

City of Irvine

CALIFORNIA

December 2022



Rents rose 11.0% year-over-year. The current capitalization rate (rent/price) is 3.5%.

HOUSING REPORT

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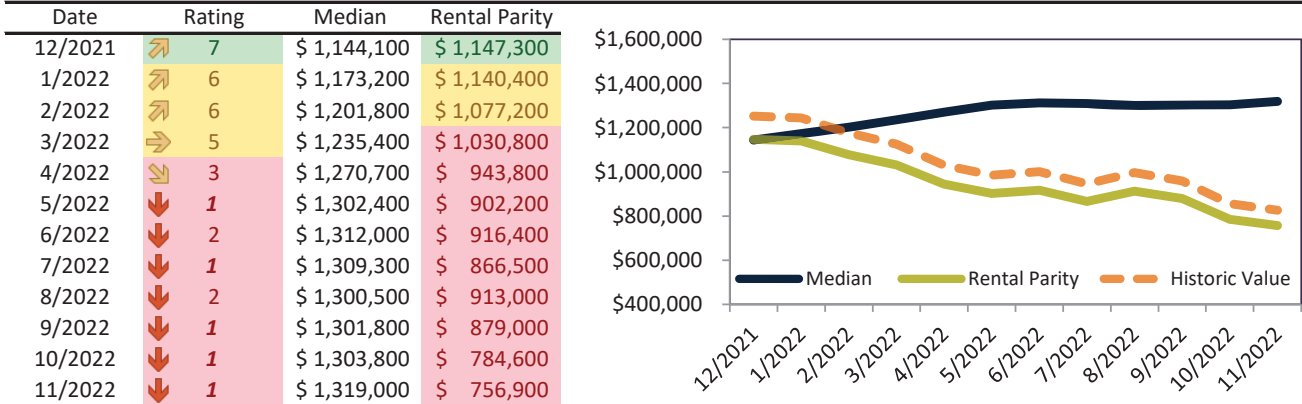
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Irvine Housing Market Value & Trends Update

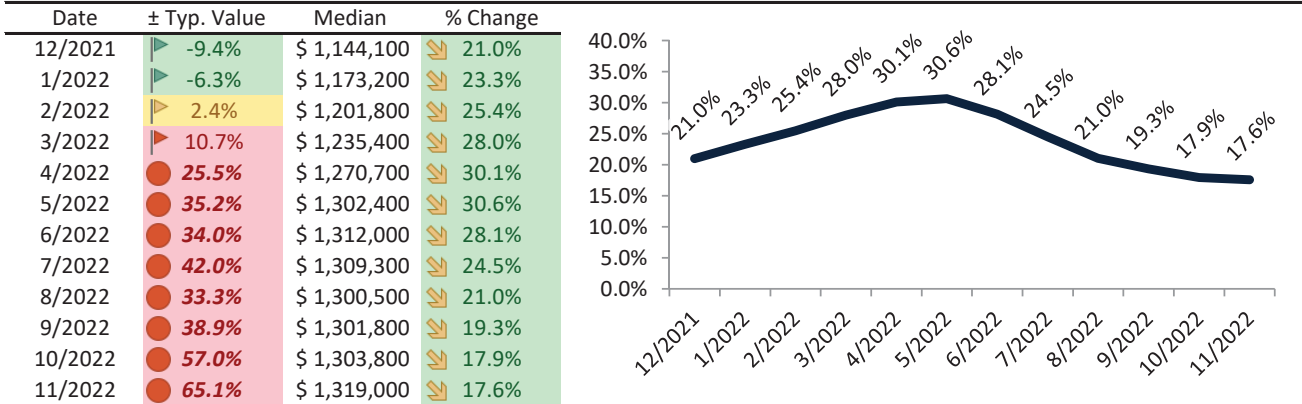
Historically, properties in this market sell at a 9.2% premium. Today's premium is 74.3%. This market is 65.1% overvalued. Median home price is \$1,319,000. Prices rose 17.6% year-over-year. Monthly cost of ownership is \$8,345, and rents average \$4,789, making owning \$3,556 per month more costly than renting. Rents rose 11.0% year-over-year. The current capitalization rate (rent/price) is 3.5%.

Market rating = 1

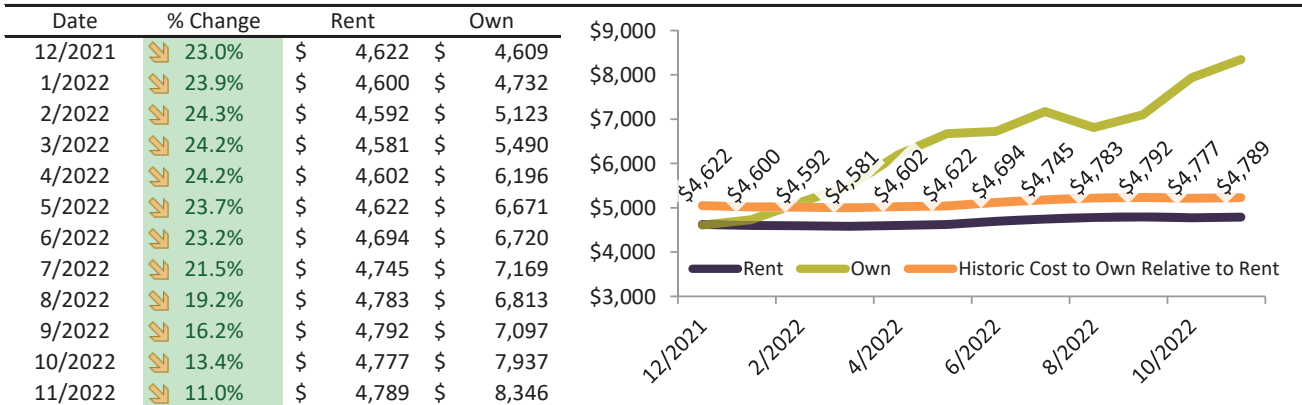
Median Home Price and Rental Parity trailing twelve months



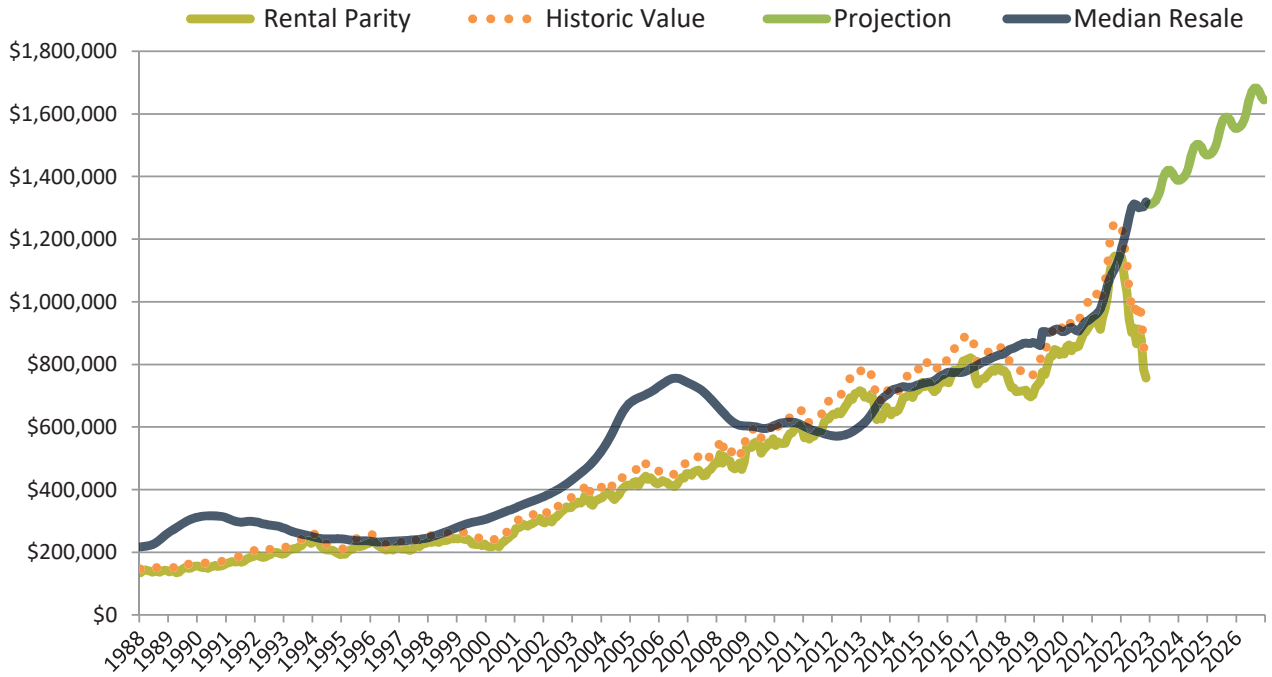
Resale Median and year-over-year percentage change trailing twelve months



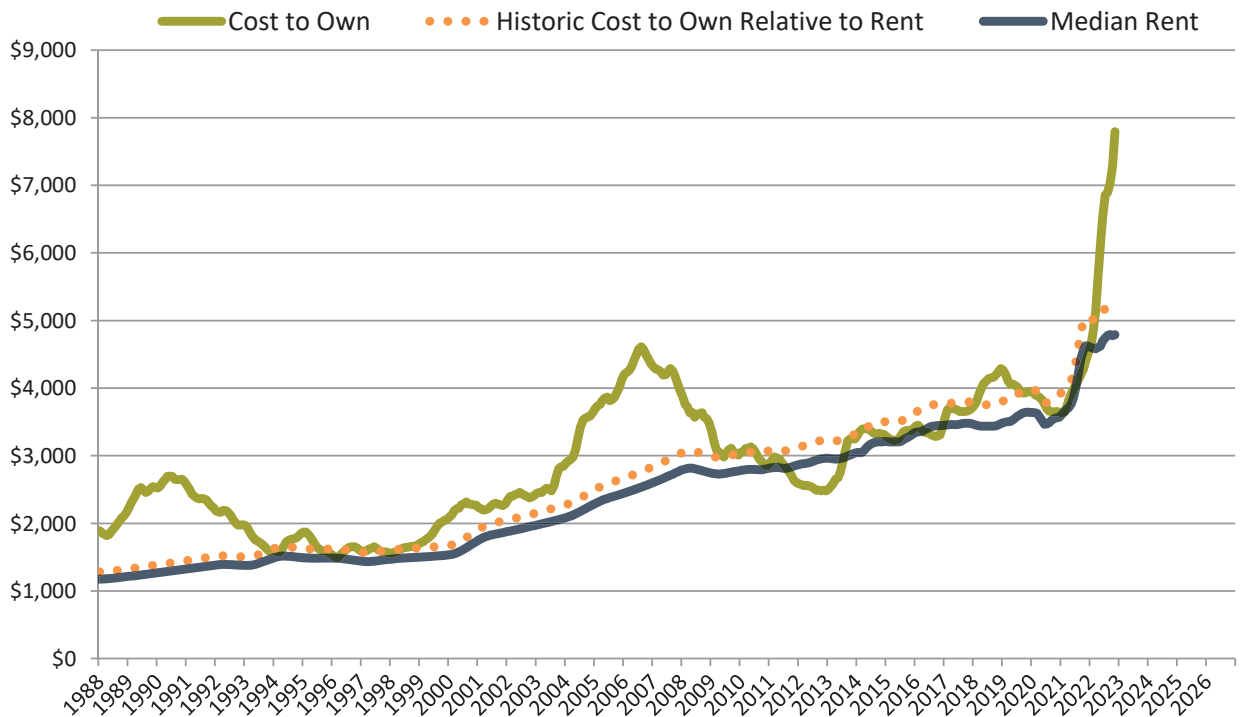
Rental rate and year-over-year percentage change trailing twelve months



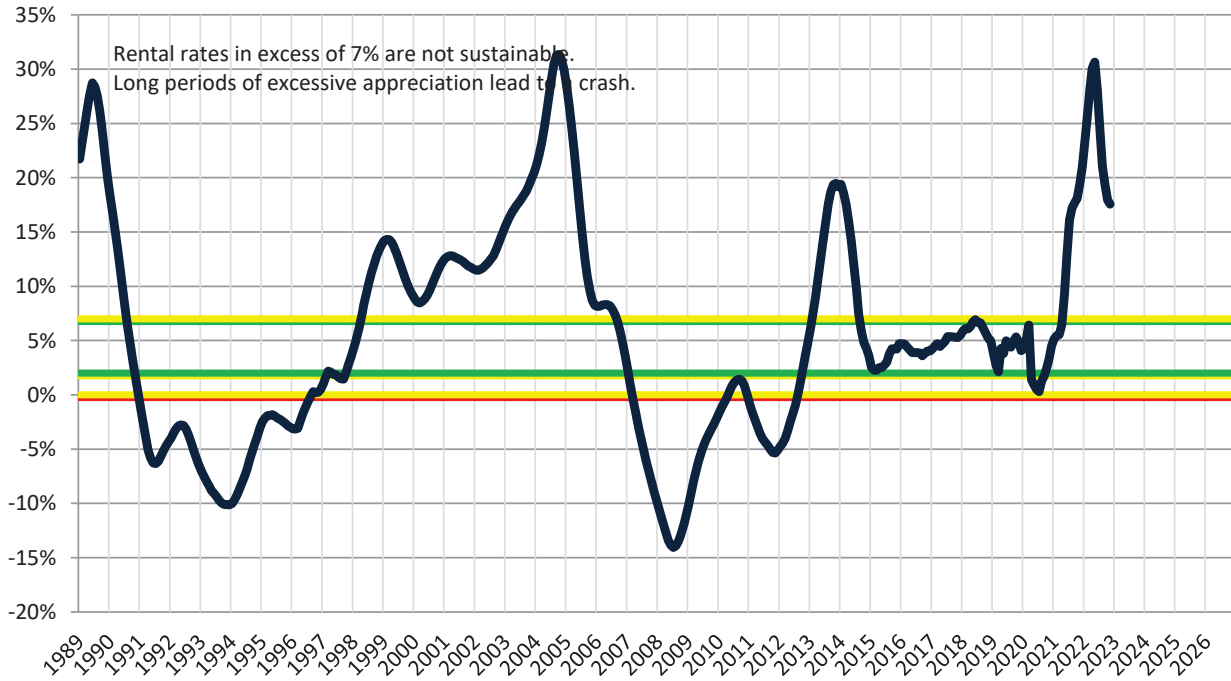
Irvine median home price since January 1988



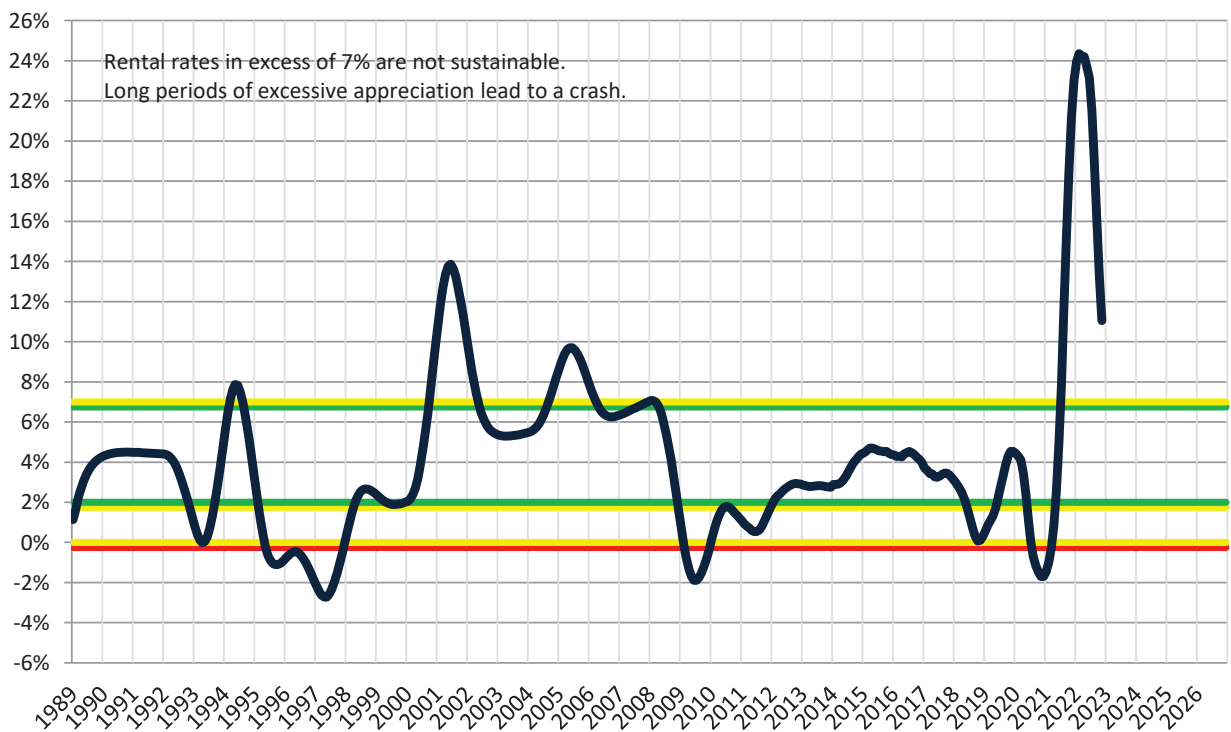
Irvine median rent and monthly cost of ownership since January 1988



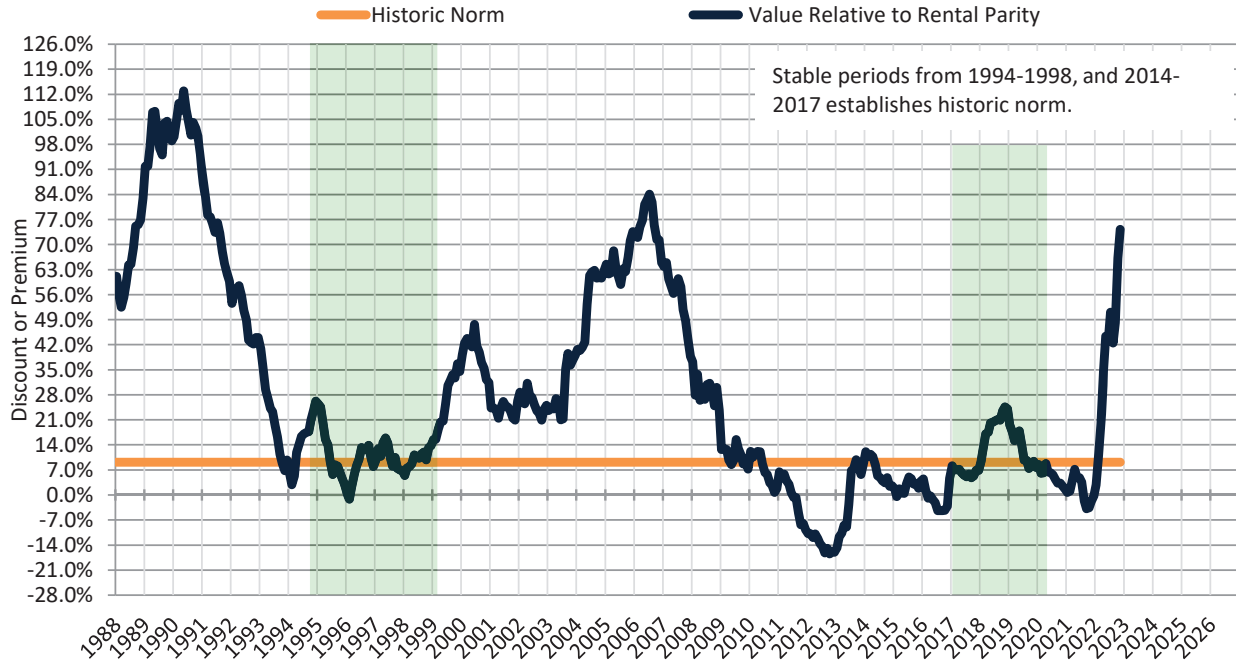
Resale \$/SF Year-over-Year Percentage Change: Irvine since January 1989



