

# Metro San Jose

## CALIFORNIA

December 2022



Rents rose 9.7% year-over-year. The current capitalization rate (rent/price) is 2.5%.

# HOUSING REPORT

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### Table of Contents

---

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

### Area Reports

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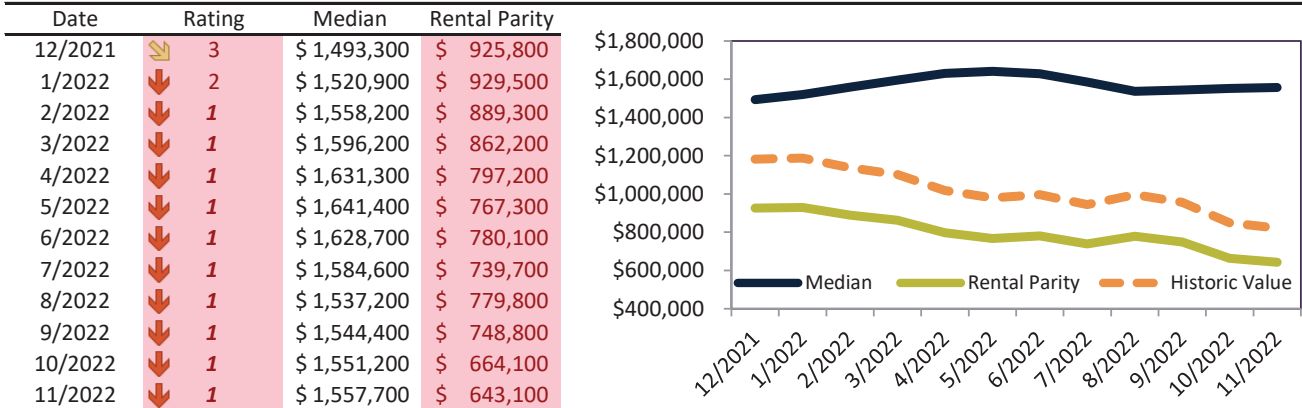
13	.....	San Benito	39	.....	Almaden Valley
14	.....	Santa Clara	40	.....	Edenvale - Seven Trees
15	.....	Alum Rock	41	.....	Berryessa
16	.....	Burbank	42	.....	Alum Rock-East Foothills
17	.....	Cambrian Park	43	.....	North San Jose
18	.....	Campbell	44	.....	Rose Garden
19	.....	Cupertino	45	.....	San Juan Bautista
20	.....	East Foothills	46	.....	San Martin
21	.....	Gilroy	47	.....	Santa Clara
22	.....	Hollister	48	.....	Sunnyvale
23	.....	Lexington Hills	49	.....	Ponderosa
24	.....	Los Gatos	50	.....	Lakewood
25	.....	Milpitas	51	.....	Washington
26	.....	Morgan Hill	52	.....	Ortega
27	.....	Mountain View	53	.....	De Anza
28	.....	San Jose	54	.....	Serra
29	.....	East San Jose	55	.....	Raynor
30	.....	West San Jose	56	.....	Raynor
31	.....	Downtown			
32	.....	North Valley			
33	.....	Evergreen			
34	.....	Willow Glen			
35	.....	Blossom Valley			
36	.....	Cambrian Park			
37	.....	Fairgrounds			
38	.....	Santa Teresa			
56	.....	<b>TAIT Housing Market Report Interpretation</b>			

## San Jose Metro, CA Housing Market Value & Trends Update

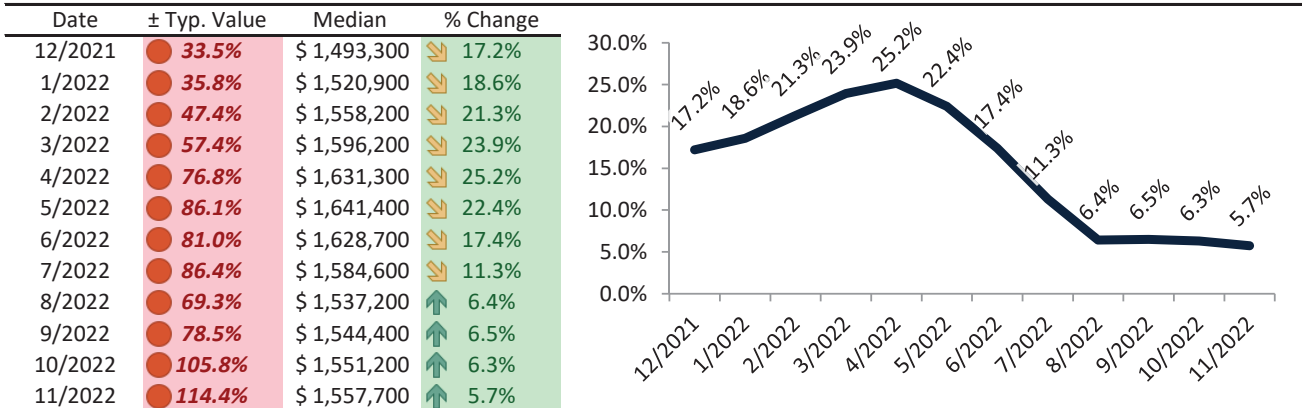
Historically, properties in this market sell at a 27.8% premium. Today's premium is 142.2%. This market is 114.4% overvalued. Median home price is \$1,557,700. Prices rose 5.7% year-over-year. Monthly cost of ownership is \$9,855, and rents average \$4,069, making owning \$5,786 per month more costly than renting. Rents rose 9.7% year-over-year. The current capitalization rate (rent/price) is 2.5%.

Market rating = 1

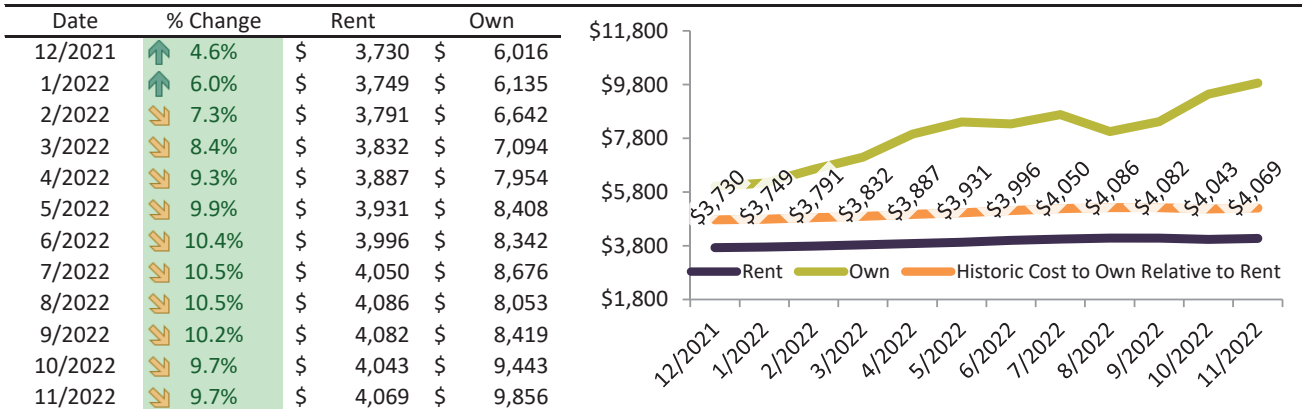
### Median Home Price and Rental Parity trailing twelve months



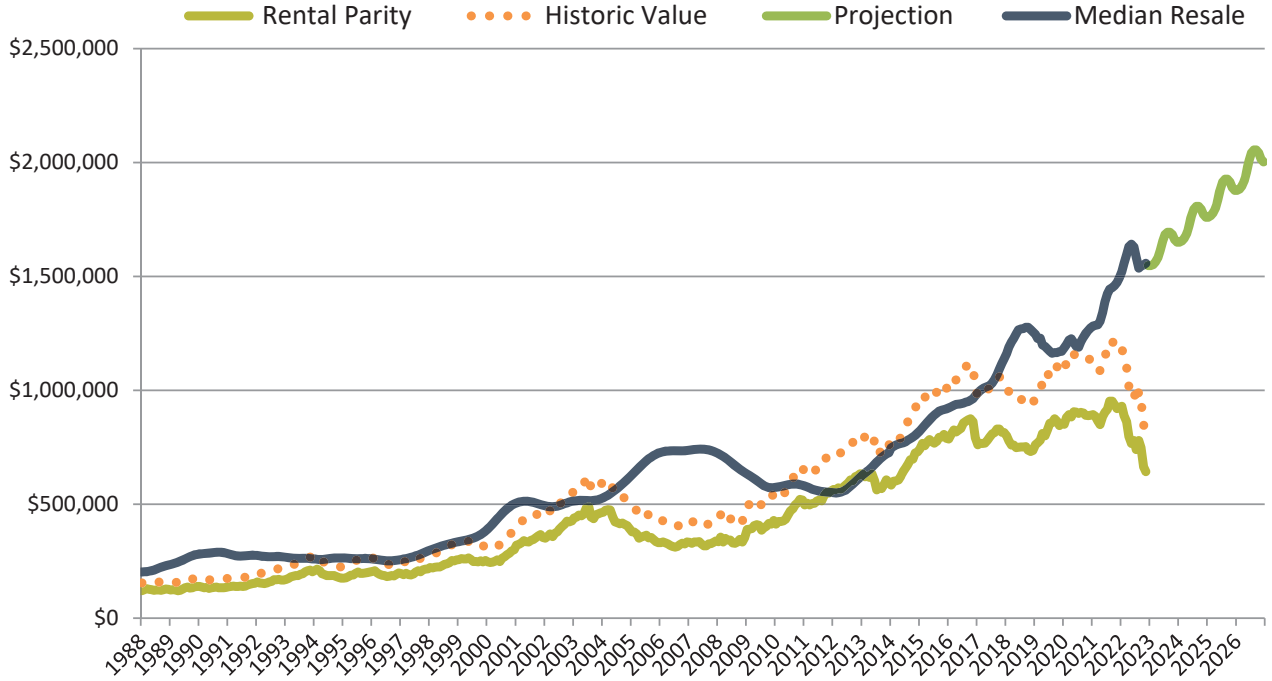
### Resale Median and year-over-year percentage change trailing twelve months



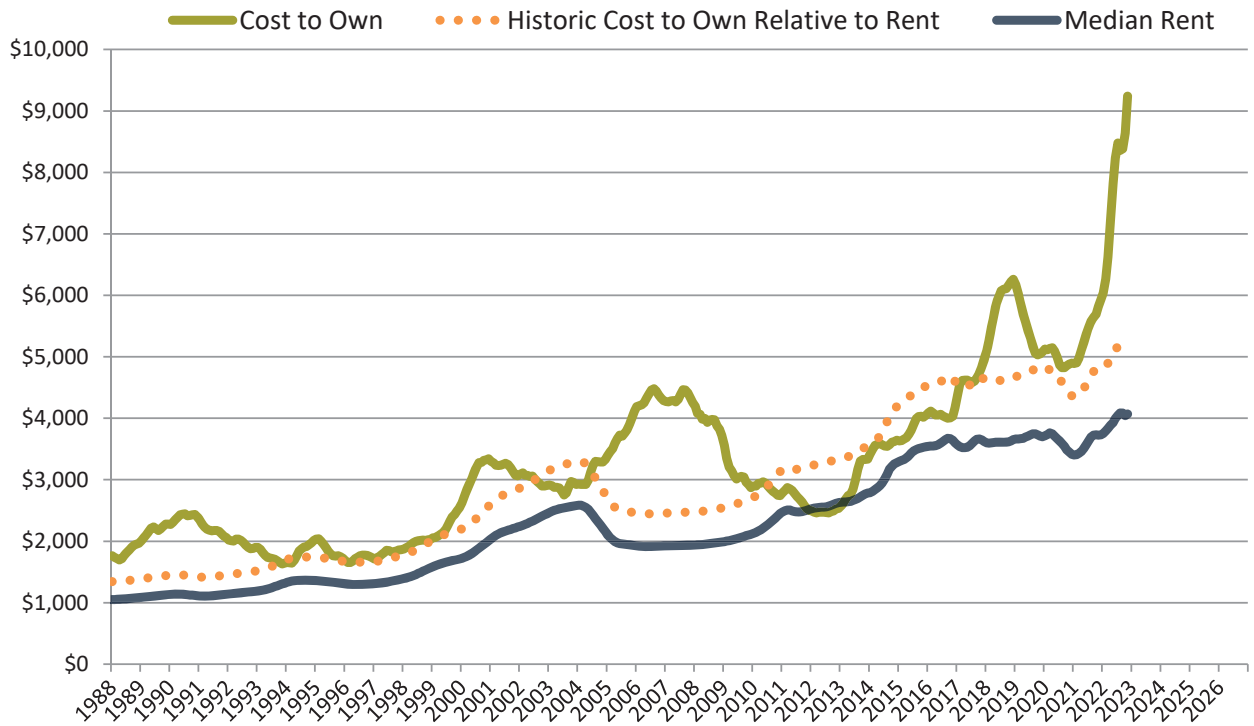
### Rental rate and year-over-year percentage change trailing twelve months



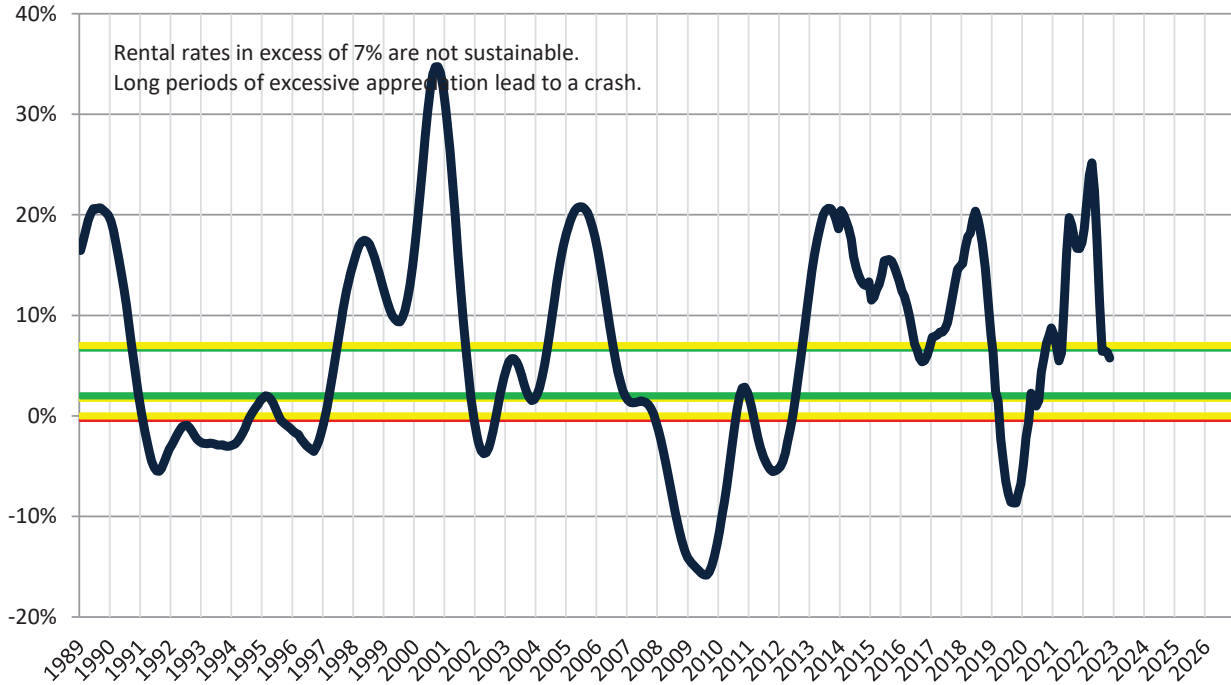
San Jose Metro, CA median home price since January 1988



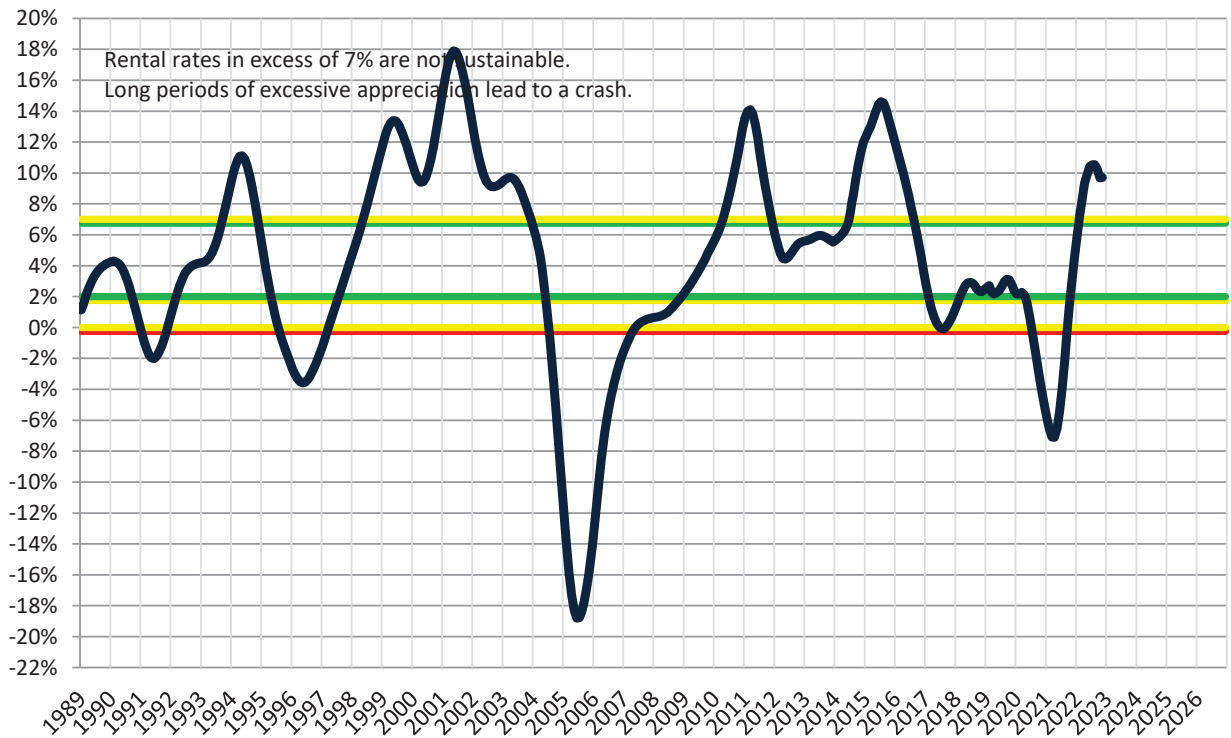
San Jose Metro, CA median rent and monthly cost of ownership since January 1988



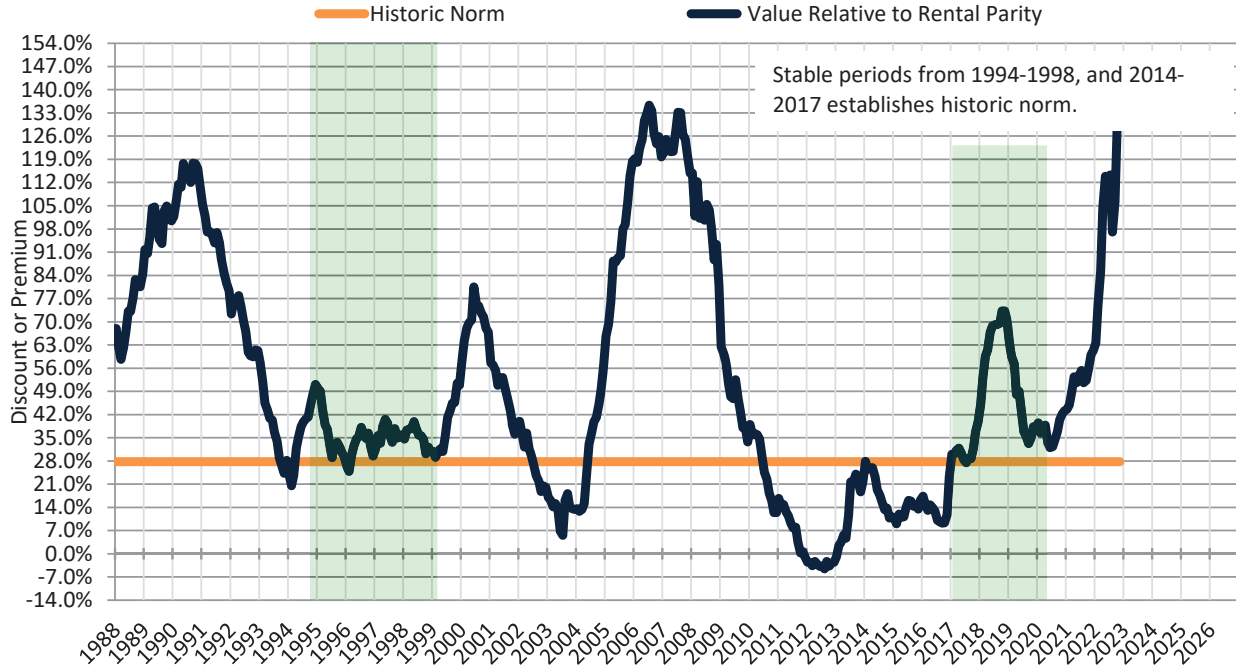
Resale \$/SF Year-over-Year Percentage Change: San Jose Metro, CA since January 1989



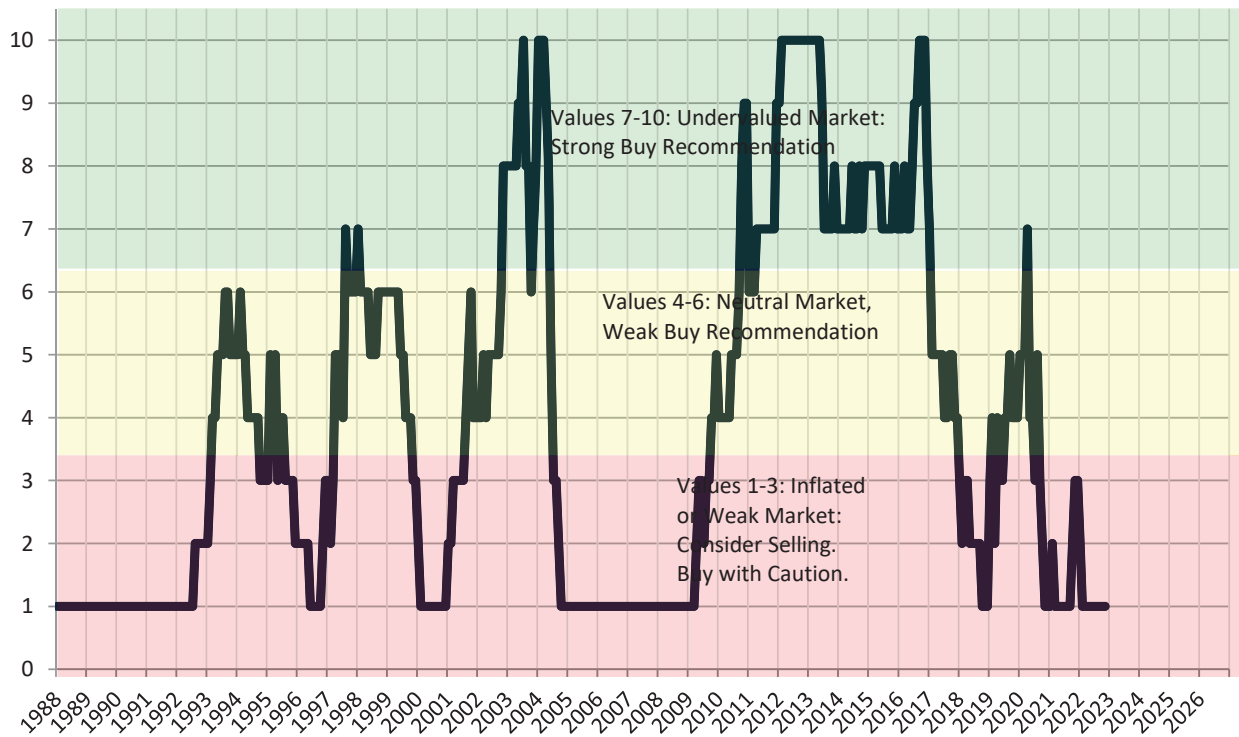
Rental \$/SF Year-over-Year Percentage Change: San Jose Metro, CA since January 1989



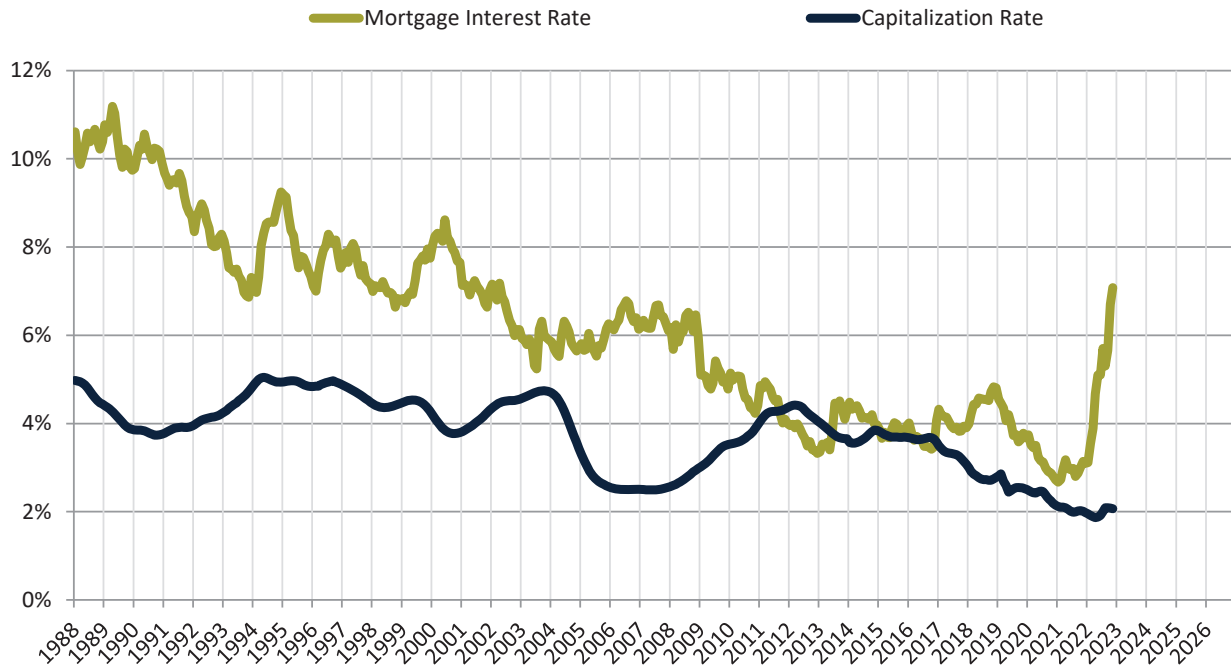
Historic Median Home Price Relative to Rental Parity: San Jose Metro, CA since January 1988



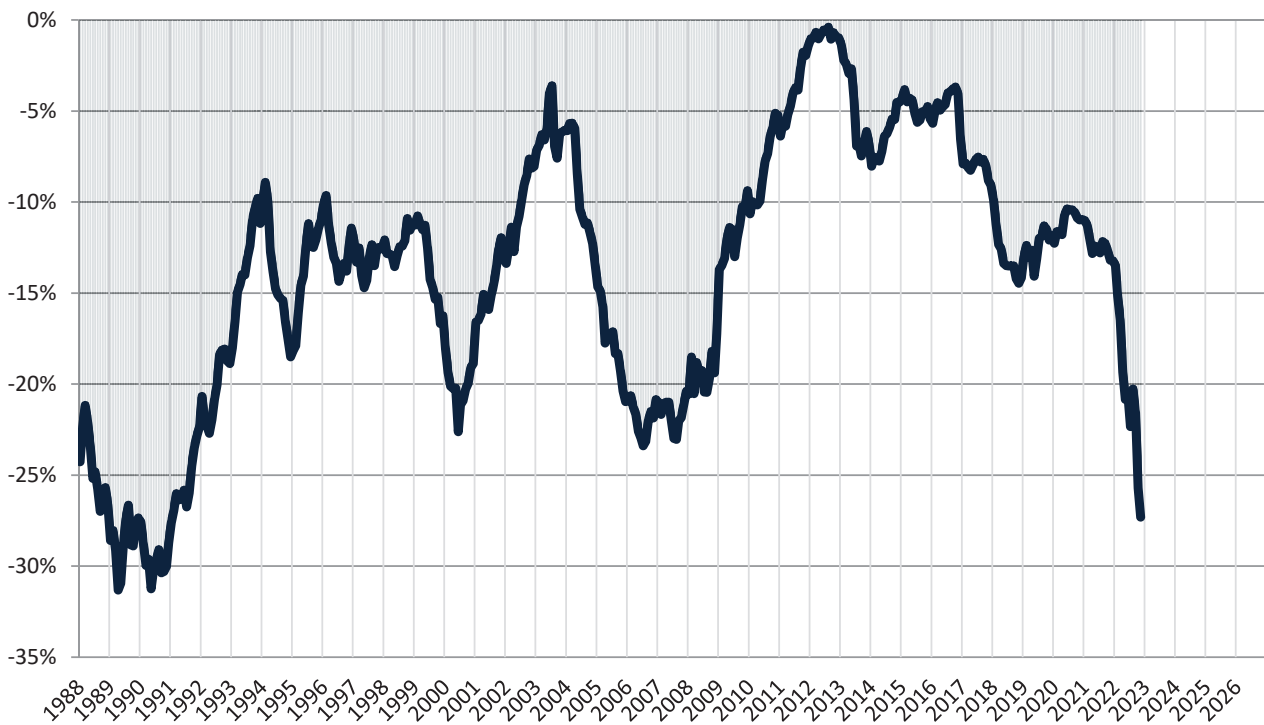
TAIT Housing Report® Market Timing System Rating: San Jose Metro, CA since January 1988



Cash Investor Capitalization Rate: San Jose Metro, CA since January 1988



Financed Investor Cash-on-Cash Return: San Jose Metro, CA since January 1988





**Market Performance and Trends: San Jose Metro, CA 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
San Jose Metro, CA	\$ 1,557,700	↑ 5.7%	\$ 1,557,700	↓ 9.7%	\$ 4,069	\$ 9,856	\$ 5,787	2.5%
San Benito County	\$ 841,900	↑ 2.9%	\$ 841,900	↓ 13.5%	\$ 3,220	\$ 5,327	\$ 2,106	3.7%
Santa Clara County	\$ 1,563,500	↑ 5.7%	\$ 1,563,500	↓ 9.7%	\$ 4,099	\$ 9,893	\$ 5,794	2.5%
Alum Rock	\$ 949,100	↑ 3.1%	\$ 949,100	↑ 3.7%	\$ 3,681	\$ 6,005	\$ 2,324	3.7%
Burbank	\$ 1,150,800	↑ 4.1%	\$ 1,150,800	↓ 11.9%	\$ 4,150	\$ 7,281	\$ 3,131	3.5%
Cambrian Park	\$ 1,975,500	↓ 8.7%	\$ 1,975,500	↑ 3.7%	\$ 4,256	\$ 12,499	\$ 8,243	2.1%
Campbell	\$ 1,734,500	↓ 7.4%	\$ 1,734,500	↓ 8.2%	\$ 4,127	\$ 10,975	\$ 6,847	2.3%
Cupertino	\$ 2,851,200	↑ 5.7%	\$ 2,851,200	↓ 11.2%	\$ 5,638	\$ 18,040	\$ 12,402	1.9%
East Foothills	\$ 1,373,200	↓ 7.1%	\$ 1,373,200	↑ 3.7%	\$ 3,964	\$ 8,689	\$ 4,725	2.8%
Gilroy	\$ 1,070,500	↑ 6.8%	\$ 1,070,500	↑ 6.4%	\$ 3,309	\$ 6,773	\$ 3,465	3.0%
Hollister	\$ 834,000	↑ 2.6%	\$ 834,000	↓ 16.5%	\$ 3,317	\$ 5,277	\$ 1,959	3.8%
Los Gatos	\$ 2,711,400	↓ 8.3%	\$ 2,711,400	↓ 10.2%	\$ 5,547	\$ 17,156	\$ 11,608	2.0%
Milpitas	\$ 1,395,200	↑ 6.8%	\$ 1,395,200	↓ 8.5%	\$ 3,948	\$ 8,828	\$ 4,880	2.7%
Morgan Hill	\$ 1,336,300	↓ 8.0%	\$ 1,336,300	↓ 11.2%	\$ 4,198	\$ 8,455	\$ 4,257	3.0%
Mountain View	\$ 1,995,800	↑ 4.3%	\$ 1,995,800	↓ 10.1%	\$ 4,937	\$ 12,628	\$ 7,691	2.4%
San Jose	\$ 1,380,300	↑ 5.9%	\$ 1,380,300	↓ 9.9%	\$ 3,972	\$ 8,733	\$ 4,762	2.8%
East San Jose	\$ 989,700	↑ 4.4%	\$ 989,700	↑ 5.1%	\$ 4,317	\$ 6,262	\$ 1,945	4.2%
West San Jose	\$ 1,946,300	↑ 5.5%	\$ 1,946,300	↔ 0.6%	\$ 4,218	\$ 12,315	\$ 8,096	2.1%
Downtown	\$ 1,065,600	↑ 3.3%	\$ 1,065,600	↑ 4.4%	\$ 4,038	\$ 6,742	\$ 2,704	3.6%
North Valley	\$ 1,196,000	↑ 5.7%	\$ 1,196,000	↑ 4.4%	\$ 4,142	\$ 7,567	\$ 3,425	3.3%
Evergreen	\$ 1,509,200	↑ 6.7%	\$ 1,509,200	↔ 0.7%	\$ 4,053	\$ 9,549	\$ 5,496	2.6%
Willow Glen	\$ 1,703,800	↓ 7.3%	\$ 1,703,800	↔ 1.7%	\$ 4,167	\$ 10,780	\$ 6,613	2.3%
Blossom Valley	\$ 1,367,800	↑ 7.0%	\$ 1,367,800	↑ 2.3%	\$ 4,141	\$ 8,654	\$ 4,513	2.9%
Cambrian Park	\$ 1,659,500	↑ 6.9%	\$ 1,659,500	↔ 1.4%	\$ 4,097	\$ 10,500	\$ 6,403	2.4%

### Market Performance and Trends: San Jose Metro, CA 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
Fairgrounds	\$ 969,800	↑ 5.4%	\$ 969,800	↑ 4.2%	\$ 4,177	\$ 6,136	\$ 1,959	4.1%
Santa Teresa	\$ 1,316,300	↓ 7.8%	\$ 1,316,300	↑ 2.2%	\$ 4,148	\$ 8,329	\$ 4,181	3.0%
Almaden Valley	\$ 2,052,700	↓ 7.7%	\$ 2,052,700	↑ 2.8%	\$ 4,404	\$ 12,988	\$ 8,584	2.1%
Edenvale - Seven Trees	\$ 1,069,300	↓ 7.8%	\$ 1,069,300	↑ 3.8%	\$ 4,274	\$ 6,766	\$ 2,492	3.8%
Berryessa	\$ 1,511,500	↑ 5.8%	\$ 1,511,500	↑ 2.5%	\$ 4,159	\$ 9,564	\$ 5,405	2.6%
Alum Rock-East Foothills	\$ 1,078,800	↓ 8.7%	\$ 1,078,800	↑ 4.4%	\$ 4,229	\$ 6,826	\$ 2,597	3.8%
North San Jose	\$ 1,115,700	↑ 4.9%	\$ 1,115,700	↑ 2.8%	\$ 3,943	\$ 7,059	\$ 3,116	3.4%
Rose Garden	\$ 1,537,100	↑ 4.5%	\$ 1,537,100	↑ 2.6%	\$ 4,002	\$ 9,726	\$ 5,723	2.5%
San Juan Bautista	\$ 920,600	↑ 4.2%	\$ 920,600	↑ 3.7%	\$ 3,045	\$ 5,825	\$ 2,780	3.2%
San Martin	\$ 1,444,700	↑ 5.1%	\$ 1,444,700	↑ 3.7%	\$ 4,053	\$ 9,141	\$ 5,088	2.7%
Santa Clara	\$ 1,608,000	↑ 5.0%	\$ 1,608,000	↓ 10.1%	\$ 4,043	\$ 10,174	\$ 6,132	2.4%
Sunnyvale	\$ 2,036,900	↑ 5.9%	\$ 2,036,900	↓ 10.5%	\$ 4,444	\$ 12,888	\$ 8,444	2.1%
Ponderosa	\$ 1,891,500	↓ 7.2%	\$ 1,891,500	↔ 0.8%	\$ 4,638	\$ 11,968	\$ 7,330	2.4%
Lakewood	\$ 1,499,100	↑ 6.2%	\$ 1,499,100	↔ 1.9%	\$ 4,069	\$ 9,485	\$ 5,416	2.6%
Washington	\$ 2,007,900	↑ 3.0%	\$ 2,007,900	↔ 0.8%	\$ 4,405	\$ 12,704	\$ 8,299	2.1%
Ortega	\$ 2,577,000	↓ 7.1%	\$ 2,577,000	↔ 1.4%	\$ 4,820	\$ 16,305	\$ 11,485	1.8%
De Anza	\$ 2,586,700	↑ 4.9%	\$ 2,586,700	↔ 1.4%	\$ 5,103	\$ 16,367	\$ 11,263	1.9%
Serra	\$ 3,078,700	↓ 8.7%	\$ 3,078,700	↔ 1.7%	\$ 5,375	\$ 19,480	\$ 14,104	1.7%
Raynor	\$ 2,491,300	↓ 10.2%	\$ 2,491,300	↔ 0.9%	\$ 4,599	\$ 15,763	\$ 11,164	1.8%

