City of Irvine CALIFORNIA

February 2023



HOUSING REPORT

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The Real State of USA Real Estate

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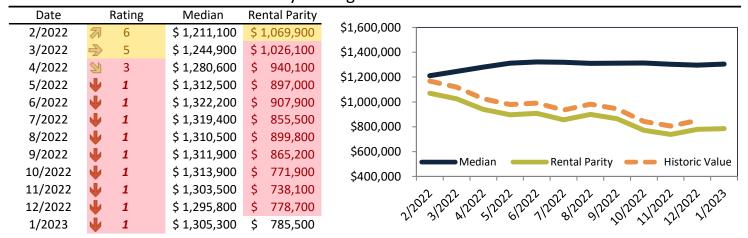


Historically, properties in this market sell at a 9.2% premium. Today's premium is 66.2%. This market is 57.0% overvalued. Median home price is \$1,305,300. Prices rose 10.4% year-over-year.

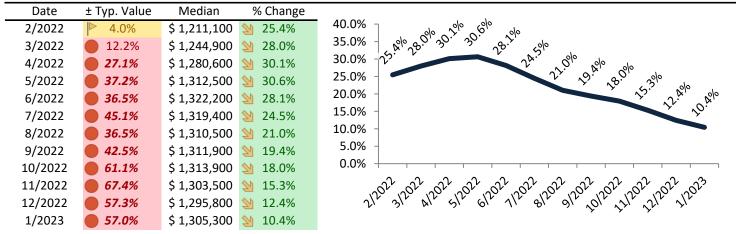
Monthly cost of ownership is \$7,718, and rents average \$4,645, making owning \$3,073 per month more costly than renting. Rents rose 7.2% year-over-year. The current capitalization rate (rent/price) is 3.4%.

Market rating = 1

Median Home Price and Rental Parity trailing twelve months



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



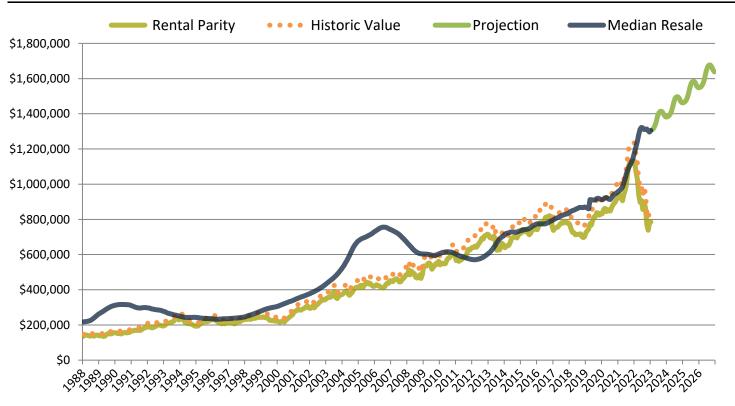
Rental rate and year-over-year percentage change trailing twelve months

Date	% Change	Rent	Own	\$9,000 ¬
2/2022	24.3%	\$ 4,561	\$ 5,162	
3/2022	24.3%	\$ 4,561	\$ 5,533	\$8,000 -
4/2022	24.3%	\$ 4,584	\$ 6,244	\$7,000 -
5/2022	23.9%	\$ 4,595	\$ 6,723	0. 0. 0. 0. 1. 1. 1. 0. 0. 0. 0. 0. 0.
6/2022	23.4%	\$ 4,650	\$ 6,773	\$6,000 - 36, 36, 36, 36, 36, 36, 36, 36, 36, 36,
7/2022	21.8%	\$ 4,684	\$ 7,224	\$2,000 - 2, 2, 2, 2, 3, 3, 3, 3, 3, 3
8/2022	19.4%	\$ 4,714	\$ 6,865	\$4,000 -
9/2022	16.5%	\$ 4,717	\$ 7,152	Rent Own Historic Cost to Own Relative to Rent
10/2022	13.6%	\$ 4,699	\$ 7,998	\$3,000
11/2022	2 10.9%	\$ 4,670	\$ 8,248	
12/2022	2 8.7%	\$ 4,639	\$ 7,719	21222 11223 61223 81203 301203 321203
1/2023	2 7.2%	\$ 4,646	\$ 7,719	y y

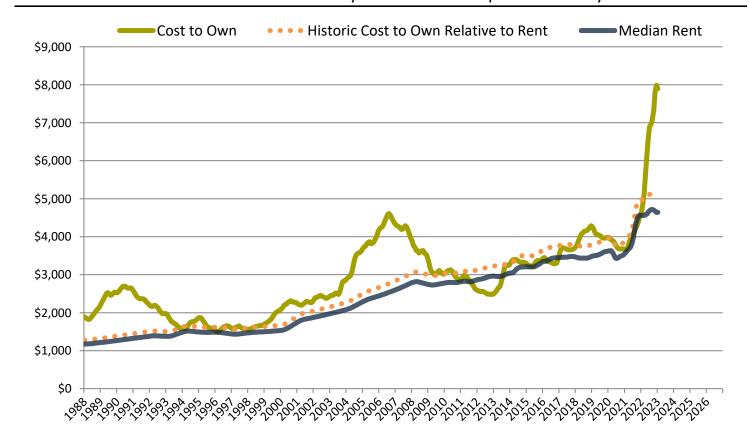
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Irvine median home price since January 1988



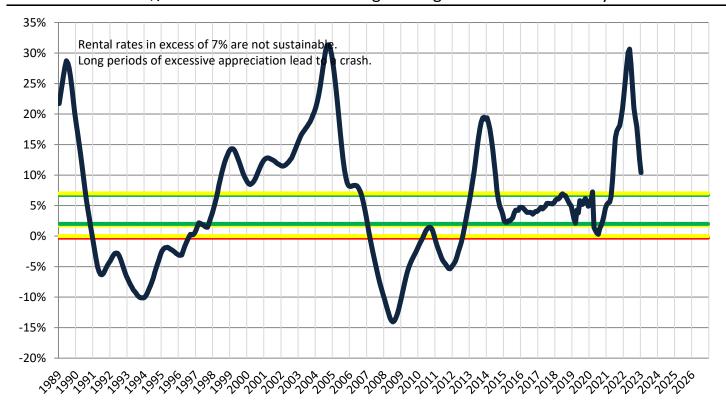
Irvine median rent and monthly cost of ownership since January 1988



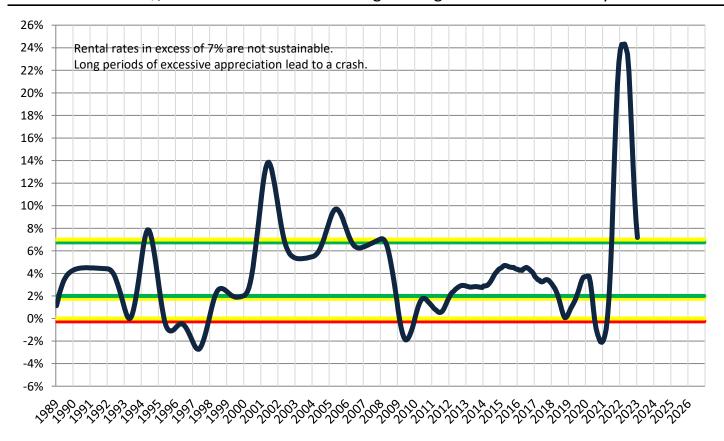
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Resale \$/SF Year-over-Year Percentage Change: Irvine since January 1989



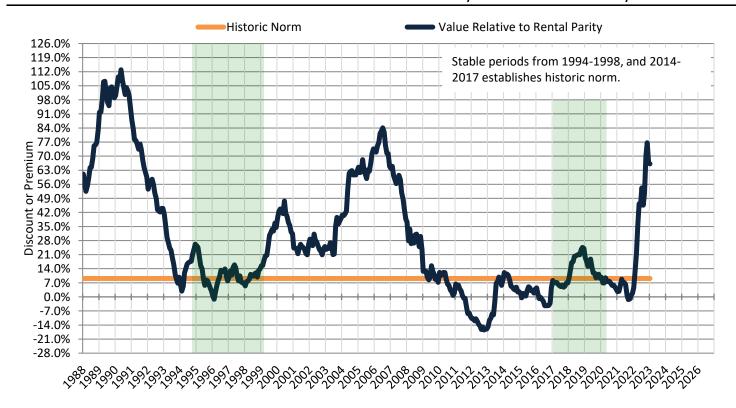
Rental \$/SF Year-over-Year Percentage Change: Irvine since January 1989



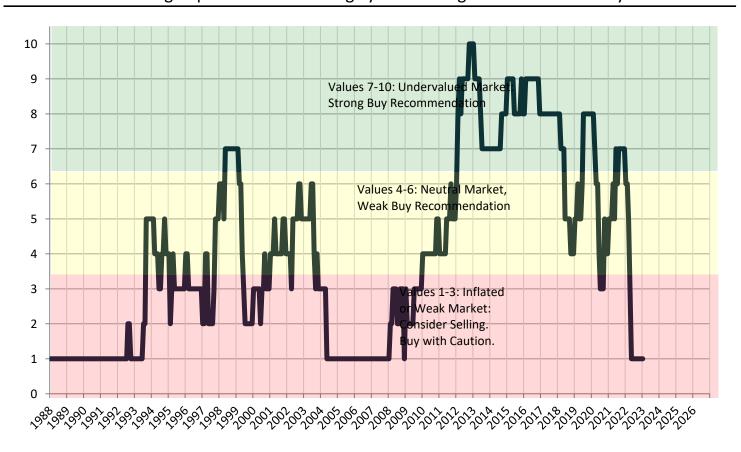
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Historic Median Home Price Relative to Rental Parity: Irvine since January 1988



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



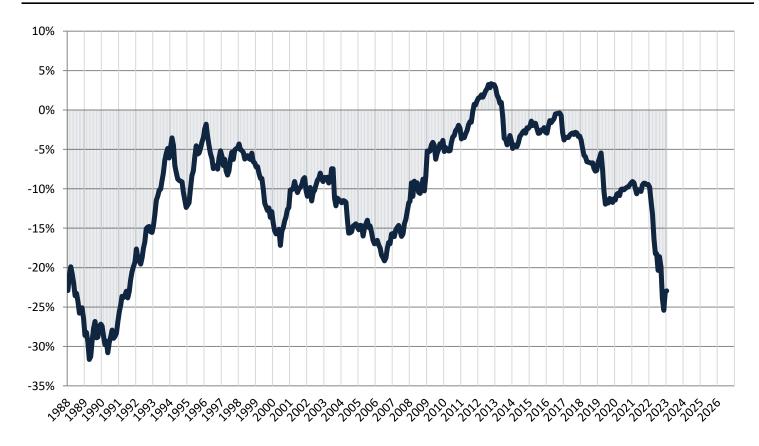
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Cash Investor Capitalization Rate: Irvine since January 1988



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



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Resale Market Value and Trends

