

# County of Los Angeles

**CALIFORNIA**

April 2023



Rents rose 7.3% year-over-year. The current capitalization rate (rent/price) is 4.0%.

## **HOUSING REPORT**

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#### Table of Contents

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

#### Area Reports

13 ..... Los Angeles, CA	39 ..... Lakewood
14 ..... Alhambra	40 ..... Lancaster
15 ..... Arcadia	41 ..... Long Beach
16 ..... Azusa	42 ..... Los Angeles
17 ..... Baldwin Park	43 ..... Lynwood
18 ..... Bell Gardens	44 ..... Monrovia
19 ..... Bellflower	45 ..... Montebello
20 ..... Burbank	46 ..... Monterey Park
21 ..... Carson	47 ..... Norwalk
22 ..... Cerritos	48 ..... Palmdale
23 ..... Compton	49 ..... Paramount
24 ..... Covina	50 ..... Pasadena
25 ..... Diamond Bar	51 ..... Pico Rivera
26 ..... Downey	52 ..... Pomona
27 ..... East Los Angeles	53 ..... Redondo Beach
28 ..... El Monte	54 ..... Rosemead
29 ..... Florence-Graham	55 ..... Rowland Heights
30 ..... Gardena	56 ..... San Gabriel
31 ..... Glendale	57 ..... Santa Clarita
32 ..... Glendora	58 ..... Santa Monica
33 ..... Hacienda Heights	59 ..... South Gate
34 ..... Hawthorne	60 ..... South Whittier
35 ..... Huntington Park	61 ..... Torrance
36 ..... Inglewood	62 ..... West Covina
37 ..... La Mirada	63 ..... Whittier
38 ..... La Puente	
<b>64 ..... TAIT Housing Market Report Interpretation</b>	



### Los Angeles County Housing Market Value & Trends Update

Historically, properties in this market sell at a -7.2% discount. Today's premium is 41.7%. This market is 48.9% overvalued.

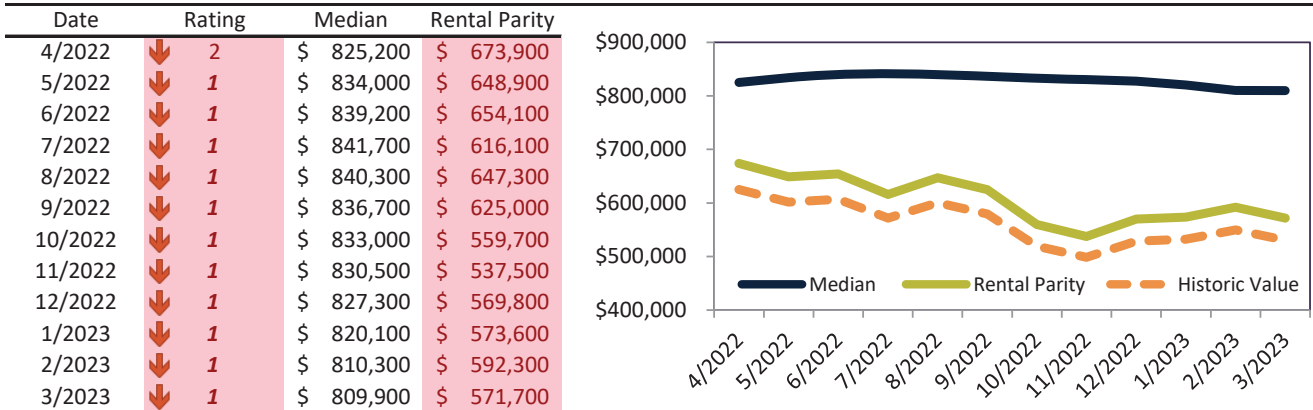
Median home price is \$809,900. Prices fell 0.6% year-over-year.

Monthly cost of ownership is \$4,829, and rents average \$3,409, making owning \$1,419 per month more costly than renting.

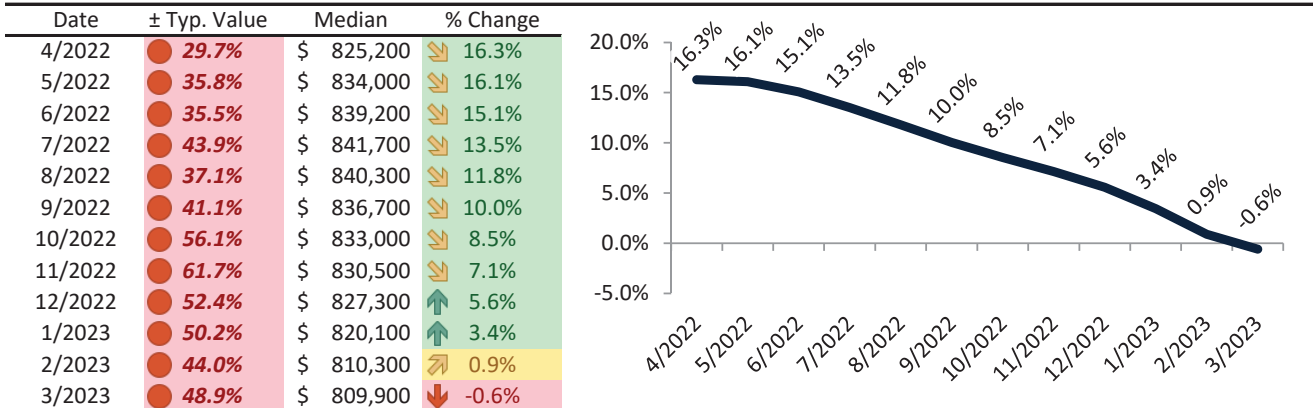
Rents rose 7.3% year-over-year. The current capitalization rate (rent/price) is 4.0%.

**Market rating = 1**

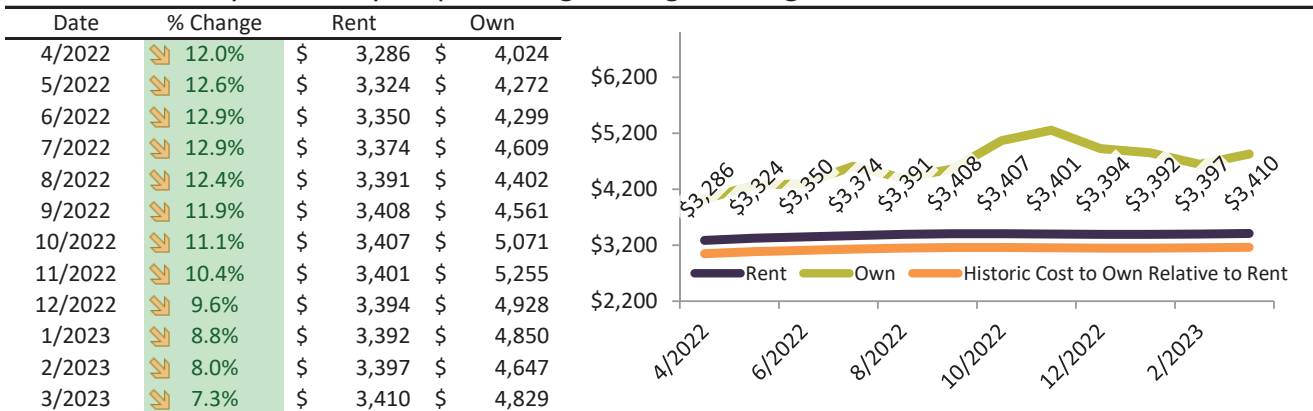
#### Median Home Price and Rental Parity trailing twelve months



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



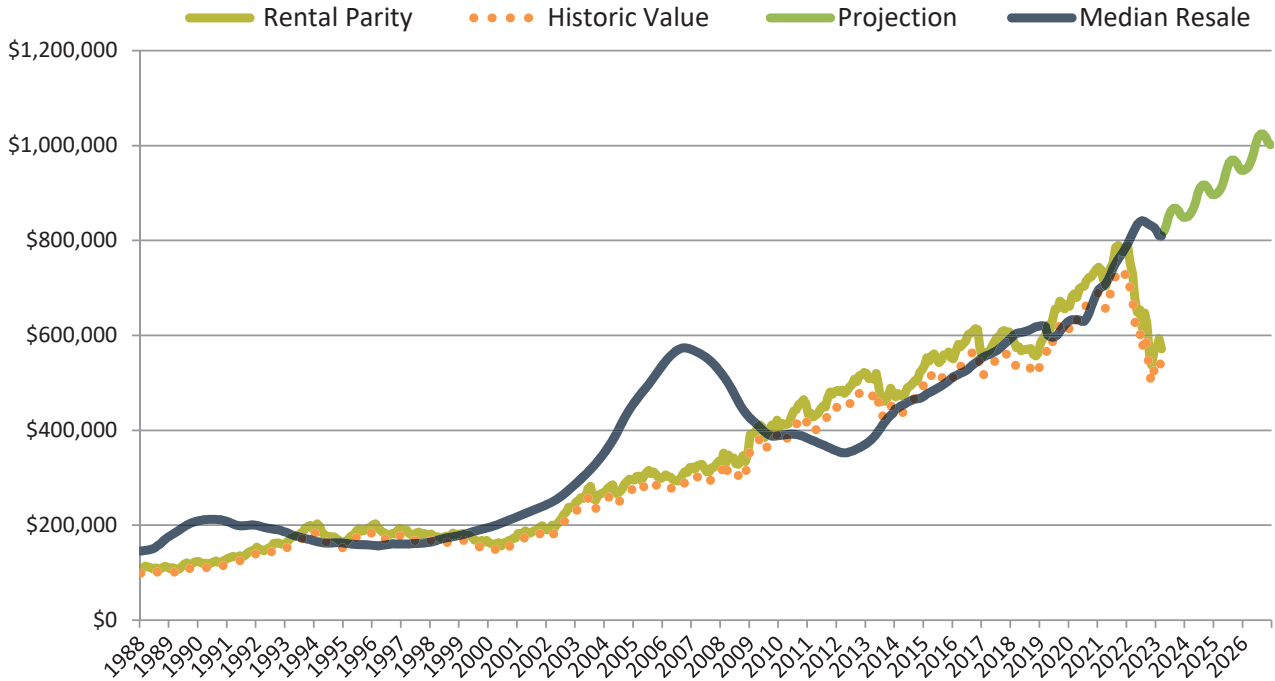
#### Rental rate and year-over-year percentage change trailing twelve months



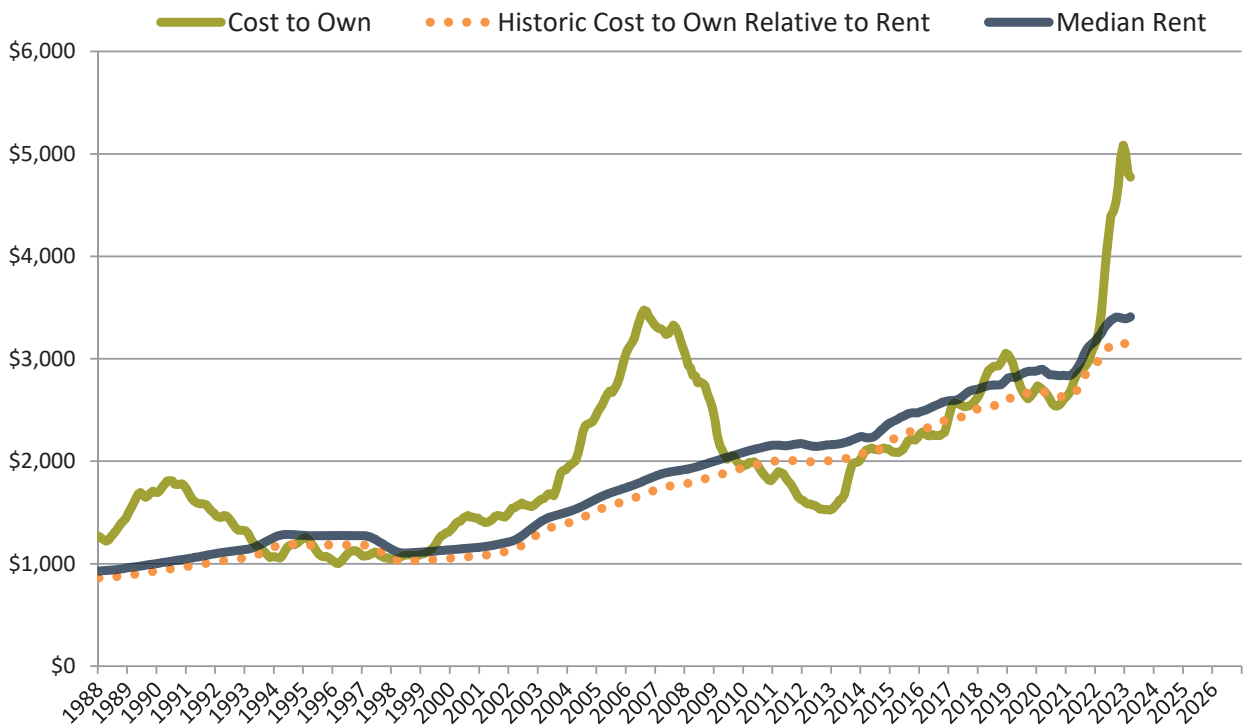




### Los Angeles County median home price since January 1988

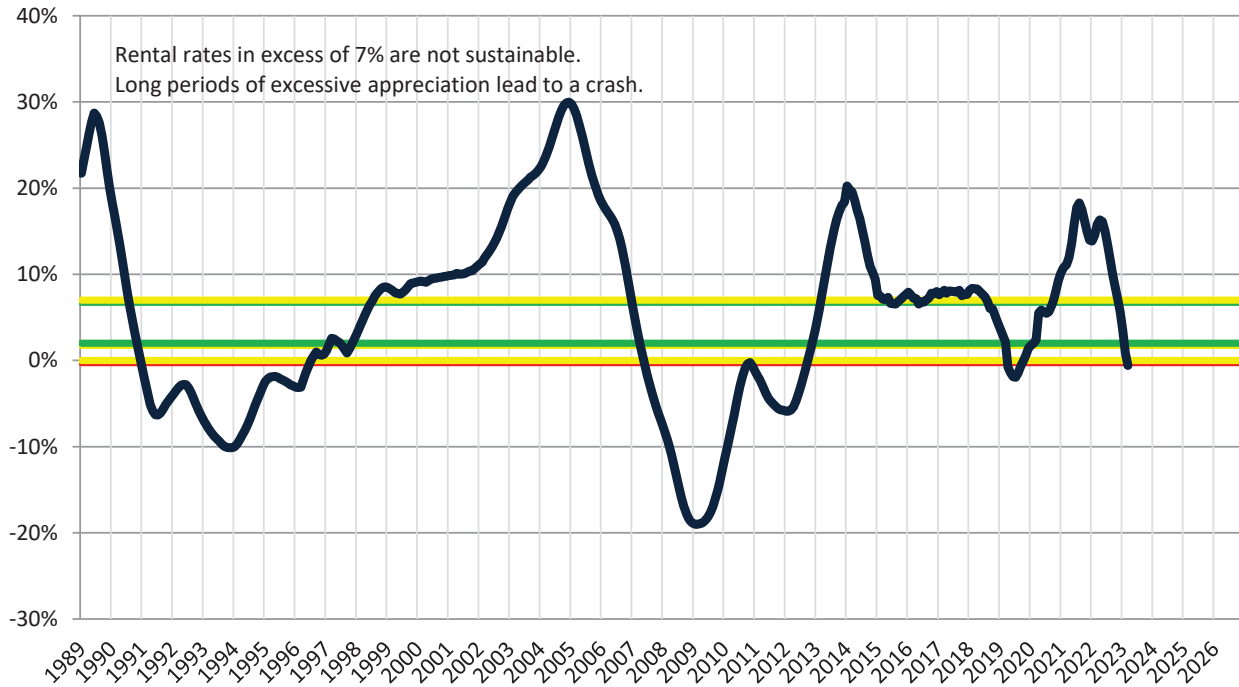


### Los Angeles County median rent and monthly cost of ownership since January 1988

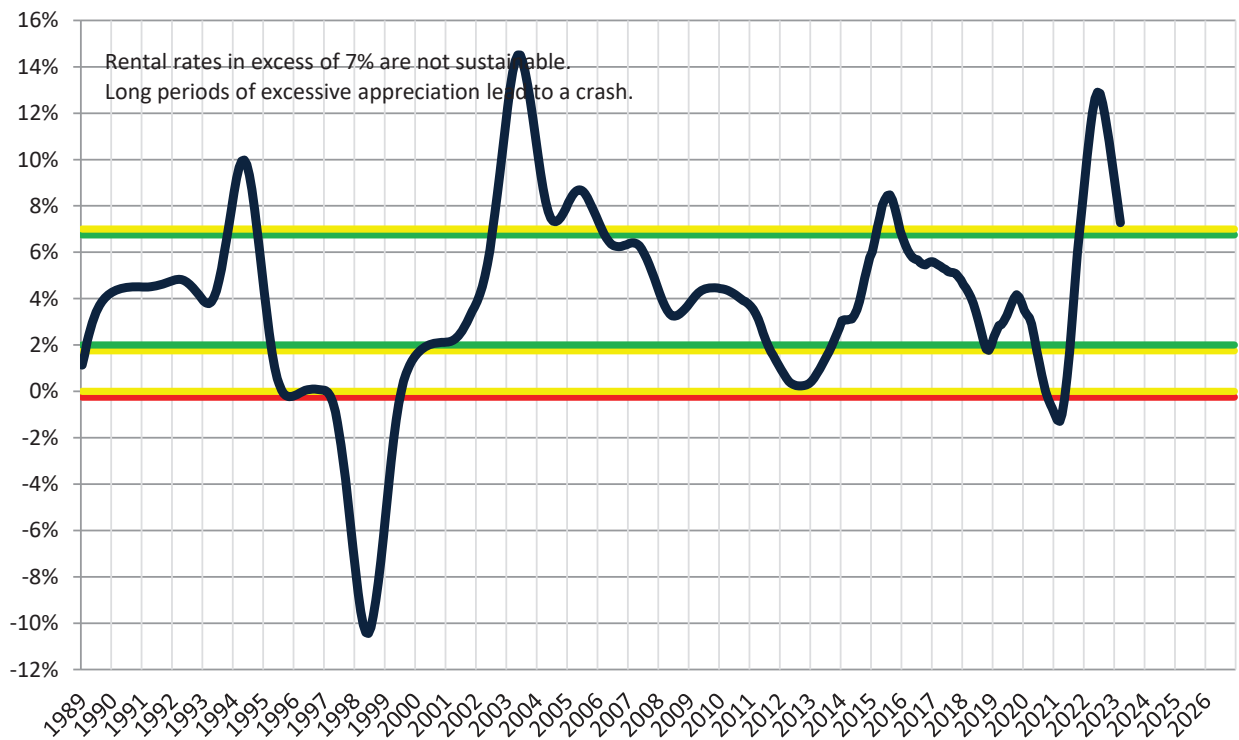




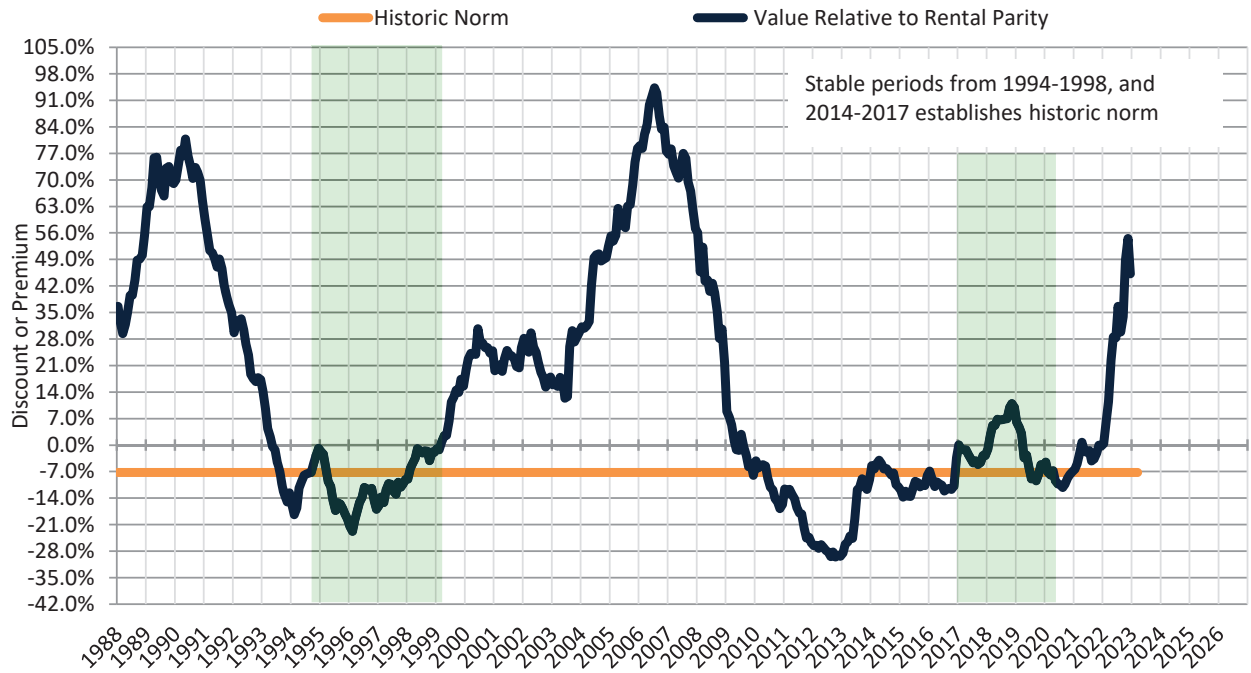
### Resale \$/SF Year-over-Year Percentage Change: Los Angeles County since January 1989



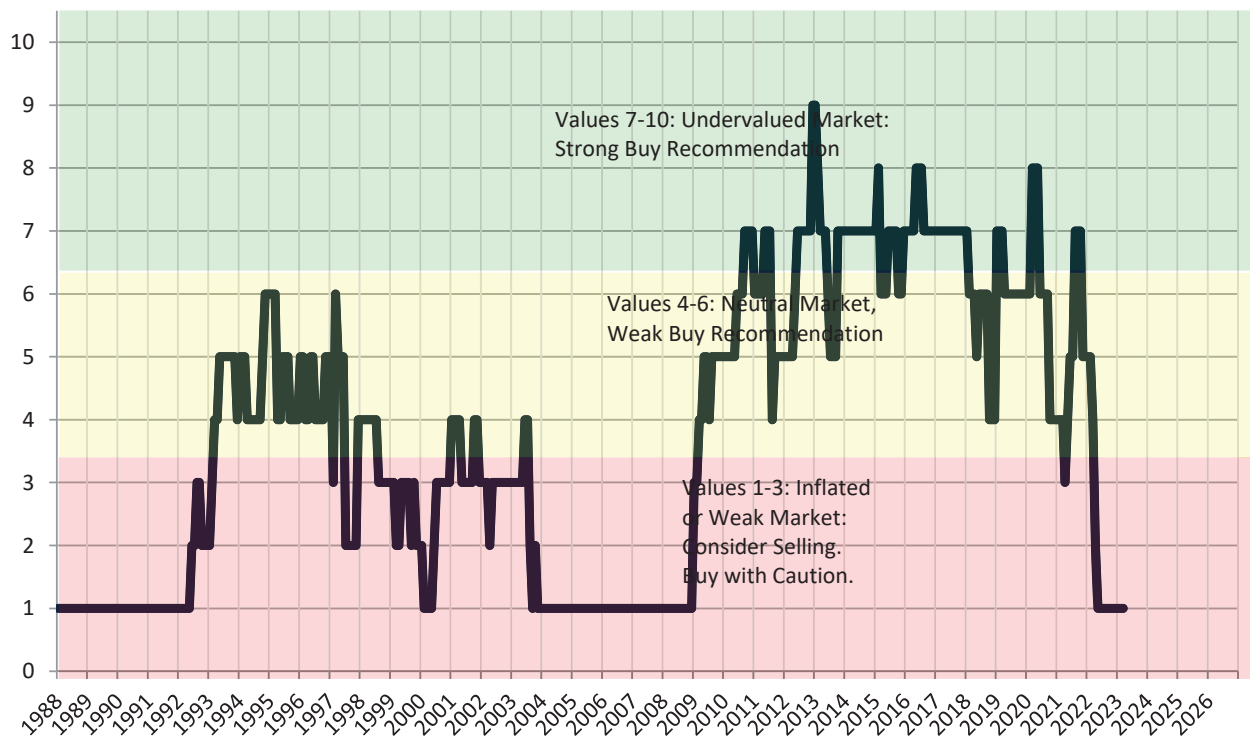
### Rental \$/SF Year-over-Year Percentage Change: Los Angeles County since January 1989



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



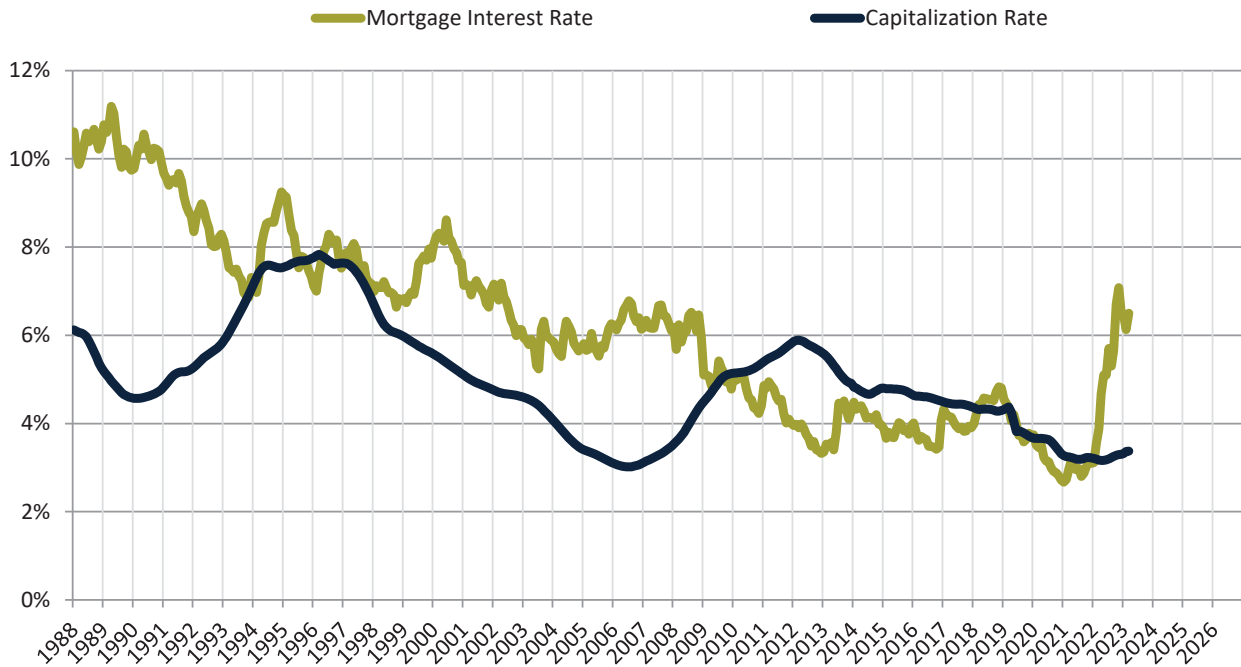
**TAIT Housing Report® Market Timing System Rating: Los Angeles County since January 1988**



