County of Los Angeles

CALIFORNIA

MARCH 2022

HOUSING REPORT

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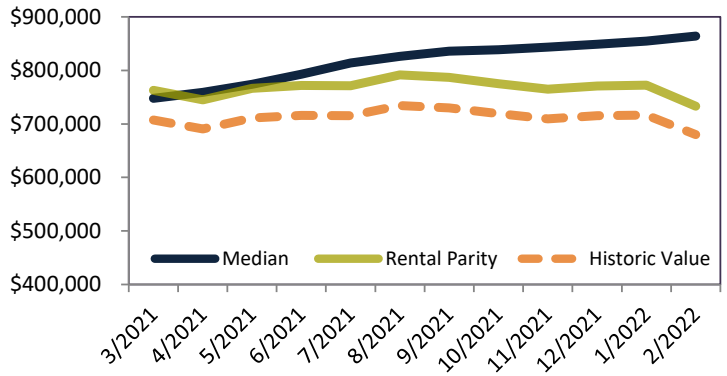
Los Angeles County Housing Market Value & Trends Update

Historically, properties in this market sell at a -7.2% discount. Today's premium is 17.9%. This market is 25.1% overvalued.
Median home price is $864,100. Prices rose 16.8% year-over-year.
Monthly cost of ownership is $3,683, and rents average $3,125, making owning $558 per month more costly than renting.
Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 3.5%.
Market rating = 4

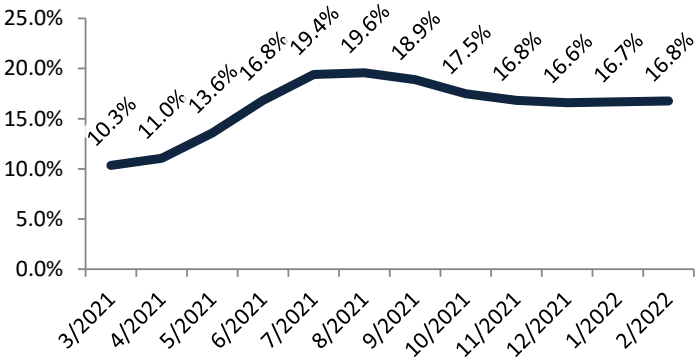
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
3/2021	7	$ 747,800	$ 762,600
4/2021	6	$ 759,000	$ 744,800
5/2021	6	$ 773,900	$ 766,300
6/2021	6	$ 792,700	$ 771,700
7/2021	6	$ 813,600	$ 771,100
8/2021	6	$ 826,400	$ 791,600
9/2021	6	$ 835,800	$ 786,900
10/2021	5	$ 838,700	$ 775,200
11/2021	5	$ 843,500	$ 764,800
12/2021	5	$ 849,100	$ 771,000
1/2022	5	$ 854,600	$ 772,400
2/2022	4	$ 864,100	$ 733,100



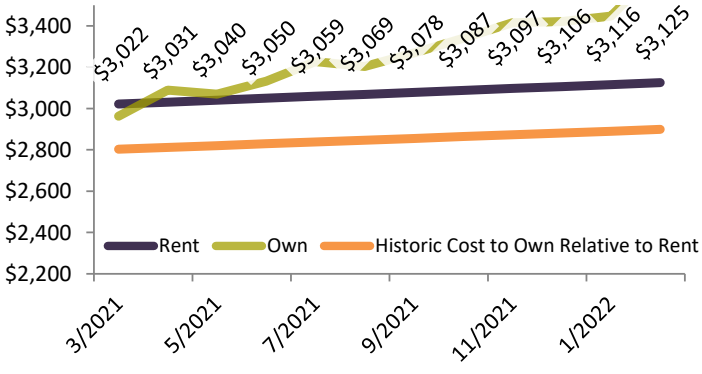
Resale Median and year-over-year percentage change trailing twelve months

Date	± Typ. Value	Median	% Change
3/2021	5.3%	$ 747,800	10.3%
4/2021	9.1%	$ 759,000	11.0%
5/2021	8.2%	$ 773,900	13.6%
6/2021	10.0%	$ 792,700	16.8%
7/2021	12.7%	$ 813,600	19.4%
8/2021	11.6%	$ 826,400	19.6%
9/2021	13.4%	$ 835,800	18.9%
10/2021	15.4%	$ 838,700	17.5%
11/2021	17.5%	$ 843,500	16.8%
12/2021	17.4%	$ 849,100	16.6%
1/2022	17.9%	$ 854,600	16.7%
2/2022	***25.1%***	$ 864,100	16.8%

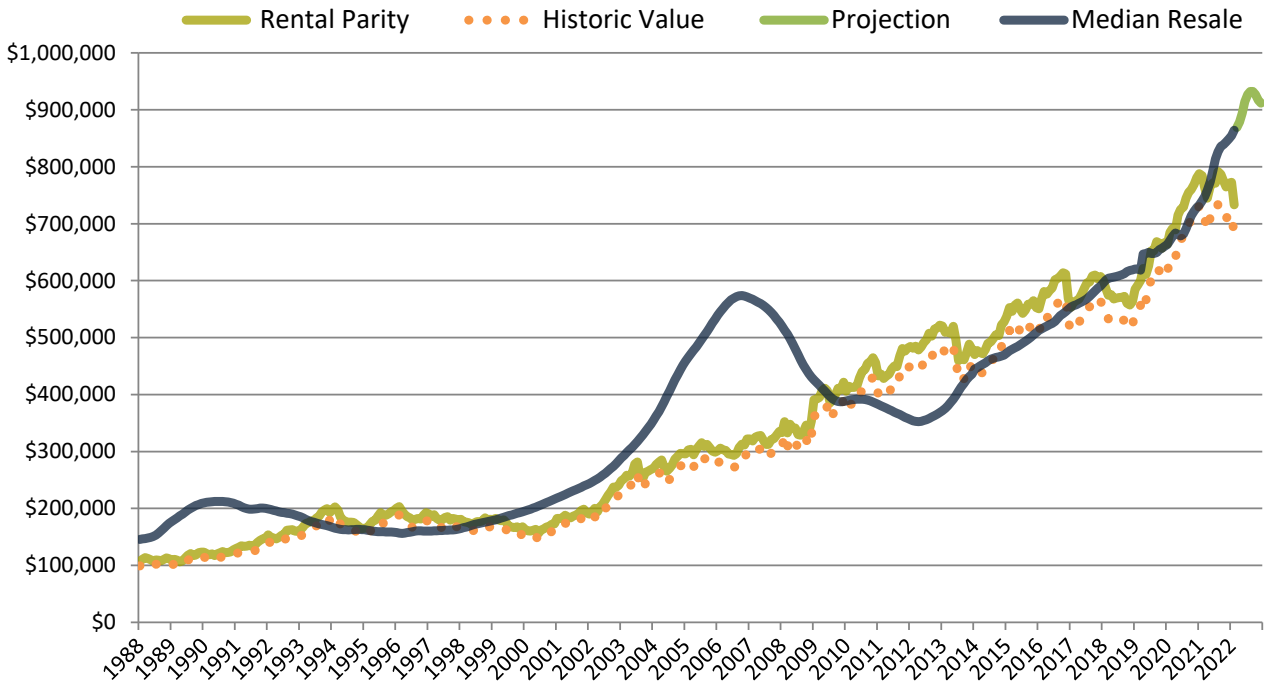


Rental rate and year-over-year percentage change trailing twelve months

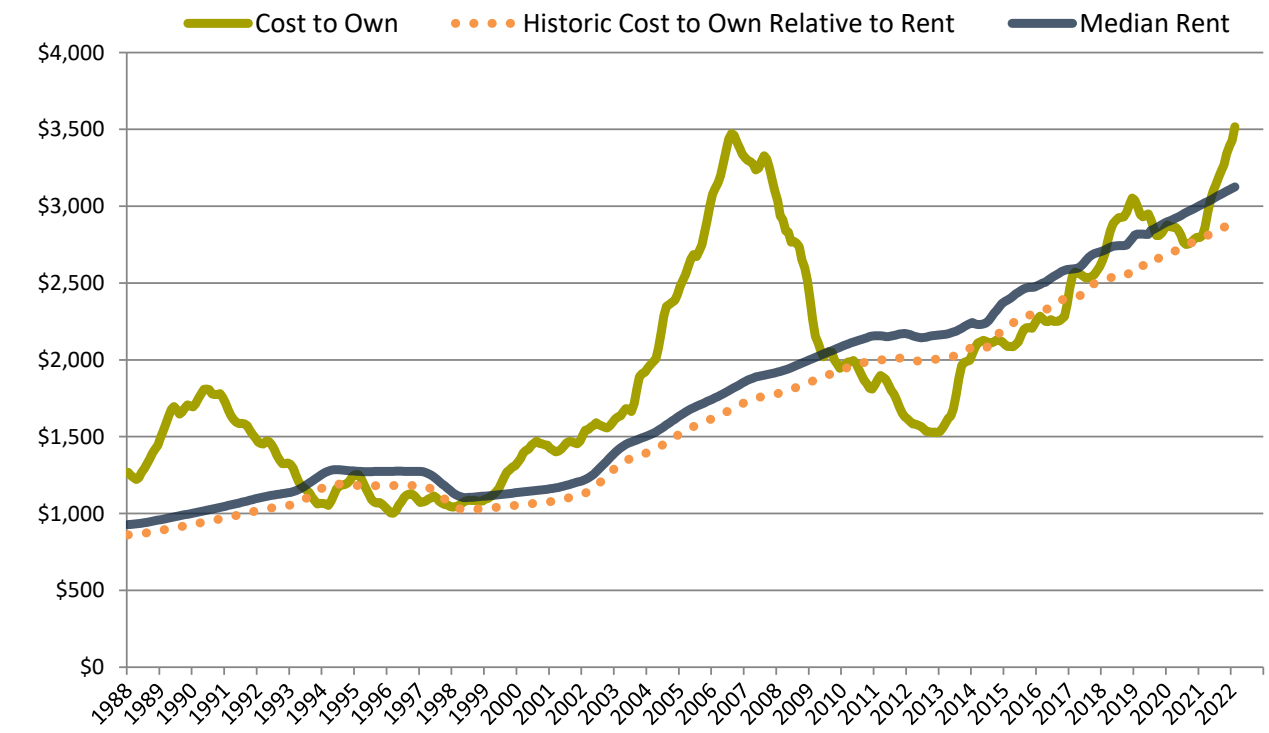
Date	% Change	Rent	Own
3/2021	3.7%	$ 3,022	$ 2,963
4/2021	3.7%	$ 3,031	$ 3,089
5/2021	3.7%	$ 3,040	$ 3,070
6/2021	3.7%	$ 3,050	$ 3,133
7/2021	3.7%	$ 3,059	$ 3,228
8/2021	3.7%	$ 3,069	$ 3,203
9/2021	3.7%	$ 3,078	$ 3,269
10/2021	3.7%	$ 3,087	$ 3,340
11/2021	3.7%	$ 3,097	$ 3,415
12/2021	3.7%	$ 3,106	$ 3,421
1/2022	3.7%	$ 3,116	$ 3,447
2/2022	3.7%	$ 3,125	$ 3,683



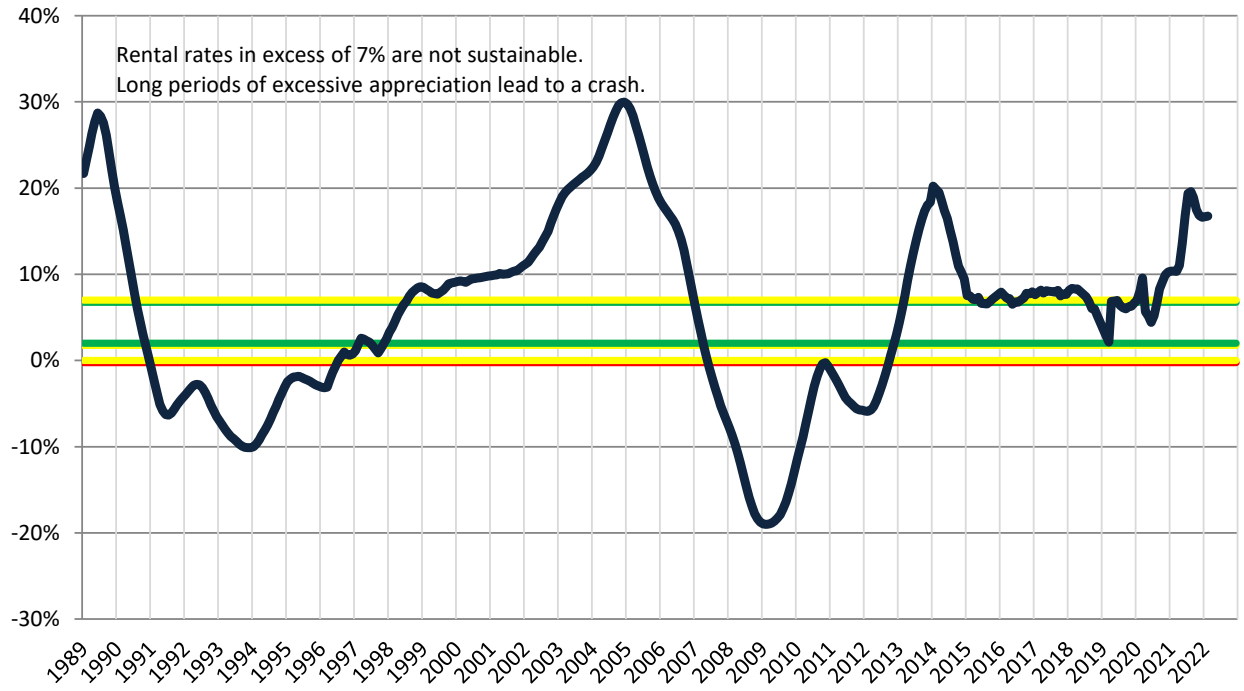
Los Angeles County median home price since January 1988



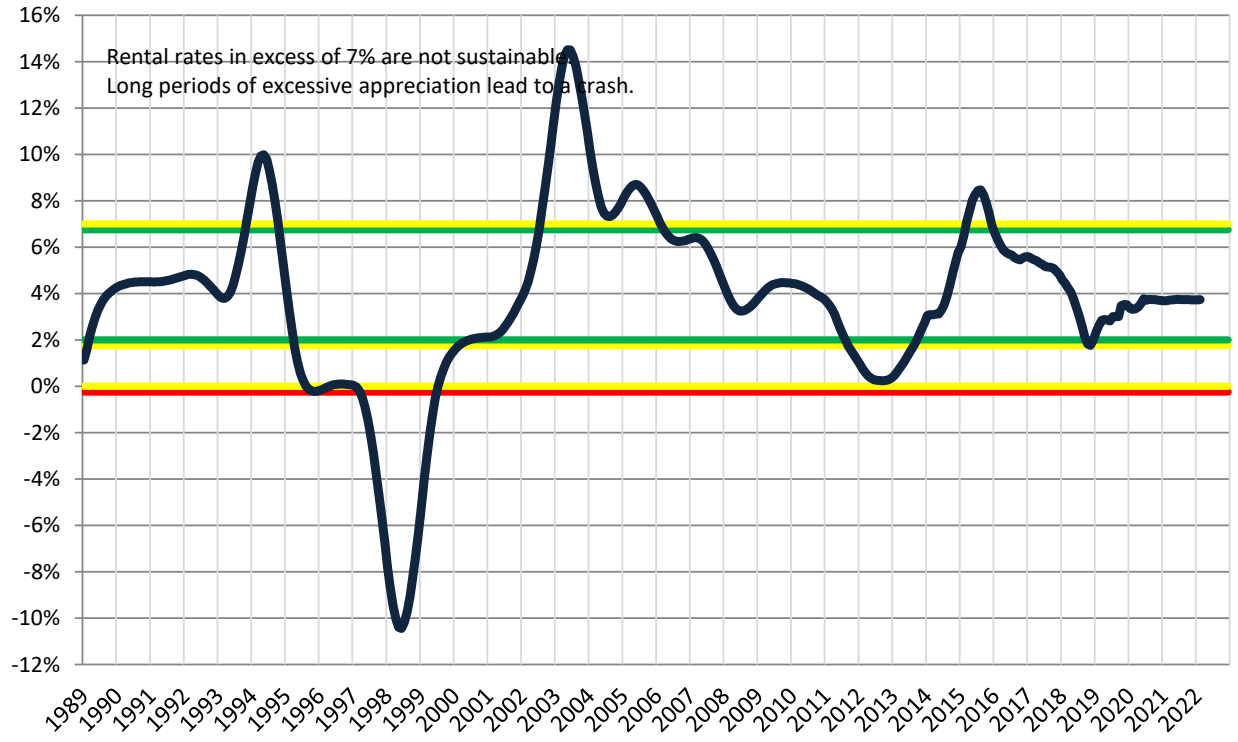
Los Angeles County median rent and monthly cost of ownership since January 1988



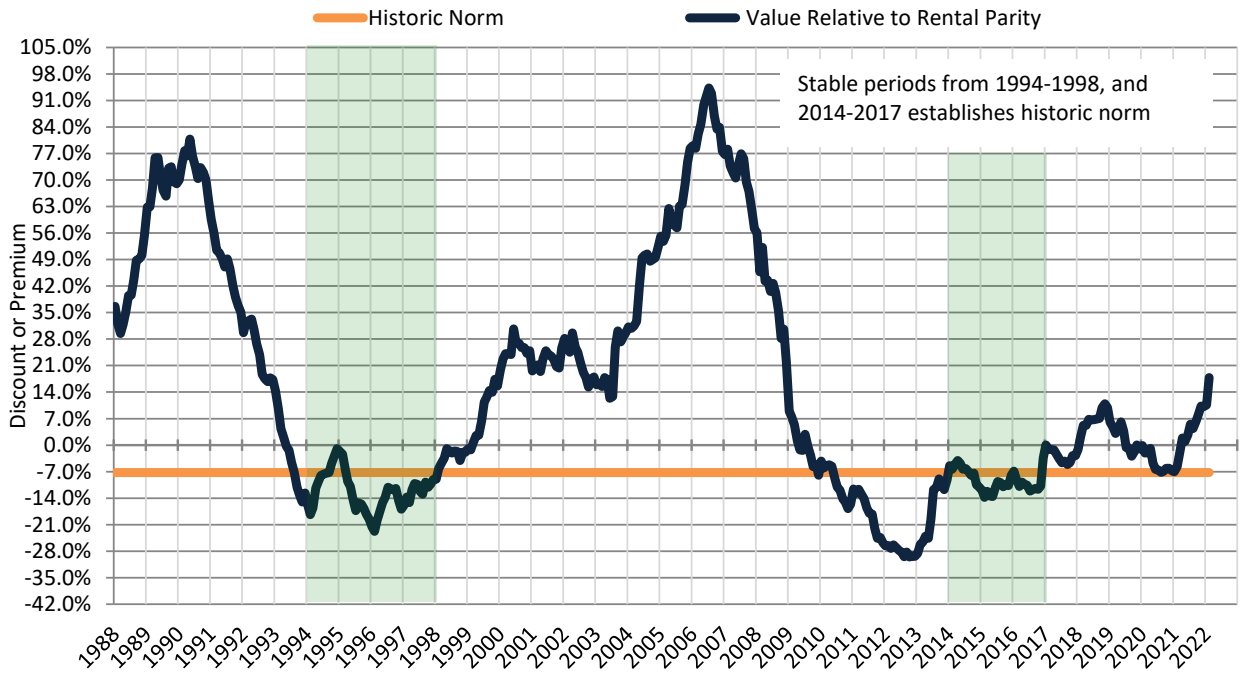
Resale $/SF Year-over-Year Percentage Change: Los Angeles County since January 1989



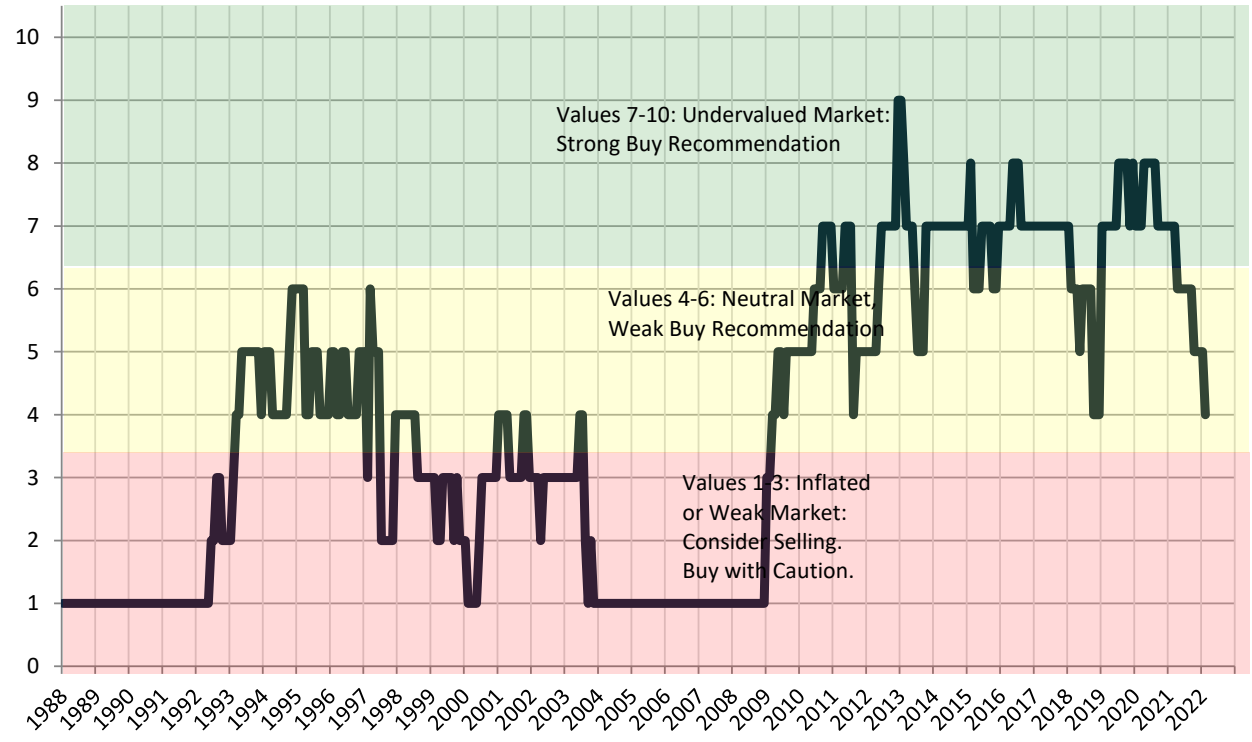
Rental $/SF Year-over-Year Percentage Change: Los Angeles County since January 1989



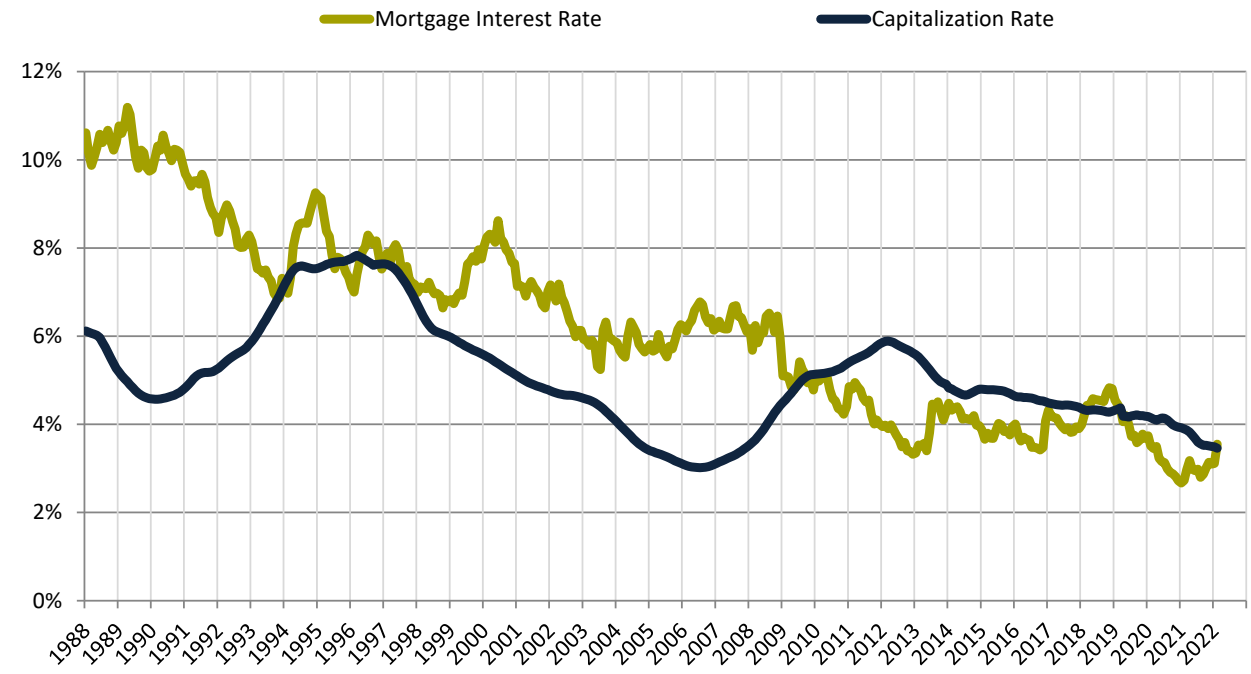
Historic Median Home Price Relative to Rental Parity: Los Angeles County since January 1988



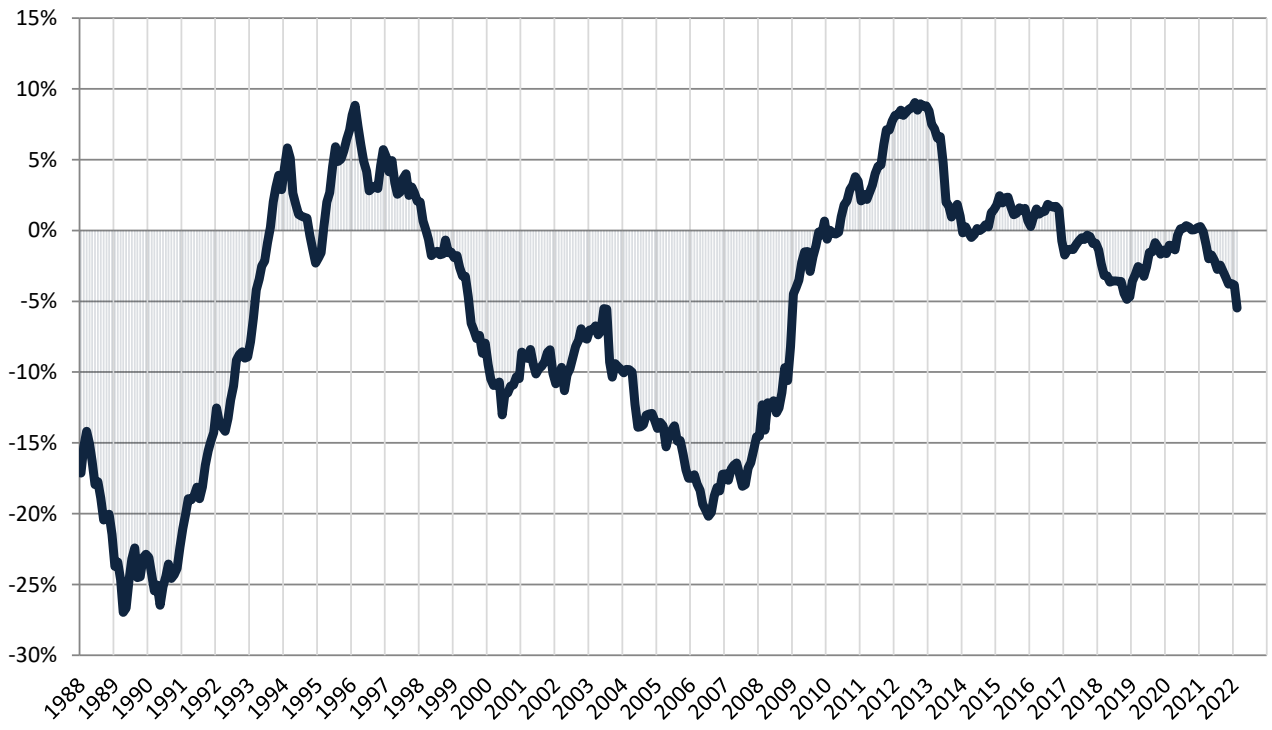
TAIT Housing Report® Market Timing System Rating: Los Angeles County since January 1988



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	Median Resale $	Rent % Change YoY	Median Rent $	Cost of Ownership	Ownership Prem./Disc.	Cap Rate
Los Angeles County	$ 864,100	16.8%	$ 864,100	3.7%	$ 3,125	$ 3,683	$ 558	3.5%.
Los Angeles-Long Beach-Ana	$ 889,200	18.8%	$ 889,200	3.7%	$ 3,287	$ 3,790	$ 503	3.5%.
Alhambra	$ 920,500	15.6%	$ 920,500	3.7%	$ 3,060	$ 3,924	$ 863	3.2%.
Arcadia	$ 1,389,900	13.9%	$ 1,389,900	3.7%	$ 4,466	$ 5,925	$ 1,458	3.1%.
Azusa	$ 651,400	16.8%	$ 651,400	3.7%	$ 2,580	$ 2,777	$ 197	3.8%.
Baldwin Park	$ 616,100	15.0%	$ 616,100	3.7%	$ 2,540	$ 2,626	$ 86	4.0%.
Bell Gardens	$ 609,800	13.3%	$ 609,800	3.7%	$ 2,701	$ 2,599	$ (102)	4.3%.
Bellflower	$ 695,300	14.5%	$ 695,300	3.7%	$ 2,850	$ 2,964	$ 113	3.9%.
Burbank	$ 1,195,300	19.9%	$ 1,195,300	3.7%	$ 3,720	$ 5,095	$ 1,375	3.0%.
Carson	$ 749,300	15.7%	$ 749,300	3.7%	$ 3,056	$ 3,194	$ 138	3.9%.
Cerritos	$ 958,000	15.3%	$ 958,000	3.7%	$ 3,257	$ 4,084	$ 827	3.3%.
Compton	$ 559,100	14.9%	$ 559,100	3.7%	$ 2,662	$ 2,383	$ (279)	4.6%.
Covina	$ 739,400	17.8%	$ 739,400	3.7%	$ 2,738	$ 3,152	$ 413	3.6%.
Diamond Bar	$ 945,600	18.3%	$ 945,600	3.7%	$ 3,158	$ 4,031	$ 873	3.2%.
Downey	$ 748,700	13.5%	$ 748,700	3.7%	$ 2,984	$ 3,191	$ 208	3.8%.
East Los Angeles	$ 629,300	15.3%	$ 629,300	3.7%	$ 2,622	$ 2,682	$ 61	4.0%.
El Monte	$ 658,000	13.4%	$ 658,000	3.7%	$ 2,658	$ 2,805	$ 147	3.9%.
Florence-Graham	$ 517,000	11.0%	$ 517,000	3.7%	$ 2,735	$ 2,204	$ (531)	5.1%.
Gardena	$ 774,000	17.2%	$ 774,000	3.7%	$ 3,051	$ 3,299	$ 249	3.8%.
Glendale	$ 1,273,200	18.2%	$ 1,273,200	3.7%	$ 3,933	$ 5,427	$ 1,494	3.0%.
Glendora	$ 821,700	15.6%	$ 821,700	3.7%	$ 2,878	$ 3,503	$ 625	3.4%.
Hacienda Heights	$ 877,200	17.1%	$ 877,200	3.7%	$ 3,039	$ 3,739	$ 701	3.3%.
Hawthorne	$ 854,800	14.3%	$ 854,800	3.7%	$ 3,225	$ 3,644	$ 419	3.6%.
Huntington Park	$ 580,900	10.8%	$ 580,900	3.7%	$ 2,738	$ 2,476	$ (262)	4.5%.
Inglewood	$ 787,400	14.2%	$ 787,400	3.7%	$ 3,082	$ 3,356	$ 274	3.8%.
La Mirada	$ 799,600	16.7%	$ 799,600	3.7%	$ 2,917	$ 3,408	$ 492	3.5%.

Market Performance and Trends: Los Angeles County and Major Cities and Zips

Study Area	Median Resale $	Resale % Change YoY	Median Resale $	Rent % Change YoY	Median Rent $	Cost of Ownership	Ownership Prem./Disc.	Cap Rate
La Puente	$ 632,900	17.6%	$ 632,900	3.7%	$ 2,557	$ 2,698	$ 141	3.9%.
Lakewood	$ 788,400	16.5%	$ 788,400	3.7%	$ 2,924	$ 3,361	$ 437	3.6%.
Lancaster	$ 440,900	23.4%	$ 440,900	3.7%	$ 2,202	$ 1,879	$ (323)	4.8%.
Long Beach	$ 849,700	16.8%	$ 849,700	3.7%	$ 3,007	$ 3,622	$ 615	3.4%.
Los Angeles	$ 1,010,200	17.5%	$ 1,010,200	3.7%	$ 3,474	$ 4,306	$ 832	3.3%.
Lynwood	$ 583,400	13.9%	$ 583,400	3.7%	$ 2,671	$ 2,487	$ (184)	4.4%.
Monrovia	$ 921,800	13.4%	$ 921,800	3.7%	$ 3,080	$ 3,929	$ 849	3.2%.
Montebello	$ 717,300	12.0%	$ 717,300	3.7%	$ 2,834	$ 3,058	$ 224	3.8%.
Monterey Park	$ 887,900	14.6%	$ 887,900	3.7%	$ 3,055	$ 3,785	$ 730	3.3%.
Norwalk	$ 654,700	16.8%	$ 654,700	3.7%	$ 2,700	$ 2,791	$ 91	4.0%.
Palmdale	$ 474,900	23.5%	$ 474,900	3.7%	$ 2,291	$ 2,024	$ (267)	4.6%.
Paramount	$ 602,400	13.8%	$ 602,400	3.7%	$ 2,695	$ 2,568	$ (127)	4.3%.
Pasadena	$ 1,260,500	18.7%	$ 1,260,500	3.7%	$ 3,610	$ 5,373	$ 1,763	2.7%.
Pico Rivera	$ 650,200	15.1%	$ 650,200	3.7%	$ 2,662	$ 2,772	$ 109	3.9%.
Pomona	$ 617,200	19.1%	$ 617,200	3.7%	$ 2,449	$ 2,631	$ 182	3.8%.
Redondo Beach	$ 1,454,400	15.6%	$ 1,454,400	3.7%	$ 4,466	$ 6,200	$ 1,733	2.9%.
Rosemead	$ 775,700	13.2%	$ 775,700	3.7%	$ 2,795	$ 3,307	$ 511	3.5%.
Rowland Heights	$ 868,400	16.5%	$ 868,400	3.7%	$ 2,949	$ 3,702	$ 753	3.3%.
San Gabriel	$ 1,006,000	13.4%	$ 1,006,000	3.7%	$ 3,207	$ 4,288	$ 1,081	3.1%.
Santa Clarita	$ 809,600	19.7%	$ 809,600	3.7%	$ 3,202	$ 3,451	$ 249	3.8%.
Santa Monica	$ 2,625,100	5.2%	$ 2,625,100	3.7%	$ 8,944	$ 11,190	$ 2,246	3.3%.
South Gate	$ 588,500	12.8%	$ 588,500	3.7%	$ 2,698	$ 2,509	$ (189)	4.4%.
South Whittier	$ 700,400	16.3%	$ 700,400	3.7%	$ 2,758	$ 2,986	$ 228	3.8%.
Torrance	$ 1,150,500	18.5%	$ 1,150,500	3.7%	$ 3,627	$ 4,904	$ 1,277	3.0%.
West Covina	$ 766,700	18.6%	$ 766,700	3.7%	$ 2,781	$ 3,268	$ 488	3.5%.
Whittier	$ 726,700	15.4%	$ 726,700	3.7%	$ 2,869	$ 3,098	$ 228	3.8%.