Market Performance and Trends: Irvine and Major Cities and Zips

Study Area	Median Resale \$	Resale % Change YoY	Median Resale \$	Rent % Change YoY	 ledian lent \$	Cost of vnership	nership m./Disc.	Cap Rate
Irvine	\$ 1,305,300	10.4%	\$ 1,305,300	≥ 7.2%	\$ 4,646	\$ 7,719	\$ 3,073	3.4%.
Los Angeles, CA	\$ 899,700	1 2.8%	\$ 899,700	9 .3%	\$ 4,038	\$ 5,320	\$ 1,282	4.3%.
Orange County	\$ 1,037,000	4.1%	\$ 1,037,000	≥ 8.7%	\$ 4,227	\$ 6,132	\$ 1,905	3.9%.
Anaheim	\$ 843,900	7 1.2%	\$ 843,900	≥ 8.3%	\$ 3,652	\$ 4,990	\$ 1,338	4.2%.
Santa Ana	\$ 761,700	7 1.3%	\$ 761,700	> 9.8%	\$ 3,764	\$ 4,504	\$ 741	4.7%.
Northwood	\$ 1,377,000	2 9.9%	\$ 1,377,000	4 -1.3%	\$ 3,578	\$ 8,143	\$ 4,565	2.5%.
Northwood Point	\$ 1,633,000	1 0.6%	\$ 1,633,000	3 1.5%	\$ 5,047	\$ 9,657	\$ 4,609	3.0%.
92602	\$ 1,589,300	11.6%	\$ 1,589,300	≥ 7.4%	\$ 5,046	\$ 9,398	\$ 4,353	3.0%.
92603	\$ 1,792,000	≥ 8.0%	\$ 1,792,000	6.7%	\$ 3,402	\$ 10,597	\$ 7,195	1.8%.
92604	\$ 1,169,000	2 8.8%	\$ 1,169,000	≥ 13.4%	\$ 4,341	\$ 6,913	\$ 2,572	3.6%.
92606	\$ 1,244,900	11.2%	\$ 1,244,900	≥ 7.1%	\$ 4,608	\$ 7,362	\$ 2,753	3.6%.
92612	\$ 1,010,700	9 .0%	\$ 1,010,700	6.6%	\$ 4,386	\$ 5,977	\$ 1,590	4.2%.
92614	\$ 1,019,800	≥ 7.6%	\$ 1,019,800	≥ 7.3%	\$ 4,603	\$ 6,030	\$ 1,427	4.3%.
92618	\$ 1,381,100	13.2%	\$ 1,381,100	6.4%	\$ 5,208	\$ 8,167	\$ 2,959	3.6%.
92620	\$ 1,441,100	10.7%	\$ 1,441,100	≥ 8.1%	\$ 4,866	\$ 8,522	\$ 3,655	3.2%.
Stanton	\$ 724,200	3.4 %	\$ 724,200	4 -18.0%	\$ 2,024	\$ 4,282	\$ 2,259	2.7%.
Huntington Beach	\$ 1,209,100	4.2%	\$ 1,209,100	≥ 10.1%	\$ 4,503	\$ 7,150	\$ 2,646	3.6%.
Garden Grove	\$ 861,200	3 0.9%	\$ 861,200	15.4%	\$ 3,878	\$ 5,093	\$ 1,214	4.3%.
Orange	\$ 967,400	1 2.0%	\$ 967,400	6.2%	\$ 3,972	\$ 5,721	\$ 1,749	3.9%.
Fountain Valley	\$ 1,181,200	f 5.0%	\$ 1,181,200	12.9%	\$ 4,402	\$ 6,985	\$ 2,583	3.6%.

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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	4 1	\$ 1,305,300	\$ 785,500	66.2%	9.2%	57.0 %
Los Angeles, CA	a 6	\$ 899,700	\$ 682,900	31.7%	23.3%	▶ 8.4%
Orange County	4 1	\$ 1,037,000	\$ 714,700	45.0%	1.9%	43.1%
Anaheim	4 1	\$ 843,900	\$ 617,600	36.6%	-6.2%	42.8%
Santa Ana	4 1	\$ 761,700	\$ 636,400	19.7%	-11.9%	31.6%
Northwood	4 1	\$ 1,377,000	\$ 605,000	127.6 %	16.2%	111.4%
Northwood Point	4 1	\$ 1,633,000	\$ 853,500	91.4%	29.4%	62.0%
92602	4 1	\$ 1,589,300	\$ 853,200	86.2%	13.6%	72.6%
92603	4 1	\$ 1,792,000	\$ 575,300	211.5%	3.1%	208.4%
92604	4 1	\$ 1,169,000	\$ 734,000	59.3 %	10.2%	49.1%
92606	4 1	\$ 1,244,900	\$ 779,300	59.7 %	14.7%	45.0%
92612	4 2	\$ 1,010,700	\$ 741,700	36.3%	0.3%	36.0%
92614	4 1	\$ 1,019,800	\$ 778,400	31.0%	-4.3%	35.3%
92618	4 1	\$ 1,381,100	\$ 880,700	56.9%	-1.7%	58.6%
92620	4 1	\$ 1,441,100	\$ 822,900	75.2%	14.4%	60.8%
Stanton	4 1	\$ 724,200	\$ 342,200	111.6%	-15.2%	126.8%
Huntington Beach	J 1	\$ 1,209,100	\$ 761,500	58.8%	12.3%	46.5%
Garden Grove	4 1	\$ 861,200	\$ 655,800	31.4%	-5.6%	37.0 %
Orange	4 2	\$ 967,400	\$ 671,600	44.1%	0.5%	43.6%
Fountain Valley	4 1	\$ 1,181,200	\$ 744,300	58.7%	12.1%	46.6%

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Los Angeles, CA Housing Market Value & Trends Update

Historically, properties in this market sell at a 23.3% premium. Today's premium is 31.7%. This market is 8.4% overvalued. Median home price is \$899,700. Prices rose 2.8% year-over-year.

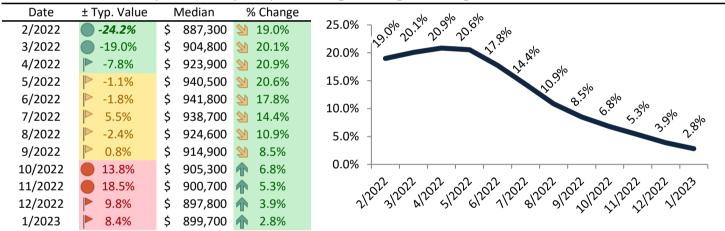
Monthly cost of ownership is \$5,320, and rents average \$4,038, making owning \$1,281 per month more costly than renting. Rents rose 9.3% year-over-year. The current capitalization rate (rent/price) is 4.3%.

Market rating = 6

Median Home Price and Rental Parity trailing twelve months

Date		Rating	Ν	⁄ledian	Re	ntal Parity	4	
2/2022	1	9	\$	887,300	\$	895,100	\$1,200,000	
3/2022	1	8	\$	904,800	\$	867,000		
4/2022	ZV	7	\$	923,900	\$	799,800	\$1,000,000 -	
5/2022	刻	6	\$	940,500	\$	769,700		
6/2022	团	6	\$	941,800	\$	775,300	\$800,000 -	
7/2022	团	6	\$	938,700	\$	728,900		
8/2022	A	6	\$	924,600	\$	764,800	\$600,000 -	
9/2022	A	6	\$	914,900	\$	736,900		Median Rental Parity Historic Value
10/2022	A	6	\$	905,300	\$	660,100	\$400,000 -	iviculari increasi in
11/2022	\Rightarrow	5	\$	900,700	\$	635,100		
12/2022	A	6	\$	897,800	\$	674,600	2/2	013/2013/12013/12013/12013/12013/12013/12013/12013/12013
1/2023	团	6	\$	899,700	\$	682,900	٠,٧	2, 14, 21, 10, 11, 21, 21, 12, 12, 12, 12, 12, 12, 12

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



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

Date	% Change	Rent		Own	
2/2022	11.9%	\$ 3,8	L6 \$	3,782	
3/2022	12.8%	\$ 3,8	3 \$	4,021	\$6,200 -
4/2022	2 13.6%	\$ 3,9	00 \$	4,505	¢r 200
5/2022	14.3%	\$ 3,9	13 \$	4,817	\$5,200 - \$5,200 - \$5,000 \$6,000
6/2022	2 14.5%	\$ 3,9	72 \$	4,824	\$4,200
7/2022	14.4%	\$ 3,9	91 \$	5,140	¥ 1,1=00
8/2022	213.8%	\$ 4,0)7 \$	4,844	\$3,200 -
9/2022	13.0%	\$ 4,0	L8 \$	4,988	Rent Own Historic Cost to Own Relative to Rent
10/2022	12.0%	\$ 4,0	19 \$	5,511	\$2,200
11/2022	11.0%	\$ 4,0	19 \$	5,699	32 32 32 32 32 32 32 32 32 32 32 32 32 3
12/2022	2 10.1%	\$ 4,0	19 \$	5,348	212023120231202312020120221202312023120
1/2023	9.3%	\$ 4,0	38 \$	5,320	y y y

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Orange County Housing Market Value & Trends Update

Historically, properties in this market sell at a 1.9% premium. Today's premium is 45.0%. This market is 43.1% overvalued. Median home price is \$1,037,000. Prices rose 4.1% year-over-year.

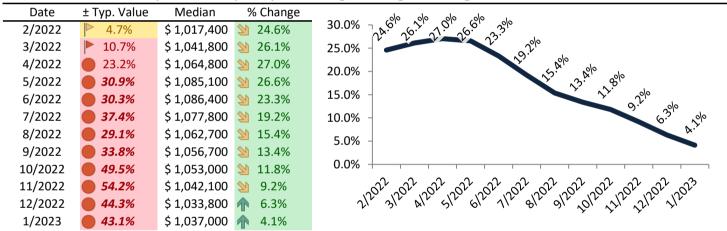
Monthly cost of ownership is \$6,132, and rents average \$4,226, making owning \$1,905 per month more costly than renting. Rents rose 8.7% year-over-year. The current capitalization rate (rent/price) is 3.9%.

Market rating = 1

Median Home Price and Rental Parity trailing twelve months

Date		Rating	Median	Re	ntal Parity	4	
2/2022	A	6	\$ 1,017,400	\$	954,100	\$1,200,000	
3/2022	\Rightarrow	5	\$ 1,041,800	\$	924,700		
4/2022	21	3	\$ 1,064,800	\$	850,800	\$1,000,000 -	
5/2022	•	2	\$ 1,085,100	\$	816,500		
6/2022	•	2	\$ 1,086,400	\$	821,600	\$800,000 -	
7/2022	•	1	\$ 1,077,800	\$	773,200		
8/2022	•	2	\$ 1,062,700	\$	810,800	\$600,000 -	
9/2022	•	2	\$ 1,056,700	\$	778,500		Median Rental Parity Historic Value
10/2022	•	1	\$ 1,053,000	\$	695,300	\$400,000	Nicolari Anty — Mistorie Value
11/2022	•	1	\$ 1,042,100	\$	667,300		2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2
12/2022	•	1	\$ 1,033,800	\$	707,100	2/2	23,120,1°120,1°120,1°120,1°120,3°120,1°120
1/2023	•	1	\$ 1,037,000	\$	714,700	V	2, K. 2, Q. 1, B. 2, D. 2, 2, 2,

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



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

Date	% Change	Rent	Own	- \$7,800 ¬
2/2022	18.8%	\$ 4,067	\$ 4,337	
3/2022	19.3%	\$ 4,110	\$ 4,630	\$6,800 -
4/2022	19.8%	\$ 4,149	\$ 5,192	\$5,800 - 1 10 10 13 18 18 18 18 18 18 18 18
5/2022	20.0%	\$ 4,183	\$ 5,558	6, 7, 0, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1,
6/2022	19.8%	\$ 4,208	\$ 5,565	\$4,800 5 5 5 5 5 5 5 5 5
7/2022	19.0%	\$ 4,234	\$ 5,901	\$3,800 -
8/2022	17.4%	\$ 4,248	\$ 5,567	\$2,800
9/2022	15.4%	\$ 4,245	\$ 5,761	Rent Own Historic Cost to Own Relative to Rent
10/2022	13.4%	\$ 4,233	\$ 6,410	\$1,800
11/2022	11.6%	\$ 4,222	\$ 6,594	\(\frac{1}{2} \) \(\frac{1} \) \(\frac{1}{2} \) \(\frac{1}{2} \) \(\frac{1}{2} \) \(\frac{1} \) \(\frac{1} \) \(\frac{1} \) \(\frac{1}2 \) \(\frac
12/2022	9 .9%	\$ 4,212	\$ 6,158	71203 31203 81203 61203 11203 81203 91203 1202 31203 11203 31203
1/2023	2 8.7%	\$ 4,227	\$ 6,132	y y y

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Anaheim Housing Market Value & Trends Update

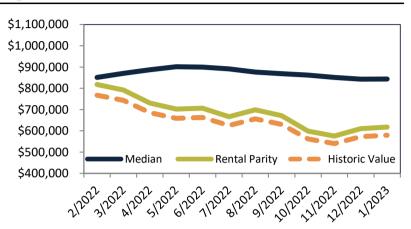
Historically, properties in this market sell at a -6.2% discount. Today's premium is 36.6%. This market is 42.8% overvalued. Median home price is \$843,900. Prices rose 1.2% year-over-year.

