County of Los Angees

CALIFORNIA

July 2022

Monthly cost of ownership is $4,577, and rents average $3,163, making owning $1,413 per month more costly than renting.

HOUSING REPORT

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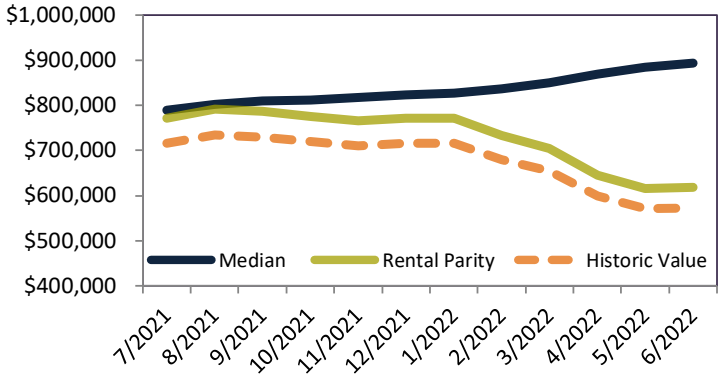
Los Angeles County Housing Market Value & Trends Update

Historically, properties in this market sell at a -7.2% discount. Today's premium is 44.7%. This market is 51.9% overvalued.
Median home price is $893,600. Prices rose 16.2% year-over-year.
Monthly cost of ownership is $4,577, and rents average $3,163, making owning $1,413 per month more costly than renting.
Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 3.4%.
Market rating = 1

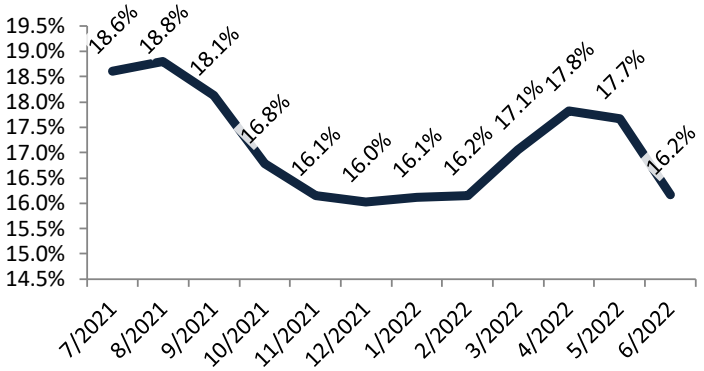
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
7/2021	6	$ 789,200	$ 771,100
8/2021	6	$ 801,300	$ 791,600
9/2021	6	$ 810,000	$ 786,900
10/2021	6	$ 812,500	$ 775,200
11/2021	5	$ 817,100	$ 764,800
12/2021	6	$ 822,500	$ 771,000
1/2022	5	$ 827,700	$ 772,400
2/2022	4	$ 836,100	$ 733,100
3/2022	4	$ 850,800	$ 705,300
4/2022	2	$ 868,700	$ 644,900
5/2022	***1***	$ 884,000	$ 615,700
6/2022	***1***	$ 893,600	$ 617,600



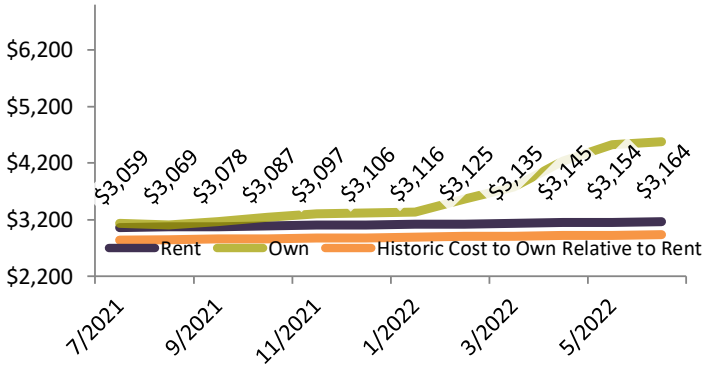
Resale Median and year-over-year percentage change trailing twelve months

Date	± Typ. Value	Median	% Change
7/2021	9.6%	$ 789,200	18.6%
8/2021	8.5%	$ 801,300	18.8%
9/2021	10.2%	$ 810,000	18.1%
10/2021	12.0%	$ 812,500	16.8%
11/2021	14.1%	$ 817,100	16.1%
12/2021	13.9%	$ 822,500	16.0%
1/2022	14.4%	$ 827,700	16.1%
2/2022	21.3%	$ 836,100	16.2%
3/2022	***27.9%***	$ 850,800	17.1%
4/2022	***41.9%***	$ 868,700	17.8%
5/2022	***50.8%***	$ 884,000	17.7%
6/2022	***51.9%***	$ 893,600	16.2%

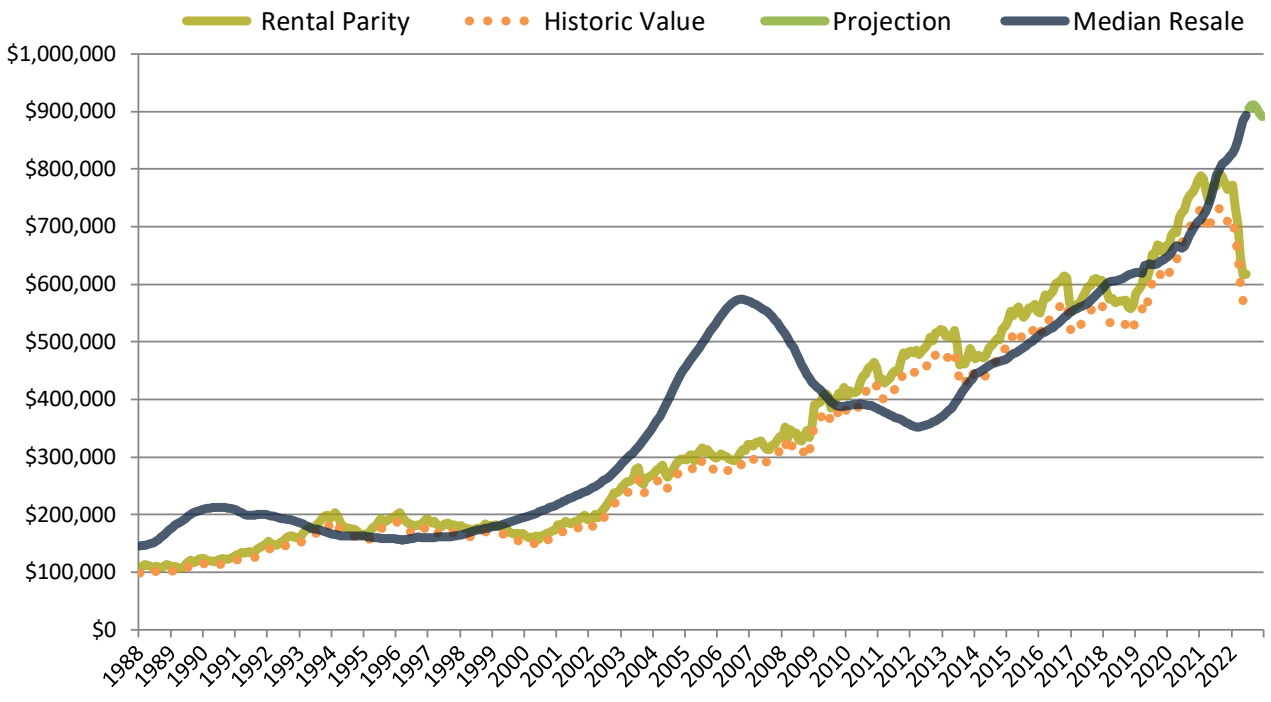


Rental rate and year-over-year percentage change trailing twelve months

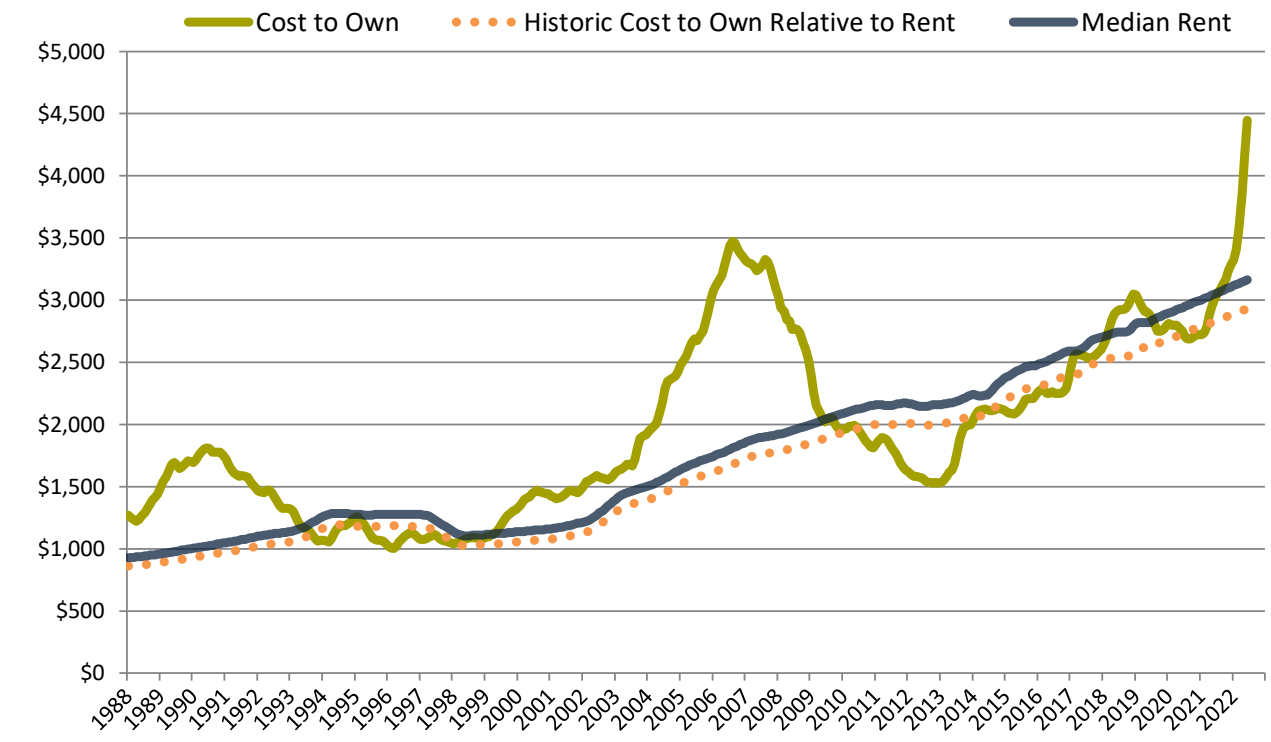
Date	% Change	Rent	Own
7/2021	3.7%	$ 3,059	$ 3,131
8/2021	3.7%	$ 3,069	$ 3,106
9/2021	3.7%	$ 3,078	$ 3,168
10/2021	3.7%	$ 3,087	$ 3,236
11/2021	3.7%	$ 3,097	$ 3,308
12/2021	3.7%	$ 3,106	$ 3,313
1/2022	3.7%	$ 3,116	$ 3,339
2/2022	3.7%	$ 3,125	$ 3,564
3/2022	3.7%	$ 3,135	$ 3,781
4/2022	3.7%	$ 3,145	$ 4,236
5/2022	3.7%	$ 3,154	$ 4,528
6/2022	3.7%	$ 3,164	$ 4,577



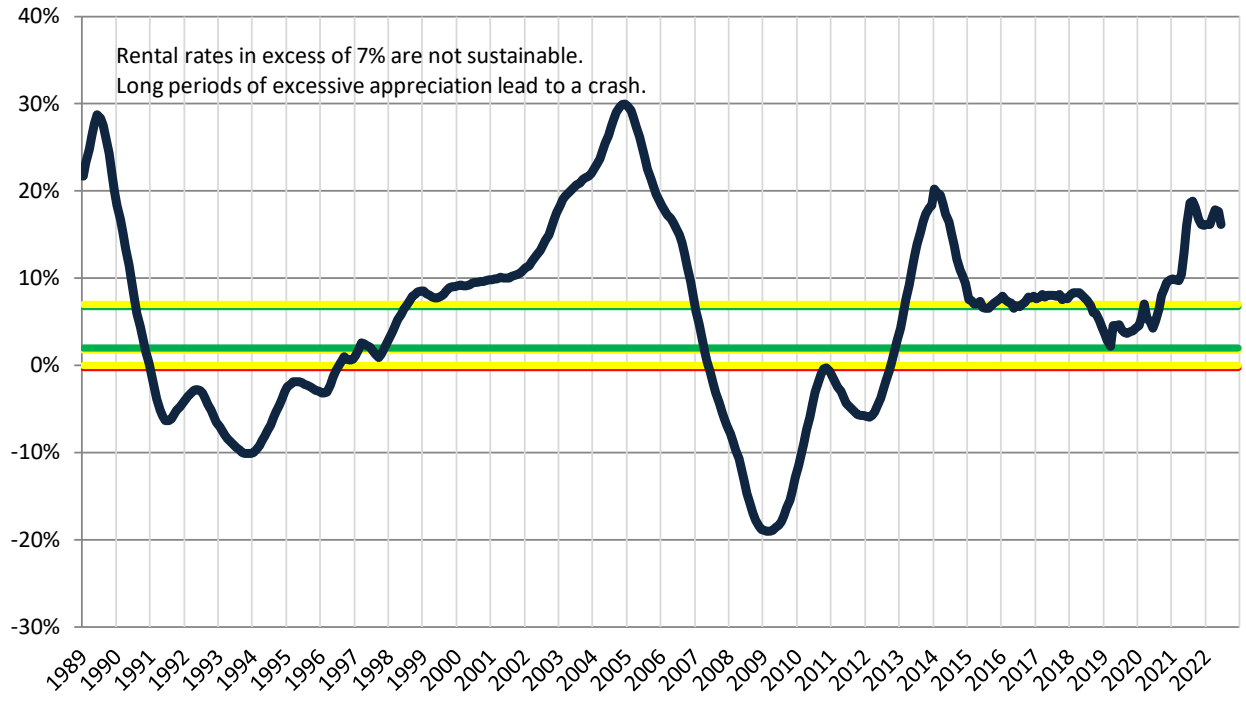
Los Angeles County median home price since January 1988



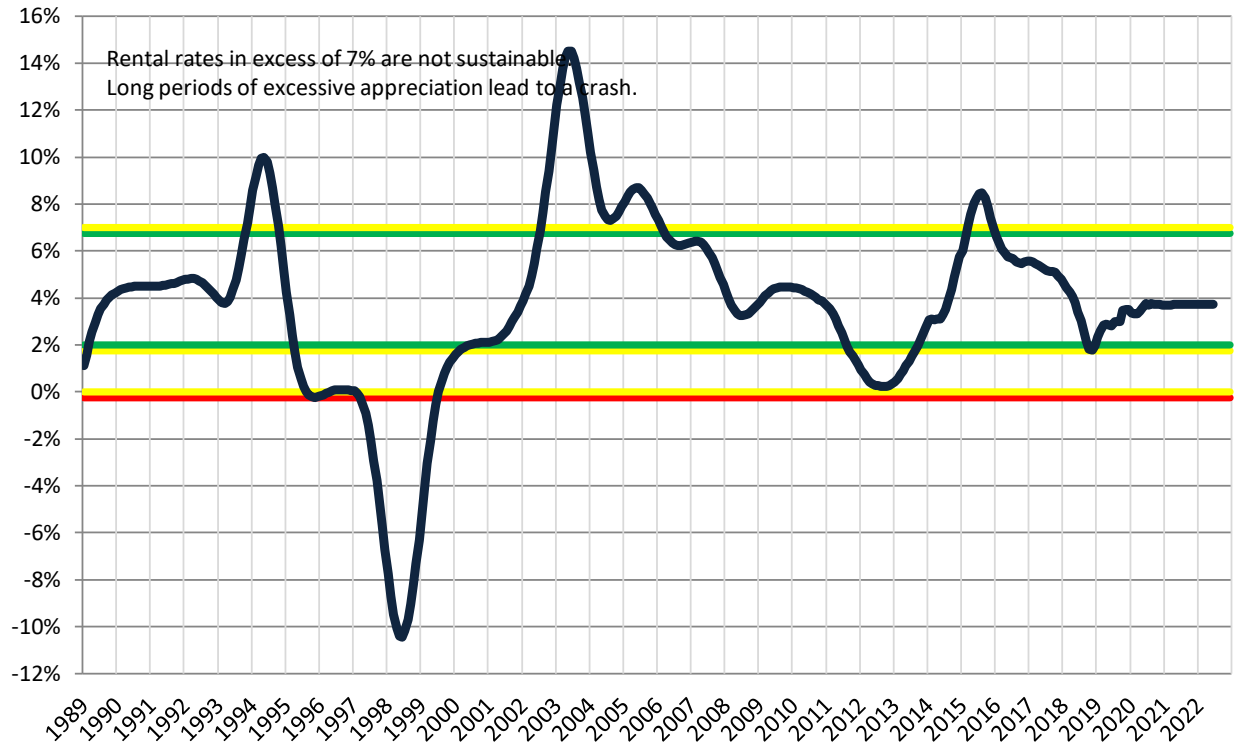
Los Angeles County median rent and monthly cost of ownership since January 1988



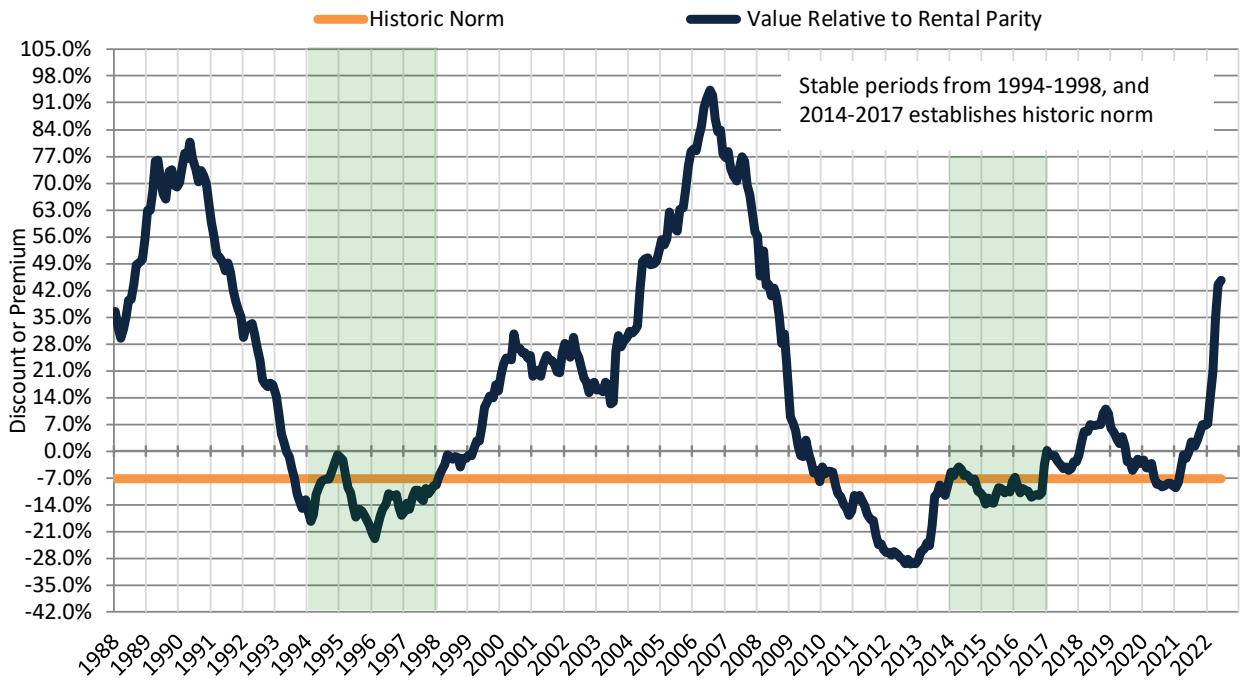
Resale $/SF Year-over-Year Percentage Change: Los Angeles County since January 1989



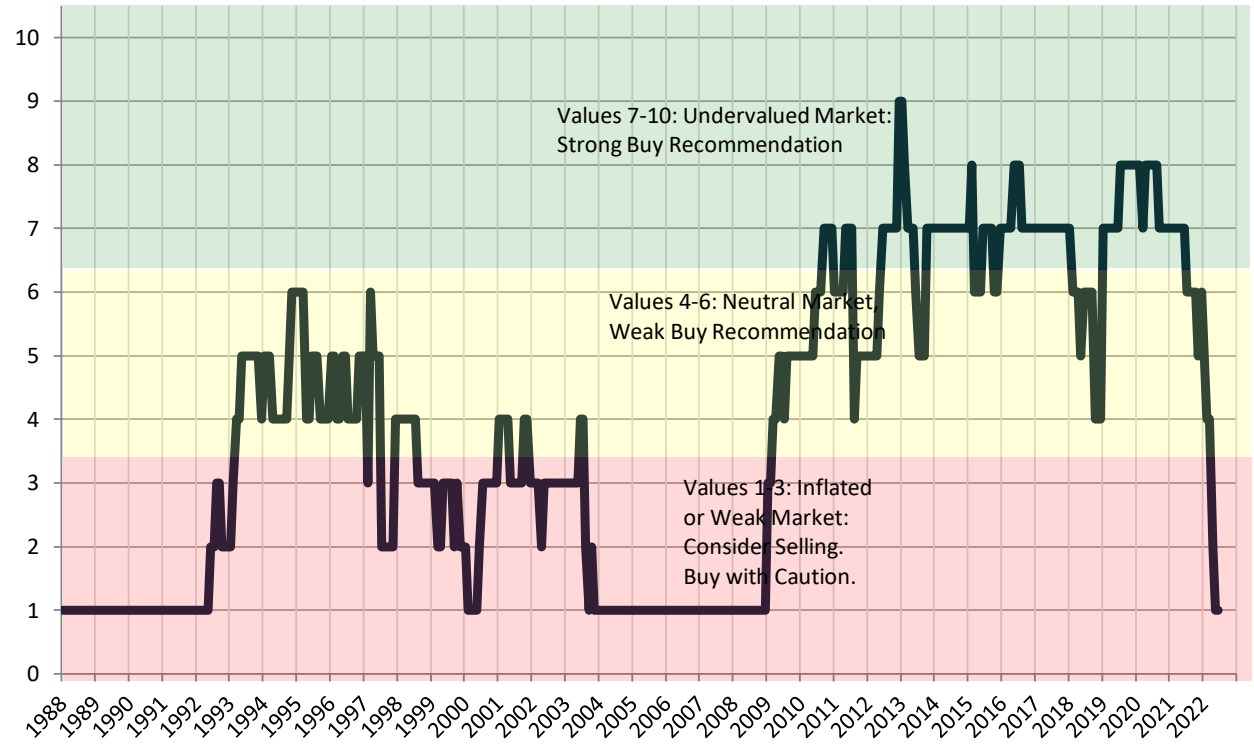
Rental $/SF Year-over-Year Percentage Change: Los Angeles County since January 1989



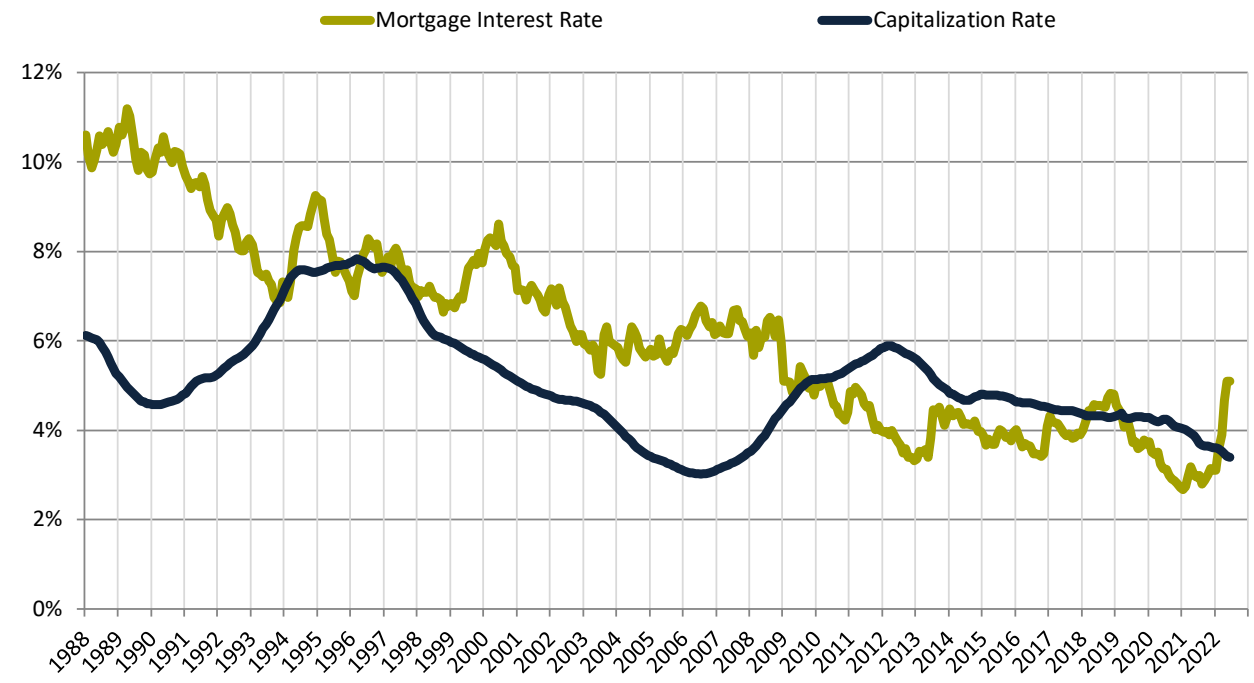
Historic Median Home Price Relative to Rental Parity: Los Angeles County since January 1988



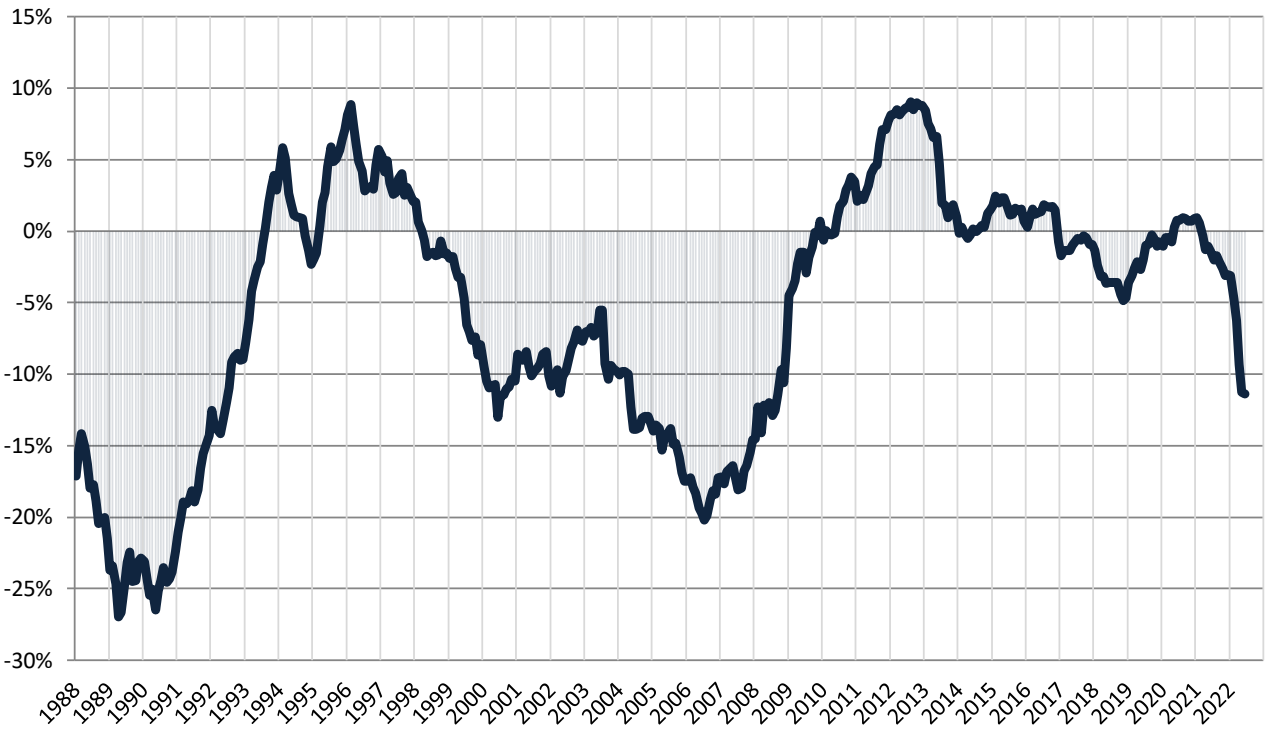
TAIT Housing Report® Market Timing System Rating: Los Angeles County since January 1988



Cash Investor Capitalization Rate: Los Angeles County since January 1988



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



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

Study Area	Median Resale $	Resale % Change YoY	Median Resale $	Rent % Change YoY	Median Rent $	Cost of Ownership	Ownership Prem./Disc.	Cap Rate
Los Angeles County	$ 893,600	16.2%	$ 893,600	3.7%	$ 3,164	$ 4,577	$ 1,413	3.4%.
Los Angeles-Long Beach-Ana	$ 959,800	19.1%	$ 959,800	3.7%	$ 3,327	$ 4,916	$ 1,589	3.3%.
Alhambra	$ 908,000	15.1%	$ 908,000	3.7%	$ 3,098	$ 4,651	$ 1,553	3.3%.
Arcadia	$1,346,800	13.7%	$1,346,800	3.7%	$ 4,522	$ 6,899	$ 2,377	3.2%.
Azusa	$ 681,900	18.8%	$ 681,900	3.7%	$ 2,611	$ 3,493	$ 881	3.7%.
Baldwin Park	$ 668,900	18.3%	$ 668,900	3.7%	$ 2,571	$ 3,426	$ 855	3.7%.
Bell Gardens	$ 643,200	16.2%	$ 643,200	3.7%	$ 2,734	$ 3,295	$ 560	4.1%.
Bellflower	$ 743,100	17.2%	$ 743,100	3.7%	$ 2,885	$ 3,806	$ 921	3.7%.
Burbank	$1,226,800	16.8%	$1,226,800	3.7%	$ 3,766	$ 6,284	$ 2,518	2.9%.
Carson	$ 791,400	16.3%	$ 791,400	3.7%	$ 3,094	$ 4,054	$ 960	3.8%.
Cerritos	$1,011,700	15.8%	$1,011,700	3.7%	$ 3,297	$ 5,182	$ 1,885	3.1%.
Compton	$ 584,000	13.4%	$ 584,000	3.7%	$ 2,695	$ 2,991	$ 296	4.4%.
Covina	$ 783,700	19.1%	$ 783,700	3.7%	$ 2,772	$ 4,014	$ 1,242	3.4%.
Diamond Bar	$ 965,500	19.1%	$ 965,500	3.7%	$ 3,197	$ 4,945	$ 1,749	3.2%.
Downey	$ 794,000	15.1%	$ 794,000	3.7%	$ 3,021	$ 4,067	$ 1,046	3.7%.
East Los Angeles	$ 662,600	14.1%	$ 662,600	3.7%	$ 2,654	$ 3,394	$ 740	3.8%.
El Monte	$ 698,800	15.8%	$ 698,800	3.7%	$ 2,691	$ 3,579	$ 889	3.7%.
Florence-Graham	$ 547,500	11.1%	$ 547,500	3.7%	$ 2,768	$ 2,804	$ 36	4.9%.
Gardena	$ 821,800	17.6%	$ 821,800	3.7%	$ 3,088	$ 4,209	$ 1,121	3.6%.
Glendale	$1,240,200	18.0%	$1,240,200	3.7%	$ 3,982	$ 6,353	$ 2,371	3.1%.
Glendora	$ 864,800	16.7%	$ 864,800	3.7%	$ 2,913	$ 4,430	$ 1,516	3.2%.
Hacienda Heights	$ 914,400	18.3%	$ 914,400	3.7%	$ 3,076	$ 4,684	$ 1,608	3.2%.
Hawthorne	$ 907,000	12.8%	$ 907,000	3.7%	$ 3,264	$ 4,646	$ 1,381	3.5%.
Huntington Park	$ 620,900	11.6%	$ 620,900	3.7%	$ 2,772	$ 3,180	$ 409	4.3%.
Inglewood	$ 807,100	11.7%	$ 807,100	3.7%	$ 3,120	$ 4,134	$ 1,014	3.7%.
La Mirada	$ 857,000	18.2%	$ 857,000	3.7%	$ 2,953	$ 4,390	$ 1,437	3.3%.

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

Study Area	Median Resale $	Resale % Change YoY	Median Resale $	Rent % Change YoY	Median Rent $	Cost of Ownership	Ownership Prem./Disc.	Cap Rate
La Puente	$ 683,900	20.7%	$ 683,900	3.7%	$ 2,588	$ 3,503	$ 915	3.6%.
Lakewood	$ 845,200	16.1%	$ 845,200	3.7%	$ 2,959	$ 4,329	$ 1,370	3.4%.
Lancaster	$ 471,500	21.5%	$ 471,500	3.7%	$ 2,230	$ 2,415	$ 186	4.5%.
Long Beach	$ 849,700	16.1%	$ 849,700	3.7%	$ 3,044	$ 4,352	$ 1,308	3.4%.
Los Angeles	$1,017,600	15.6%	$1,017,600	3.7%	$ 3,517	$ 5,212	$ 1,695	3.3%.
Lynwood	$ 615,000	12.7%	$ 615,000	3.7%	$ 2,704	$ 3,150	$ 446	4.2%.
Monrovia	$ 968,800	14.2%	$ 968,800	3.7%	$ 3,118	$ 4,962	$ 1,844	3.1%.
Montebello	$ 742,000	14.2%	$ 742,000	3.7%	$ 2,869	$ 3,801	$ 932	3.7%.
Monterey Park	$ 898,800	16.3%	$ 898,800	3.7%	$ 3,093	$ 4,604	$ 1,511	3.3%.
Norwalk	$ 710,700	18.6%	$ 710,700	3.7%	$ 2,733	$ 3,640	$ 907	3.7%.
Palmdale	$ 507,500	21.5%	$ 507,500	3.7%	$ 2,320	$ 2,600	$ 280	4.4%.
Paramount	$ 617,200	16.8%	$ 617,200	3.7%	$ 2,728	$ 3,161	$ 433	4.2%.
Pasadena	$1,230,000	17.8%	$1,230,000	3.7%	$ 3,655	$ 6,300	$ 2,645	2.9%.
Pico Rivera	$ 697,000	16.4%	$ 697,000	3.7%	$ 2,695	$ 3,570	$ 875	3.7%.
Pomona	$ 661,500	20.3%	$ 661,500	3.7%	$ 2,479	$ 3,388	$ 910	3.6%.
Redondo Beach	$1,500,400	16.5%	$1,500,400	3.7%	$ 4,521	$ 7,685	$ 3,164	2.9%.
Rosemead	$ 817,600	14.6%	$ 817,600	3.7%	$ 2,829	$ 4,188	$ 1,358	3.3%.
Rowland Heights	$ 925,100	17.7%	$ 925,100	3.7%	$ 2,985	$ 4,739	$ 1,753	3.1%.
San Gabriel	$1,035,300	13.5%	$1,035,300	3.7%	$ 3,247	$ 5,303	$ 2,056	3.0%.
Santa Clarita	$ 817,900	19.0%	$ 817,900	3.7%	$ 3,242	$ 4,189	$ 948	3.8%.
Santa Monica	$1,971,300	9.0%	$1,971,300	3.7%	$ 9,054	$ 10,097	$ 1,044	4.4%.
South Gate	$ 631,100	13.2%	$ 631,100	3.7%	$ 2,731	$ 3,233	$ 501	4.2%.
South Whittier	$ 755,100	18.3%	$ 755,100	3.7%	$ 2,791	$ 3,868	$ 1,076	3.5%.
Torrance	$1,206,000	17.9%	$1,206,000	3.7%	$ 3,672	$ 6,177	$ 2,506	2.9%.
West Covina	$ 815,700	19.1%	$ 815,700	3.7%	$ 2,815	$ 4,178	$ 1,363	3.3%.
Whittier	$ 778,300	17.1%	$ 778,300	3.7%	$ 2,905	$ 3,987	$ 1,082	3.6%.

