

County of Orange

CALIFORNIA

APRIL 2022



HOUSING REPORT

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Table of Contents

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

Area Reports

13 Aliso Viejo	39 Ladera Ranch
14 Anaheim	40 Laguna Hills
15 West Anaheim	41 Laguna Niguel
16 Northeast Anaheim	42 Laguna Woods
17 Southwest Anaheim	43 Lake Forest
18 Southeast Anaheim	44 Los Alamitos
19 Anaheim Hills	45 Mission Viejo
20 The Colony	46 Newport Beach
21 Anaheim Resort	47 Corona del Mar
22 Brea	48 North Tustin
23 Buena Park	49 Orange
24 Costa Mesa	50 Placentia
25 Coto de Caza	51 Rancho Santa Margarita
26 Cypress	52 San Clemente
27 Dana Point	53 San Juan Capistrano
28 Fountain Valley	54 Santa Ana
29 Fullerton	55 Riverview West
30 Garden Grove	56 Artesia Pilar
31 Huntington Beach	57 Seal Beach
32 Irvine	58 Silverado
33 Woodbridge	59 Stanton
34 West Park	60 Tustin
35 Northwood	61 Villa Park
36 El Camino Real	62 Westminster
37 La Habra	63 Yorba Linda
38 La Palma	64 Laguna Beach

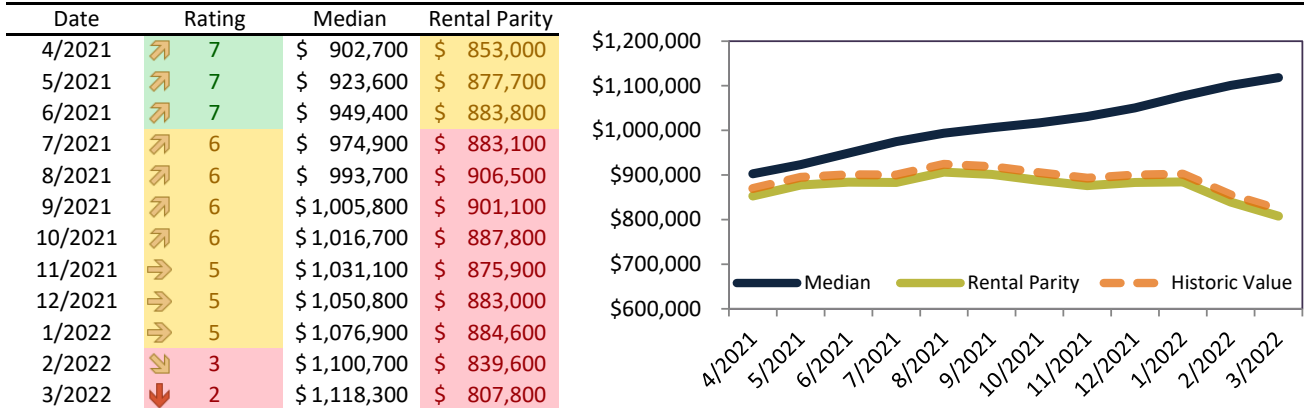
65 TAIT Housing Market Report Interpretation

Orange County Housing Market Value & Trends Update

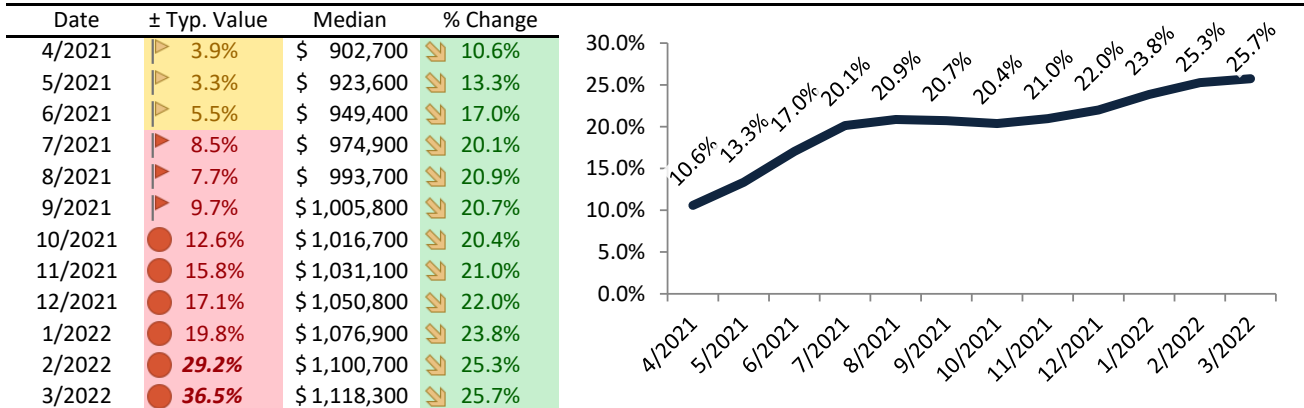
Historically, properties in this market sell at a 1.9% premium. Today's premium is 38.4%. This market is 36.5% overvalued. Median home price is \$1,118,300. Prices rose 25.7% year-over-year. Monthly cost of ownership is \$4,970, and rents average \$3,590, making owning \$1,379 per month more costly than renting. Rents rose 2.5% year-over-year. The current capitalization rate (rent/price) is 3.1%.

Market rating = 2

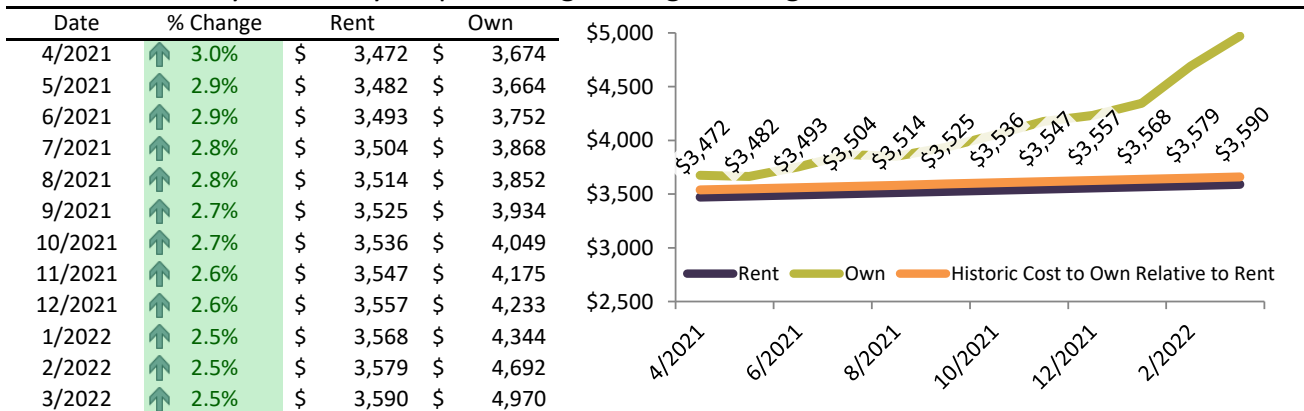
Median Home Price and Rental Parity trailing twelve months



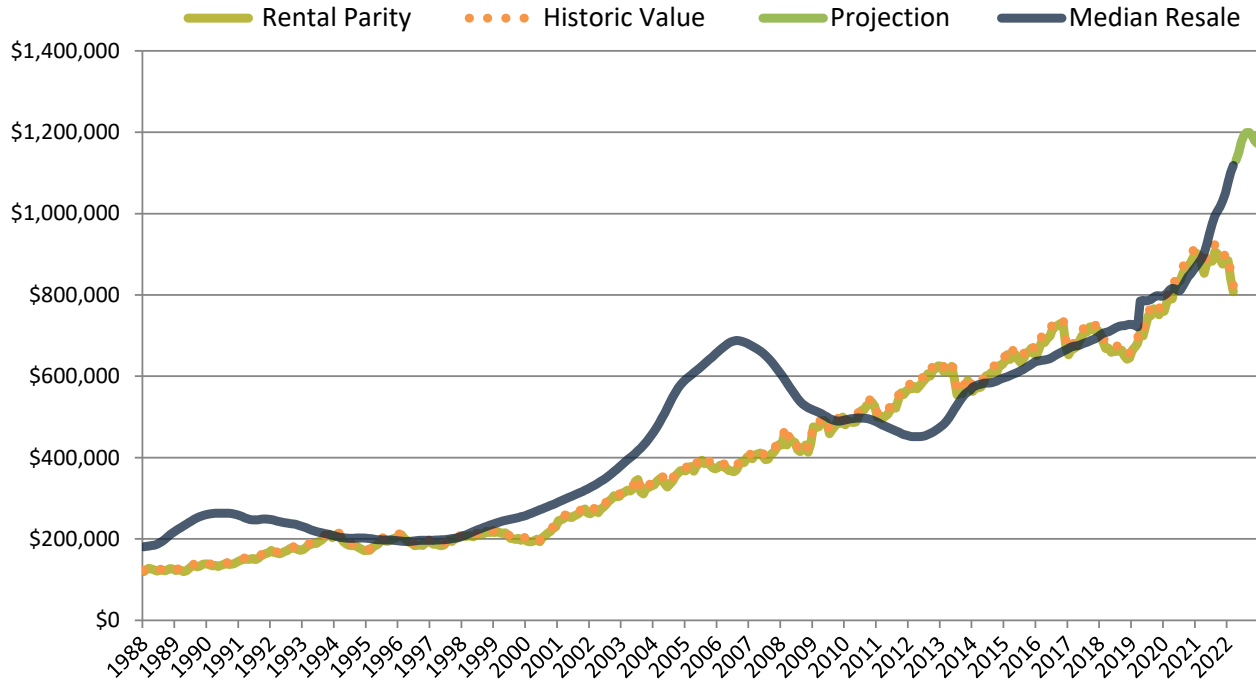
Resale Median and year-over-year percentage change trailing twelve months



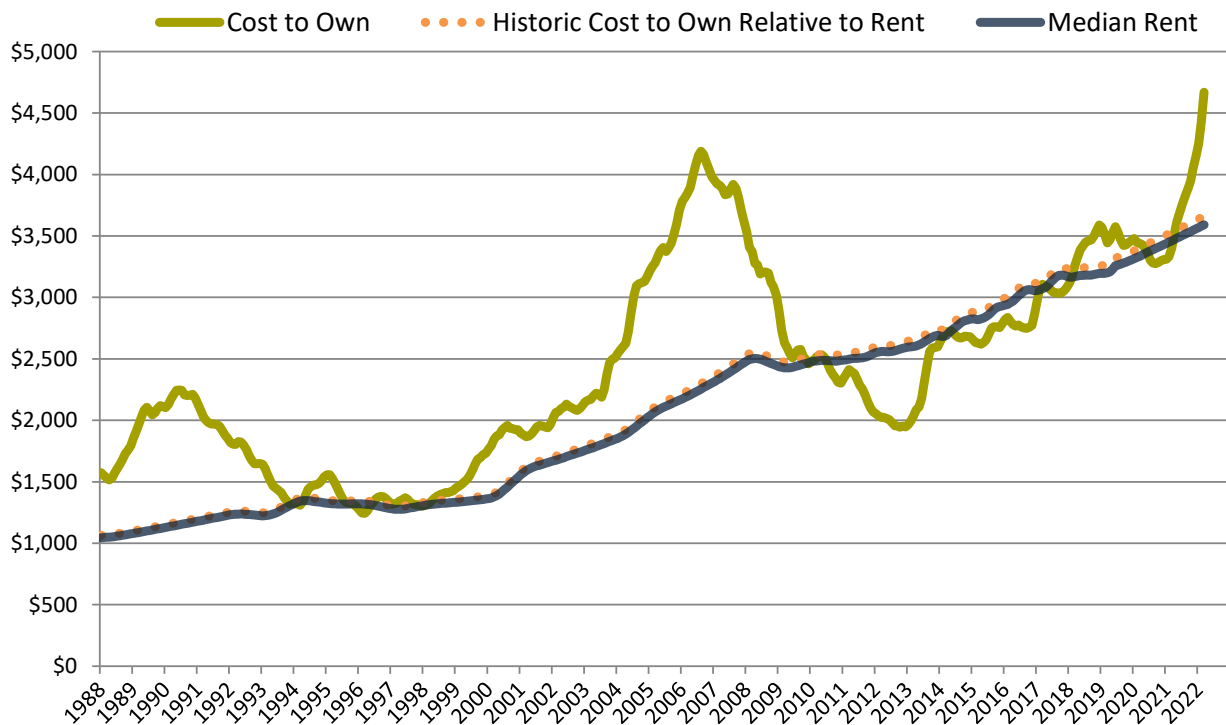
Rental rate and year-over-year percentage change trailing twelve months



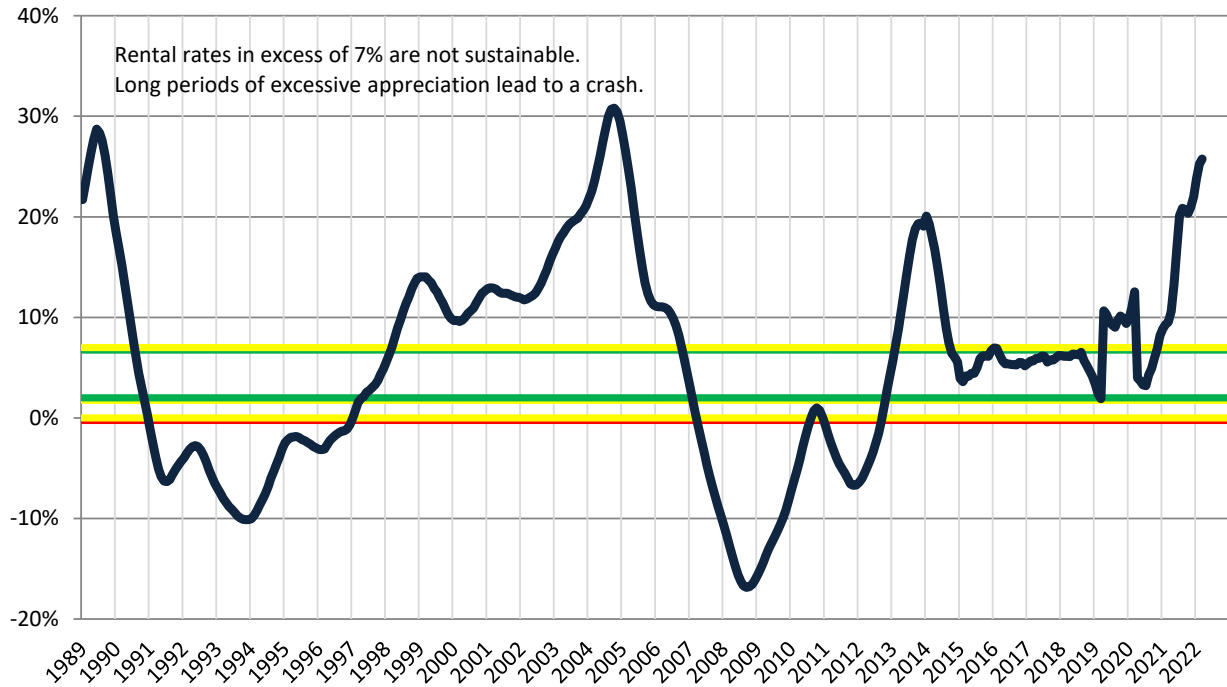
Orange County median home price since January 1988



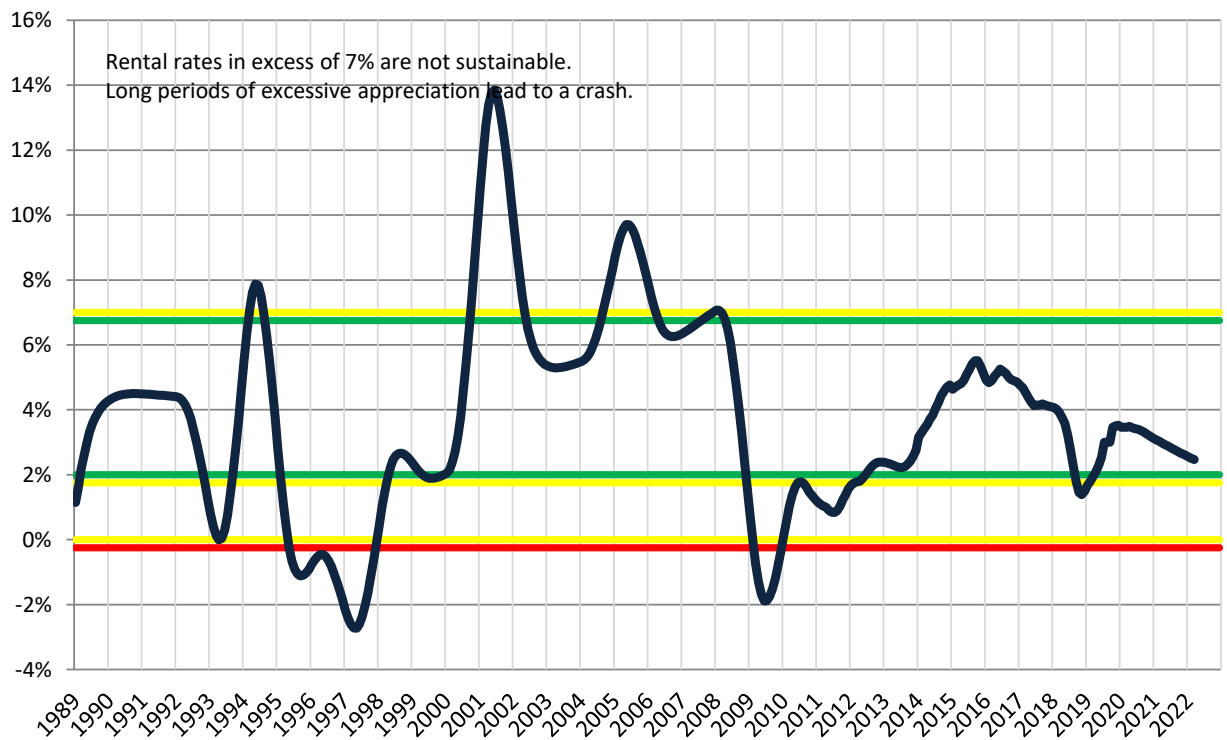
Orange County median rent and monthly cost of ownership since January 1988



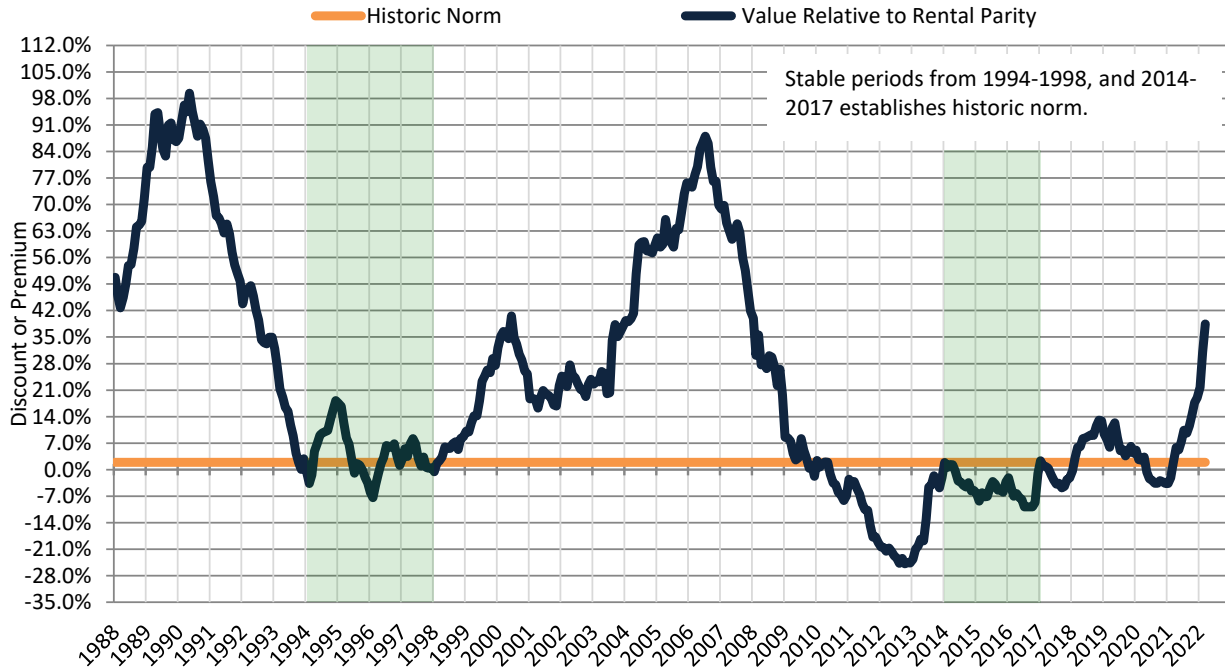
Resale \$/SF Year-over-Year Percentage Change: Orange County since January 1989



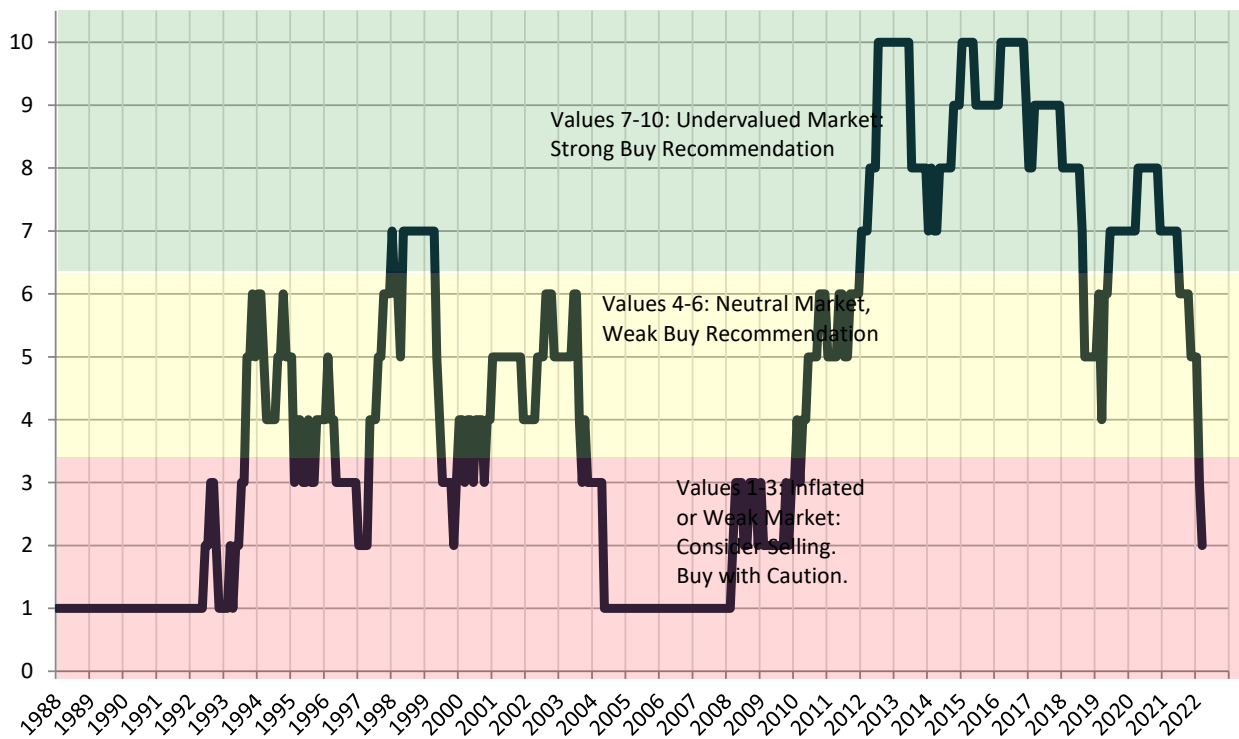
Rental \$/SF Year-over-Year Percentage Change: Orange County since January 1989



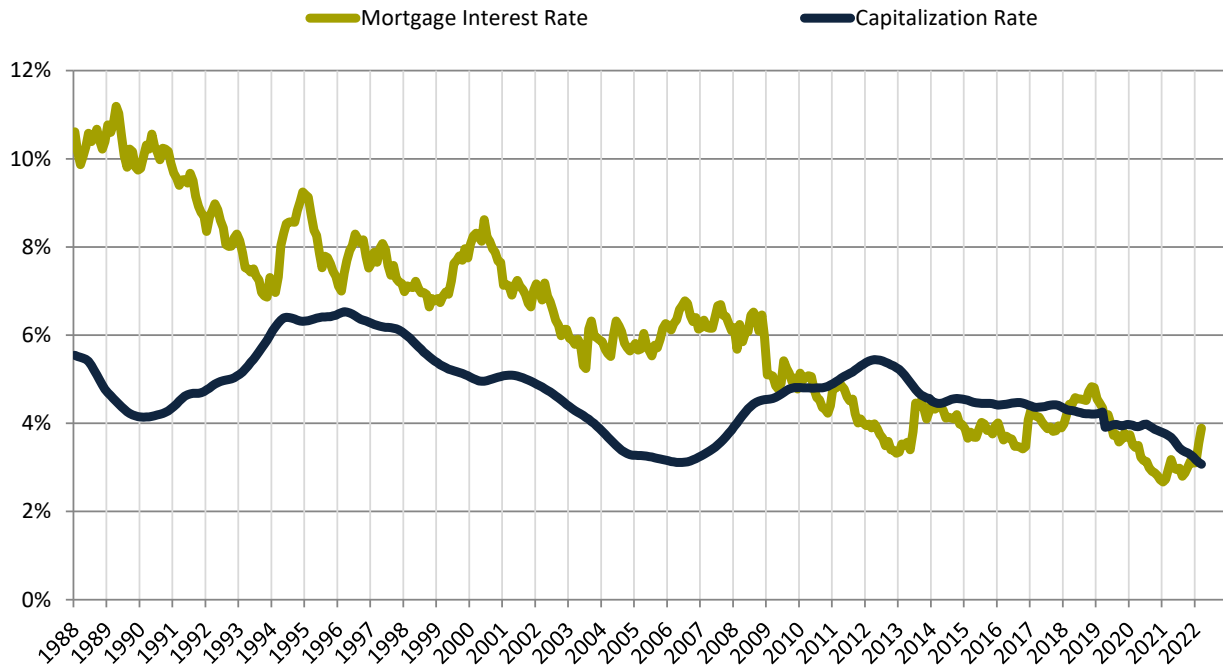
Historic Median Home Price Relative to Rental Parity: Orange County since January 1988



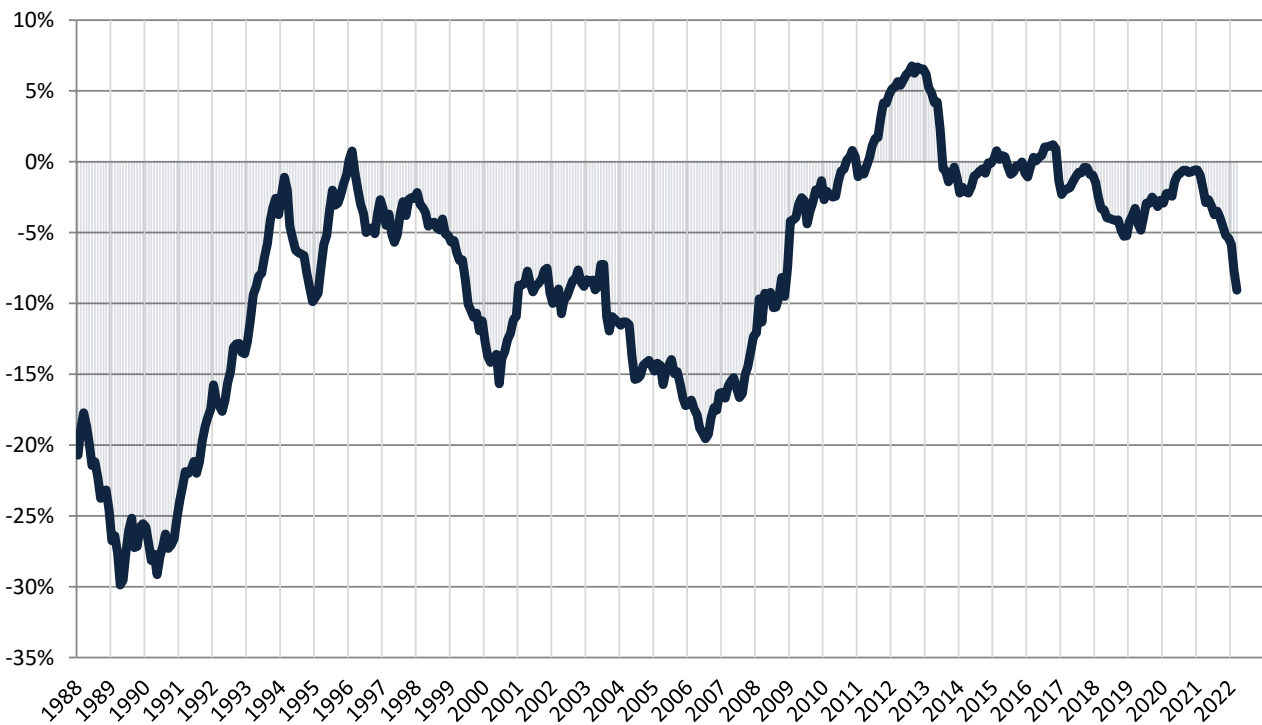
TAIT Housing Report® Market Timing System Rating: Orange County since January 1988



Cash Investor Capitalization Rate: Orange County since January 1988



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



Market Performance and Trends: Orange 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
Orange County	\$ 1,118,300	📉 25.7%	\$ 1,118,300	📈 2.5%	\$ 3,590	\$ 4,970	\$ 1,380	3.1%.
Aliso Viejo	\$ 1,087,500	📉 27.4%	\$ 1,087,500	📈 3.7%	\$ 3,784	\$ 4,833	\$ 1,049	3.3%.
Anaheim	\$ 901,900	📉 23.9%	\$ 901,900	📈 3.7%	\$ 3,209	\$ 4,008	\$ 799	3.4%.
West Anaheim	\$ 867,200	📉 23.0%	\$ 867,200	📈 3.7%	\$ 3,053	\$ 3,854	\$ 801	3.4%.
Northeast Anaheim	\$ 929,200	📉 24.0%	\$ 929,200	📈 3.7%	\$ 3,240	\$ 4,130	\$ 889	3.3%.
Southwest Anaheim	\$ 894,700	📉 23.1%	\$ 894,700	📈 3.7%	\$ 3,103	\$ 3,976	\$ 873	3.3%.
Southeast Anaheim	\$ 891,700	📉 24.7%	\$ 891,700	📈 3.7%	\$ 3,139	\$ 3,963	\$ 824	3.4%.
Anaheim Hills	\$ 1,225,400	📉 27.2%	\$ 1,225,400	📈 3.7%	\$ 3,729	\$ 5,446	\$ 1,717	2.9%.
The Colony	\$ 838,700	📉 23.4%	\$ 838,700	📈 3.7%	\$ 3,039	\$ 3,727	\$ 689	3.5%.
Anaheim Resort	\$ 791,500	📉 22.8%	\$ 791,500	📈 3.7%	\$ 2,979	\$ 3,518	\$ 538	3.6%.
Brea	\$ 1,046,100	📉 24.4%	\$ 1,046,100	📈 3.7%	\$ 3,453	\$ 4,649	\$ 1,196	3.2%.
Buena Park	\$ 879,300	📉 24.4%	\$ 879,300	📈 3.7%	\$ 3,041	\$ 3,908	\$ 867	3.3%.
Costa Mesa	\$ 1,254,300	📉 26.3%	\$ 1,254,300	📈 3.7%	\$ 3,746	\$ 5,574	\$ 1,829	2.9%.
Coto de Caza	\$ 1,702,100	📉 29.6%	\$ 1,702,100	📈 3.7%	\$ 4,843	\$ 7,565	\$ 2,722	2.7%.
Cypress	\$ 1,010,900	📉 24.3%	\$ 1,010,900	📈 3.7%	\$ 3,316	\$ 4,493	\$ 1,177	3.1%.
Dana Point	\$ 1,617,100	📉 29.2%	\$ 1,617,100	📈 3.7%	\$ 4,354	\$ 7,187	\$ 2,833	2.6%.
Fountain Valley	\$ 1,188,300	📉 24.5%	\$ 1,188,300	📈 3.7%	\$ 3,707	\$ 5,281	\$ 1,574	3.0%.
Fullerton	\$ 990,500	📉 25.1%	\$ 990,500	📈 3.7%	\$ 3,346	\$ 4,402	\$ 1,056	3.2%.
Garden Grove	\$ 917,000	📉 23.8%	\$ 917,000	📈 3.7%	\$ 3,146	\$ 4,075	\$ 929	3.3%.
Huntington Beach	\$ 1,303,400	📉 25.9%	\$ 1,303,400	📈 3.7%	\$ 3,823	\$ 5,793	\$ 1,970	2.8%.
Irvine	\$ 1,425,500	📉 27.2%	\$ 1,425,500	📈 3.7%	\$ 3,922	\$ 6,335	\$ 2,413	2.6%.
Woodbridge	\$ 1,236,100	📉 27.4%	\$ 1,236,100	📈 3.7%	\$ 3,780	\$ 5,494	\$ 1,713	2.9%.
West Park	\$ 1,283,400	📉 27.6%	\$ 1,283,400	📈 3.7%	\$ 3,847	\$ 5,704	\$ 1,857	2.9%.
Northwood	\$ 1,366,100	📉 29.8%	\$ 1,366,100	📈 3.7%	\$ 3,873	\$ 6,071	\$ 2,199	2.7%.
El Camino Real	\$ 1,208,800	📉 28.2%	\$ 1,208,800	📈 3.7%	\$ 3,634	\$ 5,372	\$ 1,738	2.9%.
La Habra	\$ 865,500	📉 22.2%	\$ 865,500	📈 3.7%	\$ 3,062	\$ 3,847	\$ 785	3.4%.

Market Performance and Trends: Orange 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 Palma	\$ 1,101,500	📉 24.8%	\$ 1,101,500	📈 3.7%	\$ 3,510	\$ 4,895	\$ 1,386	3.1%.
Ladera Ranch	\$ 1,400,400	📉 32.6%	\$ 1,400,400	📈 3.7%	\$ 4,327	\$ 6,224	\$ 1,897	3.0%.
Laguna Hills	\$ 1,229,300	📉 28.6%	\$ 1,229,300	📈 3.7%	\$ 4,010	\$ 5,463	\$ 1,453	3.1%.
Laguna Niguel	\$ 1,440,700	📉 31.1%	\$ 1,440,700	📈 3.7%	\$ 4,110	\$ 6,403	\$ 2,293	2.7%.
Laguna Woods	\$ 464,000	📉 17.6%	\$ 464,000	📈 3.7%	\$ 2,905	\$ 2,062	\$ (843)	6.0%.
Lake Forest	\$ 1,121,400	📉 27.4%	\$ 1,121,400	📈 3.7%	\$ 3,663	\$ 4,984	\$ 1,321	3.1%.
Los Alamitos	\$ 1,469,900	📉 23.1%	\$ 1,469,900	📈 3.7%	\$ 3,979	\$ 6,533	\$ 2,554	2.6%.
Mission Viejo	\$ 1,125,000	📉 28.6%	\$ 1,125,000	📈 3.7%	\$ 3,651	\$ 5,000	\$ 1,349	3.1%.
Newport Beach	\$ 3,617,200	📉 25.7%	\$ 3,617,200	📈 3.7%	\$ 7,778	\$ 16,076	\$ 8,298	2.1%.
Corona del Mar	\$ 4,636,900	📉 21.8%	\$ 4,636,900	📈 3.7%	\$ 8,542	\$ 20,608	\$ 12,066	1.8%.
North Tustin	\$ 1,511,900	📉 26.5%	\$ 1,511,900	📈 3.7%	\$ 4,342	\$ 6,719	\$ 2,377	2.8%.
Orange	\$ 1,025,100	📉 24.0%	\$ 1,025,100	📈 3.7%	\$ 3,510	\$ 4,556	\$ 1,045	3.3%.
Placentia	\$ 1,036,300	📉 25.9%	\$ 1,036,300	📈 3.7%	\$ 3,453	\$ 4,606	\$ 1,153	3.2%.
Rancho Santa Margarita	\$ 1,057,400	📉 28.2%	\$ 1,057,400	📈 3.7%	\$ 3,624	\$ 4,699	\$ 1,075	3.3%.
San Clemente	\$ 1,645,500	📉 32.4%	\$ 1,645,500	📈 3.7%	\$ 4,266	\$ 7,313	\$ 3,047	2.5%.
San Juan Capistrano	\$ 1,400,600	📉 31.8%	\$ 1,400,600	📈 3.7%	\$ 3,995	\$ 6,225	\$ 2,230	2.7%.
Santa Ana	\$ 831,300	📉 23.0%	\$ 831,300	📈 3.7%	\$ 3,117	\$ 3,695	\$ 578	3.6%.
Riverview West	\$ 828,400	📉 20.5%	\$ 828,400	📈 3.7%	\$ 3,072	\$ 3,682	\$ 610	3.6%.
Artesia Pilar	\$ 802,200	📉 23.5%	\$ 802,200	📈 3.7%	\$ 2,959	\$ 3,565	\$ 606	3.5%.
Seal Beach	\$ 1,522,000	📉 26.1%	\$ 1,522,000	📈 3.7%	\$ 3,993	\$ 6,764	\$ 2,771	2.5%.
Silverado	\$ 935,700	📉 20.7%	\$ 935,700	📈 3.7%	\$ 3,395	\$ 4,159	\$ 764	3.5%.
Stanton	\$ 790,100	📉 22.3%	\$ 790,100	📈 3.7%	\$ 2,945	\$ 3,511	\$ 567	3.6%.
Tustin	\$ 1,087,800	📉 24.3%	\$ 1,087,800	📈 3.7%	\$ 3,596	\$ 4,835	\$ 1,238	3.2%.
Villa Park	\$ 1,940,200	📉 28.4%	\$ 1,940,200	📈 3.7%	\$ 6,098	\$ 8,623	\$ 2,525	3.0%.
Westminster	\$ 971,900	📉 22.5%	\$ 971,900	📈 3.7%	\$ 3,280	\$ 4,319	\$ 1,039	3.2%.
Yorba Linda	\$ 1,308,200	📉 27.2%	\$ 1,308,200	📈 3.7%	\$ 3,859	\$ 5,814	\$ 1,955	2.8%.
Laguna Beach	\$ 3,205,300	📉 23.9%	\$ 3,205,300	📈 3.7%	\$ 6,370	\$ 14,245	\$ 7,875	1.9%.

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

Study Area	Rating	Median	Rental Parity	% Over/Under Rental Parity	Historic Premium	% Over/Under Historic Prem.
Orange County	↓ 2	\$ 1,118,300	\$ 807,800	● 38.4%	1.9%	● 36.5%
Aliso Viejo	↔ 6	\$ 1,087,500	\$ 851,300	● -19.7%	-17.5%	▶ -2.2%
Anaheim	↓ 2	\$ 901,900	\$ 722,100	● 18.3%	-17.5%	● 35.8%
West Anaheim	↓ 2	\$ 867,200	\$ 687,000	● 20.0%	-17.5%	● 37.5%
Northeast Anaheim	↓ 2	\$ 929,200	\$ 729,000	● 20.3%	-17.5%	● 37.8%
Southwest Anaheim	↘ 3	\$ 894,700	\$ 698,200	● 28.1%	-6.0%	● 34.1%
Southeast Anaheim	↘ 3	\$ 891,700	\$ 706,400	● 26.2%	-6.0%	● 32.2%
Anaheim Hills	↓ 2	\$ 1,225,400	\$ 839,000	● 46.1%	10.3%	● 35.8%
The Colony	↘ 3	\$ 838,700	\$ 683,700	● 22.7%	-8.3%	● 31.0%
Anaheim Resort	↘ 3	\$ 791,500	\$ 670,300	● 18.1%	-11.8%	● 29.9%
Brea	↘ 4	\$ 1,046,100	\$ 776,900	● 34.7%	10.6%	● 24.1%
Buena Park	↘ 3	\$ 879,300	\$ 684,200	● 28.5%	-3.3%	● 31.8%
Costa Mesa	↓ 2	\$ 1,254,300	\$ 842,700	● 48.9%	8.8%	● 40.1%
Coto de Caza	→ 5	\$ 1,702,100	\$ 1,089,600	● 56.2%	35.6%	● 20.6%
Cypress	↘ 3	\$ 1,010,900	\$ 746,100	● 35.5%	6.2%	● 29.3%
Dana Point	↓ 1	\$ 1,617,100	\$ 979,700	● 65.0%	8.1%	● 56.9%
Fountain Valley	↘ 3	\$ 1,188,300	\$ 834,000	● 42.5%	12.1%	● 30.4%
Fullerton	↘ 3	\$ 990,500	\$ 752,800	● 31.6%	-2.5%	● 34.1%
Garden Grove	↓ 2	\$ 917,000	\$ 707,900	● 29.6%	-5.6%	● 35.2%
Huntington Beach	↓ 2	\$ 1,303,400	\$ 860,100	● 51.5%	12.3%	● 39.2%
Irvine	↓ 1	\$ 1,425,500	\$ 882,400	● 61.6%	9.2%	● 52.4%
Woodbridge	↓ 1	\$ 1,236,100	\$ 850,500	● 45.4%	-1.3%	● 46.7%
West Park	↘ 3	\$ 1,283,400	\$ 865,600	● 48.3%	14.1%	● 34.2%
Northwood	↓ 2	\$ 1,366,100	\$ 871,300	● 56.8%	16.2%	● 40.6%
El Camino Real	↓ 2	\$ 1,208,800	\$ 817,600	● 47.8%	10.2%	● 37.6%
La Habra	↘ 3	\$ 865,500	\$ 688,900	● 25.7%	-5.5%	● 31.2%

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

Study Area	Rating	Median	Rental Parity	% Over/Under Rental Parity	Historic Premium	% Over/Under Historic Prem.
La Palma	👉 4	\$ 1,101,500	\$ 789,600	39.5%	14.0%	25.5%
Ladera Ranch	↓ 1	\$ 1,400,400	\$ 973,600	43.9%	0.2%	43.7%
Laguna Hills	↓ 2	\$ 1,229,300	\$ 902,300	36.2%	-3.6%	39.8%
Laguna Niguel	↓ 1	\$ 1,440,700	\$ 924,700	55.8%	-17.5%	50.8%
Laguna Woods	👈 6	\$ 464,000	\$ 653,700	-29.0%	-39.5%	10.5%
Lake Forest	↓ 2	\$ 1,121,400	\$ 824,100	36.1%	-2.5%	38.6%
Los Alamitos	↓ 2	\$ 1,469,900	\$ 895,200	64.2%	28.4%	35.8%
Mission Viejo	👉 3	\$ 1,125,000	\$ 821,400	36.9%	2.1%	34.8%
Newport Beach	↓ 1	\$ 3,617,200	\$ 1,749,900	106.7%	38.8%	67.9%
Corona del Mar	↓ 1	\$ 4,636,900	\$ 1,921,900	141.3%	53.0%	88.3%
North Tustin	👉 4	\$ 1,511,900	\$ 977,000	54.8%	29.8%	25.0%
Orange	👉 3	\$ 1,025,100	\$ 789,800	29.8%	0.5%	29.3%
Placentia	👉 4	\$ 1,036,300	\$ 776,900	33.4%	7.0%	26.4%
Rancho Santa Margarita	↓ 2	\$ 1,057,400	\$ 815,400	29.7%	-11.7%	41.4%
San Clemente	↓ 1	\$ 1,645,500	\$ 959,800	71.5%	12.9%	58.6%
San Juan Capistrano	↓ 1	\$ 1,400,600	\$ 898,800	55.8%	-2.7%	58.5%
Santa Ana	👉 3	\$ 831,300	\$ 701,300	18.6%	-11.9%	30.5%
Riverview West	👉 3	\$ 828,400	\$ 691,100	19.9%	-10.1%	30.0%
Artesia Pilar	👉 3	\$ 802,200	\$ 665,800	20.5%	-8.4%	28.9%
Seal Beach	↓ 2	\$ 1,522,000	\$ 898,500	69.4%	32.5%	36.9%
Silverado	👈 5	\$ 935,700	\$ 763,900	22.5%	3.2%	19.3%
Stanton	👉 3	\$ 790,100	\$ 662,500	19.2%	-15.2%	34.4%
Tustin	👉 3	\$ 1,087,800	\$ 809,200	34.5%	1.0%	33.5%
Villa Park	👈 6	\$ 1,940,200	\$ 1,372,000	41.4%	29.5%	11.9%
Westminster	👉 3	\$ 971,900	\$ 738,100	31.7%	-0.4%	32.1%
Yorba Linda	👉 3	\$ 1,308,200	\$ 868,300	50.6%	17.5%	33.1%
Laguna Beach	↓ 1	\$ 3,205,300	\$ 1,433,300	123.6%	43.1%	80.5%

Aliso Viejo Housing Market Value & Trends Update

Historically, properties in this market sell at a -17.5% discount. Today's discount is 19.7%. This market is 2.2% undervalued.