Monthly cost of ownership is \$4,990, and rents average \$3,652, making owning \$1,337 per month more costly than renting. Rents rose 8.3% year-over-year. The current capitalization rate (rent/price) is 4.2%.

Market rating = 1

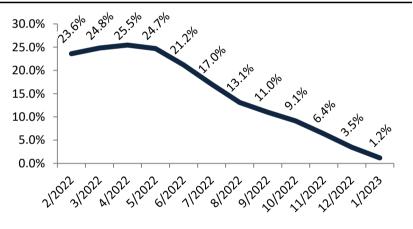
Median Home Price and Rental Parity trailing twelve months

						•	
Date	ı	Rating	ı	Median	Rental Parity		
2/2022	=>	5	\$	851,600	\$	817,900	
3/2022	2	4	\$	870,600	\$	792,000	
4/2022	2	3	\$	887,200	\$	730,800	
5/2022	•	2	\$	901,600	\$	702,500	
6/2022	•	2	\$	900,200	\$	706,500	
7/2022	•	1	\$	891,400	\$	666,100	
8/2022	•	2	\$	876,300	\$	699,100	
9/2022	•	1	\$	868,700	\$	671,700	
10/2022	•	1	\$	862,600	\$	599,100	
11/2022	•	1	\$	851,500	\$	575,600	
12/2022	•	1	\$	843,200	\$	610,800	
1/2023	•	1	\$	843,900	\$	617,600	



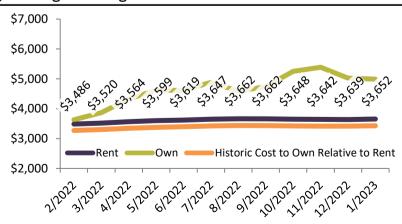
Resale Median and year-over-year percentage change trailing twelve months

		,	, ,
Date	± Typ. Value	Median	% Change
2/2022	10.3%	\$ 851,600	23.6%
3/2022	16.1%	\$ 870,600	24.8%
4/2022	27.6%	\$ 887,200	25.5%
5/2022	34.5%	\$ 901,600	24.7%
6/2022	33.6%	\$ 900,200	21.2%
7/2022	40.0%	\$ 891,400	17.0%
8/2022	31.5%	\$ 876,300	13.1%
9/2022	35.5%	\$ 868,700	11.0%
10/2022	50.1%	\$ 862,600	9.1%
11/2022	54.1%	\$ 851,500	6.4%
12/2022	44.2%	\$ 843,200	3.5%
1/2023	42.8%	\$ 843,900	1.2%



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

Date	% Change	Rent	Own		
2/2022	14.0%	\$ 3,486	\$	3,630	
3/2022	14.6%	\$ 3,520	\$	3,869	
4/2022	15.3%	\$ 3,564	\$	4,326	
5/2022	15.6%	\$ 3,599	\$	4,618	
6/2022	15.6%	\$ 3,619	\$	4,611	
7/2022	2 15.3%	\$ 3,647	\$	4,881	
8/2022	14.3%	\$ 3,662	\$	4,591	
9/2022	13.0%	\$ 3,662	\$	4,736	
10/2022	11.7%	\$ 3,648	\$	5,251	
11/2022	2 10.5%	\$ 3,642	\$	5,388	
12/2022	9.2%	\$ 3,639	\$	5,023	
1/2023	2 8.3%	\$ 3,652	\$	4,990	



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Santa Ana Housing Market Value & Trends Update

Historically, properties in this market sell at a -11.9% discount. Today's premium is 19.7%. This market is 31.6% overvalued. Median home price is \$761,700. Prices rose 1.3% year-over-year.

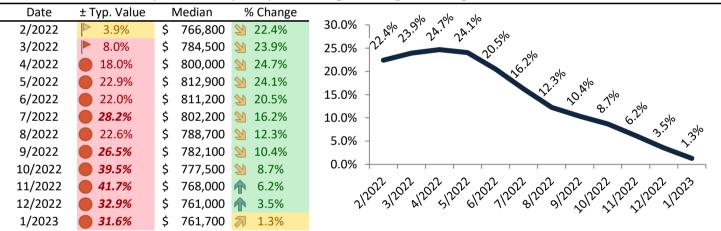
Monthly cost of ownership is \$4,504, and rents average \$3,763, making owning \$740 per month more costly than renting. Rents rose 9.8% year-over-year. The current capitalization rate (rent/price) is 4.7%.

Market rating = 1

Median Home Price and Rental Parity trailing twelve months

Date		Rating	ſ	Median	Re	ntal Parity	4	
2/2022	刻	6	\$	766,800	\$	833,600	\$900,000	
3/2022	\Rightarrow	5	\$	784,500	\$	816,200	\$800,000 -	
4/2022	2	4	\$	800,000	\$	754,300	7800,000	
5/2022	2	3	\$	812,900	\$	732,800	\$700,000 -	
6/2022	2	3	\$	811,200	\$	736,900		
7/2022	•	2	\$	802,200	\$	689,900	\$600,000 -	
8/2022	2	3	\$	788,700	\$	712,700	¢500.000	
9/2022	2	3	\$	782,100	\$	682,800	\$500,000 -	Median Rental Parity — Historic Value
10/2022	•	1	\$	777,500	\$	609,500	\$400,000 -	Wiedlan Rental Failty Thistoric value
11/2022	•	2	\$	768,000	\$	591,600		
12/2022	2	3	\$	761,000	\$	628,800	2/2	013,1012,12012,12012,112013,12013,12012,12012,12012,12013
1/2023	•	1	\$	761,700	\$	636,400	· V	31 K1 21 01 11 B1 B1 701 721 711 21

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



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

Date	% Change	Rent	Own	\$7,000 ¬
2/2022	16.4%	\$ 3,553	\$ 3,269	<i>γ.</i> 1,000
3/2022	17.7%	\$ 3,628	\$ 3,487	\$6,000 -
4/2022	18.6%	\$ 3,678	\$ 3,901	
5/2022	19.8%	\$ 3,754	\$ 4,164	\$5,000 - 53 20 40 45 415 418 434 422 423 466 464
6/2022	20.0%	\$ 3,775	\$ 4,155	\$5,000 - \$3,53,60,53,60,53,60,75,75,76,75,76,75,75,75,76,75,76,75,76,75,76,75,76,75,76,75,76,75,76,76,76,76,76,76,76,76,76,76,76,76,76,
7/2022	19.7%	\$ 3,778	\$ 4,392	34,000
8/2022	18.2%	\$ 3,734	\$ 4,132	\$3,000 -
9/2022	16.4%	\$ 3,722	\$ 4,264	Rent Own Historic Cost to Own Relative to Rent
10/2022	14.0%	\$ 3,711	\$ 4,733	\$2,000
11/2022	12.1%	\$ 3,743	\$ 4,859	3 ²
12/2022	10.7%	\$ 3,746	\$ 4,533	212023120231202312020120221202312023120
1/2023	9.8%	\$ 3,764	\$ 4,504	уу

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Northwood Housing Market Value & Trends Update

Historically, properties in this market sell at a 16.2% premium. Today's premium is 127.6%. This market is 111.4% overvalued. Median home price is \$1,377,000. Prices rose 9.9% year-over-year.

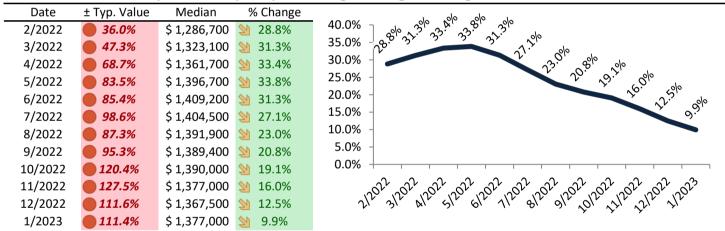
Monthly cost of ownership is \$8,142, and rents average \$3,577, making owning \$4,564 per month more costly than renting. Rents fell 1.3% year-over-year. The current capitalization rate (rent/price) is 2.5%.

Market rating = 1

Median Home Price and Rental Parity trailing twelve months

Date		Rating	Median	Re	ntal Parity	4	
2/2022	1	1	\$ 1,286,700	\$	845,200	\$1,500,000	
3/2022	•	1	\$ 1,323,100	\$	809,200	\$1,300,000 -	
4/2022	•	1	\$ 1,361,700	\$	736,500	ć1 100 000	
5/2022	•	1	\$ 1,396,700	\$	699,500	\$1,100,000 -	
6/2022	•	1	\$ 1,409,200	\$	699,100	\$900,000 -	
7/2022	•	1	\$ 1,404,500	\$	653,800	\$700,000 -	
8/2022	•	1	\$ 1,391,900	\$	683,900		
9/2022	•	1	\$ 1,389,400	\$	656,800	\$500,000 -	Median Rental Parity Historic Value
10/2022	•	1	\$ 1,390,000	\$	587,500	\$300,000 -	Wedlan Rental Failty - Thistoric value
11/2022	•	1	\$ 1,377,000	\$	565,100		
12/2022	•	1	\$ 1,367,500	\$	600,400	2/2	23,120,5,120,5,120,5,120,5,120,5,120,5,120,5,120,5,120,5,120,5
1/2023	•	1	\$ 1,377,000	\$	605,000	· V	2, x, 2, 0, 1, 0, 0, 2, 2, 2, 2, 2,

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



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

Date	% Change	Rent	Own	\$9,000 ¬
2/2022	- 0.3%	\$ 3,603	\$ 5,485	
3/2022	-0.8%	\$ 3,597	\$ 5,880	\$8,000 -
4/2022	-1.2%	\$ 3,591	\$ 6,639	\$7,000 -
5/2022	4 -1.6%	\$ 3,583	\$ 7,154	45,000
6/2022	-1.7%	\$ 3,581	\$ 7,218	\$6,000 -
7/2022	-1.7%	\$ 3,580	\$ 7,690	\$5,000 - 80 20 20 20 20 20 20 20 20 20 20 20 20 20
8/2022	-1.7%	\$ 3,583	\$ 7,292	\$4,000
9/2022	-1.7%	\$ 3,581	\$ 7,574	Rent Own Historic Cost to Own Relative to Rent
10/2022	-1.6%	\$ 3,577	\$ 8,462	\$3,000
11/2022	-1.6%	\$ 3,576	\$ 8,713	3 ²
12/2022	-1.4%	\$ 3,577	\$ 8,146	21203,1202,1202,1202,1202,1202,1202,1202
1/2023	J -1.3%	\$ 3,578	\$ 8,143	у у у

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Northwood Point Housing Market Value & Trends Update

Historically, properties in this market sell at a 29.4% premium. Today's premium is 91.4%. This market is 62.0% overvalued. Median home price is \$1,633,000. Prices rose 10.6% year-over-year.

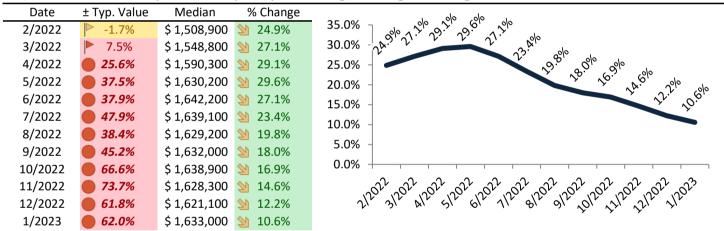
Monthly cost of ownership is \$9,656, and rents average \$5,047, making owning \$4,609 per month more costly than renting. Rents rose 1.5% year-over-year. The current capitalization rate (rent/price) is 3.0%.