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	4	$ 864,100	$ 733,100	17.9%	-7.2%	***25.1%***
Los Angeles-Long Beach-Ana	7	$ 889,200	$ 771,100	15.3%	17.8%	-2.5%
Alhambra	3	$ 920,500	$ 717,900	***28.2%***	-0.4%	***28.6%***
Arcadia	4	$ 1,389,900	$ 1,047,700	***32.7%***	5.4%	***27.3%***
Azusa	5	$ 651,400	$ 605,100	7.6%	-12.7%	20.3%
Baldwin Park	5	$ 616,100	$ 595,800	3.4%	-11.4%	14.8%
Bell Gardens	7	$ 609,800	$ 633,600	-3.7%	-9.9%	6.2%
Bellflower	6	$ 695,300	$ 668,600	4.0%	-9.7%	13.7%
Burbank	2	$ 1,195,300	$ 872,700	***37.0%***	-0.9%	***37.9%***
Carson	5	$ 749,300	$ 716,900	4.6%	-12.6%	17.2%
Cerritos	6	$ 958,000	$ 764,100	***25.3%***	12.3%	13.0%
Compton	6	$ 559,100	$ 624,500	-10.4%	-19.9%	9.5%
Covina	5	$ 739,400	$ 642,400	15.1%	-5.6%	20.7%
Diamond Bar	4	$ 945,600	$ 740,700	***27.7%***	2.7%	***25.0%***
Downey	6	$ 748,700	$ 700,000	6.9%	-6.0%	12.9%
East Los Angeles	6	$ 629,300	$ 615,000	2.3%	-9.4%	11.7%
El Monte	5	$ 658,000	$ 623,500	5.5%	-8.9%	14.4%
Florence-Graham	7	$ 517,000	$ 641,500	-19.4%	-21.2%	1.8%
Gardena	5	$ 774,000	$ 715,600	8.1%	-11.8%	19.9%
Glendale	2	$ 1,273,200	$ 922,700	***38.0%***	1.3%	***36.7%***
Glendora	5	$ 821,700	$ 675,100	21.7%	1.6%	20.1%
Hacienda Heights	5	$ 877,200	$ 712,800	23.1%	6.0%	17.1%
Hawthorne	4	$ 854,800	$ 756,400	13.0%	-10.9%	23.9%
Huntington Park	7	$ 580,900	$ 642,300	-9.6%	-13.5%	3.9%
Inglewood	4	$ 787,400	$ 723,000	8.9%	-18.4%	***27.3%***
La Mirada	5	$ 799,600	$ 684,200	16.9%	-3.7%	20.6%

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

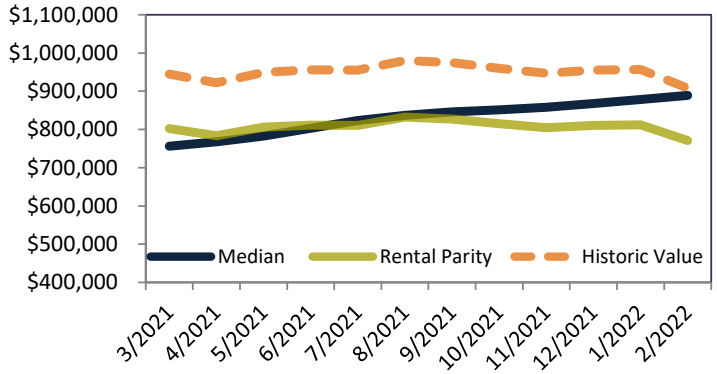
Study Area	Rating	Median	Rental Parity	% Over/Under Rental Parity	Historic Premium	% Over/Under Historic Prem.
La Puente	5	$ 632,900	$ 599,700	5.6%	-10.9%	16.5%
Lakewood	5	$ 788,400	$ 685,800	15.0%	-3.4%	18.4%
Lancaster	5	$ 440,900	$ 516,600	-14.7%	-31.6%	16.9%
Long Beach	3	$ 849,700	$ 705,500	20.4%	-7.8%	***28.2%***
Los Angeles	2	$ 1,010,200	$ 815,000	23.9%	-11.1%	***35.0%***
Lynwood	7	$ 583,400	$ 626,600	-6.9%	-13.8%	6.9%
Monrovia	4	$ 921,800	$ 722,600	***27.5%***	4.4%	23.1%
Montebello	6	$ 717,300	$ 664,800	7.9%	-5.3%	13.2%
Monterey Park	5	$ 887,900	$ 716,700	23.9%	2.9%	21.0%
Norwalk	6	$ 654,700	$ 633,300	3.4%	-9.9%	13.3%
Palmdale	5	$ 474,900	$ 537,500	-11.7%	-25.9%	14.2%
Paramount	5	$ 602,400	$ 632,100	-4.7%	-20.4%	15.7%
Pasadena	***1***	$ 1,260,500	$ 846,900	***48.8%***	3.2%	***45.6%***
Pico Rivera	6	$ 650,200	$ 624,500	4.1%	-8.4%	12.5%
Pomona	4	$ 617,200	$ 574,400	7.4%	-18.3%	***25.7%***
Redondo Beach	3	$ 1,454,400	$ 1,047,700	***38.8%***	10.7%	***28.1%***
Rosemead	4	$ 775,700	$ 655,700	18.3%	-2.8%	21.1%
Rowland Heights	7	$ 868,400	$ 691,700	***25.5%***	27.0%	-1.5%
San Gabriel	5	$ 1,006,000	$ 752,400	***33.7%***	14.2%	19.5%
Santa Clarita	5	$ 809,600	$ 751,200	7.8%	-9.6%	17.4%
Santa Monica	2	$ 2,625,100	$ 2,098,100	***25.2%***	-19.8%	***45.0%***
South Gate	7	$ 588,500	$ 632,900	-7.0%	-11.8%	4.8%
South Whittier	5	$ 700,400	$ 646,900	8.3%	-8.7%	17.0%
Torrance	4	$ 1,150,500	$ 850,800	***35.2%***	13.8%	21.4%
West Covina	4	$ 766,700	$ 652,300	17.5%	-4.5%	22.0%
Whittier	6	$ 726,700	$ 673,100	8.0%	-4.5%	12.5%

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

Historically, properties in this market sell at a 17.8% premium. Today's premium is 15.3%. This market is 2.5% undervalued.
Median home price is $889,200. Prices rose 18.8% year-over-year.
Monthly cost of ownership is $3,790, and rents average $3,287, making owning $503 per month more costly than renting.
Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 3.5%.
Market rating = 7

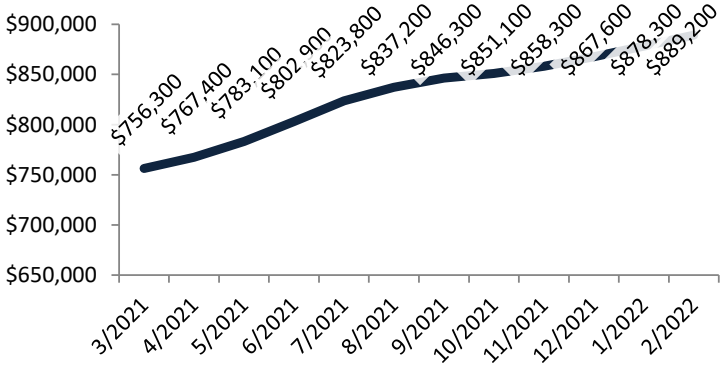
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
3/2021	***10***	$ 756,300	$ 802,100
4/2021	9	$ 767,400	$ 783,300
5/2021	9	$ 783,100	$ 806,000
6/2021	9	$ 802,900	$ 811,600
7/2021	9	$ 823,800	$ 811,000
8/2021	9	$ 837,200	$ 832,500
9/2021	9	$ 846,300	$ 827,600
10/2021	8	$ 851,100	$ 815,300
11/2021	8	$ 858,300	$ 804,400
12/2021	8	$ 867,600	$ 810,900
1/2022	8	$ 878,300	$ 812,400
2/2022	7	$ 889,200	$ 771,100



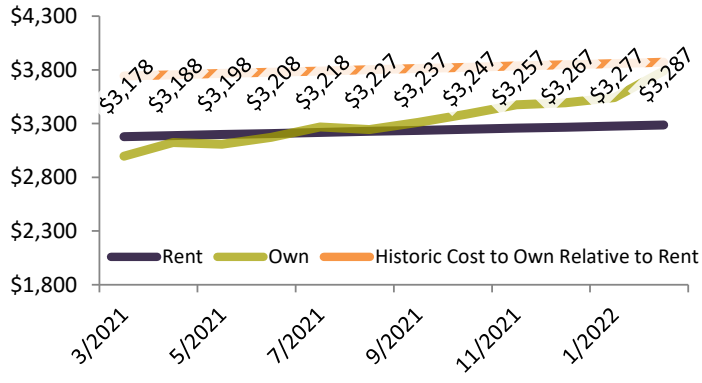
Resale Median and year-over-year percentage change trailing twelve months

Date	± Typ. Value	Median	% Change
3/2021	-23.5%	$ 756,300	9.6%
4/2021	-19.8%	$ 767,400	10.4%
5/2021	-20.6%	$ 783,100	12.9%
6/2021	-18.8%	$ 802,900	16.3%
7/2021	-16.2%	$ 823,800	19.0%
8/2021	-17.2%	$ 837,200	19.3%
9/2021	-15.5%	$ 846,300	18.8%
10/2021	-13.4%	$ 851,100	17.9%
11/2021	-11.1%	$ 858,300	17.7%
12/2021	-10.8%	$ 867,600	17.9%
1/2022	-9.7%	$ 878,300	18.5%
2/2022	-2.5%	$ 889,200	18.8%



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

Date	% Change	Rent	Own
3/2021	3.7%	$ 3,178	$ 2,997
4/2021	3.7%	$ 3,188	$ 3,123
5/2021	3.7%	$ 3,198	$ 3,107
6/2021	3.7%	$ 3,208	$ 3,173
7/2021	3.7%	$ 3,218	$ 3,268
8/2021	3.7%	$ 3,227	$ 3,245
9/2021	3.7%	$ 3,237	$ 3,310
10/2021	3.7%	$ 3,247	$ 3,389
11/2021	3.7%	$ 3,257	$ 3,475
12/2021	3.7%	$ 3,267	$ 3,495
1/2022	3.7%	$ 3,277	$ 3,543
2/2022	3.7%	$ 3,287	$ 3,790

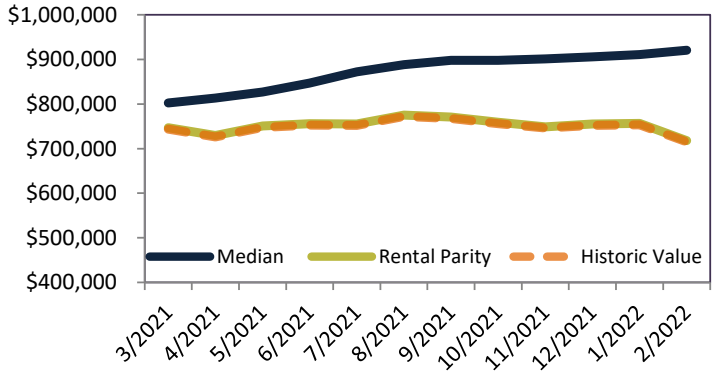


Alhambra Housing Market Value & Trends Update

Historically, properties in this market sell at a -0.4% discount. Today's premium is 28.2%. This market is 28.6% overvalued.
Median home price is $920,500. Prices rose 15.6% year-over-year.
Monthly cost of ownership is $3,923, and rents average $3,060, making owning $863 per month more costly than renting.
Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 3.2%.
Market rating = 3

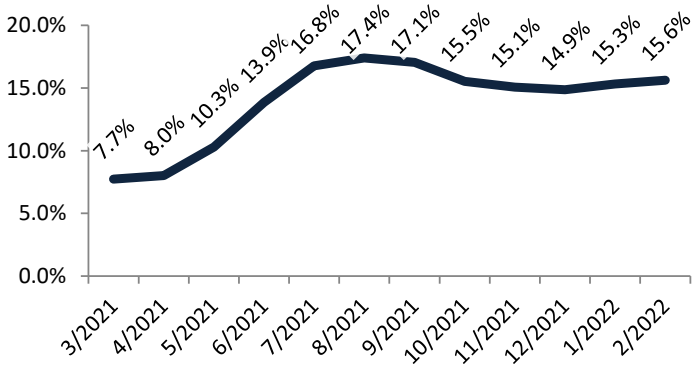
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
3/2021	6	$ 802,400	$ 746,800
4/2021	6	$ 813,100	$ 729,300
5/2021	6	$ 827,000	$ 750,400
6/2021	6	$ 847,200	$ 755,600
7/2021	5	$ 871,800	$ 755,000
8/2021	5	$ 888,000	$ 775,100
9/2021	5	$ 897,800	$ 770,500
10/2021	5	$ 897,700	$ 759,000
11/2021	5	$ 901,300	$ 748,900
12/2021	5	$ 905,900	$ 755,000
1/2022	5	$ 911,000	$ 756,300
2/2022	3	$ 920,500	$ 717,900



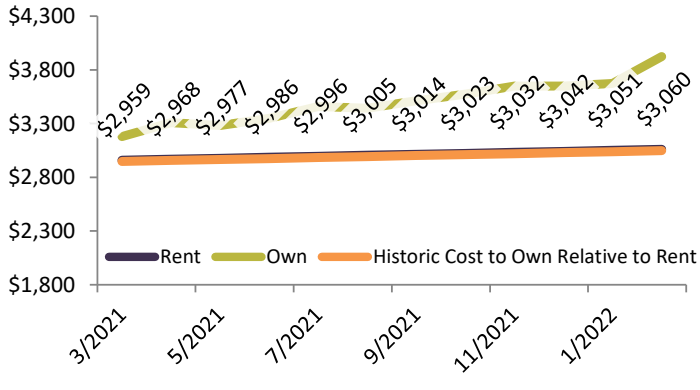
Resale Median and year-over-year percentage change trailing twelve months

Date	± Typ. Value	Median	% Change
3/2021	7.8%	$ 802,400	7.7%
4/2021	11.9%	$ 813,100	8.0%
5/2021	10.6%	$ 827,000	10.3%
6/2021	12.5%	$ 847,200	13.9%
7/2021	15.9%	$ 871,800	16.8%
8/2021	15.0%	$ 888,000	17.4%
9/2021	16.9%	$ 897,800	17.1%
10/2021	18.7%	$ 897,700	15.5%
11/2021	20.7%	$ 901,300	15.1%
12/2021	20.4%	$ 905,900	14.9%
1/2022	20.8%	$ 911,000	15.3%
2/2022	***28.6%***	$ 920,500	15.6%



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

Date	% Change	Rent	Own
3/2021	3.7%	$ 2,959	$ 3,179
4/2021	3.7%	$ 2,968	$ 3,309
5/2021	3.7%	$ 2,977	$ 3,281
6/2021	3.7%	$ 2,986	$ 3,348
7/2021	3.7%	$ 2,996	$ 3,459
8/2021	3.7%	$ 3,005	$ 3,442
9/2021	3.7%	$ 3,014	$ 3,512
10/2021	3.7%	$ 3,023	$ 3,575
11/2021	3.7%	$ 3,032	$ 3,649
12/2021	3.7%	$ 3,042	$ 3,649
1/2022	3.7%	$ 3,051	$ 3,675
2/2022	3.7%	$ 3,060	$ 3,924

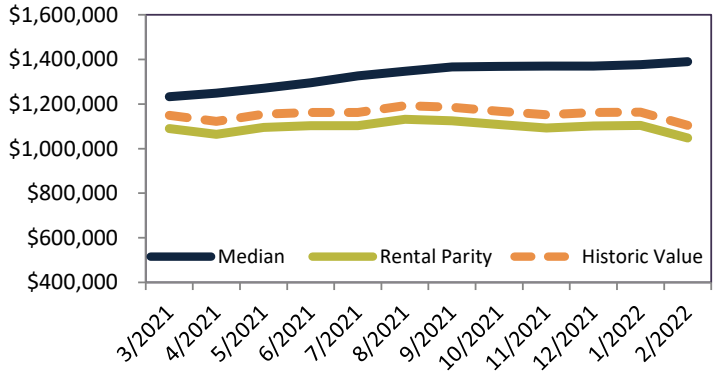


Arcadia Housing Market Value & Trends Update

Historically, properties in this market sell at a 5.4% premium. Today's premium is 32.7%. This market is 27.3% overvalued.
Median home price is $1,389,900. Prices rose 13.9% year-over-year.
Monthly cost of ownership is $5,924, and rents average $4,466, making owning $1,458 per month more costly than renting.
Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 3.1%.
Market rating = 4

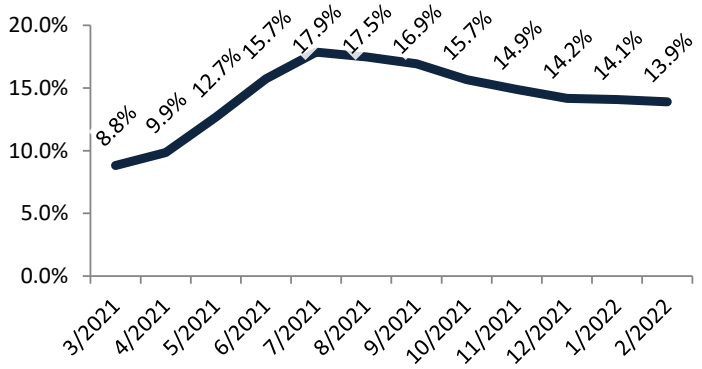
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
3/2021	6	$ 1,232,700	$ 1,089,700
4/2021	6	$ 1,249,200	$ 1,064,200
5/2021	6	$ 1,270,600	$ 1,095,200
6/2021	6	$ 1,294,800	$ 1,103,000
7/2021	5	$ 1,326,300	$ 1,102,200
8/2021	6	$ 1,347,000	$ 1,131,400
9/2021	5	$ 1,366,000	$ 1,124,600
10/2021	5	$ 1,368,800	$ 1,107,900
11/2021	5	$ 1,370,200	$ 1,093,000
12/2021	5	$ 1,370,400	$ 1,101,900
1/2022	5	$ 1,376,800	$ 1,103,900
2/2022	4	$ 1,389,900	$ 1,047,700



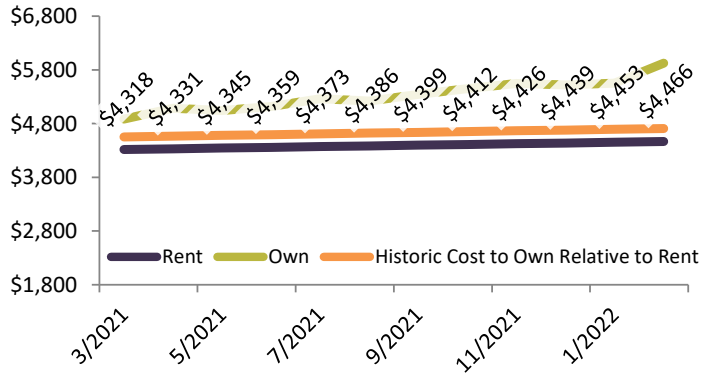
Resale Median and year-over-year percentage change trailing twelve months

Date	± Typ. Value	Median	% Change
3/2021	7.7%	$ 1,232,700	8.8%
4/2021	12.0%	$ 1,249,200	9.9%
5/2021	10.6%	$ 1,270,600	12.7%
6/2021	12.0%	$ 1,294,800	15.7%
7/2021	14.9%	$ 1,326,300	17.9%
8/2021	13.6%	$ 1,347,000	17.5%
9/2021	16.1%	$ 1,366,000	16.9%
10/2021	18.1%	$ 1,368,800	15.7%
11/2021	20.0%	$ 1,370,200	14.9%
12/2021	19.0%	$ 1,370,400	14.2%
1/2022	19.3%	$ 1,376,800	14.1%
2/2022	***27.3%***	$ 1,389,900	13.9%



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

Date	% Change	Rent	Own
3/2021	3.7%	$ 4,318	$ 4,884
4/2021	3.7%	$ 4,331	$ 5,084
5/2021	3.8%	$ 4,345	$ 5,041
6/2021	3.8%	$ 4,359	$ 5,117
7/2021	3.7%	$ 4,373	$ 5,262
8/2021	3.7%	$ 4,386	$ 5,221
9/2021	3.7%	$ 4,399	$ 5,343
10/2021	3.7%	$ 4,412	$ 5,451
11/2021	3.7%	$ 4,426	$ 5,548
12/2021	3.7%	$ 4,439	$ 5,521
1/2022	3.7%	$ 4,453	$ 5,553
2/2022	3.7%	$ 4,466	$ 5,925

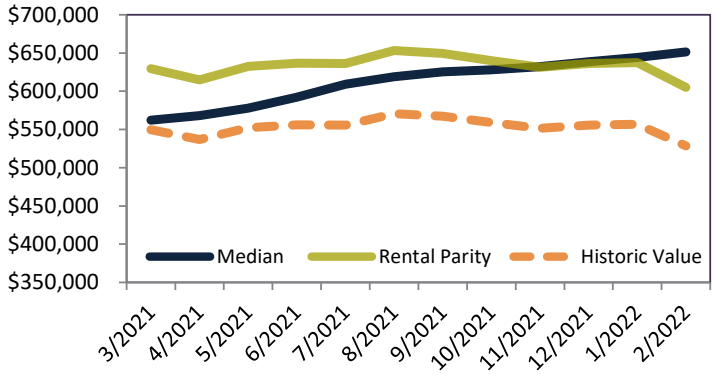


Azusa Housing Market Value & Trends Update

Historically, properties in this market sell at a -12.7% discount. Today's premium is 7.6%. This market is 20.3% overvalued.
Median home price is $651,400. Prices rose 16.8% year-over-year.
Monthly cost of ownership is $2,776, and rents average $2,579, making owning $197 per month more costly than renting.
Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 3.8%.
Market rating = 5

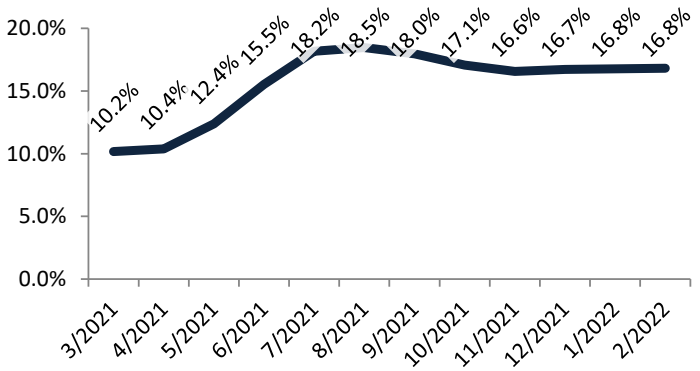
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
3/2021	7	$ 562,200	$ 629,500
4/2021	7	$ 568,200	$ 614,700
5/2021	7	$ 577,800	$ 632,500
6/2021	7	$ 592,100	$ 636,800
7/2021	6	$ 609,300	$ 636,400
8/2021	6	$ 619,100	$ 653,300
9/2021	6	$ 625,300	$ 649,500
10/2021	6	$ 627,900	$ 639,900
11/2021	6	$ 632,100	$ 631,300
12/2021	6	$ 638,600	$ 636,400
1/2022	6	$ 644,200	$ 637,500
2/2022	5	$ 651,400	$ 605,100



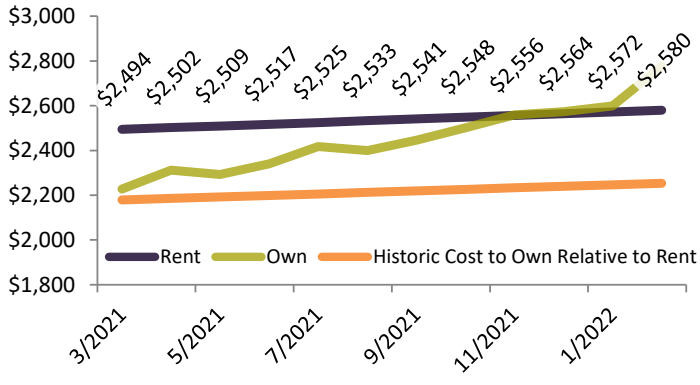
Resale Median and year-over-year percentage change trailing twelve months

Date	± Typ. Value	Median	% Change
3/2021	2.0%	$ 562,200	10.2%
4/2021	5.1%	$ 568,200	10.4%
5/2021	4.0%	$ 577,800	12.4%
6/2021	5.6%	$ 592,100	15.5%
7/2021	8.4%	$ 609,300	18.2%
8/2021	7.4%	$ 619,100	18.5%
9/2021	8.9%	$ 625,300	18.0%
10/2021	10.8%	$ 627,900	17.1%
11/2021	12.8%	$ 632,100	16.6%
12/2021	13.0%	$ 638,600	16.7%
1/2022	13.7%	$ 644,200	16.8%
2/2022	20.3%	$ 651,400	16.8%



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

Date	% Change	Rent	Own
3/2021	3.7%	$ 2,494	$ 2,228
4/2021	3.7%	$ 2,502	$ 2,312
5/2021	3.7%	$ 2,509	$ 2,292
6/2021	3.7%	$ 2,517	$ 2,340
7/2021	3.8%	$ 2,525	$ 2,417
8/2021	3.8%	$ 2,533	$ 2,400
9/2021	3.8%	$ 2,541	$ 2,446
10/2021	3.7%	$ 2,548	$ 2,501
11/2021	3.7%	$ 2,556	$ 2,559
12/2021	3.7%	$ 2,564	$ 2,573
1/2022	3.7%	$ 2,572	$ 2,598
2/2022	3.7%	$ 2,580	$ 2,777

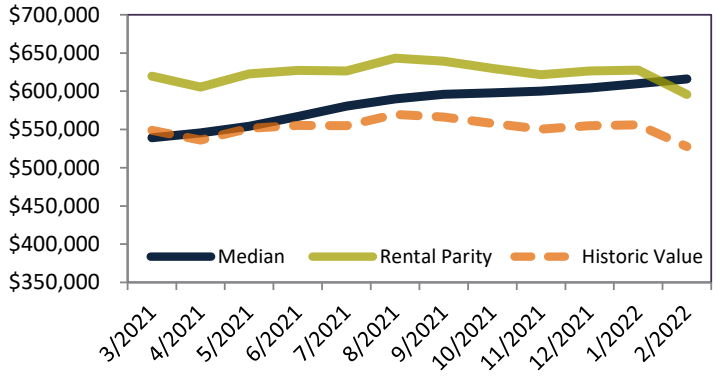


Baldwin Park Housing Market Value & Trends Update

Historically, properties in this market sell at a -11.4% discount. Today's premium is 3.4%. This market is 14.8% overvalued.
Median home price is $616,100. Prices rose 15.0% year-over-year.
Monthly cost of ownership is $2,626, and rents average $2,539, making owning $086 per month more costly than renting.
Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 4.0%.
Market rating = 5

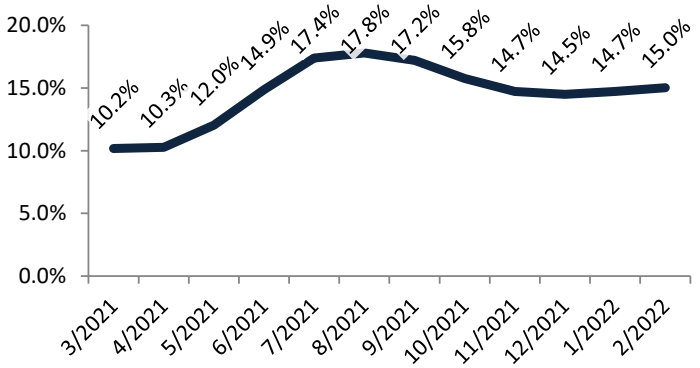
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
3/2021	7	$ 539,200	$ 619,800
4/2021	7	$ 545,400	$ 605,300
5/2021	7	$ 554,200	$ 622,800
6/2021	7	$ 566,900	$ 627,100
7/2021	7	$ 580,700	$ 626,600
8/2021	7	$ 589,800	$ 643,300
9/2021	7	$ 596,000	$ 639,500
10/2021	7	$ 597,800	$ 630,000
11/2021	6	$ 600,100	$ 621,500
12/2021	6	$ 604,300	$ 626,600
1/2022	6	$ 609,900	$ 627,700
2/2022	5	$ 616,100	$ 595,800



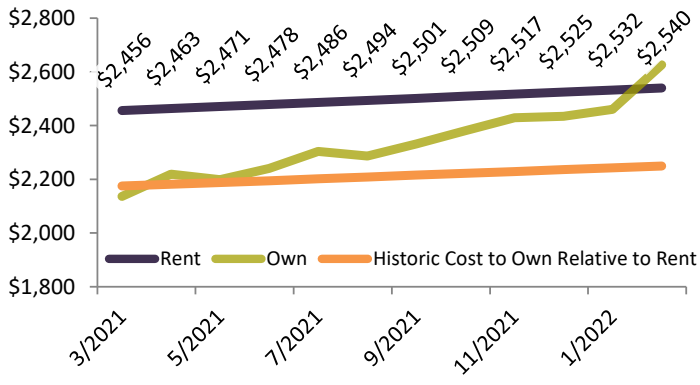
Resale Median and year-over-year percentage change trailing twelve months

Date	± Typ. Value	Median	% Change
3/2021	-1.6%	$ 539,200	10.2%
4/2021	1.5%	$ 545,400	10.3%
5/2021	0.4%	$ 554,200	12.0%
6/2021	1.8%	$ 566,900	14.9%
7/2021	4.1%	$ 580,700	17.4%
8/2021	3.1%	$ 589,800	17.8%
9/2021	4.6%	$ 596,000	17.2%
10/2021	6.3%	$ 597,800	15.8%
11/2021	8.0%	$ 600,100	14.7%
12/2021	7.9%	$ 604,300	14.5%
1/2022	8.6%	$ 609,900	14.7%
2/2022	14.8%	$ 616,100	15.0%



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

Date	% Change	Rent	Own
3/2021	3.7%	$ 2,456	$ 2,136
4/2021	3.7%	$ 2,463	$ 2,220
5/2021	3.7%	$ 2,471	$ 2,199
6/2021	3.7%	$ 2,478	$ 2,240
7/2021	3.7%	$ 2,486	$ 2,304
8/2021	3.7%	$ 2,494	$ 2,286
9/2021	3.7%	$ 2,501	$ 2,331
10/2021	3.7%	$ 2,509	$ 2,381
11/2021	3.7%	$ 2,517	$ 2,430
12/2021	3.7%	$ 2,525	$ 2,434
1/2022	3.7%	$ 2,532	$ 2,460
2/2022	3.7%	$ 2,540	$ 2,626

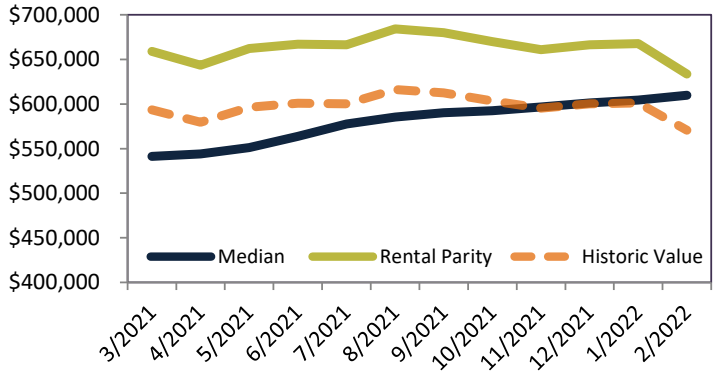


Bell Gardens Housing Market Value & Trends Update

Historically, properties in this market sell at a -9.9% discount. Today's discount is 3.7%. This market is 6.2% overvalued.
Median home price is $609,800. Prices rose 13.3% year-over-year.
Monthly cost of ownership is $2,599, and rents average $2,701, making owning $101 per month less costly than renting.
Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 4.3%.
Market rating = 7

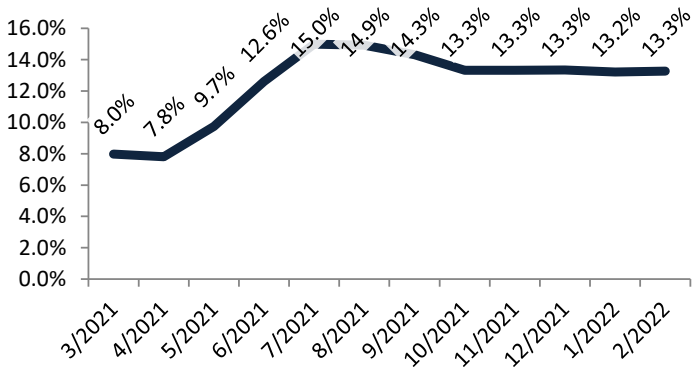
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
3/2021	8	$ 541,300	$ 659,000
4/2021	7	$ 544,200	$ 643,600
5/2021	7	$ 551,300	$ 662,300
6/2021	7	$ 563,800	$ 667,000
7/2021	7	$ 577,600	$ 666,500
8/2021	7	$ 585,500	$ 684,200
9/2021	7	$ 590,200	$ 680,100
10/2021	7	$ 592,600	$ 670,000
11/2021	7	$ 596,600	$ 661,000
12/2021	7	$ 601,200	$ 666,400
1/2022	7	$ 604,300	$ 667,600
2/2022	7	$ 609,800	$ 633,600



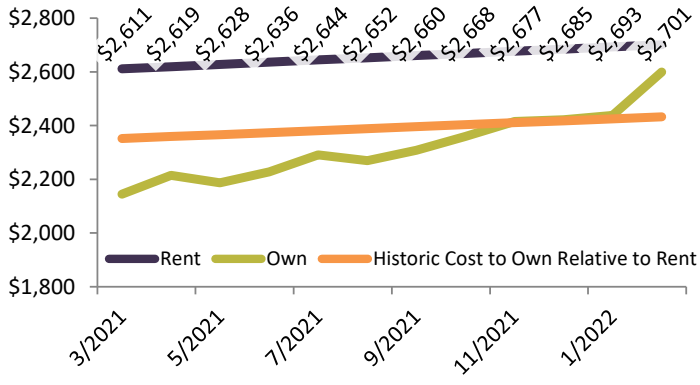
Resale Median and year-over-year percentage change trailing twelve months

Date	± Typ. Value	Median	% Change
3/2021	-7.9%	$ 541,300	8.0%
4/2021	-5.5%	$ 544,200	7.8%
5/2021	-6.8%	$ 551,300	9.7%
6/2021	-5.5%	$ 563,800	12.6%
7/2021	-3.4%	$ 577,600	15.0%
8/2021	-4.5%	$ 585,500	14.9%
9/2021	-3.3%	$ 590,200	14.3%
10/2021	-1.6%	$ 592,600	13.3%
11/2021	0.2%	$ 596,600	13.3%
12/2021	0.2%	$ 601,200	13.3%
1/2022	0.5%	$ 604,300	13.2%
2/2022	6.2%	$ 609,800	13.3%



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

Date	% Change	Rent	Own
3/2021	3.7%	$ 2,611	$ 2,145
4/2021	3.7%	$ 2,619	$ 2,215
5/2021	3.8%	$ 2,628	$ 2,187
6/2021	3.8%	$ 2,636	$ 2,228
7/2021	3.8%	$ 2,644	$ 2,291
8/2021	3.7%	$ 2,652	$ 2,270
9/2021	3.7%	$ 2,660	$ 2,309
10/2021	3.7%	$ 2,668	$ 2,360
11/2021	3.7%	$ 2,677	$ 2,416
12/2021	3.7%	$ 2,685	$ 2,422
1/2022	3.7%	$ 2,693	$ 2,437
2/2022	3.7%	$ 2,701	$ 2,599

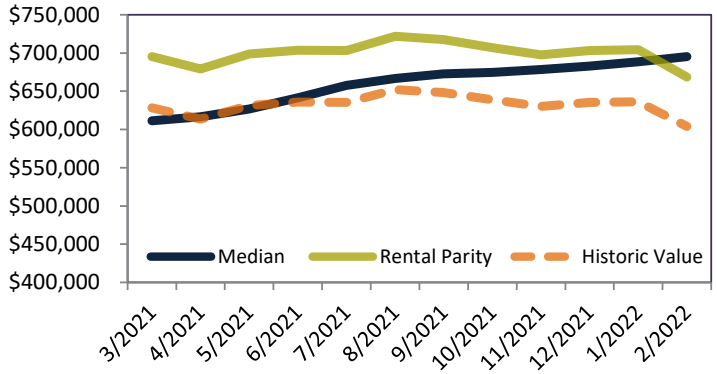


Bellflower Housing Market Value & Trends Update

Historically, properties in this market sell at a -9.7% discount. Today's premium is 4.0%. This market is 13.7% overvalued.
Median home price is $695,300. Prices rose 14.5% year-over-year.
Monthly cost of ownership is $2,963, and rents average $2,850, making owning $113 per month more costly than renting.
Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 3.9%.
Market rating = 6

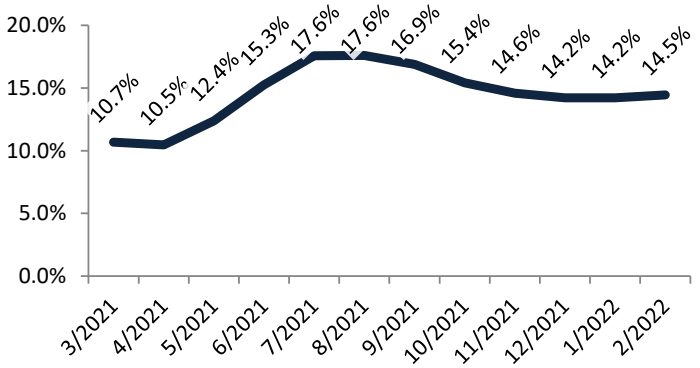
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
3/2021	7	$ 611,400	$ 695,500
4/2021	7	$ 616,600	$ 679,200
5/2021	7	$ 626,700	$ 698,900
6/2021	7	$ 641,600	$ 703,800
7/2021	7	$ 657,600	$ 703,300
8/2021	7	$ 666,900	$ 721,900
9/2021	7	$ 672,700	$ 717,600
10/2021	7	$ 674,500	$ 707,000
11/2021	7	$ 678,500	$ 697,500
12/2021	7	$ 683,100	$ 703,200
1/2022	6	$ 688,500	$ 704,400
2/2022	6	$ 695,300	$ 668,600



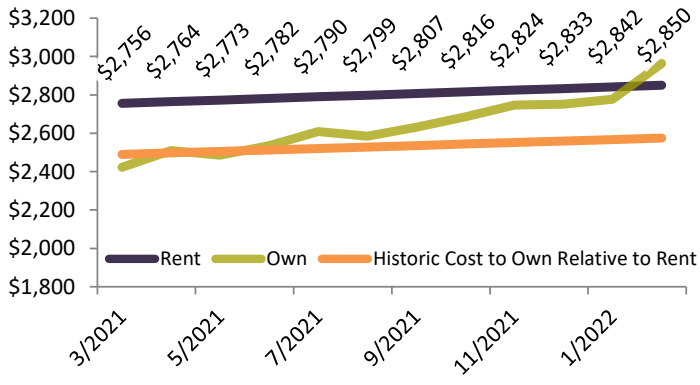
Resale Median and year-over-year percentage change trailing twelve months

Date	± Typ. Value	Median	% Change
3/2021	-2.4%	$ 611,400	10.7%
4/2021	0.4%	$ 616,600	10.5%
5/2021	-0.7%	$ 626,700	12.4%
6/2021	0.8%	$ 641,600	15.3%
7/2021	3.2%	$ 657,600	17.6%
8/2021	2.0%	$ 666,900	17.6%
9/2021	3.4%	$ 672,700	16.9%
10/2021	5.1%	$ 674,500	15.4%
11/2021	6.9%	$ 678,500	14.6%
12/2021	6.8%	$ 683,100	14.2%
1/2022	7.4%	$ 688,500	14.2%
2/2022	13.7%	$ 695,300	14.5%



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

Date	% Change	Rent	Own
3/2021	3.7%	$ 2,756	$ 2,422
4/2021	3.7%	$ 2,764	$ 2,509
5/2021	3.7%	$ 2,773	$ 2,486
6/2021	3.7%	$ 2,782	$ 2,536
7/2021	3.7%	$ 2,790	$ 2,609
8/2021	3.7%	$ 2,799	$ 2,585
9/2021	3.7%	$ 2,807	$ 2,631
10/2021	3.7%	$ 2,816	$ 2,686
11/2021	3.7%	$ 2,824	$ 2,747
12/2021	3.7%	$ 2,833	$ 2,752
1/2022	3.7%	$ 2,842	$ 2,777
2/2022	3.7%	$ 2,850	$ 2,964

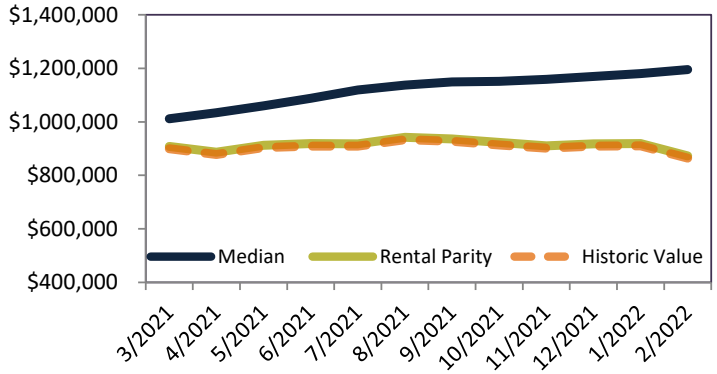


Burbank Housing Market Value & Trends Update

Historically, properties in this market sell at a -0.9% discount. Today's premium is 37.0%. This market is 37.9% overvalued.
Median home price is $1,195,300. Prices rose 19.9% year-over-year.
Monthly cost of ownership is $5,095, and rents average $3,720, making owning $1,375 per month more costly than renting.
Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 3.0%.
Market rating = 2

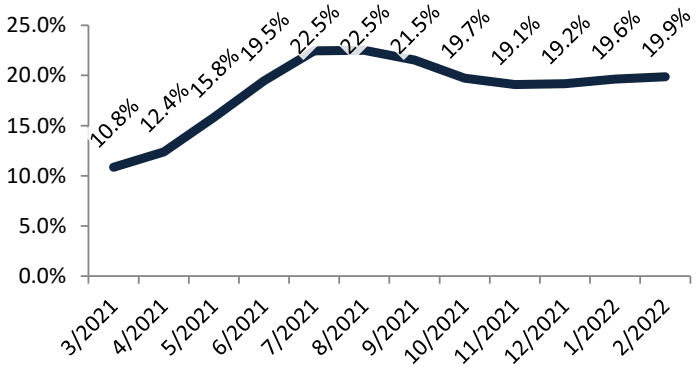
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
3/2021	6	$ 1,011,500	$ 907,900
4/2021	5	$ 1,033,600	$ 886,600
5/2021	5	$ 1,059,700	$ 912,200
6/2021	5	$ 1,087,600	$ 918,400
7/2021	4	$ 1,119,100	$ 917,700
8/2021	4	$ 1,136,900	$ 942,200
9/2021	4	$ 1,149,000	$ 936,600
10/2021	4	$ 1,151,000	$ 922,700
11/2021	3	$ 1,158,800	$ 910,400
12/2021	3	$ 1,170,100	$ 917,800
1/2022	3	$ 1,180,000	$ 919,400
2/2022	2	$ 1,195,300	$ 872,700



