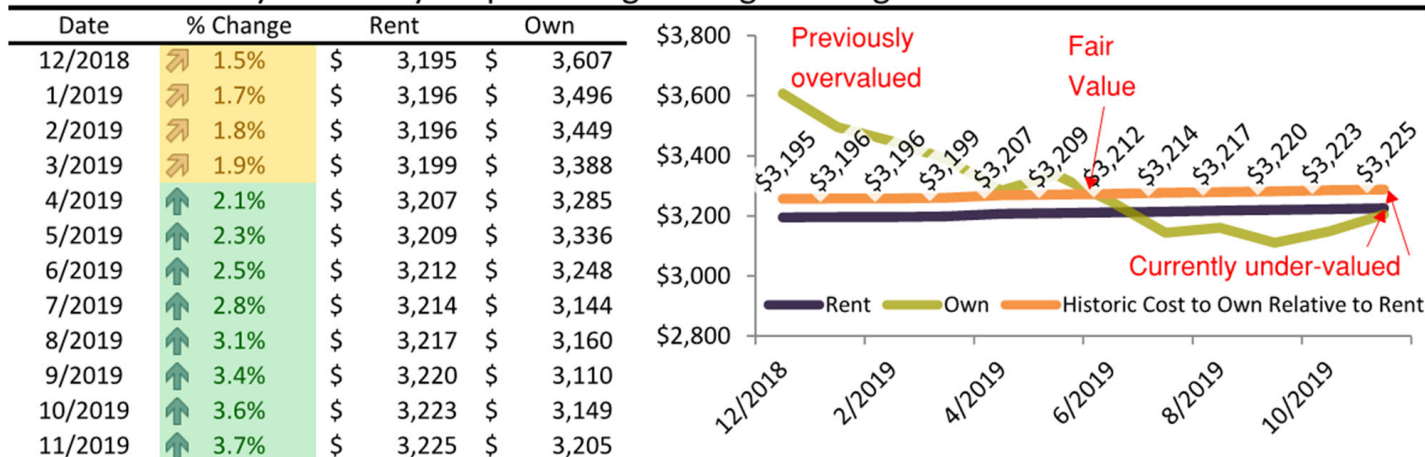
Resale \$/SF and year-over-year percentage change trailing twelve months