Market rating = 1

Median Home Price and Rental Parity trailing twelve months

_								
	Date		Rating	Median	Rental Pa	arity	4	
-	2/2022	ZN	7	\$ 1,508,900	\$ 1,181,7	700	\$1,800,000	
	3/2022	刻	6	\$ 1,548,800	\$ 1,131,5	500	\$1,600,000	
	4/2022	21	4	\$ 1,590,300	\$ 1,026,3	100	¢1 400 000	
	5/2022	•	1	\$ 1,630,200	\$ 977,0	000	\$1,400,000	
	6/2022	•	1	\$ 1,642,200	\$ 981,7	700	\$1,200,000	
	7/2022	•	1	\$ 1,639,100	\$ 924,6	600	\$1,000,000	
	8/2022	•	1	\$ 1,629,200	\$ 970,8	800		
	9/2022	•	1	\$ 1,632,000	\$ 934,7	700	\$800,000	Median Rental Parity Historic Value
	10/2022	•	1	\$ 1,638,900	\$ 836,3	300	\$600,000	Wiedlan Rental Failty Thistoric value
	11/2022	•	1	\$ 1,628,300	\$ 801,9	900		
	12/2022	•	1	\$ 1,621,100	\$ 848,3	100	2/20	13/201, 1202, 1202, 1202, 1/20
	1/2023	•	1	\$ 1,633,000	\$ 853,5	500	'ν'	S. M. D. O. M. D. D. D. Y. Y. Y.

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



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

Date	%	Change	Rent	Own	. \$11,500 ¬
2/2022	1	4.8%	\$ 5,037	\$ 6,432	·
3/2022	1	3.5%	\$ 5,029	\$ 6,883	\$0.500
4/2022	1	2.1%	\$ 5,003	\$ 5 7,754 \$9,500 - 5 8,350 \$7,500 - 5 8,412 \$7,500 - 6 8,975 \$5,500	γ=,500
5/2022	刻	1.1%	\$ 5,004	\$ 8,350	47.500
6/2022	团	0.7%	\$ 5,029	\$ 8,412	\$7,500 - 31 39 33 34 39 33 36 36 35 34 37 34
7/2022	团	0.9%	\$ 5,063	\$ 8,975	\$ 03 \$ 05 05 05 05 05 05 05 05 05 05 05 05 05
8/2022	团	1.4%	\$ 5,086	\$ 8,535	\$5,500 - 1
9/2022	团	2.0%	\$ 5,096	\$ 8,897	Rent Own Historic Cost to Own Relative to Rent
10/2022	1	2.3%	\$ 5,091	\$ 9,977	\$3,500
11/2022	1	2.3%	\$ 5,074	\$ 10,303	22 22 22 22 22 22 22 22 22 22 22 22 23 23
12/2022	A	1.9%	\$ 5,052	\$ 9,656	21202312021212025120261202120231202312023120231202312023
1/2023	TN	1.5%	\$ 5,047	\$ 9,657	у у у

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Historically, properties in this market sell at a 13.6% premium. Today's premium is 86.2%. This market is 72.6% overvalued. Median home price is \$1,589,300. Prices rose 11.6% year-over-year.

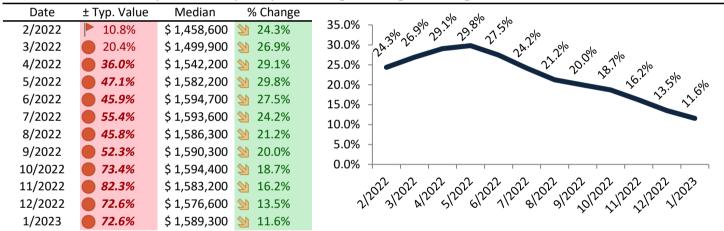
Monthly cost of ownership is \$9,398, and rents average \$5,045, making owning \$4,352 per month more costly than renting. Rents rose 7.4% year-over-year. The current capitalization rate (rent/price) is 3.0%.

Market rating = 1

Median Home Price and Rental Parity trailing twelve months

	Rating	Median	Rental Parity	1
\Rightarrow	5	\$ 1,458,600	\$ 1,172,000	\$1,700,000
21	4	\$ 1,499,900	\$ 1,119,100	\$1,500,000 -
•	1	\$ 1,542,200	\$ 1,030,700	\$1,300,000
•	1	\$ 1,582,200	\$ 984,100	\$1,100,000
•	1	\$ 1,594,700	\$ 999,600	
•	1	\$ 1,593,600	\$ 943,000	\$900,000 -
•	1	\$ 1,586,300	\$ 994,900	\$700,000 -
•	1	\$ 1,590,300	\$ 958,600	\$500,000 - Median Rental Parity - Historic Value
•	1	\$ 1,594,400	\$ 852,600	\$300,000
•	1	\$ 1,583,200	\$ 808,200	
•	1	\$ 1,576,600	\$ 846,400	712031205 11205 1205 1205 11205 11205 11205 11205 11205 11205 11205 11205 11205 11205 11205 11205 11205 11205
•	1	\$ 1,589,300	\$ 853,200	11 12 12 12 12 10 11 10 12 12 12 12 12
		4 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	\$ 1,458,600 \$ 1,499,900 \$ 1,542,200 \$ 1,582,200 \$ 1,594,700 \$ 1,593,600 \$ 1,586,300 \$ 1,590,300 \$ 1,594,400 \$ 1,583,200 \$ 1,576,600	\$ 1,458,600 \$ 1,172,000 \$ 1,499,900 \$ 1,119,100 \$ 1,542,200 \$ 1,030,700 \$ 1,582,200 \$ 984,100 \$ 1 \$ 1,594,700 \$ 999,600 \$ 1 \$ 1,594,700 \$ 994,900 \$ 1 \$ 1,586,300 \$ 994,900 \$ 1 \$ 1,590,300 \$ 958,600 \$ 1 \$ 1,590,300 \$ 852,600 \$ 1 \$ 1,583,200 \$ 808,200 \$ 1 \$ 1,576,600 \$ 846,400

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



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

Date	% Change	Rent	Own	\$11,000 ¬
2/2022	23.7%	\$ 4,996	\$ 6,217	
3/2022	23.4%	\$ 4,974	\$ 6,666	\$9,000 -
4/2022	23.9%	\$ 5,026	\$ 7,519	\$3,000
5/2022	23.5%	\$ 5,041	\$ 8,104	47,000 6 1 6 1 6 1 6 1 6 1 6 1 6 1
6/2022	23.1%	\$ 5,120	\$ 8,168	\$7,000 - 36 31 4506 450 450 450 450 450 250 250 250 250 250 250 250 250 250 2
7/2022	21.3%	\$ 5,163	\$ 8,726	
8/2022	19.3%	\$ 5,212	\$ 8,310	\$5,000 -
9/2022	16.9%	\$ 5,226	\$ 8,670	Rent Own Historic Cost to Own Relative to Rent
10/2022	14.7%	\$ 5,190	\$ 9,706	\$3,000
11/2022	11.9%	\$ 5,114	\$ 10,017	22 22 22 22 22 22 22 22 22 22 22 22 23 23
12/2022	9.4%	\$ 5,042	\$ 9,391	71203 1205 11205 51205 61205 11205 81205 91205 71205 71205 11205
1/2023	№ 7.4%	\$ 5.046	\$ 9.398	у у у

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Historically, properties in this market sell at a 3.1% premium. Today's premium is 211.5%. This market is 208.4% overvalued. Median home price is \$1,792,000. Prices rose 8.0% year-over-year.

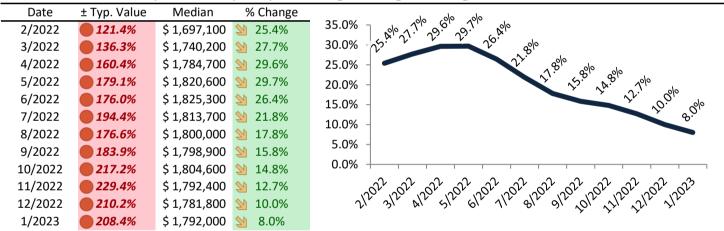
Monthly cost of ownership is \$10,596, and rents average \$3,402, making owning \$7,194 per month more costly than renting. Rents rose 6.7% year-over-year. The current capitalization rate (rent/price) is 1.8%.

Market rating = 1

Median Home Price and Rental Parity trailing twelve months

Date		Rating	Median	Re	ntal Parity	
2/2022	1	1	\$ 1,697,100	\$	756,000	\$1,900,000
3/2022	•	1	\$ 1,740,200	\$	727,100	
4/2022	•	1	\$ 1,784,700	\$	677,300	¢1.400.000
5/2022	•	1	\$ 1,820,600	\$	645,200	\$1,400,000
6/2022	•	1	\$ 1,825,300	\$	654,100	
7/2022	•	1	\$ 1,813,700	\$	609,600	\$900,000 -
8/2022	•	1	\$ 1,800,000	\$	643,700	7500,000
9/2022	•	1	\$ 1,798,900	\$	626,800	Median Rental Parity Historic Value
10/2022	•	1	\$ 1,804,600	\$	563,400	
11/2022	•	1	\$ 1,792,400	\$	539,100	· ·
12/2022	•	1	\$ 1,781,800	\$	568,700	212032202 11203 1202 11203 11203 11203 1202 11202 11202 11202
1/2023	•	1	\$ 1,792,000	\$	575,300	1. 3. 14. 10. 11. 10. 11. 12. 12. 12. 12.

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



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

Date	% Change	Rent	Own	\$11,000 ¬
2/2022	4 -49.0%	\$ 3,223	\$ 7,234	
3/2022	4 -24.4%	\$ 3,232	\$ 7,734	\$10,000 -
4/2022	4 -16.2%	\$ 3,303	\$ 8,702	\$9,000 -
5/2022	-6.1%	\$ 3,305	\$ 9,325	\$8,000 -
6/2022	- 0.3%	\$ 3,351	\$ 9,349	\$7,000 -
7/2022	1.8%	\$ 3,338	\$ 9,931	\$6,000 -
8/2022	6.4%	\$ 3,372	\$ 9,430	
9/2022	2 7.7%	\$ 3,418	\$ 9,807	\$5,000RentOwn
10/2022	2 8.0%	\$ 3,430	\$ 10,986	\$4,000
11/2022	> 7.3%	\$ 3,411	\$ 11,341	\(\frac{1}{2} \) \(\frac{1} \) \(\frac{1}{2} \) \(\frac{1} \) \(\frac{1} \) \(\frac{1} \) \(\frac{1}{2} \
12/2022	> 7.0%	\$ 3,388	\$ 10,614	2/2013 1/2013 5/2013 6/2013 1/2013 8/2013 1/2013 1/2013 1/2013 1/2013 1/2013
1/2023	6.7%	\$ 3.402	\$ 10.597	у у у

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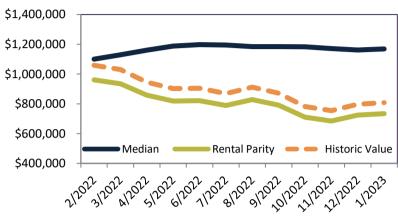
Historically, properties in this market sell at a 10.2% premium. Today's premium is 59.3%. This market is 49.1% overvalued. Median home price is \$1,169,000. Prices rose 8.8% year-over-year.

Monthly cost of ownership is \$6,912, and rents average \$4,340, making owning \$2,571 per month more costly than renting. Rents rose 13.4% year-over-year. The current capitalization rate (rent/price) is 3.6%.