### Market Timing Rating and Valuations: San Jose Metro, CA and Major Cities and Zips

Study Area	Rating	Median	Rental Parity	% Over/Under Rental Parity	Historic Premium	% Over/Under Historic Prem.
San Jose Metro, CA	↓ 1	\$ 1,557,700	\$ 643,100	● 142.2%	27.8%	● 114.4%
San Benito County	↘ 3	\$ 841,900	\$ 508,900	● 59.9%	27.4%	● 32.5%
Santa Clara County	↓ 1	\$ 1,563,500	\$ 647,800	● 141.3%	28.1%	● 113.2%
Alum Rock	↓ 1	\$ 949,100	\$ 581,700	● 63.1%	4.8%	● 58.3%
Burbank	↓ 1	\$ 1,150,800	\$ 655,800	● 75.5%	-2.8%	● 78.3%
Cambrian Park	↓ 1	\$ 1,975,500	\$ 672,700	● 193.7%	36.6%	● 157.1%
Campbell	↓ 1	\$ 1,734,500	\$ 652,200	● 166.0%	35.6%	● 130.4%
Cupertino	↓ 1	\$ 2,851,200	\$ 891,100	● 220.0%	60.3%	● 159.7%
East Foothills	↓ 1	\$ 1,373,200	\$ 626,500	● 119.2%	23.9%	● 95.3%
Gilroy	↓ 1	\$ 1,070,500	\$ 522,900	● 104.7%	11.6%	● 93.1%
Hollister	↘ 3	\$ 834,000	\$ 524,300	● 59.1%	26.0%	● 33.1%
Los Gatos	↓ 1	\$ 2,711,400	\$ 876,700	● 209.3%	50.5%	● 158.8%
Milpitas	↓ 1	\$ 1,395,200	\$ 623,900	● 123.6%	18.7%	● 104.9%
Morgan Hill	↓ 1	\$ 1,336,300	\$ 663,500	● 101.4%	27.7%	● 73.7%
Mountain View	↓ 1	\$ 1,995,800	\$ 780,200	● 155.8%	35.7%	● 120.1%
San Jose	↓ 1	\$ 1,380,300	\$ 627,700	● 119.9%	19.6%	● 100.3%
East San Jose	↓ 2	\$ 989,700	\$ 682,300	● 45.0%	1.7%	● 43.3%
West San Jose	↓ 1	\$ 1,946,300	\$ 666,600	● 191.9%	42.8%	● 149.1%
Downtown	↓ 1	\$ 1,065,600	\$ 638,200	● 67.0%	10.3%	● 56.7%
North Valley	↓ 1	\$ 1,196,000	\$ 654,600	● 82.7%	12.4%	● 70.3%
Evergreen	↓ 1	\$ 1,509,200	\$ 640,500	● 135.6%	23.3%	● 112.3%
Willow Glen	↓ 1	\$ 1,703,800	\$ 658,500	● 158.7%	36.0%	● 122.7%
Blossom Valley	↓ 1	\$ 1,367,800	\$ 654,500	● 109.0%	16.7%	● 92.3%
Cambrian Park	↓ 1	\$ 1,659,500	\$ 647,400	● 156.4%	30.1%	● 126.3%

**Market Timing Rating and Valuations: San Jose Metro, CA and Major Cities and Zips**

Study Area	Rating	Median	Rental Parity	% Over/Under Rental Parity	Historic Premium	% Over/Under Historic Prem.
Fairgrounds	↓ 2	\$ 969,800	\$ 660,100	● 46.9%	-0.1%	● 47.0%
Santa Teresa	↓ 1	\$ 1,316,300	\$ 655,500	● 100.9%	17.5%	● 83.4%
Almaden Valley	↓ 1	\$ 2,052,700	\$ 696,000	● 194.9%	49.4%	● 145.5%
Edenvale - Seven Trees	↓ 1	\$ 1,069,300	\$ 675,400	● 58.4%	28.1%	● 55.4%
Berryessa	↓ 1	\$ 1,511,500	\$ 657,200	● 130.0%	25.6%	● 104.4%
Alum Rock-East Foothills	↓ 1	\$ 1,078,800	\$ 668,300	● 61.4%	0.8%	● 60.6%
North San Jose	↓ 1	\$ 1,115,700	\$ 623,100	● 79.1%	15.7%	● 63.4%
Rose Garden	↓ 1	\$ 1,537,100	\$ 632,500	● 143.0%	28.0%	● 115.0%
San Juan Bautista	↓ 2	\$ 920,600	\$ 481,200	● 91.3%	42.4%	● 48.9%
San Martin	↓ 1	\$ 1,444,700	\$ 640,400	● 125.6%	49.8%	● 75.8%
Santa Clara	↓ 1	\$ 1,608,000	\$ 638,900	● 151.7%	29.8%	● 121.9%
Sunnyvale	↓ 1	\$ 2,036,900	\$ 702,400	● 190.0%	49.5%	● 140.5%
Ponderosa	↓ 1	\$ 1,891,500	\$ 733,000	● 158.0%	49.2%	● 108.8%
Lakewood	↓ 1	\$ 1,499,100	\$ 643,100	● 133.1%	25.8%	● 107.3%
Washington	↓ 1	\$ 2,007,900	\$ 696,200	● 188.4%	56.2%	● 132.2%
Ortega	↓ 1	\$ 2,577,000	\$ 761,800	● 238.3%	64.5%	● 173.8%
De Anza	↓ 1	\$ 2,586,700	\$ 806,500	● 220.8%	63.3%	● 157.5%
Serra	↓ 1	\$ 3,078,700	\$ 849,500	● 262.4%	71.6%	● 190.8%
Raynor	↓ 1	\$ 2,491,300	\$ 726,800	● 242.8%	64.9%	● 177.9%

### San Benito County Housing Market Value & Trends Update

Historically, properties in this market sell at a 27.4% premium. Today's premium is 59.9%. This market is 32.5% overvalued.

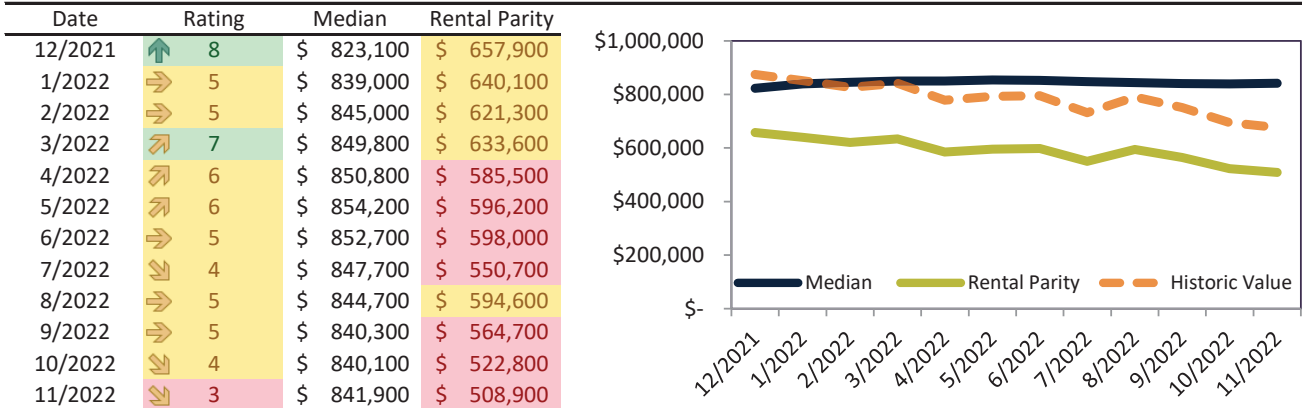
Median home price is \$841,900. Prices rose 2.9% year-over-year.

Monthly cost of ownership is \$5,326, and rents average \$3,220, making owning \$2,106 per month more costly than renting.

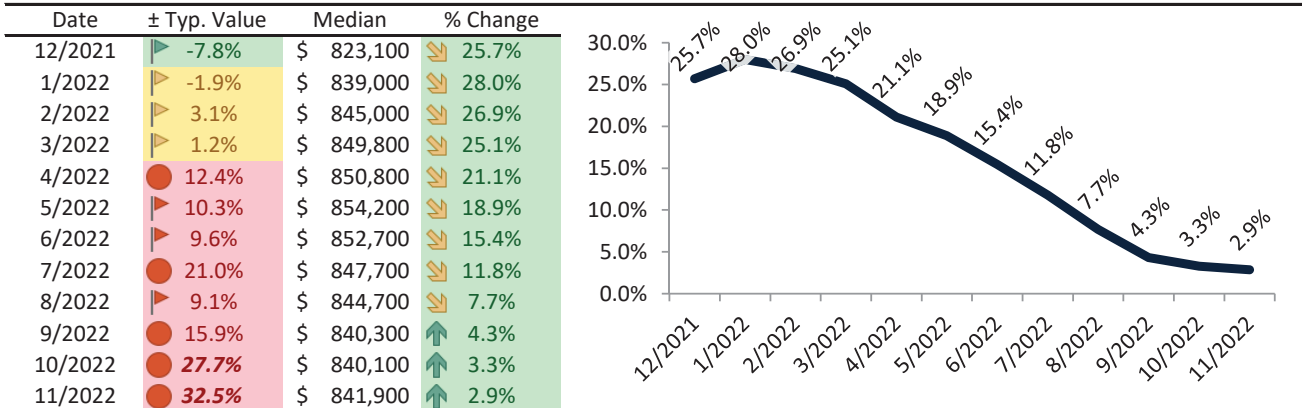
Rents rose 13.5% year-over-year. The current capitalization rate (rent/price) is 3.7%.

**Market rating = 3**

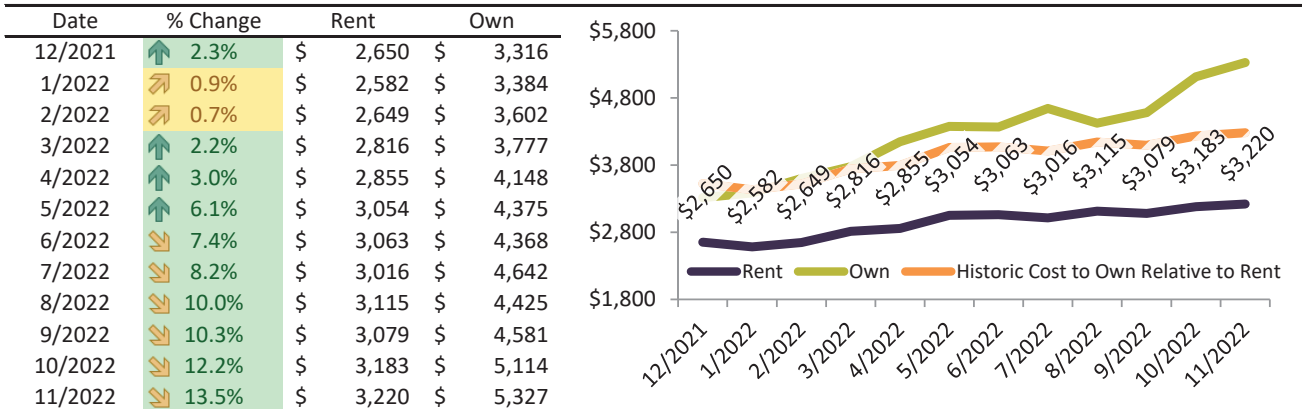
#### Median Home Price and Rental Parity trailing twelve months



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



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

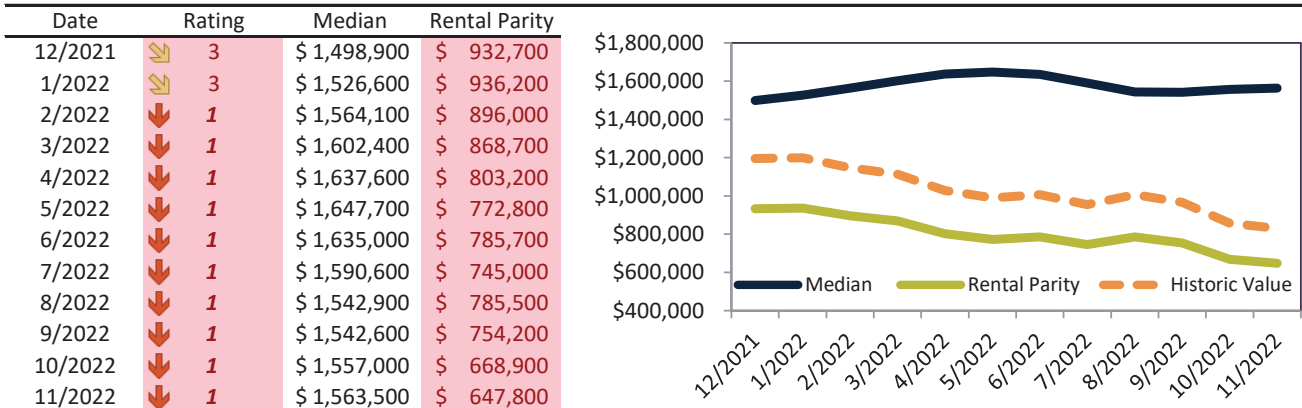


## Santa Clara County Housing Market Value & Trends Update

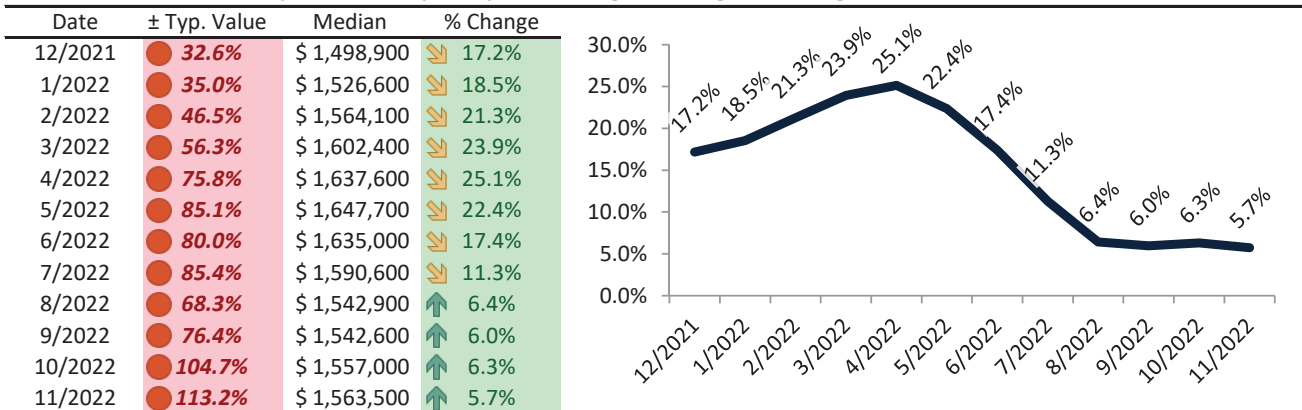
Historically, properties in this market sell at a 28.1% premium. Today's premium is 141.3%. This market is 113.2% overvalued. Median home price is \$1,563,500. Prices rose 5.7% year-over-year. Monthly cost of ownership is \$9,892, and rents average \$4,098, making owning \$5,793 per month more costly than renting. Rents rose 9.7% year-over-year. The current capitalization rate (rent/price) is 2.5%.

Market rating = 1

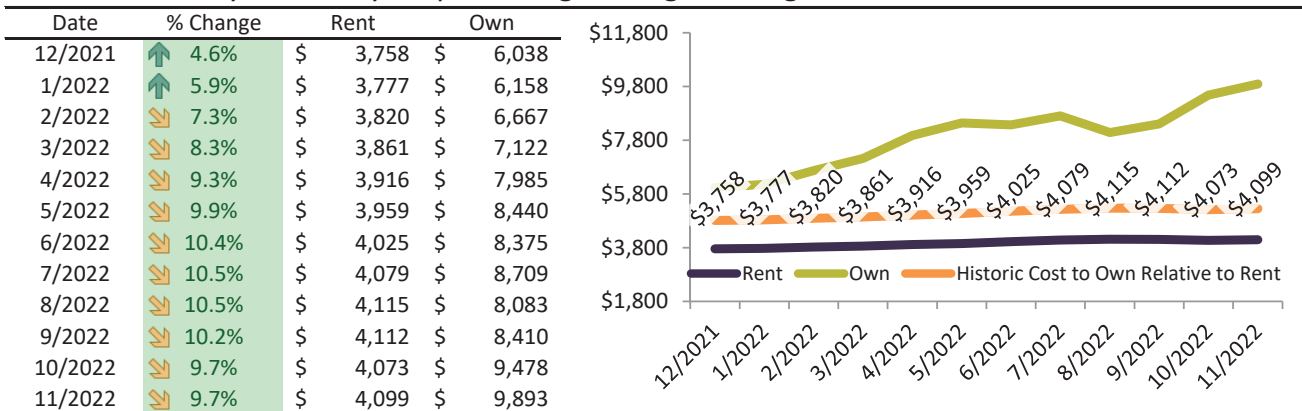
### Median Home Price and Rental Parity trailing twelve months



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



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

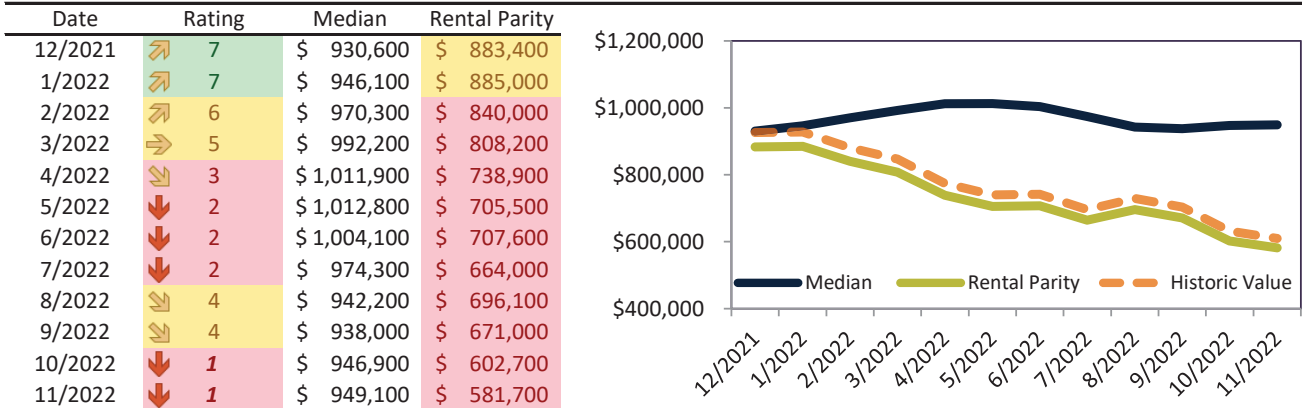


## Alum Rock Housing Market Value & Trends Update

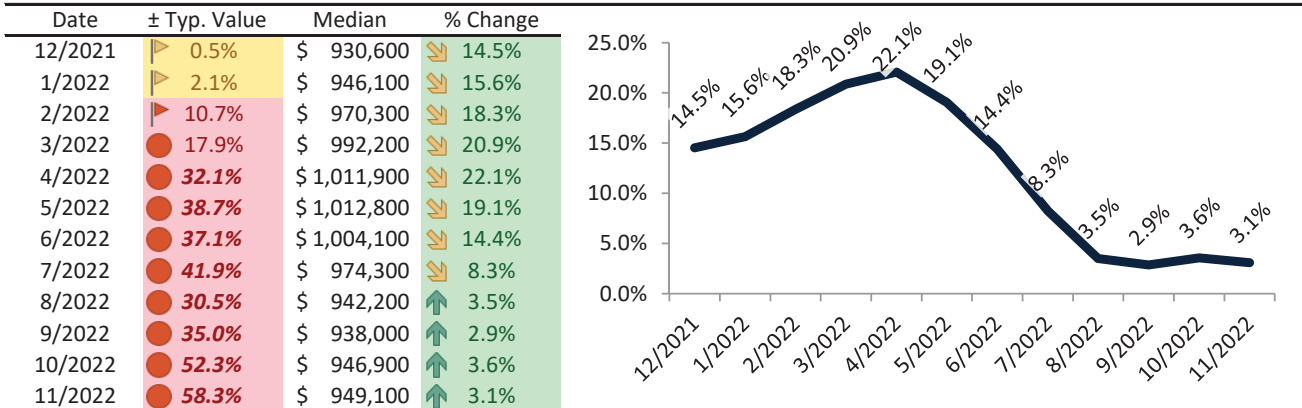
Historically, properties in this market sell at a 4.8% premium. Today's premium is 63.1%. This market is 58.3% overvalued. Median home price is \$949,100. Prices rose 3.1% year-over-year. Monthly cost of ownership is \$6,005, and rents average \$3,680, making owning \$2,324 per month more costly than renting. Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 3.7%.

Market rating = 1

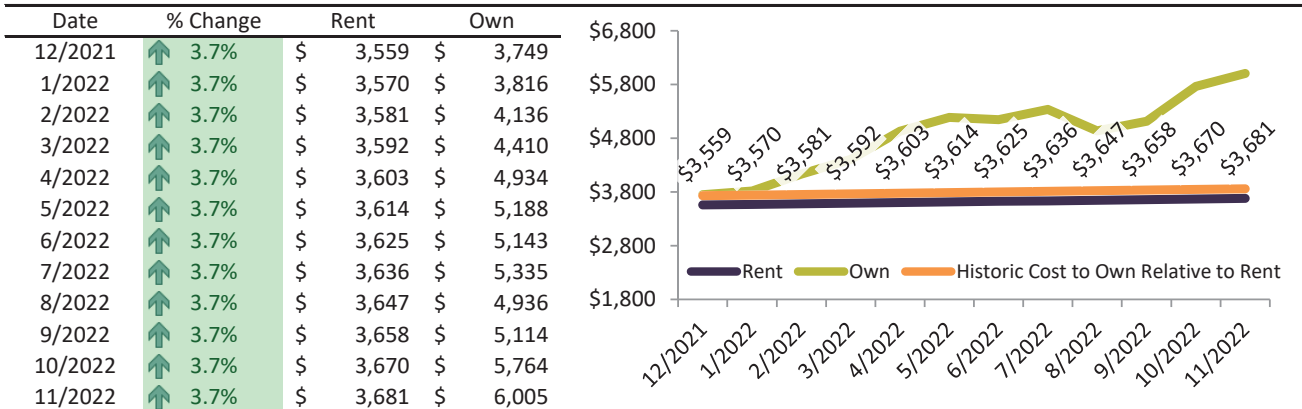
### Median Home Price and Rental Parity trailing twelve months



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



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

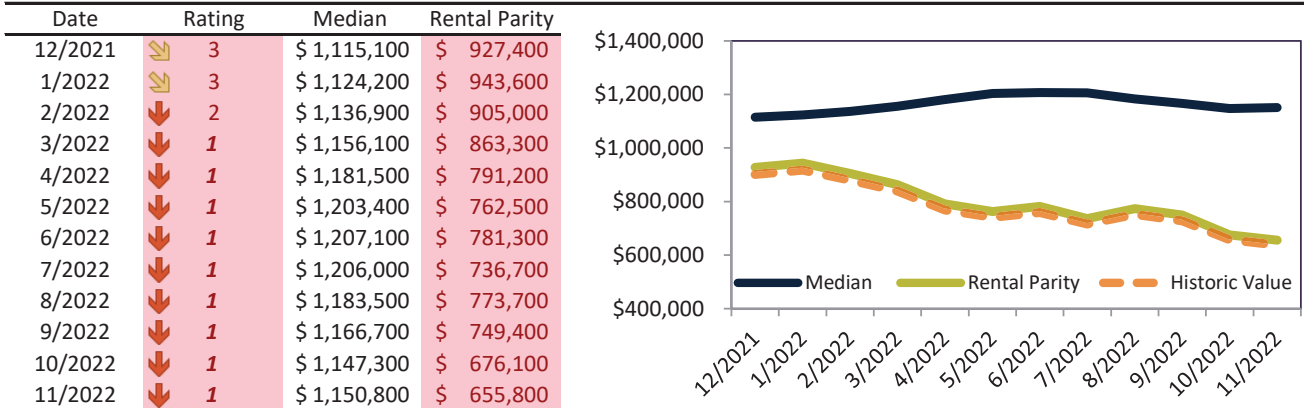


### Burbank Housing Market Value & Trends Update

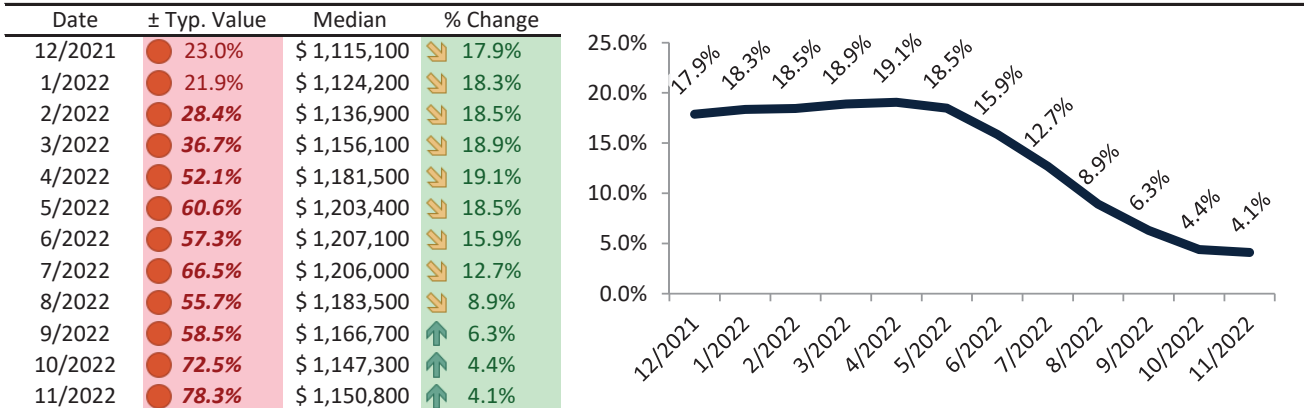
Historically, properties in this market sell at a -2.8% discount. Today's premium is 75.5%. This market is 78.3% overvalued. Median home price is \$1,150,800. Prices rose 4.1% year-over-year. Monthly cost of ownership is \$7,281, and rents average \$4,149, making owning \$3,131 per month more costly than renting. Rents rose 11.9% year-over-year. The current capitalization rate (rent/price) is 3.5%.

Market rating = 1

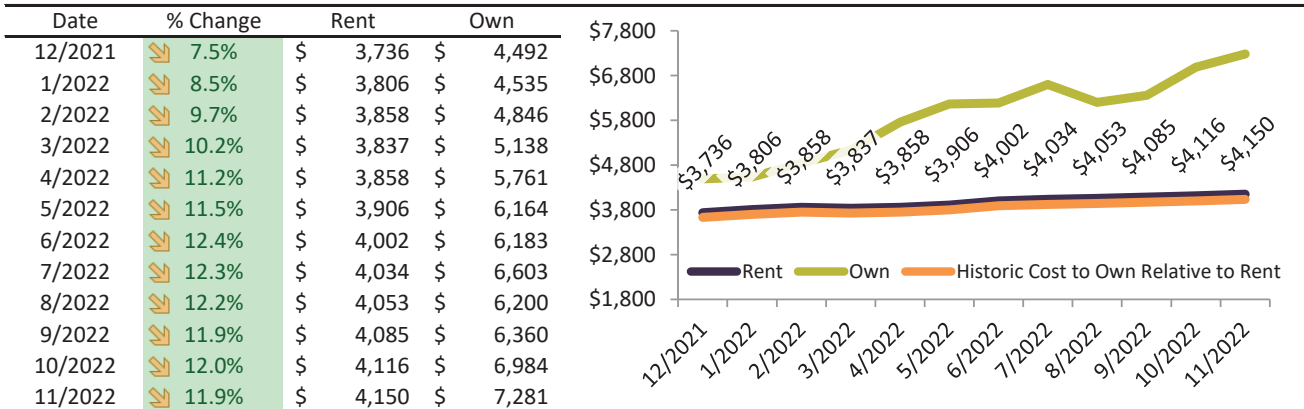
#### Median Home Price and Rental Parity trailing twelve months



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



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



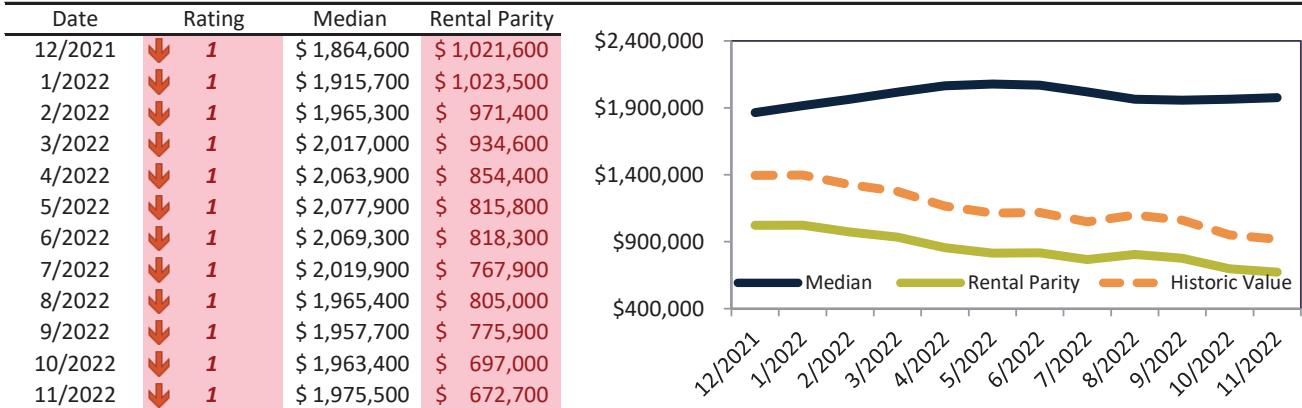


### Cambrian Park Housing Market Value & Trends Update

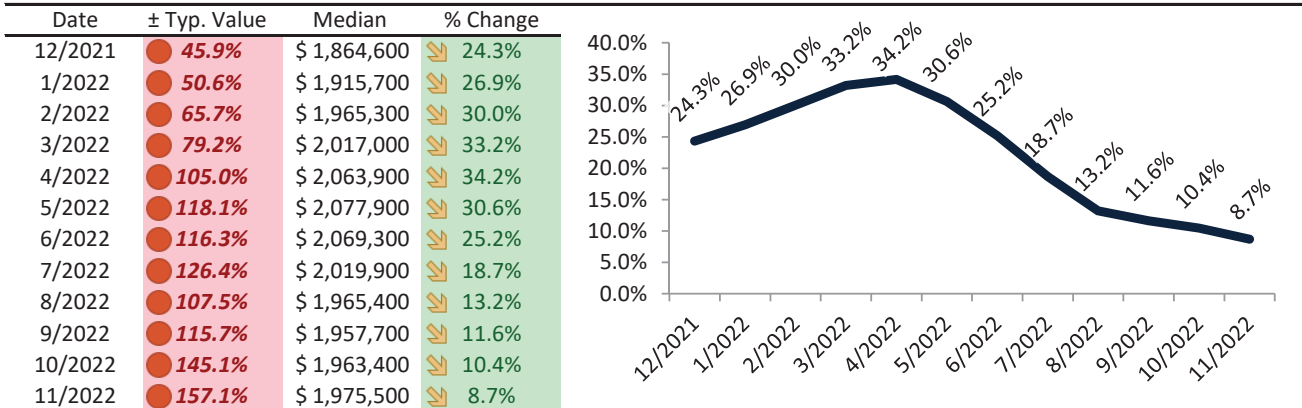
Historically, properties in this market sell at a 36.6% premium. Today's premium is 193.7%. This market is 157.1% overvalued. Median home price is \$1,975,500. Prices rose 8.7% year-over-year. Monthly cost of ownership is \$12,499, and rents average \$4,256, making owning \$8,243 per month more costly than renting. Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 2.1%.

Market rating = 1

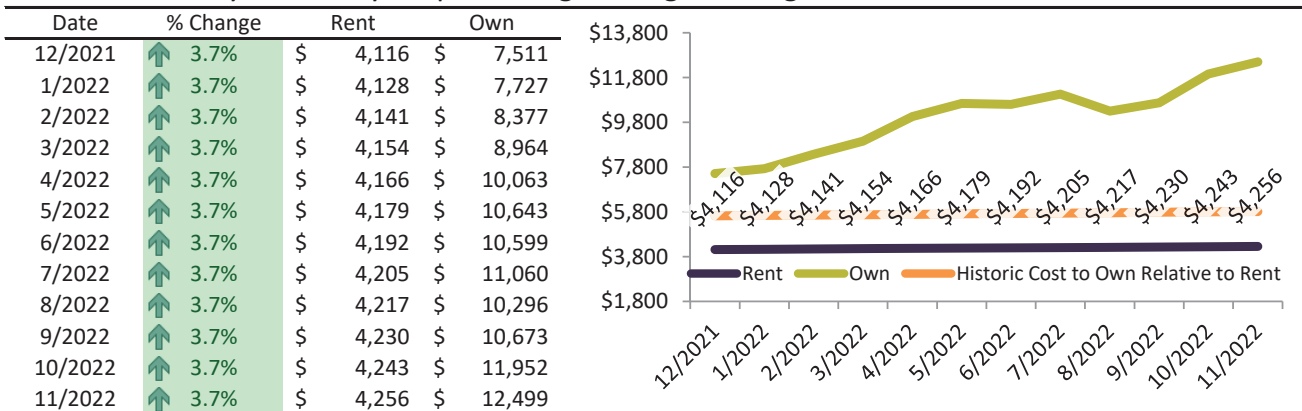
#### Median Home Price and Rental Parity trailing twelve months



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



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

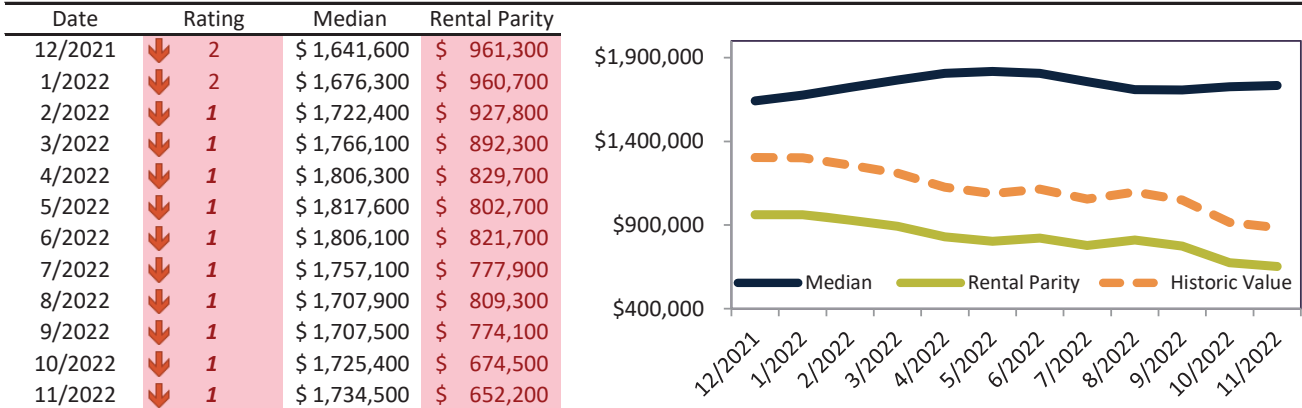


### Campbell Housing Market Value & Trends Update

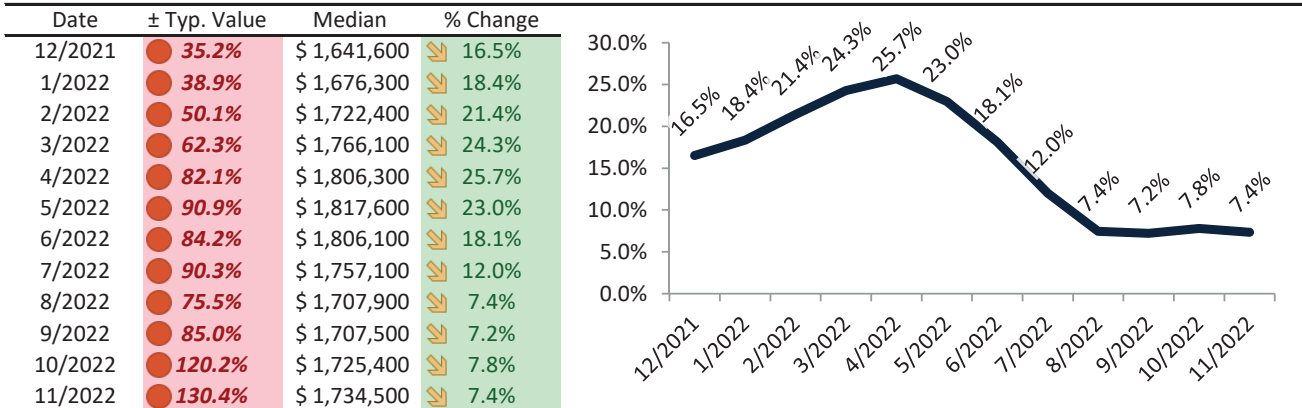
Historically, properties in this market sell at a 35.6% premium. Today's premium is 166.0%. This market is 130.4% overvalued. Median home price is \$1,734,500. Prices rose 7.4% year-over-year. Monthly cost of ownership is \$10,974, and rents average \$4,127, making owning \$6,847 per month more costly than renting. Rents rose 8.2% year-over-year. The current capitalization rate (rent/price) is 2.3%.