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

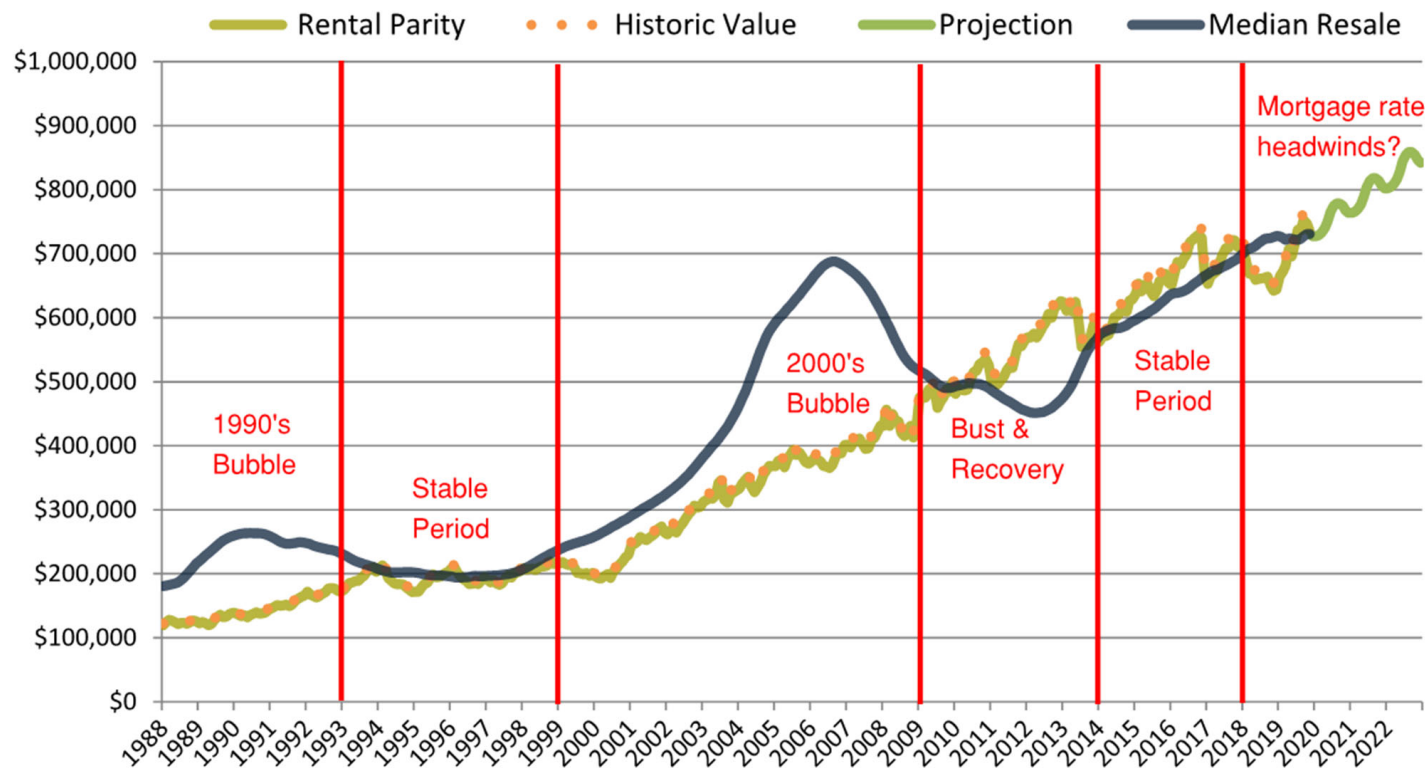


This method of looking at the data is more revealing to those who like to focus on monthly costs rather than purchase price. It reveals how affordable properties are relative to monthly rent, which is what rental parity analysis is all about. The first column of data shows the rate of rent growth over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