Median home price is \$1,087,500. Prices rose 27.4% year-over-year.

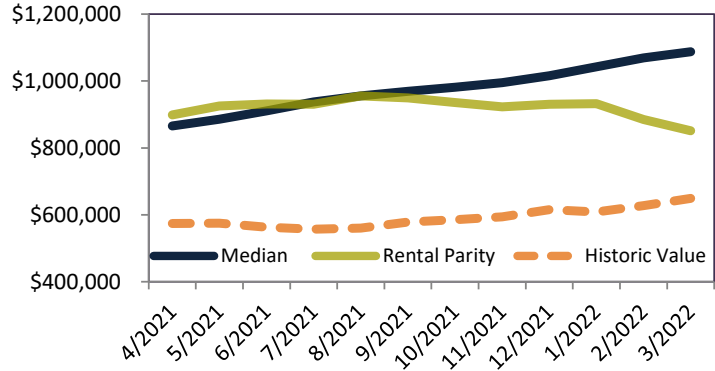
Monthly cost of ownership is \$4,833, and rents average \$3,783, making owning \$1,049 per month more costly than renting.

Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 3.3%.

Market rating = 6

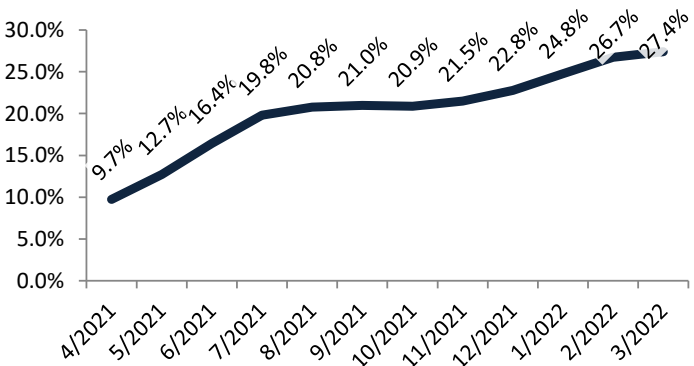
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
4/2021	⇒ 5	\$ 865,700	\$ 899,000
5/2021	⇒ 5	\$ 886,000	\$ 925,000
6/2021	⇒ 5	\$ 911,100	\$ 931,400
7/2021	⇒ 5	\$ 937,100	\$ 930,700
8/2021	⇒ 5	\$ 955,800	\$ 955,400
9/2021	⇒ 5	\$ 969,200	\$ 949,700
10/2021	⇒ 7	\$ 981,100	\$ 935,600
11/2021	⇒ 6	\$ 995,500	\$ 923,100
12/2021	⇒ 6	\$ 1,015,700	\$ 930,600
1/2022	⇒ 6	\$ 1,042,300	\$ 932,300
2/2022	⇒ 6	\$ 1,069,500	\$ 884,900
3/2022	⇒ 6	\$ 1,087,500	\$ 851,300



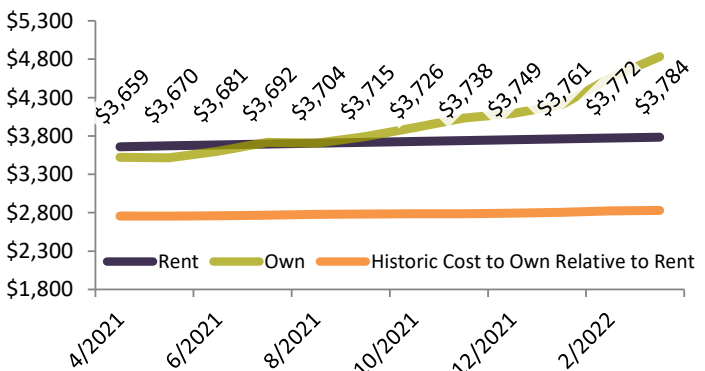
Resale Median and year-over-year percentage change trailing twelve months

Date	± Typ. Value	Median	% Change
4/2021	▶ 9.7%	\$ 865,700	↘ 9.7%
5/2021	▶ 9.5%	\$ 886,000	↘ 12.7%
6/2021	▶ 11.6%	\$ 911,100	↘ 16.4%
7/2021	● 13.0%	\$ 937,100	↘ 19.8%
8/2021	● 12.9%	\$ 955,800	↘ 20.8%
9/2021	▶ 9.6%	\$ 969,200	↘ 21.0%
10/2021	▶ 8.2%	\$ 981,100	↘ 20.9%
11/2021	▶ 6.6%	\$ 995,500	↘ 21.5%
12/2021	▶ 3.0%	\$ 1,015,700	↘ 22.8%
1/2022	▶ 3.6%	\$ 1,042,300	↘ 24.8%
2/2022	▶ 0.6%	\$ 1,069,500	↘ 26.7%
3/2022	▶ -2.2%	\$ 1,087,500	↘ 27.4%



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

Date	% Change	Rent	Own
4/2021	↑ 3.7%	\$ 3,659	\$ 3,523
5/2021	↑ 3.7%	\$ 3,670	\$ 3,515
6/2021	↑ 3.7%	\$ 3,681	\$ 3,601
7/2021	↑ 3.7%	\$ 3,692	\$ 3,718
8/2021	↑ 3.7%	\$ 3,704	\$ 3,705
9/2021	↑ 3.7%	\$ 3,715	\$ 3,791
10/2021	↑ 3.7%	\$ 3,726	\$ 3,907
11/2021	↑ 3.7%	\$ 3,738	\$ 4,031
12/2021	↑ 3.7%	\$ 3,749	\$ 4,092
1/2022	↑ 3.7%	\$ 3,761	\$ 4,204
2/2022	↑ 3.7%	\$ 3,772	\$ 4,559
3/2022	↑ 3.7%	\$ 3,784	\$ 4,833

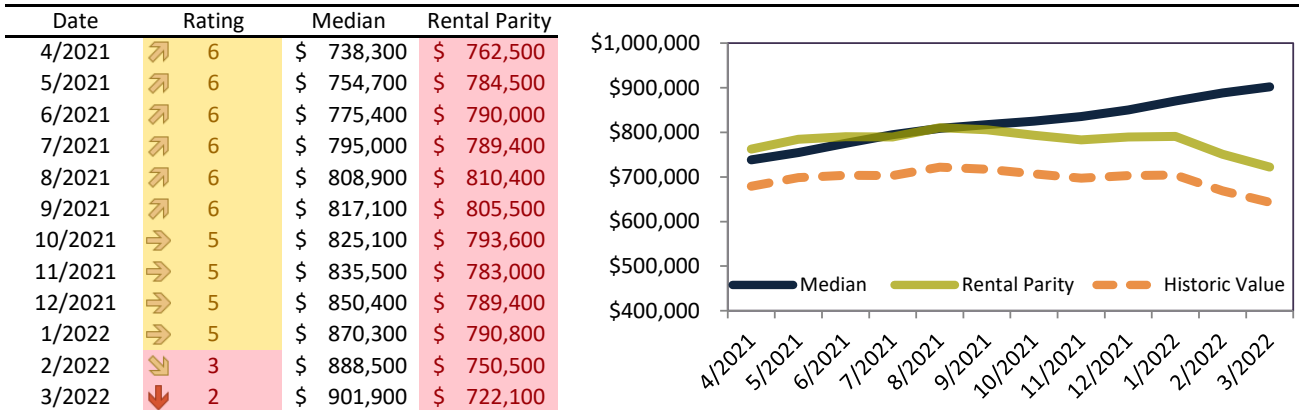


Anaheim Housing Market Value & Trends Update

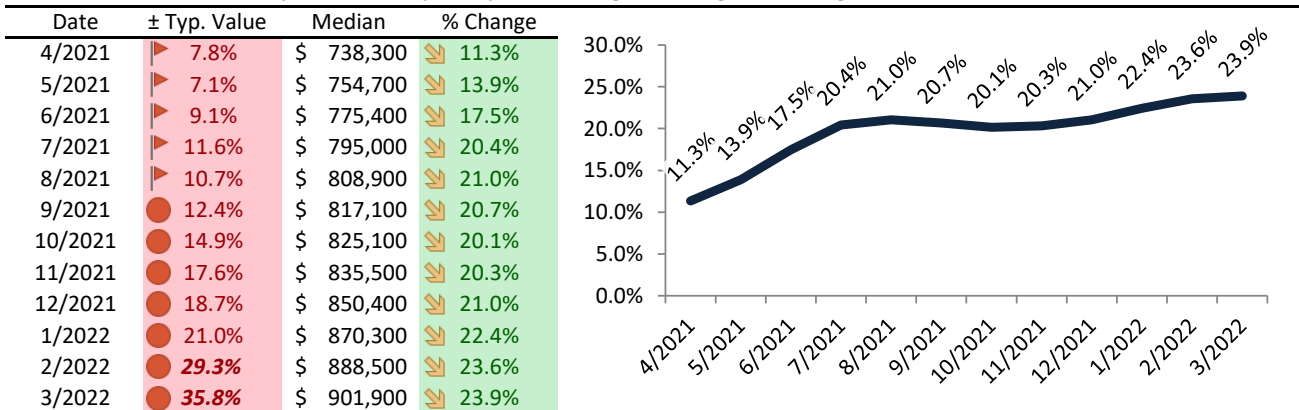
Historically, properties in this market sell at a -17.5% discount. Today's premium is 18.3%. This market is 35.8% overvalued. Median home price is \$901,900. Prices rose 23.9% year-over-year. Monthly cost of ownership is \$4,008, and rents average \$3,209, making owning \$799 per month more costly than renting. Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 3.4%.

Market rating = 2

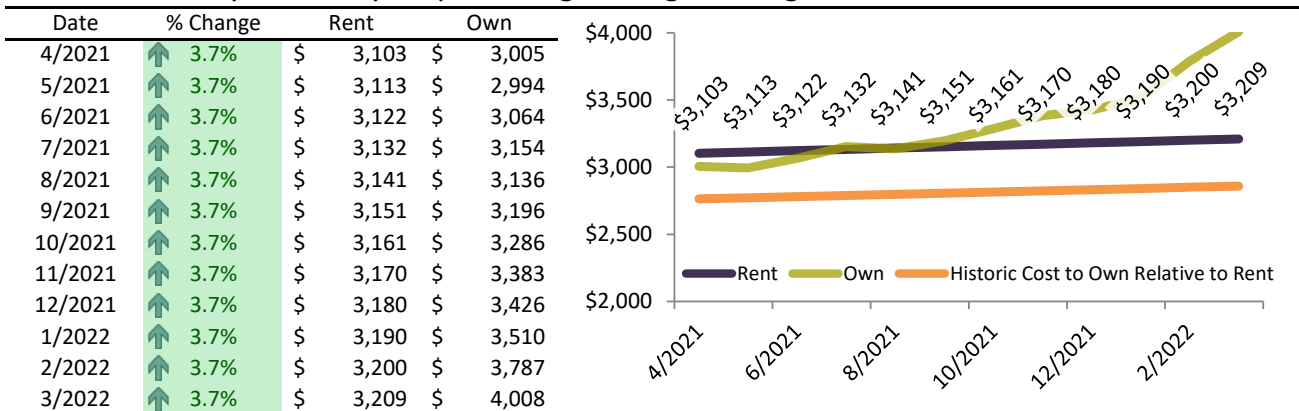
Median Home Price and Rental Parity trailing twelve months



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



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



West Anaheim Housing Market Value & Trends Update

Historically, properties in this market sell at a -17.5% discount. Today's premium is 20.0%. This market is 37.5% overvalued.

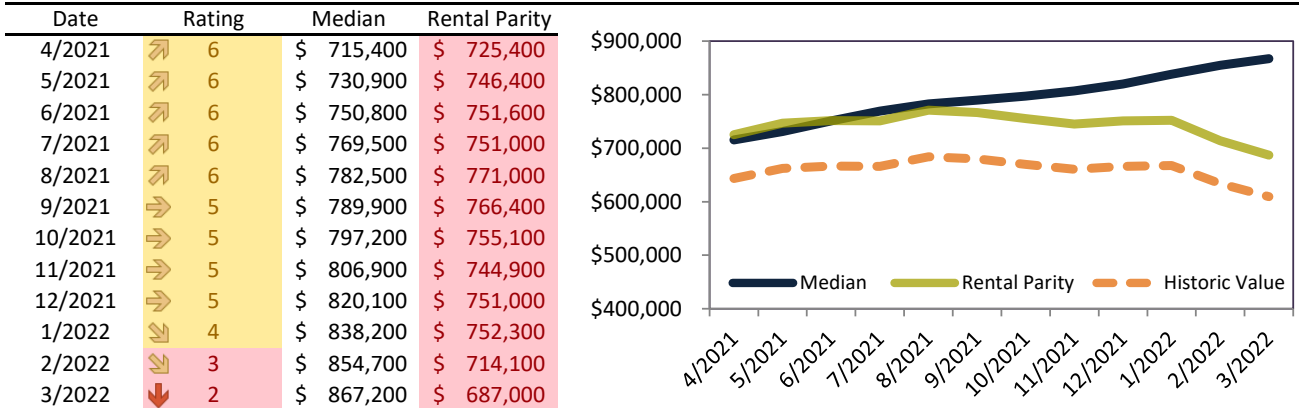
Median home price is \$867,200. Prices rose 23.0% year-over-year.

Monthly cost of ownership is \$3,854, and rents average \$3,053, making owning \$800 per month more costly than renting.

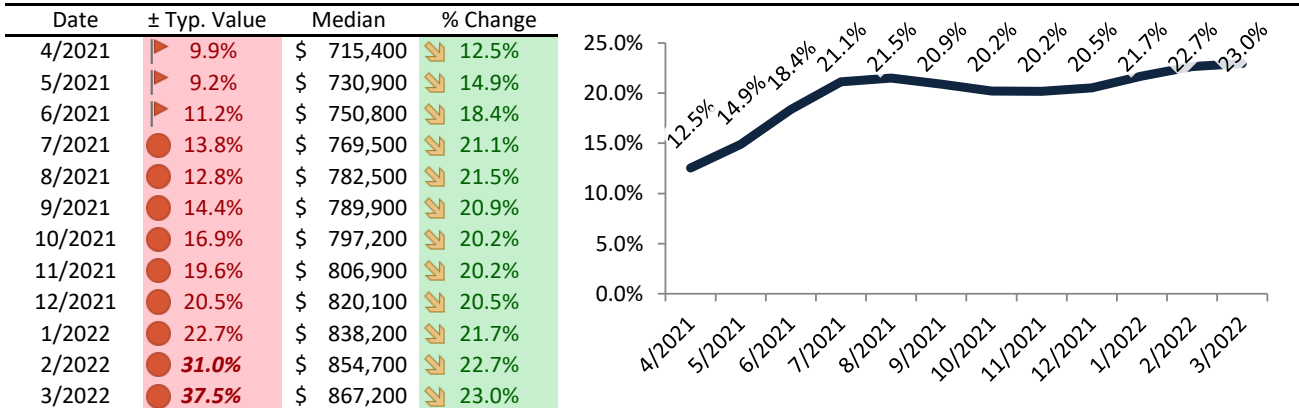
Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 3.4%.

Market rating = 2

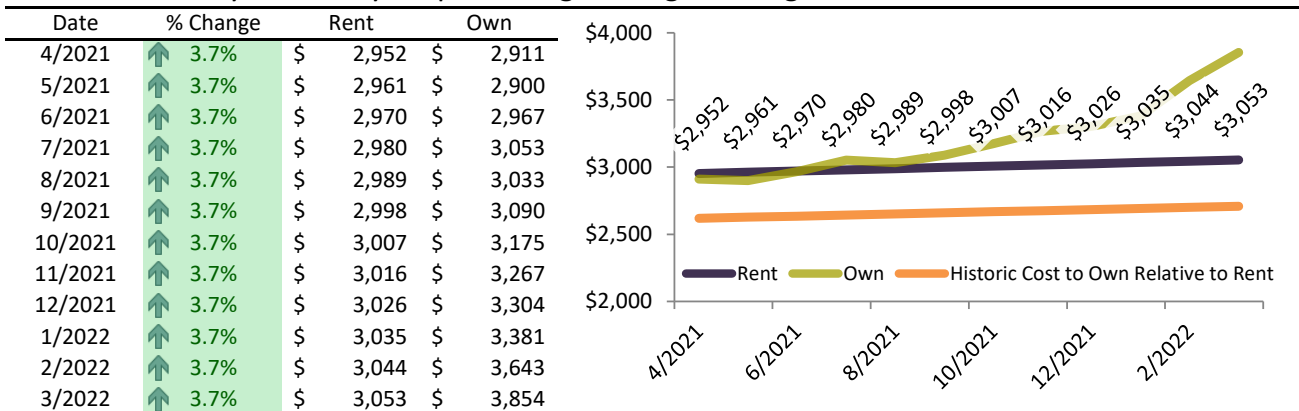
Median Home Price and Rental Parity trailing twelve months



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



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

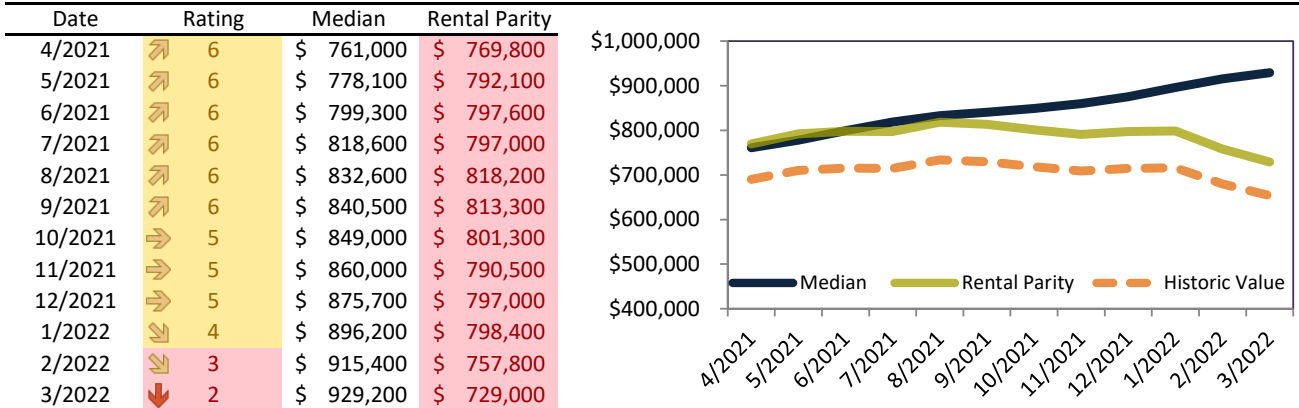


Northeast Anaheim Housing Market Value & Trends Update

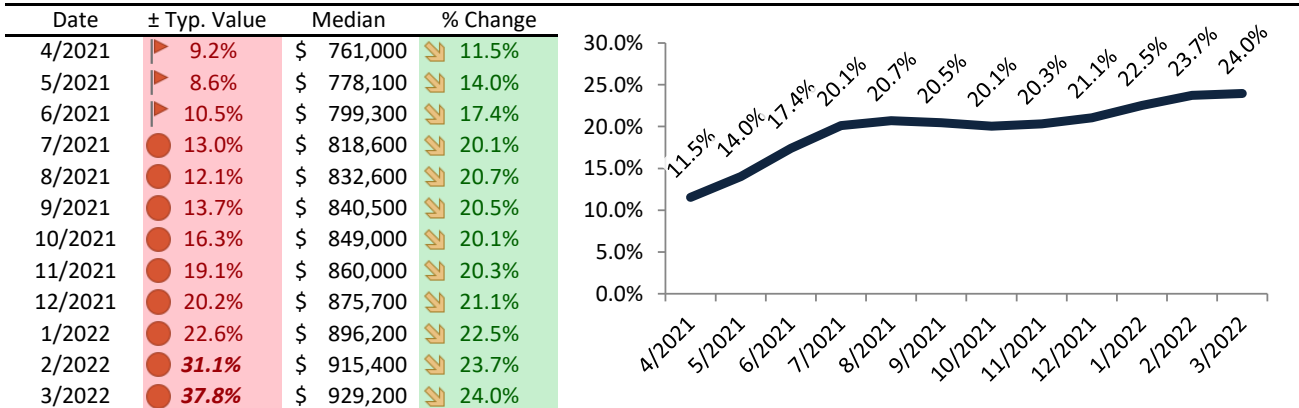
Historically, properties in this market sell at a -17.5% discount. Today's premium is 20.3%. This market is 37.8% overvalued. Median home price is \$929,200. Prices rose 24.0% year-over-year. Monthly cost of ownership is \$4,129, and rents average \$3,240, making owning \$889 per month more costly than renting. Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 3.3%.

Market rating = 2

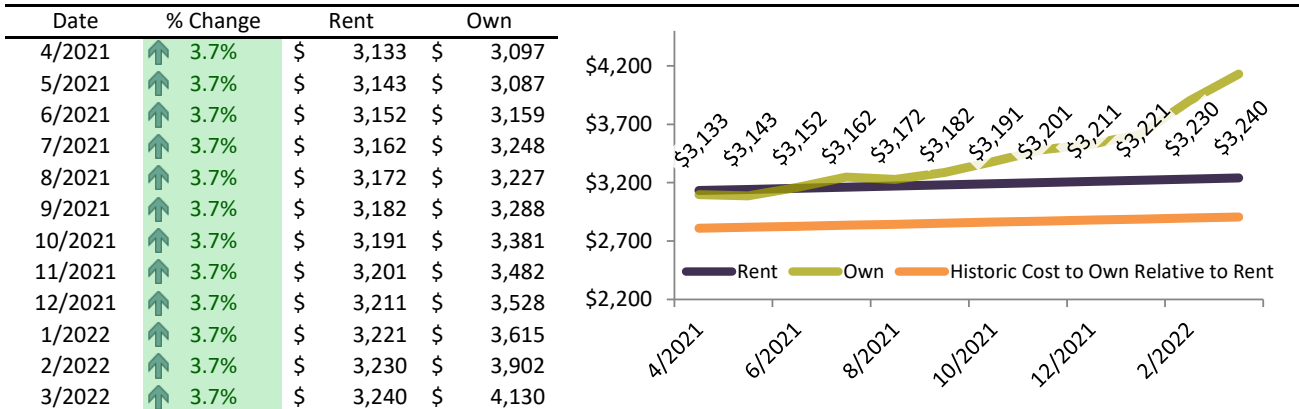
Median Home Price and Rental Parity trailing twelve months



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



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

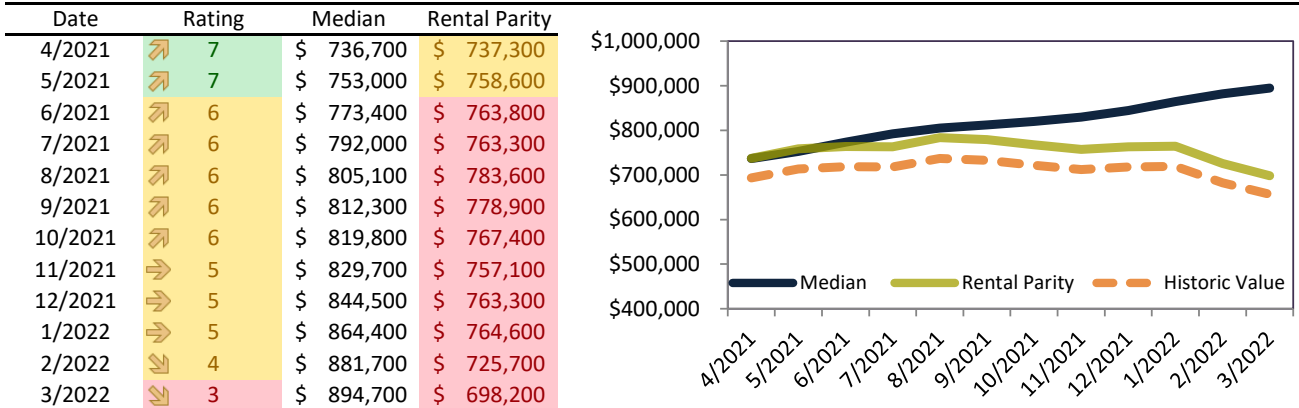


Southwest Anaheim Housing Market Value & Trends Update

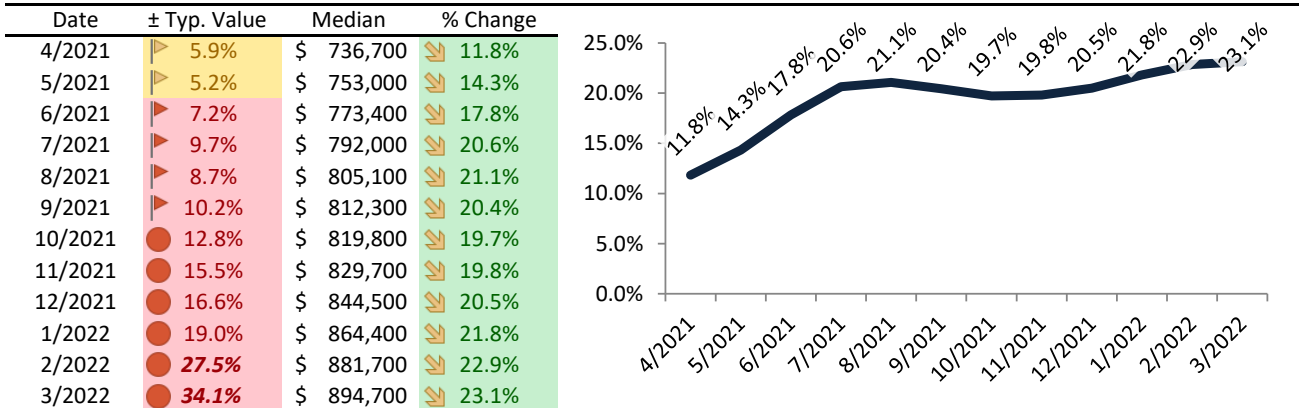
Historically, properties in this market sell at a -6.0% discount. Today's premium is 28.1%. This market is 34.1% overvalued. Median home price is \$894,700. Prices rose 23.1% year-over-year. Monthly cost of ownership is \$3,976, and rents average \$3,103, making owning \$873 per month more costly than renting. Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 3.3%.

Market rating = 3

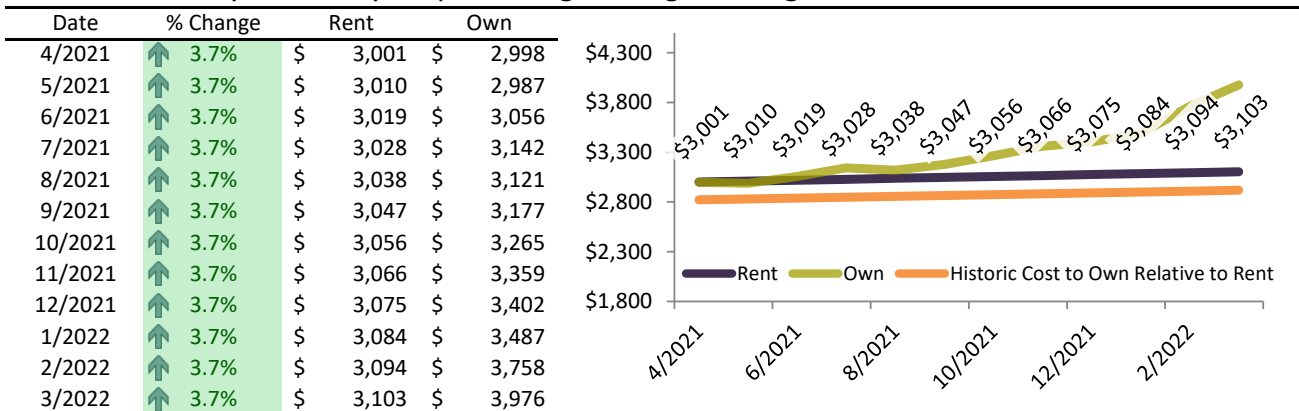
Median Home Price and Rental Parity trailing twelve months



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



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

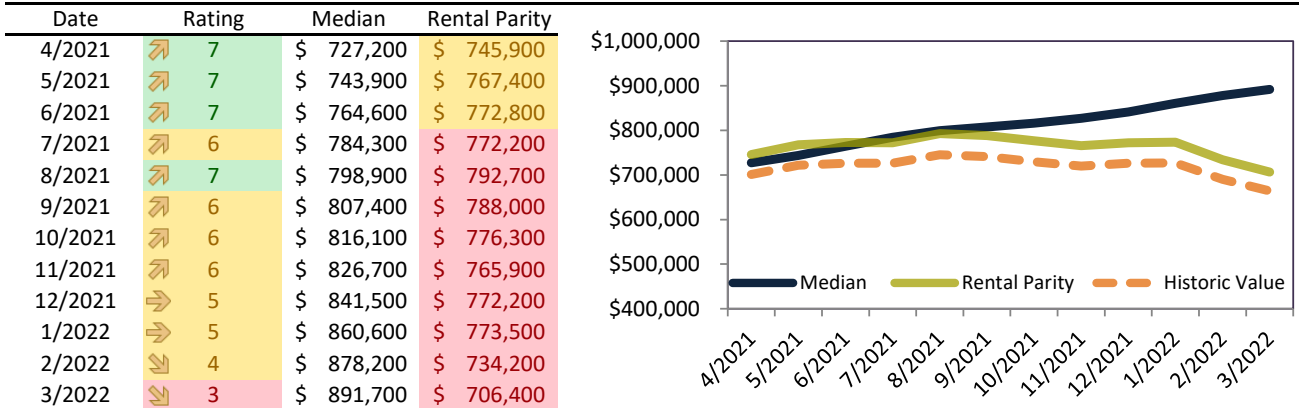


Southeast Anaheim Housing Market Value & Trends Update

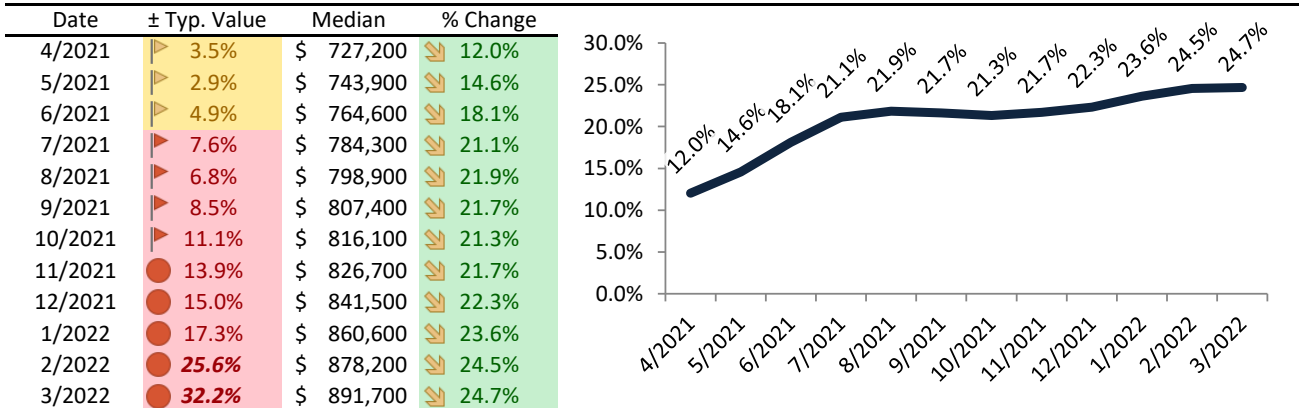
Historically, properties in this market sell at a -6.0% discount. Today's premium is 26.2%. This market is 32.2% overvalued. Median home price is \$891,700. Prices rose 24.7% year-over-year. Monthly cost of ownership is \$3,962, and rents average \$3,139, making owning \$823 per month more costly than renting. Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 3.4%.

Market rating = 3

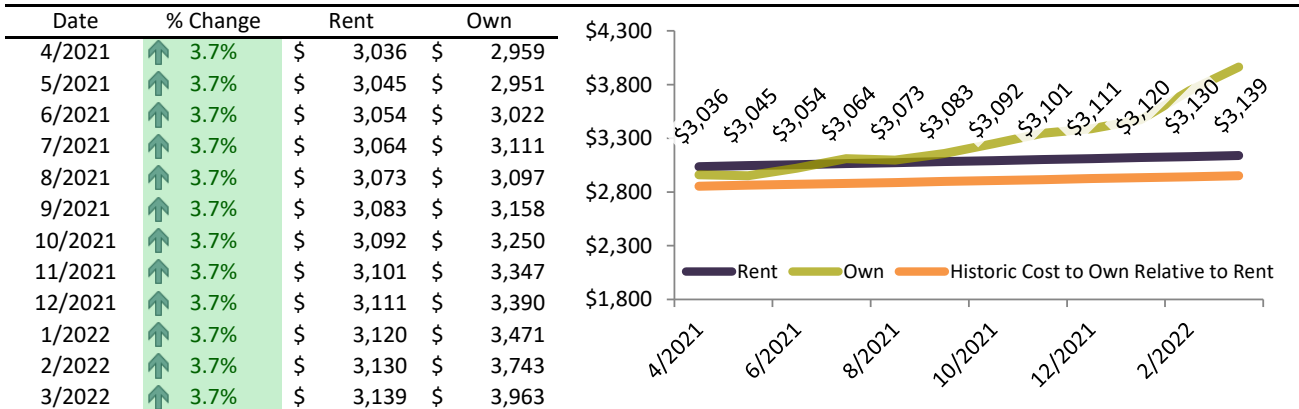
Median Home Price and Rental Parity trailing twelve months



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



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

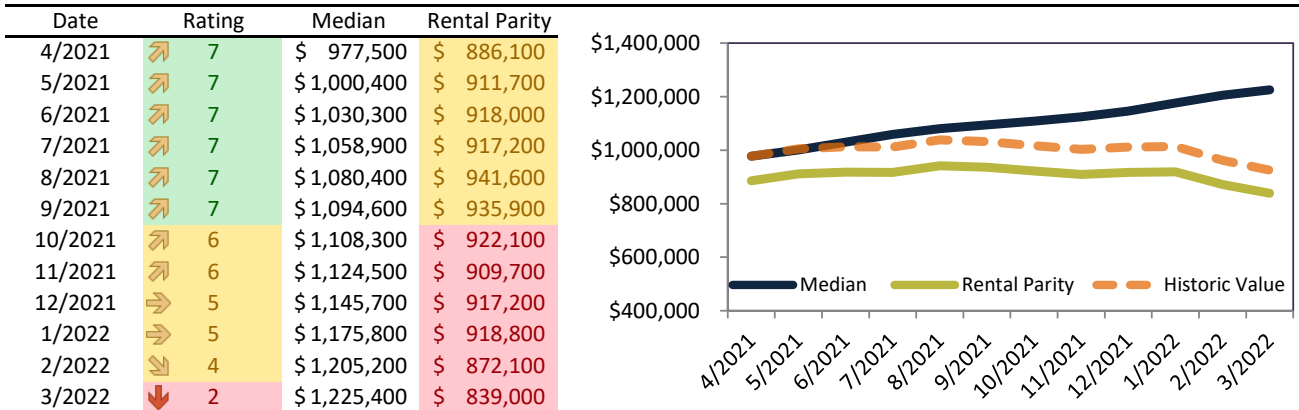


Anaheim Hills Housing Market Value & Trends Update

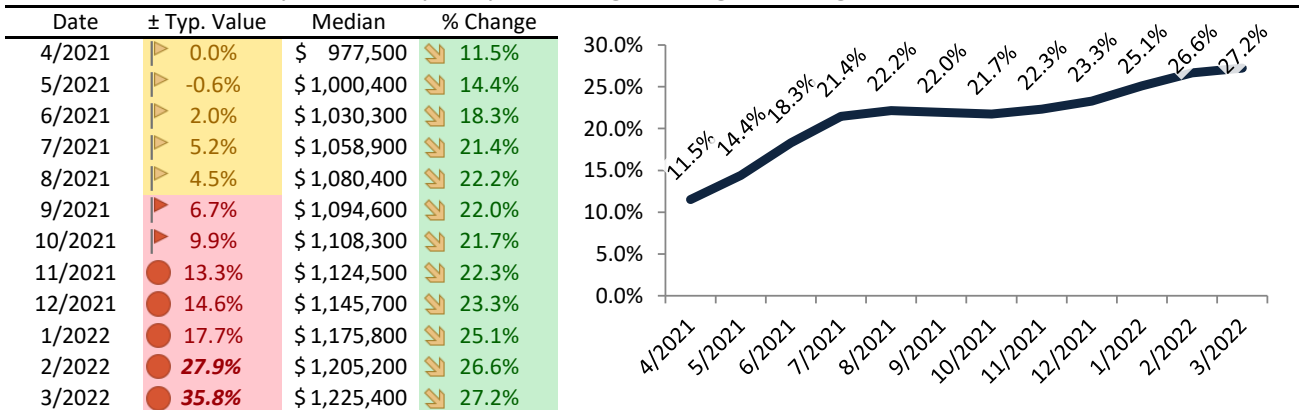
Historically, properties in this market sell at a 10.3% premium. Today's premium is 46.1%. This market is 35.8% overvalued. Median home price is \$1,225,400. Prices rose 27.2% year-over-year. Monthly cost of ownership is \$5,446, and rents average \$3,729, making owning \$1,716 per month more costly than renting. Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 2.9%.

Market rating = 2

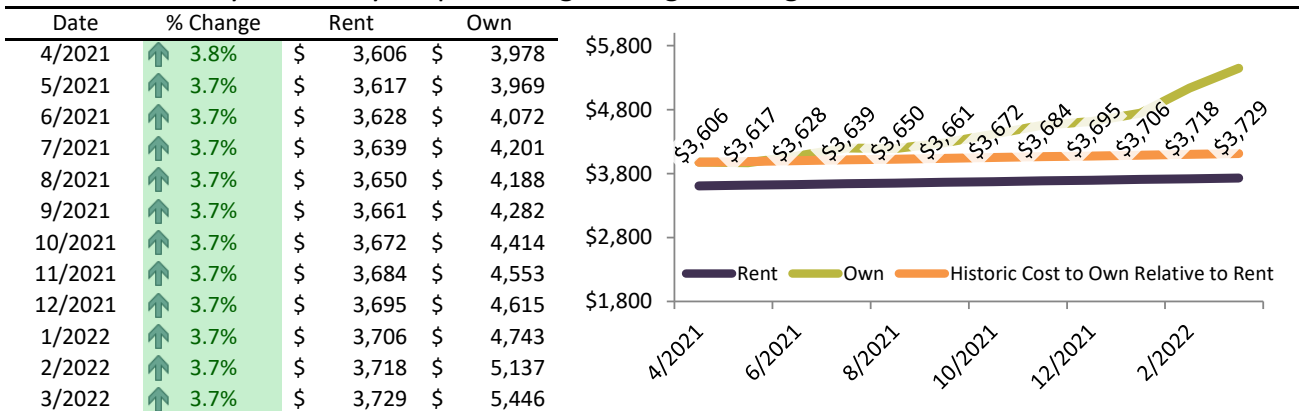
Median Home Price and Rental Parity trailing twelve months



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



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

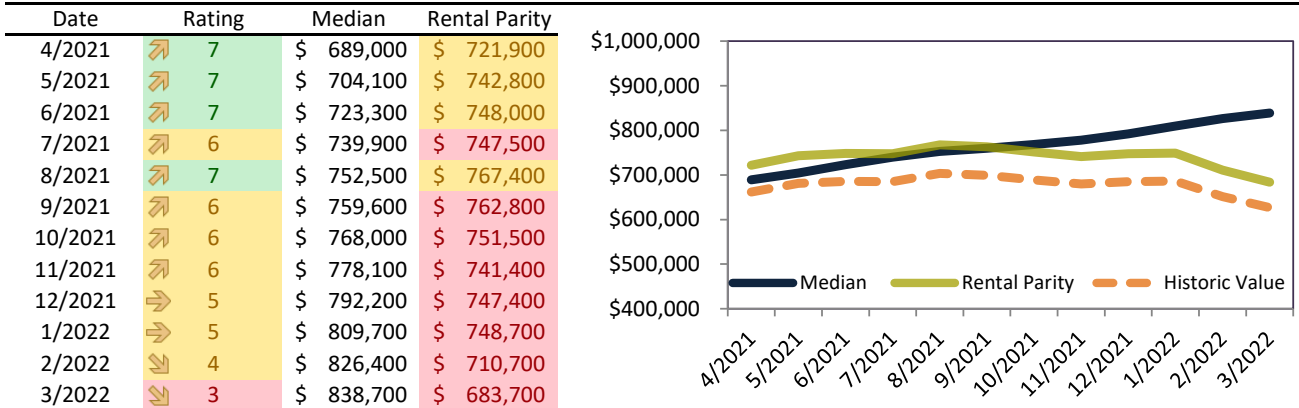


The Colony Housing Market Value & Trends Update

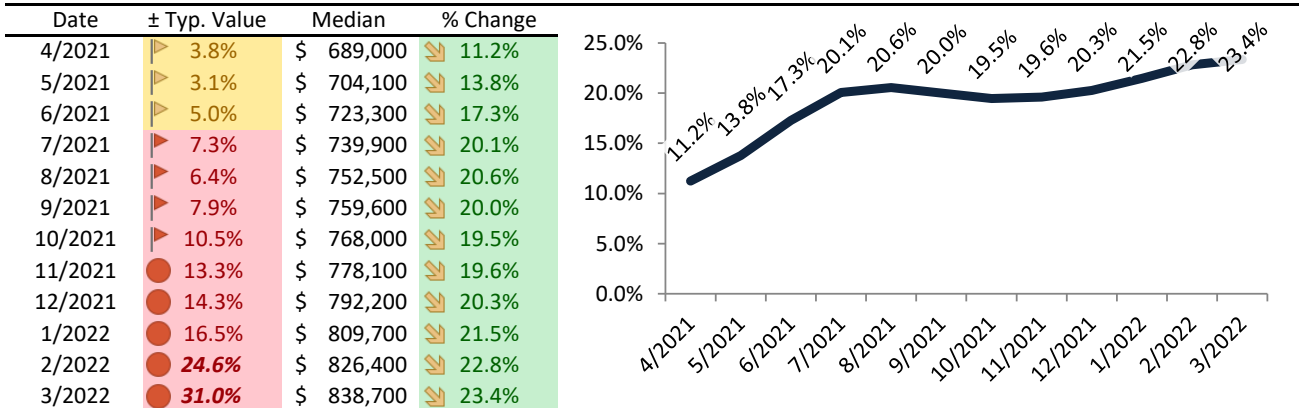
Historically, properties in this market sell at a -8.3% discount. Today's premium is 22.7%. This market is 31.0% overvalued. Median home price is \$838,700. Prices rose 23.4% year-over-year. Monthly cost of ownership is \$3,727, and rents average \$3,038, making owning \$688 per month more costly than renting. Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 3.5%.