Market rating = 1

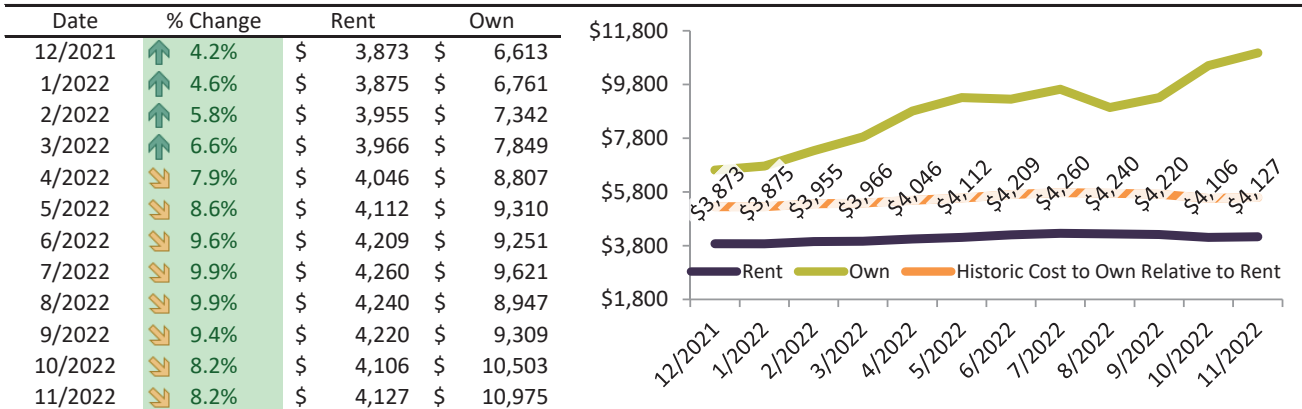
#### Median Home Price and Rental Parity trailing twelve months



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



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

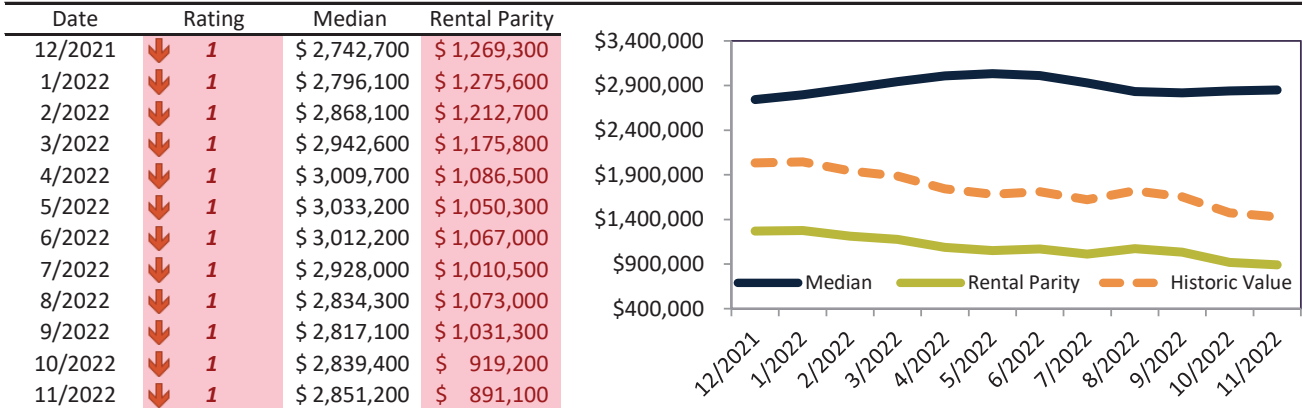


### Cupertino Housing Market Value & Trends Update

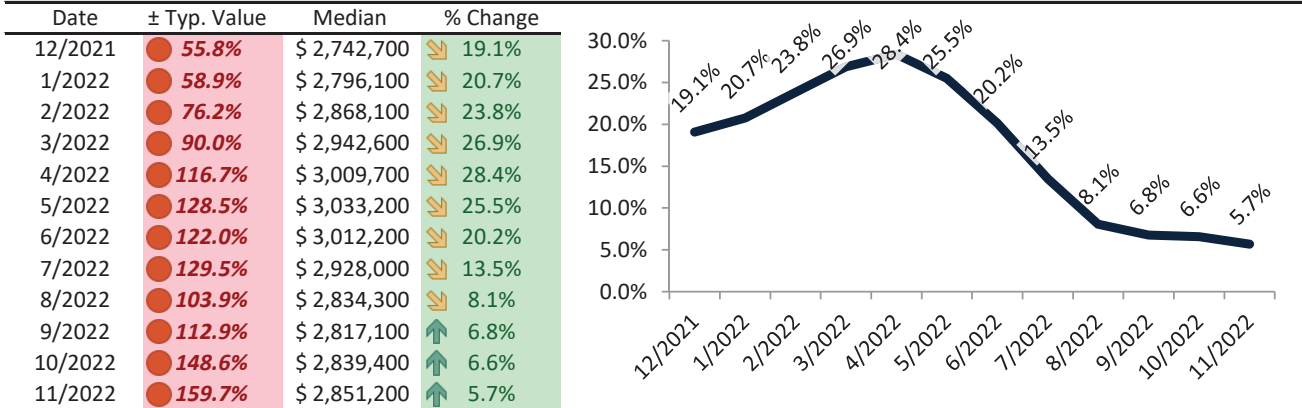
Historically, properties in this market sell at a 60.3% premium. Today's premium is 220.0%. This market is 159.7% overvalued. Median home price is \$2,851,200. Prices rose 5.7% year-over-year. Monthly cost of ownership is \$18,040, and rents average \$5,638, making owning \$12,401 per month more costly than renting. Rents rose 11.2% year-over-year. The current capitalization rate (rent/price) is 1.9%.

Market rating = 1

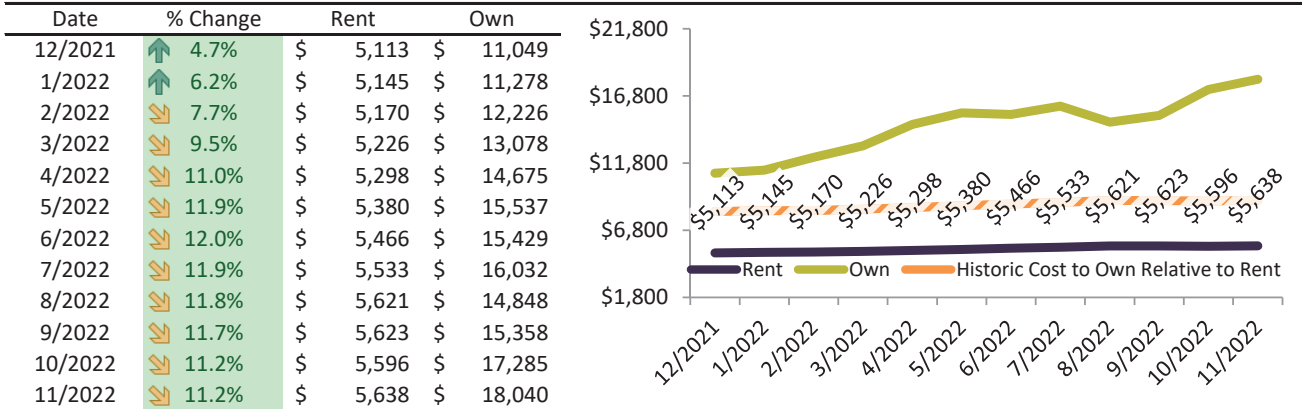
#### Median Home Price and Rental Parity trailing twelve months



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



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

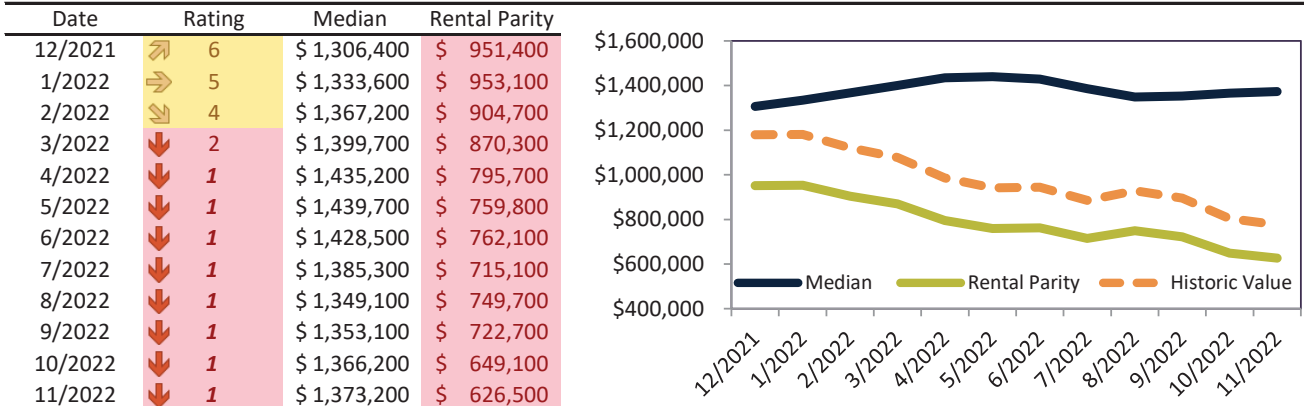


### East Foothills Housing Market Value & Trends Update

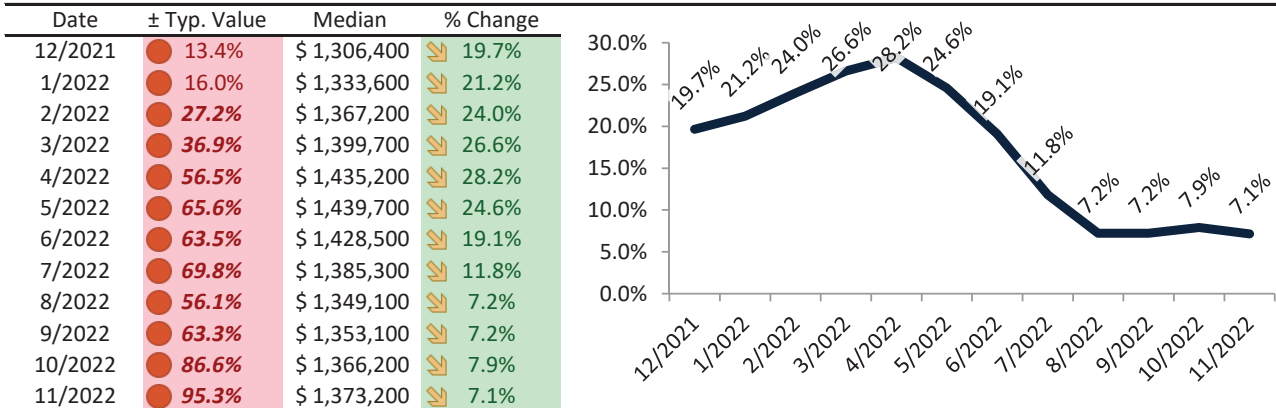
Historically, properties in this market sell at a 23.9% premium. Today's premium is 119.2%. This market is 95.3% overvalued. Median home price is \$1,373,200. Prices rose 7.1% year-over-year. Monthly cost of ownership is \$8,688, and rents average \$3,964, making owning \$4,724 per month more costly than renting. Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 2.8%.

Market rating = 1

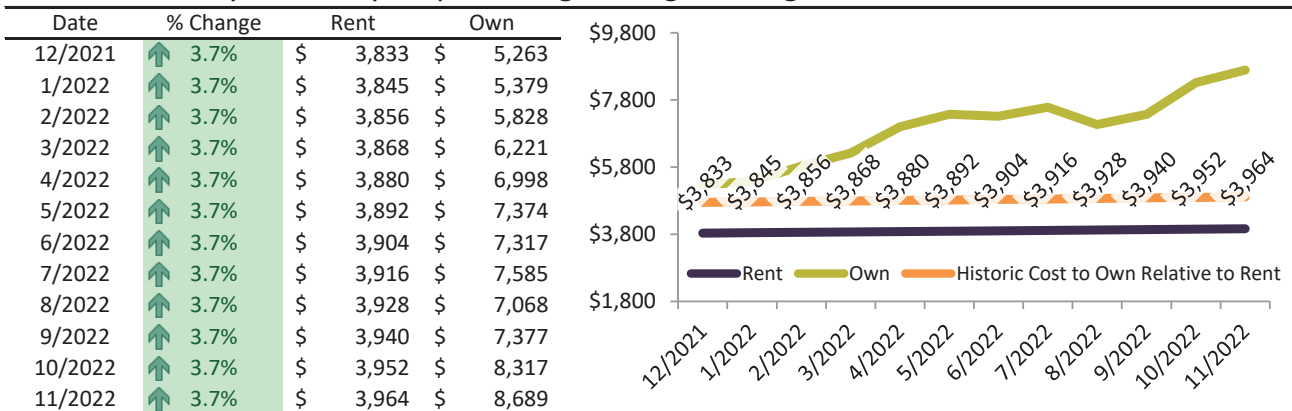
#### Median Home Price and Rental Parity trailing twelve months



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



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

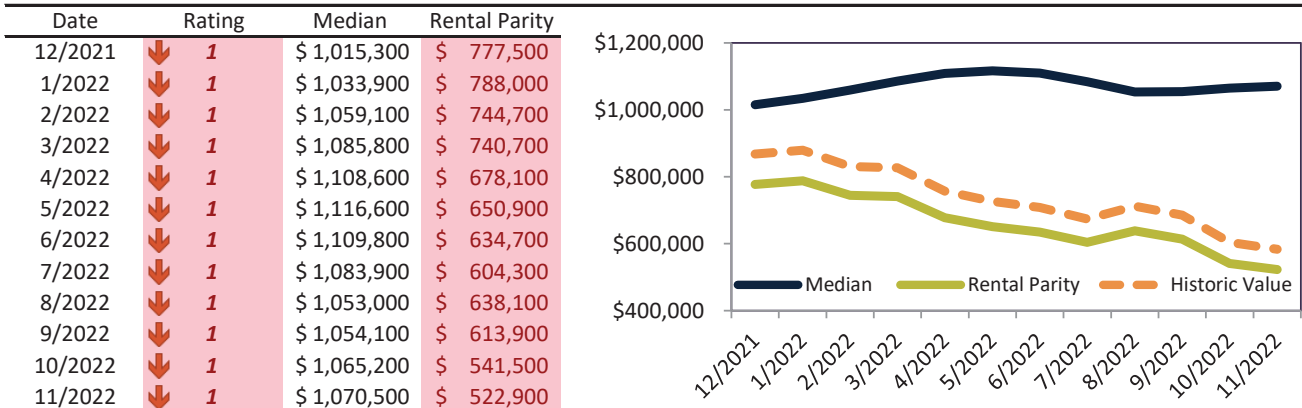


### Gilroy Housing Market Value & Trends Update

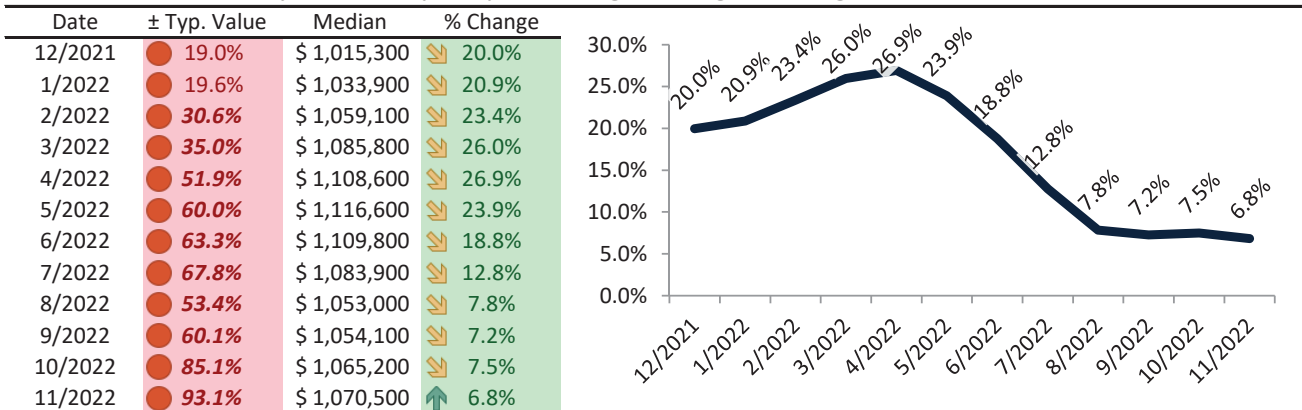
Historically, properties in this market sell at a 11.6% premium. Today's premium is 104.7%. This market is 93.1% overvalued. Median home price is \$1,070,500. Prices rose 6.8% year-over-year. Monthly cost of ownership is \$6,773, and rents average \$3,308, making owning \$3,464 per month more costly than renting. Rents rose 6.4% year-over-year. The current capitalization rate (rent/price) is 3.0%.

Market rating = 1

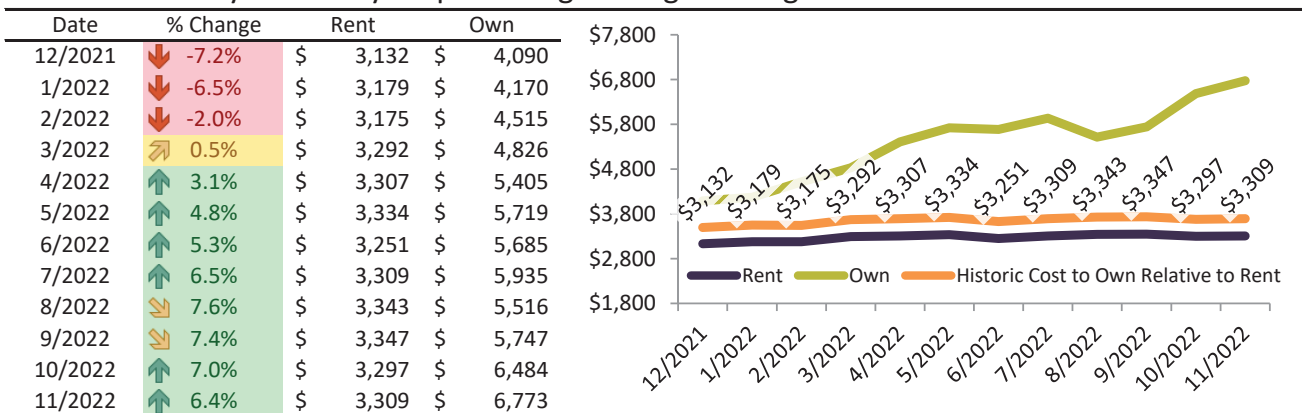
#### Median Home Price and Rental Parity trailing twelve months



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



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

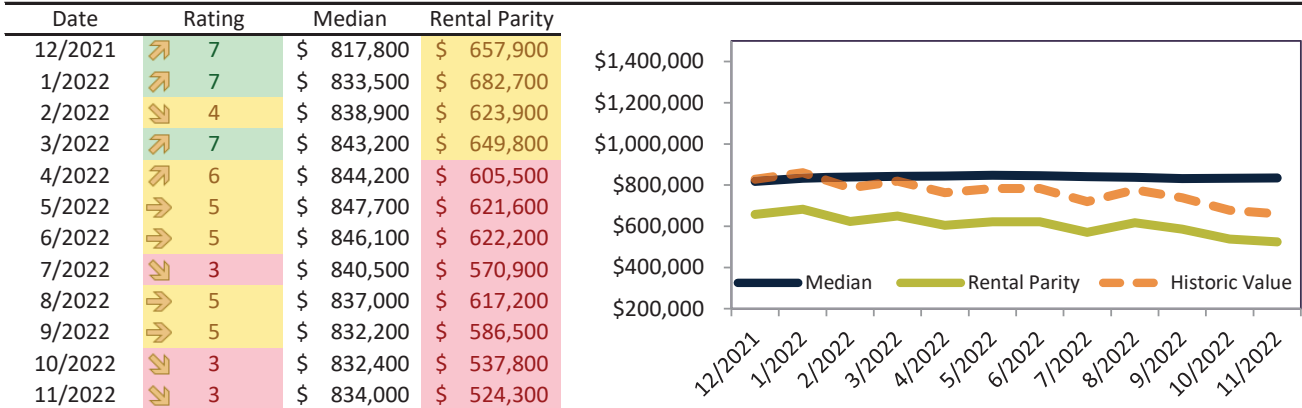


### Hollister Housing Market Value & Trends Update

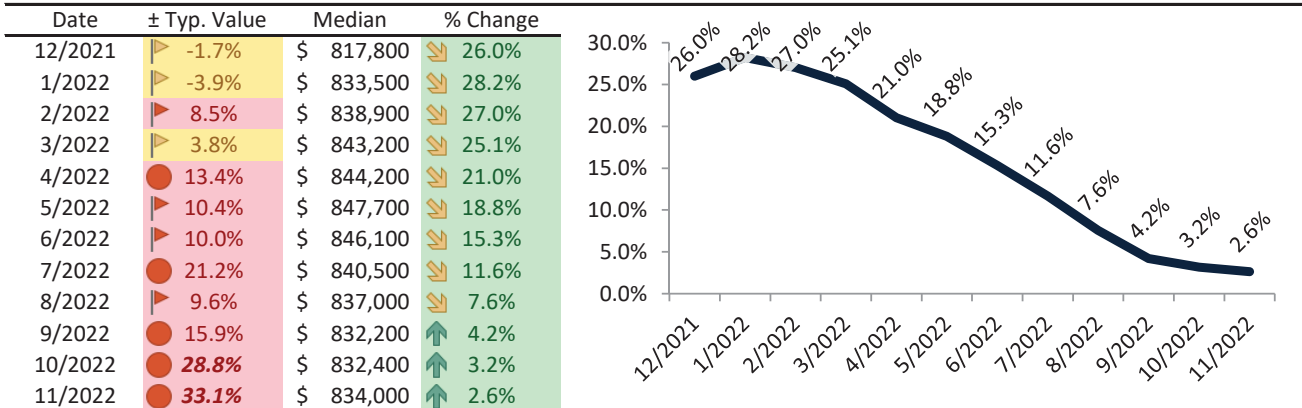
Historically, properties in this market sell at a 26.0% premium. Today's premium is 59.1%. This market is 33.1% overvalued. Median home price is \$834,000. Prices rose 2.6% year-over-year. Monthly cost of ownership is \$5,276, and rents average \$3,317, making owning \$1,959 per month more costly than renting. Rents rose 16.5% year-over-year. The current capitalization rate (rent/price) is 3.8%.

Market rating = 3

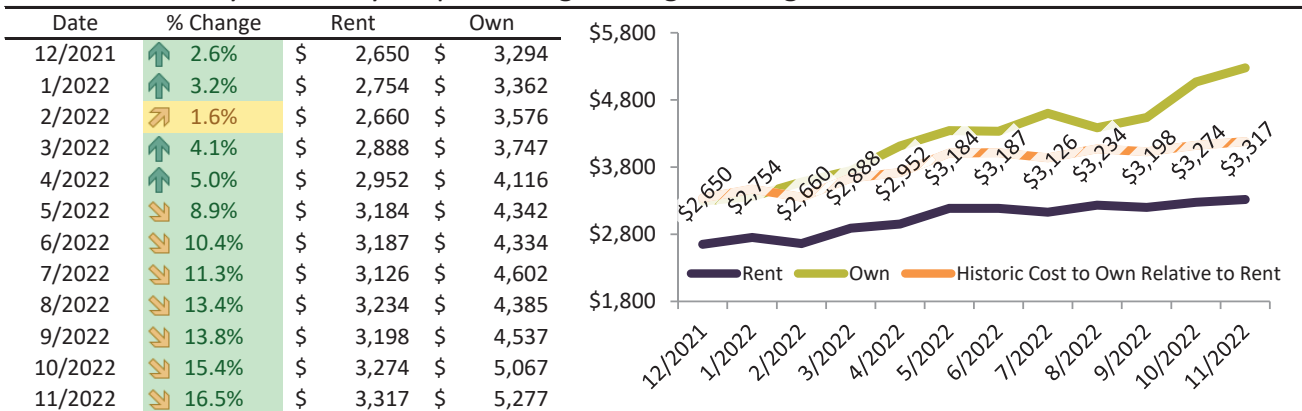
#### Median Home Price and Rental Parity trailing twelve months



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



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

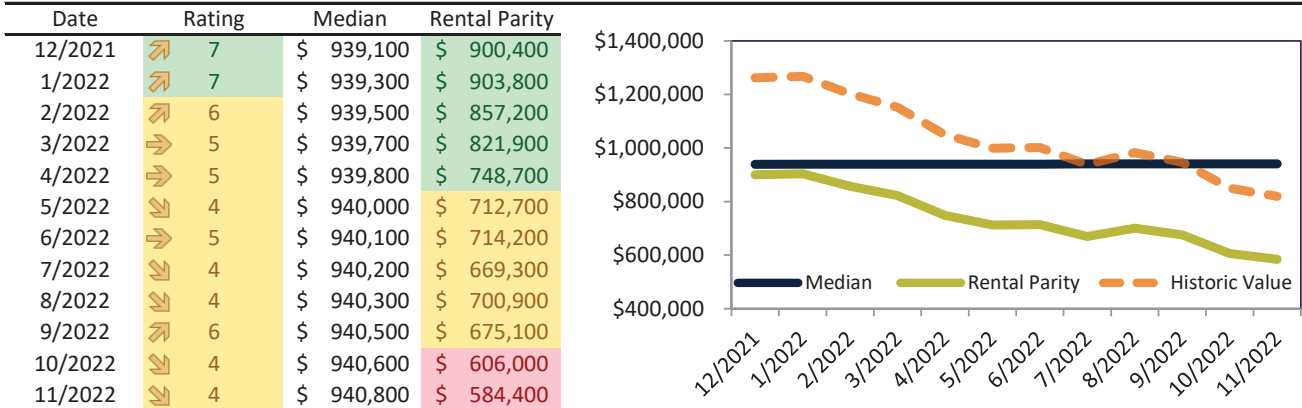


### Lexington Hills Housing Market Value & Trends Update

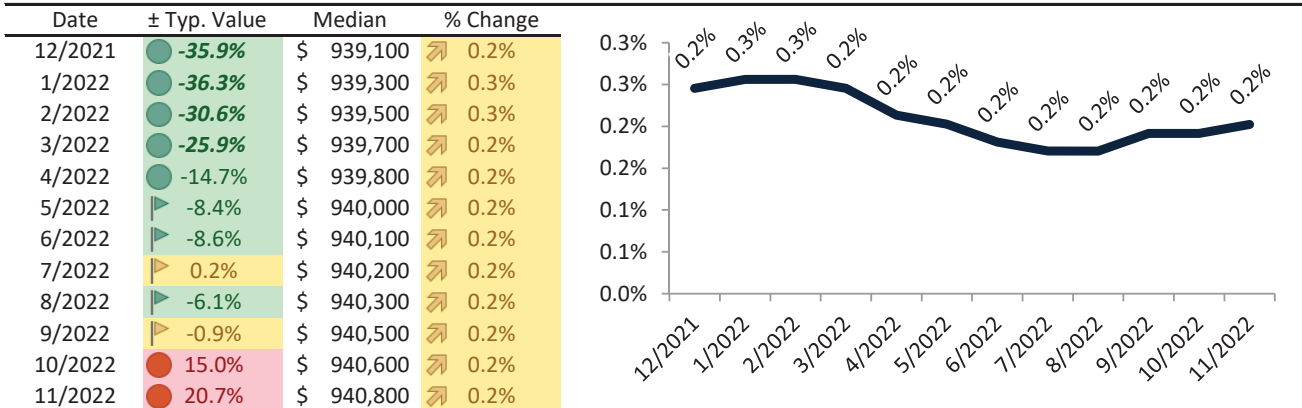
Historically, properties in this market sell at a 40.2% premium. Today's premium is 60.9%. This market is 20.7% overvalued. Median home price is \$940,800. Prices rose 0.2% year-over-year. Monthly cost of ownership is \$5,952, and rents average \$3,697, making owning \$2,254 per month more costly than renting. Rents rose 2.4% year-over-year. The current capitalization rate (rent/price) is 3.8%.

Market rating = 4

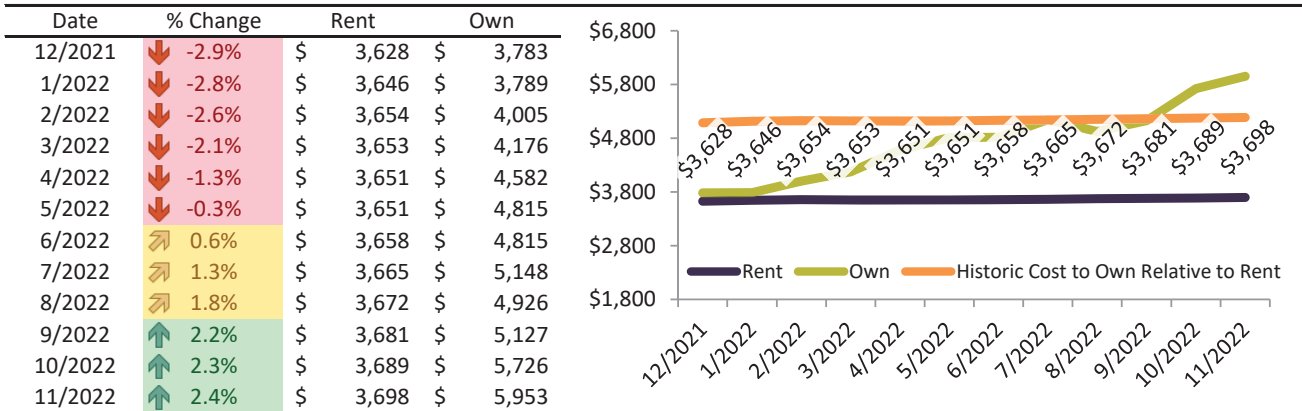
#### Median Home Price and Rental Parity trailing twelve months



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



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

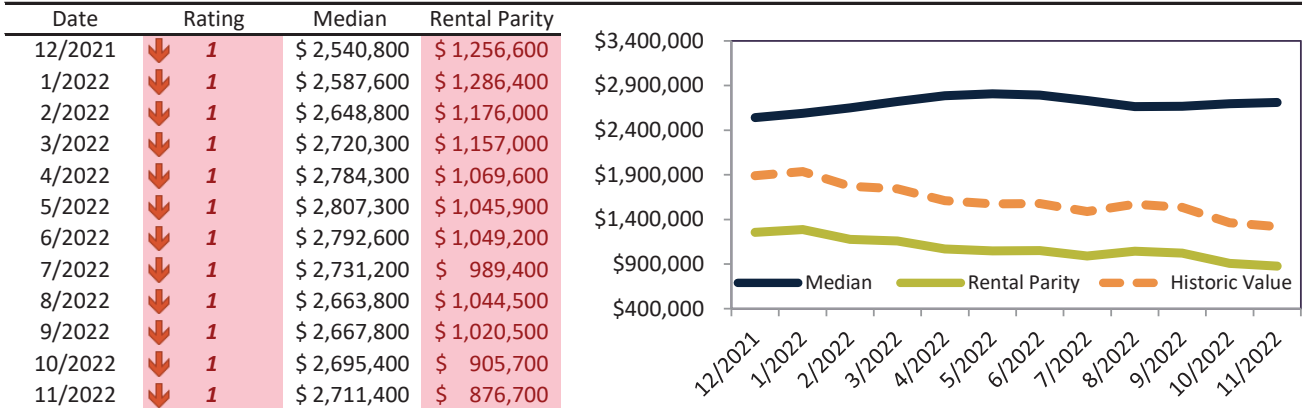


## Los Gatos Housing Market Value & Trends Update

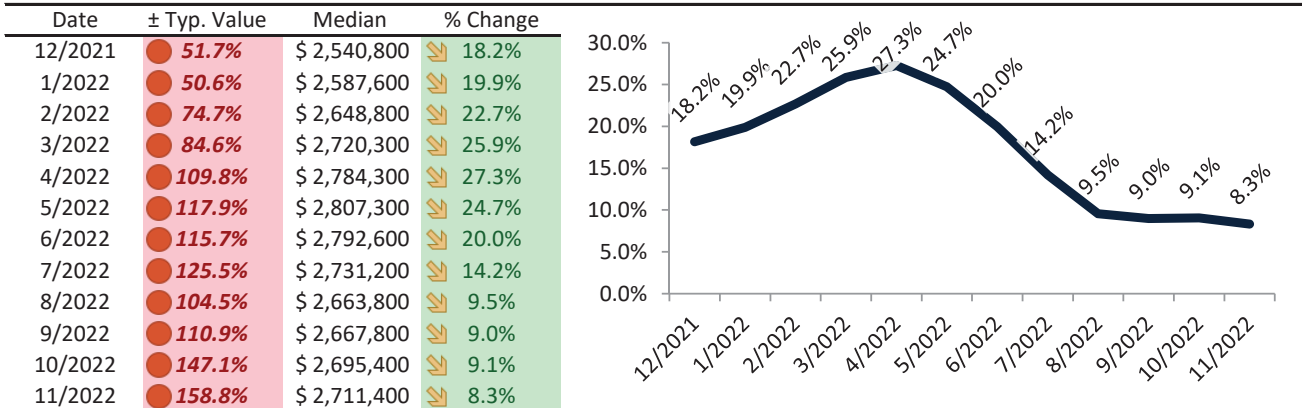
Historically, properties in this market sell at a 50.5% premium. Today's premium is 209.3%. This market is 158.8% overvalued. Median home price is \$2,711,400. Prices rose 8.3% year-over-year. Monthly cost of ownership is \$17,155, and rents average \$5,547, making owning \$11,608 per month more costly than renting. Rents rose 10.2% year-over-year. The current capitalization rate (rent/price) is 2.0%.

Market rating = 1

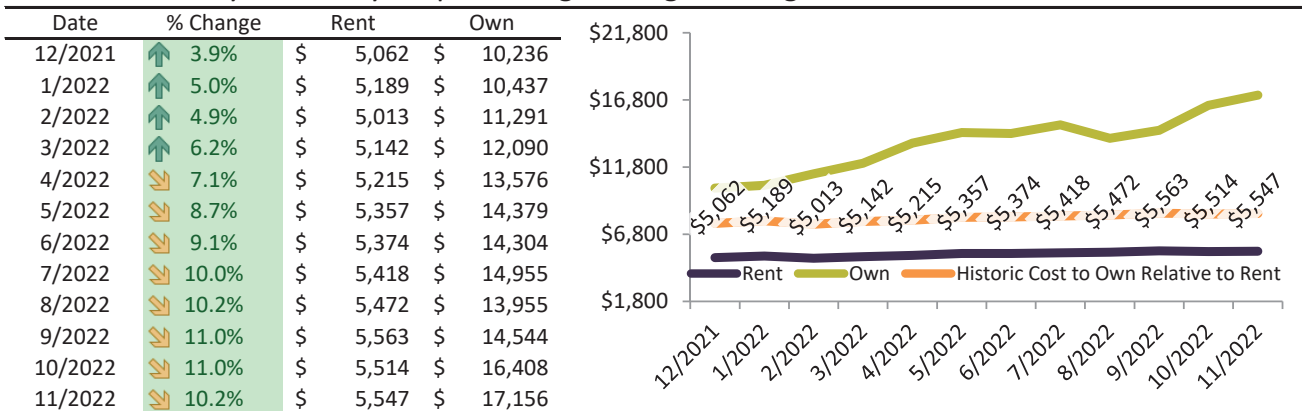
### Median Home Price and Rental Parity trailing twelve months



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



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



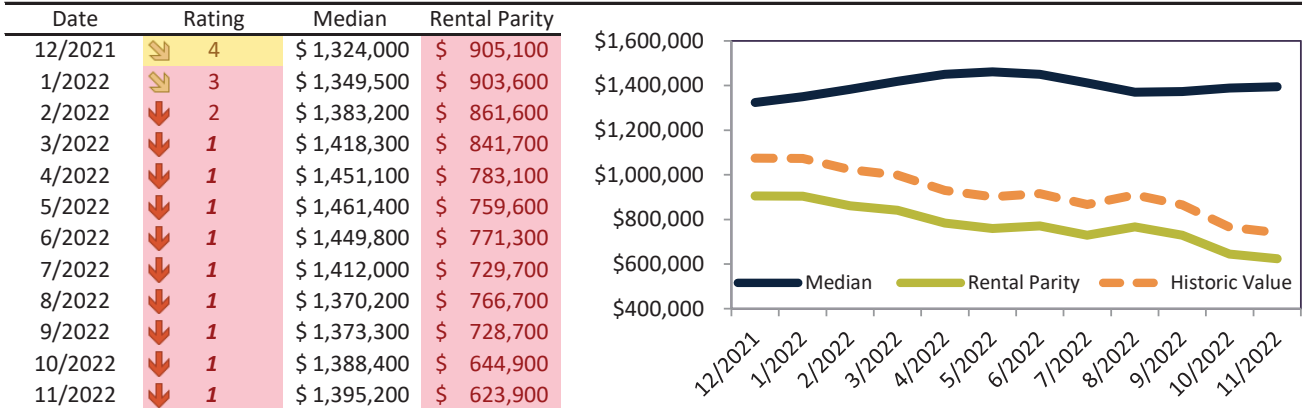


### Milpitas Housing Market Value & Trends Update

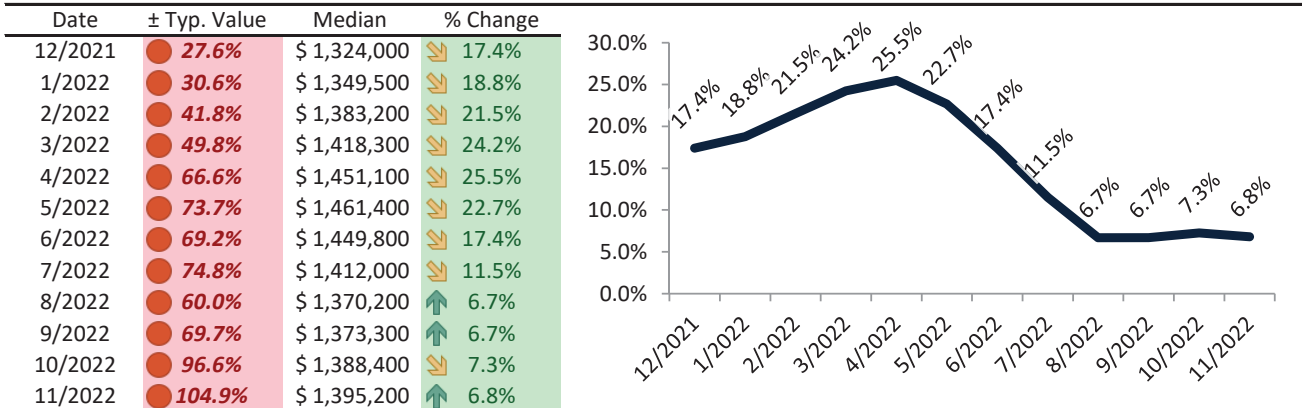
Historically, properties in this market sell at a 18.7% premium. Today's premium is 123.6%. This market is 104.9% overvalued. Median home price is \$1,395,200. Prices rose 6.8% year-over-year. Monthly cost of ownership is \$8,827, and rents average \$3,947, making owning \$4,880 per month more costly than renting. Rents rose 8.5% year-over-year. The current capitalization rate (rent/price) is 2.7%.