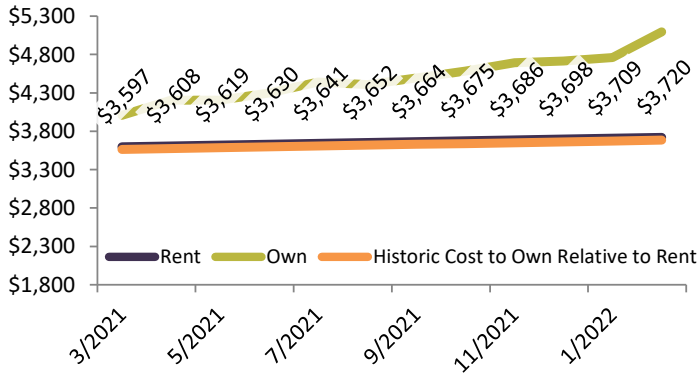
Resale Median and year-over-year percentage change trailing twelve months

Date	± Typ. Value	Median	% Change
3/2021	12.4%	$ 1,011,500	10.8%
4/2021	17.5%	$ 1,033,600	12.4%
5/2021	17.1%	$ 1,059,700	15.8%
6/2021	19.4%	$ 1,087,600	19.5%
7/2021	22.9%	$ 1,119,100	22.5%
8/2021	21.6%	$ 1,136,900	22.5%
9/2021	23.6%	$ 1,149,000	21.5%
10/2021	***25.7%***	$ 1,151,000	19.7%
11/2021	***28.2%***	$ 1,158,800	19.1%
12/2021	***28.4%***	$ 1,170,100	19.2%
1/2022	***29.3%***	$ 1,180,000	19.6%
2/2022	***37.9%***	$ 1,195,300	19.9%



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

Date	% Change	Rent	Own
3/2021	3.7%	$ 3,597	$ 4,008
4/2021	3.7%	$ 3,608	$ 4,206
5/2021	3.7%	$ 3,619	$ 4,204
6/2021	3.7%	$ 3,630	$ 4,298
7/2021	3.7%	$ 3,641	$ 4,440
8/2021	3.7%	$ 3,652	$ 4,407
9/2021	3.8%	$ 3,664	$ 4,494
10/2021	3.7%	$ 3,675	$ 4,584
11/2021	3.7%	$ 3,686	$ 4,692
12/2021	3.7%	$ 3,698	$ 4,714
1/2022	3.7%	$ 3,709	$ 4,760
2/2022	3.7%	$ 3,720	$ 5,095

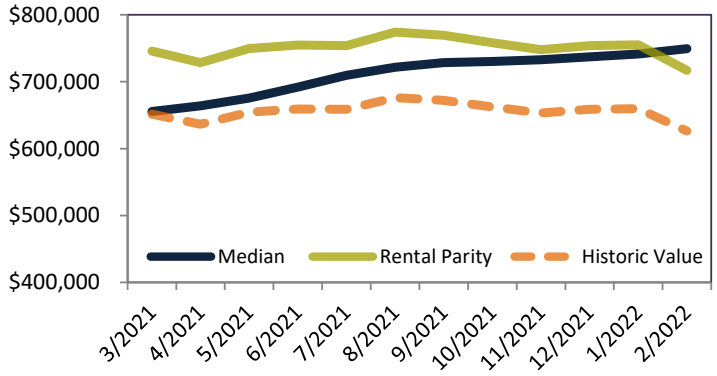


Carson Housing Market Value & Trends Update

Historically, properties in this market sell at a -12.6% discount. Today's premium is 4.6%. This market is 17.2% overvalued.
Median home price is $749,300. Prices rose 15.7% year-over-year.
Monthly cost of ownership is $3,193, and rents average $3,056, making owning $137 per month more costly than renting.
Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 3.9%.
Market rating = 5

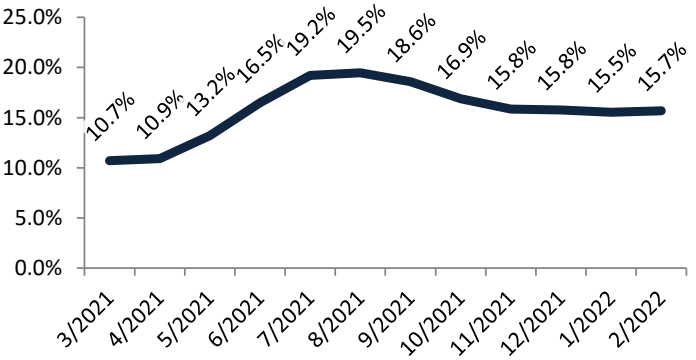
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
3/2021	7	$ 655,500	$ 745,800
4/2021	7	$ 663,900	$ 728,300
5/2021	7	$ 675,700	$ 749,400
6/2021	7	$ 692,100	$ 754,600
7/2021	7	$ 709,600	$ 754,000
8/2021	7	$ 721,600	$ 774,100
9/2021	6	$ 728,700	$ 769,400
10/2021	6	$ 730,300	$ 758,100
11/2021	6	$ 732,900	$ 747,900
12/2021	6	$ 737,100	$ 754,000
1/2022	6	$ 741,500	$ 755,300
2/2022	5	$ 749,300	$ 716,900



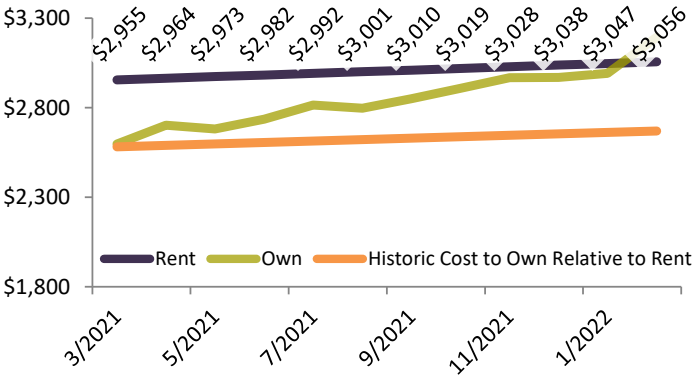
Resale Median and year-over-year percentage change trailing twelve months

Date	± Typ. Value	Median	% Change
3/2021	0.5%	$ 655,500	10.7%
4/2021	3.8%	$ 663,900	10.9%
5/2021	2.8%	$ 675,700	13.2%
6/2021	4.4%	$ 692,100	16.5%
7/2021	6.8%	$ 709,600	19.2%
8/2021	5.9%	$ 721,600	19.5%
9/2021	7.4%	$ 728,700	18.6%
10/2021	9.0%	$ 730,300	16.9%
11/2021	10.6%	$ 732,900	15.8%
12/2021	10.4%	$ 737,100	15.8%
1/2022	10.8%	$ 741,500	15.5%
2/2022	17.2%	$ 749,300	15.7%



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

Date	% Change	Rent	Own
3/2021	3.7%	$ 2,955	$ 2,597
4/2021	3.7%	$ 2,964	$ 2,702
5/2021	3.7%	$ 2,973	$ 2,681
6/2021	3.7%	$ 2,982	$ 2,735
7/2021	3.7%	$ 2,992	$ 2,815
8/2021	3.7%	$ 3,001	$ 2,797
9/2021	3.7%	$ 3,010	$ 2,850
10/2021	3.7%	$ 3,019	$ 2,908
11/2021	3.7%	$ 3,028	$ 2,967
12/2021	3.7%	$ 3,038	$ 2,969
1/2022	3.7%	$ 3,047	$ 2,991
2/2022	3.7%	$ 3,056	$ 3,194

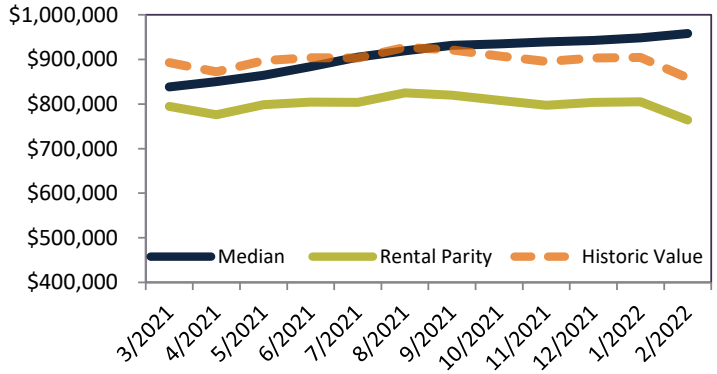


Cerritos Housing Market Value & Trends Update

Historically, properties in this market sell at a 12.3% premium. Today's premium is 25.3%. This market is 13.0% overvalued.
Median home price is $958,000. Prices rose 15.3% year-over-year.
Monthly cost of ownership is $4,083, and rents average $3,257, making owning $826 per month more costly than renting.
Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 3.3%.
Market rating = 6

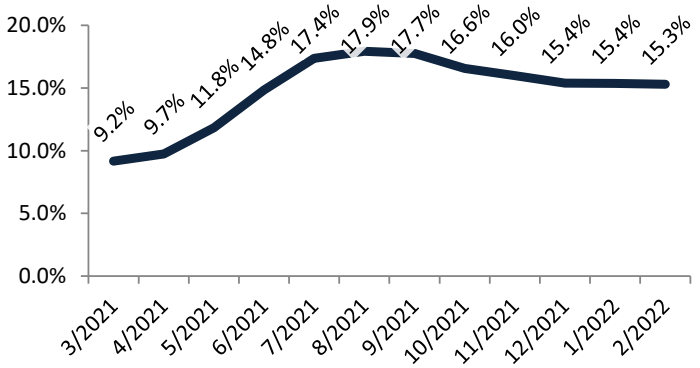
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
3/2021	7	$ 838,300	$ 794,800
4/2021	7	$ 849,900	$ 776,200
5/2021	7	$ 864,200	$ 798,600
6/2021	7	$ 883,500	$ 804,200
7/2021	7	$ 904,900	$ 803,600
8/2021	7	$ 919,500	$ 825,000
9/2021	7	$ 931,500	$ 820,000
10/2021	7	$ 934,900	$ 807,900
11/2021	7	$ 939,500	$ 797,100
12/2021	7	$ 942,600	$ 803,600
1/2022	7	$ 948,200	$ 805,000
2/2022	6	$ 958,000	$ 764,100



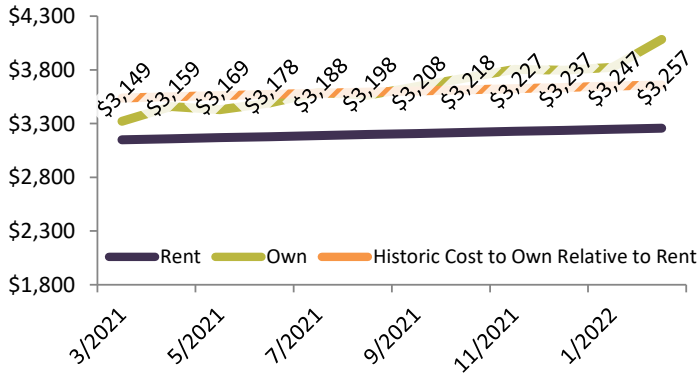
Resale Median and year-over-year percentage change trailing twelve months

Date	± Typ. Value	Median	% Change
3/2021	-6.9%	$ 838,300	9.2%
4/2021	-2.9%	$ 849,900	9.7%
5/2021	-4.1%	$ 864,200	11.8%
6/2021	-2.5%	$ 883,500	14.8%
7/2021	0.3%	$ 904,900	17.4%
8/2021	-0.9%	$ 919,500	17.9%
9/2021	1.2%	$ 931,500	17.7%
10/2021	3.4%	$ 934,900	16.6%
11/2021	5.5%	$ 939,500	16.0%
12/2021	4.9%	$ 942,600	15.4%
1/2022	5.4%	$ 948,200	15.4%
2/2022	13.0%	$ 958,000	15.3%



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

Date	% Change	Rent	Own
3/2021	3.7%	$ 3,149	$ 3,321
4/2021	3.7%	$ 3,159	$ 3,459
5/2021	3.7%	$ 3,169	$ 3,428
6/2021	3.7%	$ 3,178	$ 3,492
7/2021	3.7%	$ 3,188	$ 3,590
8/2021	3.7%	$ 3,198	$ 3,564
9/2021	3.7%	$ 3,208	$ 3,644
10/2021	3.7%	$ 3,218	$ 3,723
11/2021	3.7%	$ 3,227	$ 3,804
12/2021	3.7%	$ 3,237	$ 3,797
1/2022	3.7%	$ 3,247	$ 3,825
2/2022	3.7%	$ 3,257	$ 4,084

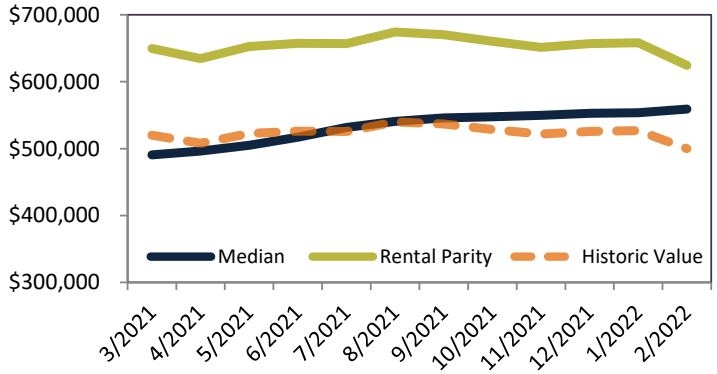


Compton Housing Market Value & Trends Update

Historically, properties in this market sell at a -19.9% discount. Today's discount is 10.4%. This market is 9.5% overvalued.
Median home price is $559,100. Prices rose 14.9% year-over-year.
Monthly cost of ownership is $2,383, and rents average $2,662, making owning $279 per month less costly than renting.
Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 4.6%.
Market rating = 6

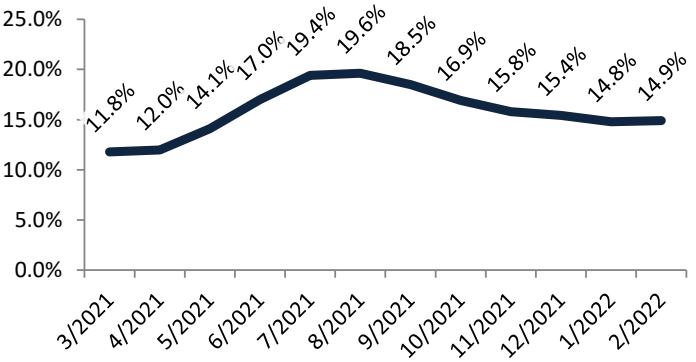
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
3/2021	7	$ 490,600	$ 649,700
4/2021	7	$ 496,300	$ 634,500
5/2021	7	$ 504,900	$ 652,800
6/2021	7	$ 517,200	$ 657,300
7/2021	7	$ 531,500	$ 656,800
8/2021	7	$ 540,700	$ 674,300
9/2021	7	$ 545,900	$ 670,300
10/2021	7	$ 547,400	$ 660,400
11/2021	7	$ 549,600	$ 651,500
12/2021	7	$ 552,800	$ 656,800
1/2022	7	$ 553,600	$ 658,000
2/2022	6	$ 559,100	$ 624,500



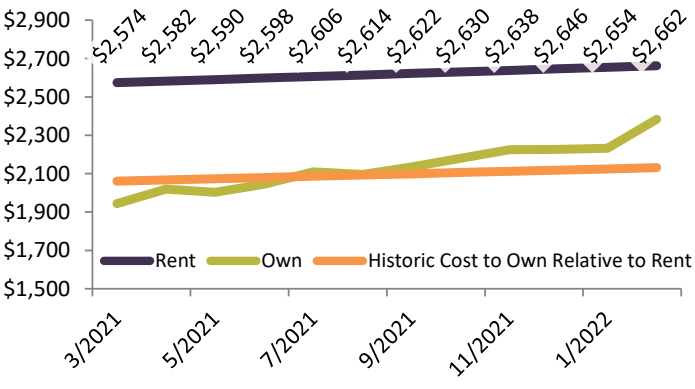
Resale Median and year-over-year percentage change trailing twelve months

Date	± Typ. Value	Median	% Change
3/2021	-4.5%	$ 490,600	11.8%
4/2021	-1.8%	$ 496,300	12.0%
5/2021	-2.7%	$ 504,900	14.1%
6/2021	-1.4%	$ 517,200	17.0%
7/2021	0.9%	$ 531,500	19.4%
8/2021	0.1%	$ 540,700	19.6%
9/2021	1.4%	$ 545,900	18.5%
10/2021	2.8%	$ 547,400	16.9%
11/2021	4.3%	$ 549,600	15.8%
12/2021	4.1%	$ 552,800	15.4%
1/2022	4.1%	$ 553,600	14.8%
2/2022	9.5%	$ 559,100	14.9%



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

Date	% Change	Rent	Own
3/2021	3.7%	$ 2,574	$ 1,944
4/2021	3.7%	$ 2,582	$ 2,020
5/2021	3.7%	$ 2,590	$ 2,003
6/2021	3.7%	$ 2,598	$ 2,044
7/2021	3.7%	$ 2,606	$ 2,109
8/2021	3.7%	$ 2,614	$ 2,096
9/2021	3.7%	$ 2,622	$ 2,135
10/2021	3.7%	$ 2,630	$ 2,180
11/2021	3.7%	$ 2,638	$ 2,225
12/2021	3.7%	$ 2,646	$ 2,227
1/2022	3.7%	$ 2,654	$ 2,233
2/2022	3.7%	$ 2,662	$ 2,383

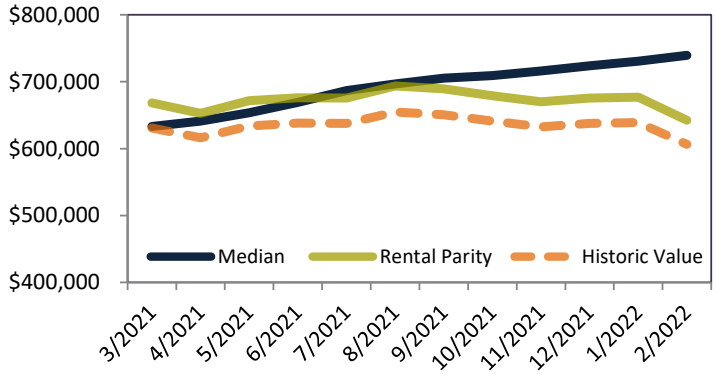


Covina Housing Market Value & Trends Update

Historically, properties in this market sell at a -5.6% discount. Today's premium is 15.1%. This market is 20.7% overvalued.
Median home price is $739,400. Prices rose 17.8% year-over-year.
Monthly cost of ownership is $3,151, and rents average $2,738, making owning $413 per month more costly than renting.
Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 3.6%.
Market rating = 5

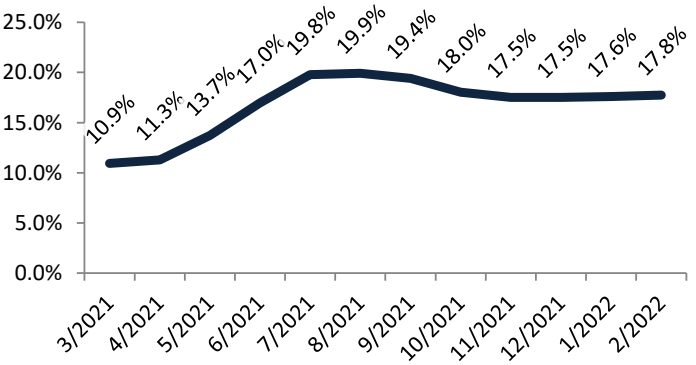
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
3/2021	7	$ 633,100	$ 668,200
4/2021	7	$ 641,100	$ 652,600
5/2021	7	$ 653,400	$ 671,500
6/2021	7	$ 669,300	$ 676,200
7/2021	6	$ 686,900	$ 675,700
8/2021	7	$ 696,600	$ 693,600
9/2021	6	$ 705,100	$ 689,500
10/2021	6	$ 709,000	$ 679,200
11/2021	6	$ 715,900	$ 670,100
12/2021	6	$ 723,700	$ 675,600
1/2022	6	$ 730,800	$ 676,800
2/2022	5	$ 739,400	$ 642,400



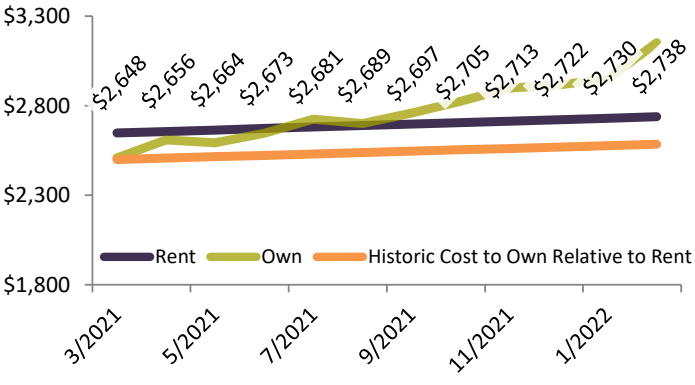
Resale Median and year-over-year percentage change trailing twelve months

Date	± Typ. Value	Median	% Change
3/2021	0.4%	$ 633,100	10.9%
4/2021	3.8%	$ 641,100	11.3%
5/2021	2.9%	$ 653,400	13.7%
6/2021	4.6%	$ 669,300	17.0%
7/2021	7.3%	$ 686,900	19.8%
8/2021	6.0%	$ 696,600	19.9%
9/2021	7.9%	$ 705,100	19.4%
10/2021	10.0%	$ 709,000	18.0%
11/2021	12.4%	$ 715,900	17.5%
12/2021	12.7%	$ 723,700	17.5%
1/2022	13.6%	$ 730,800	17.6%
2/2022	20.7%	$ 739,400	17.8%



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

Date	% Change	Rent	Own
3/2021	3.7%	$ 2,648	$ 2,508
4/2021	3.7%	$ 2,656	$ 2,609
5/2021	3.8%	$ 2,664	$ 2,592
6/2021	3.8%	$ 2,673	$ 2,645
7/2021	3.7%	$ 2,681	$ 2,725
8/2021	3.7%	$ 2,689	$ 2,700
9/2021	3.7%	$ 2,697	$ 2,758
10/2021	3.7%	$ 2,705	$ 2,824
11/2021	3.7%	$ 2,713	$ 2,899
12/2021	3.7%	$ 2,722	$ 2,915
1/2022	3.7%	$ 2,730	$ 2,948
2/2022	3.7%	$ 2,738	$ 3,152

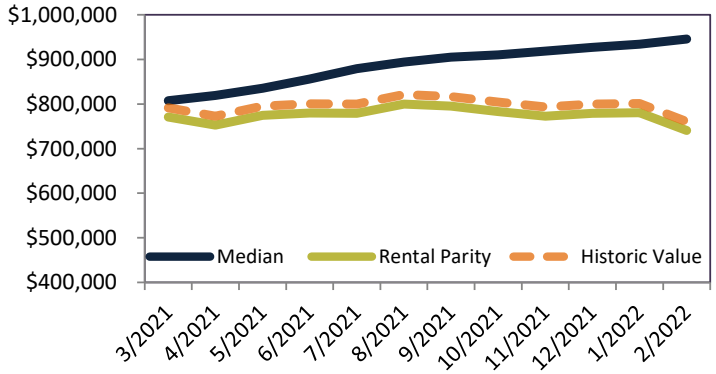


Diamond Bar Housing Market Value & Trends Update

Historically, properties in this market sell at a 2.7% premium. Today's premium is 27.7%. This market is 25.0% overvalued.
Median home price is $945,600. Prices rose 18.3% year-over-year.
Monthly cost of ownership is $4,030, and rents average $3,157, making owning $873 per month more costly than renting.
Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 3.2%.
Market rating = 4

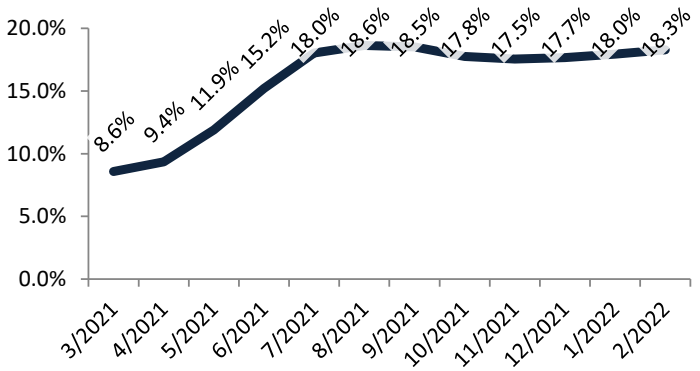
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
3/2021	7	$ 807,400	$ 770,500
4/2021	7	$ 819,200	$ 752,500
5/2021	7	$ 835,400	$ 774,300
6/2021	6	$ 856,100	$ 779,700
7/2021	6	$ 879,300	$ 779,100
8/2021	6	$ 893,900	$ 799,800
9/2021	6	$ 904,900	$ 795,000
10/2021	6	$ 910,100	$ 783,200
11/2021	5	$ 918,300	$ 772,700
12/2021	5	$ 926,800	$ 779,000
1/2022	5	$ 934,400	$ 780,400
2/2022	4	$ 945,600	$ 740,700



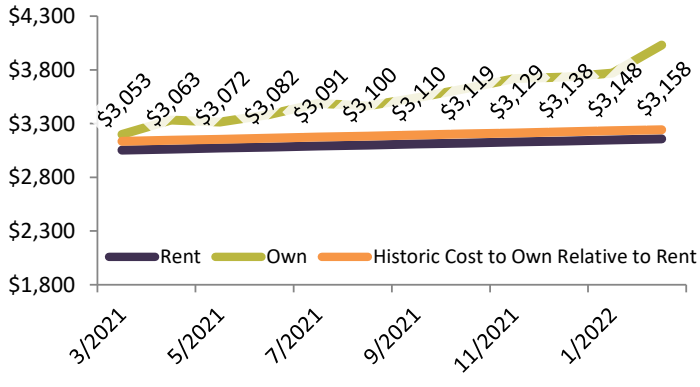
Resale Median and year-over-year percentage change trailing twelve months

Date	± Typ. Value	Median	% Change
3/2021	2.1%	$ 807,400	8.6%
4/2021	6.2%	$ 819,200	9.4%
5/2021	5.2%	$ 835,400	11.9%
6/2021	7.1%	$ 856,100	15.2%
7/2021	10.2%	$ 879,300	18.0%
8/2021	9.1%	$ 893,900	18.6%
9/2021	11.1%	$ 904,900	18.5%
10/2021	13.5%	$ 910,100	17.8%
11/2021	16.2%	$ 918,300	17.5%
12/2021	16.3%	$ 926,800	17.7%
1/2022	17.1%	$ 934,400	18.0%
2/2022	***25.0%***	$ 945,600	18.3%



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

Date	% Change	Rent	Own
3/2021	3.7%	$ 3,053	$ 3,199
4/2021	3.7%	$ 3,063	$ 3,334
5/2021	3.8%	$ 3,072	$ 3,314
6/2021	3.7%	$ 3,082	$ 3,383
7/2021	3.7%	$ 3,091	$ 3,488
8/2021	3.7%	$ 3,100	$ 3,465
9/2021	3.7%	$ 3,110	$ 3,540
10/2021	3.7%	$ 3,119	$ 3,624
11/2021	3.7%	$ 3,129	$ 3,718
12/2021	3.7%	$ 3,138	$ 3,734
1/2022	3.7%	$ 3,148	$ 3,769
2/2022	3.7%	$ 3,158	$ 4,031

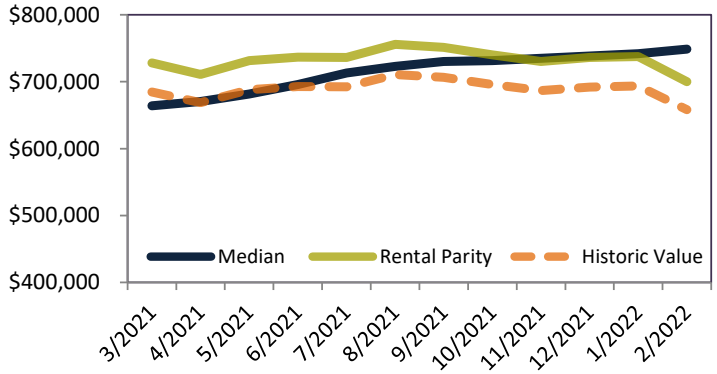


Downey Housing Market Value & Trends Update

Historically, properties in this market sell at a -6.0% discount. Today's premium is 6.9%. This market is 12.9% overvalued.
Median home price is $748,700. Prices rose 13.5% year-over-year.
Monthly cost of ownership is $3,191, and rents average $2,983, making owning $207 per month more costly than renting.
Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 3.8%.
Market rating = 6

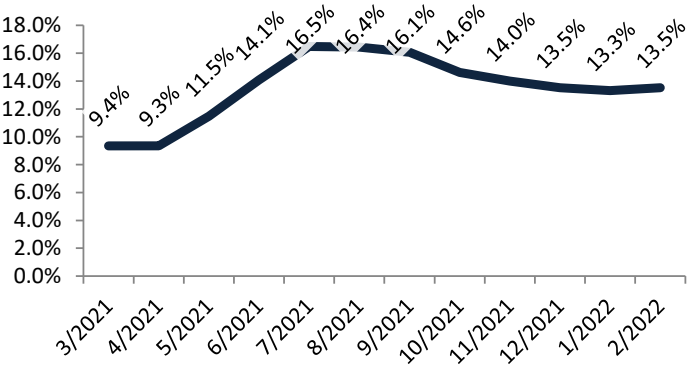
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
3/2021	7	$ 664,000	$ 728,100
4/2021	7	$ 670,200	$ 711,000
5/2021	7	$ 681,400	$ 731,700
6/2021	7	$ 695,700	$ 736,800
7/2021	7	$ 713,100	$ 736,300
8/2021	7	$ 722,800	$ 755,800
9/2021	7	$ 730,400	$ 751,300
10/2021	7	$ 731,500	$ 740,100
11/2021	7	$ 735,000	$ 730,200
12/2021	7	$ 738,300	$ 736,100
1/2022	7	$ 741,800	$ 737,500
2/2022	6	$ 748,700	$ 700,000



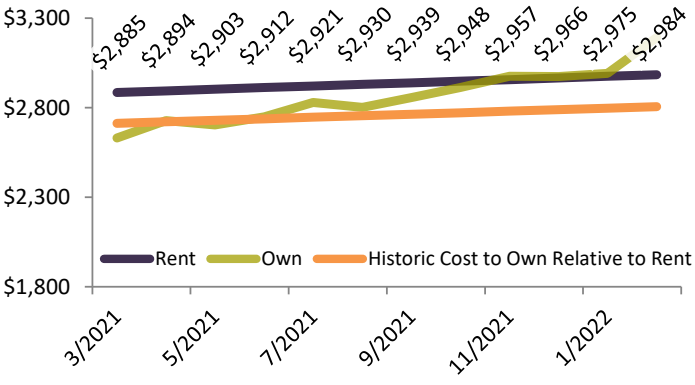
Resale Median and year-over-year percentage change trailing twelve months

Date	± Typ. Value	Median	% Change
3/2021	-2.8%	$ 664,000	9.4%
4/2021	0.2%	$ 670,200	9.3%
5/2021	-0.9%	$ 681,400	11.5%
6/2021	0.4%	$ 695,700	14.1%
7/2021	2.8%	$ 713,100	16.5%
8/2021	1.6%	$ 722,800	16.4%
9/2021	3.2%	$ 730,400	16.1%
10/2021	4.8%	$ 731,500	14.6%
11/2021	6.6%	$ 735,000	14.0%
12/2021	6.3%	$ 738,300	13.5%
1/2022	6.6%	$ 741,800	13.3%
2/2022	12.9%	$ 748,700	13.5%



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

Date	% Change	Rent	Own
3/2021	3.7%	$ 2,885	$ 2,631
4/2021	3.7%	$ 2,894	$ 2,727
5/2021	3.8%	$ 2,903	$ 2,703
6/2021	3.8%	$ 2,912	$ 2,749
7/2021	3.7%	$ 2,921	$ 2,829
8/2021	3.7%	$ 2,930	$ 2,802
9/2021	3.7%	$ 2,939	$ 2,857
10/2021	3.7%	$ 2,948	$ 2,913
11/2021	3.7%	$ 2,957	$ 2,976
12/2021	3.7%	$ 2,966	$ 2,974
1/2022	3.7%	$ 2,975	$ 2,992
2/2022	3.7%	$ 2,984	$ 3,191

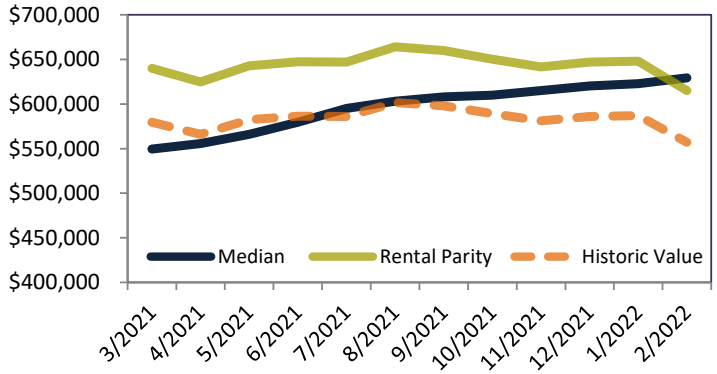


East Los Angeles Housing Market Value & Trends Update

Historically, properties in this market sell at a -9.4% discount. Today's premium is 2.3%. This market is 11.7% overvalued.
Median home price is $629,300. Prices rose 15.3% year-over-year.
Monthly cost of ownership is $2,682, and rents average $2,621, making owning $060 per month more costly than renting.
Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 4.0%.
Market rating = 6

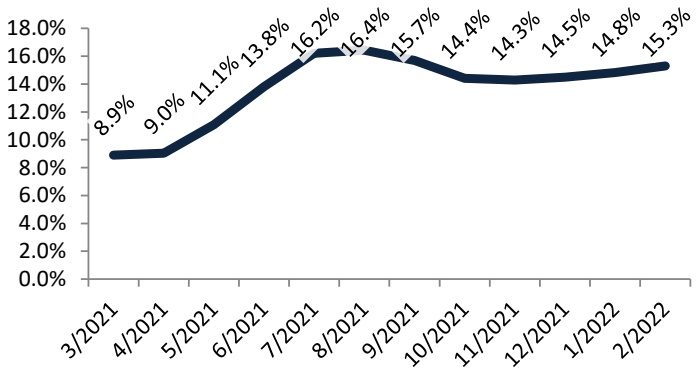
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
3/2021	7	$ 549,500	$ 639,800
4/2021	7	$ 555,700	$ 624,800
5/2021	7	$ 566,000	$ 642,900
6/2021	7	$ 579,700	$ 647,300
7/2021	7	$ 594,900	$ 646,900
8/2021	7	$ 603,100	$ 664,100
9/2021	7	$ 608,000	$ 660,100
10/2021	7	$ 610,000	$ 650,400
11/2021	7	$ 615,200	$ 641,600
12/2021	7	$ 620,200	$ 646,900
1/2022	7	$ 622,900	$ 648,000
2/2022	6	$ 629,300	$ 615,000



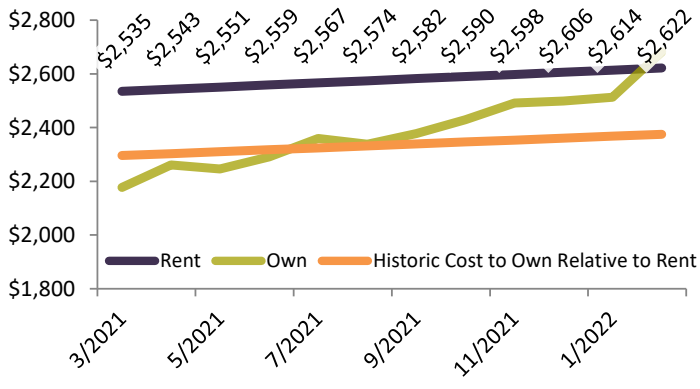
Resale Median and year-over-year percentage change trailing twelve months

Date	± Typ. Value	Median	% Change
3/2021	-4.7%	$ 549,500	8.9%
4/2021	-1.6%	$ 555,700	9.0%
5/2021	-2.5%	$ 566,000	11.1%
6/2021	-1.0%	$ 579,700	13.8%
7/2021	1.4%	$ 594,900	16.2%
8/2021	0.2%	$ 603,100	16.4%
9/2021	1.5%	$ 608,000	15.7%
10/2021	3.2%	$ 610,000	14.4%
11/2021	5.3%	$ 615,200	14.3%
12/2021	5.3%	$ 620,200	14.5%
1/2022	5.5%	$ 622,900	14.8%
2/2022	11.7%	$ 629,300	15.3%



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

Date	% Change	Rent	Own
3/2021	3.7%	$ 2,535	$ 2,177
4/2021	3.7%	$ 2,543	$ 2,261
5/2021	3.7%	$ 2,551	$ 2,245
6/2021	3.7%	$ 2,559	$ 2,291
7/2021	3.8%	$ 2,567	$ 2,360
8/2021	3.8%	$ 2,574	$ 2,338
9/2021	3.7%	$ 2,582	$ 2,378
10/2021	3.7%	$ 2,590	$ 2,429
11/2021	3.7%	$ 2,598	$ 2,491
12/2021	3.7%	$ 2,606	$ 2,498
1/2022	3.7%	$ 2,614	$ 2,513
2/2022	3.7%	$ 2,622	$ 2,682

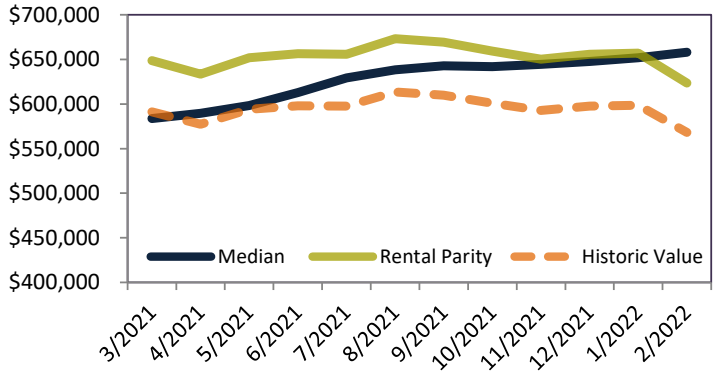


El Monte Housing Market Value & Trends Update

Historically, properties in this market sell at a -8.9% discount. Today's premium is 5.5%. This market is 14.4% overvalued.
Median home price is $658,000. Prices rose 13.4% year-over-year.
Monthly cost of ownership is $2,804, and rents average $2,658, making owning $146 per month more costly than renting.
Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 3.9%.
Market rating = 5