Market rating = 1

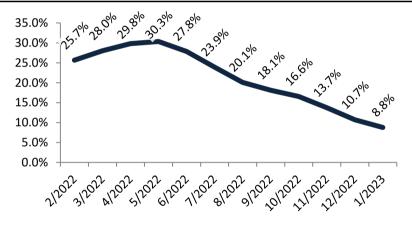
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity	4
2/2022	3 6	\$ 1,100,400	\$ 961,200	\$1,400,000
3/2022	⇒ 5	\$ 1,129,600	\$ 935,200	\$1,200,000
4/2022	≥ 3	\$ 1,160,100	\$ 858,300	\$1,200,000
5/2022	J 1	\$ 1,188,700	\$ 818,700	\$1,000,000
6/2022	J 1	\$ 1,197,900	\$ 821,600	
7/2022	J 1	\$ 1,195,200	\$ 788,600	\$800,000 -
8/2022	J 2	\$ 1,184,900	\$ 828,100	dc00,000
9/2022	1	\$ 1,184,000	\$ 791,400	\$600,000
10/2022	1	\$ 1,183,100	\$ 710,000	\$400,000
11/2022	J 1	\$ 1,170,900	\$ 684,700	
12/2022	1	\$ 1,161,700	\$ 724,000	2/2022 12022
1/2023	1	\$ 1,169,000	\$ 734,000	J1 31 1



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

		•	· · · · · · · · · · · · · · · · · · ·
Date	± Typ. Value	Median	% Change
2/2022	▶ 4.3%	\$ 1,100,400	25.7%
3/2022	▶ 10.6%	\$ 1,129,600	28.0%
4/2022	25.0%	\$ 1,160,100	29.8%
5/2022	35.0%	\$ 1,188,700	30.3%
6/2022	35.6%	\$ 1,197,900	27.8%
7/2022	41.4%	\$ 1,195,200	23.9%
8/2022	32.9%	\$ 1,184,900	20.1%
9/2022	39.4%	\$ 1,184,000	18.1%
10/2022	56.5%	\$ 1,183,100	16.6%
11/2022	60.8%	\$ 1,170,900	13.7%
12/2022	50.3%	\$ 1,161,700	10.7%
1/2023	49.1%	\$ 1,169,000	8.8%



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

Date	% Change	Rent	Own	ć7 000
2/2022	19.9%	\$ 4,097	\$ 4,691	\$7,800 -
3/2022	21.6%	\$ 4,156	\$ 5,020	\$6,800 -
4/2022	22.7%	\$ 4,185	\$ 5,656	\$5,800 - 1 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6 6
5/2022	23.1%	\$ 4,194	\$ 6,089	
6/2022	23.3%	\$ 4,208	\$ 6,136	\$4,800 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5 5
7/2022	23.5%	\$ 4,318	\$ 6,544	\$3,800 -
8/2022	22.3%	\$ 4,339	\$ 6,207	\$2,800
9/2022	20.2%	\$ 4,315	\$ 6,455	Rent Own Historic Cost to Own Relative to Rent
10/2022	18.4%	\$ 4,323	\$ 7,202	\$1,800
11/2022	16.7%	\$ 4,332	\$ 7,409	212023120231202312023120231202312023120
12/2022	14.6%	\$ 4,313	\$ 6,920	71203 1205 11203 21205 11205 11205 21205 21205 11205 11205 11205 11205 2
1/2023	13.4%	\$ 4,341	\$ 6,913	у у

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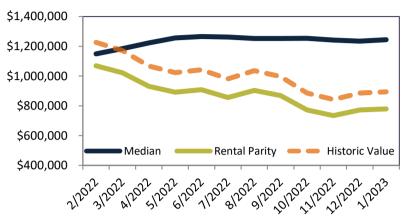
Historically, properties in this market sell at a 14.7% premium. Today's premium is 59.7%. This market is 45.0% overvalued. Median home price is \$1,244,900. Prices rose 11.2% year-over-year.

Monthly cost of ownership is \$7,361, and rents average \$4,608, making owning \$2,753 per month more costly than renting. Rents rose 7.1% year-over-year. The current capitalization rate (rent/price) is 3.6%.

Market rating = 1

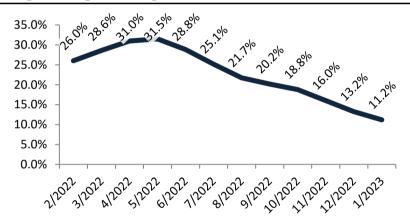
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity	
2/2022	7	\$ 1,149,200	\$ 1,069,200	
3/2022	a 6	\$ 1,184,700	\$ 1,021,600	
4/2022	≥ 4	\$ 1,222,800	\$ 930,700	
5/2022	≥ 3	\$ 1,256,000	\$ 891,900	
6/2022	≥ 3	\$ 1,265,700	\$ 908,200	
7/2022	J 2	\$ 1,262,000	\$ 855,400	
8/2022	≥ 3	\$ 1,252,200	\$ 903,500	
9/2022	J 2	\$ 1,252,900	\$ 868,800	
10/2022	J 1	\$ 1,253,800	\$ 771,900	
11/2022	J 1	\$ 1,242,400	\$ 734,400	
12/2022	J 1	\$ 1,235,300	\$ 772,700	
1/2023	J 1	\$ 1,244,900	\$ 779,300	



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

		•	•
Date	± Typ. Value	Median	% Change
2/2022	-7.2%	\$ 1,149,200	26.0%
3/2022	▶ 1.2%	\$ 1,184,700	28.6%
4/2022	16.7%	\$ 1,222,800	31.0%
5/2022	26.1%	\$ 1,256,000	31.5%
6/2022	24.6%	\$ 1,265,700	28.8%
7/2022	32.8%	\$ 1,262,000	25.1%
8/2022	23.9%	\$ 1,252,200	21.7%
9/2022	29.5%	\$ 1,252,900	20.2%
10/2022	47.7%	\$ 1,253,800	18.8%
11/2022	54.5%	\$ 1,242,400	16.0%
12/2022	45.2%	\$ 1,235,300	13.2%
1/2023	45.0%	\$ 1,244,900	11.2%



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

Date	% Change	Rent	Own	
2/2022	25.1%	\$ 4,558	\$ 4,899	
3/2022	24.9%	\$ 4,541	\$ 5,265	\$7,800 -
4/2022	24.2%	\$ 4,538	\$ 5,962	9 1 9 19 19 18 18 18 18 18 18 18 18 18 18 18 18 18
5/2022	23.8%	\$ 4,569	\$ 6,433	\$5,800 - 34,5
6/2022	23.1%	\$ 4,652	\$ 6,483	2 2 2 2 2 2 2 2 2 2 2
7/2022	21.4%	\$ 4,684	\$ 6,910	\$3,800 -
8/2022	19.2%	\$ 4,733	\$ 6,560	\$3,000 ⁻
9/2022	16.6%	\$ 4,736	\$ 6,830	Rent Own Historic Cost to Own Relative to Rent
10/2022	13.7%	\$ 4,699	\$ 7,633	\$1,800
11/2022	11.1%	\$ 4,647	\$ 7,861	3 ²
12/2022	2 8.8%	\$ 4,603	\$ 7,358	212023120231202312020120221202312023120
1/2023	№ 7.1%	\$ 4,608	\$ 7.362	у у у

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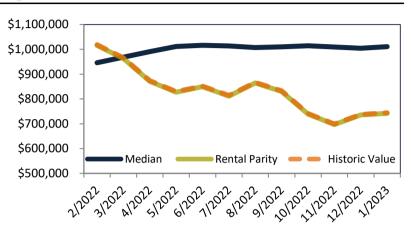
Historically, properties in this market sell at a 0.3% premium. Today's premium is 36.3%. This market is 36.0% overvalued. Median home price is \$1,010,700. Prices rose 9.0% year-over-year.

Monthly cost of ownership is \$5,976, and rents average \$4,386, making owning \$1,590 per month more costly than renting. Rents rose 6.6% year-over-year. The current capitalization rate (rent/price) is 4.2%.

Market rating = 2

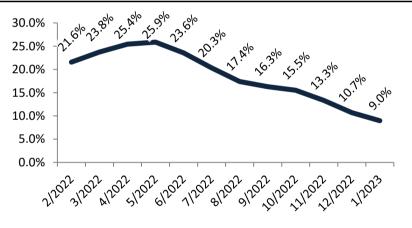
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
2/2022		\$ 946,100	\$ 1,015,800
3/2022	a 6	\$ 968,300	\$ 962,600
4/2022	⇒ 5	\$ 990,900	\$ 871,300
5/2022	≥ 3	\$ 1,011,600	\$ 827,300
6/2022	≥ 4	\$ 1,016,400	\$ 849,400
7/2022	≥ 3	\$ 1,013,600	\$ 811,600
8/2022	≥ 4	\$ 1,007,200	\$ 864,300
9/2022	≥ 3	\$ 1,010,000	\$ 830,400
10/2022	J 1	\$ 1,014,400	\$ 738,900
11/2022	J 1	\$ 1,009,300	\$ 696,900
12/2022	1	\$ 1,004,300	\$ 735,700
1/2023	4 2	\$ 1,010,700	\$ 741,700



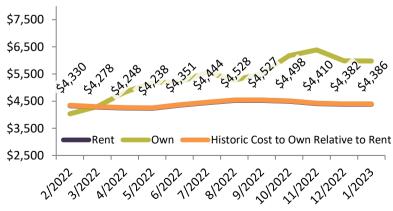
Resale Median and year-over-year percentage change trailing twelve months

		<i></i>	<i>,</i> ,
Date	± Typ. Value	Median	% Change
2/2022	-7.2%	\$ 946,100	21.6%
3/2022	▶ 0.3%	\$ 968,300	23.8%
4/2022	13.4%	\$ 990,900	25.4%
5/2022	22.0%	\$ 1,011,600	25.9%
6/2022	1 9.3%	\$ 1,016,400	23.6%
7/2022	24.6%	\$ 1,013,600	20.3%
8/2022	16.2%	\$ 1,007,200	17.4%
9/2022	21.3%	\$ 1,010,000	16.3%
10/2022	37.0%	\$ 1,014,400	15.5%
11/2022	44.5%	\$ 1,009,300	13.3%
12/2022	36.2%	\$ 1,004,300	10.7%
1/2023	36.0%	\$ 1,010,700	9.0%



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

Date	% Change	Rent	Own	
2/2022	28.2%	\$ 4,330	\$ 4,033	\$7,500
3/2022	27.2%	\$ 4,278	\$ 4,303	4
4/2022	26.2%	\$ 4,248	\$ 4,831	\$6,500
5/2022	24.8%	\$ 4,238	\$ 5,182	\$5,500
6/2022	24.3%	\$ 4,351	\$ 5,206	
7/2022	22.7%	\$ 4,444	\$ 5,550	\$4,500
8/2022	20.4%	\$ 4,528	\$ 5,276	\$3,500
9/2022	17.0%	\$ 4,527	\$ 5,506	75,500
10/2022	13.7%	\$ 4,498	\$ 6,175	\$2,500
11/2022	10.4%	\$ 4,410	\$ 6,386	
12/2022	8.1%	\$ 4,382	\$ 5,982	,
1/2023	6.6%	\$ 4,386	\$ 5,977	



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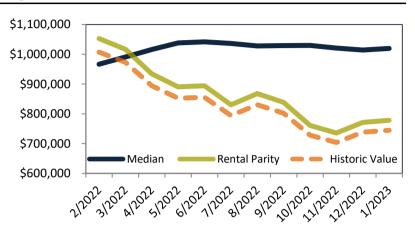
Historically, properties in this market sell at a -4.3% discount. Today's premium is 31.0%. This market is 35.3% overvalued. Median home price is \$1,019,800. Prices rose 7.6% year-over-year.

Monthly cost of ownership is \$6,030, and rents average \$4,603, making owning \$1,427 per month more costly than renting. Rents rose 7.3% year-over-year. The current capitalization rate (rent/price) is 4.3%.