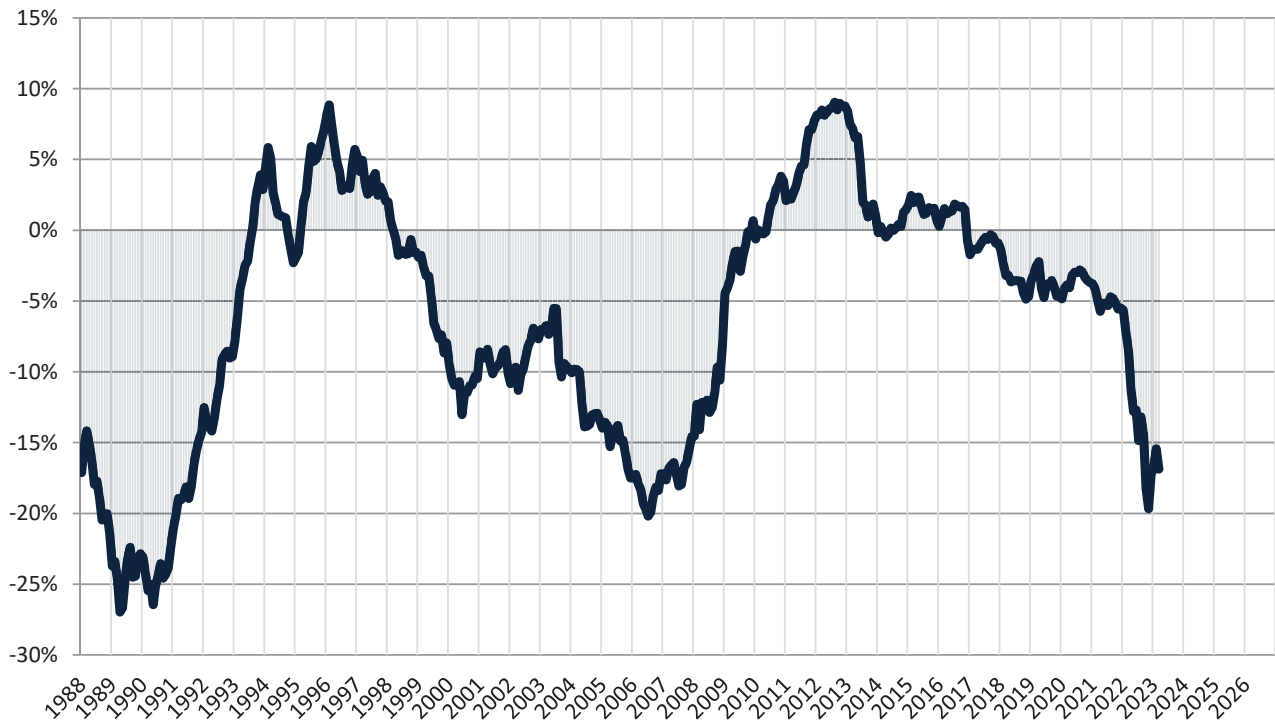




### Cash Investor Capitalization Rate: Los Angeles County since January 1988



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



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

Study Area	Median Resale \$	Resale % Change YoY	Median Resale \$	Rent % Change YoY	Median Rent \$	Cost of Ownership	Ownership Prem./Disc.	Cap Rate
Los Angeles County	\$ 809,900	↓ -0.6%	\$ 809,900	↗ 7.3%	\$ 3,410	\$ 4,829	\$ 1,420	4.0%
Los Angeles, CA	\$ 861,100	↓ -0.9%	\$ 861,100	↗ 7.1%	\$ 4,032	\$ 5,135	\$ 1,103	4.5%
Alhambra	\$ 840,400	↑ 2.1%	\$ 840,400	↑ 6.8%	\$ 3,471	\$ 5,011	\$ 1,540	4.0%
Arcadia	\$ 1,244,300	↑ 2.7%	\$ 1,244,300	↗ 8.0%	\$ 5,255	\$ 7,420	\$ 2,165	4.1%
Azusa	\$ 634,500	↓ -0.6%	\$ 634,500	↗ 9.9%	\$ 2,740	\$ 3,783	\$ 1,043	4.1%
Baldwin Park	\$ 627,100	↑ 2.5%	\$ 627,100	↑ 4.4%	\$ 2,744	\$ 3,739	\$ 995	4.2%
Bell Gardens	\$ 611,100	↑ 2.0%	\$ 611,100	↗ 1.9%	\$ 3,057	\$ 3,644	\$ 587	4.8%
Bellflower	\$ 701,800	↓ -1.2%	\$ 701,800	↗ 8.0%	\$ 3,329	\$ 4,185	\$ 855	4.6%
Burbank	\$ 1,079,200	↓ -1.6%	\$ 1,079,200	↗ 9.5%	\$ 4,136	\$ 6,435	\$ 2,299	3.7%
Carson	\$ 722,500	↗ 0.8%	\$ 722,500	↗ 7.4%	\$ 3,342	\$ 4,308	\$ 966	4.4%
Cerritos	\$ 954,700	↗ 1.3%	\$ 954,700	↑ 5.1%	\$ 3,621	\$ 5,693	\$ 2,072	3.6%
Compton	\$ 563,500	↑ 2.4%	\$ 563,500	↗ 9.2%	\$ 3,070	\$ 3,360	\$ 290	5.2%
Covina	\$ 708,600	↓ -0.4%	\$ 708,600	↗ 18.0%	\$ 2,835	\$ 4,225	\$ 1,390	3.8%
Diamond Bar	\$ 885,900	↗ 1.2%	\$ 885,900	↗ 7.7%	\$ 3,706	\$ 5,283	\$ 1,576	4.0%
Downey	\$ 774,000	↓ -0.2%	\$ 774,000	↗ 9.0%	\$ 3,557	\$ 4,615	\$ 1,058	4.4%
East Los Angeles	\$ 613,500	↑ 3.3%	\$ 613,500	↑ 5.8%	\$ 2,875	\$ 3,658	\$ 784	4.5%
El Monte	\$ 671,600	↗ 1.2%	\$ 671,600	↓ -2.2%	\$ 2,480	\$ 4,005	\$ 1,525	3.5%
Florence-Graham	\$ 522,500	↑ 3.2%	\$ 522,500	↓ -2.5%	\$ 3,161	\$ 3,116	\$ (46)	5.8%
Gardena	\$ 725,400	↗ 1.6%	\$ 725,400	↑ 6.2%	\$ 3,382	\$ 4,325	\$ 944	4.5%
Glendale	\$ 1,074,700	↓ -0.5%	\$ 1,074,700	↗ 9.2%	\$ 4,456	\$ 6,408	\$ 1,952	4.0%
Glendora	\$ 807,100	↓ -0.9%	\$ 807,100	↑ 6.7%	\$ 3,323	\$ 4,813	\$ 1,490	4.0%
Hacienda Heights	\$ 834,200	↑ 2.6%	\$ 834,200	↑ 5.3%	\$ 3,417	\$ 4,974	\$ 1,557	3.9%
Hawthorne	\$ 827,300	↓ -0.5%	\$ 827,300	↗ 9.3%	\$ 3,900	\$ 4,933	\$ 1,033	4.5%
Huntington Park	\$ 594,400	↑ 3.4%	\$ 594,400	↗ 0.5%	\$ 2,943	\$ 3,544	\$ 601	4.8%
Inglewood	\$ 713,600	↓ -1.5%	\$ 713,600	↗ 8.9%	\$ 3,510	\$ 4,255	\$ 746	4.7%
La Mirada	\$ 789,300	↗ 1.5%	\$ 789,300	↓ -4.6%	\$ 2,640	\$ 4,707	\$ 2,066	3.2%

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

Study Area	Median Resale \$	Resale % Change YoY	Median Resale \$	Rent % Change YoY	Median Rent \$	Cost of Ownership	Ownership Prem./Disc.	Cap Rate
La Puente	\$ 631,500	↑ 2.5%	\$ 631,500	↔ 0.3%	\$ 2,643	\$ 3,766	\$ 1,122	4.0%
Lakewood	\$ 777,900	↔ 0.2%	\$ 777,900	↓ 8.8%	\$ 2,888	\$ 4,639	\$ 1,750	3.6%
Lancaster	\$ 432,500	↓ -0.8%	\$ 432,500	↓ 12.0%	\$ 2,913	\$ 2,579	\$ (334)	6.5%
Long Beach	\$ 759,100	↓ -0.5%	\$ 759,100	↓ 7.2%	\$ 3,415	\$ 4,526	\$ 1,112	4.3%
Los Angeles	\$ 890,700	↓ -1.5%	\$ 890,700	↑ 6.8%	\$ 3,705	\$ 5,311	\$ 1,606	4.0%
Lynwood	\$ 598,200	↑ 3.2%	\$ 598,200	↑ 2.1%	\$ 2,725	\$ 3,567	\$ 842	4.4%
Monrovia	\$ 897,600	↔ 1.5%	\$ 897,600	↓ 15.9%	\$ 3,878	\$ 5,352	\$ 1,474	4.1%
Montebello	\$ 718,700	↔ 0.6%	\$ 718,700	↔ 1.1%	\$ 2,745	\$ 4,286	\$ 1,541	3.7%
Monterey Park	\$ 841,400	↔ 1.6%	\$ 841,400	↑ 6.8%	\$ 3,170	\$ 5,017	\$ 1,847	3.6%
Norwalk	\$ 659,600	↓ -0.3%	\$ 659,600	↑ 6.8%	\$ 3,189	\$ 3,933	\$ 744	4.6%
Palmdale	\$ 467,300	↓ -1.0%	\$ 467,300	↓ 10.7%	\$ 3,054	\$ 2,786	\$ (267)	6.3%
Paramount	\$ 576,000	↔ 1.8%	\$ 576,000	↔ 1.9%	\$ 2,747	\$ 3,435	\$ 688	4.6%
Pasadena	\$ 1,059,700	↔ 0.9%	\$ 1,059,700	↓ 7.3%	\$ 4,012	\$ 6,319	\$ 2,307	3.6%
Pico Rivera	\$ 662,100	↔ 1.7%	\$ 662,100	↔ 0.7%	\$ 2,822	\$ 3,948	\$ 1,126	4.1%
Pomona	\$ 595,200	↔ 0.1%	\$ 595,200	↓ 10.2%	\$ 3,061	\$ 3,549	\$ 488	4.9%
Redondo Beach	\$ 1,328,000	↓ -0.2%	\$ 1,328,000	↓ 8.2%	\$ 5,051	\$ 7,919	\$ 2,868	3.7%
Rosemead	\$ 789,100	↔ 0.4%	\$ 789,100	↔ 1.2%	\$ 2,813	\$ 4,705	\$ 1,892	3.4%
Rowland Heights	\$ 833,600	↓ -1.2%	\$ 833,600	↔ 1.5%	\$ 2,858	\$ 4,971	\$ 2,113	3.3%
San Gabriel	\$ 967,900	↑ 2.3%	\$ 967,900	↓ 11.6%	\$ 3,849	\$ 5,771	\$ 1,923	3.8%
Santa Clarita	\$ 747,500	↓ -1.0%	\$ 747,500	↑ 3.6%	\$ 3,599	\$ 4,457	\$ 858	4.6%
Santa Monica	\$ 1,587,200	↓ -6.2%	\$ 1,587,200	↓ 7.0%	\$ 9,003	\$ 9,464	\$ 462	5.4%
South Gate	\$ 609,700	↑ 2.7%	\$ 609,700	↔ 2.0%	\$ 2,757	\$ 3,636	\$ 879	4.3%
South Whittier	\$ 538,600	↔ 0.7%	\$ 538,600	↑ 2.2%	\$ 2,768	\$ 3,212	\$ 444	4.9%
Torrance	\$ 1,084,400	↔ 1.8%	\$ 1,084,400	↓ 9.1%	\$ 4,053	\$ 6,466	\$ 2,413	3.6%
West Covina	\$ 748,600	↔ 0.1%	\$ 748,600	↓ 7.0%	\$ 3,099	\$ 4,464	\$ 1,365	4.0%
Whittier	\$ 726,800	↔ 0.3%	\$ 726,800	↓ 10.4%	\$ 3,492	\$ 4,334	\$ 842	4.6%



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

Study Area	Rating	Median	Rental Parity	% Over/Under Rental Parity	Historic Premium	% Over/Under Historic Prem.
Los Angeles County	↓ 1	\$ 809,900	\$ 571,700	● 41.7%	-7.2%	● 48.9%
Los Angeles, CA	→ 5	\$ 861,100	\$ 676,100	● 27.3%	23.3%	▶ 4.0%
Alhambra	↓ 2	\$ 840,400	\$ 582,100	● 44.4%	-0.4%	● 44.8%
Arcadia	↓ 2	\$ 1,244,300	\$ 881,200	● 41.2%	5.4%	● 35.8%
Azusa	↓ 1	\$ 634,500	\$ 459,500	● 38.0%	-12.7%	● 50.7%
Baldwin Park	↓ 2	\$ 627,100	\$ 460,100	● 36.3%	-11.4%	● 47.7%
Bell Gardens	↓ 2	\$ 611,100	\$ 512,700	● 19.2%	-9.9%	● 29.1%
Bellflower	↓ 1	\$ 701,800	\$ 558,300	● 25.7%	-9.7%	● 35.4%
Burbank	↓ 1	\$ 1,079,200	\$ 693,600	● 55.6%	-0.9%	● 56.5%
Carson	↓ 1	\$ 722,500	\$ 560,500	● 29.0%	-12.6%	● 41.6%
Cerritos	↓ 1	\$ 954,700	\$ 607,100	● 57.2%	12.3%	● 44.9%
Compton	↘ 3	\$ 563,500	\$ 514,800	▶ 9.5%	-19.9%	● 29.4%
Covina	↓ 1	\$ 708,600	\$ 475,400	● 49.1%	-5.6%	● 54.7%
Diamond Bar	↓ 1	\$ 885,900	\$ 621,500	● 42.6%	2.7%	● 39.9%
Downey	↓ 1	\$ 774,000	\$ 596,500	● 29.7%	-6.0%	● 35.7%
East Los Angeles	↘ 3	\$ 613,500	\$ 482,000	● 27.3%	-9.4%	● 36.7%
El Monte	↓ 1	\$ 671,600	\$ 415,800	● 61.5%	-8.9%	● 70.4%
Florence-Graham	↓ 2	\$ 522,500	\$ 530,100	▶ -1.5%	-21.2%	● 19.7%
Gardena	↓ 1	\$ 725,400	\$ 567,100	● 27.9%	-11.8%	● 39.7%
Glendale	↓ 1	\$ 1,074,700	\$ 747,300	● 43.8%	1.3%	● 42.5%
Glendora	↓ 1	\$ 807,100	\$ 557,200	● 44.8%	1.6%	● 43.2%
Hacienda Heights	↘ 3	\$ 834,200	\$ 573,100	● 45.6%	6.0%	● 39.6%
Hawthorne	↓ 1	\$ 827,300	\$ 654,000	● 26.5%	-10.9%	● 37.4%
Huntington Park	↓ 2	\$ 594,400	\$ 493,500	● 20.4%	-13.5%	● 33.9%
Inglewood	↓ 1	\$ 713,600	\$ 588,500	● 21.2%	-18.4%	● 39.6%
La Mirada	↓ 1	\$ 789,300	\$ 442,700	● 78.3%	-3.7%	● 82.0%

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

Study Area	Rating	Median	Rental Parity	% Over/Under Rental Parity	Historic Premium	% Over/Under Historic Prem.
La Puente	↓ 1	\$ 631,500	\$ 443,200	● 42.5%	-10.9%	● 53.4%
Lakewood	↓ 1	\$ 777,900	\$ 484,300	● 60.6%	-3.4%	● 64.0%
Lancaster	↘ 3	\$ 432,500	\$ 488,500	▶ -11.5%	-31.6%	● 20.1%
Long Beach	↓ 1	\$ 759,100	\$ 572,600	● 32.5%	-7.8%	● 40.3%
Los Angeles	↓ 1	\$ 890,700	\$ 621,400	● 43.3%	-11.1%	● 54.4%
Lynwood	↓ 2	\$ 598,200	\$ 456,900	● 30.9%	-13.8%	● 44.7%
Monrovia	↓ 1	\$ 897,600	\$ 650,300	● 38.0%	4.4%	● 33.6%
Montebello	↓ 1	\$ 718,700	\$ 460,300	● 56.1%	-5.3%	● 61.4%
Monterey Park	↓ 1	\$ 841,400	\$ 531,500	● 58.3%	2.9%	● 55.4%
Norwalk	↓ 2	\$ 659,600	\$ 534,800	● 23.3%	-9.9%	● 33.2%
Palmdale	↘ 3	\$ 467,300	\$ 512,100	▶ -8.8%	-25.9%	● 17.1%
Paramount	↓ 1	\$ 576,000	\$ 460,600	● 25.0%	-20.4%	● 45.4%
Pasadena	↓ 1	\$ 1,059,700	\$ 672,700	● 57.5%	3.2%	● 54.3%
Pico Rivera	↓ 1	\$ 662,100	\$ 473,200	● 39.9%	-8.4%	● 48.3%
Pomona	↓ 1	\$ 595,200	\$ 513,300	● 15.9%	-18.3%	● 34.2%
Redondo Beach	↓ 1	\$ 1,328,000	\$ 847,000	● 56.8%	10.7%	● 46.1%
Rosemead	↓ 1	\$ 789,100	\$ 471,700	● 67.3%	-2.8%	● 70.1%
Rowland Heights	↓ 1	\$ 833,600	\$ 479,200	● 74.0%	23.9%	● 50.1%
San Gabriel	↓ 2	\$ 967,900	\$ 645,400	● 49.9%	14.2%	● 35.7%
Santa Clarita	↓ 2	\$ 747,500	\$ 603,500	● 23.9%	-9.6%	● 33.5%
Santa Monica	↓ 1	\$ 1,587,200	\$ 1,509,700	▶ 5.2%	-19.8%	● 25.0%
South Gate	↓ 1	\$ 609,700	\$ 462,300	● 31.9%	-11.8%	● 43.7%
South Whittier	↘ 3	\$ 538,600	\$ 464,100	● 16.1%	-8.7%	● 24.8%
Torrance	↓ 1	\$ 1,084,400	\$ 679,600	● 59.6%	13.8%	● 45.8%
West Covina	↓ 1	\$ 748,600	\$ 519,600	● 44.0%	-4.5%	● 48.5%
Whittier	↓ 1	\$ 726,800	\$ 585,500	● 24.2%	-4.5%	● 28.7%

## Los Angeles, CA Housing Market Value & Trends Update

Historically, properties in this market sell at a 23.3% premium. Today's premium is 27.3%. This market is 4.0% overvalued.

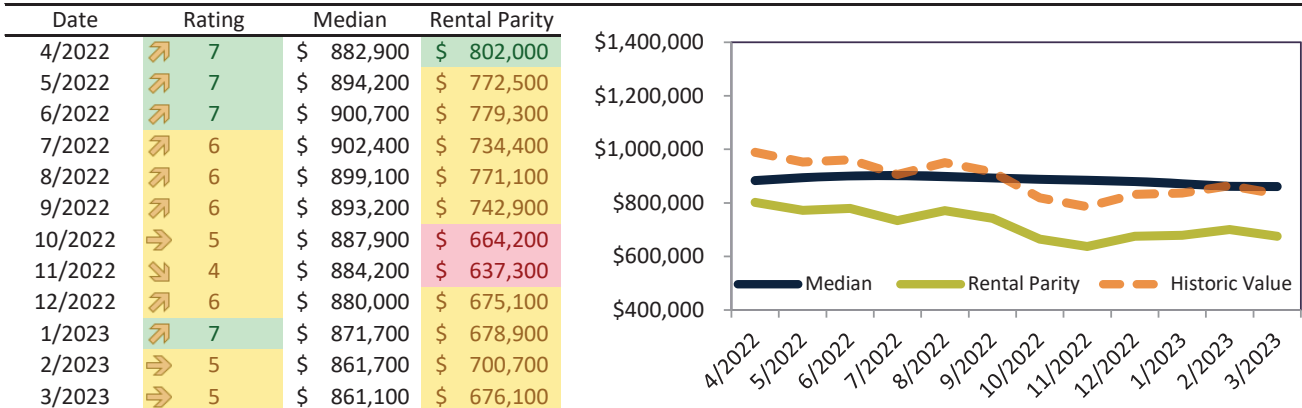
Median home price is \$861,100. Prices fell 0.9% year-over-year.

Monthly cost of ownership is \$5,134, and rents average \$4,031, making owning \$1,102 per month more costly than renting.

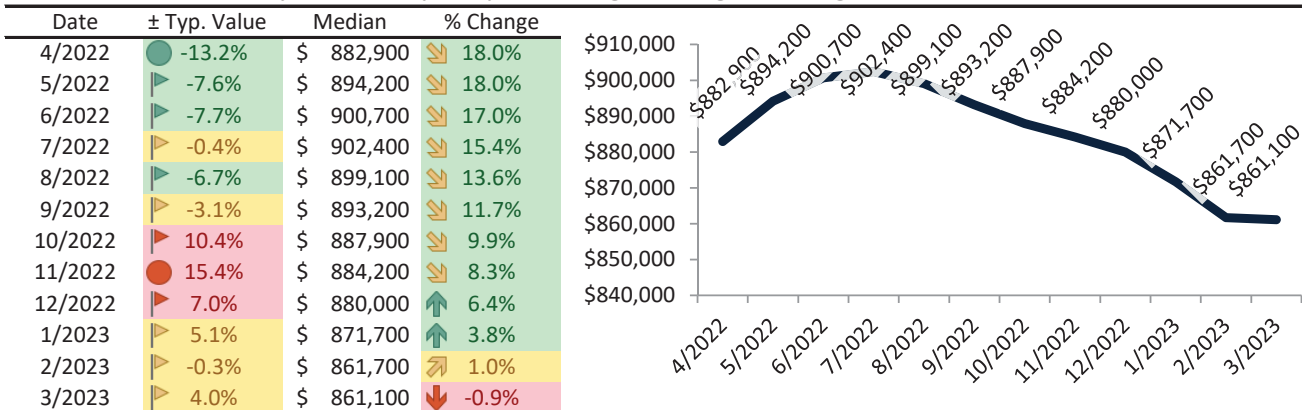
Rents rose 7.1% year-over-year. The current capitalization rate (rent/price) is 4.5%.

Market rating = 5

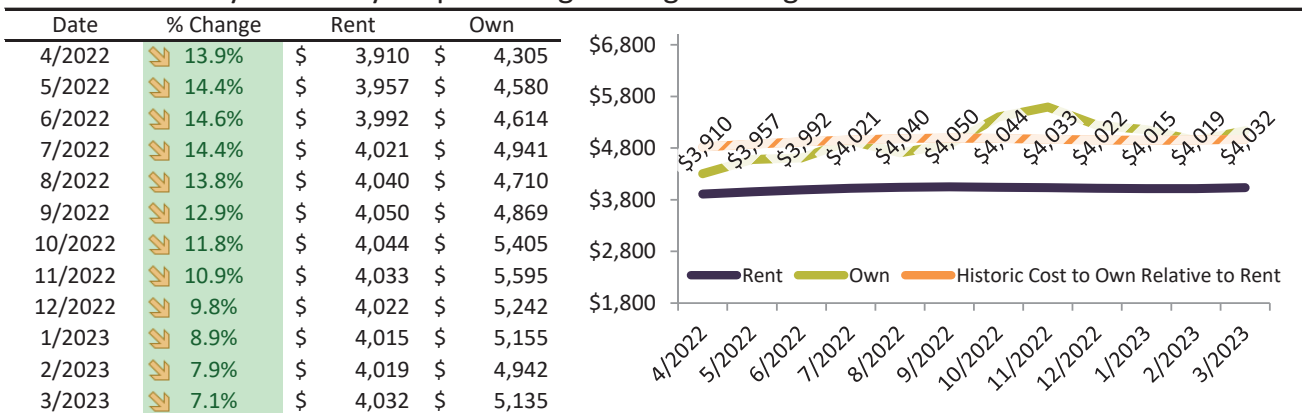
### Median Home Price and Rental Parity trailing twelve months



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



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



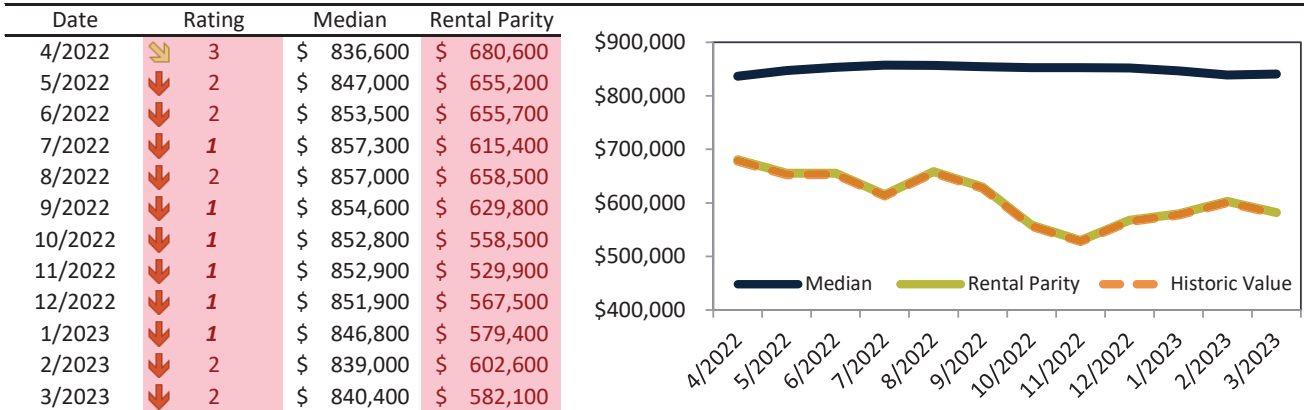


### Alhambra Housing Market Value & Trends Update

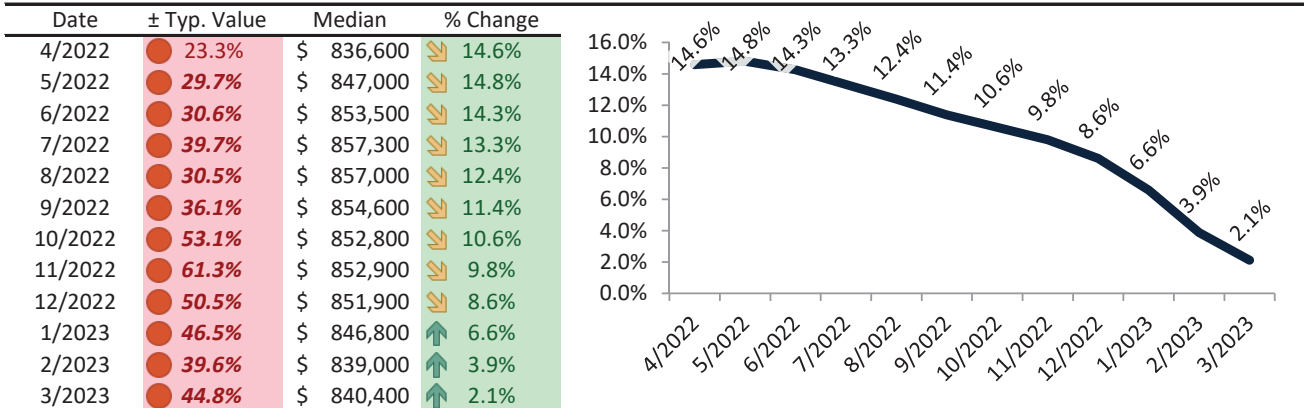
Historically, properties in this market sell at a -0.4% discount. Today's premium is 44.4%. This market is 44.8% overvalued. Median home price is \$840,400. Prices rose 2.1% year-over-year. Monthly cost of ownership is \$5,011, and rents average \$3,471, making owning \$1,539 per month more costly than renting. Rents rose 6.8% year-over-year. The current capitalization rate (rent/price) is 4.0%.