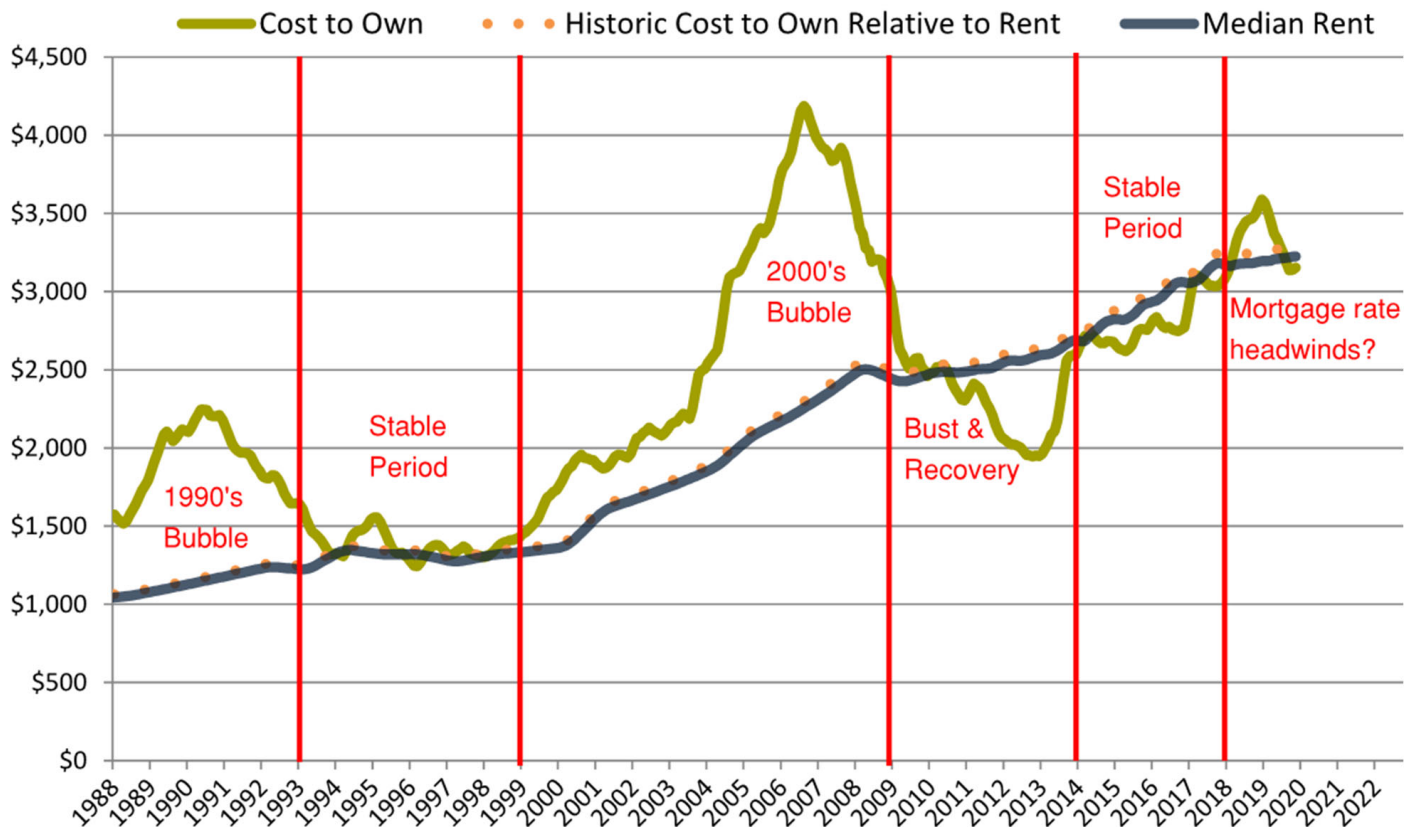
The next page of the report shows two charts: County median home price since January 1988, and County median rent and monthly cost of ownership since January 1988. These charts are designed to put current circumstances in historic context. They answer questions like, “How volatile are prices?” and “How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

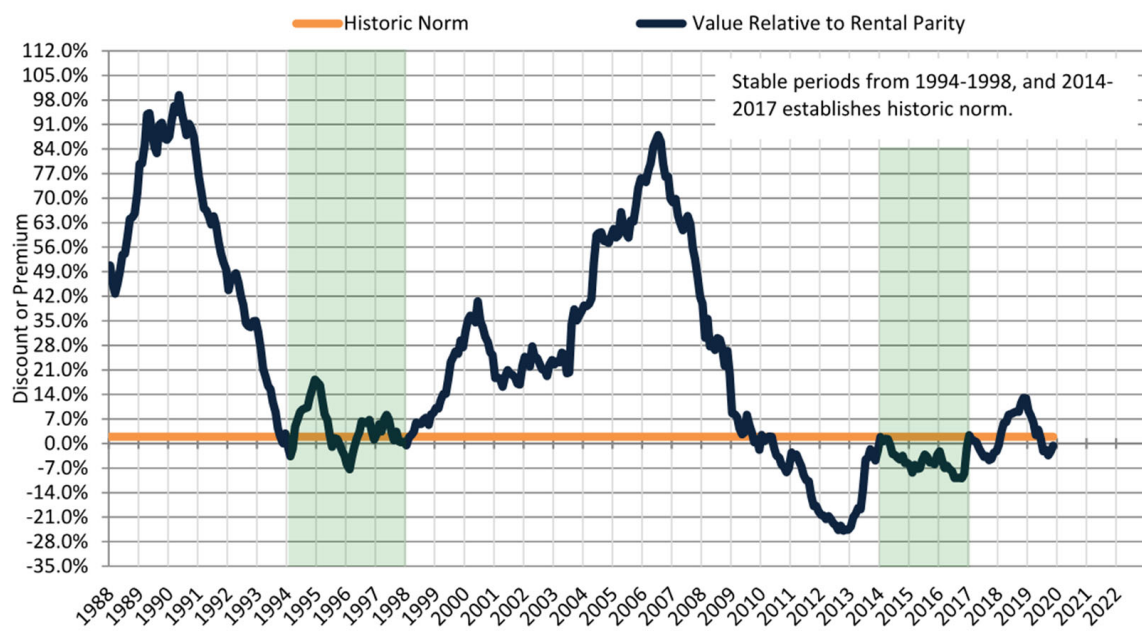
Historic Median Home Price Relative to Rental Parity: Orange County since January 1988