Market rating = 3

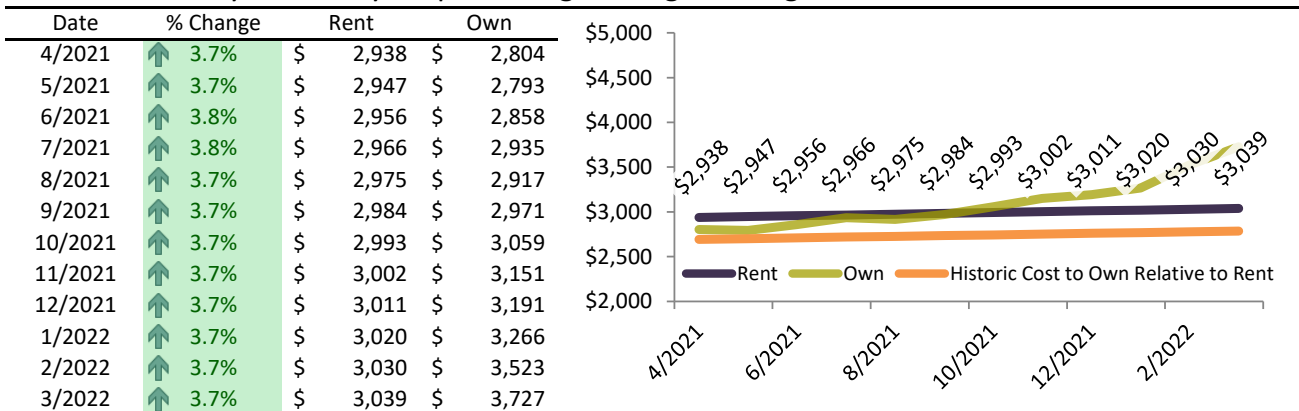
Median Home Price and Rental Parity trailing twelve months



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



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



Anaheim Resort Housing Market Value & Trends Update

Historically, properties in this market sell at a -11.8% discount. Today's premium is 18.1%. This market is 29.9% overvalued.

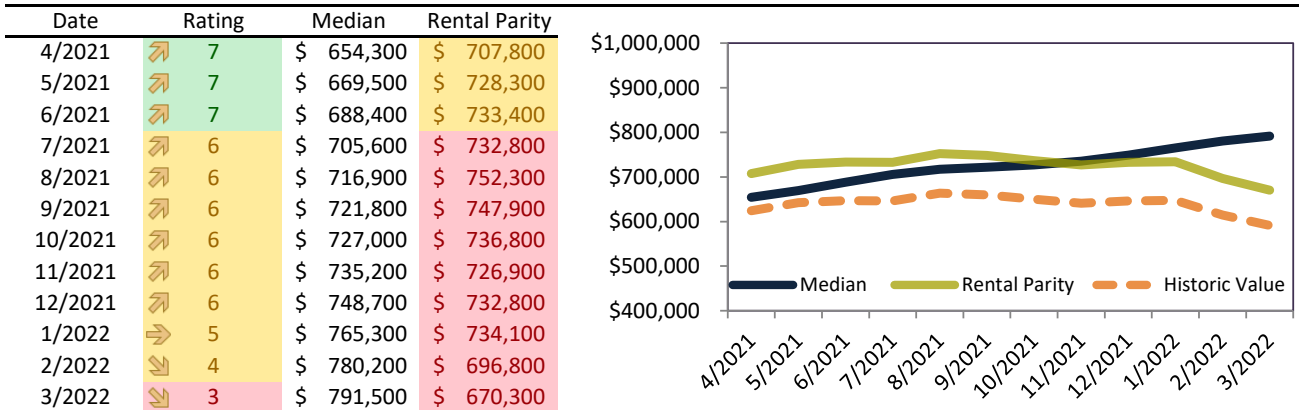
Median home price is \$791,500. Prices rose 22.8% year-over-year.

Monthly cost of ownership is \$3,517, and rents average \$2,979, making owning \$538 per month more costly than renting.

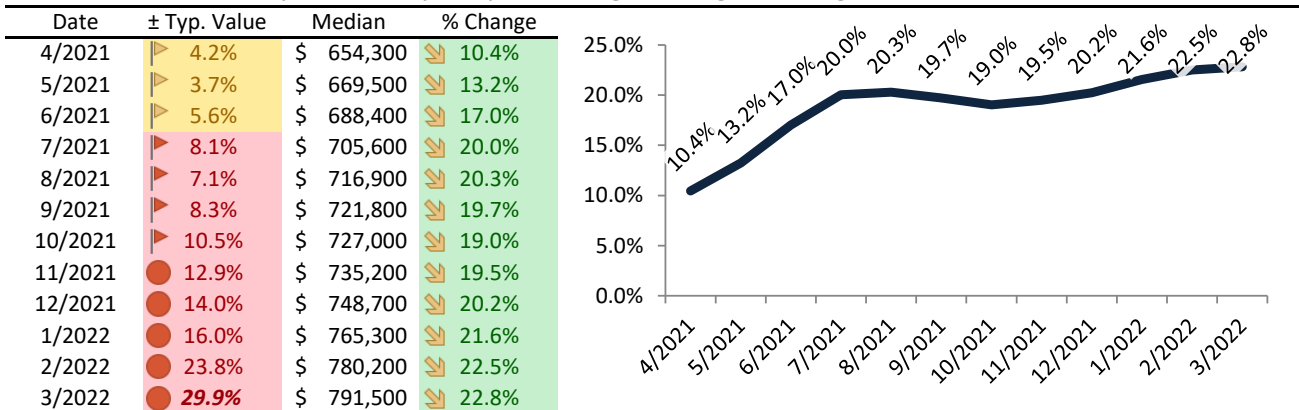
Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 3.6%.

Market rating = 3

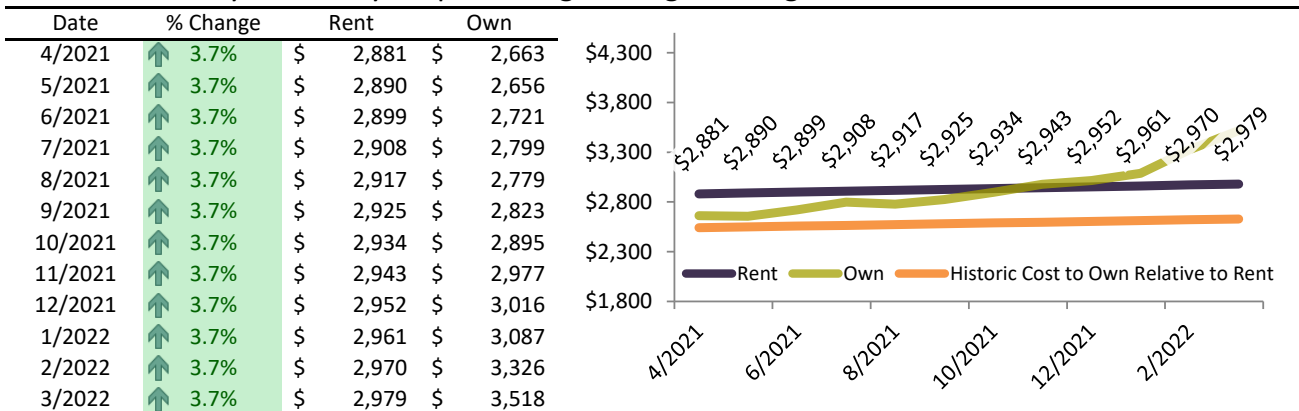
Median Home Price and Rental Parity trailing twelve months



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



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

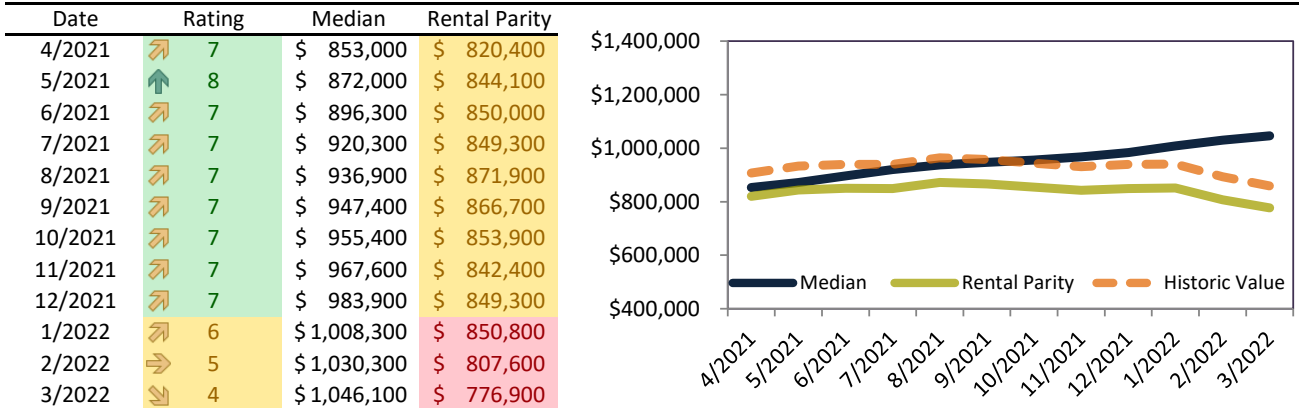


Brea Housing Market Value & Trends Update

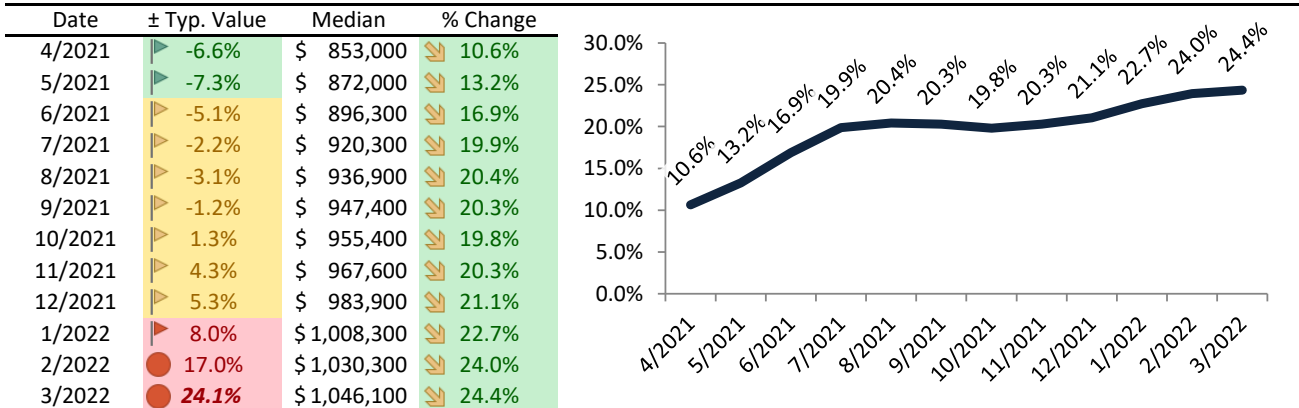
Historically, properties in this market sell at a 10.6% premium. Today's premium is 34.7%. This market is 24.1% overvalued. Median home price is \$1,046,100. Prices rose 24.4% year-over-year. Monthly cost of ownership is \$4,649, and rents average \$3,453, making owning \$1,196 per month more costly than renting. Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 3.2%.

Market rating = 4

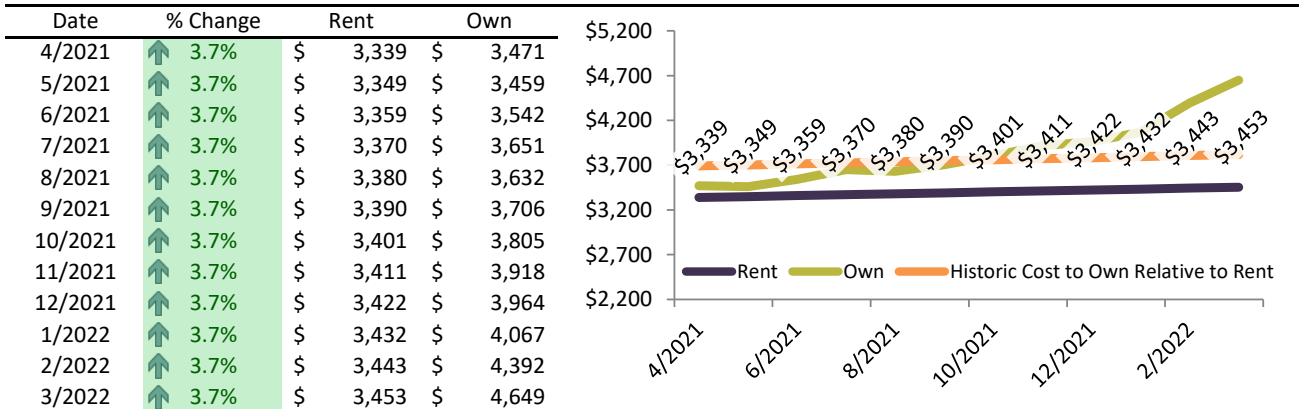
Median Home Price and Rental Parity trailing twelve months



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



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

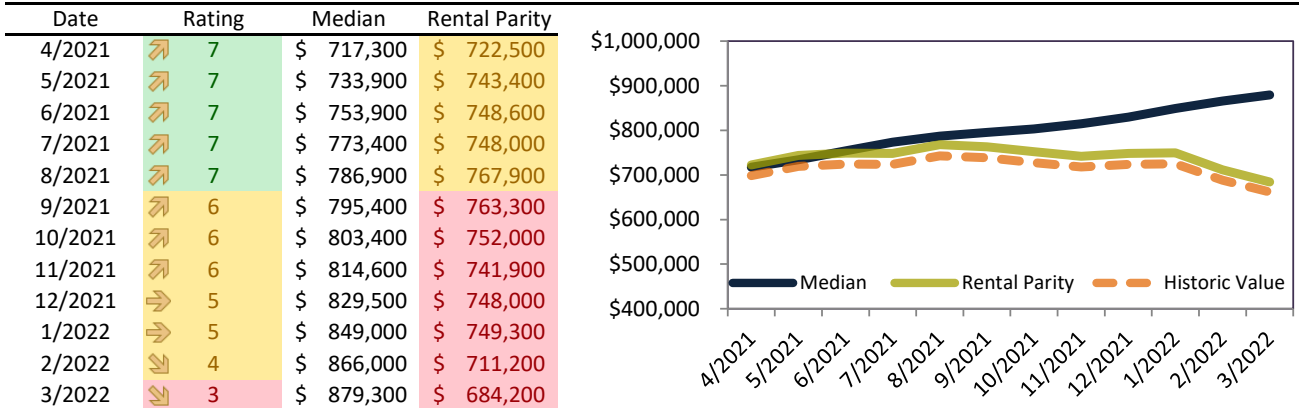


Buena Park Housing Market Value & Trends Update

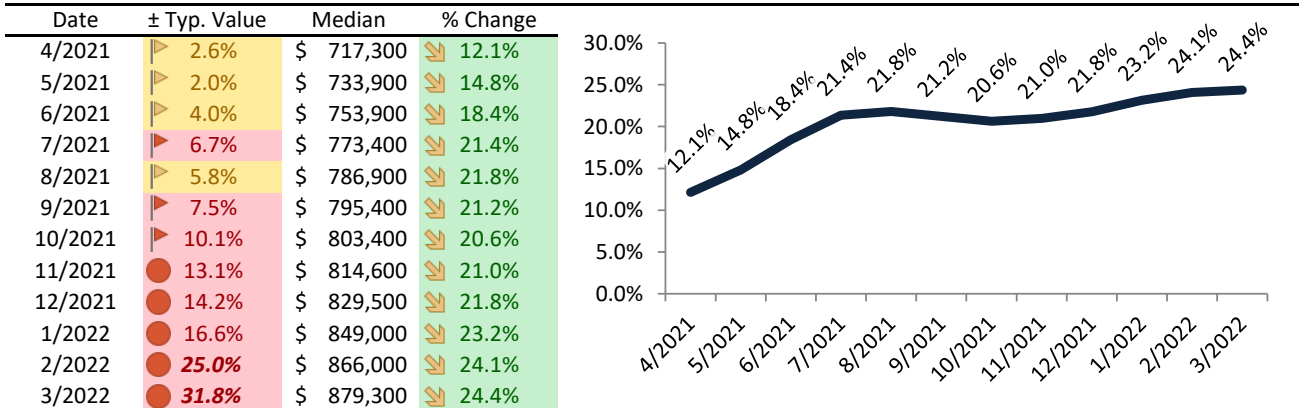
Historically, properties in this market sell at a -3.3% discount. Today's premium is 28.5%. This market is 31.8% overvalued. Median home price is \$879,300. Prices rose 24.4% year-over-year. Monthly cost of ownership is \$3,907, and rents average \$3,041, making owning \$866 per month more costly than renting. Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 3.3%.

Market rating = 3

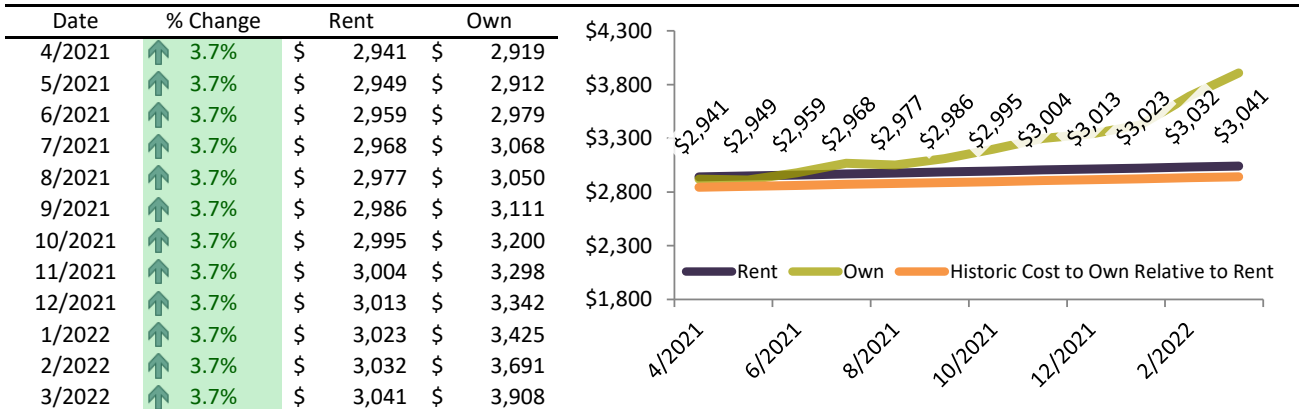
Median Home Price and Rental Parity trailing twelve months



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



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



Costa Mesa Housing Market Value & Trends Update

Historically, properties in this market sell at a 8.8% premium. Today's premium is 48.9%. This market is 40.1% overvalued.

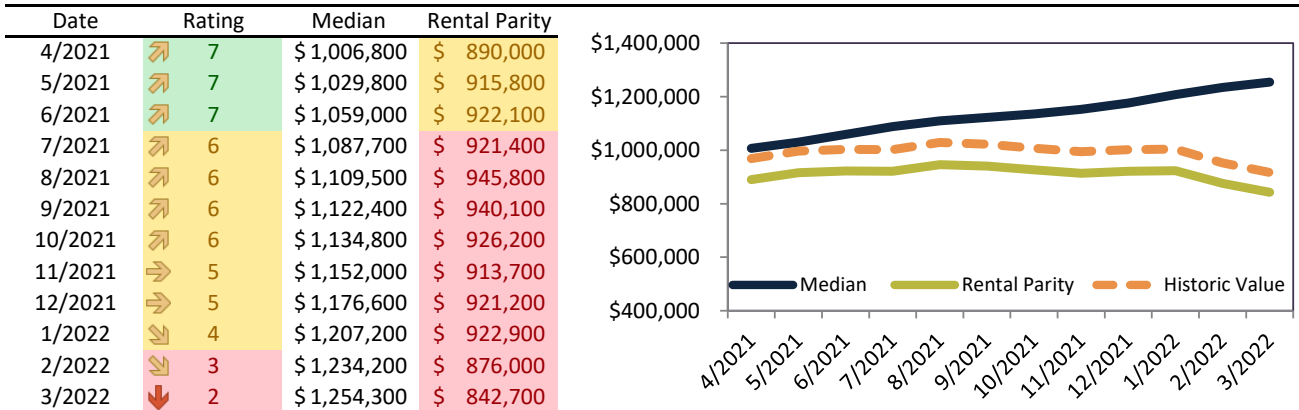
Median home price is \$1,254,300. Prices rose 26.3% year-over-year.

Monthly cost of ownership is \$5,574, and rents average \$3,745, making owning \$1,828 per month more costly than renting.

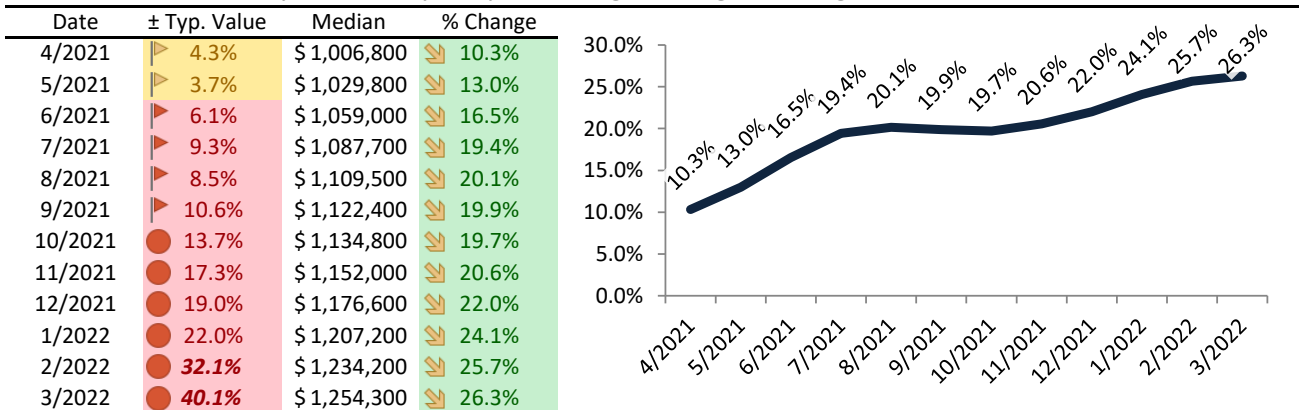
Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 2.9%.

Market rating = 2

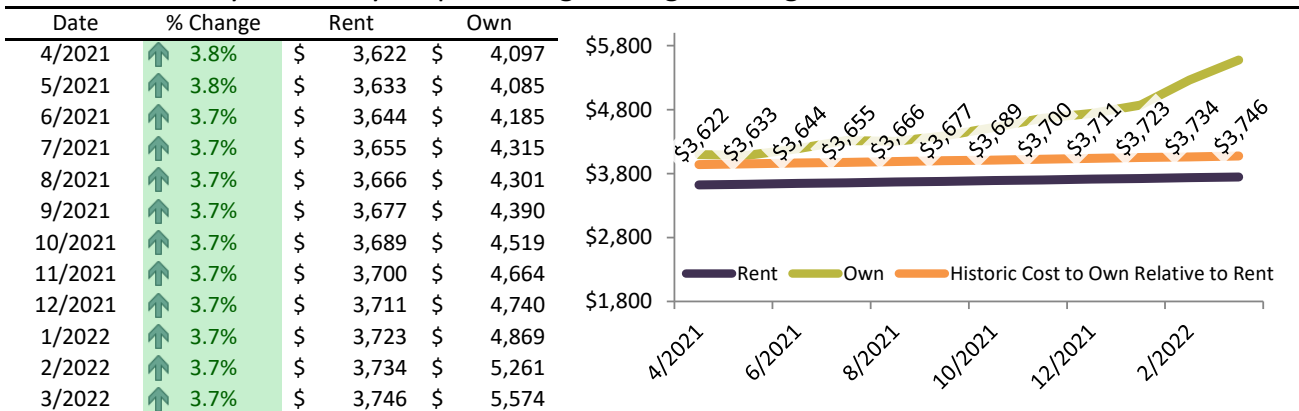
Median Home Price and Rental Parity trailing twelve months



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



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



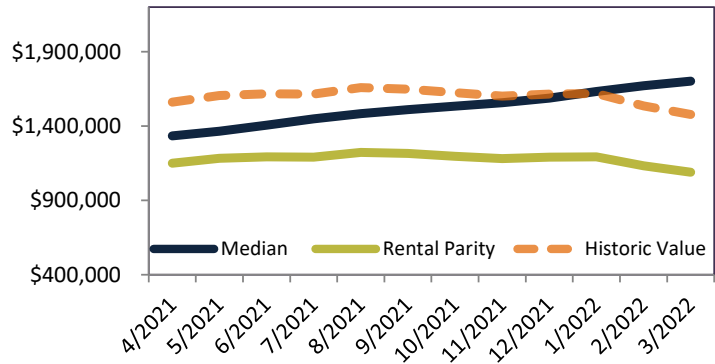
Coto de Caza Housing Market Value & Trends Update

Historically, properties in this market sell at a 35.6% premium. Today's premium is 56.2%. This market is 20.6% overvalued. Median home price is \$1,702,100. Prices rose 29.6% year-over-year. Monthly cost of ownership is \$7,564, and rents average \$4,842, making owning \$2,721 per month more costly than renting. Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 2.7%.

Market rating = 5

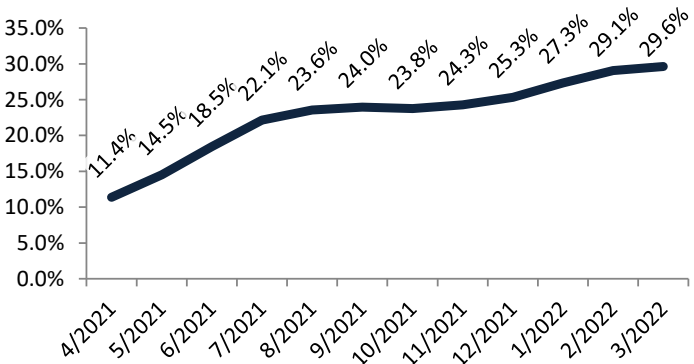
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
4/2021	↑ 9	\$ 1,333,900	\$ 1,150,700
5/2021	↑ 9	\$ 1,366,000	\$ 1,184,000
6/2021	↑ 9	\$ 1,405,600	\$ 1,192,100
7/2021	↑ 9	\$ 1,447,900	\$ 1,191,100
8/2021	↑ 9	\$ 1,483,800	\$ 1,222,800
9/2021	↑ 8	\$ 1,510,500	\$ 1,215,500
10/2021	↑ 8	\$ 1,532,900	\$ 1,197,500
11/2021	↔ 7	\$ 1,557,500	\$ 1,181,400
12/2021	↔ 7	\$ 1,588,900	\$ 1,191,100
1/2022	↔ 7	\$ 1,631,900	\$ 1,193,200
2/2022	↔ 6	\$ 1,672,200	\$ 1,132,600
3/2022	→ 5	\$ 1,702,100	\$ 1,089,600



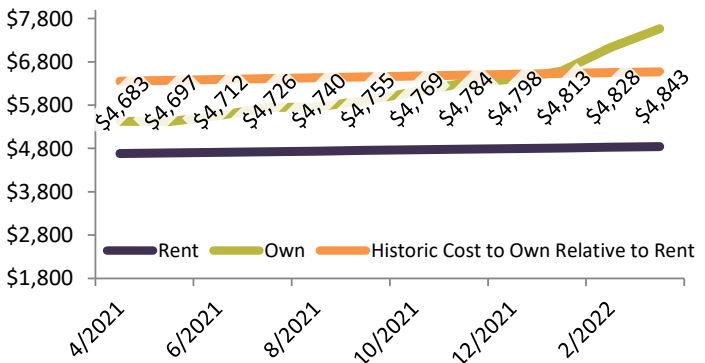
Resale Median and year-over-year percentage change trailing twelve months

Date	± Typ. Value	Median	% Change
4/2021	● -19.7%	\$ 1,333,900	↘ 11.4%
5/2021	● -20.3%	\$ 1,366,000	↘ 14.5%
6/2021	● -17.7%	\$ 1,405,600	↘ 18.5%
7/2021	● -14.1%	\$ 1,447,900	↘ 22.1%
8/2021	● -14.3%	\$ 1,483,800	↘ 23.6%
9/2021	▶ -11.4%	\$ 1,510,500	↘ 24.0%
10/2021	▶ -7.6%	\$ 1,532,900	↘ 23.8%
11/2021	▶ -3.8%	\$ 1,557,500	↘ 24.3%
12/2021	▶ -2.2%	\$ 1,588,900	↘ 25.3%
1/2022	▶ 1.1%	\$ 1,631,900	↘ 27.3%
2/2022	● 12.0%	\$ 1,672,200	↘ 29.1%
3/2022	● 20.6%	\$ 1,702,100	↘ 29.6%



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

Date	% Change	Rent	Own
4/2021	↑ 3.8%	\$ 4,683	\$ 5,428
5/2021	↑ 3.7%	\$ 4,697	\$ 5,419
6/2021	↑ 3.7%	\$ 4,712	\$ 5,555
7/2021	↑ 3.7%	\$ 4,726	\$ 5,744
8/2021	↑ 3.7%	\$ 4,740	\$ 5,752
9/2021	↑ 3.7%	\$ 4,755	\$ 5,908
10/2021	↑ 3.7%	\$ 4,769	\$ 6,105
11/2021	↑ 3.7%	\$ 4,784	\$ 6,306
12/2021	↑ 3.7%	\$ 4,798	\$ 6,401
1/2022	↑ 3.7%	\$ 4,813	\$ 6,582
2/2022	↑ 3.7%	\$ 4,828	\$ 7,128
3/2022	↑ 3.7%	\$ 4,843	\$ 7,565



Cypress Housing Market Value & Trends Update

Historically, properties in this market sell at a 6.2% premium. Today's premium is 35.5%. This market is 29.3% overvalued.

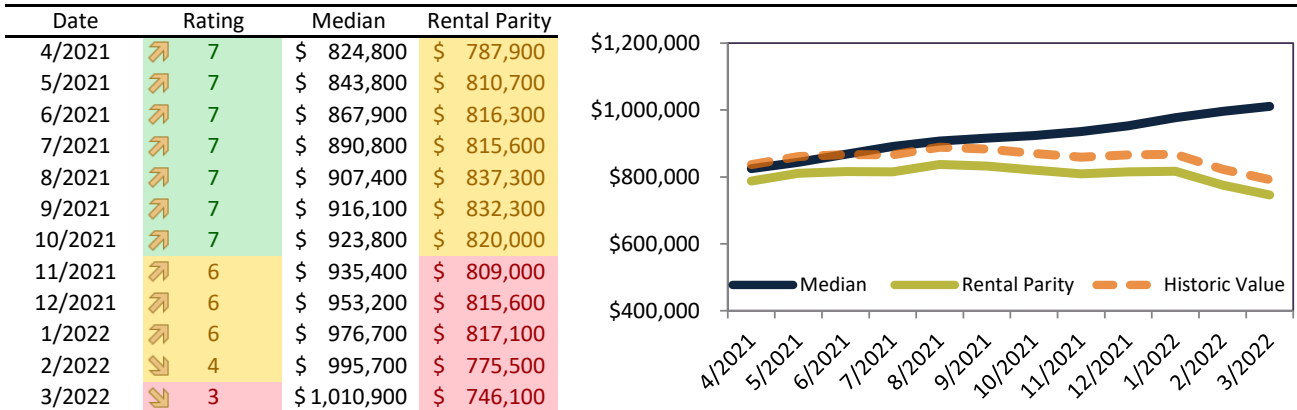
Median home price is \$1,010,900. Prices rose 24.3% year-over-year.

Monthly cost of ownership is \$4,492, and rents average \$3,316, making owning \$1,176 per month more costly than renting.

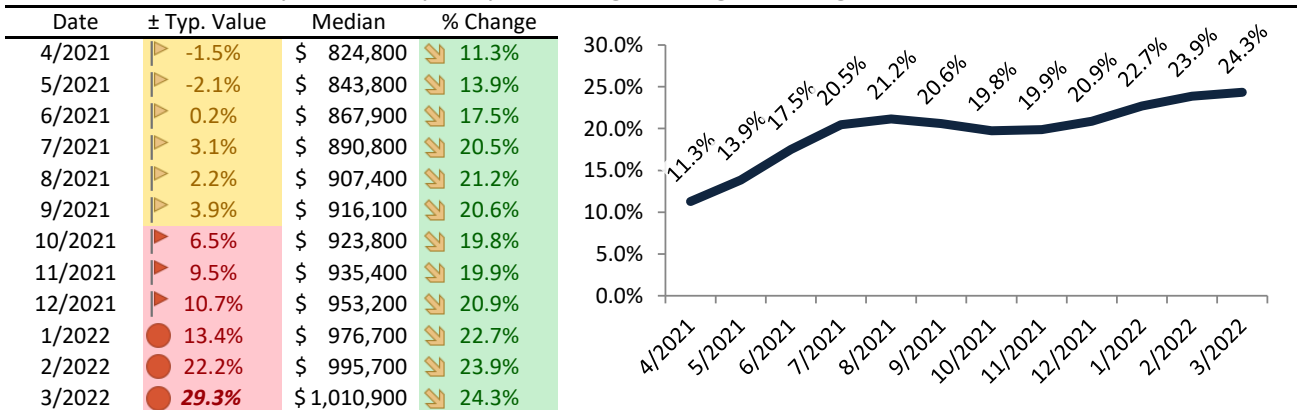
Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 3.1%.

Market rating = 3

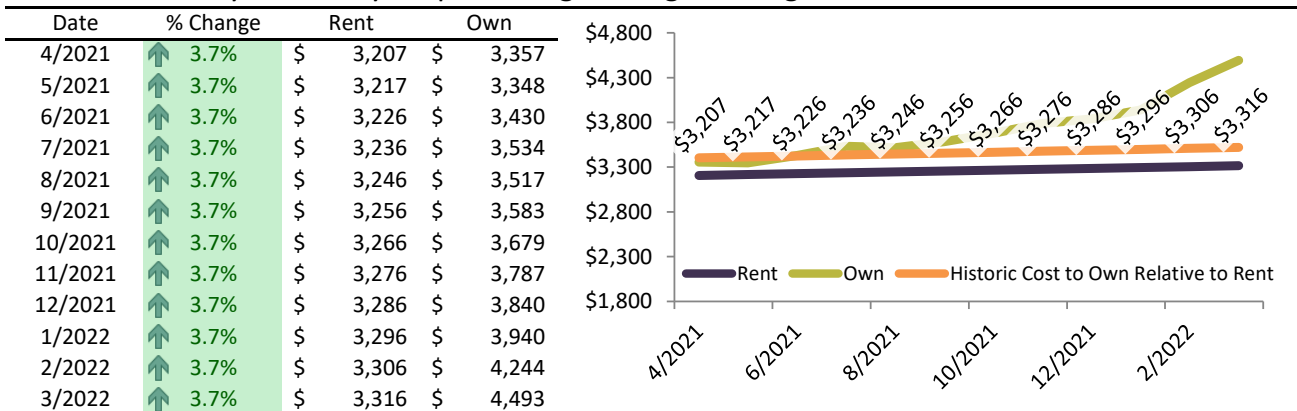
Median Home Price and Rental Parity trailing twelve months



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



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



Dana Point Housing Market Value & Trends Update

Historically, properties in this market sell at a 8.1% premium. Today's premium is 65.0%. This market is 56.9% overvalued.

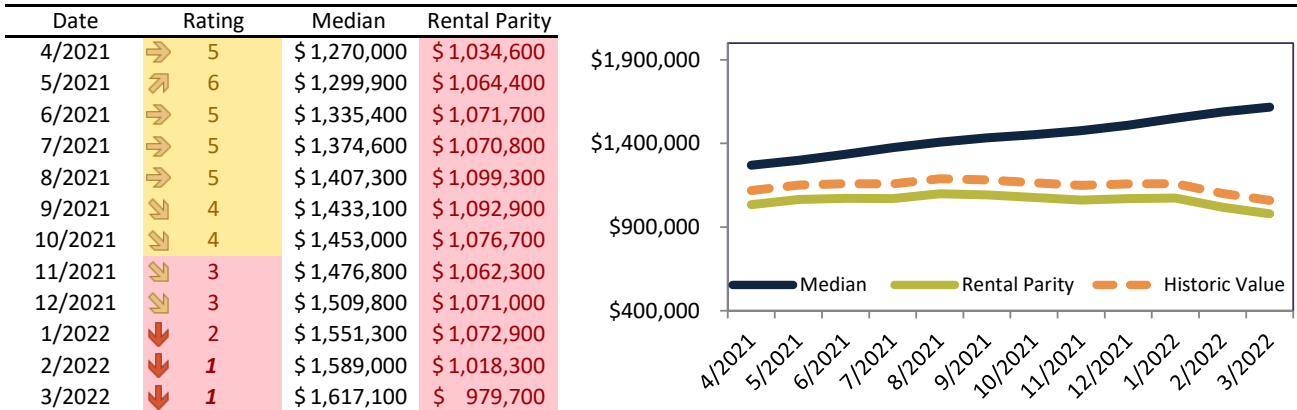
Median home price is \$1,617,100. Prices rose 29.2% year-over-year.

Monthly cost of ownership is \$7,186, and rents average \$4,354, making owning \$2,832 per month more costly than renting.

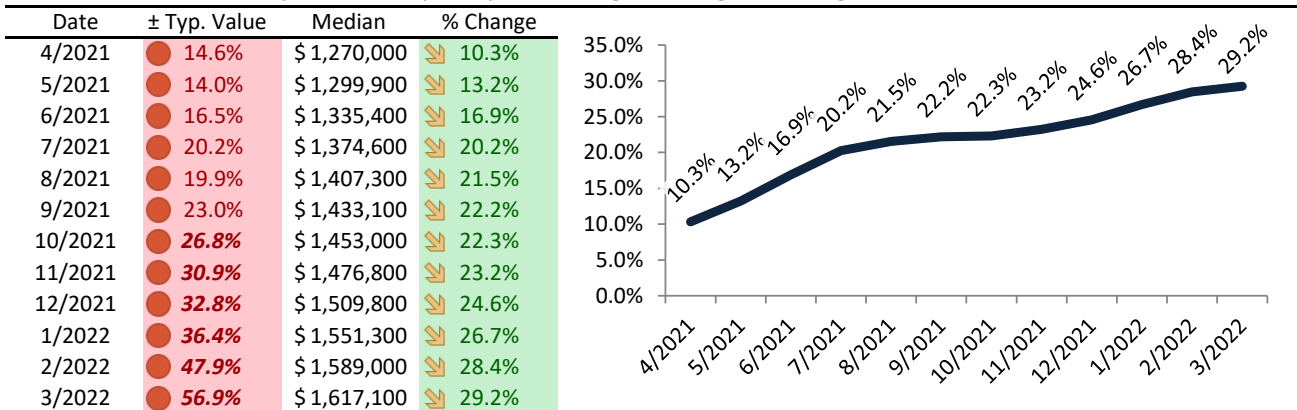
Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 2.6%.

Market rating = 1

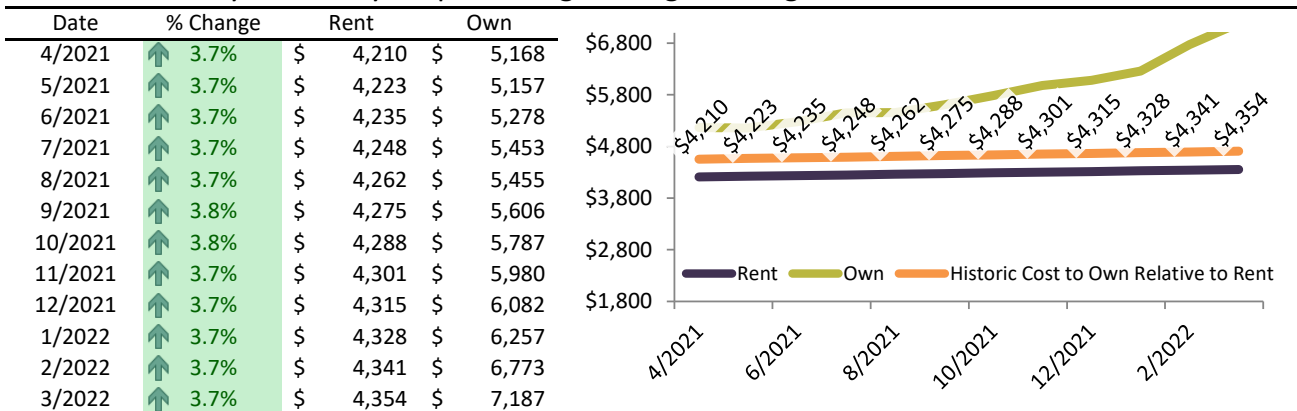
Median Home Price and Rental Parity trailing twelve months



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



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



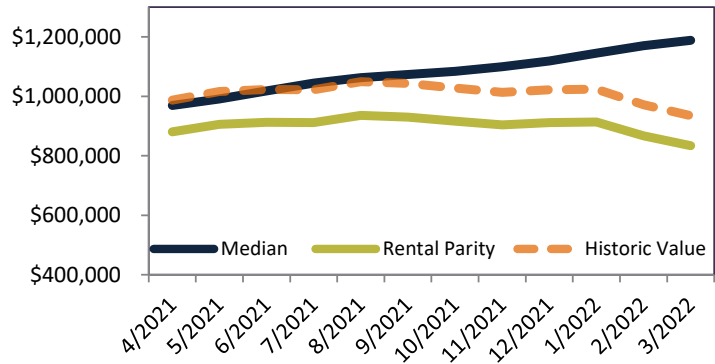
Fountain Valley Housing Market Value & Trends Update

Historically, properties in this market sell at a 12.1% premium. Today's premium is 42.5%. This market is 30.4% overvalued. Median home price is \$1,188,300. Prices rose 24.5% year-over-year. Monthly cost of ownership is \$5,281, and rents average \$3,706, making owning \$1,574 per month more costly than renting. Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 3.0%.