Market rating = 2

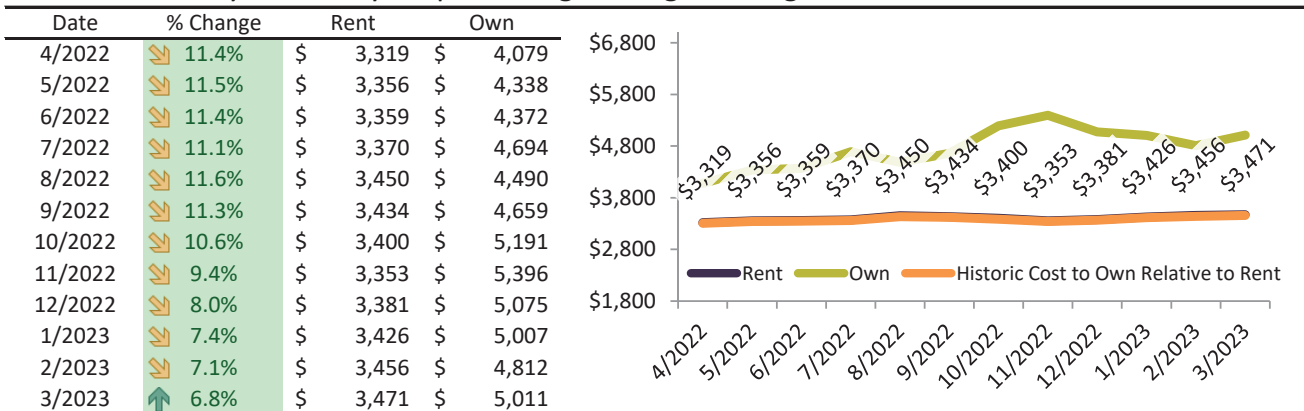
#### Median Home Price and Rental Parity trailing twelve months



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



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



### Arcadia Housing Market Value & Trends Update

Historically, properties in this market sell at a 5.4% premium. Today's premium is 41.2%. This market is 35.8% overvalued.

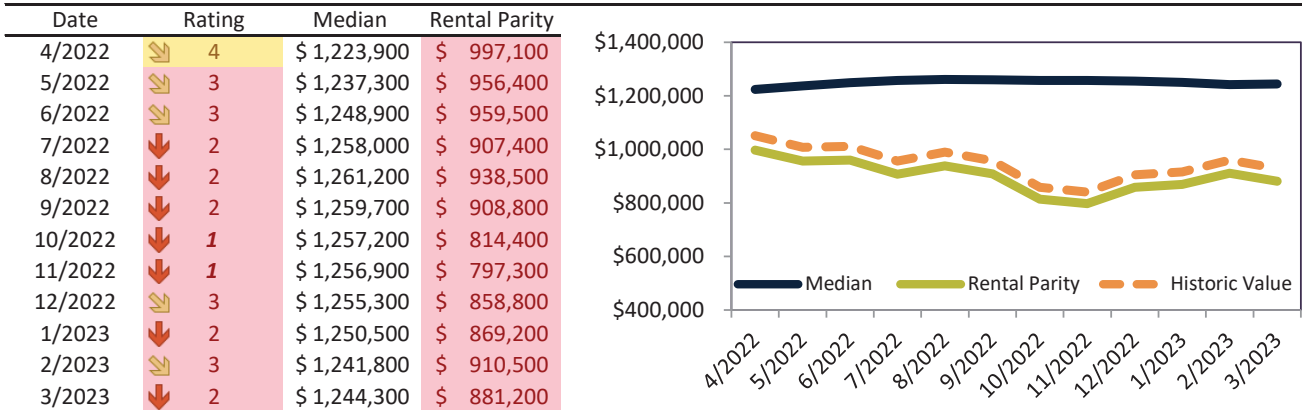
Median home price is \$1,244,300. Prices rose 2.7% year-over-year.

Monthly cost of ownership is \$7,419, and rents average \$5,254, making owning \$2,164 per month more costly than renting.

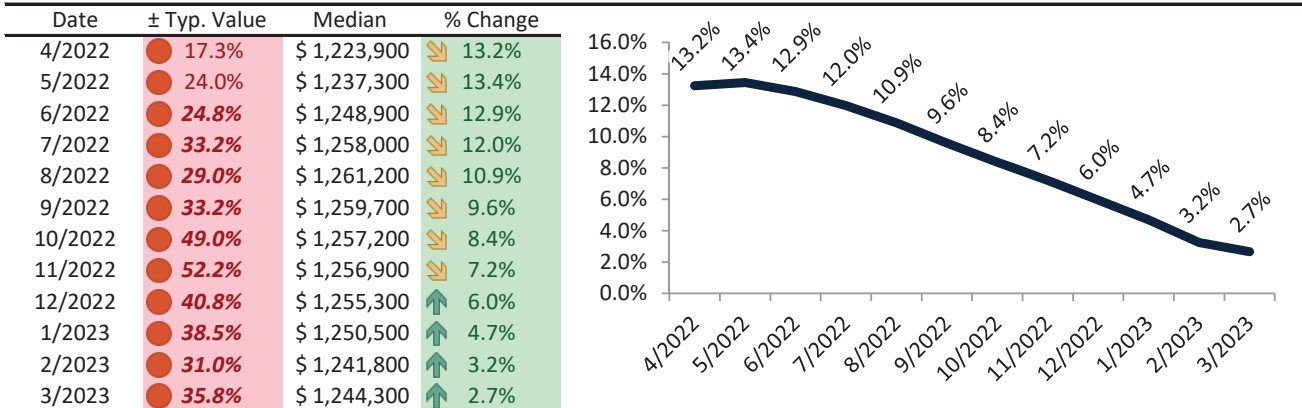
Rents rose 8.0% year-over-year. The current capitalization rate (rent/price) is 4.1%.

**Market rating = 2**

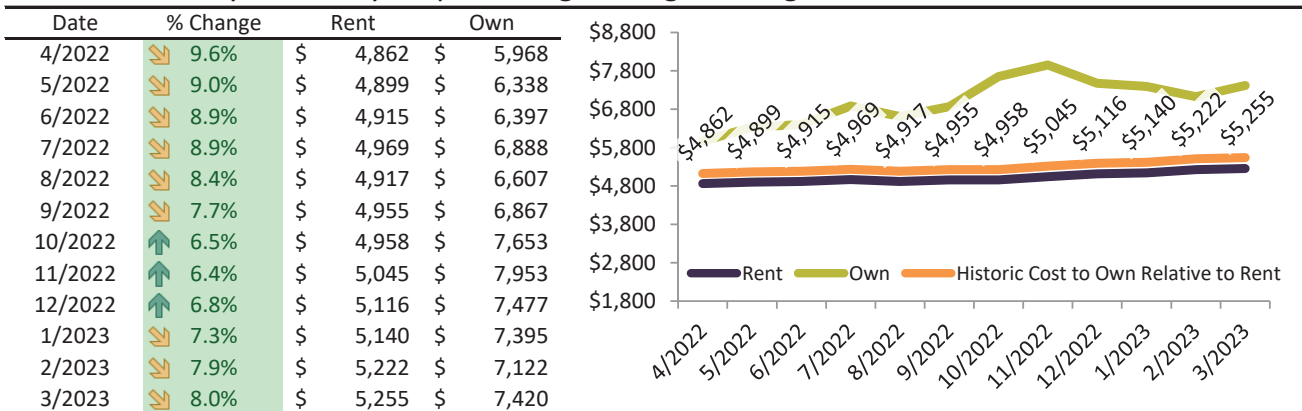
#### Median Home Price and Rental Parity trailing twelve months



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



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

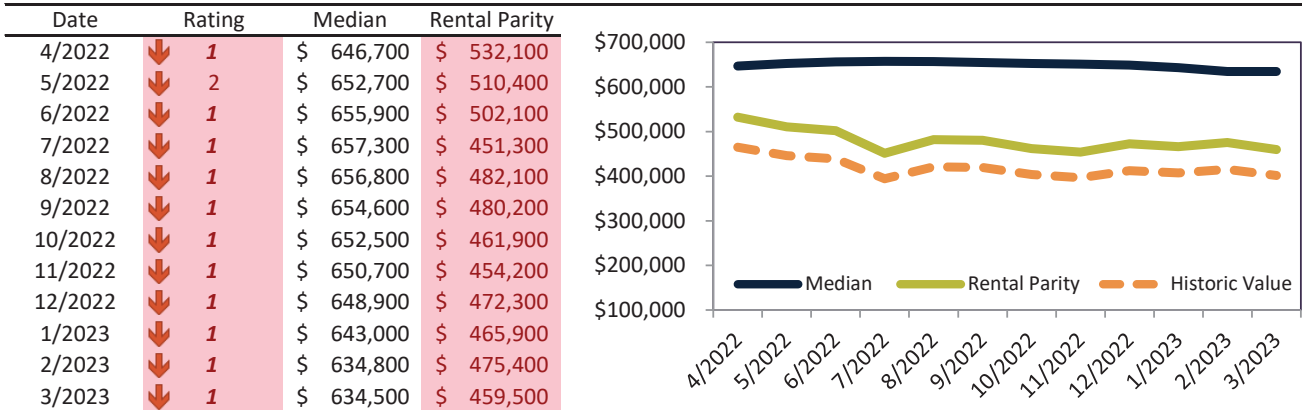


### Azusa Housing Market Value & Trends Update

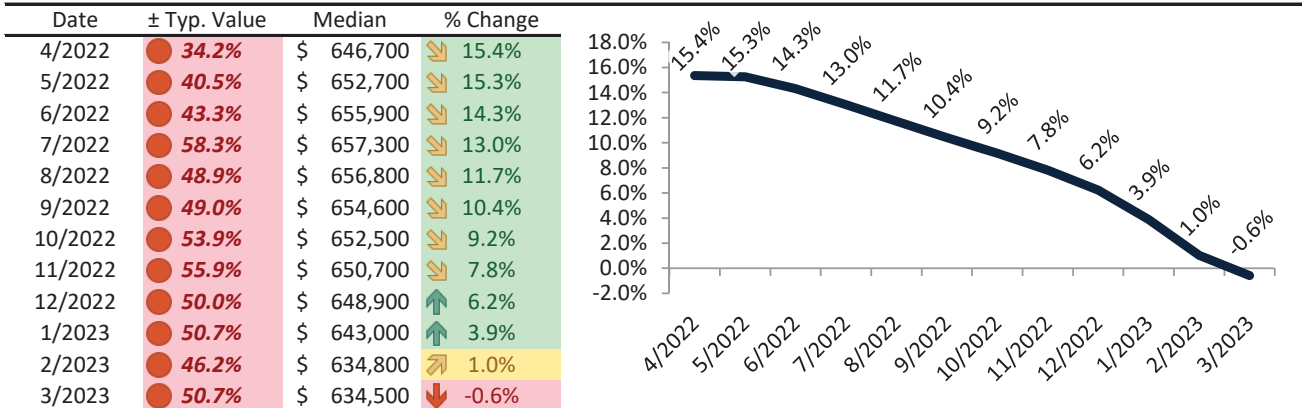
Historically, properties in this market sell at a -12.7% discount. Today's premium is 38.0%. This market is 50.7% overvalued. Median home price is \$634,500. Prices fell 0.6% year-over-year. Monthly cost of ownership is \$3,783, and rents average \$2,740, making owning \$1,043 per month more costly than renting. Rents rose 9.9% year-over-year. The current capitalization rate (rent/price) is 4.1%.

Market rating = 1

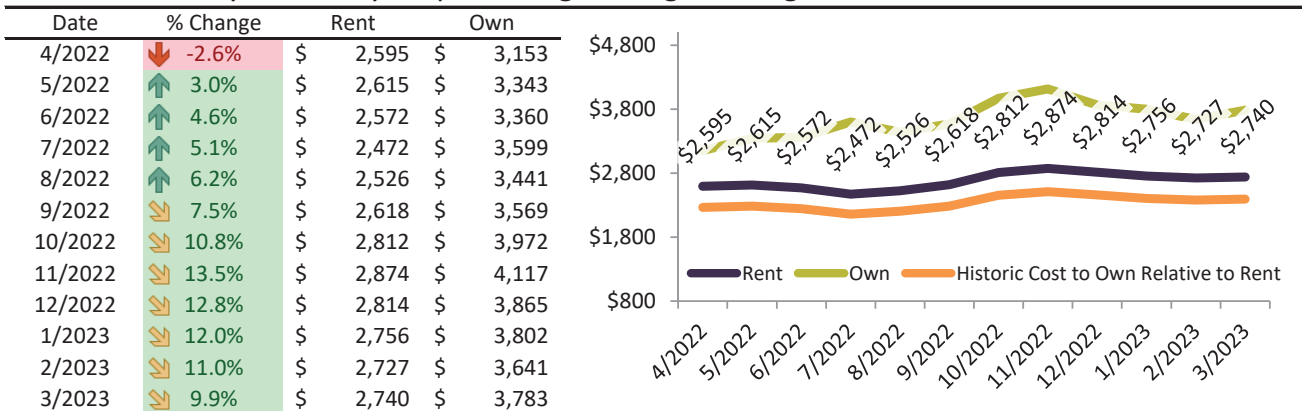
#### Median Home Price and Rental Parity trailing twelve months



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



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



### Baldwin Park Housing Market Value & Trends Update

Historically, properties in this market sell at a -11.4% discount. Today's premium is 36.3%. This market is 47.7% overvalued.

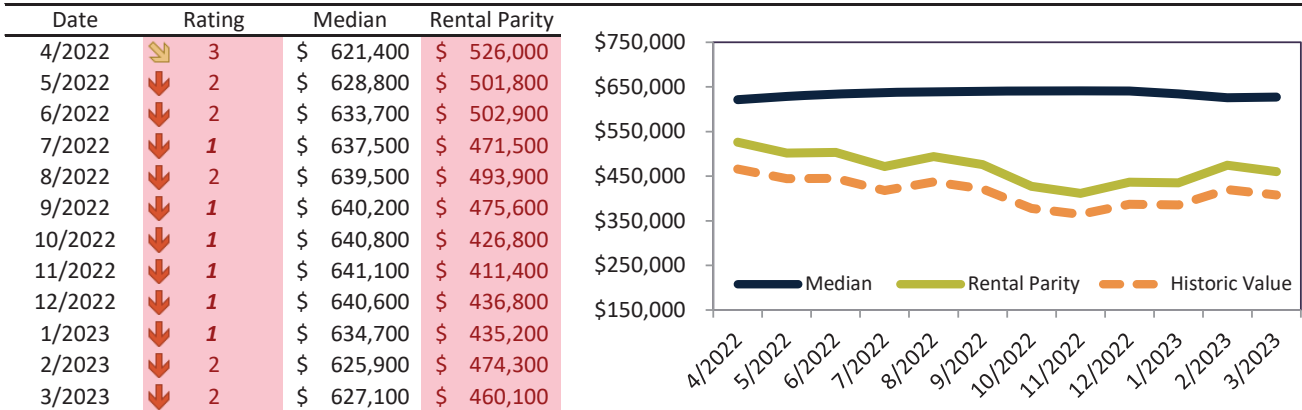
Median home price is \$627,100. Prices rose 2.5% year-over-year.

Monthly cost of ownership is \$3,739, and rents average \$2,743, making owning \$995 per month more costly than renting.

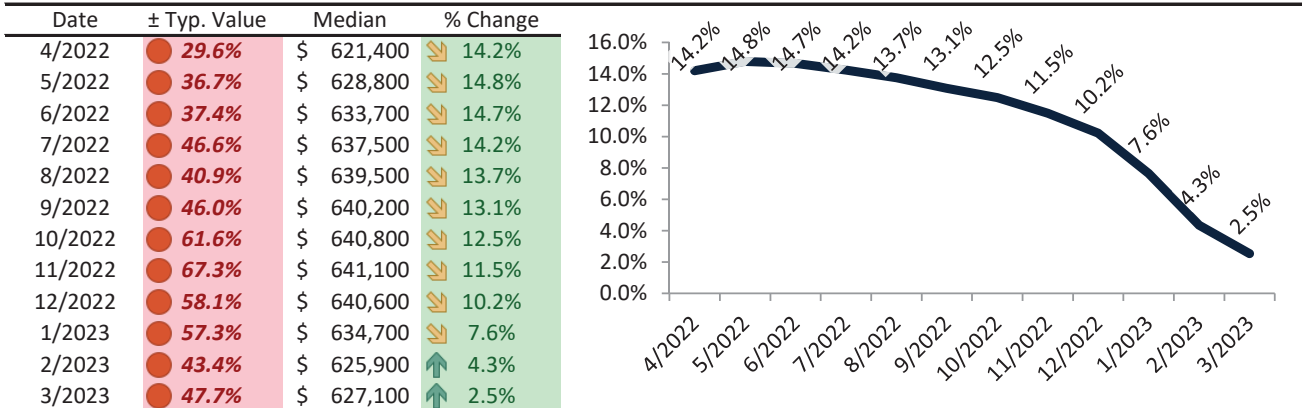
Rents rose 4.4% year-over-year. The current capitalization rate (rent/price) is 4.2%.

**Market rating = 2**

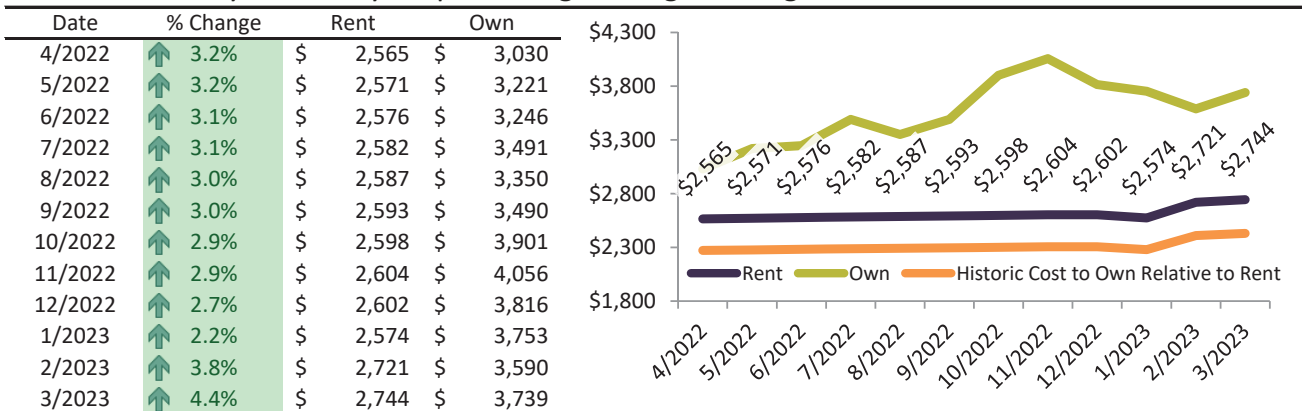
#### Median Home Price and Rental Parity trailing twelve months



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



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

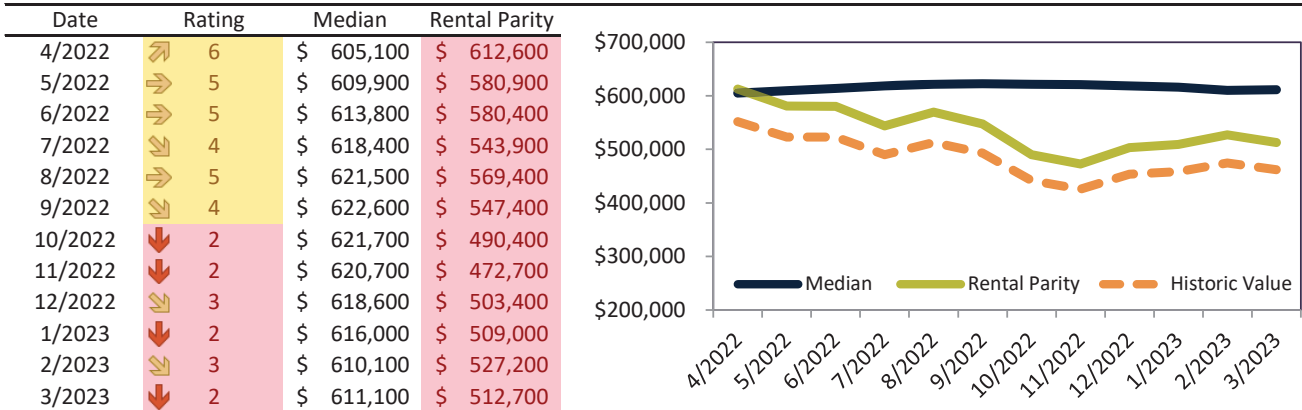


## Bell Gardens Housing Market Value & Trends Update

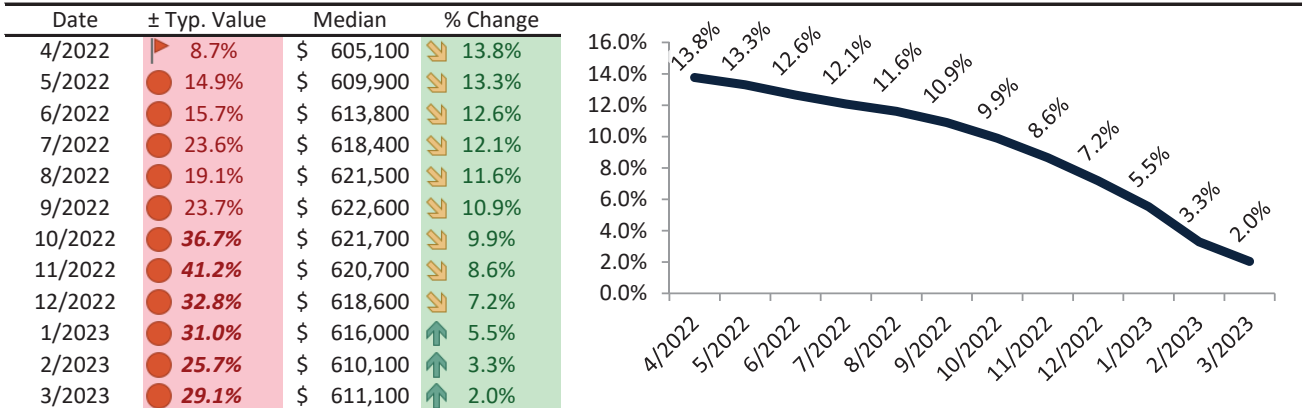
Historically, properties in this market sell at a -9.9% discount. Today's premium is 19.2%. This market is 29.1% overvalued. Median home price is \$611,100. Prices rose 2.0% year-over-year. Monthly cost of ownership is \$3,643, and rents average \$3,057, making owning \$586 per month more costly than renting. Rents rose 1.9% year-over-year. The current capitalization rate (rent/price) is 4.8%.

Market rating = 2

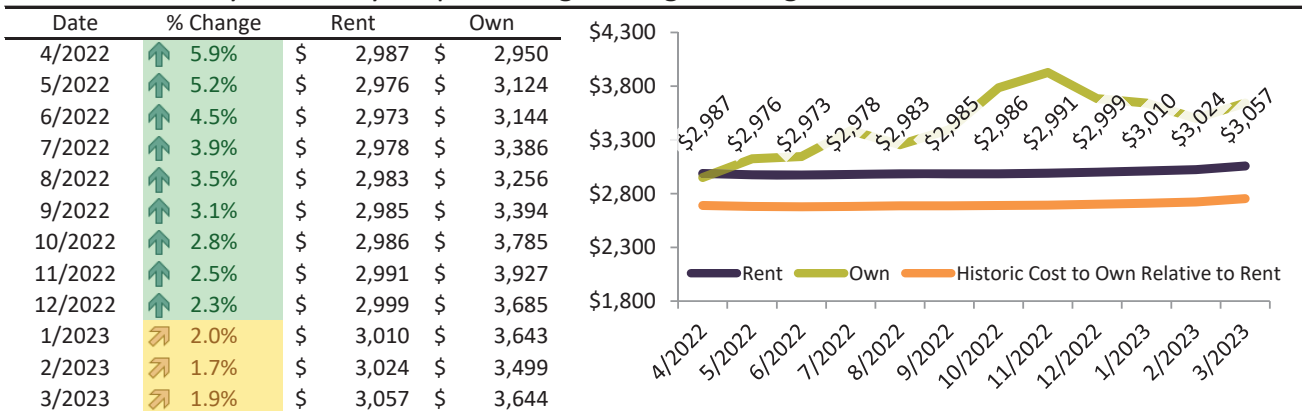
### Median Home Price and Rental Parity trailing twelve months



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



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



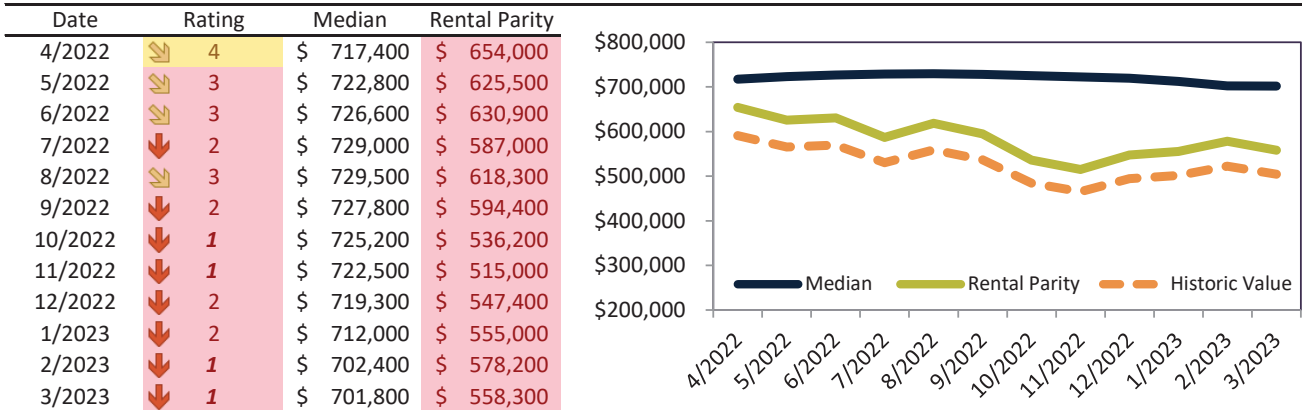


### Bellflower Housing Market Value & Trends Update

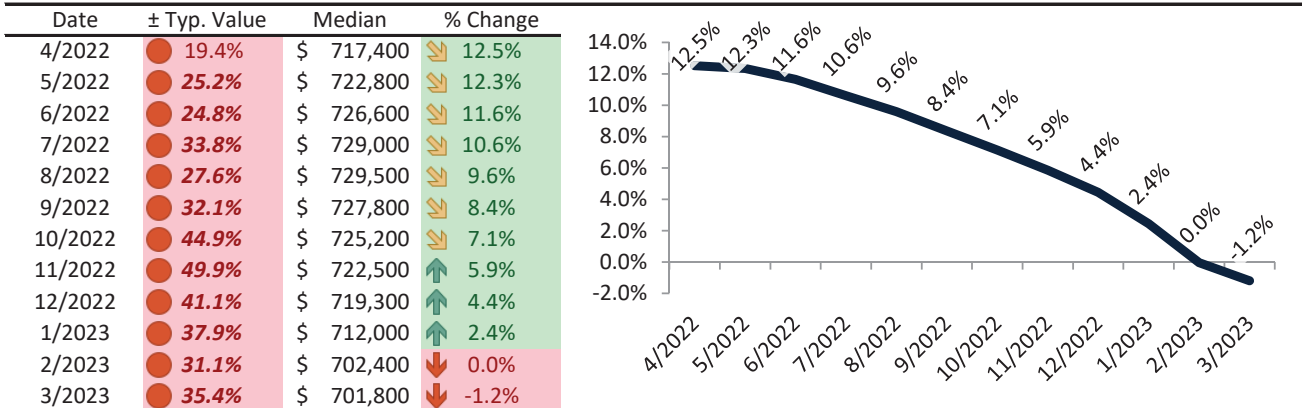
Historically, properties in this market sell at a -9.7% discount. Today's premium is 25.7%. This market is 35.4% overvalued. Median home price is \$701,800. Prices fell 1.2% year-over-year. Monthly cost of ownership is \$4,184, and rents average \$3,329, making owning \$855 per month more costly than renting. Rents rose 8.0% year-over-year. The current capitalization rate (rent/price) is 4.6%.