Market rating = 1

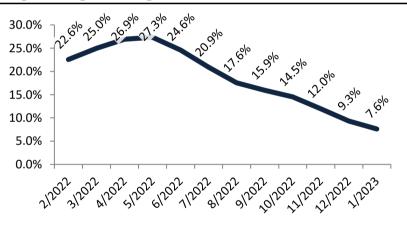
Median Home Price and Rental Parity trailing twelve months

			<u> </u>
Date	Rating	Median	Rental Parity
2/2022	3 6	\$ 966,700	\$ 1,052,900
3/2022	5 6	\$ 990,900	\$ 1,016,800
4/2022	⇒ 5	\$ 1,016,400	\$ 934,400
5/2022	≥ 4	\$ 1,038,500	\$ 890,800
6/2022	≥ 4	\$ 1,041,900	\$ 894,100
7/2022	J 2	\$ 1,036,300	\$ 830,600
8/2022	≥ 3	\$ 1,028,400	\$ 867,900
9/2022	≥ 3	\$ 1,029,100	\$ 838,600
10/2022	1	\$ 1,029,700	\$ 761,000
11/2022	J 1	\$ 1,020,900	\$ 735,600
12/2022	J 1	\$ 1,014,200	\$ 771,400
1/2023	1	\$ 1,019,800	\$ 778,400



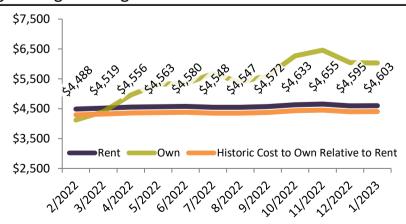
Resale Median and year-over-year percentage change trailing twelve months

		,	7
Date	± Typ. Value	Median	% Change
2/2022	-3.9%	\$ 966,700	22.6%
3/2022	▶ 1.8%	\$ 990,900	25.0%
4/2022	13.1%	\$ 1,016,400	26.9%
5/2022	20.9%	\$ 1,038,500	27.3%
6/2022	20.8%	\$ 1,041,900	24.6%
7/2022	29.1%	\$ 1,036,300	20.9%
8/2022	22.8%	\$ 1,028,400	17.6%
9/2022	27.0%	\$ 1,029,100	15.9%
10/2022	39.6%	\$ 1,029,700	14.5%
11/2022	43.1%	\$ 1,020,900	12.0%
12/2022	35.8%	\$ 1,014,200	9.3%
1/2023	35.3%	\$ 1,019,800	> 7.6%



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

% Change		Rent		Own
23.7%	\$	4,488	\$	4,121
24.3%	\$	4,519	\$	4,404
24.6%	\$	4,556	\$	4,956
24.4%	\$	4,563	\$	5,319
23.9%	\$	4,580	\$	5,337
22.0%	\$	4,548	\$	5,674
19.4%	\$	4,547	\$	5,388
16.1%	\$	4,572	\$	5,610
13.4%	\$	4,633	\$	6,268
10.8%	\$	4,655	\$	6,459
8.8%	\$	4,595	\$	6,041
2 7.3%	\$	4,603	\$	6,030
	23.7% 24.3% 24.6% 24.4% 23.9% 22.0% 29.19.4% 20.16.1% 20.18.4% 20.	23.7% \$ 24.3% \$ 24.6% \$ 24.4% \$ 23.9% \$ 22.0% \$ 19.4% \$ 16.1% \$ 13.4% \$ 10.8% \$ 8.8% \$	23.7% \$ 4,488 24.3% \$ 4,519 24.6% \$ 4,556 24.4% \$ 4,563 23.9% \$ 4,580 22.0% \$ 4,548 19.4% \$ 4,547 16.1% \$ 4,572 13.4% \$ 4,633 10.8% \$ 4,595	23.7% \$ 4,488 \$ 24.3% \$ 4,519 \$ 24.6% \$ 4,556 \$ 24.4% \$ 4,563 \$ 23.9% \$ 4,580 \$ 22.0% \$ 4,548 \$ 19.4% \$ 4,547 \$ 16.1% \$ 4,572 \$ 13.4% \$ 4,633 \$ 10.8% \$ 4,595 \$



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Historically, properties in this market sell at a -1.7% discount. Today's premium is 56.9%. This market is 58.6% overvalued. Median home price is \$1,381,100. Prices rose 13.2% year-over-year.

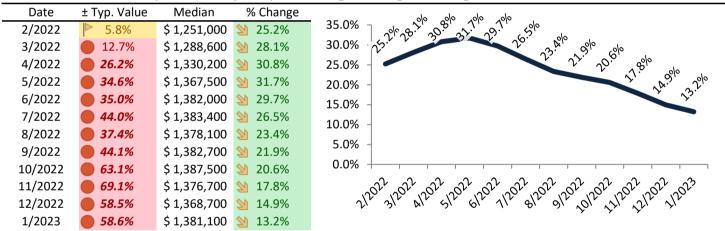
Monthly cost of ownership is \$8,166, and rents average \$5,208, making owning \$2,958 per month more costly than renting. Rents rose 6.4% year-over-year. The current capitalization rate (rent/price) is 3.6%.

Market rating = 1

Median Home Price and Rental Parity trailing twelve months

Date		Rating	Median	Rental Parity	
2/2022	初	6	\$ 1,251,000	\$ 1,202,300	\$1,600,000
3/2022	\Rightarrow	5	\$ 1,288,600	\$ 1,161,400	\$1,400,000 -
4/2022	2	3	\$ 1,330,200	\$ 1,068,500	\$1,400,000
5/2022	•	2	\$ 1,367,500	\$ 1,029,600	\$1,200,000
6/2022	•	2	\$ 1,382,000	\$ 1,037,400	
7/2022	•	1	\$ 1,383,400	\$ 972,500	\$1,000,000
8/2022	•	1	\$ 1,378,100	\$ 1,015,800	¢200 000
9/2022	•	1	\$ 1,382,700	\$ 971,300	\$800,000 - Median Rental Parity Historic Value
10/2022	•	1	\$ 1,387,500	\$ 859,900	\$600,000
11/2022	•	1	\$ 1,376,700	\$ 822,700	· ·
12/2022	•	1	\$ 1,368,700	\$ 873,300	71203 1205 11205 1205 11205 1205 31205 1205 171205 11205 11205
1/2023	•	1	\$ 1,381,100	\$ 880,700	N. W. W. W. W. M. A. W. W. Yo. Y. Y.

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



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

Date	% Change	R	ent	Own	
2/2022	23.9%	\$	5,125	\$ 5,333	\$8,400 -
3/2022	23.9%	\$	5,162	\$ 5,727	
4/2022	24.3%	\$	5,210	\$ 6,486	\$7,400 -
5/2022	24.4%	\$	5,274	\$ 7,005	\$6,400 - 5,75,56,75,57,55,75,55,75,57,55,75,75,75,75,75
6/2022	23.9%	\$	5,314	\$ 7,079	
7/2022	22.2%	\$	5,325	\$ 7,575	\$5,400
8/2022	19.5%	\$	5,322	\$ 7,219	\$4,400
9/2022	16.2%	\$	5,295	\$ 7,538	Rent Own Historic Cost to Own Relative to Rent
10/2022	12.8%	\$	5,235	\$ 8,446	\$3,400
11/2022	9.9%	\$	5,205	\$ 8,711	32 32 32 32 32 32 32 32 32 32 32 32 32 3
12/2022	2 7.9%	\$	5,203	\$ 8,153	212013120131201312013120131201312013120
1/2023	6.4%	\$	5.208	\$ 8.167	у у у

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Historically, properties in this market sell at a 14.4% premium. Today's premium is 75.2%. This market is 60.8% overvalued. Median home price is \$1,441,100. Prices rose 10.7% year-over-year.

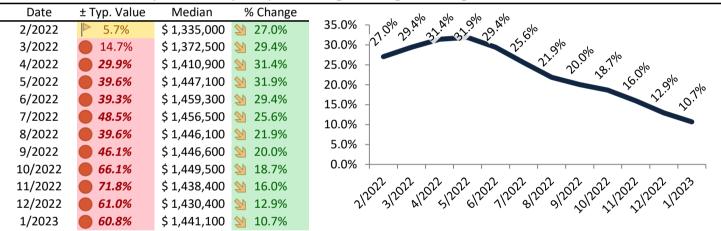
Monthly cost of ownership is \$8,521, and rents average \$4,866, making owning \$3,655 per month more costly than renting. Rents rose 8.1% year-over-year. The current capitalization rate (rent/price) is 3.2%.

Market rating = 1

Median Home Price and Rental Parity trailing twelve months

_						,	0	
	Date		Rating	Median	Re	ntal Parity	4	
	2/2022	A	6	\$ 1,335,000	\$:	1,111,800	\$1,600,000	
	3/2022	2	4	\$ 1,372,500	\$:	1,063,700	\$1,400,000	
	4/2022	•	2	\$ 1,410,900	\$	977,900	ć4 200 000	
	5/2022	•	1	\$ 1,447,100	\$	940,000	\$1,200,000	
	6/2022	•	1	\$ 1,459,300	\$	949,500	\$1,000,000	
	7/2022	•	1	\$ 1,456,500	\$	894,500	\$800,000	
	8/2022	•	1	\$ 1,446,100	\$	939,200	. ,	
	9/2022	•	1	\$ 1,446,600	\$	901,400	\$600,000	Median Rental Parity — Historic Value
	10/2022	•	1	\$ 1,449,500	\$	803,000	\$400,000	Wiedlan Rental Party - Historic Value
	11/2022	•	1	\$ 1,438,400	\$	772,500	. ,	2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2
	12/2022	•	1	\$ 1,430,400	\$	815,700	2/25	33,122,122,5122,0122,1222,1223,1223,1223,1223,1223,1
	1/2023	•	1	\$ 1,441,100	\$	822,900	, N	31 1/2 1/2 1/2 1/2 1/2 1/2 1/2 1/2 1/2 1/

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



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

Date	% Change	Rent	Own	. \$9,800 ¬
2/2022	20.6%	\$ 4,739	\$ 5,691	φ5/000
3/2022	20.9%	\$ 4,728	\$ 6,100	\$7,800 -
4/2022	21.5%	\$ 4,768	\$ 6,879	
5/2022	21.7%	\$ 4,815	\$ 7,412	\$5,800 44, 44, 44, 44, 44, 44, 44, 44, 44, 4
6/2022	21.4%	\$ 4,864	\$ 7,475	\$5,800 5 4 5 5 6 5 6 6 6 6 6 6 6 6 6 6 6 6 6 6
7/2022	20.6%	\$ 4,898	\$ 7,975	
8/2022	19.0%	\$ 4,921	\$ 7,576	\$3,800 -
9/2022	17.2%	\$ 4,915	\$ 7,886	Rent Own Historic Cost to Own Relative to Rent
10/2022	14.8%	\$ 4,889	\$ 8,824	\$1,800 +
11/2022	2 12.5%	\$ 4,888	\$ 9,101	\(\frac{1}{2} \) \(\frac{1} \) \(\frac{1}{2} \) \(\frac{1}{2} \) \(\frac{1}{2} \) \(\frac{1} \) \(\frac{1} \) \(\frac{1} \) \(\frac{1}2 \) \(\frac
12/2022	9.9%	\$ 4,859	\$ 8,520	712031201 11203 1201 61201 11201 81201 91201 1201 11201 11201 11201 11201 11201 11201 11201 11201 11201 11201 1
1/2023	3 8.1%	\$ 4,866	\$ 8,522	у у у

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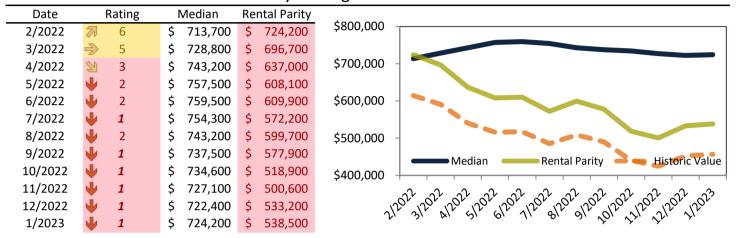
Stanton Housing Market Value & Trends Update

Historically, properties in this market sell at a -15.2% discount. Today's premium is 34.4%. This market is 49.6% overvalued. Median home price is \$724,200. Prices rose 3.4% year-over-year.