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

Study Area	Rating	Median	Rental Parity	% Over/Under Rental Parity	Historic Premium	% Over/Under Historic Prem.
Los Angeles County	1	$ 893,600	$ 617,600	44.7%	-7.2%	51.9%
Los Angeles-Long Beach-Ana	3	$ 959,800	$ 649,600	47.8%	18.3%	29.5%
Alhambra	1	$ 908,000	$ 604,800	50.1%	-0.4%	50.5%
Arcadia	1	$1,346,800	$ 882,700	52.6%	5.4%	47.2%
Azusa	1	$ 681,900	$ 509,800	33.7%	-12.7%	46.4%
Baldwin Park	1	$ 668,900	$ 501,900	33.3%	-11.4%	44.7%
Bell Gardens	3	$ 643,200	$ 533,800	20.5%	-9.9%	30.4%
Bellflower	2	$ 743,100	$ 563,300	31.9%	-9.7%	41.6%
Burbank	1	$1,226,800	$ 735,100	66.9%	-0.9%	67.8%
Carson	1	$ 791,400	$ 604,000	31.1%	-12.6%	43.7%
Cerritos	1	$1,011,700	$ 643,700	57.1%	12.3%	44.8%
Compton	3	$ 584,000	$ 526,100	11.0%	-19.9%	30.9%
Covina	1	$ 783,700	$ 541,200	44.8%	-5.6%	50.4%
Diamond Bar	1	$ 965,500	$ 624,000	54.7%	2.7%	52.0%
Downey	2	$ 794,000	$ 589,700	34.6%	-6.0%	40.6%
East Los Angeles	2	$ 662,600	$ 518,100	27.9%	-9.4%	37.3%
El Monte	2	$ 698,800	$ 525,300	33.0%	-8.9%	41.9%
Florence-Graham	4	$ 547,500	$ 540,400	1.3%	-21.2%	22.5%
Gardena	1	$ 821,800	$ 602,800	36.3%	-11.8%	48.1%
Glendale	1	$1,240,200	$ 777,400	59.5%	1.3%	58.2%
Glendora	1	$ 864,800	$ 568,700	52.0%	1.6%	50.4%
Hacienda Heights	1	$ 914,400	$ 600,500	52.3%	6.0%	46.3%
Hawthorne	1	$ 907,000	$ 637,200	42.4%	-10.9%	53.3%
Huntington Park	3	$ 620,900	$ 541,100	14.7%	-13.5%	28.2%
Inglewood	1	$ 807,100	$ 609,000	32.5%	-18.4%	50.9%
La Mirada	1	$ 857,000	$ 576,400	48.7%	-3.7%	52.4%

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

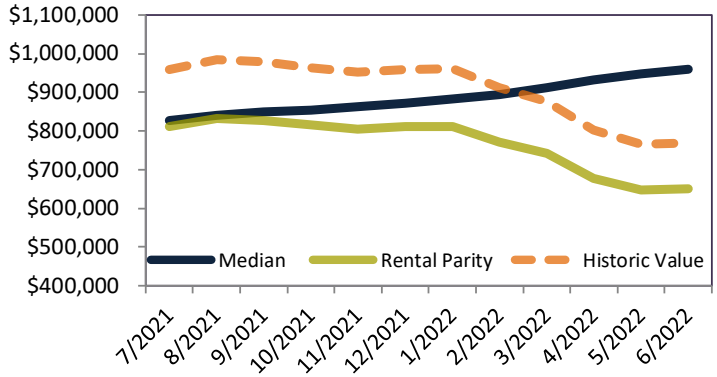
Study Area	Rating	Median	Rental Parity	% Over/Under Rental Parity	Historic Premium	% Over/Under Historic Prem.
La Puente	1	$ 683,900	$ 505,200	35.4%	-10.9%	46.3%
Lakewood	1	$ 845,200	$ 577,700	46.3%	-3.4%	49.7%
Lancaster	2	$ 471,500	$ 435,200	8.3%	-31.6%	39.9%
Long Beach	1	$ 849,700	$ 594,300	42.9%	-7.8%	50.7%
Los Angeles	1	$1,017,600	$ 686,600	48.2%	-11.1%	59.3%
Lynwood	3	$ 615,000	$ 527,800	16.5%	-13.8%	30.3%
Monrovia	1	$ 968,800	$ 608,700	59.1%	4.4%	54.7%
Montebello	2	$ 742,000	$ 560,000	32.5%	-5.3%	37.8%
Monterey Park	1	$ 898,800	$ 603,700	48.9%	2.9%	46.0%
Norwalk	1	$ 710,700	$ 533,500	33.2%	-9.9%	43.1%
Palmdale	2	$ 507,500	$ 452,800	12.1%	-25.9%	38.0%
Paramount	2	$ 617,200	$ 532,500	15.9%	-20.4%	36.3%
Pasadena	1	$1,230,000	$ 713,500	72.4%	3.2%	69.2%
Pico Rivera	2	$ 697,000	$ 526,100	32.5%	-8.4%	40.9%
Pomona	1	$ 661,500	$ 483,900	36.7%	-18.3%	55.0%
Redondo Beach	1	$1,500,400	$ 882,600	70.0%	10.7%	59.3%
Rosemead	1	$ 817,600	$ 552,300	48.1%	-2.8%	50.9%
Rowland Heights	3	$ 925,100	$ 582,700	58.8%	25.6%	33.2%
San Gabriel	1	$1,035,300	$ 633,800	63.3%	14.2%	49.1%
Santa Clarita	2	$ 817,900	$ 632,900	29.3%	-9.6%	38.9%
Santa Monica	3	$1,971,300	$1,767,500	11.6%	-19.8%	31.4%
South Gate	3	$ 631,100	$ 533,200	18.4%	-11.8%	30.2%
South Whittier	1	$ 755,100	$ 544,900	38.6%	-8.7%	47.3%
Torrance	1	$1,206,000	$ 716,800	68.3%	13.8%	54.5%
West Covina	1	$ 815,700	$ 549,500	48.4%	-4.5%	52.9%
Whittier	2	$ 778,300	$ 567,000	37.3%	-4.5%	41.8%

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

Historically, properties in this market sell at a 18.3% premium. Today's premium is 47.8%. This market is 29.5% overvalued.
Median home price is $959,800. Prices rose 19.1% year-over-year.
Monthly cost of ownership is $4,916, and rents average $3,327, making owning $1,588 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

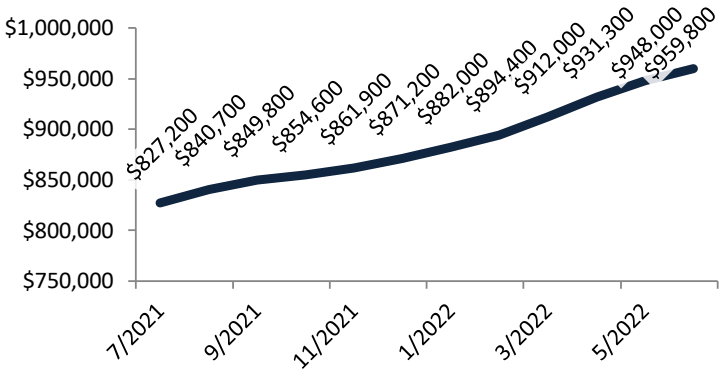
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
7/2021	9	$ 827,200	$ 811,000
8/2021	9	$ 840,700	$ 832,500
9/2021	9	$ 849,800	$ 827,600
10/2021	8	$ 854,600	$ 815,300
11/2021	8	$ 861,900	$ 804,400
12/2021	8	$ 871,200	$ 810,900
1/2022	8	$ 882,000	$ 812,400
2/2022	7	$ 894,400	$ 771,100
3/2022	7	$ 912,000	$ 741,800
4/2022	5	$ 931,300	$ 678,200
5/2022	3	$ 948,000	$ 647,600
6/2022	3	$ 959,800	$ 649,600



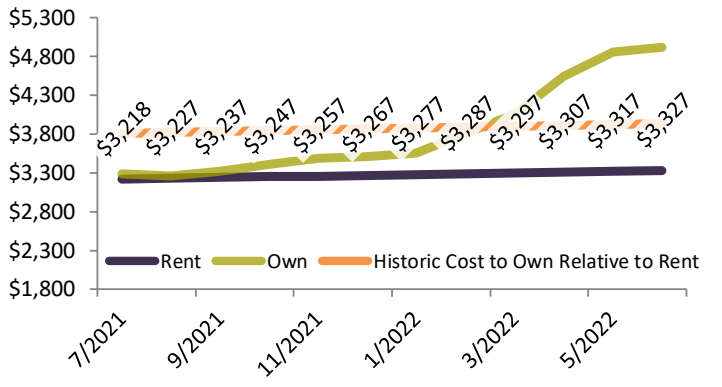
Resale Median and year-over-year percentage change trailing twelve months

Date	± Typ. Value	Median	% Change
7/2021	-16.3%	$ 827,200	19.0%
8/2021	-17.3%	$ 840,700	19.3%
9/2021	-15.6%	$ 849,800	18.9%
10/2021	-13.4%	$ 854,600	17.9%
11/2021	-11.1%	$ 861,900	17.6%
12/2021	-10.8%	$ 871,200	17.9%
1/2022	-9.7%	$ 882,000	18.5%
2/2022	-2.3%	$ 894,400	19.0%
3/2022	4.7%	$ 912,000	20.1%
4/2022	19.1%	$ 931,300	20.9%
5/2022	***28.1%***	$ 948,000	20.6%
6/2022	***29.5%***	$ 959,800	19.1%



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

Date	% Change	Rent	Own
7/2021	3.7%	$ 3,218	$ 3,282
8/2021	3.7%	$ 3,227	$ 3,259
9/2021	3.7%	$ 3,237	$ 3,324
10/2021	3.7%	$ 3,247	$ 3,403
11/2021	3.7%	$ 3,257	$ 3,490
12/2021	3.7%	$ 3,267	$ 3,510
1/2022	3.7%	$ 3,277	$ 3,558
2/2022	3.7%	$ 3,287	$ 3,813
3/2022	3.7%	$ 3,297	$ 4,053
4/2022	3.7%	$ 3,307	$ 4,541
5/2022	3.7%	$ 3,317	$ 4,856
6/2022	3.7%	$ 3,327	$ 4,916

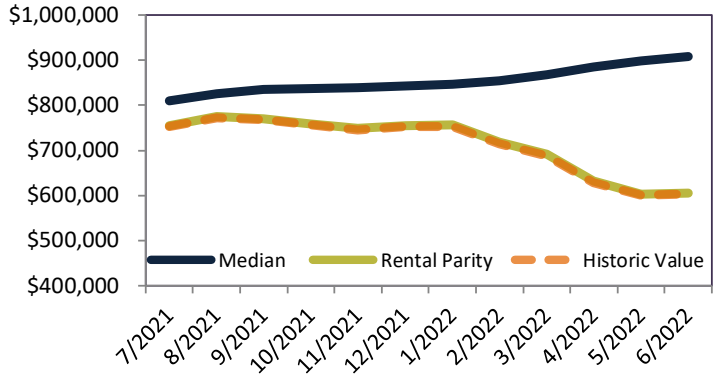


Alhambra Housing Market Value & Trends Update

Historically, properties in this market sell at a -0.4% discount. Today's premium is 50.1%. This market is 50.5% overvalued.
Median home price is $908,000. Prices rose 15.1% year-over-year.
Monthly cost of ownership is $4,650, and rents average $3,097, making owning $1,553 per month more costly than renting.
Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 3.3%.
Market rating = 1

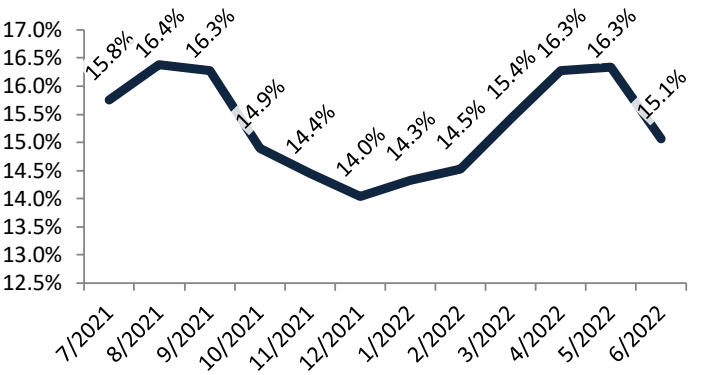
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
7/2021	6	$ 809,800	$ 755,000
8/2021	7	$ 824,800	$ 775,100
9/2021	6	$ 835,300	$ 770,500
10/2021	6	$ 836,200	$ 759,000
11/2021	6	$ 839,800	$ 748,900
12/2021	6	$ 843,100	$ 755,000
1/2022	6	$ 846,900	$ 756,300
2/2022	5	$ 854,800	$ 717,900
3/2022	4	$ 867,700	$ 690,600
4/2022	2	$ 885,300	$ 631,400
5/2022	***1***	$ 898,800	$ 602,900
6/2022	***1***	$ 908,000	$ 604,800



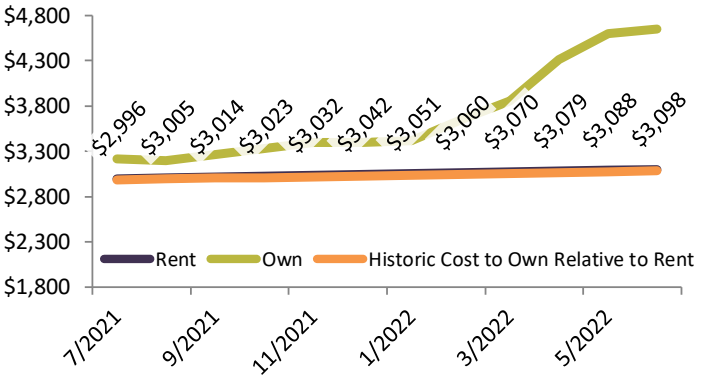
Resale Median and year-over-year percentage change trailing twelve months

Date	± Typ. Value	Median	% Change
7/2021	7.6%	$ 809,800	15.8%
8/2021	6.8%	$ 824,800	16.4%
9/2021	8.8%	$ 835,300	16.3%
10/2021	10.6%	$ 836,200	14.9%
11/2021	12.5%	$ 839,800	14.4%
12/2021	12.1%	$ 843,100	14.0%
1/2022	12.4%	$ 846,900	14.3%
2/2022	19.5%	$ 854,800	14.5%
3/2022	***26.0%***	$ 867,700	15.4%
4/2022	***40.6%***	$ 885,300	16.3%
5/2022	***49.5%***	$ 898,800	16.3%
6/2022	***50.5%***	$ 908,000	15.1%



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

Date	% Change	Rent	Own
7/2021	3.7%	$ 2,996	$ 3,213
8/2021	3.7%	$ 3,005	$ 3,197
9/2021	3.7%	$ 3,014	$ 3,267
10/2021	3.7%	$ 3,023	$ 3,330
11/2021	3.7%	$ 3,032	$ 3,400
12/2021	3.7%	$ 3,042	$ 3,396
1/2022	3.7%	$ 3,051	$ 3,416
2/2022	3.7%	$ 3,060	$ 3,644
3/2022	3.7%	$ 3,070	$ 3,856
4/2022	3.7%	$ 3,079	$ 4,317
5/2022	3.7%	$ 3,088	$ 4,604
6/2022	3.7%	$ 3,098	$ 4,651

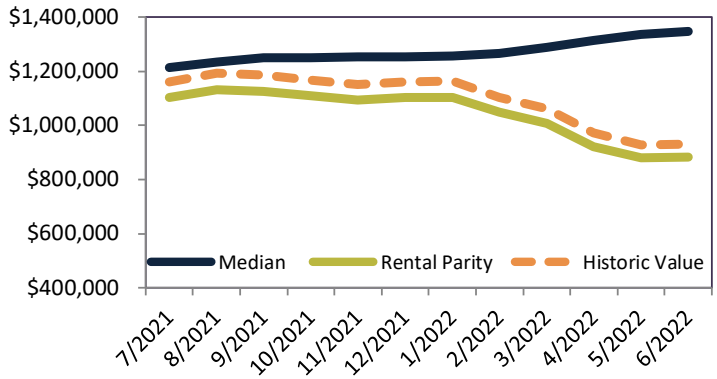


Arcadia Housing Market Value & Trends Update

Historically, properties in this market sell at a 5.4% premium. Today's premium is 52.6%. This market is 47.2% overvalued.
Median home price is $1,346,800. Prices rose 13.7% year-over-year.
Monthly cost of ownership is $6,898, and rents average $4,521, making owning $2,376 per month more costly than renting.
Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 3.2%.
Market rating = 1

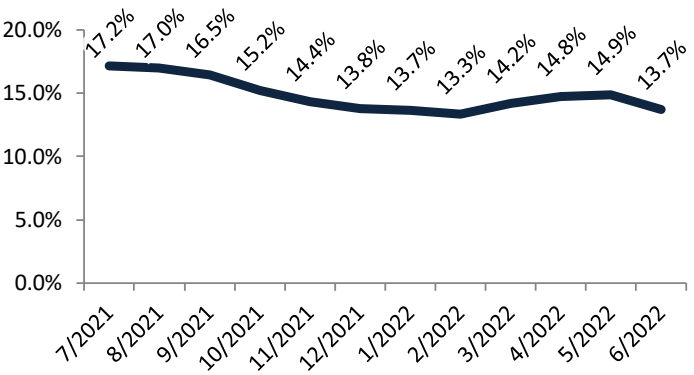
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
7/2021	7	$1,213,400	$1,102,200
8/2021	7	$1,233,000	$1,131,400
9/2021	7	$1,249,300	$1,124,600
10/2021	6	$1,251,100	$1,107,900
11/2021	6	$1,251,700	$1,093,000
12/2021	6	$1,252,100	$1,101,900
1/2022	6	$1,256,700	$1,103,900
2/2022	5	$1,266,300	$1,047,700
3/2022	4	$1,288,400	$1,008,000
4/2022	2	$1,311,900	$ 921,600
5/2022	***1***	$1,334,300	$ 880,000
6/2022	***1***	$1,346,800	$ 882,700



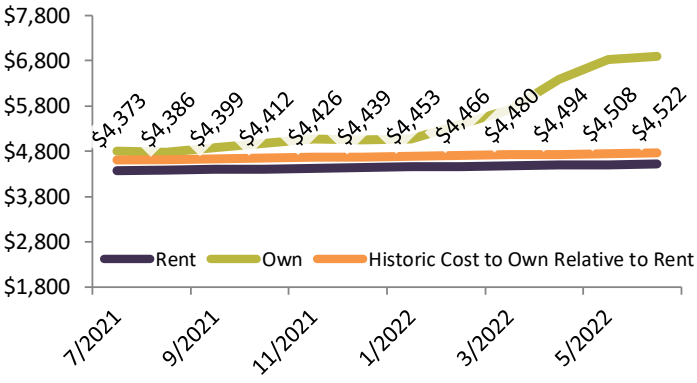
Resale Median and year-over-year percentage change trailing twelve months

Date	± Typ. Value	Median	% Change
7/2021	4.7%	$1,213,400	17.2%
8/2021	3.6%	$1,233,000	17.0%
9/2021	5.7%	$1,249,300	16.5%
10/2021	7.5%	$1,251,100	15.2%
11/2021	9.1%	$1,251,700	14.4%
12/2021	8.2%	$1,252,100	13.8%
1/2022	8.4%	$1,256,700	13.7%
2/2022	15.5%	$1,266,300	13.3%
3/2022	22.4%	$1,288,400	14.2%
4/2022	***36.9%***	$1,311,900	14.8%
5/2022	***46.2%***	$1,334,300	14.9%
6/2022	***47.2%***	$1,346,800	13.7%



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

Date	% Change	Rent	Own
7/2021	3.7%	$ 4,373	$ 4,814
8/2021	3.7%	$ 4,386	$ 4,780
9/2021	3.7%	$ 4,399	$ 4,887
10/2021	3.7%	$ 4,412	$ 4,982
11/2021	3.7%	$ 4,426	$ 5,068
12/2021	3.7%	$ 4,439	$ 5,044
1/2022	3.7%	$ 4,453	$ 5,069
2/2022	3.7%	$ 4,466	$ 5,398
3/2022	3.7%	$ 4,480	$ 5,726
4/2022	3.7%	$ 4,494	$ 6,397
5/2022	3.7%	$ 4,508	$ 6,835
6/2022	3.7%	$ 4,522	$ 6,899

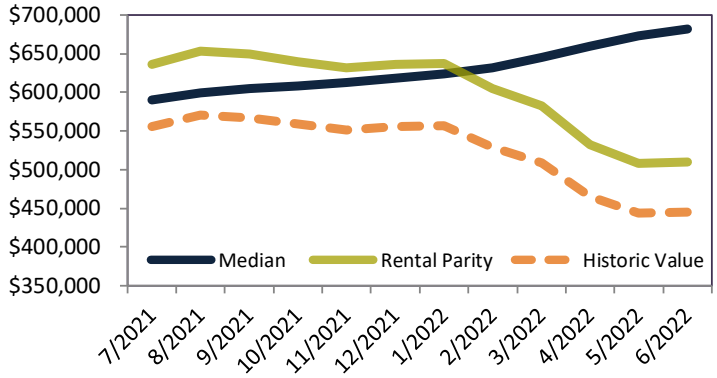


Azusa Housing Market Value & Trends Update

Historically, properties in this market sell at a -12.7% discount. Today's premium is 33.7%. This market is 46.4% overvalued.
Median home price is $681,900. Prices rose 18.8% year-over-year.
Monthly cost of ownership is $3,492, and rents average $2,611, making owning $881 per month more costly than renting.
Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 3.7%.
Market rating = 1

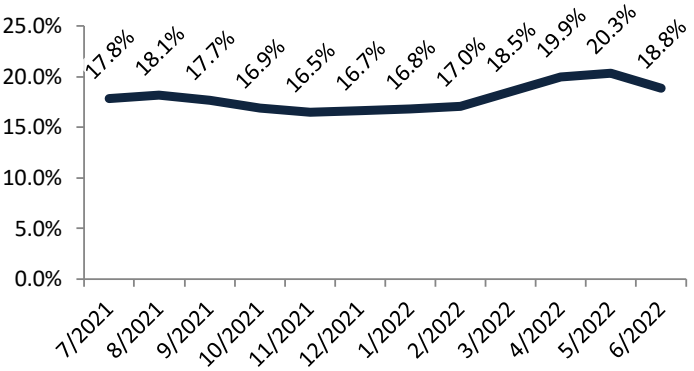
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
7/2021	7	$ 590,200	$ 636,400
8/2021	7	$ 599,400	$ 653,300
9/2021	7	$ 605,300	$ 649,500
10/2021	6	$ 607,800	$ 639,900
11/2021	6	$ 612,200	$ 631,300
12/2021	6	$ 618,200	$ 636,400
1/2022	6	$ 623,500	$ 637,500
2/2022	5	$ 631,700	$ 605,100
3/2022	4	$ 645,000	$ 582,200
4/2022	2	$ 660,200	$ 532,200
5/2022	***1***	$ 673,600	$ 508,200
6/2022	***1***	$ 681,900	$ 509,800



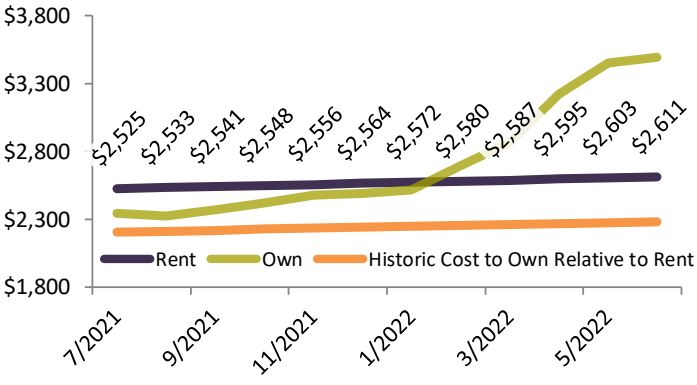
Resale Median and year-over-year percentage change trailing twelve months

Date	± Typ. Value	Median	% Change
7/2021	5.4%	$ 590,200	17.8%
8/2021	4.4%	$ 599,400	18.1%
9/2021	5.8%	$ 605,300	17.7%
10/2021	7.6%	$ 607,800	16.9%
11/2021	9.6%	$ 612,200	16.5%
12/2021	9.8%	$ 618,200	16.7%
1/2022	10.5%	$ 623,500	16.8%
2/2022	17.0%	$ 631,700	17.0%
3/2022	23.4%	$ 645,000	18.5%
4/2022	***36.7%***	$ 660,200	19.9%
5/2022	***45.2%***	$ 673,600	20.3%
6/2022	***46.4%***	$ 681,900	18.8%



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

Date	% Change	Rent	Own
7/2021	3.8%	$ 2,525	$ 2,341
8/2021	3.8%	$ 2,533	$ 2,323
9/2021	3.8%	$ 2,541	$ 2,368
10/2021	3.7%	$ 2,548	$ 2,421
11/2021	3.7%	$ 2,556	$ 2,479
12/2021	3.7%	$ 2,564	$ 2,490
1/2022	3.7%	$ 2,572	$ 2,515
2/2022	3.7%	$ 2,580	$ 2,693
3/2022	3.7%	$ 2,587	$ 2,867
4/2022	3.7%	$ 2,595	$ 3,219
5/2022	3.7%	$ 2,603	$ 3,450
6/2022	3.7%	$ 2,611	$ 3,493

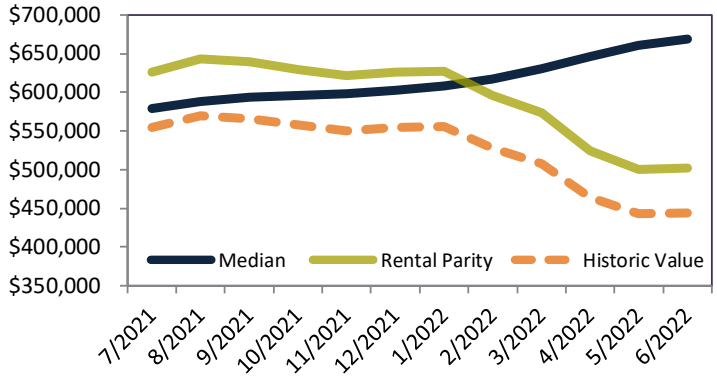


Baldwin Park Housing Market Value & Trends Update

Historically, properties in this market sell at a -11.4% discount. Today's premium is 33.3%. This market is 44.7% overvalued.
Median home price is $668,900. Prices rose 18.3% year-over-year.
Monthly cost of ownership is $3,426, and rents average $2,571, making owning $855 per month more costly than renting.
Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 3.7%.
Market rating = 1

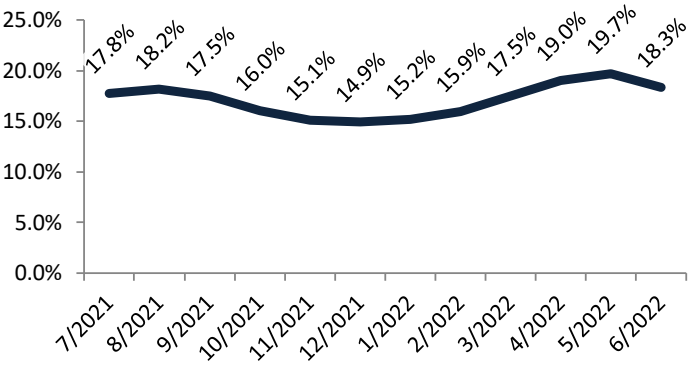
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
7/2021	7	$ 579,100	$ 626,600
8/2021	7	$ 588,300	$ 643,300
9/2021	7	$ 594,100	$ 639,500
10/2021	7	$ 595,800	$ 630,000
11/2021	6	$ 598,400	$ 621,500
12/2021	6	$ 602,800	$ 626,600
1/2022	6	$ 608,600	$ 627,700
2/2022	5	$ 617,400	$ 595,800
3/2022	4	$ 630,500	$ 573,200
4/2022	3	$ 646,500	$ 524,100
5/2022	***1***	$ 660,900	$ 500,400
6/2022	***1***	$ 668,900	$ 501,900



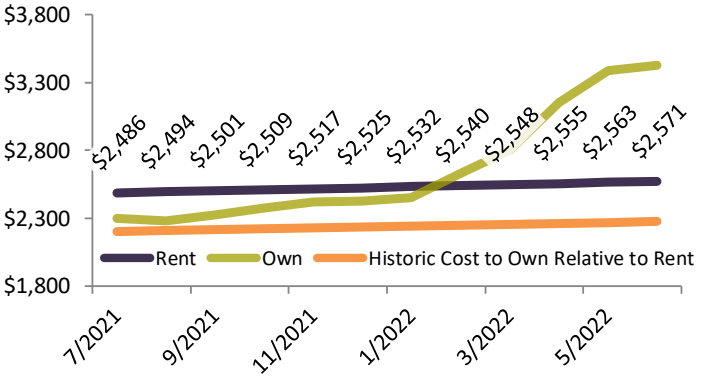
Resale Median and year-over-year percentage change trailing twelve months

Date	± Typ. Value	Median	% Change
7/2021	3.9%	$ 579,100	17.8%
8/2021	2.9%	$ 588,300	18.2%
9/2021	4.3%	$ 594,100	17.5%
10/2021	6.0%	$ 595,800	16.0%
11/2021	7.7%	$ 598,400	15.1%
12/2021	7.6%	$ 602,800	14.9%
1/2022	8.4%	$ 608,600	15.2%
2/2022	15.1%	$ 617,400	15.9%
3/2022	21.4%	$ 630,500	17.5%
4/2022	***34.8%***	$ 646,500	19.0%
5/2022	***43.5%***	$ 660,900	19.7%
6/2022	***44.7%***	$ 668,900	18.3%



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

Date	% Change	Rent	Own
7/2021	3.7%	$ 2,486	$ 2,297
8/2021	3.7%	$ 2,494	$ 2,280
9/2021	3.7%	$ 2,501	$ 2,324
10/2021	3.7%	$ 2,509	$ 2,373
11/2021	3.7%	$ 2,517	$ 2,423
12/2021	3.7%	$ 2,525	$ 2,428
1/2022	3.7%	$ 2,532	$ 2,455
2/2022	3.7%	$ 2,540	$ 2,632
3/2022	3.7%	$ 2,548	$ 2,802
4/2022	3.7%	$ 2,555	$ 3,152
5/2022	3.7%	$ 2,563	$ 3,385
6/2022	3.7%	$ 2,571	$ 3,426

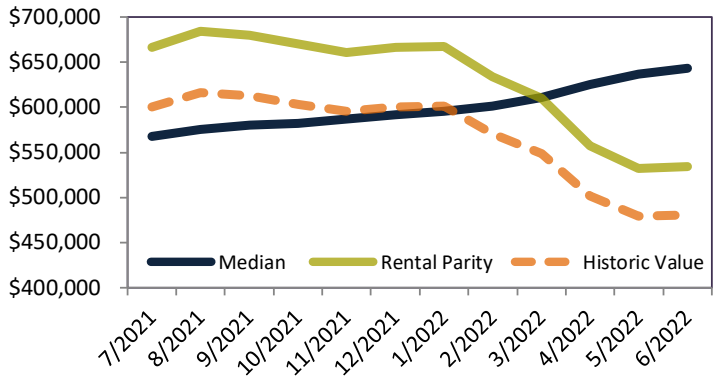


Bell Gardens Housing Market Value & Trends Update

Historically, properties in this market sell at a -9.9% discount. Today's premium is 20.5%. This market is 30.4% overvalued.
Median home price is $643,200. Prices rose 16.2% year-over-year.
Monthly cost of ownership is $3,294, and rents average $2,734, making owning $560 per month more costly than renting.
Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 4.1%.
Market rating = 3

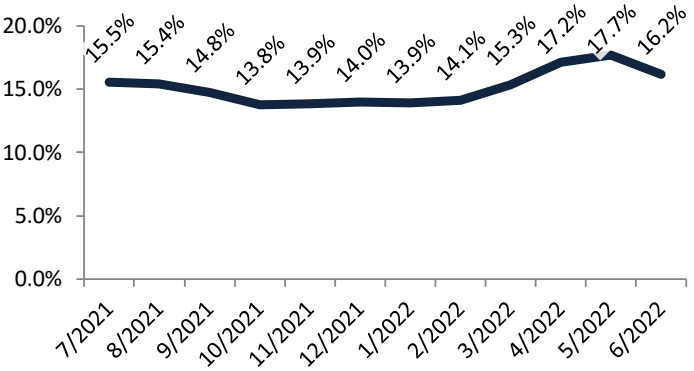
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
7/2021	7	$ 567,700	$ 666,500
8/2021	7	$ 575,500	$ 684,200
9/2021	7	$ 580,100	$ 680,100
10/2021	7	$ 582,500	$ 670,000
11/2021	7	$ 586,800	$ 661,000
12/2021	7	$ 591,900	$ 666,400
1/2022	7	$ 595,200	$ 667,600
2/2022	7	$ 601,500	$ 633,600
3/2022	6	$ 611,100	$ 609,600
4/2022	4	$ 624,800	$ 557,300
5/2022	3	$ 636,400	$ 532,200
6/2022	3	$ 643,200	$ 533,800



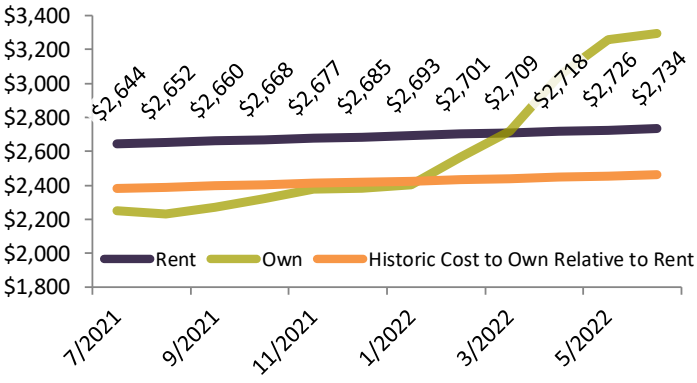
Resale Median and year-over-year percentage change trailing twelve months

Date	± Typ. Value	Median	% Change
7/2021	-4.9%	$ 567,700	15.5%
8/2021	-5.9%	$ 575,500	15.4%
9/2021	-4.8%	$ 580,100	14.8%
10/2021	-3.1%	$ 582,500	13.8%
11/2021	-1.3%	$ 586,800	13.9%
12/2021	-1.2%	$ 591,900	14.0%
1/2022	-0.9%	$ 595,200	13.9%
2/2022	4.9%	$ 601,500	14.1%
3/2022	10.2%	$ 611,100	15.3%
4/2022	22.0%	$ 624,800	17.2%
5/2022	***29.5%***	$ 636,400	17.7%
6/2022	***30.4%***	$ 643,200	16.2%



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

Date	% Change	Rent	Own
7/2021	3.8%	$ 2,644	$ 2,252
8/2021	3.7%	$ 2,652	$ 2,231
9/2021	3.7%	$ 2,660	$ 2,269
10/2021	3.7%	$ 2,668	$ 2,320
11/2021	3.7%	$ 2,677	$ 2,376
12/2021	3.7%	$ 2,685	$ 2,384
1/2022	3.7%	$ 2,693	$ 2,401
2/2022	3.7%	$ 2,701	$ 2,564
3/2022	3.7%	$ 2,709	$ 2,716
4/2022	3.7%	$ 2,718	$ 3,046
5/2022	3.7%	$ 2,726	$ 3,260
6/2022	3.7%	$ 2,734	$ 3,295

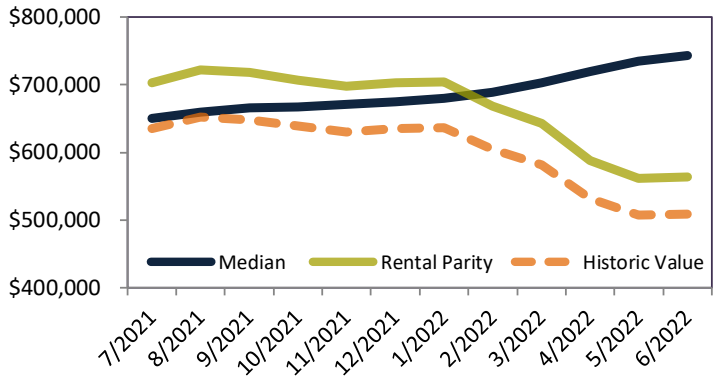


Bellflower Housing Market Value & Trends Update

Historically, properties in this market sell at a -9.7% discount. Today's premium is 31.9%. This market is 41.6% overvalued.
Median home price is $743,100. Prices rose 17.2% year-over-year.
Monthly cost of ownership is $3,806, and rents average $2,885, making owning $920 per month more costly than renting.
Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 3.7%.
Market rating = 2

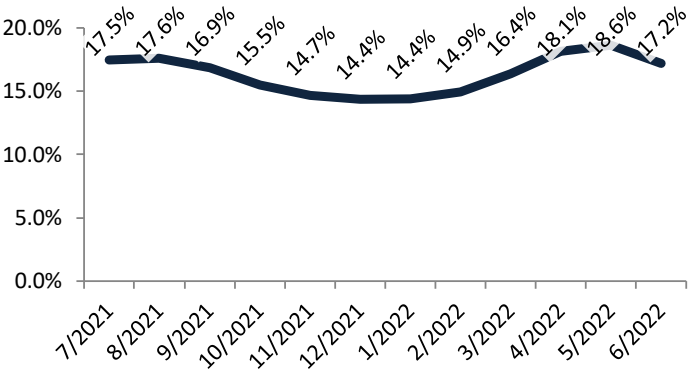
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
7/2021	7	$ 650,200	$ 703,300
8/2021	7	$ 659,500	$ 721,900
9/2021	7	$ 665,200	$ 717,600
10/2021	7	$ 667,000	$ 707,000
11/2021	7	$ 670,800	$ 697,500
12/2021	7	$ 675,200	$ 703,200
1/2022	7	$ 680,500	$ 704,400
2/2022	6	$ 688,800	$ 668,600
3/2022	5	$ 702,300	$ 643,300
4/2022	3	$ 719,400	$ 588,100
5/2022	2	$ 734,700	$ 561,600
6/2022	2	$ 743,100	$ 563,300



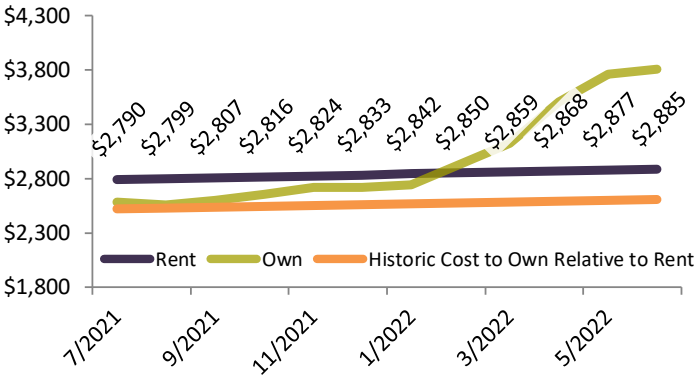
Resale Median and year-over-year percentage change trailing twelve months

Date	± Typ. Value	Median	% Change
7/2021	2.1%	$ 650,200	17.5%
8/2021	1.0%	$ 659,500	17.6%
9/2021	2.4%	$ 665,200	16.9%
10/2021	4.0%	$ 667,000	15.5%
11/2021	5.8%	$ 670,800	14.7%
12/2021	5.7%	$ 675,200	14.4%
1/2022	6.3%	$ 680,500	14.4%
2/2022	12.7%	$ 688,800	14.9%
3/2022	18.8%	$ 702,300	16.4%
4/2022	***32.0%***	$ 719,400	18.1%
5/2022	***40.5%***	$ 734,700	18.6%
6/2022	***41.6%***	$ 743,100	17.2%



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

Date	% Change	Rent	Own
7/2021	3.7%	$ 2,790	$ 2,579
8/2021	3.7%	$ 2,799	$ 2,556
9/2021	3.7%	$ 2,807	$ 2,602
10/2021	3.7%	$ 2,816	$ 2,656
11/2021	3.7%	$ 2,824	$ 2,716
12/2021	3.7%	$ 2,833	$ 2,720
1/2022	3.7%	$ 2,842	$ 2,745
2/2022	3.7%	$ 2,850	$ 2,936
3/2022	3.7%	$ 2,859	$ 3,121
4/2022	3.7%	$ 2,868	$ 3,508
5/2022	3.7%	$ 2,877	$ 3,763
6/2022	3.7%	$ 2,885	$ 3,806

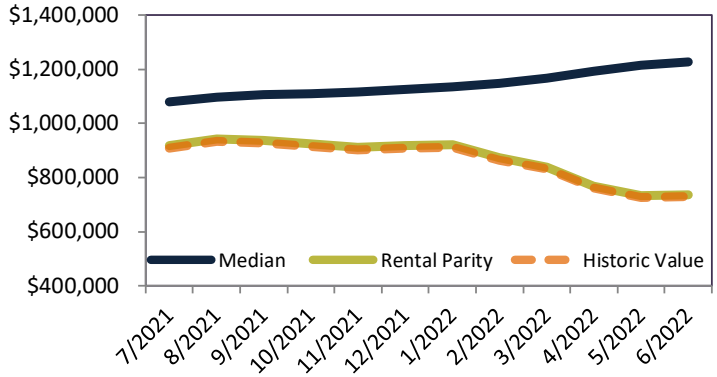


Burbank Housing Market Value & Trends Update

Historically, properties in this market sell at a -0.9% discount. Today's premium is 66.9%. This market is 67.8% overvalued.
Median home price is $1,226,800. Prices rose 16.8% year-over-year.
Monthly cost of ownership is $6,283, and rents average $3,765, making owning $2,518 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