Market rating = 1

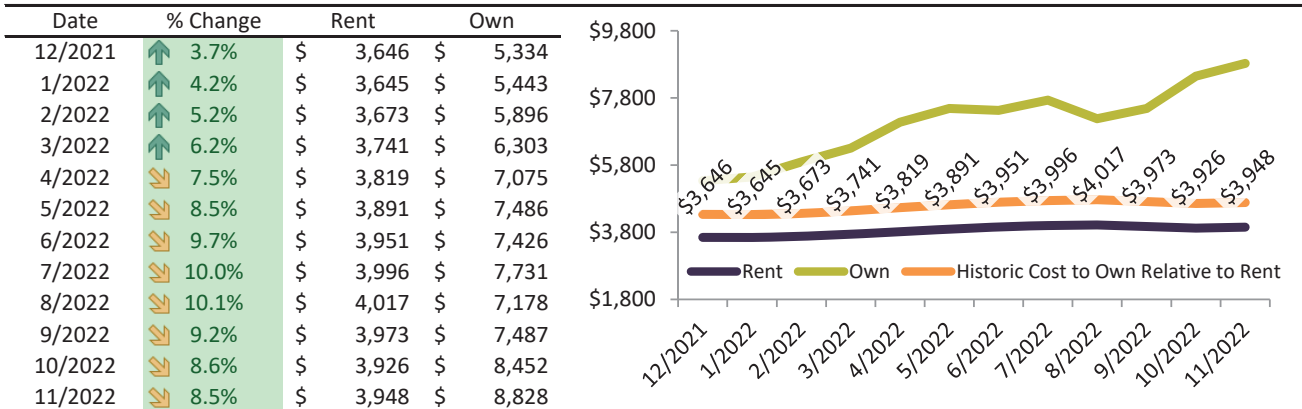
#### Median Home Price and Rental Parity trailing twelve months



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



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

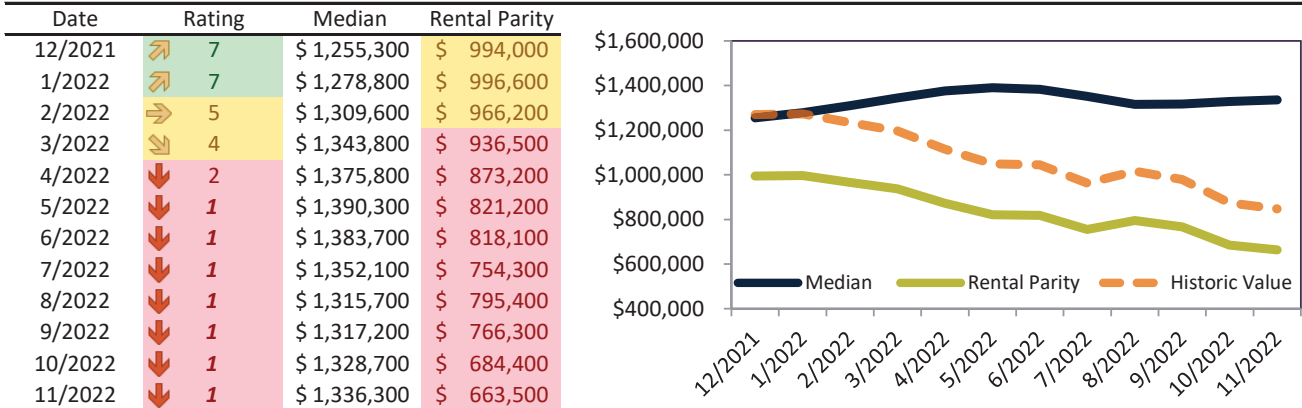


### Morgan Hill Housing Market Value & Trends Update

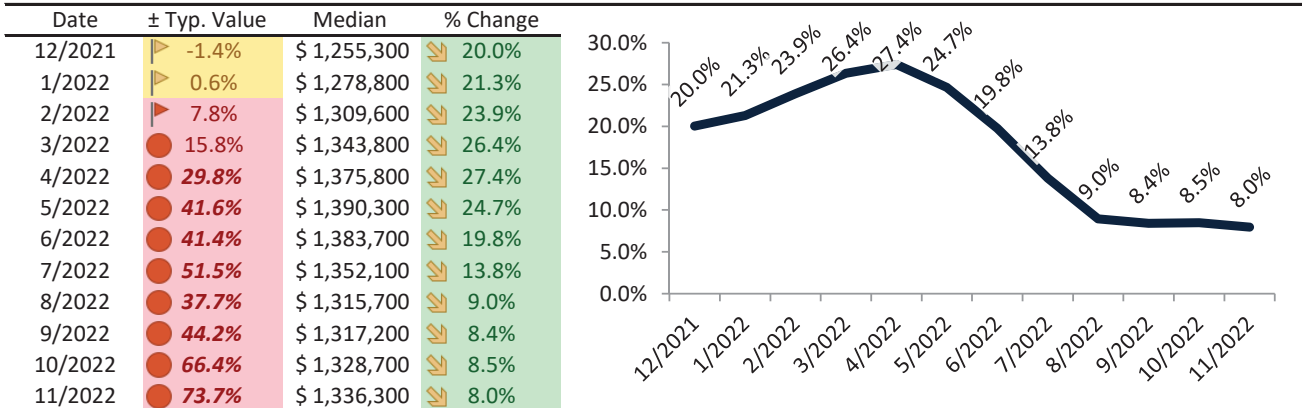
Historically, properties in this market sell at a 27.7% premium. Today's premium is 101.4%. This market is 73.7% overvalued. Median home price is \$1,336,300. Prices rose 8.0% year-over-year. Monthly cost of ownership is \$8,455, and rents average \$4,198, making owning \$4,256 per month more costly than renting. Rents rose 11.2% year-over-year. The current capitalization rate (rent/price) is 3.0%.

Market rating = 1

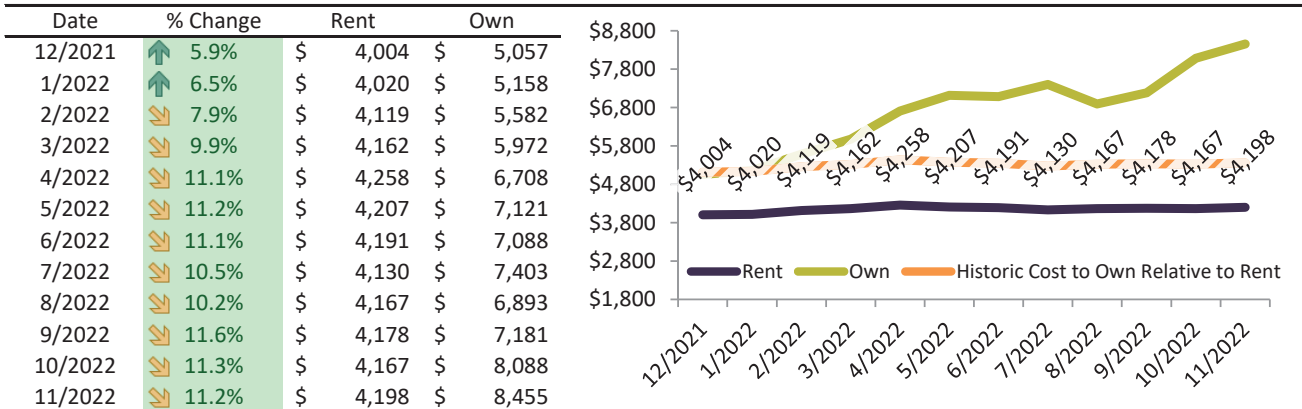
#### Median Home Price and Rental Parity trailing twelve months



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



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

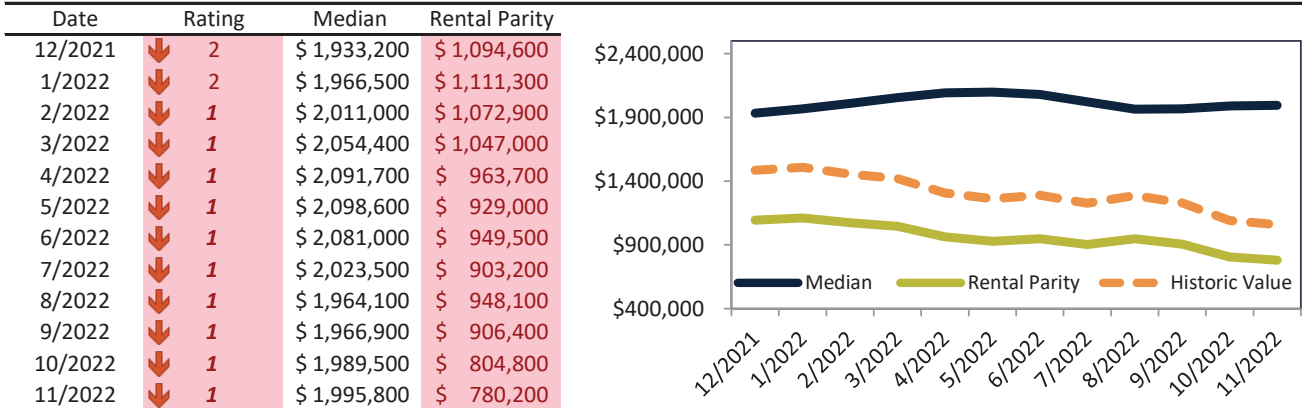


## Mountain View Housing Market Value & Trends Update

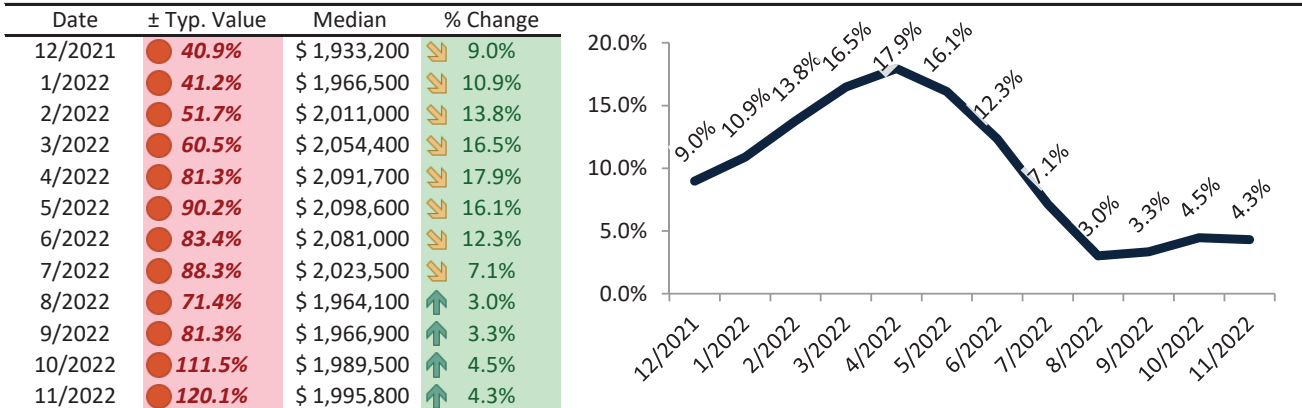
Historically, properties in this market sell at a 35.7% premium. Today's premium is 155.8%. This market is 120.1% overvalued. Median home price is \$1,995,800. Prices rose 4.3% year-over-year. Monthly cost of ownership is \$12,627, and rents average \$4,936, making owning \$7,691 per month more costly than renting. Rents rose 10.1% year-over-year. The current capitalization rate (rent/price) is 2.4%.

Market rating = 1

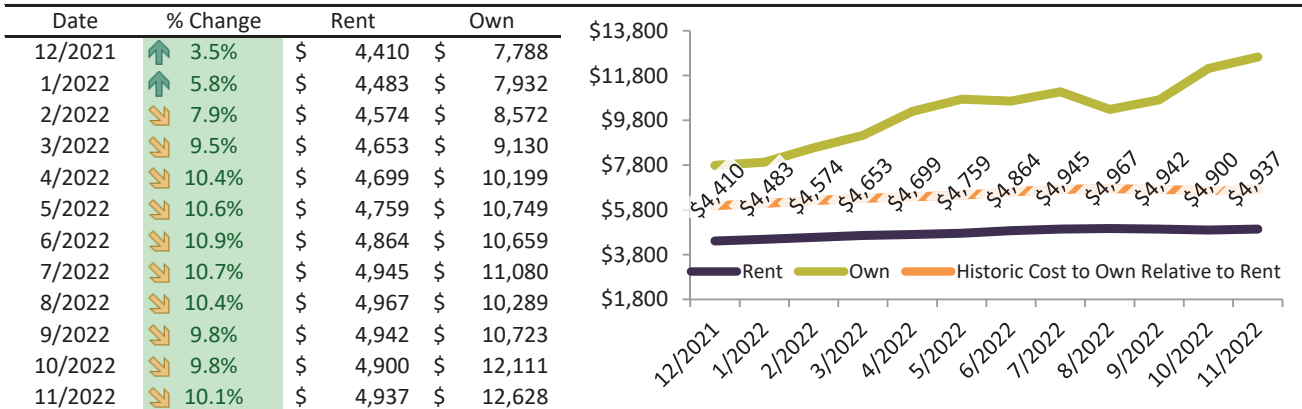
### Median Home Price and Rental Parity trailing twelve months



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



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

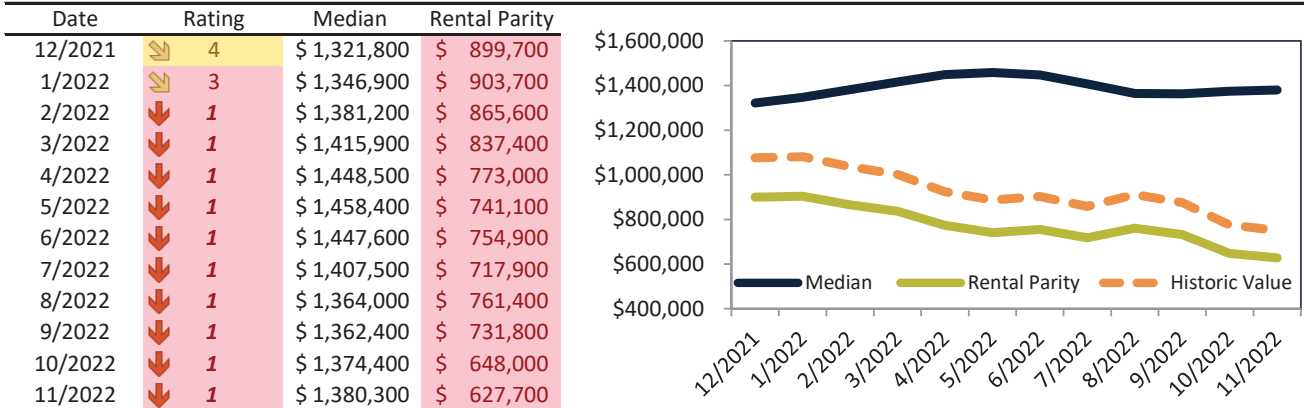


### San Jose Housing Market Value & Trends Update

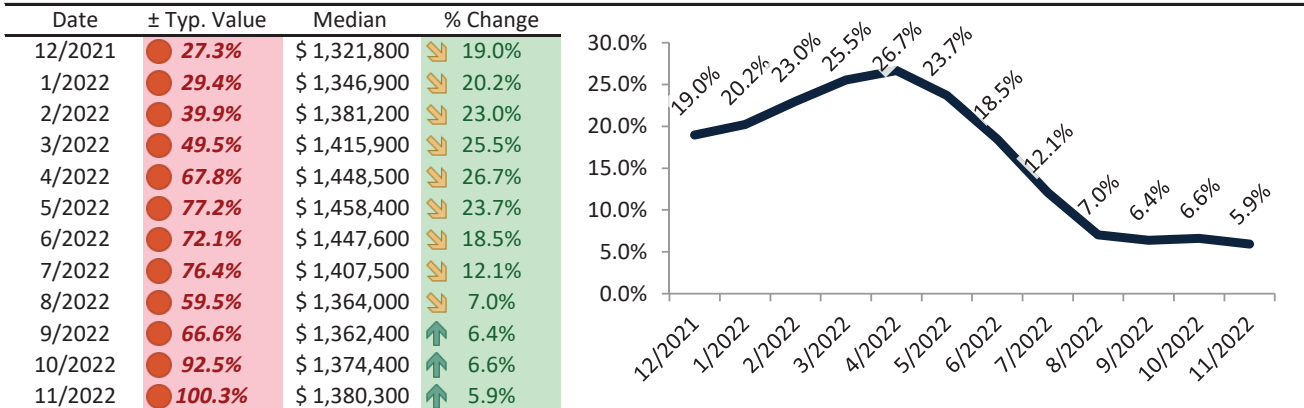
Historically, properties in this market sell at a 19.6% premium. Today's premium is 119.9%. This market is 100.3% overvalued. Median home price is \$1,380,300. Prices rose 5.9% year-over-year. Monthly cost of ownership is \$8,733, and rents average \$3,971, making owning \$4,761 per month more costly than renting. Rents rose 9.9% year-over-year. The current capitalization rate (rent/price) is 2.8%.

Market rating = 1

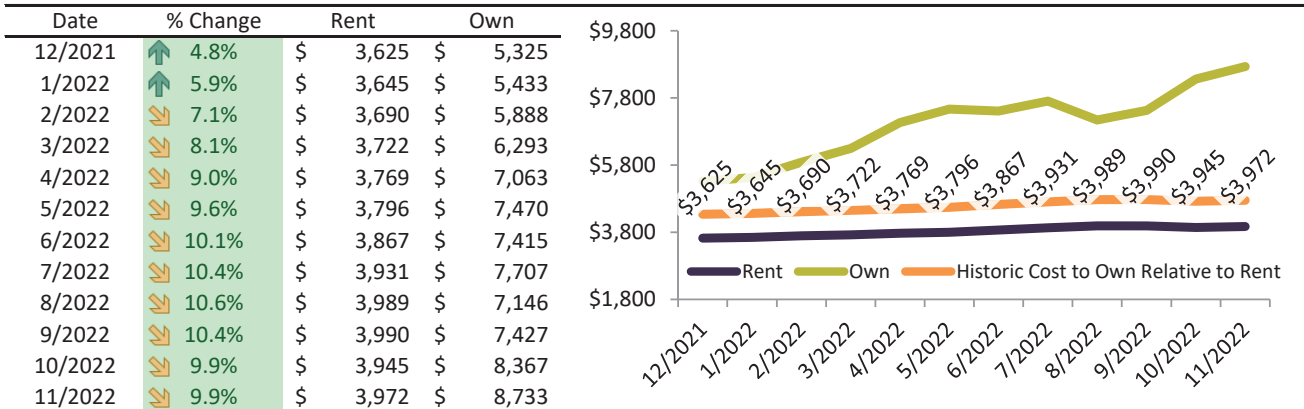
#### Median Home Price and Rental Parity trailing twelve months



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



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

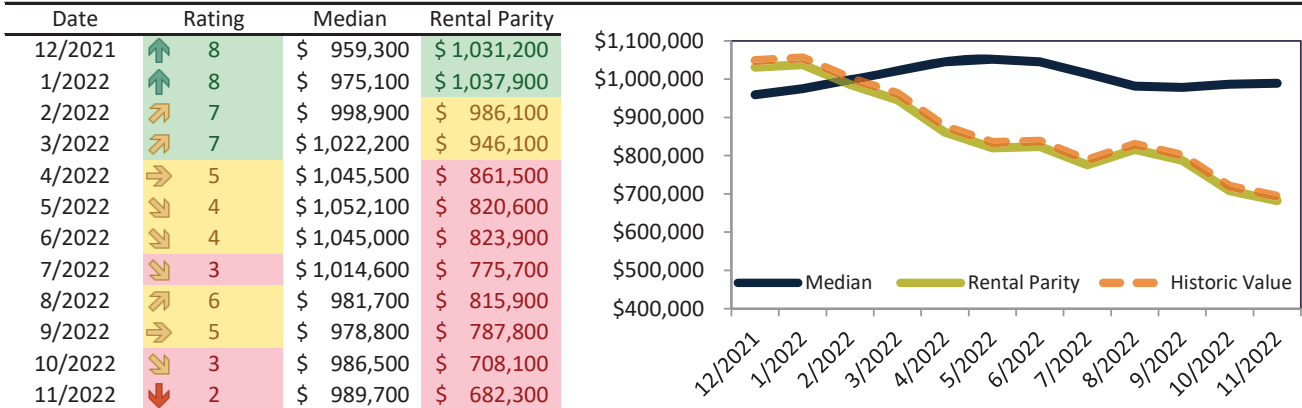


### East San Jose Housing Market Value & Trends Update

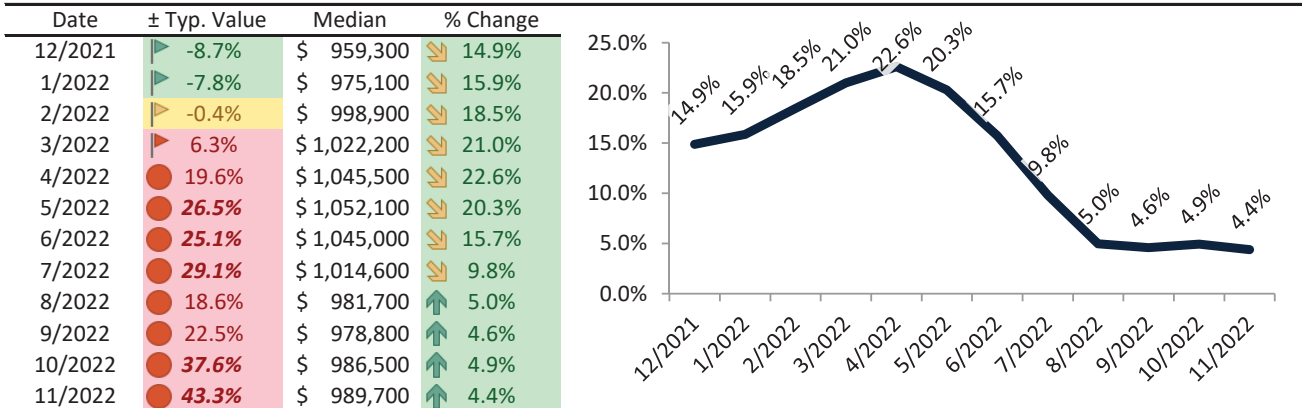
Historically, properties in this market sell at a 1.7% premium. Today's premium is 45.0%. This market is 43.3% overvalued. Median home price is \$989,700. Prices rose 4.4% year-over-year. Monthly cost of ownership is \$6,262, and rents average \$4,317, making owning \$1,944 per month more costly than renting. Rents rose 5.1% year-over-year. The current capitalization rate (rent/price) is 4.2%.

Market rating = 2

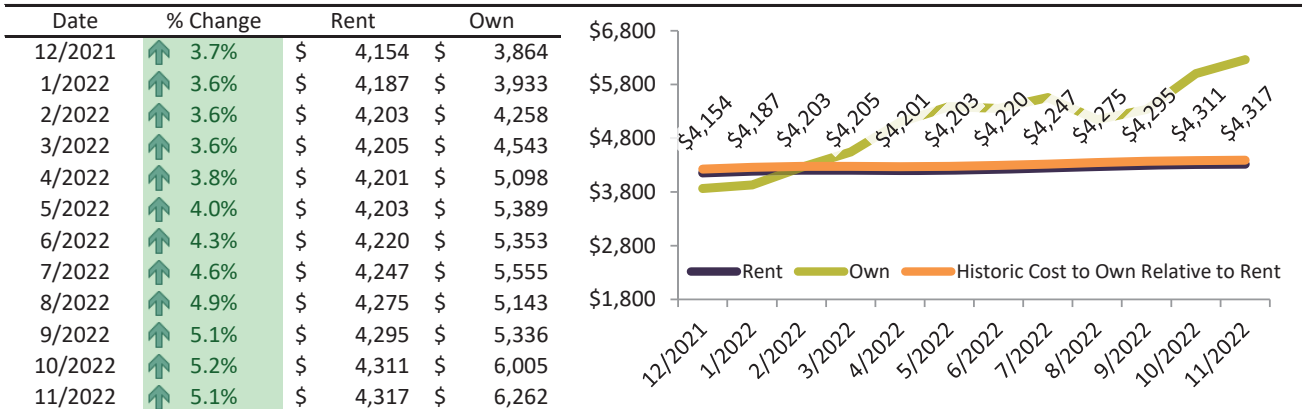
#### Median Home Price and Rental Parity trailing twelve months



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



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

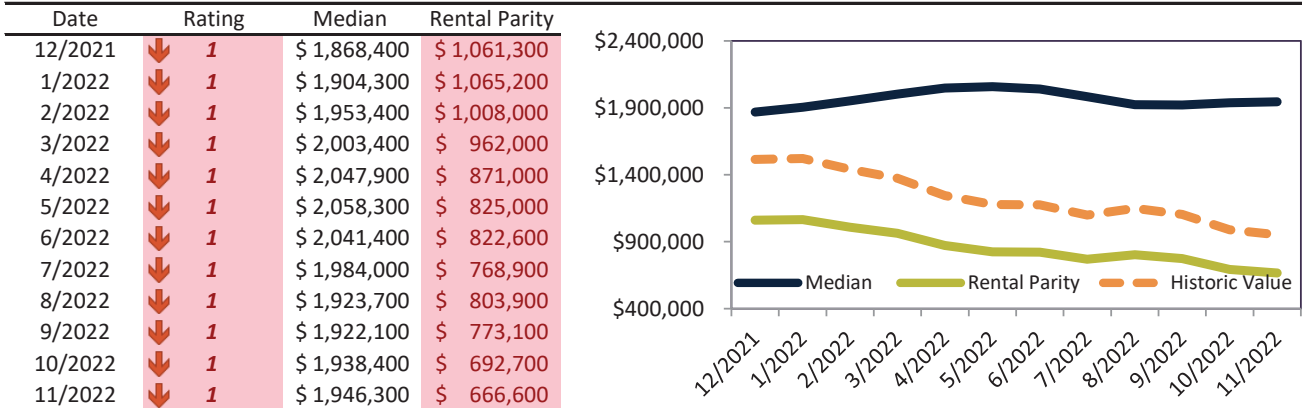


## West San Jose Housing Market Value & Trends Update

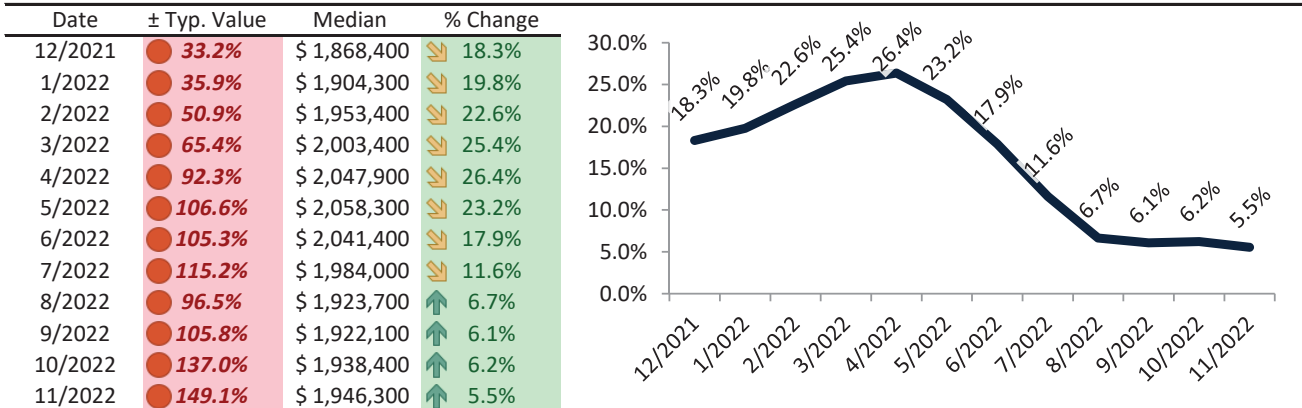
Historically, properties in this market sell at a 42.8% premium. Today's premium is 191.9%. This market is 149.1% overvalued. Median home price is \$1,946,300. Prices rose 5.5% year-over-year. Monthly cost of ownership is \$12,314, and rents average \$4,218, making owning \$8,096 per month more costly than renting. Rents rose 0.6% year-over-year. The current capitalization rate (rent/price) is 2.1%.

Market rating = 1

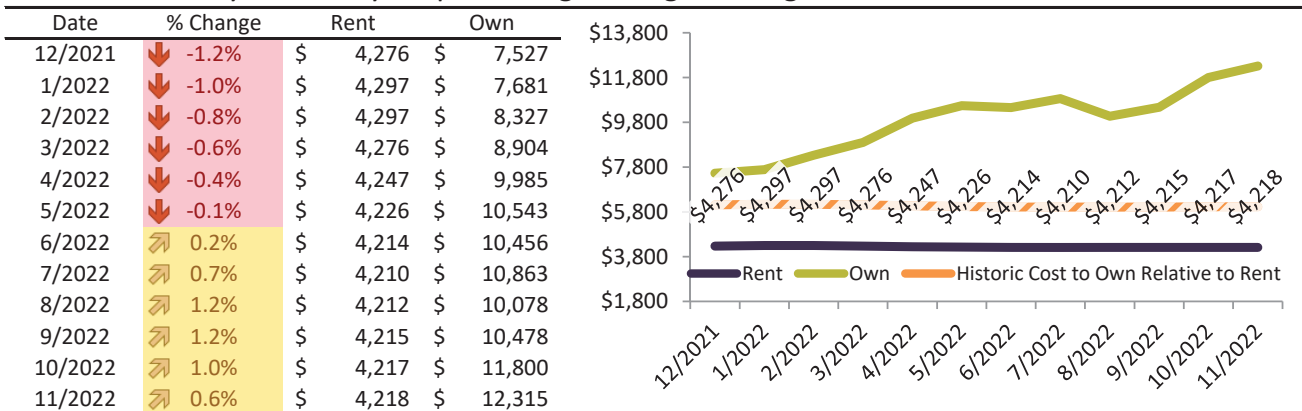
### Median Home Price and Rental Parity trailing twelve months



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



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

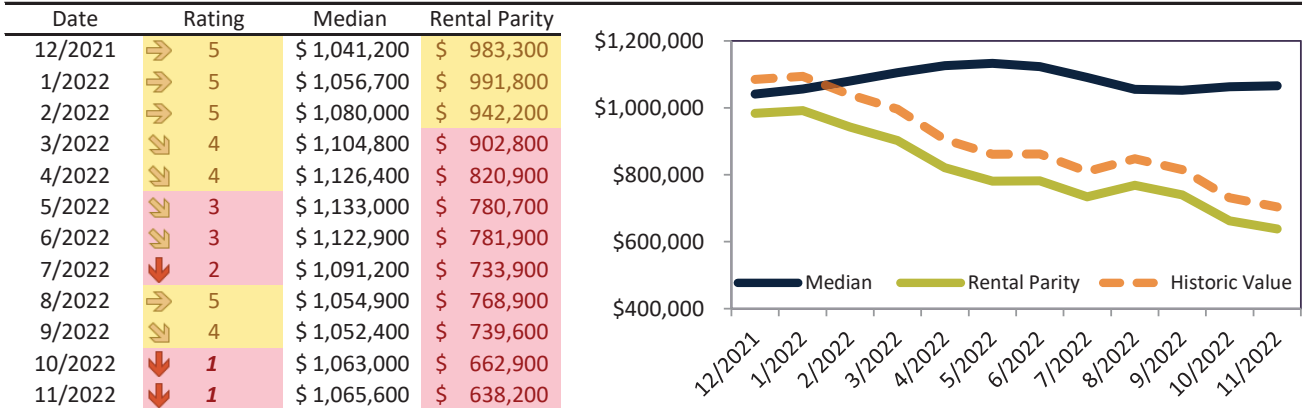


### Downtown Housing Market Value & Trends Update

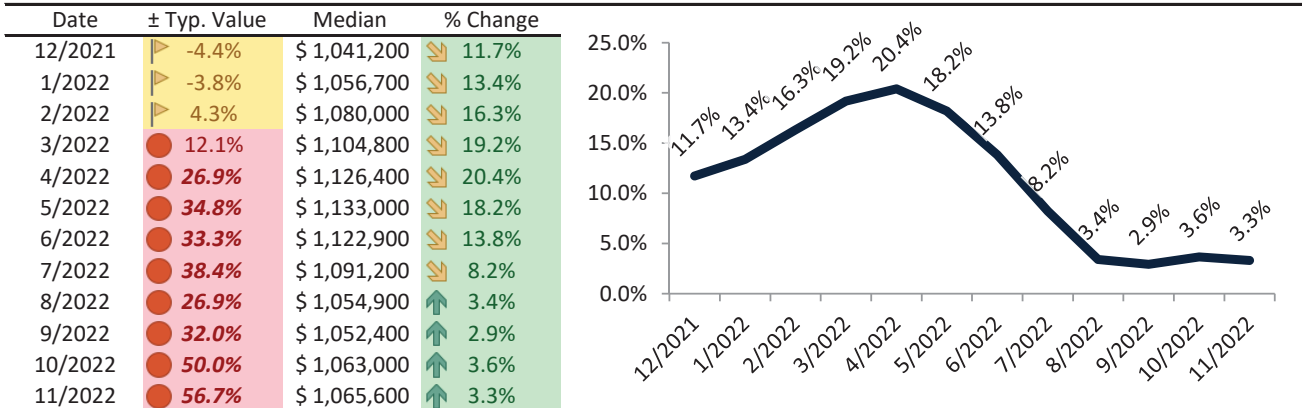
Historically, properties in this market sell at a 10.3% premium. Today's premium is 67.0%. This market is 56.7% overvalued. Median home price is \$1,065,600. Prices rose 3.3% year-over-year. Monthly cost of ownership is \$6,742, and rents average \$4,038, making owning \$2,703 per month more costly than renting. Rents rose 4.4% year-over-year. The current capitalization rate (rent/price) is 3.6%.