Market rating = 1

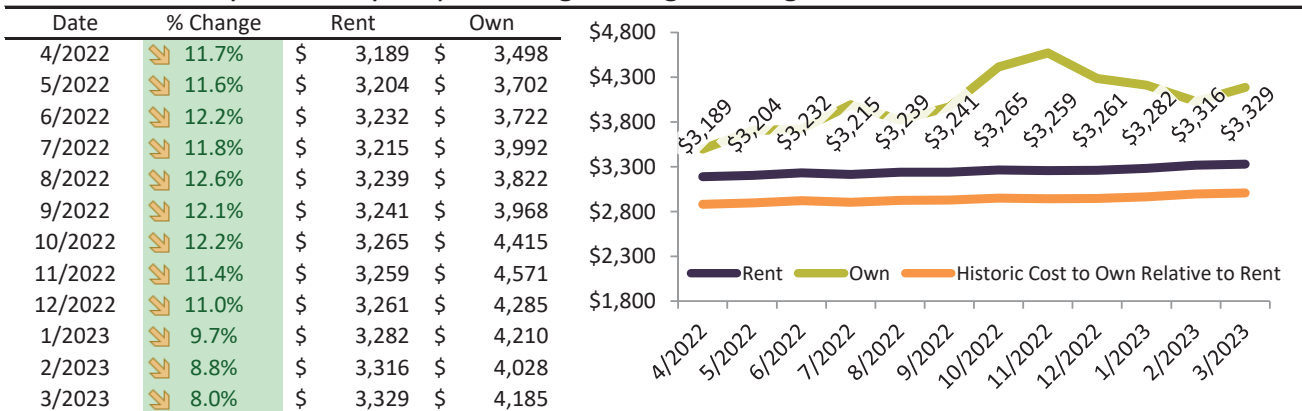
#### Median Home Price and Rental Parity trailing twelve months



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



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



### Burbank Housing Market Value & Trends Update

Historically, properties in this market sell at a -0.9% discount. Today's premium is 55.6%. This market is 56.5% overvalued.

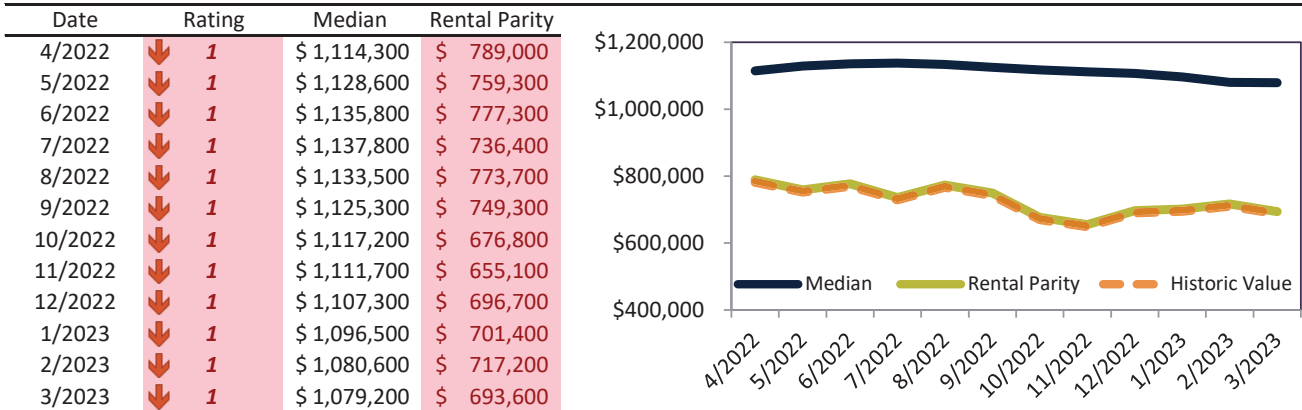
Median home price is \$1,079,200. Prices fell 1.6% year-over-year.

Monthly cost of ownership is \$6,435, and rents average \$4,136, making owning \$2,298 per month more costly than renting.

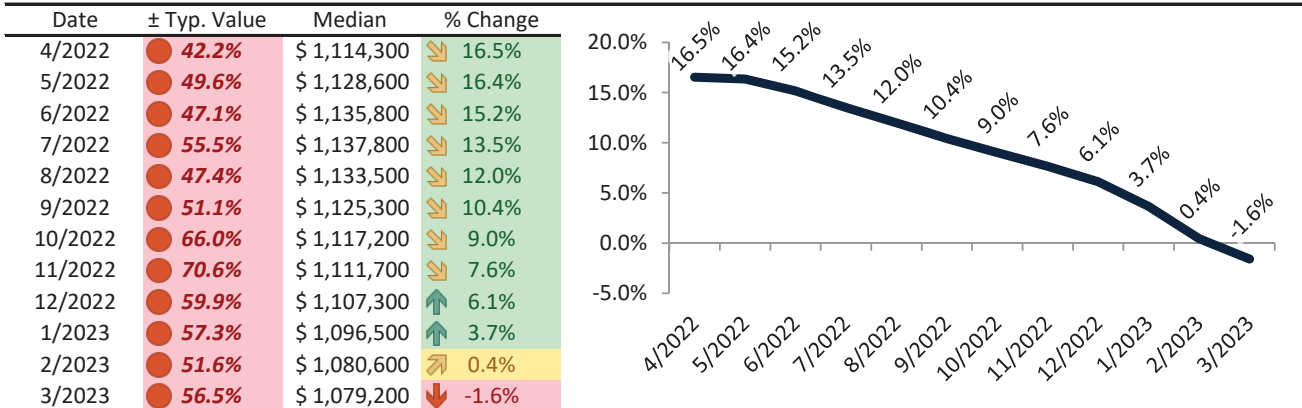
Rents rose 9.5% year-over-year. The current capitalization rate (rent/price) is 3.7%.

**Market rating = 1**

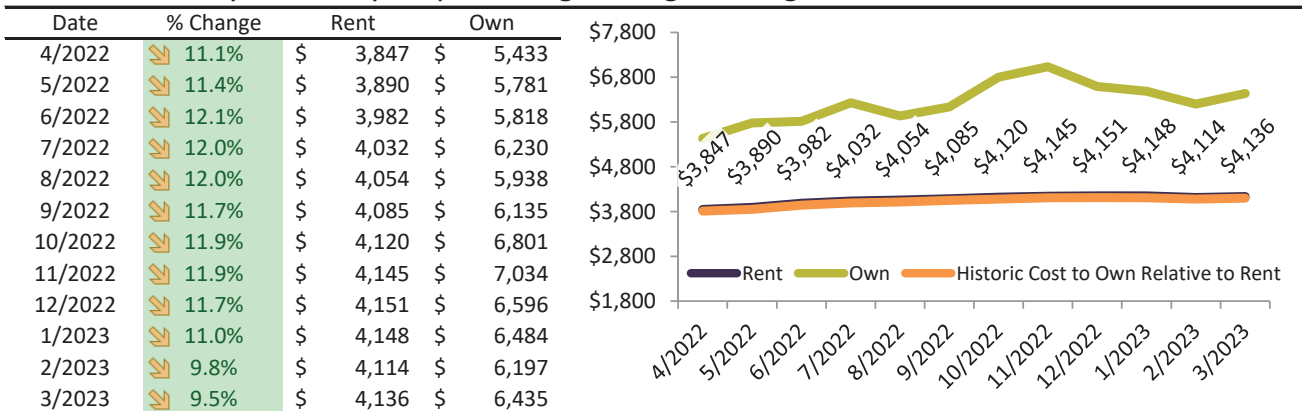
#### Median Home Price and Rental Parity trailing twelve months



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



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



### Carson Housing Market Value & Trends Update

Historically, properties in this market sell at a -12.6% discount. Today's premium is 29.0%. This market is 41.6% overvalued.

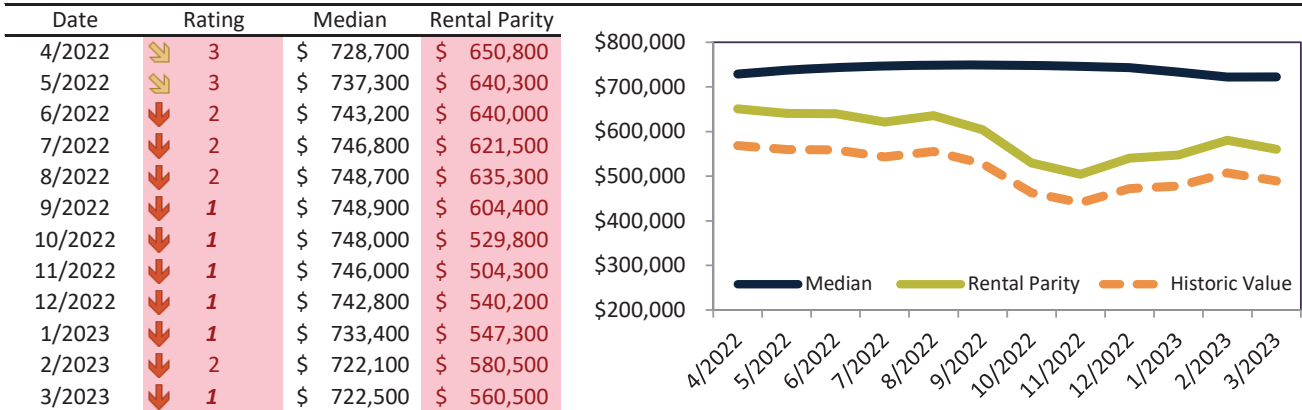
Median home price is \$722,500. Prices rose 0.8% year-over-year.

Monthly cost of ownership is \$4,308, and rents average \$3,342, making owning \$965 per month more costly than renting.

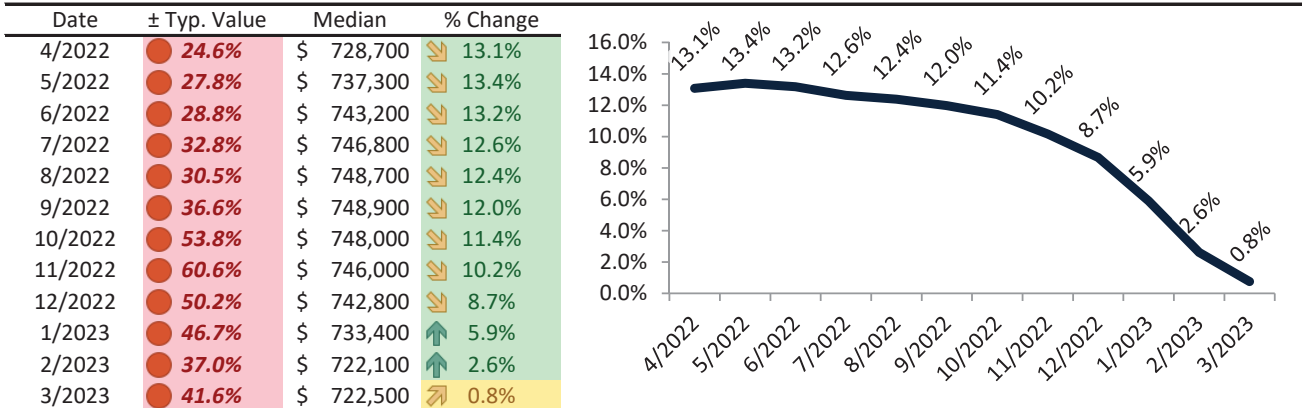
Rents rose 7.4% year-over-year. The current capitalization rate (rent/price) is 4.4%.

**Market rating = 1**

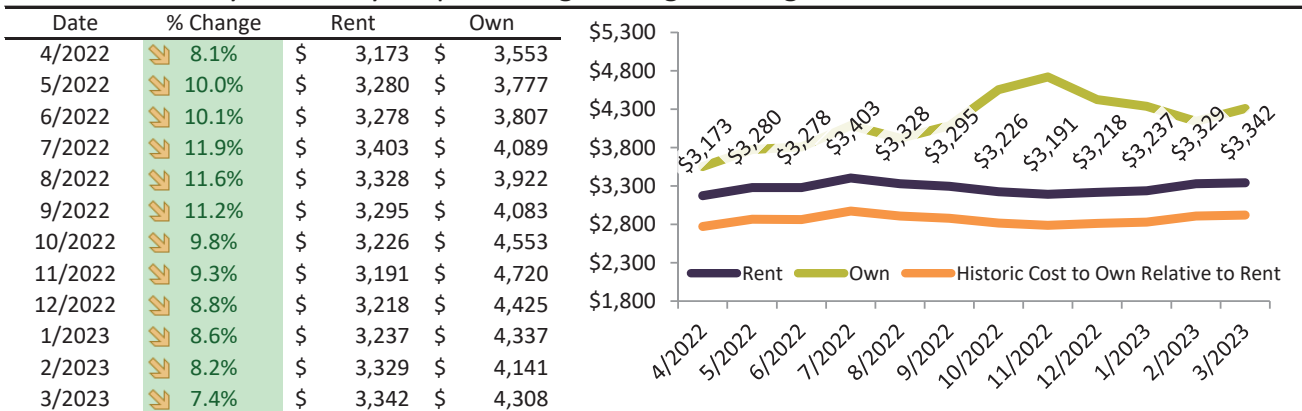
#### Median Home Price and Rental Parity trailing twelve months



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



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

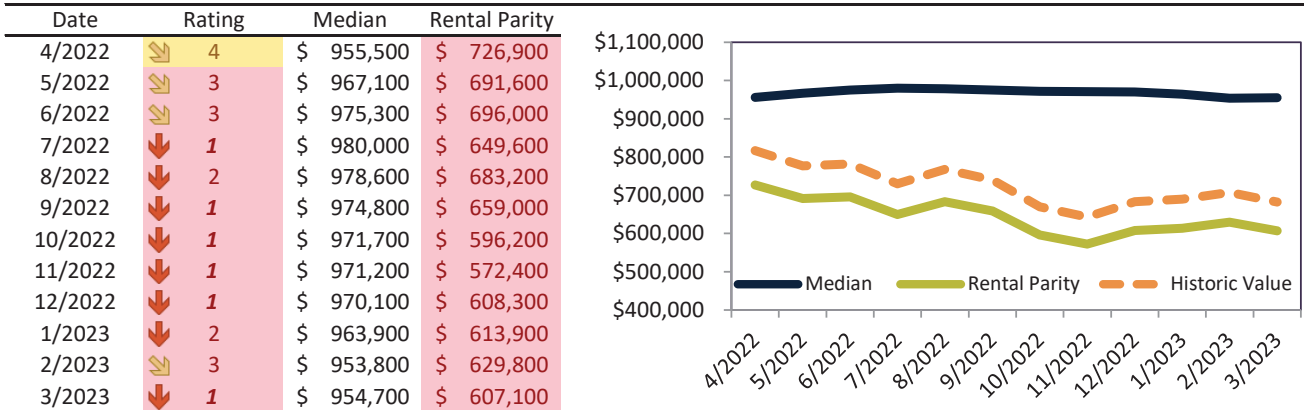


### Cerritos Housing Market Value & Trends Update

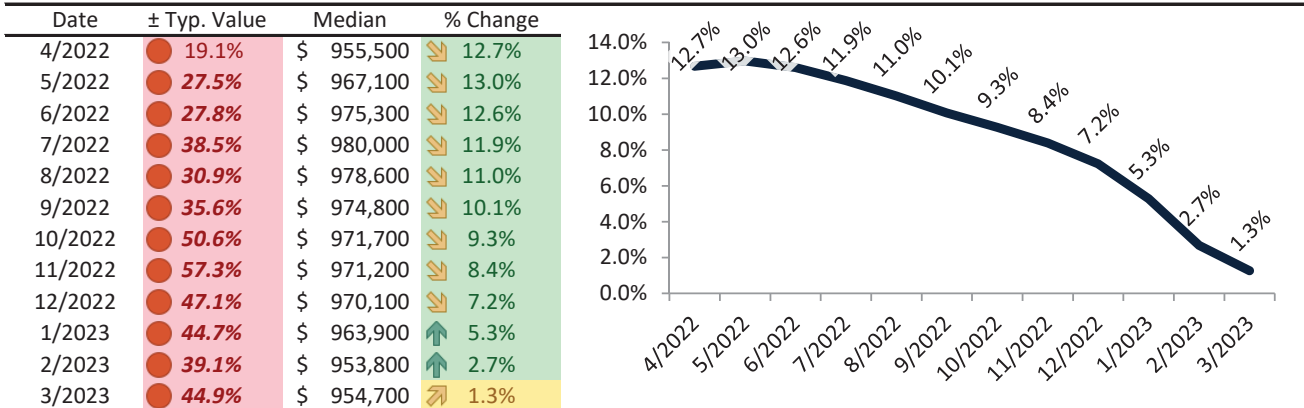
Historically, properties in this market sell at a 12.3% premium. Today's premium is 57.2%. This market is 44.9% overvalued. Median home price is \$954,700. Prices rose 1.3% year-over-year. Monthly cost of ownership is \$5,692, and rents average \$3,620, making owning \$2,072 per month more costly than renting. Rents rose 5.1% year-over-year. The current capitalization rate (rent/price) is 3.6%.

Market rating = 1

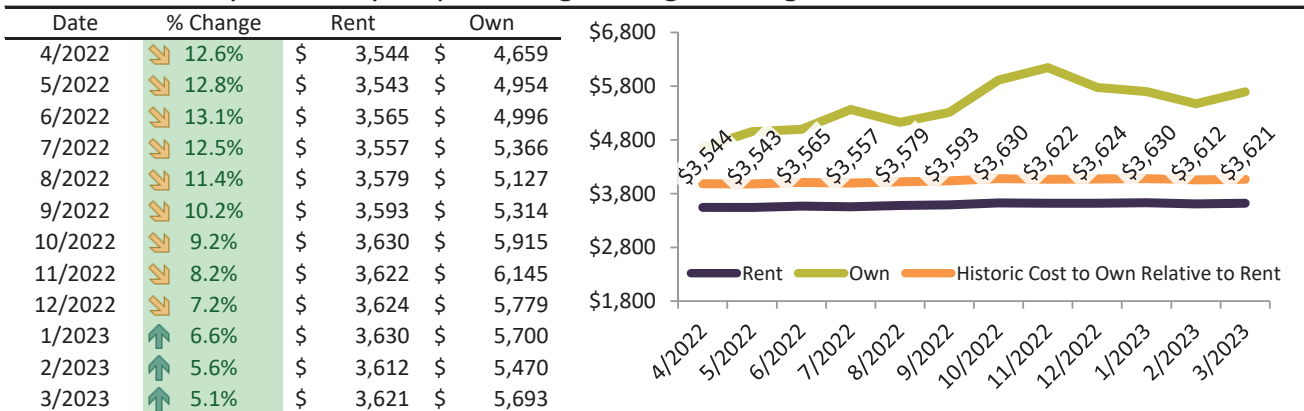
#### Median Home Price and Rental Parity trailing twelve months



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



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

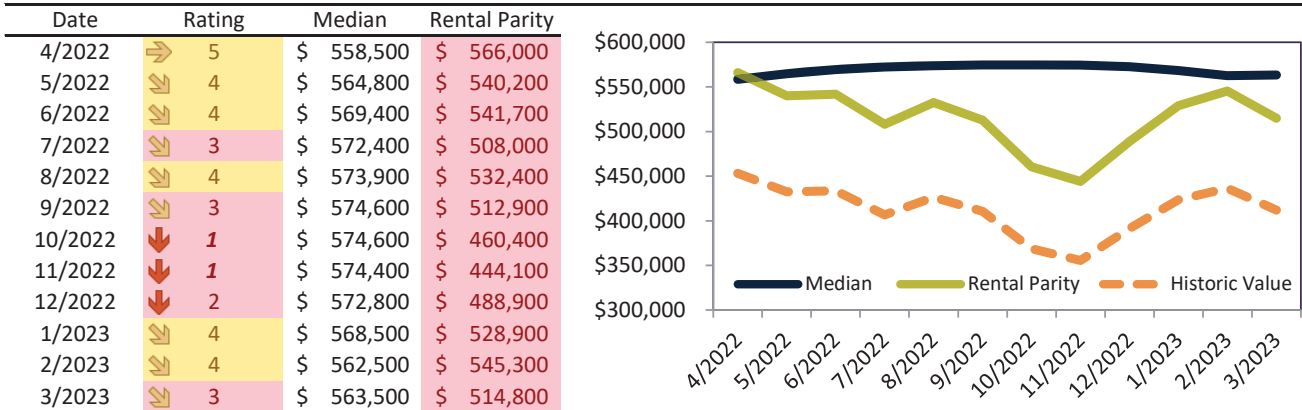


### Compton Housing Market Value & Trends Update

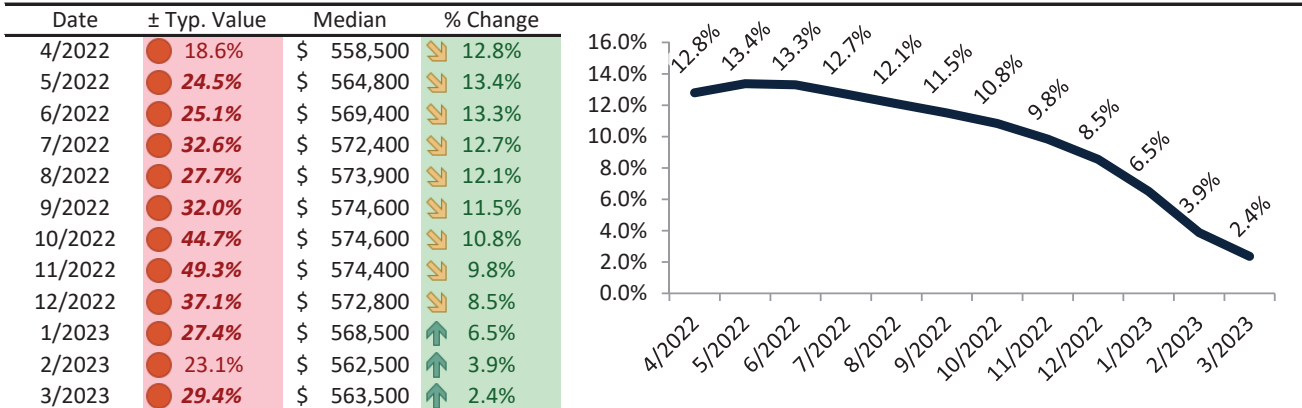
Historically, properties in this market sell at a -19.9% discount. Today's premium is 9.5%. This market is 29.4% overvalued. Median home price is \$563,500. Prices rose 2.4% year-over-year. Monthly cost of ownership is \$3,360, and rents average \$3,069, making owning \$290 per month more costly than renting. Rents rose 9.2% year-over-year. The current capitalization rate (rent/price) is 5.2%.

**Market rating = 3**

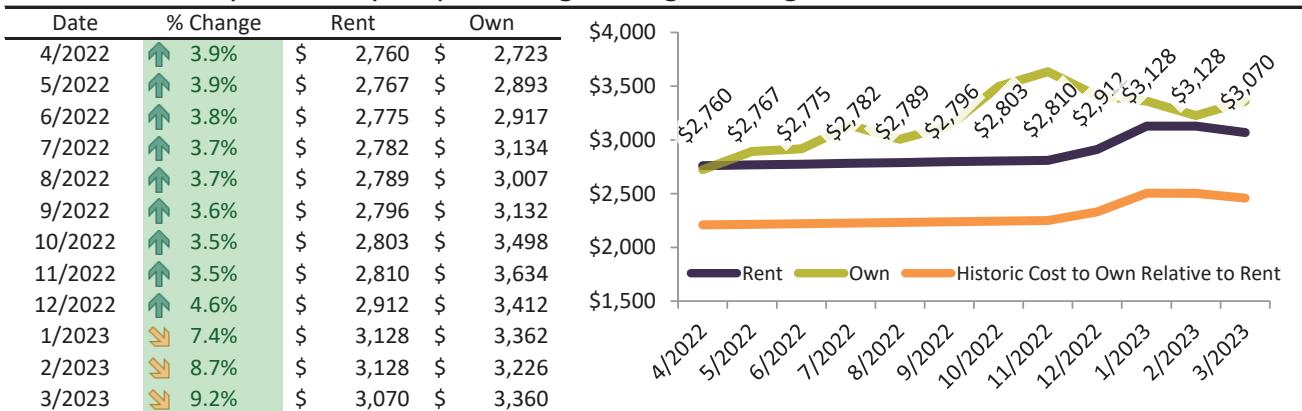
#### Median Home Price and Rental Parity trailing twelve months



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



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





### Covina Housing Market Value & Trends Update

Historically, properties in this market sell at a -5.6% discount. Today's premium is 49.1%. This market is 54.7% overvalued.