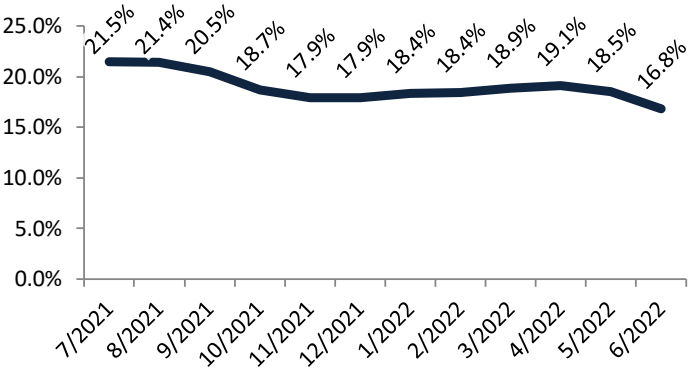
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
7/2021	5	$1,079,200	$ 917,700
8/2021	5	$1,095,500	$ 942,200
9/2021	5	$1,106,500	$ 936,600
10/2021	4	$1,107,900	$ 922,700
11/2021	4	$1,114,500	$ 910,400
12/2021	4	$1,124,300	$ 917,800
1/2022	4	$1,133,500	$ 919,400
2/2022	3	$1,146,200	$ 872,700
3/2022	2	$1,165,600	$ 839,500
4/2022	***1***	$1,191,200	$ 767,600
5/2022	***1***	$1,213,300	$ 732,900
6/2022	***1***	$1,226,800	$ 735,100



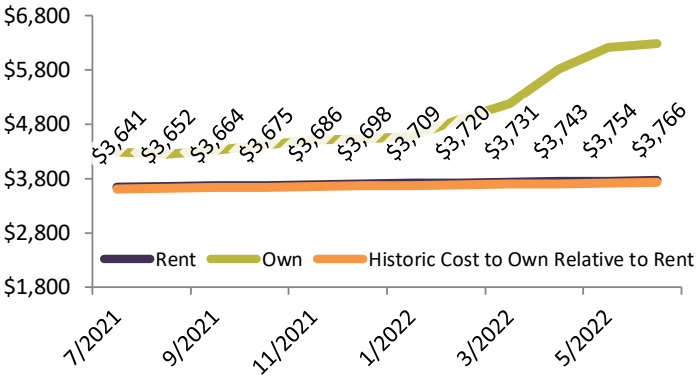
Resale Median and year-over-year percentage change trailing twelve months

Date	± Typ. Value	Median	% Change
7/2021	18.5%	$1,079,200	21.5%
8/2021	17.2%	$1,095,500	21.4%
9/2021	19.1%	$1,106,500	20.5%
10/2021	21.0%	$1,107,900	18.7%
11/2021	23.4%	$1,114,500	17.9%
12/2021	23.4%	$1,124,300	17.9%
1/2022	***24.2%***	$1,133,500	18.4%
2/2022	***32.3%***	$1,146,200	18.4%
3/2022	***39.8%***	$1,165,600	18.9%
4/2022	***56.1%***	$1,191,200	19.1%
5/2022	***66.5%***	$1,213,300	18.5%
6/2022	***67.8%***	$1,226,800	16.8%



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

Date	% Change	Rent	Own
7/2021	3.7%	$ 3,641	$ 4,281
8/2021	3.7%	$ 3,652	$ 4,247
9/2021	3.8%	$ 3,664	$ 4,328
10/2021	3.7%	$ 3,675	$ 4,412
11/2021	3.7%	$ 3,686	$ 4,513
12/2021	3.7%	$ 3,698	$ 4,529
1/2022	3.7%	$ 3,709	$ 4,572
2/2022	3.7%	$ 3,720	$ 4,886
3/2022	3.7%	$ 3,731	$ 5,180
4/2022	3.7%	$ 3,743	$ 5,808
5/2022	3.7%	$ 3,754	$ 6,215
6/2022	3.7%	$ 3,766	$ 6,284

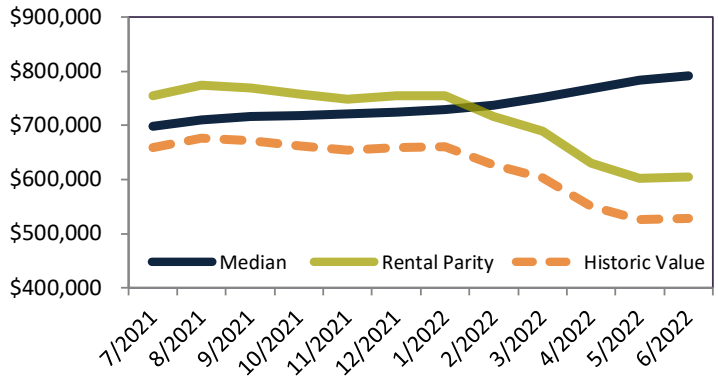


Carson Housing Market Value & Trends Update

Historically, properties in this market sell at a -12.6% discount. Today's premium is 31.1%. This market is 43.7% overvalued.
Median home price is $791,400. Prices rose 16.3% year-over-year.
Monthly cost of ownership is $4,053, and rents average $3,093, making owning $959 per month more costly than renting.
Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 3.8%.
Market rating = 1

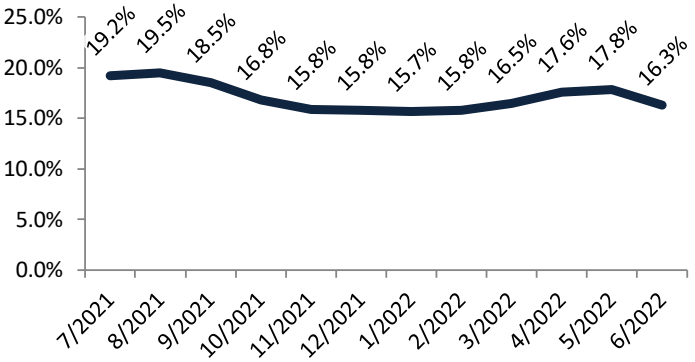
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
7/2021	7	$ 698,200	$ 754,000
8/2021	7	$ 709,800	$ 774,100
9/2021	7	$ 716,500	$ 769,400
10/2021	6	$ 717,800	$ 758,100
11/2021	6	$ 720,600	$ 747,900
12/2021	6	$ 725,000	$ 754,000
1/2022	6	$ 729,700	$ 755,300
2/2022	5	$ 737,300	$ 716,900
3/2022	4	$ 750,700	$ 689,700
4/2022	3	$ 767,700	$ 630,600
5/2022	***1***	$ 782,900	$ 602,100
6/2022	***1***	$ 791,400	$ 604,000



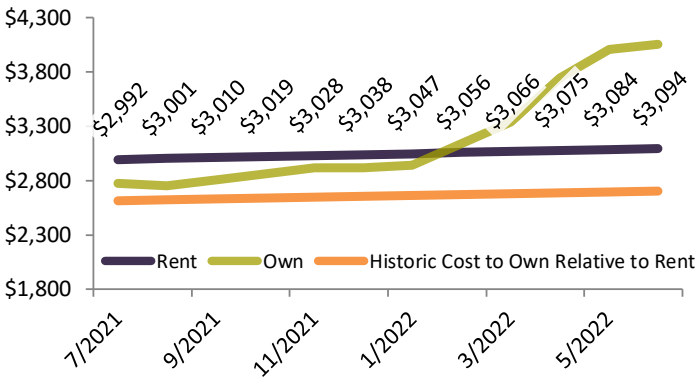
Resale Median and year-over-year percentage change trailing twelve months

Date	± Typ. Value	Median	% Change
7/2021	5.2%	$ 698,200	19.2%
8/2021	4.3%	$ 709,800	19.5%
9/2021	5.8%	$ 716,500	18.5%
10/2021	7.3%	$ 717,800	16.8%
11/2021	9.0%	$ 720,600	15.8%
12/2021	8.8%	$ 725,000	15.8%
1/2022	9.3%	$ 729,700	15.7%
2/2022	15.5%	$ 737,300	15.8%
3/2022	21.5%	$ 750,700	16.5%
4/2022	***34.4%***	$ 767,700	17.6%
5/2022	***42.7%***	$ 782,900	17.8%
6/2022	***43.7%***	$ 791,400	16.3%



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

Date	% Change	Rent	Own
7/2021	3.7%	$ 2,992	$ 2,770
8/2021	3.7%	$ 3,001	$ 2,751
9/2021	3.7%	$ 3,010	$ 2,803
10/2021	3.7%	$ 3,019	$ 2,859
11/2021	3.7%	$ 3,028	$ 2,918
12/2021	3.7%	$ 3,038	$ 2,921
1/2022	3.7%	$ 3,047	$ 2,943
2/2022	3.7%	$ 3,056	$ 3,143
3/2022	3.7%	$ 3,066	$ 3,336
4/2022	3.7%	$ 3,075	$ 3,743
5/2022	3.7%	$ 3,084	$ 4,010
6/2022	3.7%	$ 3,094	$ 4,054

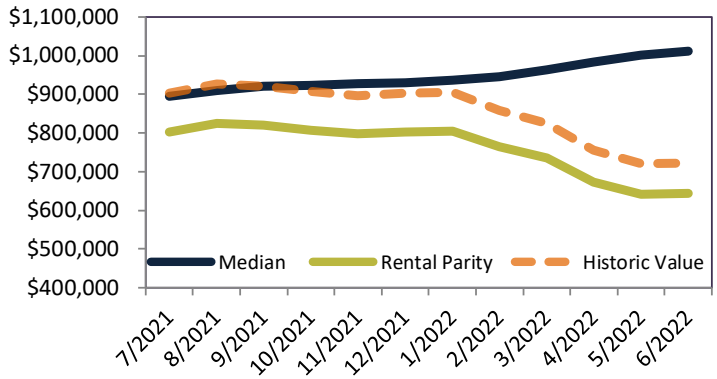


Cerritos Housing Market Value & Trends Update

Historically, properties in this market sell at a 12.3% premium. Today's premium is 57.1%. This market is 44.8% overvalued.
Median home price is $1,011,700. Prices rose 15.8% year-over-year.
Monthly cost of ownership is $5,182, and rents average $3,297, making owning $1,884 per month more costly than renting.
Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 3.1%.
Market rating = 1

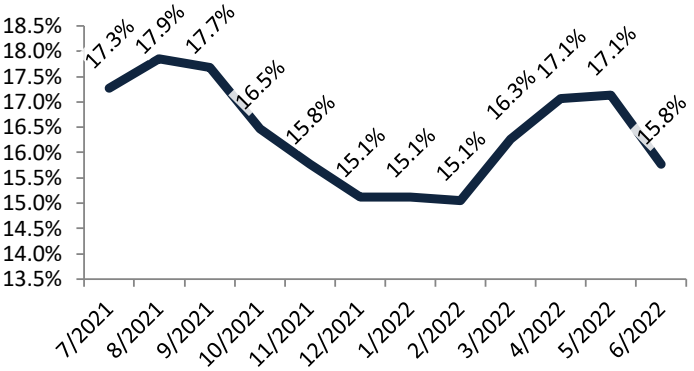
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
7/2021	7	$ 895,000	$ 803,600
8/2021	7	$ 909,100	$ 825,000
9/2021	7	$ 920,600	$ 820,000
10/2021	7	$ 923,300	$ 807,900
11/2021	7	$ 927,300	$ 797,100
12/2021	7	$ 930,300	$ 803,600
1/2022	7	$ 935,900	$ 805,000
2/2022	6	$ 945,600	$ 764,100
3/2022	5	$ 963,900	$ 735,100
4/2022	3	$ 984,000	$ 672,100
5/2022	***1***	$1,001,100	$ 641,700
6/2022	***1***	$1,011,700	$ 643,700



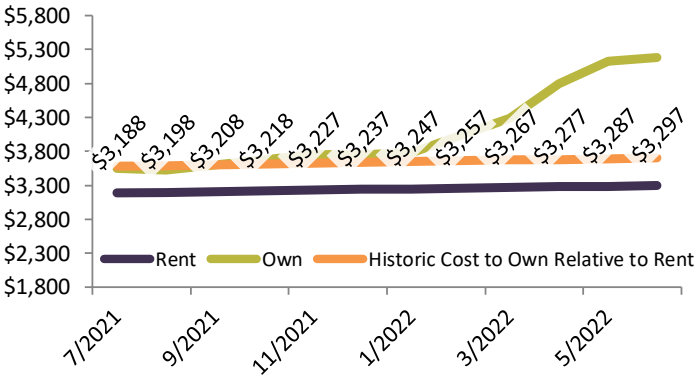
Resale Median and year-over-year percentage change trailing twelve months

Date	± Typ. Value	Median	% Change
7/2021	-1.0%	$ 895,000	17.3%
8/2021	-2.2%	$ 909,100	17.9%
9/2021	-0.1%	$ 920,600	17.7%
10/2021	1.9%	$ 923,300	16.5%
11/2021	4.0%	$ 927,300	15.8%
12/2021	3.4%	$ 930,300	15.1%
1/2022	3.9%	$ 935,900	15.1%
2/2022	11.4%	$ 945,600	15.1%
3/2022	18.8%	$ 963,900	16.3%
4/2022	***34.1%***	$ 984,000	17.1%
5/2022	***43.7%***	$1,001,100	17.1%
6/2022	***44.8%***	$1,011,700	15.8%



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

Date	% Change	Rent	Own
7/2021	3.7%	$ 3,188	$ 3,551
8/2021	3.7%	$ 3,198	$ 3,524
9/2021	3.7%	$ 3,208	$ 3,601
10/2021	3.7%	$ 3,218	$ 3,677
11/2021	3.7%	$ 3,227	$ 3,755
12/2021	3.7%	$ 3,237	$ 3,748
1/2022	3.7%	$ 3,247	$ 3,775
2/2022	3.7%	$ 3,257	$ 4,031
3/2022	3.7%	$ 3,267	$ 4,284
4/2022	3.7%	$ 3,277	$ 4,798
5/2022	3.7%	$ 3,287	$ 5,128
6/2022	3.7%	$ 3,297	$ 5,182

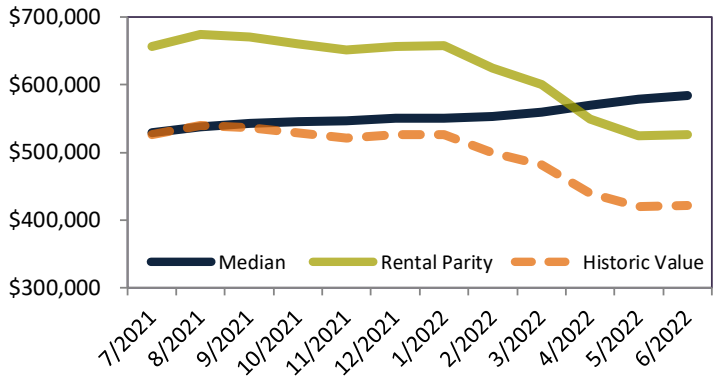


Compton Housing Market Value & Trends Update

Historically, properties in this market sell at a -19.9% discount. Today's premium is 11.0%. This market is 30.9% overvalued.
Median home price is $584,000. Prices rose 13.4% year-over-year.
Monthly cost of ownership is $2,991, and rents average $2,695, making owning $296 per month more costly than renting.
Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 4.4%.
Market rating = 3

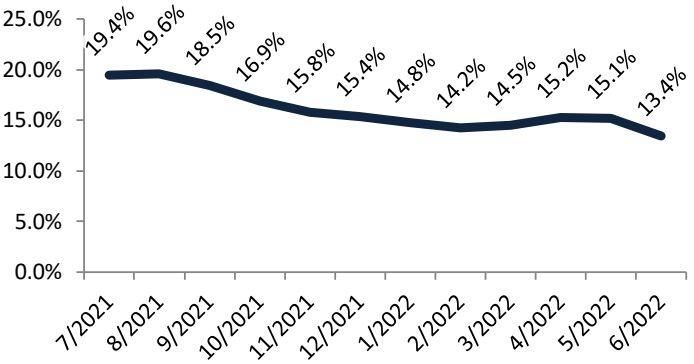
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
7/2021	7	$ 529,100	$ 656,800
8/2021	7	$ 538,100	$ 674,300
9/2021	7	$ 543,400	$ 670,300
10/2021	7	$ 544,800	$ 660,400
11/2021	7	$ 547,100	$ 651,500
12/2021	7	$ 550,300	$ 656,800
1/2022	7	$ 551,100	$ 658,000
2/2022	6	$ 553,500	$ 624,500
3/2022	6	$ 559,100	$ 600,800
4/2022	4	$ 569,400	$ 549,300
5/2022	3	$ 578,700	$ 524,500
6/2022	3	$ 584,000	$ 526,100



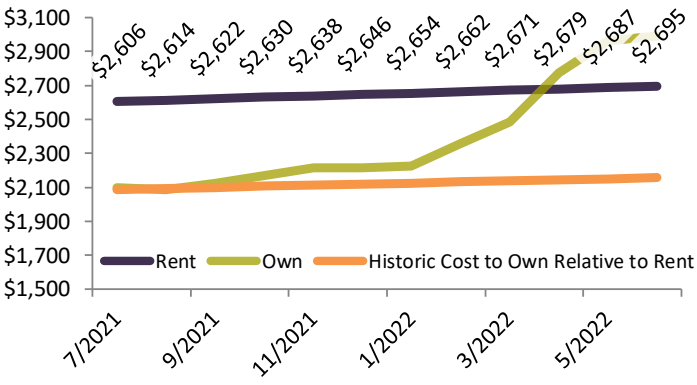
Resale Median and year-over-year percentage change trailing twelve months

Date	± Typ. Value	Median	% Change
7/2021	0.5%	$ 529,100	19.4%
8/2021	-0.3%	$ 538,100	19.6%
9/2021	1.0%	$ 543,400	18.5%
10/2021	2.4%	$ 544,800	16.9%
11/2021	3.9%	$ 547,100	15.8%
12/2021	3.7%	$ 550,300	15.4%
1/2022	3.7%	$ 551,100	14.8%
2/2022	8.6%	$ 553,500	14.2%
3/2022	13.0%	$ 559,100	14.5%
4/2022	23.6%	$ 569,400	15.2%
5/2022	***30.3%***	$ 578,700	15.1%
6/2022	***30.9%***	$ 584,000	13.4%



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

Date	% Change	Rent	Own
7/2021	3.7%	$ 2,606	$ 2,099
8/2021	3.7%	$ 2,614	$ 2,086
9/2021	3.7%	$ 2,622	$ 2,126
10/2021	3.7%	$ 2,630	$ 2,170
11/2021	3.7%	$ 2,638	$ 2,215
12/2021	3.7%	$ 2,646	$ 2,217
1/2022	3.7%	$ 2,654	$ 2,223
2/2022	3.7%	$ 2,662	$ 2,359
3/2022	3.7%	$ 2,671	$ 2,485
4/2022	3.7%	$ 2,679	$ 2,776
5/2022	3.7%	$ 2,687	$ 2,964
6/2022	3.7%	$ 2,695	$ 2,991

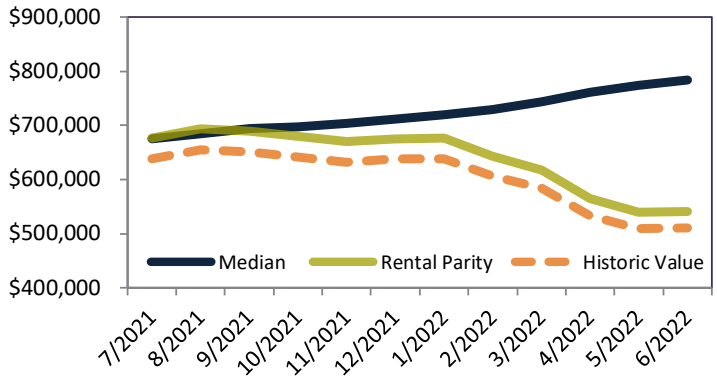


Covina Housing Market Value & Trends Update

Historically, properties in this market sell at a -5.6% discount. Today's premium is 44.8%. This market is 50.4% overvalued.
Median home price is $783,700. Prices rose 19.1% year-over-year.
Monthly cost of ownership is $4,014, and rents average $2,772, making owning $1,242 per month more costly than renting.
Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 3.4%.
Market rating = 1

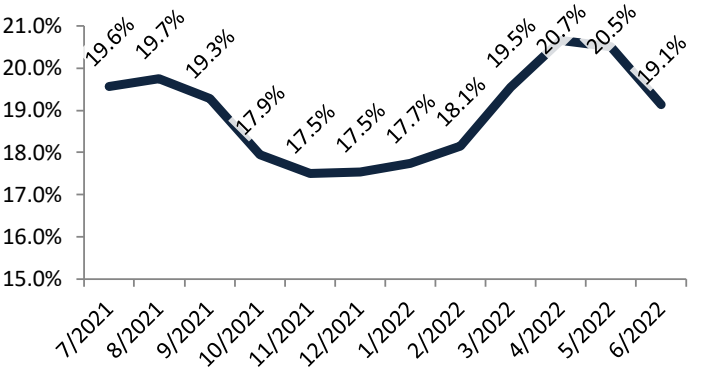
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
7/2021	7	$ 675,100	$ 675,700
8/2021	7	$ 684,800	$ 693,600
9/2021	7	$ 693,400	$ 689,500
10/2021	6	$ 697,200	$ 679,200
11/2021	6	$ 704,200	$ 670,100
12/2021	6	$ 712,000	$ 675,600
1/2022	6	$ 719,300	$ 676,800
2/2022	5	$ 729,100	$ 642,400
3/2022	4	$ 743,900	$ 618,000
4/2022	2	$ 760,500	$ 565,000
5/2022	***1***	$ 774,000	$ 539,500
6/2022	***1***	$ 783,700	$ 541,200



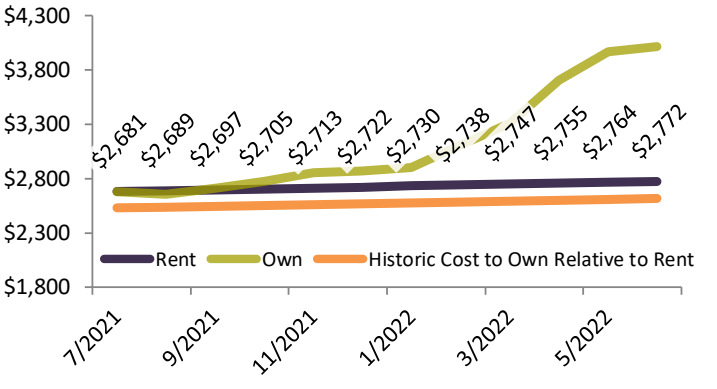
Resale Median and year-over-year percentage change trailing twelve months

Date	± Typ. Value	Median	% Change
7/2021	5.5%	$ 675,100	19.6%
8/2021	4.3%	$ 684,800	19.7%
9/2021	6.2%	$ 693,400	19.3%
10/2021	8.3%	$ 697,200	17.9%
11/2021	10.7%	$ 704,200	17.5%
12/2021	11.0%	$ 712,000	17.5%
1/2022	11.9%	$ 719,300	17.7%
2/2022	19.1%	$ 729,100	18.1%
3/2022	***26.0%***	$ 743,900	19.5%
4/2022	***40.2%***	$ 760,500	20.7%
5/2022	***49.1%***	$ 774,000	20.5%
6/2022	***50.4%***	$ 783,700	19.1%



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

Date	% Change	Rent	Own
7/2021	3.7%	$ 2,681	$ 2,678
8/2021	3.7%	$ 2,689	$ 2,655
9/2021	3.7%	$ 2,697	$ 2,712
10/2021	3.7%	$ 2,705	$ 2,777
11/2021	3.7%	$ 2,713	$ 2,851
12/2021	3.7%	$ 2,722	$ 2,868
1/2022	3.7%	$ 2,730	$ 2,901
2/2022	3.7%	$ 2,738	$ 3,108
3/2022	3.7%	$ 2,747	$ 3,306
4/2022	3.7%	$ 2,755	$ 3,708
5/2022	3.7%	$ 2,764	$ 3,965
6/2022	3.7%	$ 2,772	$ 4,014

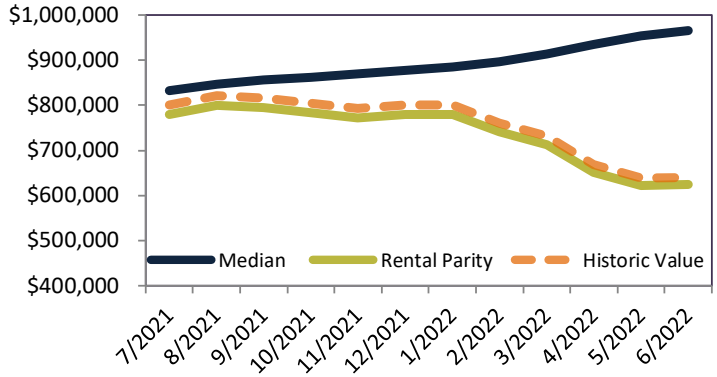


Diamond Bar Housing Market Value & Trends Update

Historically, properties in this market sell at a 2.7% premium. Today's premium is 54.7%. This market is 52.0% overvalued.
Median home price is $965,500. Prices rose 19.1% year-over-year.
Monthly cost of ownership is $4,945, and rents average $3,196, making owning $1,748 per month more costly than renting.
Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 3.2%.
Market rating = 1

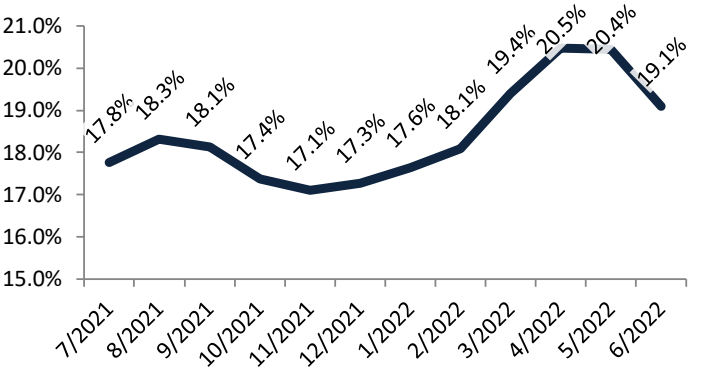
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
7/2021	7	$ 832,400	$ 779,100
8/2021	7	$ 845,900	$ 799,800
9/2021	7	$ 856,400	$ 795,000
10/2021	6	$ 861,400	$ 783,200
11/2021	6	$ 868,800	$ 772,700
12/2021	6	$ 876,800	$ 779,000
1/2022	6	$ 884,600	$ 780,400
2/2022	5	$ 895,700	$ 740,700
3/2022	4	$ 914,300	$ 712,600
4/2022	2	$ 935,600	$ 651,600
5/2022	***1***	$ 953,600	$ 622,100
6/2022	***1***	$ 965,500	$ 624,000



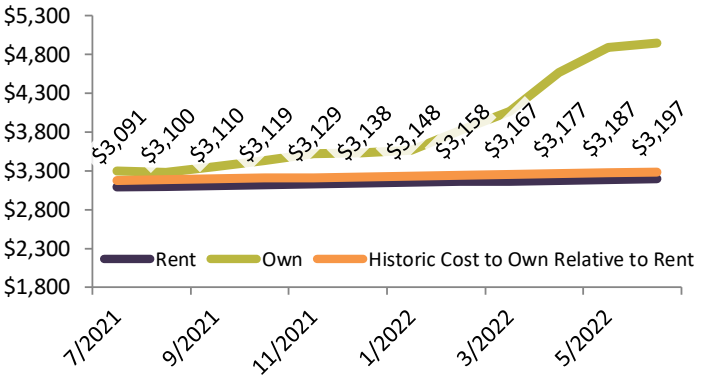
Resale Median and year-over-year percentage change trailing twelve months

Date	± Typ. Value	Median	% Change
7/2021	4.2%	$ 832,400	17.8%
8/2021	3.1%	$ 845,900	18.3%
9/2021	5.0%	$ 856,400	18.1%
10/2021	7.3%	$ 861,400	17.4%
11/2021	9.8%	$ 868,800	17.1%
12/2021	9.9%	$ 876,800	17.3%
1/2022	10.7%	$ 884,600	17.6%
2/2022	18.2%	$ 895,700	18.1%
3/2022	***25.6%***	$ 914,300	19.4%
4/2022	***40.9%***	$ 935,600	20.5%
5/2022	***50.6%***	$ 953,600	20.4%
6/2022	***52.0%***	$ 965,500	19.1%



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

Date	% Change	Rent	Own
7/2021	3.7%	$ 3,091	$ 3,302
8/2021	3.7%	$ 3,100	$ 3,279
9/2021	3.7%	$ 3,110	$ 3,350
10/2021	3.7%	$ 3,119	$ 3,431
11/2021	3.7%	$ 3,129	$ 3,518
12/2021	3.7%	$ 3,138	$ 3,532
1/2022	3.7%	$ 3,148	$ 3,568
2/2022	3.7%	$ 3,158	$ 3,818
3/2022	3.7%	$ 3,167	$ 4,063
4/2022	3.7%	$ 3,177	$ 4,562
5/2022	3.7%	$ 3,187	$ 4,884
6/2022	3.7%	$ 3,197	$ 4,945

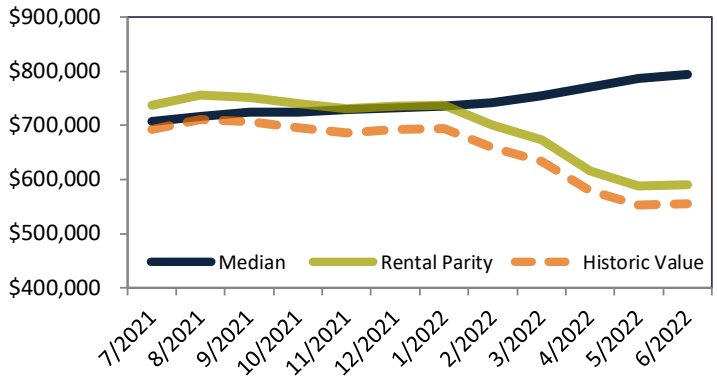


Downey Housing Market Value & Trends Update

Historically, properties in this market sell at a -6.0% discount. Today's premium is 34.6%. This market is 40.6% overvalued.
Median home price is $794,000. Prices rose 15.1% year-over-year.
Monthly cost of ownership is $4,067, and rents average $3,020, making owning $1,046 per month more costly than renting.
Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 3.7%.
Market rating = 2

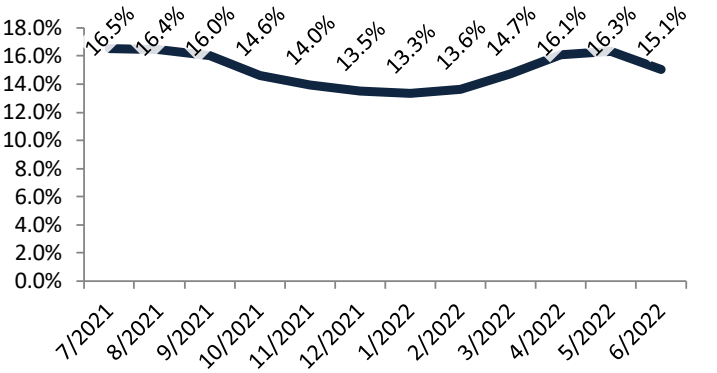
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
7/2021	7	$ 707,100	$ 736,300
8/2021	7	$ 716,500	$ 755,800
9/2021	7	$ 723,800	$ 751,300
10/2021	7	$ 725,000	$ 740,100
11/2021	7	$ 728,600	$ 730,200
12/2021	7	$ 731,900	$ 736,100
1/2022	7	$ 735,400	$ 737,500
2/2022	6	$ 742,400	$ 700,000
3/2022	5	$ 754,900	$ 673,400
4/2022	3	$ 771,300	$ 615,700
5/2022	2	$ 786,000	$ 587,900
6/2022	2	$ 794,000	$ 589,700



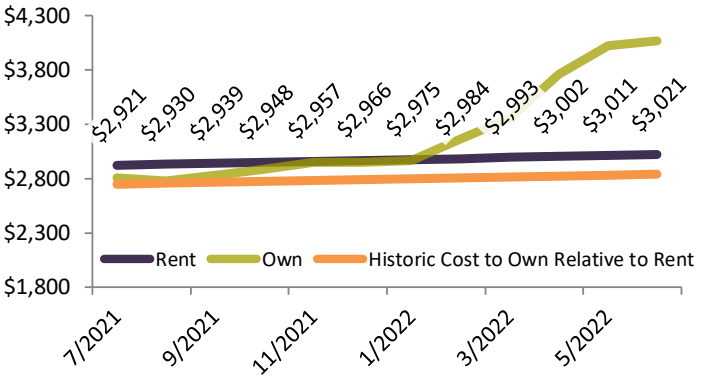
Resale Median and year-over-year percentage change trailing twelve months

Date	± Typ. Value	Median	% Change
7/2021	2.0%	$ 707,100	16.5%
8/2021	0.8%	$ 716,500	16.4%
9/2021	2.3%	$ 723,800	16.0%
10/2021	3.9%	$ 725,000	14.6%
11/2021	5.8%	$ 728,600	14.0%
12/2021	5.4%	$ 731,900	13.5%
1/2022	5.7%	$ 735,400	13.3%
2/2022	12.0%	$ 742,400	13.6%
3/2022	18.1%	$ 754,900	14.7%
4/2022	***31.2%***	$ 771,300	16.1%
5/2022	***39.7%***	$ 786,000	16.3%
6/2022	***40.6%***	$ 794,000	15.1%



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

Date	% Change	Rent	Own
7/2021	3.7%	$ 2,921	$ 2,805
8/2021	3.7%	$ 2,930	$ 2,777
9/2021	3.7%	$ 2,939	$ 2,831
10/2021	3.7%	$ 2,948	$ 2,887
11/2021	3.7%	$ 2,957	$ 2,950
12/2021	3.7%	$ 2,966	$ 2,948
1/2022	3.7%	$ 2,975	$ 2,966
2/2022	3.7%	$ 2,984	$ 3,165
3/2022	3.7%	$ 2,993	$ 3,355
4/2022	3.7%	$ 3,002	$ 3,761
5/2022	3.7%	$ 3,011	$ 4,026
6/2022	3.7%	$ 3,021	$ 4,067

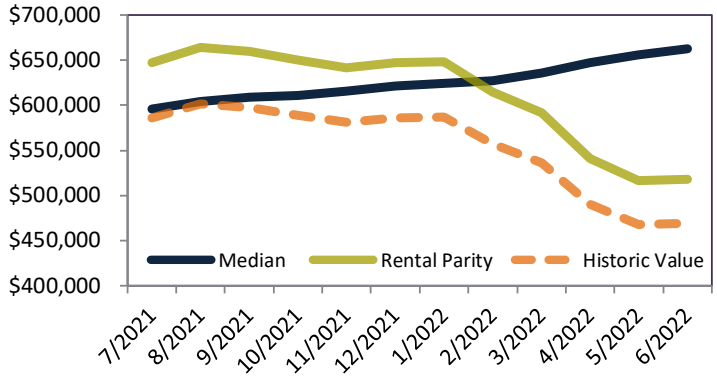


East Los Angeles Housing Market Value & Trends Update

Historically, properties in this market sell at a -9.4% discount. Today's premium is 27.9%. This market is 37.3% overvalued.
Median home price is $662,600. Prices rose 14.1% year-over-year.
Monthly cost of ownership is $3,393, and rents average $2,654, making owning $739 per month more costly than renting.
Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 3.8%.
Market rating = 2

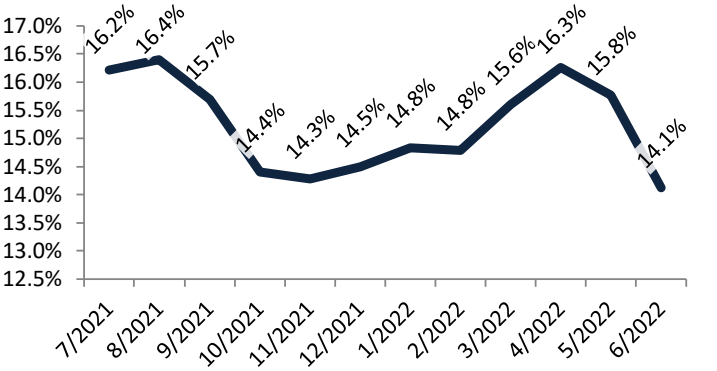
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
7/2021	7	$ 595,800	$ 646,900
8/2021	7	$ 604,000	$ 664,100
9/2021	7	$ 608,900	$ 660,100
10/2021	7	$ 610,900	$ 650,400
11/2021	7	$ 616,100	$ 641,600
12/2021	7	$ 621,100	$ 646,900
1/2022	7	$ 623,800	$ 648,000
2/2022	6	$ 627,300	$ 615,000
3/2022	5	$ 636,000	$ 591,700
4/2022	3	$ 647,000	$ 541,000
5/2022	2	$ 656,300	$ 516,500
6/2022	2	$ 662,600	$ 518,100



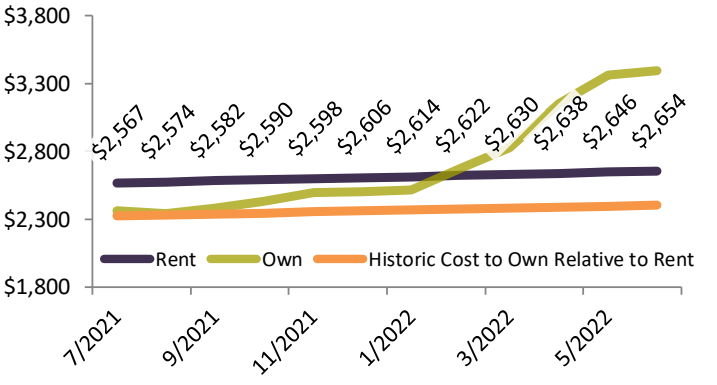
Resale Median and year-over-year percentage change trailing twelve months

Date	± Typ. Value	Median	% Change
7/2021	1.5%	$ 595,800	16.2%
8/2021	0.4%	$ 604,000	16.4%
9/2021	1.7%	$ 608,900	15.7%
10/2021	3.3%	$ 610,900	14.4%
11/2021	5.4%	$ 616,100	14.3%
12/2021	5.4%	$ 621,100	14.5%
1/2022	5.7%	$ 623,800	14.8%
2/2022	11.4%	$ 627,300	14.8%
3/2022	16.9%	$ 636,000	15.6%
4/2022	***29.0%***	$ 647,000	16.3%
5/2022	***36.5%***	$ 656,300	15.8%
6/2022	***37.3%***	$ 662,600	14.1%



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

Date	% Change	Rent	Own
7/2021	3.8%	$ 2,567	$ 2,364
8/2021	3.8%	$ 2,574	$ 2,341
9/2021	3.7%	$ 2,582	$ 2,382
10/2021	3.7%	$ 2,590	$ 2,433
11/2021	3.7%	$ 2,598	$ 2,495
12/2021	3.7%	$ 2,606	$ 2,502
1/2022	3.7%	$ 2,614	$ 2,516
2/2022	3.7%	$ 2,622	$ 2,674
3/2022	3.7%	$ 2,630	$ 2,827
4/2022	3.7%	$ 2,638	$ 3,155
5/2022	3.7%	$ 2,646	$ 3,362
6/2022	3.7%	$ 2,654	$ 3,394