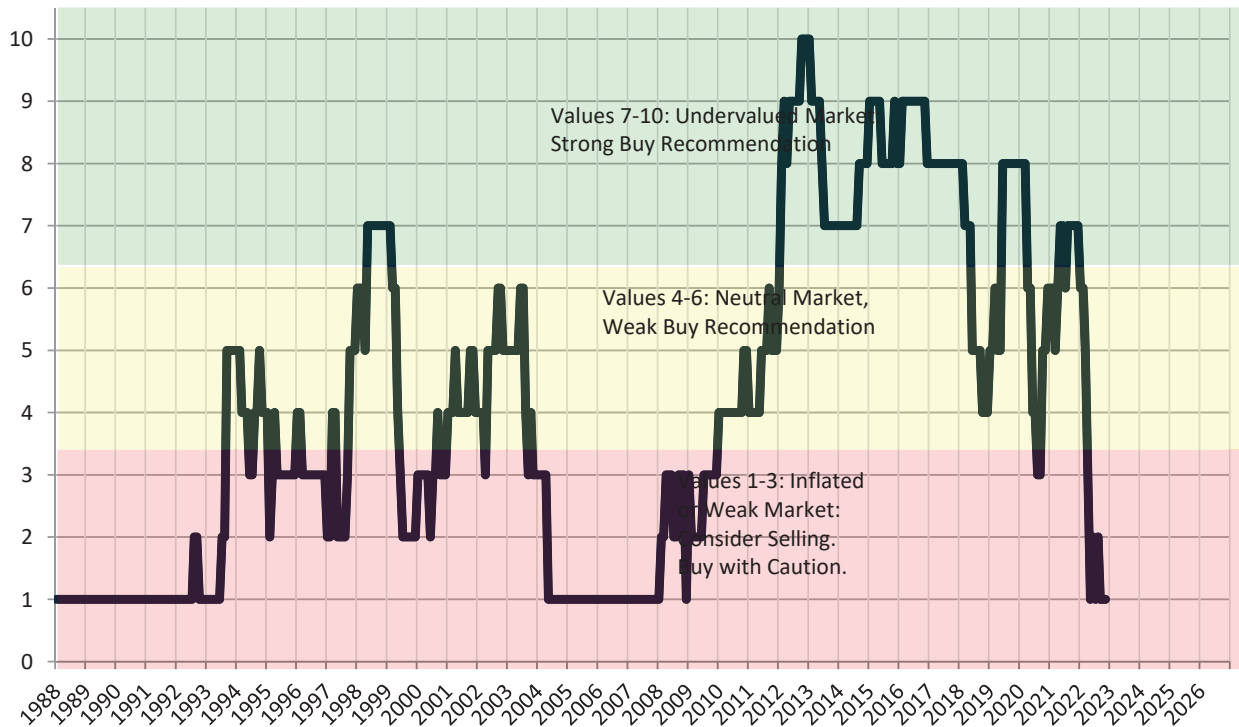
Rental \$/SF Year-over-Year Percentage Change: Irvine since January 1989



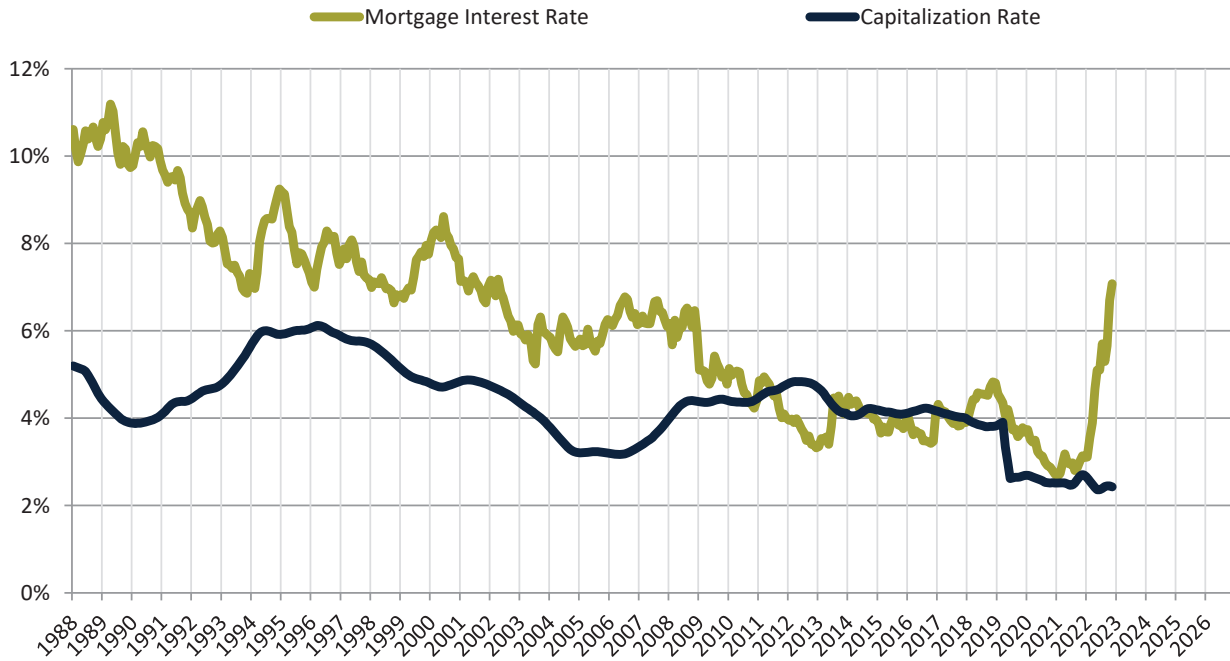
Historic Median Home Price Relative to Rental Parity: Irvine since January 1988



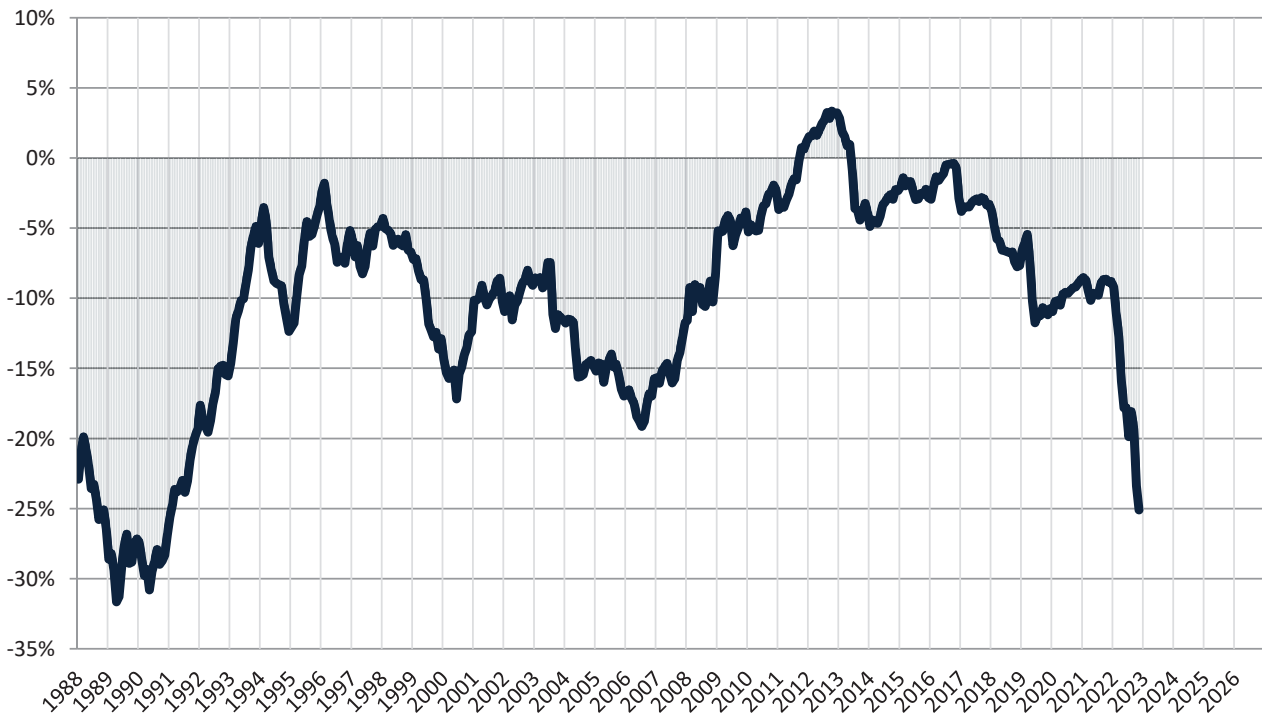
TAIT Housing Report® Market Timing System Rating: Irvine since January 1988



Cash Investor Capitalization Rate: Irvine since January 1988



Financed Investor Cash-on-Cash Return: Irvine since January 1988



Market Performance and Trends: Irvine 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
Irvine	\$ 1,319,000	📉 17.6%	\$ 1,319,000	📉 11.0%	\$ 4,789	\$ 8,346	\$ 3,556	3.5%
Los Angeles, CA	\$ 907,500	📈 6.4%	\$ 907,500	📉 11.2%	\$ 3,689	\$ 5,742	\$ 2,053	3.9%
Orange County	\$ 1,056,100	📉 11.2%	\$ 1,056,100	📉 11.7%	\$ 4,286	\$ 6,682	\$ 2,396	3.9%
Anaheim	\$ 865,700	📉 8.4%	\$ 865,700	📉 10.5%	\$ 3,669	\$ 5,477	\$ 1,808	4.1%
Santa Ana	\$ 779,600	📉 8.1%	\$ 779,600	📉 11.6%	\$ 3,727	\$ 4,933	\$ 1,206	4.6%
Northwood	\$ 1,399,400	📉 18.5%	\$ 1,399,400	📉 -1.6%	\$ 3,576	\$ 8,854	\$ 5,278	2.5%
Northwood Point	\$ 1,632,900	📉 16.7%	\$ 1,632,900	📈 2.3%	\$ 5,074	\$ 10,332	\$ 5,258	3.0%
92602	\$ 1,586,700	📉 18.5%	\$ 1,586,700	📉 12.3%	\$ 5,309	\$ 10,039	\$ 4,730	3.2%
92603	\$ 1,818,300	📉 14.6%	\$ 1,818,300	📉 8.1%	\$ 3,648	\$ 11,505	\$ 7,857	1.9%
92604	\$ 1,187,300	📉 16.2%	\$ 1,187,300	📉 16.7%	\$ 4,421	\$ 7,512	\$ 3,091	3.6%
92606	\$ 1,256,500	📉 18.5%	\$ 1,256,500	📉 11.1%	\$ 4,833	\$ 7,950	\$ 3,117	3.7%
92612	\$ 1,014,800	📉 15.0%	\$ 1,014,800	📉 11.0%	\$ 4,636	\$ 6,421	\$ 1,785	4.4%
92614	\$ 1,029,100	📉 14.0%	\$ 1,029,100	📉 10.6%	\$ 4,704	\$ 6,511	\$ 1,807	4.4%
92618	\$ 1,387,600	📉 20.3%	\$ 1,387,600	📉 9.7%	\$ 5,317	\$ 8,780	\$ 3,463	3.7%
92620	\$ 1,453,800	📉 18.3%	\$ 1,453,800	📉 12.3%	\$ 4,989	\$ 9,198	\$ 4,209	3.3%
Stanton	\$ 737,000	📉 9.9%	\$ 737,000	📉 19.1%	\$ 3,714	\$ 4,663	\$ 949	4.8%
Huntington Beach	\$ 1,235,200	📉 11.1%	\$ 1,235,200	📉 12.1%	\$ 4,520	\$ 7,815	\$ 3,295	3.5%
Garden Grove	\$ 885,300	📉 8.2%	\$ 885,300	📉 13.9%	\$ 3,767	\$ 5,601	\$ 1,835	4.1%
Orange	\$ 990,100	📉 8.7%	\$ 990,100	📉 9.5%	\$ 4,036	\$ 6,265	\$ 2,229	3.9%
Fountain Valley	\$ 1,206,500	📉 12.1%	\$ 1,206,500	📉 15.1%	\$ 4,511	\$ 7,634	\$ 3,123	3.6%

Market Timing Rating and Valuations: Irvine and Major Cities and Zips

Study Area	Rating	Median	Rental Parity	% Over/Under Rental Parity	Historic Premium	% Over/Under Historic Prem.
Irvine	↓ 1	\$ 1,319,000	\$ 756,900	● 74.3%	9.2%	● 65.1%
Los Angeles, CA	↑ 8	\$ 907,500	\$ 583,000	▶ 3.8%	-2.3%	▶ 6.1%
Orange County	↓ 1	\$ 1,056,100	\$ 677,400	● 55.9%	1.9%	● 54.0%
Anaheim	↓ 1	\$ 865,700	\$ 579,900	● 49.2%	-6.2%	● 55.4%
Santa Ana	↓ 1	\$ 779,600	\$ 589,000	● 32.4%	-11.9%	● 44.3%
Northwood	↓ 1	\$ 1,399,400	\$ 565,100	● 147.6%	16.2%	● 131.4%
Northwood Point	↓ 1	\$ 1,632,900	\$ 801,900	● 103.7%	29.4%	● 74.3%
92602	↓ 1	\$ 1,586,700	\$ 839,000	● 89.1%	13.6%	● 75.5%
92603	↓ 1	\$ 1,818,300	\$ 576,400	● 215.5%	3.1%	● 212.4%
92604	↓ 1	\$ 1,187,300	\$ 698,700	● 70.0%	10.2%	● 59.8%
92606	↓ 1	\$ 1,256,500	\$ 763,900	● 64.5%	14.7%	● 49.8%
92612	↓ 1	\$ 1,014,800	\$ 732,700	● 38.5%	0.3%	● 38.2%
92614	↓ 1	\$ 1,029,100	\$ 743,400	● 38.5%	-4.3%	● 42.8%
92618	↓ 1	\$ 1,387,600	\$ 840,300	● 65.2%	-1.7%	● 66.9%
92620	↓ 1	\$ 1,453,800	\$ 788,500	● 84.4%	14.4%	● 70.0%
Stanton	↓ 1	\$ 737,000	\$ 587,000	● 25.5%	-15.2%	● 40.7%
Huntington Beach	↓ 1	\$ 1,235,200	\$ 714,400	● 72.9%	12.3%	● 60.6%
Garden Grove	↓ 1	\$ 885,300	\$ 595,300	● 48.8%	-5.6%	● 54.4%
Orange	↓ 1	\$ 990,100	\$ 637,800	● 55.2%	0.5%	● 54.7%
Fountain Valley	↓ 1	\$ 1,206,500	\$ 712,800	● 69.3%	12.1%	● 57.2%

Los Angeles, CA Housing Market Value & Trends Update

Historically, properties in this market sell at a -2.3% discount. Today's premium is 3.8%. This market is 6.1% overvalued.

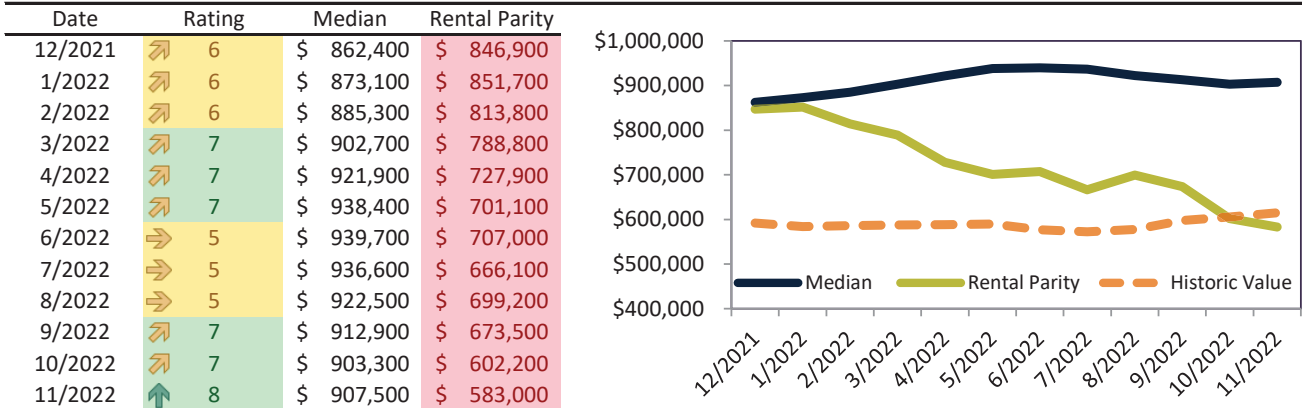
Median home price is \$907,500. Prices rose 6.4% year-over-year.

Monthly cost of ownership is \$5,741, and rents average \$3,689, making owning \$2,052 per month more costly than renting.

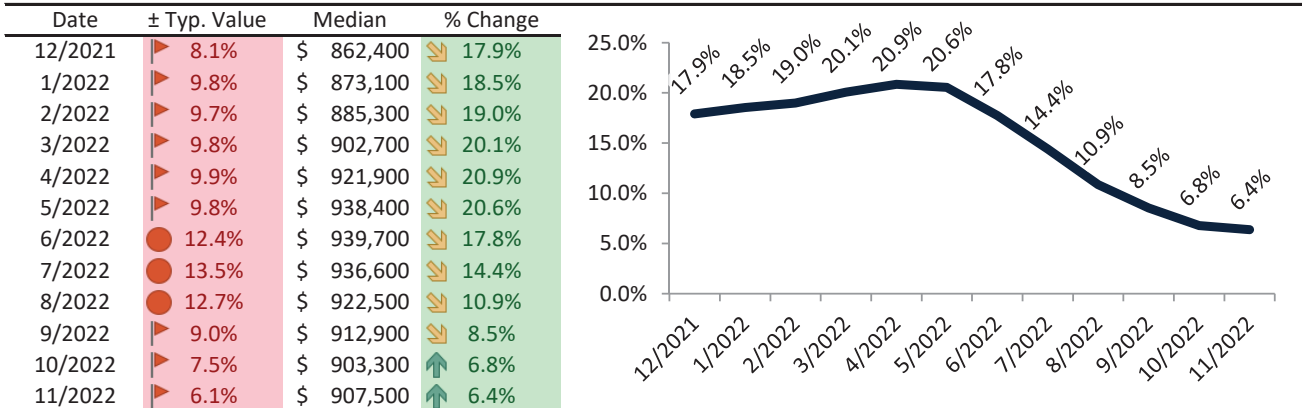
Rents rose 11.2% year-over-year. The current capitalization rate (rent/price) is 3.9%.