Market rating = 3

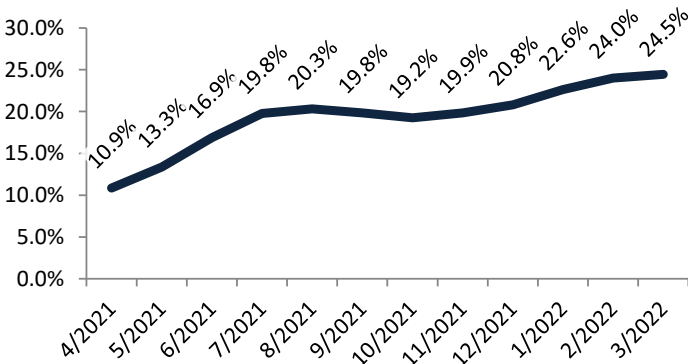
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
4/2021	7	\$ 969,300	\$ 880,800
5/2021	7	\$ 990,900	\$ 906,300
6/2021	7	\$ 1,018,300	\$ 912,500
7/2021	7	\$ 1,044,300	\$ 911,800
8/2021	7	\$ 1,063,000	\$ 935,900
9/2021	7	\$ 1,073,600	\$ 930,300
10/2021	7	\$ 1,084,100	\$ 916,500
11/2021	6	\$ 1,099,100	\$ 904,300
12/2021	6	\$ 1,118,700	\$ 911,700
1/2022	6	\$ 1,145,400	\$ 913,300
2/2022	4	\$ 1,170,300	\$ 866,900
3/2022	3	\$ 1,188,300	\$ 834,000



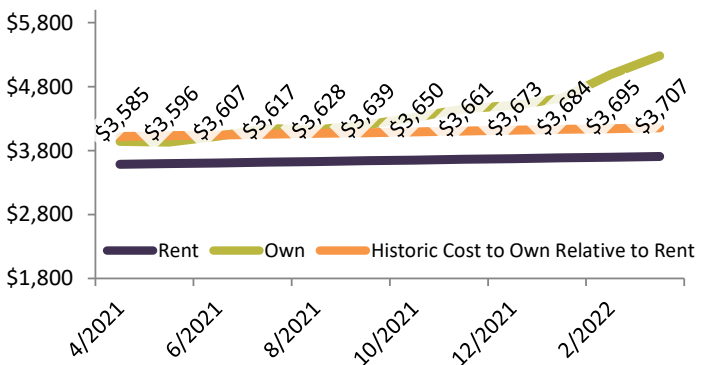
Resale Median and year-over-year percentage change trailing twelve months

Date	± Typ. Value	Median	% Change
4/2021	-2.1%	\$ 969,300	10.9%
5/2021	-2.8%	\$ 990,900	13.3%
6/2021	-0.5%	\$ 1,018,300	16.9%
7/2021	2.4%	\$ 1,044,300	19.8%
8/2021	1.5%	\$ 1,063,000	20.3%
9/2021	3.3%	\$ 1,073,600	19.8%
10/2021	6.2%	\$ 1,084,100	19.2%
11/2021	9.4%	\$ 1,099,100	19.9%
12/2021	10.6%	\$ 1,118,700	20.8%
1/2022	13.3%	\$ 1,145,400	22.6%
2/2022	22.9%	\$ 1,170,300	24.0%
3/2022	30.4%	\$ 1,188,300	24.5%



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

Date	% Change	Rent	Own
4/2021	3.8%	\$ 3,585	\$ 3,945
5/2021	3.8%	\$ 3,596	\$ 3,931
6/2021	3.7%	\$ 3,607	\$ 4,024
7/2021	3.7%	\$ 3,617	\$ 4,143
8/2021	3.7%	\$ 3,628	\$ 4,121
9/2021	3.7%	\$ 3,639	\$ 4,199
10/2021	3.7%	\$ 3,650	\$ 4,317
11/2021	3.7%	\$ 3,661	\$ 4,450
12/2021	3.7%	\$ 3,673	\$ 4,507
1/2022	3.7%	\$ 3,684	\$ 4,620
2/2022	3.7%	\$ 3,695	\$ 4,989
3/2022	3.7%	\$ 3,707	\$ 5,281



Fullerton Housing Market Value & Trends Update

Historically, properties in this market sell at a -2.5% discount. Today's premium is 31.6%. This market is 34.1% overvalued.

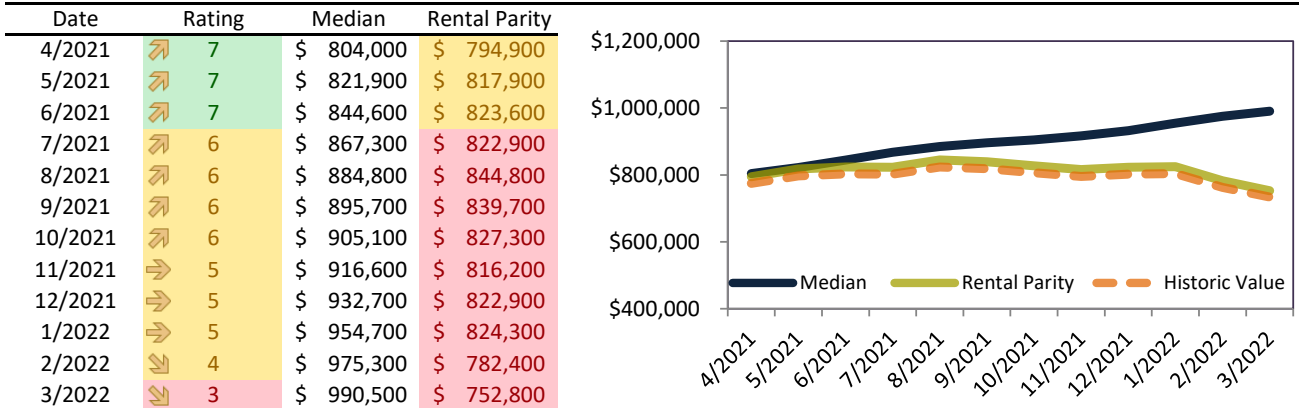
Median home price is \$990,500. Prices rose 25.1% year-over-year.

Monthly cost of ownership is \$4,402, and rents average \$3,345, making owning \$1,056 per month more costly than renting.

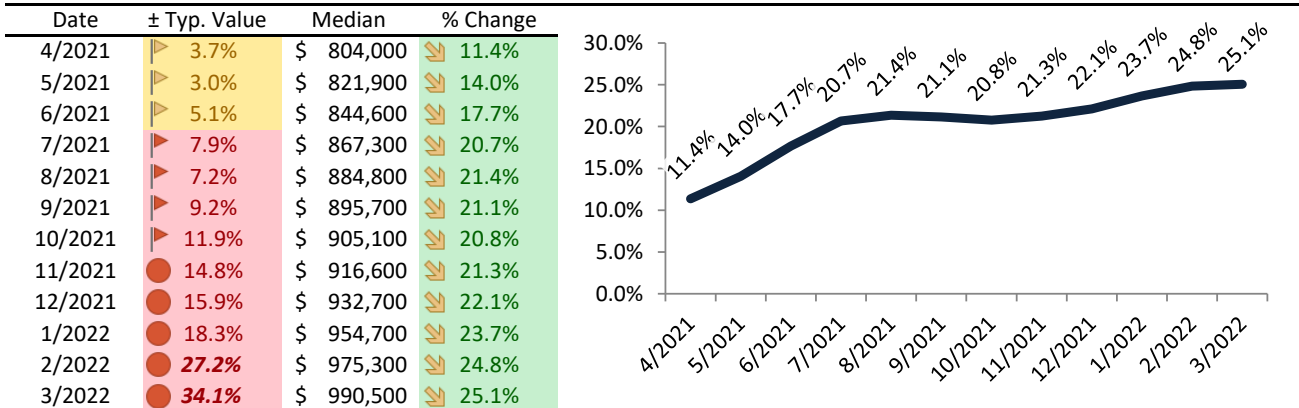
Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 3.2%.

Market rating = 3

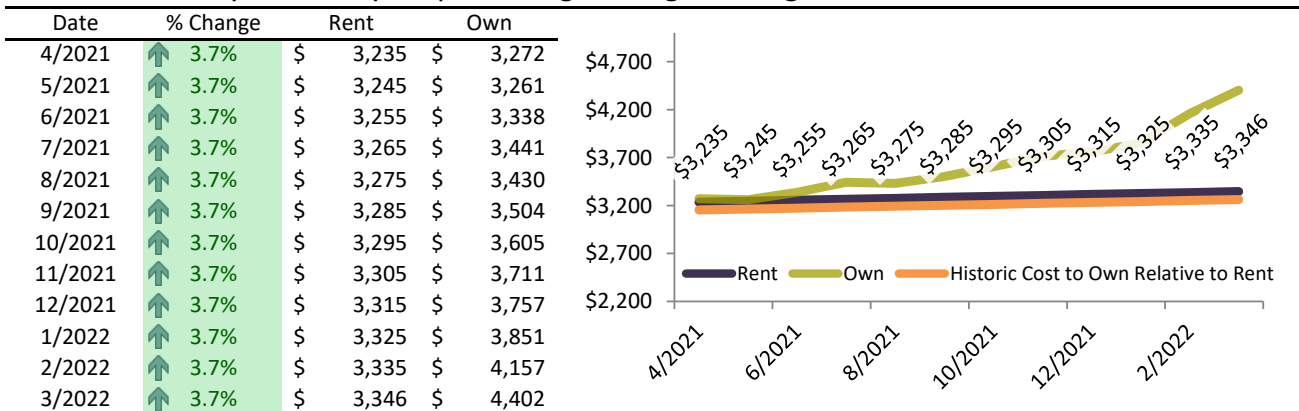
Median Home Price and Rental Parity trailing twelve months



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



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

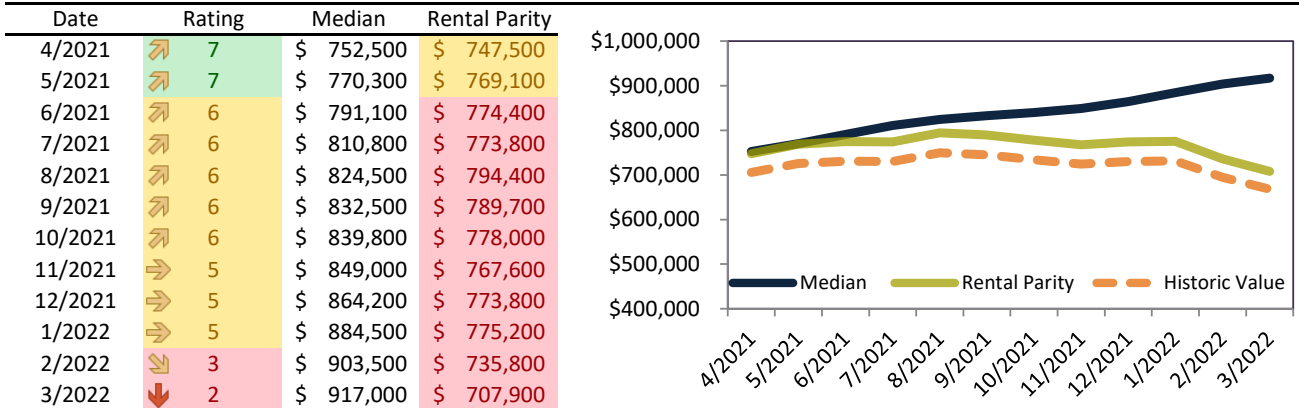


Garden Grove Housing Market Value & Trends Update

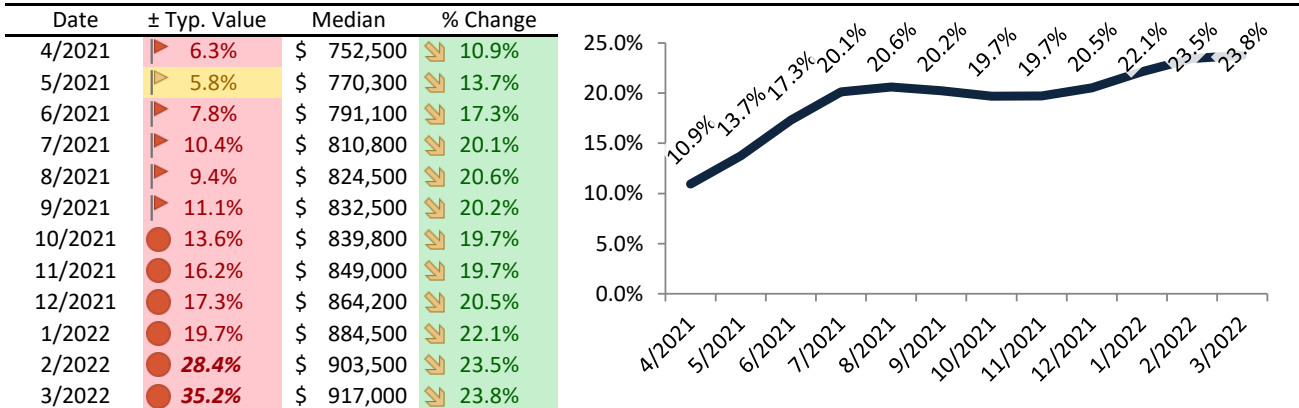
Historically, properties in this market sell at a -5.6% discount. Today's premium is 29.6%. This market is 35.2% overvalued. Median home price is \$917,000. Prices rose 23.8% year-over-year. Monthly cost of ownership is \$4,075, and rents average \$3,146, making owning \$929 per month more costly than renting. Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 3.3%.

Market rating = 2

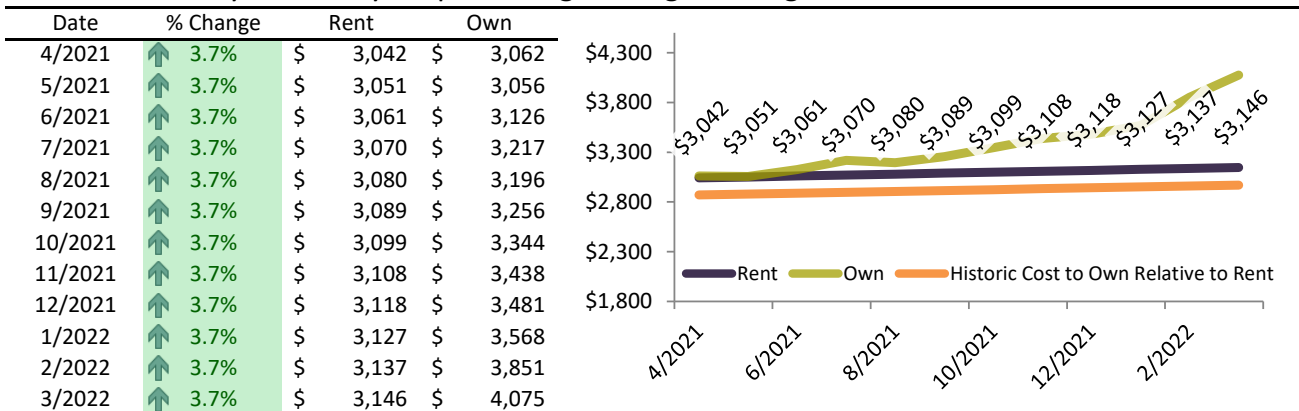
Median Home Price and Rental Parity trailing twelve months



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



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

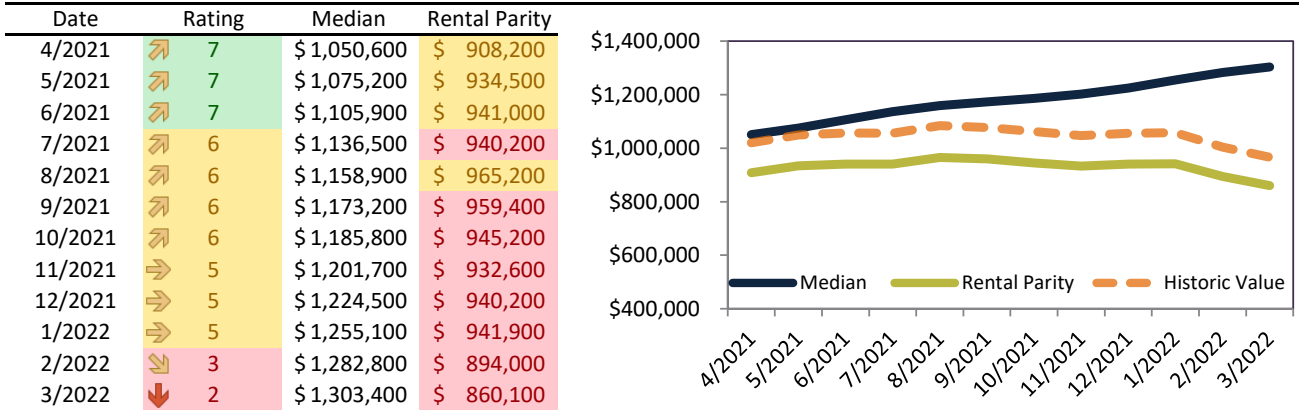


Huntington Beach Housing Market Value & Trends Update

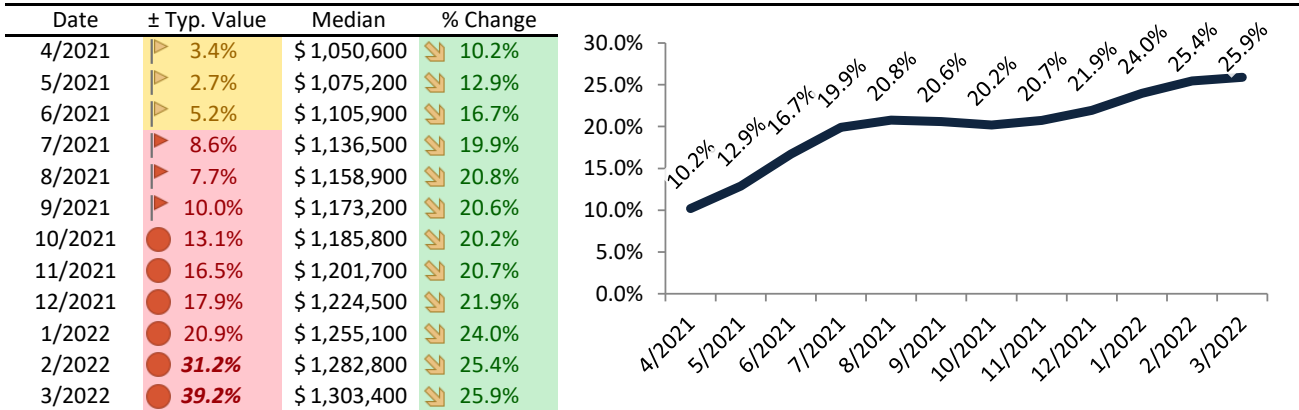
Historically, properties in this market sell at a 12.3% premium. Today's premium is 51.5%. This market is 39.2% overvalued. Median home price is \$1,303,400. Prices rose 25.9% year-over-year. Monthly cost of ownership is \$5,792, and rents average \$3,822, making owning \$1,970 per month more costly than renting. Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 2.8%.

Market rating = 2

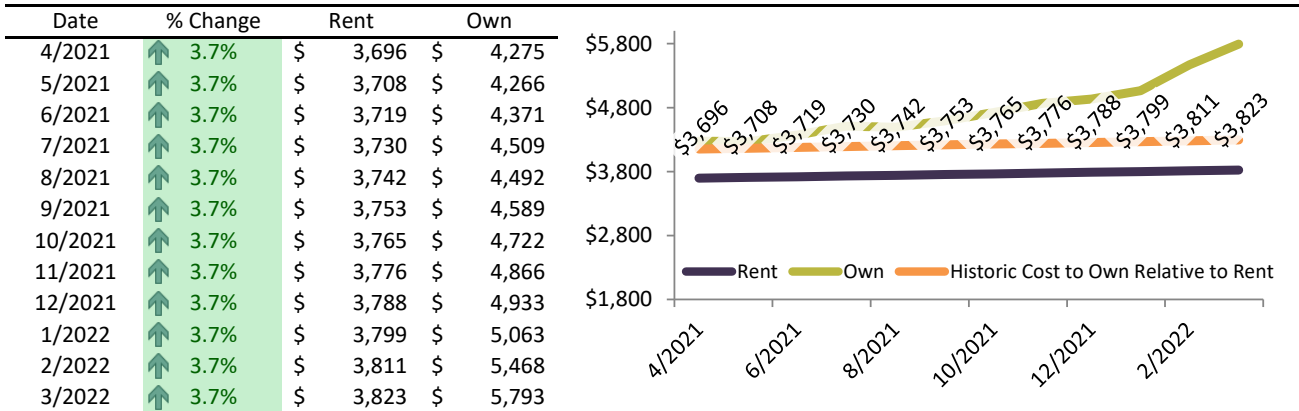
Median Home Price and Rental Parity trailing twelve months



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



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



Irvine Housing Market Value & Trends Update

Historically, properties in this market sell at a 9.2% premium. Today's premium is 61.6%. This market is 52.4% overvalued.

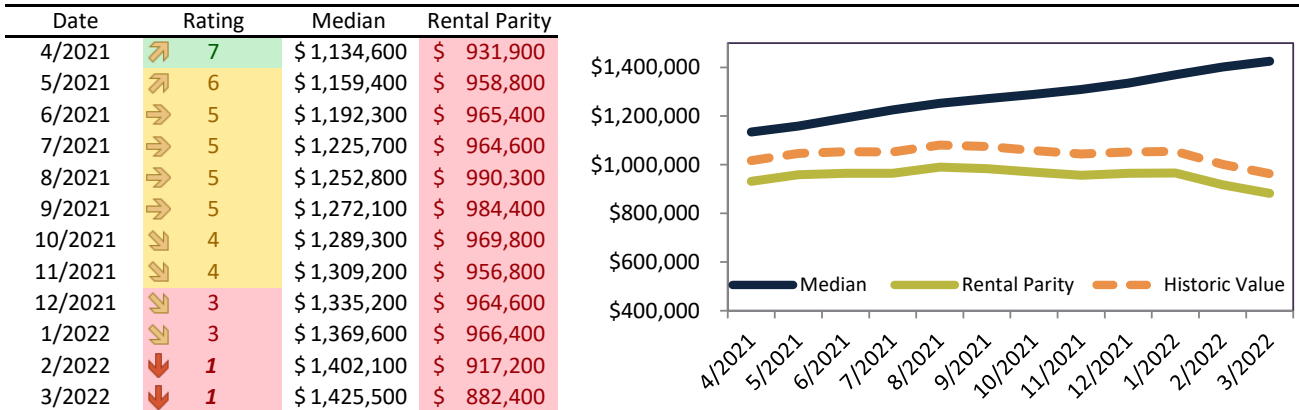
Median home price is \$1,425,500. Prices rose 27.2% year-over-year.

Monthly cost of ownership is \$6,335, and rents average \$3,921, making owning \$2,413 per month more costly than renting.

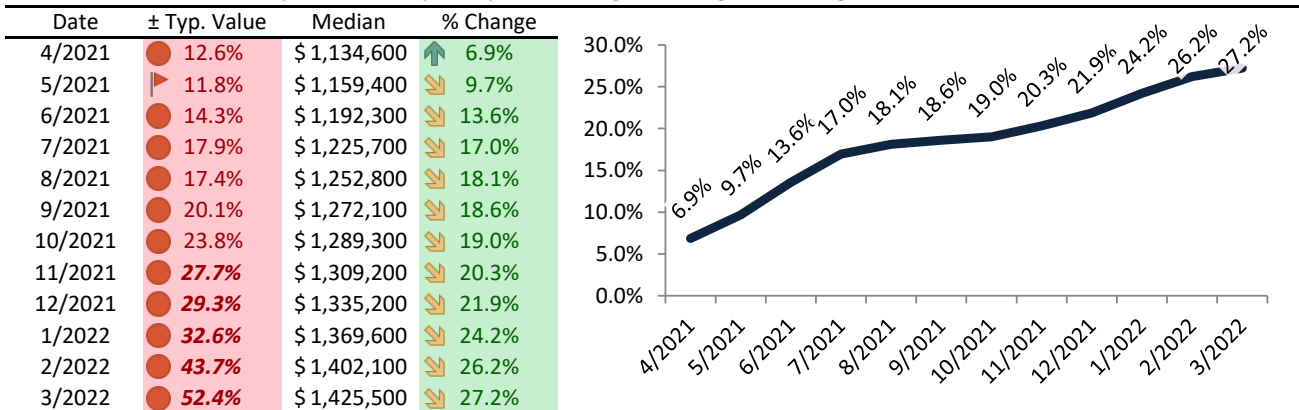
Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 2.6%.

Market rating = 1

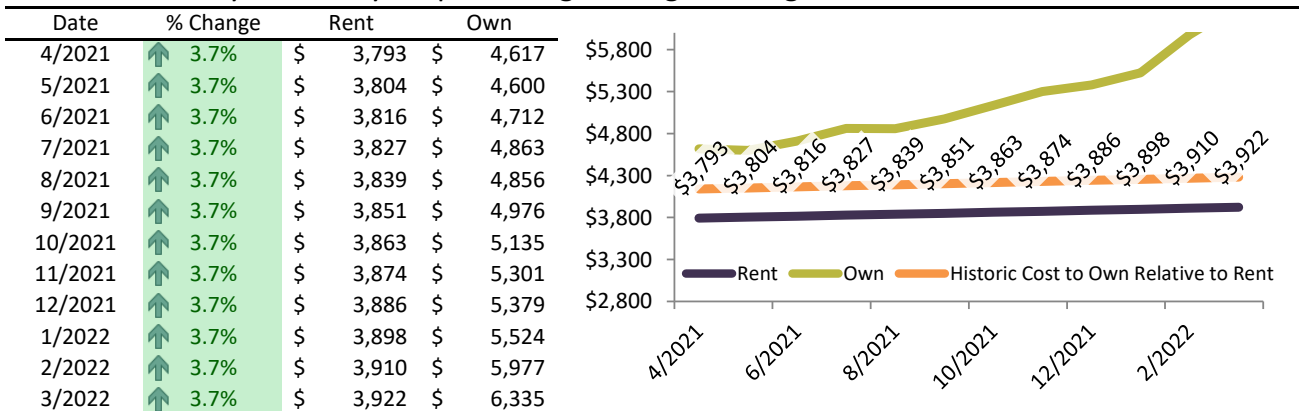
Median Home Price and Rental Parity trailing twelve months



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



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



Woodbridge Housing Market Value & Trends Update

Historically, properties in this market sell at a -1.3% discount. Today's premium is 45.4%. This market is 46.7% overvalued.

Median home price is \$1,236,100. Prices rose 27.4% year-over-year.

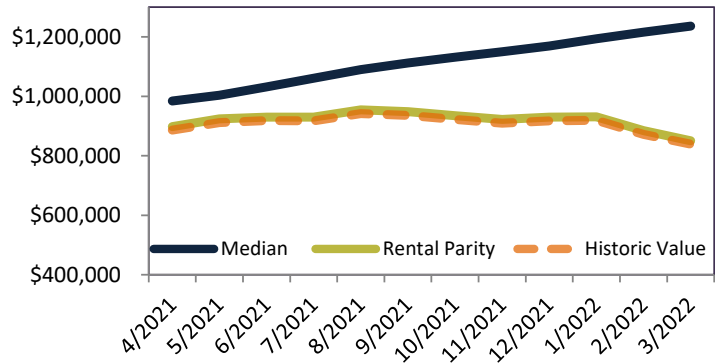
Monthly cost of ownership is \$5,493, and rents average \$3,780, making owning \$1,713 per month more costly than renting.

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

Market rating = 1

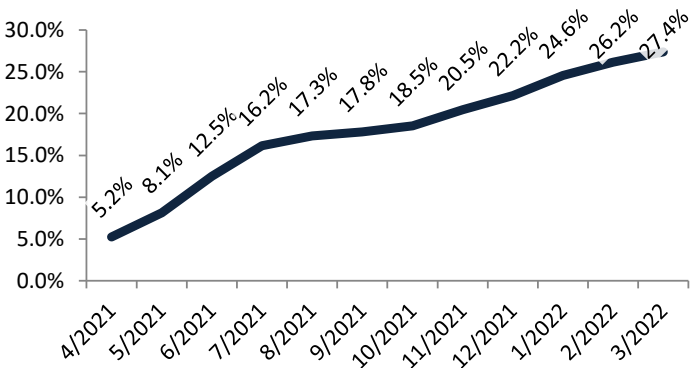
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
4/2021	7	\$ 984,300	\$ 898,200
5/2021	6	\$ 1,004,000	\$ 924,200
6/2021	6	\$ 1,031,800	\$ 930,500
7/2021	5	\$ 1,060,400	\$ 929,800
8/2021	5	\$ 1,089,600	\$ 954,500
9/2021	5	\$ 1,112,400	\$ 948,800
10/2021	4	\$ 1,131,900	\$ 934,800
11/2021	4	\$ 1,149,500	\$ 922,300
12/2021	4	\$ 1,169,300	\$ 929,800
1/2022	3	\$ 1,193,300	\$ 931,500
2/2022	2	\$ 1,215,600	\$ 884,100
3/2022	1	\$ 1,236,100	\$ 850,500



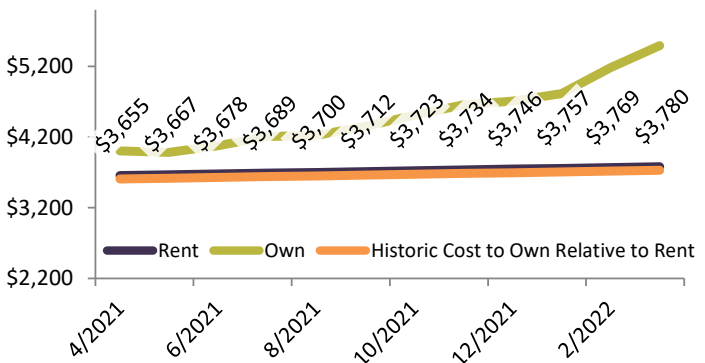
Resale Median and year-over-year percentage change trailing twelve months

Date	± Typ. Value	Median	% Change
4/2021	10.9%	\$ 984,300	5.2%
5/2021	10.0%	\$ 1,004,000	8.1%
6/2021	12.2%	\$ 1,031,800	12.5%
7/2021	15.4%	\$ 1,060,400	16.2%
8/2021	15.5%	\$ 1,089,600	17.3%
9/2021	18.6%	\$ 1,112,400	17.8%
10/2021	22.4%	\$ 1,131,900	18.5%
11/2021	26.0%	\$ 1,149,500	20.5%
12/2021	27.1%	\$ 1,169,300	22.2%
1/2022	29.4%	\$ 1,193,300	24.6%
2/2022	38.8%	\$ 1,215,600	26.2%
3/2022	46.7%	\$ 1,236,100	27.4%



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

Date	% Change	Rent	Own
4/2021	3.7%	\$ 3,655	\$ 4,006
5/2021	3.7%	\$ 3,667	\$ 3,983
6/2021	3.7%	\$ 3,678	\$ 4,078
7/2021	3.7%	\$ 3,689	\$ 4,207
8/2021	3.7%	\$ 3,700	\$ 4,224
9/2021	3.7%	\$ 3,712	\$ 4,351
10/2021	3.7%	\$ 3,723	\$ 4,508
11/2021	3.7%	\$ 3,734	\$ 4,654
12/2021	3.7%	\$ 3,746	\$ 4,710
1/2022	3.7%	\$ 3,757	\$ 4,813
2/2022	3.7%	\$ 3,769	\$ 5,182
3/2022	3.7%	\$ 3,780	\$ 5,494

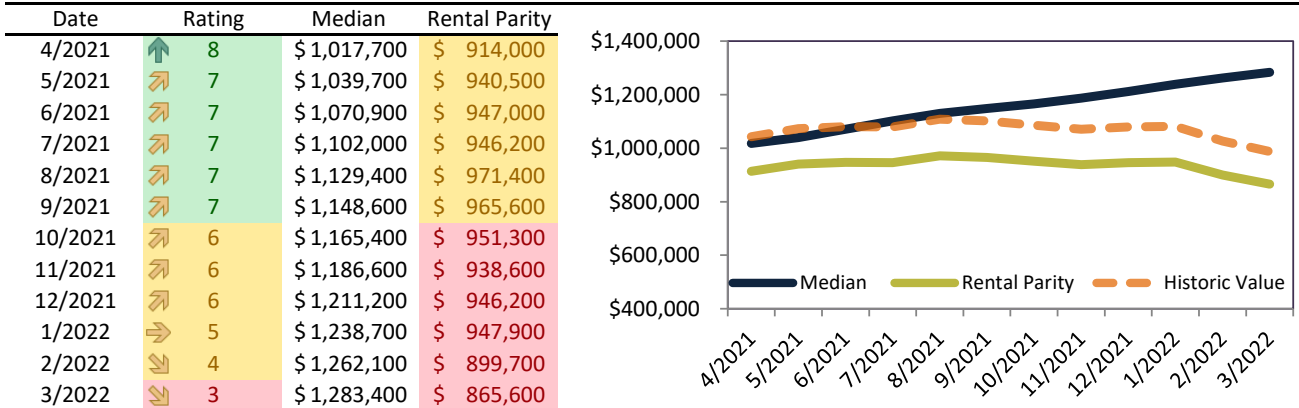


West Park Housing Market Value & Trends Update

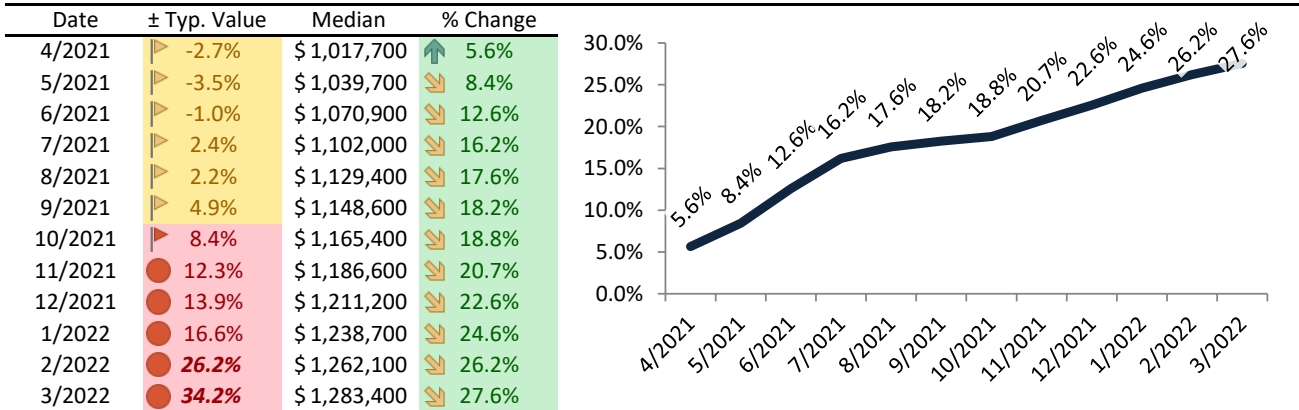
Historically, properties in this market sell at a 14.1% premium. Today's premium is 48.3%. This market is 34.2% overvalued. Median home price is \$1,283,400. Prices rose 27.6% year-over-year. Monthly cost of ownership is \$5,703, and rents average \$3,847, making owning \$1,856 per month more costly than renting. Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 2.9%.

Market rating = 3

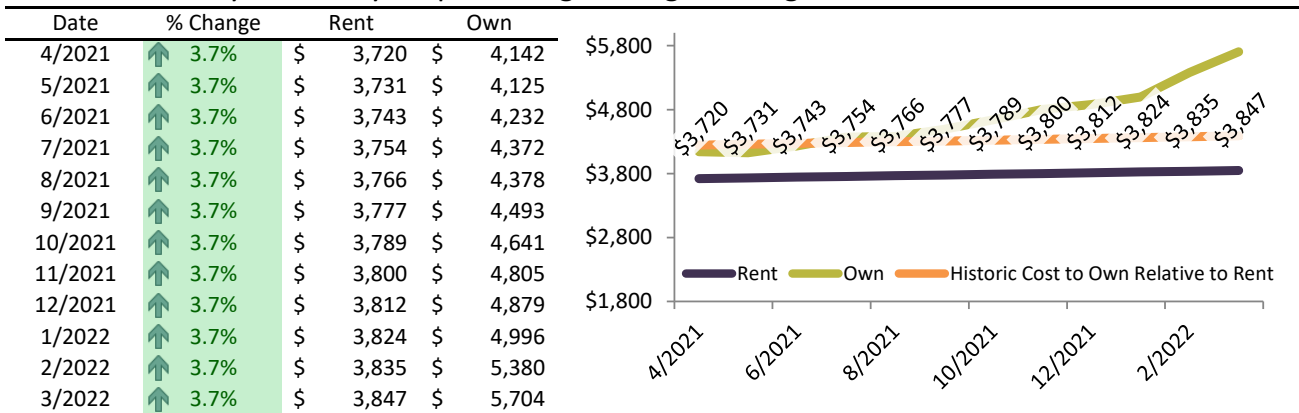
Median Home Price and Rental Parity trailing twelve months



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



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

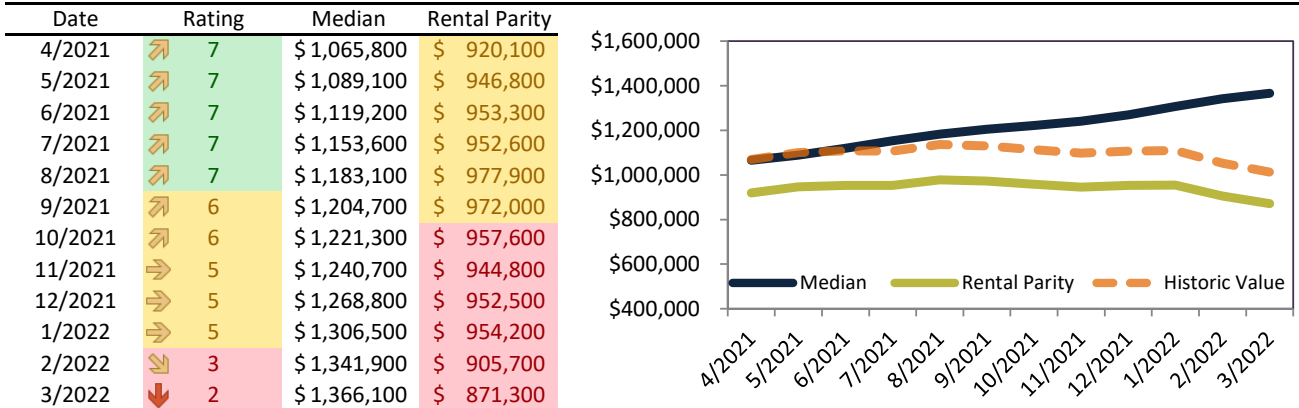


Northwood Housing Market Value & Trends Update

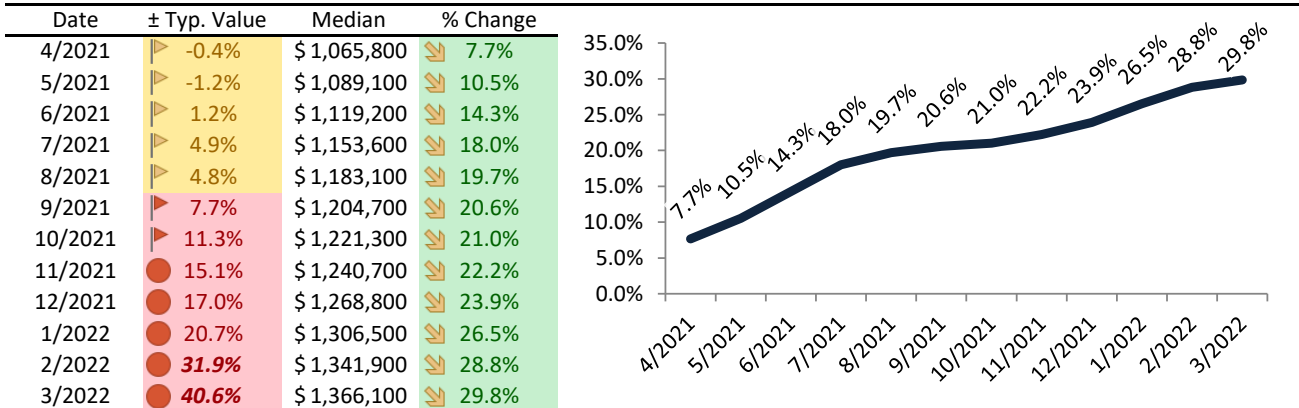
Historically, properties in this market sell at a 16.2% premium. Today's premium is 56.8%. This market is 40.6% overvalued. Median home price is \$1,366,100. Prices rose 29.8% year-over-year. Monthly cost of ownership is \$6,071, and rents average \$3,872, making owning \$2,198 per month more costly than renting. Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 2.7%.

Market rating = 2

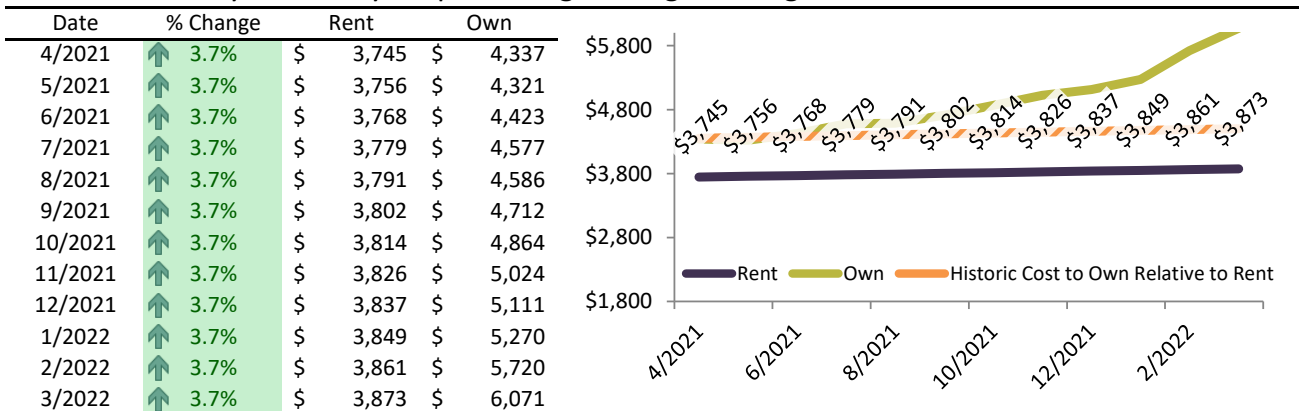
Median Home Price and Rental Parity trailing twelve months



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



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

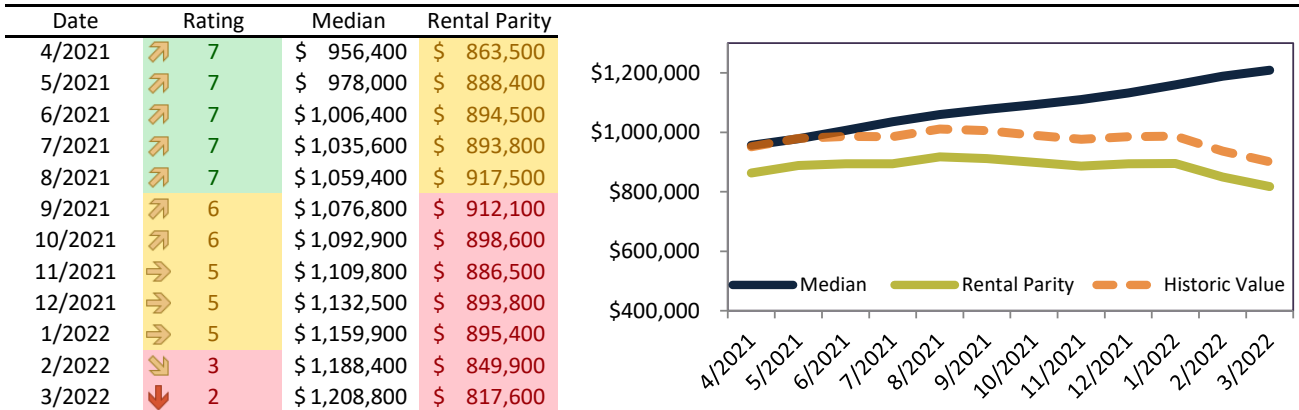


El Camino Real Housing Market Value & Trends Update

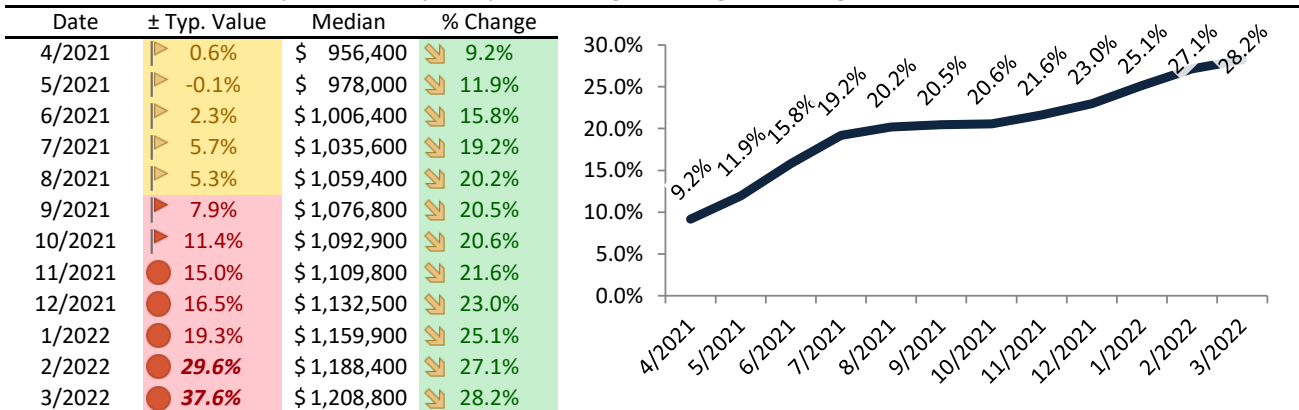
Historically, properties in this market sell at a 10.2% premium. Today's premium is 47.8%. This market is 37.6% overvalued. Median home price is \$1,208,800. Prices rose 28.2% year-over-year. Monthly cost of ownership is \$5,372, and rents average \$3,633, making owning \$1,738 per month more costly than renting. Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 2.9%.