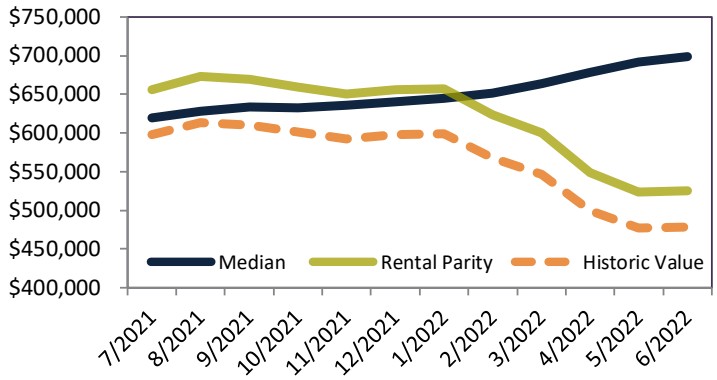


El Monte Housing Market Value & Trends Update

Historically, properties in this market sell at a -8.9% discount. Today's premium is 33.0%. This market is 41.9% overvalued.
Median home price is $698,800. Prices rose 15.8% year-over-year.
Monthly cost of ownership is $3,579, and rents average $2,690, making owning $888 per month more costly than renting.
Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 3.7%.
Market rating = 2

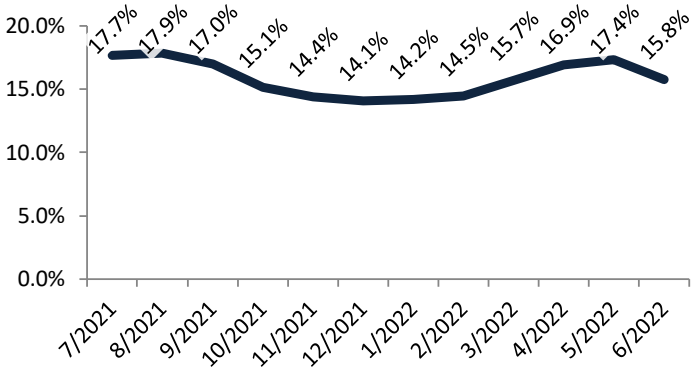
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
7/2021	7	$ 619,600	$ 655,800
8/2021	7	$ 628,500	$ 673,200
9/2021	7	$ 633,200	$ 669,200
10/2021	7	$ 632,900	$ 659,300
11/2021	7	$ 636,100	$ 650,400
12/2021	7	$ 640,100	$ 655,700
1/2022	6	$ 644,800	$ 656,900
2/2022	6	$ 651,800	$ 623,500
3/2022	5	$ 663,500	$ 599,900
4/2022	3	$ 678,100	$ 548,400
5/2022	2	$ 691,500	$ 523,700
6/2022	2	$ 698,800	$ 525,300



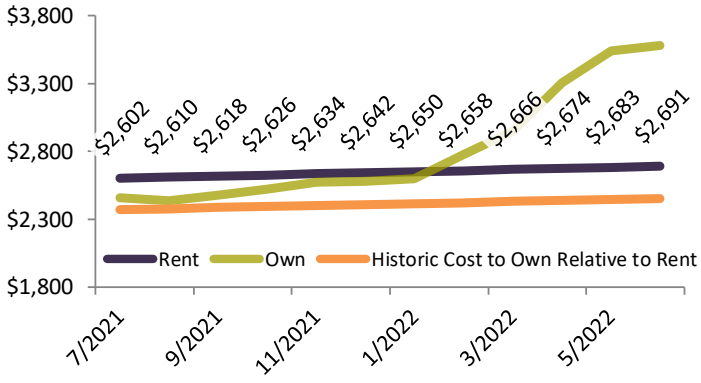
Resale Median and year-over-year percentage change trailing twelve months

Date	± Typ. Value	Median	% Change
7/2021	3.4%	$ 619,600	17.7%
8/2021	2.2%	$ 628,500	17.9%
9/2021	3.5%	$ 633,200	17.0%
10/2021	4.9%	$ 632,900	15.1%
11/2021	6.7%	$ 636,100	14.4%
12/2021	6.5%	$ 640,100	14.1%
1/2022	7.0%	$ 644,800	14.2%
2/2022	13.4%	$ 651,800	14.5%
3/2022	19.5%	$ 663,500	15.7%
4/2022	***32.5%***	$ 678,100	16.9%
5/2022	***40.9%***	$ 691,500	17.4%
6/2022	***41.9%***	$ 698,800	15.8%



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

Date	% Change	Rent	Own
7/2021	3.7%	$ 2,602	$ 2,458
8/2021	3.7%	$ 2,610	$ 2,436
9/2021	3.7%	$ 2,618	$ 2,477
10/2021	3.7%	$ 2,626	$ 2,521
11/2021	3.7%	$ 2,634	$ 2,576
12/2021	3.7%	$ 2,642	$ 2,579
1/2022	3.7%	$ 2,650	$ 2,601
2/2022	3.7%	$ 2,658	$ 2,778
3/2022	3.7%	$ 2,666	$ 2,949
4/2022	3.7%	$ 2,674	$ 3,306
5/2022	3.7%	$ 2,683	$ 3,542
6/2022	3.7%	$ 2,691	$ 3,579

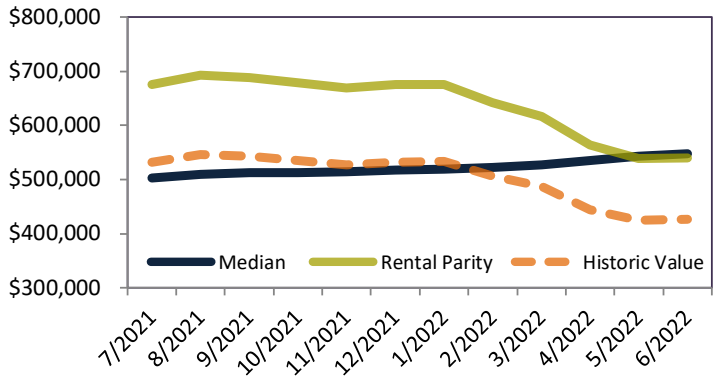


Florence-Graham Housing Market Value & Trends Update

Historically, properties in this market sell at a -21.2% discount. Today's premium is 1.3%. This market is 22.5% overvalued.
Median home price is $547,500. Prices rose 11.1% year-over-year.
Monthly cost of ownership is $2,804, and rents average $2,768, making owning $036 per month more costly than renting.
Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 4.9%.
Market rating = 4

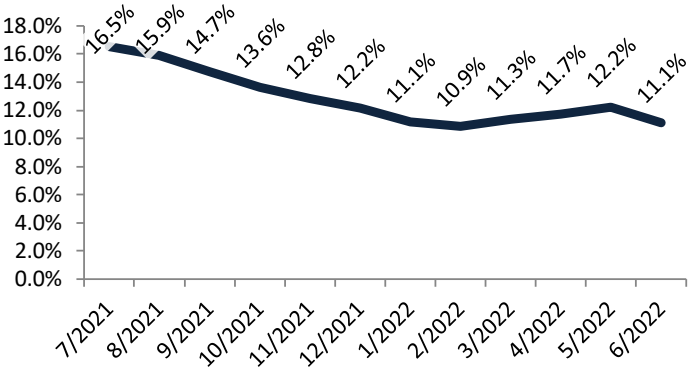
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
7/2021	7	$ 502,700	$ 674,700
8/2021	7	$ 509,100	$ 692,600
9/2021	7	$ 512,900	$ 688,500
10/2021	7	$ 513,100	$ 678,300
11/2021	7	$ 514,700	$ 669,200
12/2021	7	$ 517,200	$ 674,600
1/2022	7	$ 518,400	$ 675,800
2/2022	7	$ 521,600	$ 641,500
3/2022	7	$ 527,200	$ 617,100
4/2022	5	$ 534,700	$ 564,200
5/2022	4	$ 543,300	$ 538,700
6/2022	4	$ 547,500	$ 540,400



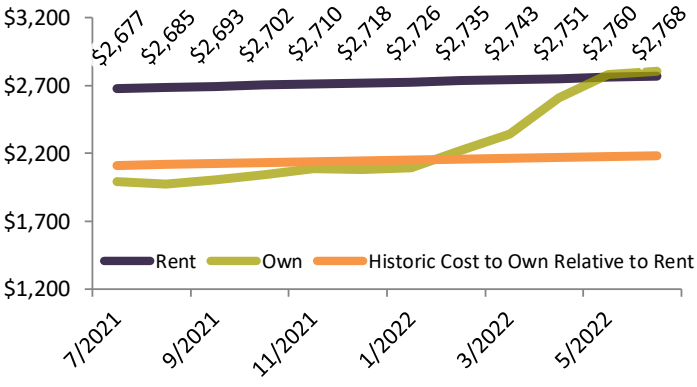
Resale Median and year-over-year percentage change trailing twelve months

Date	± Typ. Value	Median	% Change
7/2021	-4.3%	$ 502,700	16.5%
8/2021	-5.3%	$ 509,100	15.9%
9/2021	-4.3%	$ 512,900	14.7%
10/2021	-3.2%	$ 513,100	13.6%
11/2021	-1.9%	$ 514,700	12.8%
12/2021	-2.2%	$ 517,200	12.2%
1/2022	-2.1%	$ 518,400	11.1%
2/2022	2.5%	$ 521,600	10.9%
3/2022	6.6%	$ 527,200	11.3%
4/2022	15.9%	$ 534,700	11.7%
5/2022	22.0%	$ 543,300	12.2%
6/2022	22.5%	$ 547,500	11.1%



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

Date	% Change	Rent	Own
7/2021	3.8%	$ 2,677	$ 1,994
8/2021	3.8%	$ 2,685	$ 1,973
9/2021	3.7%	$ 2,693	$ 2,006
10/2021	3.7%	$ 2,702	$ 2,043
11/2021	3.7%	$ 2,710	$ 2,084
12/2021	3.7%	$ 2,718	$ 2,084
1/2022	3.7%	$ 2,726	$ 2,091
2/2022	3.7%	$ 2,735	$ 2,223
3/2022	3.7%	$ 2,743	$ 2,343
4/2022	3.7%	$ 2,751	$ 2,607
5/2022	3.7%	$ 2,760	$ 2,783
6/2022	3.7%	$ 2,768	$ 2,804

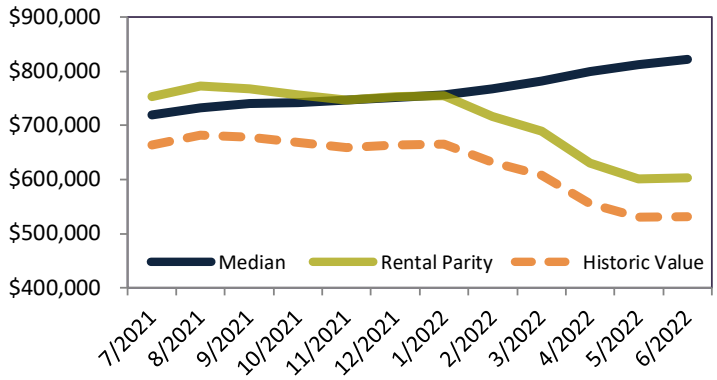


Gardena Housing Market Value & Trends Update

Historically, properties in this market sell at a -11.8% discount. Today's premium is 36.3%. This market is 48.1% overvalued.
Median home price is $821,800. Prices rose 17.6% year-over-year.
Monthly cost of ownership is $4,209, and rents average $3,088, making owning $1,121 per month more costly than renting.
Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 3.6%.
Market rating = 1

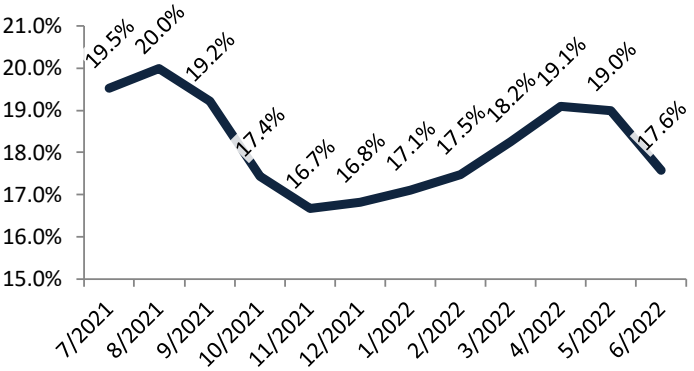
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
7/2021	6	$ 719,200	$ 752,500
8/2021	7	$ 732,300	$ 772,600
9/2021	6	$ 740,200	$ 768,000
10/2021	6	$ 741,600	$ 756,700
11/2021	6	$ 745,900	$ 746,500
12/2021	6	$ 751,000	$ 752,600
1/2022	6	$ 756,700	$ 753,900
2/2022	5	$ 766,800	$ 715,600
3/2022	4	$ 782,200	$ 688,400
4/2022	2	$ 798,700	$ 629,400
5/2022	***1***	$ 812,300	$ 601,000
6/2022	***1***	$ 821,800	$ 602,800



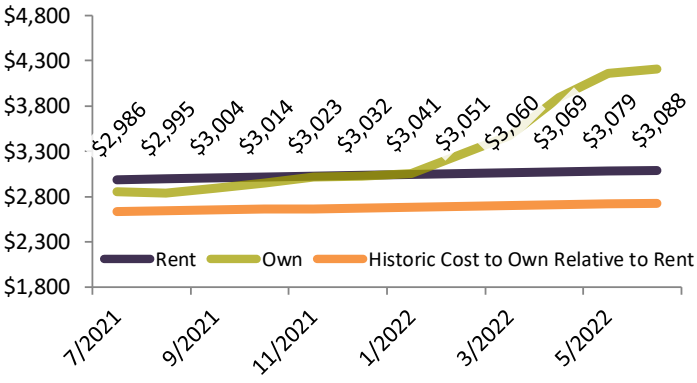
Resale Median and year-over-year percentage change trailing twelve months

Date	± Typ. Value	Median	% Change
7/2021	7.3%	$ 719,200	19.5%
8/2021	6.5%	$ 732,300	20.0%
9/2021	8.1%	$ 740,200	19.2%
10/2021	9.8%	$ 741,600	17.4%
11/2021	11.7%	$ 745,900	16.7%
12/2021	11.5%	$ 751,000	16.8%
1/2022	12.1%	$ 756,700	17.1%
2/2022	18.9%	$ 766,800	17.5%
3/2022	***25.4%***	$ 782,200	18.2%
4/2022	***38.7%***	$ 798,700	19.1%
5/2022	***46.9%***	$ 812,300	19.0%
6/2022	***48.1%***	$ 821,800	17.6%



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

Date	% Change	Rent	Own
7/2021	3.7%	$ 2,986	$ 2,853
8/2021	3.8%	$ 2,995	$ 2,839
9/2021	3.8%	$ 3,004	$ 2,895
10/2021	3.8%	$ 3,014	$ 2,953
11/2021	3.7%	$ 3,023	$ 3,020
12/2021	3.7%	$ 3,032	$ 3,025
1/2022	3.7%	$ 3,041	$ 3,052
2/2022	3.7%	$ 3,051	$ 3,269
3/2022	3.7%	$ 3,060	$ 3,476
4/2022	3.7%	$ 3,069	$ 3,894
5/2022	3.7%	$ 3,079	$ 4,161
6/2022	3.7%	$ 3,088	$ 4,209

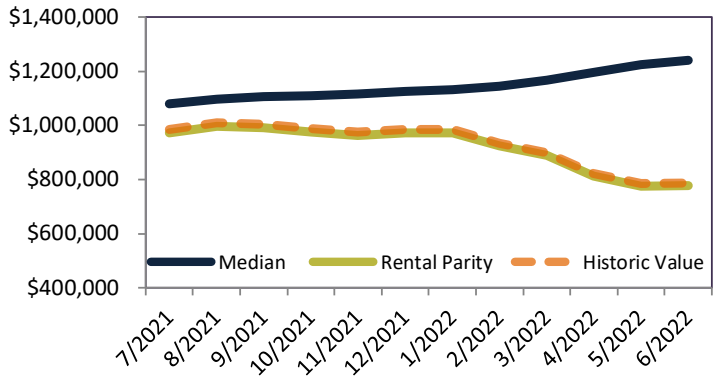


Glendale Housing Market Value & Trends Update

Historically, properties in this market sell at a 1.3% premium. Today's premium is 59.5%. This market is 58.2% overvalued.
Median home price is $1,240,200. Prices rose 18.0% year-over-year.
Monthly cost of ownership is $6,352, and rents average $3,981, making owning $2,370 per month more costly than renting.
Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 3.1%.
Market rating = 1

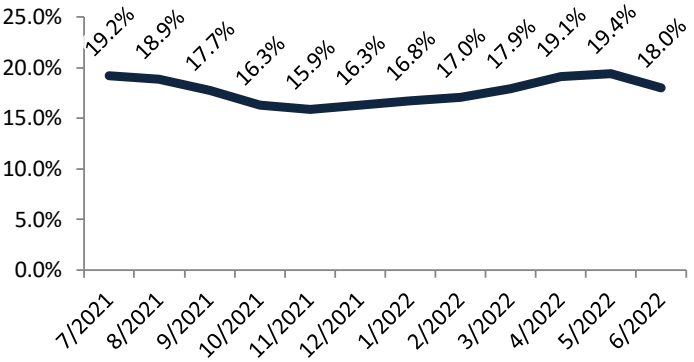
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
7/2021	6	$1,079,400	$ 970,500
8/2021	6	$1,095,100	$ 996,300
9/2021	6	$1,107,000	$ 990,400
10/2021	6	$1,110,300	$ 975,700
11/2021	5	$1,117,200	$ 962,600
12/2021	5	$1,126,200	$ 970,500
1/2022	5	$1,133,100	$ 972,200
2/2022	4	$1,145,000	$ 922,700
3/2022	3	$1,166,400	$ 887,700
4/2022	***1***	$1,197,000	$ 811,600
5/2022	***1***	$1,225,600	$ 775,000
6/2022	***1***	$1,240,200	$ 777,400



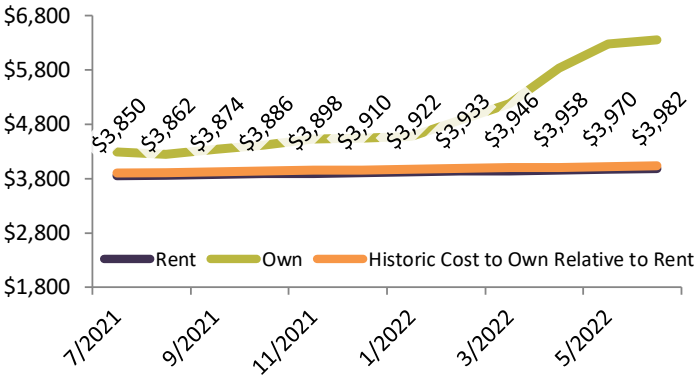
Resale Median and year-over-year percentage change trailing twelve months

Date	± Typ. Value	Median	% Change
7/2021	9.9%	$1,079,400	19.2%
8/2021	8.6%	$1,095,100	18.9%
9/2021	10.5%	$1,107,000	17.7%
10/2021	12.5%	$1,110,300	16.3%
11/2021	14.7%	$1,117,200	15.9%
12/2021	14.7%	$1,126,200	16.3%
1/2022	15.2%	$1,133,100	16.8%
2/2022	22.8%	$1,145,000	17.0%
3/2022	***30.1%***	$1,166,400	17.9%
4/2022	***46.2%***	$1,197,000	19.1%
5/2022	***56.8%***	$1,225,600	19.4%
6/2022	***58.2%***	$1,240,200	18.0%



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

Date	% Change	Rent	Own
7/2021	3.7%	$ 3,850	$ 4,282
8/2021	3.7%	$ 3,862	$ 4,245
9/2021	3.7%	$ 3,874	$ 4,330
10/2021	3.7%	$ 3,886	$ 4,422
11/2021	3.7%	$ 3,898	$ 4,524
12/2021	3.7%	$ 3,910	$ 4,537
1/2022	3.7%	$ 3,922	$ 4,570
2/2022	3.7%	$ 3,933	$ 4,881
3/2022	3.7%	$ 3,946	$ 5,184
4/2022	3.7%	$ 3,958	$ 5,836
5/2022	3.7%	$ 3,970	$ 6,278
6/2022	3.7%	$ 3,982	$ 6,353

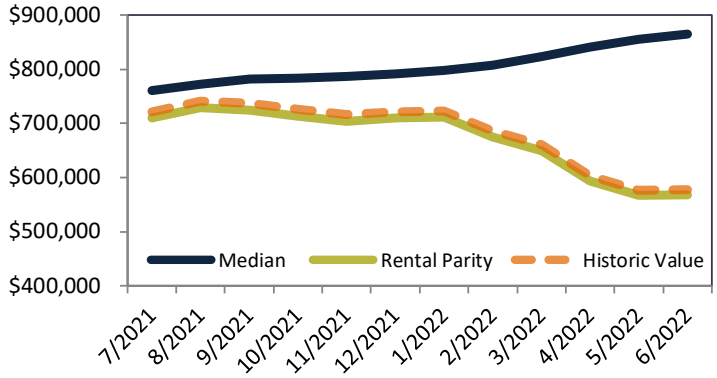


Glendora Housing Market Value & Trends Update

Historically, properties in this market sell at a 1.6% premium. Today's premium is 52.0%. This market is 50.4% overvalued.
Median home price is $864,800. Prices rose 16.7% year-over-year.
Monthly cost of ownership is $4,429, and rents average $2,913, making owning $1,516 per month more costly than renting.
Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 3.2%.
Market rating = 1

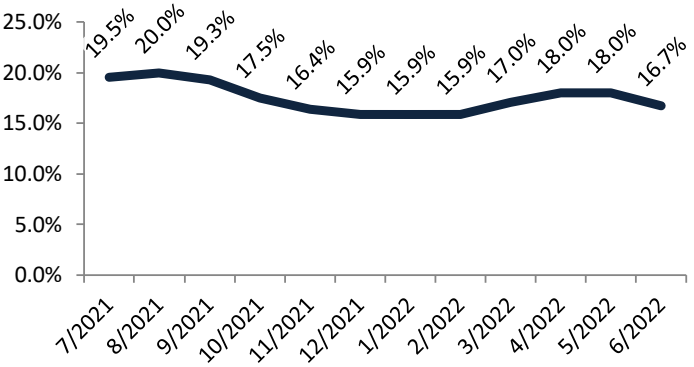
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
7/2021	7	$ 760,500	$ 710,100
8/2021	7	$ 772,900	$ 728,900
9/2021	7	$ 782,100	$ 724,600
10/2021	6	$ 783,700	$ 713,800
11/2021	6	$ 787,000	$ 704,300
12/2021	6	$ 791,800	$ 710,000
1/2022	6	$ 797,700	$ 711,300
2/2022	5	$ 806,900	$ 675,100
3/2022	4	$ 822,600	$ 649,500
4/2022	2	$ 840,400	$ 593,800
5/2022	***1***	$ 855,300	$ 567,000
6/2022	***1***	$ 864,800	$ 568,700



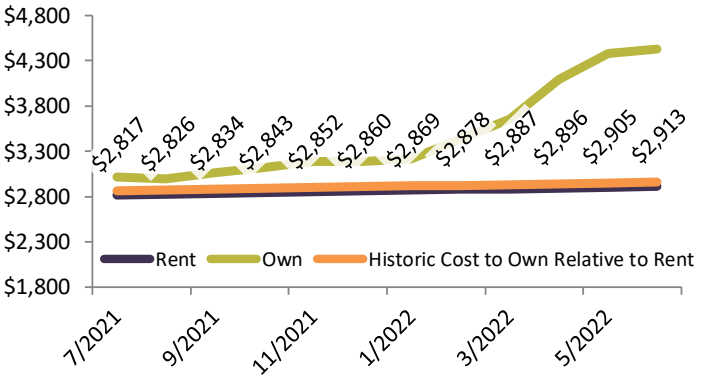
Resale Median and year-over-year percentage change trailing twelve months

Date	± Typ. Value	Median	% Change
7/2021	5.5%	$ 760,500	19.5%
8/2021	4.4%	$ 772,900	20.0%
9/2021	6.3%	$ 782,100	19.3%
10/2021	8.1%	$ 783,700	17.5%
11/2021	10.1%	$ 787,000	16.4%
12/2021	9.9%	$ 791,800	15.9%
1/2022	10.5%	$ 797,700	15.9%
2/2022	17.9%	$ 806,900	15.9%
3/2022	***25.0%***	$ 822,600	17.0%
4/2022	***39.9%***	$ 840,400	18.0%
5/2022	***49.2%***	$ 855,300	18.0%
6/2022	***50.4%***	$ 864,800	16.7%



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

Date	% Change	Rent	Own
7/2021	3.7%	$ 2,817	$ 3,017
8/2021	3.7%	$ 2,826	$ 2,996
9/2021	3.7%	$ 2,834	$ 3,059
10/2021	3.7%	$ 2,843	$ 3,121
11/2021	3.7%	$ 2,852	$ 3,187
12/2021	3.7%	$ 2,860	$ 3,190
1/2022	3.7%	$ 2,869	$ 3,218
2/2022	3.7%	$ 2,878	$ 3,440
3/2022	3.7%	$ 2,887	$ 3,656
4/2022	3.7%	$ 2,896	$ 4,098
5/2022	3.7%	$ 2,905	$ 4,381
6/2022	3.7%	$ 2,913	$ 4,430

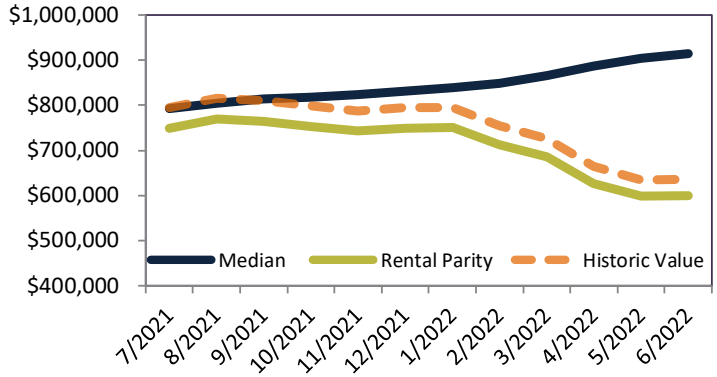


Hacienda Heights Housing Market Value & Trends Update

Historically, properties in this market sell at a 6.0% premium. Today's premium is 52.3%. This market is 46.3% overvalued.
Median home price is $914,400. Prices rose 18.3% year-over-year.
Monthly cost of ownership is $4,683, and rents average $3,076, making owning $1,607 per month more costly than renting.
Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 3.2%.
Market rating = 1

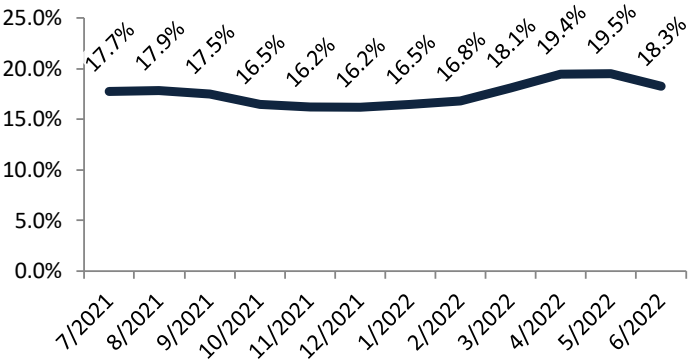
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
7/2021	7	$ 792,600	$ 749,800
8/2021	7	$ 804,100	$ 769,600
9/2021	7	$ 813,600	$ 765,000
10/2021	7	$ 817,800	$ 753,700
11/2021	7	$ 824,300	$ 743,600
12/2021	7	$ 831,400	$ 749,600
1/2022	7	$ 838,300	$ 751,000
2/2022	6	$ 848,700	$ 712,800
3/2022	5	$ 865,800	$ 685,800
4/2022	2	$ 886,800	$ 627,000
5/2022	***1***	$ 903,500	$ 598,700
6/2022	***1***	$ 914,400	$ 600,500



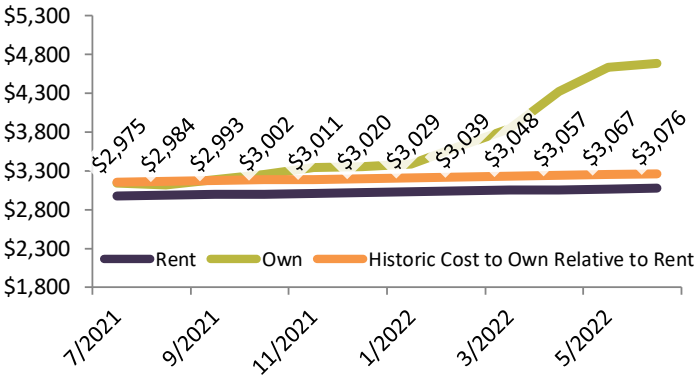
Resale Median and year-over-year percentage change trailing twelve months

Date	± Typ. Value	Median	% Change
7/2021	-0.3%	$ 792,600	17.7%
8/2021	-1.5%	$ 804,100	17.9%
9/2021	0.4%	$ 813,600	17.5%
10/2021	2.5%	$ 817,800	16.5%
11/2021	4.9%	$ 824,300	16.2%
12/2021	4.9%	$ 831,400	16.2%
1/2022	5.7%	$ 838,300	16.5%
2/2022	13.1%	$ 848,700	16.8%
3/2022	20.3%	$ 865,800	18.1%
4/2022	***35.5%***	$ 886,800	19.4%
5/2022	***44.9%***	$ 903,500	19.5%
6/2022	***46.3%***	$ 914,400	18.3%



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

Date	% Change	Rent	Own
7/2021	3.7%	$ 2,975	$ 3,144
8/2021	3.7%	$ 2,984	$ 3,117
9/2021	3.7%	$ 2,993	$ 3,182
10/2021	3.7%	$ 3,002	$ 3,257
11/2021	3.7%	$ 3,011	$ 3,338
12/2021	3.7%	$ 3,020	$ 3,349
1/2022	3.7%	$ 3,029	$ 3,381
2/2022	3.7%	$ 3,039	$ 3,618
3/2022	3.7%	$ 3,048	$ 3,848
4/2022	3.7%	$ 3,057	$ 4,324
5/2022	3.7%	$ 3,067	$ 4,628
6/2022	3.7%	$ 3,076	$ 4,684

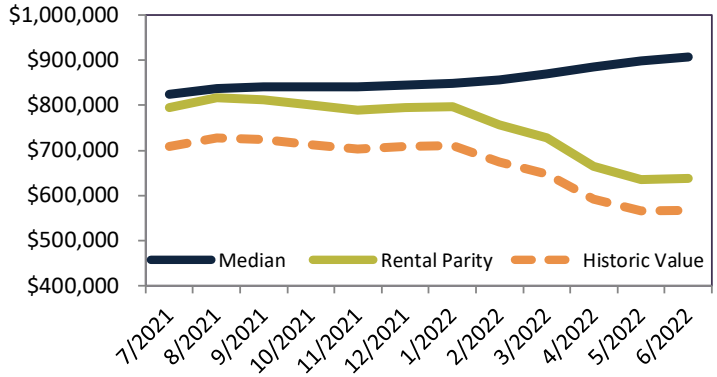


Hawthorne Housing Market Value & Trends Update

Historically, properties in this market sell at a -10.9% discount. Today's premium is 42.4%. This market is 53.3% overvalued.
Median home price is $907,000. Prices rose 12.8% year-over-year.
Monthly cost of ownership is $4,645, and rents average $3,264, making owning $1,381 per month more costly than renting.
Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 3.5%.
Market rating = 1

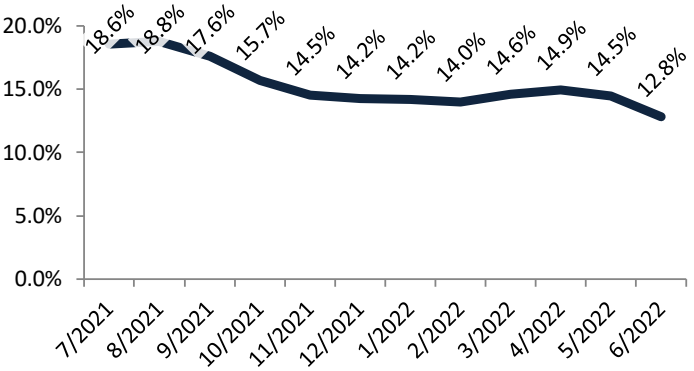
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
7/2021	5	$ 824,300	$ 795,600
8/2021	6	$ 836,200	$ 816,700
9/2021	5	$ 841,300	$ 811,900
10/2021	5	$ 840,600	$ 799,900
11/2021	5	$ 841,700	$ 789,100
12/2021	5	$ 844,800	$ 795,600
1/2022	5	$ 848,300	$ 797,000
2/2022	4	$ 855,500	$ 756,400
3/2022	3	$ 869,600	$ 727,700
4/2022	***1***	$ 885,600	$ 665,400
5/2022	***1***	$ 899,000	$ 635,300
6/2022	***1***	$ 907,000	$ 637,200



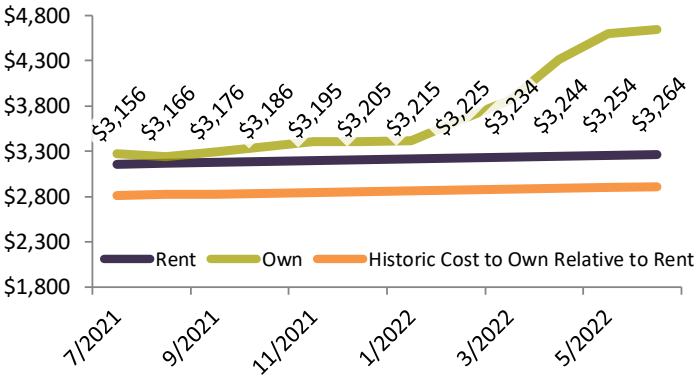
Resale Median and year-over-year percentage change trailing twelve months

Date	± Typ. Value	Median	% Change
7/2021	14.5%	$ 824,300	18.6%
8/2021	13.3%	$ 836,200	18.8%
9/2021	14.5%	$ 841,300	17.6%
10/2021	16.0%	$ 840,600	15.7%
11/2021	17.6%	$ 841,700	14.5%
12/2021	17.1%	$ 844,800	14.2%
1/2022	17.3%	$ 848,300	14.2%
2/2022	***24.0%***	$ 855,500	14.0%
3/2022	***30.4%***	$ 869,600	14.6%
4/2022	***44.0%***	$ 885,600	14.9%
5/2022	***52.4%***	$ 899,000	14.5%
6/2022	***53.3%***	$ 907,000	12.8%



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

Date	% Change	Rent	Own
7/2021	3.7%	$ 3,156	$ 3,270
8/2021	3.7%	$ 3,166	$ 3,241
9/2021	3.7%	$ 3,176	$ 3,291
10/2021	3.7%	$ 3,186	$ 3,348
11/2021	3.7%	$ 3,195	$ 3,408
12/2021	3.7%	$ 3,205	$ 3,403
1/2022	3.7%	$ 3,215	$ 3,422
2/2022	3.7%	$ 3,225	$ 3,647
3/2022	3.7%	$ 3,234	$ 3,865
4/2022	3.7%	$ 3,244	$ 4,318
5/2022	3.7%	$ 3,254	$ 4,605
6/2022	3.7%	$ 3,264	$ 4,646

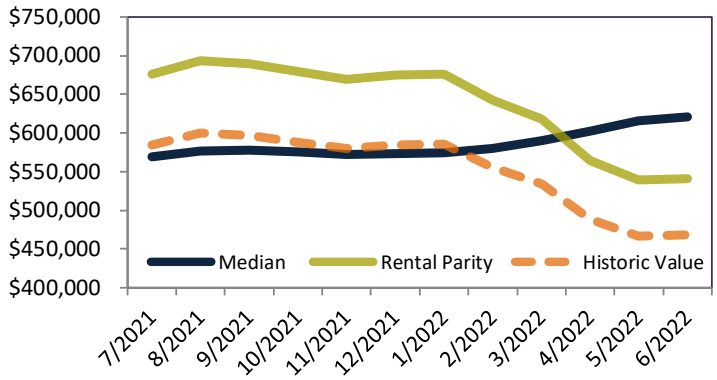


Huntington Park Housing Market Value & Trends Update

Historically, properties in this market sell at a -13.5% discount. Today's premium is 14.7%. This market is 28.2% overvalued.
Median home price is $620,900. Prices rose 11.6% year-over-year.
Monthly cost of ownership is $3,180, and rents average $2,771, making owning $408 per month more costly than renting.
Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 4.3%.
Market rating = 3

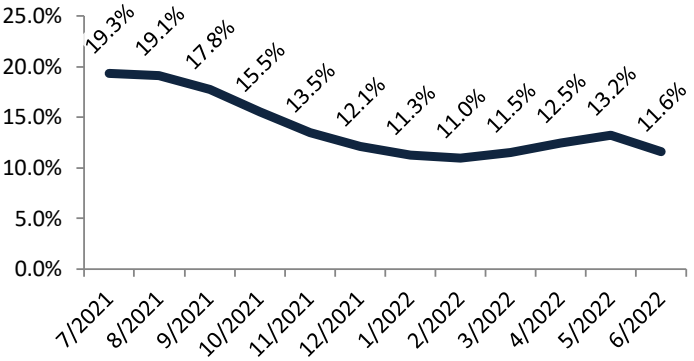
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
7/2021	7	$ 569,300	$ 675,600
8/2021	7	$ 577,200	$ 693,500
9/2021	7	$ 578,400	$ 689,400
10/2021	7	$ 575,400	$ 679,200
11/2021	7	$ 572,500	$ 670,000
12/2021	7	$ 573,300	$ 675,500
1/2022	7	$ 574,800	$ 676,700
2/2022	7	$ 580,000	$ 642,300
3/2022	6	$ 589,600	$ 617,900
4/2022	5	$ 602,900	$ 565,000
5/2022	4	$ 616,000	$ 539,400
6/2022	3	$ 620,900	$ 541,100



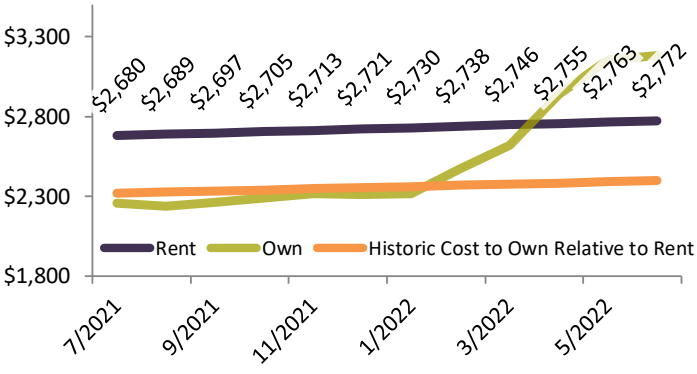
Resale Median and year-over-year percentage change trailing twelve months

Date	± Typ. Value	Median	% Change
7/2021	-2.3%	$ 569,300	19.3%
8/2021	-3.3%	$ 577,200	19.1%
9/2021	-2.6%	$ 578,400	17.8%
10/2021	-1.8%	$ 575,400	15.5%
11/2021	-1.1%	$ 572,500	13.5%
12/2021	-1.7%	$ 573,300	12.1%
1/2022	-1.6%	$ 574,800	11.3%
2/2022	3.8%	$ 580,000	11.0%
3/2022	8.9%	$ 589,600	11.5%
4/2022	20.2%	$ 602,900	12.5%
5/2022	***27.7%***	$ 616,000	13.2%
6/2022	***28.2%***	$ 620,900	11.6%