Market rating = 8

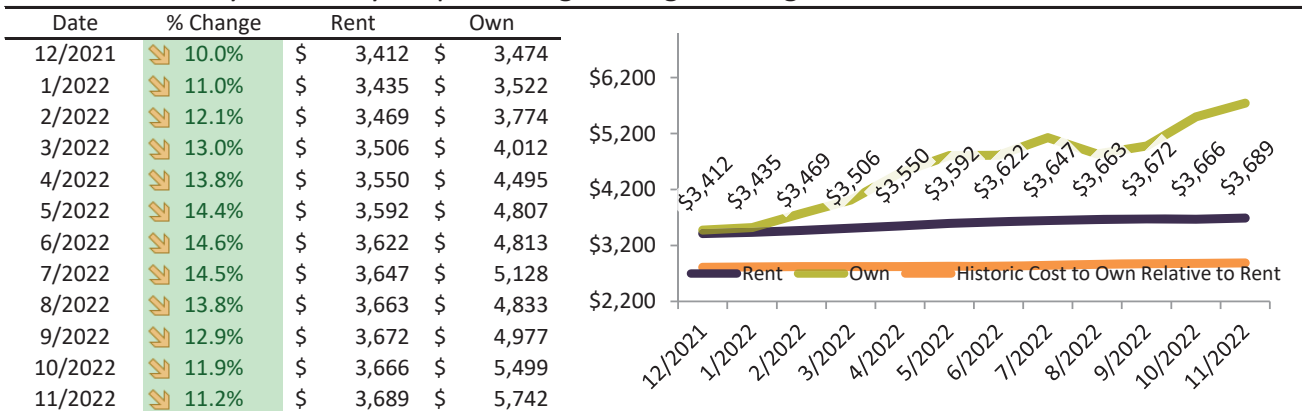
Median Home Price and Rental Parity trailing twelve months



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



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

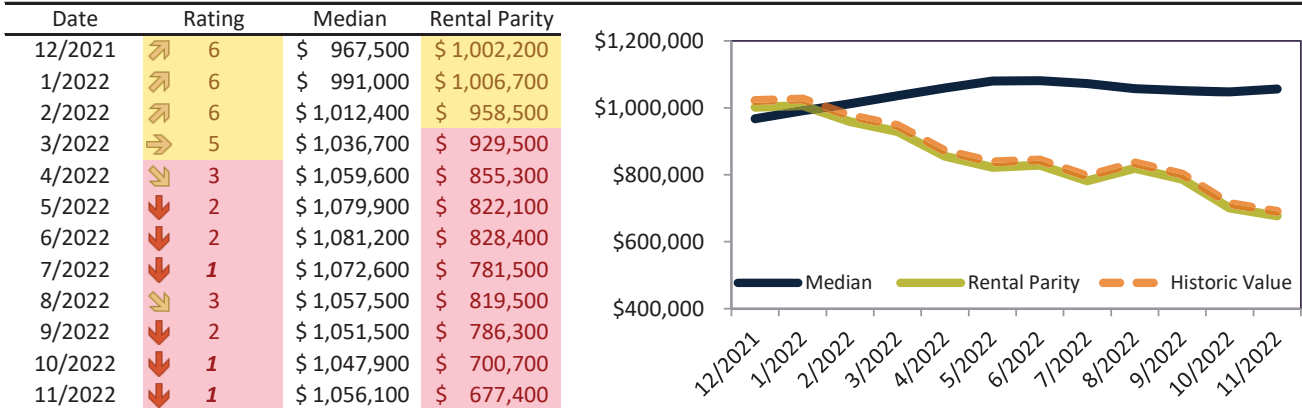


Orange County Housing Market Value & Trends Update

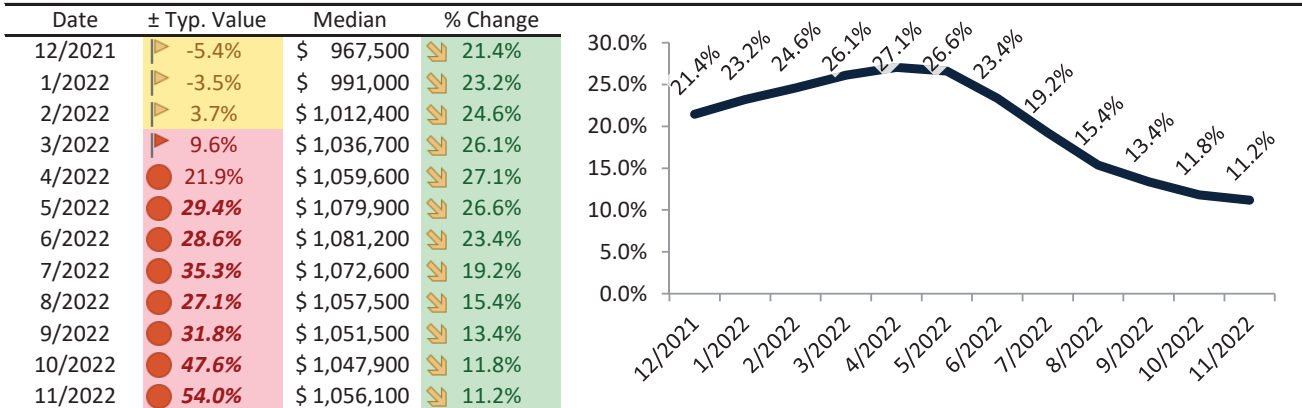
Historically, properties in this market sell at a 1.9% premium. Today's premium is 55.9%. This market is 54.0% overvalued. Median home price is \$1,056,100. Prices rose 11.2% year-over-year. Monthly cost of ownership is \$6,682, and rents average \$4,286, making owning \$2,395 per month more costly than renting. Rents rose 11.7% year-over-year. The current capitalization rate (rent/price) is 3.9%.

Market rating = 1

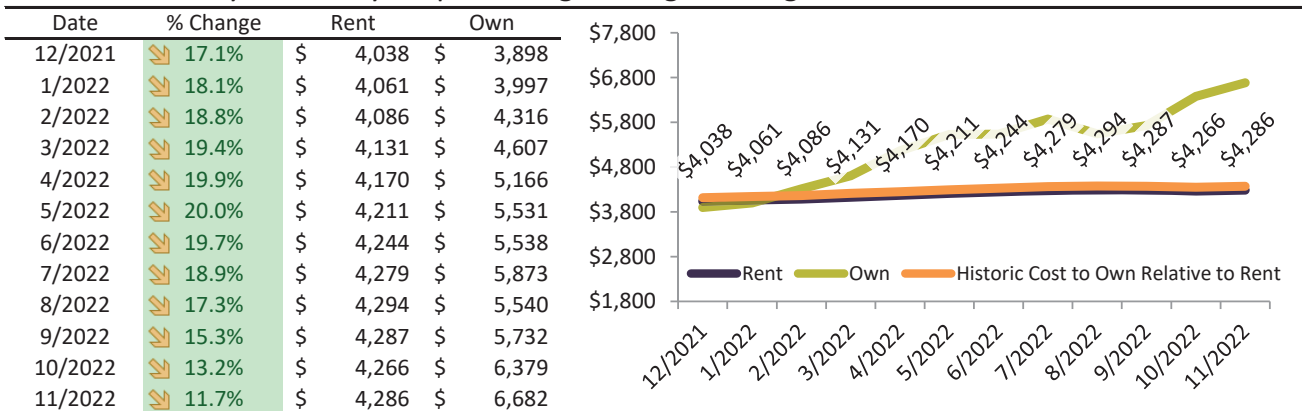
Median Home Price and Rental Parity trailing twelve months



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



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



Anaheim Housing Market Value & Trends Update

Historically, properties in this market sell at a -6.2% discount. Today's premium is 49.2%. This market is 55.4% overvalued.

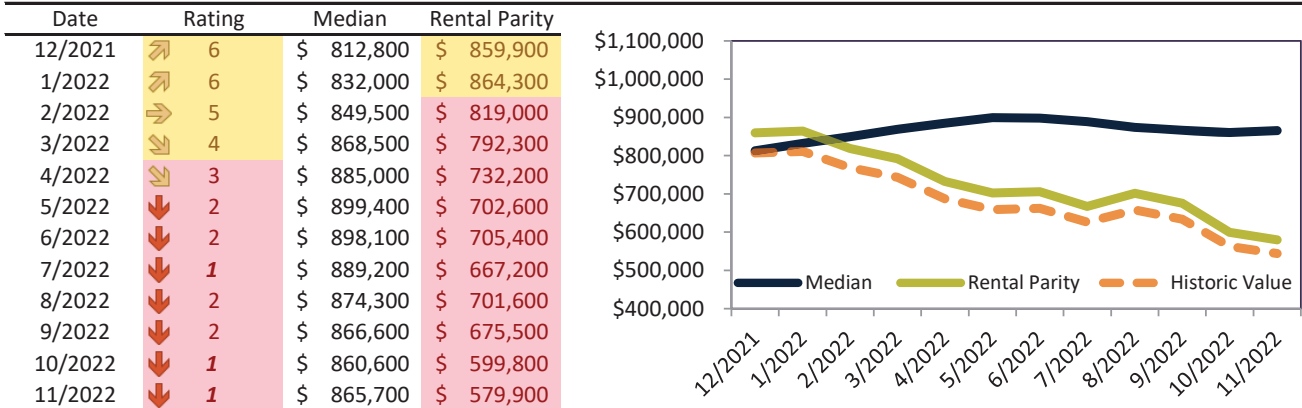
Median home price is \$865,700. Prices rose 8.4% year-over-year.

Monthly cost of ownership is \$5,477, and rents average \$3,669, making owning \$1,807 per month more costly than renting.

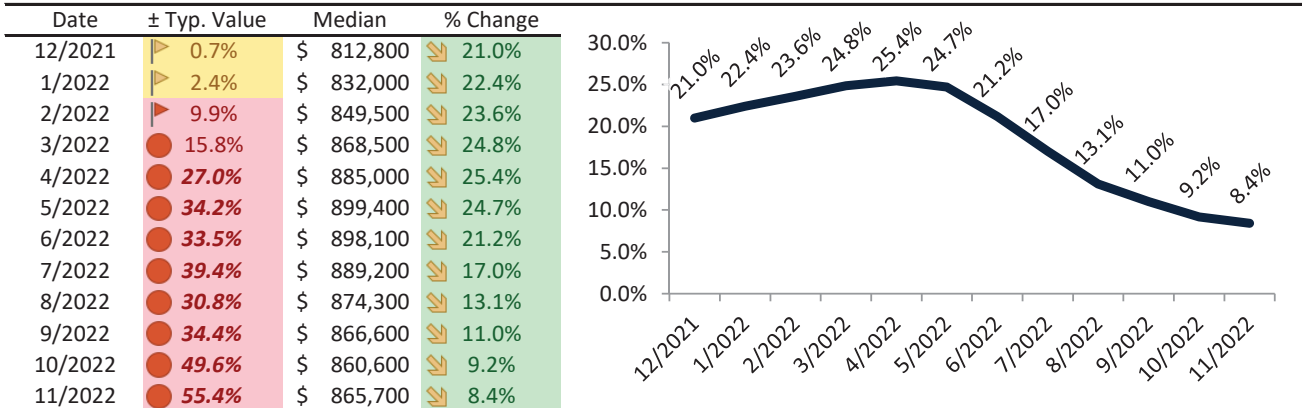
Rents rose 10.5% year-over-year. The current capitalization rate (rent/price) is 4.1%.

Market rating = 1

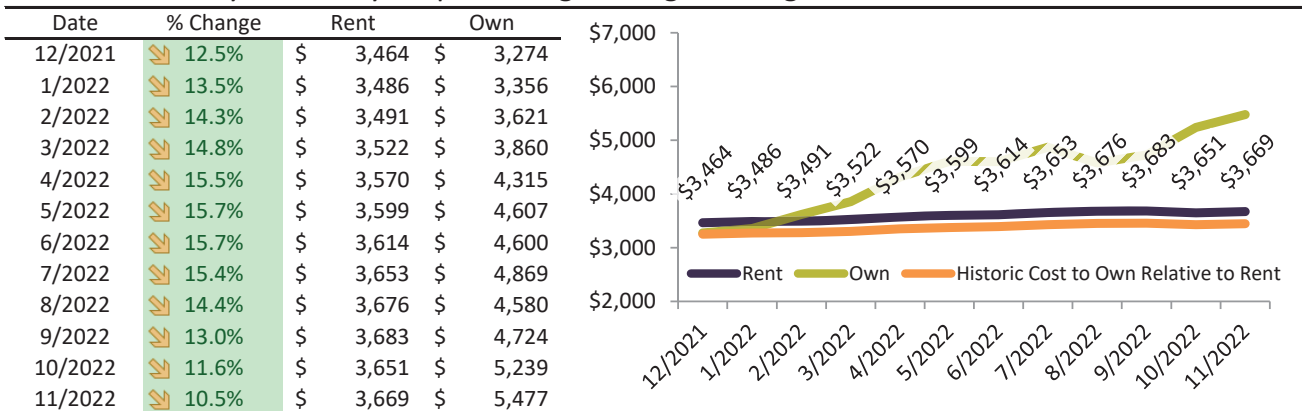
Median Home Price and Rental Parity trailing twelve months



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



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

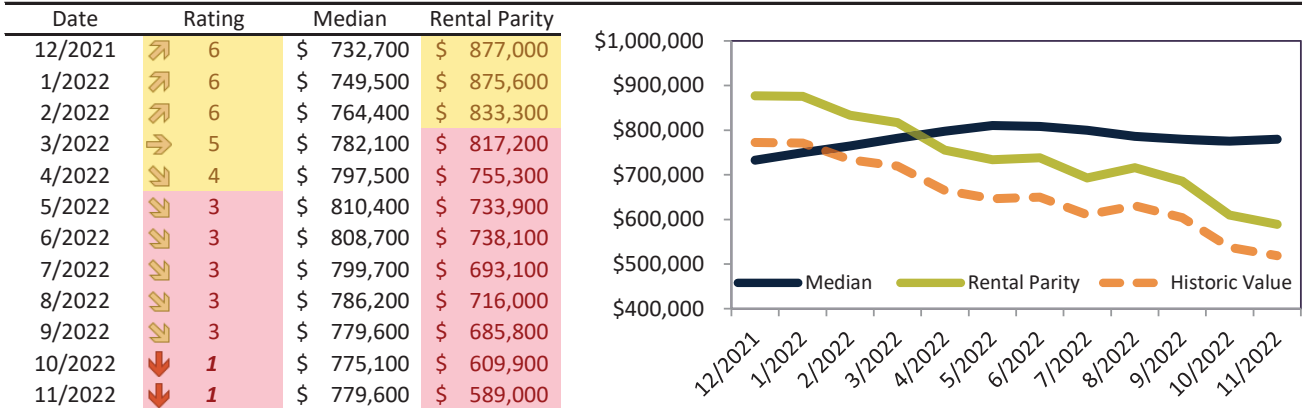


Santa Ana Housing Market Value & Trends Update

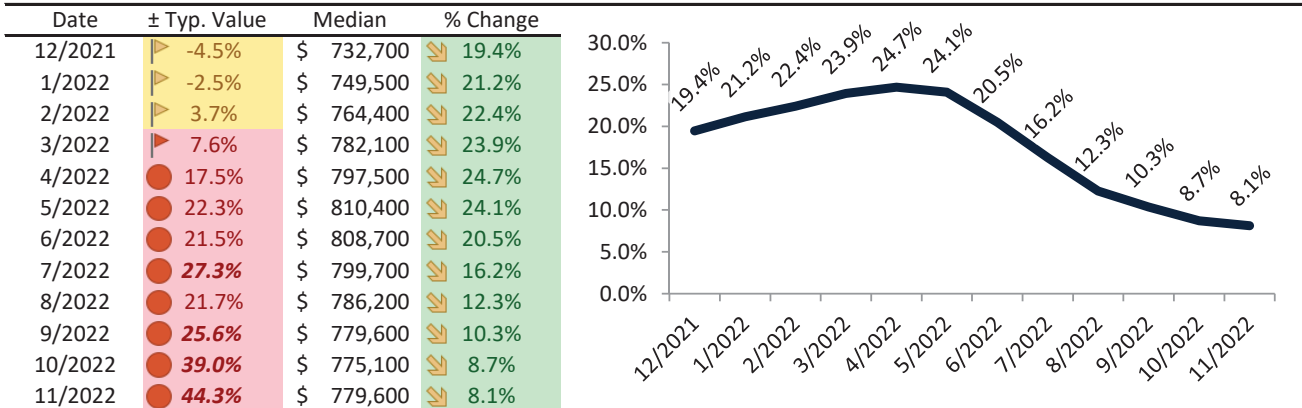
Historically, properties in this market sell at a -11.9% discount. Today's premium is 32.4%. This market is 44.3% overvalued. Median home price is \$779,600. Prices rose 8.1% year-over-year. Monthly cost of ownership is \$4,932, and rents average \$3,727, making owning \$1,205 per month more costly than renting. Rents rose 11.6% year-over-year. The current capitalization rate (rent/price) is 4.6%.

Market rating = 1

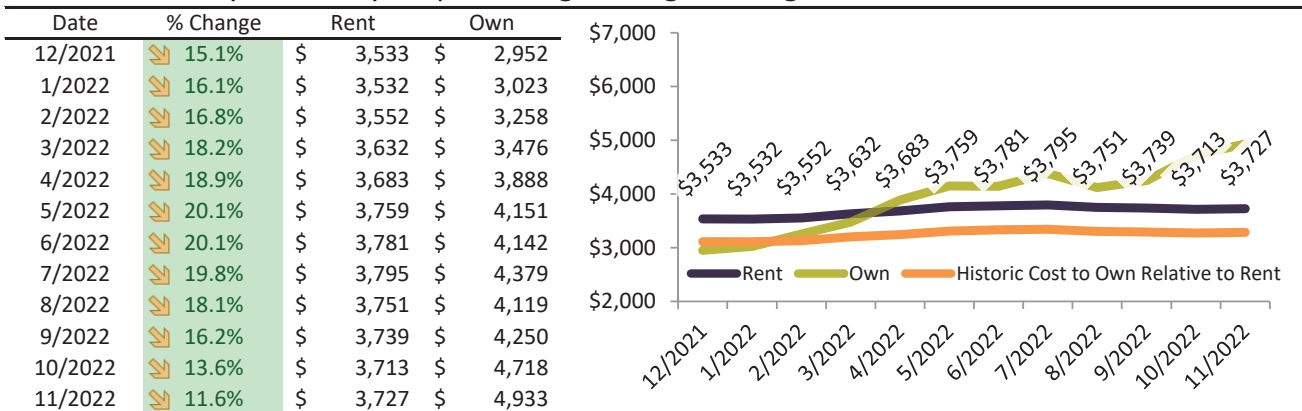
Median Home Price and Rental Parity trailing twelve months



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



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

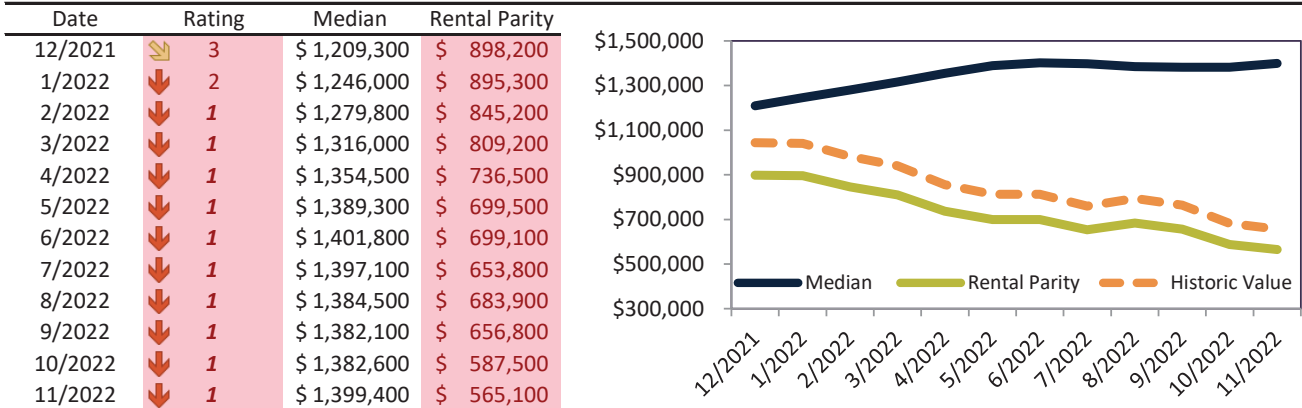


Northwood Housing Market Value & Trends Update

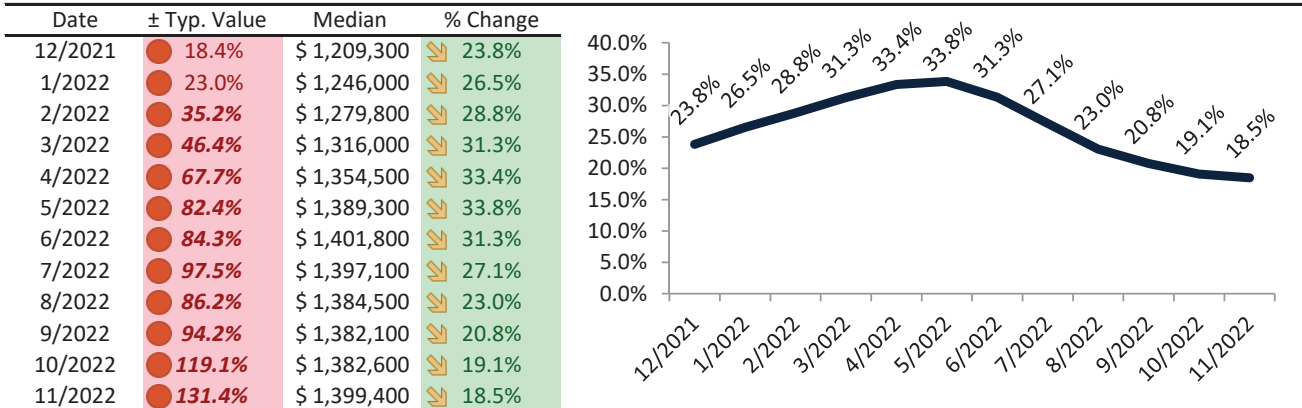
Historically, properties in this market sell at a 16.2% premium. Today's premium is 147.6%. This market is 131.4% overvalued. Median home price is \$1,399,400. Prices rose 18.5% year-over-year. Monthly cost of ownership is \$8,854, and rents average \$3,575, making owning \$5,278 per month more costly than renting. Rents fell 1.6% year-over-year. The current capitalization rate (rent/price) is 2.5%.