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.

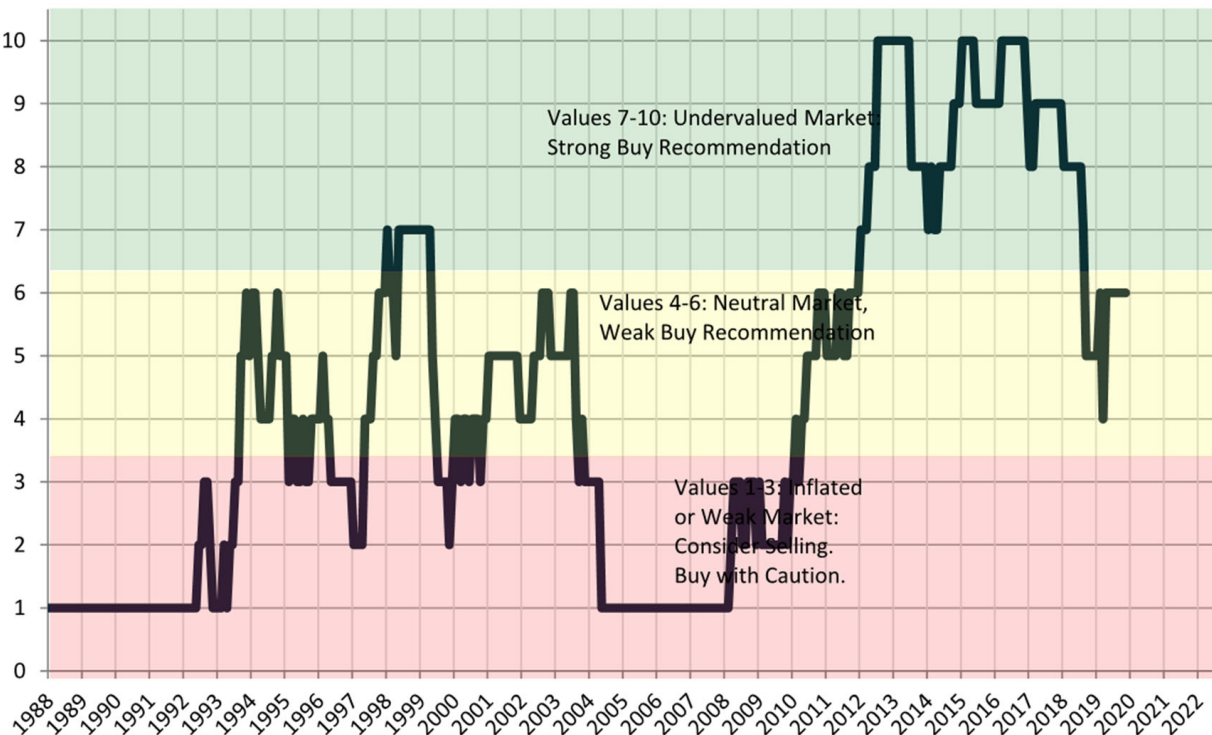
The chart above shows, at a glance, how close the market trades to its historic norm.

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.