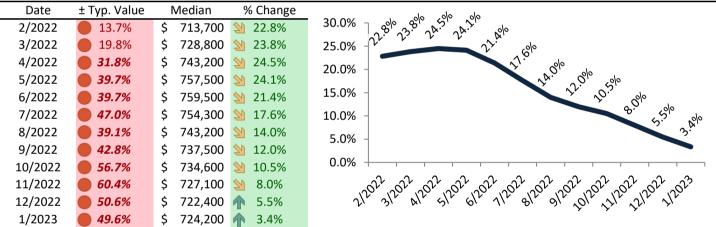
Monthly cost of ownership is \$4,282, and rents average \$3,184, making owning \$1,097 per month more costly than renting. Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 4.2%.

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

Date	% Change	Rent	Own	. \$4,800 ¬
2/2022	4.5%	\$ 3,087	\$ 3,042	
3/2022	4.4%	\$ 3,097	\$ 3,239	\$4,300 -
4/2022	4.3%	\$ 3,106	\$ 3,624	\$3,800 - 00 00 00 00 00 00 00 00 00 00 00 00
5/2022	4.2%	\$ 3,115	\$ 3,880	\$3,800 - 69, 69, 69, 69, 69, 69, 69, 69, 69, 69,
6/2022	4.1%	\$ 3,124	\$ 3,890	\$3,300 - 12 - 12 - 12 - 12 - 12 - 12 - 12 -
7/2022	4.1%	\$ 3,133	\$ 4,130	\$2,800 -
8/2022	4.0%	\$ 3,142	\$ 3,893	\$2,300 -
9/2022	3.9%	\$ 3,151	\$ 4,021	Rent Own Historic Cost to Own Relative to Rent
10/2022	3.9%	\$ 3,159	\$ 4,472	\$1,800
11/2022	1.8%	\$ 3,168	\$ 4,601	\(\frac{1}{2} \) \(\frac{1} \) \(\frac{1}{2} \) \(\frac{1}{2} \) \(\frac{1}{2} \) \(\frac{1} \) \(\frac{1} \) \(\frac{1} \) \(\frac{1}2 \) \(\frac
12/2022	1.7%	\$ 3,176	\$ 4,303	71203 31203 11203 51203 01203 11203 91203 1203 1203 11203 11203
1/2023	1.7%	\$ 3,185	\$ 4,282	у у у

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Huntington Beach Housing Market Value & Trends Update

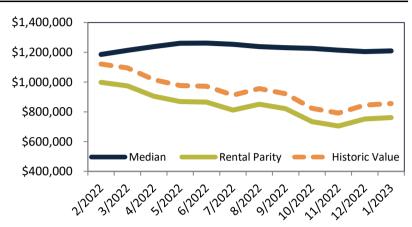
Historically, properties in this market sell at a 12.3% premium. Today's premium is 58.8%. This market is 46.5% overvalued. Median home price is \$1,209,100. Prices rose 4.2% year-over-year.

Monthly cost of ownership is \$7,149, and rents average \$4,503, making owning \$2,646 per month more costly than renting. Rents rose 10.1% year-over-year. The current capitalization rate (rent/price) is 3.6%.

Market rating = 1

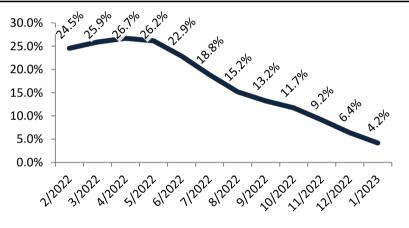
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
2/2022	3 6	\$ 1,185,600	\$ 998,300
3/2022	⇒ 5	\$ 1,212,900	\$ 974,300
4/2022	≥ 3	\$ 1,238,100	\$ 904,600
5/2022	J 2	\$ 1,260,800	\$ 869,200
6/2022	J 2	\$ 1,262,000	\$ 865,000
7/2022	1	\$ 1,253,500	\$ 811,600
8/2022	J 2	\$ 1,237,800	\$ 851,500
9/2022	1	\$ 1,231,300	\$ 820,700
10/2022	1	\$ 1,226,800	\$ 733,800
11/2022	1	\$ 1,214,200	\$ 704,700
12/2022	J 1	\$ 1,205,400	\$ 752,100
1/2023	1	\$ 1,209,100	\$ 761,500



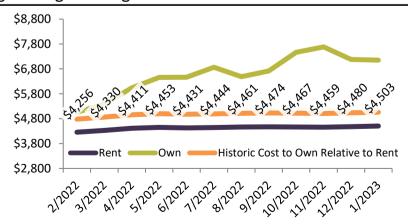
Resale Median and year-over-year percentage change trailing twelve months

		,	, ,
Date	± Typ. Value	Median	% Change
2/2022	6.4%	\$ 1,185,600	24.5%
3/2022	12.2%	\$ 1,212,900	25.9%
4/2022	24.5%	\$ 1,238,100	26.7%
5/2022	32.7%	\$ 1,260,800	26.2%
6/2022	33.6%	\$ 1,262,000	22.9%
7/2022	42.1%	\$ 1,253,500	18.8%
8/2022	33.0%	\$ 1,237,800	15.2%
9/2022	37.7%	\$ 1,231,300	13.2%
10/2022	54.9%	\$ 1,226,800	11.7%
11/2022	60.0%	\$ 1,214,200	9.2%
12/2022	47.9%	\$ 1,205,400	6.4%
1/2023	46.5%	\$ 1,209,100	4.2%



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

Date	% Change	Rent	Own	
2/2022	14.3%	\$ 4,256	\$	5,054
3/2022	15.3%	\$ 4,330	\$	5,390
4/2022	16.2%	\$ 4,411	\$	6,037
5/2022	17.0%	\$ 4,453	\$	6,458
6/2022	17.0%	\$ 4,431	\$	6,464
7/2022	16.7%	\$ 4,444	\$	6,864
8/2022	15.8%	\$ 4,461	\$	6,484
9/2022	14.7%	\$ 4,474	\$	6,713
10/2022	13.4%	\$ 4,467	\$	7,468
11/2022	12.1%	\$ 4,459	\$	7,682
12/2022	11.0%	\$ 4,480	\$	7,180
1/2023	2 10.1%	\$ 4,503	\$	7,150



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Garden Grove Housing Market Value & Trends Update

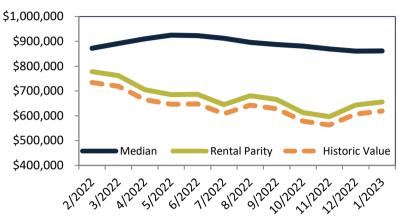
Historically, properties in this market sell at a -5.6% discount. Today's premium is 31.4%. This market is 37.0% overvalued. Median home price is \$861,200. Prices rose 0.9% year-over-year.

Monthly cost of ownership is \$5,092, and rents average \$3,878, making owning \$1,214 per month more costly than renting. Rents rose 15.4% year-over-year. The current capitalization rate (rent/price) is 4.3%.

Market rating = 1

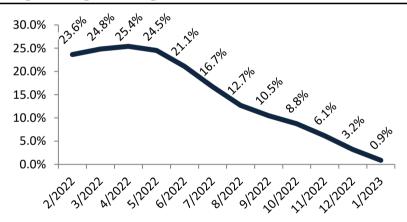
Median Home Price and Rental Parity trailing twelve months

	Date	Rating	Median	Rental Parity	
•	2/2022	≥ 4	\$ 872,0	00 \$ 778,000	,
	3/2022	≥ 3	\$ 891,70	00 \$ 761,800	
	4/2022	J 2	\$ 910,0	00 \$ 704,900	
	5/2022	J 1	\$ 925,0	00 \$ 685,200	
	6/2022	1	\$ 923,30	00 \$ 686,700	
	7/2022	J 1	\$ 912,20	00 \$ 644,900	
	8/2022	1	\$ 896,0	00 \$ 680,800	
	9/2022	1	\$ 887,40	00 \$ 665,900	
	10/2022	J 1	\$ 881,10	00 \$ 612,700	
	11/2022	1	\$ 869,50	00 \$ 596,400	
	12/2022	J 2	\$ 860,60	00 \$ 643,300	
	1/2023	J 1	\$ 861,20	00 \$ 655,800	



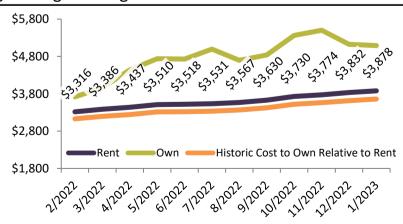
Resale Median and year-over-year percentage change trailing twelve months

		•	•
Date	± Typ. Value	Median	% Change
2/2022	17.7%	\$ 872,000	23.6%
3/2022	22.7%	\$ 891,700	24.8%
4/2022	34.7%	\$ 910,000	25.4%
5/2022	40.6%	\$ 925,000	24.5%
6/2022	40.1%	\$ 923,300	21.1%
7/2022	47.1%	\$ 912,200	16.7%
8/2022	37.3 %	\$ 896,000	12.7%
9/2022	38.9%	\$ 887,400	10.5%
10/2022	49.4%	\$ 881,100	2 8.8%
11/2022	51.4%	\$ 869,500	6.1%
12/2022	39.4%	\$ 860,600	1.2%
1/2023	37.0%	\$ 861,200	3 0.9%



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

Date	% Change	Rent	Own	
2/2022	10.7%	\$ 3,316	\$ 3,717	
3/2022	11.0%	\$ 3,386	\$ 3,963	
4/2022	11.7%	\$ 3,437	\$ 4,437	
5/2022	2 12.3%	\$ 3,510	\$ 4,738	
6/2022	2 13.1%	\$ 3,518	\$ 4,729	
7/2022	12.9%	\$ 3,531	\$ 4,995	
8/2022	12.8%	\$ 3,567	\$ 4,694	
9/2022	12.8%	\$ 3,630	\$ 4,838	
10/2022	13.1%	\$ 3,730	\$ 5,364	
11/2022	2 13.8%	\$ 3,774	\$ 5,502	
12/2022	14.1%	\$ 3,832	\$ 5,126	
1/2023	15.4%	\$ 3,878	\$ 5,093	



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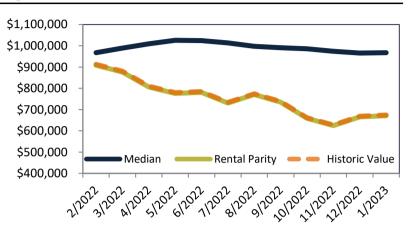
Historically, properties in this market sell at a 0.5% premium. Today's premium is 44.1%. This market is 43.6% overvalued. Median home price is \$967,400. Prices rose 2.0% year-over-year.

Monthly cost of ownership is \$5,720, and rents average \$3,971, making owning \$1,749 per month more costly than renting. Rents rose 6.2% year-over-year. The current capitalization rate (rent/price) is 3.9%.