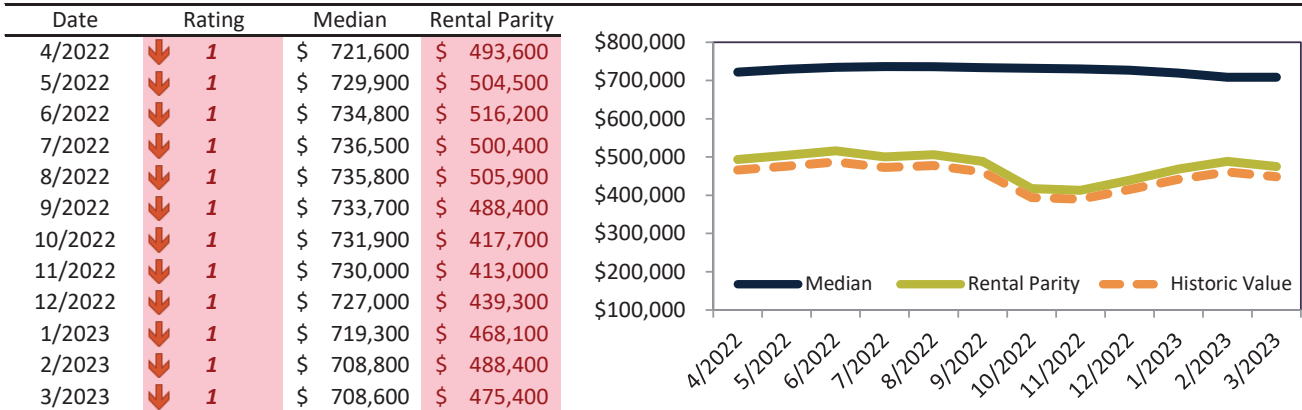
Median home price is \$708,600. Prices fell 0.4% year-over-year.

Monthly cost of ownership is \$4,225, and rents average \$2,835, making owning \$1,390 per month more costly than renting.

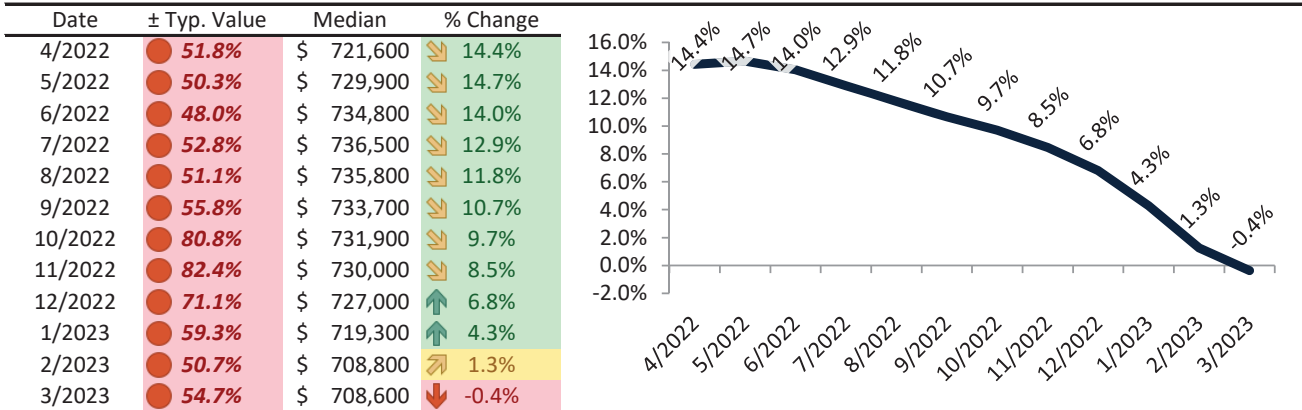
Rents rose 18.0% year-over-year. The current capitalization rate (rent/price) is 3.8%.

Market rating = 1

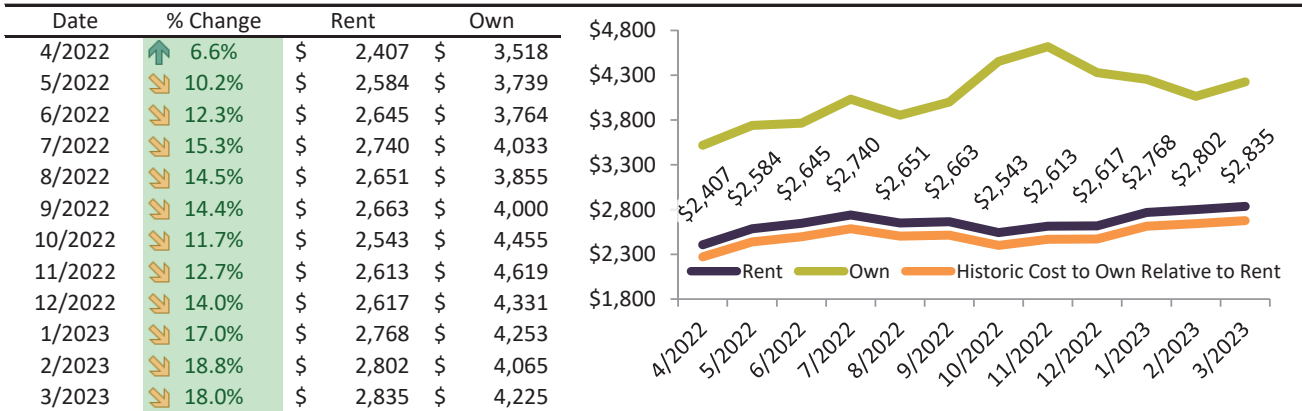
#### Median Home Price and Rental Parity trailing twelve months



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



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



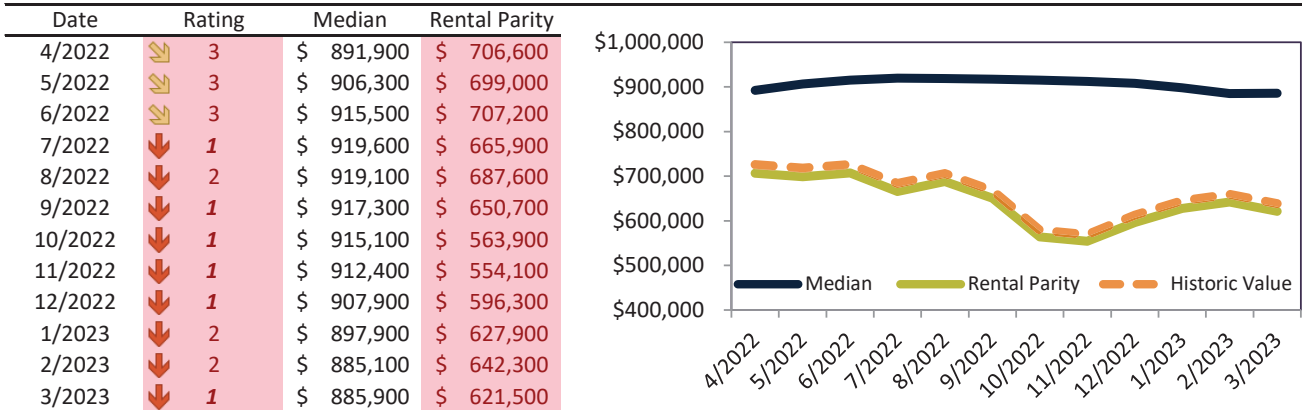


## Diamond Bar Housing Market Value & Trends Update

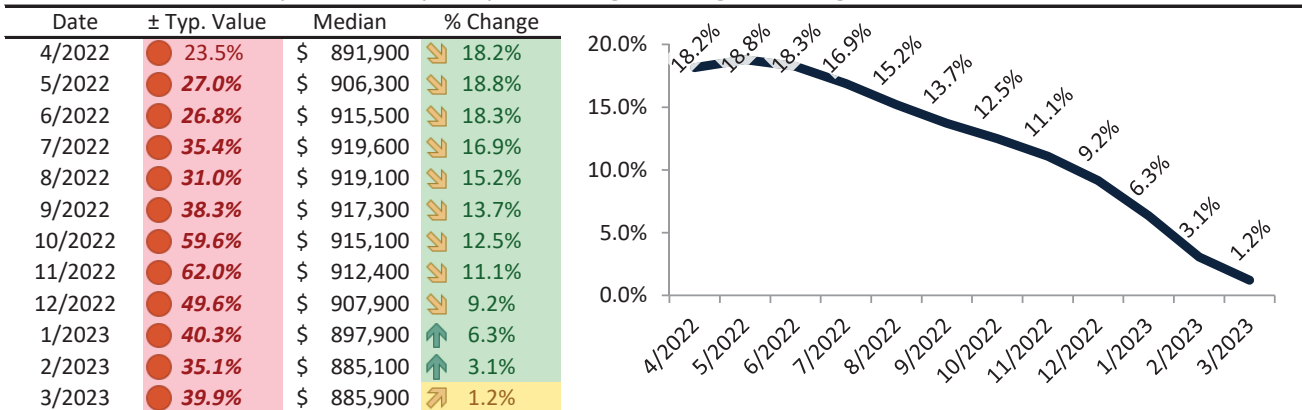
Historically, properties in this market sell at a 2.7% premium. Today's premium is 42.6%. This market is 39.9% overvalued. Median home price is \$885,900. Prices rose 1.2% year-over-year. Monthly cost of ownership is \$5,282, and rents average \$3,706, making owning \$1,576 per month more costly than renting. Rents rose 7.7% year-over-year. The current capitalization rate (rent/price) is 4.0%.

Market rating = 1

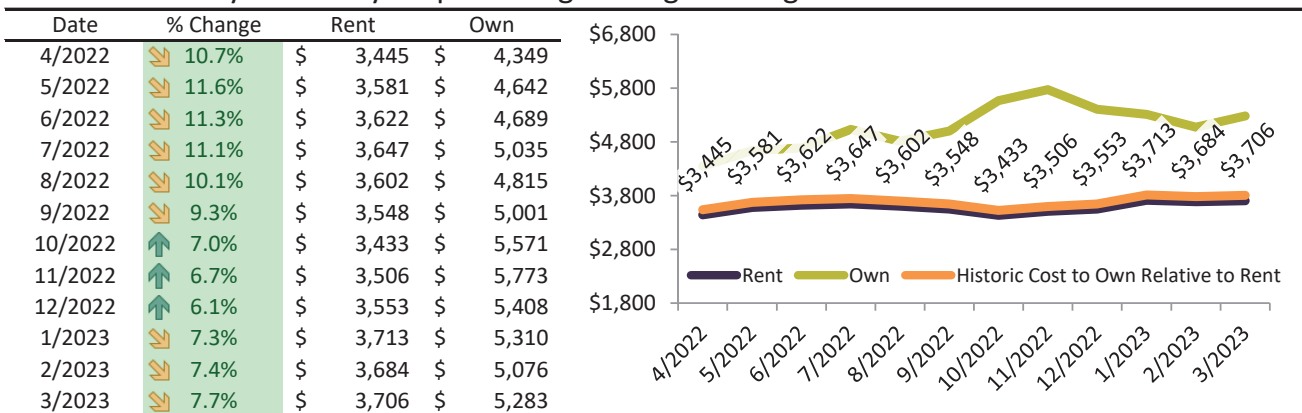
### Median Home Price and Rental Parity trailing twelve months



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



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



## Downey Housing Market Value & Trends Update

Historically, properties in this market sell at a -6.0% discount. Today's premium is 29.7%. This market is 35.7% overvalued.

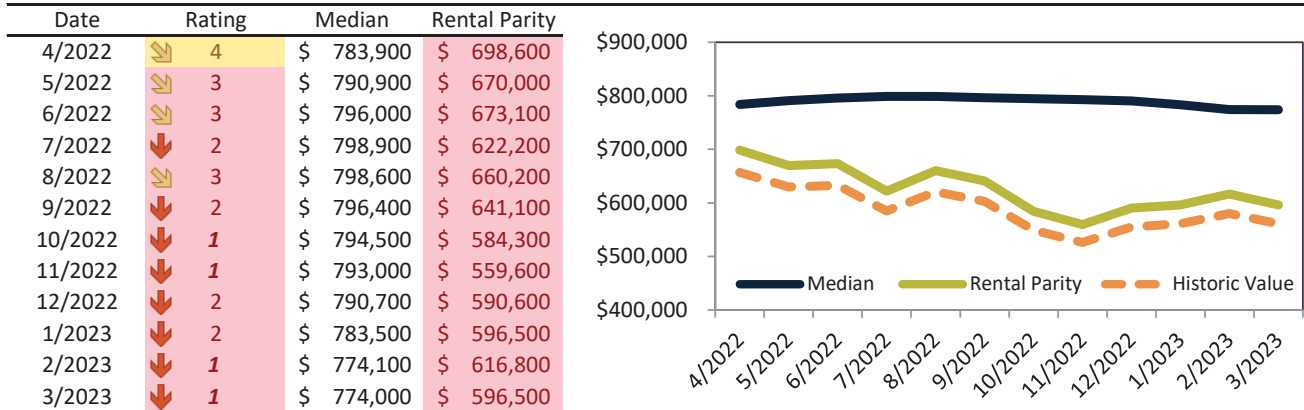
Median home price is \$774,000. Prices fell 0.2% year-over-year.

Monthly cost of ownership is \$4,615, and rents average \$3,557, making owning \$1,058 per month more costly than renting.

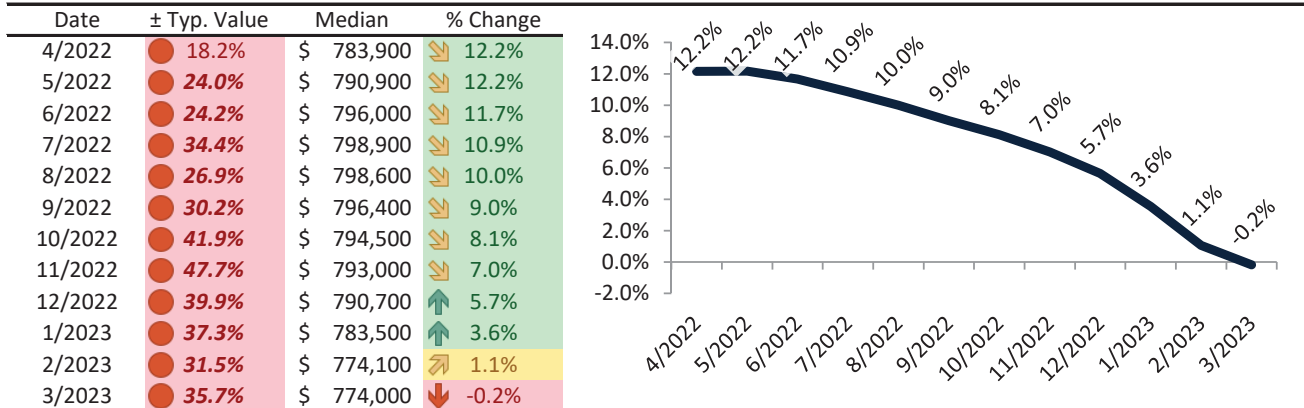
Rents rose 9.0% year-over-year. The current capitalization rate (rent/price) is 4.4%.

Market rating = 1

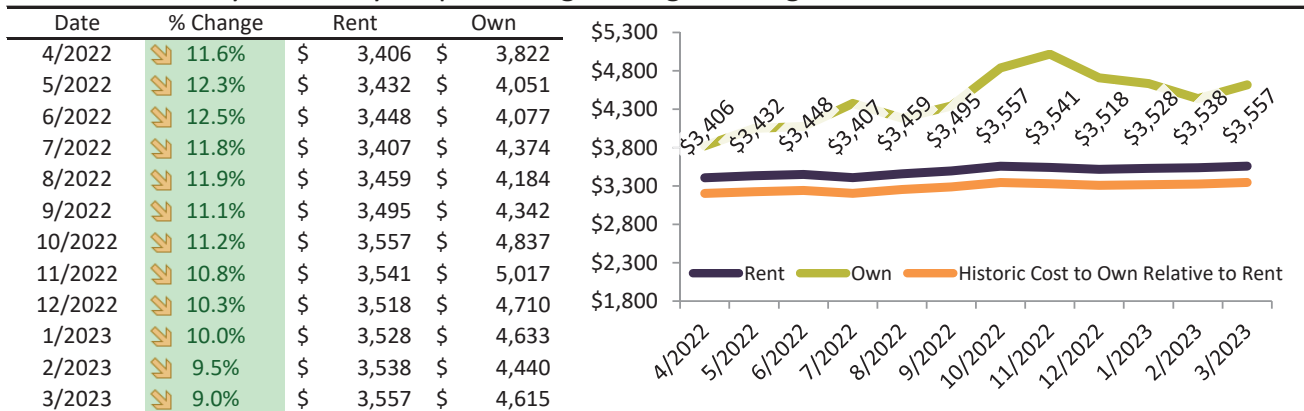
### Median Home Price and Rental Parity trailing twelve months



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



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

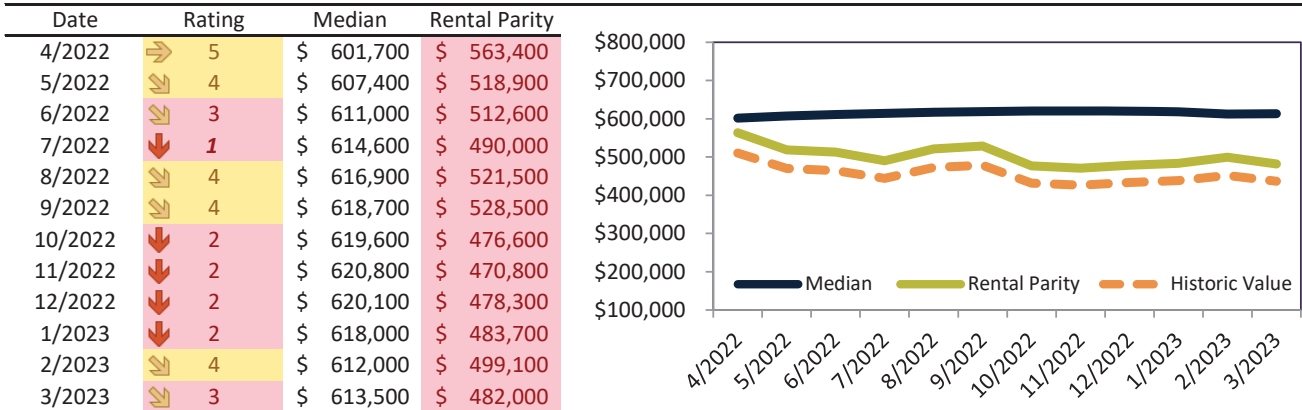


### East Los Angeles Housing Market Value & Trends Update

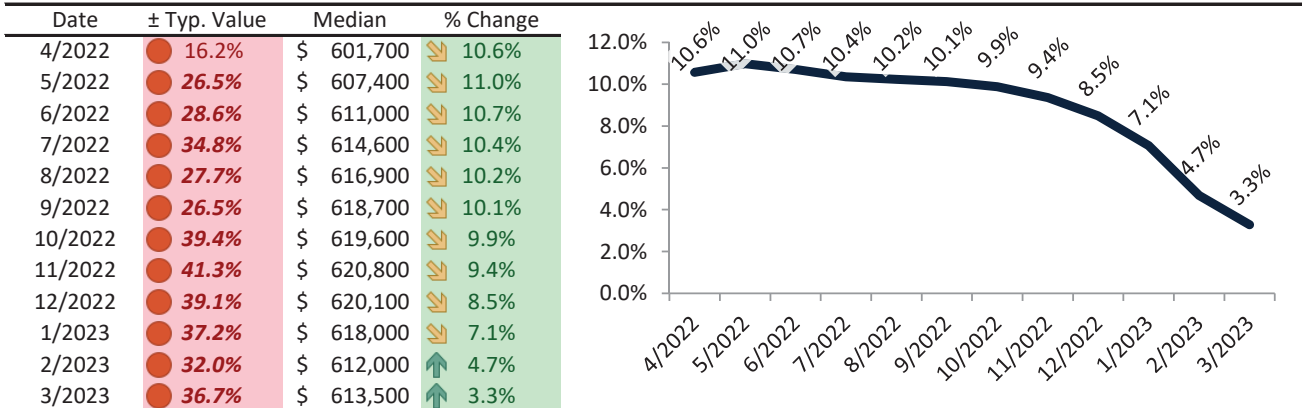
Historically, properties in this market sell at a -9.4% discount. Today's premium is 27.3%. This market is 36.7% overvalued. Median home price is \$613,500. Prices rose 3.3% year-over-year. Monthly cost of ownership is \$3,658, and rents average \$2,874, making owning \$783 per month more costly than renting. Rents rose 5.8% year-over-year. The current capitalization rate (rent/price) is 4.5%.

**Market rating = 3**

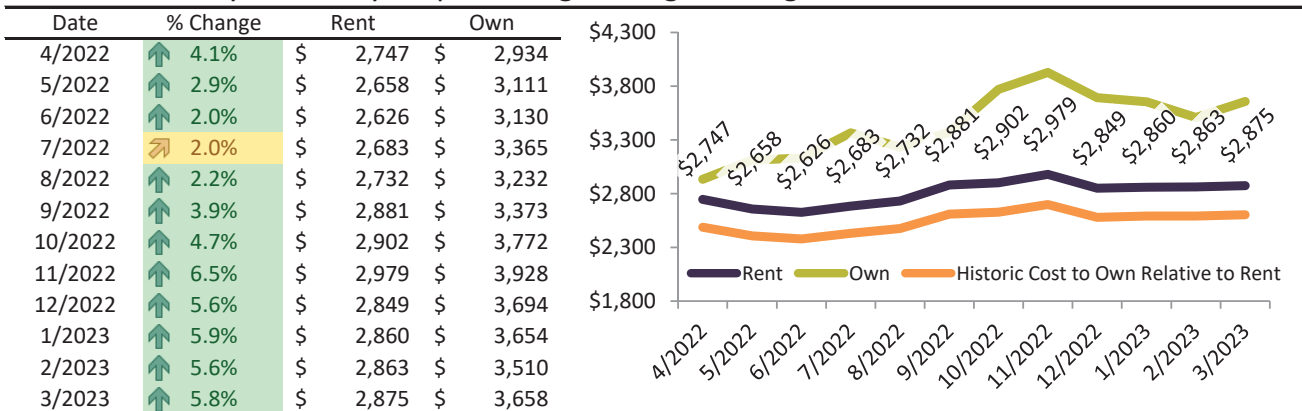
#### Median Home Price and Rental Parity trailing twelve months



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



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



### El Monte Housing Market Value & Trends Update

Historically, properties in this market sell at a -8.9% discount. Today's premium is 61.5%. This market is 70.4% overvalued.

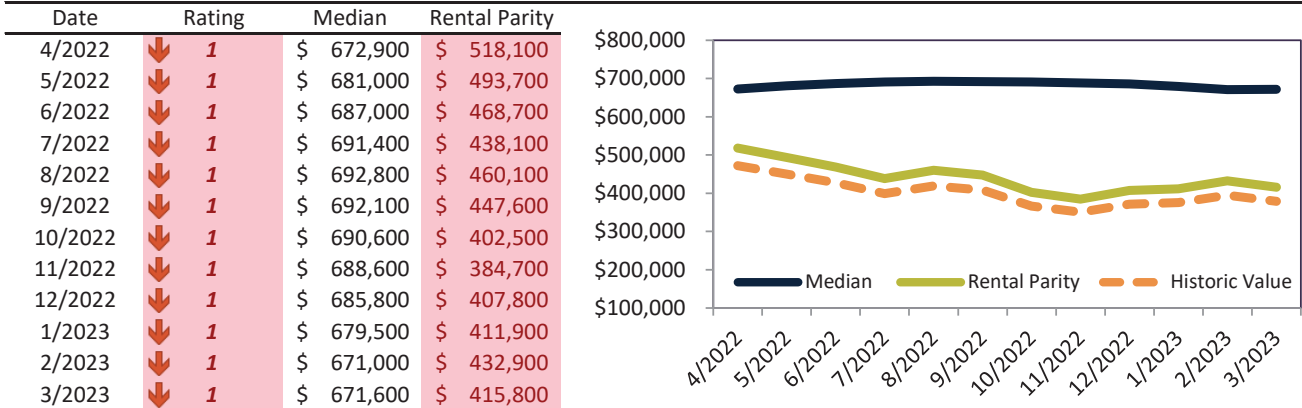
Median home price is \$671,600. Prices rose 1.2% year-over-year.

Monthly cost of ownership is \$4,004, and rents average \$2,479, making owning \$1,524 per month more costly than renting.

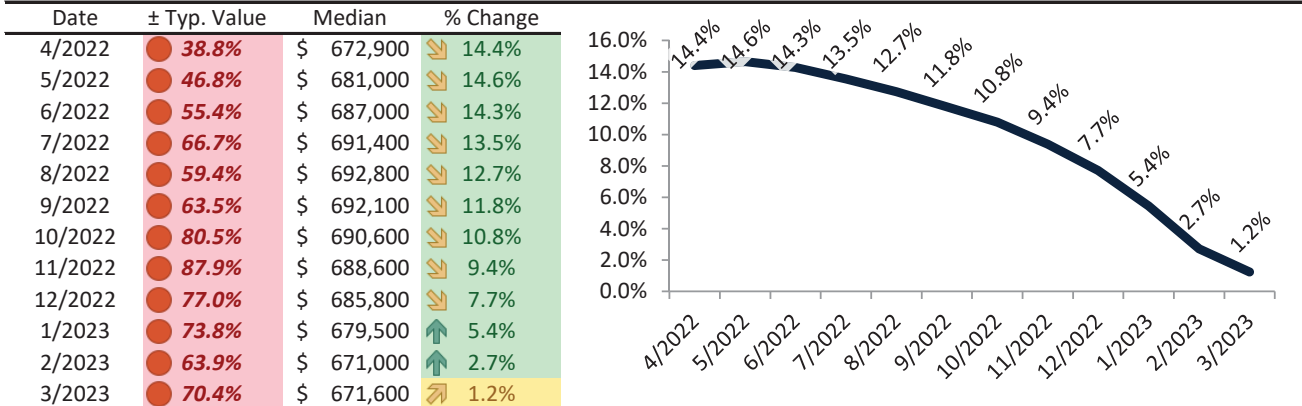
Rents fell 2.2% year-over-year. The current capitalization rate (rent/price) is 3.5%.

**Market rating = 1**

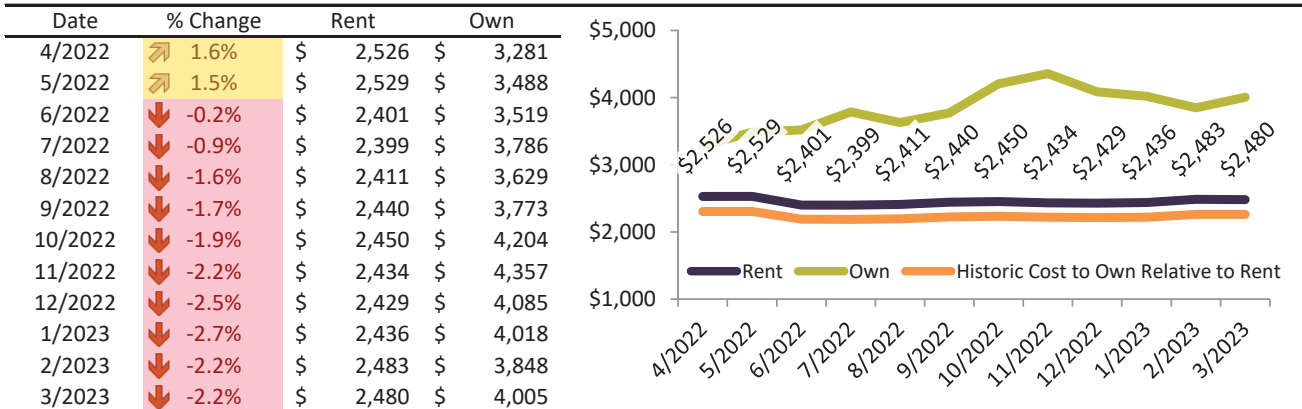
#### Median Home Price and Rental Parity trailing twelve months



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



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



## Florence-Graham Housing Market Value & Trends Update

Historically, properties in this market sell at a -21.2% discount. Today's discount is 1.5%. This market is 19.7% overvalued.