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

Date	% Change	Rent	Own
7/2021	3.7%	$ 2,680	$ 2,259
8/2021	3.7%	$ 2,689	$ 2,237
9/2021	3.7%	$ 2,697	$ 2,262
10/2021	3.7%	$ 2,705	$ 2,292
11/2021	3.7%	$ 2,713	$ 2,318
12/2021	3.7%	$ 2,721	$ 2,310
1/2022	3.7%	$ 2,730	$ 2,319
2/2022	3.7%	$ 2,738	$ 2,472
3/2022	3.7%	$ 2,746	$ 2,620
4/2022	3.7%	$ 2,755	$ 2,940
5/2022	3.7%	$ 2,763	$ 3,155
6/2022	3.7%	$ 2,772	$ 3,180

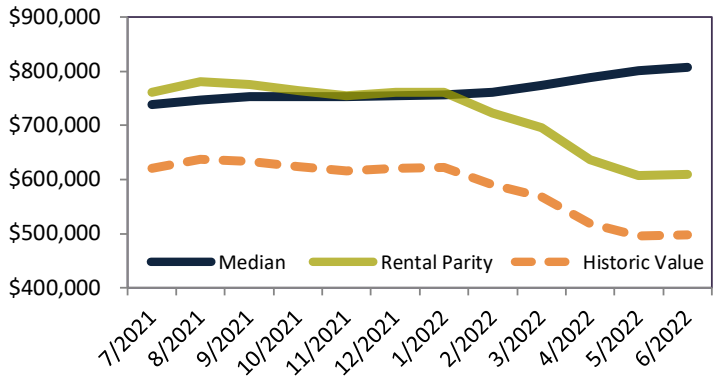


Inglewood Housing Market Value & Trends Update

Historically, properties in this market sell at a -18.4% discount. Today's premium is 32.5%. This market is 50.9% overvalued.
Median home price is $807,100. Prices rose 11.7% year-over-year.
Monthly cost of ownership is $4,134, and rents average $3,119, making owning $1,014 per month more costly than renting.
Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 3.7%.
Market rating = 1

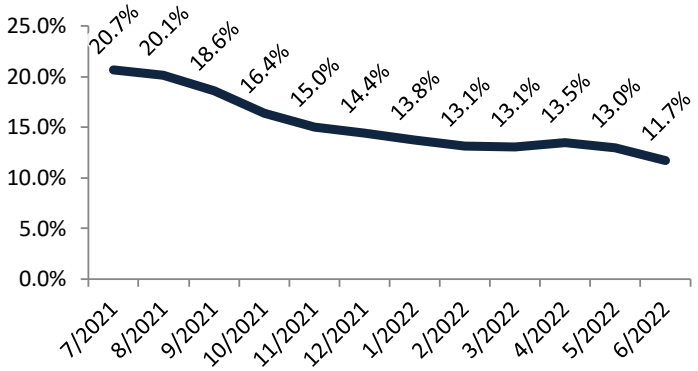
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
7/2021	5	$ 738,300	$ 760,300
8/2021	5	$ 747,200	$ 780,600
9/2021	5	$ 753,300	$ 775,900
10/2021	5	$ 753,200	$ 764,500
11/2021	5	$ 753,800	$ 754,200
12/2021	5	$ 754,500	$ 760,400
1/2022	5	$ 756,000	$ 761,700
2/2022	4	$ 761,400	$ 723,000
3/2022	3	$ 773,400	$ 695,500
4/2022	***1***	$ 788,200	$ 635,900
5/2022	***1***	$ 800,600	$ 607,200
6/2022	***1***	$ 807,100	$ 609,000



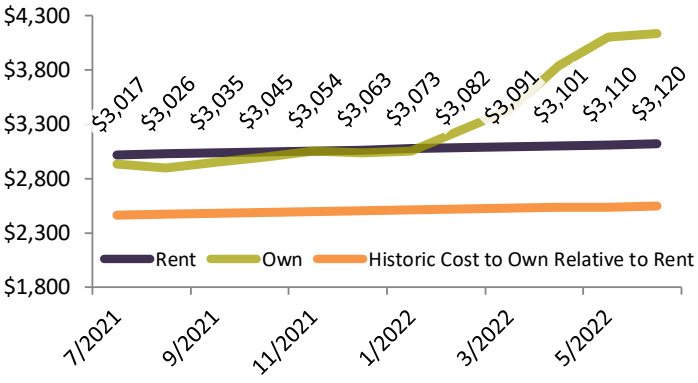
Resale Median and year-over-year percentage change trailing twelve months

Date	± Typ. Value	Median	% Change
7/2021	15.5%	$ 738,300	20.7%
8/2021	14.1%	$ 747,200	20.1%
9/2021	15.5%	$ 753,300	18.6%
10/2021	16.9%	$ 753,200	16.4%
11/2021	18.3%	$ 753,800	15.0%
12/2021	17.6%	$ 754,500	14.4%
1/2022	17.6%	$ 756,000	13.8%
2/2022	23.7%	$ 761,400	13.1%
3/2022	***29.6%***	$ 773,400	13.1%
4/2022	***42.3%***	$ 788,200	13.5%
5/2022	***50.2%***	$ 800,600	13.0%
6/2022	***50.9%***	$ 807,100	11.7%



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

Date	% Change	Rent	Own
7/2021	3.7%	$ 3,017	$ 2,929
8/2021	3.7%	$ 3,026	$ 2,896
9/2021	3.8%	$ 3,035	$ 2,947
10/2021	3.7%	$ 3,045	$ 3,000
11/2021	3.7%	$ 3,054	$ 3,052
12/2021	3.7%	$ 3,063	$ 3,039
1/2022	3.7%	$ 3,073	$ 3,049
2/2022	3.7%	$ 3,082	$ 3,246
3/2022	3.7%	$ 3,091	$ 3,437
4/2022	3.7%	$ 3,101	$ 3,843
5/2022	3.7%	$ 3,110	$ 4,101
6/2022	3.7%	$ 3,120	$ 4,134

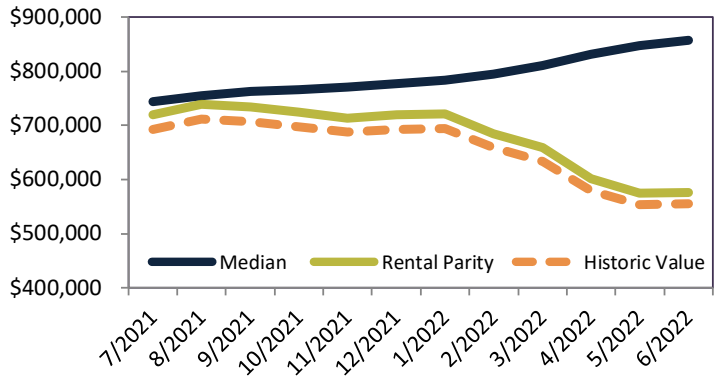


La Mirada Housing Market Value & Trends Update

Historically, properties in this market sell at a -3.7% discount. Today's premium is 48.7%. This market is 52.4% overvalued.
Median home price is $857,000. Prices rose 18.2% year-over-year.
Monthly cost of ownership is $4,389, and rents average $2,952, making owning $1,436 per month more costly than renting.
Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 3.3%.
Market rating = 1

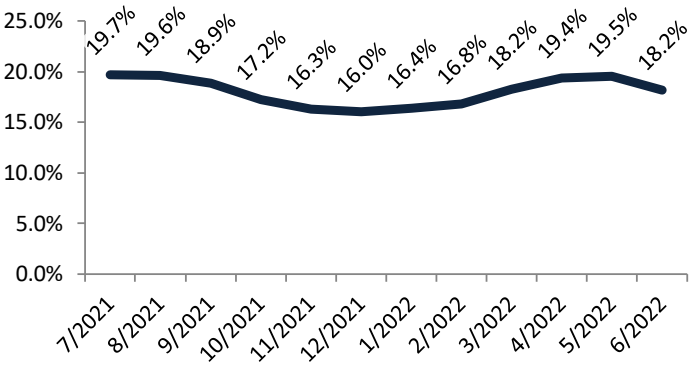
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
7/2021	6	$ 743,700	$ 719,600
8/2021	7	$ 754,400	$ 738,800
9/2021	6	$ 762,600	$ 734,400
10/2021	6	$ 765,200	$ 723,500
11/2021	6	$ 770,300	$ 713,800
12/2021	6	$ 776,600	$ 719,600
1/2022	6	$ 783,700	$ 720,900
2/2022	5	$ 794,300	$ 684,200
3/2022	4	$ 811,200	$ 658,300
4/2022	2	$ 830,800	$ 601,900
5/2022	***1***	$ 846,900	$ 574,700
6/2022	***1***	$ 857,000	$ 576,400



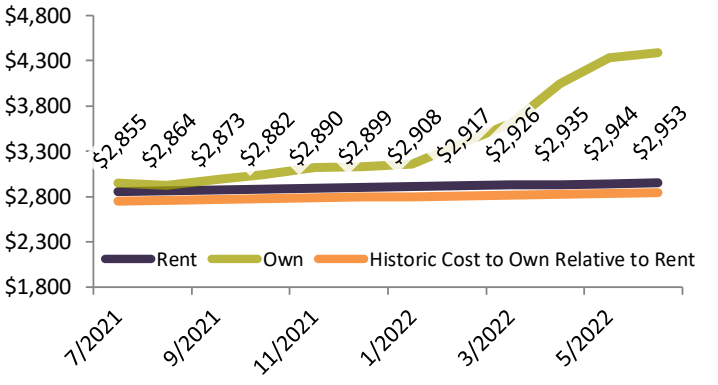
Resale Median and year-over-year percentage change trailing twelve months

Date	± Typ. Value	Median	% Change
7/2021	7.0%	$ 743,700	19.7%
8/2021	5.8%	$ 754,400	19.6%
9/2021	7.5%	$ 762,600	18.9%
10/2021	9.5%	$ 765,200	17.2%
11/2021	11.6%	$ 770,300	16.3%
12/2021	11.6%	$ 776,600	16.0%
1/2022	12.4%	$ 783,700	16.4%
2/2022	19.8%	$ 794,300	16.8%
3/2022	***26.9%***	$ 811,200	18.2%
4/2022	***41.7%***	$ 830,800	19.4%
5/2022	***51.1%***	$ 846,900	19.5%
6/2022	***52.4%***	$ 857,000	18.2%



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

Date	% Change	Rent	Own
7/2021	3.7%	$ 2,855	$ 2,950
8/2021	3.7%	$ 2,864	$ 2,924
9/2021	3.7%	$ 2,873	$ 2,983
10/2021	3.7%	$ 2,882	$ 3,047
11/2021	3.7%	$ 2,890	$ 3,119
12/2021	3.7%	$ 2,899	$ 3,128
1/2022	3.7%	$ 2,908	$ 3,161
2/2022	3.7%	$ 2,917	$ 3,386
3/2022	3.7%	$ 2,926	$ 3,605
4/2022	3.7%	$ 2,935	$ 4,051
5/2022	3.7%	$ 2,944	$ 4,338
6/2022	3.7%	$ 2,953	$ 4,390

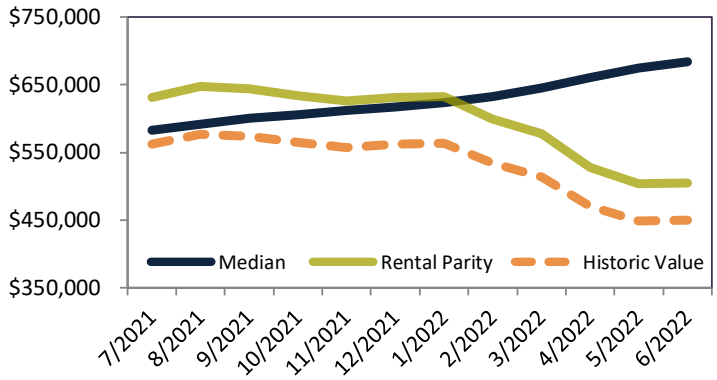


La Puente Housing Market Value & Trends Update

Historically, properties in this market sell at a -10.9% discount. Today's premium is 35.4%. This market is 46.3% overvalued.
Median home price is $683,900. Prices rose 20.7% year-over-year.
Monthly cost of ownership is $3,503, and rents average $2,588, making owning $914 per month more costly than renting.
Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 3.6%.
Market rating = 1

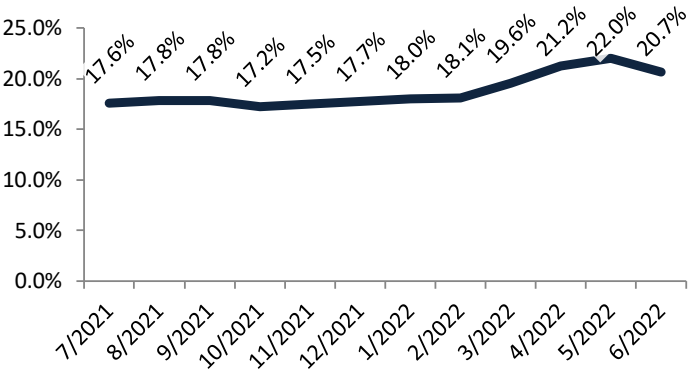
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
7/2021	7	$ 582,700	$ 630,700
8/2021	7	$ 592,000	$ 647,500
9/2021	7	$ 600,500	$ 643,700
10/2021	7	$ 605,100	$ 634,200
11/2021	6	$ 611,900	$ 625,700
12/2021	6	$ 617,700	$ 630,800
1/2022	6	$ 623,800	$ 631,900
2/2022	5	$ 632,300	$ 599,700
3/2022	4	$ 645,200	$ 577,000
4/2022	2	$ 660,600	$ 527,500
5/2022	***1***	$ 674,900	$ 503,700
6/2022	***1***	$ 683,900	$ 505,200



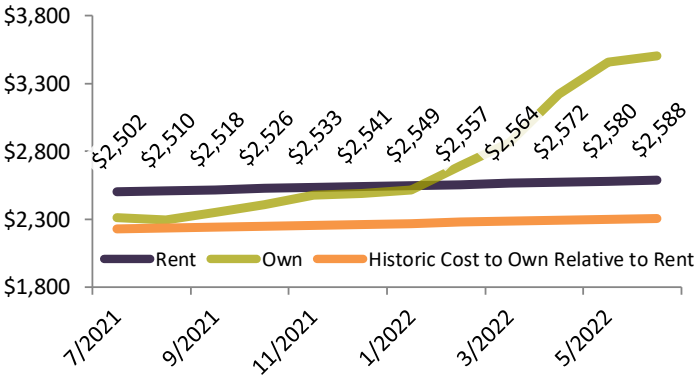
Resale Median and year-over-year percentage change trailing twelve months

Date	± Typ. Value	Median	% Change
7/2021	3.3%	$ 582,700	17.6%
8/2021	2.4%	$ 592,000	17.8%
9/2021	4.2%	$ 600,500	17.8%
10/2021	6.3%	$ 605,100	17.2%
11/2021	8.7%	$ 611,900	17.5%
12/2021	8.9%	$ 617,700	17.7%
1/2022	9.6%	$ 623,800	18.0%
2/2022	16.4%	$ 632,300	18.1%
3/2022	22.7%	$ 645,200	19.6%
4/2022	***36.2%***	$ 660,600	21.2%
5/2022	***44.9%***	$ 674,900	22.0%
6/2022	***46.3%***	$ 683,900	20.7%



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

Date	% Change	Rent	Own
7/2021	3.7%	$ 2,502	$ 2,312
8/2021	3.7%	$ 2,510	$ 2,295
9/2021	3.8%	$ 2,518	$ 2,349
10/2021	3.7%	$ 2,526	$ 2,410
11/2021	3.7%	$ 2,533	$ 2,478
12/2021	3.7%	$ 2,541	$ 2,488
1/2022	3.7%	$ 2,549	$ 2,516
2/2022	3.7%	$ 2,557	$ 2,695
3/2022	3.7%	$ 2,564	$ 2,867
4/2022	3.7%	$ 2,572	$ 3,221
5/2022	3.7%	$ 2,580	$ 3,457
6/2022	3.7%	$ 2,588	$ 3,503

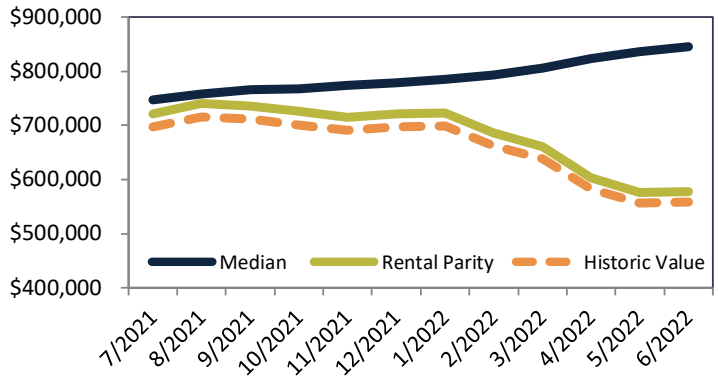


Lakewood Housing Market Value & Trends Update

Historically, properties in this market sell at a -3.4% discount. Today's premium is 46.3%. This market is 49.7% overvalued.
Median home price is $845,200. Prices rose 16.1% year-over-year.
Monthly cost of ownership is $4,329, and rents average $2,959, making owning $1,369 per month more costly than renting.
Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 3.4%.
Market rating = 1

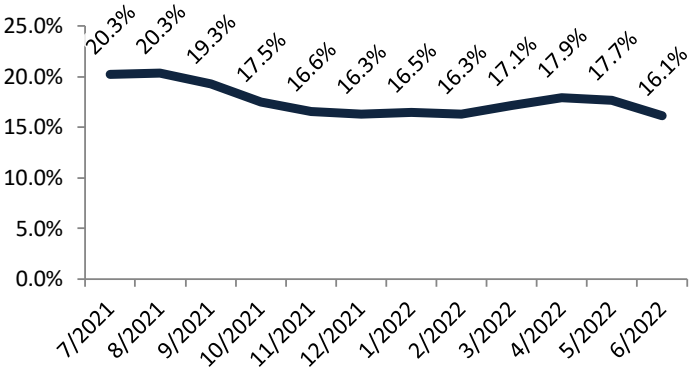
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
7/2021	7	$ 747,000	$ 721,300
8/2021	7	$ 758,400	$ 740,500
9/2021	6	$ 765,500	$ 736,000
10/2021	6	$ 767,900	$ 725,200
11/2021	6	$ 773,200	$ 715,400
12/2021	6	$ 779,300	$ 721,300
1/2022	6	$ 784,900	$ 722,500
2/2022	5	$ 792,500	$ 685,800
3/2022	4	$ 806,400	$ 659,800
4/2022	2	$ 823,100	$ 603,200
5/2022	***1***	$ 836,200	$ 576,000
6/2022	***1***	$ 845,200	$ 577,700



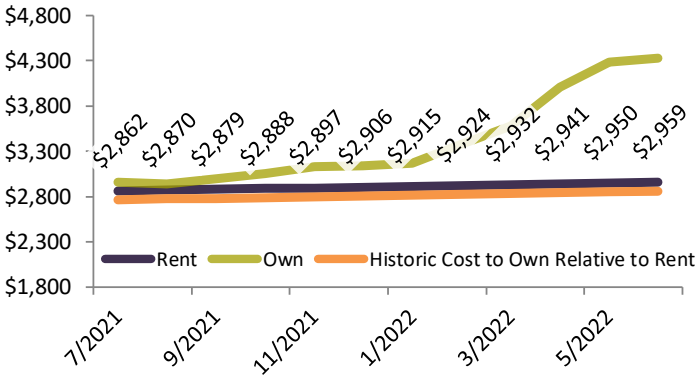
Resale Median and year-over-year percentage change trailing twelve months

Date	± Typ. Value	Median	% Change
7/2021	7.0%	$ 747,000	20.3%
8/2021	5.8%	$ 758,400	20.3%
9/2021	7.4%	$ 765,500	19.3%
10/2021	9.3%	$ 767,900	17.5%
11/2021	11.5%	$ 773,200	16.6%
12/2021	11.4%	$ 779,300	16.3%
1/2022	12.0%	$ 784,900	16.5%
2/2022	19.0%	$ 792,500	16.3%
3/2022	***25.6%***	$ 806,400	17.1%
4/2022	***39.8%***	$ 823,100	17.9%
5/2022	***48.6%***	$ 836,200	17.7%
6/2022	***49.7%***	$ 845,200	16.1%



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

Date	% Change	Rent	Own
7/2021	3.7%	$ 2,862	$ 2,964
8/2021	3.7%	$ 2,870	$ 2,940
9/2021	3.7%	$ 2,879	$ 2,994
10/2021	3.7%	$ 2,888	$ 3,058
11/2021	3.7%	$ 2,897	$ 3,131
12/2021	3.7%	$ 2,906	$ 3,139
1/2022	3.7%	$ 2,915	$ 3,166
2/2022	3.7%	$ 2,924	$ 3,378
3/2022	3.7%	$ 2,932	$ 3,584
4/2022	3.7%	$ 2,941	$ 4,013
5/2022	3.7%	$ 2,950	$ 4,283
6/2022	3.7%	$ 2,959	$ 4,329

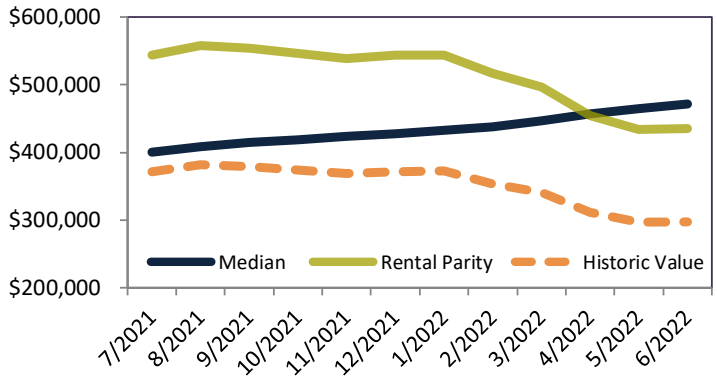


Lancaster Housing Market Value & Trends Update

Historically, properties in this market sell at a -31.6% discount. Today's premium is 8.3%. This market is 39.9% overvalued.
Median home price is $471,500. Prices rose 21.5% year-over-year.
Monthly cost of ownership is $2,415, and rents average $2,229, making owning $185 per month more costly than renting.
Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 4.5%.
Market rating = 2

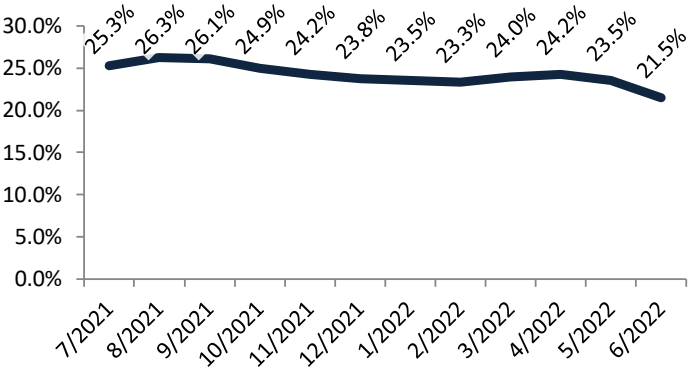
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
7/2021	7	$ 400,300	$ 543,400
8/2021	7	$ 408,800	$ 557,800
9/2021	7	$ 415,300	$ 554,500
10/2021	6	$ 419,000	$ 546,300
11/2021	6	$ 423,600	$ 538,900
12/2021	6	$ 428,100	$ 543,300
1/2022	6	$ 432,500	$ 544,300
2/2022	5	$ 438,100	$ 516,600
3/2022	4	$ 447,000	$ 497,000
4/2022	3	$ 456,600	$ 454,400
5/2022	2	$ 465,000	$ 433,900
6/2022	2	$ 471,500	$ 435,200



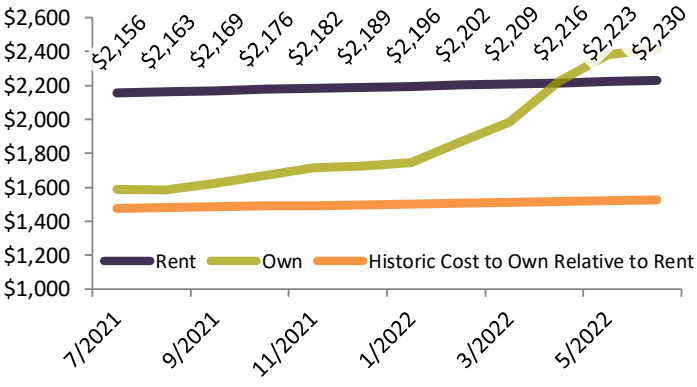
Resale Median and year-over-year percentage change trailing twelve months

Date	± Typ. Value	Median	% Change
7/2021	5.2%	$ 400,300	25.3%
8/2021	4.9%	$ 408,800	26.3%
9/2021	6.5%	$ 415,300	26.1%
10/2021	8.3%	$ 419,000	24.9%
11/2021	10.2%	$ 423,600	24.2%
12/2021	10.4%	$ 428,100	23.8%
1/2022	11.0%	$ 432,500	23.5%
2/2022	16.4%	$ 438,100	23.3%
3/2022	21.5%	$ 447,000	24.0%
4/2022	***32.1%***	$ 456,600	24.2%
5/2022	***38.7%***	$ 465,000	23.5%
6/2022	***39.9%***	$ 471,500	21.5%



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

Date	% Change	Rent	Own
7/2021	3.7%	$ 2,156	$ 1,588
8/2021	3.7%	$ 2,163	$ 1,585
9/2021	3.7%	$ 2,169	$ 1,624
10/2021	3.7%	$ 2,176	$ 1,669
11/2021	3.7%	$ 2,182	$ 1,715
12/2021	3.7%	$ 2,189	$ 1,725
1/2022	3.7%	$ 2,196	$ 1,745
2/2022	3.7%	$ 2,202	$ 1,867
3/2022	3.7%	$ 2,209	$ 1,987
4/2022	3.7%	$ 2,216	$ 2,226
5/2022	3.7%	$ 2,223	$ 2,382
6/2022	3.7%	$ 2,230	$ 2,415

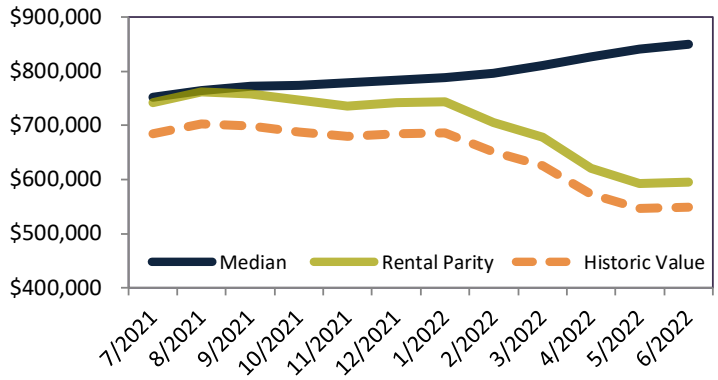


Long Beach Housing Market Value & Trends Update

Historically, properties in this market sell at a -7.8% discount. Today's premium is 42.9%. This market is 50.7% overvalued.
Median home price is $849,700. Prices rose 16.1% year-over-year.
Monthly cost of ownership is $4,352, and rents average $3,044, making owning $1,307 per month more costly than renting.
Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 3.4%.
Market rating = 1

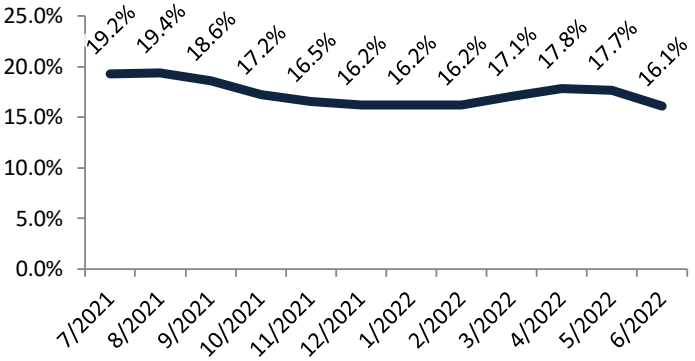
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
7/2021	6	$ 751,800	$ 742,000
8/2021	6	$ 764,100	$ 761,700
9/2021	6	$ 771,900	$ 757,200
10/2021	6	$ 773,700	$ 746,000
11/2021	6	$ 778,100	$ 736,000
12/2021	6	$ 783,500	$ 742,000
1/2022	6	$ 788,700	$ 743,300
2/2022	5	$ 796,500	$ 705,500
3/2022	4	$ 810,200	$ 678,700
4/2022	2	$ 826,800	$ 620,500
5/2022	***1***	$ 840,700	$ 592,500
6/2022	***1***	$ 849,700	$ 594,300



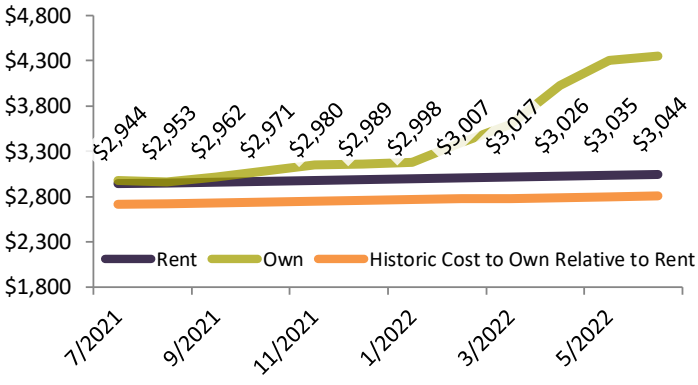
Resale Median and year-over-year percentage change trailing twelve months

Date	± Typ. Value	Median	% Change
7/2021	9.1%	$ 751,800	19.2%
8/2021	8.1%	$ 764,100	19.4%
9/2021	9.7%	$ 771,900	18.6%
10/2021	11.5%	$ 773,700	17.2%
11/2021	13.5%	$ 778,100	16.5%
12/2021	13.4%	$ 783,500	16.2%
1/2022	13.9%	$ 788,700	16.2%
2/2022	20.7%	$ 796,500	16.2%
3/2022	***27.1%***	$ 810,200	17.1%
4/2022	***41.0%***	$ 826,800	17.8%
5/2022	***49.7%***	$ 840,700	17.7%
6/2022	***50.7%***	$ 849,700	16.1%



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

Date	% Change	Rent	Own
7/2021	3.7%	$ 2,944	$ 2,983
8/2021	3.7%	$ 2,953	$ 2,962
9/2021	3.7%	$ 2,962	$ 3,019
10/2021	3.7%	$ 2,971	$ 3,081
11/2021	3.7%	$ 2,980	$ 3,151
12/2021	3.7%	$ 2,989	$ 3,156
1/2022	3.7%	$ 2,998	$ 3,181
2/2022	3.7%	$ 3,007	$ 3,395
3/2022	3.7%	$ 3,017	$ 3,601
4/2022	3.7%	$ 3,026	$ 4,031
5/2022	3.7%	$ 3,035	$ 4,306
6/2022	3.7%	$ 3,044	$ 4,352

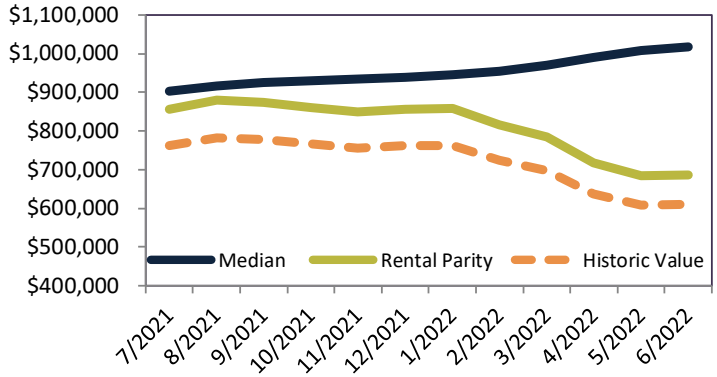


Los Angeles Housing Market Value & Trends Update

Historically, properties in this market sell at a -11.1% discount. Today's premium is 48.2%. This market is 59.3% overvalued.
Median home price is $1,017,600. Prices rose 15.6% year-over-year.
Monthly cost of ownership is $5,212, and rents average $3,517, making owning $1,695 per month more costly than renting.
Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 3.3%.
Market rating = 1

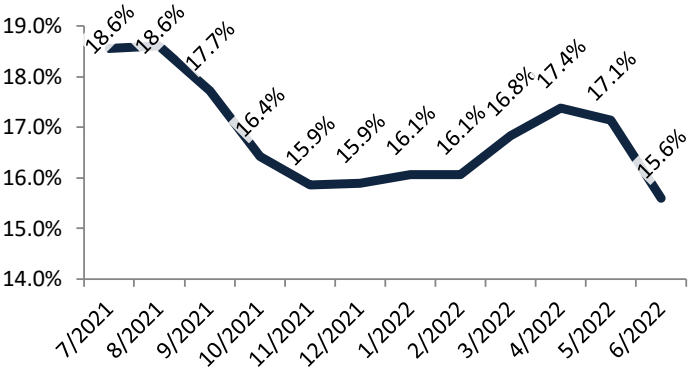
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
7/2021	5	$ 903,000	$ 857,200
8/2021	5	$ 916,700	$ 880,000
9/2021	5	$ 926,600	$ 874,800
10/2021	5	$ 929,500	$ 861,800
11/2021	5	$ 933,900	$ 850,200
12/2021	5	$ 939,600	$ 857,200
1/2022	4	$ 944,600	$ 858,700
2/2022	3	$ 953,700	$ 815,000
3/2022	3	$ 969,900	$ 784,100
4/2022	***1***	$ 989,600	$ 716,900
5/2022	***1***	$1,007,100	$ 684,500
6/2022	***1***	$1,017,600	$ 686,600



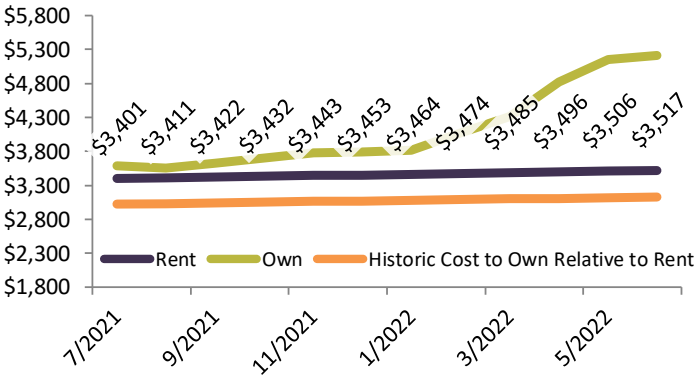
Resale Median and year-over-year percentage change trailing twelve months

Date	± Typ. Value	Median	% Change
7/2021	16.4%	$ 903,000	18.6%
8/2021	15.3%	$ 916,700	18.6%
9/2021	17.0%	$ 926,600	17.7%
10/2021	19.0%	$ 929,500	16.4%
11/2021	20.9%	$ 933,900	15.9%
12/2021	20.7%	$ 939,600	15.9%
1/2022	21.1%	$ 944,600	16.1%
2/2022	***28.1%***	$ 953,700	16.1%
3/2022	***34.8%***	$ 969,900	16.8%
4/2022	***49.1%***	$ 989,600	17.4%
5/2022	***58.2%***	$1,007,100	17.1%
6/2022	***59.3%***	$1,017,600	15.6%



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

Date	% Change	Rent	Own
7/2021	3.7%	$ 3,401	$ 3,582
8/2021	3.7%	$ 3,411	$ 3,553
9/2021	3.7%	$ 3,422	$ 3,624
10/2021	3.7%	$ 3,432	$ 3,702
11/2021	3.7%	$ 3,443	$ 3,781
12/2021	3.7%	$ 3,453	$ 3,785
1/2022	3.7%	$ 3,464	$ 3,810
2/2022	3.7%	$ 3,474	$ 4,065
3/2022	3.7%	$ 3,485	$ 4,311
4/2022	3.7%	$ 3,496	$ 4,825
5/2022	3.7%	$ 3,506	$ 5,159
6/2022	3.7%	$ 3,517	$ 5,212

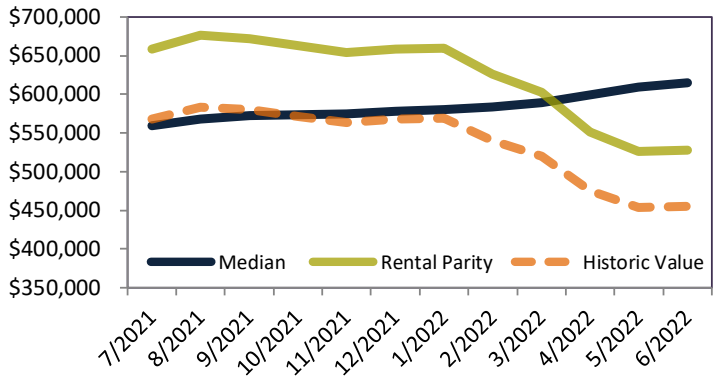


Lynwood Housing Market Value & Trends Update

Historically, properties in this market sell at a -13.8% discount. Today's premium is 16.5%. This market is 30.3% overvalued.
Median home price is $615,000. Prices rose 12.7% year-over-year.
Monthly cost of ownership is $3,150, and rents average $2,703, making owning $446 per month more costly than renting.
Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 4.2%.
Market rating = 3

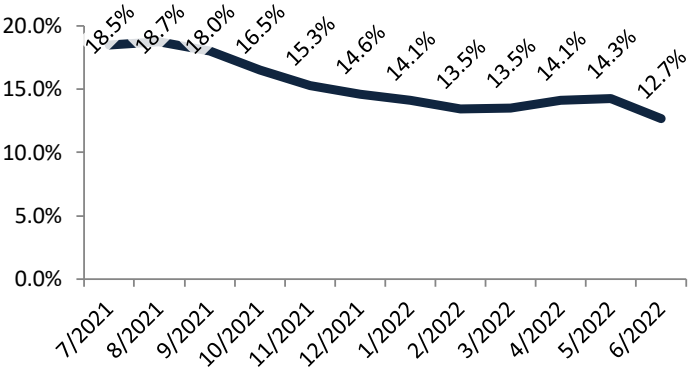
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
7/2021	7	$ 559,500	$ 659,000
8/2021	7	$ 568,200	$ 676,500
9/2021	7	$ 572,600	$ 672,500
10/2021	7	$ 573,100	$ 662,500
11/2021	7	$ 574,600	$ 653,600
12/2021	7	$ 577,800	$ 659,000
1/2022	7	$ 580,100	$ 660,100
2/2022	7	$ 583,300	$ 626,600
3/2022	6	$ 589,000	$ 602,800
4/2022	4	$ 599,600	$ 551,100
5/2022	3	$ 609,700	$ 526,200
6/2022	3	$ 615,000	$ 527,800