Market rating = 2

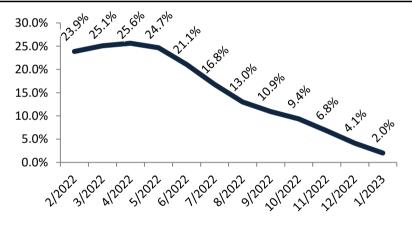
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
2/2022	a 6	\$ 967,800	\$ 908,600
3/2022	⇒ 5	\$ 989,700	\$ 876,500
4/2022	≥ 3	\$ 1,009,300	\$ 806,400
5/2022	J 2	\$ 1,025,900	\$ 776,000
6/2022	J 2	\$ 1,024,200	\$ 781,400
7/2022	J 1	\$ 1,014,000	\$ 730,500
8/2022	J 2	\$ 997,900	\$ 770,900
9/2022	4 2	\$ 990,600	\$ 735,000
10/2022	1	\$ 985,900	\$ 658,600
11/2022	1	\$ 974,300	\$ 624,800
12/2022	1	\$ 965,900	\$ 665,400
1/2023	J 2	\$ 967,400	\$ 671,600



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

		,	, ,
Date	± Typ. Value	Median	% Change
2/2022	6.0%	\$ 967,800	23.9%
3/2022	12.4%	\$ 989,700	25.1%
4/2022	24.7%	\$ 1,009,300	25.6%
5/2022	31.7%	\$ 1,025,900	24.7%
6/2022	30.6%	\$ 1,024,200	21.1%
7/2022	38.3%	\$ 1,014,000	16.8%
8/2022	29.0%	\$ 997,900	13.0%
9/2022	34.3%	\$ 990,600	10.9%
10/2022	49.2%	\$ 985,900	9.4%
11/2022	55.4%	\$ 974,300	6.8%
12/2022	44.7%	\$ 965,900	4.1%
1/2023	43.6%	\$ 967,400	1 2.0%



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

Date	% Change	F	Rent	Own	
2/2022	14.0%	\$	3,873	\$ 4,125	\$6,400 -
3/2022	14.8%	\$	3,896	\$ 4,399	30,400
4/2022	15.5%	\$	3,932	\$ 4,921	\$5,400 -
5/2022	16.0%	\$	3,975	\$ 5,255	
6/2022	15.7%	\$	4,002	\$ 5,246	\$4,400 53 53 53 53 53 53 54 54 54 54 54 54 53 55 53
7/2022	14.8%	\$	4,000	\$ 5,552	
8/2022	13.8%	\$	4,039	\$ 5,228	\$3,400 -
9/2022	12.0%	\$	4,007	\$ 5,400	Rent Own Historic Cost to Own Relative to Rent
10/2022	10.6%	\$	4,009	\$ 6,002	\$2,400
11/2022	2 8.7%	\$	3,954	\$ 6,165	32 32 32 32 32 32 32 32 32 32 32 32 32 3
12/2022	2 7.4%	\$	3,964	\$ 5,754	212013120131201312013120131201312013120
1/2023	6.2%	\$	3.972	\$ 5.721	у у у

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Fountain Valley Housing Market Value & Trends Update

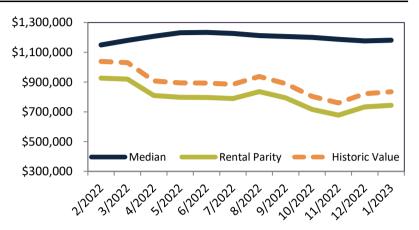
Historically, properties in this market sell at a 12.1% premium. Today's premium is 58.7%. This market is 46.6% overvalued. Median home price is \$1,181,200. Prices rose 5.0% year-over-year.

Monthly cost of ownership is \$6,984, and rents average \$4,401, making owning \$2,583 per month more costly than renting. Rents rose 12.9% year-over-year. The current capitalization rate (rent/price) is 3.6%.

Market rating = 1

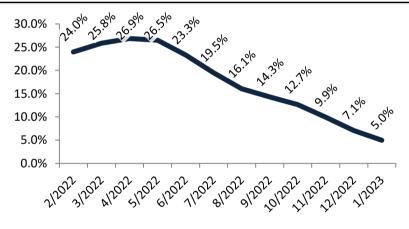
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
2/2022	⇒ 5	\$ 1,149,500	\$ 926,600
3/2022	≥ 4	\$ 1,180,600	\$ 919,100
4/2022	J 1	\$ 1,208,200	\$ 809,900
5/2022	1	\$ 1,231,800	\$ 798,300
6/2022	1	\$ 1,233,900	\$ 796,600
7/2022	1	\$ 1,226,800	\$ 789,700
8/2022	J 2	\$ 1,212,900	\$ 836,500
9/2022	1	\$ 1,206,700	\$ 793,600
10/2022	J 1	\$ 1,200,700	\$ 716,600
11/2022	1	\$ 1,187,400	\$ 677,900
12/2022	J 1	\$ 1,176,900	\$ 733,200
1/2023	J 1	\$ 1,181,200	\$ 744,300



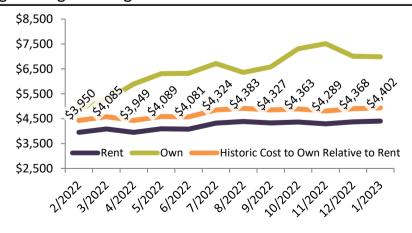
Resale Median and year-over-year percentage change trailing twelve months

		•	•
Date	± Typ. Value	Median	% Change
2/2022	12.0%	\$ 1,149,500	24.0%
3/2022	16.3%	\$ 1,180,600	25.8%
4/2022	37.1 %	\$ 1,208,200	26.9%
5/2022	42.2%	\$ 1,231,800	26.5%
6/2022	42.8%	\$ 1,233,900	23.3%
7/2022	43.2%	\$ 1,226,800	19.5%
8/2022	32.9%	\$ 1,212,900	16.1%
9/2022	40.0%	\$ 1,206,700	14.3%
10/2022	55.5%	\$ 1,200,700	12.7%
11/2022	63.1%	\$ 1,187,400	9.9%
12/2022	48.4%	\$ 1,176,900	> 7.1%
1/2023	46.6%	\$ 1,181,200	5.0%



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

Date	% Change	Rent	Own	
2/2022	12.4%	\$ 3,950	\$	4,900
3/2022	13.7%	\$ 4,085	\$	5,247
4/2022	11.8%	\$ 3,949	\$	5,891
5/2022	2 12.9%	\$ 4,089	\$	6,309
6/2022	2 12.6%	\$ 4,081	\$	6,320
7/2022	14.9%	\$ 4,324	\$	6,717
8/2022	15.5%	\$ 4,383	\$	6,354
9/2022	15.4%	\$ 4,327	\$	6,578
10/2022	15.2%	\$ 4,363	\$	7,309
11/2022	14.0%	\$ 4,289	\$	7,513
12/2022	2 13.7%	\$ 4,368	\$	7,010
1/2023	12.9%	\$ 4,402	\$	6,985



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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.



Resale Market Value and Trends

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

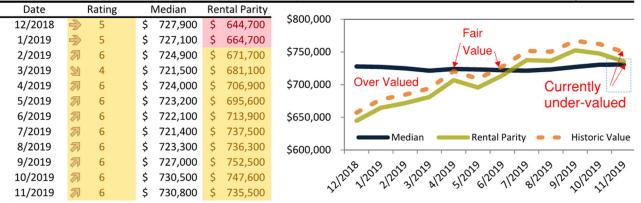


MEDIAN HOME PRICE AND RENTAL PARITY TRAILING TWELVE MONTHS

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 that price movement. The best markets trade at a discount to historic value.

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

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

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

Date	± Typ. Value	\$/SF	% Change	9 9
12/2018	11.0%	\$ 42	7 14.1%	\$430 \$428 5421 5421 55 55
1/2019	7.5%	\$ 42	7 🏤 3.4%	\$428 - 22 22 25
2/2019	▶ 6.0%	\$ 42	5 🏚 2.4%	\$426 - \$426 - \$424 -
3/2019	▶ 4.0%	\$ 42	4 🔊 1.9%	2 4 403 403 41
4/2019	0.5%	\$ 42	5 🔊 1.9%	\$424 -
5/2019	▶ 2.0%	\$ 42	4 🔊 1.2%	\$422 -
6/2019	-0.8%	\$ 42	3 🔊 0.5%	\$420 -
7/2019	-4.1%	\$ 42	3 🔊 0.0%	
8/2019	▶ -3.7%	\$ 42	4 🌓 -0.2%	\$418
9/2019	-5.3%	\$ 42	7 🔊 0.5%	21202 1202 1202 31203 31203 1202 51203 61203 11203 51203 51203 1203
10/2019	-4.2%	\$ 42	9 🔊 0.9%	21/1013/1013/1013/1013/1013/1013/1013/10
11/2019	▶ -2.6%	\$ 42	9 🔊 0.8%	



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

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

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

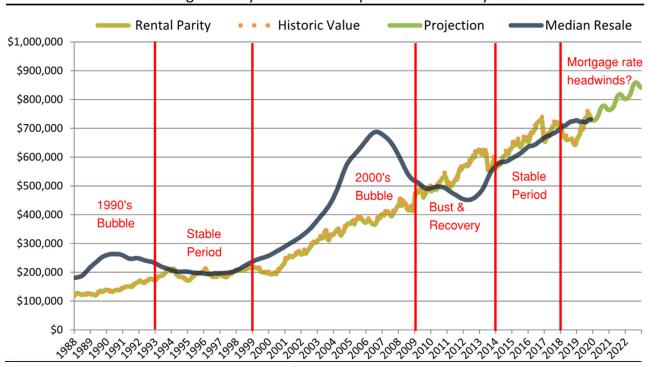


This method of looking at the data is more revealing to those who like to focus on monthly costs rather than purchase price. It reveals how affordable properties are relative to monthly rent, which is what rental parity analysis is all about. The first column of data shows the rate of rent growth over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

HISTORIC MARKET DATA CHARTS

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

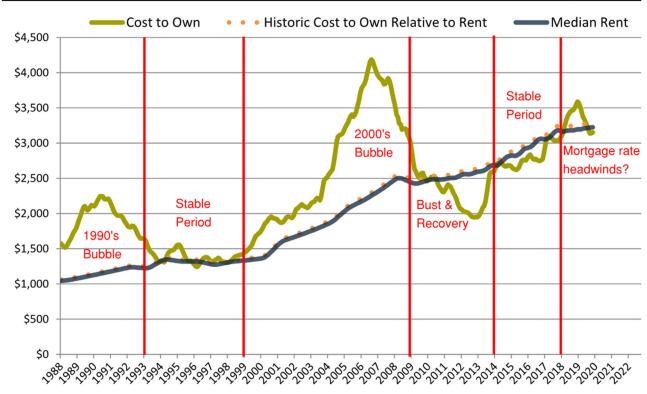
Orange County median home price since January 1988





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

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

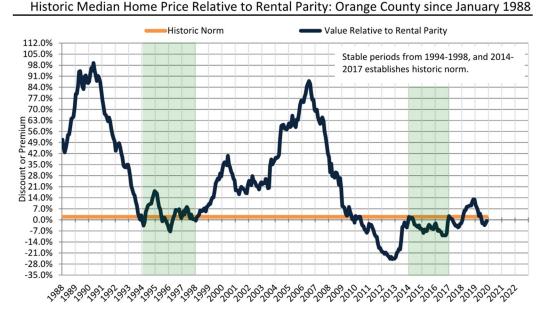


The chart above shows rent and monthly cost of ownership. It looks similar to the rental parity and resale home price chart, as it merely converts that information to a monthly format. For those who have difficulty relating to the large numbers of purchase price, viewing the data in terms of monthly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

HISTORIC VALUATION

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

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

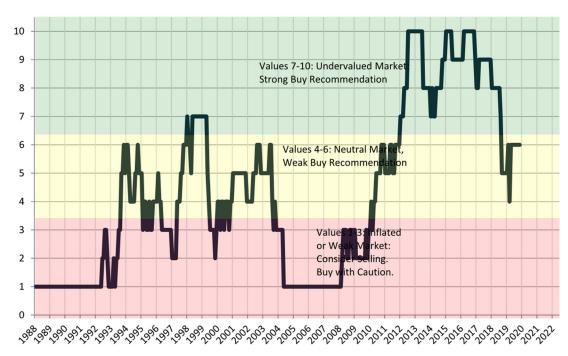


historic norm. The benchmark period is shown in green, and the degree of market volatility can be inferred from the scale to the left. For example, Orange County traded for as much as 25% below rental parity and 100% above it during the 31-year period shown.



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.