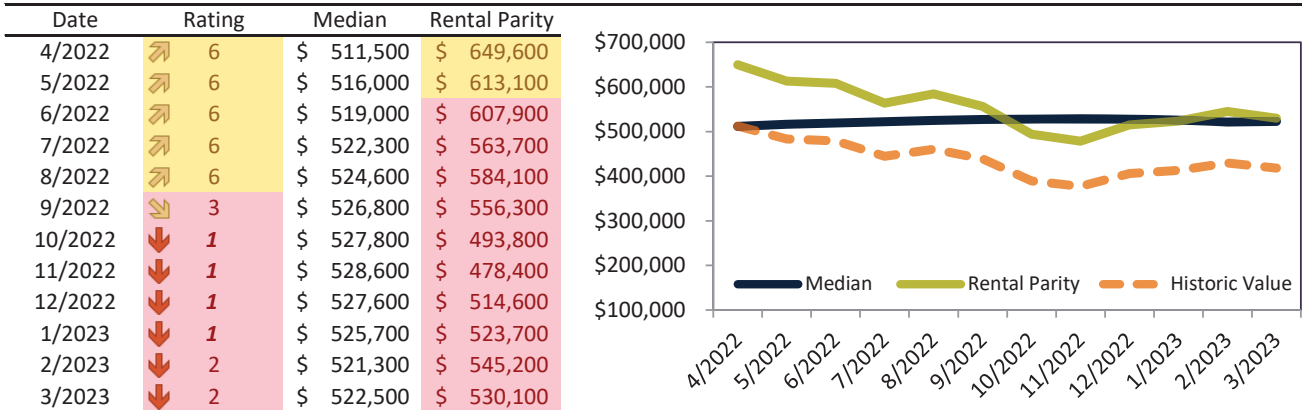
Median home price is \$522,500. Prices rose 3.2% year-over-year.

Monthly cost of ownership is \$3,115, and rents average \$3,161, making owning \$045 per month less costly than renting.

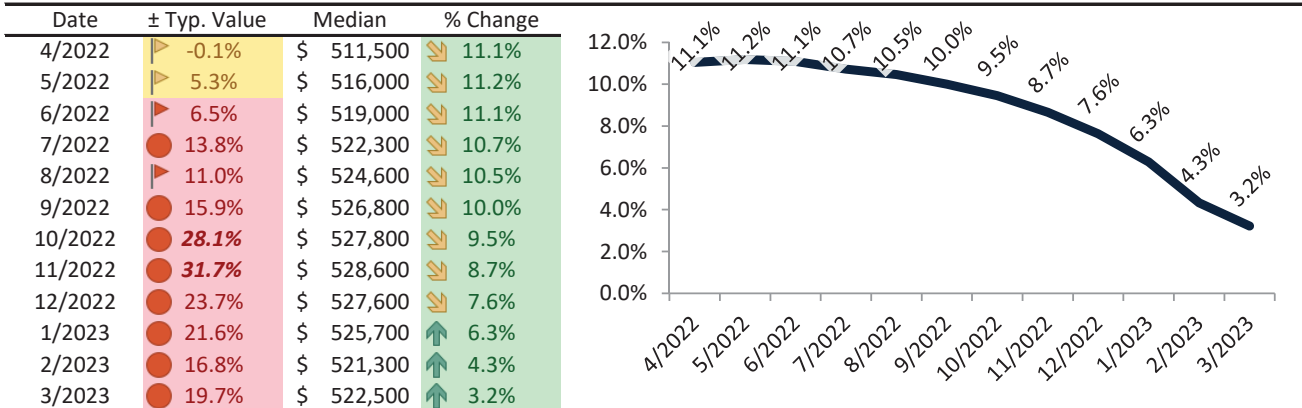
Rents fell 2.5% year-over-year. The current capitalization rate (rent/price) is 5.8%.

**Market rating = 2**

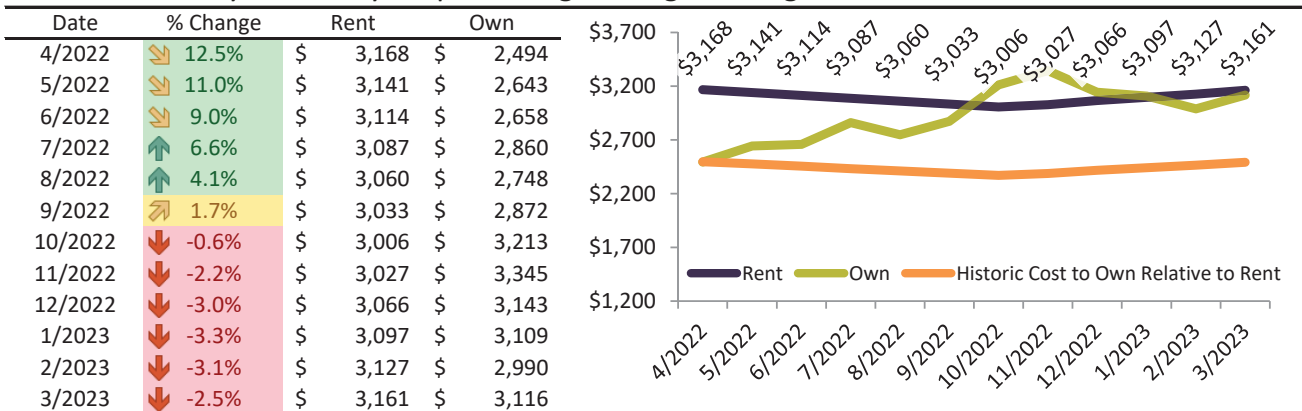
### Median Home Price and Rental Parity trailing twelve months



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



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





## Gardena Housing Market Value & Trends Update

Historically, properties in this market sell at a -11.8% discount. Today's premium is 27.9%. This market is 39.7% overvalued.

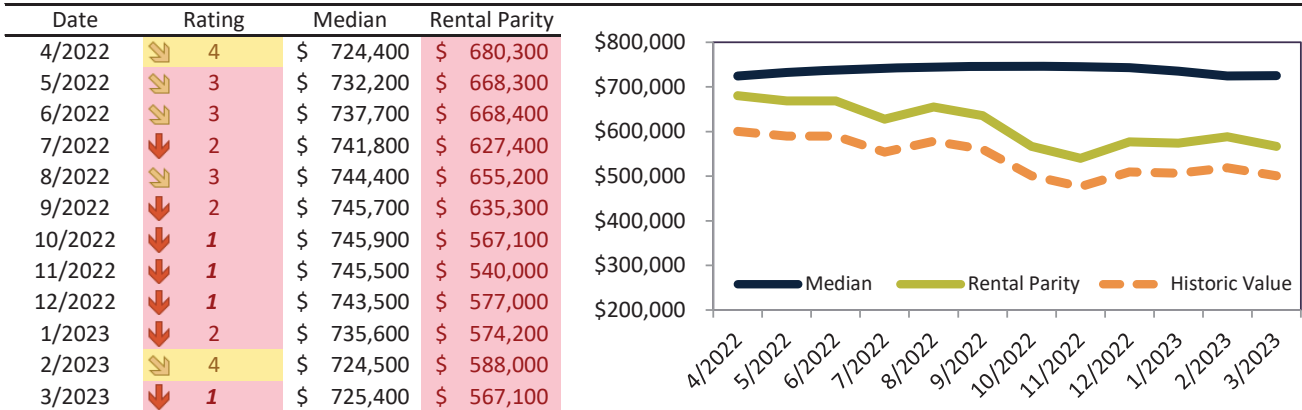
Median home price is \$725,400. Prices rose 1.6% year-over-year.

Monthly cost of ownership is \$4,325, and rents average \$3,381, making owning \$943 per month more costly than renting.

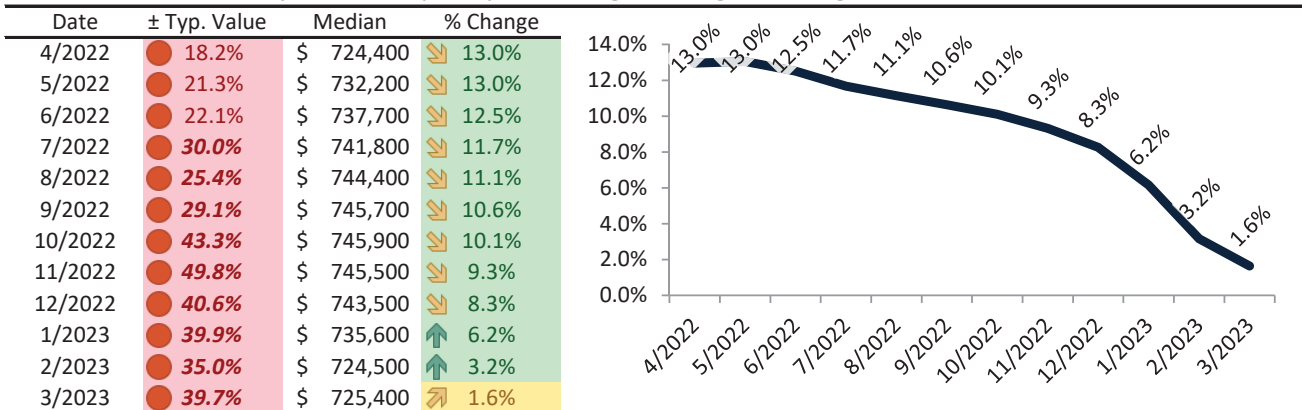
Rents rose 6.2% year-over-year. The current capitalization rate (rent/price) is 4.5%.

Market rating = 1

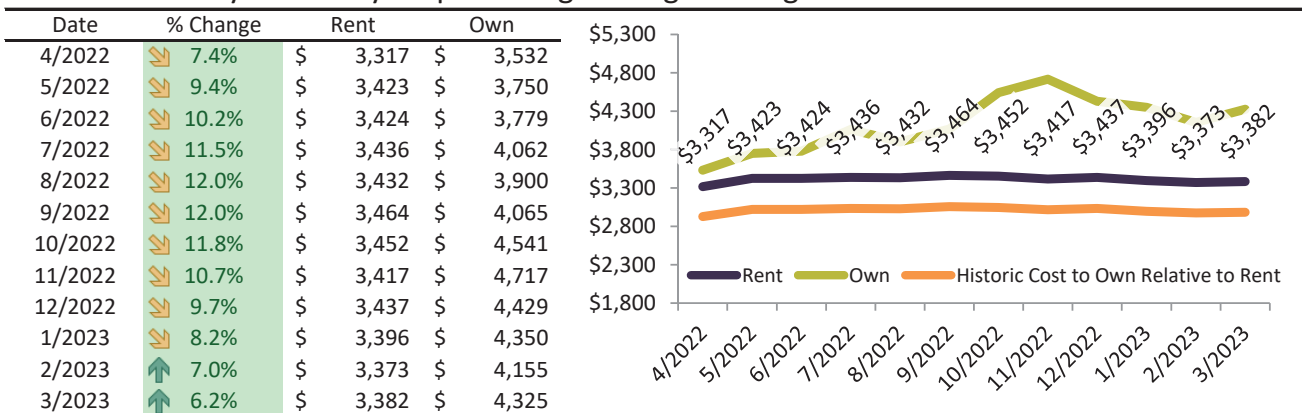
### Median Home Price and Rental Parity trailing twelve months



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



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





### Glendale Housing Market Value & Trends Update

Historically, properties in this market sell at a 1.3% premium. Today's premium is 43.8%. This market is 42.5% overvalued.

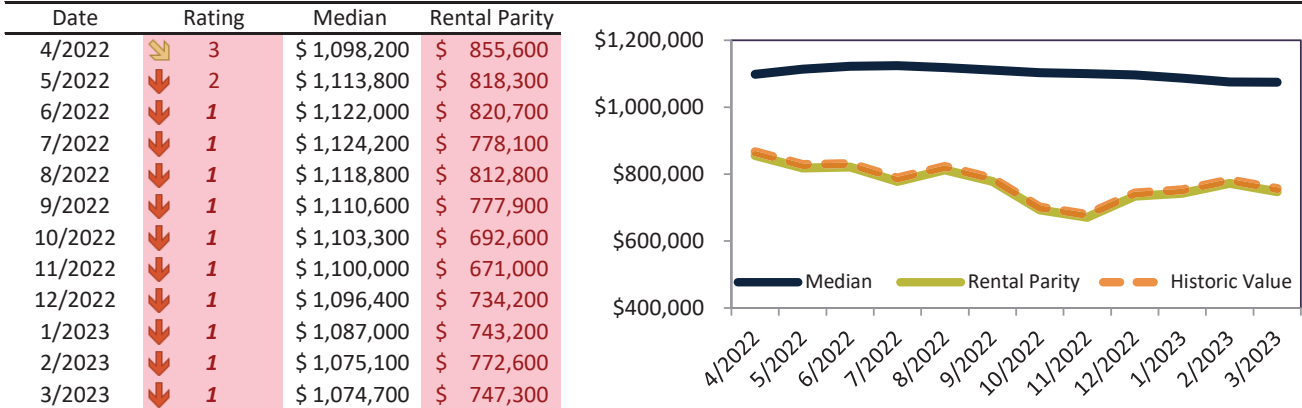
Median home price is \$1,074,700. Prices fell 0.5% year-over-year.

Monthly cost of ownership is \$6,408, and rents average \$4,456, making owning \$1,951 per month more costly than renting.

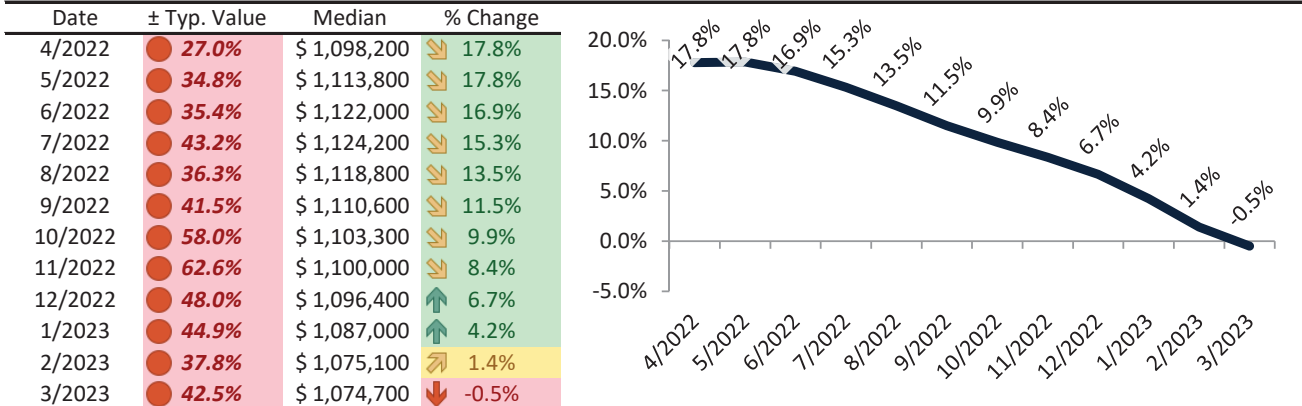
Rents rose 9.2% year-over-year. The current capitalization rate (rent/price) is 4.0%.

**Market rating = 1**

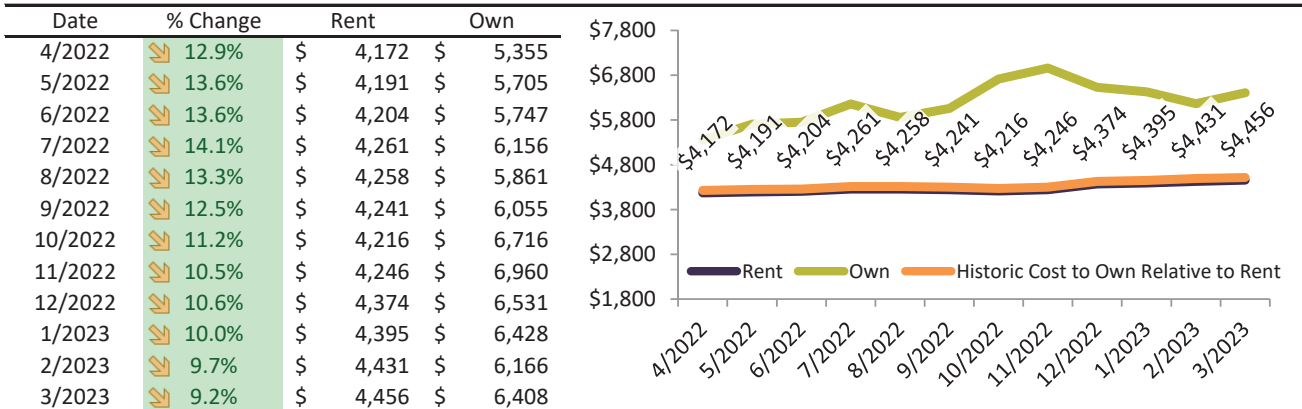
#### Median Home Price and Rental Parity trailing twelve months



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



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

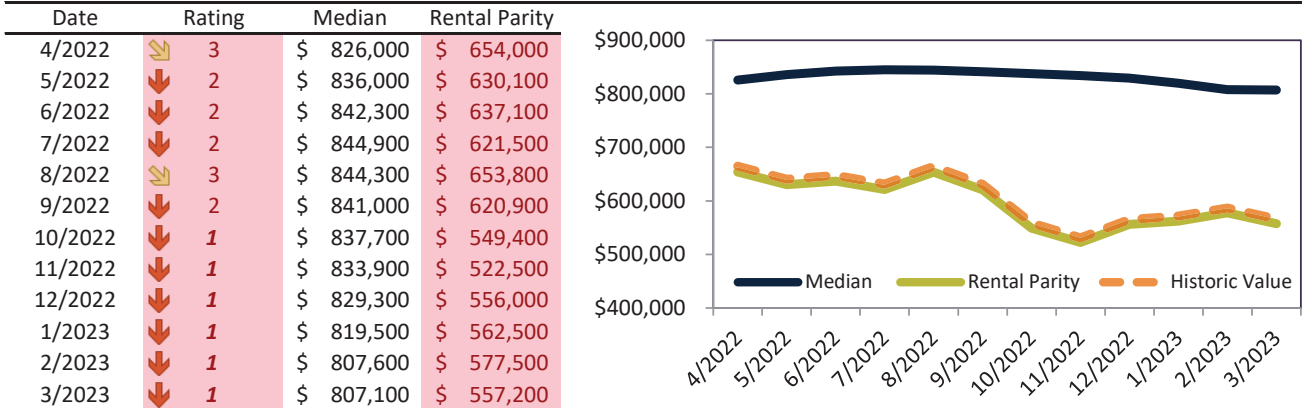


## Glendora Housing Market Value & Trends Update

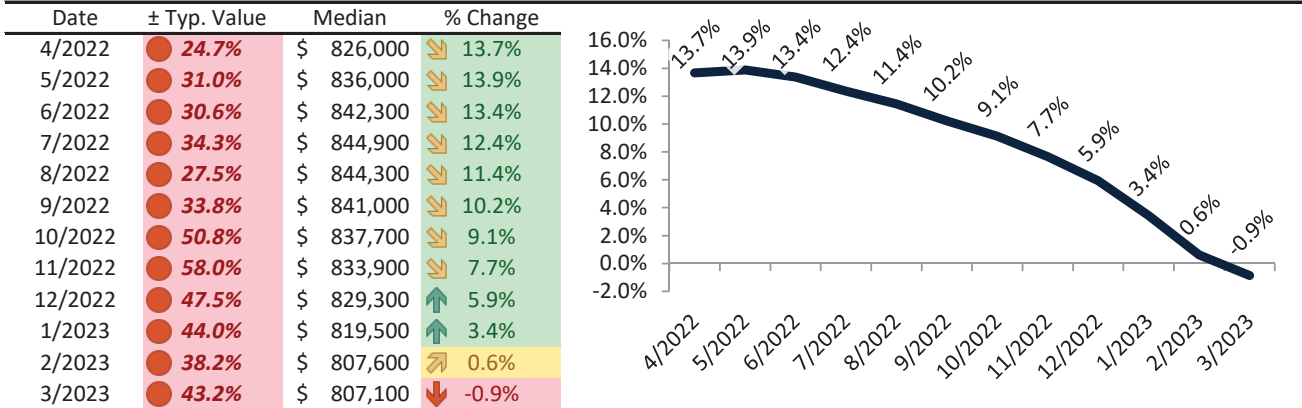
Historically, properties in this market sell at a 1.6% premium. Today's premium is 44.8%. This market is 43.2% overvalued. Median home price is \$807,100. Prices fell 0.9% year-over-year. Monthly cost of ownership is \$4,812, and rents average \$3,322, making owning \$1,489 per month more costly than renting. Rents rose 6.7% year-over-year. The current capitalization rate (rent/price) is 4.0%.

Market rating = 1

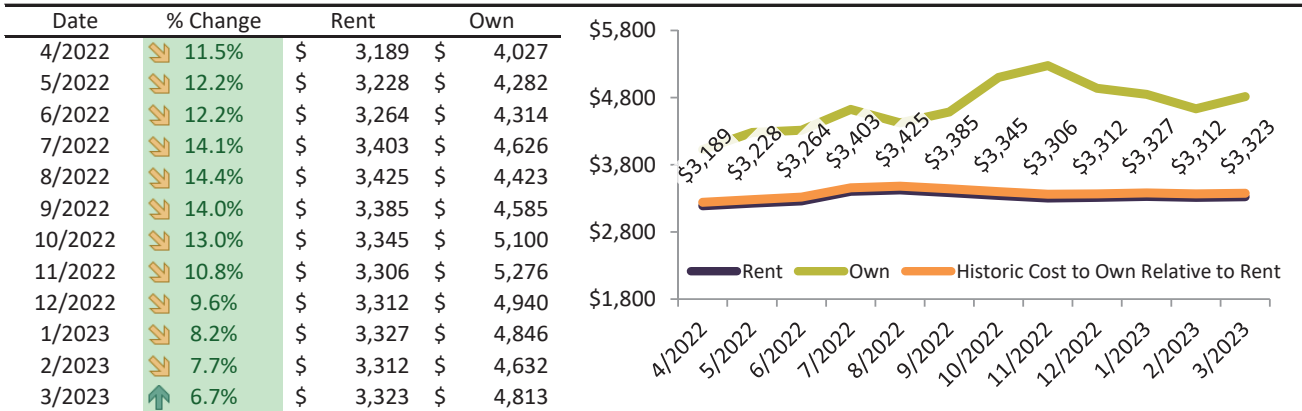
### Median Home Price and Rental Parity trailing twelve months



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



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

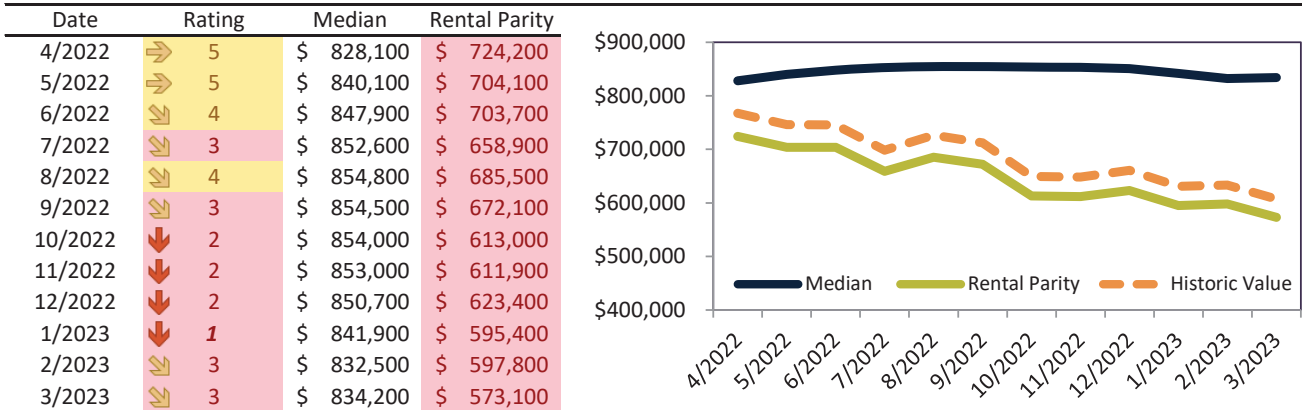


## Hacienda Heights Housing Market Value & Trends Update

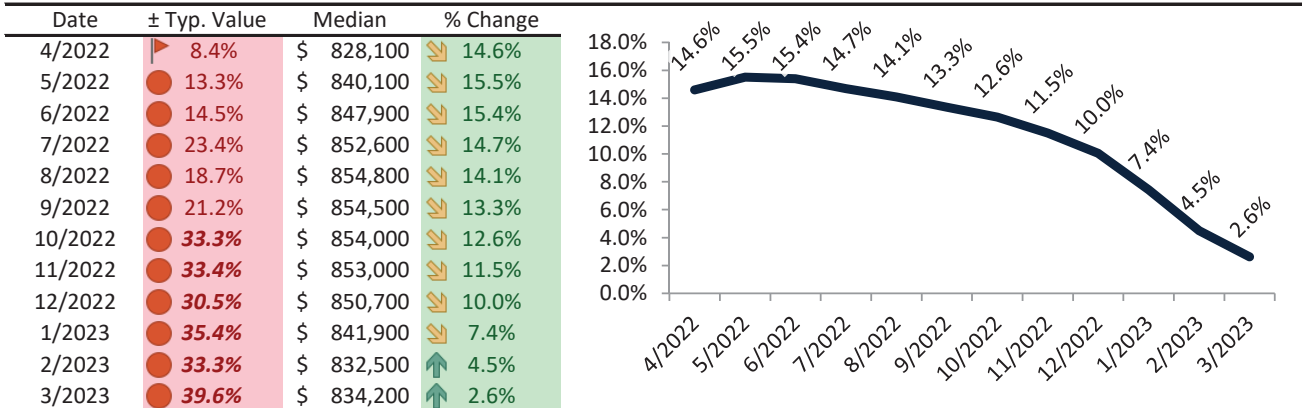
Historically, properties in this market sell at a 6.0% premium. Today's premium is 45.6%. This market is 39.6% overvalued. Median home price is \$834,200. Prices rose 2.6% year-over-year. Monthly cost of ownership is \$4,974, and rents average \$3,417, making owning \$1,556 per month more costly than renting. Rents rose 5.3% year-over-year. The current capitalization rate (rent/price) is 3.9%.