Market rating = 2

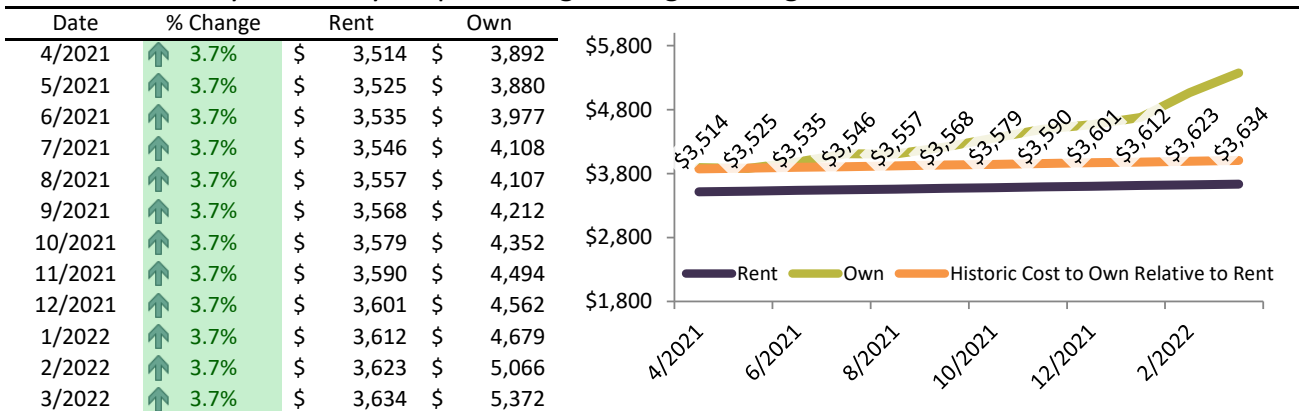
Median Home Price and Rental Parity trailing twelve months



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



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

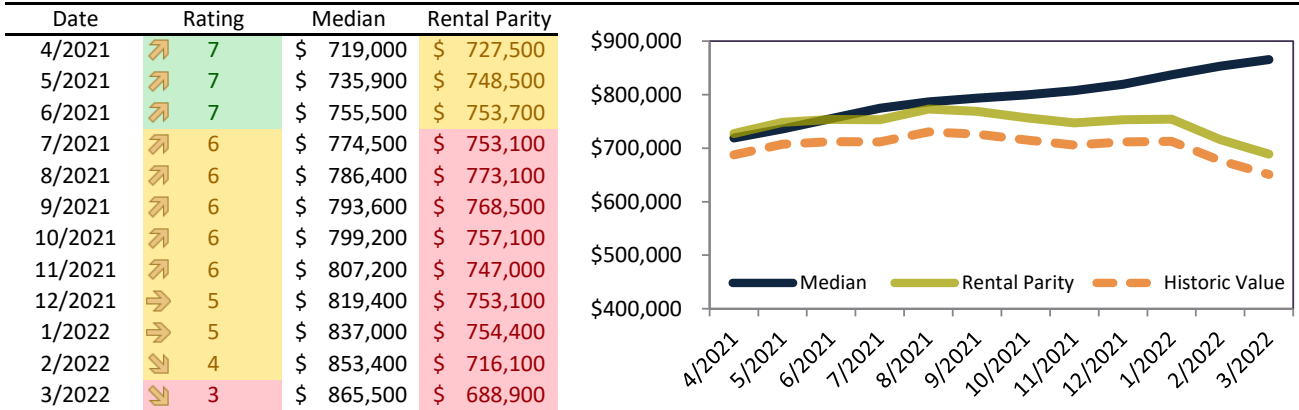


La Habra Housing Market Value & Trends Update

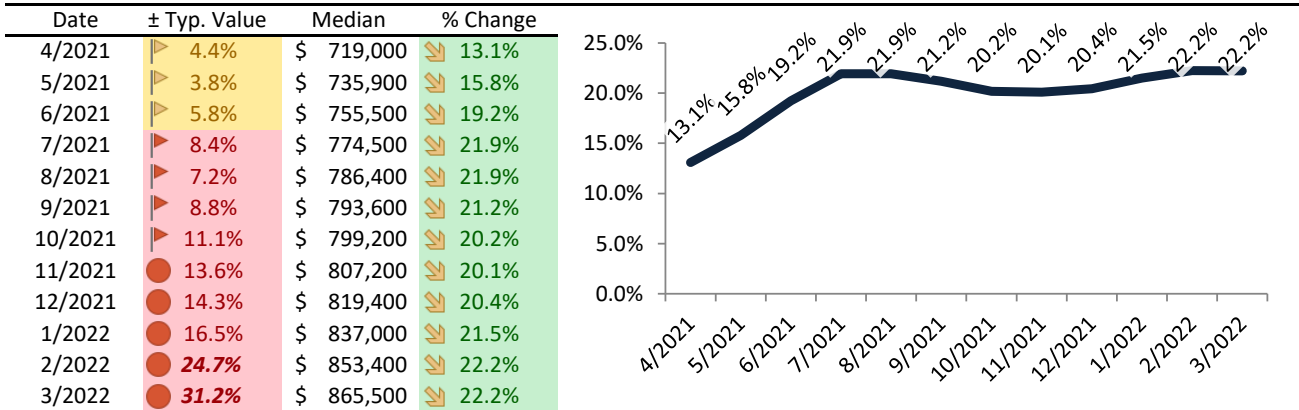
Historically, properties in this market sell at a -5.5% discount. Today's premium is 25.7%. This market is 31.2% overvalued. Median home price is \$865,500. Prices rose 22.2% year-over-year. Monthly cost of ownership is \$3,846, and rents average \$3,061, making owning \$784 per month more costly than renting. Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 3.4%.

Market rating = 3

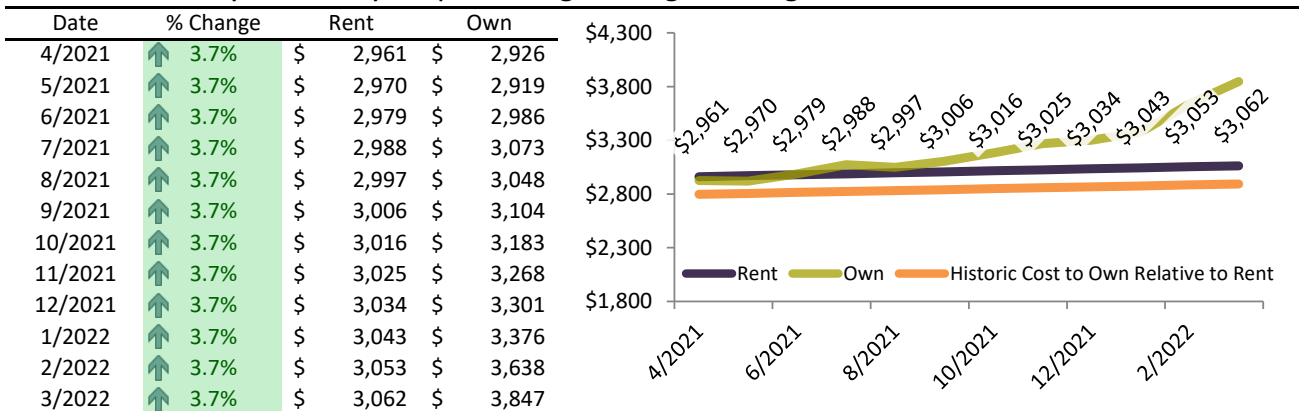
Median Home Price and Rental Parity trailing twelve months



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



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

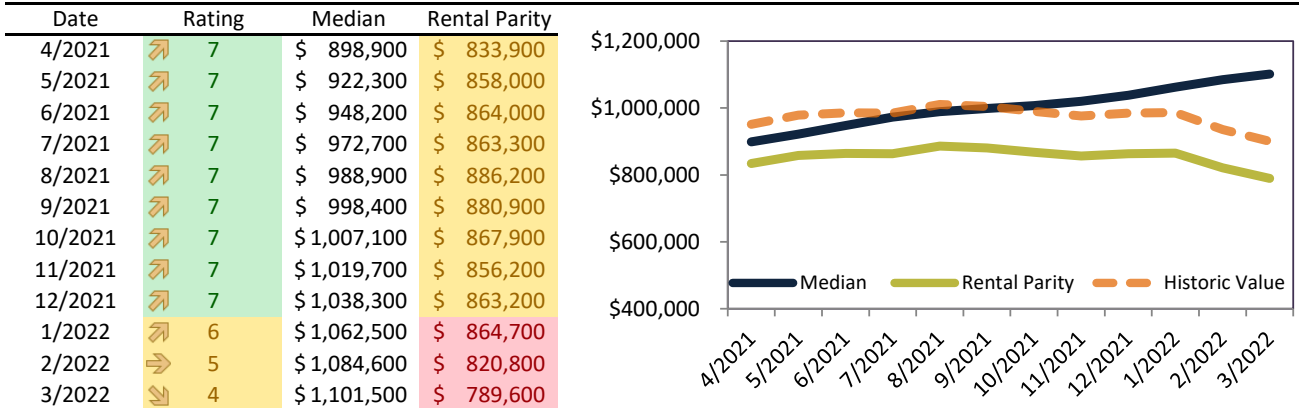


La Palma Housing Market Value & Trends Update

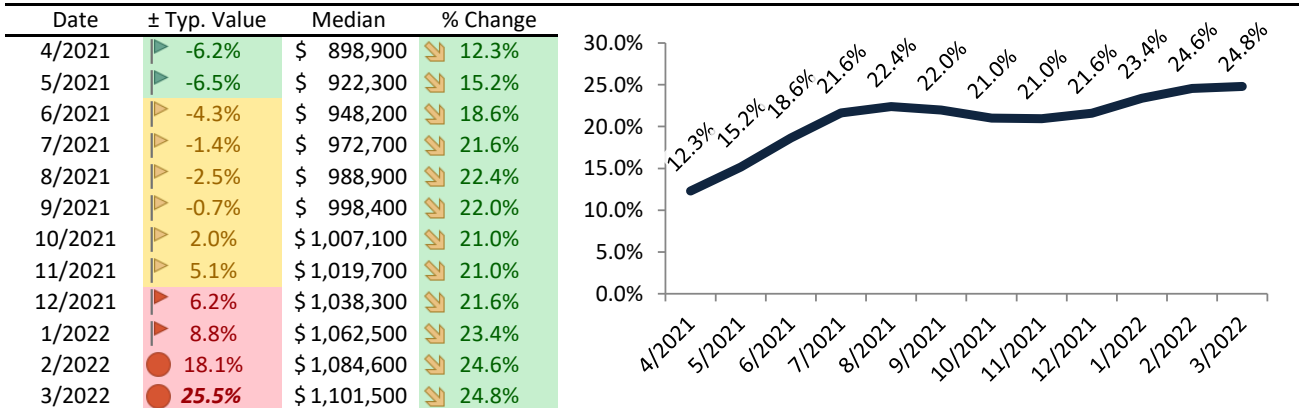
Historically, properties in this market sell at a 14.0% premium. Today's premium is 39.5%. This market is 25.5% overvalued. Median home price is \$1,101,500. Prices rose 24.8% year-over-year. Monthly cost of ownership is \$4,895, and rents average \$3,509, making owning \$1,385 per month more costly than renting. Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 3.1%.

Market rating = 4

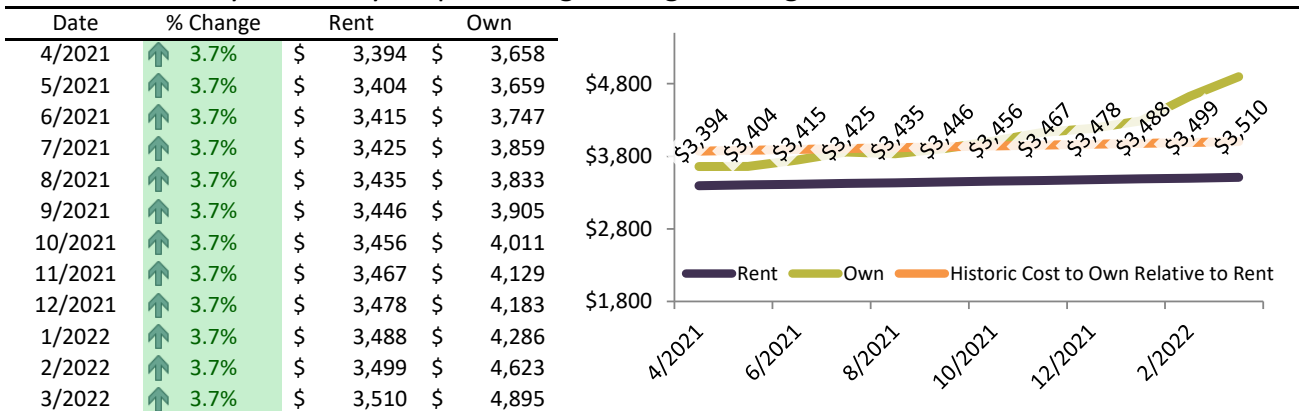
Median Home Price and Rental Parity trailing twelve months



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



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



Ladera Ranch Housing Market Value & Trends Update

Historically, properties in this market sell at a 0.2% premium. Today's premium is 43.9%. This market is 43.7% overvalued.

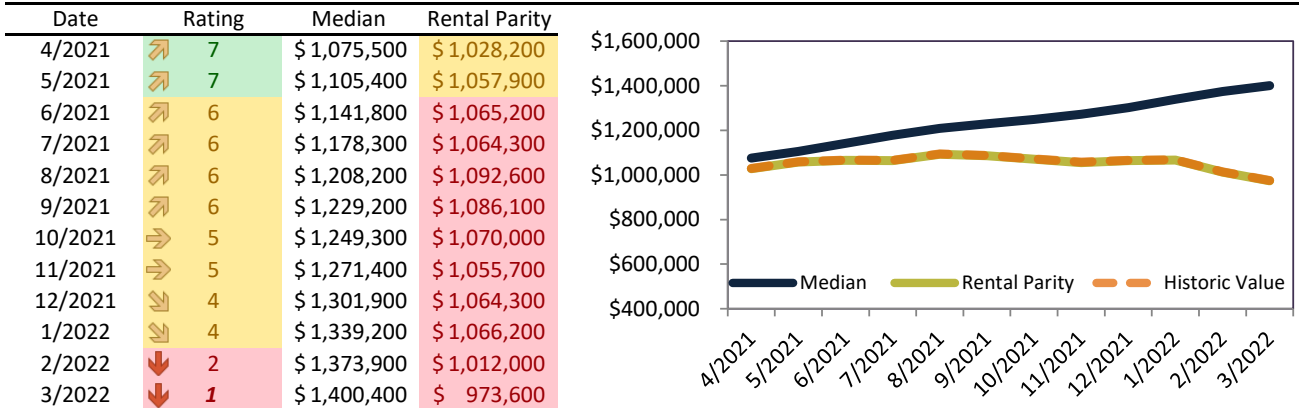
Median home price is \$1,400,400. Prices rose 32.6% year-over-year.

Monthly cost of ownership is \$6,223, and rents average \$4,327, making owning \$1,896 per month more costly than renting.

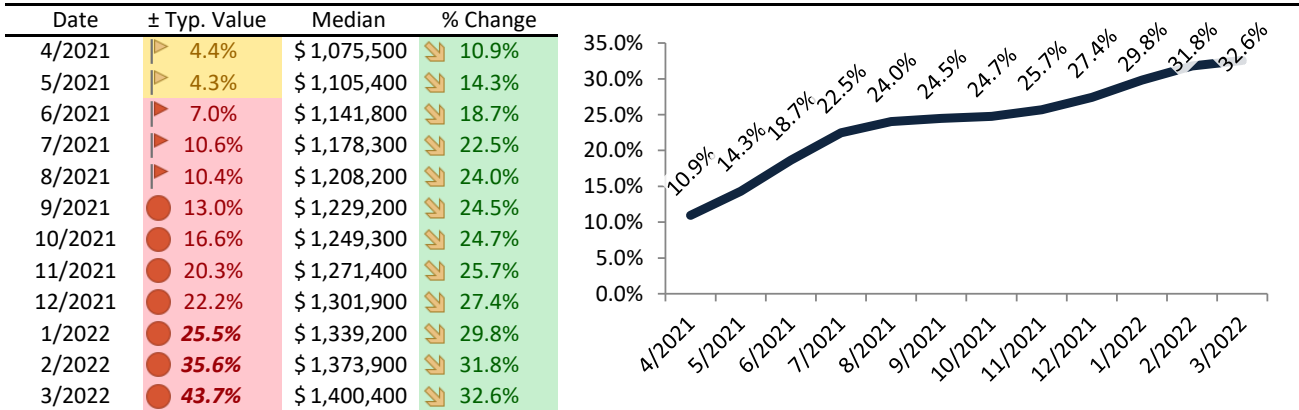
Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 3.0%.

Market rating = 1

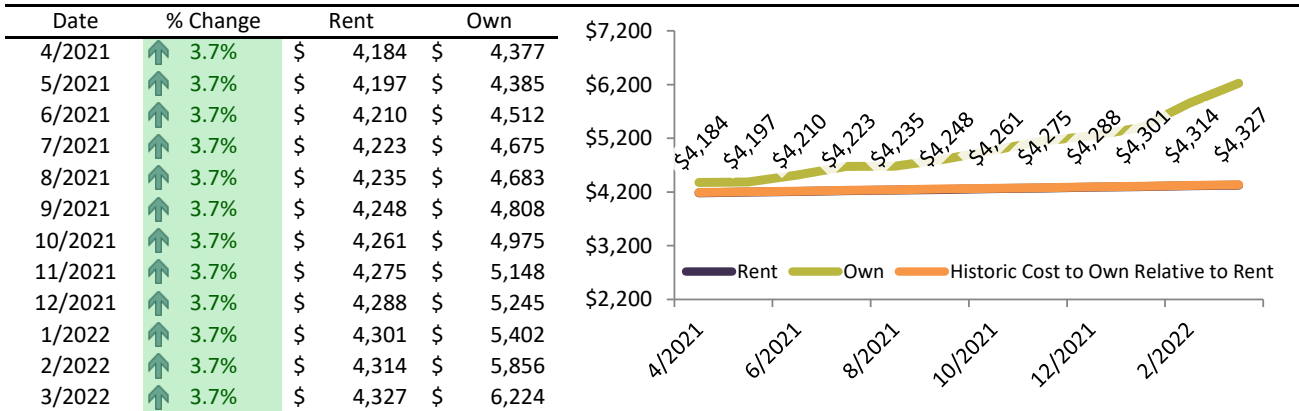
Median Home Price and Rental Parity trailing twelve months



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



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



Laguna Hills Housing Market Value & Trends Update

Historically, properties in this market sell at a -3.6% discount. Today's premium is 36.2%. This market is 39.8% overvalued.

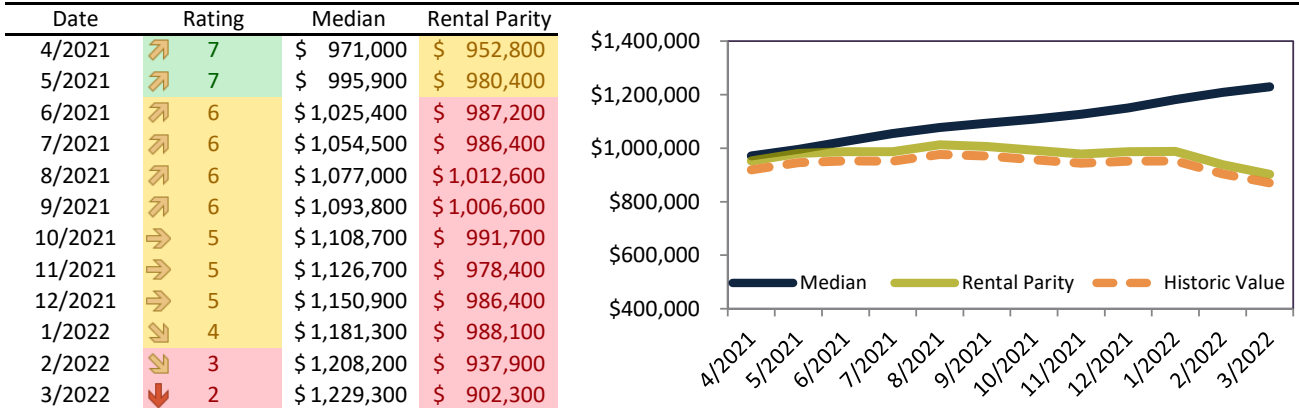
Median home price is \$1,229,300. Prices rose 28.6% year-over-year.

Monthly cost of ownership is \$5,463, and rents average \$4,010, making owning \$1,453 per month more costly than renting.

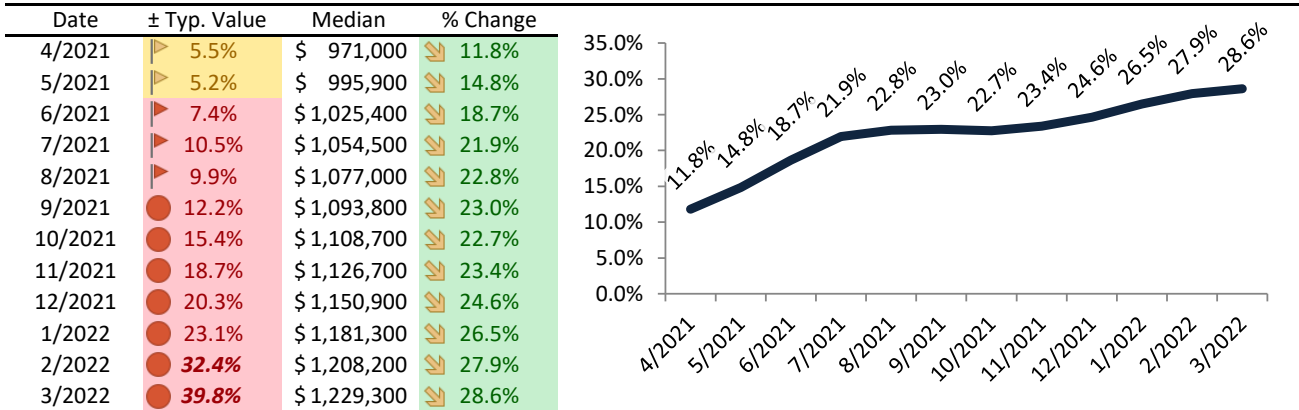
Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 3.1%.

Market rating = 2

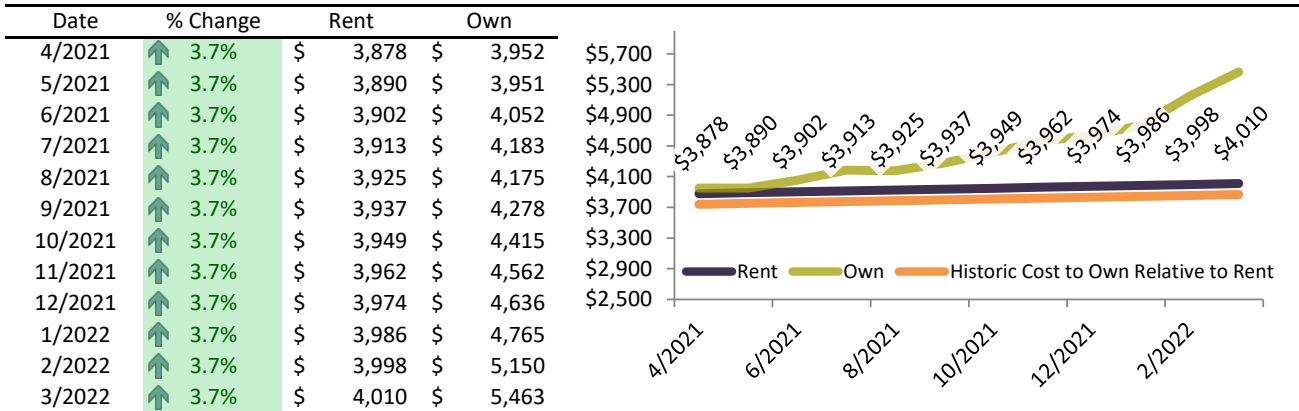
Median Home Price and Rental Parity trailing twelve months



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



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



Laguna Niguel Housing Market Value & Trends Update

Historically, properties in this market sell at a 5.0% premium. Today's premium is 55.8%. This market is 50.8% overvalued.

Median home price is \$1,440,700. Prices rose 31.1% year-over-year.

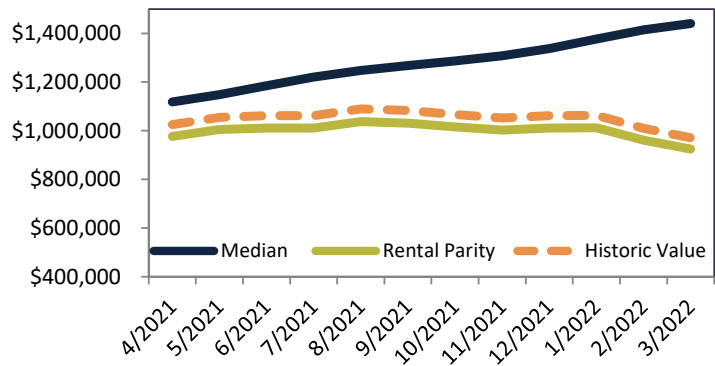
Monthly cost of ownership is \$6,402, and rents average \$4,109, making owning \$2,293 per month more costly than renting.

Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 2.7%.

Market rating = 1

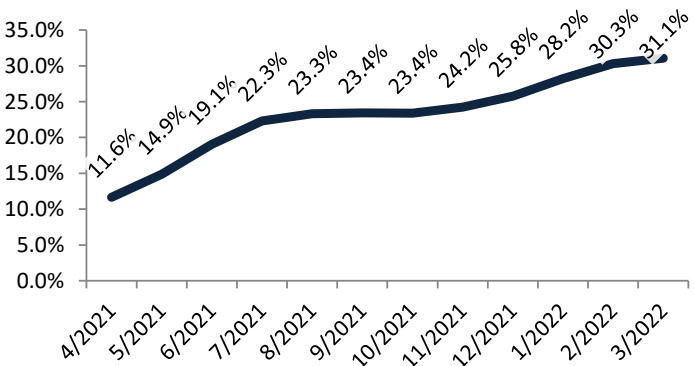
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
4/2021	6	\$1,118,500	\$ 976,500
5/2021	6	\$1,148,600	\$ 1,004,700
6/2021	6	\$1,185,400	\$ 1,011,600
7/2021	5	\$1,220,600	\$ 1,010,800
8/2021	5	\$1,248,100	\$ 1,037,700
9/2021	5	\$1,268,200	\$ 1,031,600
10/2021	4	\$1,286,800	\$ 1,016,300
11/2021	4	\$1,308,100	\$ 1,002,700
12/2021	4	\$1,337,500	\$ 1,010,900
1/2022	3	\$1,376,900	\$ 1,012,700
2/2022	1	\$1,414,400	\$ 961,200
3/2022	1	\$1,440,700	\$ 924,700



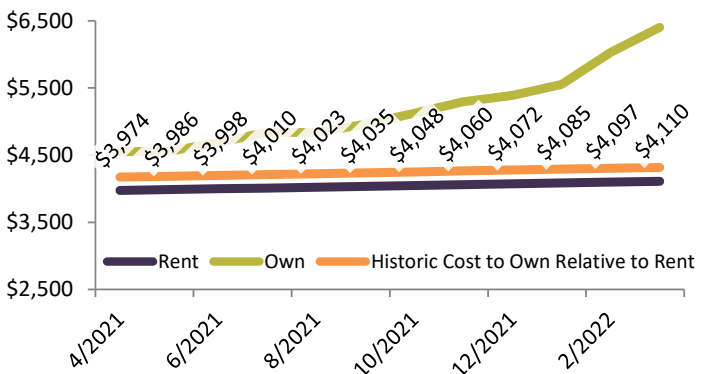
Resale Median and year-over-year percentage change trailing twelve months

Date	± Typ. Value	Median	% Change
4/2021	9.5%	\$1,118,500	11.6%
5/2021	9.3%	\$1,148,600	14.9%
6/2021	12.2%	\$1,185,400	19.1%
7/2021	15.7%	\$1,220,600	22.3%
8/2021	15.3%	\$1,248,100	23.3%
9/2021	17.9%	\$1,268,200	23.4%
10/2021	21.6%	\$1,286,800	23.4%
11/2021	25.4%	\$1,308,100	24.2%
12/2021	27.3%	\$1,337,500	25.8%
1/2022	30.9%	\$1,376,900	28.2%
2/2022	42.1%	\$1,414,400	30.3%
3/2022	50.8%	\$1,440,700	31.1%



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

Date	% Change	Rent	Own
4/2021	3.7%	\$ 3,974	\$ 4,552
5/2021	3.7%	\$ 3,986	\$ 4,557
6/2021	3.7%	\$ 3,998	\$ 4,685
7/2021	3.7%	\$ 4,010	\$ 4,842
8/2021	3.7%	\$ 4,023	\$ 4,838
9/2021	3.8%	\$ 4,035	\$ 4,961
10/2021	3.7%	\$ 4,048	\$ 5,125
11/2021	3.7%	\$ 4,060	\$ 5,296
12/2021	3.7%	\$ 4,072	\$ 5,388
1/2022	3.7%	\$ 4,085	\$ 5,554
2/2022	3.7%	\$ 4,097	\$ 6,029
3/2022	3.7%	\$ 4,110	\$ 6,403



Laguna Woods Housing Market Value & Trends Update

Historically, properties in this market sell at a -39.5% discount. Today's discount is 29.0%. This market is 10.5% overvalued.

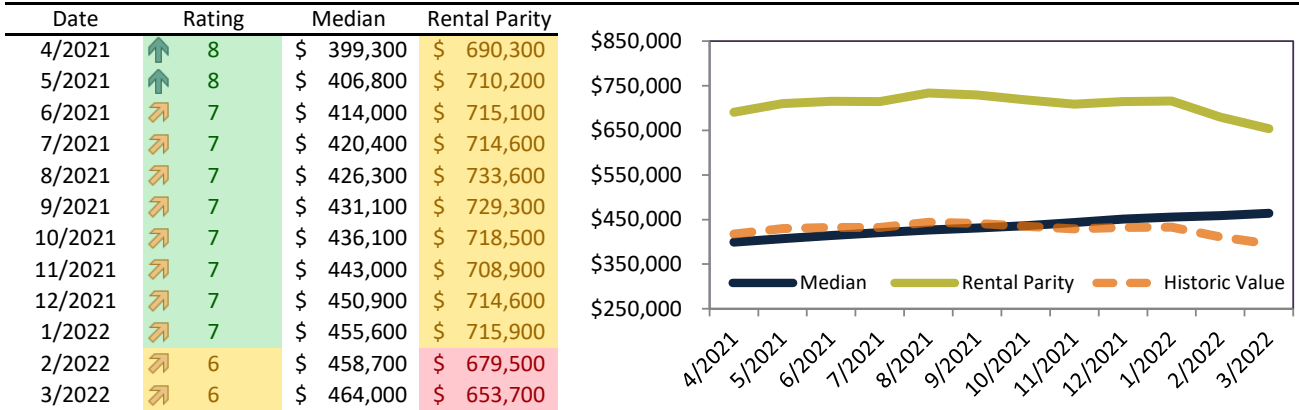
Median home price is \$464,000. Prices rose 17.6% year-over-year.

Monthly cost of ownership is \$2,062, and rents average \$2,905, making owning \$843 per month less costly than renting.

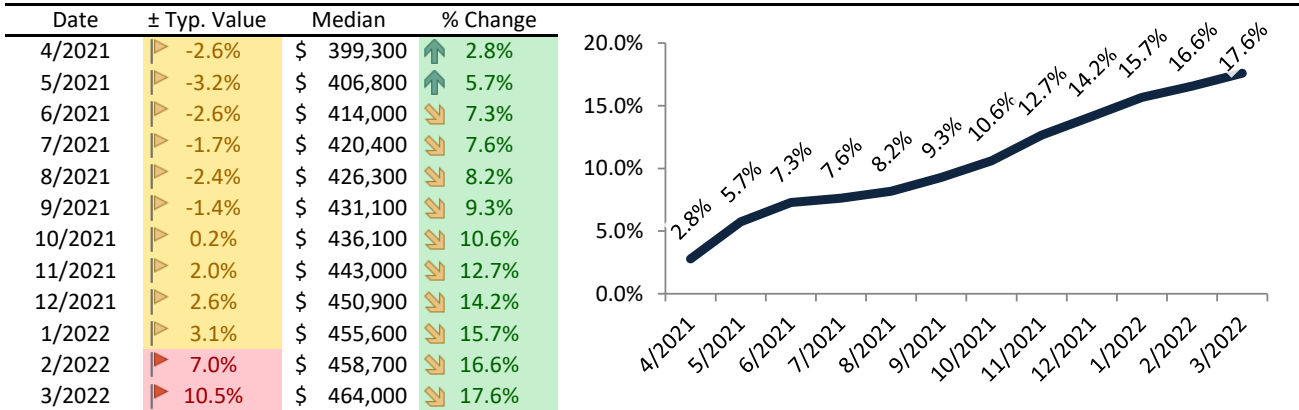
Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 6.0%.

Market rating = 6

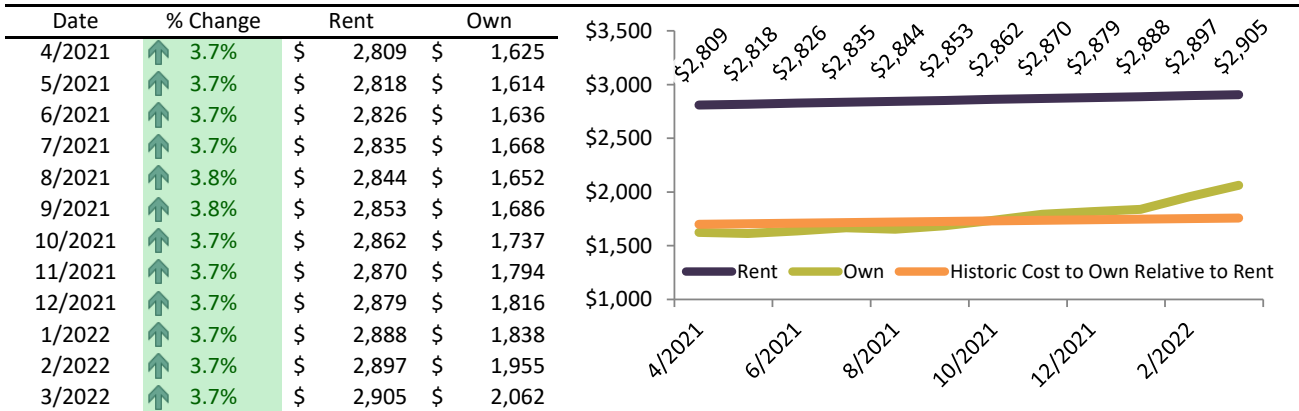
Median Home Price and Rental Parity trailing twelve months



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



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



Lake Forest Housing Market Value & Trends Update

Historically, properties in this market sell at a -2.5% discount. Today's premium is 36.1%. This market is 38.6% overvalued.

Median home price is \$1,121,400. Prices rose 27.4% year-over-year.

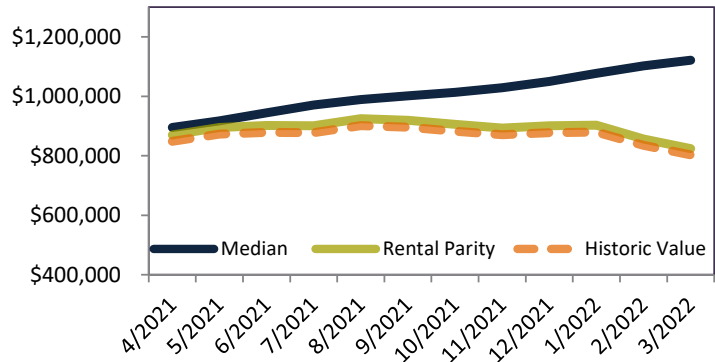
Monthly cost of ownership is \$4,983, and rents average \$3,662, making owning \$1,320 per month more costly than renting.

Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 3.1%.

Market rating = 2

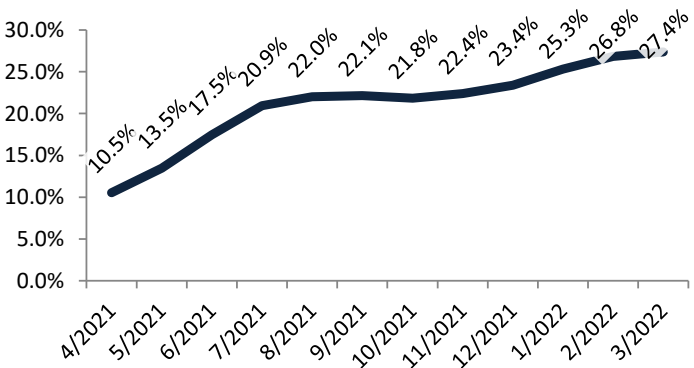
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
4/2021	7	\$ 895,300	\$ 870,400
5/2021	7	\$ 917,500	\$ 895,500
6/2021	6	\$ 944,800	\$ 901,700
7/2021	6	\$ 970,600	\$ 900,900
8/2021	6	\$ 989,600	\$ 924,800
9/2021	6	\$ 1,002,000	\$ 919,300
10/2021	5	\$ 1,013,600	\$ 905,700
11/2021	5	\$ 1,029,000	\$ 893,600
12/2021	5	\$ 1,049,800	\$ 900,900
1/2022	4	\$ 1,077,400	\$ 902,500
2/2022	3	\$ 1,102,800	\$ 856,600
3/2022	2	\$ 1,121,400	\$ 824,100



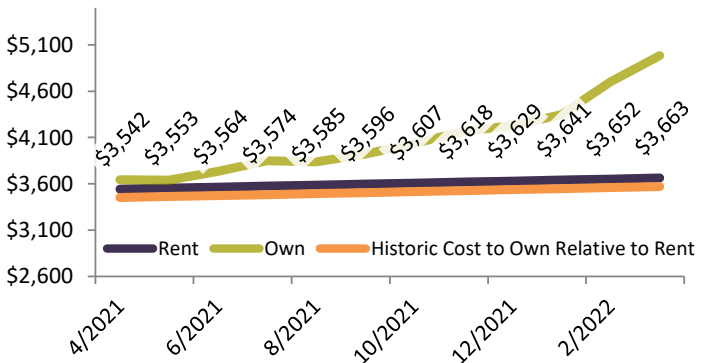
Resale Median and year-over-year percentage change trailing twelve months

Date	± Typ. Value	Median	% Change
4/2021	5.4%	\$ 895,300	10.5%
5/2021	5.0%	\$ 917,500	13.5%
6/2021	7.3%	\$ 944,800	17.5%
7/2021	10.3%	\$ 970,600	20.9%
8/2021	9.5%	\$ 989,600	22.0%
9/2021	11.5%	\$ 1,002,000	22.1%
10/2021	14.5%	\$ 1,013,600	21.8%
11/2021	17.7%	\$ 1,029,000	22.4%
12/2021	19.1%	\$ 1,049,800	23.4%
1/2022	21.9%	\$ 1,077,400	25.3%
2/2022	31.3%	\$ 1,102,800	26.8%
3/2022	38.6%	\$ 1,121,400	27.4%



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

Date	% Change	Rent	Own
4/2021	3.8%	\$ 3,542	\$ 3,643
5/2021	3.7%	\$ 3,553	\$ 3,640
6/2021	3.7%	\$ 3,564	\$ 3,734
7/2021	3.7%	\$ 3,574	\$ 3,851
8/2021	3.7%	\$ 3,585	\$ 3,836
9/2021	3.7%	\$ 3,596	\$ 3,919
10/2021	3.7%	\$ 3,607	\$ 4,037
11/2021	3.7%	\$ 3,618	\$ 4,166
12/2021	3.7%	\$ 3,629	\$ 4,229
1/2022	3.7%	\$ 3,641	\$ 4,346
2/2022	3.7%	\$ 3,652	\$ 4,701
3/2022	3.7%	\$ 3,663	\$ 4,984

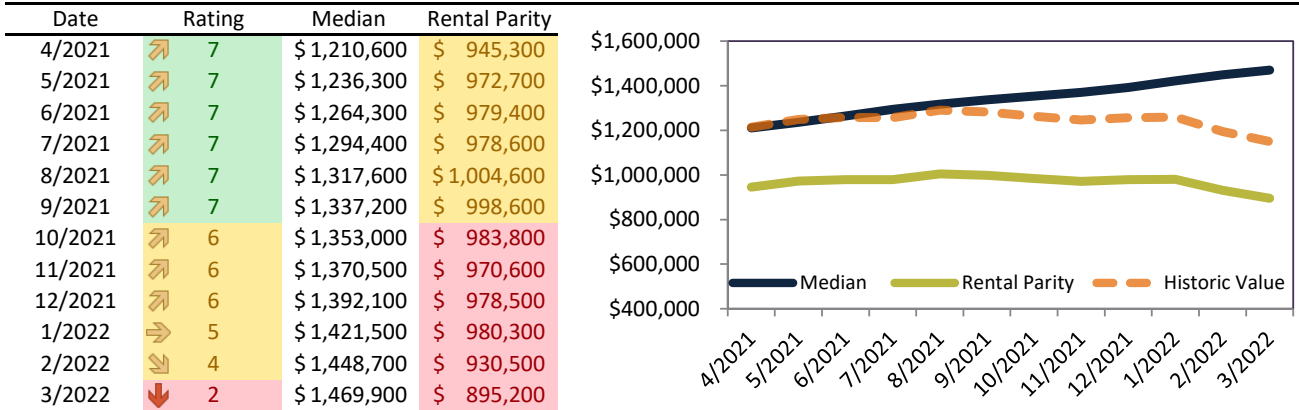


Los Alamitos Housing Market Value & Trends Update

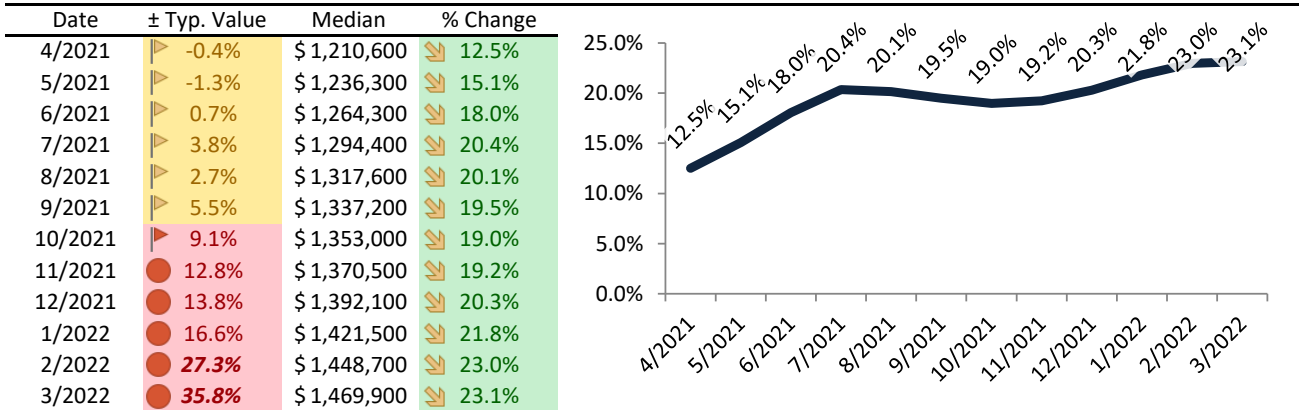
Historically, properties in this market sell at a 28.4% premium. Today's premium is 64.2%. This market is 35.8% overvalued. Median home price is \$1,469,900. Prices rose 23.1% year-over-year. Monthly cost of ownership is \$6,532, and rents average \$3,978, making owning \$2,554 per month more costly than renting. Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 2.6%.