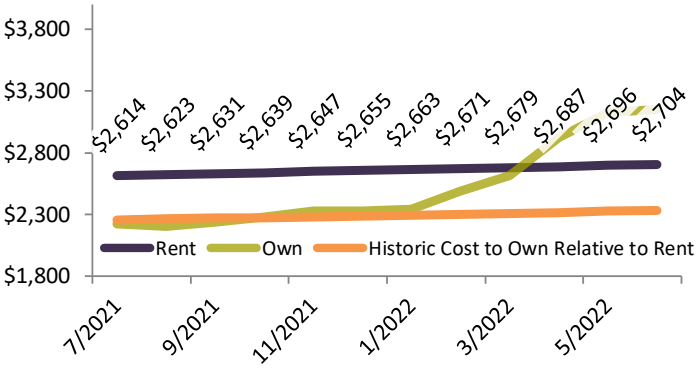
Resale Median and year-over-year percentage change trailing twelve months

Date	± Typ. Value	Median	% Change
7/2021	-1.3%	$ 559,500	18.5%
8/2021	-2.2%	$ 568,200	18.7%
9/2021	-1.1%	$ 572,600	18.0%
10/2021	0.3%	$ 573,100	16.5%
11/2021	1.7%	$ 574,600	15.3%
12/2021	1.4%	$ 577,800	14.6%
1/2022	1.6%	$ 580,100	14.1%
2/2022	6.9%	$ 583,300	13.5%
3/2022	11.5%	$ 589,000	13.5%
4/2022	22.6%	$ 599,600	14.1%
5/2022	***29.6%***	$ 609,700	14.3%
6/2022	***30.3%***	$ 615,000	12.7%



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

Date	% Change	Rent	Own
7/2021	3.7%	$ 2,614	$ 2,220
8/2021	3.7%	$ 2,623	$ 2,203
9/2021	3.7%	$ 2,631	$ 2,240
10/2021	3.7%	$ 2,639	$ 2,282
11/2021	3.7%	$ 2,647	$ 2,327
12/2021	3.7%	$ 2,655	$ 2,328
1/2022	3.7%	$ 2,663	$ 2,340
2/2022	3.7%	$ 2,671	$ 2,486
3/2022	3.7%	$ 2,679	$ 2,618
4/2022	3.7%	$ 2,687	$ 2,924
5/2022	3.7%	$ 2,696	$ 3,123
6/2022	3.7%	$ 2,704	$ 3,150

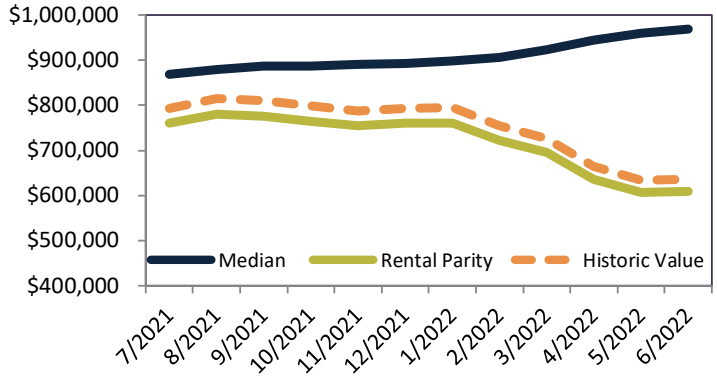


Monrovia Housing Market Value & Trends Update

Historically, properties in this market sell at a 4.4% premium. Today's premium is 59.1%. This market is 54.7% overvalued.
Median home price is $968,800. Prices rose 14.2% year-over-year.
Monthly cost of ownership is $4,962, and rents average $3,118, making owning $1,844 per month more costly than renting.
Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 3.1%.
Market rating = 1

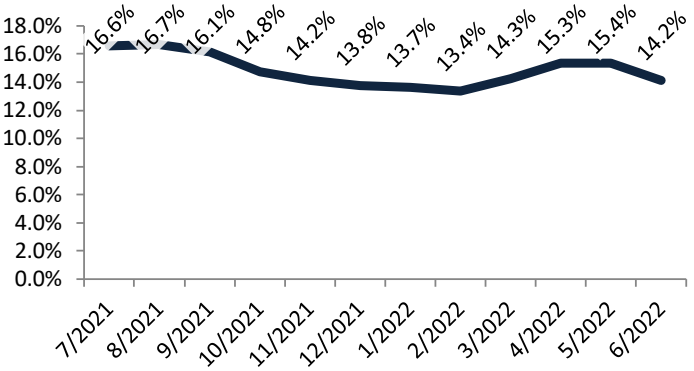
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
7/2021	6	$ 868,600	$ 760,000
8/2021	6	$ 879,500	$ 780,200
9/2021	6	$ 887,600	$ 775,500
10/2021	6	$ 886,700	$ 764,000
11/2021	6	$ 889,800	$ 753,800
12/2021	6	$ 893,100	$ 759,900
1/2022	6	$ 898,100	$ 761,300
2/2022	4	$ 906,600	$ 722,600
3/2022	3	$ 922,600	$ 695,200
4/2022	***1***	$ 943,500	$ 635,600
5/2022	***1***	$ 959,600	$ 606,800
6/2022	***1***	$ 968,800	$ 608,700



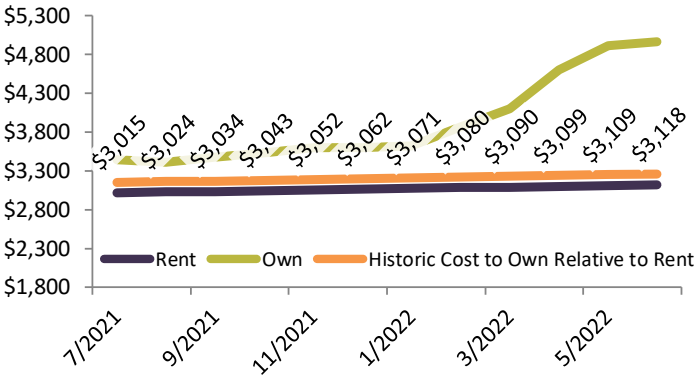
Resale Median and year-over-year percentage change trailing twelve months

Date	± Typ. Value	Median	% Change
7/2021	9.8%	$ 868,600	16.6%
8/2021	8.3%	$ 879,500	16.7%
9/2021	10.0%	$ 887,600	16.1%
10/2021	11.6%	$ 886,700	14.8%
11/2021	13.6%	$ 889,800	14.2%
12/2021	13.1%	$ 893,100	13.8%
1/2022	13.5%	$ 898,100	13.7%
2/2022	21.0%	$ 906,600	13.4%
3/2022	***28.3%***	$ 922,600	14.3%
4/2022	***44.0%***	$ 943,500	15.3%
5/2022	***53.7%***	$ 959,600	15.4%
6/2022	***54.7%***	$ 968,800	14.2%



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

Date	% Change	Rent	Own
7/2021	3.7%	$ 3,015	$ 3,446
8/2021	3.7%	$ 3,024	$ 3,409
9/2021	3.7%	$ 3,034	$ 3,472
10/2021	3.7%	$ 3,043	$ 3,531
11/2021	3.7%	$ 3,052	$ 3,603
12/2021	3.7%	$ 3,062	$ 3,598
1/2022	3.7%	$ 3,071	$ 3,623
2/2022	3.7%	$ 3,080	$ 3,865
3/2022	3.7%	$ 3,090	$ 4,100
4/2022	3.7%	$ 3,099	$ 4,600
5/2022	3.7%	$ 3,109	$ 4,915
6/2022	3.7%	$ 3,118	$ 4,962

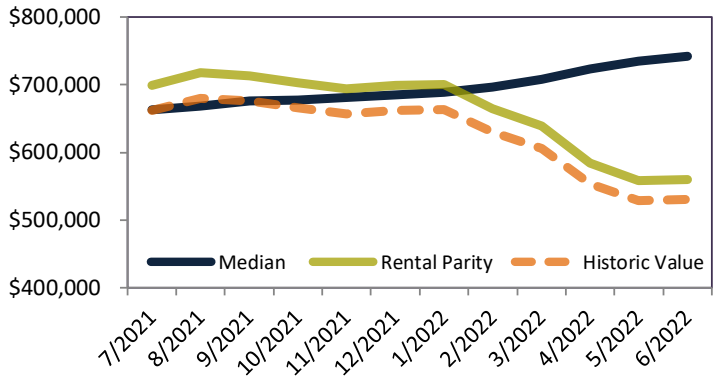


Montebello Housing Market Value & Trends Update

Historically, properties in this market sell at a -5.3% discount. Today's premium is 32.5%. This market is 37.8% overvalued.
Median home price is $742,000. Prices rose 14.2% year-over-year.
Monthly cost of ownership is $3,800, and rents average $2,868, making owning $931 per month more costly than renting.
Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 3.7%.
Market rating = 2

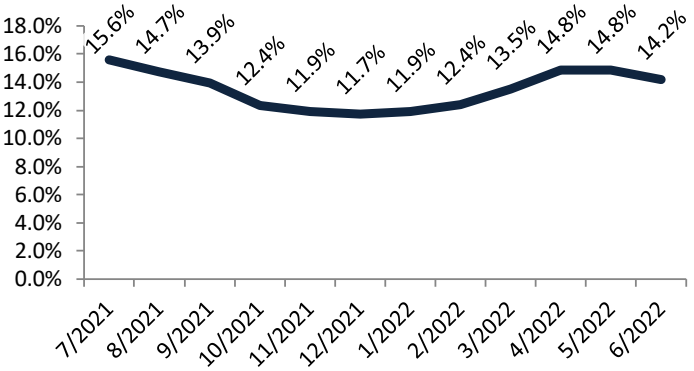
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
7/2021	7	$ 662,900	$ 699,200
8/2021	7	$ 668,700	$ 717,800
9/2021	7	$ 675,500	$ 713,500
10/2021	7	$ 676,900	$ 702,900
11/2021	7	$ 681,100	$ 693,500
12/2021	7	$ 684,800	$ 699,100
1/2022	7	$ 688,900	$ 700,400
2/2022	6	$ 696,100	$ 664,800
3/2022	5	$ 707,900	$ 639,500
4/2022	3	$ 722,900	$ 584,700
5/2022	2	$ 734,900	$ 558,300
6/2022	2	$ 742,000	$ 560,000



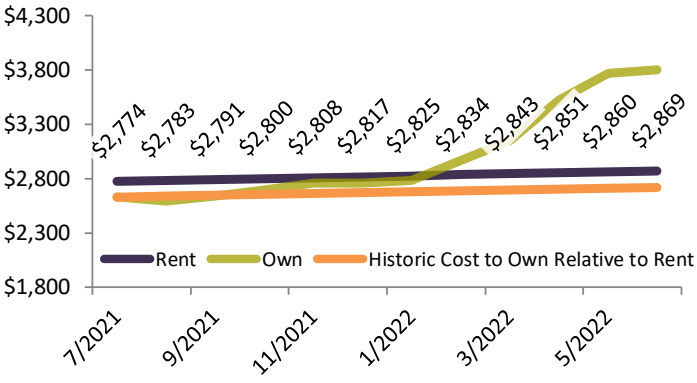
Resale Median and year-over-year percentage change trailing twelve months

Date	± Typ. Value	Median	% Change
7/2021	0.1%	$ 662,900	15.6%
8/2021	-1.5%	$ 668,700	14.7%
9/2021	0.0%	$ 675,500	13.9%
10/2021	1.6%	$ 676,900	12.4%
11/2021	3.5%	$ 681,100	11.9%
12/2021	3.2%	$ 684,800	11.7%
1/2022	3.7%	$ 688,900	11.9%
2/2022	10.0%	$ 696,100	12.4%
3/2022	16.0%	$ 707,900	13.5%
4/2022	***28.9%***	$ 722,900	14.8%
5/2022	***36.9%***	$ 734,900	14.8%
6/2022	***37.8%***	$ 742,000	14.2%



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

Date	% Change	Rent	Own
7/2021	3.7%	$ 2,774	$ 2,630
8/2021	3.7%	$ 2,783	$ 2,592
9/2021	3.7%	$ 2,791	$ 2,642
10/2021	3.7%	$ 2,800	$ 2,696
11/2021	3.7%	$ 2,808	$ 2,758
12/2021	3.7%	$ 2,817	$ 2,759
1/2022	3.7%	$ 2,825	$ 2,779
2/2022	3.7%	$ 2,834	$ 2,967
3/2022	3.7%	$ 2,843	$ 3,146
4/2022	3.7%	$ 2,851	$ 3,525
5/2022	3.7%	$ 2,860	$ 3,764
6/2022	3.7%	$ 2,869	$ 3,801

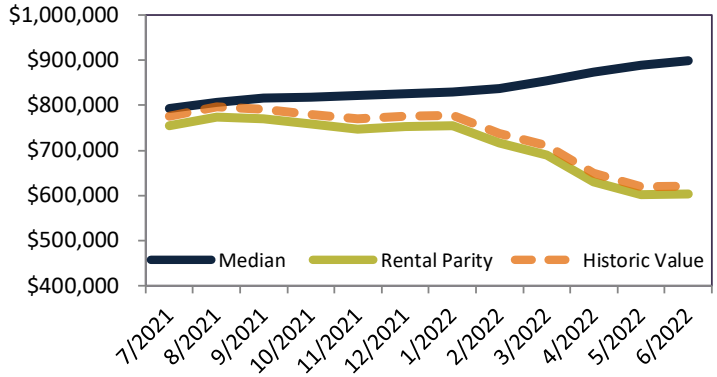


Monterey Park Housing Market Value & Trends Update

Historically, properties in this market sell at a 2.9% premium. Today's premium is 48.9%. This market is 46.0% overvalued.
Median home price is $898,800. Prices rose 16.3% year-over-year.
Monthly cost of ownership is $4,603, and rents average $3,092, making owning $1,511 per month more costly than renting.
Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 3.3%.
Market rating = 1

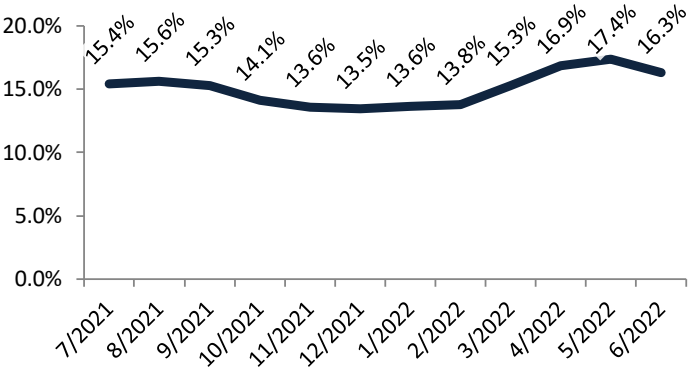
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
7/2021	7	$ 792,800	$ 753,800
8/2021	7	$ 805,800	$ 773,800
9/2021	7	$ 816,000	$ 769,200
10/2021	7	$ 817,900	$ 757,800
11/2021	7	$ 821,300	$ 747,600
12/2021	7	$ 825,500	$ 753,700
1/2022	6	$ 830,300	$ 755,100
2/2022	6	$ 837,700	$ 716,700
3/2022	5	$ 853,800	$ 689,500
4/2022	2	$ 872,800	$ 630,400
5/2022	***1***	$ 889,100	$ 601,900
6/2022	***1***	$ 898,800	$ 603,700



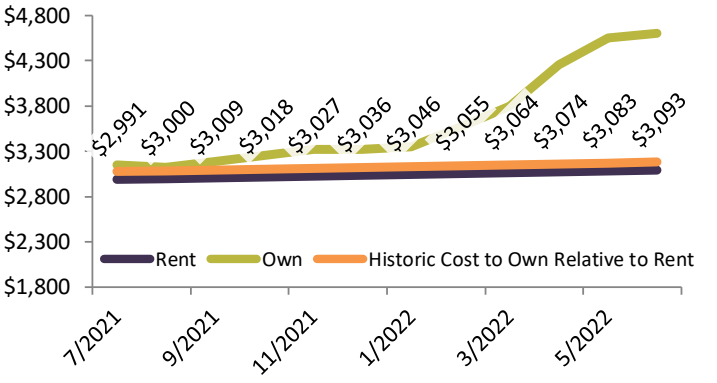
Resale Median and year-over-year percentage change trailing twelve months

Date	± Typ. Value	Median	% Change
7/2021	2.2%	$ 792,800	15.4%
8/2021	1.2%	$ 805,800	15.6%
9/2021	3.2%	$ 816,000	15.3%
10/2021	5.0%	$ 817,900	14.1%
11/2021	6.9%	$ 821,300	13.6%
12/2021	6.6%	$ 825,500	13.5%
1/2022	7.0%	$ 830,300	13.6%
2/2022	14.0%	$ 837,700	13.8%
3/2022	20.9%	$ 853,800	15.3%
4/2022	***35.5%***	$ 872,800	16.9%
5/2022	***44.8%***	$ 889,100	17.4%
6/2022	***46.0%***	$ 898,800	16.3%



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

Date	% Change	Rent	Own
7/2021	3.7%	$ 2,991	$ 3,145
8/2021	3.7%	$ 3,000	$ 3,124
9/2021	3.7%	$ 3,009	$ 3,192
10/2021	3.7%	$ 3,018	$ 3,257
11/2021	3.7%	$ 3,027	$ 3,325
12/2021	3.7%	$ 3,036	$ 3,325
1/2022	3.7%	$ 3,046	$ 3,349
2/2022	3.7%	$ 3,055	$ 3,571
3/2022	3.7%	$ 3,064	$ 3,795
4/2022	3.7%	$ 3,074	$ 4,256
5/2022	3.7%	$ 3,083	$ 4,554
6/2022	3.7%	$ 3,093	$ 4,604

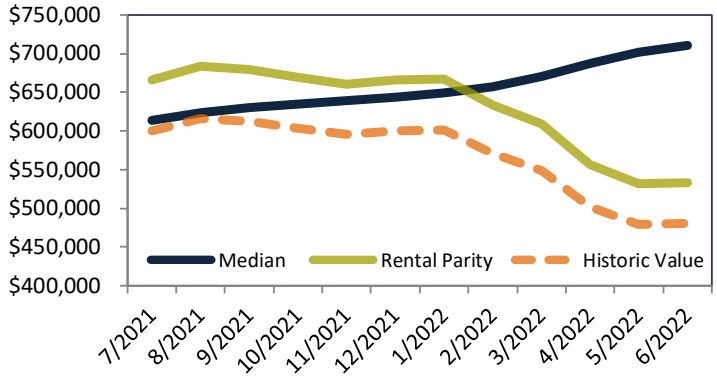


Norwalk Housing Market Value & Trends Update

Historically, properties in this market sell at a -9.9% discount. Today's premium is 33.2%. This market is 43.1% overvalued.
Median home price is $710,700. Prices rose 18.6% year-over-year.
Monthly cost of ownership is $3,640, and rents average $2,733, making owning $907 per month more costly than renting.
Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 3.7%.
Market rating = 1

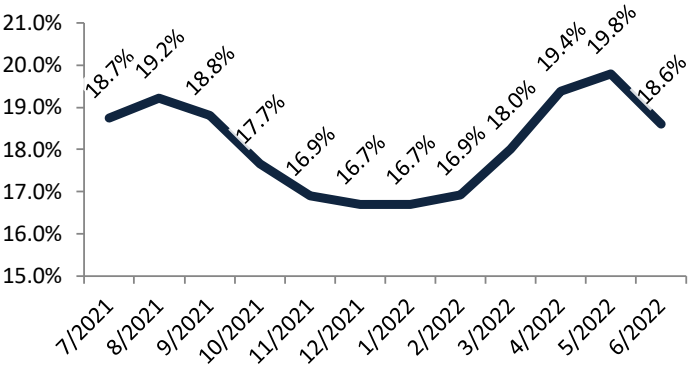
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
7/2021	7	$ 613,800	$ 666,100
8/2021	7	$ 623,600	$ 683,800
9/2021	7	$ 630,800	$ 679,700
10/2021	7	$ 634,700	$ 669,700
11/2021	7	$ 639,000	$ 660,700
12/2021	7	$ 644,200	$ 666,100
1/2022	6	$ 649,200	$ 667,200
2/2022	6	$ 657,300	$ 633,300
3/2022	5	$ 670,600	$ 609,300
4/2022	3	$ 687,300	$ 557,100
5/2022	2	$ 702,100	$ 531,900
6/2022	***1***	$ 710,700	$ 533,500



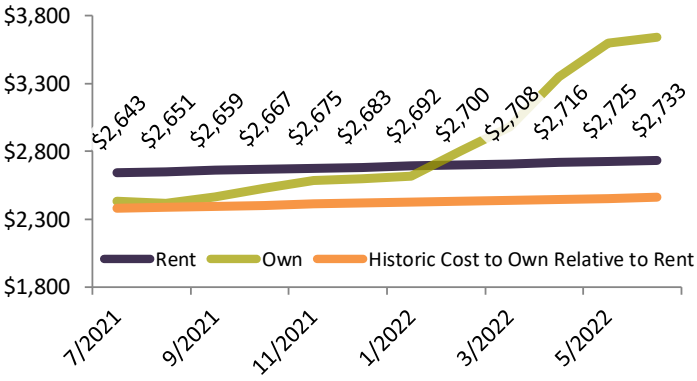
Resale Median and year-over-year percentage change trailing twelve months

Date	± Typ. Value	Median	% Change
7/2021	2.0%	$ 613,800	18.7%
8/2021	1.1%	$ 623,600	19.2%
9/2021	2.7%	$ 630,800	18.8%
10/2021	4.7%	$ 634,700	17.7%
11/2021	6.6%	$ 639,000	16.9%
12/2021	6.6%	$ 644,200	16.7%
1/2022	7.2%	$ 649,200	16.7%
2/2022	13.7%	$ 657,300	16.9%
3/2022	20.0%	$ 670,600	18.0%
4/2022	***33.3%***	$ 687,300	19.4%
5/2022	***41.9%***	$ 702,100	19.8%
6/2022	***43.1%***	$ 710,700	18.6%



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

Date	% Change	Rent	Own
7/2021	3.7%	$ 2,643	$ 2,435
8/2021	3.7%	$ 2,651	$ 2,417
9/2021	3.7%	$ 2,659	$ 2,467
10/2021	3.7%	$ 2,667	$ 2,528
11/2021	3.7%	$ 2,675	$ 2,587
12/2021	3.7%	$ 2,683	$ 2,595
1/2022	3.7%	$ 2,692	$ 2,619
2/2022	3.7%	$ 2,700	$ 2,802
3/2022	3.7%	$ 2,708	$ 2,980
4/2022	3.7%	$ 2,716	$ 3,351
5/2022	3.7%	$ 2,725	$ 3,596
6/2022	3.7%	$ 2,733	$ 3,640

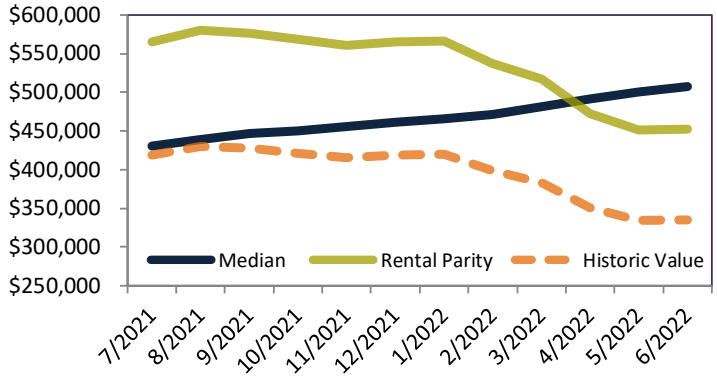


Palmdale Housing Market Value & Trends Update

Historically, properties in this market sell at a -25.9% discount. Today's premium is 12.1%. This market is 38.0% overvalued.
Median home price is $507,500. Prices rose 21.5% year-over-year.
Monthly cost of ownership is $2,599, and rents average $2,319, making owning $279 per month more costly than renting.
Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 4.4%.
Market rating = 2

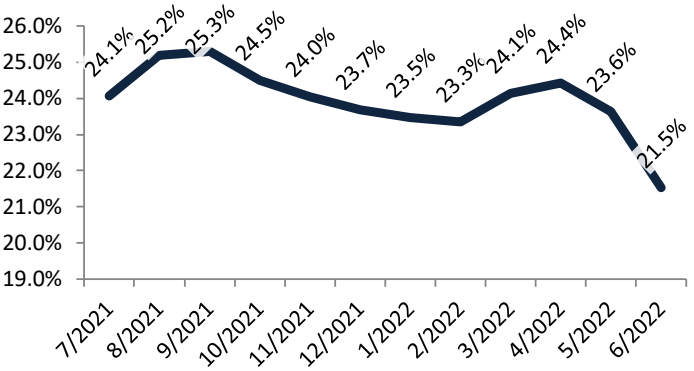
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
7/2021	7	$ 430,600	$ 565,300
8/2021	7	$ 439,400	$ 580,300
9/2021	7	$ 446,300	$ 576,900
10/2021	7	$ 450,700	$ 568,300
11/2021	6	$ 456,000	$ 560,700
12/2021	6	$ 461,000	$ 565,300
1/2022	6	$ 465,500	$ 566,300
2/2022	6	$ 471,800	$ 537,500
3/2022	5	$ 481,300	$ 517,100
4/2022	3	$ 491,700	$ 472,800
5/2022	2	$ 500,600	$ 451,400
6/2022	2	$ 507,500	$ 452,800



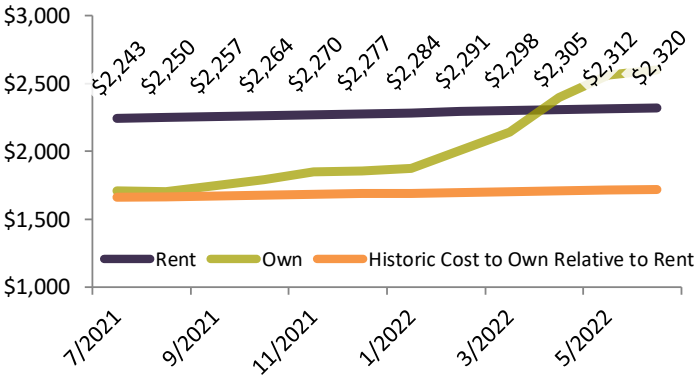
Resale Median and year-over-year percentage change trailing twelve months

Date	± Typ. Value	Median	% Change
7/2021	2.1%	$ 430,600	24.1%
8/2021	1.6%	$ 439,400	25.2%
9/2021	3.3%	$ 446,300	25.3%
10/2021	5.2%	$ 450,700	24.5%
11/2021	7.2%	$ 456,000	24.0%
12/2021	7.4%	$ 461,000	23.7%
1/2022	8.1%	$ 465,500	23.5%
2/2022	13.7%	$ 471,800	23.3%
3/2022	19.0%	$ 481,300	24.1%
4/2022	***29.9%***	$ 491,700	24.4%
5/2022	***36.8%***	$ 500,600	23.6%
6/2022	***38.0%***	$ 507,500	21.5%



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

Date	% Change	Rent	Own
7/2021	3.7%	$ 2,243	$ 1,708
8/2021	3.7%	$ 2,250	$ 1,703
9/2021	3.7%	$ 2,257	$ 1,746
10/2021	3.7%	$ 2,264	$ 1,795
11/2021	3.7%	$ 2,270	$ 1,846
12/2021	3.7%	$ 2,277	$ 1,857
1/2022	3.7%	$ 2,284	$ 1,878
2/2022	3.7%	$ 2,291	$ 2,011
3/2022	3.7%	$ 2,298	$ 2,139
4/2022	3.7%	$ 2,305	$ 2,397
5/2022	3.7%	$ 2,312	$ 2,564
6/2022	3.7%	$ 2,320	$ 2,600

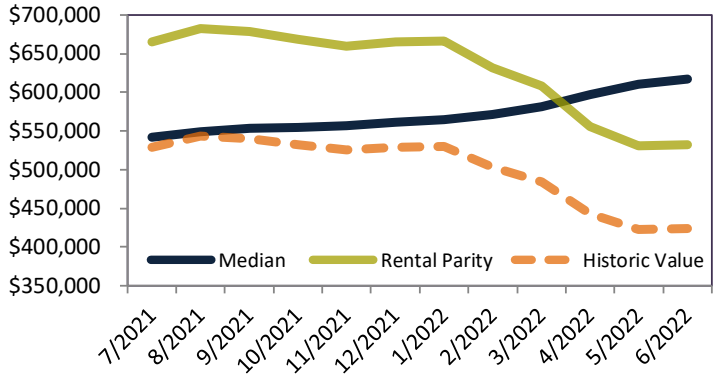


Paramount Housing Market Value & Trends Update

Historically, properties in this market sell at a -20.4% discount. Today's premium is 15.9%. This market is 36.3% overvalued.
Median home price is $617,200. Prices rose 16.8% year-over-year.
Monthly cost of ownership is $3,161, and rents average $2,727, making owning $433 per month more costly than renting.
Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 4.2%.
Market rating = 2

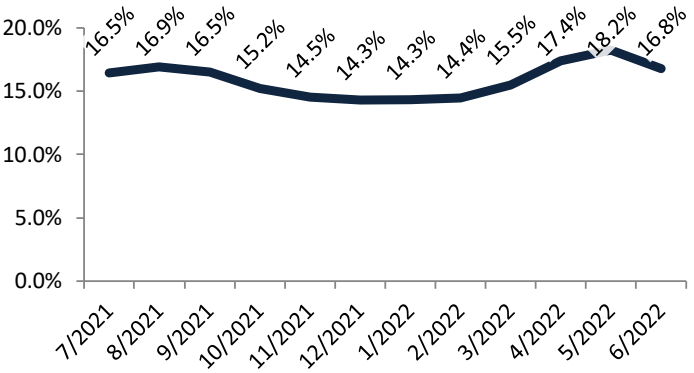
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
7/2021	7	$ 542,000	$ 664,800
8/2021	7	$ 549,600	$ 682,500
9/2021	7	$ 553,700	$ 678,500
10/2021	7	$ 554,300	$ 668,400
11/2021	7	$ 557,100	$ 659,500
12/2021	7	$ 561,000	$ 664,800
1/2022	7	$ 564,700	$ 666,000
2/2022	6	$ 570,900	$ 632,100
3/2022	5	$ 581,300	$ 608,200
4/2022	4	$ 596,900	$ 556,000
5/2022	2	$ 610,400	$ 530,900
6/2022	2	$ 617,200	$ 532,500



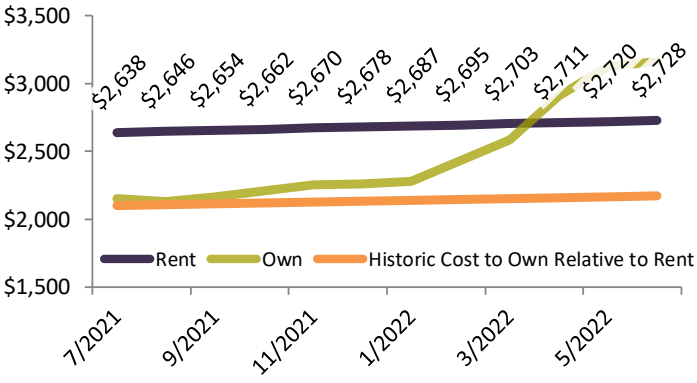
Resale Median and year-over-year percentage change trailing twelve months

Date	± Typ. Value	Median	% Change
7/2021	1.9%	$ 542,000	16.5%
8/2021	0.9%	$ 549,600	16.9%
9/2021	2.0%	$ 553,700	16.5%
10/2021	3.3%	$ 554,300	15.2%
11/2021	4.8%	$ 557,100	14.5%
12/2021	4.8%	$ 561,000	14.3%
1/2022	5.2%	$ 564,700	14.3%
2/2022	10.7%	$ 570,900	14.4%
3/2022	15.9%	$ 581,300	15.5%
4/2022	***27.7%***	$ 596,900	17.4%
5/2022	***35.3%***	$ 610,400	18.2%
6/2022	***36.3%***	$ 617,200	16.8%



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

Date	% Change	Rent	Own
7/2021	3.7%	$ 2,638	$ 2,150
8/2021	3.7%	$ 2,646	$ 2,130
9/2021	3.7%	$ 2,654	$ 2,166
10/2021	3.7%	$ 2,662	$ 2,207
11/2021	3.7%	$ 2,670	$ 2,256
12/2021	3.7%	$ 2,678	$ 2,260
1/2022	3.7%	$ 2,687	$ 2,278
2/2022	3.7%	$ 2,695	$ 2,434
3/2022	3.7%	$ 2,703	$ 2,583
4/2022	3.7%	$ 2,711	$ 2,910
5/2022	3.7%	$ 2,720	$ 3,127
6/2022	3.7%	$ 2,728	$ 3,161

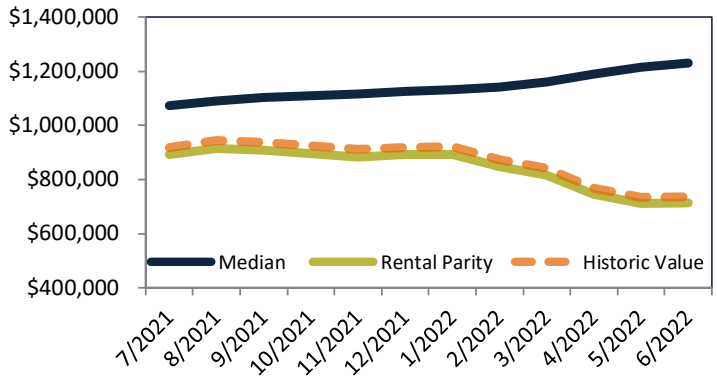


Pasadena Housing Market Value & Trends Update

Historically, properties in this market sell at a 3.2% premium. Today's premium is 72.4%. This market is 69.2% overvalued.
Median home price is $1,230,000. Prices rose 17.8% year-over-year.
Monthly cost of ownership is $6,300, and rents average $3,654, making owning $2,645 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

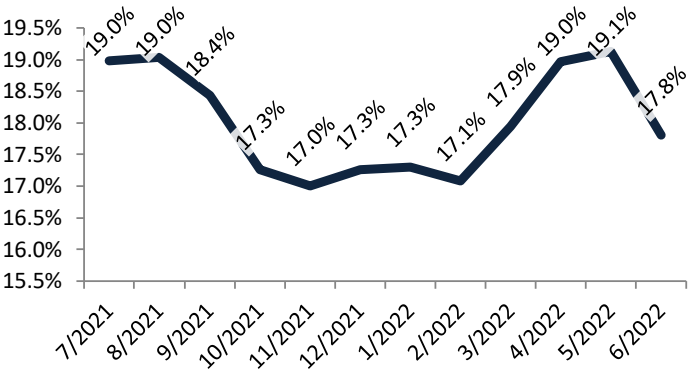
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
7/2021	5	$1,072,700	$ 890,800
8/2021	5	$1,089,700	$ 914,500
9/2021	5	$1,103,900	$ 909,000
10/2021	5	$1,108,100	$ 895,600
11/2021	4	$1,115,400	$ 883,500
12/2021	4	$1,124,000	$ 890,700
1/2022	4	$1,130,000	$ 892,300
2/2022	3	$1,140,000	$ 846,900
3/2022	2	$1,161,600	$ 814,800
4/2022	***1***	$1,190,100	$ 744,900
5/2022	***1***	$1,215,700	$ 711,300
6/2022	***1***	$1,230,000	$ 713,500



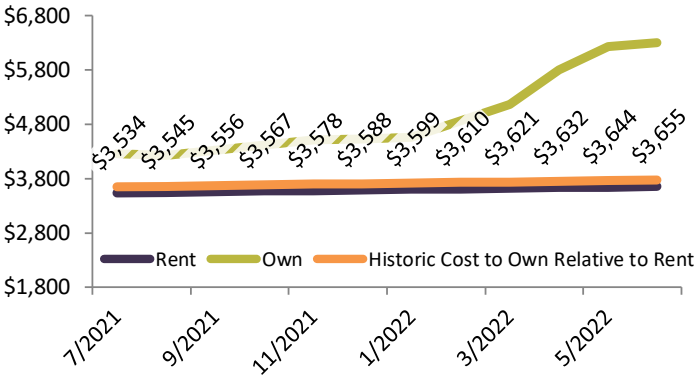
Resale Median and year-over-year percentage change trailing twelve months

Date	± Typ. Value	Median	% Change
7/2021	17.2%	$1,072,700	19.0%
8/2021	16.0%	$1,089,700	19.0%
9/2021	18.2%	$1,103,900	18.4%
10/2021	20.5%	$1,108,100	17.3%
11/2021	23.0%	$1,115,400	17.0%
12/2021	23.0%	$1,124,000	17.3%
1/2022	23.4%	$1,130,000	17.3%
2/2022	***31.4%***	$1,140,000	17.1%
3/2022	***39.4%***	$1,161,600	17.9%
4/2022	***56.6%***	$1,190,100	19.0%
5/2022	***67.7%***	$1,215,700	19.1%
6/2022	***69.2%***	$1,230,000	17.8%



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

Date	% Change	Rent	Own
7/2021	3.8%	$ 3,534	$ 4,256
8/2021	3.8%	$ 3,545	$ 4,224
9/2021	3.7%	$ 3,556	$ 4,318
10/2021	3.7%	$ 3,567	$ 4,413
11/2021	3.7%	$ 3,578	$ 4,516
12/2021	3.7%	$ 3,588	$ 4,528
1/2022	3.7%	$ 3,599	$ 4,558
2/2022	3.7%	$ 3,610	$ 4,859
3/2022	3.7%	$ 3,621	$ 5,162
4/2022	3.7%	$ 3,632	$ 5,803
5/2022	3.7%	$ 3,644	$ 6,227
6/2022	3.7%	$ 3,655	$ 6,300

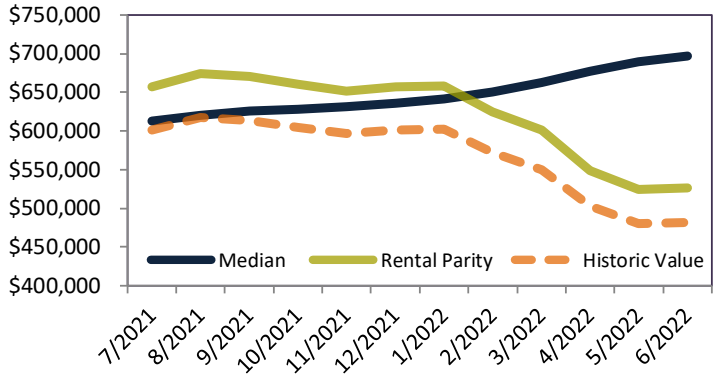


Pico Rivera Housing Market Value & Trends Update

Historically, properties in this market sell at a -8.4% discount. Today's premium is 32.5%. This market is 40.9% overvalued.
Median home price is $697,000. Prices rose 16.4% year-over-year.
Monthly cost of ownership is $3,570, and rents average $2,695, making owning $875 per month more costly than renting.
Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 3.7%.
Market rating = 2

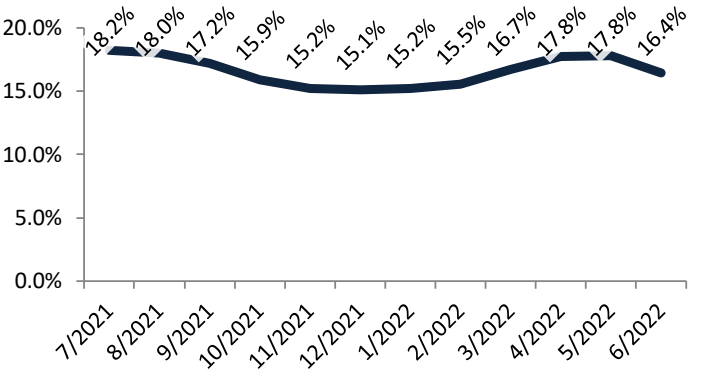
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
7/2021	7	$ 612,900	$ 656,800
8/2021	7	$ 620,400	$ 674,300
9/2021	7	$ 625,900	$ 670,300
10/2021	7	$ 627,800	$ 660,400
11/2021	7	$ 631,400	$ 651,500
12/2021	7	$ 636,100	$ 656,800
1/2022	7	$ 641,800	$ 658,000
2/2022	6	$ 650,000	$ 624,500
3/2022	5	$ 662,900	$ 600,800
4/2022	3	$ 676,900	$ 549,300
5/2022	2	$ 689,400	$ 524,500
6/2022	2	$ 697,000	$ 526,100