Market rating = 3

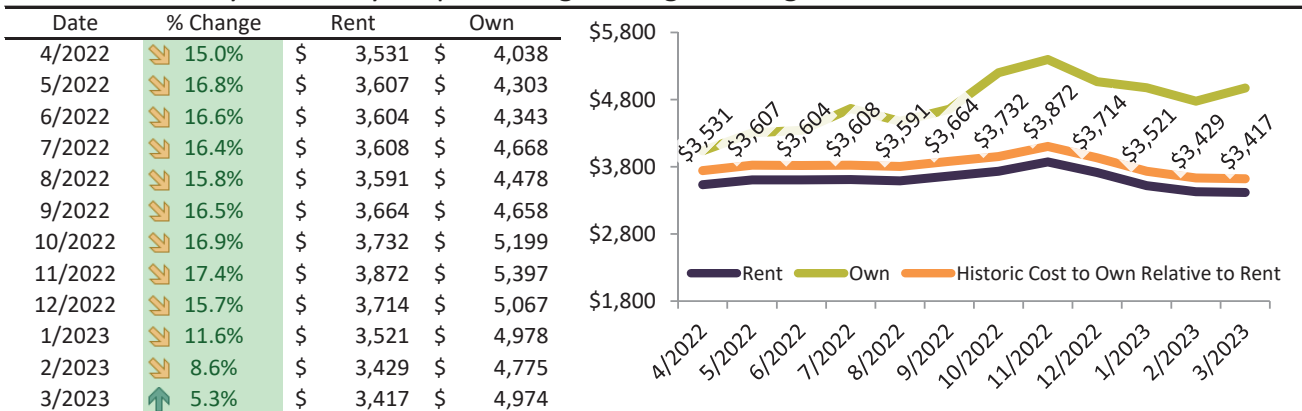
### Median Home Price and Rental Parity trailing twelve months



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



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

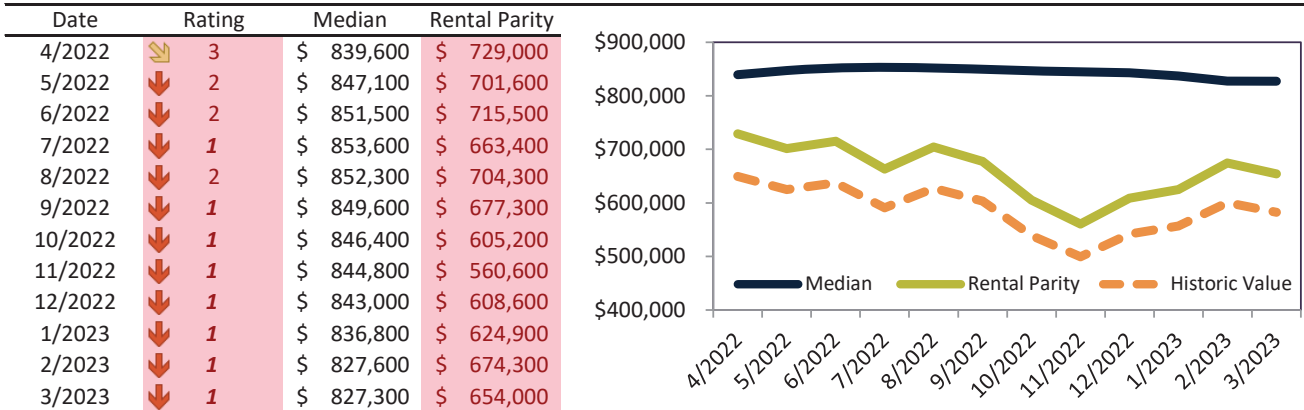


### Hawthorne Housing Market Value & Trends Update

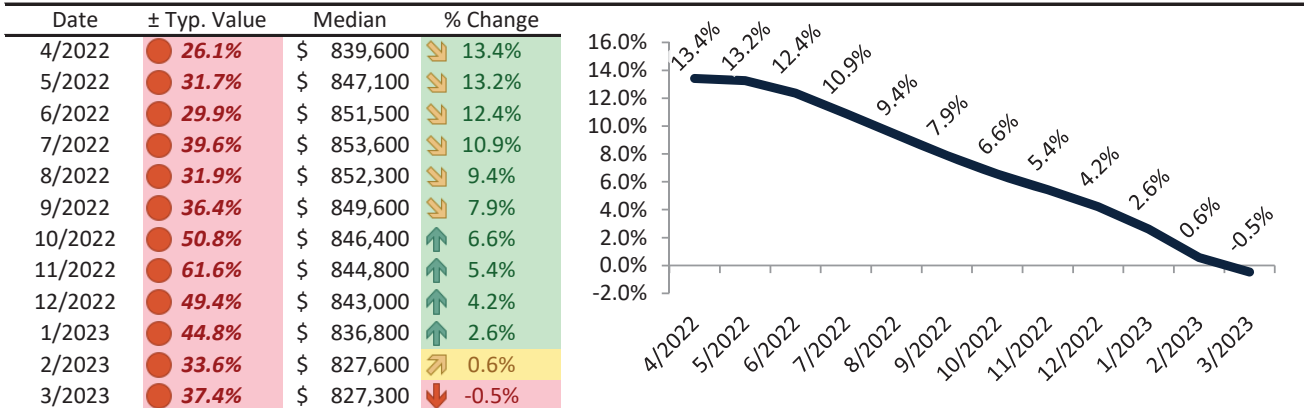
Historically, properties in this market sell at a -10.9% discount. Today's premium is 26.5%. This market is 37.4% overvalued. Median home price is \$827,300. Prices fell 0.5% year-over-year. Monthly cost of ownership is \$4,933, and rents average \$3,899, making owning \$1,033 per month more costly than renting. Rents rose 9.3% year-over-year. The current capitalization rate (rent/price) is 4.5%.

Market rating = 1

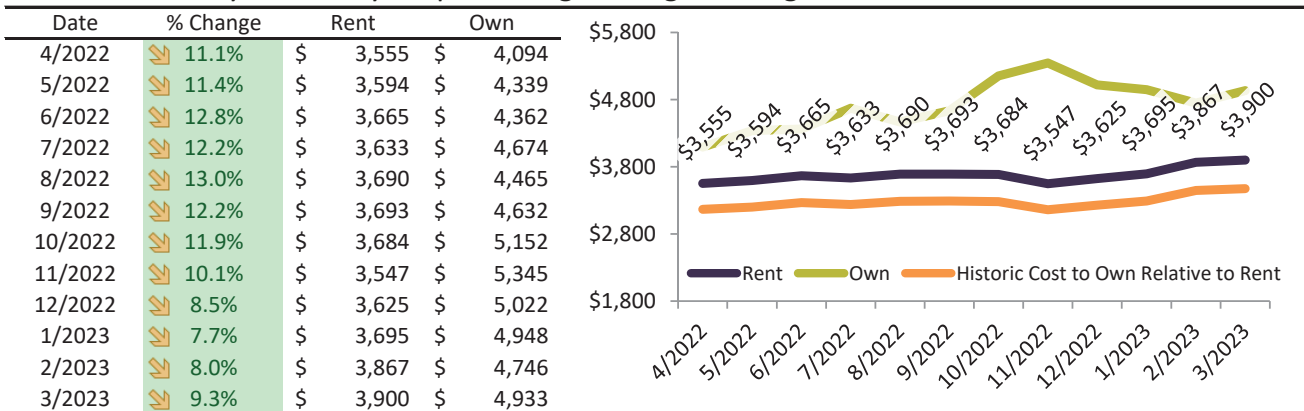
#### Median Home Price and Rental Parity trailing twelve months



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



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



### Huntington Park Housing Market Value & Trends Update

Historically, properties in this market sell at a -13.5% discount. Today's premium is 20.4%. This market is 33.9% overvalued.

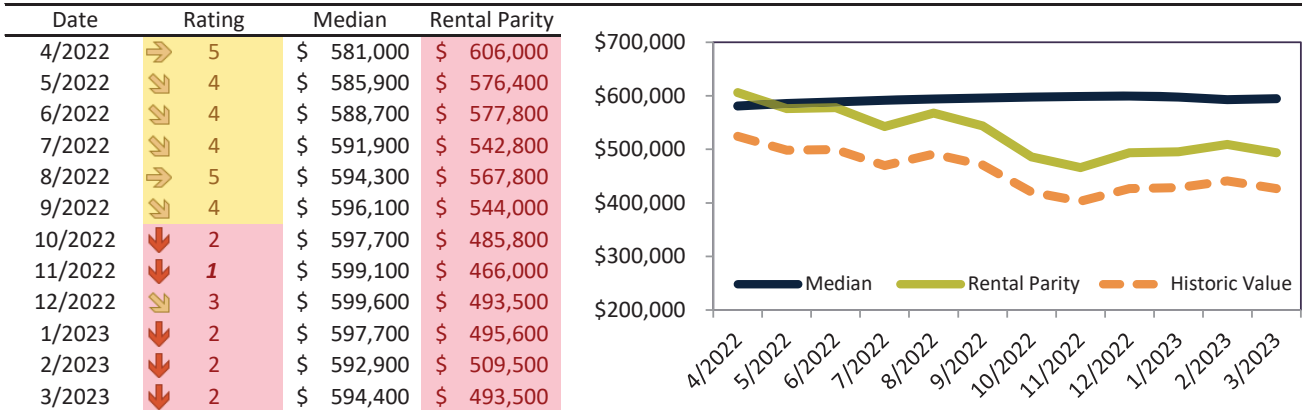
Median home price is \$594,400. Prices rose 3.4% year-over-year.

Monthly cost of ownership is \$3,544, and rents average \$2,943, making owning \$601 per month more costly than renting.

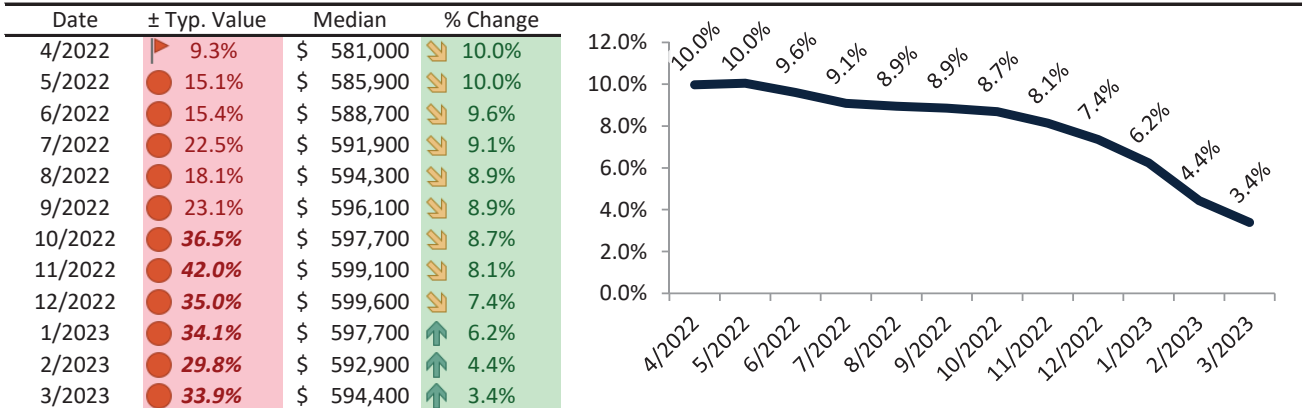
Rents rose 0.5% year-over-year. The current capitalization rate (rent/price) is 4.8%.

**Market rating = 2**

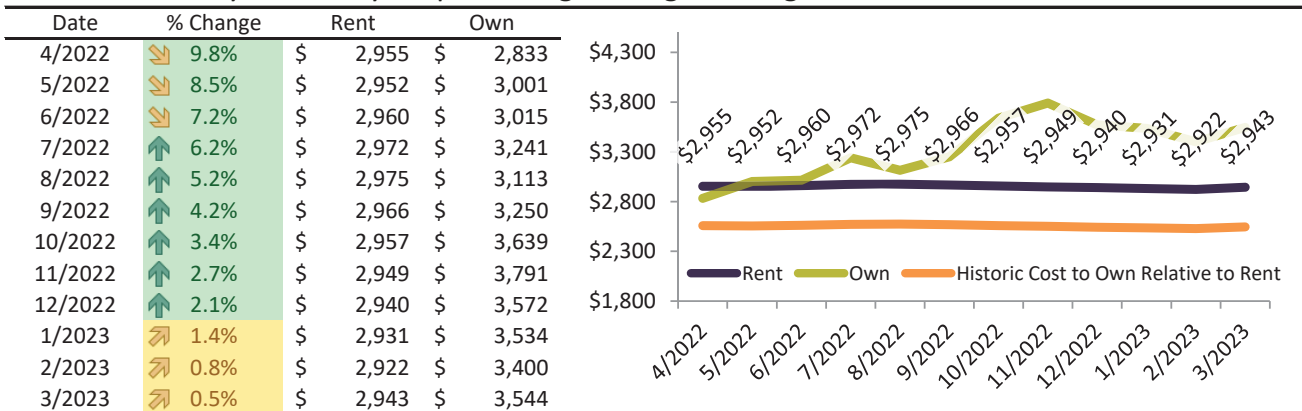
#### Median Home Price and Rental Parity trailing twelve months



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



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



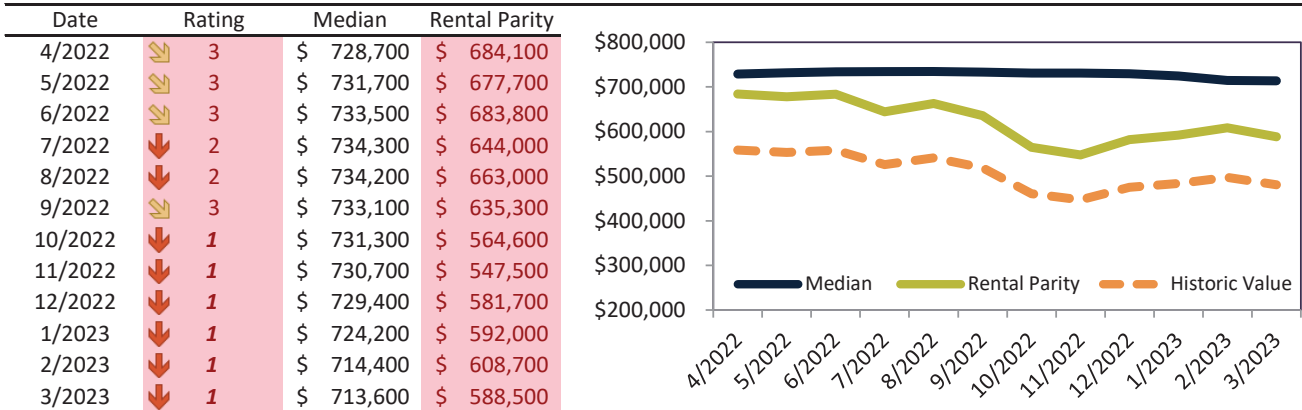


### Inglewood Housing Market Value & Trends Update

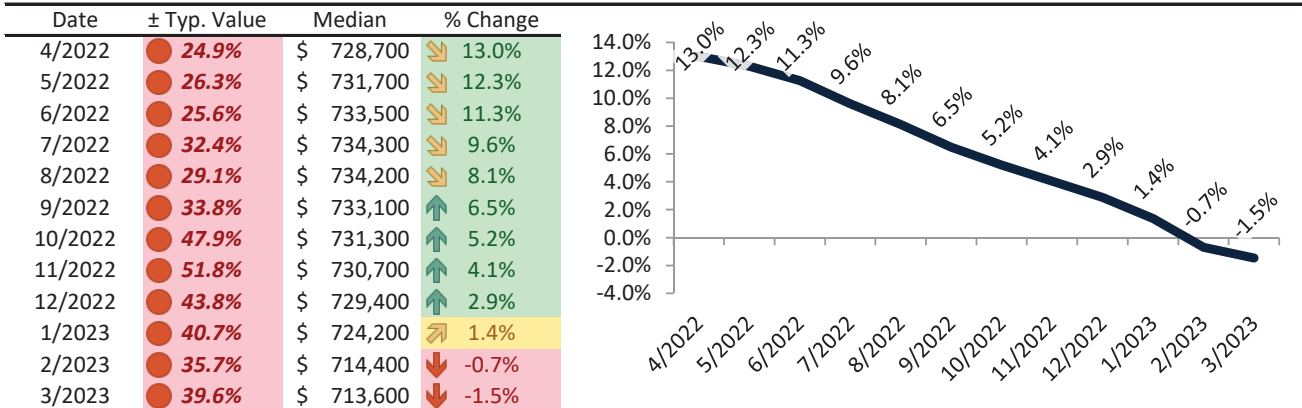
Historically, properties in this market sell at a -18.4% discount. Today's premium is 21.2%. This market is 39.6% overvalued. Median home price is \$713,600. Prices fell 1.5% year-over-year. Monthly cost of ownership is \$4,255, and rents average \$3,509, making owning \$745 per month more costly than renting. Rents rose 8.9% year-over-year. The current capitalization rate (rent/price) is 4.7%.

Market rating = 1

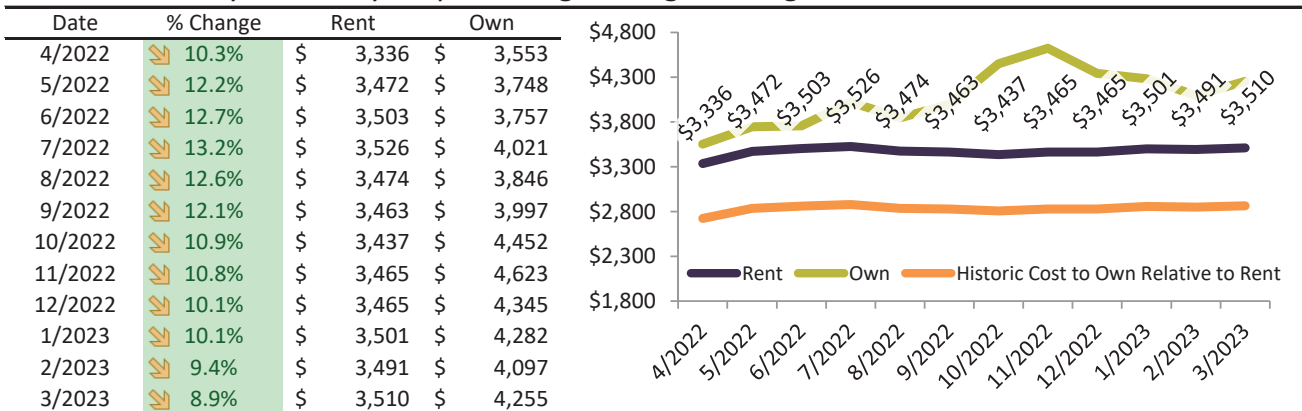
#### Median Home Price and Rental Parity trailing twelve months



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



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





## La Mirada Housing Market Value & Trends Update

Historically, properties in this market sell at a -3.7% discount. Today's premium is 78.3%. This market is 82.0% overvalued.

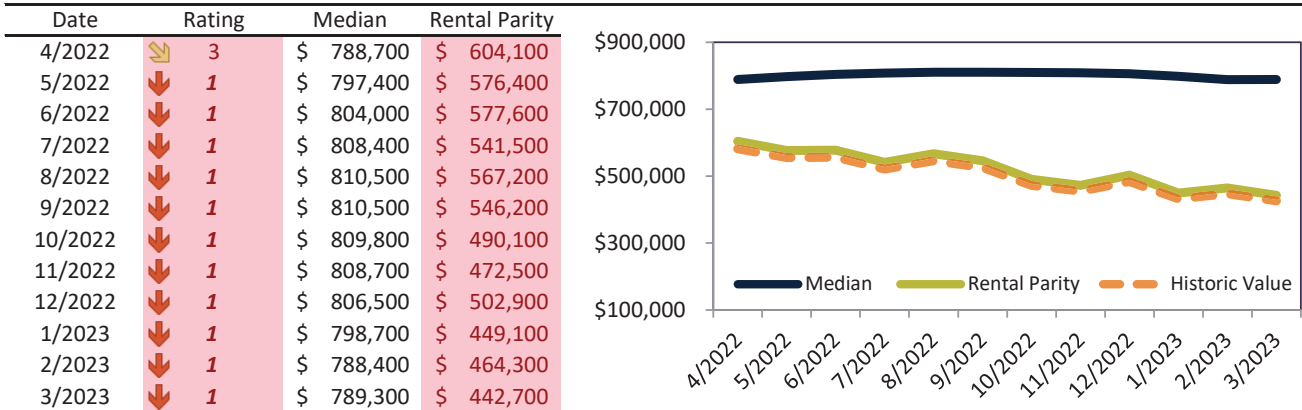
Median home price is \$789,300. Prices rose 1.5% year-over-year.

Monthly cost of ownership is \$4,706, and rents average \$2,640, making owning \$2,066 per month more costly than renting.

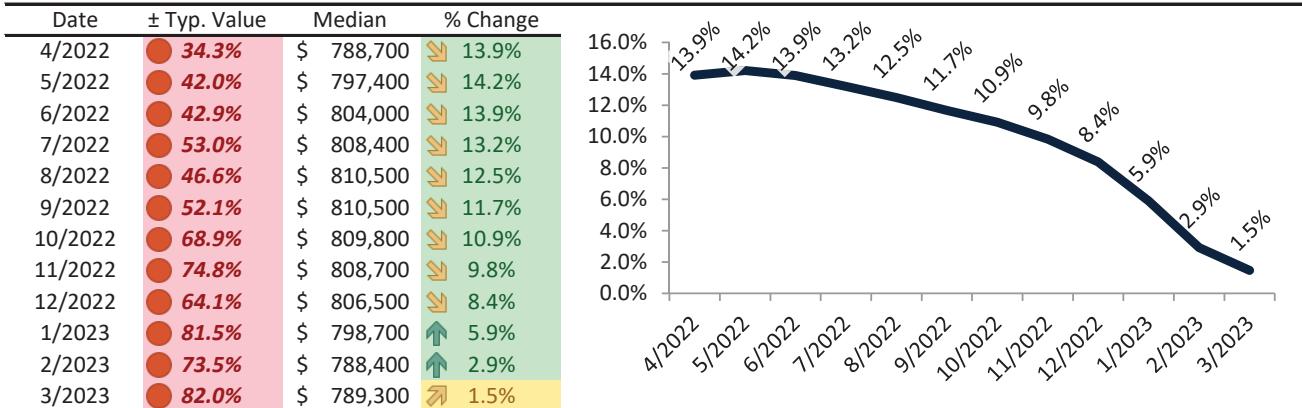
Rents fell 4.6% year-over-year. The current capitalization rate (rent/price) is 3.2%.

**Market rating = 1**

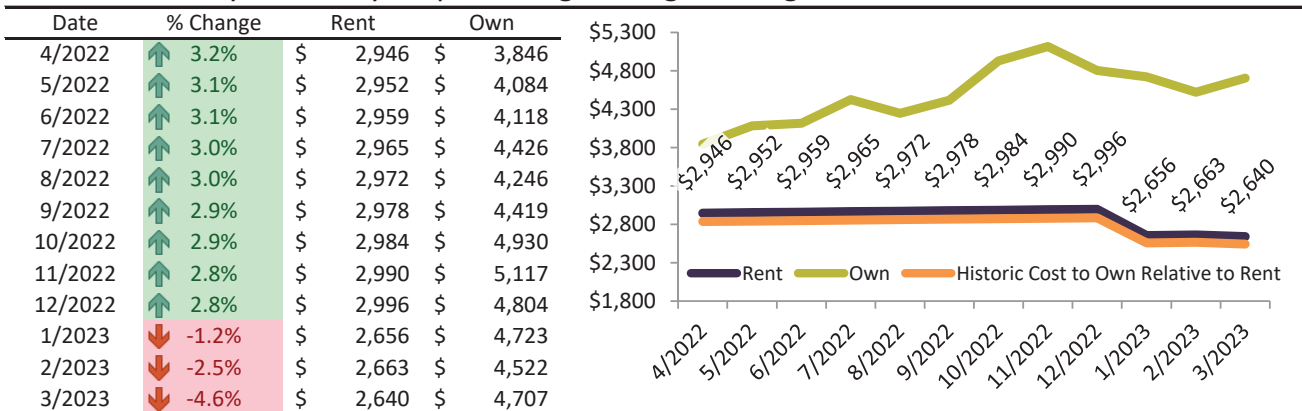
### Median Home Price and Rental Parity trailing twelve months



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



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

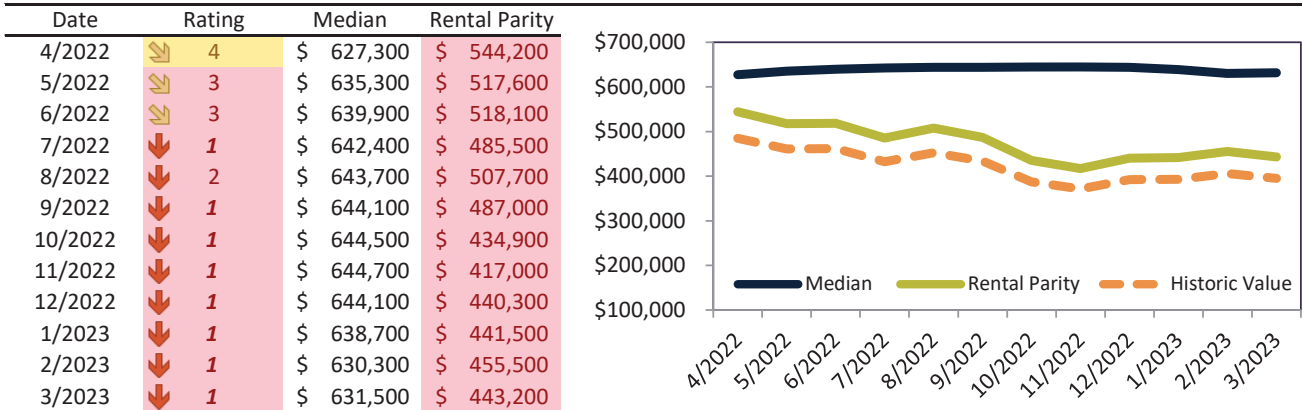


### La Puente Housing Market Value & Trends Update

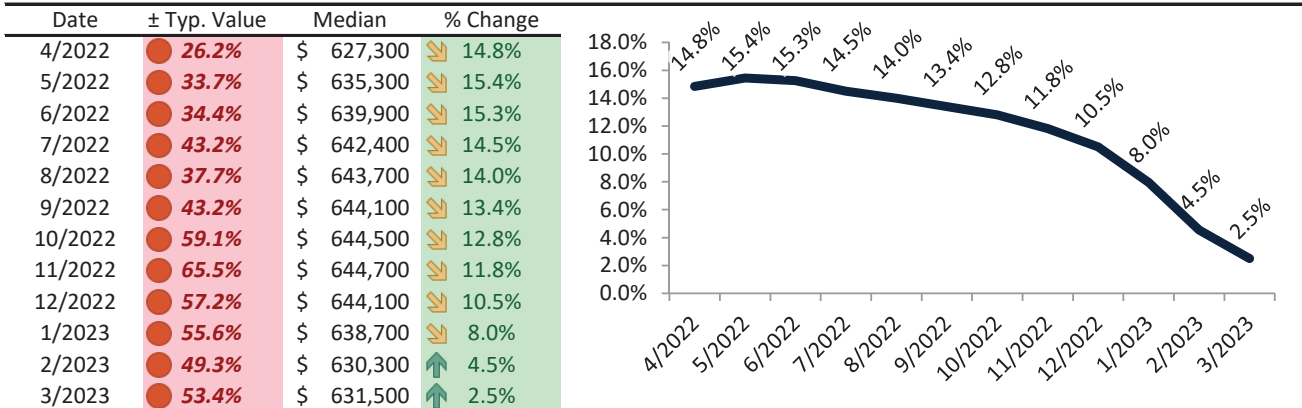
Historically, properties in this market sell at a -10.9% discount. Today's premium is 42.5%. This market is 53.4% overvalued.  
 Median home price is \$631,500. Prices rose 2.5% year-over-year.  
 Monthly cost of ownership is \$3,765, and rents average \$2,643, making owning \$1,122 per month more costly than renting.  
 Rents rose 0.3% year-over-year. The current capitalization rate (rent/price) is 4.0%.