Market rating = 1

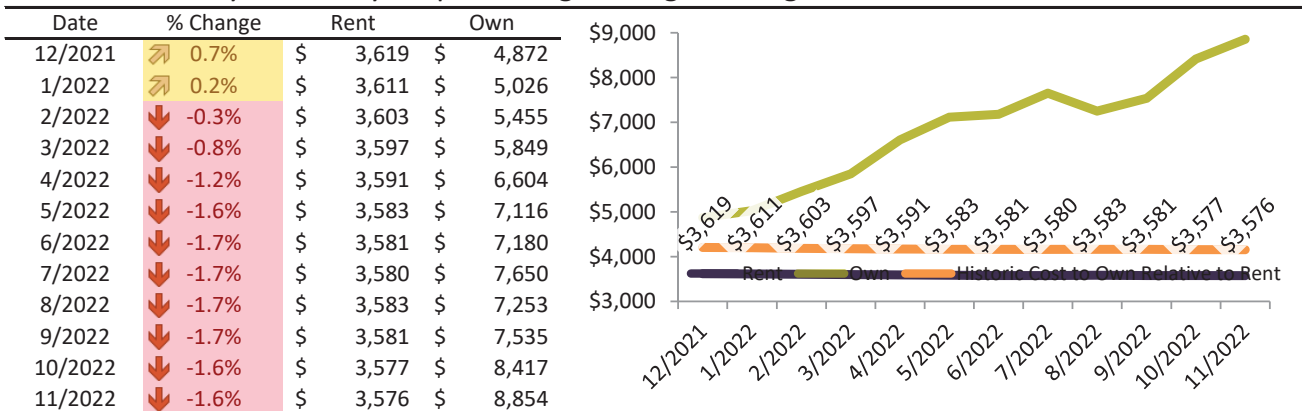
Median Home Price and Rental Parity trailing twelve months



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



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



Northwood Point Housing Market Value & Trends Update

Historically, properties in this market sell at a 29.4% premium. Today's premium is 103.7%. This market is 74.3% overvalued.

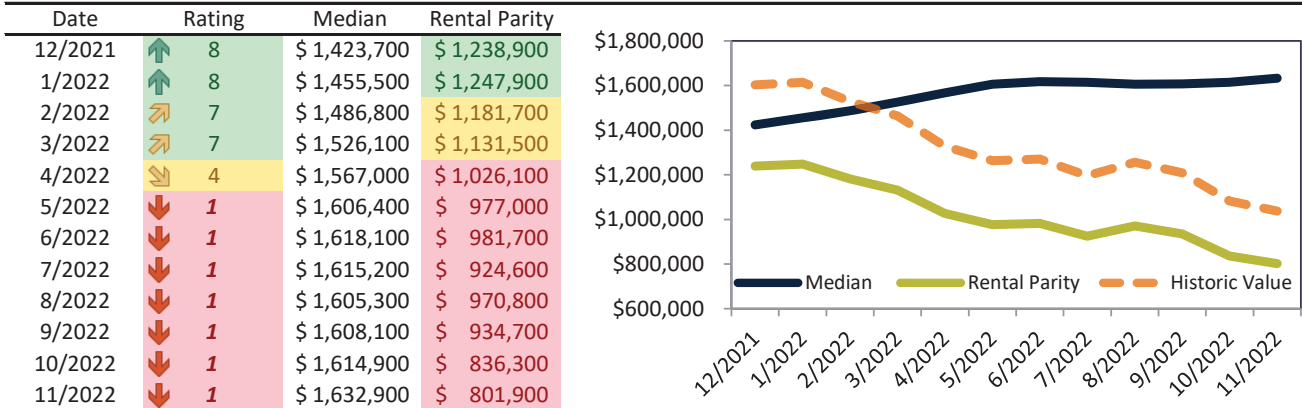
Median home price is \$1,632,900. Prices rose 16.7% year-over-year.

Monthly cost of ownership is \$10,331, and rents average \$5,074, making owning \$5,257 per month more costly than renting.

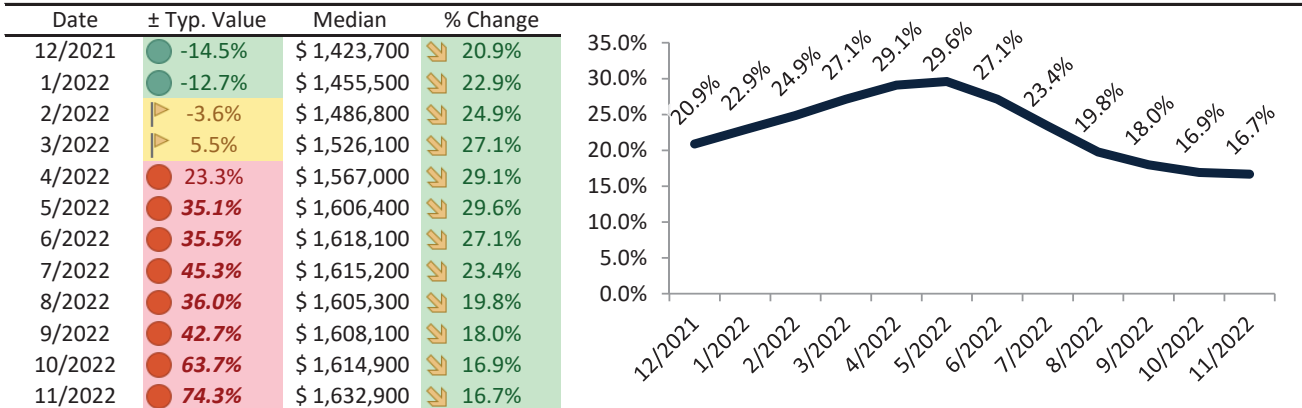
Rents rose 2.3% year-over-year. The current capitalization rate (rent/price) is 3.0%.

Market rating = 1

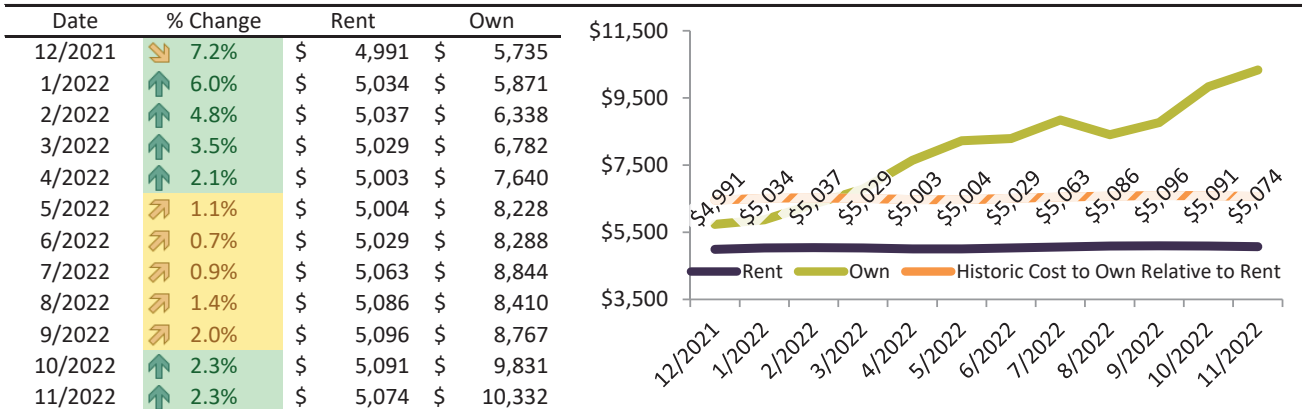
Median Home Price and Rental Parity trailing twelve months



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



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

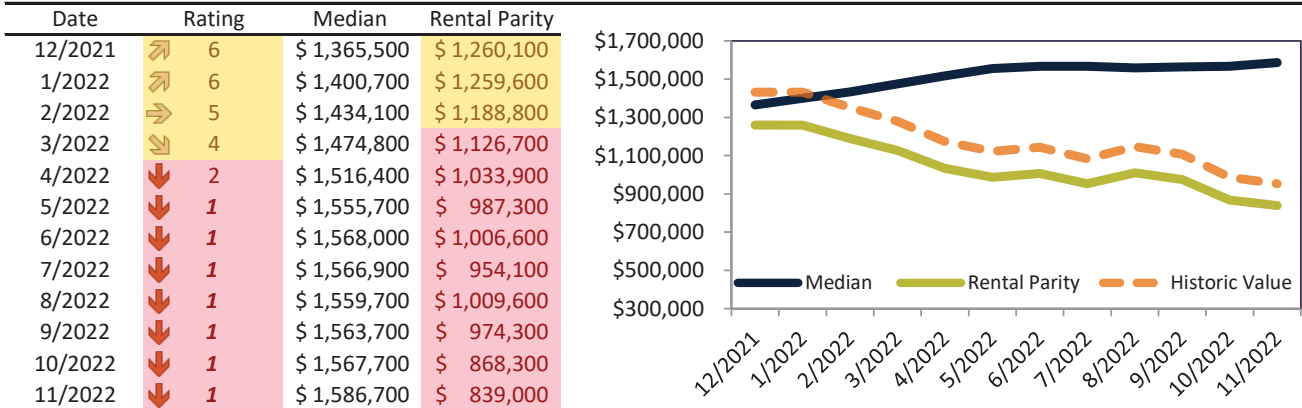


92602 Housing Market Value & Trends Update

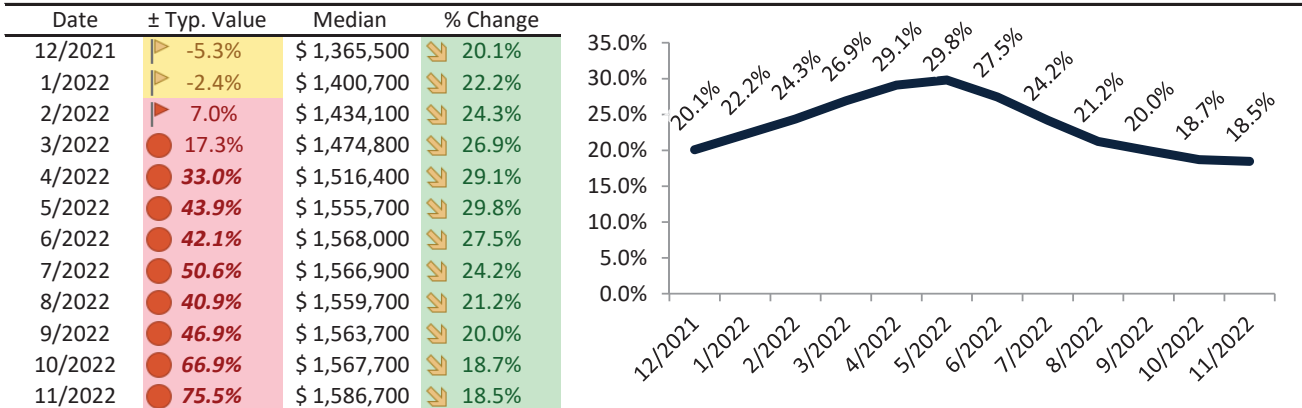
Historically, properties in this market sell at a 13.6% premium. Today's premium is 89.1%. This market is 75.5% overvalued. Median home price is \$1,586,700. Prices rose 18.5% year-over-year. Monthly cost of ownership is \$10,039, and rents average \$5,308, making owning \$4,730 per month more costly than renting. Rents rose 12.3% year-over-year. The current capitalization rate (rent/price) is 3.2%.

Market rating = 1

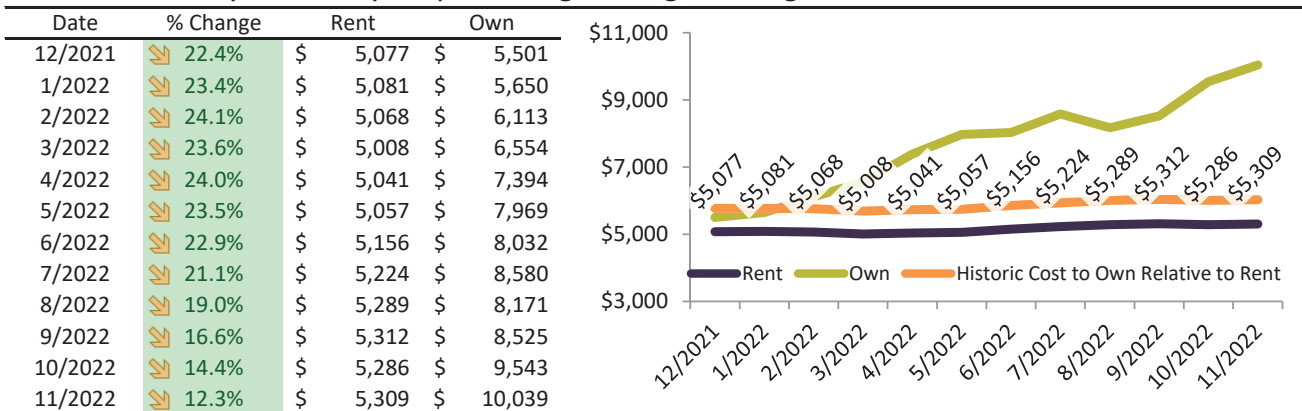
Median Home Price and Rental Parity trailing twelve months



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



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



92603 Housing Market Value & Trends Update

Historically, properties in this market sell at a 3.1% premium. Today's premium is 215.5%. This market is 212.4% overvalued.

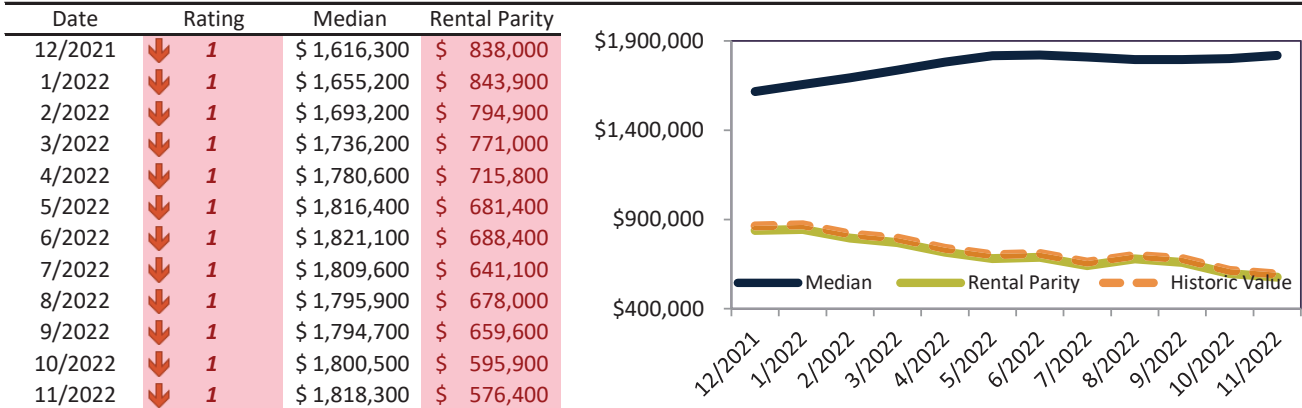
Median home price is \$1,818,300. Prices rose 14.6% year-over-year.

Monthly cost of ownership is \$11,504, and rents average \$3,647, making owning \$7,857 per month more costly than renting.

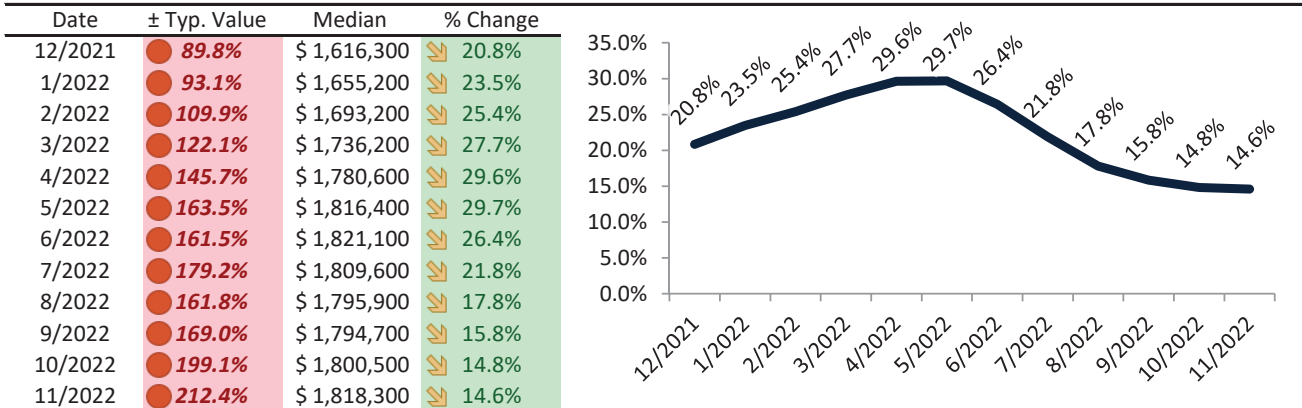
Rents rose 8.1% year-over-year. The current capitalization rate (rent/price) is 1.9%.