Market rating = 2

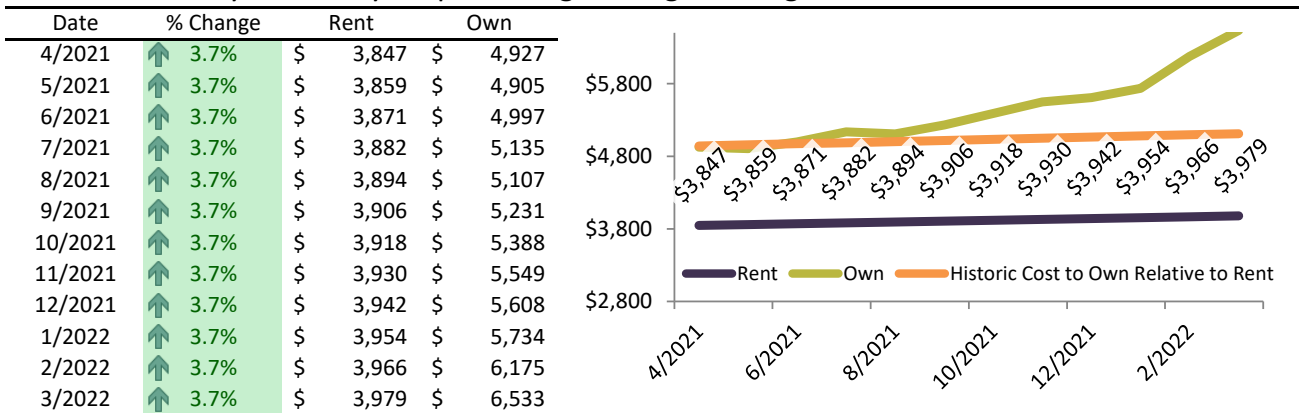
Median Home Price and Rental Parity trailing twelve months



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



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



Mission Viejo Housing Market Value & Trends Update

Historically, properties in this market sell at a 2.1% premium. Today's premium is 36.9%. This market is 34.8% overvalued.

Median home price is \$1,125,000. Prices rose 28.6% year-over-year.

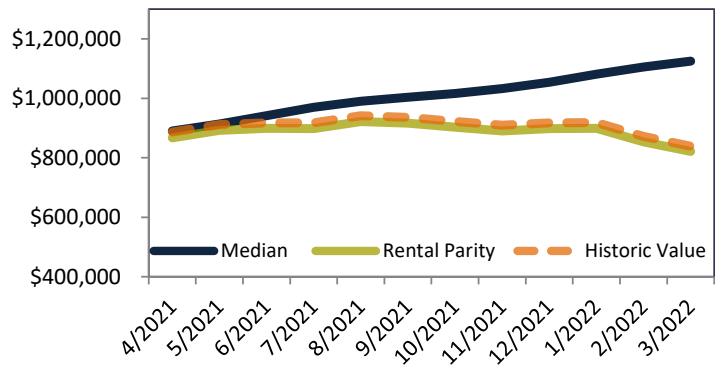
Monthly cost of ownership is \$4,999, and rents average \$3,650, making owning \$1,349 per month more costly than renting.

Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 3.1%.

Market rating = 3

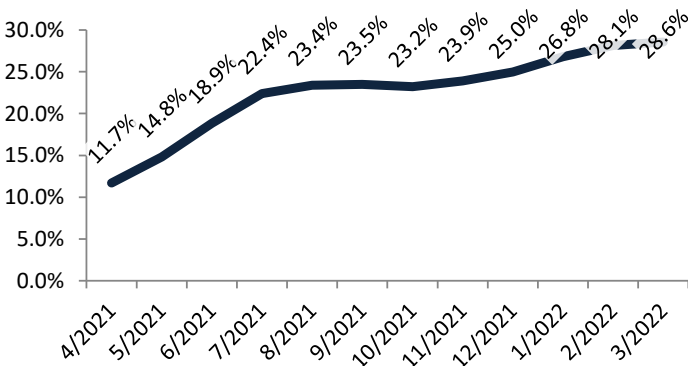
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
4/2021	7	\$ 890,100	\$ 867,500
5/2021	7	\$ 913,200	\$ 892,600
6/2021	7	\$ 941,600	\$ 898,700
7/2021	7	\$ 969,900	\$ 897,900
8/2021	7	\$ 990,300	\$ 921,800
9/2021	6	\$ 1,004,000	\$ 916,300
10/2021	6	\$ 1,015,900	\$ 902,700
11/2021	6	\$ 1,032,300	\$ 890,600
12/2021	5	\$ 1,053,700	\$ 897,900
1/2022	5	\$ 1,081,200	\$ 899,500
2/2022	4	\$ 1,105,800	\$ 853,800
3/2022	3	\$ 1,125,000	\$ 821,400



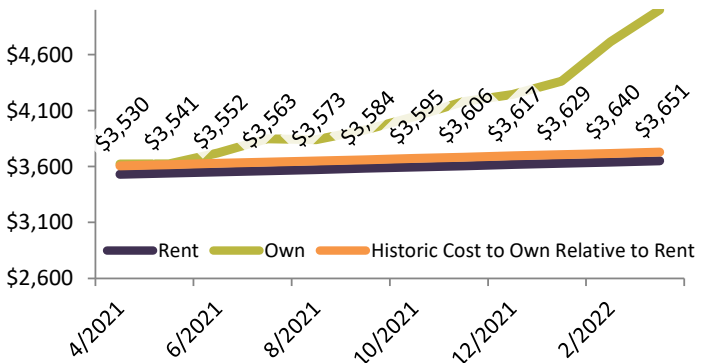
Resale Median and year-over-year percentage change trailing twelve months

Date	± Typ. Value	Median	% Change
4/2021	0.5%	\$ 890,100	11.7%
5/2021	0.2%	\$ 913,200	14.8%
6/2021	2.6%	\$ 941,600	18.9%
7/2021	5.9%	\$ 969,900	22.4%
8/2021	5.3%	\$ 990,300	23.4%
9/2021	7.4%	\$ 1,004,000	23.5%
10/2021	10.4%	\$ 1,015,900	23.2%
11/2021	13.8%	\$ 1,032,300	23.9%
12/2021	15.2%	\$ 1,053,700	25.0%
1/2022	18.1%	\$ 1,081,200	26.8%
2/2022	27.4%	\$ 1,105,800	28.1%
3/2022	34.8%	\$ 1,125,000	28.6%



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

Date	% Change	Rent	Own
4/2021	3.8%	\$ 3,530	\$ 3,622
5/2021	3.7%	\$ 3,541	\$ 3,623
6/2021	3.7%	\$ 3,552	\$ 3,721
7/2021	3.7%	\$ 3,563	\$ 3,848
8/2021	3.7%	\$ 3,573	\$ 3,839
9/2021	3.7%	\$ 3,584	\$ 3,927
10/2021	3.7%	\$ 3,595	\$ 4,046
11/2021	3.7%	\$ 3,606	\$ 4,180
12/2021	3.7%	\$ 3,617	\$ 4,245
1/2022	3.7%	\$ 3,629	\$ 4,361
2/2022	3.7%	\$ 3,640	\$ 4,714
3/2022	3.7%	\$ 3,651	\$ 5,000



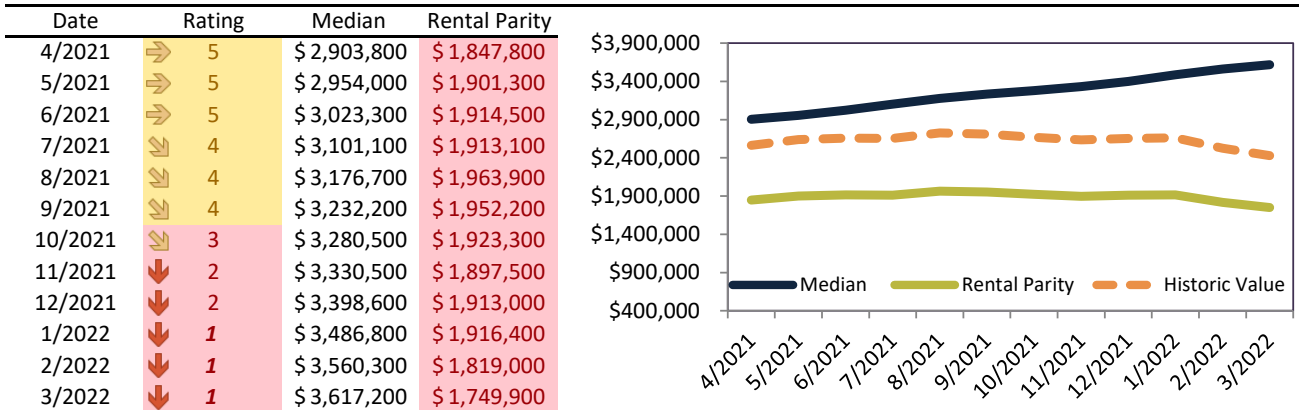
Newport Beach Housing Market Value & Trends Update

Historically, properties in this market sell at a 38.8% premium. Today's premium is 106.7%. This market is 67.9% overvalued. Median home price is \$3,617,200. Prices rose 25.7% year-over-year.

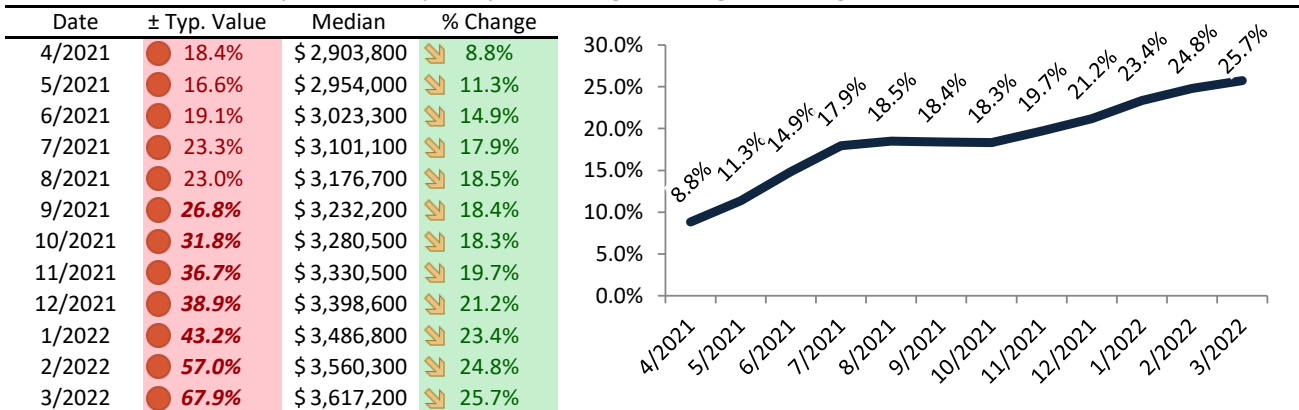
Monthly cost of ownership is \$16,075, and rents average \$7,777, making owning \$8,298 per month more costly than renting. Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 2.1%.

Market rating = 1

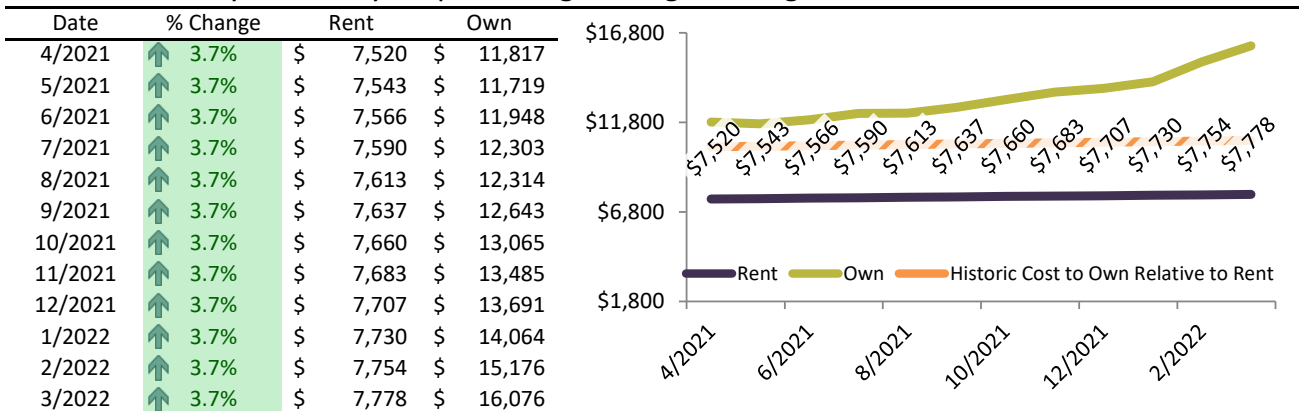
Median Home Price and Rental Parity trailing twelve months



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



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



Corona del Mar Housing Market Value & Trends Update

Historically, properties in this market sell at a 53.0% premium. Today's premium is 141.3%. This market is 88.3% overvalued.

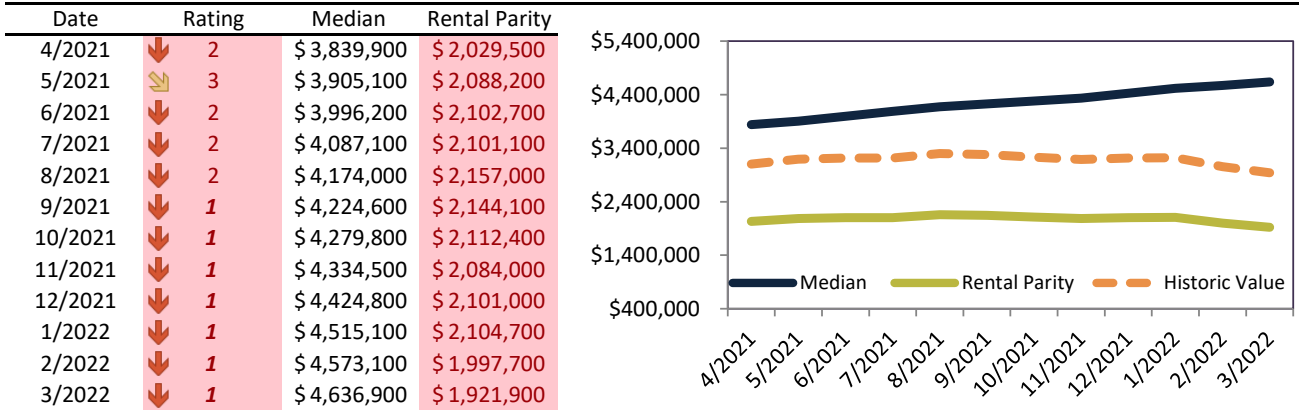
Median home price is \$4,636,900. Prices rose 21.8% year-over-year.

Monthly cost of ownership is \$20,607, and rents average \$8,541, making owning \$12,065 per month more costly than renting.

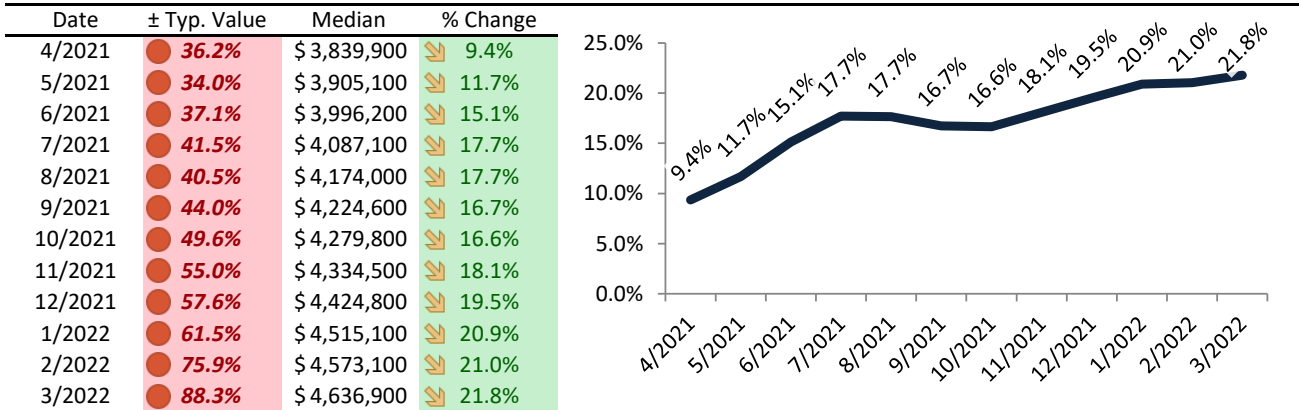
Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 1.8%.

Market rating = 1

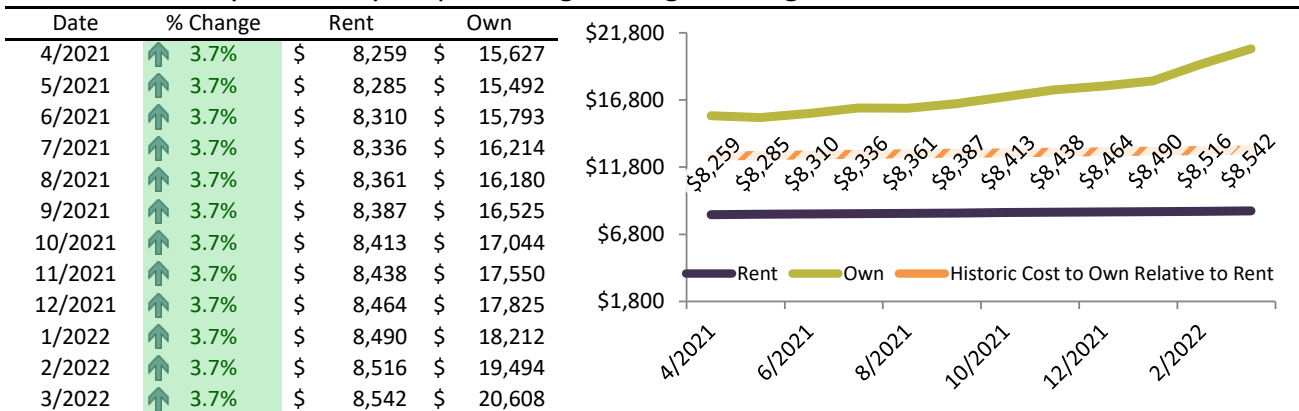
Median Home Price and Rental Parity trailing twelve months



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



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

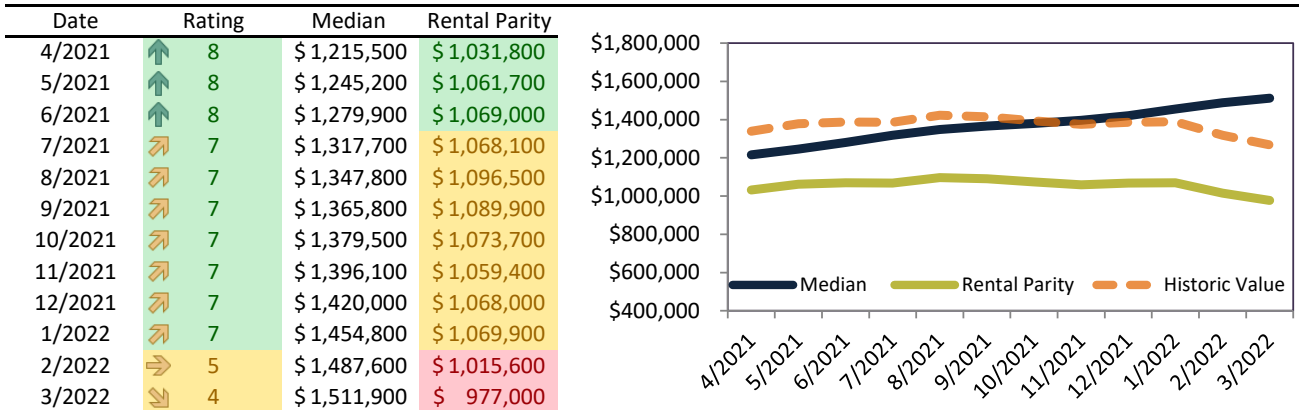


North Tustin Housing Market Value & Trends Update

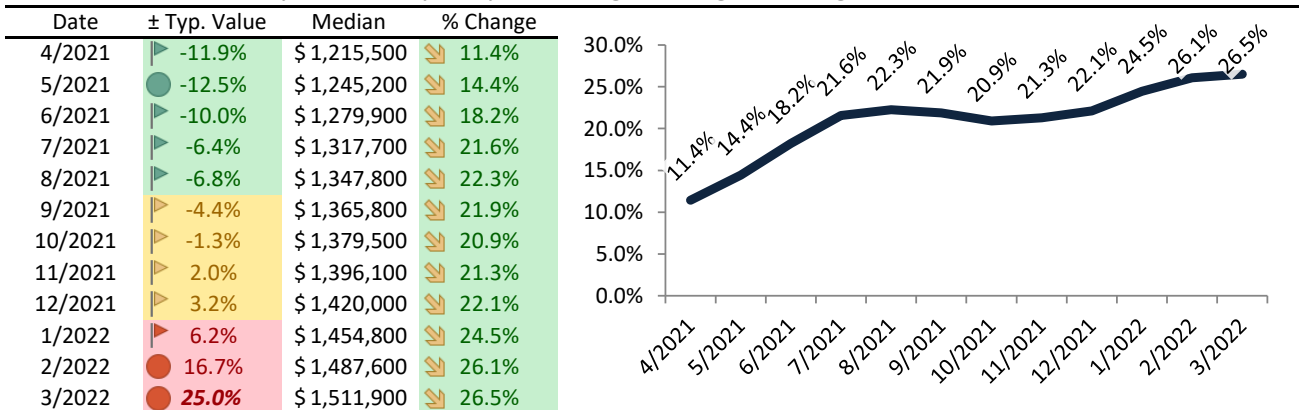
Historically, properties in this market sell at a 29.8% premium. Today's premium is 54.8%. This market is 25.0% overvalued. Median home price is \$1,511,900. Prices rose 26.5% year-over-year. Monthly cost of ownership is \$6,719, and rents average \$4,342, making owning \$2,376 per month more costly than renting. Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 2.8%.

Market rating = 4

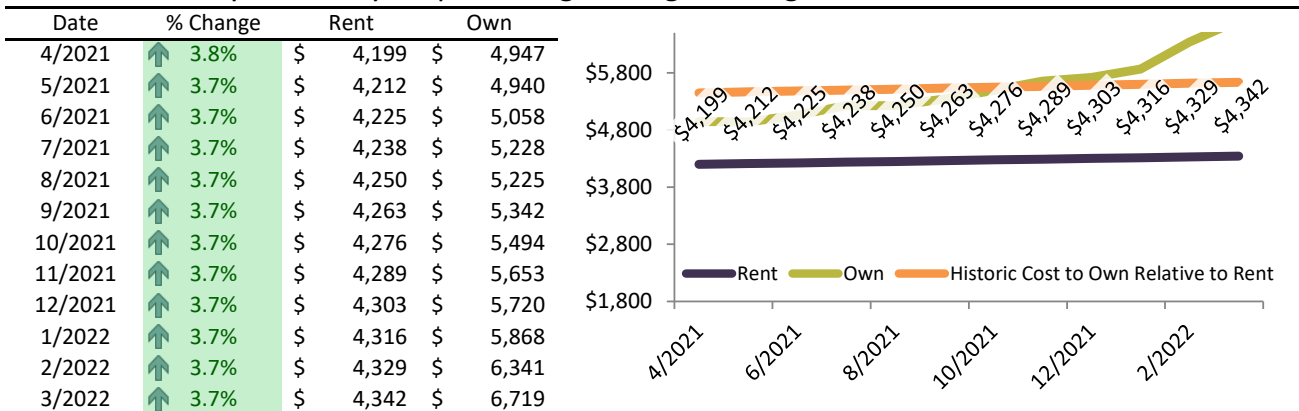
Median Home Price and Rental Parity trailing twelve months



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



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



Orange Housing Market Value & Trends Update

Historically, properties in this market sell at a 0.5% premium. Today's premium is 29.8%. This market is 29.3% overvalued.

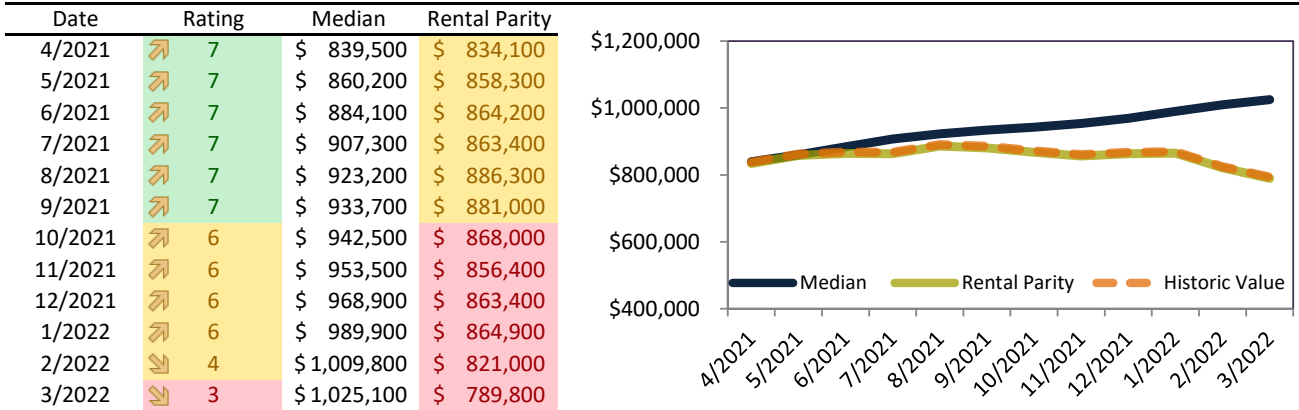
Median home price is \$1,025,100. Prices rose 24.0% year-over-year.

Monthly cost of ownership is \$4,555, and rents average \$3,510, making owning \$1,045 per month more costly than renting.

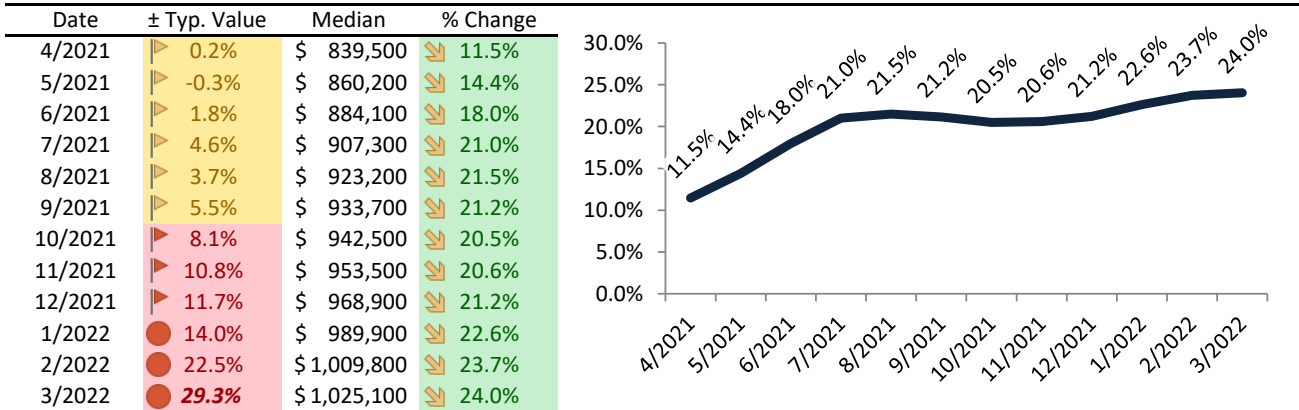
Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 3.3%.

Market rating = 3

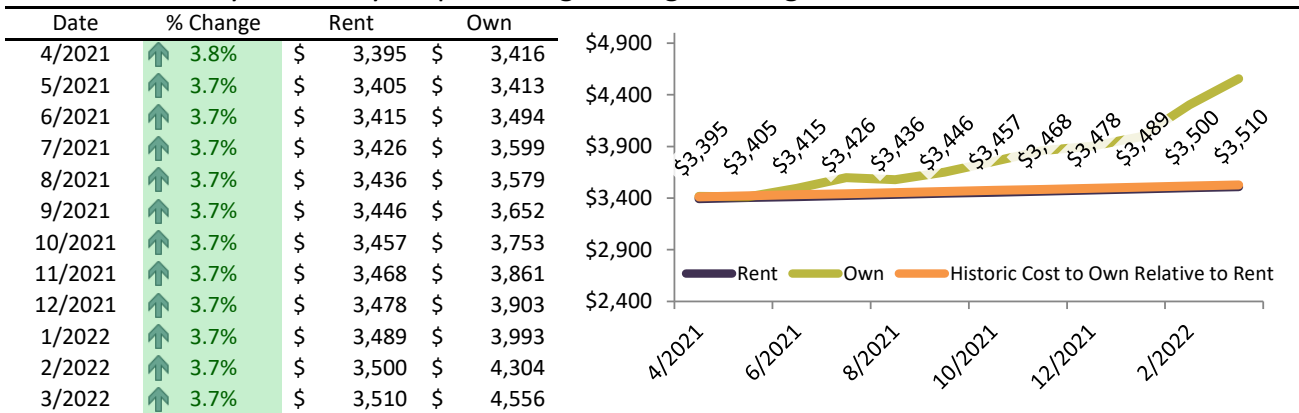
Median Home Price and Rental Parity trailing twelve months



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



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



Placentia Housing Market Value & Trends Update

Historically, properties in this market sell at a 7.0% premium. Today's premium is 33.4%. This market is 26.4% overvalued.

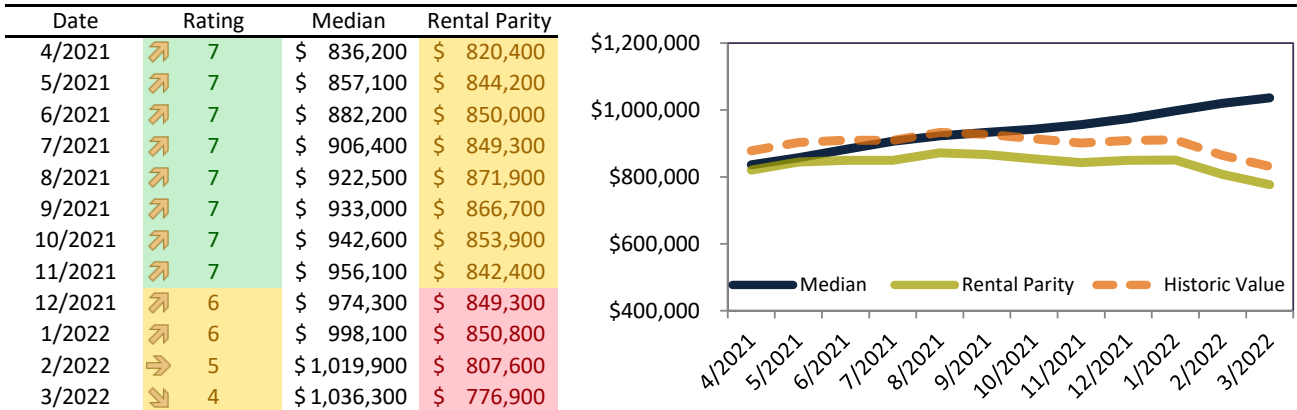
Median home price is \$1,036,300. Prices rose 25.9% year-over-year.

Monthly cost of ownership is \$4,605, and rents average \$3,453, making owning \$1,152 per month more costly than renting.

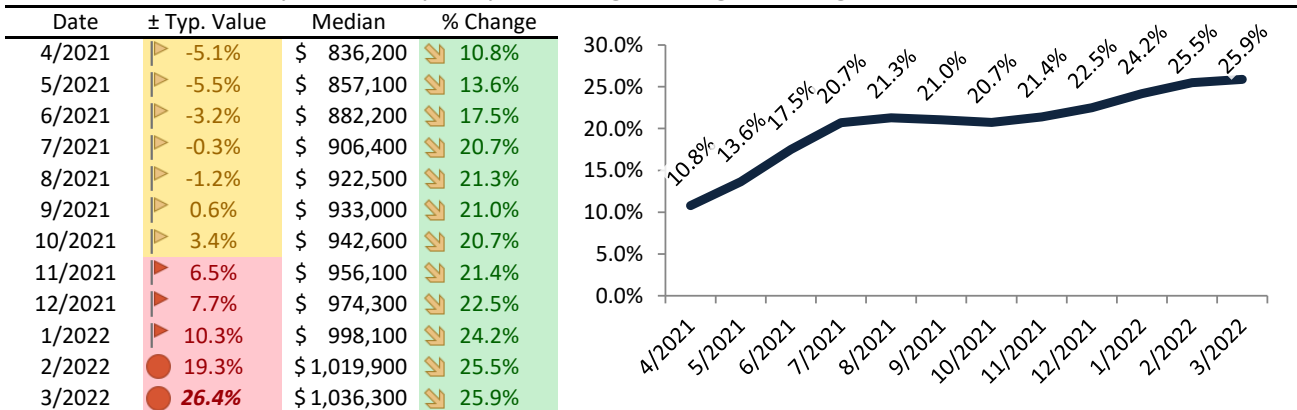
Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 3.2%.

Market rating = 4

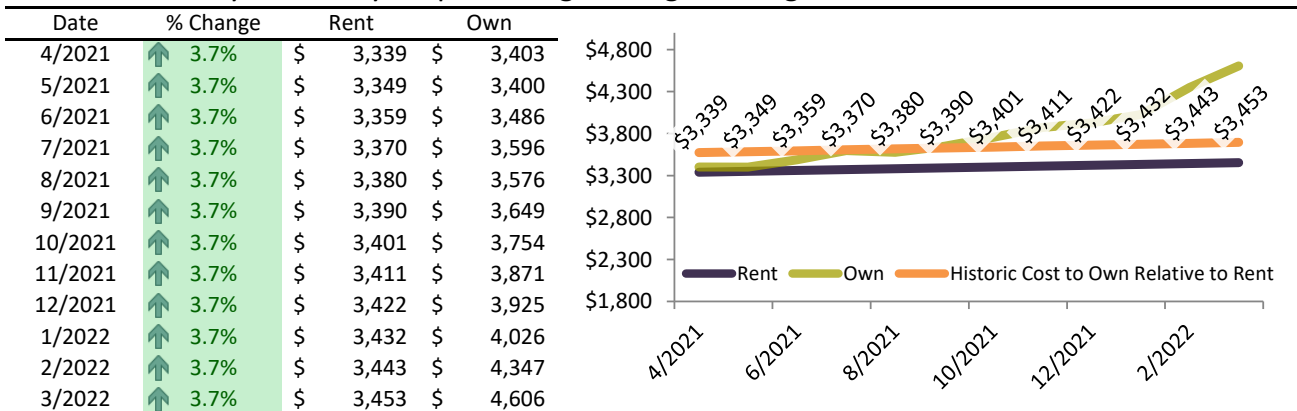
Median Home Price and Rental Parity trailing twelve months



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



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

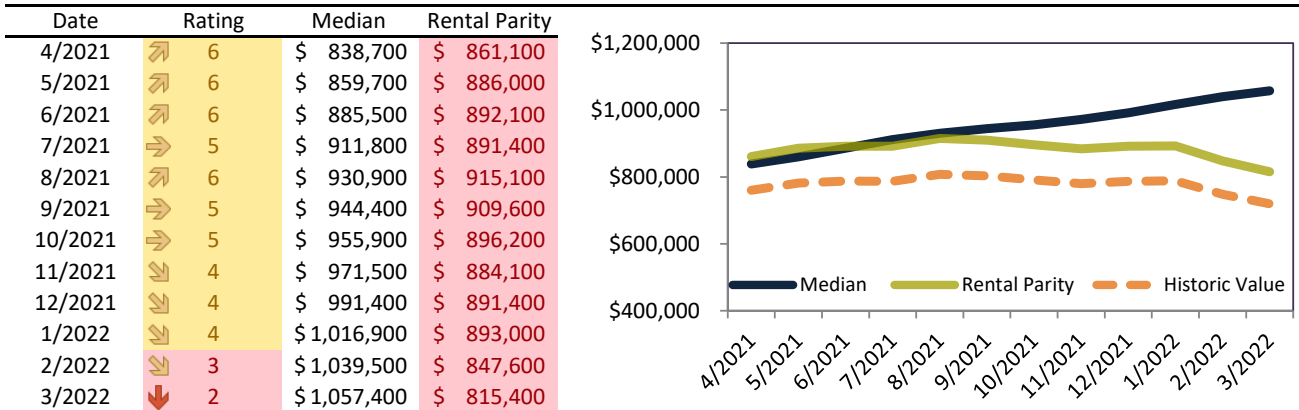


Rancho Santa Margarita Housing Market Value & Trends Update

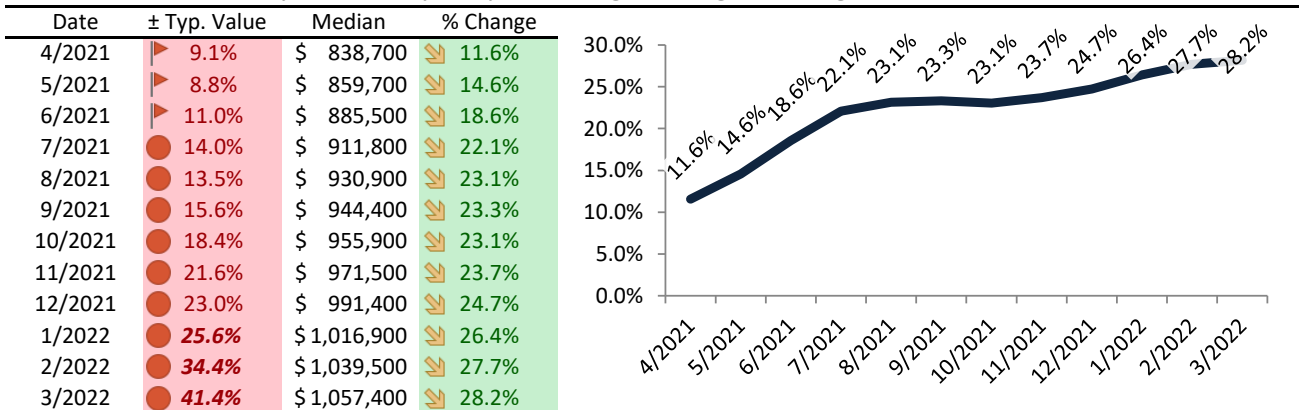
Historically, properties in this market sell at a -11.7% discount. Today's premium is 29.7%. This market is 41.4% overvalued. Median home price is \$1,057,400. Prices rose 28.2% year-over-year. Monthly cost of ownership is \$4,699, and rents average \$3,624, making owning \$1,075 per month more costly than renting. Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 3.3%.

Market rating = 2

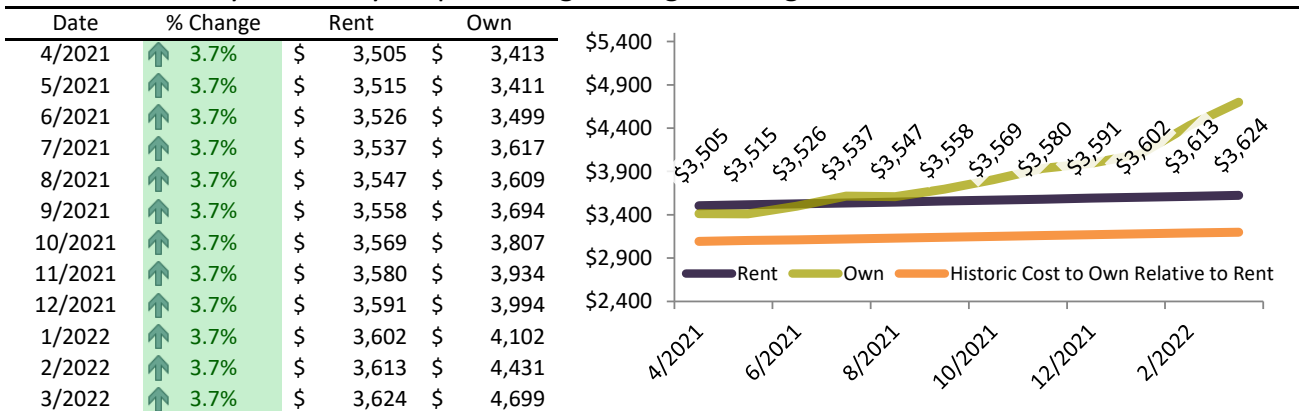
Median Home Price and Rental Parity trailing twelve months



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



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

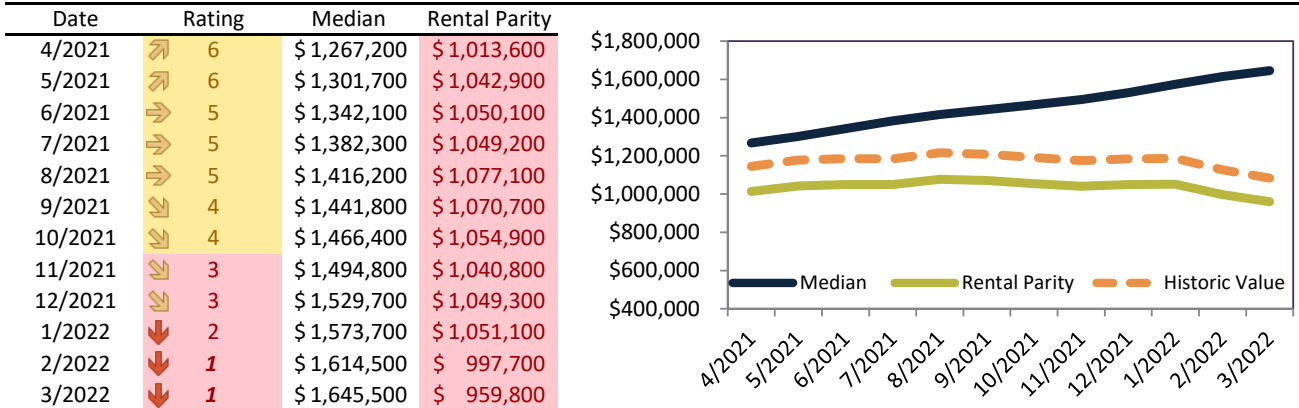


San Clemente Housing Market Value & Trends Update

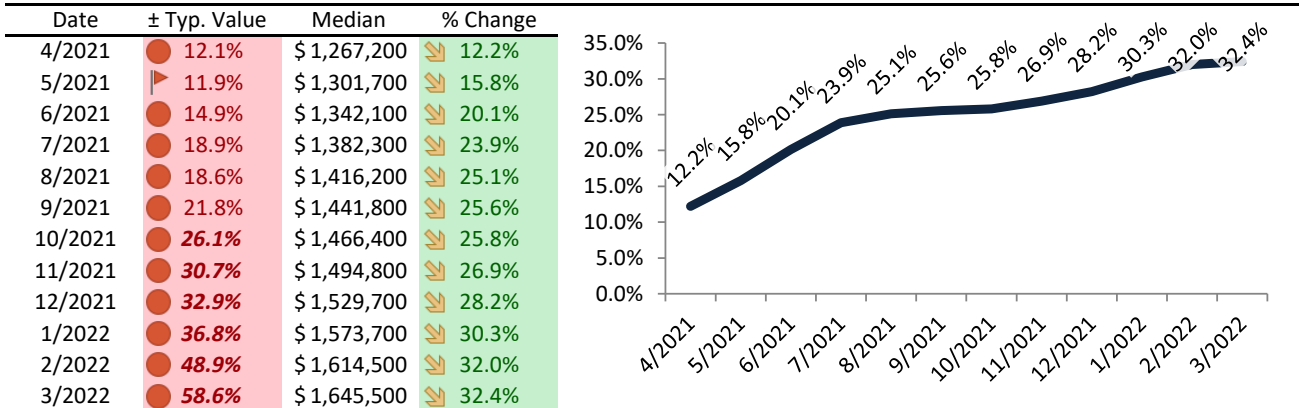
Historically, properties in this market sell at a 12.9% premium. Today's premium is 71.5%. This market is 58.6% overvalued. Median home price is \$1,645,500. Prices rose 32.4% year-over-year. Monthly cost of ownership is \$7,313, and rents average \$4,265, making owning \$3,047 per month more costly than renting. Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 2.5%.