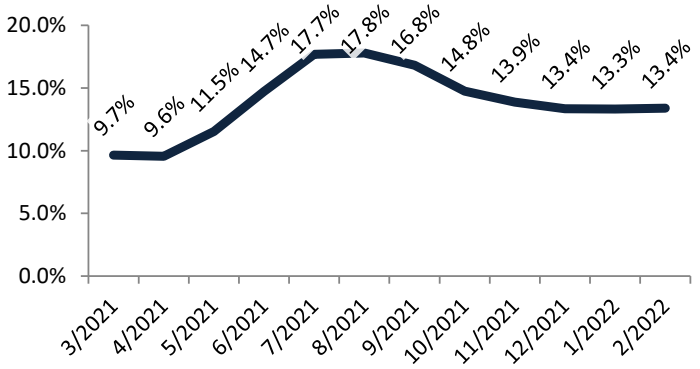
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
3/2021	7	$ 583,700	$ 648,600
4/2021	7	$ 589,400	$ 633,400
5/2021	7	$ 598,300	$ 651,800
6/2021	7	$ 612,800	$ 656,300
7/2021	7	$ 629,300	$ 655,800
8/2021	7	$ 638,200	$ 673,200
9/2021	7	$ 642,800	$ 669,200
10/2021	7	$ 641,800	$ 659,300
11/2021	6	$ 644,300	$ 650,400
12/2021	6	$ 647,600	$ 655,700
1/2022	6	$ 652,000	$ 656,900
2/2022	5	$ 658,000	$ 623,500



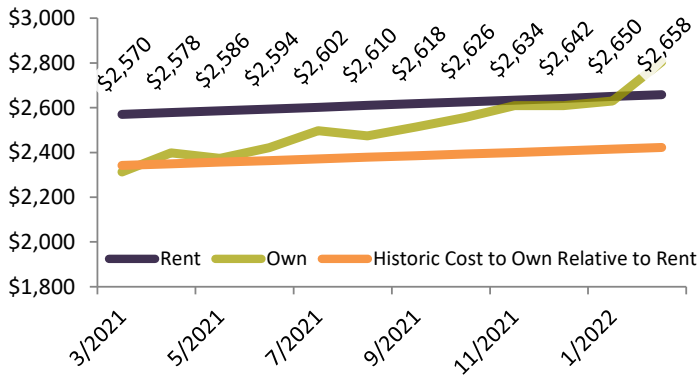
Resale Median and year-over-year percentage change trailing twelve months

Date	± Typ. Value	Median	% Change
3/2021	-1.1%	$ 583,700	9.7%
4/2021	1.9%	$ 589,400	9.6%
5/2021	0.7%	$ 598,300	11.5%
6/2021	2.2%	$ 612,800	14.7%
7/2021	4.8%	$ 629,300	17.7%
8/2021	3.7%	$ 638,200	17.8%
9/2021	4.9%	$ 642,800	16.8%
10/2021	6.2%	$ 641,800	14.8%
11/2021	7.9%	$ 644,300	13.9%
12/2021	7.6%	$ 647,600	13.4%
1/2022	8.1%	$ 652,000	13.3%
2/2022	14.4%	$ 658,000	13.4%



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

Date	% Change	Rent	Own
3/2021	3.7%	$ 2,570	$ 2,313
4/2021	3.7%	$ 2,578	$ 2,399
5/2021	3.7%	$ 2,586	$ 2,374
6/2021	3.7%	$ 2,594	$ 2,422
7/2021	3.7%	$ 2,602	$ 2,497
8/2021	3.7%	$ 2,610	$ 2,474
9/2021	3.7%	$ 2,618	$ 2,514
10/2021	3.7%	$ 2,626	$ 2,556
11/2021	3.7%	$ 2,634	$ 2,609
12/2021	3.7%	$ 2,642	$ 2,609
1/2022	3.7%	$ 2,650	$ 2,630
2/2022	3.7%	$ 2,658	$ 2,805

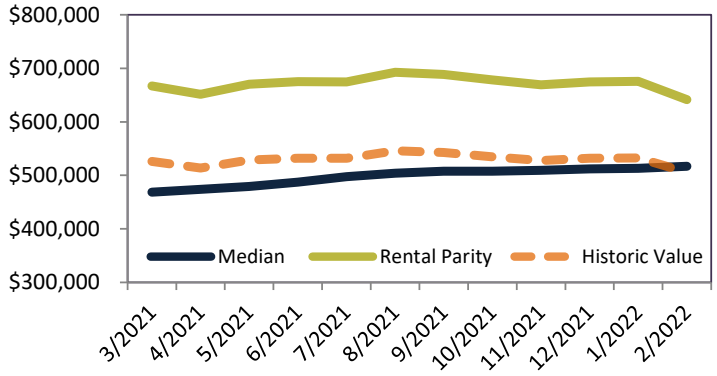


Florence-Graham Housing Market Value & Trends Update

Historically, properties in this market sell at a -21.2% discount. Today's discount is 19.4%. This market is 1.8% overvalued.
Median home price is $517,000. Prices rose 11.0% year-over-year.
Monthly cost of ownership is $2,203, and rents average $2,734, making owning $530 per month less costly than renting.
Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 5.1%.
Market rating = 7

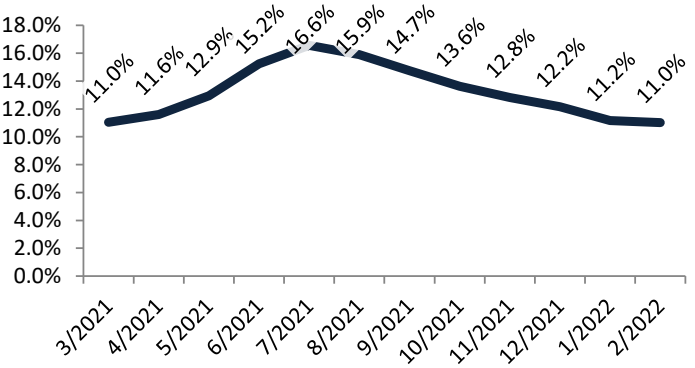
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
3/2021	8	$ 468,600	$ 667,200
4/2021	7	$ 473,700	$ 651,600
5/2021	8	$ 479,200	$ 670,500
6/2021	7	$ 487,600	$ 675,200
7/2021	7	$ 497,600	$ 674,700
8/2021	7	$ 503,900	$ 692,600
9/2021	7	$ 507,600	$ 688,500
10/2021	7	$ 507,800	$ 678,300
11/2021	7	$ 509,400	$ 669,200
12/2021	7	$ 511,900	$ 674,600
1/2022	7	$ 513,100	$ 675,800
2/2022	7	$ 517,000	$ 641,500



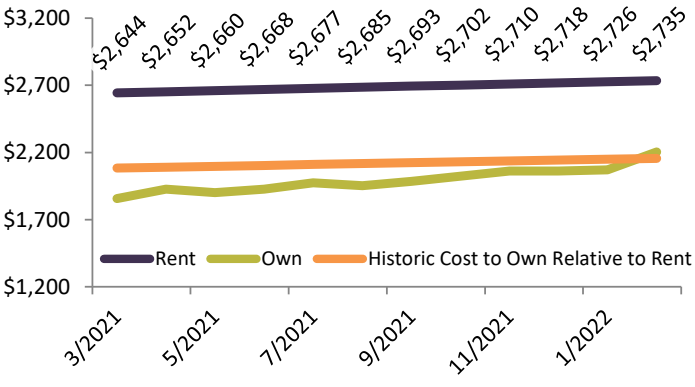
Resale Median and year-over-year percentage change trailing twelve months

Date	± Typ. Value	Median	% Change
3/2021	-8.6%	$ 468,600	11.0%
4/2021	-6.1%	$ 473,700	11.6%
5/2021	-7.4%	$ 479,200	12.9%
6/2021	-6.6%	$ 487,600	15.2%
7/2021	-5.1%	$ 497,600	16.6%
8/2021	-6.1%	$ 503,900	15.9%
9/2021	-5.1%	$ 507,600	14.7%
10/2021	-4.0%	$ 507,800	13.6%
11/2021	-2.7%	$ 509,400	12.8%
12/2021	-2.9%	$ 511,900	12.2%
1/2022	-2.9%	$ 513,100	11.2%
2/2022	1.8%	$ 517,000	11.0%



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

Date	% Change	Rent	Own
3/2021	3.7%	$ 2,644	$ 1,857
4/2021	3.7%	$ 2,652	$ 1,928
5/2021	3.7%	$ 2,660	$ 1,901
6/2021	3.8%	$ 2,668	$ 1,927
7/2021	3.8%	$ 2,677	$ 1,974
8/2021	3.8%	$ 2,685	$ 1,953
9/2021	3.7%	$ 2,693	$ 1,986
10/2021	3.7%	$ 2,702	$ 2,022
11/2021	3.7%	$ 2,710	$ 2,063
12/2021	3.7%	$ 2,718	$ 2,062
1/2022	3.7%	$ 2,726	$ 2,070
2/2022	3.7%	$ 2,735	$ 2,204

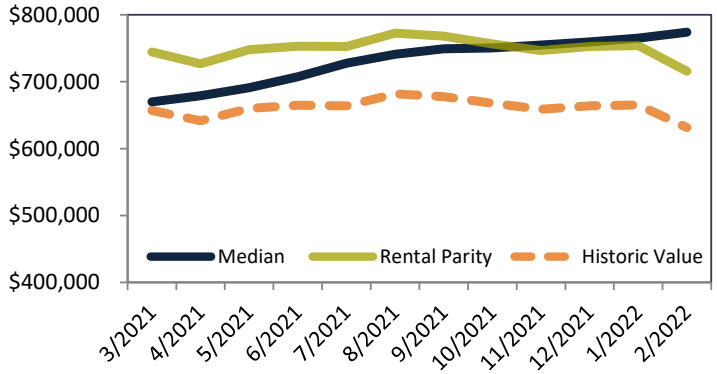


Gardena Housing Market Value & Trends Update

Historically, properties in this market sell at a -11.8% discount. Today's premium is 8.1%. This market is 19.9% overvalued.
Median home price is $774,000. Prices rose 17.2% year-over-year.
Monthly cost of ownership is $3,299, and rents average $3,050, making owning $248 per month more costly than renting.
Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 3.8%.
Market rating = 5

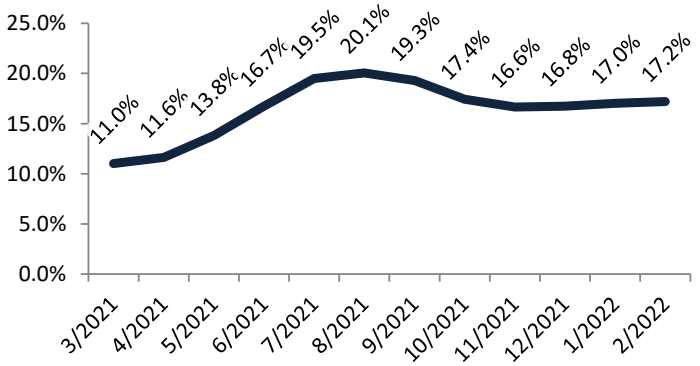
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
3/2021	7	$ 669,900	$ 744,500
4/2021	7	$ 679,000	$ 727,000
5/2021	7	$ 691,100	$ 748,000
6/2021	7	$ 707,300	$ 753,100
7/2021	6	$ 727,600	$ 752,500
8/2021	6	$ 741,100	$ 772,600
9/2021	6	$ 749,200	$ 768,000
10/2021	6	$ 750,500	$ 756,700
11/2021	6	$ 754,700	$ 746,500
12/2021	6	$ 759,600	$ 752,600
1/2022	6	$ 765,300	$ 753,900
2/2022	5	$ 774,000	$ 715,600



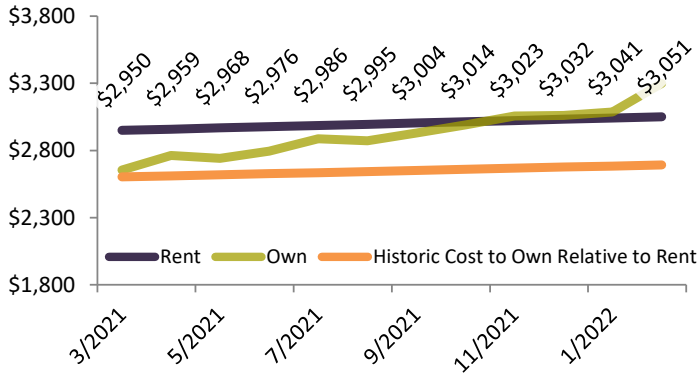
Resale Median and year-over-year percentage change trailing twelve months

Date	± Typ. Value	Median	% Change
3/2021	1.7%	$ 669,900	11.0%
4/2021	5.1%	$ 679,000	11.6%
5/2021	4.1%	$ 691,100	13.8%
6/2021	5.7%	$ 707,300	16.7%
7/2021	8.4%	$ 727,600	19.5%
8/2021	7.7%	$ 741,100	20.1%
9/2021	9.3%	$ 749,200	19.3%
10/2021	10.9%	$ 750,500	17.4%
11/2021	12.9%	$ 754,700	16.6%
12/2021	12.7%	$ 759,600	16.8%
1/2022	13.3%	$ 765,300	17.0%
2/2022	19.9%	$ 774,000	17.2%



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

Date	% Change	Rent	Own
3/2021	3.7%	$ 2,950	$ 2,654
4/2021	3.7%	$ 2,959	$ 2,763
5/2021	3.7%	$ 2,968	$ 2,742
6/2021	3.7%	$ 2,976	$ 2,795
7/2021	3.7%	$ 2,986	$ 2,887
8/2021	3.8%	$ 2,995	$ 2,873
9/2021	3.8%	$ 3,004	$ 2,931
10/2021	3.8%	$ 3,014	$ 2,989
11/2021	3.7%	$ 3,023	$ 3,056
12/2021	3.7%	$ 3,032	$ 3,060
1/2022	3.7%	$ 3,041	$ 3,087
2/2022	3.7%	$ 3,051	$ 3,299

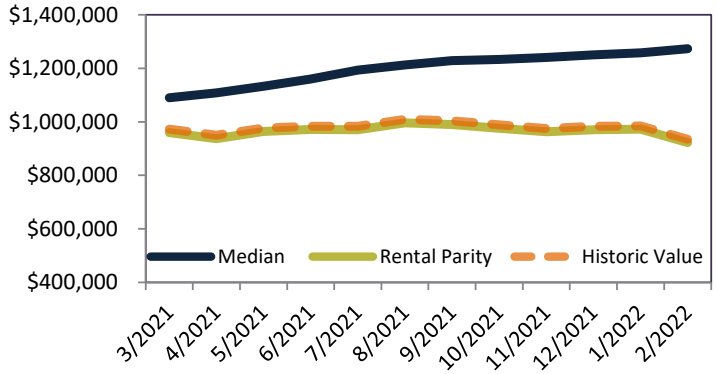


Glendale Housing Market Value & Trends Update

Historically, properties in this market sell at a 1.3% premium. Today's premium is 38.0%. This market is 36.7% overvalued.
Median home price is $1,273,200. Prices rose 18.2% year-over-year.
Monthly cost of ownership is $5,427, and rents average $3,933, making owning $1,493 per month more costly than renting.
Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 3.0%.
Market rating = 2

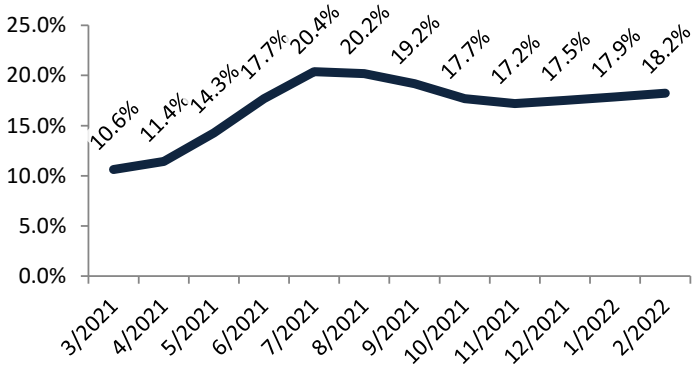
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
3/2021	6	$ 1,090,100	$ 959,800
4/2021	5	$ 1,108,400	$ 937,300
5/2021	5	$ 1,132,500	$ 964,500
6/2021	5	$ 1,159,800	$ 971,200
7/2021	4	$ 1,193,300	$ 970,500
8/2021	5	$ 1,213,100	$ 996,300
9/2021	4	$ 1,229,200	$ 990,400
10/2021	4	$ 1,233,500	$ 975,700
11/2021	4	$ 1,241,100	$ 962,600
12/2021	4	$ 1,250,100	$ 970,500
1/2022	3	$ 1,258,100	$ 972,200
2/2022	2	$ 1,273,200	$ 922,700



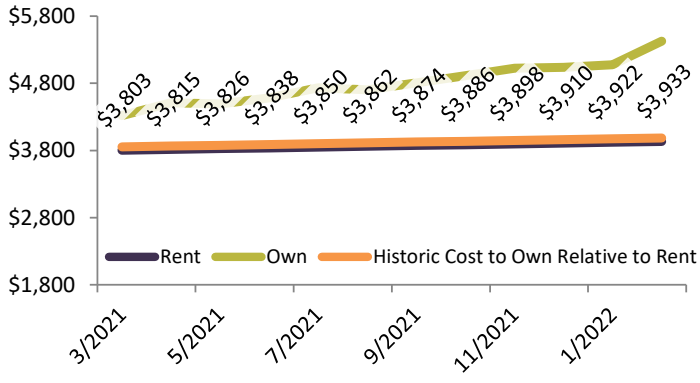
Resale Median and year-over-year percentage change trailing twelve months

Date	± Typ. Value	Median	% Change
3/2021	12.3%	$ 1,090,100	10.6%
4/2021	16.9%	$ 1,108,400	11.4%
5/2021	16.1%	$ 1,132,500	14.3%
6/2021	18.1%	$ 1,159,800	17.7%
7/2021	21.6%	$ 1,193,300	20.4%
8/2021	20.4%	$ 1,213,100	20.2%
9/2021	22.8%	$ 1,229,200	19.2%
10/2021	***25.1%***	$ 1,233,500	17.7%
11/2021	***27.6%***	$ 1,241,100	17.2%
12/2021	***27.5%***	$ 1,250,100	17.5%
1/2022	***28.1%***	$ 1,258,100	17.9%
2/2022	***36.7%***	$ 1,273,200	18.2%



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

Date	% Change	Rent	Own
3/2021	3.7%	$ 3,803	$ 4,319
4/2021	3.7%	$ 3,815	$ 4,511
5/2021	3.7%	$ 3,826	$ 4,493
6/2021	3.8%	$ 3,838	$ 4,584
7/2021	3.7%	$ 3,850	$ 4,734
8/2021	3.7%	$ 3,862	$ 4,702
9/2021	3.7%	$ 3,874	$ 4,808
10/2021	3.7%	$ 3,886	$ 4,912
11/2021	3.7%	$ 3,898	$ 5,025
12/2021	3.7%	$ 3,910	$ 5,036
1/2022	3.7%	$ 3,922	$ 5,075
2/2022	3.7%	$ 3,933	$ 5,427

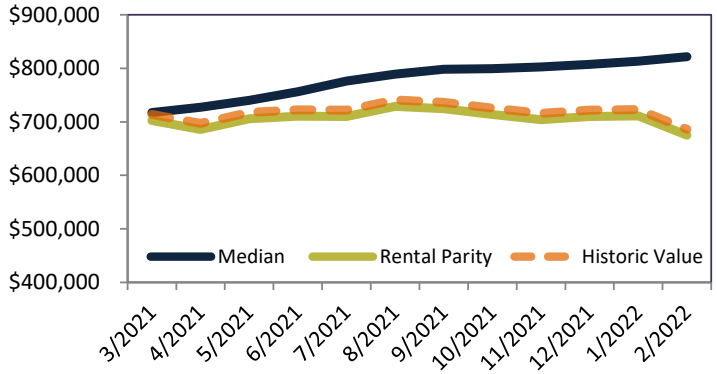


Glendora Housing Market Value & Trends Update

Historically, properties in this market sell at a 1.6% premium. Today's premium is 21.7%. This market is 20.1% overvalued.
Median home price is $821,700. Prices rose 15.6% year-over-year.
Monthly cost of ownership is $3,502, and rents average $2,877, making owning $624 per month more costly than renting.
Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 3.4%.
Market rating = 5

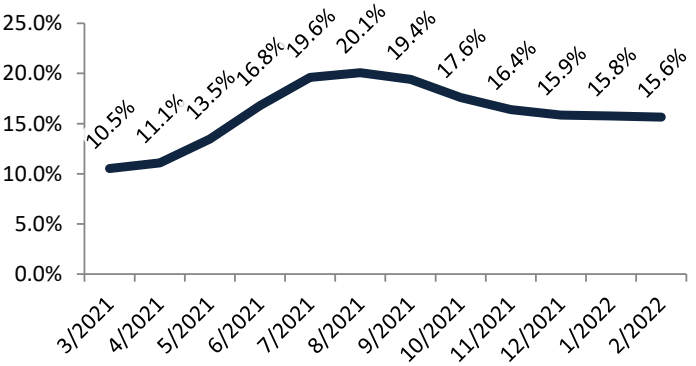
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
3/2021	7	$ 717,400	$ 702,300
4/2021	7	$ 727,100	$ 685,800
5/2021	7	$ 739,900	$ 705,700
6/2021	7	$ 756,300	$ 710,600
7/2021	6	$ 776,100	$ 710,100
8/2021	7	$ 788,900	$ 728,900
9/2021	6	$ 798,300	$ 724,600
10/2021	6	$ 799,600	$ 713,800
11/2021	6	$ 802,600	$ 704,300
12/2021	6	$ 807,200	$ 710,000
1/2022	6	$ 813,100	$ 711,300
2/2022	5	$ 821,700	$ 675,100



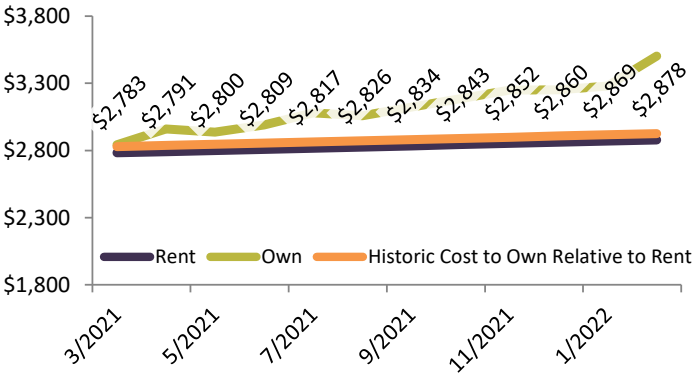
Resale Median and year-over-year percentage change trailing twelve months

Date	± Typ. Value	Median	% Change
3/2021	0.5%	$ 717,400	10.5%
4/2021	4.4%	$ 727,100	11.1%
5/2021	3.2%	$ 739,900	13.5%
6/2021	4.8%	$ 756,300	16.8%
7/2021	7.7%	$ 776,100	19.6%
8/2021	6.6%	$ 788,900	20.1%
9/2021	8.5%	$ 798,300	19.4%
10/2021	10.4%	$ 799,600	17.6%
11/2021	12.3%	$ 802,600	16.4%
12/2021	12.0%	$ 807,200	15.9%
1/2022	12.7%	$ 813,100	15.8%
2/2022	20.1%	$ 821,700	15.6%



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

Date	% Change	Rent	Own
3/2021	3.7%	$ 2,783	$ 2,842
4/2021	3.7%	$ 2,791	$ 2,959
5/2021	3.7%	$ 2,800	$ 2,935
6/2021	3.7%	$ 2,809	$ 2,989
7/2021	3.7%	$ 2,817	$ 3,079
8/2021	3.7%	$ 2,826	$ 3,058
9/2021	3.7%	$ 2,834	$ 3,123
10/2021	3.7%	$ 2,843	$ 3,184
11/2021	3.7%	$ 2,852	$ 3,250
12/2021	3.7%	$ 2,860	$ 3,252
1/2022	3.7%	$ 2,869	$ 3,280
2/2022	3.7%	$ 2,878	$ 3,503

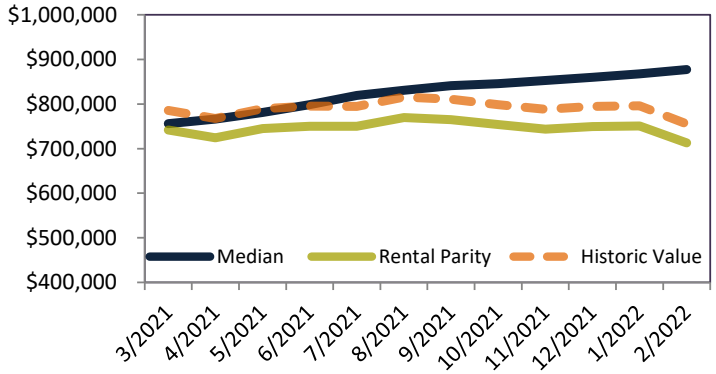


Hacienda Heights Housing Market Value & Trends Update

Historically, properties in this market sell at a 6.0% premium. Today's premium is 23.1%. This market is 17.1% overvalued.
Median home price is $877,200. Prices rose 17.1% year-over-year.
Monthly cost of ownership is $3,739, and rents average $3,038, making owning $700 per month more costly than renting.
Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 3.3%.
Market rating = 5

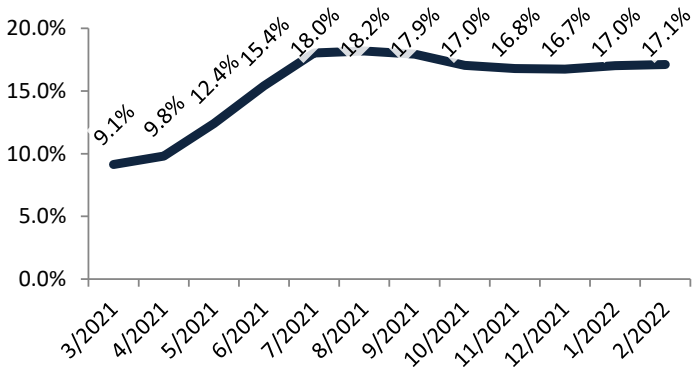
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
3/2021	7	$ 755,900	$ 741,500
4/2021	7	$ 766,300	$ 724,100
5/2021	7	$ 780,900	$ 745,100
6/2021	7	$ 798,500	$ 750,300
7/2021	7	$ 819,000	$ 749,800
8/2021	7	$ 831,000	$ 769,600
9/2021	7	$ 841,200	$ 765,000
10/2021	7	$ 845,800	$ 753,700
11/2021	6	$ 852,700	$ 743,600
12/2021	6	$ 860,100	$ 749,600
1/2022	6	$ 867,300	$ 751,000
2/2022	5	$ 877,200	$ 712,800



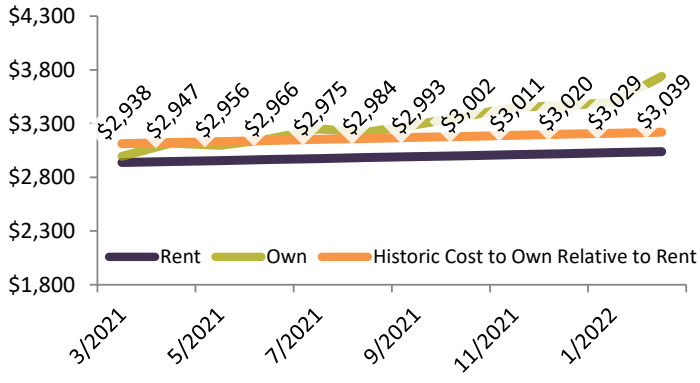
Resale Median and year-over-year percentage change trailing twelve months

Date	± Typ. Value	Median	% Change
3/2021	-4.0%	$ 755,900	9.1%
4/2021	-0.1%	$ 766,300	9.8%
5/2021	-1.2%	$ 780,900	12.4%
6/2021	0.5%	$ 798,500	15.4%
7/2021	3.3%	$ 819,000	18.0%
8/2021	2.0%	$ 831,000	18.2%
9/2021	4.0%	$ 841,200	17.9%
10/2021	6.3%	$ 845,800	17.0%
11/2021	8.7%	$ 852,700	16.8%
12/2021	8.8%	$ 860,100	16.7%
1/2022	9.5%	$ 867,300	17.0%
2/2022	17.1%	$ 877,200	17.1%



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

Date	% Change	Rent	Own
3/2021	3.7%	$ 2,938	$ 2,995
4/2021	3.8%	$ 2,947	$ 3,119
5/2021	3.8%	$ 2,956	$ 3,098
6/2021	3.8%	$ 2,966	$ 3,156
7/2021	3.7%	$ 2,975	$ 3,249
8/2021	3.7%	$ 2,984	$ 3,221
9/2021	3.7%	$ 2,993	$ 3,290
10/2021	3.7%	$ 3,002	$ 3,368
11/2021	3.7%	$ 3,011	$ 3,453
12/2021	3.7%	$ 3,020	$ 3,465
1/2022	3.7%	$ 3,029	$ 3,498
2/2022	3.7%	$ 3,039	$ 3,739

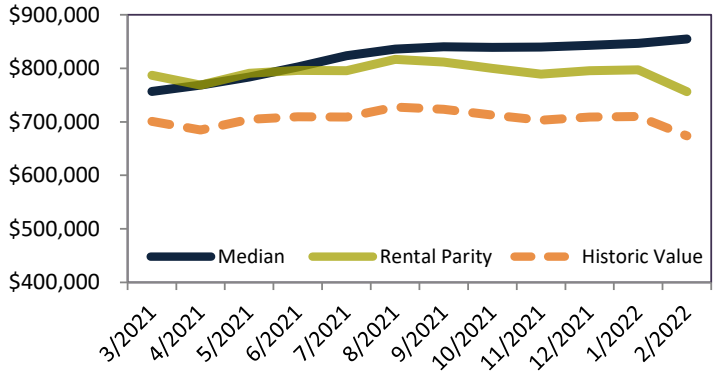


Hawthorne Housing Market Value & Trends Update

Historically, properties in this market sell at a -10.9% discount. Today's premium is 13.0%. This market is 23.9% overvalued.
Median home price is $854,800. Prices rose 14.3% year-over-year.
Monthly cost of ownership is $3,643, and rents average $3,224, making owning $419 per month more costly than renting.
Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 3.6%.
Market rating = 4

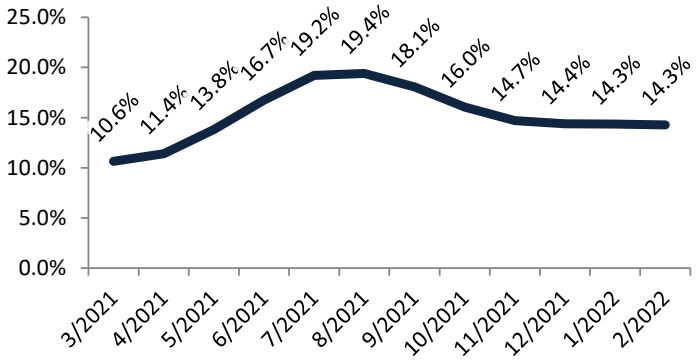
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
3/2021	6	$ 756,800	$ 786,900
4/2021	6	$ 768,700	$ 768,400
5/2021	6	$ 783,700	$ 790,700
6/2021	6	$ 802,800	$ 796,200
7/2021	5	$ 823,500	$ 795,600
8/2021	6	$ 835,700	$ 816,700
9/2021	5	$ 840,400	$ 811,900
10/2021	5	$ 839,200	$ 799,900
11/2021	5	$ 839,900	$ 789,100
12/2021	5	$ 843,100	$ 795,600
1/2022	5	$ 846,600	$ 797,000
2/2022	4	$ 854,800	$ 756,400



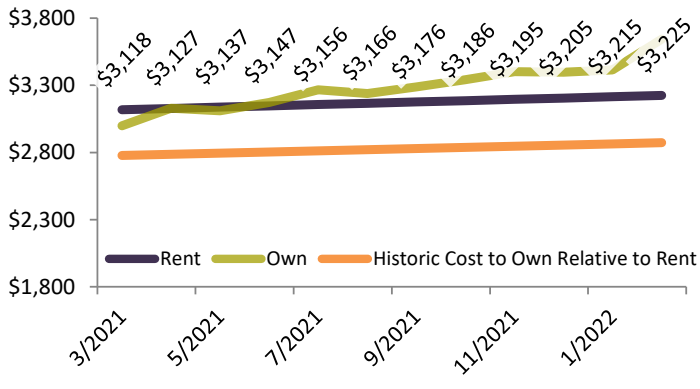
Resale Median and year-over-year percentage change trailing twelve months

Date	± Typ. Value	Median	% Change
3/2021	7.1%	$ 756,800	10.6%
4/2021	11.0%	$ 768,700	11.4%
5/2021	10.0%	$ 783,700	13.8%
6/2021	11.7%	$ 802,800	16.7%
7/2021	14.4%	$ 823,500	19.2%
8/2021	13.2%	$ 835,700	19.4%
9/2021	14.4%	$ 840,400	18.1%
10/2021	15.8%	$ 839,200	16.0%
11/2021	17.4%	$ 839,900	14.7%
12/2021	16.9%	$ 843,100	14.4%
1/2022	17.1%	$ 846,600	14.3%
2/2022	23.9%	$ 854,800	14.3%



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

Date	% Change	Rent	Own
3/2021	3.7%	$ 3,118	$ 2,999
4/2021	3.7%	$ 3,127	$ 3,128
5/2021	3.7%	$ 3,137	$ 3,109
6/2021	3.7%	$ 3,147	$ 3,173
7/2021	3.7%	$ 3,156	$ 3,267
8/2021	3.7%	$ 3,166	$ 3,239
9/2021	3.7%	$ 3,176	$ 3,287
10/2021	3.7%	$ 3,186	$ 3,342
11/2021	3.7%	$ 3,195	$ 3,401
12/2021	3.7%	$ 3,205	$ 3,396
1/2022	3.7%	$ 3,215	$ 3,415
2/2022	3.7%	$ 3,225	$ 3,644

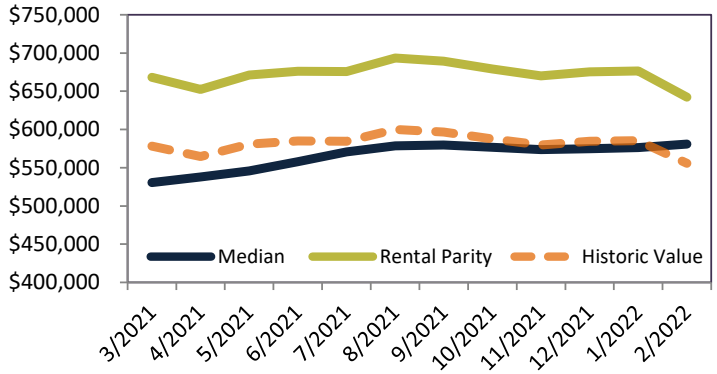


Huntington Park Housing Market Value & Trends Update

Historically, properties in this market sell at a -13.5% discount. Today's discount is 9.6%. This market is 3.9% overvalued.
Median home price is $580,900. Prices rose 10.8% year-over-year.
Monthly cost of ownership is $2,476, and rents average $2,738, making owning $261 per month less costly than renting.
Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 4.5%.
Market rating = 7

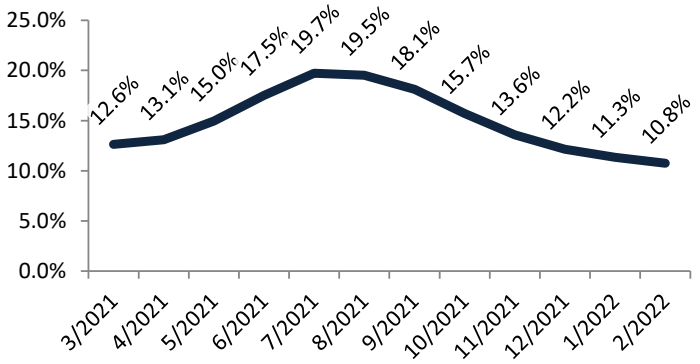
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
3/2021	8	$ 530,600	$ 668,100
4/2021	7	$ 538,100	$ 652,500
5/2021	7	$ 545,900	$ 671,400
6/2021	7	$ 557,900	$ 676,100
7/2021	7	$ 570,600	$ 675,600
8/2021	7	$ 578,700	$ 693,500
9/2021	7	$ 579,800	$ 689,400
10/2021	7	$ 576,800	$ 679,200
11/2021	7	$ 573,800	$ 670,000
12/2021	7	$ 574,800	$ 675,500
1/2022	7	$ 576,500	$ 676,700
2/2022	7	$ 580,900	$ 642,300



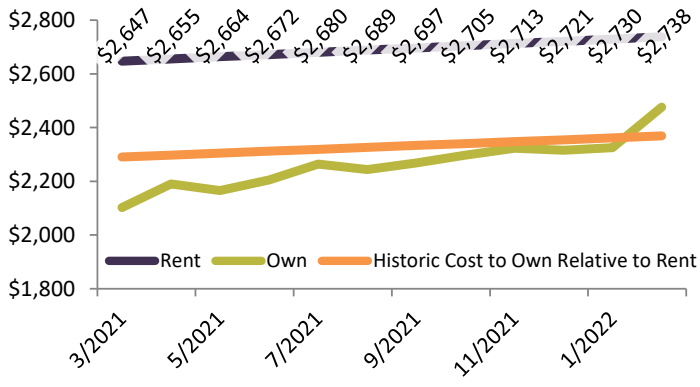
Resale Median and year-over-year percentage change trailing twelve months

Date	± Typ. Value	Median	% Change
3/2021	-7.1%	$ 530,600	12.6%
4/2021	-4.1%	$ 538,100	13.1%
5/2021	-5.2%	$ 545,900	15.0%
6/2021	-4.0%	$ 557,900	17.5%
7/2021	-2.1%	$ 570,600	19.7%
8/2021	-3.1%	$ 578,700	19.5%
9/2021	-2.4%	$ 579,800	18.1%
10/2021	-1.6%	$ 576,800	15.7%
11/2021	-0.9%	$ 573,800	13.6%
12/2021	-1.4%	$ 574,800	12.2%
1/2022	-1.3%	$ 576,500	11.3%
2/2022	3.9%	$ 580,900	10.8%



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

Date	% Change	Rent	Own
3/2021	3.7%	$ 2,647	$ 2,102
4/2021	3.7%	$ 2,655	$ 2,190
5/2021	3.8%	$ 2,664	$ 2,166
6/2021	3.8%	$ 2,672	$ 2,205
7/2021	3.7%	$ 2,680	$ 2,264
8/2021	3.7%	$ 2,689	$ 2,243
9/2021	3.7%	$ 2,697	$ 2,268
10/2021	3.7%	$ 2,705	$ 2,297
11/2021	3.7%	$ 2,713	$ 2,323
12/2021	3.7%	$ 2,721	$ 2,316
1/2022	3.7%	$ 2,730	$ 2,325
2/2022	3.7%	$ 2,738	$ 2,476