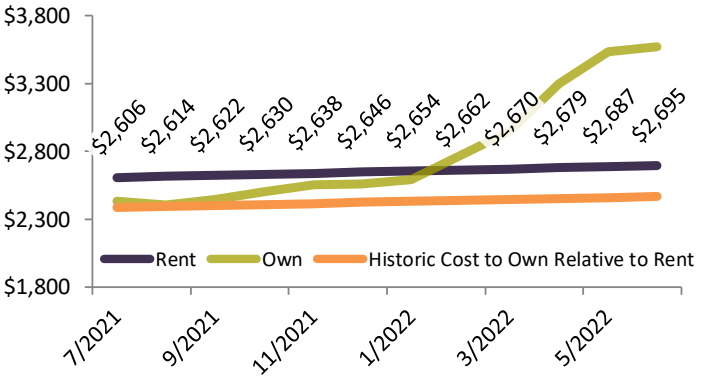
Resale Median and year-over-year percentage change trailing twelve months

Date	± Typ. Value	Median	% Change
7/2021	1.7%	$ 612,900	18.2%
8/2021	0.4%	$ 620,400	18.0%
9/2021	1.8%	$ 625,900	17.2%
10/2021	3.5%	$ 627,800	15.9%
11/2021	5.3%	$ 631,400	15.2%
12/2021	5.3%	$ 636,100	15.1%
1/2022	6.0%	$ 641,800	15.2%
2/2022	12.5%	$ 650,000	15.5%
3/2022	18.8%	$ 662,900	16.7%
4/2022	***31.7%***	$ 676,900	17.8%
5/2022	***39.9%***	$ 689,400	17.8%
6/2022	***40.9%***	$ 697,000	16.4%



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

Date	% Change	Rent	Own
7/2021	3.8%	$ 2,606	$ 2,432
8/2021	3.8%	$ 2,614	$ 2,405
9/2021	3.7%	$ 2,622	$ 2,448
10/2021	3.7%	$ 2,630	$ 2,500
11/2021	3.7%	$ 2,638	$ 2,557
12/2021	3.7%	$ 2,646	$ 2,563
1/2022	3.7%	$ 2,654	$ 2,589
2/2022	3.7%	$ 2,662	$ 2,771
3/2022	3.7%	$ 2,670	$ 2,946
4/2022	3.7%	$ 2,679	$ 3,300
5/2022	3.7%	$ 2,687	$ 3,531
6/2022	3.7%	$ 2,695	$ 3,570

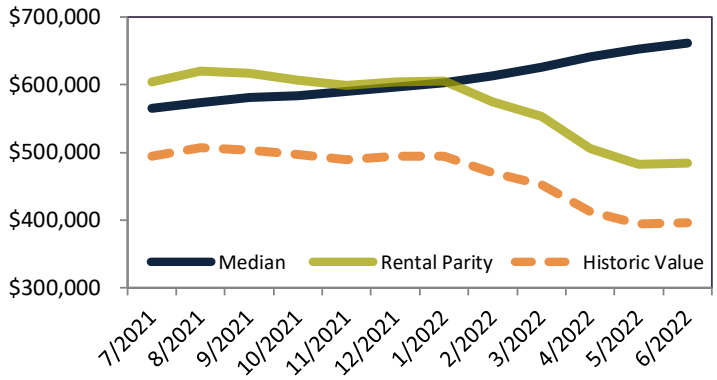


Pomona Housing Market Value & Trends Update

Historically, properties in this market sell at a -18.3% discount. Today's premium is 36.7%. This market is 55.0% overvalued.
Median home price is $661,500. Prices rose 20.3% year-over-year.
Monthly cost of ownership is $3,388, and rents average $2,478, making owning $909 per month more costly than renting.
Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 3.6%.
Market rating = 1

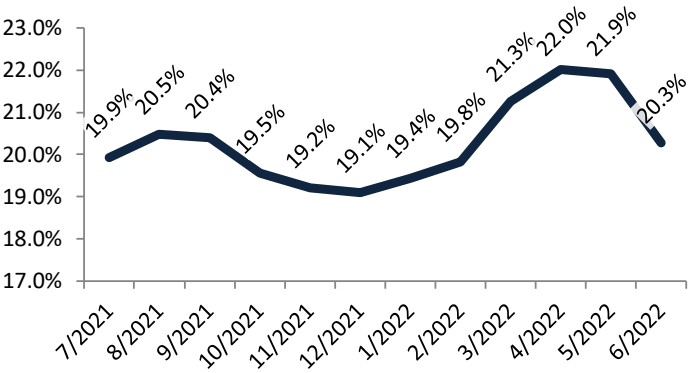
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
7/2021	6	$ 565,100	$ 604,000
8/2021	6	$ 574,100	$ 620,100
9/2021	6	$ 580,900	$ 616,400
10/2021	5	$ 584,000	$ 607,300
11/2021	5	$ 589,700	$ 599,200
12/2021	5	$ 596,200	$ 604,100
1/2022	5	$ 603,200	$ 605,100
2/2022	4	$ 612,700	$ 574,400
3/2022	3	$ 626,200	$ 552,600
4/2022	***1***	$ 640,700	$ 505,200
5/2022	***1***	$ 653,000	$ 482,400
6/2022	***1***	$ 661,500	$ 483,900



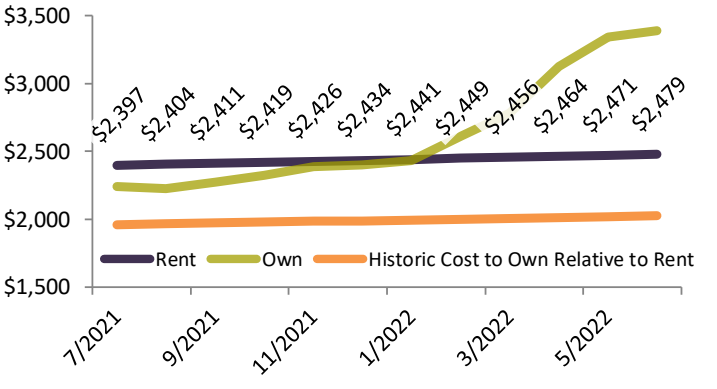
Resale Median and year-over-year percentage change trailing twelve months

Date	± Typ. Value	Median	% Change
7/2021	11.8%	$ 565,100	19.9%
8/2021	10.8%	$ 574,100	20.5%
9/2021	12.5%	$ 580,900	20.4%
10/2021	14.4%	$ 584,000	19.5%
11/2021	16.7%	$ 589,700	19.2%
12/2021	16.9%	$ 596,200	19.1%
1/2022	17.9%	$ 603,200	19.4%
2/2022	***24.9%***	$ 612,700	19.8%
3/2022	***31.6%***	$ 626,200	21.3%
4/2022	***45.1%***	$ 640,700	22.0%
5/2022	***53.6%***	$ 653,000	21.9%
6/2022	***55.0%***	$ 661,500	20.3%



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

Date	% Change	Rent	Own
7/2021	3.7%	$ 2,397	$ 2,242
8/2021	3.7%	$ 2,404	$ 2,225
9/2021	3.7%	$ 2,411	$ 2,272
10/2021	3.7%	$ 2,419	$ 2,326
11/2021	3.7%	$ 2,426	$ 2,388
12/2021	3.7%	$ 2,434	$ 2,402
1/2022	3.7%	$ 2,441	$ 2,433
2/2022	3.7%	$ 2,449	$ 2,612
3/2022	3.7%	$ 2,456	$ 2,783
4/2022	3.7%	$ 2,464	$ 3,124
5/2022	3.7%	$ 2,471	$ 3,345
6/2022	3.7%	$ 2,479	$ 3,388

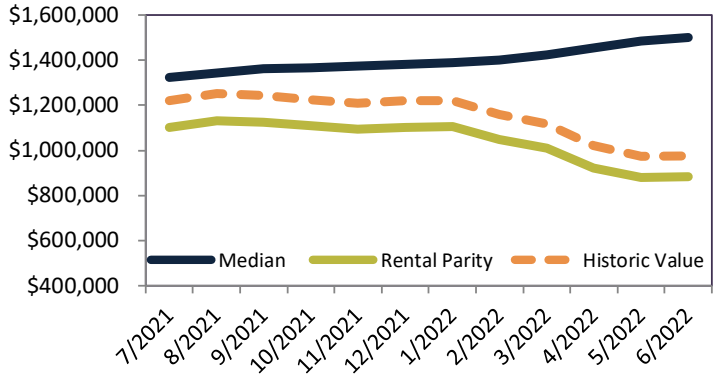


Redondo Beach Housing Market Value & Trends Update

Historically, properties in this market sell at a 10.7% premium. Today's premium is 70.0%. This market is 59.3% overvalued.
Median home price is $1,500,400. Prices rose 16.5% year-over-year.
Monthly cost of ownership is $7,685, and rents average $4,521, making owning $3,164 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

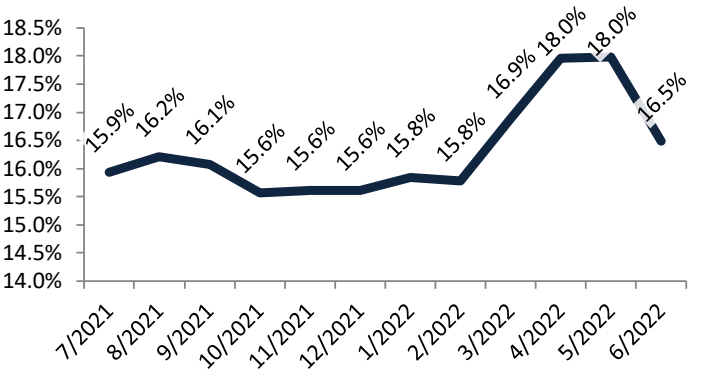
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
7/2021	6	$1,323,500	$1,101,800
8/2021	6	$1,344,900	$1,131,200
9/2021	6	$1,361,700	$1,124,500
10/2021	6	$1,367,400	$1,107,800
11/2021	5	$1,375,100	$1,093,000
12/2021	5	$1,382,700	$1,101,900
1/2022	5	$1,389,200	$1,103,800
2/2022	4	$1,400,400	$1,047,700
3/2022	3	$1,424,100	$1,007,900
4/2022	***1***	$1,455,600	$ 921,500
5/2022	***1***	$1,484,000	$ 879,900
6/2022	***1***	$1,500,400	$ 882,600



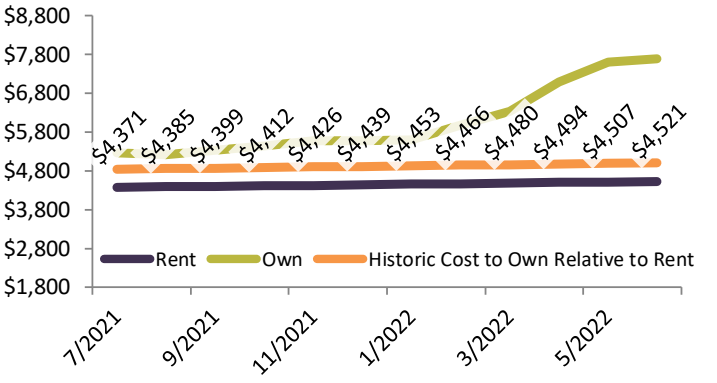
Resale Median and year-over-year percentage change trailing twelve months

Date	± Typ. Value	Median	% Change
7/2021	9.4%	$1,323,500	15.9%
8/2021	8.2%	$1,344,900	16.2%
9/2021	10.4%	$1,361,700	16.1%
10/2021	12.8%	$1,367,400	15.6%
11/2021	15.1%	$1,375,100	15.6%
12/2021	14.8%	$1,382,700	15.6%
1/2022	15.2%	$1,389,200	15.8%
2/2022	23.0%	$1,400,400	15.8%
3/2022	***30.6%***	$1,424,100	16.9%
4/2022	***47.3%***	$1,455,600	18.0%
5/2022	***58.0%***	$1,484,000	18.0%
6/2022	***59.3%***	$1,500,400	16.5%



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

Date	% Change	Rent	Own
7/2021	3.7%	$ 4,371	$ 5,251
8/2021	3.7%	$ 4,385	$ 5,213
9/2021	3.7%	$ 4,399	$ 5,326
10/2021	3.7%	$ 4,412	$ 5,446
11/2021	3.7%	$ 4,426	$ 5,568
12/2021	3.7%	$ 4,439	$ 5,570
1/2022	3.7%	$ 4,453	$ 5,603
2/2022	3.7%	$ 4,466	$ 5,969
3/2022	3.7%	$ 4,480	$ 6,329
4/2022	3.7%	$ 4,494	$ 7,097
5/2022	3.7%	$ 4,507	$ 7,601
6/2022	3.7%	$ 4,521	$ 7,685

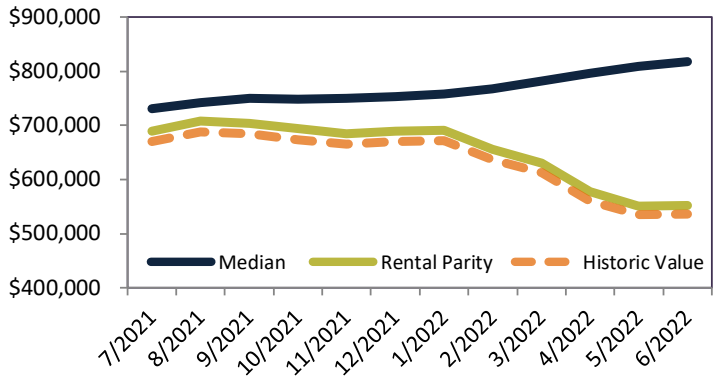


Rosemead Housing Market Value & Trends Update

Historically, properties in this market sell at a -2.8% discount. Today's premium is 48.1%. This market is 50.9% overvalued.
Median home price is $817,600. Prices rose 14.6% year-over-year.
Monthly cost of ownership is $4,187, and rents average $2,829, making owning $1,358 per month more costly than renting.
Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 3.3%.
Market rating = 1

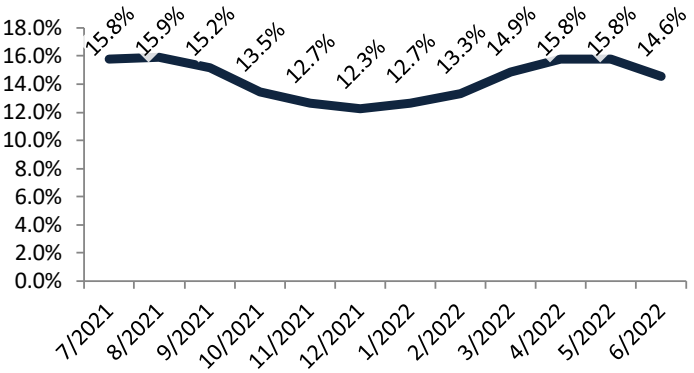
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
7/2021	6	$ 730,700	$ 689,600
8/2021	6	$ 742,200	$ 707,900
9/2021	6	$ 749,900	$ 703,700
10/2021	6	$ 748,500	$ 693,300
11/2021	6	$ 750,100	$ 684,000
12/2021	6	$ 752,900	$ 689,600
1/2022	6	$ 758,600	$ 690,800
2/2022	5	$ 766,900	$ 655,700
3/2022	4	$ 781,000	$ 630,800
4/2022	2	$ 796,500	$ 576,700
5/2022	***1***	$ 809,600	$ 550,700
6/2022	***1***	$ 817,600	$ 552,300



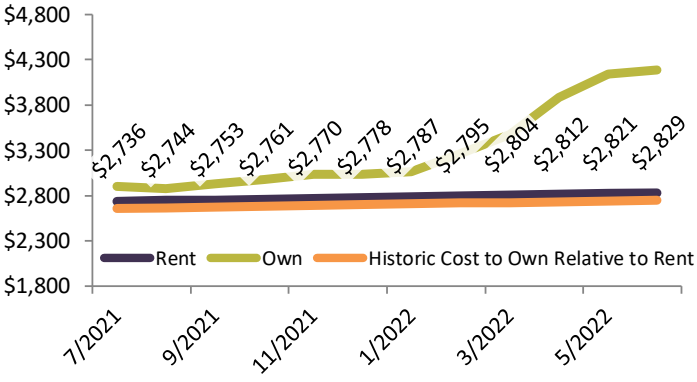
Resale Median and year-over-year percentage change trailing twelve months

Date	± Typ. Value	Median	% Change
7/2021	8.8%	$ 730,700	15.8%
8/2021	7.7%	$ 742,200	15.9%
9/2021	9.4%	$ 749,900	15.2%
10/2021	10.8%	$ 748,500	13.5%
11/2021	12.5%	$ 750,100	12.7%
12/2021	12.0%	$ 752,900	12.3%
1/2022	12.7%	$ 758,600	12.7%
2/2022	19.8%	$ 766,900	13.3%
3/2022	***26.7%***	$ 781,000	14.9%
4/2022	***41.0%***	$ 796,500	15.8%
5/2022	***49.9%***	$ 809,600	15.8%
6/2022	***50.9%***	$ 817,600	14.6%



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

Date	% Change	Rent	Own
7/2021	3.7%	$ 2,736	$ 2,899
8/2021	3.7%	$ 2,744	$ 2,877
9/2021	3.7%	$ 2,753	$ 2,933
10/2021	3.7%	$ 2,761	$ 2,981
11/2021	3.7%	$ 2,770	$ 3,037
12/2021	3.7%	$ 2,778	$ 3,033
1/2022	3.7%	$ 2,787	$ 3,060
2/2022	3.7%	$ 2,795	$ 3,269
3/2022	3.7%	$ 2,804	$ 3,471
4/2022	3.7%	$ 2,812	$ 3,884
5/2022	3.7%	$ 2,821	$ 4,147
6/2022	3.7%	$ 2,829	$ 4,188

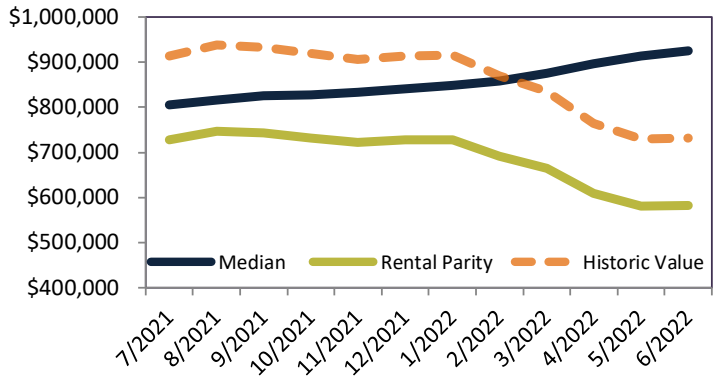


Rowland Heights Housing Market Value & Trends Update

Historically, properties in this market sell at a 25.6% premium. Today's premium is 58.8%. This market is 33.2% overvalued.
Median home price is $925,100. Prices rose 17.7% year-over-year.
Monthly cost of ownership is $4,738, and rents average $2,985, making owning $1,753 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

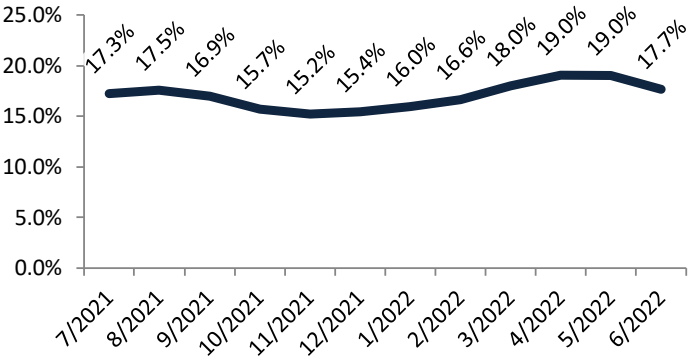
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
7/2021	9	$ 805,300	$ 727,500
8/2021	9	$ 816,500	$ 746,800
9/2021	9	$ 825,000	$ 742,400
10/2021	8	$ 827,600	$ 731,400
11/2021	8	$ 833,200	$ 721,600
12/2021	8	$ 840,100	$ 727,500
1/2022	8	$ 847,600	$ 728,800
2/2022	7	$ 858,600	$ 691,700
3/2022	7	$ 875,900	$ 665,500
4/2022	4	$ 896,800	$ 608,400
5/2022	3	$ 914,400	$ 580,900
6/2022	3	$ 925,100	$ 582,700



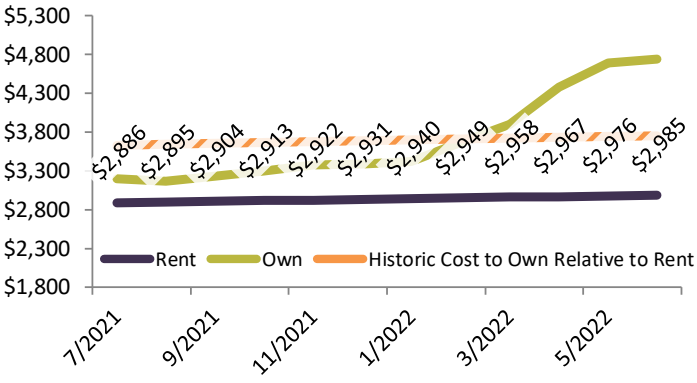
Resale Median and year-over-year percentage change trailing twelve months

Date	± Typ. Value	Median	% Change
7/2021	-14.9%	$ 805,300	17.3%
8/2021	-16.3%	$ 816,500	17.5%
9/2021	-14.5%	$ 825,000	16.9%
10/2021	-12.5%	$ 827,600	15.7%
11/2021	-10.1%	$ 833,200	15.2%
12/2021	-10.1%	$ 840,100	15.4%
1/2022	-9.3%	$ 847,600	16.0%
2/2022	-1.5%	$ 858,600	16.6%
3/2022	6.0%	$ 875,900	18.0%
4/2022	21.8%	$ 896,800	19.0%
5/2022	***31.8%***	$ 914,400	19.0%
6/2022	***33.2%***	$ 925,100	17.7%



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

Date	% Change	Rent	Own
7/2021	3.7%	$ 2,886	$ 3,195
8/2021	3.7%	$ 2,895	$ 3,165
9/2021	3.7%	$ 2,904	$ 3,227
10/2021	3.7%	$ 2,913	$ 3,296
11/2021	3.7%	$ 2,922	$ 3,374
12/2021	3.7%	$ 2,931	$ 3,384
1/2022	3.7%	$ 2,940	$ 3,419
2/2022	3.7%	$ 2,949	$ 3,660
3/2022	3.7%	$ 2,958	$ 3,893
4/2022	3.7%	$ 2,967	$ 4,373
5/2022	3.7%	$ 2,976	$ 4,684
6/2022	3.7%	$ 2,985	$ 4,739

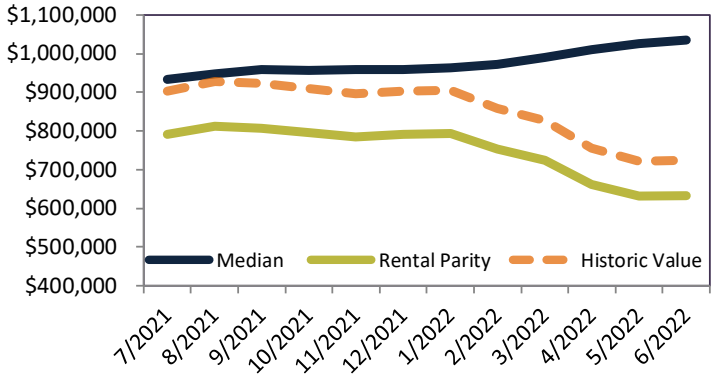


San Gabriel Housing Market Value & Trends Update

Historically, properties in this market sell at a 14.2% premium. Today's premium is 63.3%. This market is 49.1% overvalued.
Median home price is $1,035,300. Prices rose 13.5% year-over-year.
Monthly cost of ownership is $5,302, and rents average $3,246, making owning $2,056 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

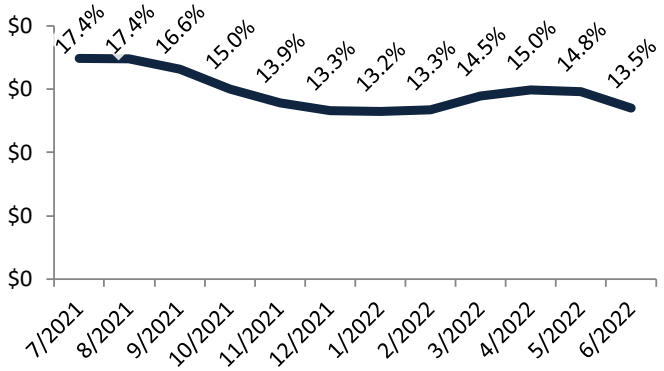
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
7/2021	7	$ 933,600	$ 791,300
8/2021	7	$ 948,200	$ 812,400
9/2021	7	$ 958,400	$ 807,500
10/2021	7	$ 957,900	$ 795,600
11/2021	6	$ 958,300	$ 784,900
12/2021	6	$ 959,500	$ 791,300
1/2022	6	$ 963,600	$ 792,700
2/2022	5	$ 973,200	$ 752,400
3/2022	4	$ 991,200	$ 723,800
4/2022	2	$1,010,300	$ 661,800
5/2022	***1***	$1,025,800	$ 631,900
6/2022	***1***	$1,035,300	$ 633,800



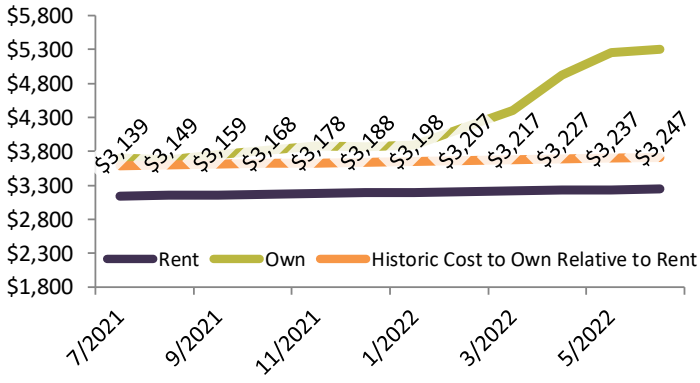
Resale Median and year-over-year percentage change trailing twelve months

Date	± Typ. Value	Median	% Change
7/2021	3.7%	$ 933,600	17.4%
8/2021	2.5%	$ 948,200	17.4%
9/2021	4.4%	$ 958,400	16.6%
10/2021	6.2%	$ 957,900	15.0%
11/2021	7.9%	$ 958,300	13.9%
12/2021	7.0%	$ 959,500	13.3%
1/2022	7.3%	$ 963,600	13.2%
2/2022	15.1%	$ 973,200	13.3%
3/2022	22.7%	$ 991,200	14.5%
4/2022	***38.4%***	$1,010,300	15.0%
5/2022	***48.1%***	$1,025,800	14.8%
6/2022	***49.1%***	$1,035,300	13.5%



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

Date	% Change	Rent	Own
7/2021	3.7%	$ 3,139	$ 3,704
8/2021	3.7%	$ 3,149	$ 3,676
9/2021	3.7%	$ 3,159	$ 3,749
10/2021	3.7%	$ 3,168	$ 3,815
11/2021	3.7%	$ 3,178	$ 3,880
12/2021	3.7%	$ 3,188	$ 3,865
1/2022	3.7%	$ 3,198	$ 3,887
2/2022	3.7%	$ 3,207	$ 4,148
3/2022	3.7%	$ 3,217	$ 4,405
4/2022	3.7%	$ 3,227	$ 4,926
5/2022	3.7%	$ 3,237	$ 5,254
6/2022	3.7%	$ 3,247	$ 5,303

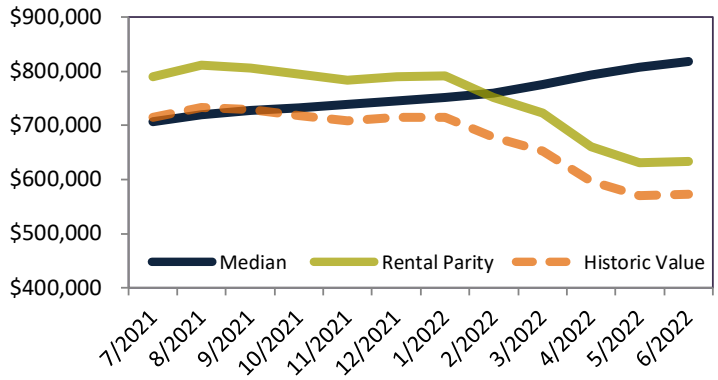


Santa Clarita Housing Market Value & Trends Update

Historically, properties in this market sell at a -9.6% discount. Today's premium is 29.3%. This market is 38.9% overvalued.
Median home price is $817,900. Prices rose 19.0% year-over-year.
Monthly cost of ownership is $4,189, and rents average $3,241, making owning $947 per month more costly than renting.
Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 3.8%.
Market rating = 2

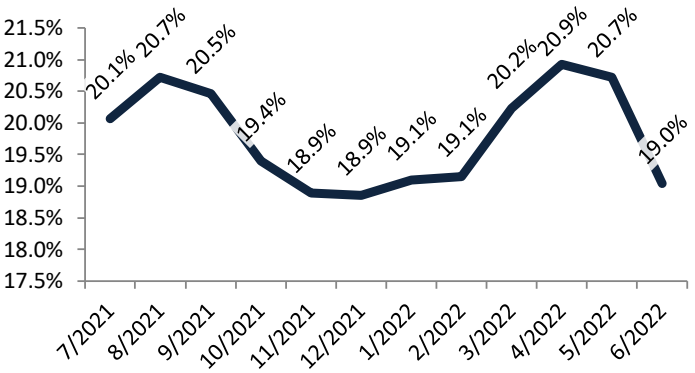
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
7/2021	7	$ 706,700	$ 790,100
8/2021	7	$ 718,800	$ 811,100
9/2021	7	$ 728,100	$ 806,300
10/2021	7	$ 732,600	$ 794,300
11/2021	7	$ 738,700	$ 783,700
12/2021	7	$ 745,100	$ 790,100
1/2022	7	$ 751,000	$ 791,500
2/2022	6	$ 759,700	$ 751,200
3/2022	5	$ 775,000	$ 722,700
4/2022	3	$ 792,300	$ 660,800
5/2022	2	$ 807,900	$ 630,900
6/2022	2	$ 817,900	$ 632,900



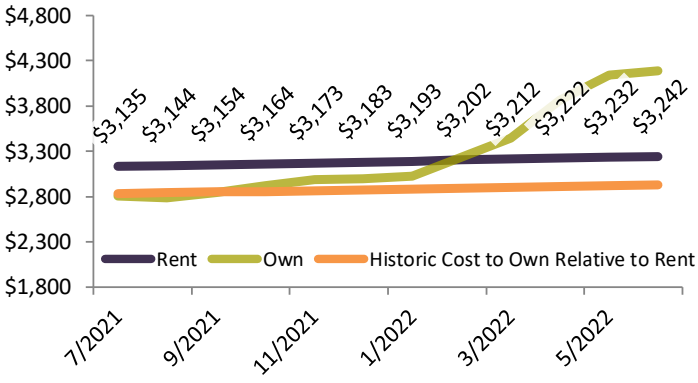
Resale Median and year-over-year percentage change trailing twelve months

Date	± Typ. Value	Median	% Change
7/2021	-0.9%	$ 706,700	20.1%
8/2021	-1.7%	$ 718,800	20.7%
9/2021	-0.1%	$ 728,100	20.5%
10/2021	1.9%	$ 732,600	19.4%
11/2021	3.9%	$ 738,700	18.9%
12/2021	3.9%	$ 745,100	18.9%
1/2022	4.5%	$ 751,000	19.1%
2/2022	10.8%	$ 759,700	19.1%
3/2022	16.9%	$ 775,000	20.2%
4/2022	***29.5%***	$ 792,300	20.9%
5/2022	***37.7%***	$ 807,900	20.7%
6/2022	***38.9%***	$ 817,900	19.0%



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

Date	% Change	Rent	Own
7/2021	3.7%	$ 3,135	$ 2,804
8/2021	3.7%	$ 3,144	$ 2,786
9/2021	3.7%	$ 3,154	$ 2,848
10/2021	3.7%	$ 3,164	$ 2,918
11/2021	3.7%	$ 3,173	$ 2,991
12/2021	3.7%	$ 3,183	$ 3,002
1/2022	3.7%	$ 3,193	$ 3,029
2/2022	3.7%	$ 3,202	$ 3,238
3/2022	3.7%	$ 3,212	$ 3,444
4/2022	3.7%	$ 3,222	$ 3,863
5/2022	3.7%	$ 3,232	$ 4,138
6/2022	3.7%	$ 3,242	$ 4,189

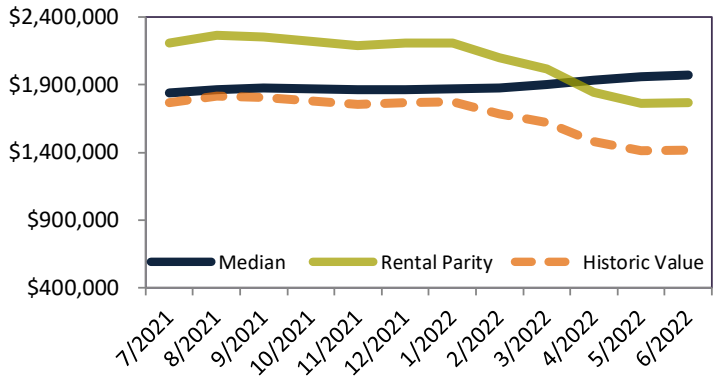


Santa Monica Housing Market Value & Trends Update

Historically, properties in this market sell at a -19.8% discount. Today's premium is 11.6%. This market is 31.4% overvalued.
Median home price is $1,971,300. Prices rose 9.0% year-over-year.
Monthly cost of ownership is $10,097, and rents average $9,053, making owning $1,043 per month more costly than renting.
Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 4.4%.
Market rating = 3

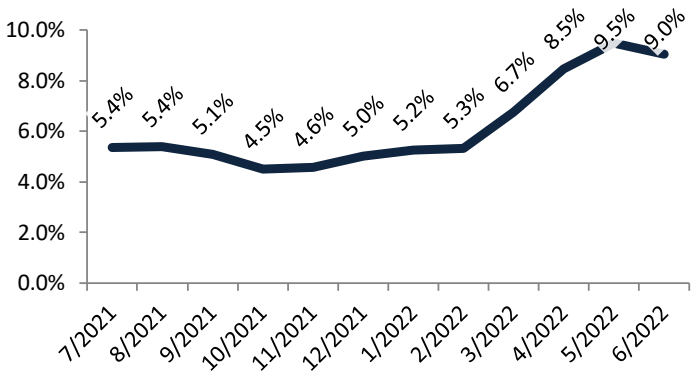
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
7/2021	8	$1,839,300	$2,206,400
8/2021	8	$1,861,700	$2,265,200
9/2021	8	$1,875,300	$2,251,700
10/2021	8	$1,870,200	$2,218,500
11/2021	8	$1,865,100	$2,188,700
12/2021	8	$1,866,300	$2,206,600
1/2022	8	$1,867,200	$2,210,500
2/2022	7	$1,876,500	$2,098,100
3/2022	6	$1,901,700	$2,018,500
4/2022	4	$1,933,100	$1,845,500
5/2022	3	$1,958,800	$1,762,100
6/2022	3	$1,971,300	$1,767,500



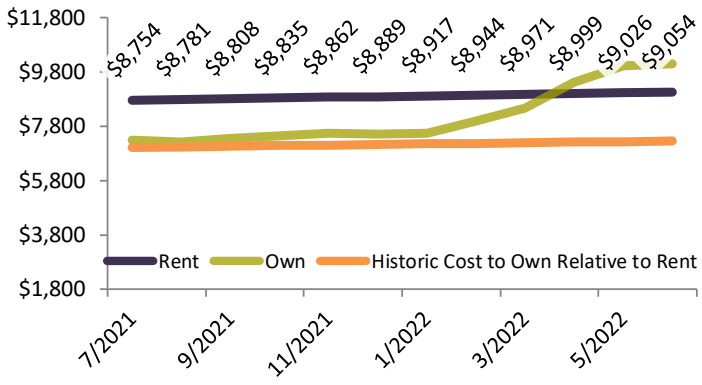
Resale Median and year-over-year percentage change trailing twelve months

Date	± Typ. Value	Median	% Change
7/2021	3.2%	$1,839,300	5.4%
8/2021	2.0%	$1,861,700	5.4%
9/2021	3.1%	$1,875,300	5.1%
10/2021	4.1%	$1,870,200	4.5%
11/2021	5.1%	$1,865,100	4.6%
12/2021	4.4%	$1,866,300	5.0%
1/2022	4.3%	$1,867,200	5.2%
2/2022	9.3%	$1,876,500	5.3%
3/2022	14.1%	$1,901,700	6.7%
4/2022	***24.6%***	$1,933,100	8.5%
5/2022	***31.0%***	$1,958,800	9.5%
6/2022	***31.4%***	$1,971,300	9.0%



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

Date	% Change	Rent	Own
7/2021	3.7%	$ 8,754	$ 7,297
8/2021	3.7%	$ 8,781	$ 7,217
9/2021	3.7%	$ 8,808	$ 7,335
10/2021	3.7%	$ 8,835	$ 7,448
11/2021	3.7%	$ 8,862	$ 7,552
12/2021	3.7%	$ 8,889	$ 7,518
1/2022	3.7%	$ 8,917	$ 7,532
2/2022	3.7%	$ 8,944	$ 7,999
3/2022	3.7%	$ 8,971	$ 8,452
4/2022	3.7%	$ 8,999	$ 9,425
5/2022	3.7%	$ 9,026	$ 10,033
6/2022	3.7%	$ 9,054	$ 10,097

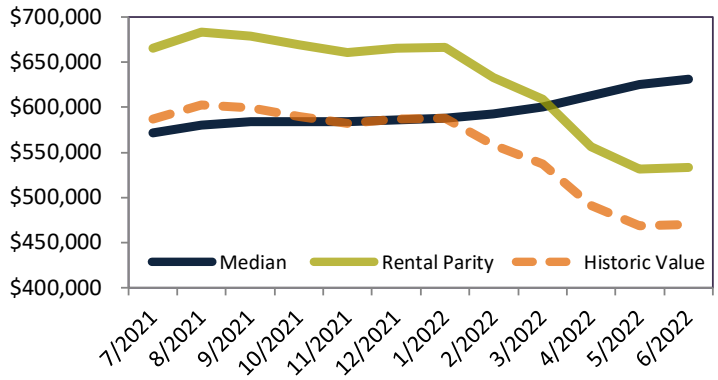


South Gate Housing Market Value & Trends Update

Historically, properties in this market sell at a -11.8% discount. Today's premium is 18.4%. This market is 30.2% overvalued.
Median home price is $631,100. Prices rose 13.2% year-over-year.
Monthly cost of ownership is $3,232, and rents average $2,731, making owning $501 per month more costly than renting.
Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 4.2%.
Market rating = 3