Market rating = 1

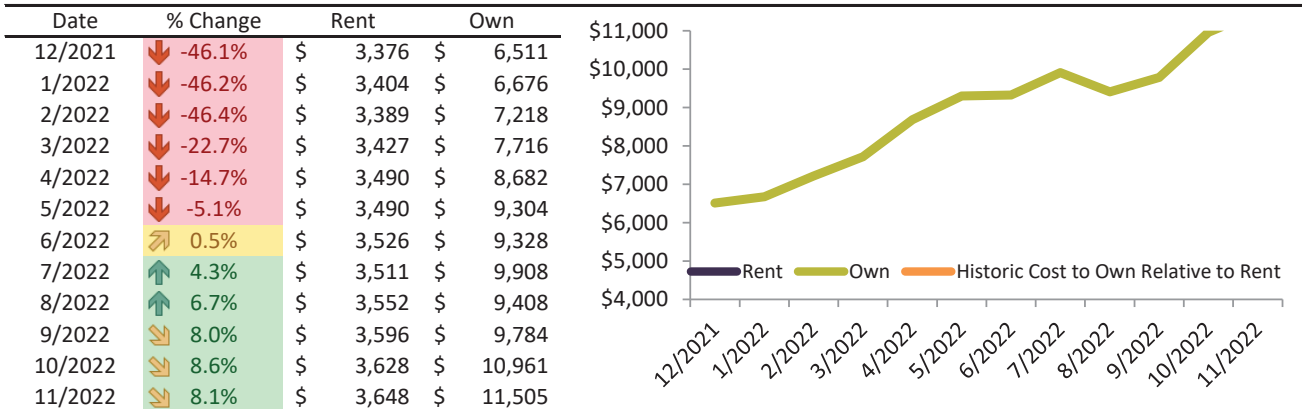
Median Home Price and Rental Parity trailing twelve months



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



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

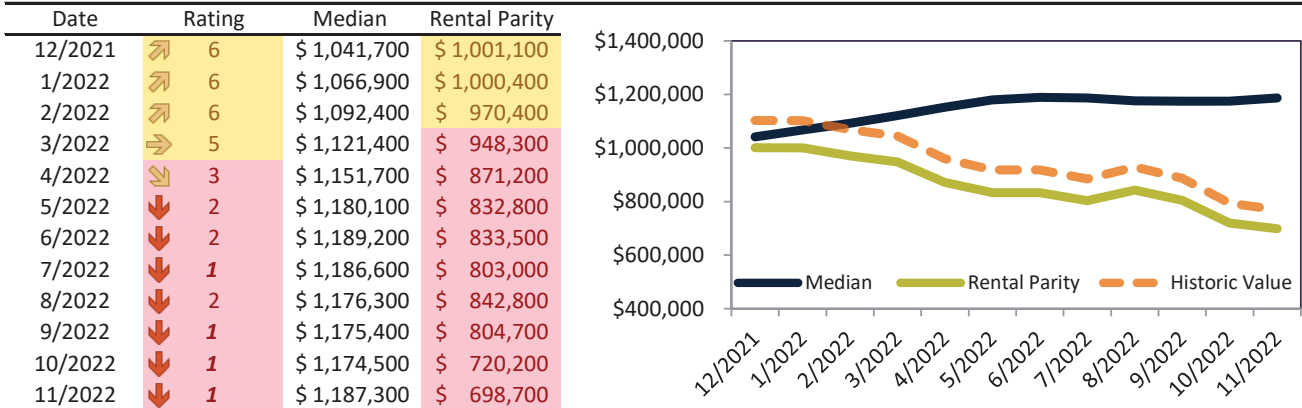


92604 Housing Market Value & Trends Update

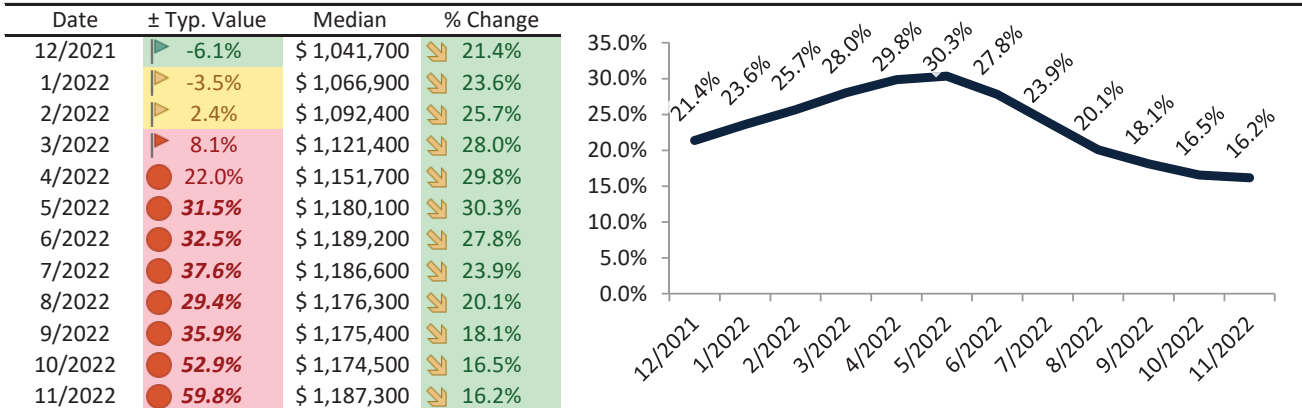
Historically, properties in this market sell at a 10.2% premium. Today's premium is 70.0%. This market is 59.8% overvalued. Median home price is \$1,187,300. Prices rose 16.2% year-over-year. Monthly cost of ownership is \$7,512, and rents average \$4,420, making owning \$3,091 per month more costly than renting. Rents rose 16.7% year-over-year. The current capitalization rate (rent/price) is 3.6%.

Market rating = 1

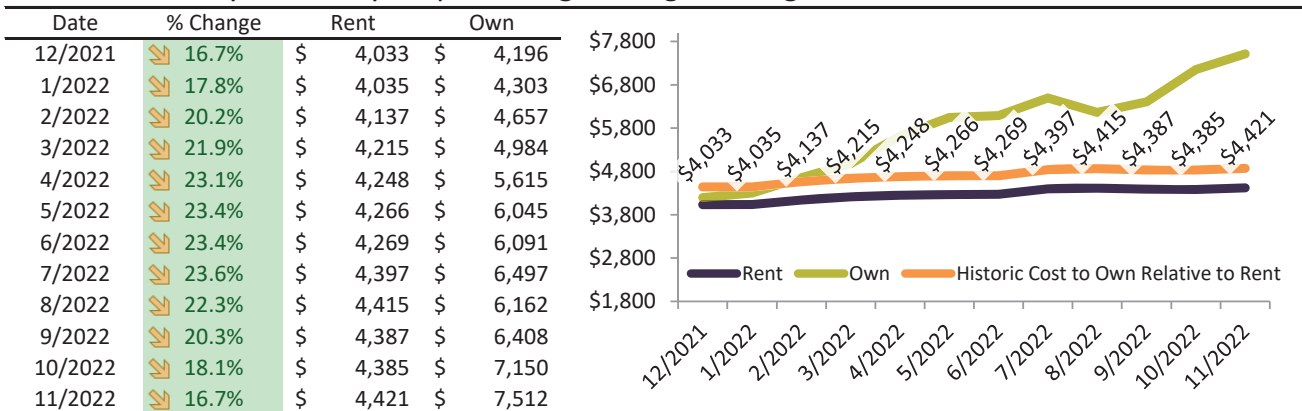
Median Home Price and Rental Parity trailing twelve months



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



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



92606 Housing Market Value & Trends Update

Historically, properties in this market sell at a 14.7% premium. Today's premium is 64.5%. This market is 49.8% overvalued.

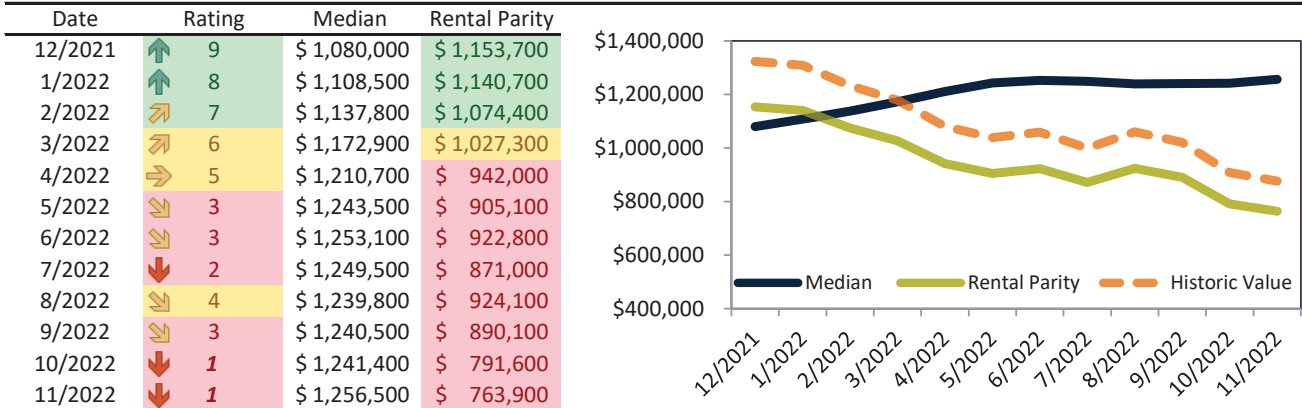
Median home price is \$1,256,500. Prices rose 18.5% year-over-year.

Monthly cost of ownership is \$7,950, and rents average \$4,833, making owning \$3,116 per month more costly than renting.

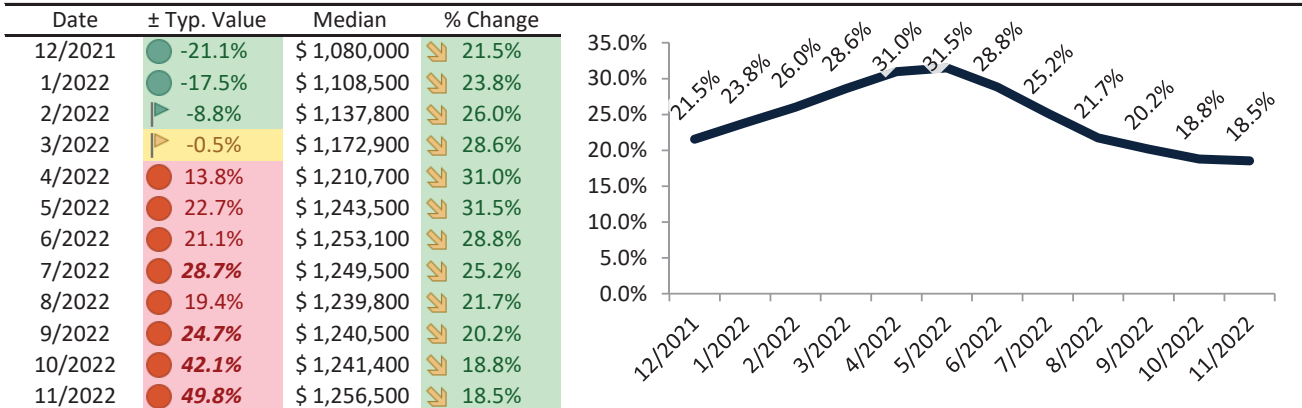
Rents rose 11.1% year-over-year. The current capitalization rate (rent/price) is 3.7%.

Market rating = 1

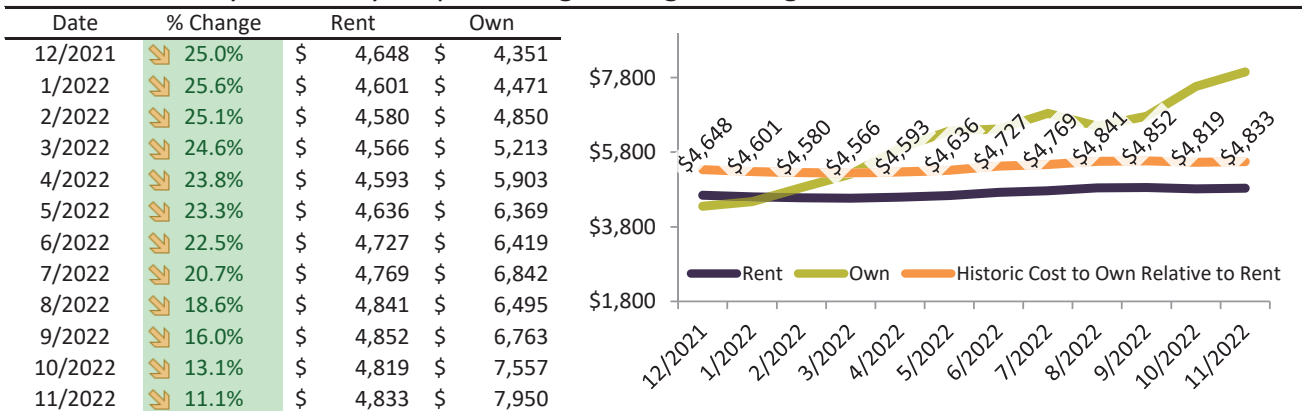
Median Home Price and Rental Parity trailing twelve months



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



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

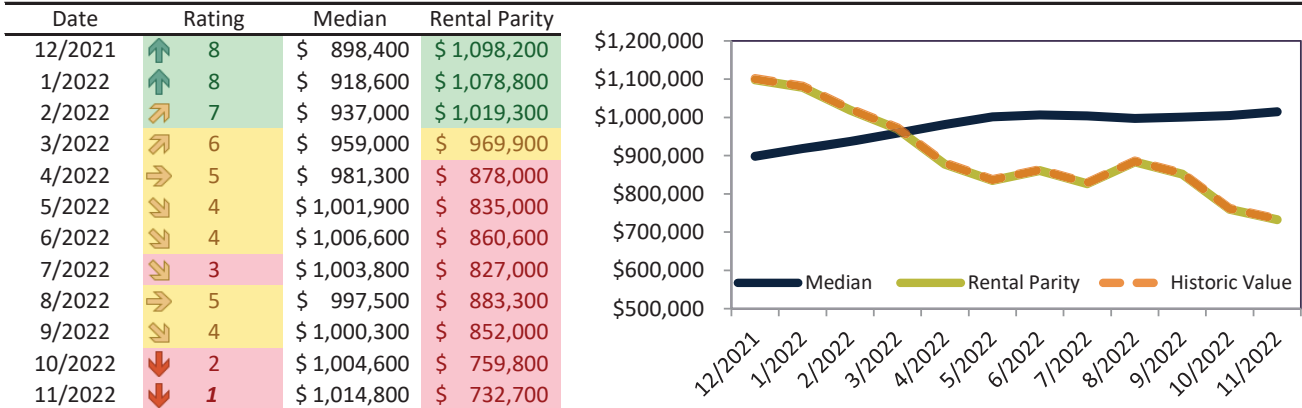


92612 Housing Market Value & Trends Update

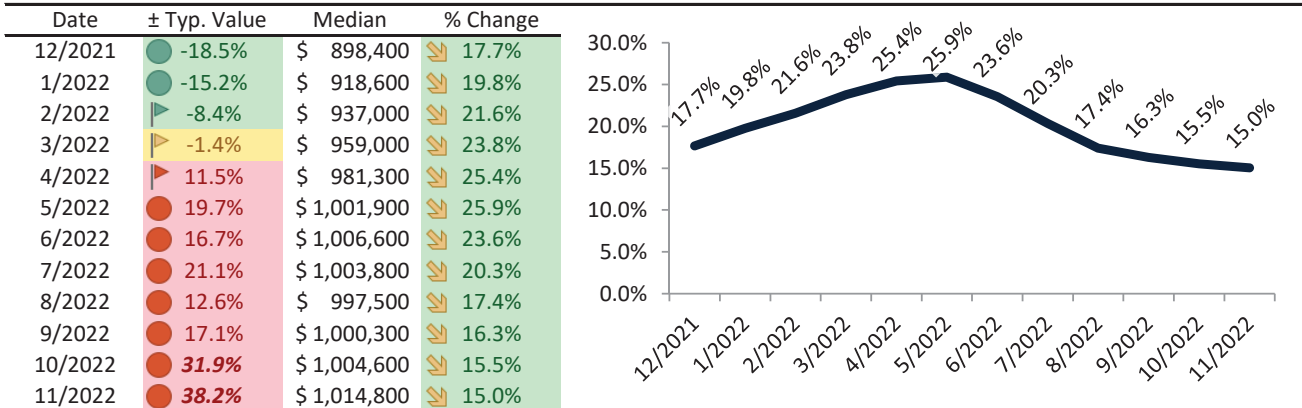
Historically, properties in this market sell at a 0.3% premium. Today's premium is 38.5%. This market is 38.2% overvalued. Median home price is \$1,014,800. Prices rose 15.0% year-over-year. Monthly cost of ownership is \$6,420, and rents average \$4,636, making owning \$1,784 per month more costly than renting. Rents rose 11.0% year-over-year. The current capitalization rate (rent/price) is 4.4%.

Market rating = 1

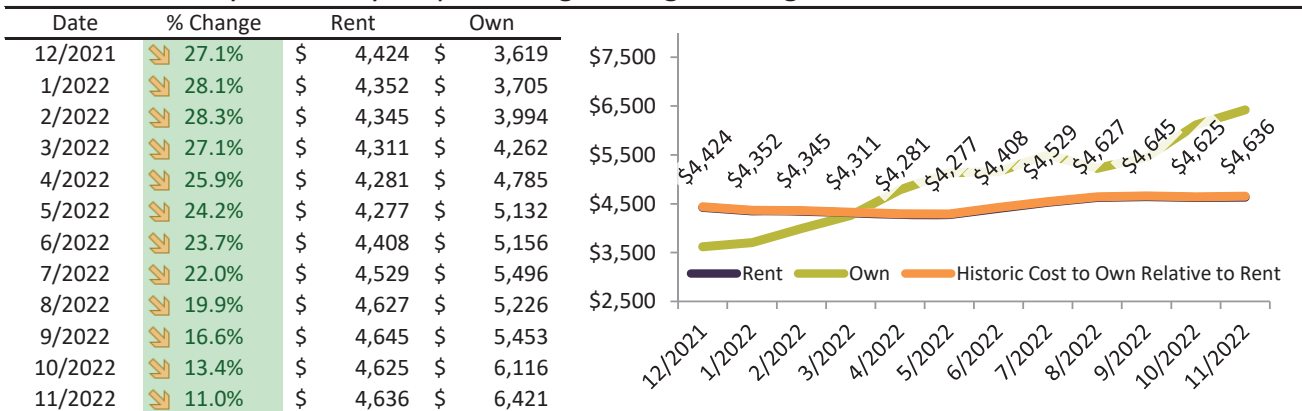
Median Home Price and Rental Parity trailing twelve months



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



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

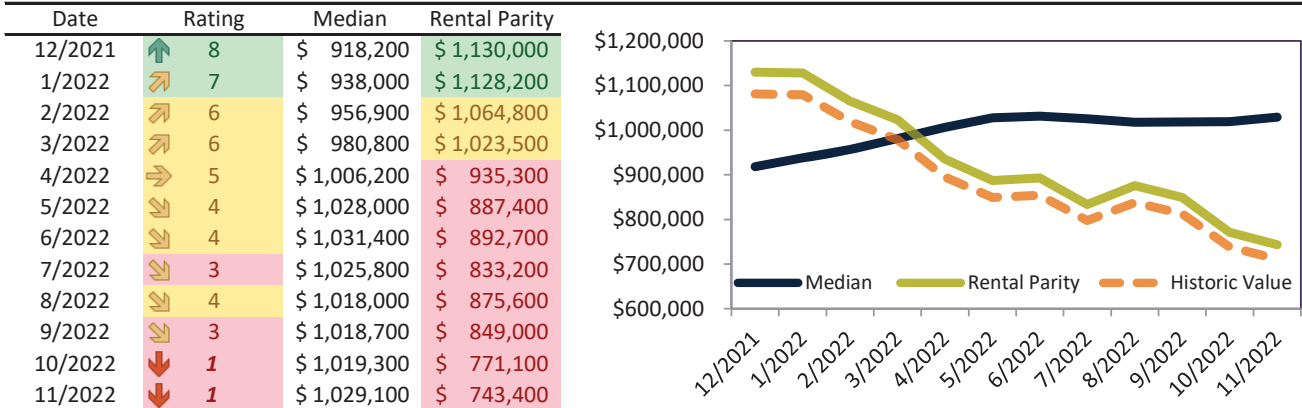


92614 Housing Market Value & Trends Update

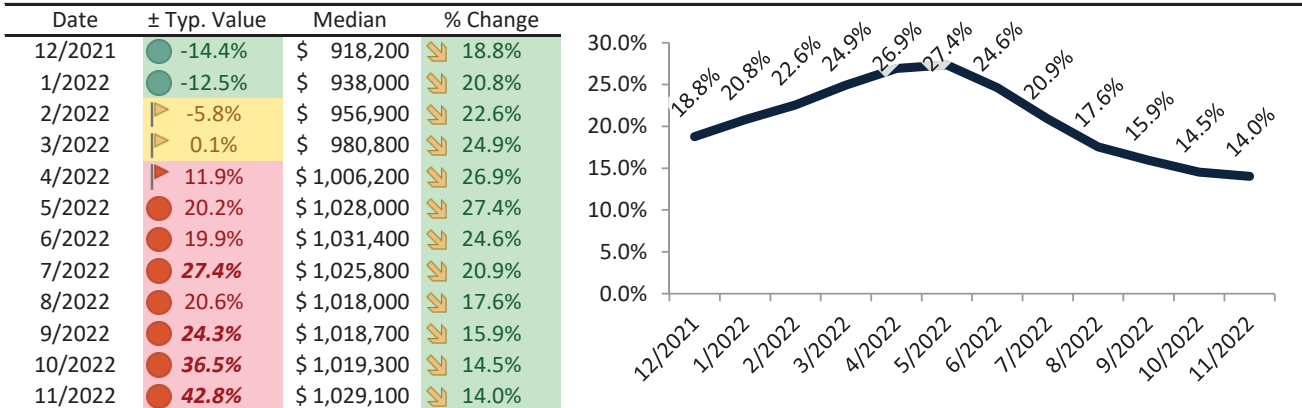
Historically, properties in this market sell at a -4.3% discount. Today's premium is 38.5%. This market is 42.8% overvalued. Median home price is \$1,029,100. Prices rose 14.0% year-over-year. Monthly cost of ownership is \$6,511, and rents average \$4,704, making owning \$1,807 per month more costly than renting. Rents rose 10.6% year-over-year. The current capitalization rate (rent/price) is 4.4%.