Market rating = 1

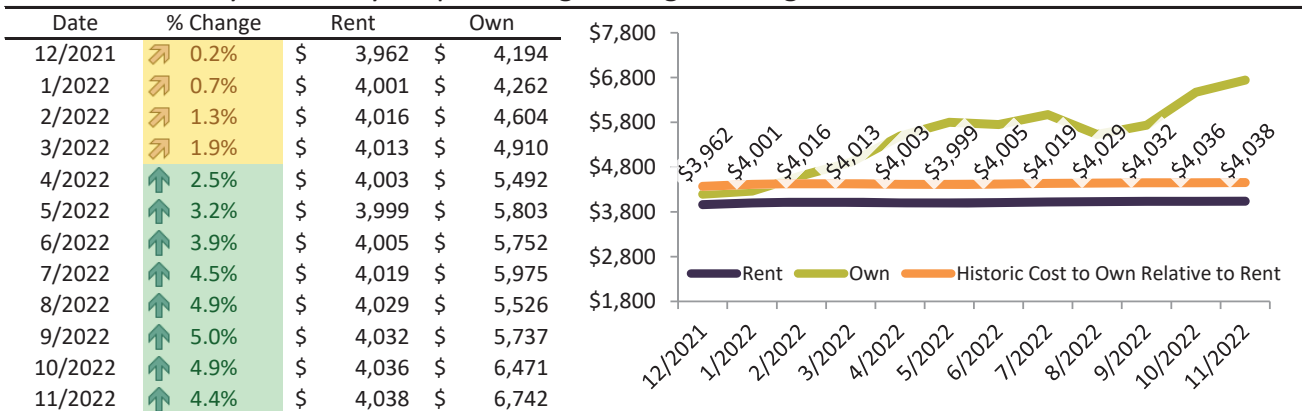
#### Median Home Price and Rental Parity trailing twelve months



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



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

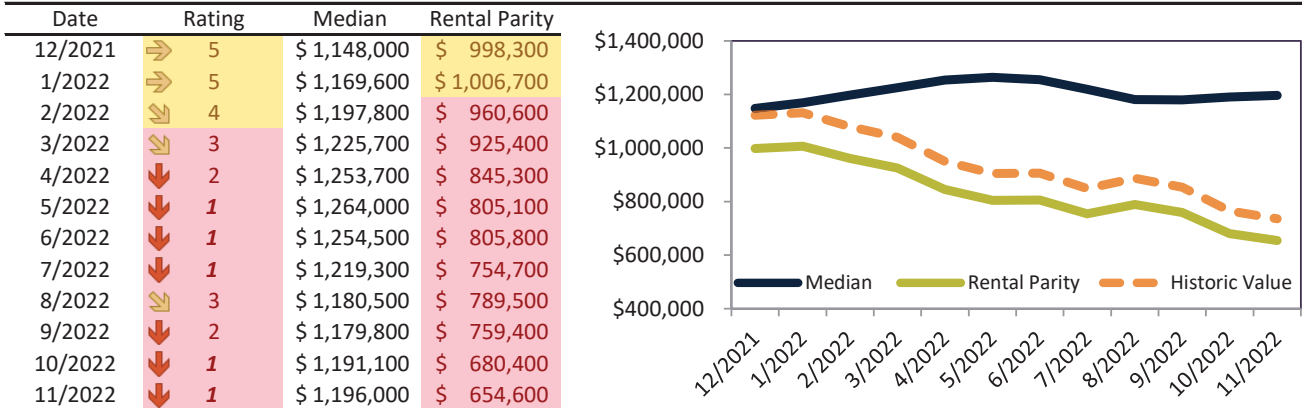


### North Valley Housing Market Value & Trends Update

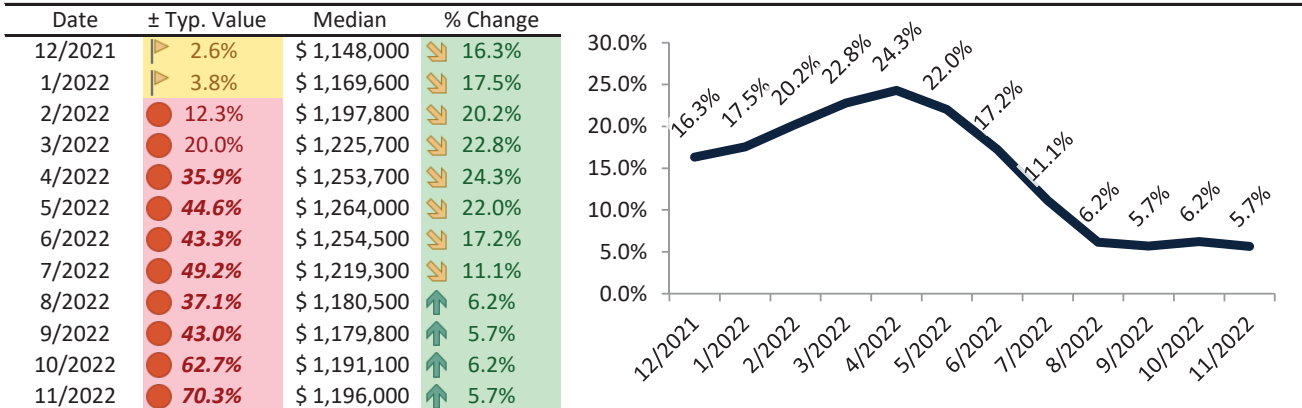
Historically, properties in this market sell at a 12.4% premium. Today's premium is 82.7%. This market is 70.3% overvalued. Median home price is \$1,196,000. Prices rose 5.7% year-over-year. Monthly cost of ownership is \$7,567, and rents average \$4,142, making owning \$3,424 per month more costly than renting. Rents rose 4.4% year-over-year. The current capitalization rate (rent/price) is 3.3%.

Market rating = 1

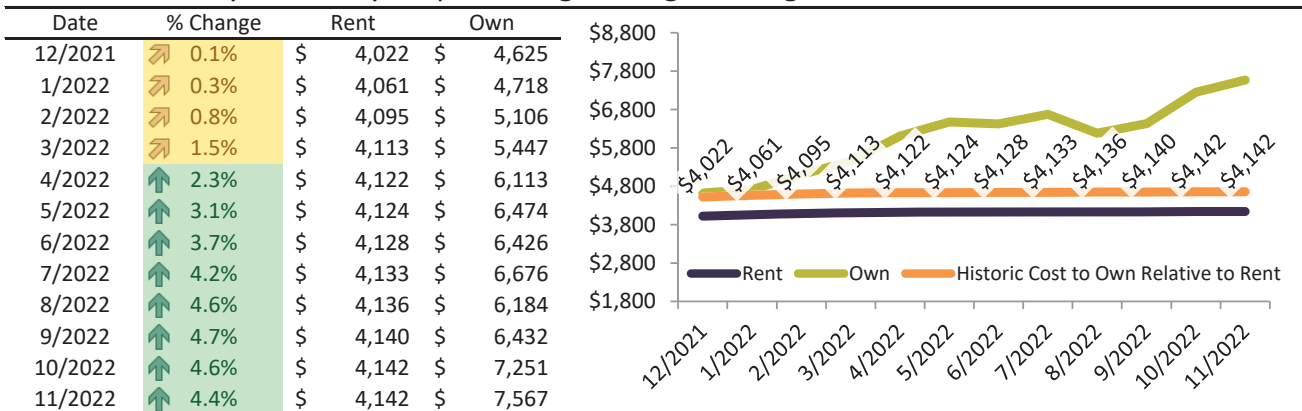
#### Median Home Price and Rental Parity trailing twelve months



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



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



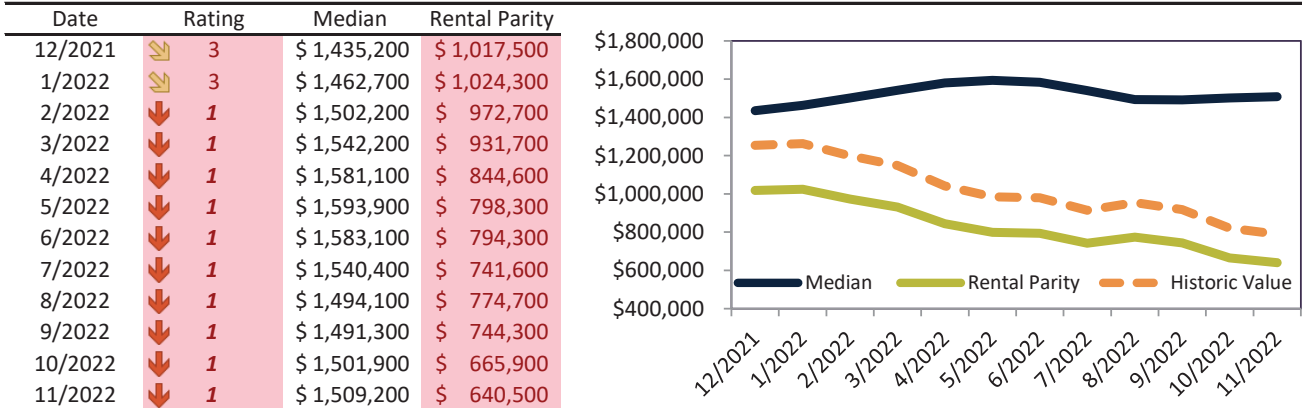


### Evergreen Housing Market Value & Trends Update

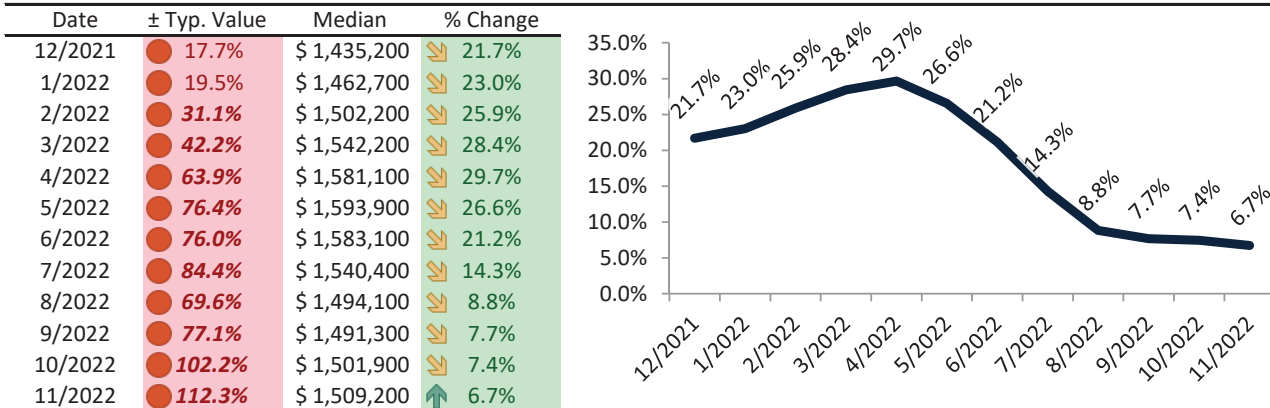
Historically, properties in this market sell at a 23.3% premium. Today's premium is 135.6%. This market is 112.3% overvalued. Median home price is \$1,509,200. Prices rose 6.7% year-over-year. Monthly cost of ownership is \$9,549, and rents average \$4,053, making owning \$5,495 per month more costly than renting. Rents rose 0.7% year-over-year. The current capitalization rate (rent/price) is 2.6%.

Market rating = 1

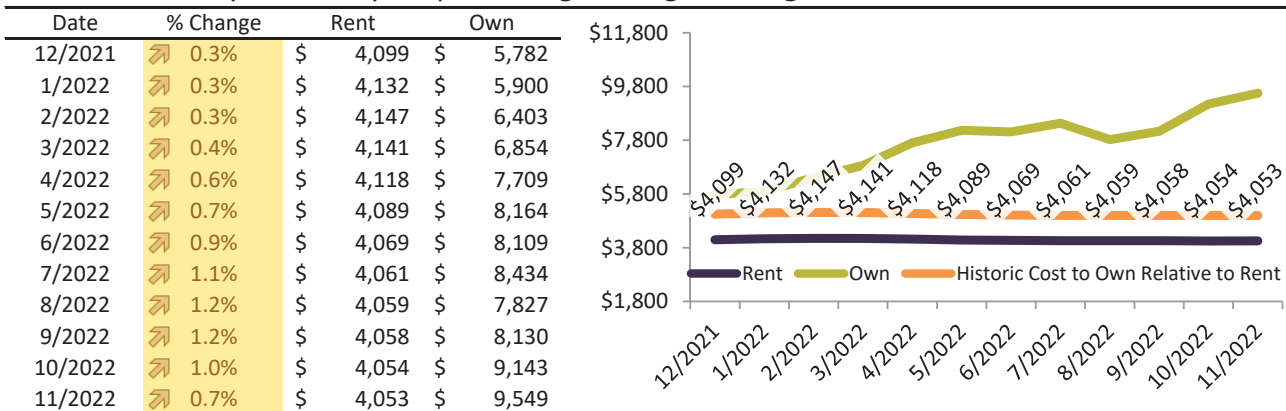
#### Median Home Price and Rental Parity trailing twelve months



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



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

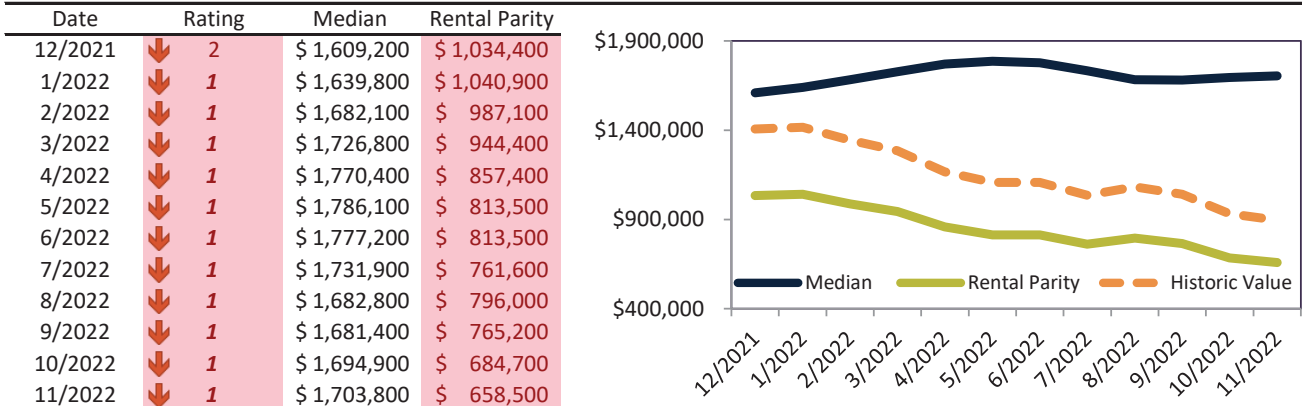


## Willow Glen Housing Market Value & Trends Update

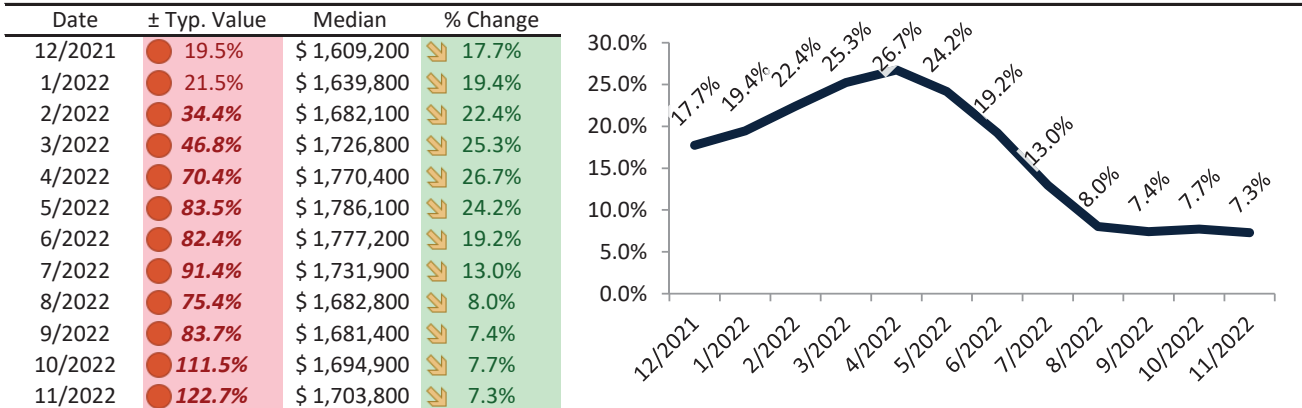
Historically, properties in this market sell at a 36.0% premium. Today's premium is 158.7%. This market is 122.7% overvalued. Median home price is \$1,703,800. Prices rose 7.3% year-over-year. Monthly cost of ownership is \$10,780, and rents average \$4,167, making owning \$6,613 per month more costly than renting. Rents rose 1.7% year-over-year. The current capitalization rate (rent/price) is 2.3%.

Market rating = 1

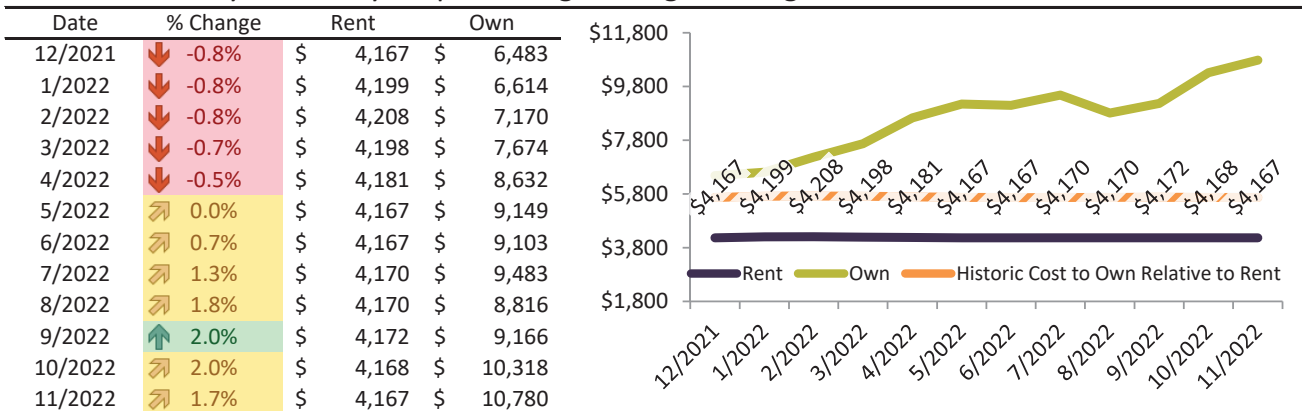
### Median Home Price and Rental Parity trailing twelve months



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



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

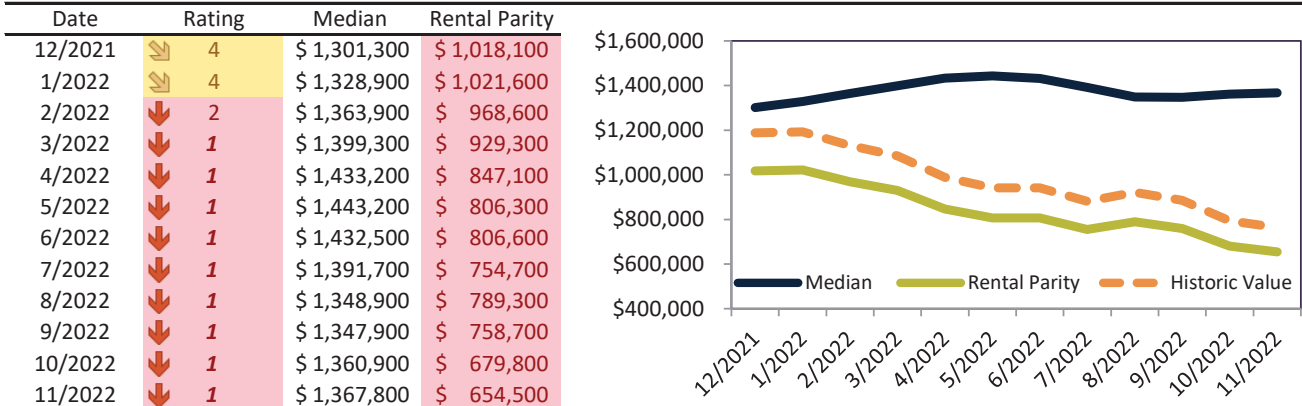


## Blossom Valley Housing Market Value & Trends Update

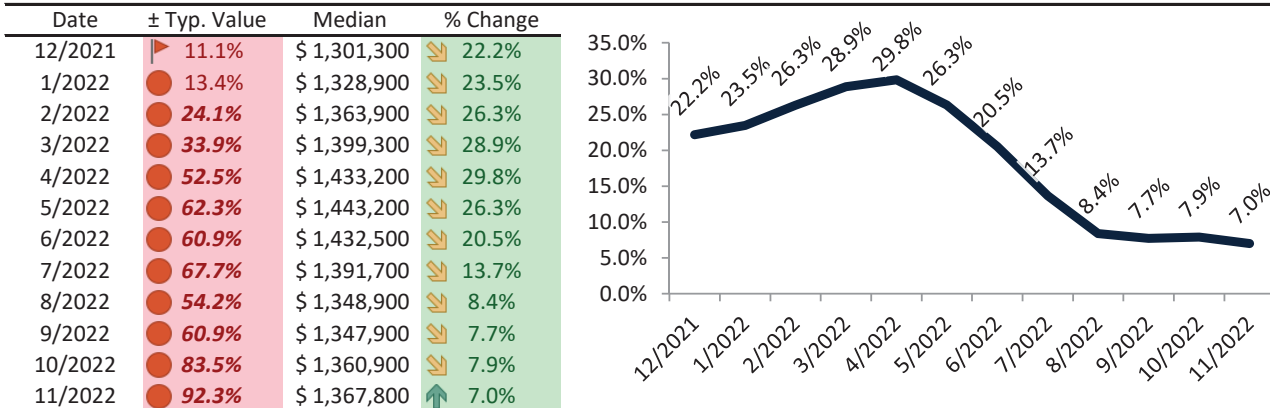
Historically, properties in this market sell at a 16.7% premium. Today's premium is 109.0%. This market is 92.3% overvalued. Median home price is \$1,367,800. Prices rose 7.0% year-over-year. Monthly cost of ownership is \$8,654, and rents average \$4,141, making owning \$4,513 per month more costly than renting. Rents rose 2.3% year-over-year. The current capitalization rate (rent/price) is 2.9%.

Market rating = 1

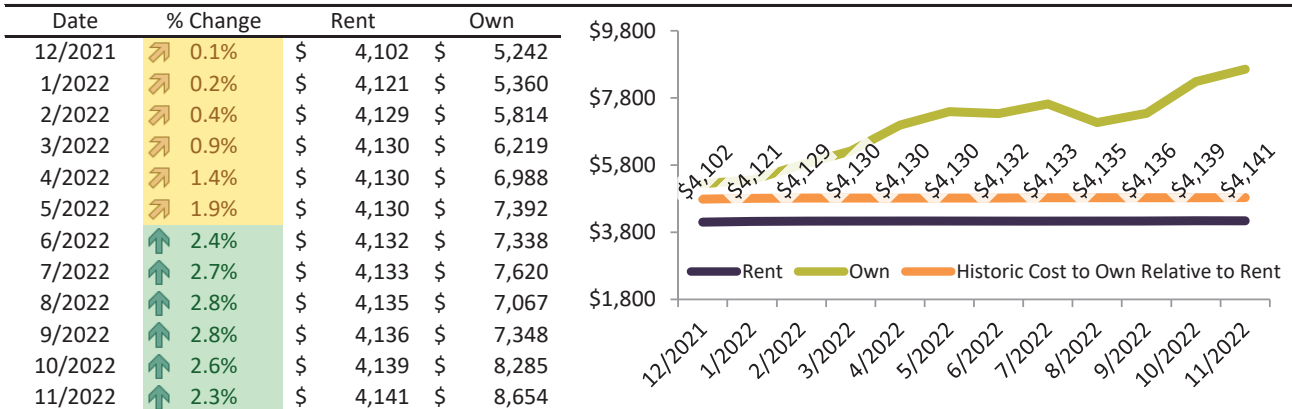
### Median Home Price and Rental Parity trailing twelve months



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



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

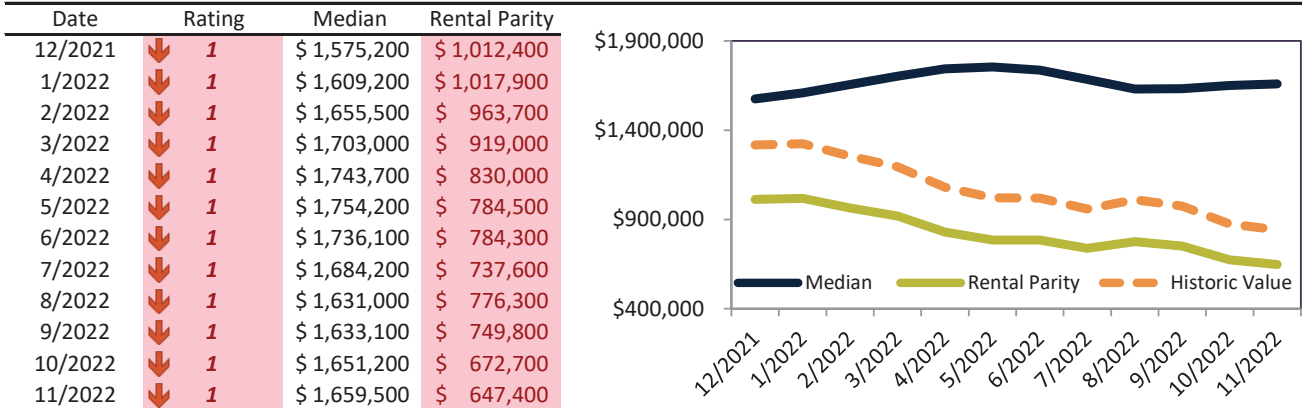


### Cambrian Park Housing Market Value & Trends Update

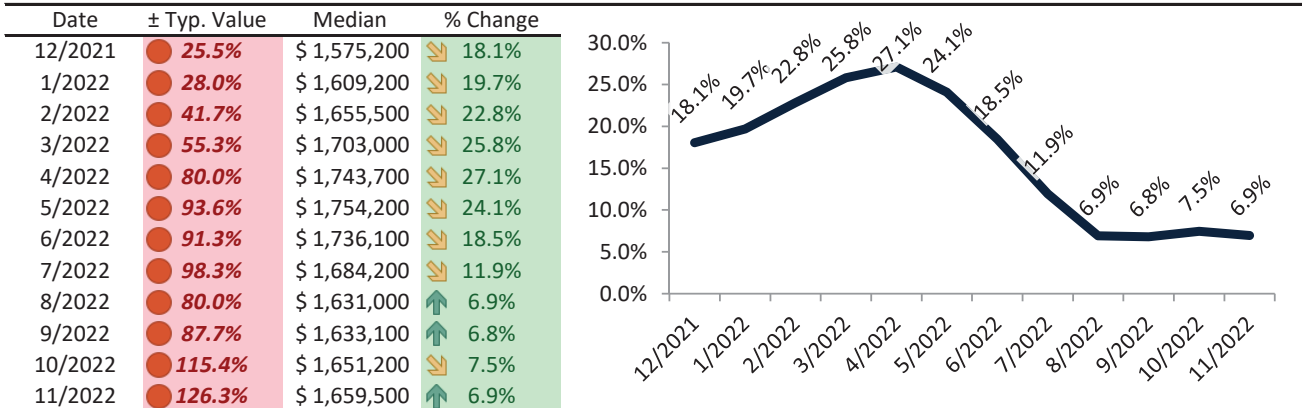
Historically, properties in this market sell at a 30.1% premium. Today's premium is 156.4%. This market is 126.3% overvalued. Median home price is \$1,659,500. Prices rose 6.9% year-over-year. Monthly cost of ownership is \$10,499, and rents average \$4,096, making owning \$6,403 per month more costly than renting. Rents rose 1.4% year-over-year. The current capitalization rate (rent/price) is 2.4%.

Market rating = 1

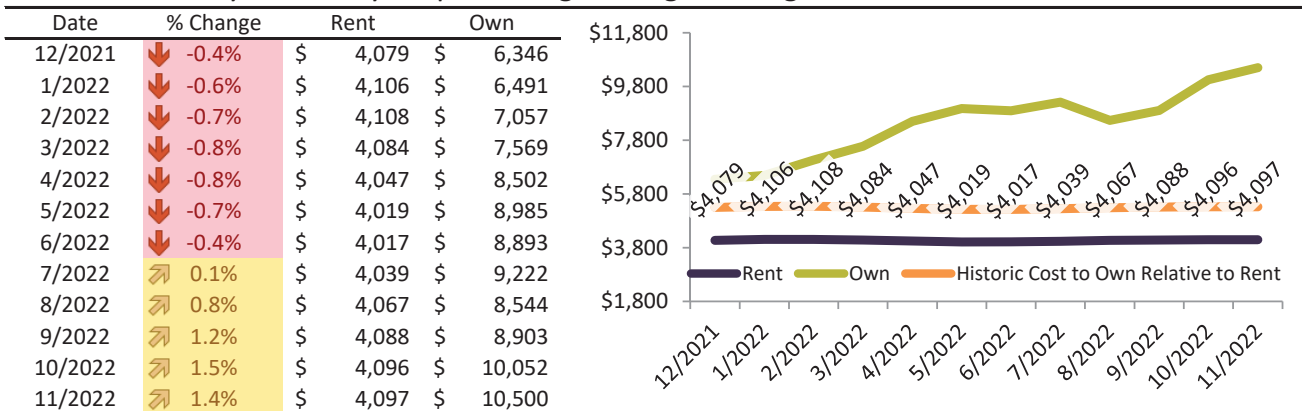
#### Median Home Price and Rental Parity trailing twelve months



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



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

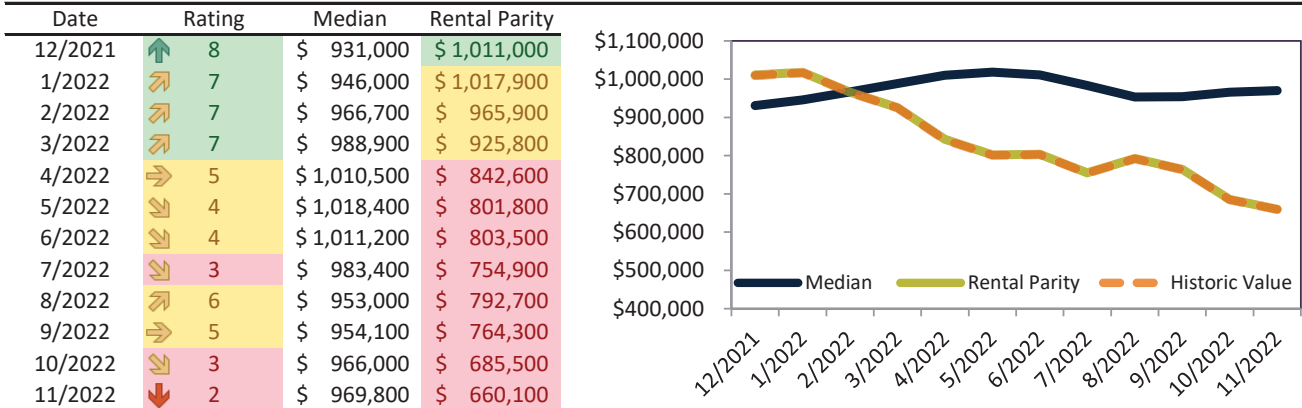


### Fairgrounds Housing Market Value & Trends Update

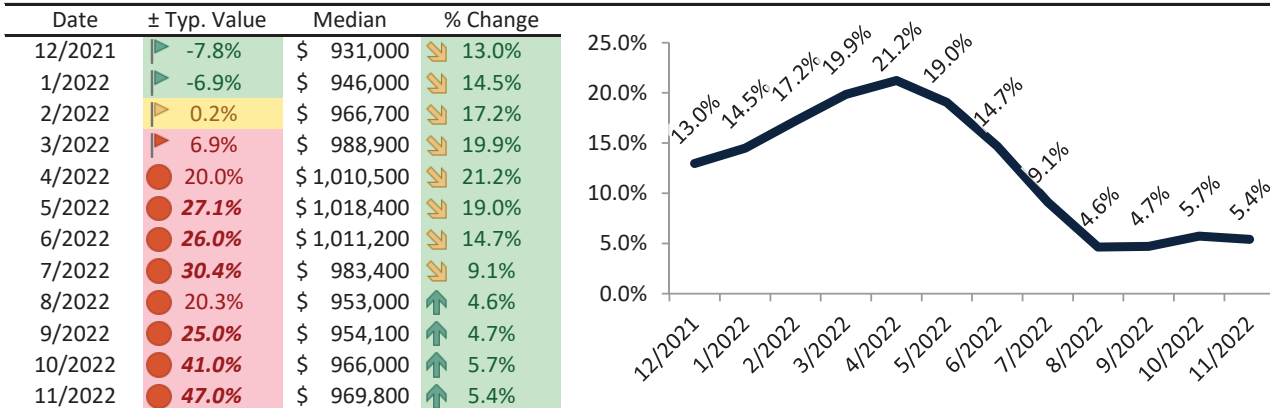
Historically, properties in this market sell at a -0.1% discount. Today's premium is 46.9%. This market is 47.0% overvalued. Median home price is \$969,800. Prices rose 5.4% year-over-year. Monthly cost of ownership is \$6,136, and rents average \$4,176, making owning \$1,959 per month more costly than renting. Rents rose 4.2% year-over-year. The current capitalization rate (rent/price) is 4.1%.

Market rating = 2

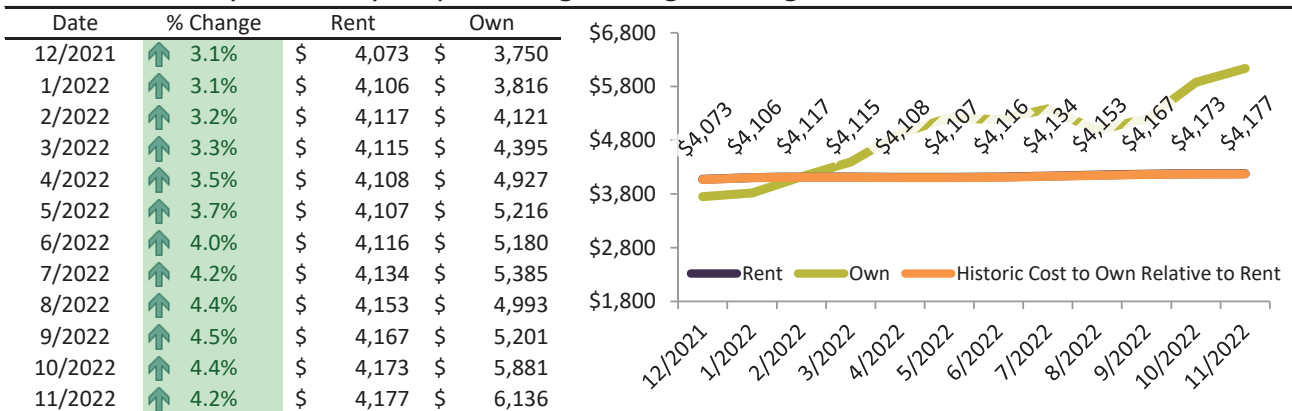
#### Median Home Price and Rental Parity trailing twelve months



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



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

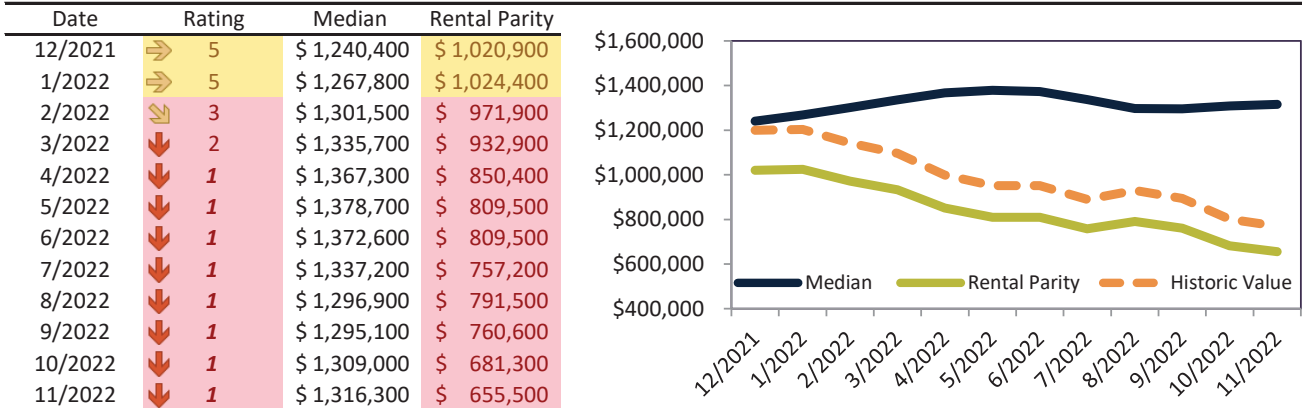


### Santa Teresa Housing Market Value & Trends Update

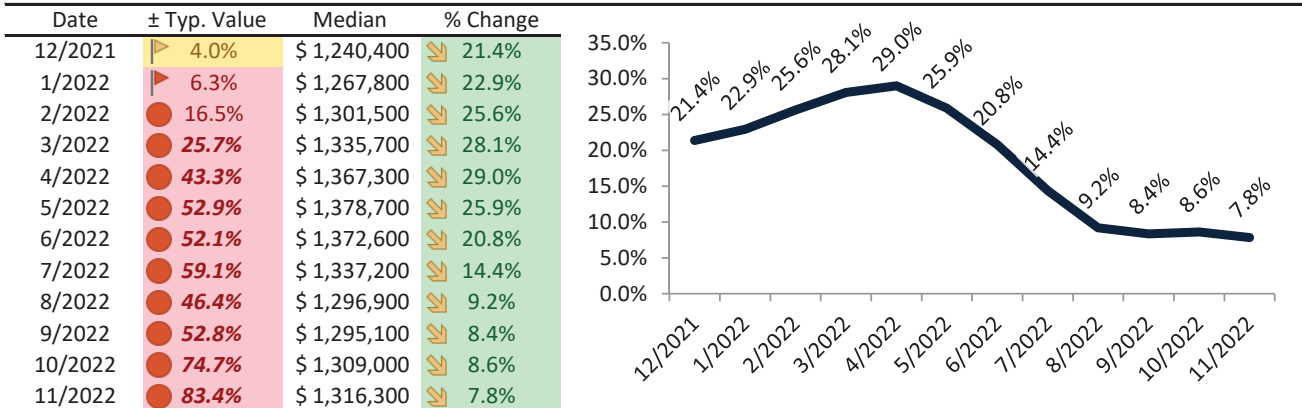
Historically, properties in this market sell at a 17.5% premium. Today's premium is 100.9%. This market is 83.4% overvalued. Median home price is \$1,316,300. Prices rose 7.8% year-over-year. Monthly cost of ownership is \$8,328, and rents average \$4,147, making owning \$4,180 per month more costly than renting. Rents rose 2.2% year-over-year. The current capitalization rate (rent/price) is 3.0%.