Market rating = 1

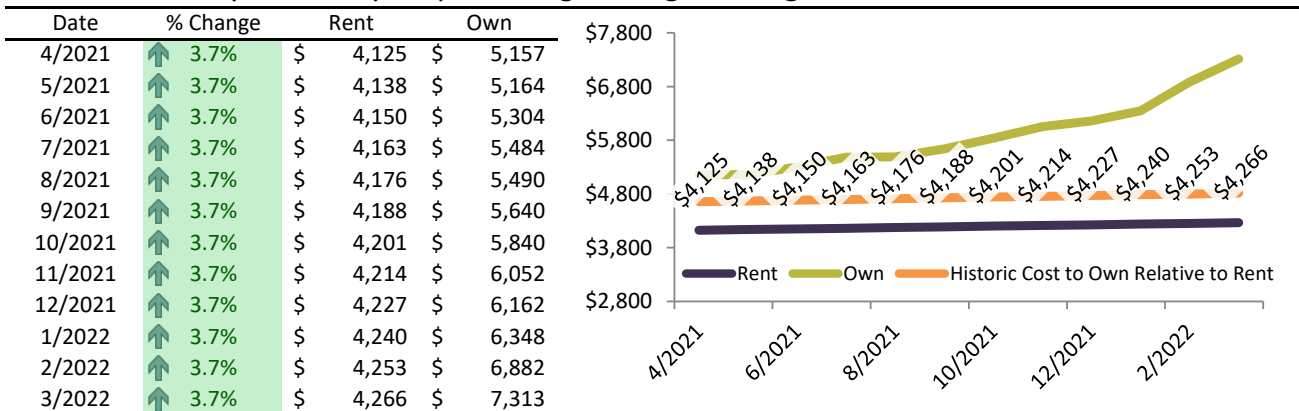
Median Home Price and Rental Parity trailing twelve months



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



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



San Juan Capistrano Housing Market Value & Trends Update

Historically, properties in this market sell at a -2.7% discount. Today's premium is 55.8%. This market is 58.5% overvalued.

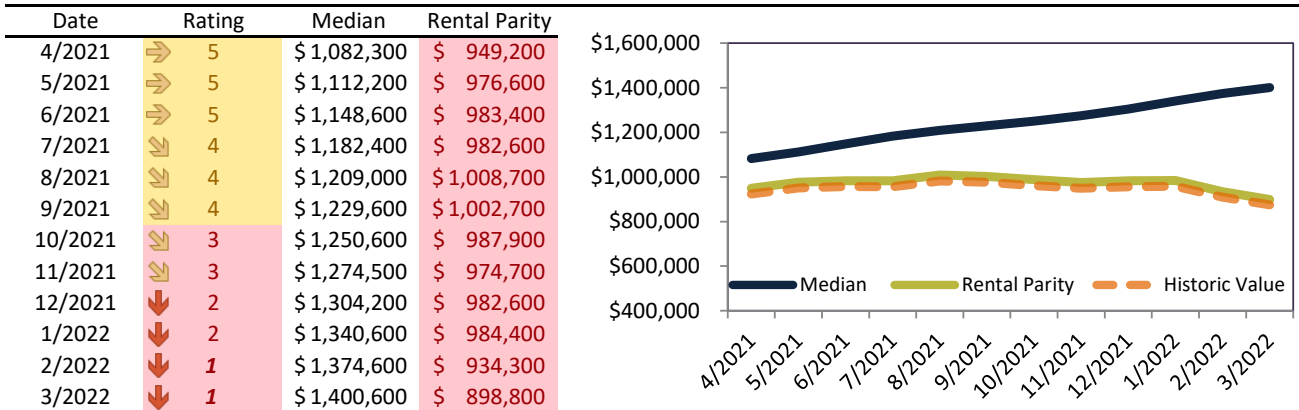
Median home price is \$1,400,600. Prices rose 31.8% year-over-year.

Monthly cost of ownership is \$6,224, and rents average \$3,994, making owning \$2,229 per month more costly than renting.

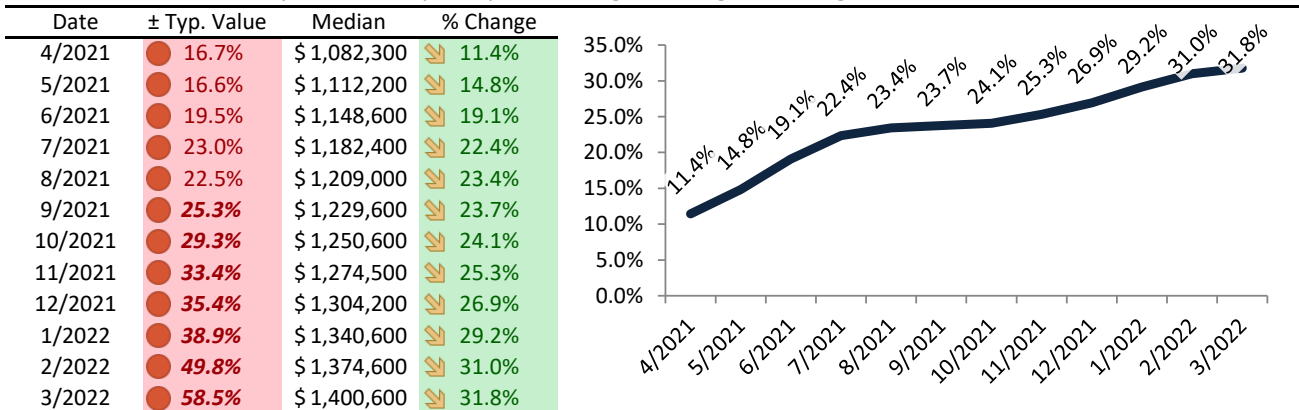
Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 2.7%.

Market rating = 1

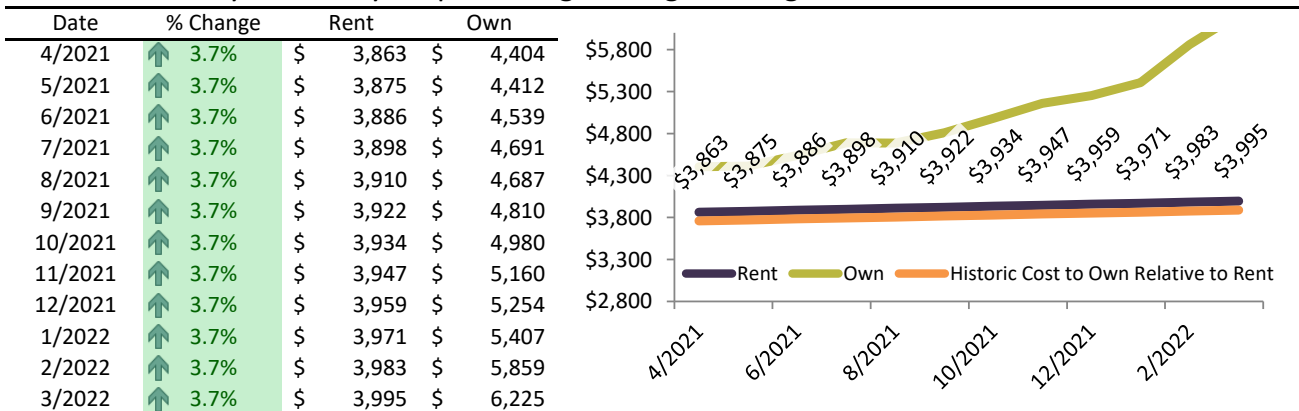
Median Home Price and Rental Parity trailing twelve months



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



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

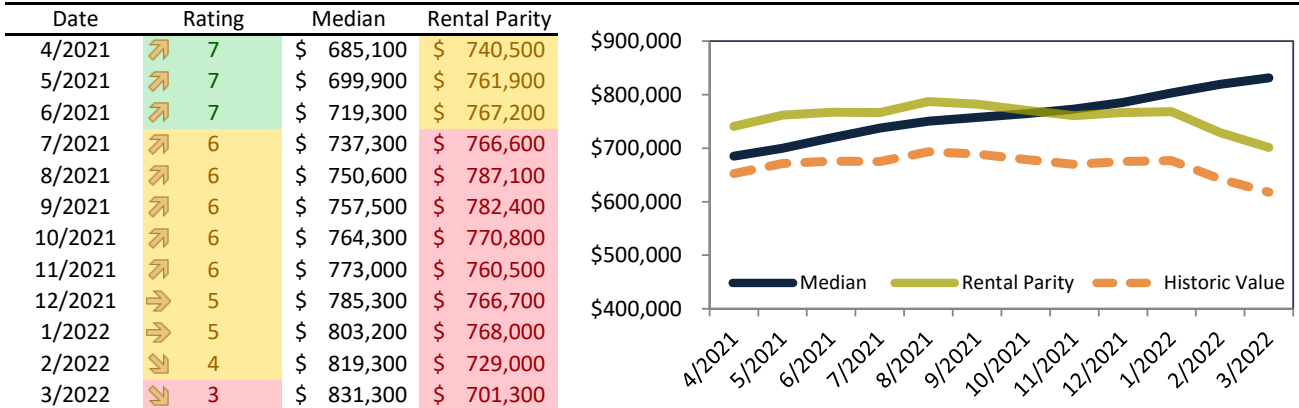


Santa Ana Housing Market Value & Trends Update

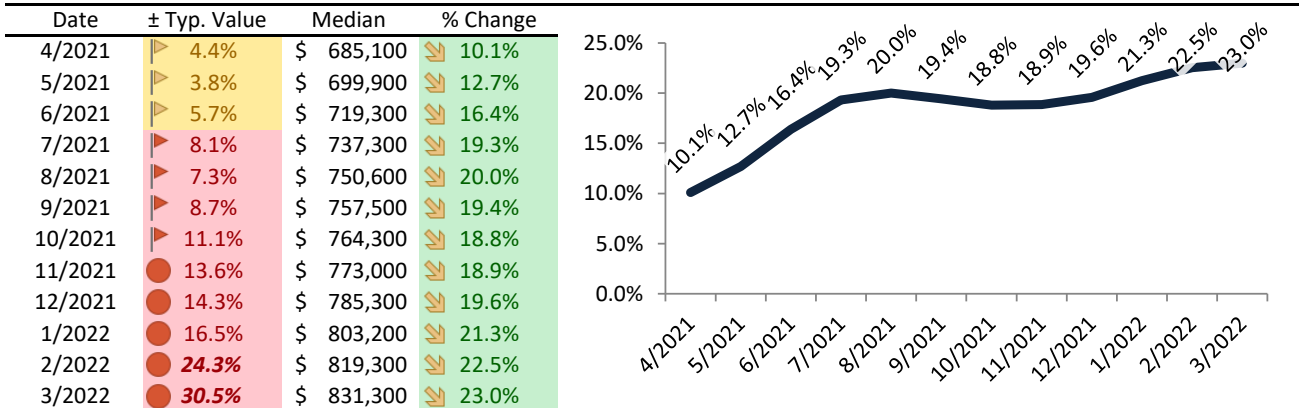
Historically, properties in this market sell at a -11.9% discount. Today's premium is 18.6%. This market is 30.5% overvalued. Median home price is \$831,300. Prices rose 23.0% year-over-year. Monthly cost of ownership is \$3,694, and rents average \$3,116, making owning \$577 per month more costly than renting. Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 3.6%.

Market rating = 3

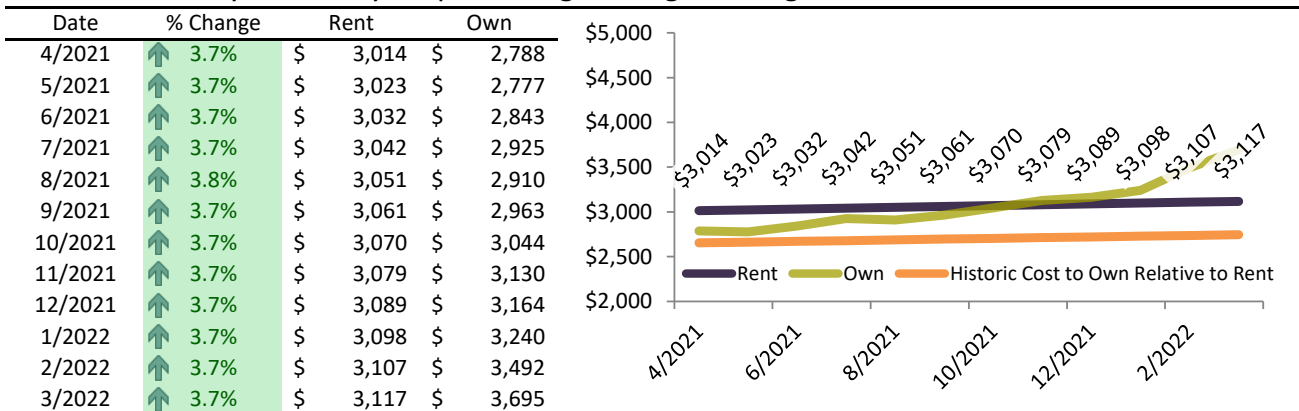
Median Home Price and Rental Parity trailing twelve months



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



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

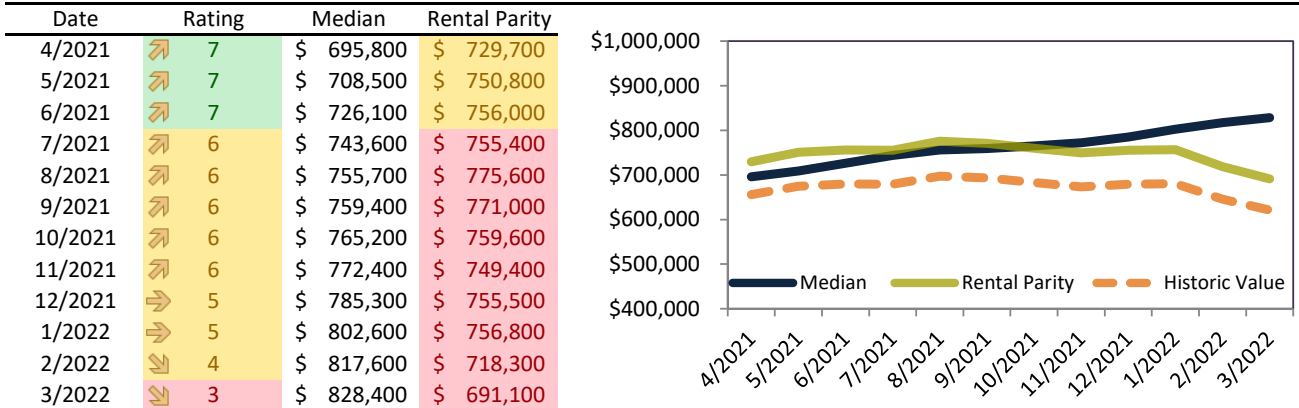


Riverview West Housing Market Value & Trends Update

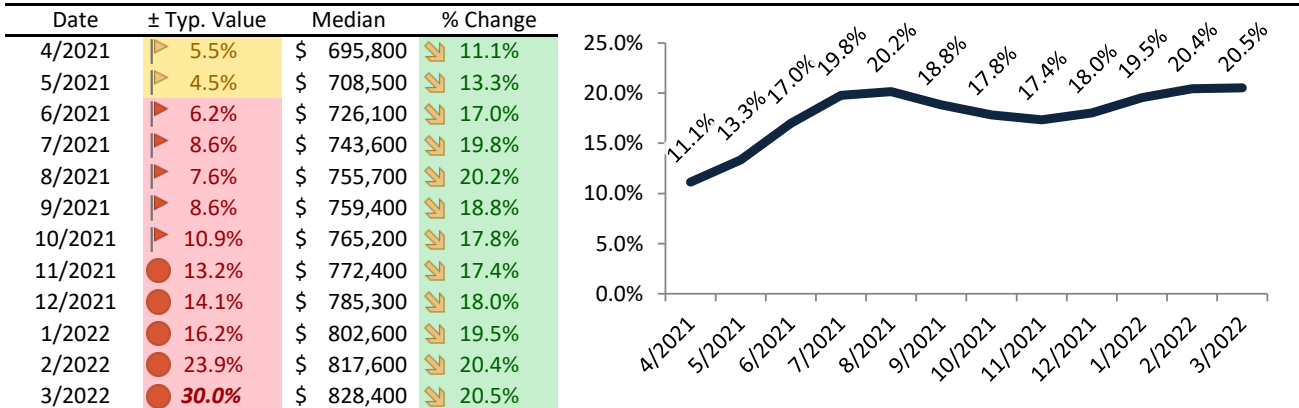
Historically, properties in this market sell at a -10.1% discount. Today's premium is 19.9%. This market is 30.0% overvalued. Median home price is \$828,400. Prices rose 20.5% year-over-year. Monthly cost of ownership is \$3,681, and rents average \$3,071, making owning \$610 per month more costly than renting. Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 3.6%.

Market rating = 3

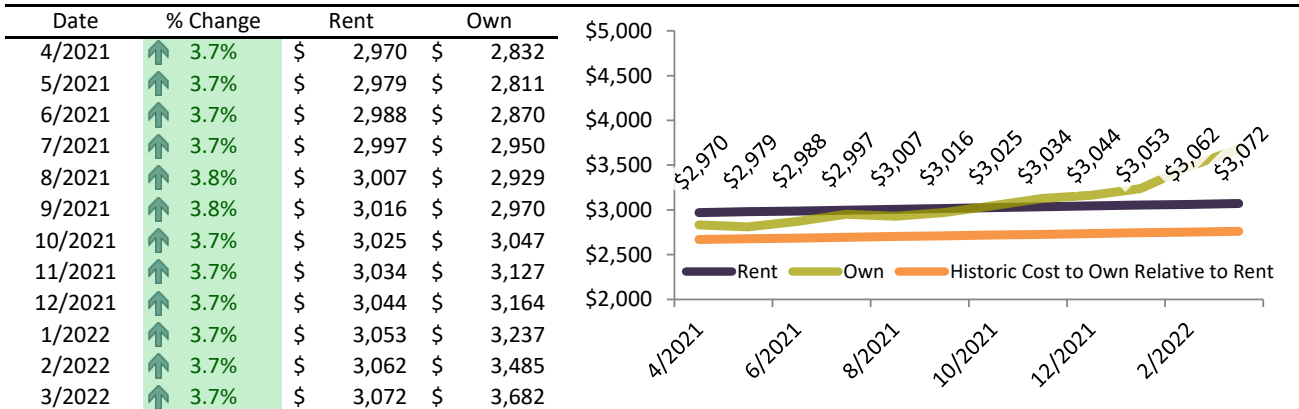
Median Home Price and Rental Parity trailing twelve months



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



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

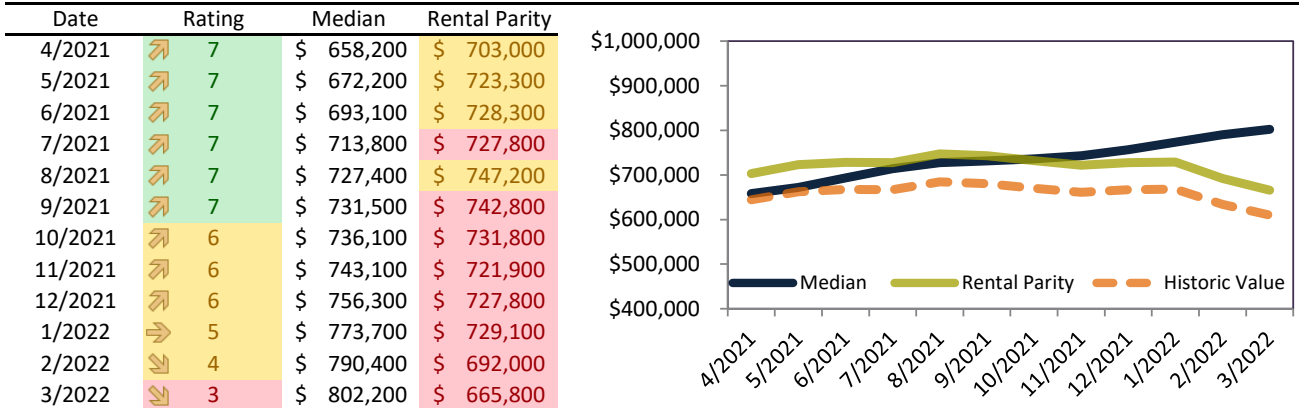


Artesia Pilar Housing Market Value & Trends Update

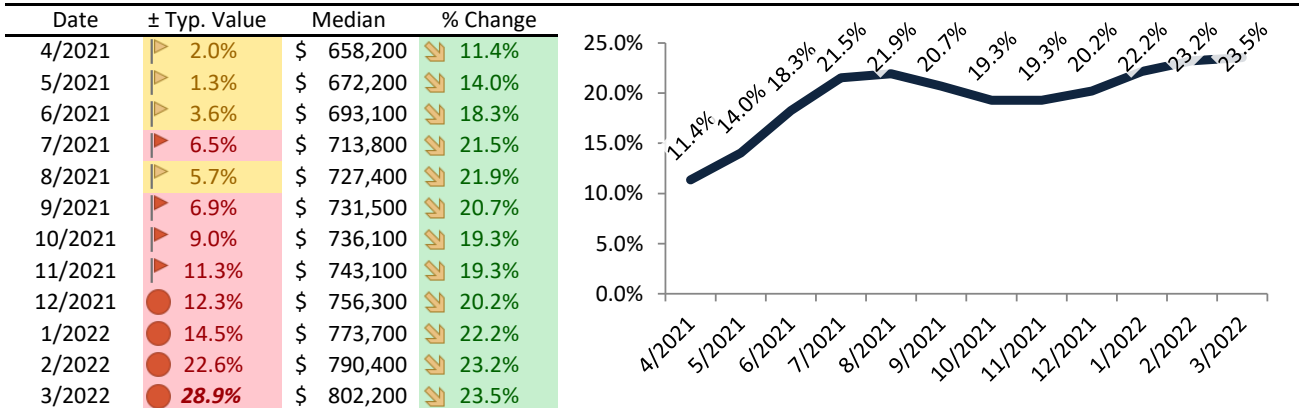
Historically, properties in this market sell at a -8.4% discount. Today's premium is 20.5%. This market is 28.9% overvalued. Median home price is \$802,200. Prices rose 23.5% year-over-year. Monthly cost of ownership is \$3,565, and rents average \$2,959, making owning \$606 per month more costly than renting. Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 3.5%.

Market rating = 3

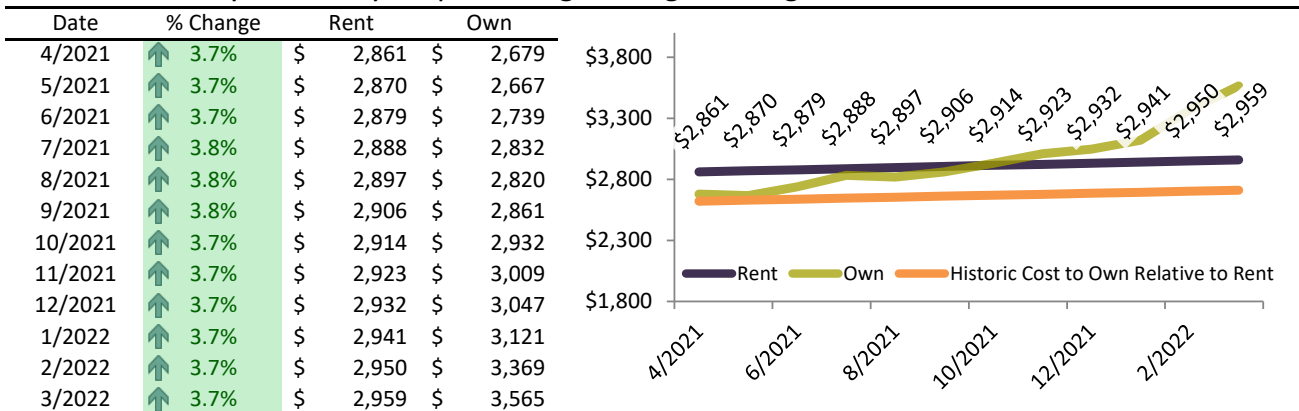
Median Home Price and Rental Parity trailing twelve months



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



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

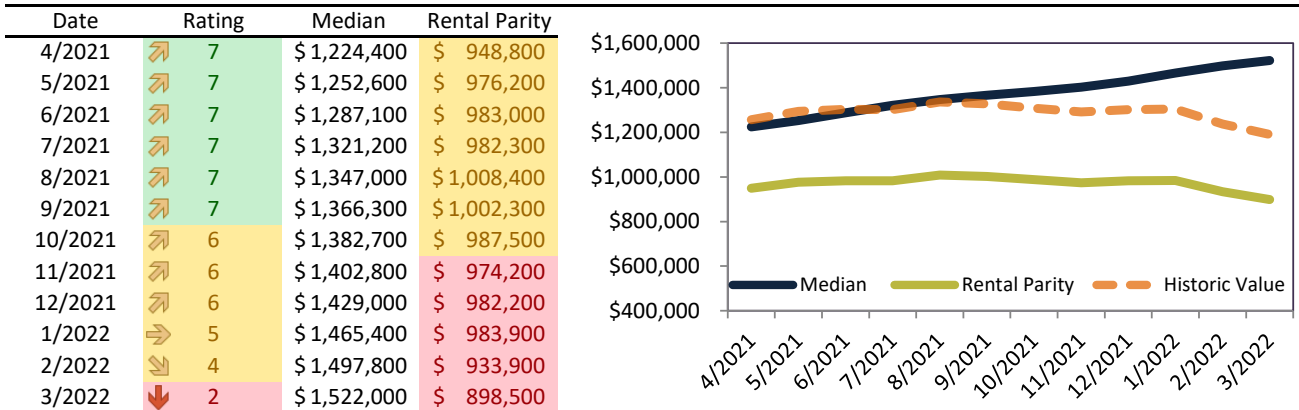


Seal Beach Housing Market Value & Trends Update

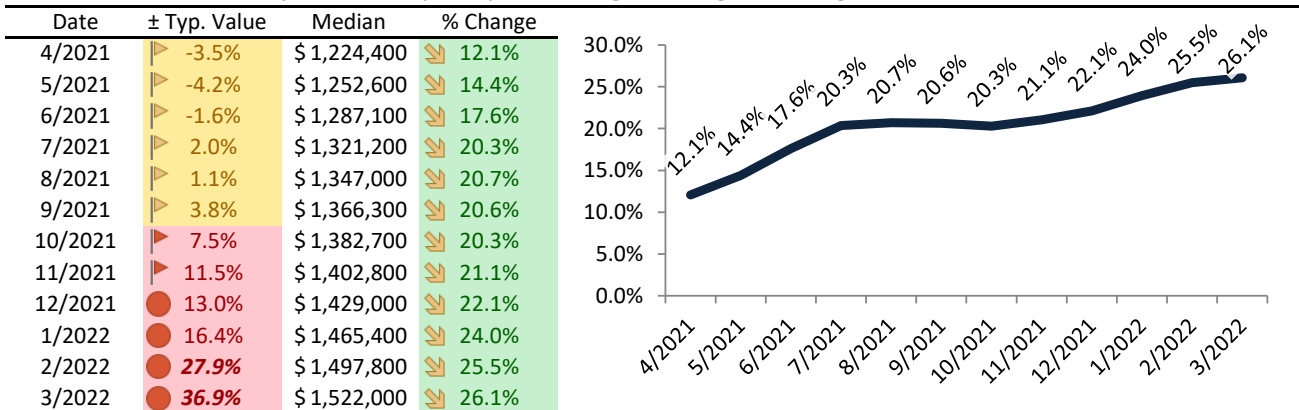
Historically, properties in this market sell at a 32.5% premium. Today's premium is 69.4%. This market is 36.9% overvalued. Median home price is \$1,522,000. Prices rose 26.1% year-over-year. Monthly cost of ownership is \$6,764, and rents average \$3,993, making owning \$2,770 per month more costly than renting. Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 2.5%.

Market rating = 2

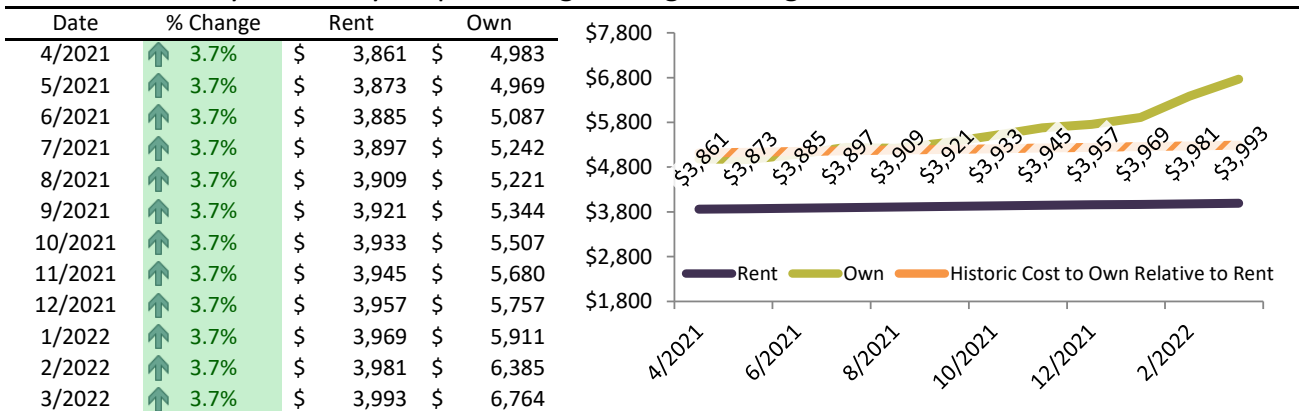
Median Home Price and Rental Parity trailing twelve months



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



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

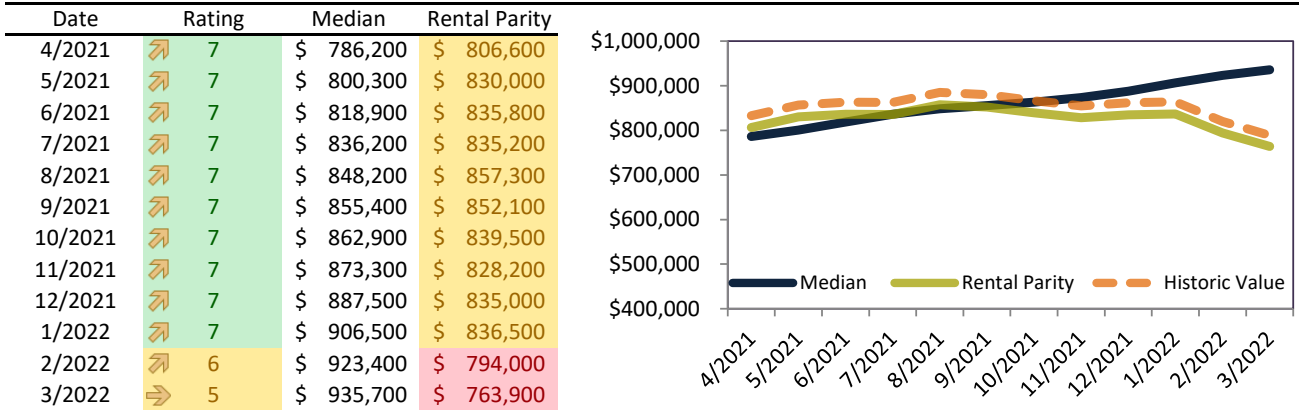


Silverado Housing Market Value & Trends Update

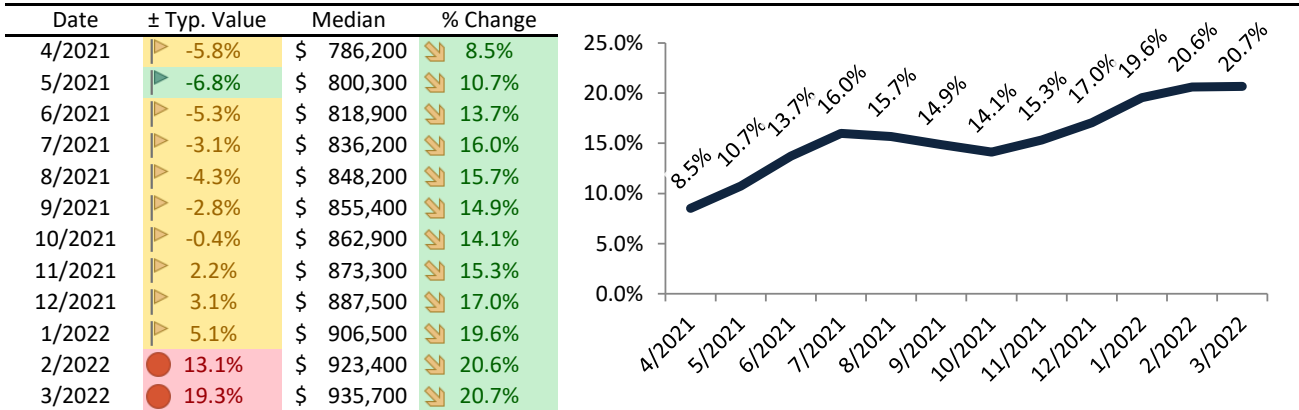
Historically, properties in this market sell at a 3.2% premium. Today's premium is 22.5%. This market is 19.3% overvalued. Median home price is \$935,700. Prices rose 20.7% year-over-year. Monthly cost of ownership is \$4,158, and rents average \$3,395, making owning \$763 per month more costly than renting. Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 3.5%.

Market rating = 5

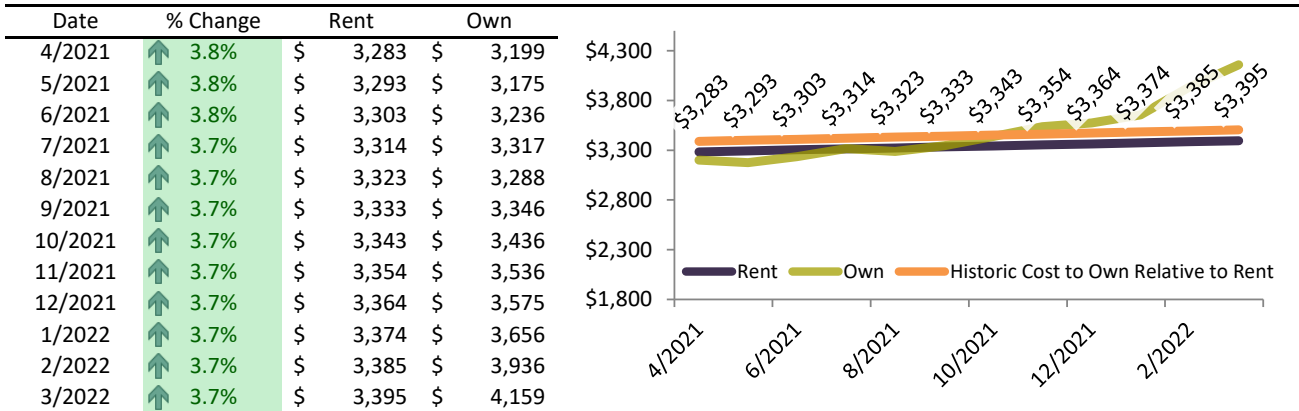
Median Home Price and Rental Parity trailing twelve months



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



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

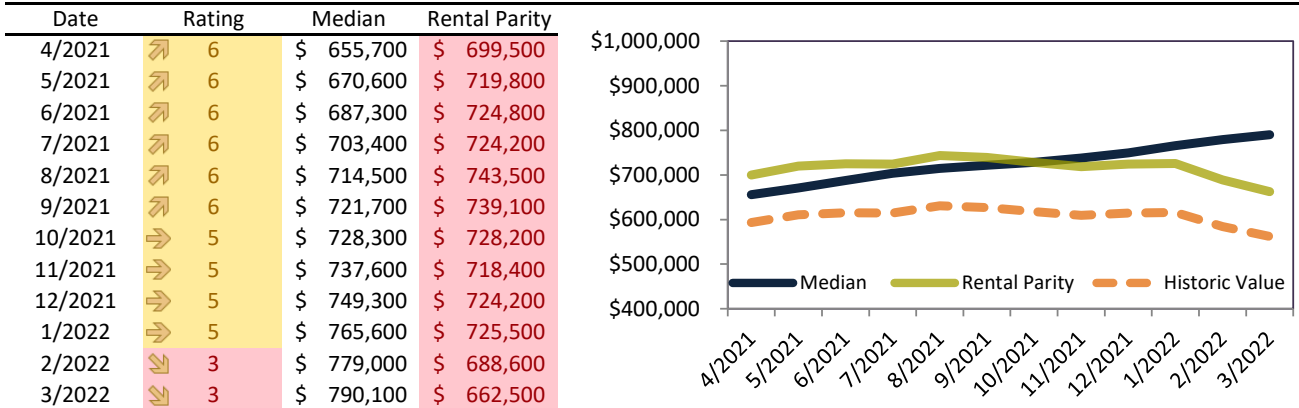


Stanton Housing Market Value & Trends Update

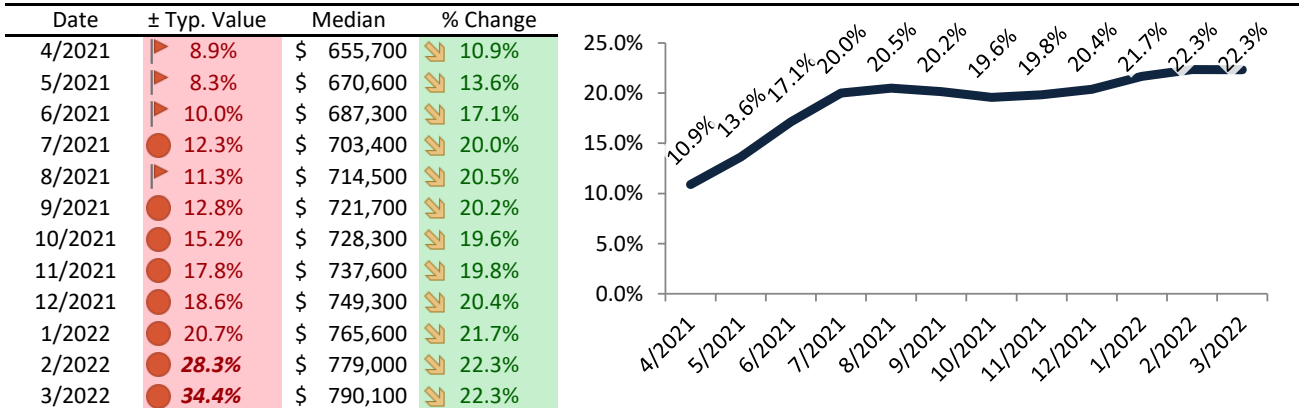
Historically, properties in this market sell at a -15.2% discount. Today's premium is 19.2%. This market is 34.4% overvalued. Median home price is \$790,100. Prices rose 22.3% year-over-year. Monthly cost of ownership is \$3,511, and rents average \$2,944, making owning \$566 per month more costly than renting. Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 3.6%.

Market rating = 3

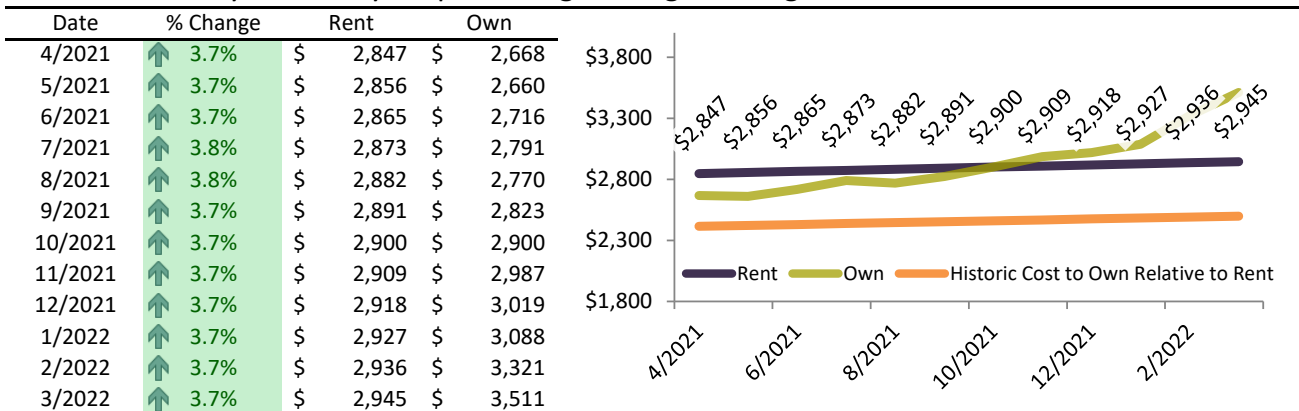
Median Home Price and Rental Parity trailing twelve months



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



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



Tustin Housing Market Value & Trends Update

Historically, properties in this market sell at a 1.0% premium. Today's premium is 34.5%. This market is 33.5% overvalued.