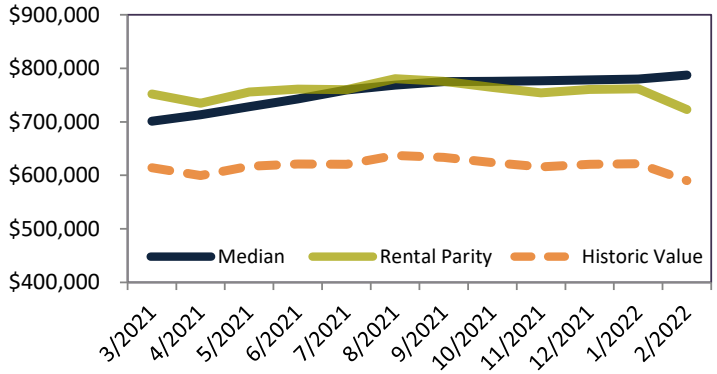


Inglewood Housing Market Value & Trends Update

Historically, properties in this market sell at a -18.4% discount. Today's premium is 8.9%. This market is 27.3% overvalued.
Median home price is $787,400. Prices rose 14.2% year-over-year.
Monthly cost of ownership is $3,356, and rents average $3,082, making owning $274 per month more costly than renting.
Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 3.8%.
Market rating = 4

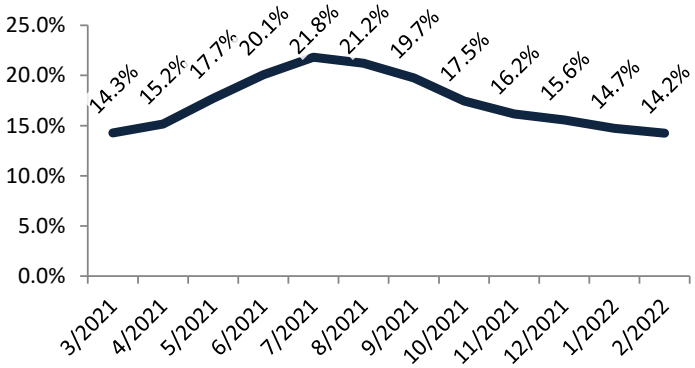
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
3/2021	6	$ 701,200	$ 752,200
4/2021	5	$ 713,200	$ 734,500
5/2021	5	$ 728,300	$ 755,700
6/2021	5	$ 743,100	$ 760,900
7/2021	5	$ 759,300	$ 760,300
8/2021	5	$ 768,500	$ 780,600
9/2021	5	$ 775,200	$ 775,900
10/2021	5	$ 775,500	$ 764,500
11/2021	4	$ 776,900	$ 754,200
12/2021	5	$ 778,200	$ 760,400
1/2022	5	$ 779,800	$ 761,700
2/2022	4	$ 787,400	$ 723,000



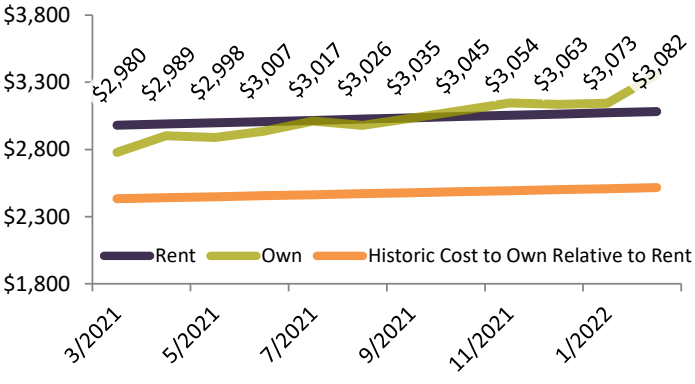
Resale Median and year-over-year percentage change trailing twelve months

Date	± Typ. Value	Median	% Change
3/2021	11.6%	$ 701,200	14.3%
4/2021	15.5%	$ 713,200	15.2%
5/2021	14.7%	$ 728,300	17.7%
6/2021	16.0%	$ 743,100	20.1%
7/2021	18.2%	$ 759,300	21.8%
8/2021	16.8%	$ 768,500	21.2%
9/2021	18.3%	$ 775,200	19.7%
10/2021	19.8%	$ 775,500	17.5%
11/2021	21.4%	$ 776,900	16.2%
12/2021	20.7%	$ 778,200	15.6%
1/2022	20.7%	$ 779,800	14.7%
2/2022	***27.3%***	$ 787,400	14.2%



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

Date	% Change	Rent	Own
3/2021	3.7%	$ 2,980	$ 2,778
4/2021	3.7%	$ 2,989	$ 2,902
5/2021	3.7%	$ 2,998	$ 2,889
6/2021	3.7%	$ 3,007	$ 2,937
7/2021	3.7%	$ 3,017	$ 3,012
8/2021	3.7%	$ 3,026	$ 2,979
9/2021	3.8%	$ 3,035	$ 3,032
10/2021	3.7%	$ 3,045	$ 3,088
11/2021	3.7%	$ 3,054	$ 3,146
12/2021	3.7%	$ 3,063	$ 3,135
1/2022	3.7%	$ 3,073	$ 3,145
2/2022	3.7%	$ 3,082	$ 3,356

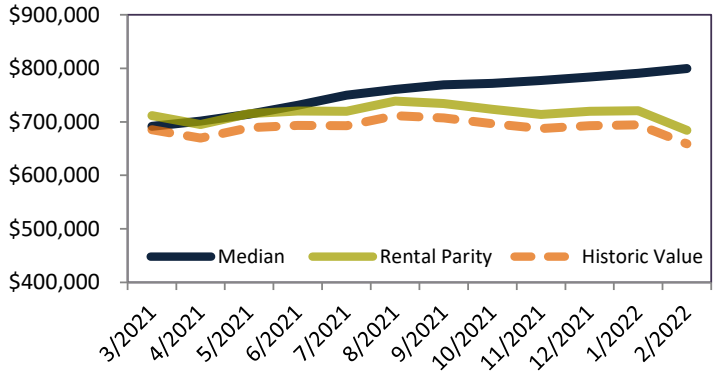


La Mirada Housing Market Value & Trends Update

Historically, properties in this market sell at a -3.7% discount. Today's premium is 16.9%. This market is 20.6% overvalued.
Median home price is $799,600. Prices rose 16.7% year-over-year.
Monthly cost of ownership is $3,408, and rents average $2,916, making owning $491 per month more costly than renting.
Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 3.5%.
Market rating = 5

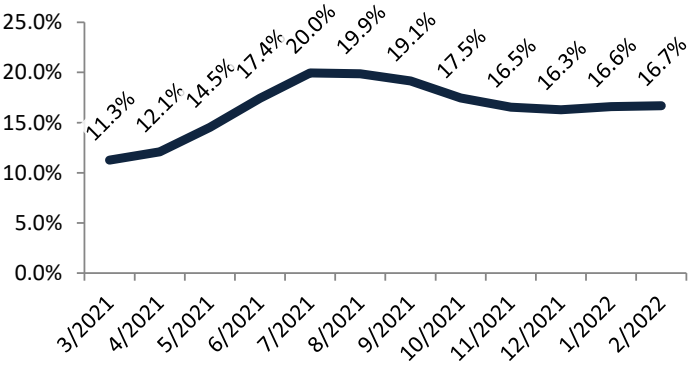
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
3/2021	7	$ 691,600	$ 711,800
4/2021	7	$ 701,600	$ 695,100
5/2021	7	$ 714,400	$ 715,200
6/2021	7	$ 730,900	$ 720,200
7/2021	6	$ 749,700	$ 719,600
8/2021	7	$ 760,600	$ 738,800
9/2021	6	$ 769,100	$ 734,400
10/2021	6	$ 771,900	$ 723,500
11/2021	6	$ 777,200	$ 713,800
12/2021	6	$ 783,700	$ 719,600
1/2022	6	$ 790,800	$ 720,900
2/2022	5	$ 799,600	$ 684,200



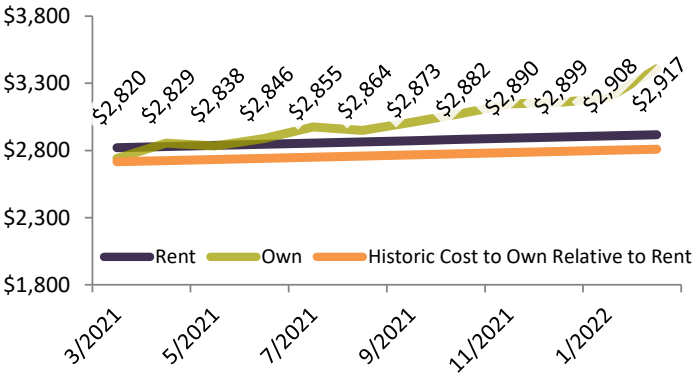
Resale Median and year-over-year percentage change trailing twelve months

Date	± Typ. Value	Median	% Change
3/2021	0.9%	$ 691,600	11.3%
4/2021	4.6%	$ 701,600	12.1%
5/2021	3.6%	$ 714,400	14.5%
6/2021	5.2%	$ 730,900	17.4%
7/2021	7.9%	$ 749,700	20.0%
8/2021	6.6%	$ 760,600	19.9%
9/2021	8.4%	$ 769,100	19.1%
10/2021	10.4%	$ 771,900	17.5%
11/2021	12.6%	$ 777,200	16.5%
12/2021	12.6%	$ 783,700	16.3%
1/2022	13.4%	$ 790,800	16.6%
2/2022	20.6%	$ 799,600	16.7%



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

Date	% Change	Rent	Own
3/2021	3.7%	$ 2,820	$ 2,740
4/2021	3.7%	$ 2,829	$ 2,855
5/2021	3.7%	$ 2,838	$ 2,834
6/2021	3.7%	$ 2,846	$ 2,889
7/2021	3.7%	$ 2,855	$ 2,974
8/2021	3.7%	$ 2,864	$ 2,948
9/2021	3.7%	$ 2,873	$ 3,008
10/2021	3.7%	$ 2,882	$ 3,074
11/2021	3.7%	$ 2,890	$ 3,147
12/2021	3.7%	$ 2,899	$ 3,157
1/2022	3.7%	$ 2,908	$ 3,190
2/2022	3.7%	$ 2,917	$ 3,408

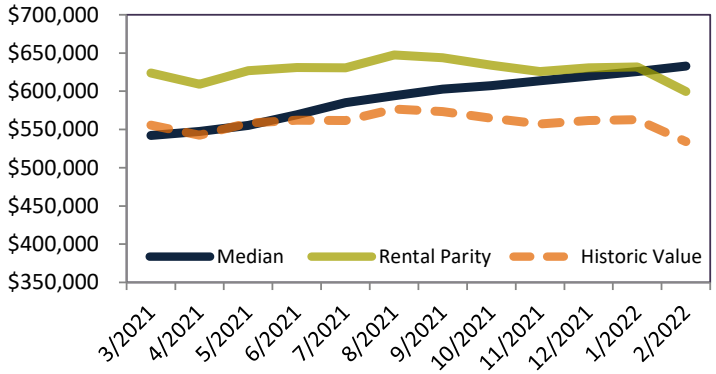


La Puente Housing Market Value & Trends Update

Historically, properties in this market sell at a -10.9% discount. Today's premium is 5.6%. This market is 16.5% overvalued.
Median home price is $632,900. Prices rose 17.6% year-over-year.
Monthly cost of ownership is $2,697, and rents average $2,556, making owning $141 per month more costly than renting.
Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 3.9%.
Market rating = 5

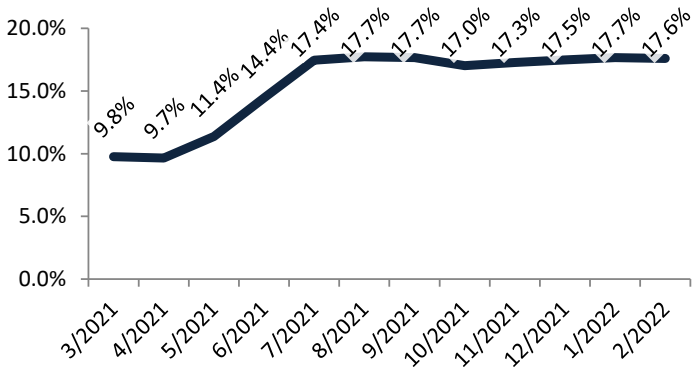
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
3/2021	7	$ 542,200	$ 623,900
4/2021	7	$ 547,500	$ 609,300
5/2021	7	$ 555,500	$ 626,900
6/2021	7	$ 569,100	$ 631,200
7/2021	7	$ 585,000	$ 630,700
8/2021	7	$ 594,300	$ 647,500
9/2021	7	$ 602,700	$ 643,700
10/2021	7	$ 607,300	$ 634,200
11/2021	6	$ 613,900	$ 625,700
12/2021	6	$ 619,600	$ 630,800
1/2022	6	$ 625,600	$ 631,900
2/2022	5	$ 632,900	$ 599,700



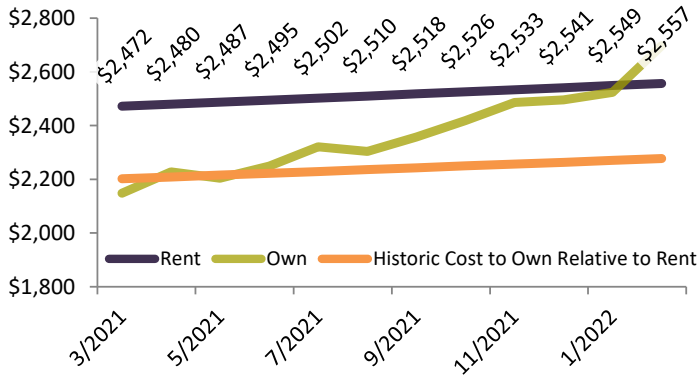
Resale Median and year-over-year percentage change trailing twelve months

Date	± Typ. Value	Median	% Change
3/2021	-2.2%	$ 542,200	9.8%
4/2021	0.8%	$ 547,500	9.7%
5/2021	-0.5%	$ 555,500	11.4%
6/2021	1.1%	$ 569,100	14.4%
7/2021	3.7%	$ 585,000	17.4%
8/2021	2.7%	$ 594,300	17.7%
9/2021	4.6%	$ 602,700	17.7%
10/2021	6.7%	$ 607,300	17.0%
11/2021	9.0%	$ 613,900	17.3%
12/2021	9.2%	$ 619,600	17.5%
1/2022	9.9%	$ 625,600	17.7%
2/2022	16.5%	$ 632,900	17.6%



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

Date	% Change	Rent	Own
3/2021	3.7%	$ 2,472	$ 2,148
4/2021	3.7%	$ 2,480	$ 2,228
5/2021	3.7%	$ 2,487	$ 2,204
6/2021	3.7%	$ 2,495	$ 2,249
7/2021	3.7%	$ 2,502	$ 2,321
8/2021	3.7%	$ 2,510	$ 2,304
9/2021	3.8%	$ 2,518	$ 2,357
10/2021	3.7%	$ 2,526	$ 2,419
11/2021	3.7%	$ 2,533	$ 2,486
12/2021	3.7%	$ 2,541	$ 2,496
1/2022	3.7%	$ 2,549	$ 2,523
2/2022	3.7%	$ 2,557	$ 2,698

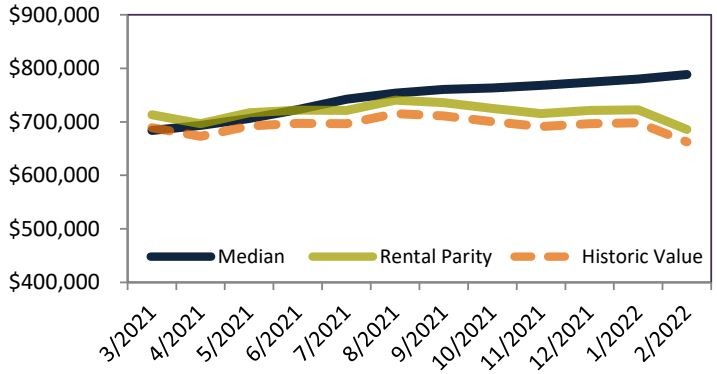


Lakewood Housing Market Value & Trends Update

Historically, properties in this market sell at a -3.4% discount. Today's premium is 15.0%. This market is 18.4% overvalued.
Median home price is $788,400. Prices rose 16.5% year-over-year.
Monthly cost of ownership is $3,360, and rents average $2,923, making owning $437 per month more costly than renting.
Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 3.6%.
Market rating = 5

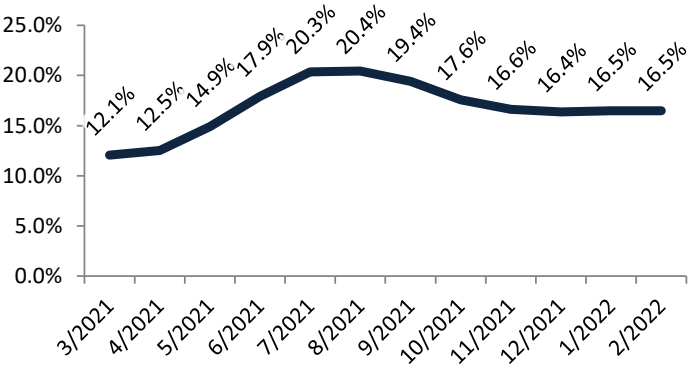
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
3/2021	7	$ 683,900	$ 713,400
4/2021	7	$ 693,200	$ 696,700
5/2021	7	$ 706,100	$ 716,800
6/2021	7	$ 723,100	$ 721,800
7/2021	7	$ 742,300	$ 721,300
8/2021	7	$ 753,600	$ 740,500
9/2021	7	$ 760,800	$ 736,000
10/2021	6	$ 763,100	$ 725,200
11/2021	6	$ 768,300	$ 715,400
12/2021	6	$ 774,300	$ 721,300
1/2022	6	$ 779,800	$ 722,500
2/2022	5	$ 788,400	$ 685,800



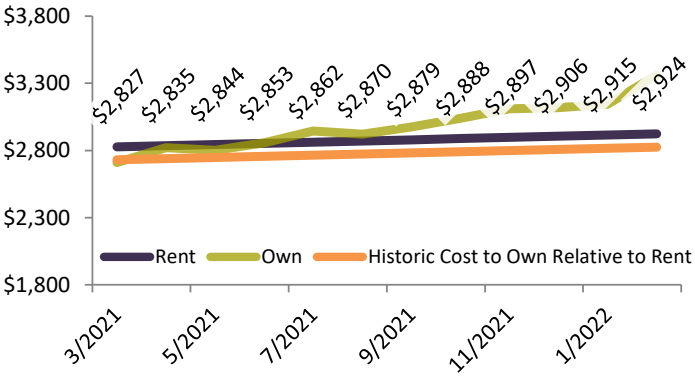
Resale Median and year-over-year percentage change trailing twelve months

Date	± Typ. Value	Median	% Change
3/2021	-0.7%	$ 683,900	12.1%
4/2021	2.9%	$ 693,200	12.5%
5/2021	1.9%	$ 706,100	14.9%
6/2021	3.6%	$ 723,100	17.9%
7/2021	6.3%	$ 742,300	20.3%
8/2021	5.2%	$ 753,600	20.4%
9/2021	6.8%	$ 760,800	19.4%
10/2021	8.6%	$ 763,100	17.6%
11/2021	10.8%	$ 768,300	16.6%
12/2021	10.7%	$ 774,300	16.4%
1/2022	11.3%	$ 779,800	16.5%
2/2022	18.4%	$ 788,400	16.5%



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

Date	% Change	Rent	Own
3/2021	3.7%	$ 2,827	$ 2,710
4/2021	3.7%	$ 2,835	$ 2,821
5/2021	3.7%	$ 2,844	$ 2,801
6/2021	3.7%	$ 2,853	$ 2,858
7/2021	3.7%	$ 2,862	$ 2,945
8/2021	3.7%	$ 2,870	$ 2,921
9/2021	3.7%	$ 2,879	$ 2,976
10/2021	3.7%	$ 2,888	$ 3,039
11/2021	3.7%	$ 2,897	$ 3,111
12/2021	3.7%	$ 2,906	$ 3,119
1/2022	3.7%	$ 2,915	$ 3,145
2/2022	3.7%	$ 2,924	$ 3,361

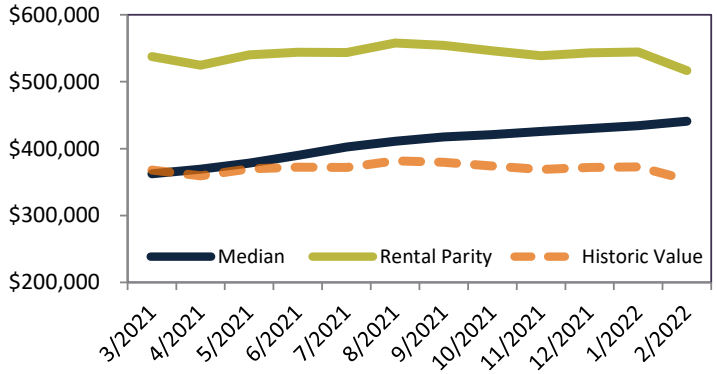


Lancaster Housing Market Value & Trends Update

Historically, properties in this market sell at a -31.6% discount. Today's discount is 14.7%. This market is 16.9% overvalued.
Median home price is $440,900. Prices rose 23.4% year-over-year.
Monthly cost of ownership is $1,879, and rents average $2,202, making owning $323 per month less costly than renting.
Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 4.8%.
Market rating = 5

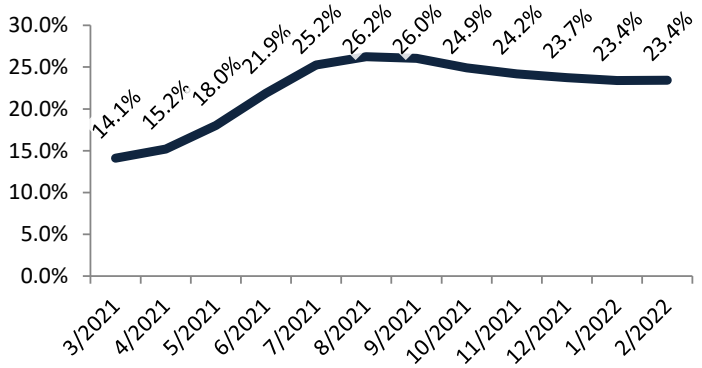
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
3/2021	7	$ 362,400	$ 537,400
4/2021	7	$ 369,400	$ 524,800
5/2021	7	$ 378,400	$ 540,100
6/2021	7	$ 390,000	$ 543,800
7/2021	7	$ 402,300	$ 543,400
8/2021	7	$ 410,800	$ 557,800
9/2021	7	$ 417,300	$ 554,500
10/2021	6	$ 421,000	$ 546,300
11/2021	6	$ 425,600	$ 538,900
12/2021	6	$ 430,100	$ 543,300
1/2022	6	$ 434,400	$ 544,300
2/2022	5	$ 440,900	$ 516,600



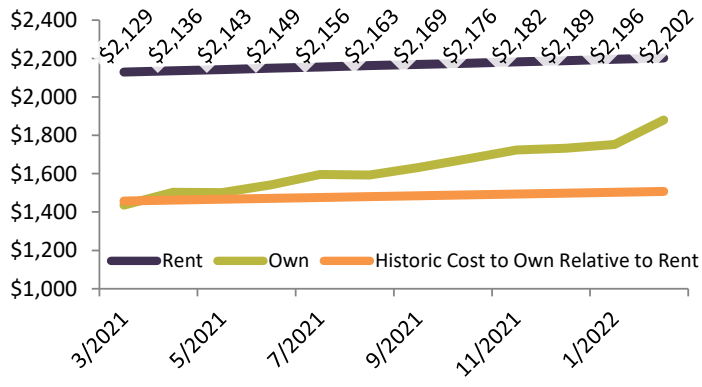
Resale Median and year-over-year percentage change trailing twelve months

Date	± Typ. Value	Median	% Change
3/2021	-1.0%	$ 362,400	14.1%
4/2021	2.0%	$ 369,400	15.2%
5/2021	1.6%	$ 378,400	18.0%
6/2021	3.3%	$ 390,000	21.9%
7/2021	5.6%	$ 402,300	25.2%
8/2021	5.2%	$ 410,800	26.2%
9/2021	6.8%	$ 417,300	26.0%
10/2021	8.6%	$ 421,000	24.9%
11/2021	10.5%	$ 425,600	24.2%
12/2021	10.7%	$ 430,100	23.7%
1/2022	11.4%	$ 434,400	23.4%
2/2022	16.9%	$ 440,900	23.4%



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

Date	% Change	Rent	Own
3/2021	3.7%	$ 2,129	$ 1,436
4/2021	3.8%	$ 2,136	$ 1,503
5/2021	3.8%	$ 2,143	$ 1,501
6/2021	3.8%	$ 2,149	$ 1,541
7/2021	3.7%	$ 2,156	$ 1,596
8/2021	3.7%	$ 2,163	$ 1,592
9/2021	3.7%	$ 2,169	$ 1,632
10/2021	3.7%	$ 2,176	$ 1,677
11/2021	3.7%	$ 2,182	$ 1,723
12/2021	3.7%	$ 2,189	$ 1,733
1/2022	3.7%	$ 2,196	$ 1,752
2/2022	3.7%	$ 2,202	$ 1,879

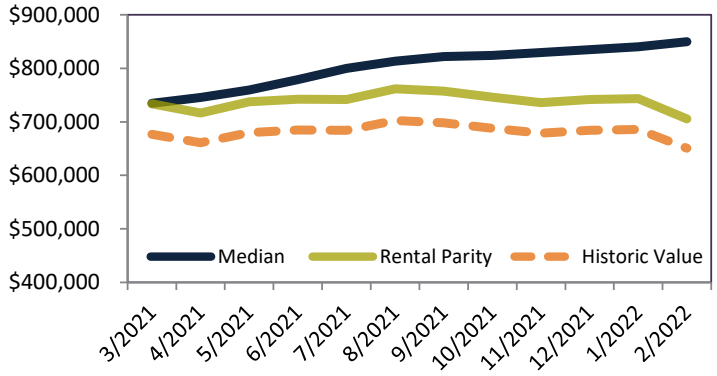


Long Beach Housing Market Value & Trends Update

Historically, properties in this market sell at a -7.8% discount. Today's premium is 20.4%. This market is 28.2% overvalued.
Median home price is $849,700. Prices rose 16.8% year-over-year.
Monthly cost of ownership is $3,621, and rents average $3,007, making owning $614 per month more costly than renting.
Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 3.4%.
Market rating = 3

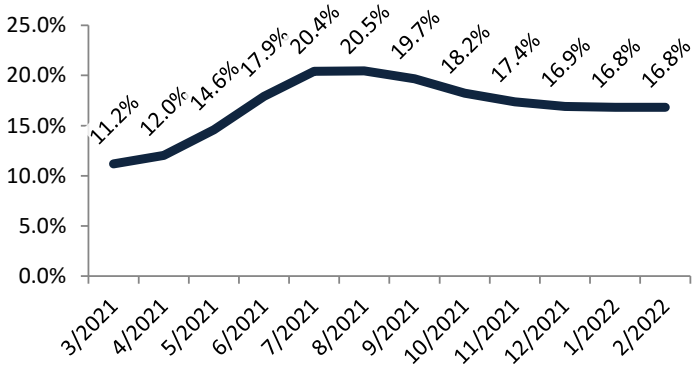
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
3/2021	6	$ 734,600	$ 733,800
4/2021	6	$ 745,700	$ 716,600
5/2021	6	$ 759,500	$ 737,400
6/2021	6	$ 778,700	$ 742,500
7/2021	5	$ 800,000	$ 742,000
8/2021	5	$ 813,100	$ 761,700
9/2021	5	$ 822,000	$ 757,200
10/2021	5	$ 824,300	$ 746,000
11/2021	5	$ 829,200	$ 736,000
12/2021	5	$ 834,700	$ 742,000
1/2022	5	$ 840,200	$ 743,300
2/2022	3	$ 849,700	$ 705,500



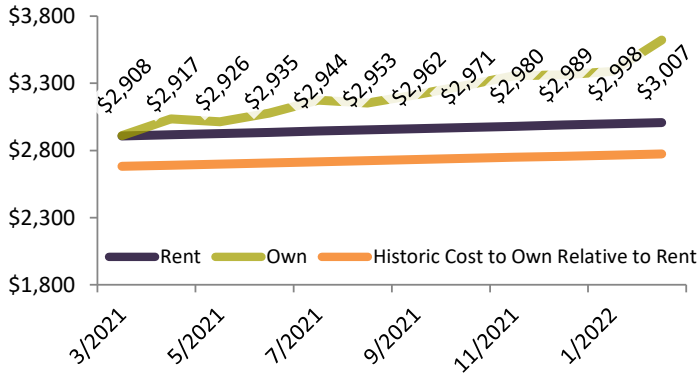
Resale Median and year-over-year percentage change trailing twelve months

Date	± Typ. Value	Median	% Change
3/2021	7.9%	$ 734,600	11.2%
4/2021	11.8%	$ 745,700	12.0%
5/2021	10.8%	$ 759,500	14.6%
6/2021	12.6%	$ 778,700	17.9%
7/2021	15.6%	$ 800,000	20.4%
8/2021	14.5%	$ 813,100	20.5%
9/2021	16.3%	$ 822,000	19.7%
10/2021	18.3%	$ 824,300	18.2%
11/2021	20.4%	$ 829,200	17.4%
12/2021	20.3%	$ 834,700	16.9%
1/2022	20.8%	$ 840,200	16.8%
2/2022	***28.2%***	$ 849,700	16.8%



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

Date	% Change	Rent	Own
3/2021	3.7%	$ 2,908	$ 2,911
4/2021	3.7%	$ 2,917	$ 3,035
5/2021	3.7%	$ 2,926	$ 3,013
6/2021	3.8%	$ 2,935	$ 3,077
7/2021	3.7%	$ 2,944	$ 3,174
8/2021	3.7%	$ 2,953	$ 3,152
9/2021	3.7%	$ 2,962	$ 3,215
10/2021	3.7%	$ 2,971	$ 3,283
11/2021	3.7%	$ 2,980	$ 3,357
12/2021	3.7%	$ 2,989	$ 3,363
1/2022	3.7%	$ 2,998	$ 3,389
2/2022	3.7%	$ 3,007	$ 3,622

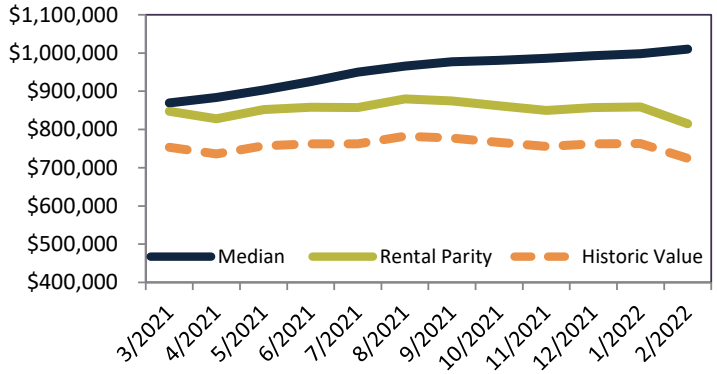


Los Angeles Housing Market Value & Trends Update

Historically, properties in this market sell at a -11.1% discount. Today's premium is 23.9%. This market is 35.0% overvalued.
Median home price is $1,010,200. Prices rose 17.5% year-over-year.
Monthly cost of ownership is $4,306, and rents average $3,474, making owning $831 per month more costly than renting.
Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 3.3%.
Market rating = 2

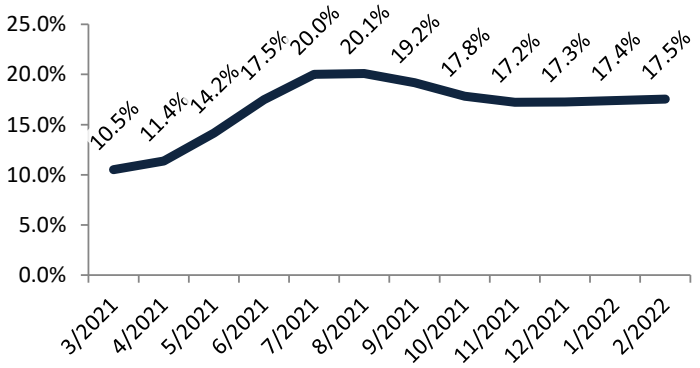
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
3/2021	6	$ 869,500	$ 847,800
4/2021	5	$ 884,100	$ 827,900
5/2021	5	$ 903,100	$ 851,900
6/2021	5	$ 925,400	$ 857,800
7/2021	4	$ 950,200	$ 857,200
8/2021	5	$ 965,800	$ 880,000
9/2021	4	$ 977,200	$ 874,800
10/2021	4	$ 981,200	$ 861,800
11/2021	4	$ 986,300	$ 850,200
12/2021	4	$ 992,800	$ 857,200
1/2022	4	$ 998,600	$ 858,700
2/2022	2	$ 1,010,200	$ 815,000



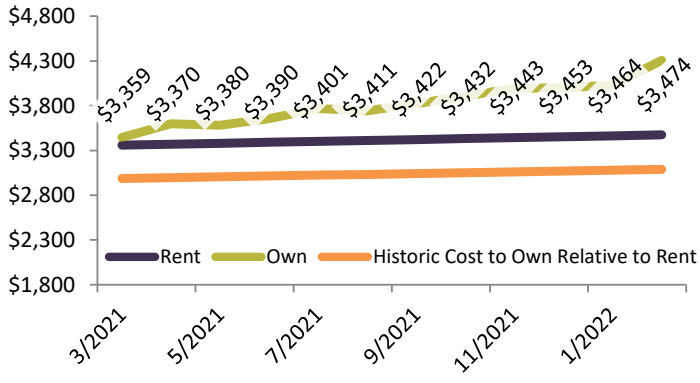
Resale Median and year-over-year percentage change trailing twelve months

Date	± Typ. Value	Median	% Change
3/2021	13.7%	$ 869,500	10.5%
4/2021	17.9%	$ 884,100	11.4%
5/2021	17.1%	$ 903,100	14.2%
6/2021	19.0%	$ 925,400	17.5%
7/2021	21.9%	$ 950,200	20.0%
8/2021	20.8%	$ 965,800	20.1%
9/2021	22.8%	$ 977,200	19.2%
10/2021	***24.9%***	$ 981,200	17.8%
11/2021	***27.1%***	$ 986,300	17.2%
12/2021	***26.9%***	$ 992,800	17.3%
1/2022	***27.4%***	$ 998,600	17.4%
2/2022	***35.0%***	$ 1,010,200	17.5%



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

Date	% Change	Rent	Own
3/2021	3.7%	$ 3,359	$ 3,445
4/2021	3.7%	$ 3,370	$ 3,598
5/2021	3.7%	$ 3,380	$ 3,583
6/2021	3.7%	$ 3,390	$ 3,657
7/2021	3.7%	$ 3,401	$ 3,770
8/2021	3.7%	$ 3,411	$ 3,744
9/2021	3.7%	$ 3,422	$ 3,822
10/2021	3.7%	$ 3,432	$ 3,908
11/2021	3.7%	$ 3,443	$ 3,994
12/2021	3.7%	$ 3,453	$ 3,999
1/2022	3.7%	$ 3,464	$ 4,028
2/2022	3.7%	$ 3,474	$ 4,306

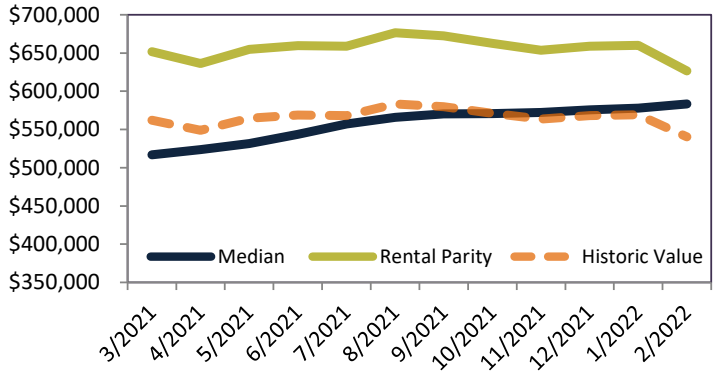


Lynwood Housing Market Value & Trends Update

Historically, properties in this market sell at a -13.8% discount. Today's discount is 6.9%. This market is 6.9% overvalued.
Median home price is $583,400. Prices rose 13.9% year-over-year.
Monthly cost of ownership is $2,486, and rents average $2,670, making owning $184 per month less costly than renting.
Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 4.4%.
Market rating = 7

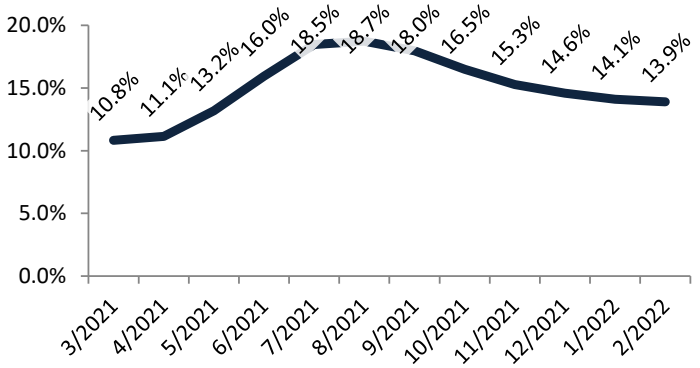
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
3/2021	7	$ 516,900	$ 651,800
4/2021	7	$ 523,600	$ 636,500
5/2021	7	$ 531,600	$ 654,900
6/2021	7	$ 543,700	$ 659,500
7/2021	7	$ 557,300	$ 659,000
8/2021	7	$ 566,000	$ 676,500
9/2021	7	$ 570,400	$ 672,500
10/2021	7	$ 570,800	$ 662,500
11/2021	7	$ 572,300	$ 653,600
12/2021	7	$ 575,500	$ 659,000
1/2022	7	$ 577,900	$ 660,100
2/2022	7	$ 583,400	$ 626,600



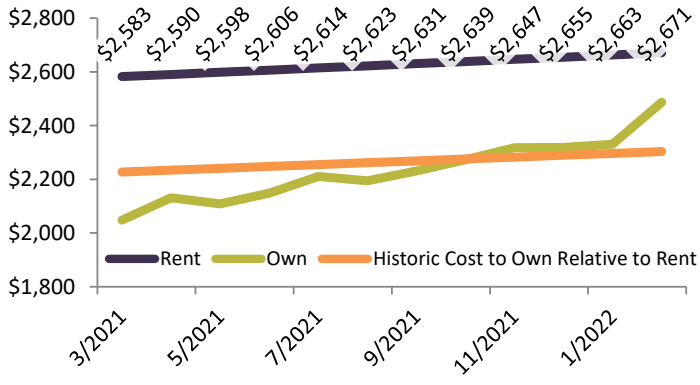
Resale Median and year-over-year percentage change trailing twelve months

Date	± Typ. Value	Median	% Change
3/2021	-6.9%	$ 516,900	10.8%
4/2021	-4.0%	$ 523,600	11.1%
5/2021	-5.1%	$ 531,600	13.2%
6/2021	-3.8%	$ 543,700	16.0%
7/2021	-1.7%	$ 557,300	18.5%
8/2021	-2.6%	$ 566,000	18.7%
9/2021	-1.4%	$ 570,400	18.0%
10/2021	-0.1%	$ 570,800	16.5%
11/2021	1.3%	$ 572,300	15.3%
12/2021	1.1%	$ 575,500	14.6%
1/2022	1.3%	$ 577,900	14.1%
2/2022	6.9%	$ 583,400	13.9%