Market rating = 1

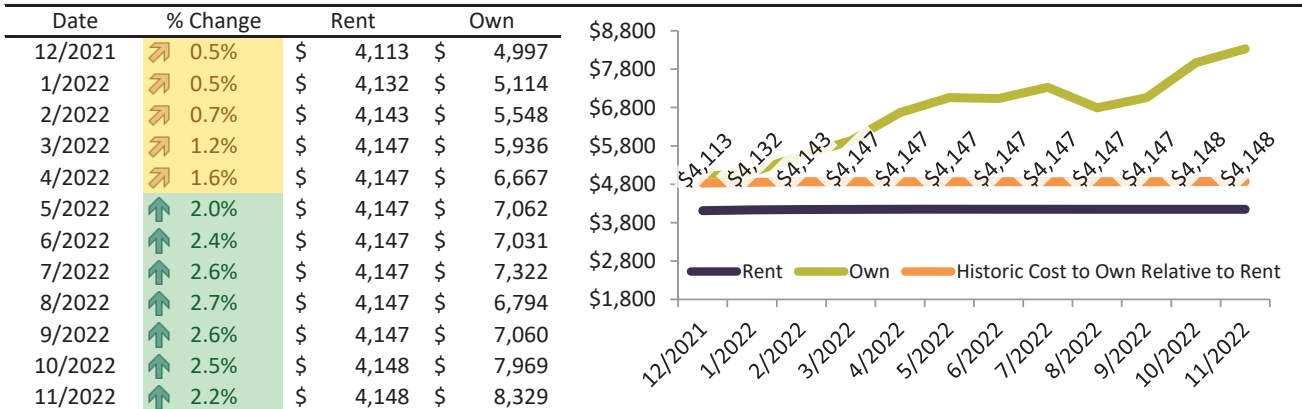
#### Median Home Price and Rental Parity trailing twelve months



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



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

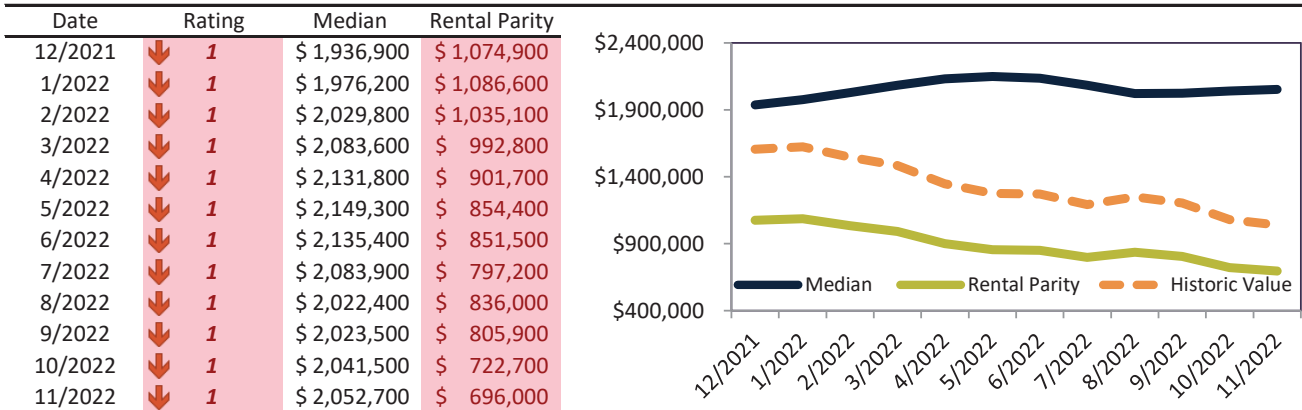


## Almaden Valley Housing Market Value & Trends Update

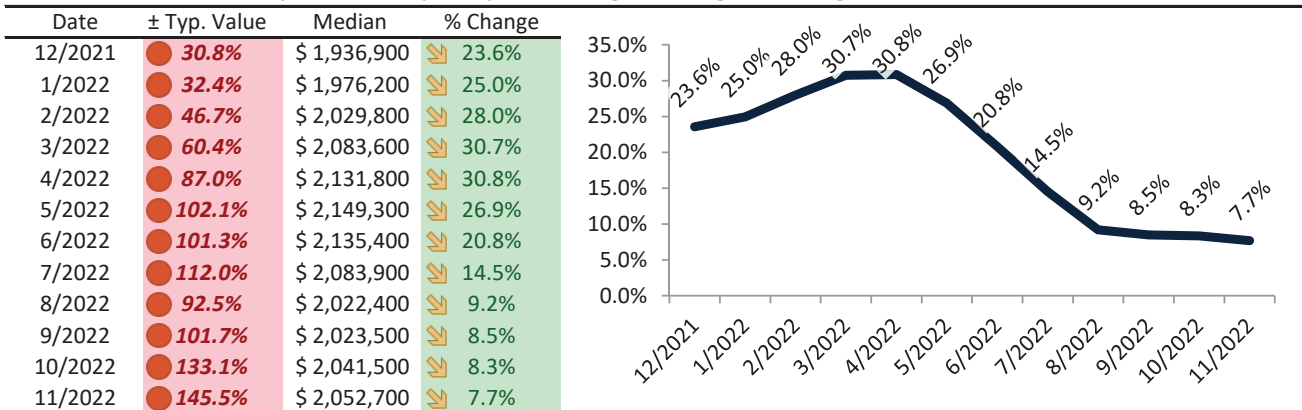
Historically, properties in this market sell at a 49.4% premium. Today's premium is 194.9%. This market is 145.5% overvalued. Median home price is \$2,052,700. Prices rose 7.7% year-over-year. Monthly cost of ownership is \$12,987, and rents average \$4,403, making owning \$8,583 per month more costly than renting. Rents rose 2.8% year-over-year. The current capitalization rate (rent/price) is 2.1%.

Market rating = 1

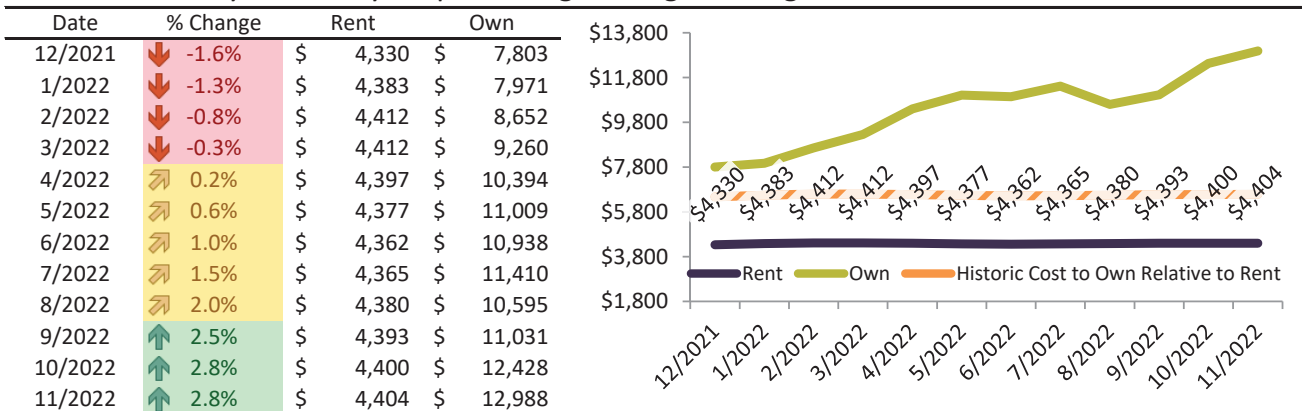
### Median Home Price and Rental Parity trailing twelve months



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



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

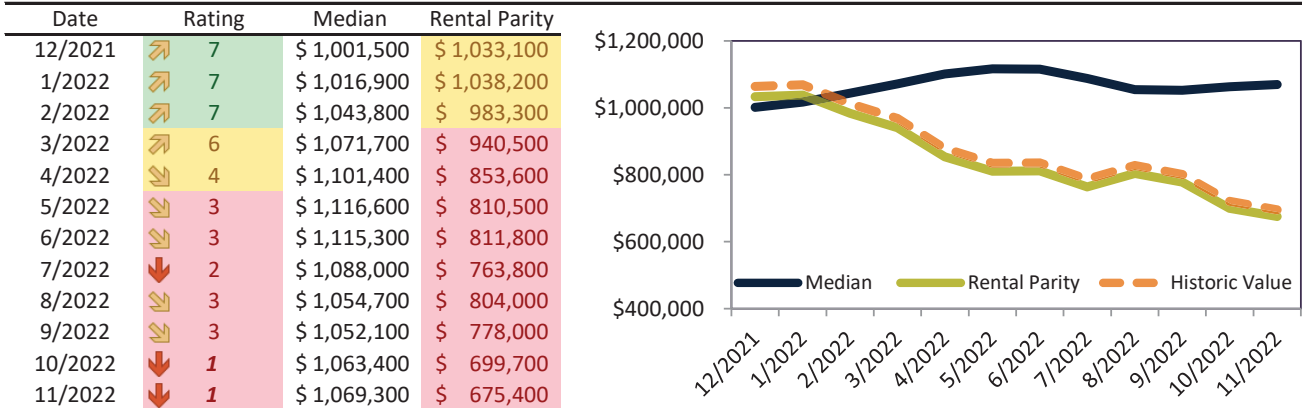


## Edenvale - Seven Trees Housing Market Value & Trends Update

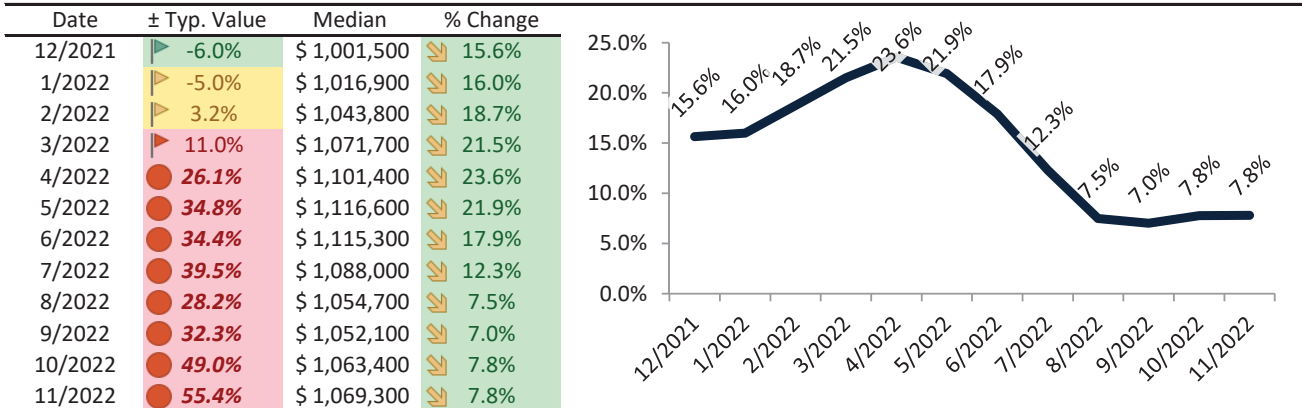
Historically, properties in this market sell at a 3.0% premium. Today's premium is 58.4%. This market is 55.4% overvalued. Median home price is \$1,069,300. Prices rose 7.8% year-over-year. Monthly cost of ownership is \$6,765, and rents average \$4,273, making owning \$2,492 per month more costly than renting. Rents rose 3.8% year-over-year. The current capitalization rate (rent/price) is 3.8%.

Market rating = 1

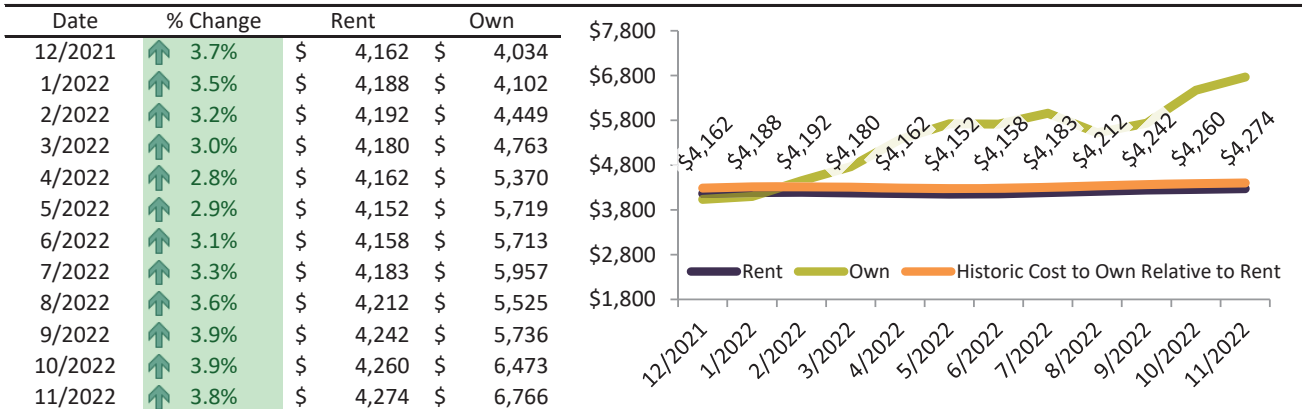
### Median Home Price and Rental Parity trailing twelve months



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



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



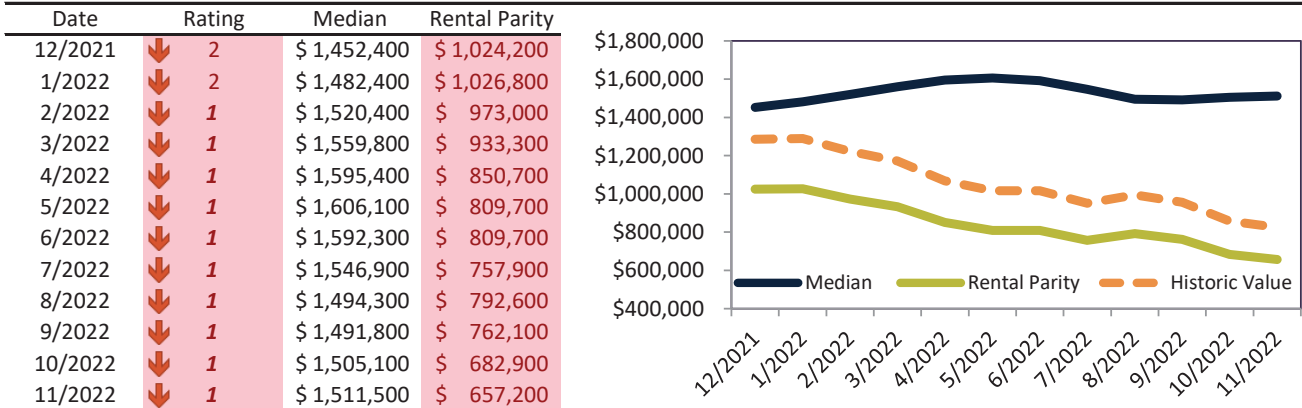


### Berryessa Housing Market Value & Trends Update

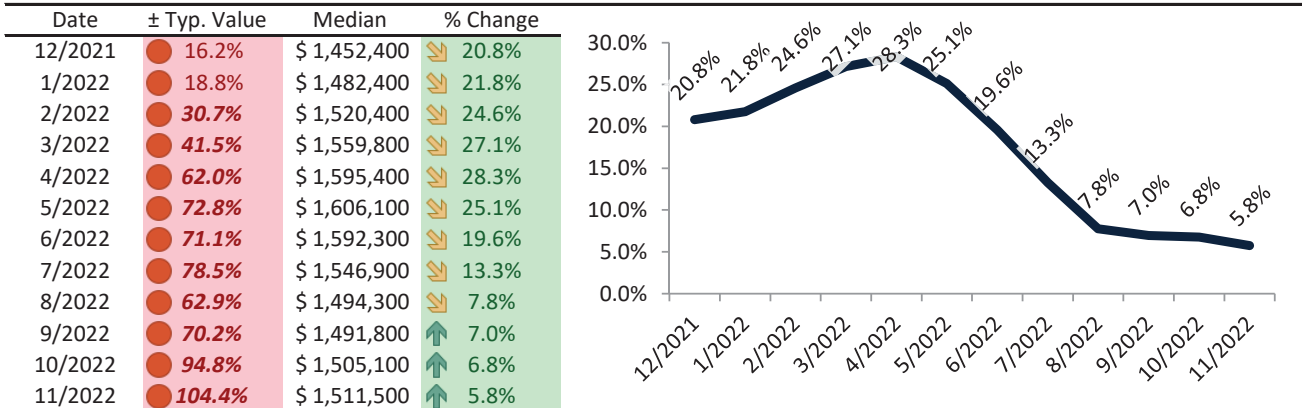
Historically, properties in this market sell at a 25.6% premium. Today's premium is 130.0%. This market is 104.4% overvalued. Median home price is \$1,511,500. Prices rose 5.8% year-over-year. Monthly cost of ownership is \$9,563, and rents average \$4,158, making owning \$5,404 per month more costly than renting. Rents rose 2.5% year-over-year. The current capitalization rate (rent/price) is 2.6%.

Market rating = 1

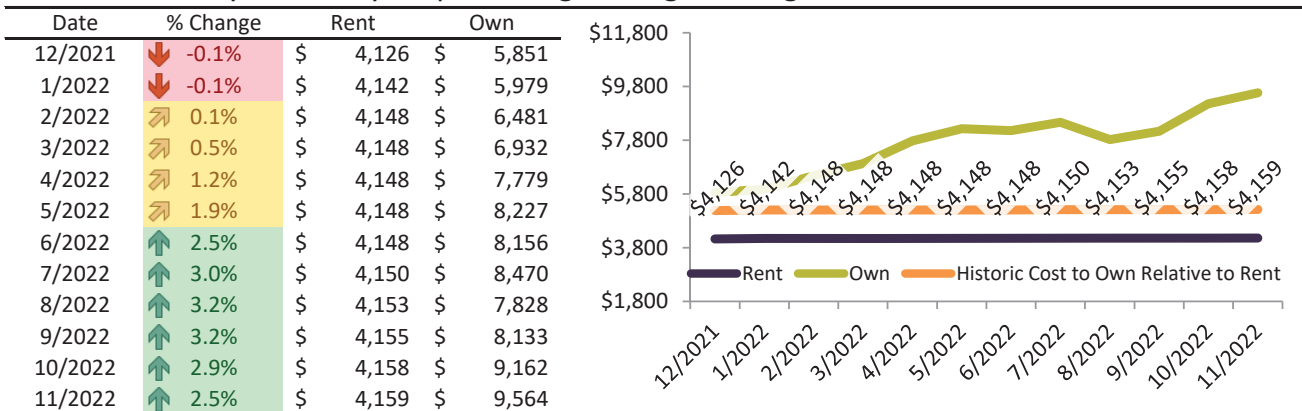
#### Median Home Price and Rental Parity trailing twelve months



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



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

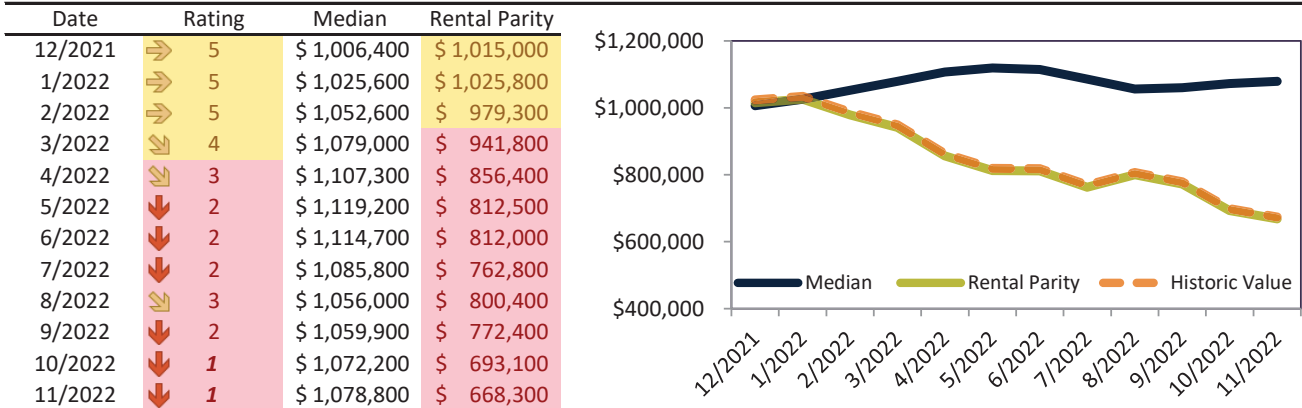


## Alum Rock-East Foothills Housing Market Value & Trends Update

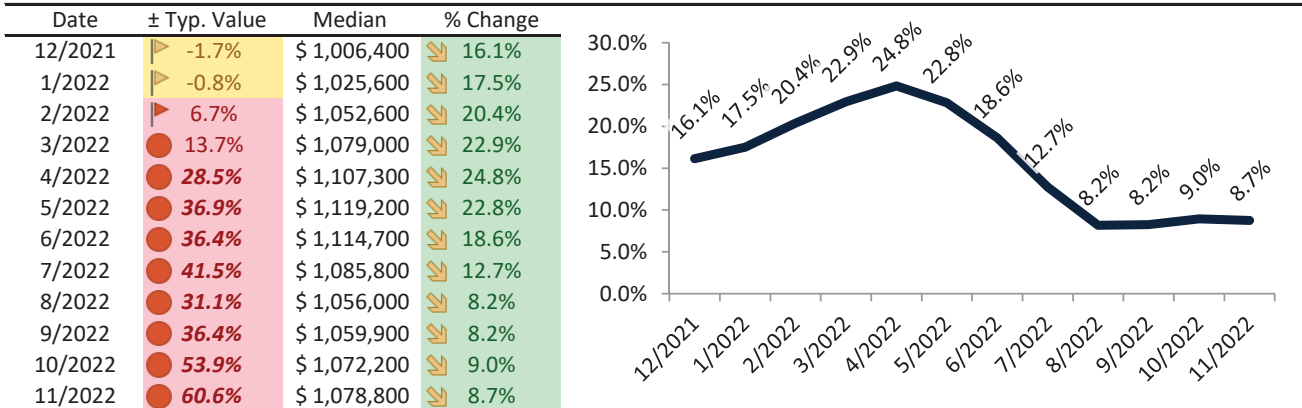
Historically, properties in this market sell at a 0.8% premium. Today's premium is 61.4%. This market is 60.6% overvalued. Median home price is \$1,078,800. Prices rose 8.7% year-over-year. Monthly cost of ownership is \$6,825, and rents average \$4,228, making owning \$2,597 per month more costly than renting. Rents rose 4.4% year-over-year. The current capitalization rate (rent/price) is 3.8%.

Market rating = 1

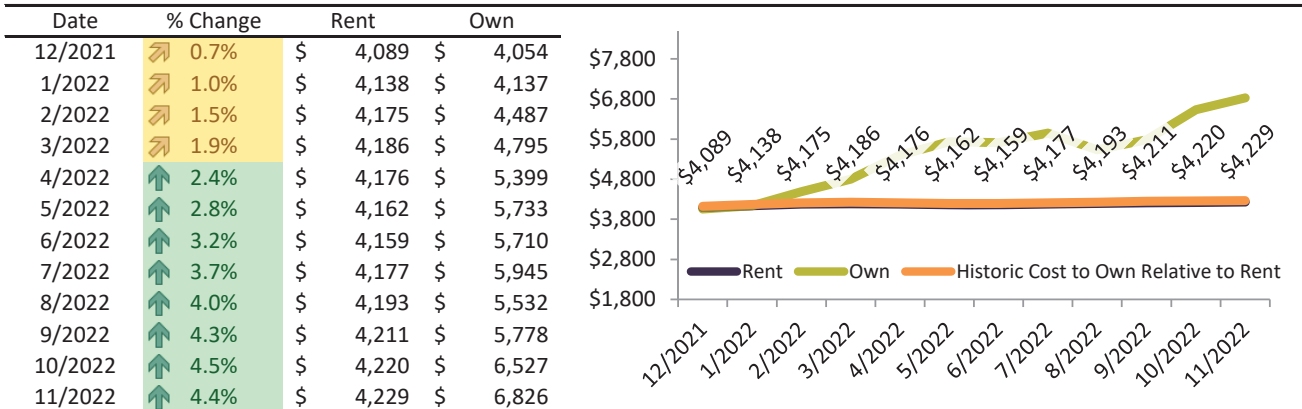
### Median Home Price and Rental Parity trailing twelve months



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



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

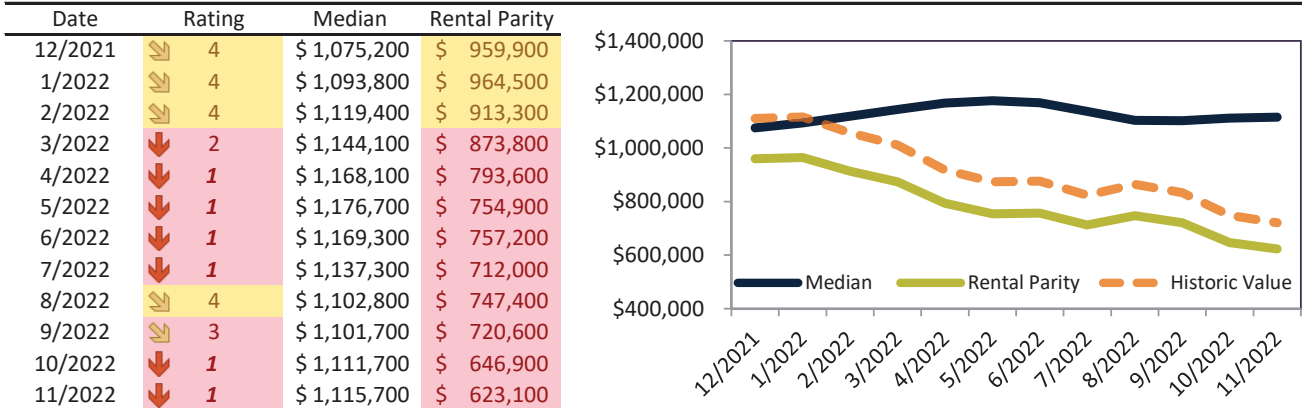


## North San Jose Housing Market Value & Trends Update

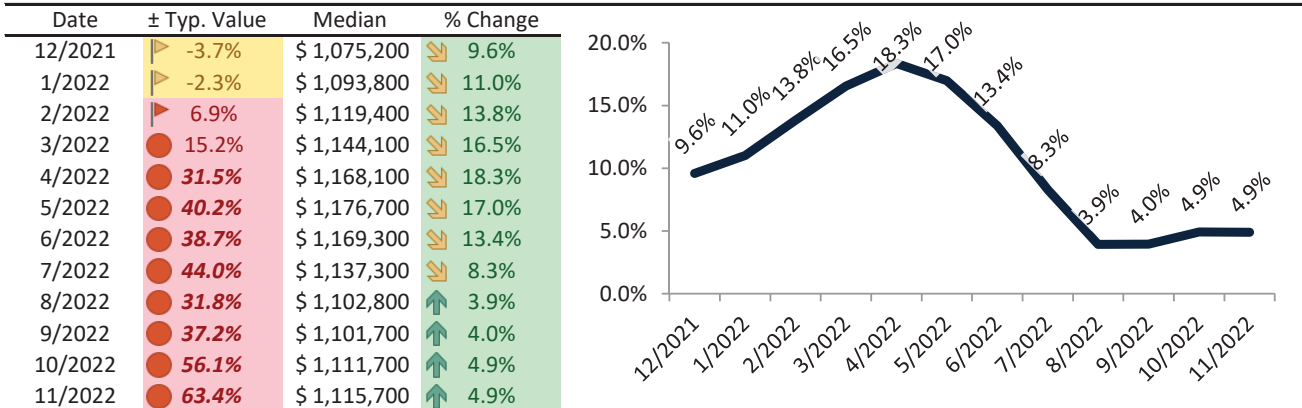
Historically, properties in this market sell at a 15.7% premium. Today's premium is 79.1%. This market is 63.4% overvalued. Median home price is \$1,115,700. Prices rose 4.9% year-over-year. Monthly cost of ownership is \$7,059, and rents average \$3,942, making owning \$3,116 per month more costly than renting. Rents rose 2.8% year-over-year. The current capitalization rate (rent/price) is 3.4%.

Market rating = 1

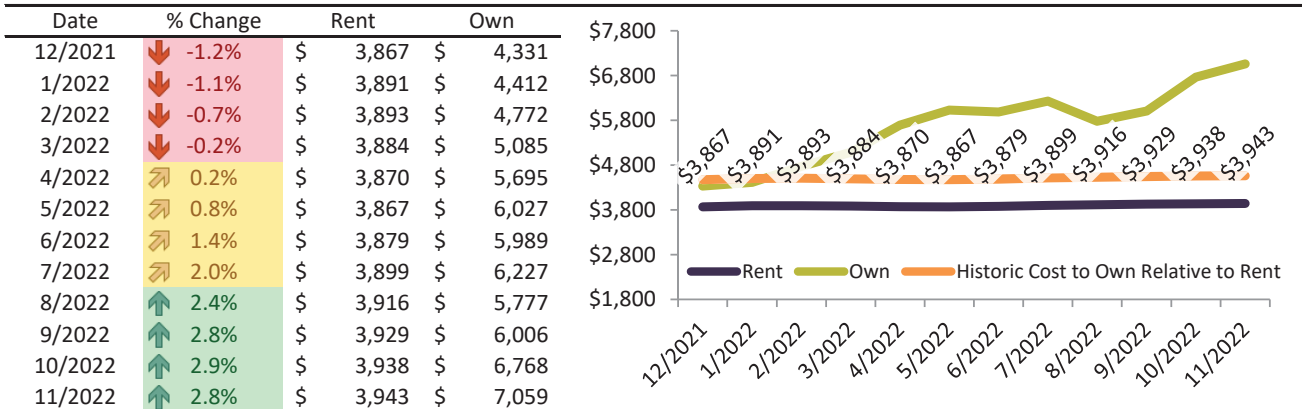
### Median Home Price and Rental Parity trailing twelve months



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



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

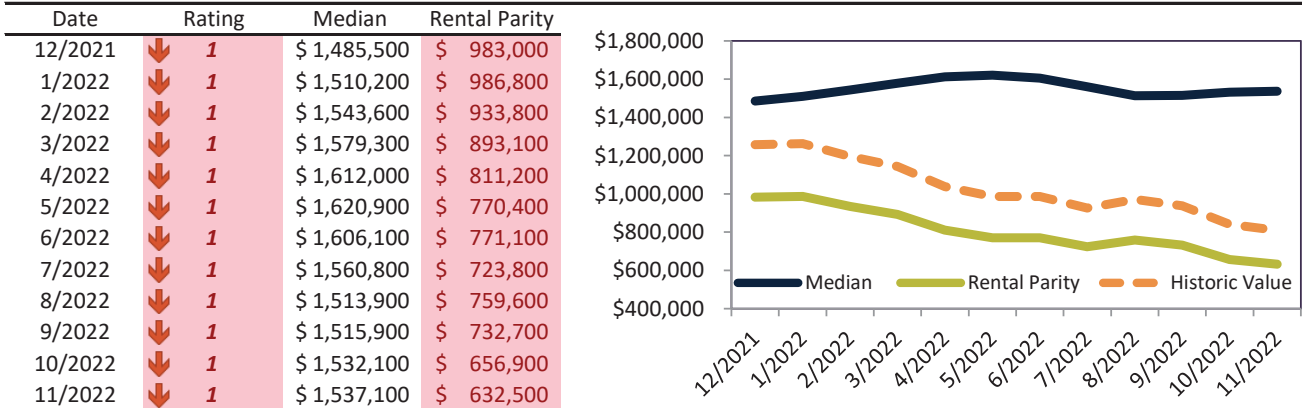


## Rose Garden Housing Market Value & Trends Update

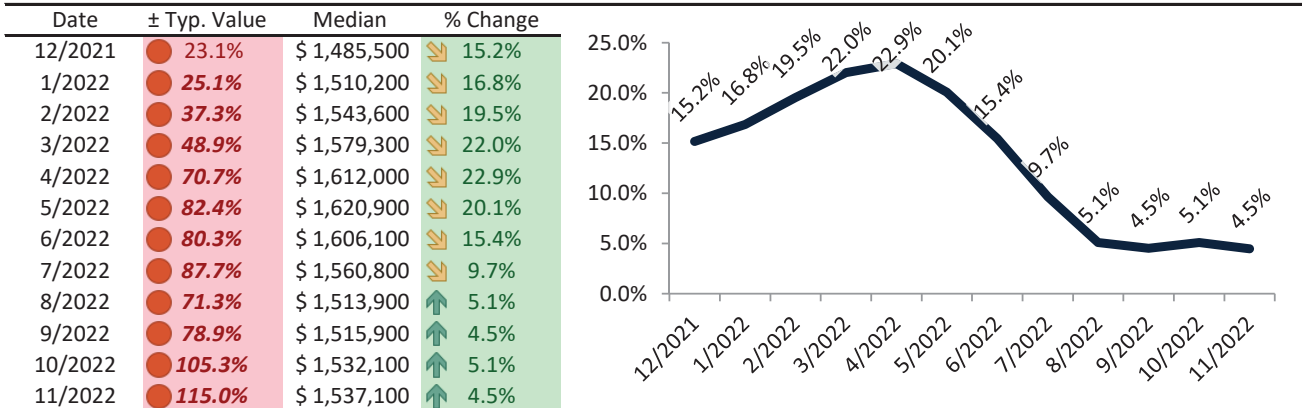
Historically, properties in this market sell at a 28.0% premium. Today's premium is 143.0%. This market is 115.0% overvalued. Median home price is \$1,537,100. Prices rose 4.5% year-over-year. Monthly cost of ownership is \$9,725, and rents average \$4,002, making owning \$5,723 per month more costly than renting. Rents rose 2.6% year-over-year. The current capitalization rate (rent/price) is 2.5%.

Market rating = 1

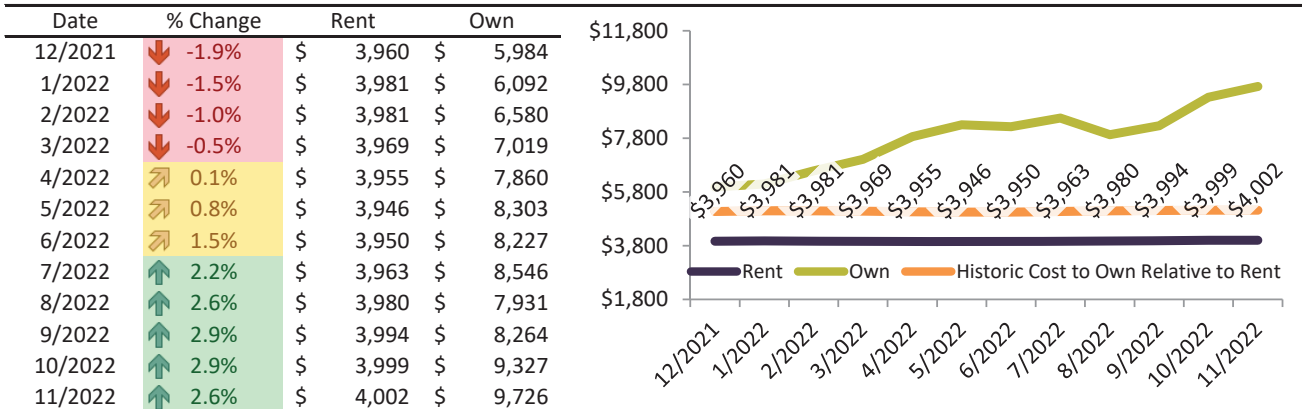
### Median Home Price and Rental Parity trailing twelve months



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



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

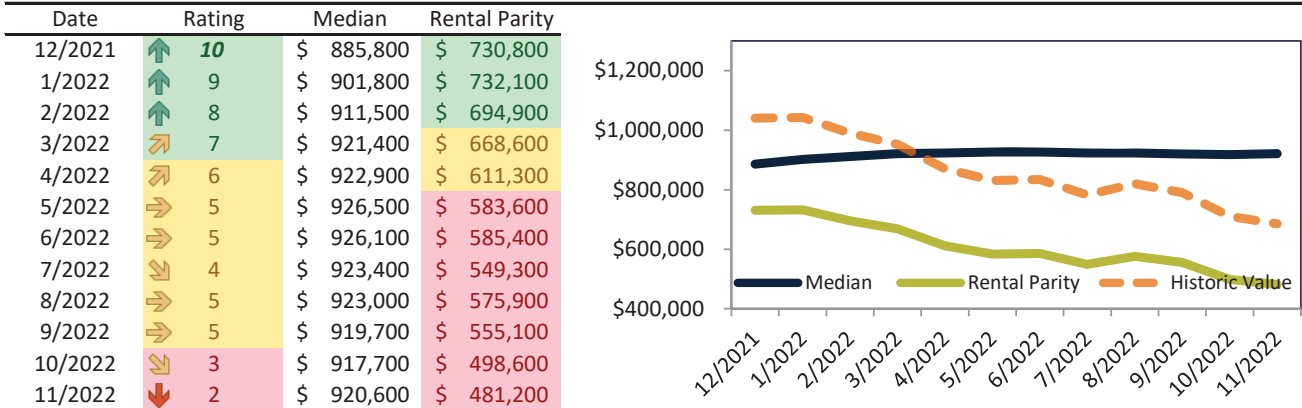


### San Juan Bautista Housing Market Value & Trends Update

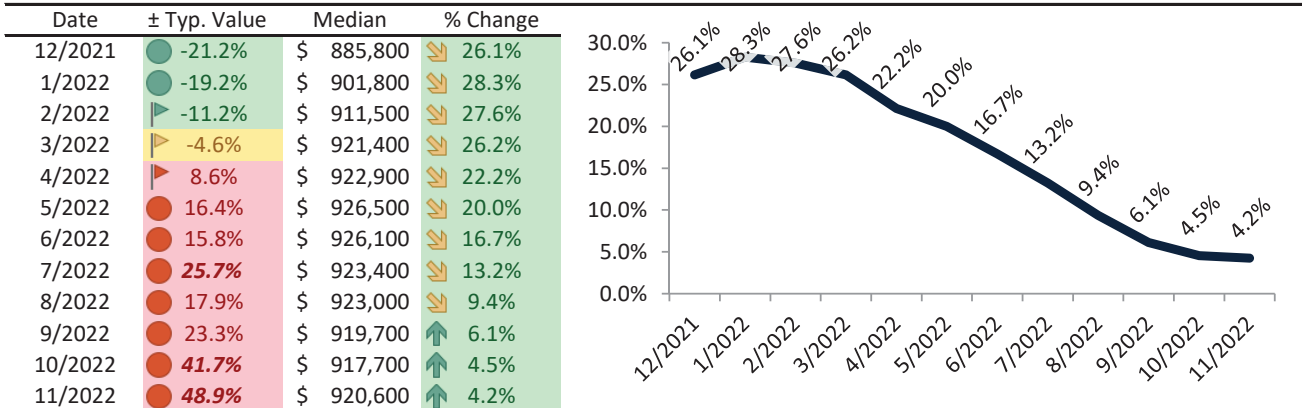
Historically, properties in this market sell at a 42.4% premium. Today's premium is 91.3%. This market is 48.9% overvalued. Median home price is \$920,600. Prices rose 4.2% year-over-year. Monthly cost of ownership is \$5,824, and rents average \$3,045, making owning \$2,779 per month more costly than renting. Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 3.2%.