Market rating = 1

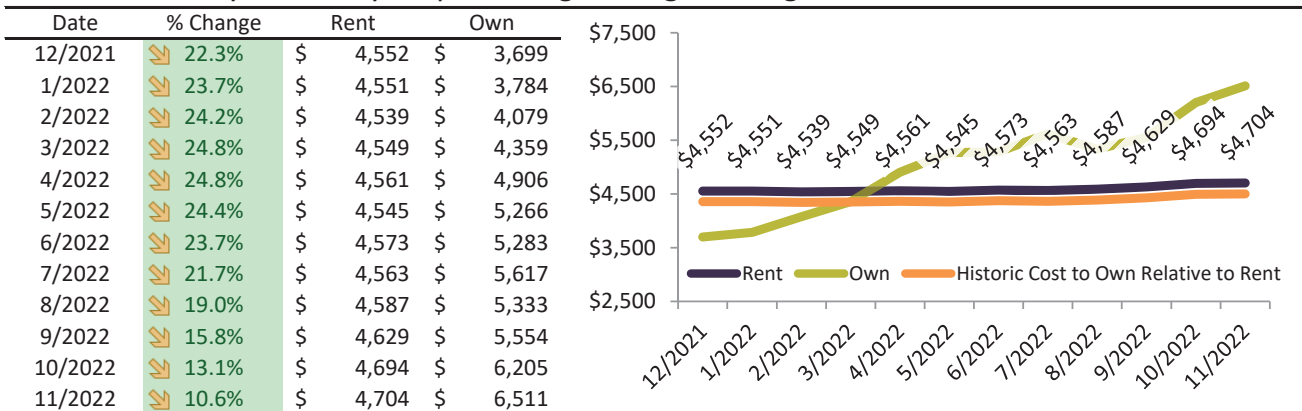
Median Home Price and Rental Parity trailing twelve months



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



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



92618 Housing Market Value & Trends Update

Historically, properties in this market sell at a -1.7% discount. Today's premium is 65.2%. This market is 66.9% overvalued.

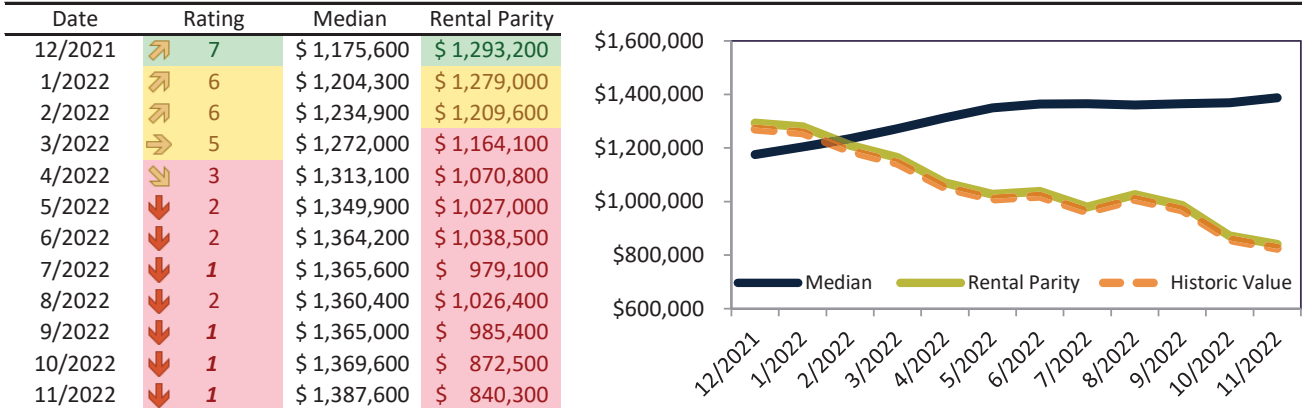
Median home price is \$1,387,600. Prices rose 20.3% year-over-year.

Monthly cost of ownership is \$8,779, and rents average \$5,316, making owning \$3,462 per month more costly than renting.

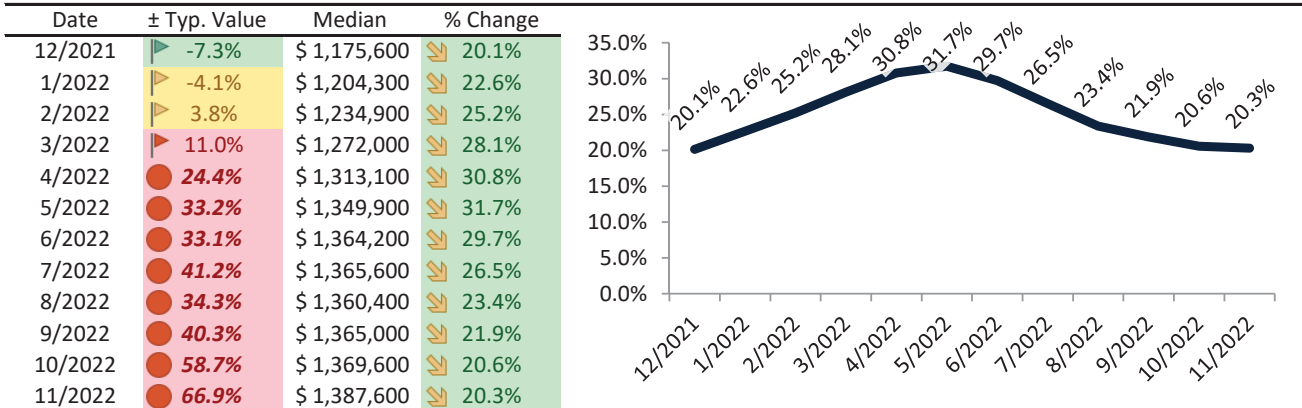
Rents rose 9.7% year-over-year. The current capitalization rate (rent/price) is 3.7%.

Market rating = 1

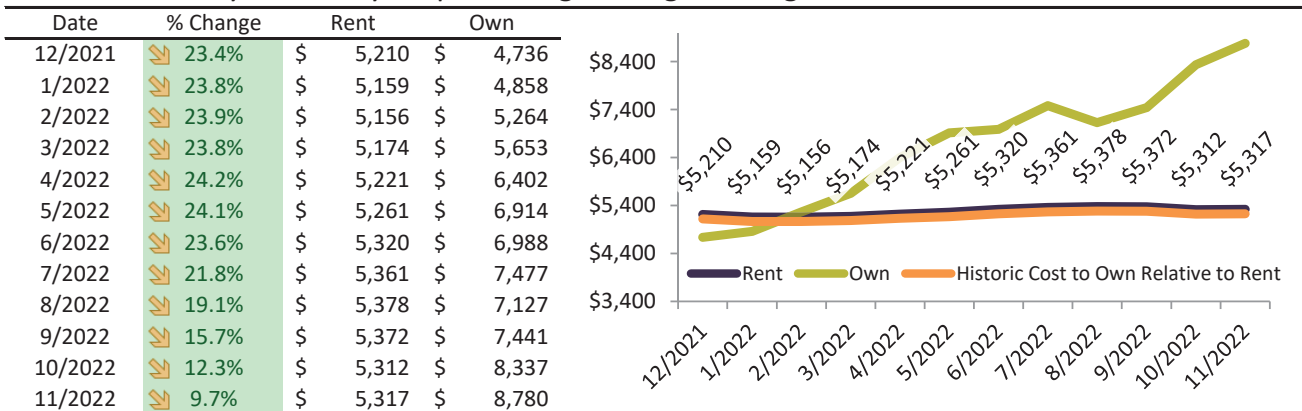
Median Home Price and Rental Parity trailing twelve months



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



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



92620 Housing Market Value & Trends Update

Historically, properties in this market sell at a 14.4% premium. Today's premium is 84.4%. This market is 70.0% overvalued.

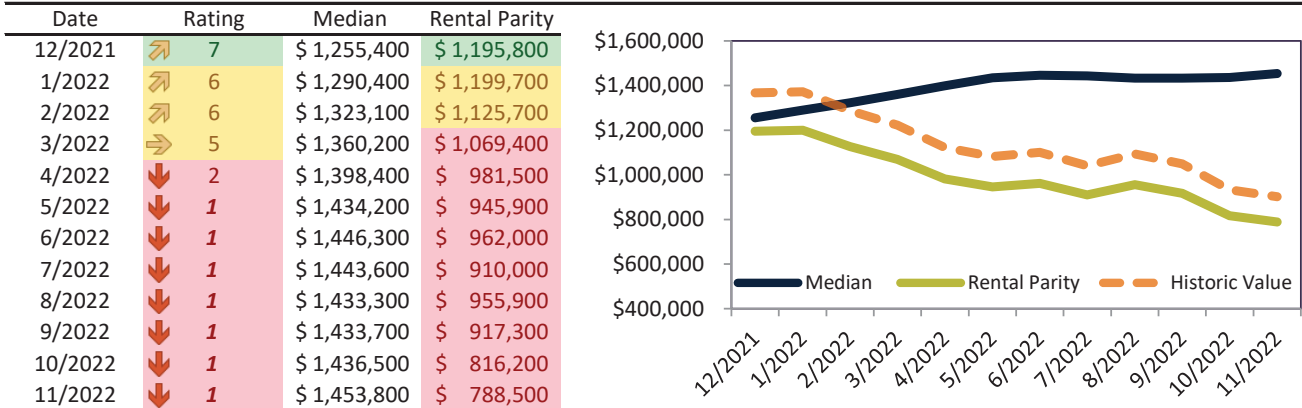
Median home price is \$1,453,800. Prices rose 18.3% year-over-year.

Monthly cost of ownership is \$9,198, and rents average \$4,989, making owning \$4,208 per month more costly than renting.

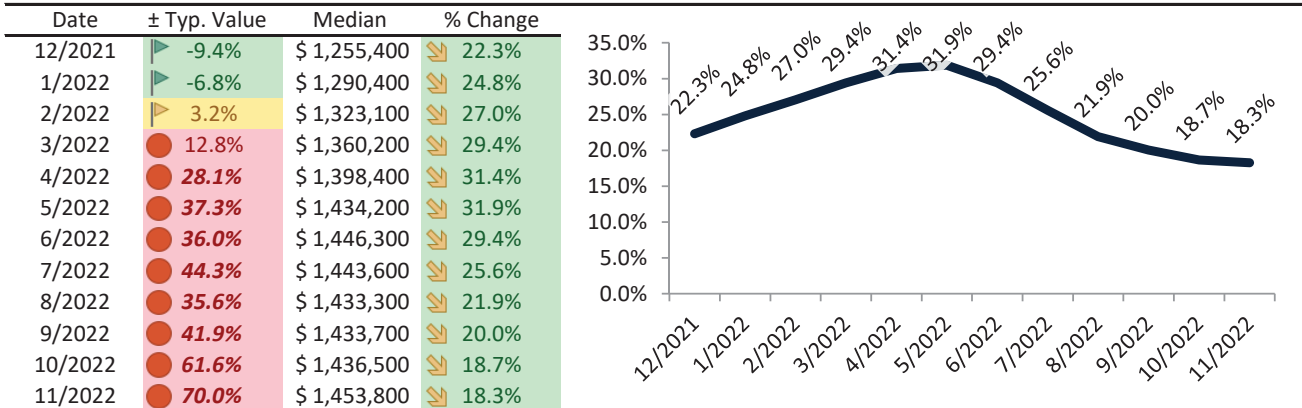
Rents rose 12.3% year-over-year. The current capitalization rate (rent/price) is 3.3%.

Market rating = 1

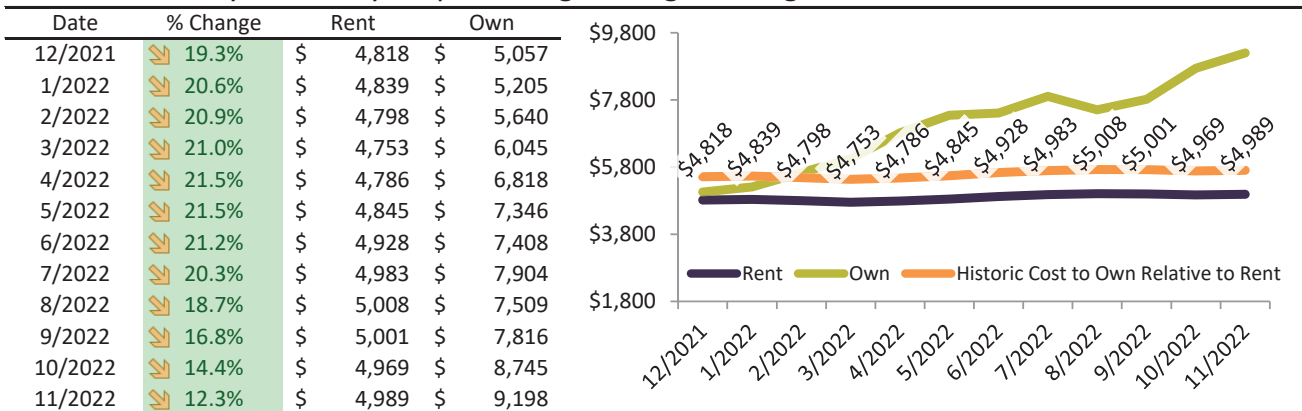
Median Home Price and Rental Parity trailing twelve months



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



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



Stanton Housing Market Value & Trends Update

Historically, properties in this market sell at a -15.2% discount. Today's premium is 25.5%. This market is 40.7% overvalued.

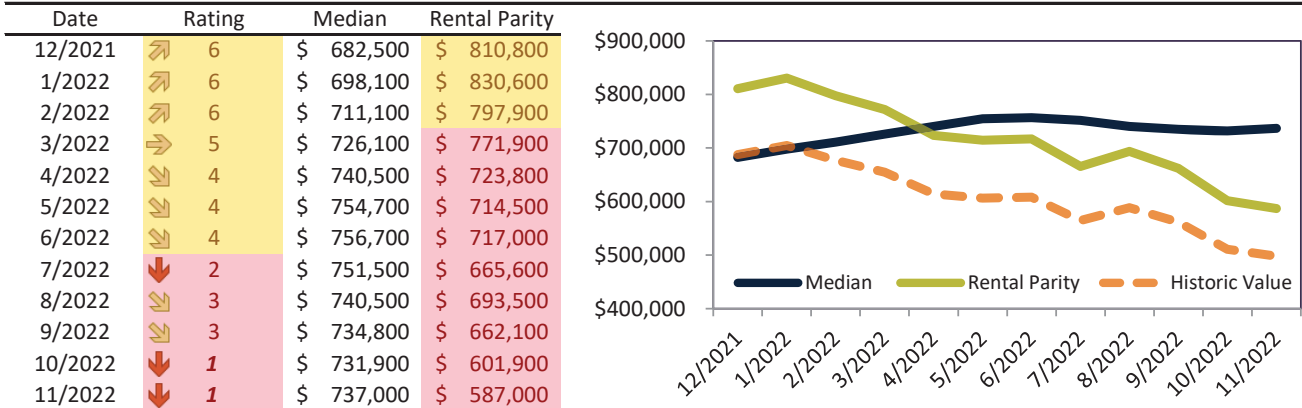
Median home price is \$737,000. Prices rose 9.9% year-over-year.

Monthly cost of ownership is \$4,663, and rents average \$3,714, making owning \$948 per month more costly than renting.

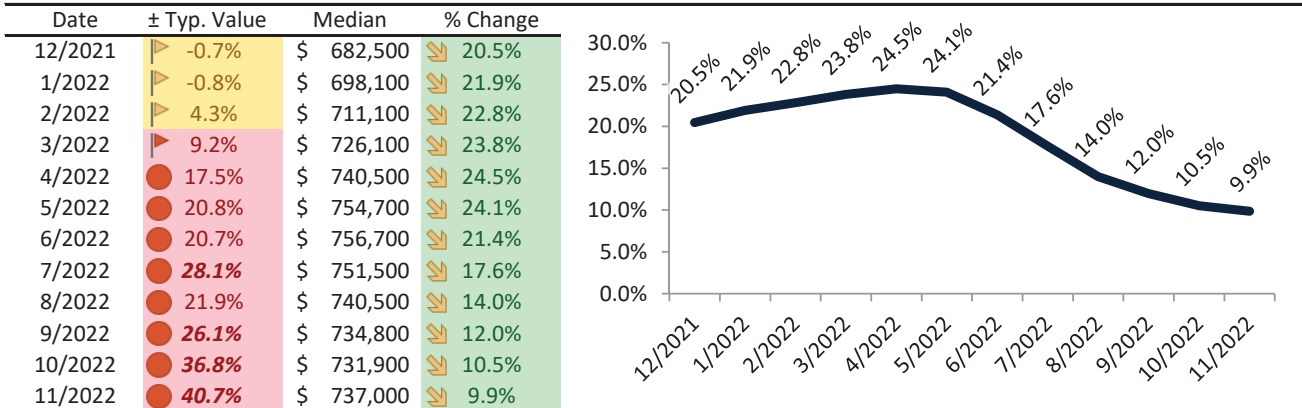
Rents rose 19.1% year-over-year. The current capitalization rate (rent/price) is 4.8%.

Market rating = 1

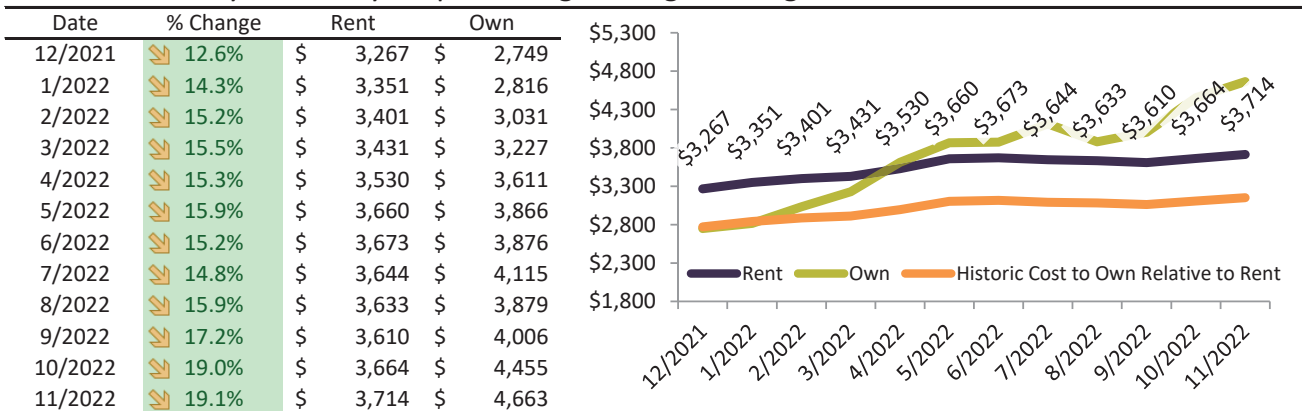
Median Home Price and Rental Parity trailing twelve months



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



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



Huntington Beach Housing Market Value & Trends Update

Historically, properties in this market sell at a 12.3% premium. Today's premium is 72.9%. This market is 60.6% overvalued.