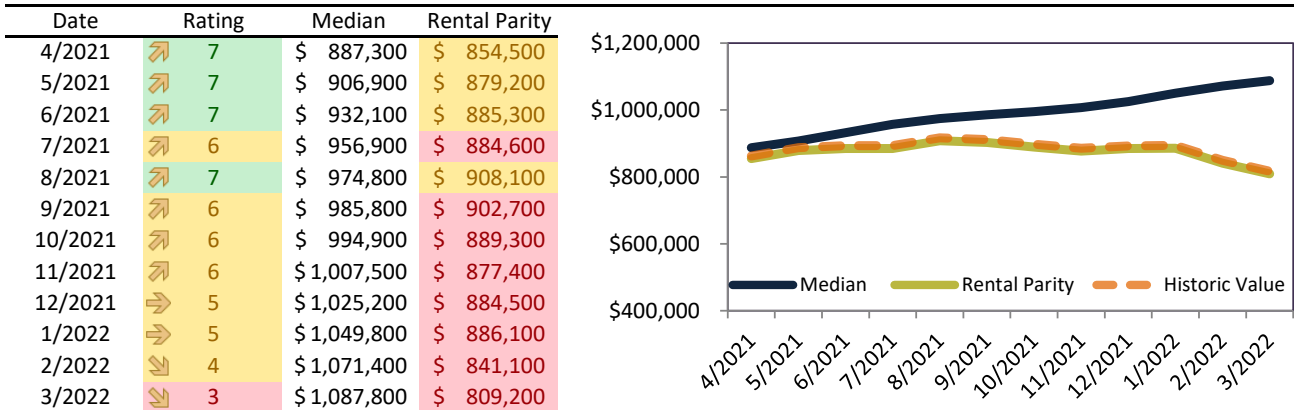
Median home price is \$1,087,800. Prices rose 24.3% year-over-year.

Monthly cost of ownership is \$4,834, and rents average \$3,596, making owning \$1,238 per month more costly than renting.

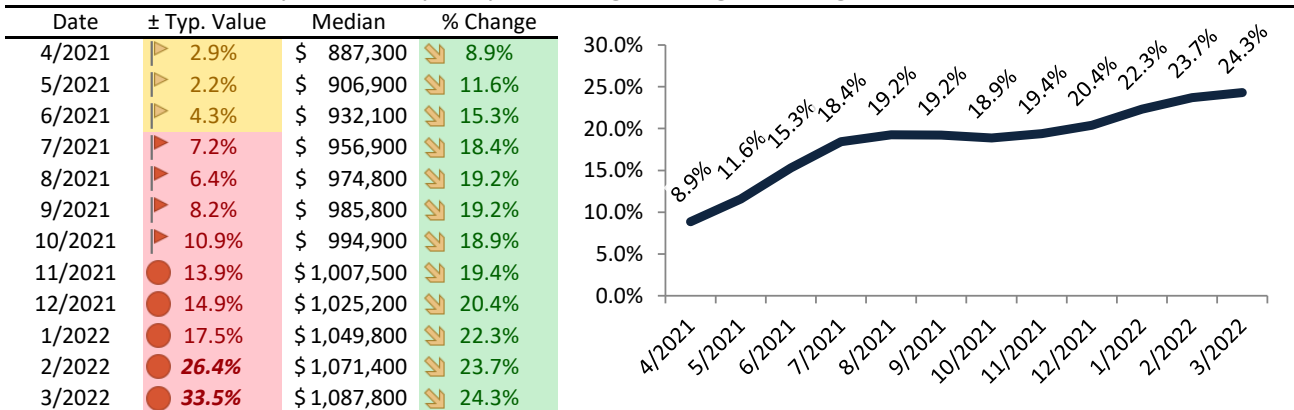
Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 3.2%.

Market rating = 3

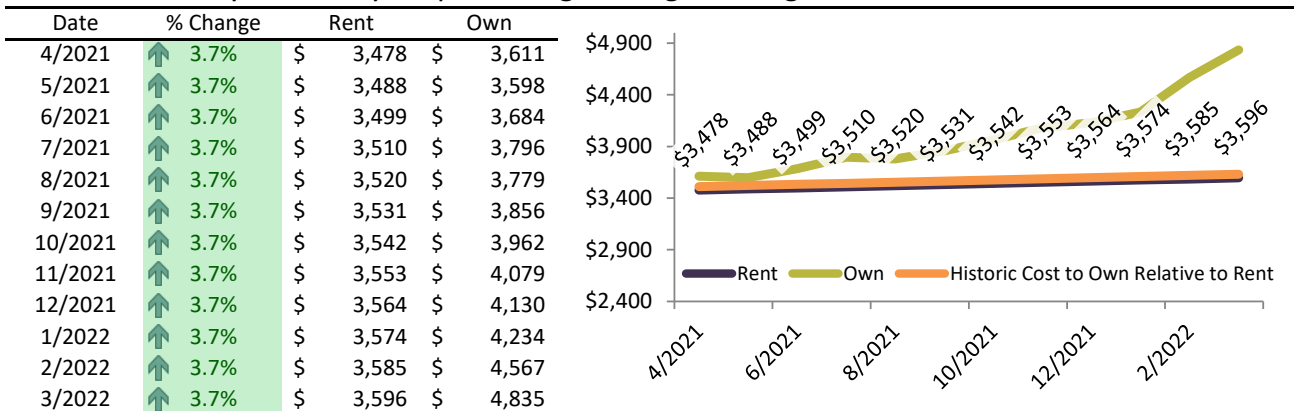
Median Home Price and Rental Parity trailing twelve months



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



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

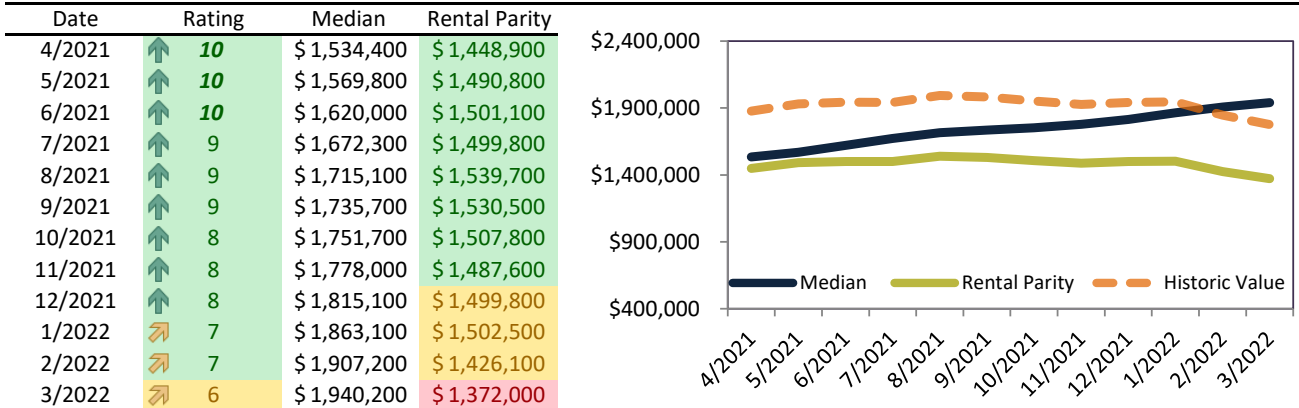


Villa Park Housing Market Value & Trends Update

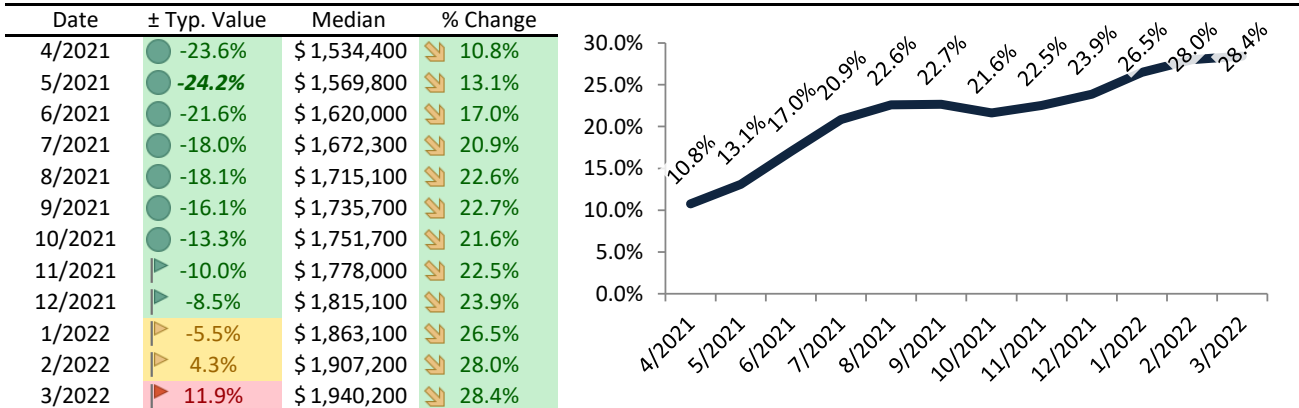
Historically, properties in this market sell at a 29.5% premium. Today's premium is 41.4%. This market is 11.9% overvalued. Median home price is \$1,940,200. Prices rose 28.4% year-over-year. Monthly cost of ownership is \$8,622, and rents average \$6,097, making owning \$2,525 per month more costly than renting. Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 3.0%.

Market rating = 6

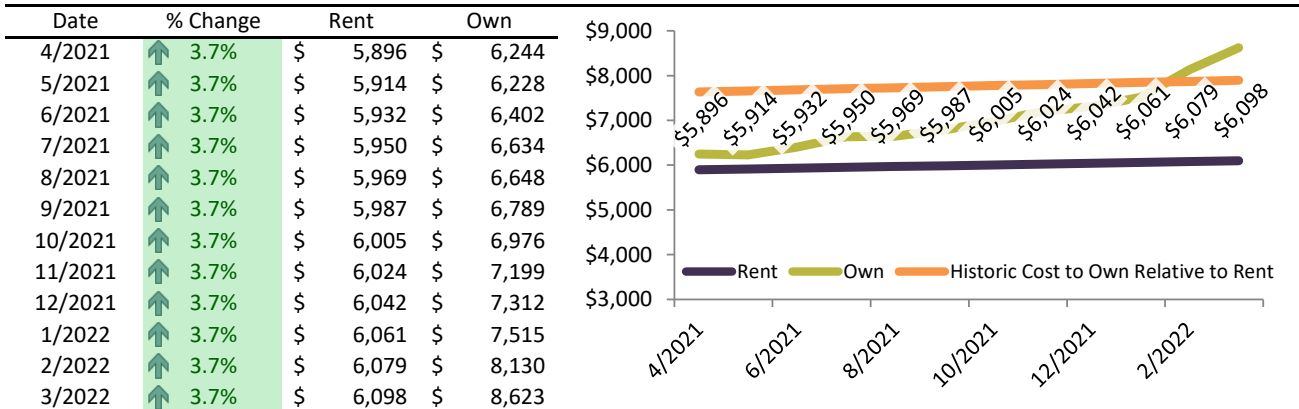
Median Home Price and Rental Parity trailing twelve months



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



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



Westminster Housing Market Value & Trends Update

Historically, properties in this market sell at a -0.4% discount. Today's premium is 31.7%. This market is 32.1% overvalued.

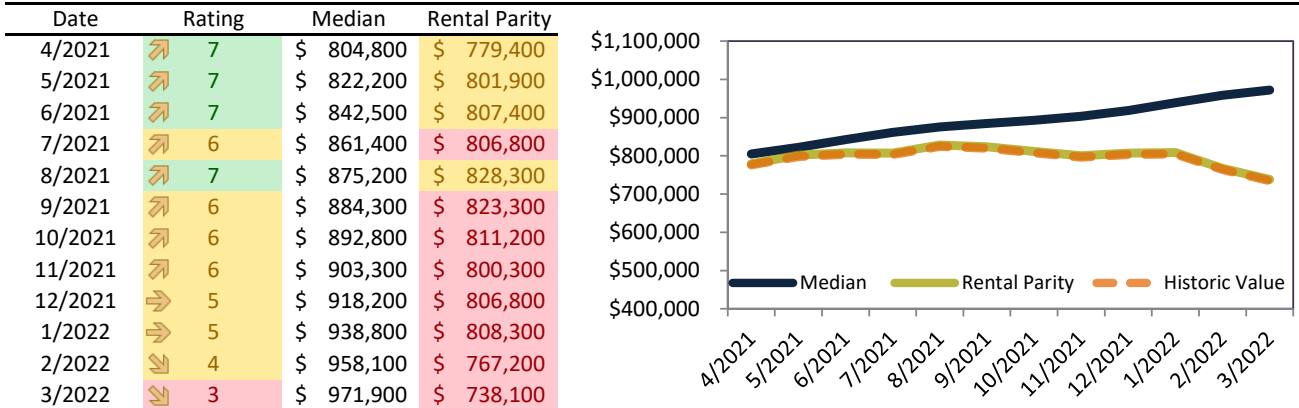
Median home price is \$971,900. Prices rose 22.5% year-over-year.

Monthly cost of ownership is \$4,319, and rents average \$3,280, making owning \$1,039 per month more costly than renting.

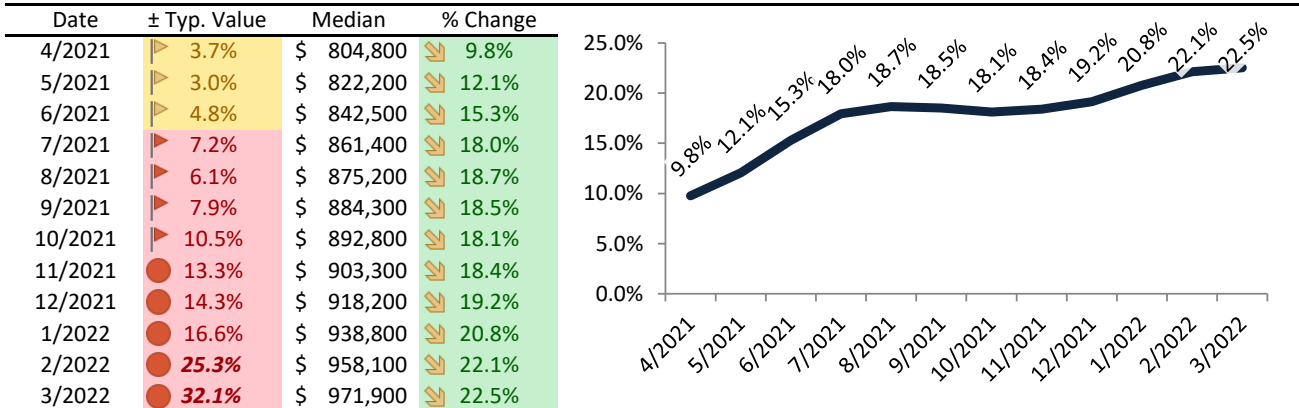
Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 3.2%.

Market rating = 3

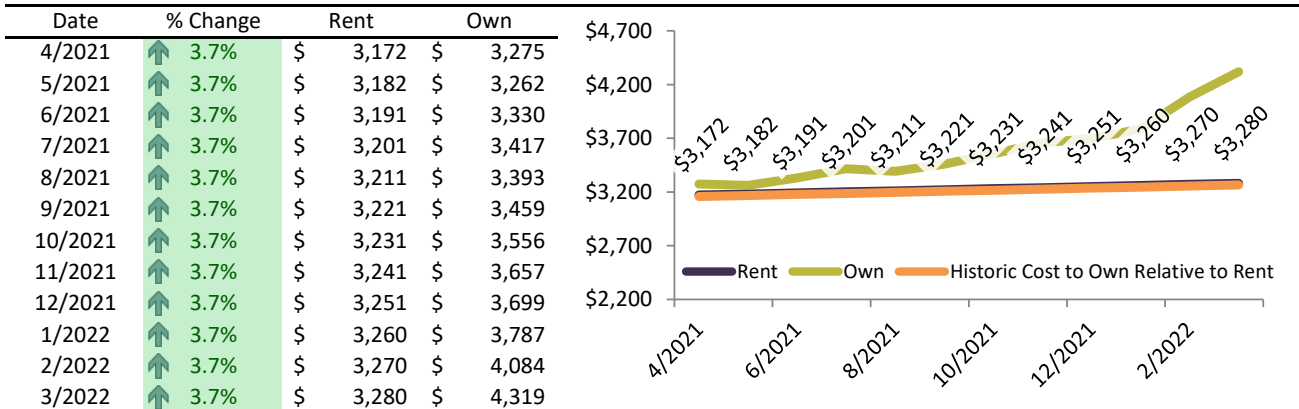
Median Home Price and Rental Parity trailing twelve months



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



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

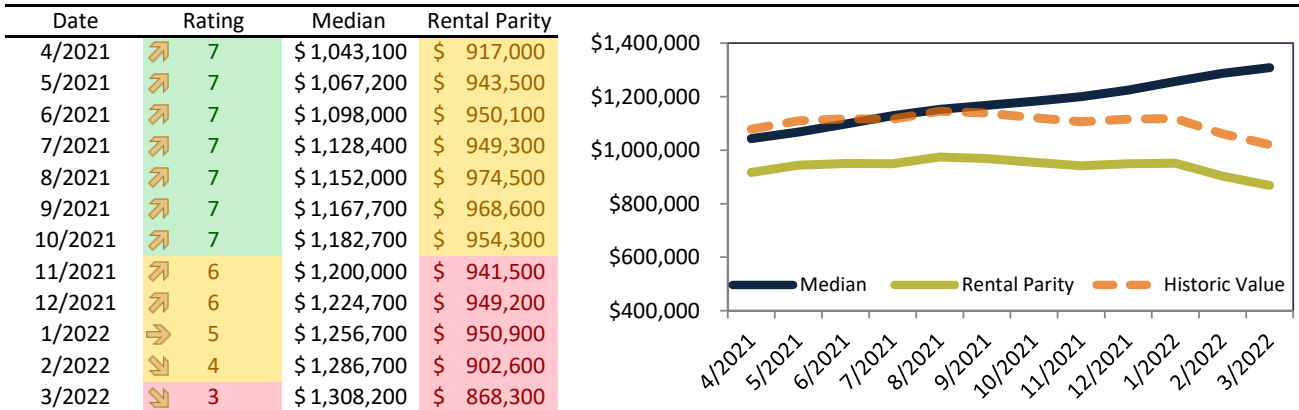


Yorba Linda Housing Market Value & Trends Update

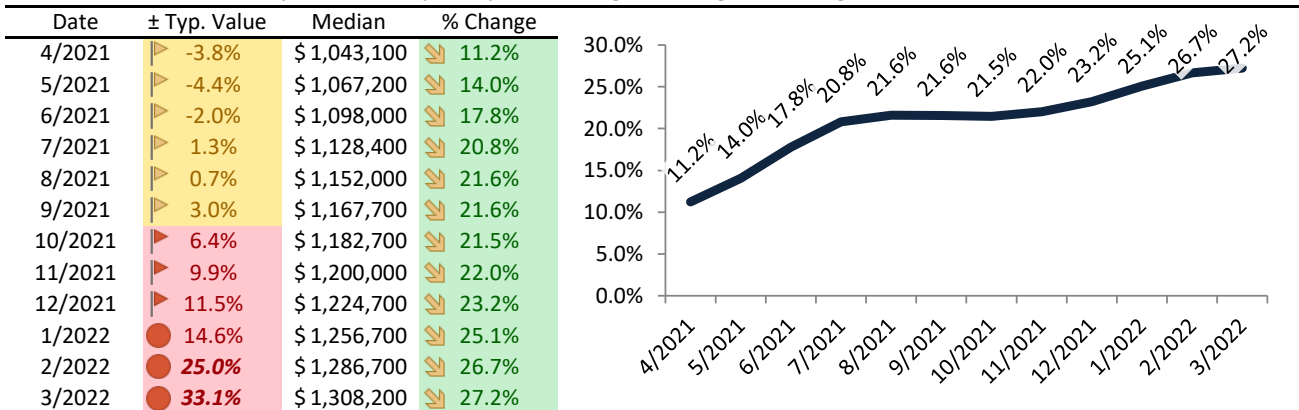
Historically, properties in this market sell at a 17.5% premium. Today's premium is 50.6%. This market is 33.1% overvalued. Median home price is \$1,308,200. Prices rose 27.2% year-over-year. Monthly cost of ownership is \$5,814, and rents average \$3,859, making owning \$1,954 per month more costly than renting. Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 2.8%.

Market rating = 3

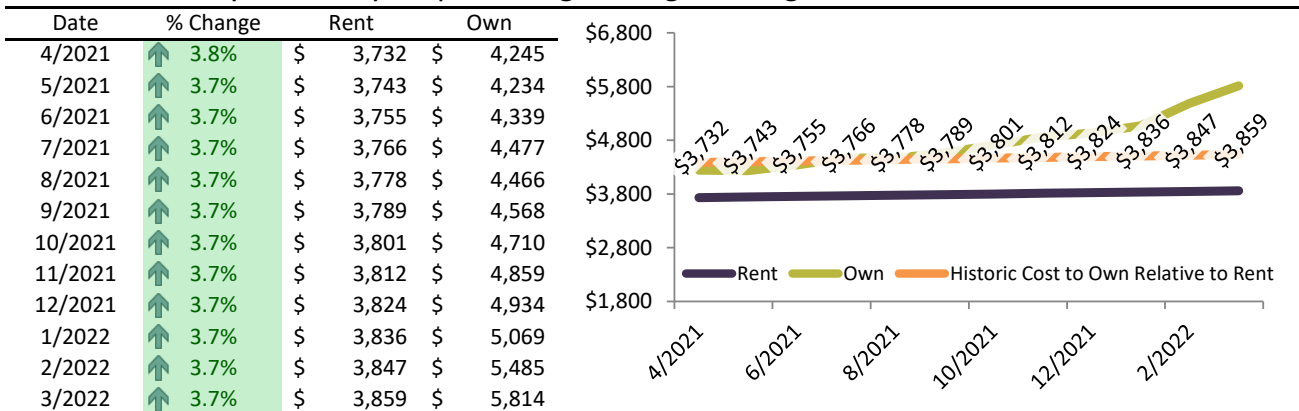
Median Home Price and Rental Parity trailing twelve months



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



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

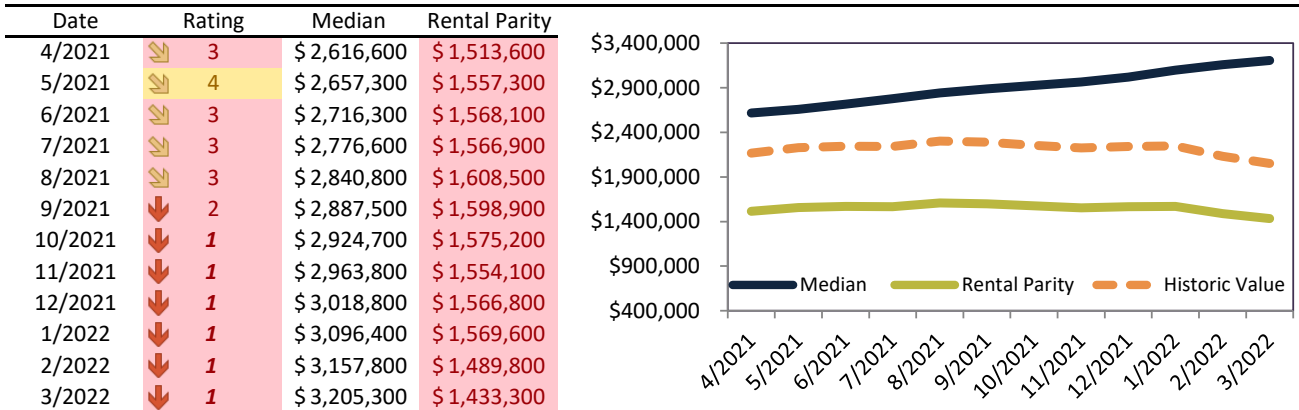


Laguna Beach Housing Market Value & Trends Update

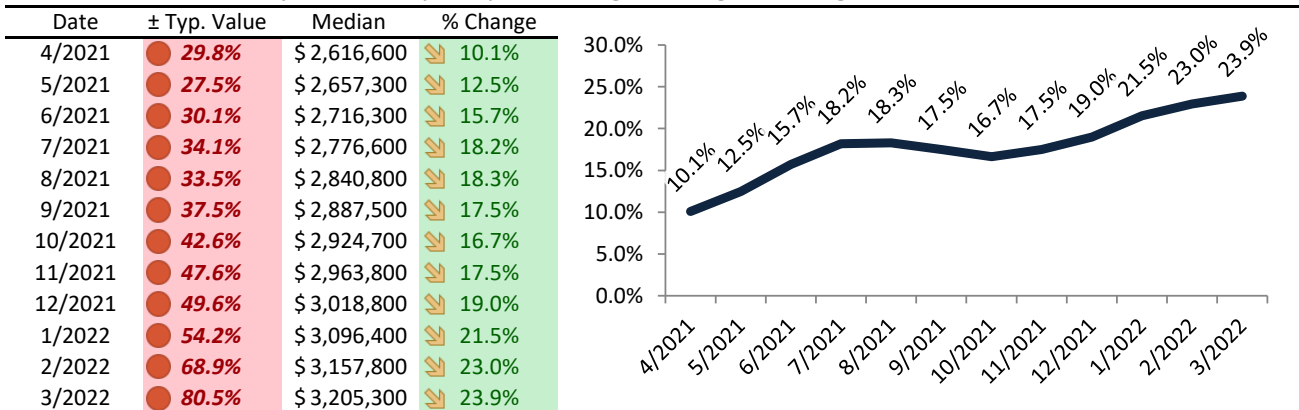
Historically, properties in this market sell at a 43.1% premium. Today's premium is 123.6%. This market is 80.5% overvalued. Median home price is \$3,205,300. Prices rose 23.9% year-over-year. Monthly cost of ownership is \$14,245, and rents average \$6,370, making owning \$7,875 per month more costly than renting. Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 1.9%.

Market rating = 1

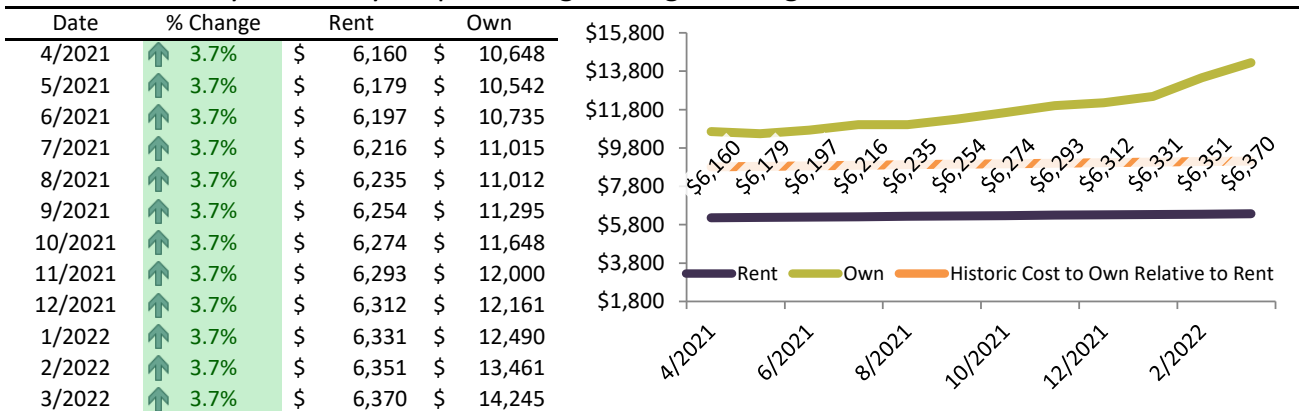
Median Home Price and Rental Parity trailing twelve months



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



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



TAIT Housing Report

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

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

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

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

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

Using and Interpreting the TAIT Monthly Report

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

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

NEWS OVERVIEW

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

Orange County Housing Market Value & Trends Update

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

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

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

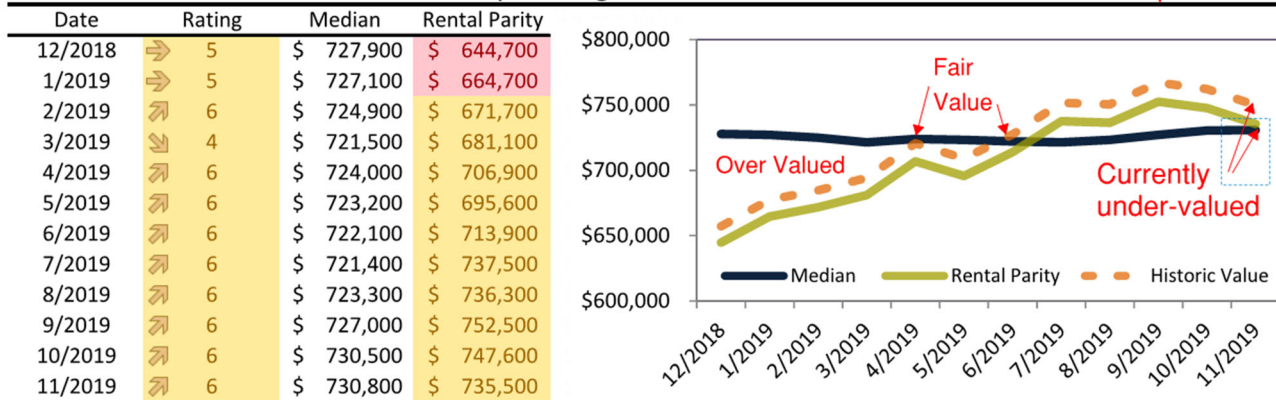
Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 4.2%.

Market rating = 6

MEDIAN HOME PRICE AND RENTAL PARITY TRAILING TWELVE MONTHS

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

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



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

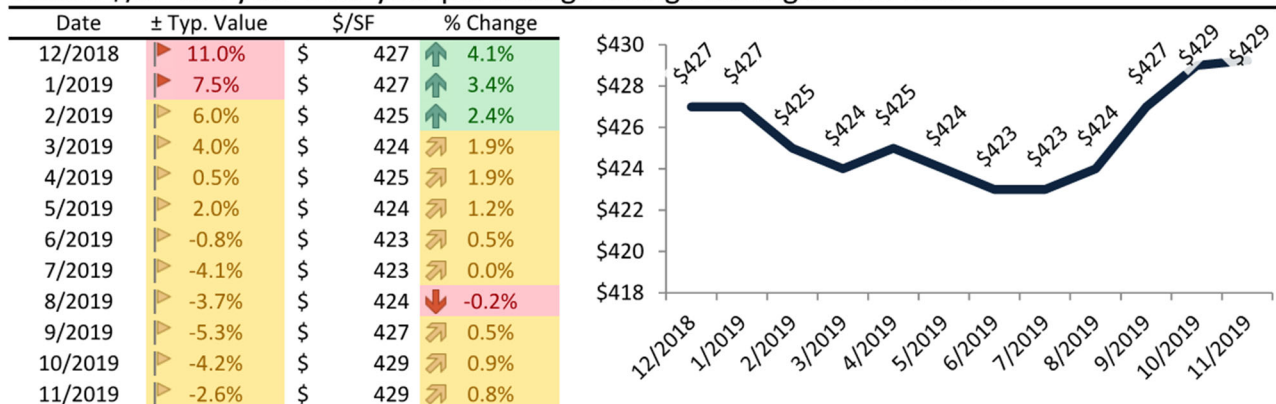
The third line plotted against these two parallel lines is the median resale price for the area. This line reveals whether the market is currently trading at a premium or discount to rental parity and historic value. The more important of these relationships is between median resale price and historic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

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

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

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

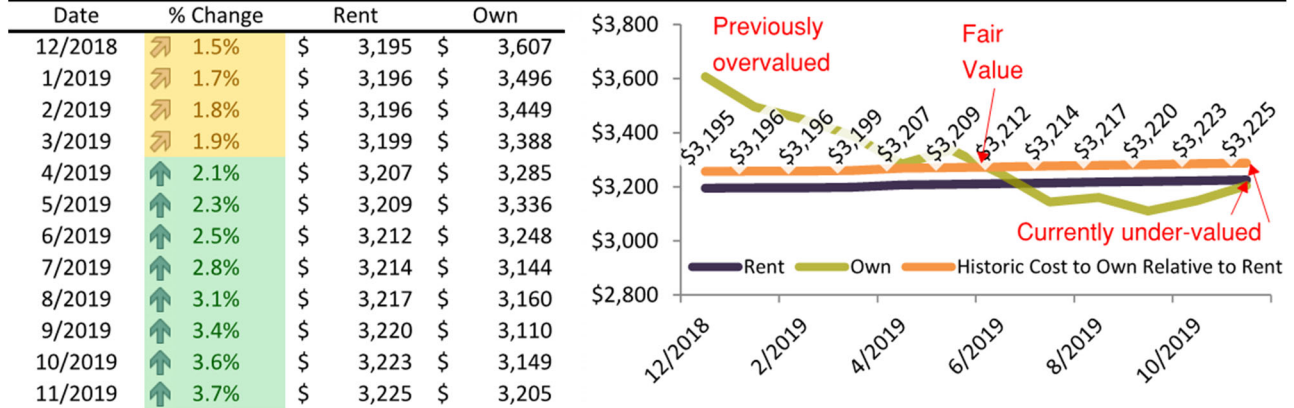
Resale \$/SF and year-over-year percentage change trailing twelve months



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

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

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

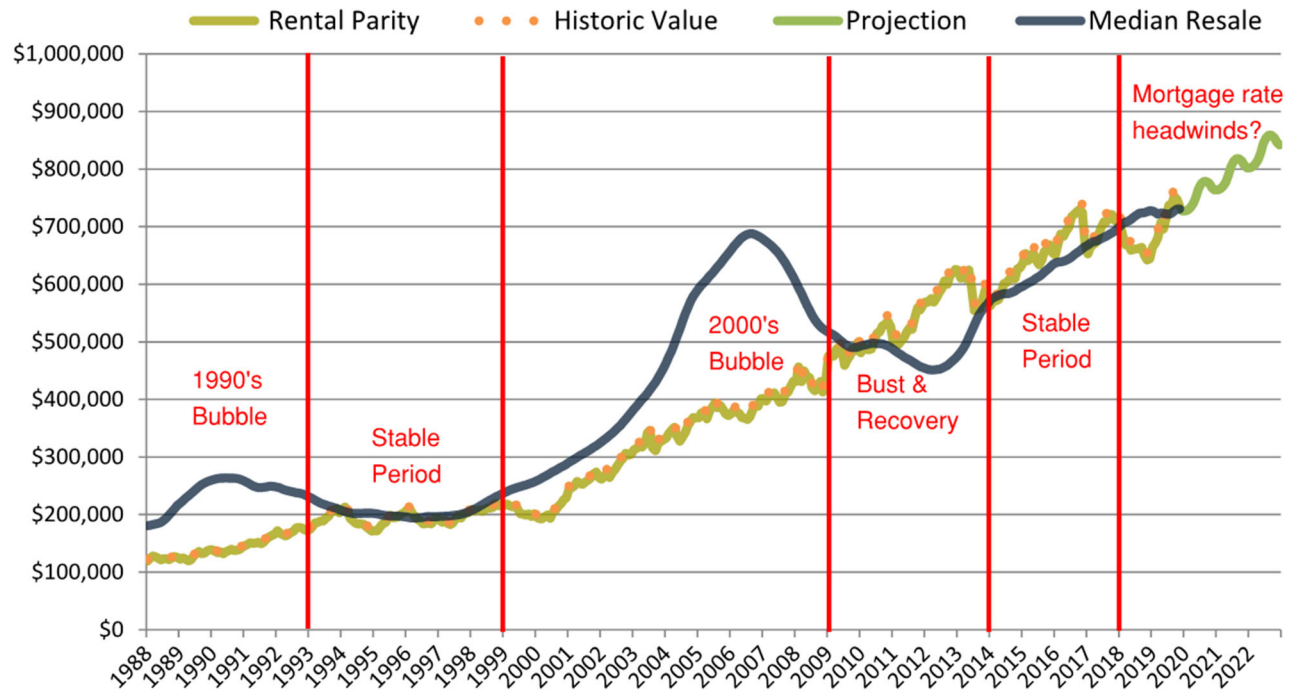


This method of looking at the data is more revealing to those who like to focus on monthly costs rather than purchase price. It reveals how affordable properties are relative to monthly rent, which is what rental parity analysis is all about. The first column of data shows the rate of rent growth over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

HISTORIC MARKET DATA CHARTS

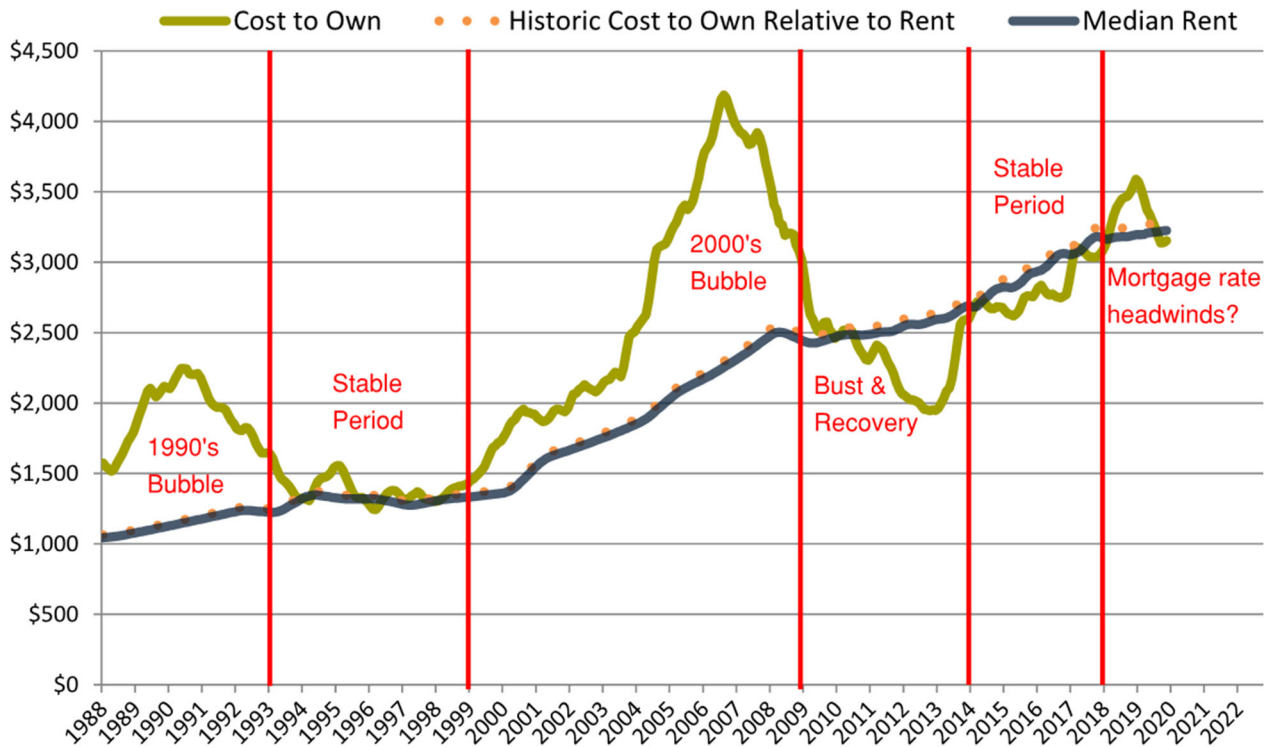
The next page of the report shows two charts: County median home price since January 1988, and County median rent and monthly cost of ownership since January 1988. These charts are designed to put current circumstances in historic context. They answer questions like, “How volatile are prices?” and “How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

Orange County median home price since January 1988



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

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



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

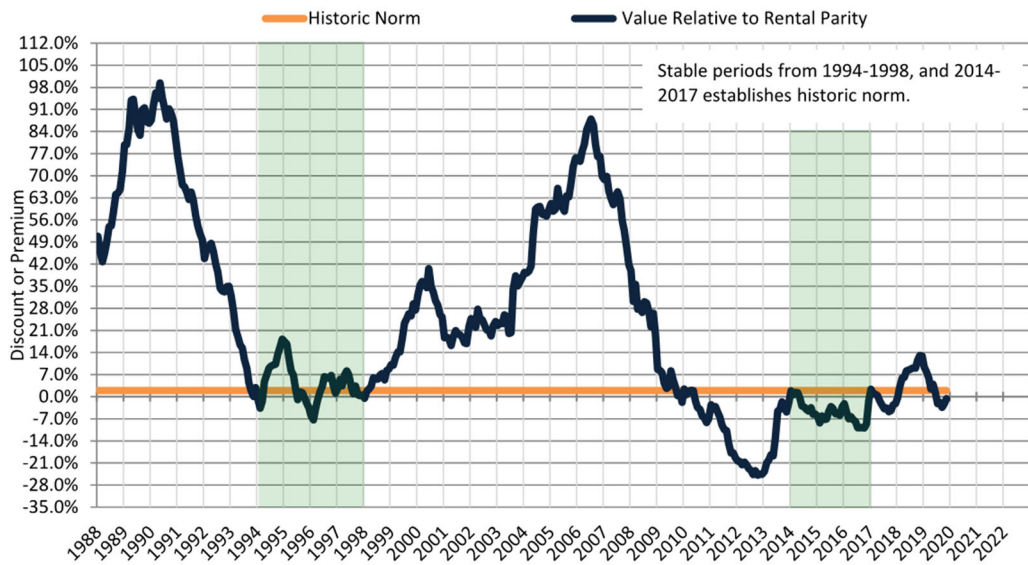
Historic Median Home Price Relative to Rental Parity: Orange County since January 1988

HISTORIC VALUATION

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

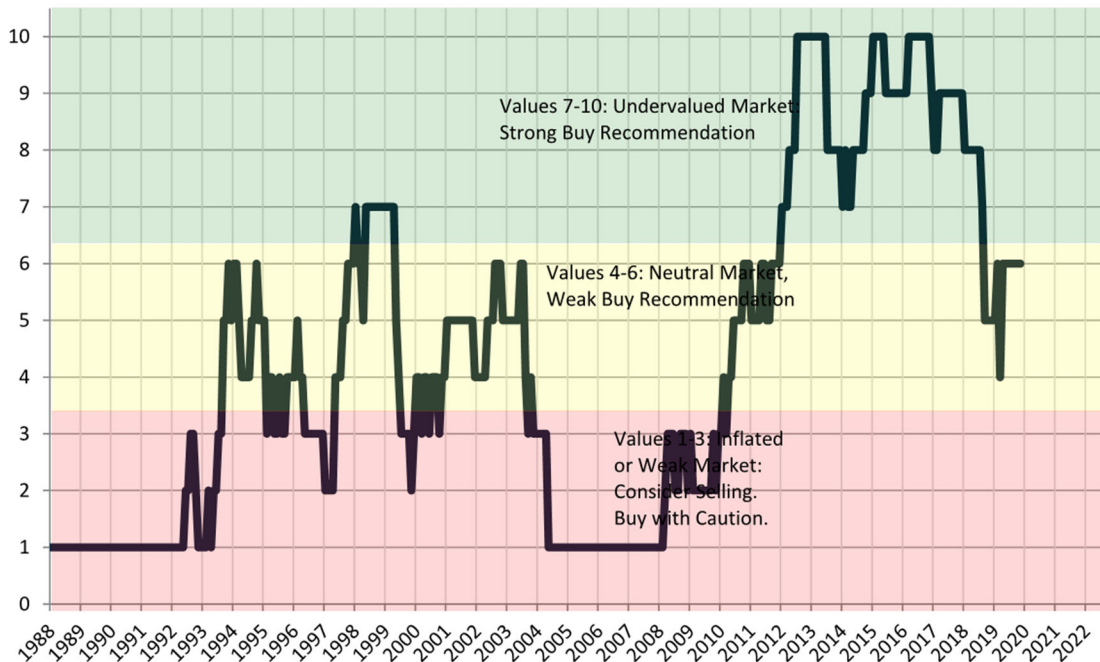
The chart above shows, at a glance, how close the market trades to its historic norm.

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



TAIT RATING SYSTEM CHART

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



The importance of rental parity

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

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

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

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

RENTAL PARITY AS BASIS OF VALUE

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