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

Date	% Change	Rent	Own
3/2021	3.7%	$ 2,583	$ 2,048
4/2021	3.7%	$ 2,590	$ 2,131
5/2021	3.7%	$ 2,598	$ 2,109
6/2021	3.7%	$ 2,606	$ 2,149
7/2021	3.7%	$ 2,614	$ 2,211
8/2021	3.7%	$ 2,623	$ 2,194
9/2021	3.7%	$ 2,631	$ 2,231
10/2021	3.7%	$ 2,639	$ 2,273
11/2021	3.7%	$ 2,647	$ 2,317
12/2021	3.7%	$ 2,655	$ 2,318
1/2022	3.7%	$ 2,663	$ 2,331
2/2022	3.7%	$ 2,671	$ 2,487

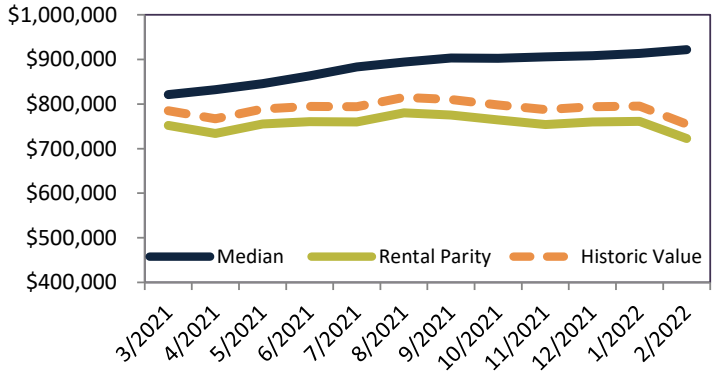


Monrovia Housing Market Value & Trends Update

Historically, properties in this market sell at a 4.4% premium. Today's premium is 27.5%. This market is 23.1% overvalued.
Median home price is $921,800. Prices rose 13.4% year-over-year.
Monthly cost of ownership is $3,929, and rents average $3,080, making owning $849 per month more costly than renting.
Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 3.2%.
Market rating = 4

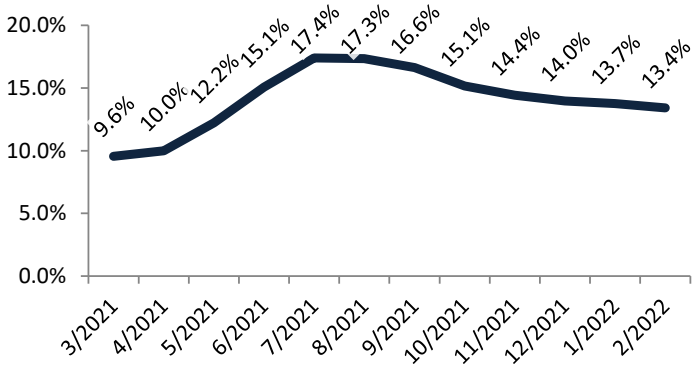
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
3/2021	7	$ 821,100	$ 751,700
4/2021	6	$ 831,900	$ 734,000
5/2021	6	$ 845,900	$ 755,300
6/2021	6	$ 863,100	$ 760,500
7/2021	6	$ 883,300	$ 760,000
8/2021	6	$ 894,300	$ 780,200
9/2021	6	$ 902,900	$ 775,500
10/2021	6	$ 902,200	$ 764,000
11/2021	5	$ 905,400	$ 753,800
12/2021	5	$ 908,500	$ 759,900
1/2022	5	$ 913,400	$ 761,300
2/2022	4	$ 921,800	$ 722,600



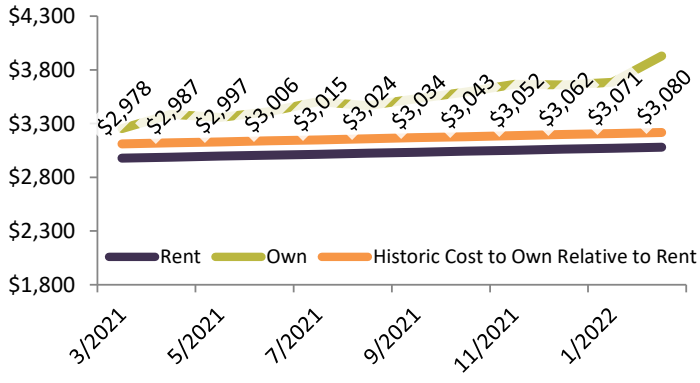
Resale Median and year-over-year percentage change trailing twelve months

Date	± Typ. Value	Median	% Change
3/2021	4.8%	$ 821,100	9.6%
4/2021	8.9%	$ 831,900	10.0%
5/2021	7.5%	$ 845,900	12.2%
6/2021	9.0%	$ 863,100	15.1%
7/2021	11.8%	$ 883,300	17.4%
8/2021	10.2%	$ 894,300	17.3%
9/2021	12.0%	$ 902,900	16.6%
10/2021	13.6%	$ 902,200	15.1%
11/2021	15.7%	$ 905,400	14.4%
12/2021	15.1%	$ 908,500	14.0%
1/2022	15.5%	$ 913,400	13.7%
2/2022	23.1%	$ 921,800	13.4%



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

Date	% Change	Rent	Own
3/2021	3.7%	$ 2,978	$ 3,253
4/2021	3.7%	$ 2,987	$ 3,385
5/2021	3.7%	$ 2,997	$ 3,356
6/2021	3.7%	$ 3,006	$ 3,411
7/2021	3.7%	$ 3,015	$ 3,504
8/2021	3.7%	$ 3,024	$ 3,467
9/2021	3.7%	$ 3,034	$ 3,532
10/2021	3.7%	$ 3,043	$ 3,593
11/2021	3.7%	$ 3,052	$ 3,666
12/2021	3.7%	$ 3,062	$ 3,660
1/2022	3.7%	$ 3,071	$ 3,684
2/2022	3.7%	$ 3,080	$ 3,929

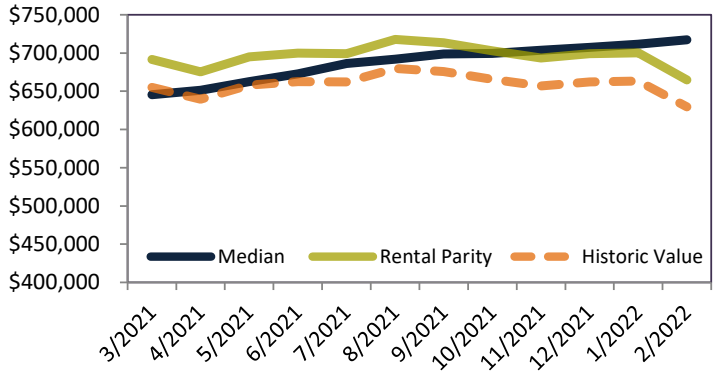


Montebello Housing Market Value & Trends Update

Historically, properties in this market sell at a -5.3% discount. Today's premium is 7.9%. This market is 13.2% overvalued.
Median home price is $717,300. Prices rose 12.0% year-over-year.
Monthly cost of ownership is $3,057, and rents average $2,833, making owning $223 per month more costly than renting.
Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 3.8%.
Market rating = 6

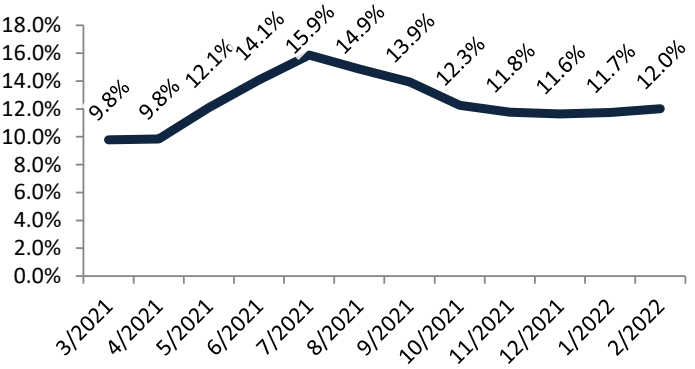
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
3/2021	7	$ 645,500	$ 691,500
4/2021	7	$ 651,400	$ 675,300
5/2021	7	$ 662,500	$ 694,900
6/2021	7	$ 672,700	$ 699,700
7/2021	7	$ 686,400	$ 699,200
8/2021	7	$ 692,000	$ 717,800
9/2021	7	$ 698,600	$ 713,500
10/2021	7	$ 699,600	$ 702,900
11/2021	7	$ 703,600	$ 693,500
12/2021	7	$ 707,500	$ 699,100
1/2022	7	$ 711,400	$ 700,400
2/2022	6	$ 717,300	$ 664,800



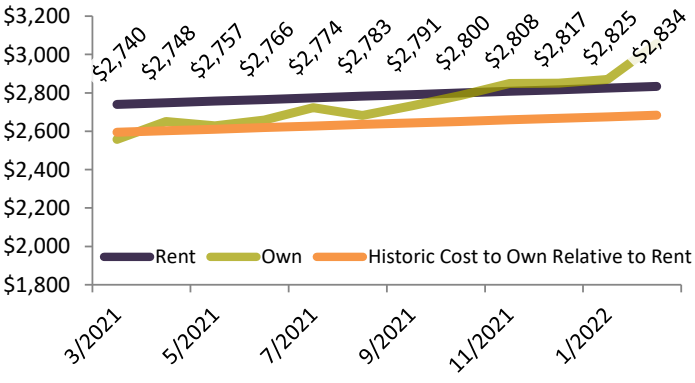
Resale Median and year-over-year percentage change trailing twelve months

Date	± Typ. Value	Median	% Change
3/2021	-1.4%	$ 645,500	9.8%
4/2021	1.8%	$ 651,400	9.8%
5/2021	0.6%	$ 662,500	12.1%
6/2021	1.4%	$ 672,700	14.1%
7/2021	3.5%	$ 686,400	15.9%
8/2021	1.7%	$ 692,000	14.9%
9/2021	3.2%	$ 698,600	13.9%
10/2021	4.8%	$ 699,600	12.3%
11/2021	6.7%	$ 703,600	11.8%
12/2021	6.5%	$ 707,500	11.6%
1/2022	6.9%	$ 711,400	11.7%
2/2022	13.2%	$ 717,300	12.0%



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

Date	% Change	Rent	Own
3/2021	3.7%	$ 2,740	$ 2,558
4/2021	3.7%	$ 2,748	$ 2,651
5/2021	3.8%	$ 2,757	$ 2,628
6/2021	3.8%	$ 2,766	$ 2,659
7/2021	3.7%	$ 2,774	$ 2,723
8/2021	3.7%	$ 2,783	$ 2,682
9/2021	3.7%	$ 2,791	$ 2,733
10/2021	3.7%	$ 2,800	$ 2,786
11/2021	3.7%	$ 2,808	$ 2,849
12/2021	3.7%	$ 2,817	$ 2,850
1/2022	3.7%	$ 2,825	$ 2,869
2/2022	3.7%	$ 2,834	$ 3,058

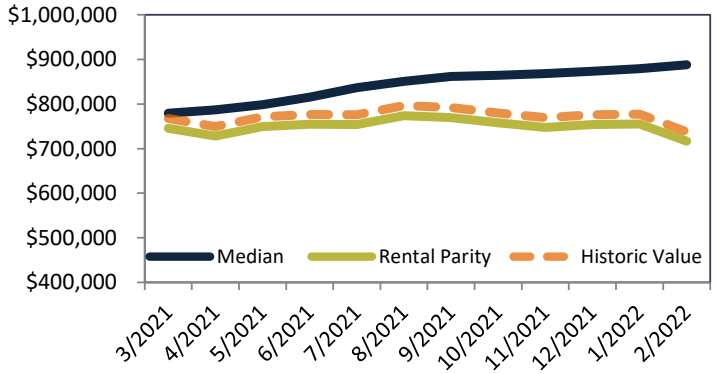


Monterey Park Housing Market Value & Trends Update

Historically, properties in this market sell at a 2.9% premium. Today's premium is 23.9%. This market is 21.0% overvalued.
Median home price is $887,900. Prices rose 14.6% year-over-year.
Monthly cost of ownership is $3,784, and rents average $3,055, making owning $729 per month more costly than renting.
Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 3.3%.
Market rating = 5

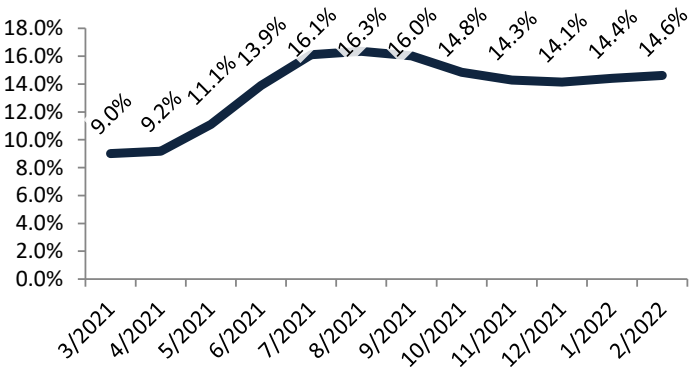
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
3/2021	7	$ 779,300	$ 745,500
4/2021	7	$ 786,700	$ 728,100
5/2021	7	$ 798,700	$ 749,200
6/2021	7	$ 815,600	$ 754,400
7/2021	6	$ 836,900	$ 753,800
8/2021	6	$ 851,100	$ 773,800
9/2021	6	$ 862,000	$ 769,200
10/2021	6	$ 864,500	$ 757,800
11/2021	6	$ 868,300	$ 747,600
12/2021	6	$ 873,500	$ 753,700
1/2022	6	$ 879,200	$ 755,100
2/2022	5	$ 887,900	$ 716,700



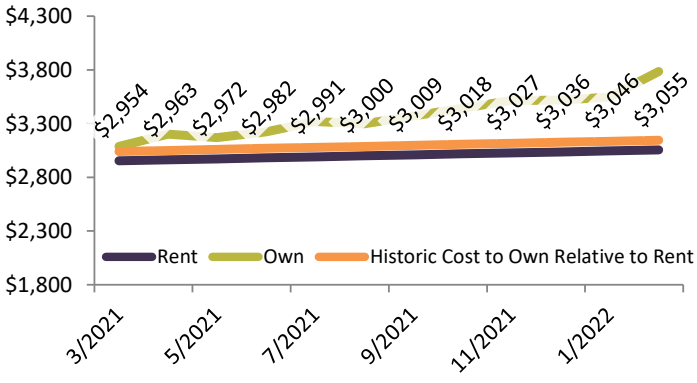
Resale Median and year-over-year percentage change trailing twelve months

Date	± Typ. Value	Median	% Change
3/2021	1.6%	$ 779,300	9.0%
4/2021	5.1%	$ 786,700	9.2%
5/2021	3.7%	$ 798,700	11.1%
6/2021	5.2%	$ 815,600	13.9%
7/2021	8.1%	$ 836,900	16.1%
8/2021	7.1%	$ 851,100	16.3%
9/2021	9.1%	$ 862,000	16.0%
10/2021	11.1%	$ 864,500	14.8%
11/2021	13.2%	$ 868,300	14.3%
12/2021	13.0%	$ 873,500	14.1%
1/2022	13.5%	$ 879,200	14.4%
2/2022	21.0%	$ 887,900	14.6%



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

Date	% Change	Rent	Own
3/2021	3.7%	$ 2,954	$ 3,088
4/2021	3.7%	$ 2,963	$ 3,202
5/2021	3.8%	$ 2,972	$ 3,169
6/2021	3.7%	$ 2,982	$ 3,223
7/2021	3.7%	$ 2,991	$ 3,320
8/2021	3.7%	$ 3,000	$ 3,299
9/2021	3.7%	$ 3,009	$ 3,372
10/2021	3.7%	$ 3,018	$ 3,443
11/2021	3.7%	$ 3,027	$ 3,516
12/2021	3.7%	$ 3,036	$ 3,519
1/2022	3.7%	$ 3,046	$ 3,546
2/2022	3.7%	$ 3,055	$ 3,785

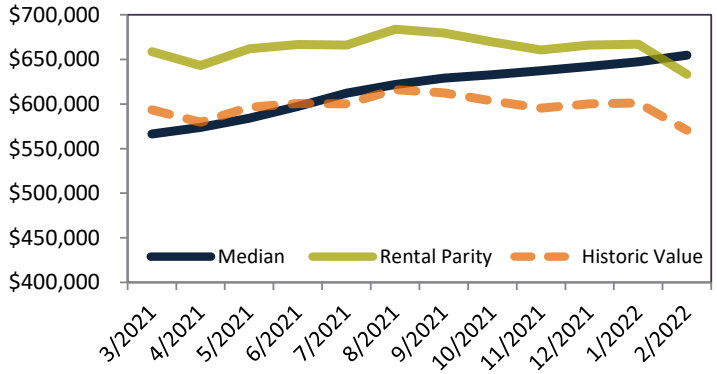


Norwalk Housing Market Value & Trends Update

Historically, properties in this market sell at a -9.9% discount. Today's premium is 3.4%. This market is 13.3% overvalued.
Median home price is $654,700. Prices rose 16.8% year-over-year.
Monthly cost of ownership is $2,790, and rents average $2,699, making owning $090 per month more costly than renting.
Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 4.0%.
Market rating = 6

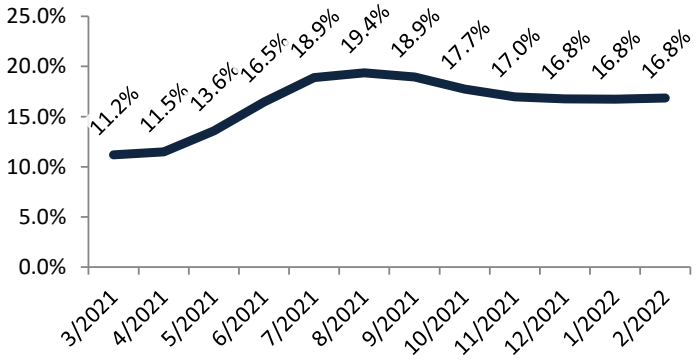
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
3/2021	7	$ 566,400	$ 658,800
4/2021	7	$ 573,700	$ 643,300
5/2021	7	$ 584,100	$ 662,000
6/2021	7	$ 597,300	$ 666,600
7/2021	7	$ 612,000	$ 666,100
8/2021	7	$ 621,900	$ 683,800
9/2021	7	$ 629,100	$ 679,700
10/2021	7	$ 632,900	$ 669,700
11/2021	7	$ 637,200	$ 660,700
12/2021	7	$ 642,300	$ 666,100
1/2022	7	$ 647,400	$ 667,200
2/2022	6	$ 654,700	$ 633,300



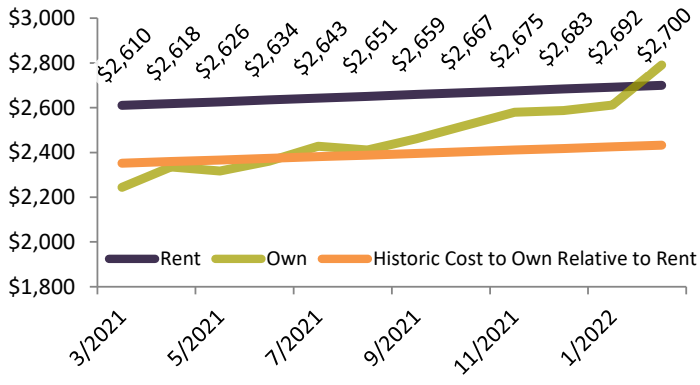
Resale Median and year-over-year percentage change trailing twelve months

Date	± Typ. Value	Median	% Change
3/2021	-4.1%	$ 566,400	11.2%
4/2021	-0.9%	$ 573,700	11.5%
5/2021	-1.9%	$ 584,100	13.6%
6/2021	-0.5%	$ 597,300	16.5%
7/2021	1.8%	$ 612,000	18.9%
8/2021	0.8%	$ 621,900	19.4%
9/2021	2.5%	$ 629,100	18.9%
10/2021	4.4%	$ 632,900	17.7%
11/2021	6.3%	$ 637,200	17.0%
12/2021	6.3%	$ 642,300	16.8%
1/2022	6.9%	$ 647,400	16.8%
2/2022	13.3%	$ 654,700	16.8%



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

Date	% Change	Rent	Own
3/2021	3.7%	$ 2,610	$ 2,244
4/2021	3.7%	$ 2,618	$ 2,335
5/2021	3.7%	$ 2,626	$ 2,317
6/2021	3.7%	$ 2,634	$ 2,361
7/2021	3.7%	$ 2,643	$ 2,428
8/2021	3.7%	$ 2,651	$ 2,411
9/2021	3.7%	$ 2,659	$ 2,461
10/2021	3.7%	$ 2,667	$ 2,521
11/2021	3.7%	$ 2,675	$ 2,580
12/2021	3.7%	$ 2,683	$ 2,587
1/2022	3.7%	$ 2,692	$ 2,611
2/2022	3.7%	$ 2,700	$ 2,791

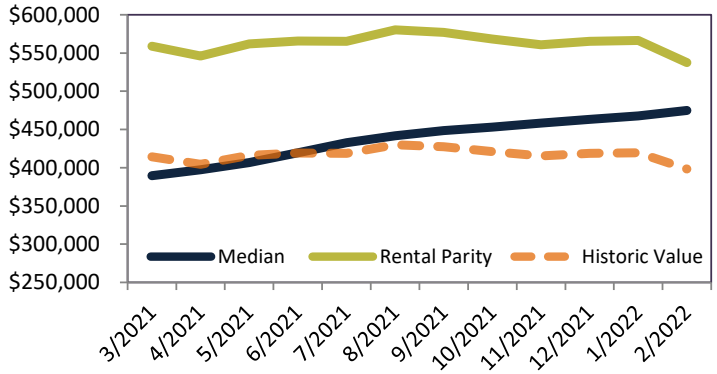


Palmdale Housing Market Value & Trends Update

Historically, properties in this market sell at a -25.9% discount. Today's discount is 11.7%. This market is 14.2% overvalued.
Median home price is $474,900. Prices rose 23.5% year-over-year.
Monthly cost of ownership is $2,024, and rents average $2,291, making owning $266 per month less costly than renting.
Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 4.6%.
Market rating = 5

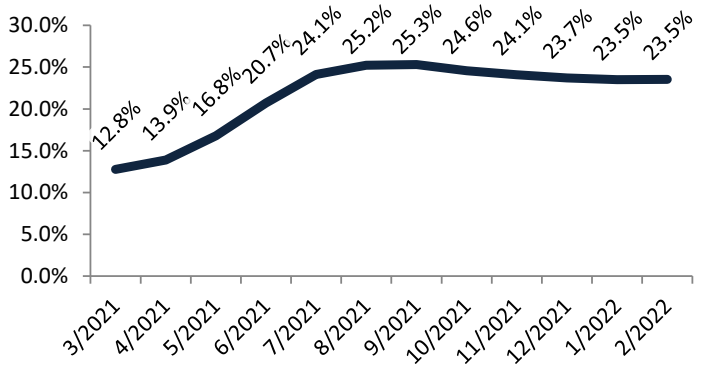
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
3/2021	7	$ 389,600	$ 559,100
4/2021	7	$ 397,200	$ 546,000
5/2021	7	$ 406,900	$ 561,800
6/2021	7	$ 419,700	$ 565,700
7/2021	7	$ 432,800	$ 565,300
8/2021	7	$ 441,700	$ 580,300
9/2021	7	$ 448,600	$ 576,900
10/2021	7	$ 453,100	$ 568,300
11/2021	6	$ 458,400	$ 560,700
12/2021	6	$ 463,400	$ 565,300
1/2022	6	$ 467,900	$ 566,300
2/2022	5	$ 474,900	$ 537,500



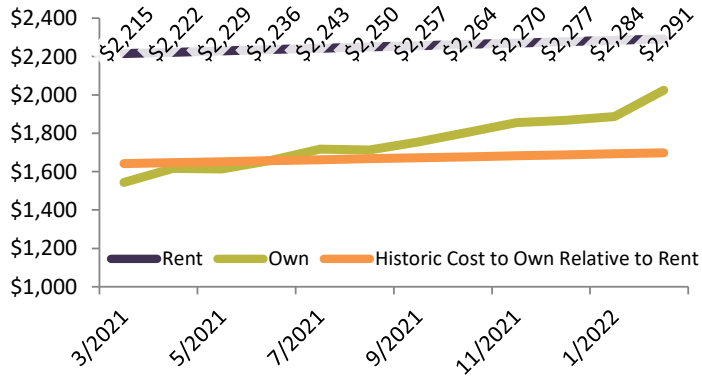
Resale Median and year-over-year percentage change trailing twelve months

Date	± Typ. Value	Median	% Change
3/2021	-4.4%	$ 389,600	12.8%
4/2021	-1.4%	$ 397,200	13.9%
5/2021	-1.7%	$ 406,900	16.8%
6/2021	0.1%	$ 419,700	20.7%
7/2021	2.5%	$ 432,800	24.1%
8/2021	2.0%	$ 441,700	25.2%
9/2021	3.7%	$ 448,600	25.3%
10/2021	5.6%	$ 453,100	24.6%
11/2021	7.6%	$ 458,400	24.1%
12/2021	7.9%	$ 463,400	23.7%
1/2022	8.5%	$ 467,900	23.5%
2/2022	14.2%	$ 474,900	23.5%



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

Date	% Change	Rent	Own
3/2021	3.7%	$ 2,215	$ 1,544
4/2021	3.7%	$ 2,222	$ 1,616
5/2021	3.7%	$ 2,229	$ 1,614
6/2021	3.7%	$ 2,236	$ 1,659
7/2021	3.7%	$ 2,243	$ 1,717
8/2021	3.7%	$ 2,250	$ 1,712
9/2021	3.7%	$ 2,257	$ 1,755
10/2021	3.7%	$ 2,264	$ 1,804
11/2021	3.7%	$ 2,270	$ 1,856
12/2021	3.7%	$ 2,277	$ 1,867
1/2022	3.7%	$ 2,284	$ 1,887
2/2022	3.7%	$ 2,291	$ 2,024

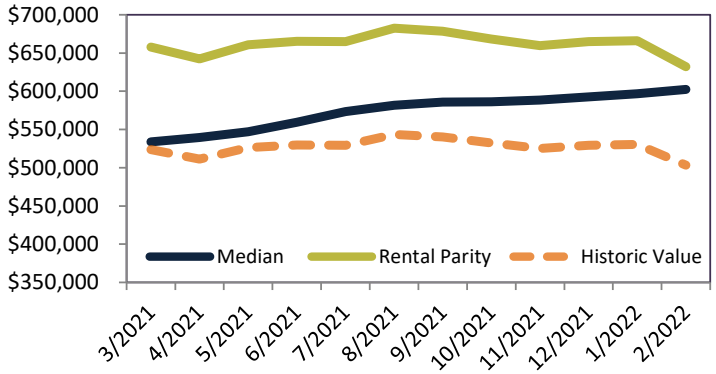


Paramount Housing Market Value & Trends Update

Historically, properties in this market sell at a -20.4% discount. Today's discount is 4.7%. This market is 15.7% overvalued.
Median home price is $602,400. Prices rose 13.8% year-over-year.
Monthly cost of ownership is $2,567, and rents average $2,694, making owning $127 per month less costly than renting.
Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 4.3%.
Market rating = 5

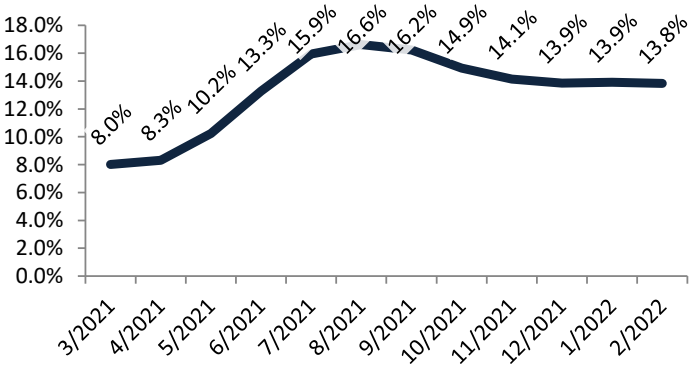
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
3/2021	7	$ 533,800	$ 657,600
4/2021	7	$ 539,500	$ 642,200
5/2021	7	$ 547,200	$ 660,800
6/2021	7	$ 559,600	$ 665,400
7/2021	7	$ 573,300	$ 664,800
8/2021	7	$ 581,800	$ 682,500
9/2021	7	$ 586,000	$ 678,500
10/2021	6	$ 586,400	$ 668,400
11/2021	6	$ 588,600	$ 659,500
12/2021	6	$ 592,600	$ 664,800
1/2022	6	$ 596,800	$ 666,000
2/2022	5	$ 602,400	$ 632,100



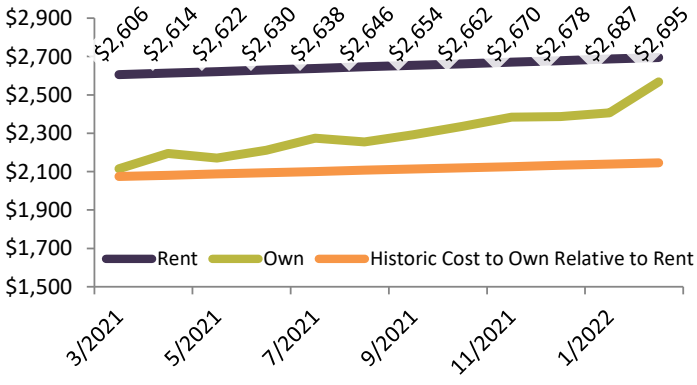
Resale Median and year-over-year percentage change trailing twelve months

Date	± Typ. Value	Median	% Change
3/2021	1.5%	$ 533,800	8.0%
4/2021	4.4%	$ 539,500	8.3%
5/2021	3.2%	$ 547,200	10.2%
6/2021	4.5%	$ 559,600	13.3%
7/2021	6.6%	$ 573,300	15.9%
8/2021	5.6%	$ 581,800	16.6%
9/2021	6.7%	$ 586,000	16.2%
10/2021	8.1%	$ 586,400	14.9%
11/2021	9.6%	$ 588,600	14.1%
12/2021	9.5%	$ 592,600	13.9%
1/2022	10.0%	$ 596,800	13.9%
2/2022	15.7%	$ 602,400	13.8%



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

Date	% Change	Rent	Own
3/2021	3.7%	$ 2,606	$ 2,115
4/2021	3.7%	$ 2,614	$ 2,196
5/2021	3.7%	$ 2,622	$ 2,171
6/2021	3.7%	$ 2,630	$ 2,212
7/2021	3.7%	$ 2,638	$ 2,274
8/2021	3.7%	$ 2,646	$ 2,255
9/2021	3.7%	$ 2,654	$ 2,292
10/2021	3.7%	$ 2,662	$ 2,335
11/2021	3.7%	$ 2,670	$ 2,383
12/2021	3.7%	$ 2,678	$ 2,387
1/2022	3.7%	$ 2,687	$ 2,407
2/2022	3.7%	$ 2,695	$ 2,568

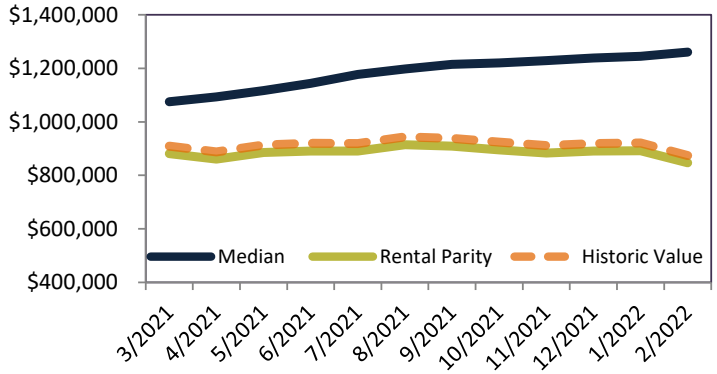


Pasadena Housing Market Value & Trends Update

Historically, properties in this market sell at a 3.2% premium. Today's premium is 48.8%. This market is 45.6% overvalued.
Median home price is $1,260,500. Prices rose 18.7% year-over-year.
Monthly cost of ownership is $5,373, and rents average $3,610, making owning $1,762 per month more costly than renting.
Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 2.7%.
Market rating = 1

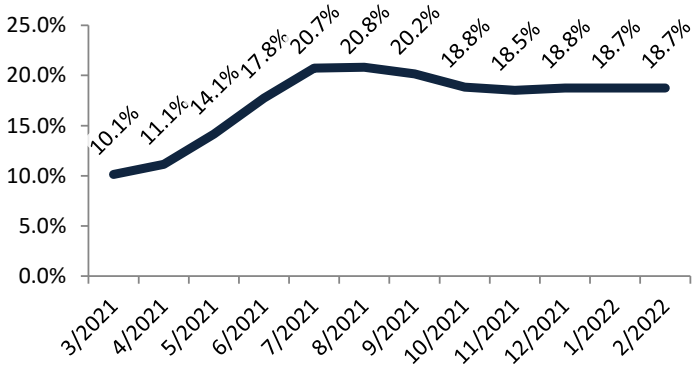
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
3/2021	5	$ 1,075,100	$ 881,000
4/2021	4	$ 1,093,200	$ 860,300
5/2021	4	$ 1,116,700	$ 885,200
6/2021	4	$ 1,143,600	$ 891,400
7/2021	3	$ 1,176,800	$ 890,800
8/2021	4	$ 1,197,200	$ 914,500
9/2021	3	$ 1,214,700	$ 909,000
10/2021	3	$ 1,220,200	$ 895,600
11/2021	2	$ 1,228,700	$ 883,500
12/2021	2	$ 1,238,500	$ 890,700
1/2022	2	$ 1,245,200	$ 892,300
2/2022	***1***	$ 1,260,500	$ 846,900



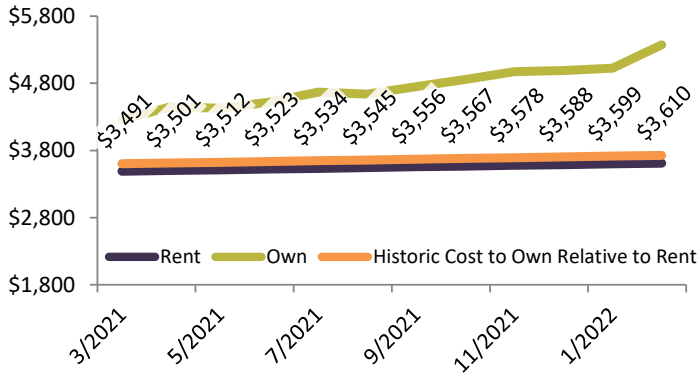
Resale Median and year-over-year percentage change trailing twelve months

Date	± Typ. Value	Median	% Change
3/2021	18.8%	$ 1,075,100	10.1%
4/2021	23.9%	$ 1,093,200	11.1%
5/2021	22.9%	$ 1,116,700	14.1%
6/2021	***25.1%***	$ 1,143,600	17.8%
7/2021	***28.9%***	$ 1,176,800	20.7%
8/2021	***27.7%***	$ 1,197,200	20.8%
9/2021	***30.4%***	$ 1,214,700	20.2%
10/2021	***33.0%***	$ 1,220,200	18.8%
11/2021	***35.9%***	$ 1,228,700	18.5%
12/2021	***35.8%***	$ 1,238,500	18.8%
1/2022	***36.3%***	$ 1,245,200	18.7%
2/2022	***45.6%***	$ 1,260,500	18.7%



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

Date	% Change	Rent	Own
3/2021	3.7%	$ 3,491	$ 4,260
4/2021	3.7%	$ 3,501	$ 4,449
5/2021	3.7%	$ 3,512	$ 4,430
6/2021	3.8%	$ 3,523	$ 4,520
7/2021	3.8%	$ 3,534	$ 4,669
8/2021	3.8%	$ 3,545	$ 4,641
9/2021	3.7%	$ 3,556	$ 4,751
10/2021	3.7%	$ 3,567	$ 4,859
11/2021	3.7%	$ 3,578	$ 4,975
12/2021	3.7%	$ 3,588	$ 4,989
1/2022	3.7%	$ 3,599	$ 5,023
2/2022	3.7%	$ 3,610	$ 5,373

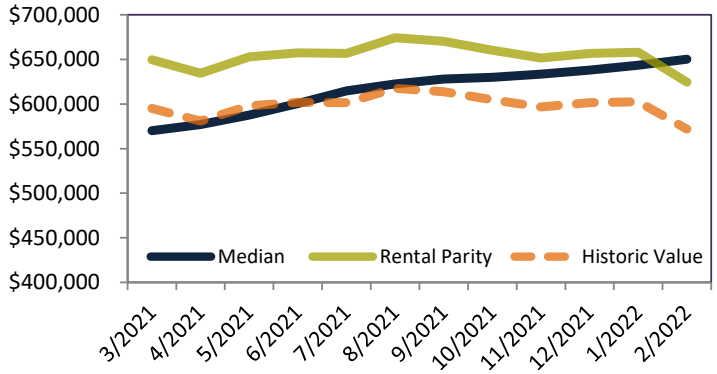


Pico Rivera Housing Market Value & Trends Update

Historically, properties in this market sell at a -8.4% discount. Today's premium is 4.1%. This market is 12.5% overvalued.
Median home price is $650,200. Prices rose 15.1% year-over-year.
Monthly cost of ownership is $2,771, and rents average $2,662, making owning $109 per month more costly than renting.
Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 3.9%.
Market rating = 6

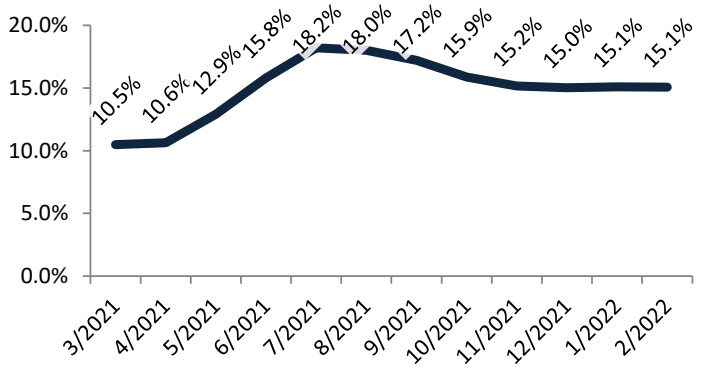
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
3/2021	7	$ 570,100	$ 649,600
4/2021	7	$ 577,000	$ 634,400
5/2021	7	$ 587,500	$ 652,800
6/2021	7	$ 600,600	$ 657,300
7/2021	7	$ 614,900	$ 656,800
8/2021	7	$ 622,400	$ 674,300
9/2021	7	$ 628,100	$ 670,300
10/2021	7	$ 629,900	$ 660,400
11/2021	7	$ 633,400	$ 651,500
12/2021	7	$ 638,000	$ 656,800
1/2022	7	$ 643,600	$ 658,000
2/2022	6	$ 650,200	$ 624,500