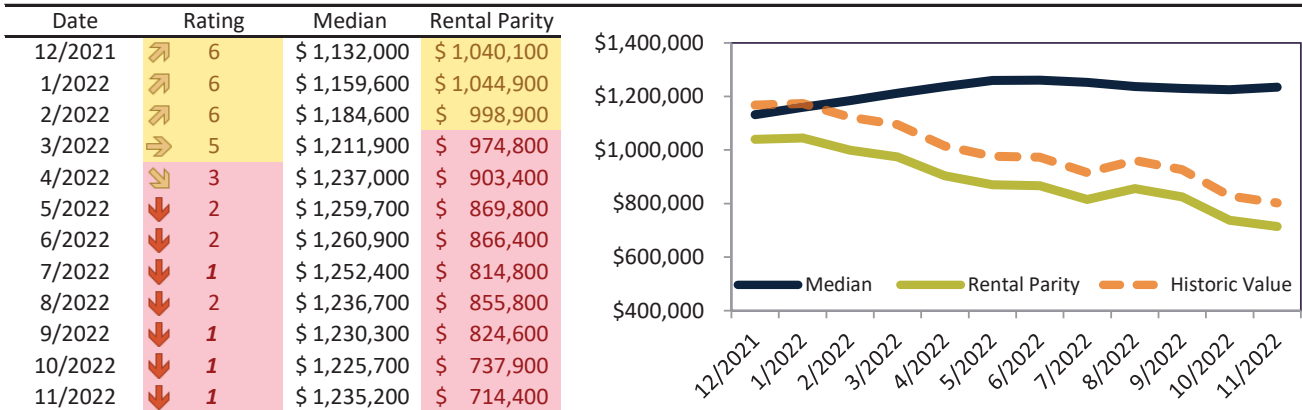
Median home price is \$1,235,200. Prices rose 11.1% year-over-year.

Monthly cost of ownership is \$7,815, and rents average \$4,520, making owning \$3,295 per month more costly than renting.

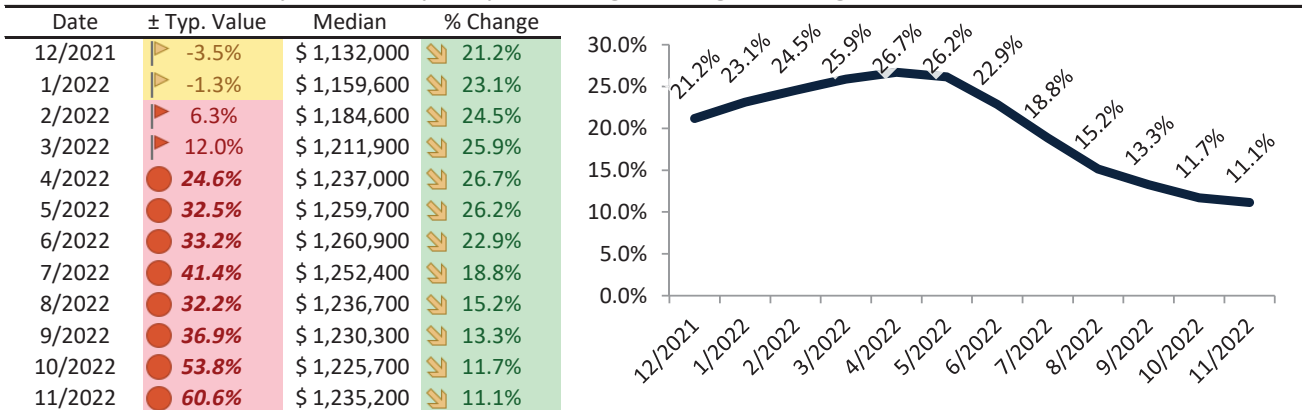
Rents rose 12.1% year-over-year. The current capitalization rate (rent/price) is 3.5%.

Market rating = 1

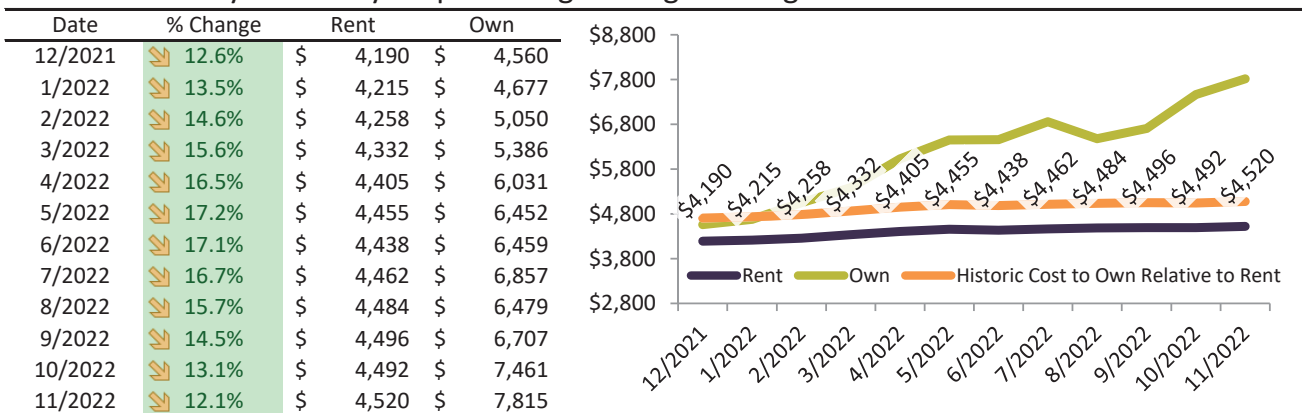
Median Home Price and Rental Parity trailing twelve months



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



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



Garden Grove Housing Market Value & Trends Update

Historically, properties in this market sell at a -5.6% discount. Today's premium is 48.8%. This market is 54.4% overvalued.

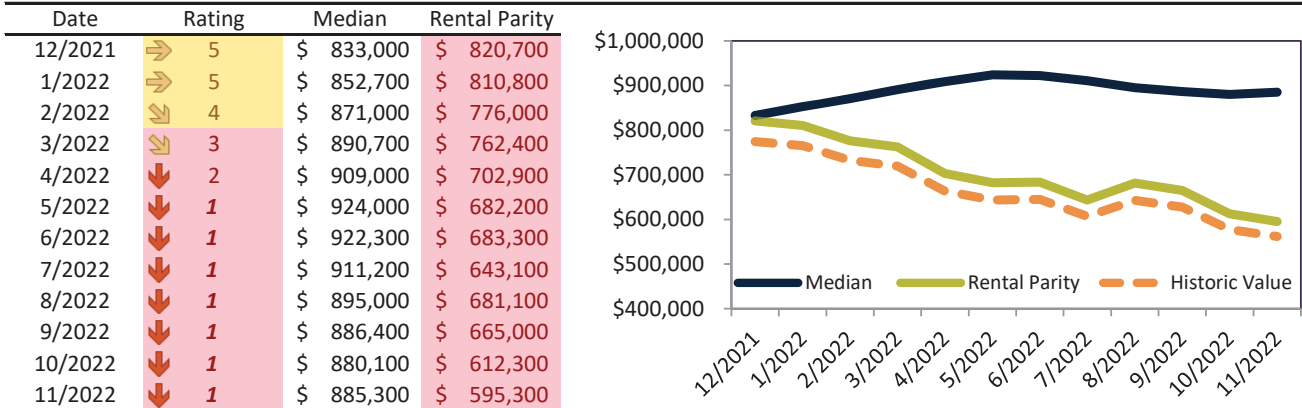
Median home price is \$885,300. Prices rose 8.2% year-over-year.

Monthly cost of ownership is \$5,601, and rents average \$3,766, making owning \$1,834 per month more costly than renting.

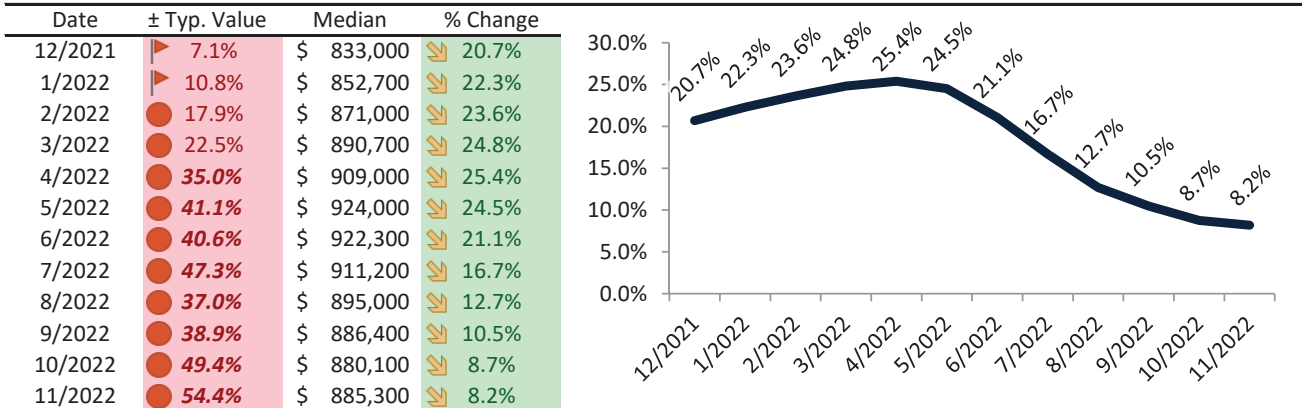
Rents rose 13.9% year-over-year. The current capitalization rate (rent/price) is 4.1%.

Market rating = 1

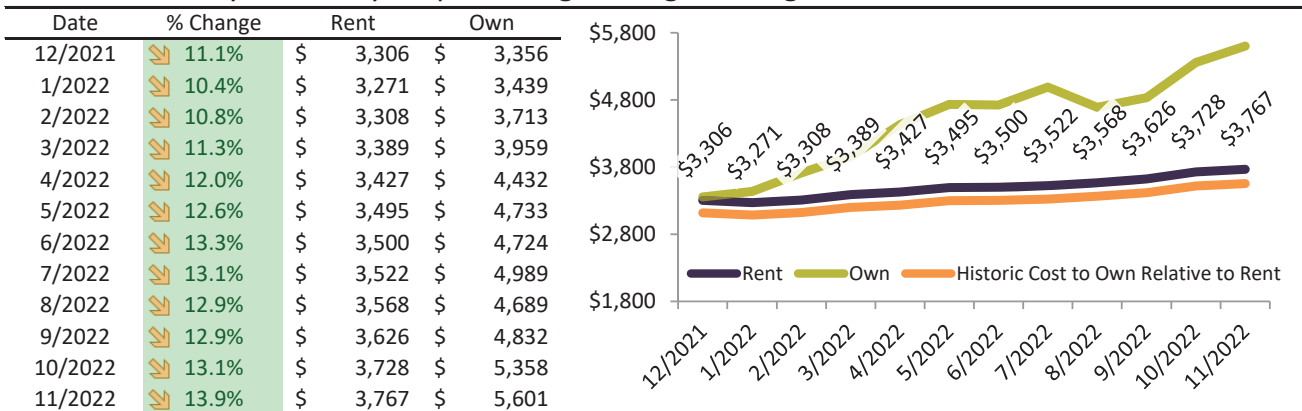
Median Home Price and Rental Parity trailing twelve months



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



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

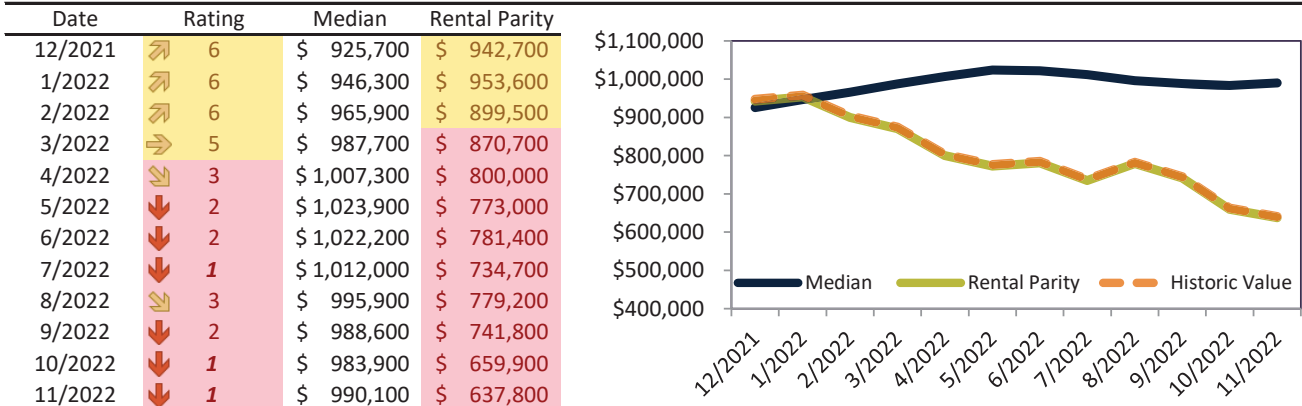


Orange Housing Market Value & Trends Update

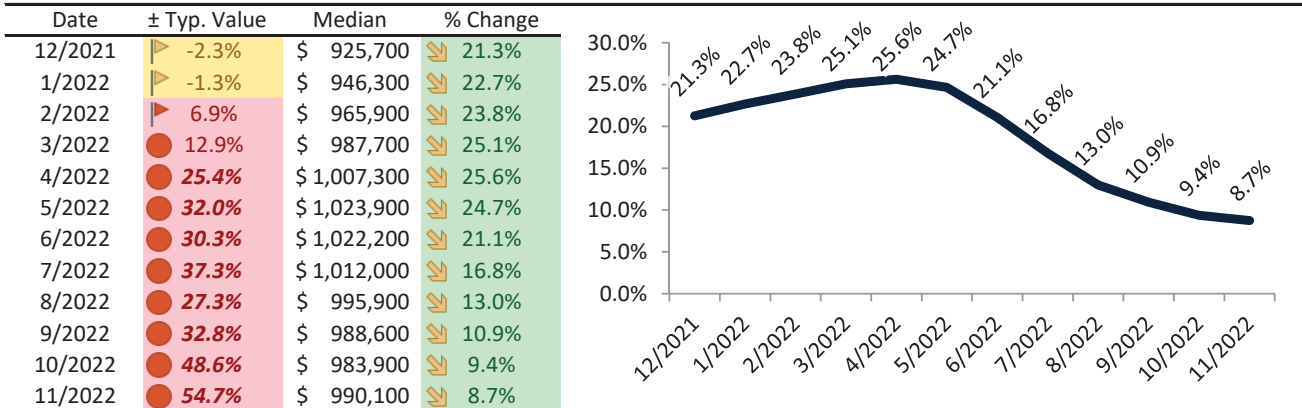
Historically, properties in this market sell at a 0.5% premium. Today's premium is 55.2%. This market is 54.7% overvalued. Median home price is \$990,100. Prices rose 8.7% year-over-year. Monthly cost of ownership is \$6,264, and rents average \$4,035, making owning \$2,228 per month more costly than renting. Rents rose 9.5% year-over-year. The current capitalization rate (rent/price) is 3.9%.

Market rating = 1

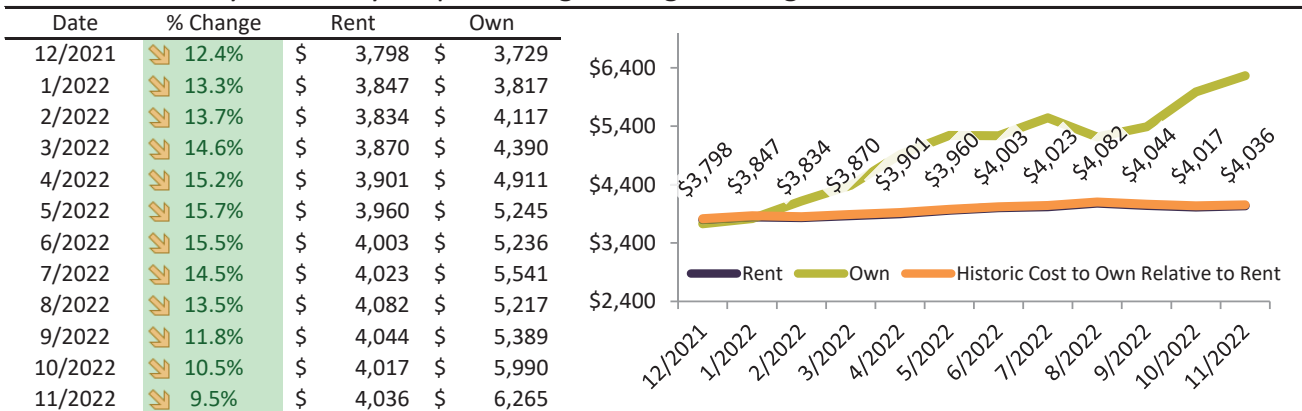
Median Home Price and Rental Parity trailing twelve months



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



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



Fountain Valley Housing Market Value & Trends Update

Historically, properties in this market sell at a 12.1% premium. Today's premium is 69.3%. This market is 57.2% overvalued.

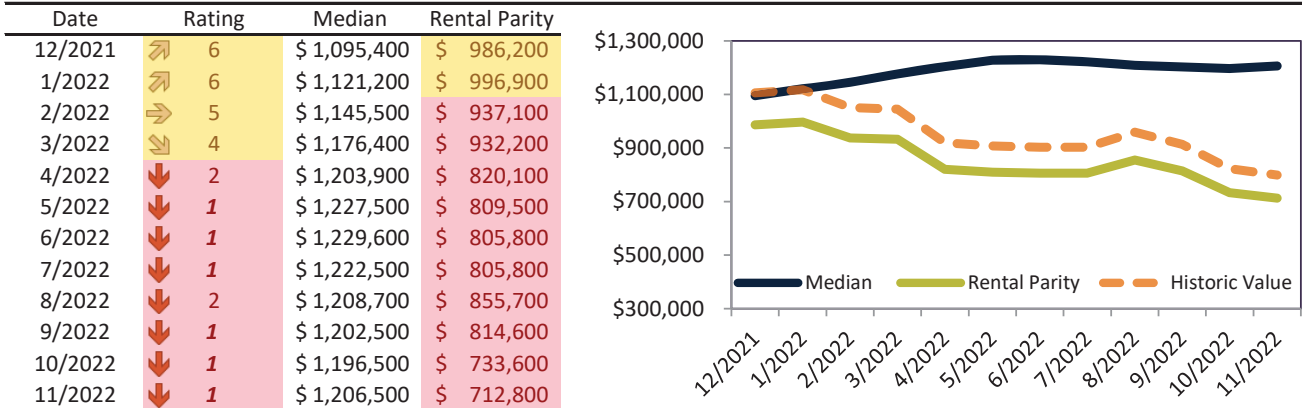
Median home price is \$1,206,500. Prices rose 12.1% year-over-year.

Monthly cost of ownership is \$7,633, and rents average \$4,510, making owning \$3,123 per month more costly than renting.