Market rating = 2

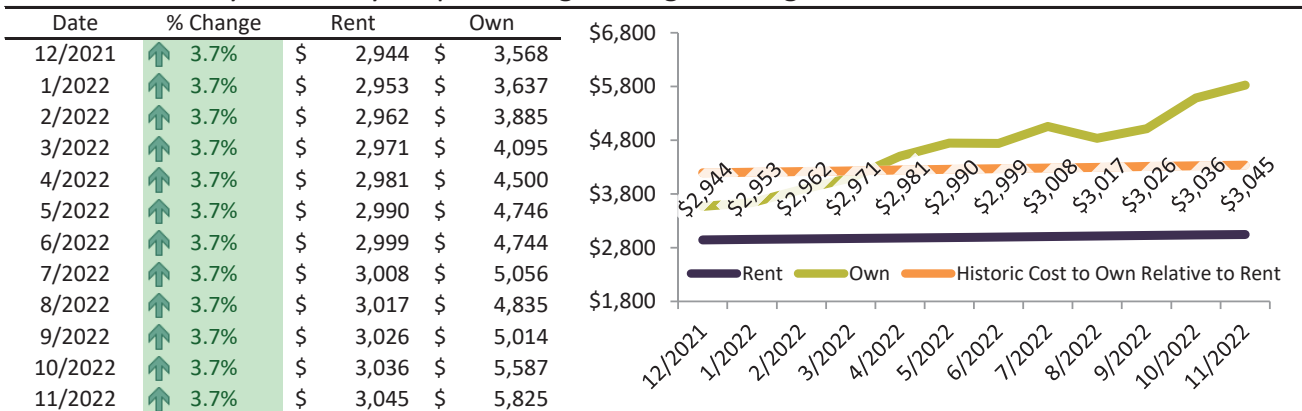
#### Median Home Price and Rental Parity trailing twelve months



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



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

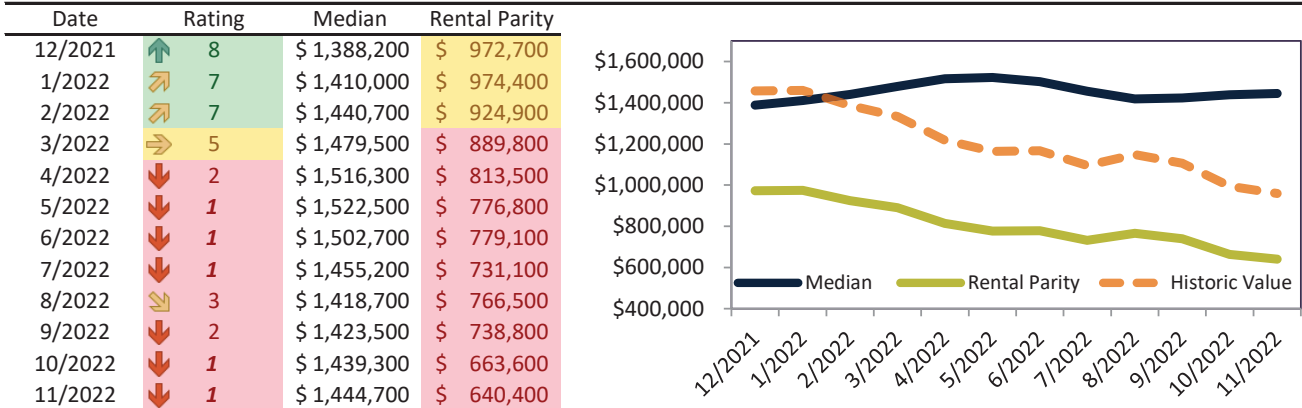


### San Martin Housing Market Value & Trends Update

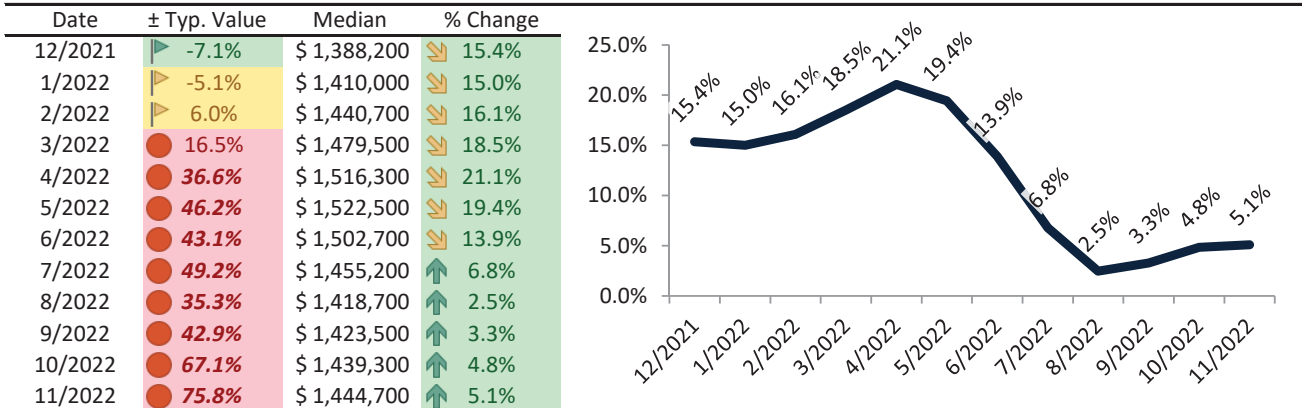
Historically, properties in this market sell at a 49.8% premium. Today's premium is 125.6%. This market is 75.8% overvalued. Median home price is \$1,444,700. Prices rose 5.1% year-over-year. Monthly cost of ownership is \$9,140, and rents average \$4,052, making owning \$5,088 per month more costly than renting. Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 2.7%.

Market rating = 1

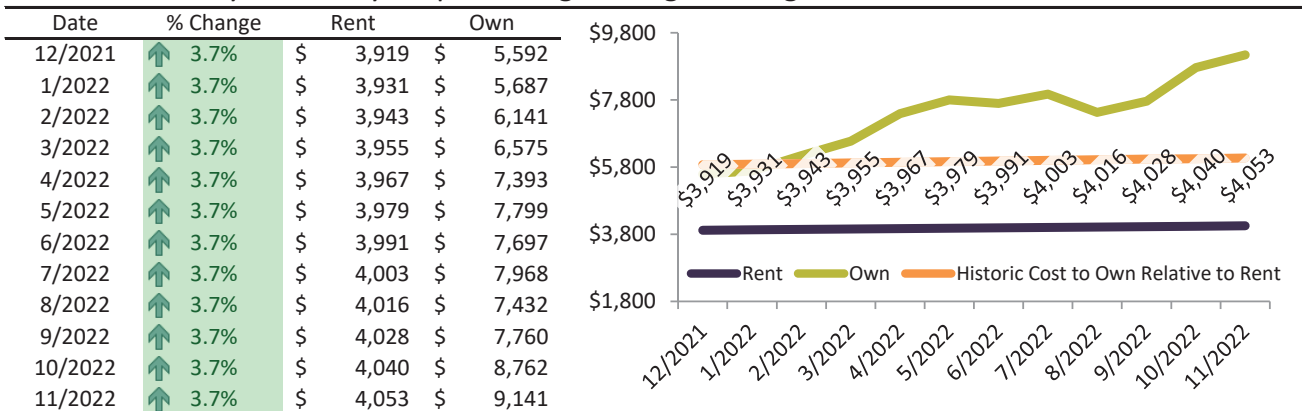
#### Median Home Price and Rental Parity trailing twelve months



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



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

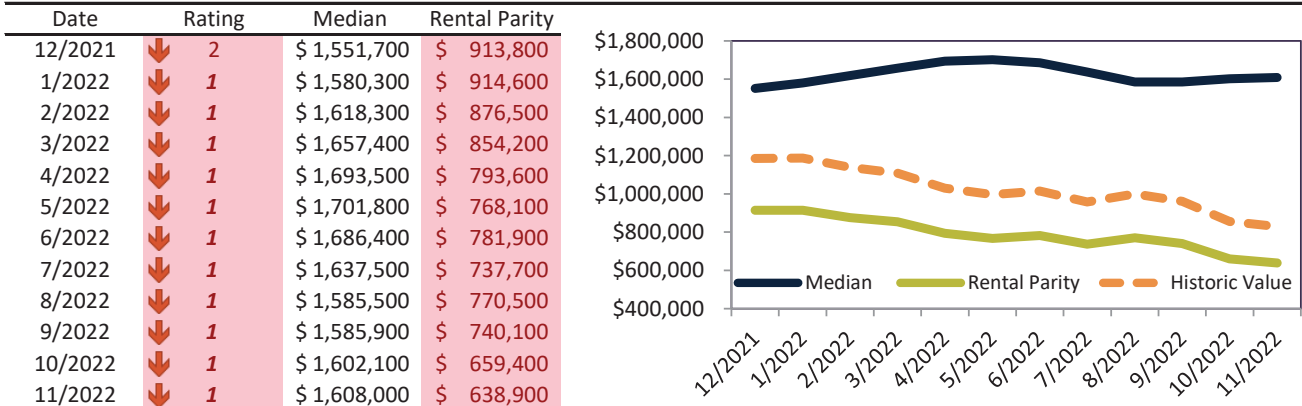


## Santa Clara Housing Market Value & Trends Update

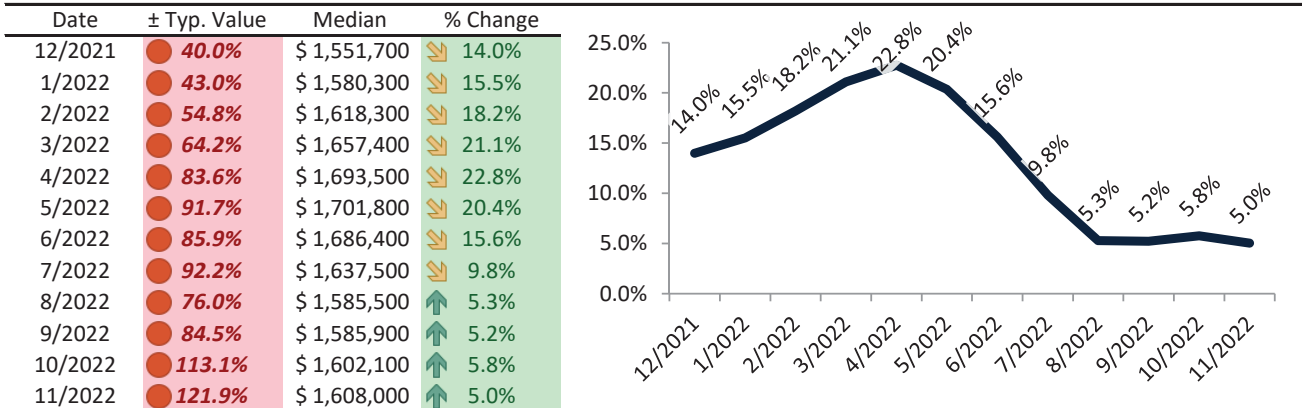
Historically, properties in this market sell at a 29.8% premium. Today's premium is 151.7%. This market is 121.9% overvalued. Median home price is \$1,608,000. Prices rose 5.0% year-over-year. Monthly cost of ownership is \$10,174, and rents average \$4,042, making owning \$6,131 per month more costly than renting. Rents rose 10.1% year-over-year. The current capitalization rate (rent/price) is 2.4%.

Market rating = 1

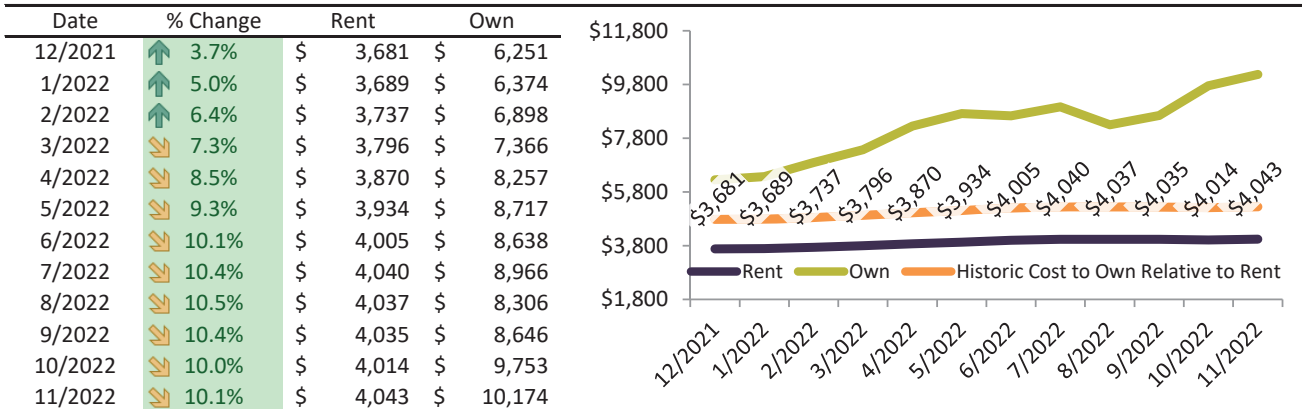
### Median Home Price and Rental Parity trailing twelve months



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



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

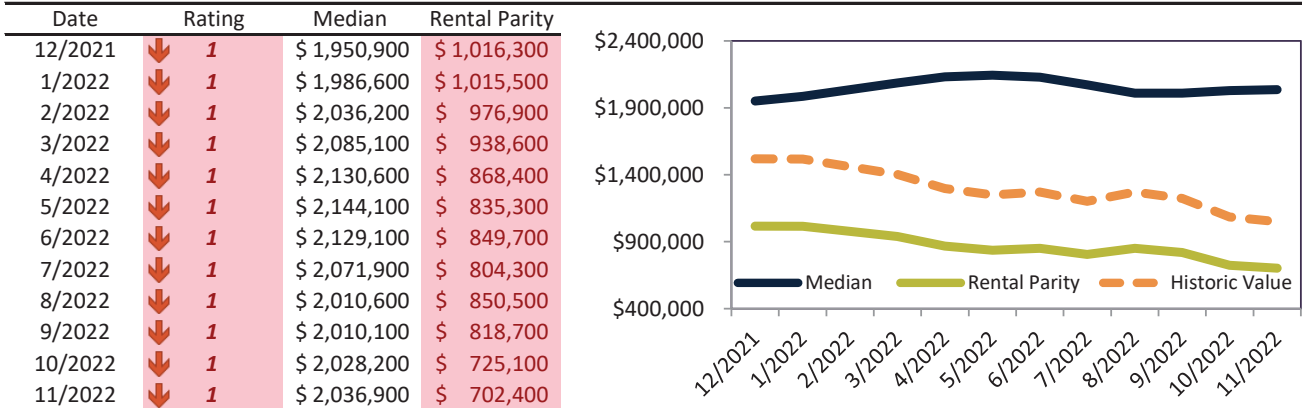


### Sunnyvale Housing Market Value & Trends Update

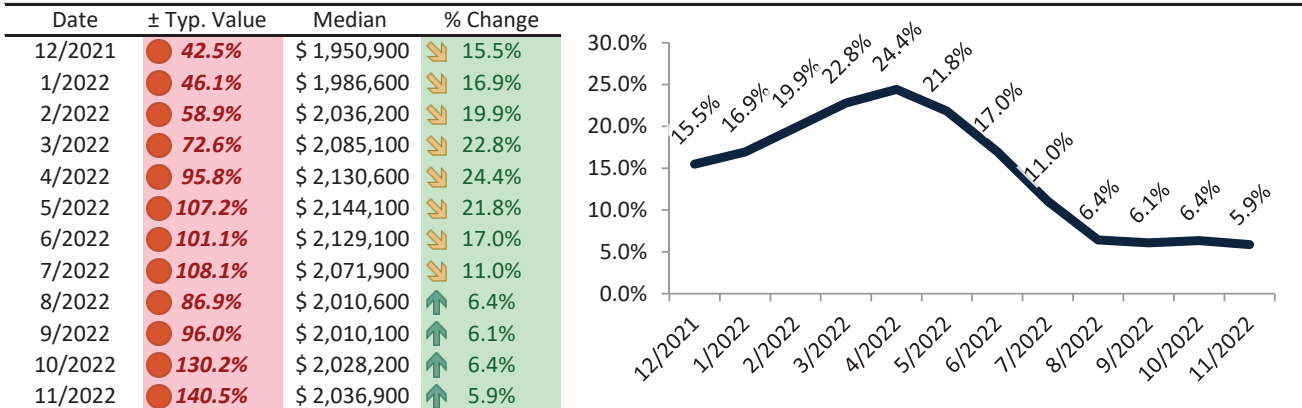
Historically, properties in this market sell at a 49.5% premium. Today's premium is 190.0%. This market is 140.5% overvalued. Median home price is \$2,036,900. Prices rose 5.9% year-over-year. Monthly cost of ownership is \$12,887, and rents average \$4,444, making owning \$8,443 per month more costly than renting. Rents rose 10.5% year-over-year. The current capitalization rate (rent/price) is 2.1%.

Market rating = 1

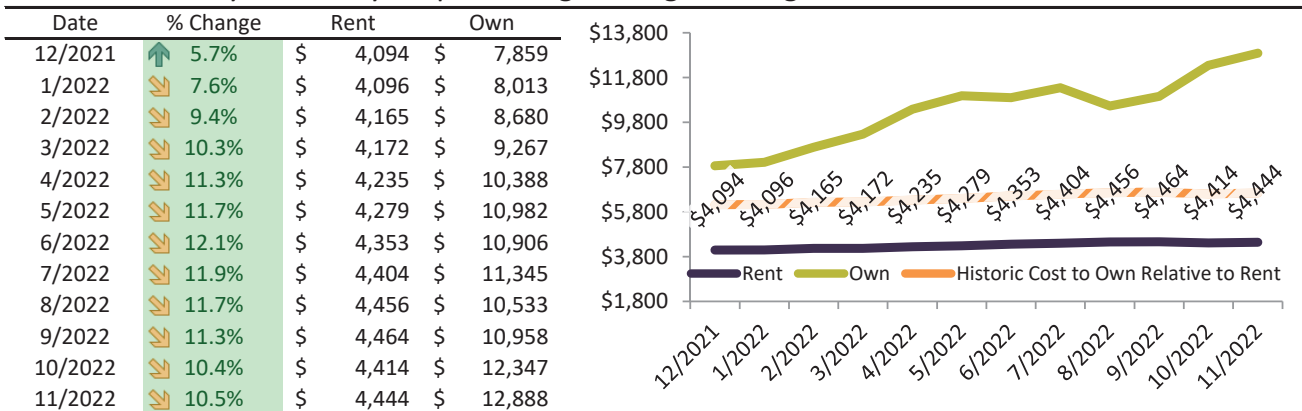
#### Median Home Price and Rental Parity trailing twelve months



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



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



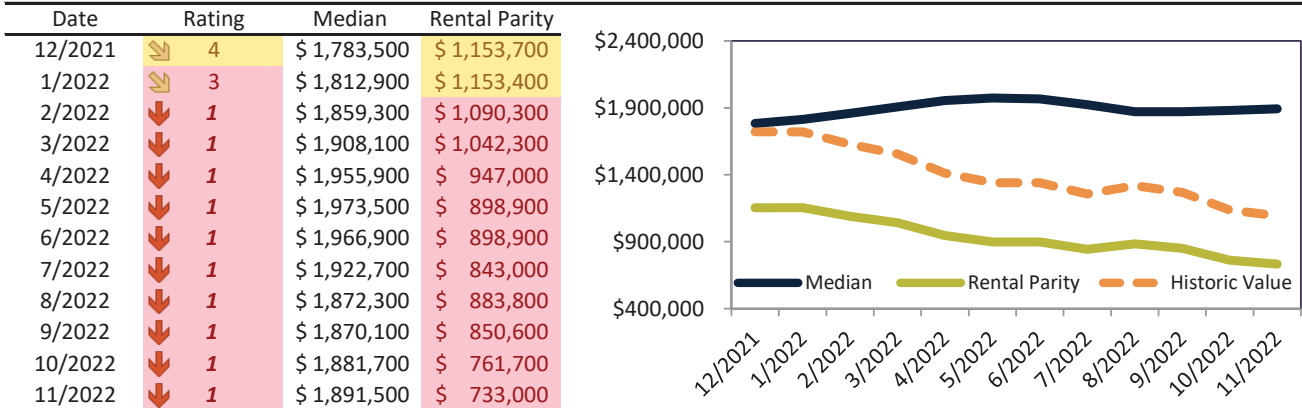


### Ponderosa Housing Market Value & Trends Update

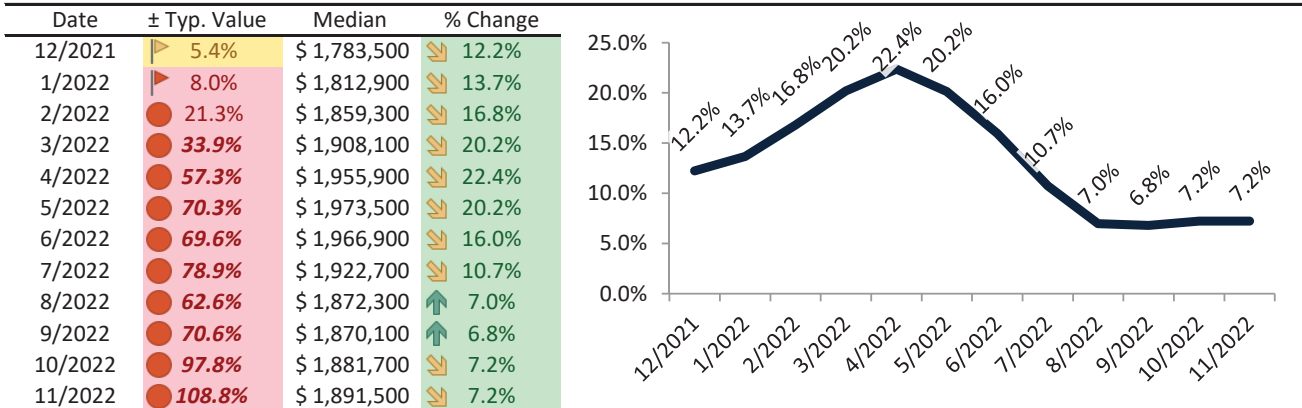
Historically, properties in this market sell at a 49.2% premium. Today's premium is 158.0%. This market is 108.8% overvalued. Median home price is \$1,891,500. Prices rose 7.2% year-over-year. Monthly cost of ownership is \$11,967, and rents average \$4,638, making owning \$7,329 per month more costly than renting. Rents rose 0.8% year-over-year. The current capitalization rate (rent/price) is 2.4%.

Market rating = 1

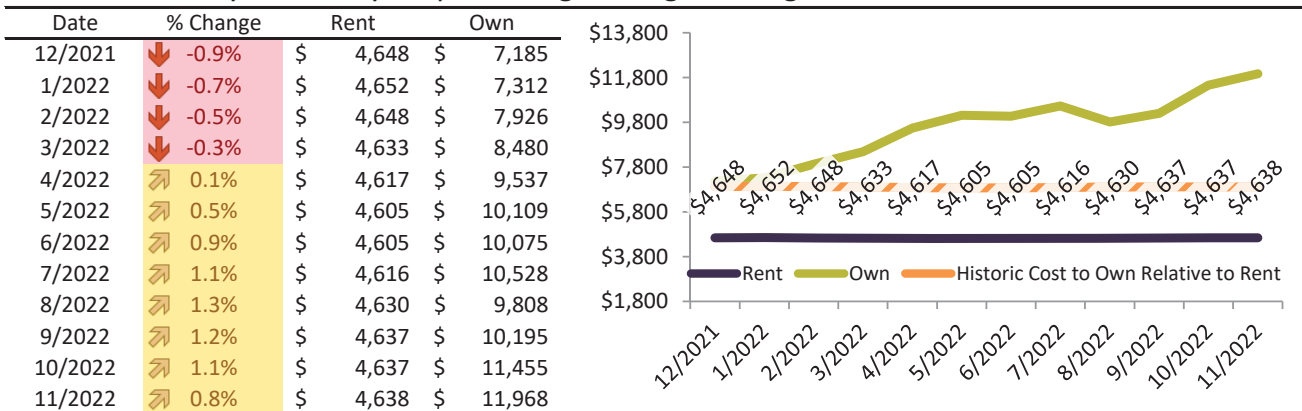
#### Median Home Price and Rental Parity trailing twelve months



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



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

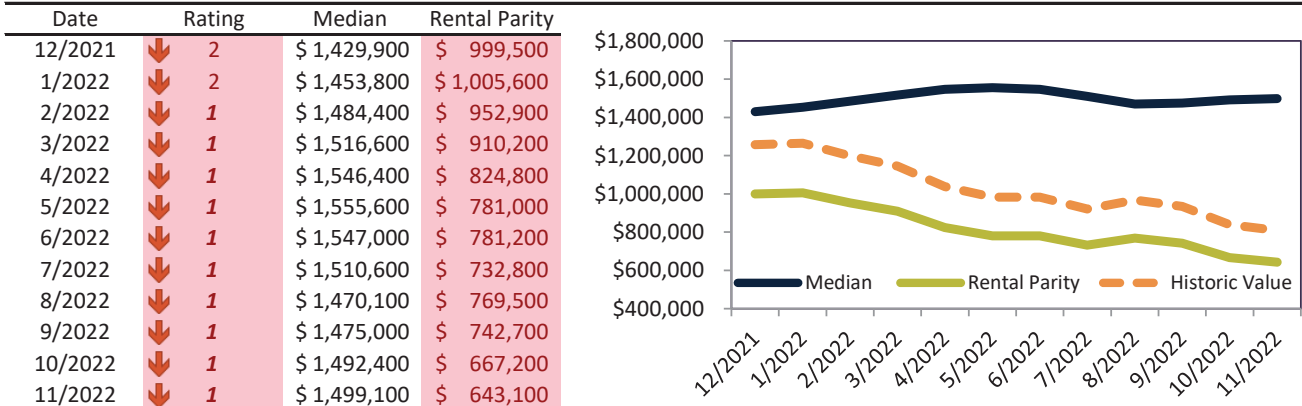


### Lakewood Housing Market Value & Trends Update

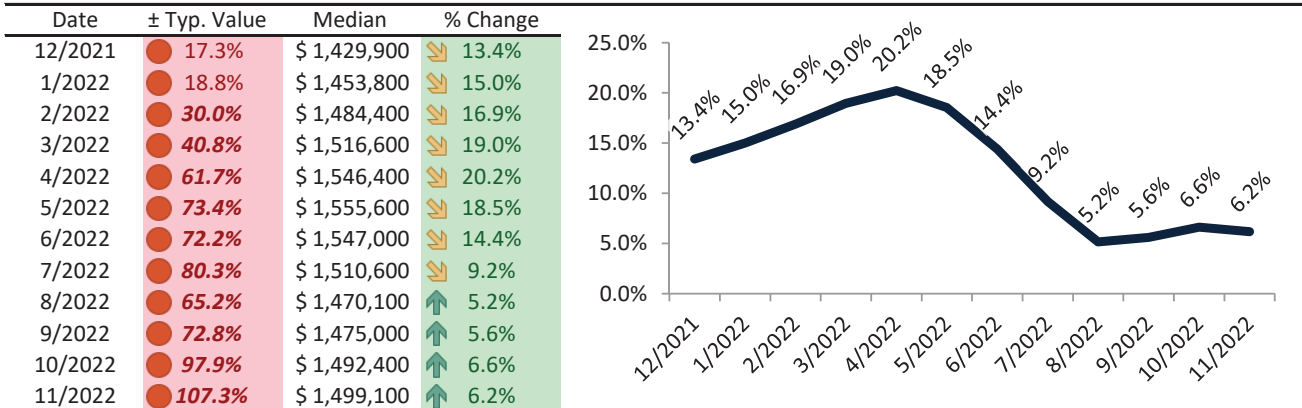
Historically, properties in this market sell at a 25.8% premium. Today's premium is 133.1%. This market is 107.3% overvalued. Median home price is \$1,499,100. Prices rose 6.2% year-over-year. Monthly cost of ownership is \$9,485, and rents average \$4,069, making owning \$5,415 per month more costly than renting. Rents rose 1.9% year-over-year. The current capitalization rate (rent/price) is 2.6%.

Market rating = 1

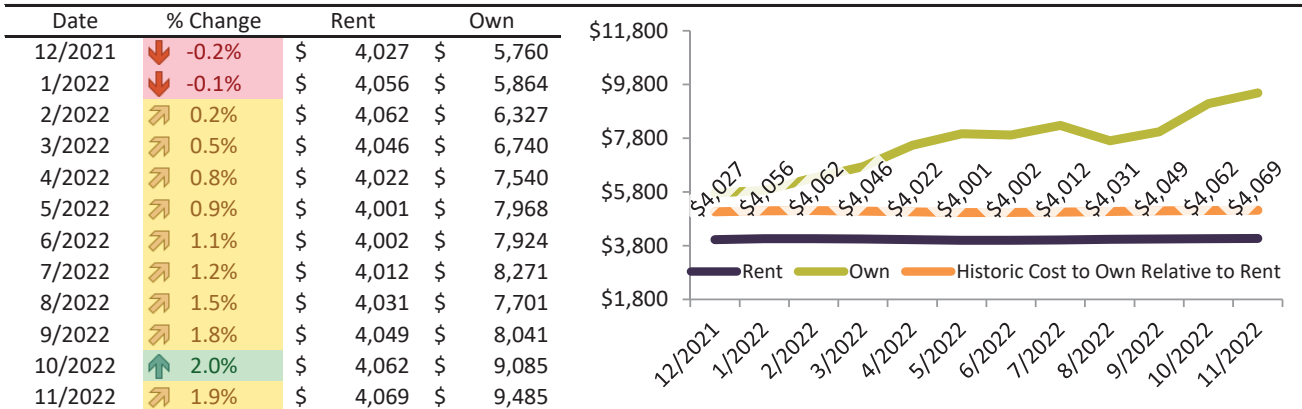
#### Median Home Price and Rental Parity trailing twelve months



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



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

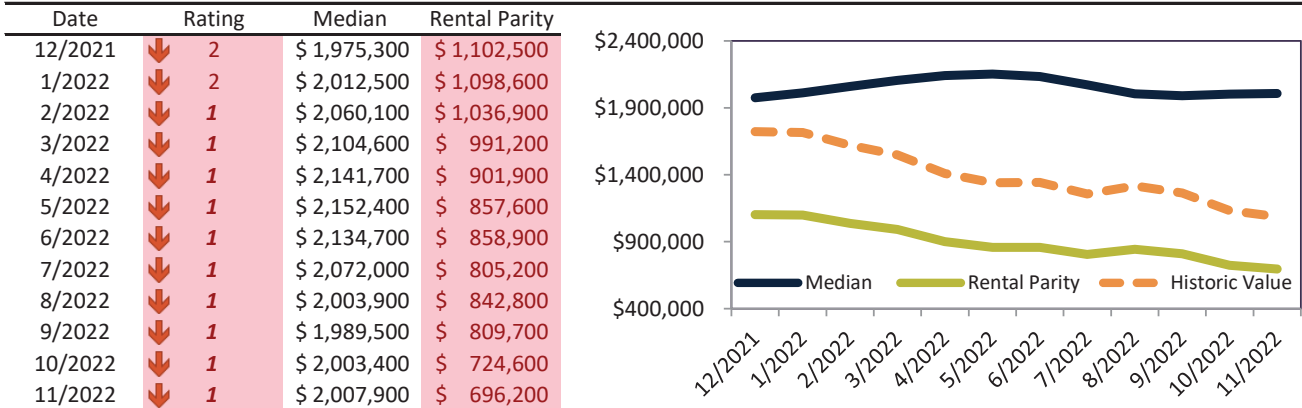


### Washington Housing Market Value & Trends Update

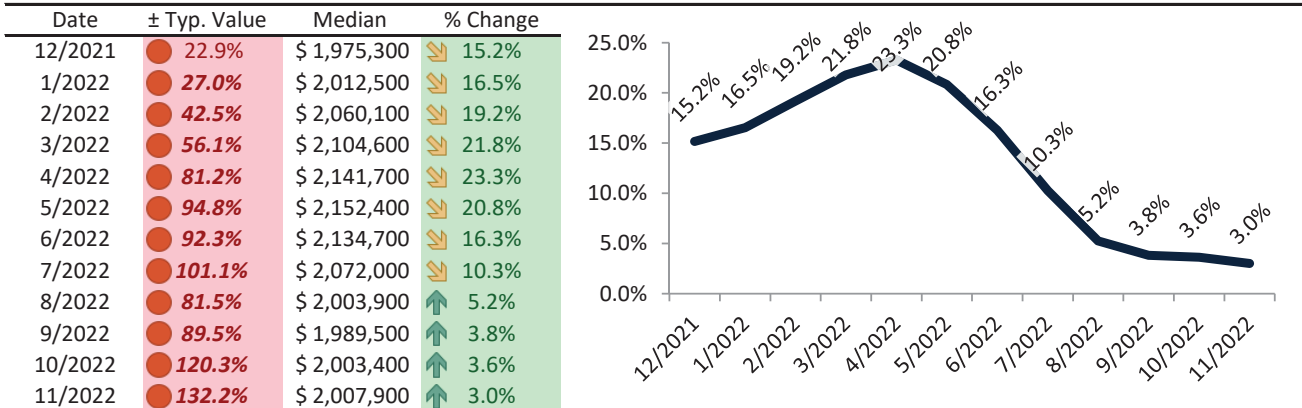
Historically, properties in this market sell at a 56.2% premium. Today's premium is 188.4%. This market is 132.2% overvalued. Median home price is \$2,007,900. Prices rose 3.0% year-over-year. Monthly cost of ownership is \$12,704, and rents average \$4,405, making owning \$8,298 per month more costly than renting. Rents rose 0.8% year-over-year. The current capitalization rate (rent/price) is 2.1%.