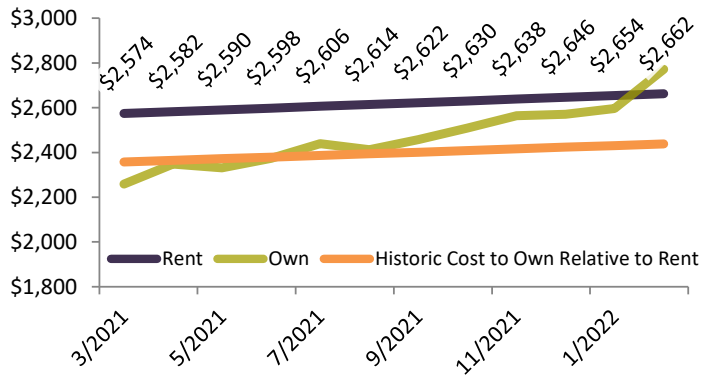
Resale Median and year-over-year percentage change trailing twelve months

Date	± Typ. Value	Median	% Change
3/2021	-3.8%	$ 570,100	10.5%
4/2021	-0.6%	$ 577,000	10.6%
5/2021	-1.6%	$ 587,500	12.9%
6/2021	-0.2%	$ 600,600	15.8%
7/2021	2.0%	$ 614,900	18.2%
8/2021	0.7%	$ 622,400	18.0%
9/2021	2.1%	$ 628,100	17.2%
10/2021	3.8%	$ 629,900	15.9%
11/2021	5.6%	$ 633,400	15.2%
12/2021	5.6%	$ 638,000	15.0%
1/2022	6.2%	$ 643,600	15.1%
2/2022	12.5%	$ 650,200	15.1%



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

Date	% Change	Rent	Own
3/2021	3.7%	$ 2,574	$ 2,259
4/2021	3.7%	$ 2,582	$ 2,348
5/2021	3.7%	$ 2,590	$ 2,331
6/2021	3.7%	$ 2,598	$ 2,374
7/2021	3.8%	$ 2,606	$ 2,439
8/2021	3.8%	$ 2,614	$ 2,413
9/2021	3.7%	$ 2,622	$ 2,457
10/2021	3.7%	$ 2,630	$ 2,509
11/2021	3.7%	$ 2,638	$ 2,565
12/2021	3.7%	$ 2,646	$ 2,570
1/2022	3.7%	$ 2,654	$ 2,596
2/2022	3.7%	$ 2,662	$ 2,772

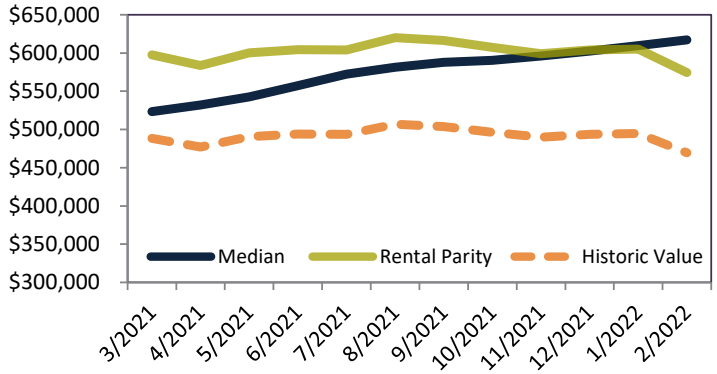


Pomona Housing Market Value & Trends Update

Historically, properties in this market sell at a -18.3% discount. Today's premium is 7.4%. This market is 25.7% overvalued.
Median home price is $617,200. Prices rose 19.1% year-over-year.
Monthly cost of ownership is $2,630, and rents average $2,448, making owning $182 per month more costly than renting.
Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 3.8%.
Market rating = 4

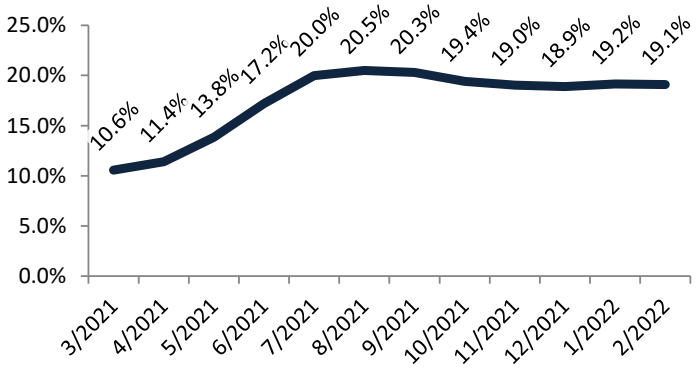
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
3/2021	7	$ 523,400	$ 597,500
4/2021	6	$ 532,100	$ 583,500
5/2021	6	$ 542,700	$ 600,400
6/2021	6	$ 557,300	$ 604,500
7/2021	6	$ 572,400	$ 604,000
8/2021	6	$ 581,400	$ 620,100
9/2021	6	$ 587,800	$ 616,400
10/2021	5	$ 590,600	$ 607,300
11/2021	5	$ 596,200	$ 599,200
12/2021	5	$ 602,600	$ 604,100
1/2022	5	$ 609,600	$ 605,100
2/2022	4	$ 617,200	$ 574,400



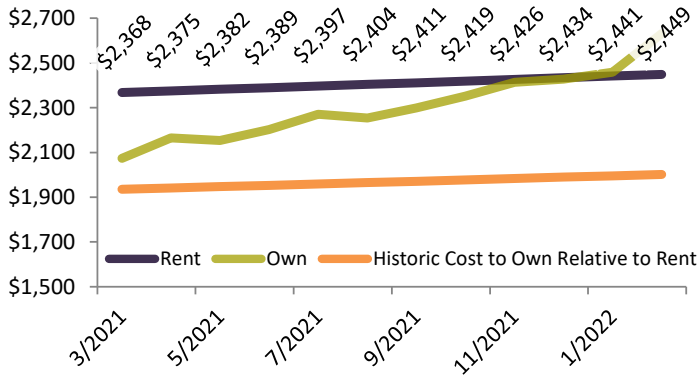
Resale Median and year-over-year percentage change trailing twelve months

Date	± Typ. Value	Median	% Change
3/2021	5.9%	$ 523,400	10.6%
4/2021	9.4%	$ 532,100	11.4%
5/2021	8.6%	$ 542,700	13.8%
6/2021	10.4%	$ 557,300	17.2%
7/2021	13.0%	$ 572,400	20.0%
8/2021	12.0%	$ 581,400	20.5%
9/2021	13.6%	$ 587,800	20.3%
10/2021	15.5%	$ 590,600	19.4%
11/2021	17.8%	$ 596,200	19.0%
12/2021	18.0%	$ 602,600	18.9%
1/2022	19.0%	$ 609,600	19.2%
2/2022	***25.7%***	$ 617,200	19.1%



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

Date	% Change	Rent	Own
3/2021	3.7%	$ 2,368	$ 2,074
4/2021	3.7%	$ 2,375	$ 2,165
5/2021	3.7%	$ 2,382	$ 2,153
6/2021	3.7%	$ 2,389	$ 2,202
7/2021	3.7%	$ 2,397	$ 2,271
8/2021	3.7%	$ 2,404	$ 2,254
9/2021	3.7%	$ 2,411	$ 2,299
10/2021	3.7%	$ 2,419	$ 2,352
11/2021	3.7%	$ 2,426	$ 2,414
12/2021	3.7%	$ 2,434	$ 2,428
1/2022	3.7%	$ 2,441	$ 2,459
2/2022	3.7%	$ 2,449	$ 2,631

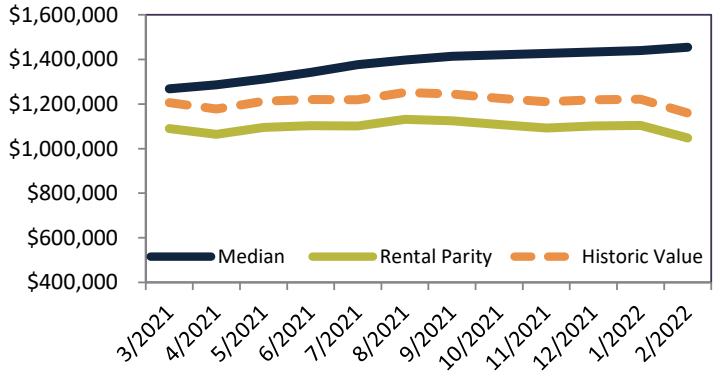


Redondo Beach Housing Market Value & Trends Update

Historically, properties in this market sell at a 10.7% premium. Today's premium is 38.8%. This market is 28.1% overvalued.
Median home price is $1,454,400. Prices rose 15.6% year-over-year.
Monthly cost of ownership is $6,199, and rents average $4,466, making owning $1,733 per month more costly than renting.
Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 2.9%.
Market rating = 3

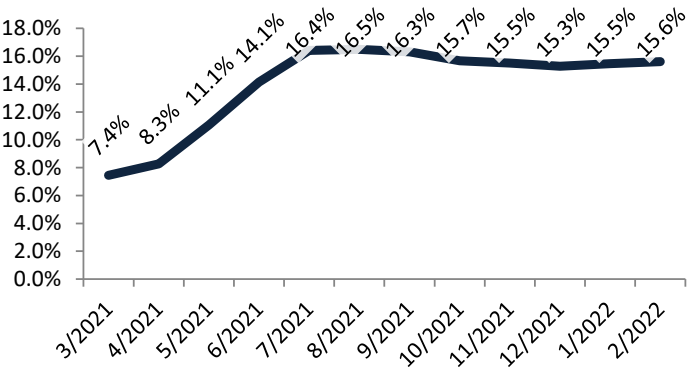
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
3/2021	7	$ 1,268,100	$ 1,089,900
4/2021	6	$ 1,286,200	$ 1,064,400
5/2021	6	$ 1,312,300	$ 1,095,100
6/2021	6	$ 1,342,000	$ 1,102,700
7/2021	5	$ 1,376,800	$ 1,101,800
8/2021	6	$ 1,396,700	$ 1,131,200
9/2021	5	$ 1,414,300	$ 1,124,500
10/2021	5	$ 1,419,800	$ 1,107,800
11/2021	5	$ 1,426,800	$ 1,093,000
12/2021	5	$ 1,433,200	$ 1,101,900
1/2022	5	$ 1,439,300	$ 1,103,800
2/2022	3	$ 1,454,400	$ 1,047,700



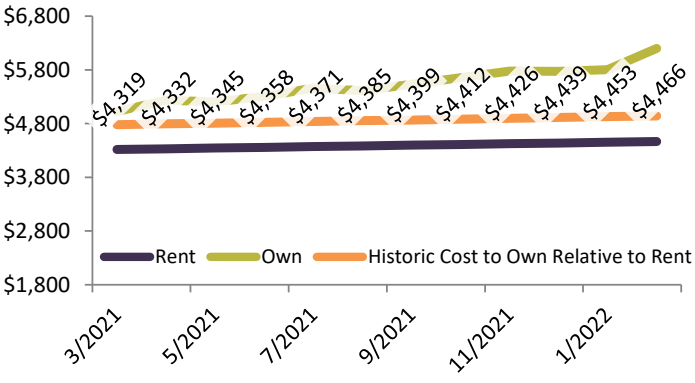
Resale Median and year-over-year percentage change trailing twelve months

Date	± Typ. Value	Median	% Change
3/2021	5.7%	$ 1,268,100	7.4%
4/2021	10.2%	$ 1,286,200	8.3%
5/2021	9.2%	$ 1,312,300	11.1%
6/2021	11.0%	$ 1,342,000	14.1%
7/2021	14.3%	$ 1,376,800	16.4%
8/2021	12.8%	$ 1,396,700	16.5%
9/2021	15.1%	$ 1,414,300	16.3%
10/2021	17.5%	$ 1,419,800	15.7%
11/2021	19.9%	$ 1,426,800	15.5%
12/2021	19.4%	$ 1,433,200	15.3%
1/2022	19.7%	$ 1,439,300	15.5%
2/2022	***28.1%***	$ 1,454,400	15.6%



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

Date	% Change	Rent	Own
3/2021	3.7%	$ 4,319	$ 5,024
4/2021	3.7%	$ 4,332	$ 5,234
5/2021	3.7%	$ 4,345	$ 5,206
6/2021	3.7%	$ 4,358	$ 5,304
7/2021	3.7%	$ 4,371	$ 5,462
8/2021	3.7%	$ 4,385	$ 5,414
9/2021	3.7%	$ 4,399	$ 5,532
10/2021	3.7%	$ 4,412	$ 5,654
11/2021	3.7%	$ 4,426	$ 5,777
12/2021	3.7%	$ 4,439	$ 5,774
1/2022	3.7%	$ 4,453	$ 5,806
2/2022	3.7%	$ 4,466	$ 6,200

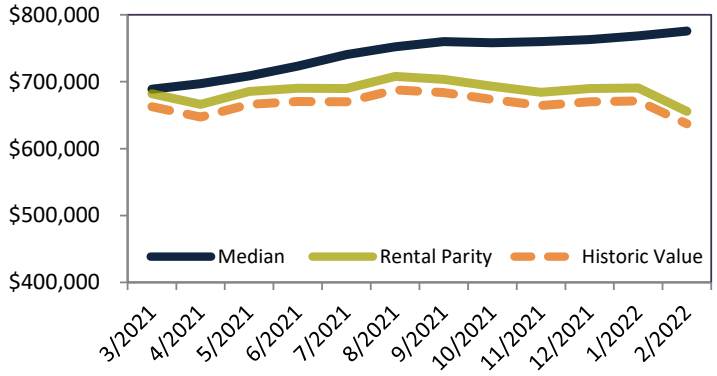


Rosemead Housing Market Value & Trends Update

Historically, properties in this market sell at a -2.8% discount. Today's premium is 18.3%. This market is 21.1% overvalued.
Median home price is $775,700. Prices rose 13.2% year-over-year.
Monthly cost of ownership is $3,306, and rents average $2,795, making owning $511 per month more costly than renting.
Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 3.5%.
Market rating = 4

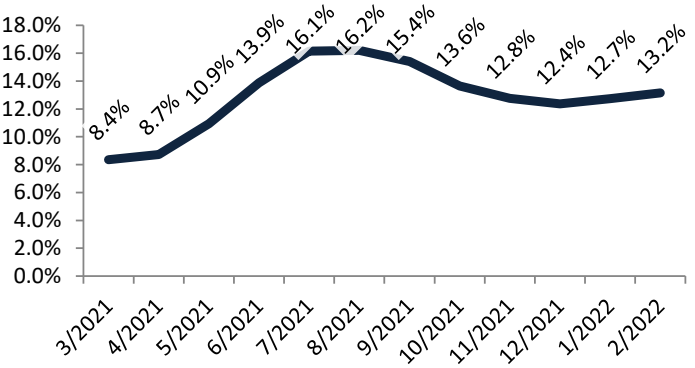
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
3/2021	7	$ 688,800	$ 682,100
4/2021	6	$ 697,000	$ 666,100
5/2021	7	$ 708,500	$ 685,400
6/2021	6	$ 723,400	$ 690,200
7/2021	6	$ 740,600	$ 689,600
8/2021	6	$ 752,300	$ 707,900
9/2021	6	$ 760,000	$ 703,700
10/2021	6	$ 758,400	$ 693,300
11/2021	6	$ 759,800	$ 684,000
12/2021	6	$ 762,800	$ 689,600
1/2022	5	$ 768,700	$ 690,800
2/2022	4	$ 775,700	$ 655,700



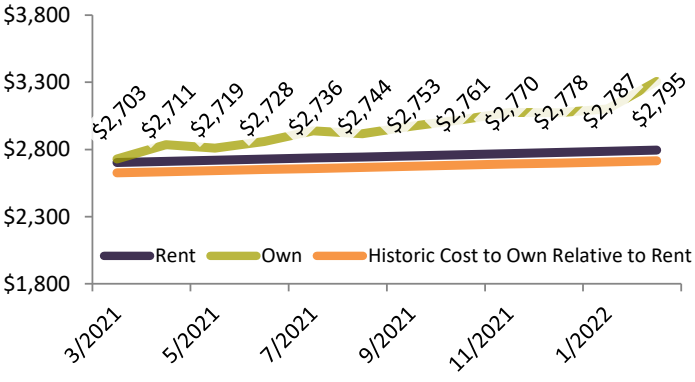
Resale Median and year-over-year percentage change trailing twelve months

Date	± Typ. Value	Median	% Change
3/2021	3.8%	$ 688,800	8.4%
4/2021	7.5%	$ 697,000	8.7%
5/2021	6.2%	$ 708,500	10.9%
6/2021	7.7%	$ 723,400	13.9%
7/2021	10.2%	$ 740,600	16.1%
8/2021	9.1%	$ 752,300	16.2%
9/2021	10.8%	$ 760,000	15.4%
10/2021	12.2%	$ 758,400	13.6%
11/2021	13.9%	$ 759,800	12.8%
12/2021	13.5%	$ 762,800	12.4%
1/2022	14.1%	$ 768,700	12.7%
2/2022	21.1%	$ 775,700	13.2%



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

Date	% Change	Rent	Own
3/2021	3.7%	$ 2,703	$ 2,729
4/2021	3.7%	$ 2,711	$ 2,836
5/2021	3.7%	$ 2,719	$ 2,811
6/2021	3.7%	$ 2,728	$ 2,859
7/2021	3.7%	$ 2,736	$ 2,938
8/2021	3.7%	$ 2,744	$ 2,916
9/2021	3.7%	$ 2,753	$ 2,973
10/2021	3.7%	$ 2,761	$ 3,020
11/2021	3.7%	$ 2,770	$ 3,076
12/2021	3.7%	$ 2,778	$ 3,073
1/2022	3.7%	$ 2,787	$ 3,101
2/2022	3.7%	$ 2,795	$ 3,307

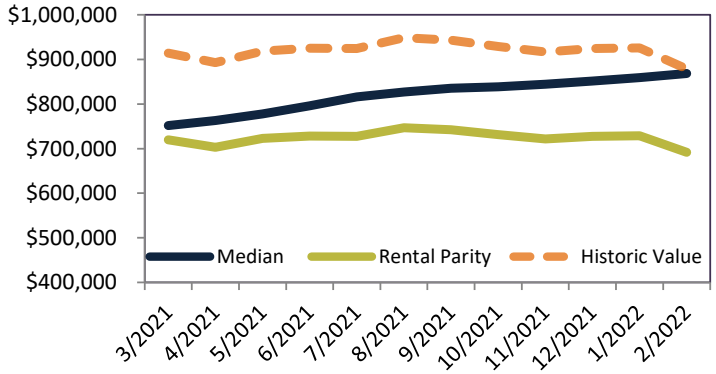


Rowland Heights Housing Market Value & Trends Update

Historically, properties in this market sell at a 27.0% premium. Today's premium is 25.5%. This market is 1.5% undervalued.
Median home price is $868,400. Prices rose 16.5% year-over-year.
Monthly cost of ownership is $3,701, and rents average $2,948, making owning $752 per month more costly than renting.
Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 3.3%.
Market rating = 7

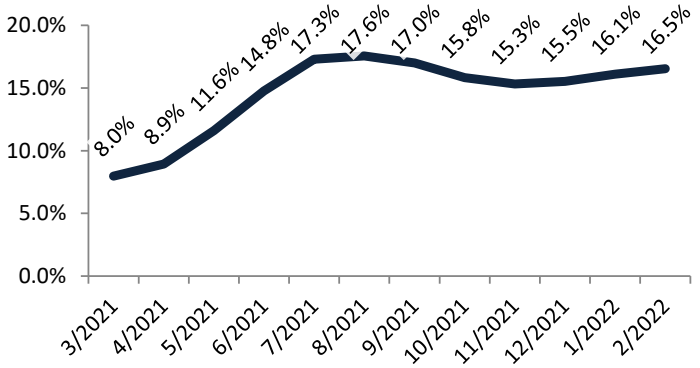
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
3/2021	***10***	$ 751,700	$ 719,600
4/2021	9	$ 762,800	$ 702,800
5/2021	9	$ 778,000	$ 723,100
6/2021	9	$ 796,000	$ 728,100
7/2021	9	$ 815,700	$ 727,500
8/2021	9	$ 826,900	$ 746,800
9/2021	9	$ 835,600	$ 742,400
10/2021	8	$ 838,400	$ 731,400
11/2021	8	$ 844,100	$ 721,600
12/2021	8	$ 851,200	$ 727,500
1/2022	8	$ 858,900	$ 728,800
2/2022	7	$ 868,400	$ 691,700



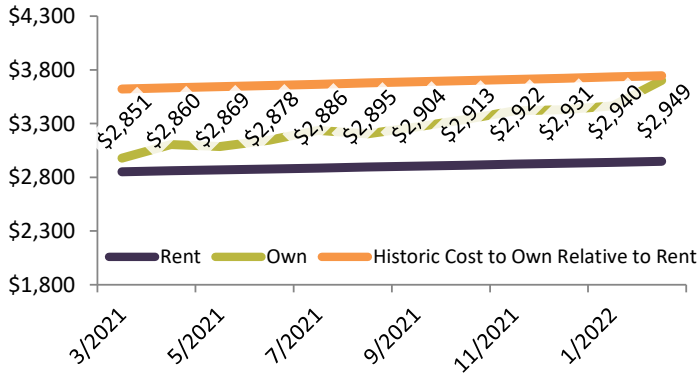
Resale Median and year-over-year percentage change trailing twelve months

Date	± Typ. Value	Median	% Change
3/2021	-22.6%	$ 751,700	8.0%
4/2021	-18.5%	$ 762,800	8.9%
5/2021	-19.4%	$ 778,000	11.6%
6/2021	-17.7%	$ 796,000	14.8%
7/2021	-14.9%	$ 815,700	17.3%
8/2021	-16.3%	$ 826,900	17.6%
9/2021	-14.5%	$ 835,600	17.0%
10/2021	-12.4%	$ 838,400	15.8%
11/2021	-10.0%	$ 844,100	15.3%
12/2021	-10.0%	$ 851,200	15.5%
1/2022	-9.2%	$ 858,900	16.1%
2/2022	-1.5%	$ 868,400	16.5%



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

Date	% Change	Rent	Own
3/2021	3.7%	$ 2,851	$ 2,978
4/2021	3.7%	$ 2,860	$ 3,104
5/2021	3.7%	$ 2,869	$ 3,087
6/2021	3.7%	$ 2,878	$ 3,146
7/2021	3.7%	$ 2,886	$ 3,236
8/2021	3.7%	$ 2,895	$ 3,205
9/2021	3.7%	$ 2,904	$ 3,268
10/2021	3.7%	$ 2,913	$ 3,339
11/2021	3.7%	$ 2,922	$ 3,418
12/2021	3.7%	$ 2,931	$ 3,429
1/2022	3.7%	$ 2,940	$ 3,464
2/2022	3.7%	$ 2,949	$ 3,702

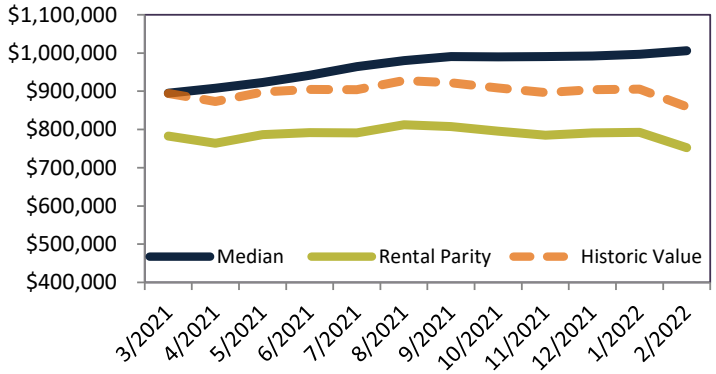


San Gabriel Housing Market Value & Trends Update

Historically, properties in this market sell at a 14.2% premium. Today's premium is 33.7%. This market is 19.5% overvalued.
Median home price is $1,006,000. Prices rose 13.4% year-over-year.
Monthly cost of ownership is $4,288, and rents average $3,207, making owning $1,080 per month more costly than renting.
Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 3.1%.
Market rating = 5

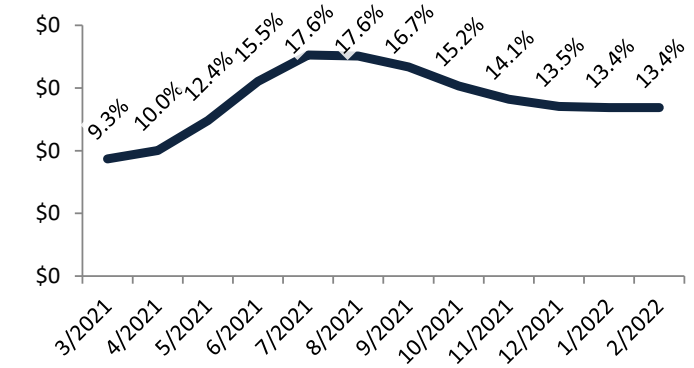
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
3/2021	7	$ 895,000	$ 782,600
4/2021	7	$ 907,900	$ 764,300
5/2021	7	$ 923,000	$ 786,400
6/2021	7	$ 942,100	$ 791,900
7/2021	6	$ 964,700	$ 791,300
8/2021	7	$ 979,900	$ 812,400
9/2021	6	$ 990,700	$ 807,500
10/2021	6	$ 990,100	$ 795,600
11/2021	6	$ 990,600	$ 784,900
12/2021	6	$ 991,900	$ 791,300
1/2022	6	$ 996,800	$ 792,700
2/2022	5	$ 1,006,000	$ 752,400



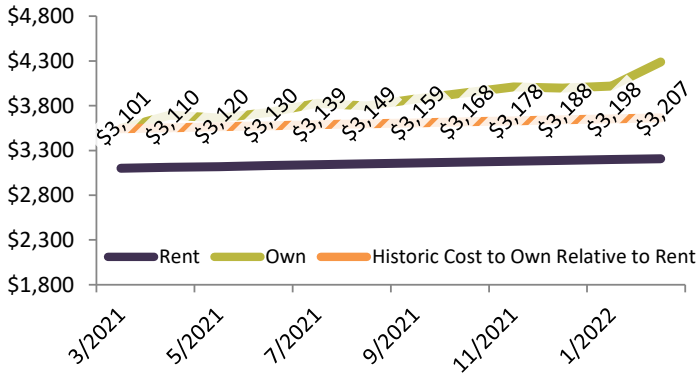
Resale Median and year-over-year percentage change trailing twelve months

Date	± Typ. Value	Median	% Change
3/2021	0.1%	$ 895,000	9.3%
4/2021	4.5%	$ 907,900	10.0%
5/2021	3.1%	$ 923,000	12.4%
6/2021	4.7%	$ 942,100	15.5%
7/2021	7.7%	$ 964,700	17.6%
8/2021	6.4%	$ 979,900	17.6%
9/2021	8.4%	$ 990,700	16.7%
10/2021	10.2%	$ 990,100	15.2%
11/2021	12.0%	$ 990,600	14.1%
12/2021	11.1%	$ 991,900	13.5%
1/2022	11.5%	$ 996,800	13.4%
2/2022	19.5%	$ 1,006,000	13.4%



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

Date	% Change	Rent	Own
3/2021	3.7%	$ 3,101	$ 3,546
4/2021	3.7%	$ 3,110	$ 3,695
5/2021	3.7%	$ 3,120	$ 3,662
6/2021	3.8%	$ 3,130	$ 3,723
7/2021	3.7%	$ 3,139	$ 3,827
8/2021	3.7%	$ 3,149	$ 3,798
9/2021	3.7%	$ 3,159	$ 3,875
10/2021	3.7%	$ 3,168	$ 3,943
11/2021	3.7%	$ 3,178	$ 4,011
12/2021	3.7%	$ 3,188	$ 3,996
1/2022	3.7%	$ 3,198	$ 4,021
2/2022	3.7%	$ 3,207	$ 4,288

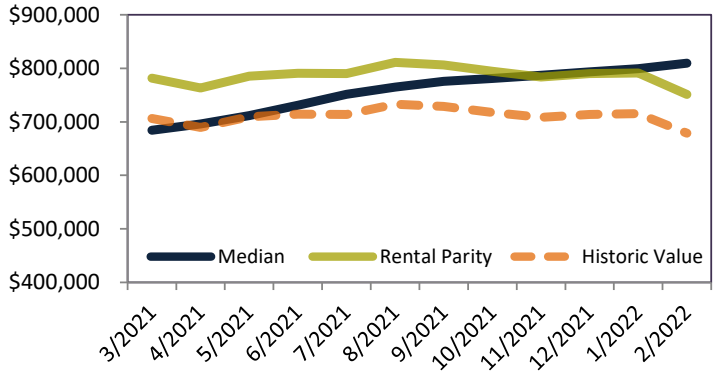


Santa Clarita Housing Market Value & Trends Update

Historically, properties in this market sell at a -9.6% discount. Today's premium is 7.8%. This market is 17.4% overvalued.
Median home price is $809,600. Prices rose 19.7% year-over-year.
Monthly cost of ownership is $3,451, and rents average $3,202, making owning $248 per month more costly than renting.
Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 3.8%.
Market rating = 5

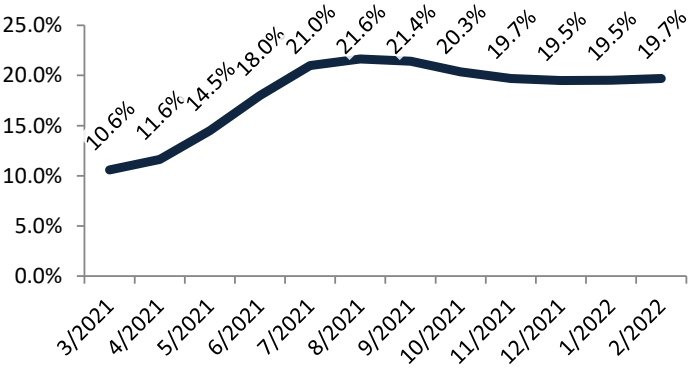
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
3/2021	7	$ 684,300	$ 781,500
4/2021	7	$ 696,200	$ 763,200
5/2021	7	$ 711,600	$ 785,200
6/2021	7	$ 730,800	$ 790,700
7/2021	7	$ 751,400	$ 790,100
8/2021	7	$ 764,900	$ 811,100
9/2021	7	$ 775,500	$ 806,300
10/2021	6	$ 780,800	$ 794,300
11/2021	6	$ 787,000	$ 783,700
12/2021	6	$ 793,400	$ 790,100
1/2022	6	$ 799,300	$ 791,500
2/2022	5	$ 809,600	$ 751,200



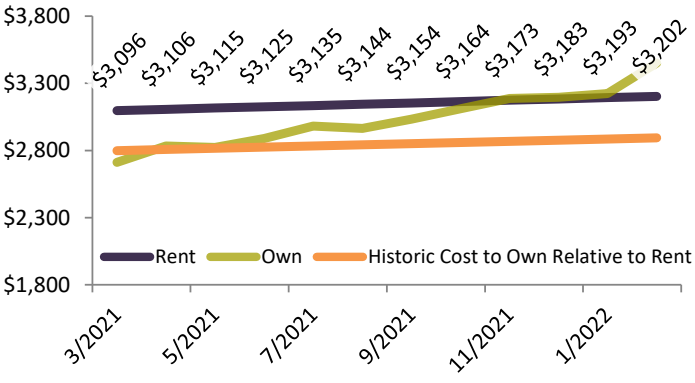
Resale Median and year-over-year percentage change trailing twelve months

Date	± Typ. Value	Median	% Change
3/2021	-2.8%	$ 684,300	10.6%
4/2021	0.9%	$ 696,200	11.6%
5/2021	0.3%	$ 711,600	14.5%
6/2021	2.1%	$ 730,800	18.0%
7/2021	4.7%	$ 751,400	21.0%
8/2021	3.9%	$ 764,900	21.6%
9/2021	5.8%	$ 775,500	21.4%
10/2021	7.9%	$ 780,800	20.3%
11/2021	10.1%	$ 787,000	19.7%
12/2021	10.1%	$ 793,400	19.5%
1/2022	10.6%	$ 799,300	19.5%
2/2022	17.4%	$ 809,600	19.7%



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

Date	% Change	Rent	Own
3/2021	3.7%	$ 3,096	$ 2,711
4/2021	3.7%	$ 3,106	$ 2,833
5/2021	3.7%	$ 3,115	$ 2,823
6/2021	3.7%	$ 3,125	$ 2,888
7/2021	3.7%	$ 3,135	$ 2,981
8/2021	3.7%	$ 3,144	$ 2,965
9/2021	3.7%	$ 3,154	$ 3,033
10/2021	3.7%	$ 3,164	$ 3,110
11/2021	3.7%	$ 3,173	$ 3,187
12/2021	3.7%	$ 3,183	$ 3,196
1/2022	3.7%	$ 3,193	$ 3,224
2/2022	3.7%	$ 3,202	$ 3,451

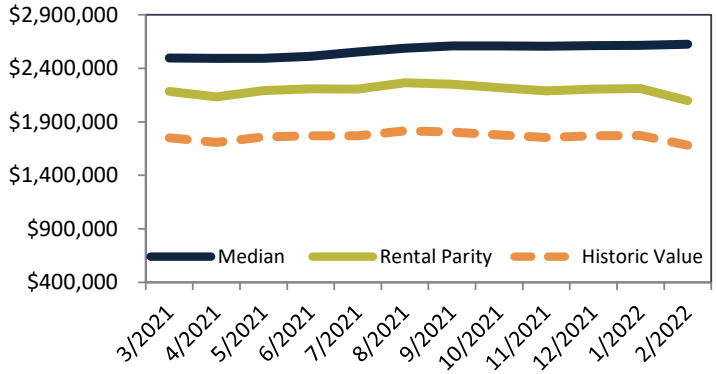


Santa Monica Housing Market Value & Trends Update

Historically, properties in this market sell at a -19.8% discount. Today's premium is 25.2%. This market is 45.0% overvalued.
Median home price is $2,625,100. Prices rose 5.2% year-over-year.
Monthly cost of ownership is $11,189, and rents average $8,943, making owning $2,246 per month more costly than renting.
Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 3.3%.
Market rating = 2

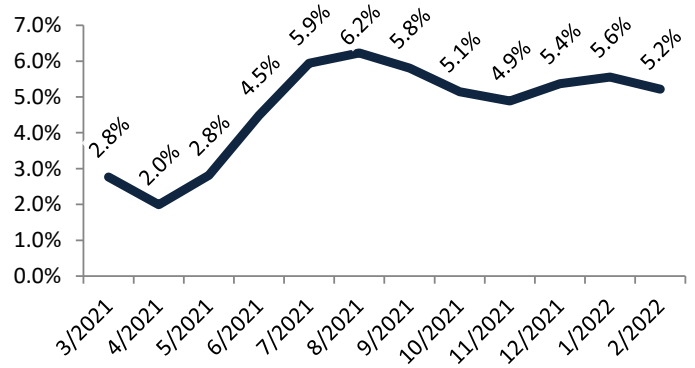
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
3/2021	4	$ 2,495,800	$ 2,182,800
4/2021	1	$ 2,493,000	$ 2,131,700
5/2021	4	$ 2,493,400	$ 2,193,200
6/2021	4	$ 2,512,700	$ 2,208,300
7/2021	3	$ 2,552,200	$ 2,206,400
8/2021	4	$ 2,587,200	$ 2,265,200
9/2021	3	$ 2,608,700	$ 2,251,700
10/2021	3	$ 2,609,900	$ 2,218,500
11/2021	3	$ 2,605,400	$ 2,188,700
12/2021	3	$ 2,612,400	$ 2,206,600
1/2022	3	$ 2,615,100	$ 2,210,500
2/2022	2	$ 2,625,100	$ 2,098,100



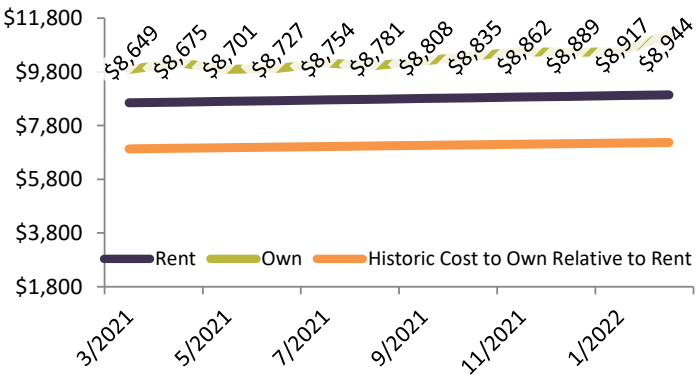
Resale Median and year-over-year percentage change trailing twelve months

Date	± Typ. Value	Median	% Change
3/2021	34.2%	$ 2,495,800	2.8%
4/2021	36.8%	$ 2,493,000	2.0%
5/2021	33.5%	$ 2,493,400	2.8%
6/2021	33.6%	$ 2,512,700	4.5%
7/2021	35.5%	$ 2,552,200	5.9%
8/2021	34.1%	$ 2,587,200	6.2%
9/2021	35.7%	$ 2,608,700	5.8%
10/2021	37.5%	$ 2,609,900	5.1%
11/2021	38.9%	$ 2,605,400	4.9%
12/2021	38.2%	$ 2,612,400	5.4%
1/2022	38.1%	$ 2,615,100	5.6%
2/2022	45.0%	$ 2,625,100	5.2%



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

Date	% Change	Rent	Own
3/2021	3.7%	$ 8,649	$ 9,889
4/2021	3.7%	$ 8,675	$ 10,145
5/2021	3.7%	$ 8,701	$ 9,892
6/2021	3.7%	$ 8,727	$ 9,930
7/2021	3.7%	$ 8,754	$ 10,125
8/2021	3.7%	$ 8,781	$ 10,029
9/2021	3.7%	$ 8,808	$ 10,204
10/2021	3.7%	$ 8,835	$ 10,394
11/2021	3.7%	$ 8,862	$ 10,549
12/2021	3.7%	$ 8,889	$ 10,524
1/2022	3.7%	$ 8,917	$ 10,548
2/2022	3.7%	$ 8,944	$ 11,190

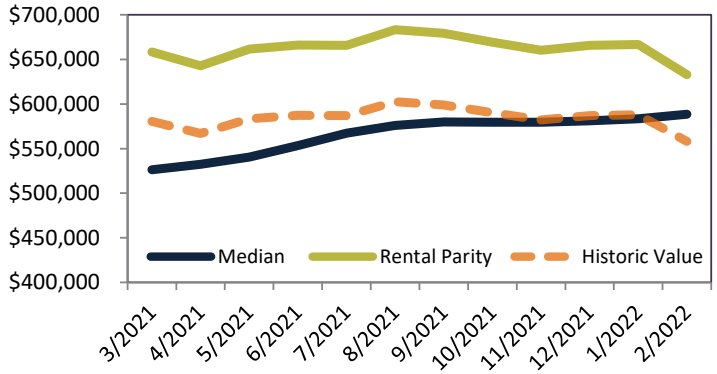


South Gate Housing Market Value & Trends Update

Historically, properties in this market sell at a -11.8% discount. Today's discount is 7.0%. This market is 4.8% overvalued.
Median home price is $588,500. Prices rose 12.8% year-over-year.
Monthly cost of ownership is $2,508, and rents average $2,697, making owning $189 per month less costly than renting.
Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 4.4%.
Market rating = 7