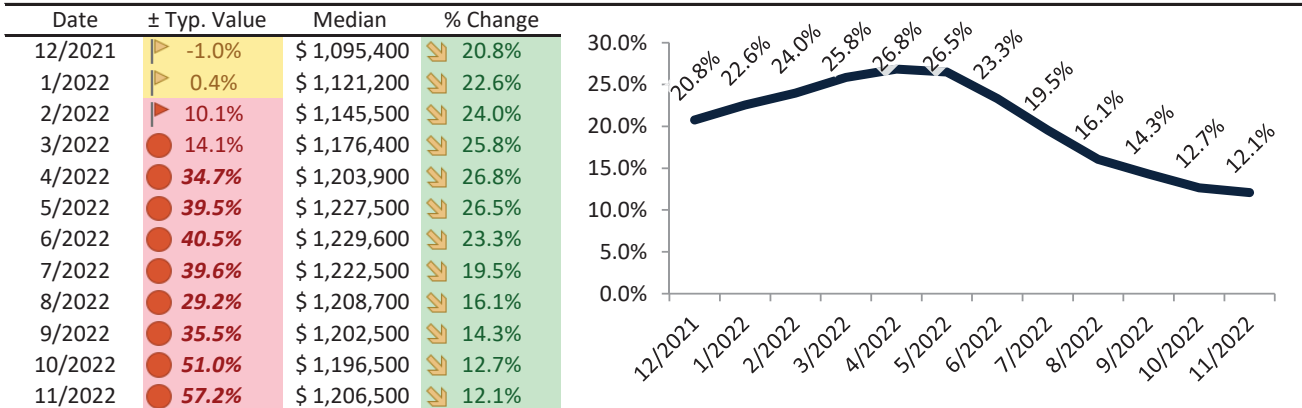
Rents rose 15.1% year-over-year. The current capitalization rate (rent/price) is 3.6%.

Market rating = 1

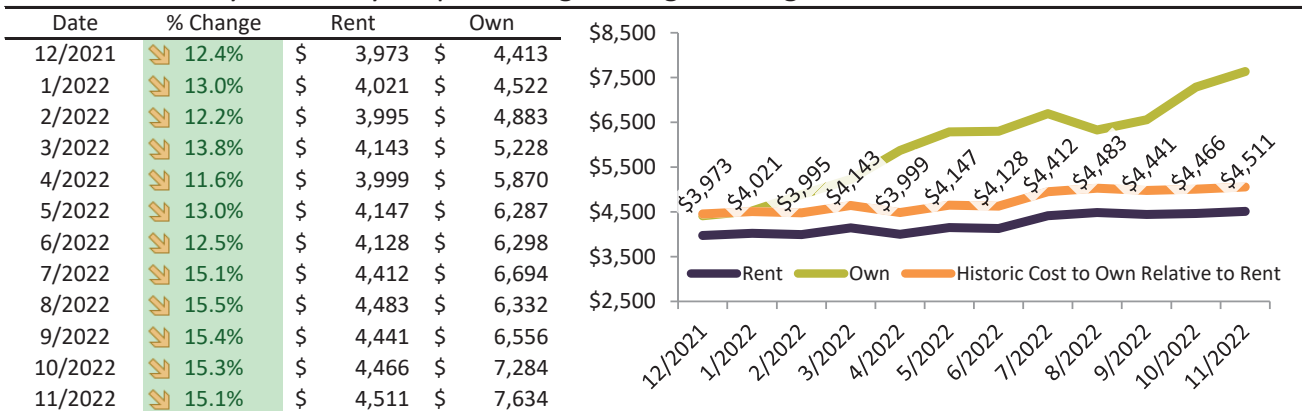
Median Home Price and Rental Parity trailing twelve months



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



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



TAIT Housing Report

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

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

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

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

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

Using and Interpreting the TAIT Monthly Report

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

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

NEWS OVERVIEW

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

Orange County Housing Market Value & Trends Update

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

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

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

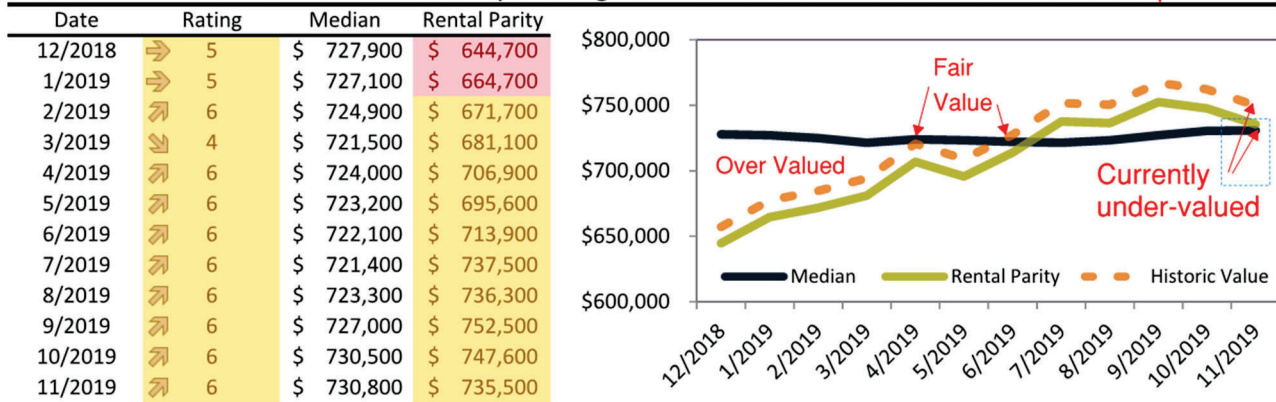
Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 4.2%.

Market rating = 6

MEDIAN HOME PRICE AND RENTAL PARITY TRAILING TWELVE MONTHS

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

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



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

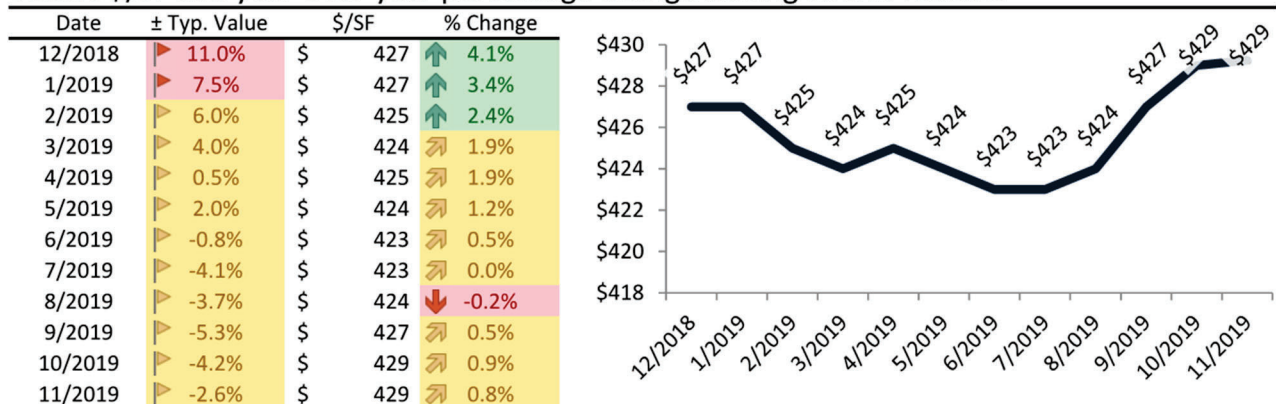
The third line plotted against these two parallel lines is the median resale price for the area. This line reveals whether the market is currently trading at a premium or discount to rental parity and historic value. The more important of these relationships is between median resale price and historic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

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

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

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

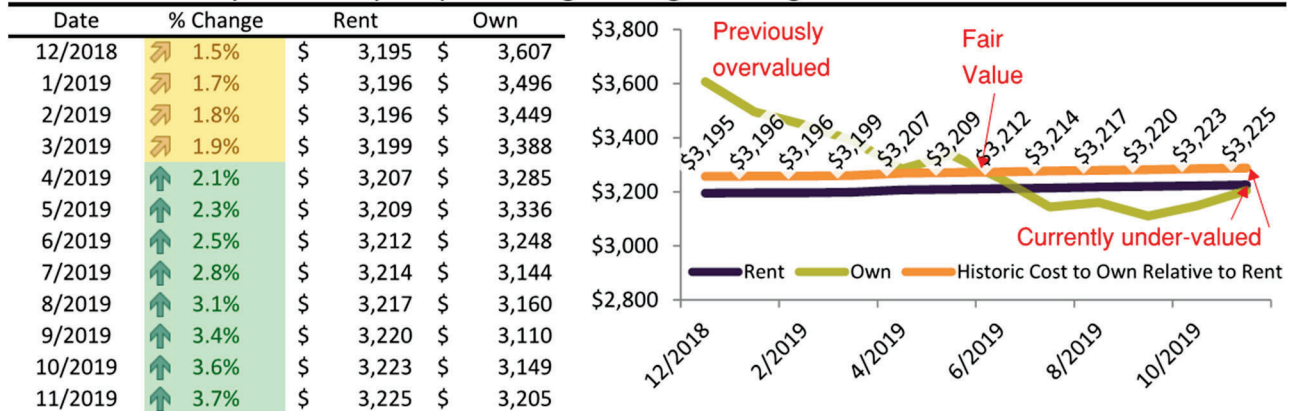
Resale \$/SF and year-over-year percentage change trailing twelve months



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

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

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

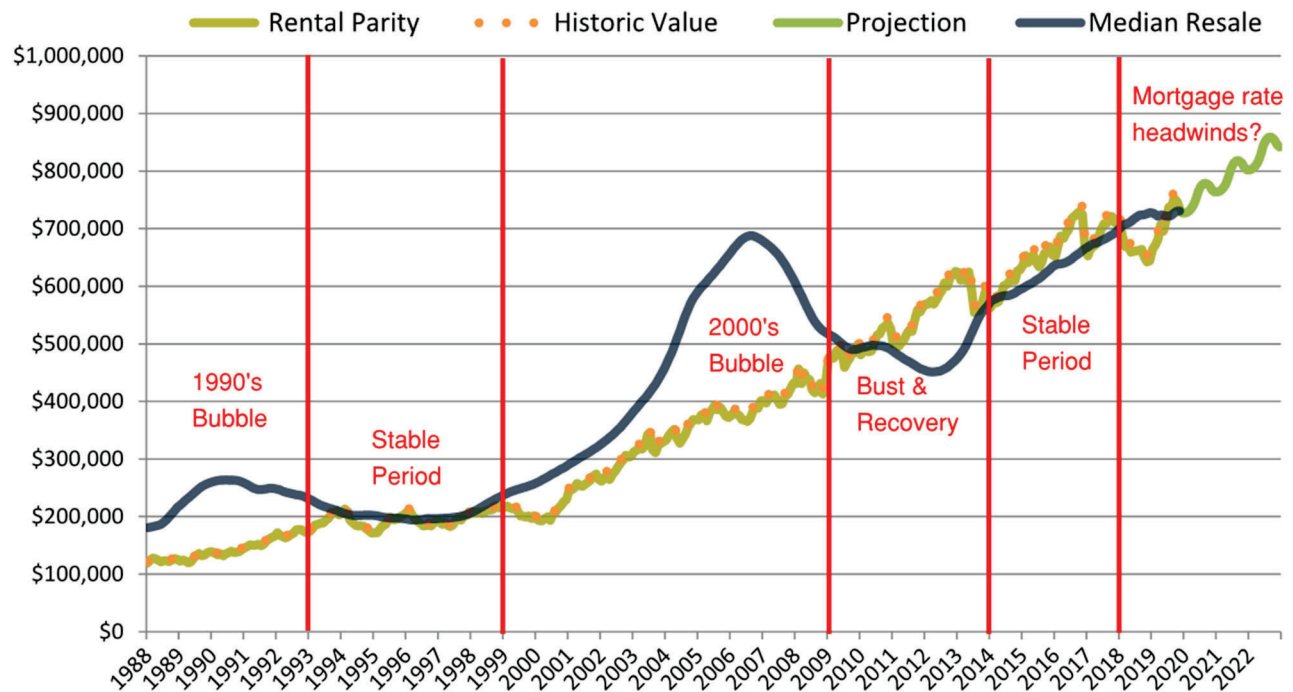


This method of looking at the data is more revealing to those who like to focus on monthly costs rather than purchase price. It reveals how affordable properties are relative to monthly rent, which is what rental parity analysis is all about. The first column of data shows the rate of rent growth over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

HISTORIC MARKET DATA CHARTS

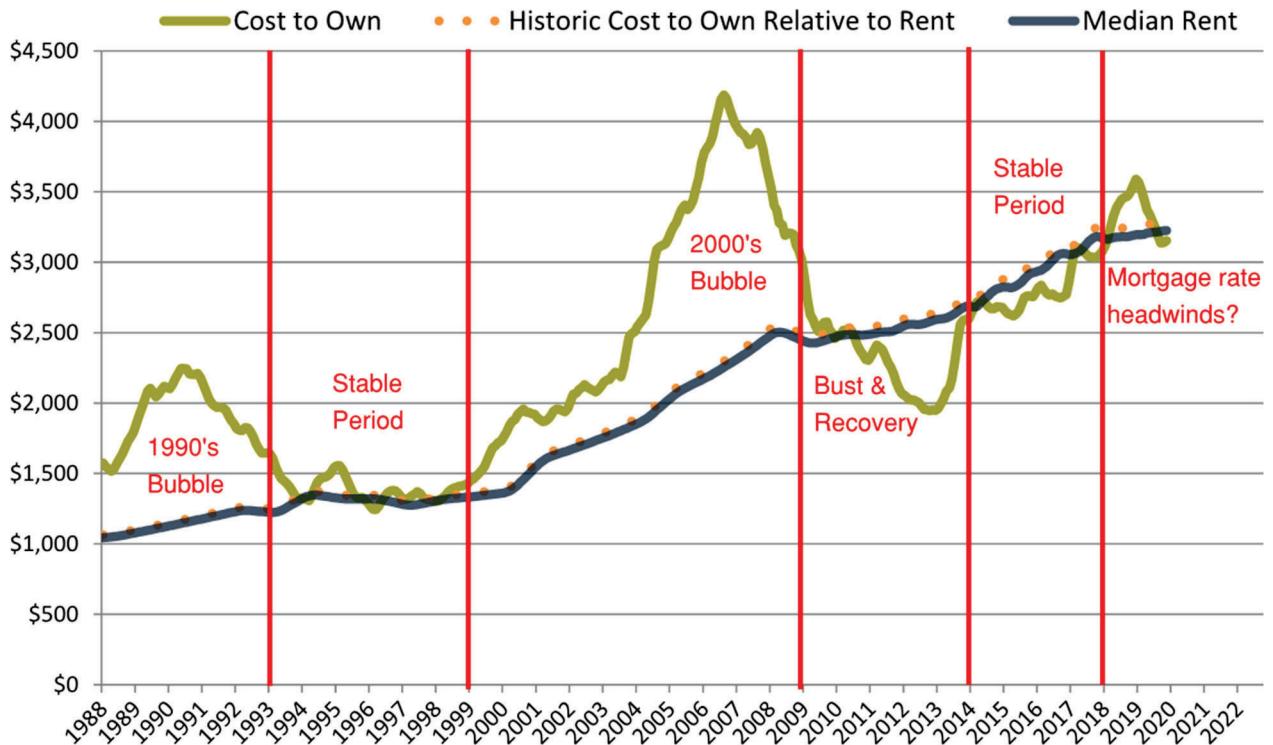
The next page of the report shows two charts: County median home price since January 1988, and County median rent and monthly cost of ownership since January 1988. These charts are designed to put current circumstances in historic context. They answer questions like, “How volatile are prices?” and “How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

Orange County median home price since January 1988



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

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



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

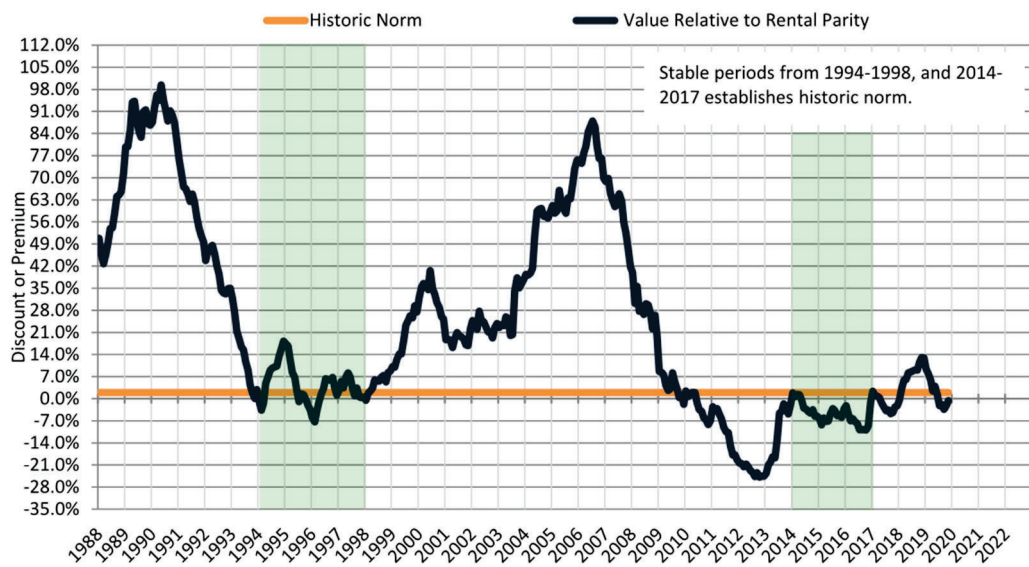
Historic Median Home Price Relative to Rental Parity: Orange County since January 1988

HISTORIC VALUATION

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

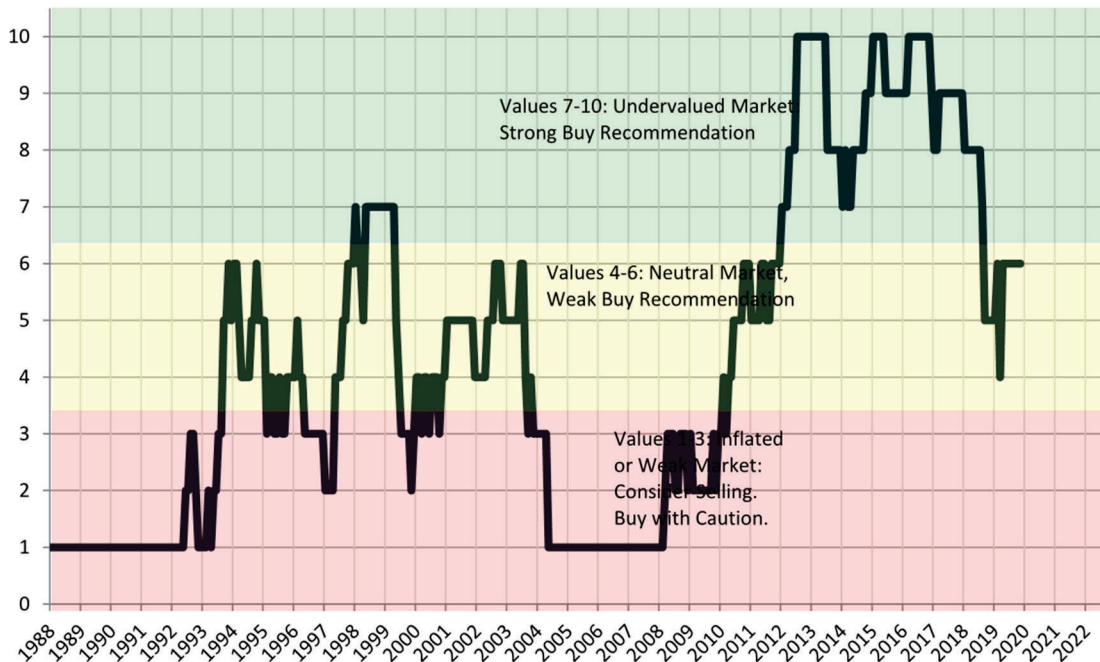
The chart above shows, at a glance, how close the market trades to its historic norm.

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



TAIT RATING SYSTEM CHART

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



The importance of rental parity

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

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

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

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

RENTAL PARITY AS BASIS OF VALUE

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