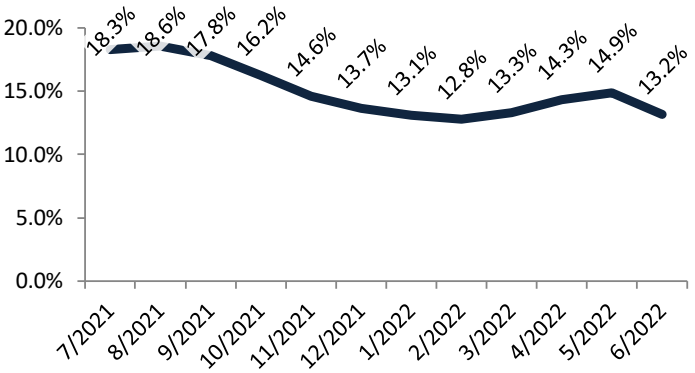
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
7/2021	7	$ 571,600	$ 665,600
8/2021	7	$ 580,400	$ 683,300
9/2021	7	$ 584,500	$ 679,300
10/2021	7	$ 584,200	$ 669,200
11/2021	7	$ 584,100	$ 660,200
12/2021	7	$ 586,000	$ 665,600
1/2022	7	$ 588,200	$ 666,800
2/2022	7	$ 592,600	$ 632,900
3/2022	6	$ 600,400	$ 608,900
4/2022	4	$ 613,100	$ 556,700
5/2022	3	$ 625,500	$ 531,500
6/2022	3	$ 631,100	$ 533,200



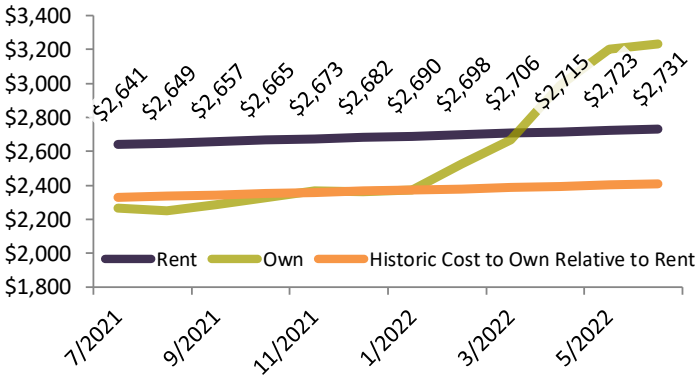
Resale Median and year-over-year percentage change trailing twelve months

Date	± Typ. Value	Median	% Change
7/2021	-2.3%	$ 571,600	18.3%
8/2021	-3.2%	$ 580,400	18.6%
9/2021	-2.1%	$ 584,500	17.8%
10/2021	-0.9%	$ 584,200	16.2%
11/2021	0.3%	$ 584,100	14.6%
12/2021	-0.1%	$ 586,000	13.7%
1/2022	0.0%	$ 588,200	13.1%
2/2022	5.5%	$ 592,600	12.8%
3/2022	10.4%	$ 600,400	13.3%
4/2022	21.9%	$ 613,100	14.3%
5/2022	***29.5%***	$ 625,500	14.9%
6/2022	***30.2%***	$ 631,100	13.2%



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

Date	% Change	Rent	Own
7/2021	3.7%	$ 2,641	$ 2,268
8/2021	3.7%	$ 2,649	$ 2,250
9/2021	3.7%	$ 2,657	$ 2,286
10/2021	3.7%	$ 2,665	$ 2,327
11/2021	3.7%	$ 2,673	$ 2,365
12/2021	3.7%	$ 2,682	$ 2,361
1/2022	3.7%	$ 2,690	$ 2,373
2/2022	3.7%	$ 2,698	$ 2,526
3/2022	3.7%	$ 2,706	$ 2,668
4/2022	3.7%	$ 2,715	$ 2,989
5/2022	3.7%	$ 2,723	$ 3,204
6/2022	3.7%	$ 2,731	$ 3,233

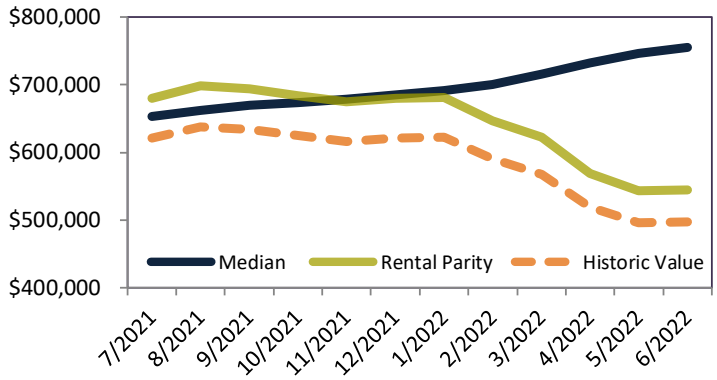


South Whittier Housing Market Value & Trends Update

Historically, properties in this market sell at a -8.7% discount. Today's premium is 38.6%. This market is 47.3% overvalued.
Median home price is $755,100. Prices rose 18.3% year-over-year.
Monthly cost of ownership is $3,867, and rents average $2,791, making owning $1,076 per month more costly than renting.
Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 3.5%.
Market rating = 1

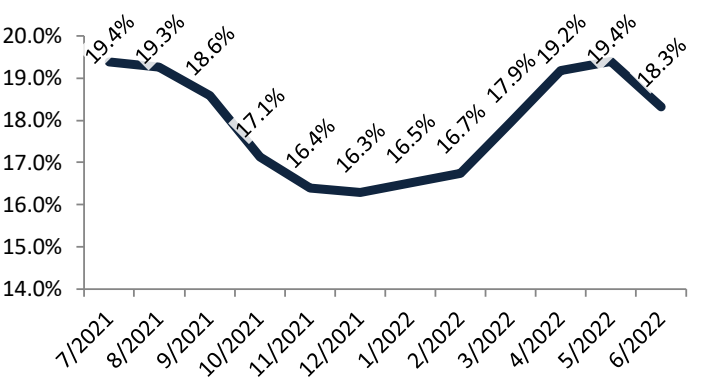
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
7/2021	7	$ 653,100	$ 680,400
8/2021	7	$ 661,800	$ 698,400
9/2021	7	$ 669,700	$ 694,200
10/2021	6	$ 673,700	$ 684,000
11/2021	6	$ 679,200	$ 674,800
12/2021	6	$ 685,300	$ 680,300
1/2022	6	$ 691,500	$ 681,500
2/2022	5	$ 700,800	$ 646,900
3/2022	4	$ 715,100	$ 622,300
4/2022	2	$ 731,900	$ 569,000
5/2022	***1***	$ 746,100	$ 543,300
6/2022	***1***	$ 755,100	$ 544,900



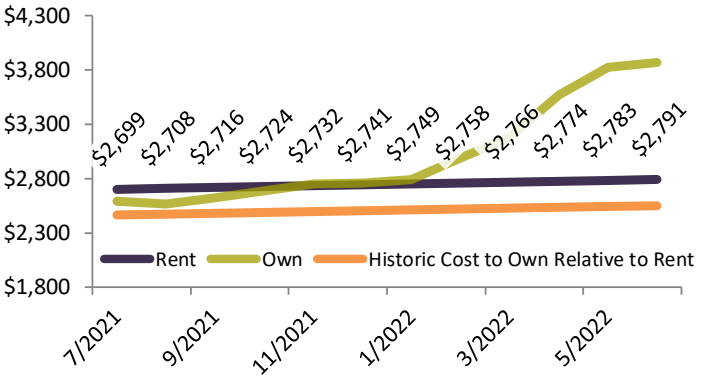
Resale Median and year-over-year percentage change trailing twelve months

Date	± Typ. Value	Median	% Change
7/2021	4.7%	$ 653,100	19.4%
8/2021	3.5%	$ 661,800	19.3%
9/2021	5.2%	$ 669,700	18.6%
10/2021	7.2%	$ 673,700	17.1%
11/2021	9.4%	$ 679,200	16.4%
12/2021	9.4%	$ 685,300	16.3%
1/2022	10.2%	$ 691,500	16.5%
2/2022	17.0%	$ 700,800	16.7%
3/2022	23.6%	$ 715,100	17.9%
4/2022	***37.3%***	$ 731,900	19.2%
5/2022	***46.0%***	$ 746,100	19.4%
6/2022	***47.3%***	$ 755,100	18.3%



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

Date	% Change	Rent	Own
7/2021	3.7%	$ 2,699	$ 2,591
8/2021	3.7%	$ 2,708	$ 2,565
9/2021	3.7%	$ 2,716	$ 2,620
10/2021	3.7%	$ 2,724	$ 2,683
11/2021	3.7%	$ 2,732	$ 2,750
12/2021	3.7%	$ 2,741	$ 2,761
1/2022	3.7%	$ 2,749	$ 2,789
2/2022	3.7%	$ 2,758	$ 2,987
3/2022	3.7%	$ 2,766	$ 3,178
4/2022	3.7%	$ 2,774	$ 3,569
5/2022	3.7%	$ 2,783	$ 3,822
6/2022	3.7%	$ 2,791	$ 3,868

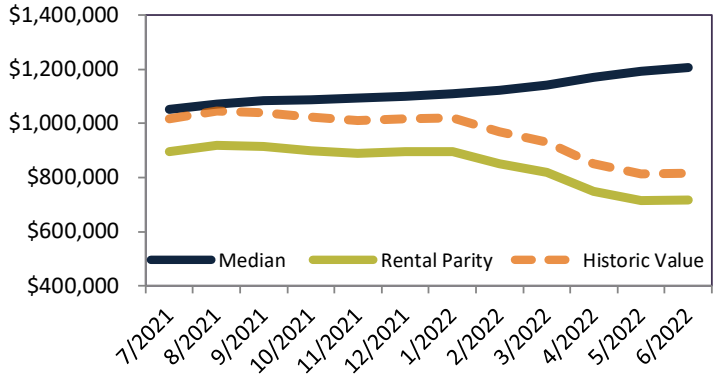


Torrance Housing Market Value & Trends Update

Historically, properties in this market sell at a 13.8% premium. Today's premium is 68.3%. This market is 54.5% overvalued.
Median home price is $1,206,000. Prices rose 17.9% year-over-year.
Monthly cost of ownership is $6,177, and rents average $3,671, making owning $2,505 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

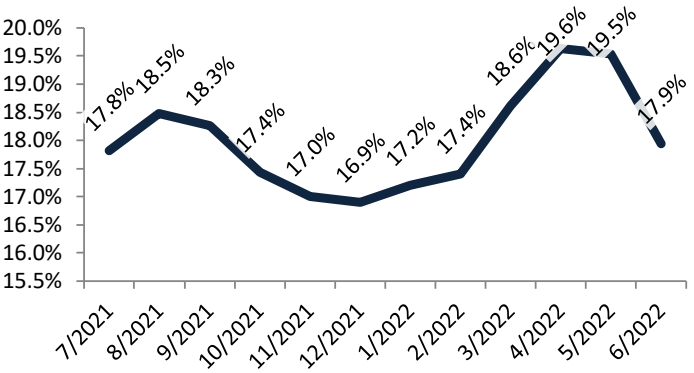
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
7/2021	7	$1,051,500	$ 894,800
8/2021	7	$1,070,400	$ 918,600
9/2021	7	$1,084,400	$ 913,200
10/2021	6	$1,088,400	$ 899,700
11/2021	6	$1,094,400	$ 887,600
12/2021	6	$1,101,200	$ 894,800
1/2022	6	$1,109,500	$ 896,400
2/2022	5	$1,121,500	$ 850,800
3/2022	4	$1,142,700	$ 818,600
4/2022	***1***	$1,169,300	$ 748,400
5/2022	***1***	$1,191,900	$ 714,600
6/2022	***1***	$1,206,000	$ 716,800



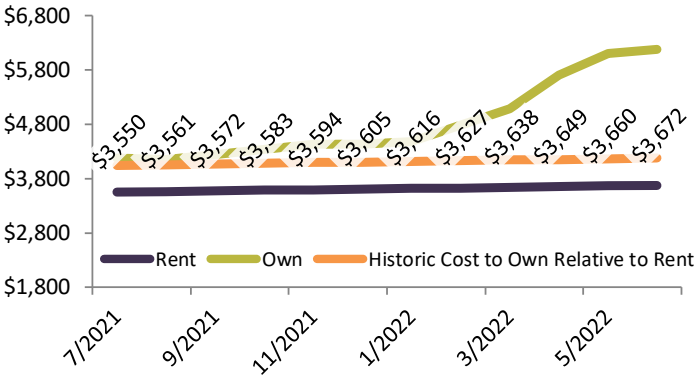
Resale Median and year-over-year percentage change trailing twelve months

Date	± Typ. Value	Median	% Change
7/2021	3.7%	$1,051,500	17.8%
8/2021	2.7%	$1,070,400	18.5%
9/2021	5.0%	$1,084,400	18.3%
10/2021	7.2%	$1,088,400	17.4%
11/2021	9.5%	$1,094,400	17.0%
12/2021	9.3%	$1,101,200	16.9%
1/2022	10.0%	$1,109,500	17.2%
2/2022	18.0%	$1,121,500	17.4%
3/2022	***25.8%***	$1,142,700	18.6%
4/2022	***42.4%***	$1,169,300	19.6%
5/2022	***53.0%***	$1,191,900	19.5%
6/2022	***54.5%***	$1,206,000	17.9%



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

Date	% Change	Rent	Own
7/2021	3.7%	$ 3,550	$ 4,172
8/2021	3.7%	$ 3,561	$ 4,149
9/2021	3.7%	$ 3,572	$ 4,242
10/2021	3.7%	$ 3,583	$ 4,335
11/2021	3.7%	$ 3,594	$ 4,431
12/2021	3.7%	$ 3,605	$ 4,436
1/2022	3.7%	$ 3,616	$ 4,475
2/2022	3.7%	$ 3,627	$ 4,781
3/2022	3.7%	$ 3,638	$ 5,078
4/2022	3.7%	$ 3,649	$ 5,701
5/2022	3.7%	$ 3,660	$ 6,105
6/2022	3.7%	$ 3,672	$ 6,177

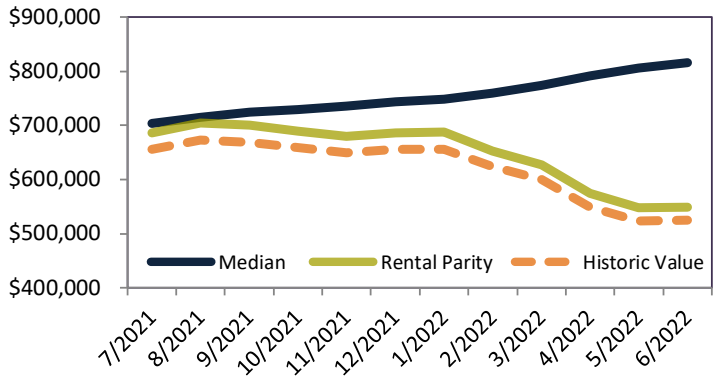


West Covina Housing Market Value & Trends Update

Historically, properties in this market sell at a -4.5% discount. Today's premium is 48.4%. This market is 52.9% overvalued.
Median home price is $815,700. Prices rose 19.1% year-over-year.
Monthly cost of ownership is $4,178, and rents average $2,814, making owning $1,363 per month more costly than renting.
Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 3.3%.
Market rating = 1

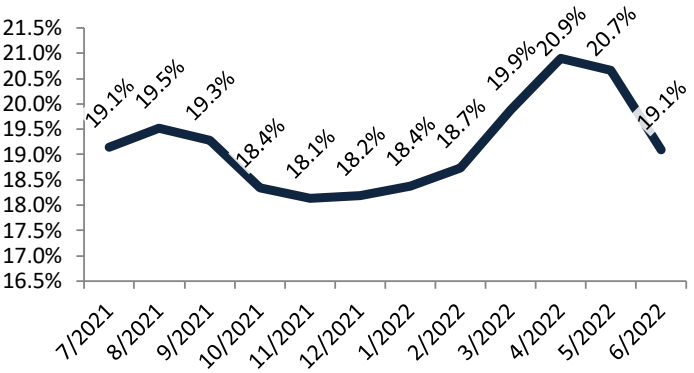
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
7/2021	6	$ 703,500	$ 686,000
8/2021	7	$ 714,100	$ 704,300
9/2021	6	$ 723,700	$ 700,000
10/2021	6	$ 728,800	$ 689,700
11/2021	6	$ 736,100	$ 680,400
12/2021	6	$ 742,800	$ 686,000
1/2022	6	$ 749,000	$ 687,200
2/2022	5	$ 758,700	$ 652,300
3/2022	4	$ 773,300	$ 627,500
4/2022	***1***	$ 790,800	$ 573,700
5/2022	***1***	$ 805,700	$ 547,800
6/2022	***1***	$ 815,700	$ 549,500



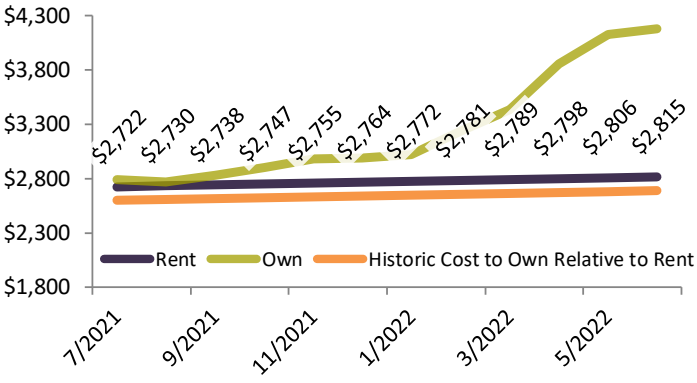
Resale Median and year-over-year percentage change trailing twelve months

Date	± Typ. Value	Median	% Change
7/2021	7.0%	$ 703,500	19.1%
8/2021	5.9%	$ 714,100	19.5%
9/2021	7.9%	$ 723,700	19.3%
10/2021	10.1%	$ 728,800	18.4%
11/2021	12.7%	$ 736,100	18.1%
12/2021	12.8%	$ 742,800	18.2%
1/2022	13.5%	$ 749,000	18.4%
2/2022	20.8%	$ 758,700	18.7%
3/2022	***27.7%***	$ 773,300	19.9%
4/2022	***42.3%***	$ 790,800	20.9%
5/2022	***51.6%***	$ 805,700	20.7%
6/2022	***52.9%***	$ 815,700	19.1%



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

Date	% Change	Rent	Own
7/2021	3.7%	$ 2,722	$ 2,791
8/2021	3.7%	$ 2,730	$ 2,768
9/2021	3.7%	$ 2,738	$ 2,831
10/2021	3.7%	$ 2,747	$ 2,902
11/2021	3.7%	$ 2,755	$ 2,980
12/2021	3.7%	$ 2,764	$ 2,992
1/2022	3.7%	$ 2,772	$ 3,021
2/2022	3.7%	$ 2,781	$ 3,234
3/2022	3.7%	$ 2,789	$ 3,437
4/2022	3.7%	$ 2,798	$ 3,856
5/2022	3.7%	$ 2,806	$ 4,127
6/2022	3.7%	$ 2,815	$ 4,178

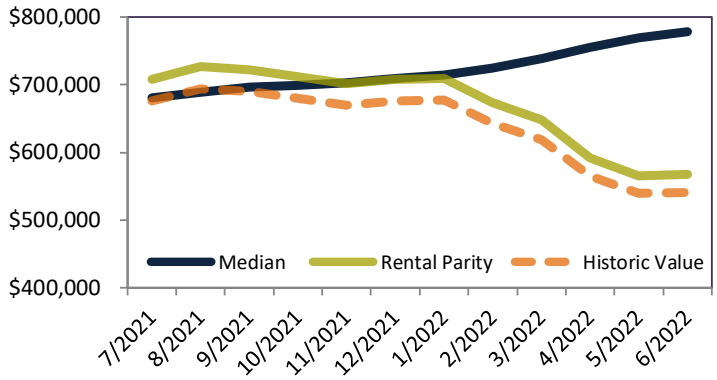


Whittier Housing Market Value & Trends Update

Historically, properties in this market sell at a -4.5% discount. Today's premium is 37.3%. This market is 41.8% overvalued.
Median home price is $778,300. Prices rose 17.1% year-over-year.
Monthly cost of ownership is $3,986, and rents average $2,904, making owning $1,081 per month more costly than renting.
Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 3.6%.
Market rating = 2

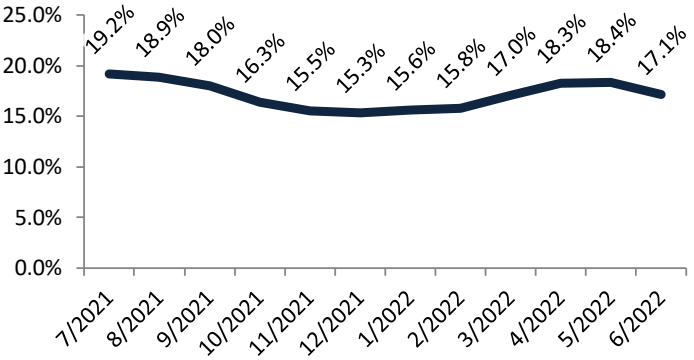
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
7/2021	7	$ 680,600	$ 707,900
8/2021	7	$ 689,200	$ 726,800
9/2021	7	$ 696,100	$ 722,400
10/2021	7	$ 698,400	$ 711,700
11/2021	7	$ 703,000	$ 702,200
12/2021	7	$ 708,600	$ 707,900
1/2022	7	$ 714,800	$ 709,200
2/2022	6	$ 724,100	$ 673,100
3/2022	5	$ 738,300	$ 647,600
4/2022	3	$ 755,500	$ 592,100
5/2022	2	$ 769,500	$ 565,300
6/2022	2	$ 778,300	$ 567,000



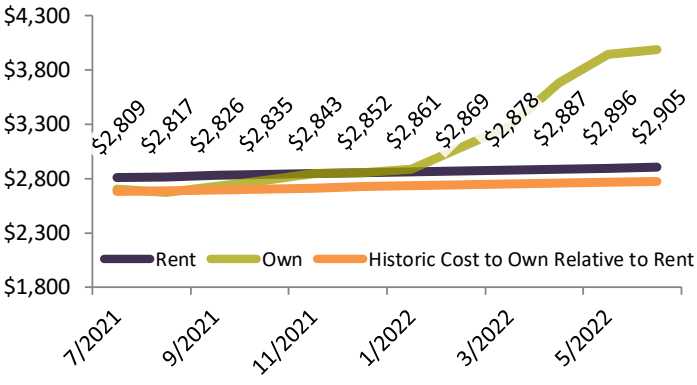
Resale Median and year-over-year percentage change trailing twelve months

Date	± Typ. Value	Median	% Change
7/2021	0.7%	$ 680,600	19.2%
8/2021	-0.6%	$ 689,200	18.9%
9/2021	0.9%	$ 696,100	18.0%
10/2021	2.7%	$ 698,400	16.3%
11/2021	4.7%	$ 703,000	15.5%
12/2021	4.6%	$ 708,600	15.3%
1/2022	5.3%	$ 714,800	15.6%
2/2022	12.1%	$ 724,100	15.8%
3/2022	18.6%	$ 738,300	17.0%
4/2022	***32.1%***	$ 755,500	18.3%
5/2022	***40.7%***	$ 769,500	18.4%
6/2022	***41.8%***	$ 778,300	17.1%



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

Date	% Change	Rent	Own
7/2021	3.7%	$ 2,809	$ 2,700
8/2021	3.7%	$ 2,817	$ 2,672
9/2021	3.7%	$ 2,826	$ 2,723
10/2021	3.7%	$ 2,835	$ 2,781
11/2021	3.7%	$ 2,843	$ 2,846
12/2021	3.7%	$ 2,852	$ 2,855
1/2022	3.7%	$ 2,861	$ 2,883
2/2022	3.7%	$ 2,869	$ 3,087
3/2022	3.7%	$ 2,878	$ 3,281
4/2022	3.7%	$ 2,887	$ 3,684
5/2022	3.7%	$ 2,896	$ 3,942
6/2022	3.7%	$ 2,905	$ 3,987



TAIT Housing Report

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

(1) Where should I look for bargains?

(2) Are current prices over or under valued?

(3) What direction are prices headed, up or down?

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

(1) Resale value relative to rent,

(2) Yearly change in resale prices, and

(3) Yearly changes in rents.

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

Using and Interpreting the TAIT Monthly Report

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

(1) The news overview,

(2) Median Home Price and Rental Parity trailing twelve months,

(3) Resale $/SF and year-over-year percentage change trailing twelve months,

(4) Rental rate and year-over-year percentage change trailing twelve months.

NEWS OVERVIEW

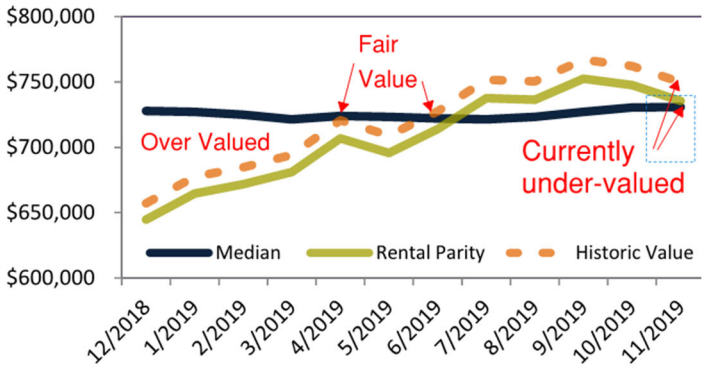
The news overview provides concise descriptions of the facts and conditions in the market. The news overview measures the current premium or discount, compares it to the historic premium or discount, and states whether the market is currently overvalued or undervalued. This is an important measure of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

MEDIAN HOME PRICE AND RENTAL PARITY TRAILING TWELVE MONTHS

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

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

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



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

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

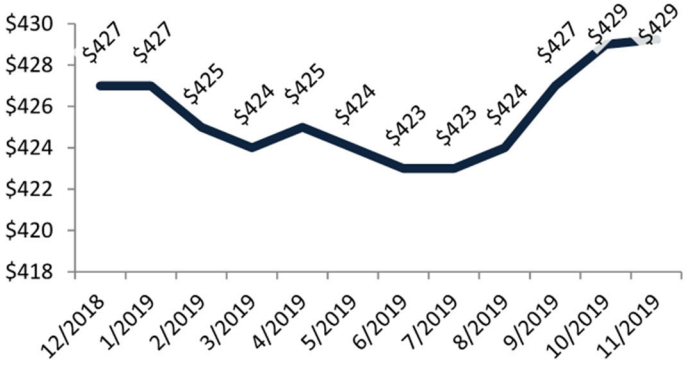
Valuation is more important that price movement. **The best markets trade at a discount to historic value**.

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

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

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

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

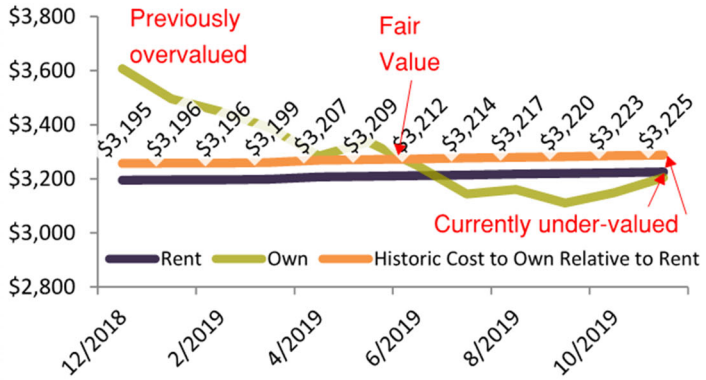


RENTAL RATE AND YEAR-OVER-YEAR PERCENTAGE CHANGE TRAILING TWELVE MONTHS

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

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

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

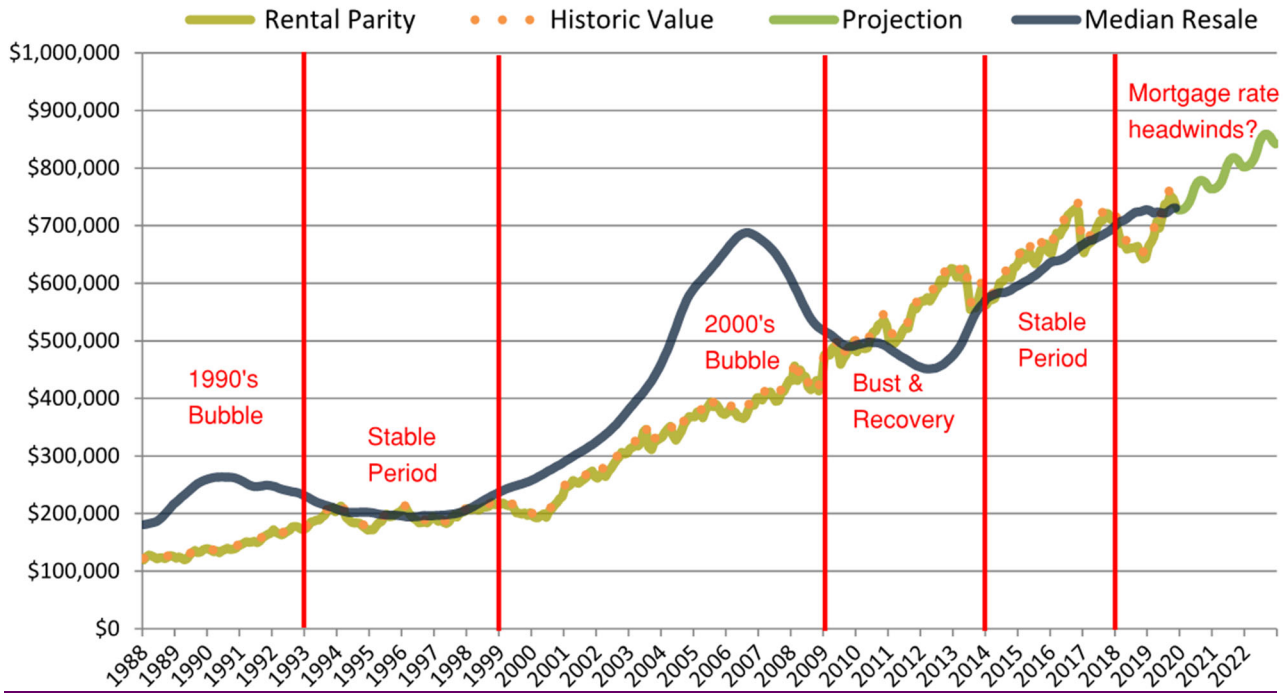


This method of looking at the data is more revealing to those who like to focus on monthly costs rather than purchase price. It reveals how affordable properties are relative to monthly rent, which is what rental parity analysis is all about. The first column of data shows the rate of rent growth over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

HISTORIC MARKET DATA CHARTS

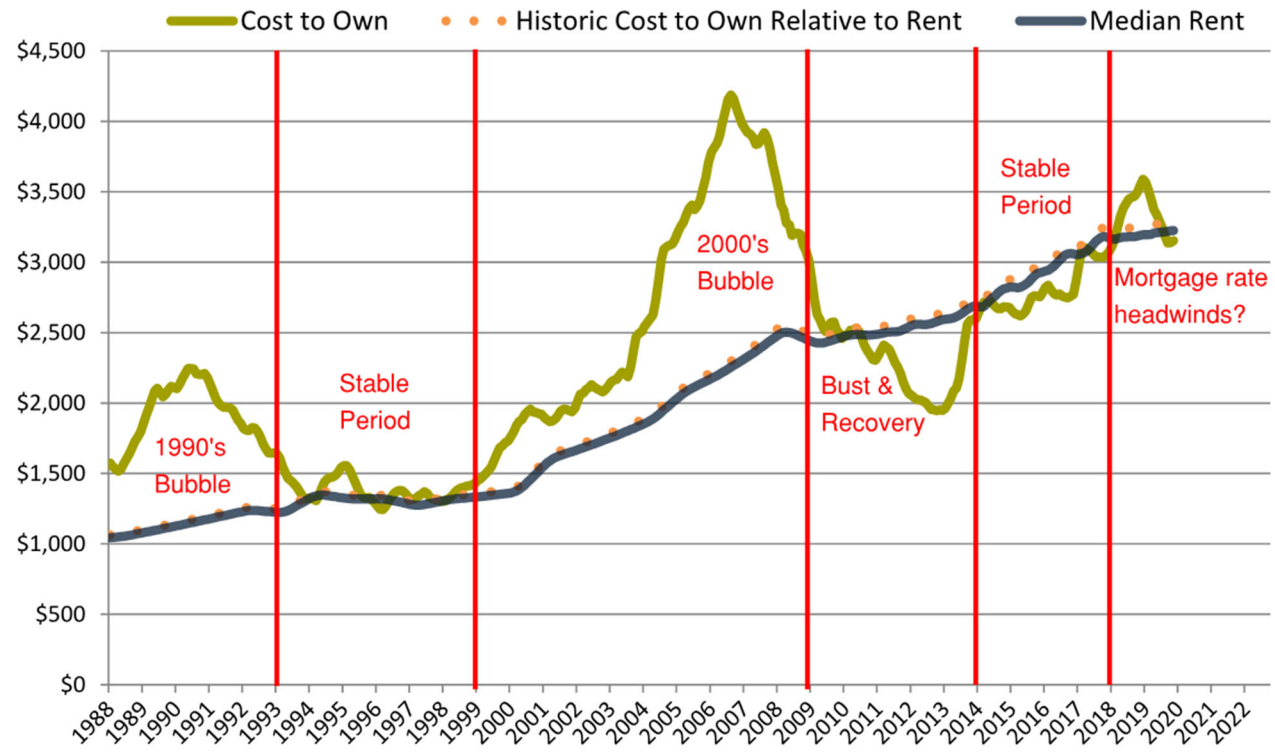
The next page of the report shows two charts: County median home price since January 1988, and County median rent and monthly cost of ownership since January 1988. These charts are designed to put current circumstances in historic context. They answer questions like, “How volatile are prices?” and “How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

Orange County median home price since January 1988



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

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

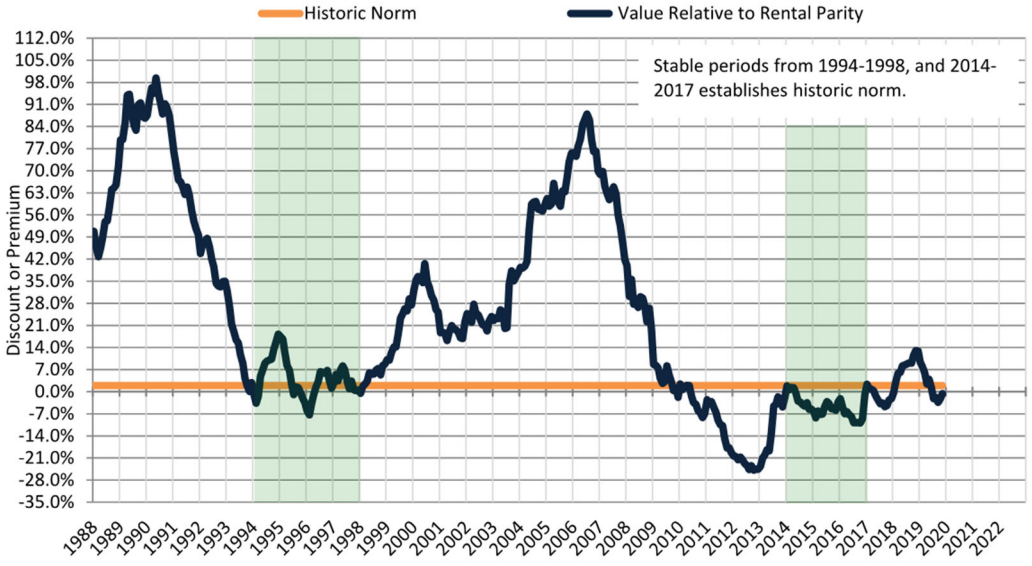


The chart above shows rent and monthly cost of ownership. It looks similar to the rental parity and resale home price chart, as it merely converts that information to a monthly format. For those who have difficulty relating to the large numbers of purchase price, viewing the data in terms of monthly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

HISTORIC VALUATION

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

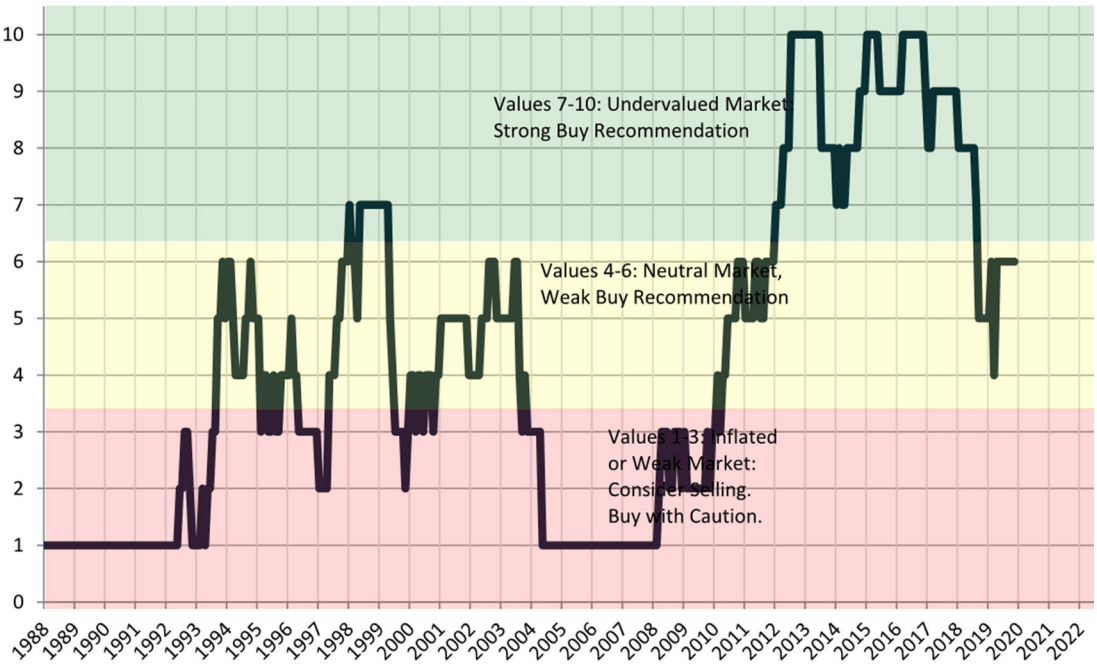
Historic Median Home Price Relative to Rental Parity: Orange County since January 1988



The chart above shows, at a glance, how close the market trades to its historic norm. The benchmark period is shown in green, and the degree of market volatility can be inferred from the scale to the left. For example, Orange County traded for as much as 25% below rental parity and 100% above it during the 31-year period shown.

TAIT RATING SYSTEM CHART

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



The importance of rental parity

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

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

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

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

RENTAL PARITY AS BASIS OF VALUE

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