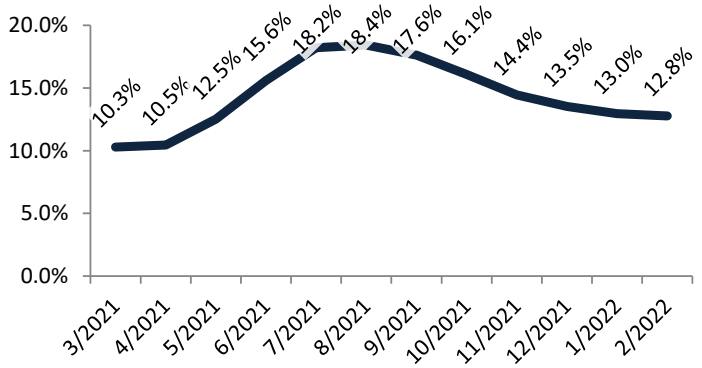
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
3/2021	8	$ 526,300	$ 658,300
4/2021	7	$ 532,500	$ 642,900
5/2021	7	$ 540,400	$ 661,500
6/2021	7	$ 553,500	$ 666,100
7/2021	7	$ 567,300	$ 665,600
8/2021	7	$ 575,900	$ 683,300
9/2021	7	$ 579,900	$ 679,300
10/2021	7	$ 579,600	$ 669,200
11/2021	7	$ 579,400	$ 660,200
12/2021	7	$ 581,300	$ 665,600
1/2022	7	$ 583,400	$ 666,800
2/2022	7	$ 588,500	$ 632,900



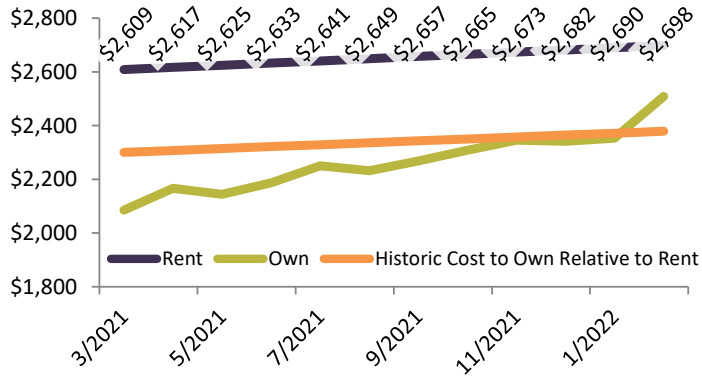
Resale Median and year-over-year percentage change trailing twelve months

Date	± Typ. Value	Median	% Change
3/2021	-8.2%	$ 526,300	10.3%
4/2021	-5.4%	$ 532,500	10.5%
5/2021	-6.5%	$ 540,400	12.5%
6/2021	-5.1%	$ 553,500	15.6%
7/2021	-3.0%	$ 567,300	18.2%
8/2021	-3.9%	$ 575,900	18.4%
9/2021	-2.8%	$ 579,900	17.6%
10/2021	-1.6%	$ 579,600	16.1%
11/2021	-0.4%	$ 579,400	14.4%
12/2021	-0.8%	$ 581,300	13.5%
1/2022	-0.7%	$ 583,400	13.0%
2/2022	4.8%	$ 588,500	12.8%



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

Date	% Change	Rent	Own
3/2021	3.7%	$ 2,609	$ 2,085
4/2021	3.7%	$ 2,617	$ 2,167
5/2021	3.7%	$ 2,625	$ 2,144
6/2021	3.7%	$ 2,633	$ 2,187
7/2021	3.7%	$ 2,641	$ 2,251
8/2021	3.7%	$ 2,649	$ 2,232
9/2021	3.7%	$ 2,657	$ 2,268
10/2021	3.7%	$ 2,665	$ 2,308
11/2021	3.7%	$ 2,673	$ 2,346
12/2021	3.7%	$ 2,682	$ 2,342
1/2022	3.7%	$ 2,690	$ 2,353
2/2022	3.7%	$ 2,698	$ 2,509

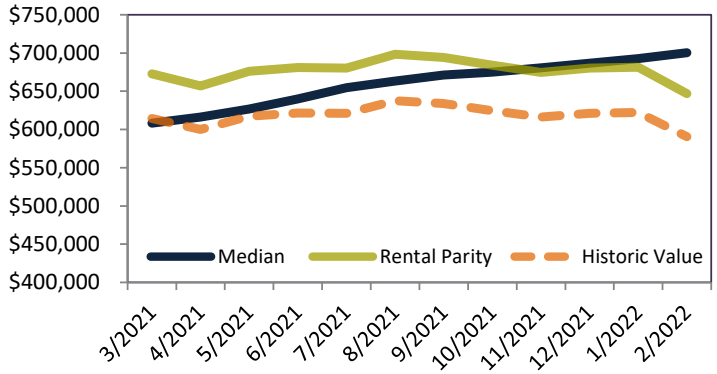


South Whittier Housing Market Value & Trends Update

Historically, properties in this market sell at a -8.7% discount. Today's premium is 8.3%. This market is 17.0% overvalued.
Median home price is $700,400. Prices rose 16.3% year-over-year.
Monthly cost of ownership is $2,985, and rents average $2,757, making owning $228 per month more costly than renting.
Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 3.8%.
Market rating = 5

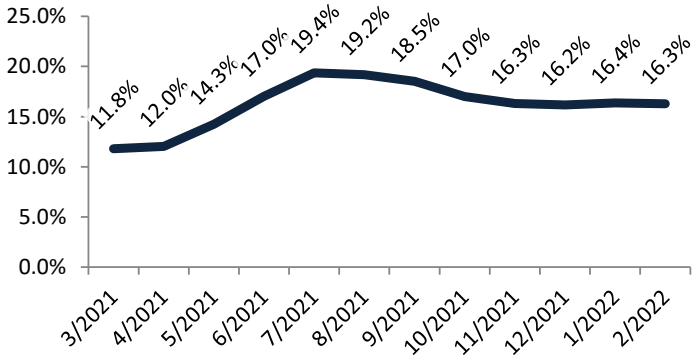
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
3/2021	7	$ 608,300	$ 672,900
4/2021	7	$ 616,100	$ 657,100
5/2021	7	$ 626,800	$ 676,200
6/2021	7	$ 639,900	$ 680,900
7/2021	7	$ 654,700	$ 680,400
8/2021	7	$ 663,200	$ 698,400
9/2021	7	$ 671,100	$ 694,200
10/2021	6	$ 675,100	$ 684,000
11/2021	6	$ 680,700	$ 674,800
12/2021	6	$ 686,700	$ 680,300
1/2022	6	$ 692,800	$ 681,500
2/2022	5	$ 700,400	$ 646,900



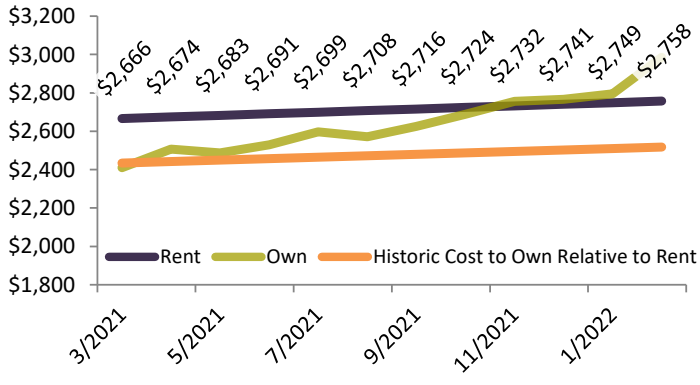
Resale Median and year-over-year percentage change trailing twelve months

Date	± Typ. Value	Median	% Change
3/2021	-0.9%	$ 608,300	11.8%
4/2021	2.5%	$ 616,100	12.0%
5/2021	1.4%	$ 626,800	14.3%
6/2021	2.7%	$ 639,900	17.0%
7/2021	4.9%	$ 654,700	19.4%
8/2021	3.7%	$ 663,200	19.2%
9/2021	5.4%	$ 671,100	18.5%
10/2021	7.4%	$ 675,100	17.0%
11/2021	9.6%	$ 680,700	16.3%
12/2021	9.6%	$ 686,700	16.2%
1/2022	10.4%	$ 692,800	16.4%
2/2022	17.0%	$ 700,400	16.3%



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

Date	% Change	Rent	Own
3/2021	3.7%	$ 2,666	$ 2,410
4/2021	3.7%	$ 2,674	$ 2,507
5/2021	3.7%	$ 2,683	$ 2,487
6/2021	3.7%	$ 2,691	$ 2,529
7/2021	3.7%	$ 2,699	$ 2,597
8/2021	3.7%	$ 2,708	$ 2,571
9/2021	3.7%	$ 2,716	$ 2,625
10/2021	3.7%	$ 2,724	$ 2,689
11/2021	3.7%	$ 2,732	$ 2,756
12/2021	3.7%	$ 2,741	$ 2,766
1/2022	3.7%	$ 2,749	$ 2,794
2/2022	3.7%	$ 2,758	$ 2,986

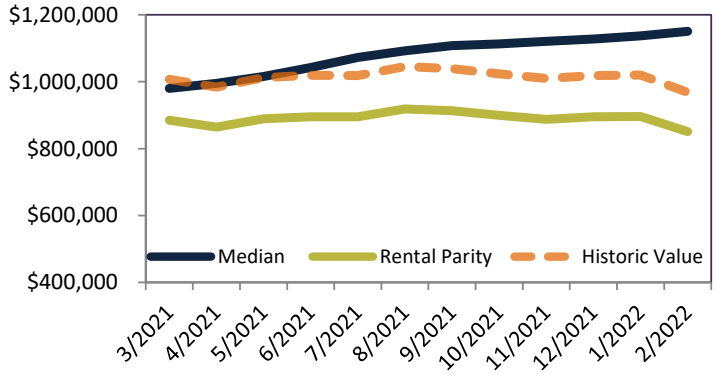


Torrance Housing Market Value & Trends Update

Historically, properties in this market sell at a 13.8% premium. Today's premium is 35.2%. This market is 21.4% overvalued.
Median home price is $1,150,500. Prices rose 18.5% year-over-year.
Monthly cost of ownership is $4,904, and rents average $3,627, making owning $1,277 per month more costly than renting.
Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 3.0%.
Market rating = 4

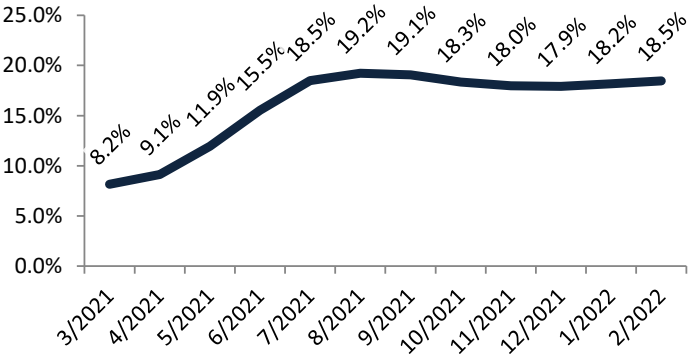
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
3/2021	7	$ 980,000	$ 885,100
4/2021	7	$ 995,200	$ 864,300
5/2021	7	$ 1,016,000	$ 889,300
6/2021	7	$ 1,042,500	$ 895,500
7/2021	7	$ 1,072,700	$ 894,800
8/2021	7	$ 1,092,700	$ 918,600
9/2021	6	$ 1,107,900	$ 913,200
10/2021	6	$ 1,113,200	$ 899,700
11/2021	6	$ 1,120,300	$ 887,600
12/2021	6	$ 1,127,900	$ 894,800
1/2022	6	$ 1,136,700	$ 896,400
2/2022	4	$ 1,150,500	$ 850,800



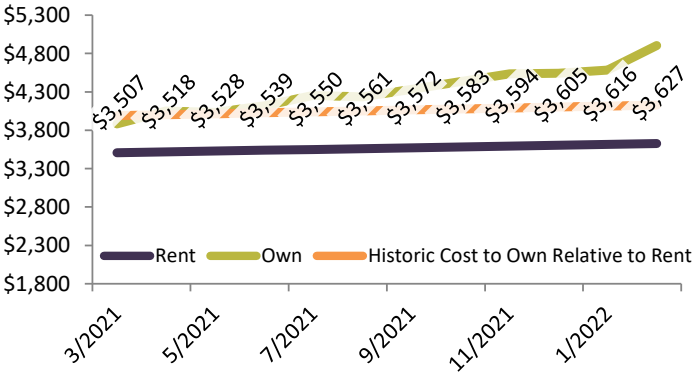
Resale Median and year-over-year percentage change trailing twelve months

Date	± Typ. Value	Median	% Change
3/2021	-3.1%	$ 980,000	8.2%
4/2021	1.4%	$ 995,200	9.1%
5/2021	0.5%	$ 1,016,000	11.9%
6/2021	2.6%	$ 1,042,500	15.5%
7/2021	6.1%	$ 1,072,700	18.5%
8/2021	5.2%	$ 1,092,700	19.2%
9/2021	7.5%	$ 1,107,900	19.1%
10/2021	9.9%	$ 1,113,200	18.3%
11/2021	12.4%	$ 1,120,300	18.0%
12/2021	12.3%	$ 1,127,900	17.9%
1/2022	13.0%	$ 1,136,700	18.2%
2/2022	21.4%	$ 1,150,500	18.5%



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

Date	% Change	Rent	Own
3/2021	3.7%	$ 3,507	$ 3,883
4/2021	3.7%	$ 3,518	$ 4,050
5/2021	3.7%	$ 3,528	$ 4,031
6/2021	3.7%	$ 3,539	$ 4,120
7/2021	3.7%	$ 3,550	$ 4,256
8/2021	3.7%	$ 3,561	$ 4,236
9/2021	3.7%	$ 3,572	$ 4,334
10/2021	3.7%	$ 3,583	$ 4,433
11/2021	3.7%	$ 3,594	$ 4,536
12/2021	3.7%	$ 3,605	$ 4,544
1/2022	3.7%	$ 3,616	$ 4,585
2/2022	3.7%	$ 3,627	$ 4,904

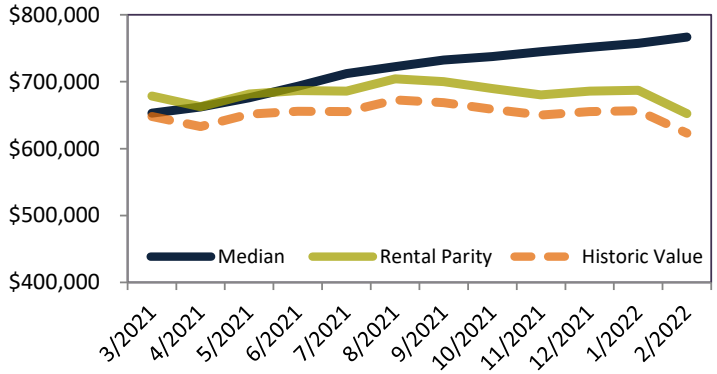


West Covina Housing Market Value & Trends Update

Historically, properties in this market sell at a -4.5% discount. Today's premium is 17.5%. This market is 22.0% overvalued.
Median home price is $766,700. Prices rose 18.6% year-over-year.
Monthly cost of ownership is $3,268, and rents average $2,780, making owning $487 per month more costly than renting.
Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 3.5%.
Market rating = 4

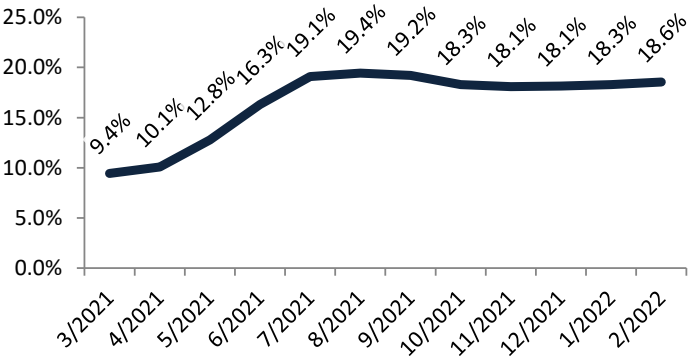
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
3/2021	7	$ 653,000	$ 678,500
4/2021	7	$ 662,200	$ 662,600
5/2021	7	$ 676,000	$ 681,800
6/2021	7	$ 693,400	$ 686,600
7/2021	6	$ 712,100	$ 686,000
8/2021	6	$ 722,600	$ 704,300
9/2021	6	$ 732,300	$ 700,000
10/2021	6	$ 737,400	$ 689,700
11/2021	6	$ 744,800	$ 680,400
12/2021	5	$ 751,400	$ 686,000
1/2022	5	$ 757,500	$ 687,200
2/2022	4	$ 766,700	$ 652,300



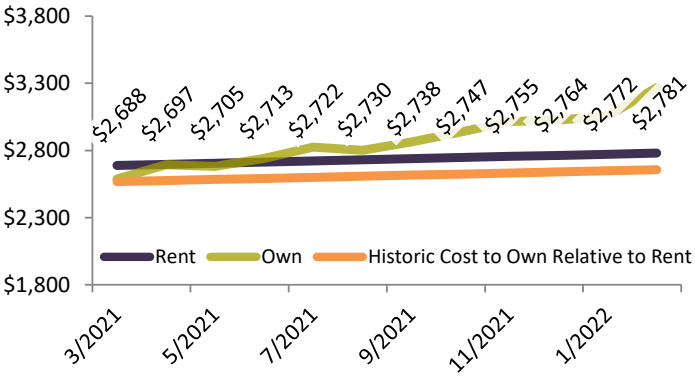
Resale Median and year-over-year percentage change trailing twelve months

Date	± Typ. Value	Median	% Change
3/2021	0.7%	$ 653,000	9.4%
4/2021	4.4%	$ 662,200	10.1%
5/2021	3.6%	$ 676,000	12.8%
6/2021	5.5%	$ 693,400	16.3%
7/2021	8.3%	$ 712,100	19.1%
8/2021	7.1%	$ 722,600	19.4%
9/2021	9.1%	$ 732,300	19.2%
10/2021	11.4%	$ 737,400	18.3%
11/2021	13.9%	$ 744,800	18.1%
12/2021	14.0%	$ 751,400	18.1%
1/2022	14.7%	$ 757,500	18.3%
2/2022	22.0%	$ 766,700	18.6%



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

Date	% Change	Rent	Own
3/2021	3.7%	$ 2,688	$ 2,587
4/2021	3.7%	$ 2,697	$ 2,695
5/2021	3.7%	$ 2,705	$ 2,682
6/2021	3.8%	$ 2,713	$ 2,740
7/2021	3.7%	$ 2,722	$ 2,825
8/2021	3.7%	$ 2,730	$ 2,801
9/2021	3.7%	$ 2,738	$ 2,864
10/2021	3.7%	$ 2,747	$ 2,937
11/2021	3.7%	$ 2,755	$ 3,016
12/2021	3.7%	$ 2,764	$ 3,027
1/2022	3.7%	$ 2,772	$ 3,055
2/2022	3.7%	$ 2,781	$ 3,268

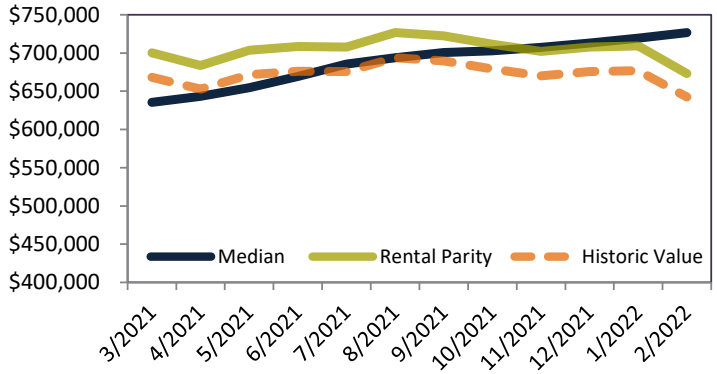


Whittier Housing Market Value & Trends Update

Historically, properties in this market sell at a -4.5% discount. Today's premium is 8.0%. This market is 12.5% overvalued.
Median home price is $726,700. Prices rose 15.4% year-over-year.
Monthly cost of ownership is $3,097, and rents average $2,869, making owning $228 per month more costly than renting.
Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 3.8%.
Market rating = 6

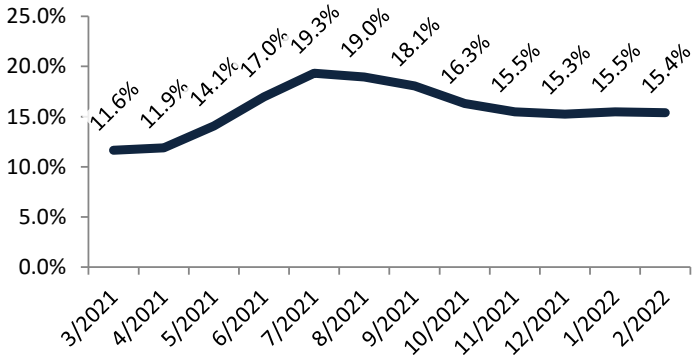
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
3/2021	7	$ 635,500	$ 700,200
4/2021	7	$ 643,500	$ 683,800
5/2021	7	$ 654,700	$ 703,600
6/2021	7	$ 669,300	$ 708,500
7/2021	7	$ 685,400	$ 707,900
8/2021	7	$ 693,900	$ 726,800
9/2021	7	$ 700,700	$ 722,400
10/2021	7	$ 702,900	$ 711,700
11/2021	7	$ 707,500	$ 702,200
12/2021	7	$ 713,100	$ 707,900
1/2022	7	$ 719,300	$ 709,200
2/2022	6	$ 726,700	$ 673,100



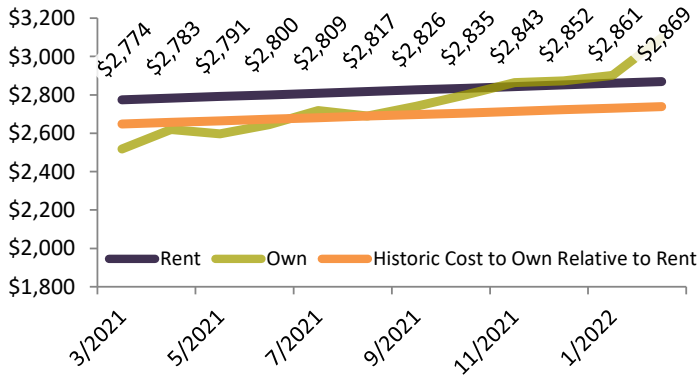
Resale Median and year-over-year percentage change trailing twelve months

Date	± Typ. Value	Median	% Change
3/2021	-4.7%	$ 635,500	11.6%
4/2021	-1.3%	$ 643,500	11.9%
5/2021	-2.4%	$ 654,700	14.1%
6/2021	-1.0%	$ 669,300	17.0%
7/2021	1.4%	$ 685,400	19.3%
8/2021	0.0%	$ 693,900	19.0%
9/2021	1.5%	$ 700,700	18.1%
10/2021	3.3%	$ 702,900	16.3%
11/2021	5.3%	$ 707,500	15.5%
12/2021	5.3%	$ 713,100	15.3%
1/2022	6.0%	$ 719,300	15.5%
2/2022	12.5%	$ 726,700	15.4%



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

Date	% Change	Rent	Own
3/2021	3.7%	$ 2,774	$ 2,518
4/2021	3.7%	$ 2,783	$ 2,619
5/2021	3.7%	$ 2,791	$ 2,597
6/2021	3.7%	$ 2,800	$ 2,645
7/2021	3.7%	$ 2,809	$ 2,719
8/2021	3.7%	$ 2,817	$ 2,690
9/2021	3.7%	$ 2,826	$ 2,741
10/2021	3.7%	$ 2,835	$ 2,799
11/2021	3.7%	$ 2,843	$ 2,865
12/2021	3.7%	$ 2,852	$ 2,873
1/2022	3.7%	$ 2,861	$ 2,901
2/2022	3.7%	$ 2,869	$ 3,098



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

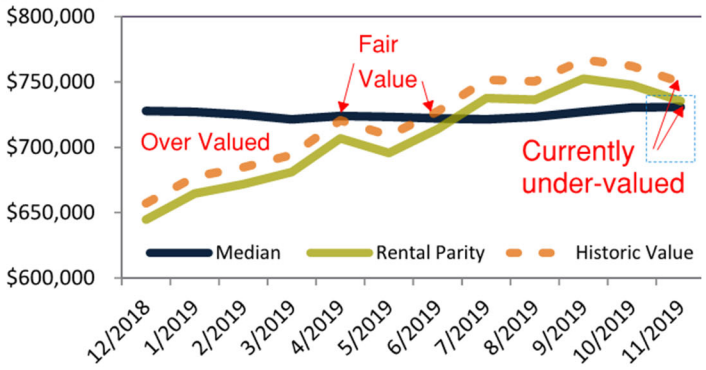
The news overview provides concise descriptions of the facts and conditions in the market. The news overview measures the current premium or discount, compares it to the historic premium or discount, and states whether the market is currently overvalued or undervalued. This is an important measure of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

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

Date	Rating	Median	Rental Parity
12/2018	5	$ 727,900	$ 644,700
1/2019	5	$ 727,100	$ 664,700
2/2019	6	$ 724,900	$ 671,700
3/2019	4	$ 721,500	$ 681,100
4/2019	6	$ 724,000	$ 706,900
5/2019	6	$ 723,200	$ 695,600
6/2019	6	$ 722,100	$ 713,900
7/2019	6	$ 721,400	$ 737,500
8/2019	6	$ 723,300	$ 736,300
9/2019	6	$ 727,000	$ 752,500
10/2019	6	$ 730,500	$ 747,600
11/2019	6	$ 730,800	$ 735,500



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.

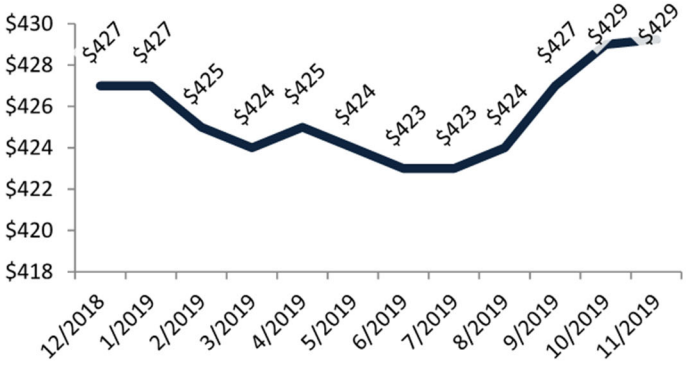
Valuation is more important that price movement. **The best markets trade at a discount to historic value**.

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

Date	± Typ. Value	$/SF	% Change
12/2018	11.0%	$ 427	4.1%
1/2019	7.5%	$ 427	3.4%
2/2019	6.0%	$ 425	2.4%
3/2019	4.0%	$ 424	1.9%
4/2019	0.5%	$ 425	1.9%
5/2019	2.0%	$ 424	1.2%
6/2019	-0.8%	$ 423	0.5%
7/2019	-4.1%	$ 423	0.0%
8/2019	-3.7%	$ 424	-0.2%
9/2019	-5.3%	$ 427	0.5%
10/2019	-4.2%	$ 429	0.9%
11/2019	-2.6%	$ 429	0.8%

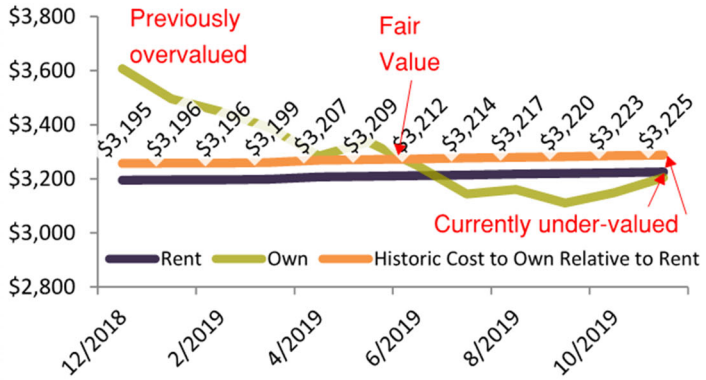


RENTAL RATE AND YEAR-OVER-YEAR PERCENTAGE CHANGE TRAILING TWELVE MONTHS

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

Date	% Change	Rent	Own
12/2018	1.5%	$ 3,195	$ 3,607
1/2019	1.7%	$ 3,196	$ 3,496
2/2019	1.8%	$ 3,196	$ 3,449
3/2019	1.9%	$ 3,199	$ 3,388
4/2019	2.1%	$ 3,207	$ 3,285
5/2019	2.3%	$ 3,209	$ 3,336
6/2019	2.5%	$ 3,212	$ 3,248
7/2019	2.8%	$ 3,214	$ 3,144
8/2019	3.1%	$ 3,217	$ 3,160
9/2019	3.4%	$ 3,220	$ 3,110
10/2019	3.6%	$ 3,223	$ 3,149
11/2019	3.7%	$ 3,225	$ 3,205

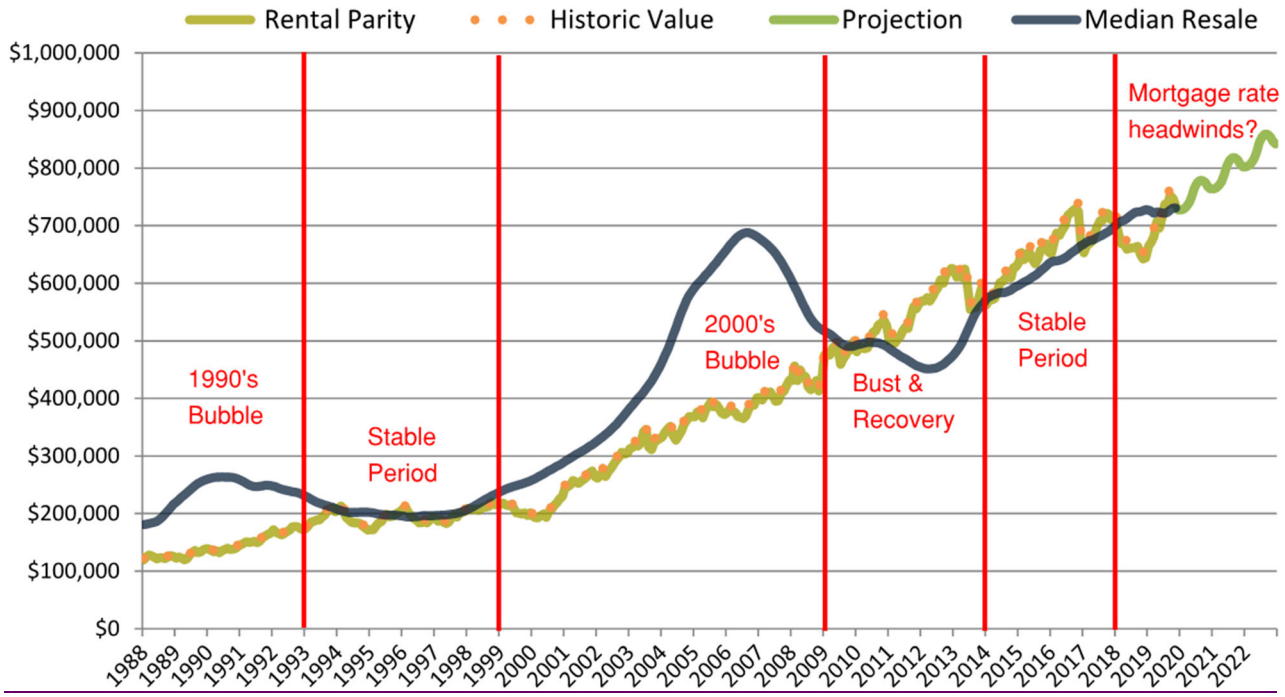


This method of looking at the data is more revealing to those who like to focus on monthly costs rather than purchase price. It reveals how affordable properties are relative to monthly rent, which is what rental parity analysis is all about. The first column of data shows the rate of rent growth over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

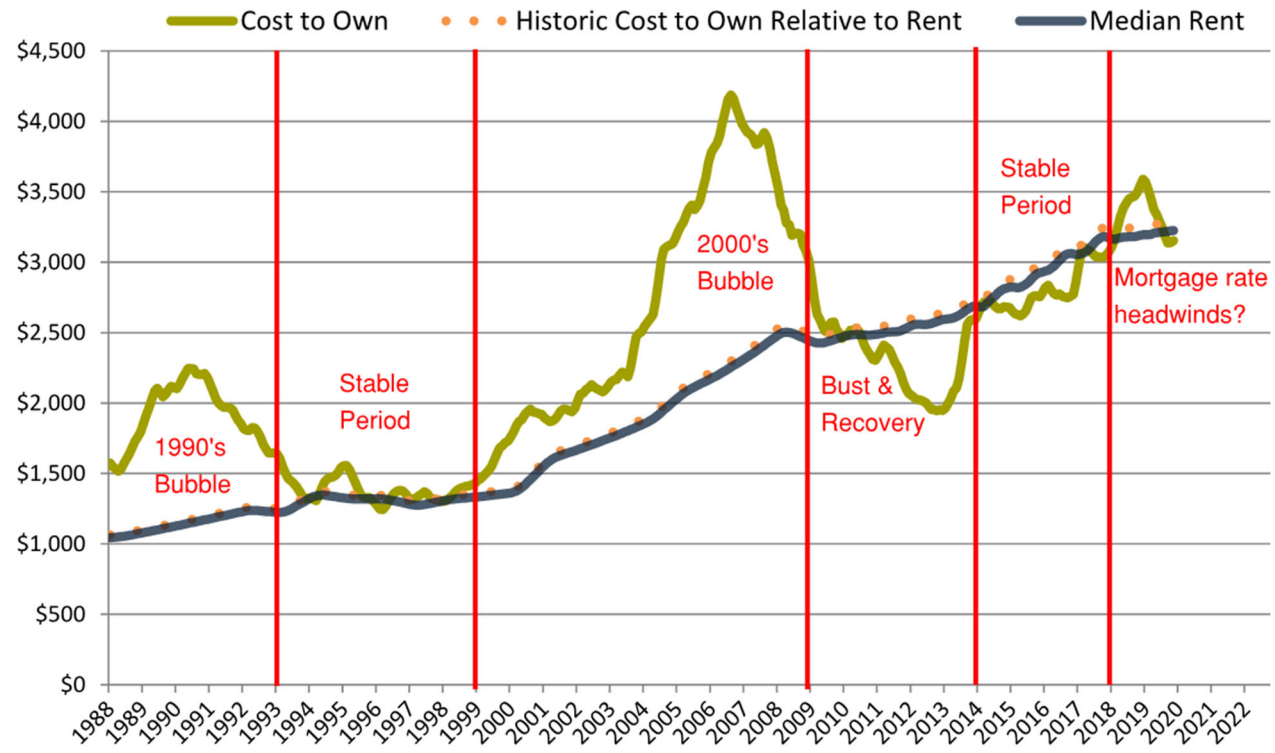
The next page of the report shows two charts: County median home price since January 1988, and County median rent and monthly cost of ownership since January 1988. These charts are designed to put current circumstances in historic context. They answer questions like, “How volatile are prices?” and “How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

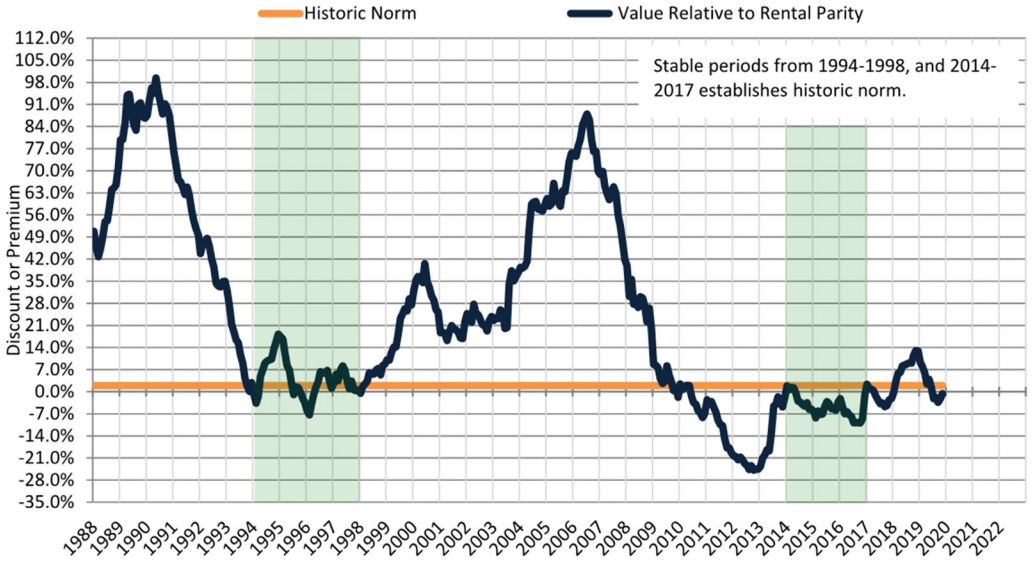


The chart above shows rent and monthly cost of ownership. It looks similar to the rental parity and resale home price chart, as it merely converts that information to a monthly format. For those who have difficulty relating to the large numbers of purchase price, viewing the data in terms of monthly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

HISTORIC 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.

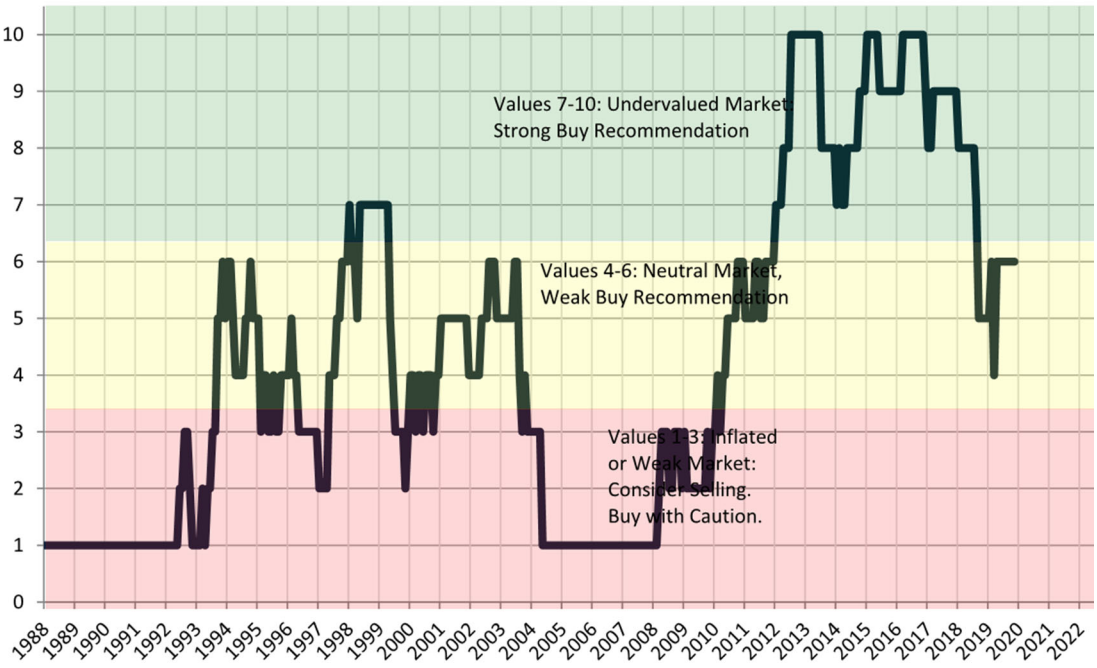
Historic Median Home Price Relative to Rental Parity: Orange County since January 1988



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.