Market rating = 1

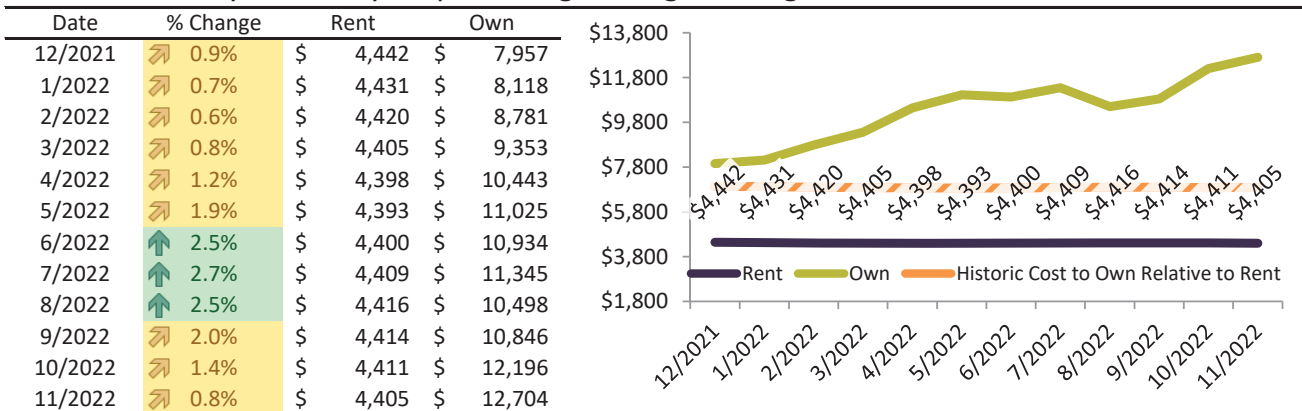
#### Median Home Price and Rental Parity trailing twelve months



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



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

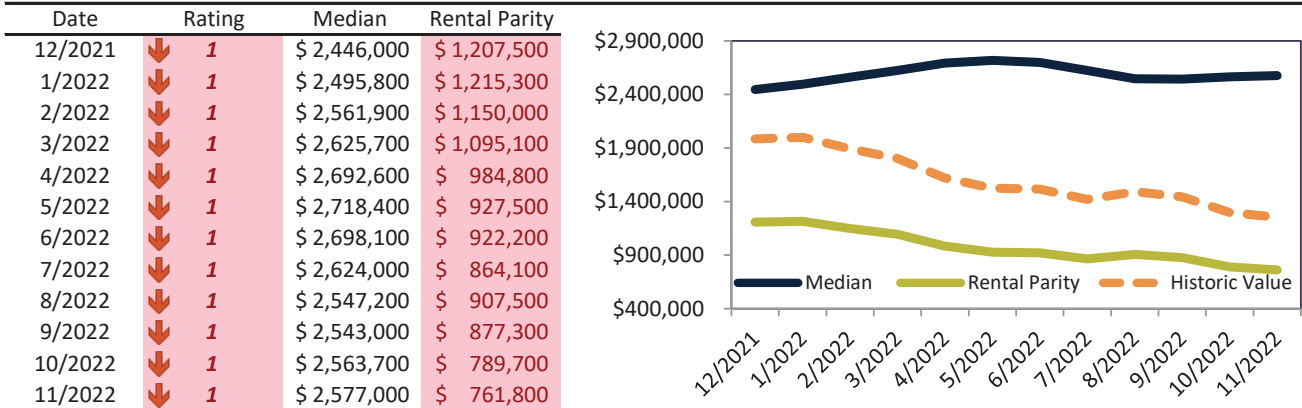


### Ortega Housing Market Value & Trends Update

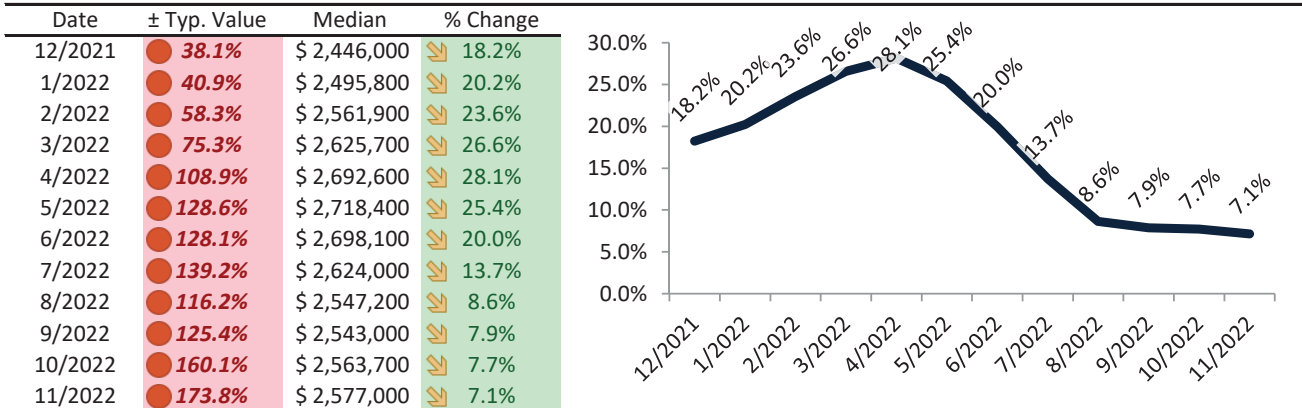
Historically, properties in this market sell at a 64.5% premium. Today's premium is 238.3%. This market is 173.8% overvalued. Median home price is \$2,577,000. Prices rose 7.1% year-over-year. Monthly cost of ownership is \$16,305, and rents average \$4,820, making owning \$11,484 per month more costly than renting. Rents rose 1.4% year-over-year. The current capitalization rate (rent/price) is 1.8%.

Market rating = 1

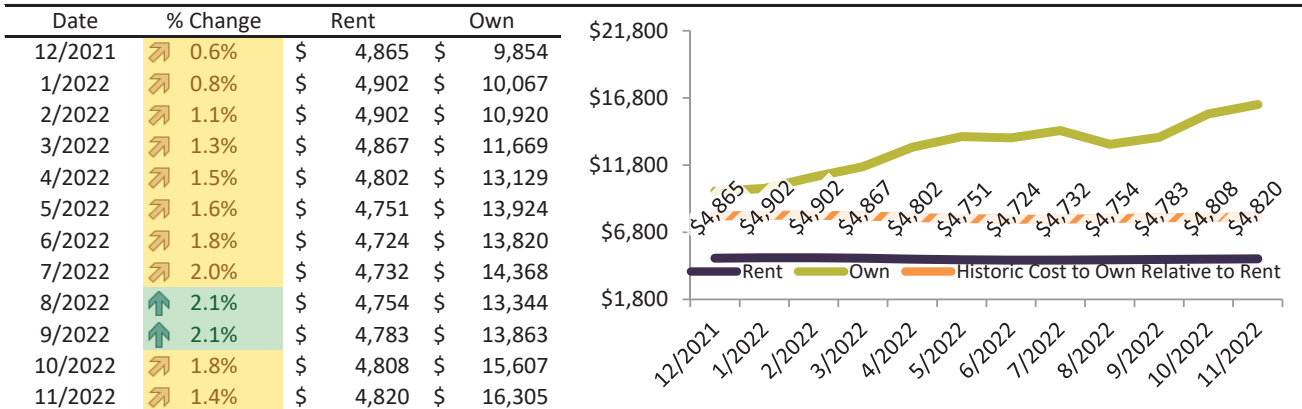
#### Median Home Price and Rental Parity trailing twelve months



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



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

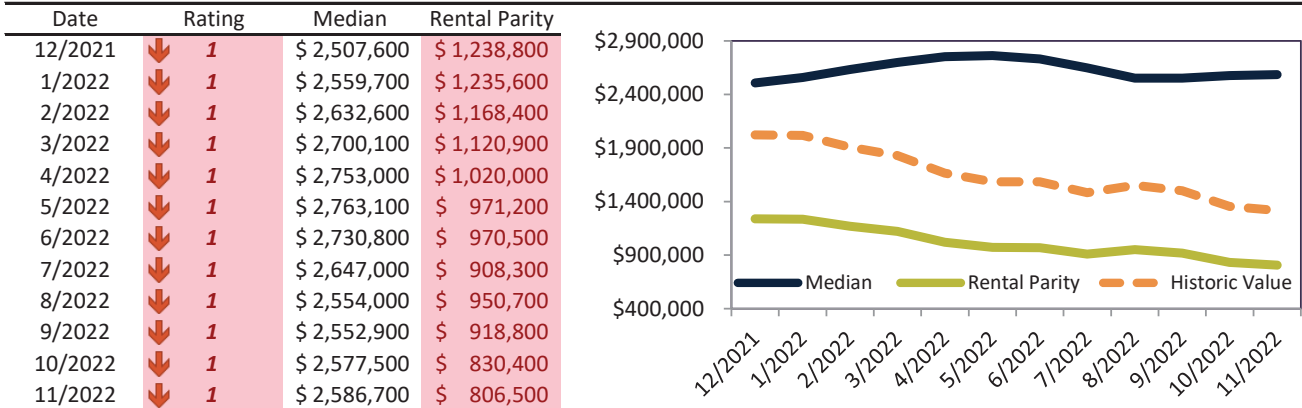


### De Anza Housing Market Value & Trends Update

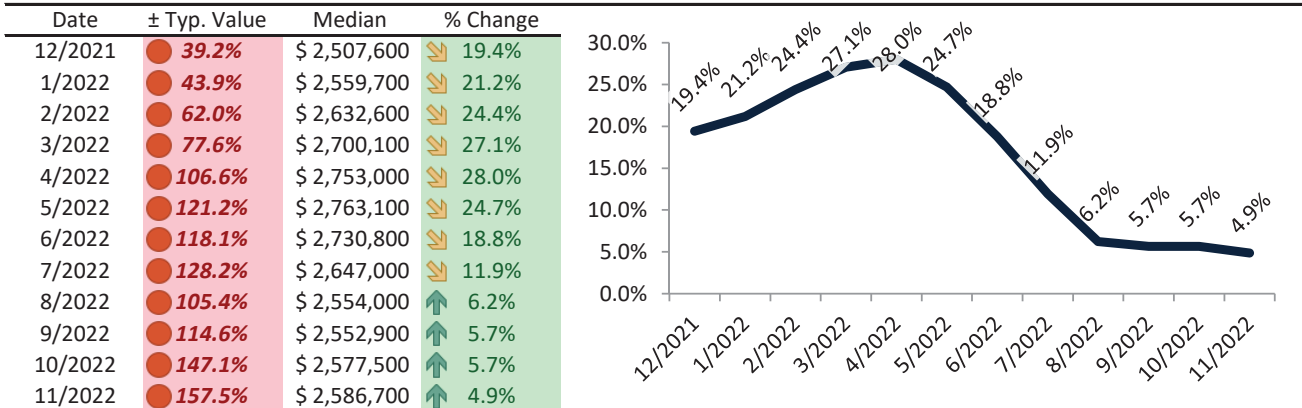
Historically, properties in this market sell at a 63.3% premium. Today's premium is 220.8%. This market is 157.5% overvalued. Median home price is \$2,586,700. Prices rose 4.9% year-over-year. Monthly cost of ownership is \$16,366, and rents average \$5,103, making owning \$11,263 per month more costly than renting. Rents rose 1.4% year-over-year. The current capitalization rate (rent/price) is 1.9%.

Market rating = 1

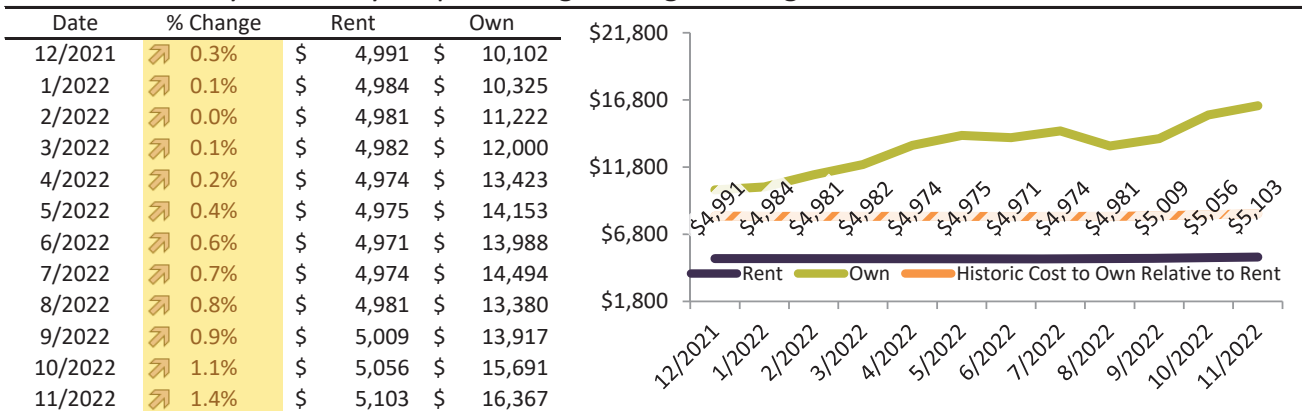
#### Median Home Price and Rental Parity trailing twelve months



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



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

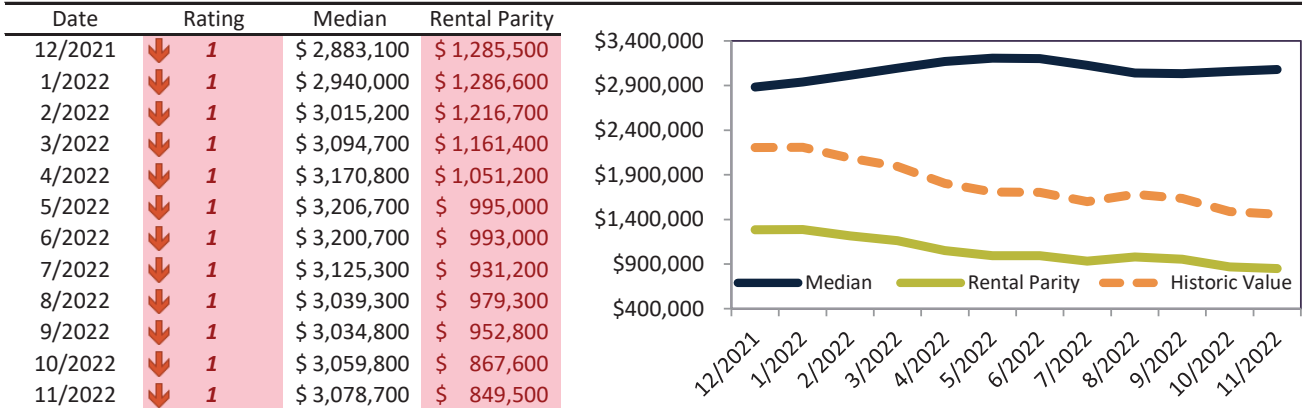


### Serra Housing Market Value & Trends Update

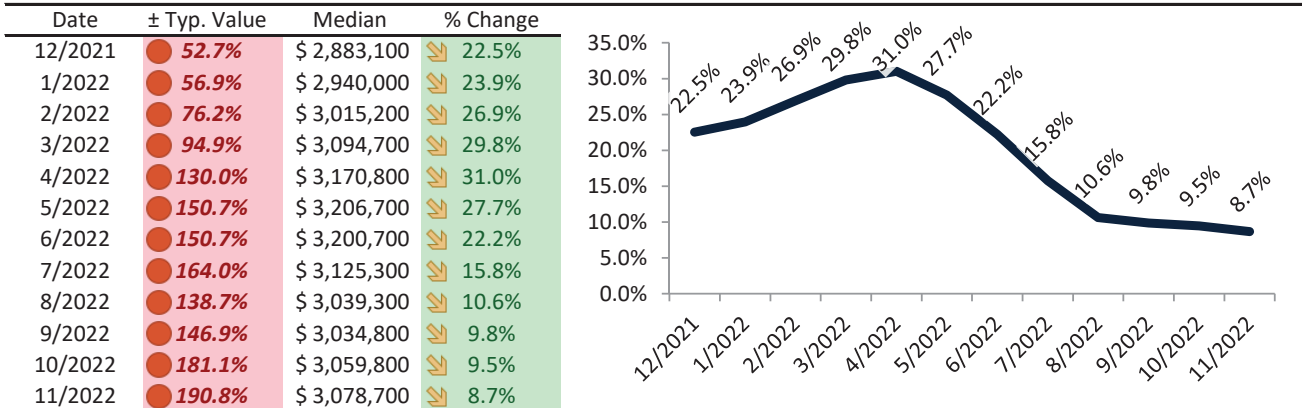
Historically, properties in this market sell at a 71.6% premium. Today's premium is 262.4%. This market is 190.8% overvalued. Median home price is \$3,078,700. Prices rose 8.7% year-over-year. Monthly cost of ownership is \$19,479, and rents average \$5,375, making owning \$14,104 per month more costly than renting. Rents rose 1.7% year-over-year. The current capitalization rate (rent/price) is 1.7%.

**Market rating = 1**

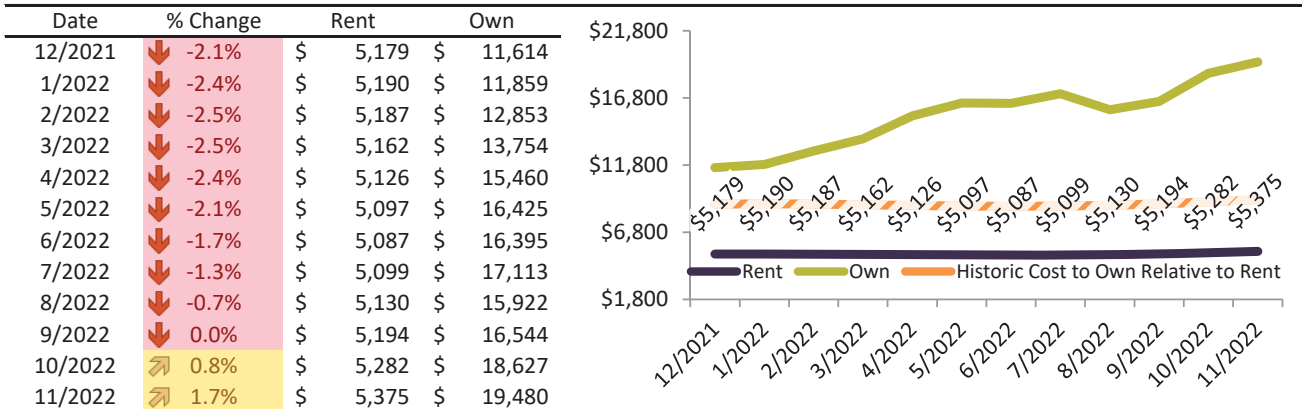
#### Median Home Price and Rental Parity trailing twelve months



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



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

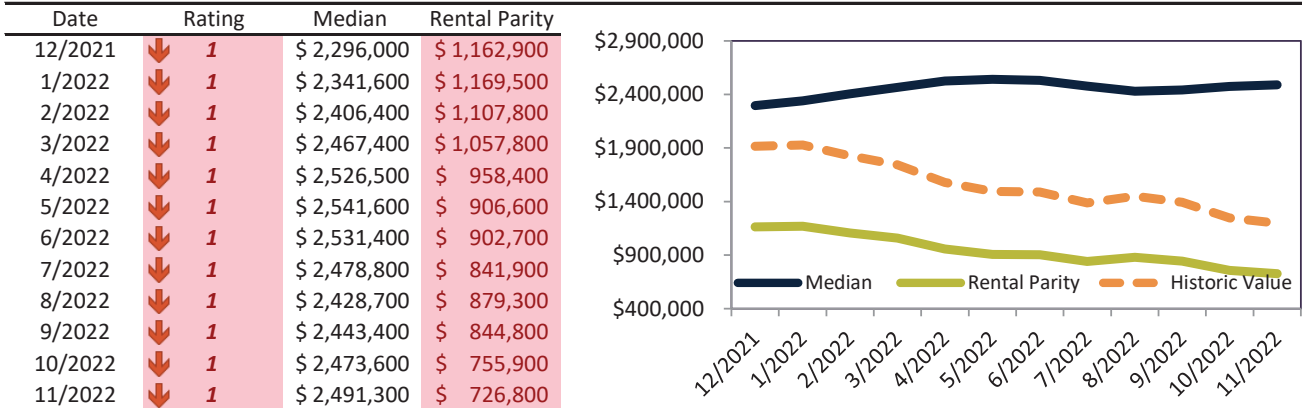


### Raynor Housing Market Value & Trends Update

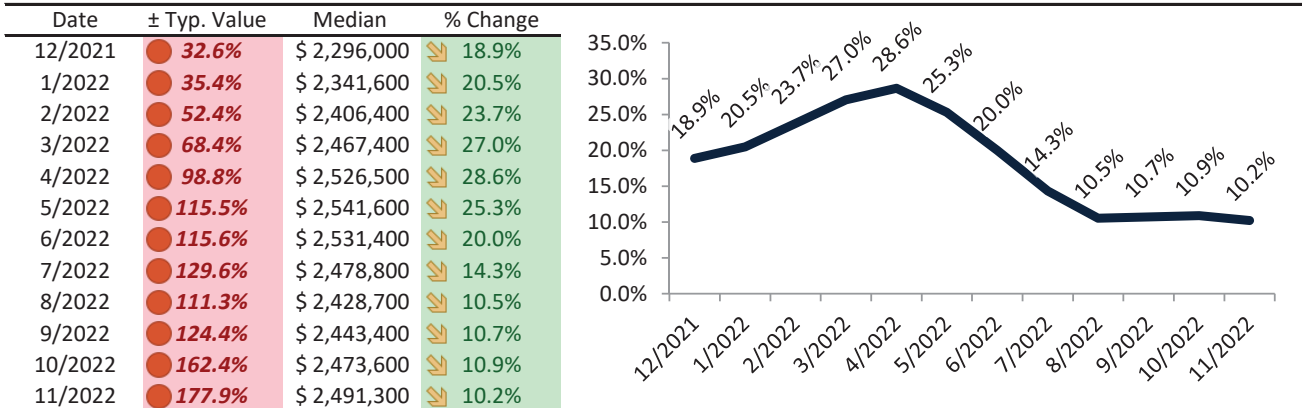
Historically, properties in this market sell at a 64.9% premium. Today's premium is 242.8%. This market is 177.9% overvalued. Median home price is \$2,491,300. Prices rose 10.2% year-over-year. Monthly cost of ownership is \$15,762, and rents average \$4,598, making owning \$11,164 per month more costly than renting. Rents rose 0.9% year-over-year. The current capitalization rate (rent/price) is 1.8%.

Market rating = 1

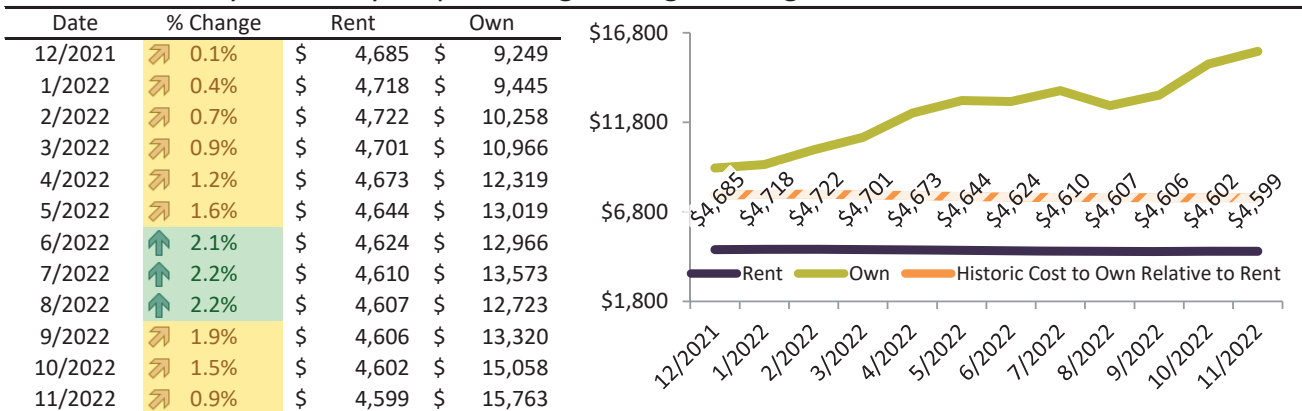
#### Median Home Price and Rental Parity trailing twelve months



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



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



## 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

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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%.

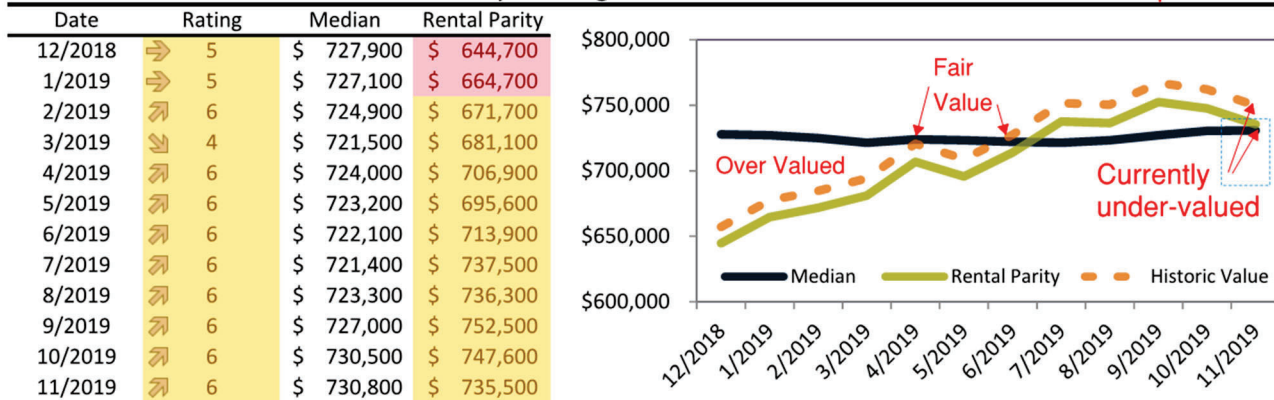
**Market rating = 6**



## 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.

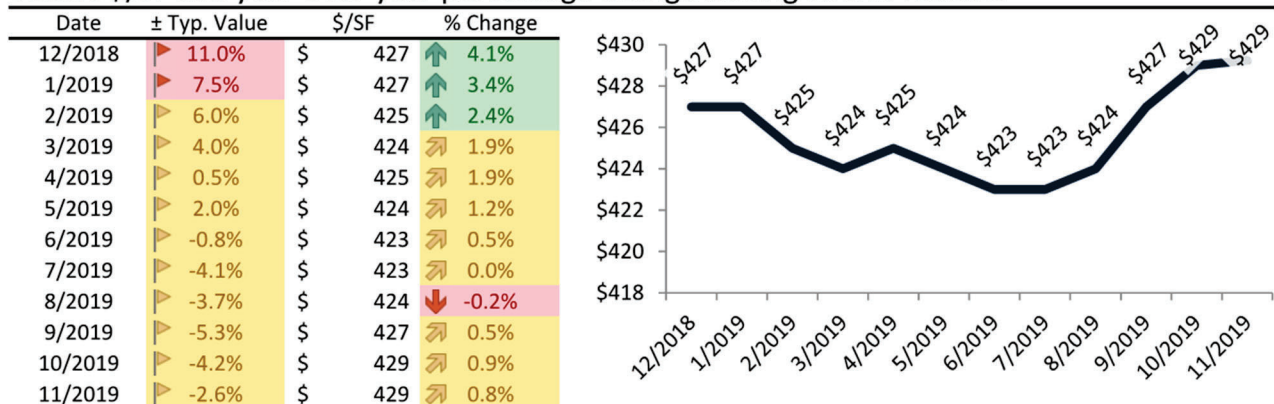
The third line plotted against these two parallel lines is the median resale price for the area. This line reveals whether the market is currently trading at a premium or discount to rental parity and historic value. The more important of these relationships is between median resale price and historic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

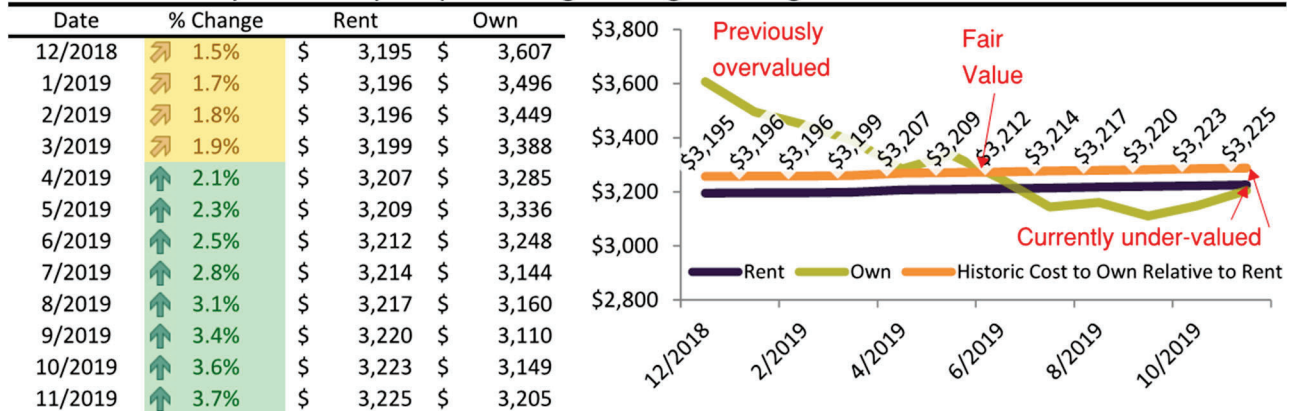
### Resale \$/SF and year-over-year percentage change trailing twelve months



## 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

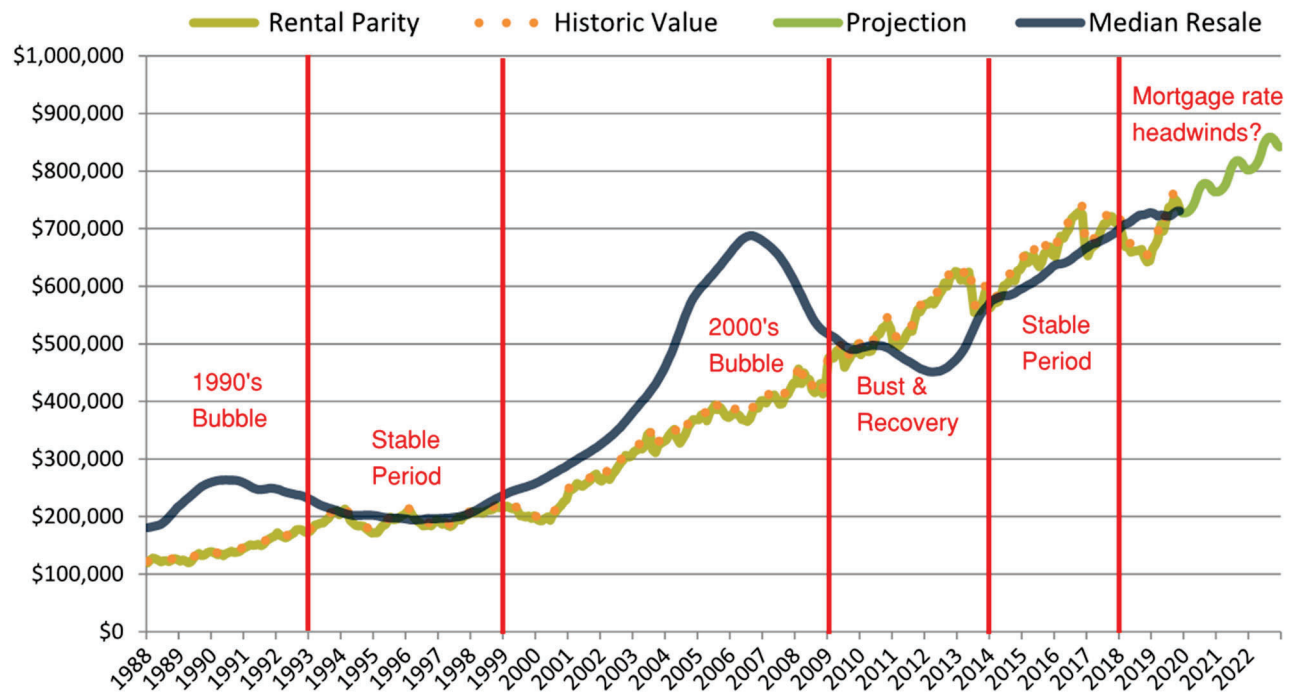


This method of looking at the data is more revealing to those who like to focus on monthly costs rather than purchase price. It reveals how affordable properties are relative to monthly rent, which is what rental parity analysis is all about. The first column of data shows the rate of rent growth over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

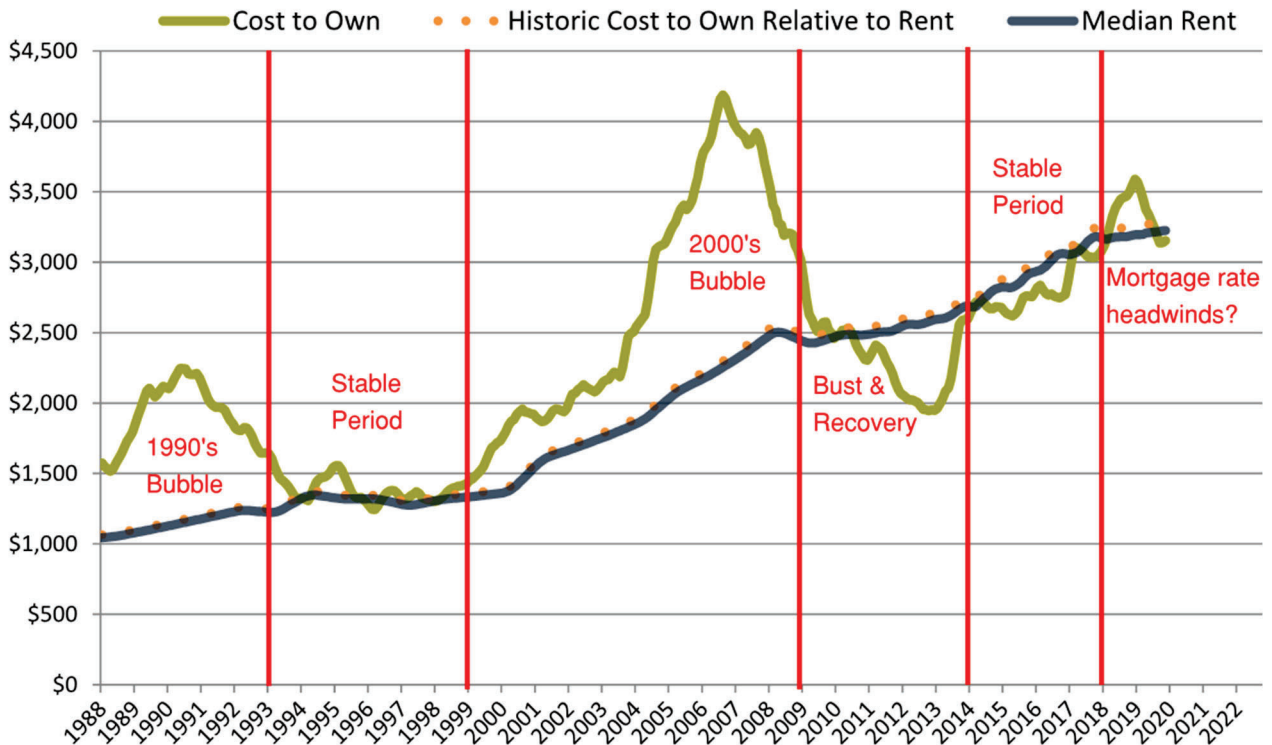
The next page of the report shows two charts: County median home price since January 1988, and County median rent and monthly cost of ownership since January 1988. These charts are designed to put current circumstances in historic context. They answer questions like, "How volatile are prices?" and "How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

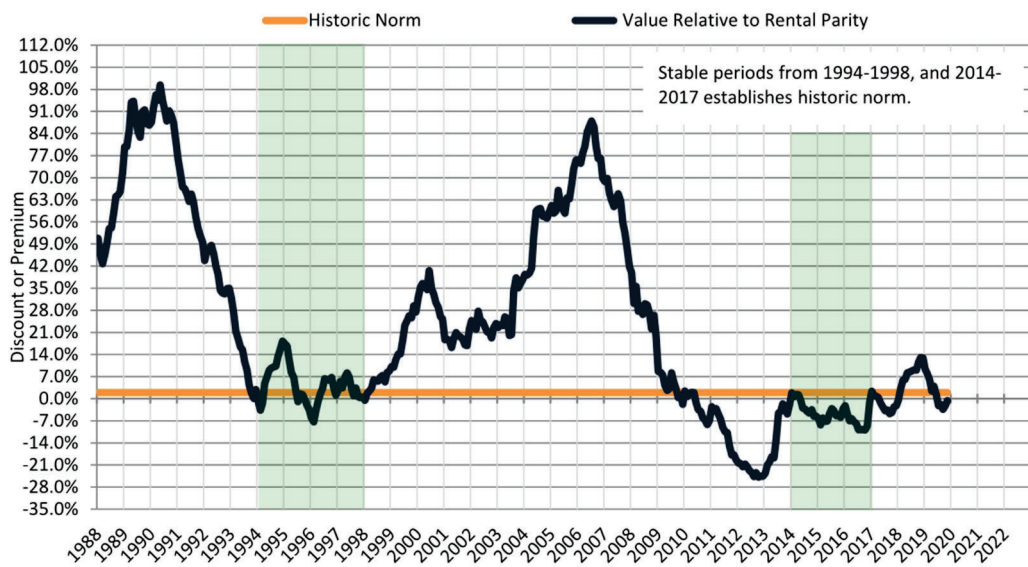
## Historic Median Home Price Relative to Rental Parity: Orange County since January 1988

### 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.

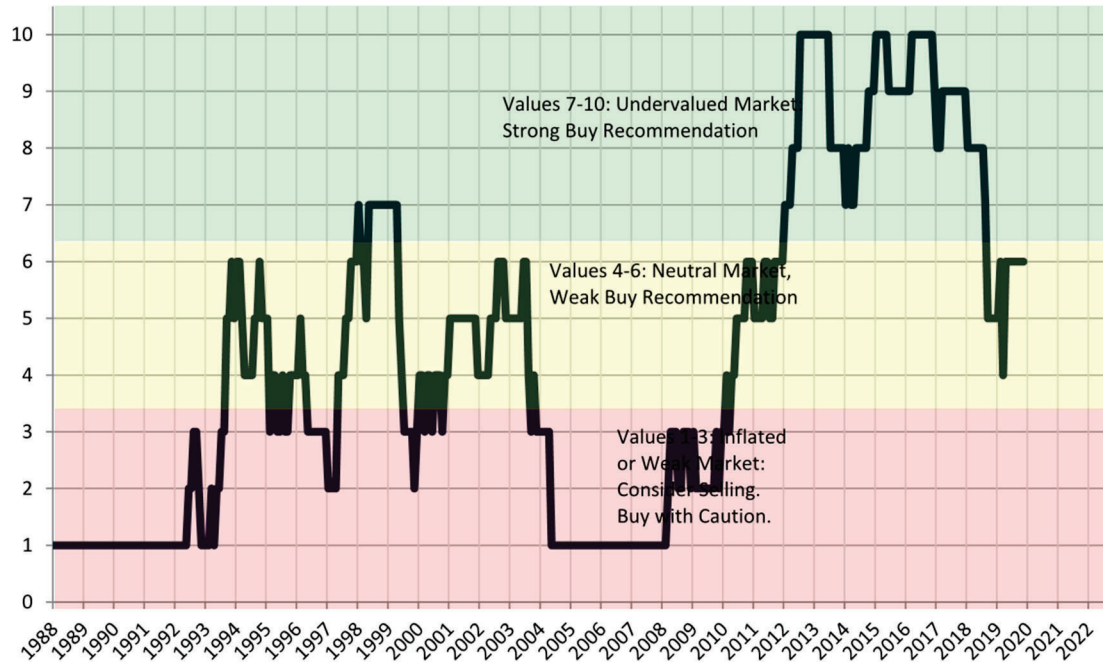
The chart above shows, at a glance, how close the market trades to its historic norm.

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.