**Market rating = 1**

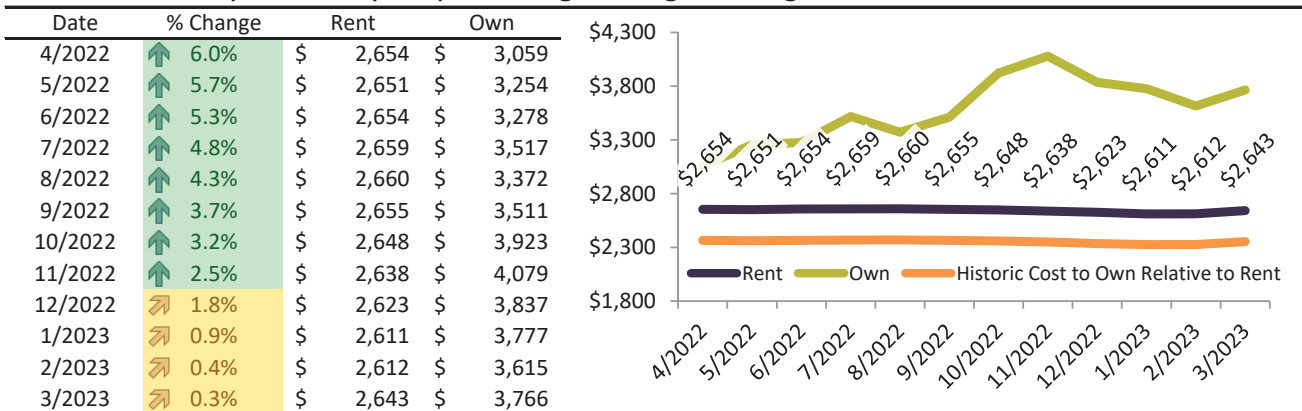
#### Median Home Price and Rental Parity trailing twelve months



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



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



### Lakewood Housing Market Value & Trends Update

Historically, properties in this market sell at a -3.4% discount. Today's premium is 60.6%. This market is 64.0% overvalued.

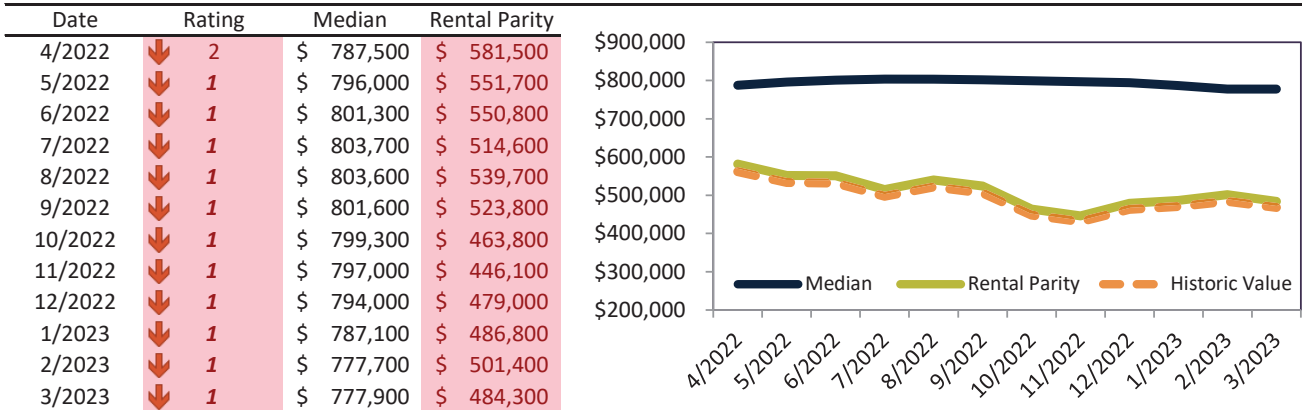
Median home price is \$777,900. Prices rose 0.2% year-over-year.

Monthly cost of ownership is \$4,638, and rents average \$2,888, making owning \$1,750 per month more costly than renting.

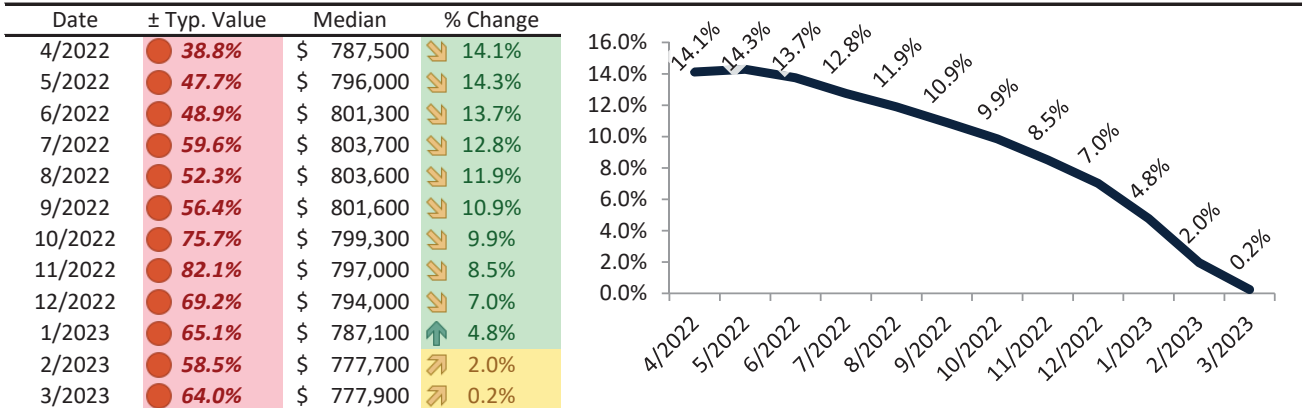
Rents rose 8.8% year-over-year. The current capitalization rate (rent/price) is 3.6%.

**Market rating = 1**

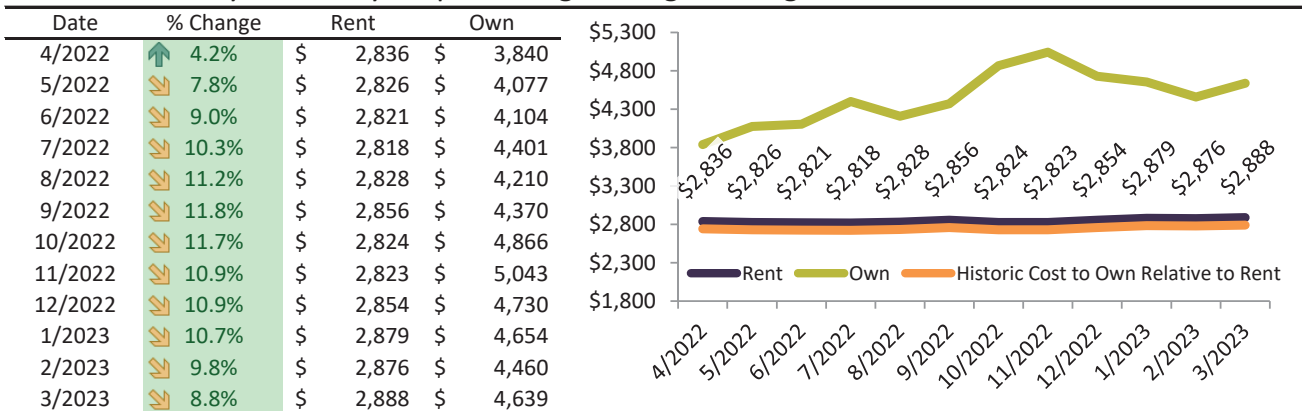
#### Median Home Price and Rental Parity trailing twelve months



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



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



### Lancaster Housing Market Value & Trends Update

Historically, properties in this market sell at a -31.6% discount. Today's discount is 11.5%. This market is 20.1% overvalued.

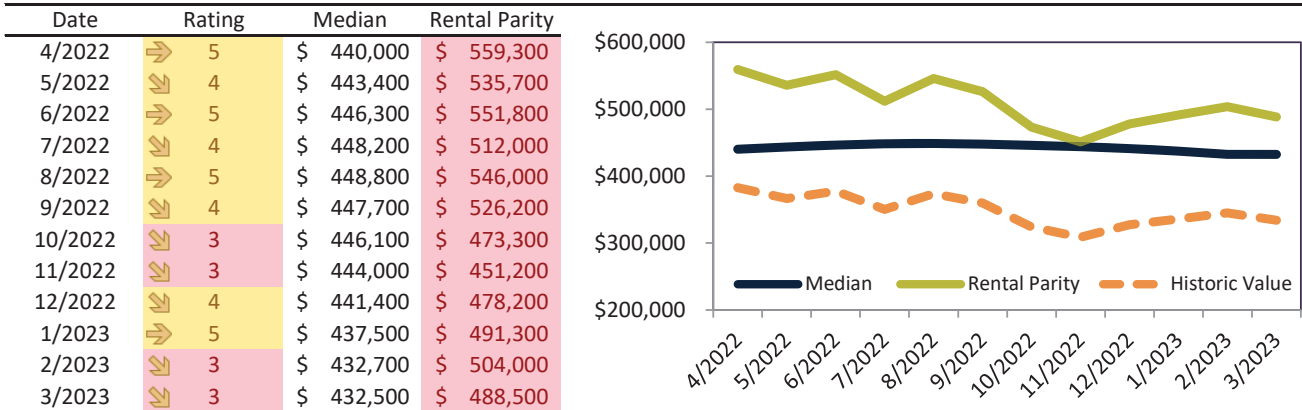
Median home price is \$432,500. Prices fell 0.8% year-over-year.

Monthly cost of ownership is \$2,578, and rents average \$2,913, making owning \$334 per month less costly than renting.

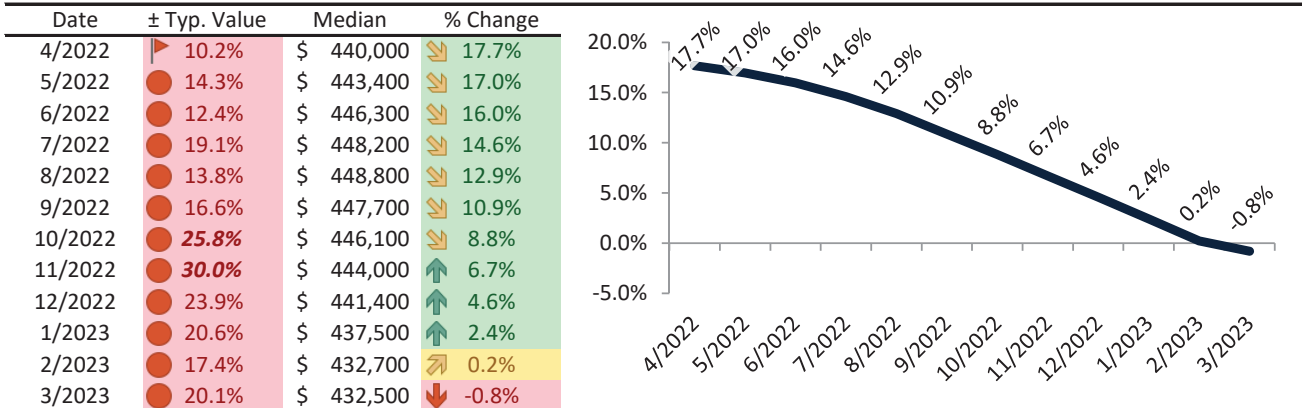
Rents rose 12.0% year-over-year. The current capitalization rate (rent/price) is 6.5%.

**Market rating = 3**

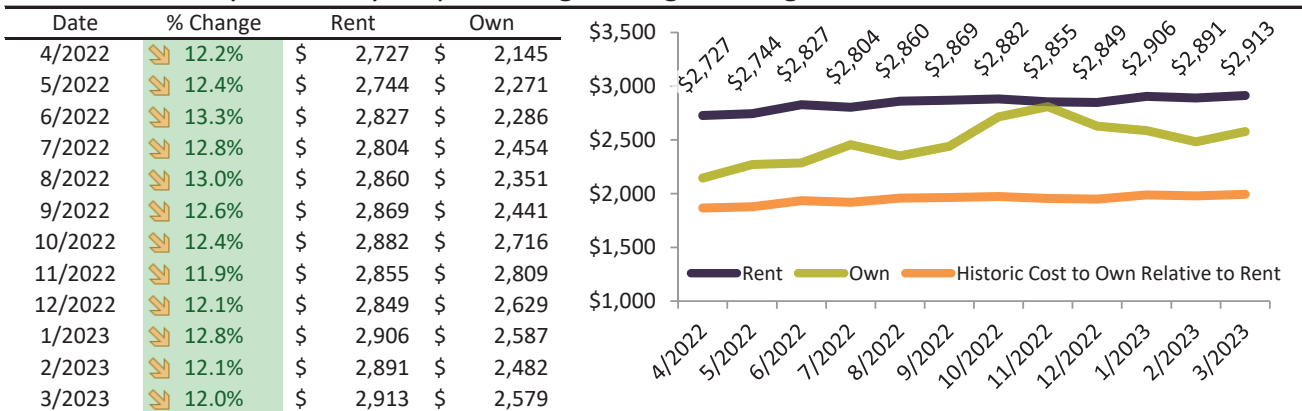
#### Median Home Price and Rental Parity trailing twelve months



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



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



### Long Beach Housing Market Value & Trends Update

Historically, properties in this market sell at a -7.8% discount. Today's premium is 32.5%. This market is 40.3% overvalued.

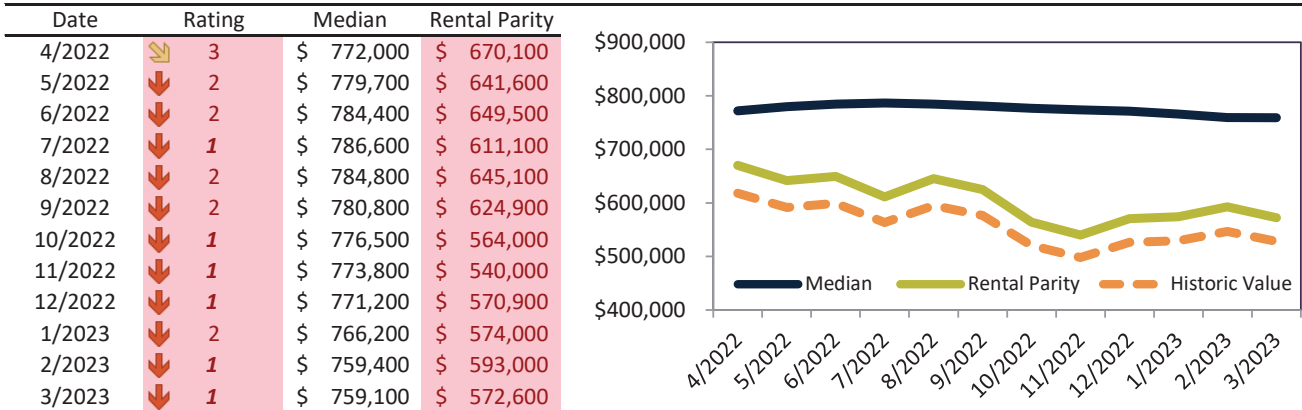
Median home price is \$759,100. Prices fell 0.5% year-over-year.

Monthly cost of ownership is \$4,526, and rents average \$3,414, making owning \$1,111 per month more costly than renting.

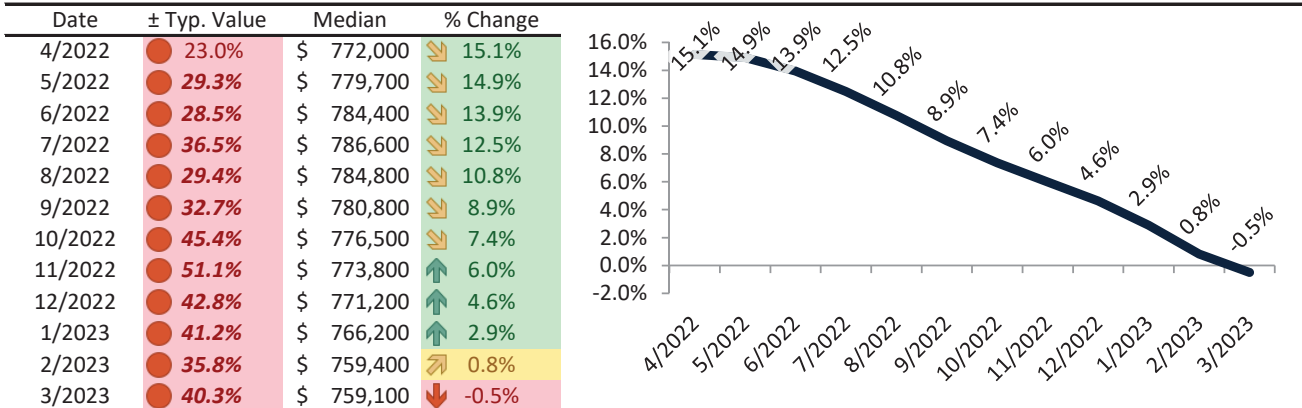
Rents rose 7.2% year-over-year. The current capitalization rate (rent/price) is 4.3%.

**Market rating = 1**

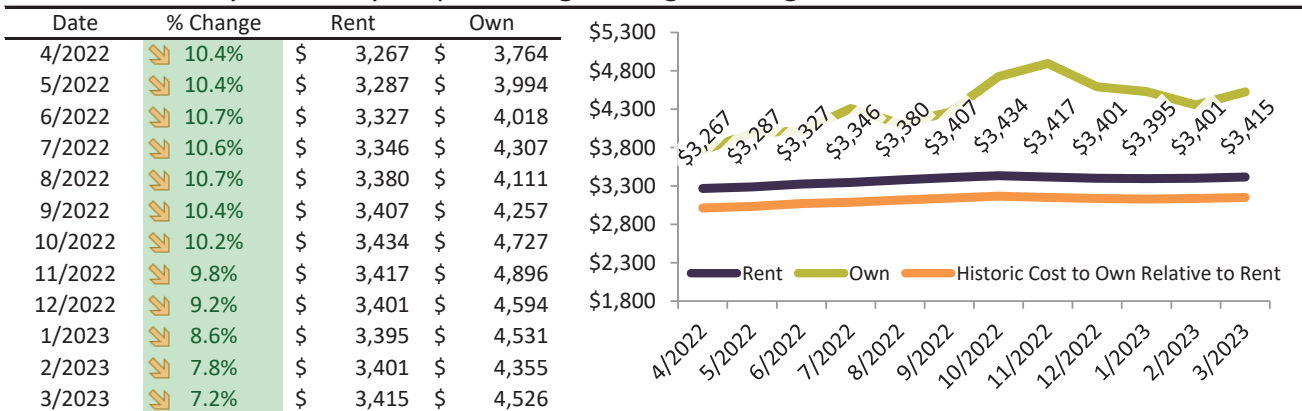
#### Median Home Price and Rental Parity trailing twelve months



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



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





### Los Angeles Housing Market Value & Trends Update

Historically, properties in this market sell at a -11.1% discount. Today's premium is 43.3%. This market is 54.4% overvalued.

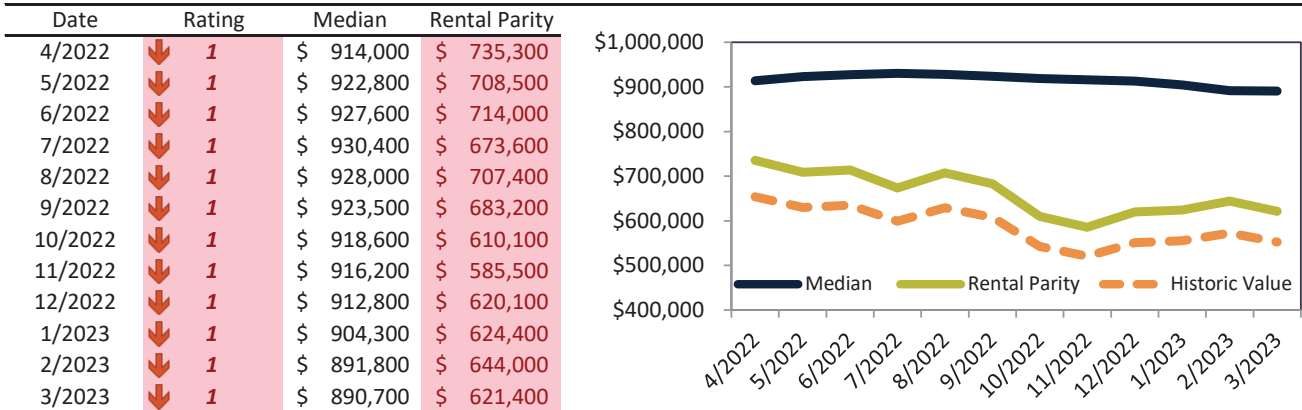
Median home price is \$890,700. Prices fell 1.5% year-over-year.

Monthly cost of ownership is \$5,311, and rents average \$3,705, making owning \$1,605 per month more costly than renting.

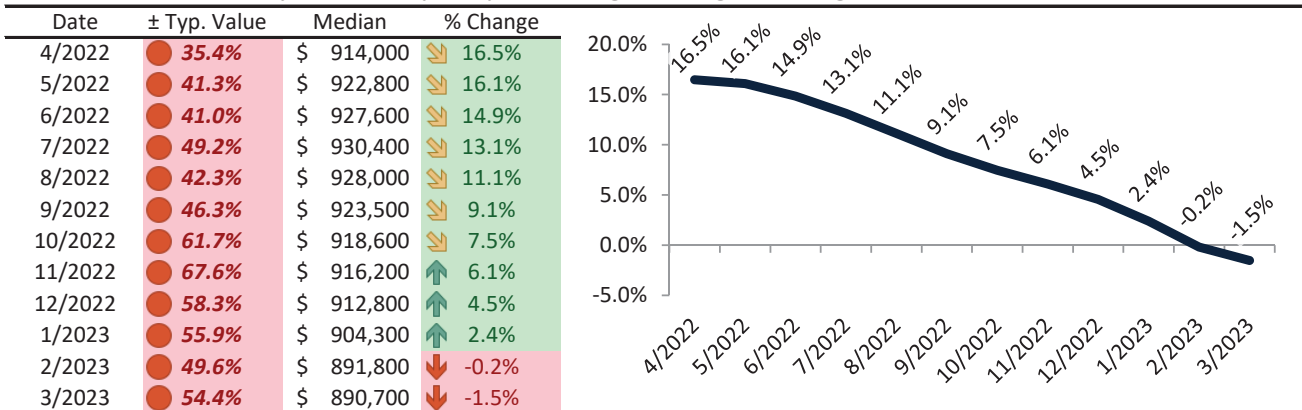
Rents rose 6.8% year-over-year. The current capitalization rate (rent/price) is 4.0%.

**Market rating = 1**

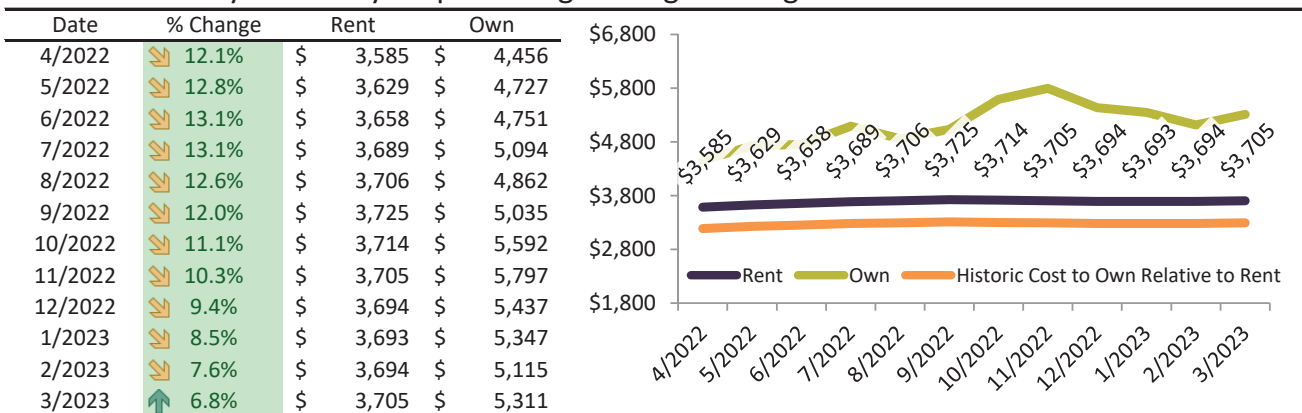
#### Median Home Price and Rental Parity trailing twelve months



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



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



## Lynwood Housing Market Value & Trends Update

Historically, properties in this market sell at a -13.8% discount. Today's premium is 30.9%. This market is 44.7% overvalued.

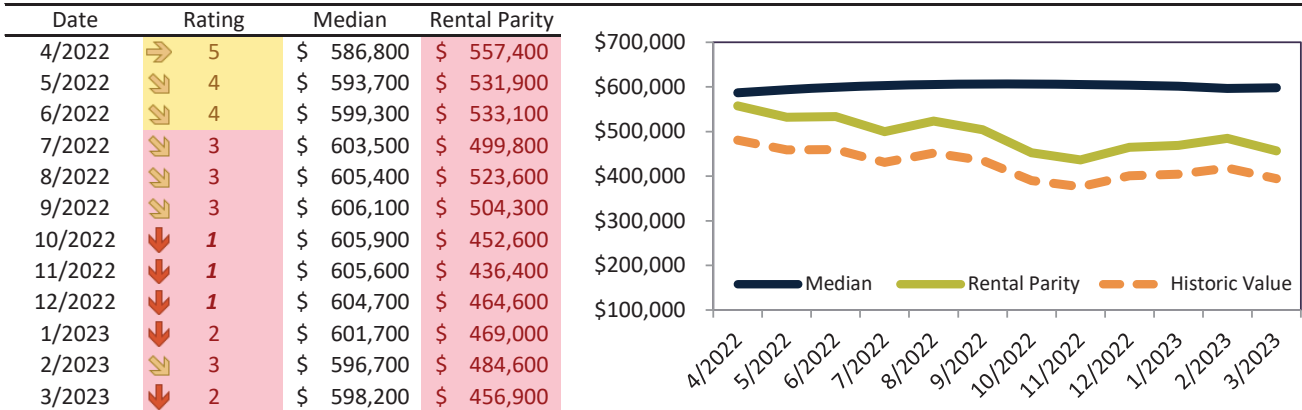
Median home price is \$598,200. Prices rose 3.2% year-over-year.

Monthly cost of ownership is \$3,567, and rents average \$2,724, making owning \$842 per month more costly than renting.

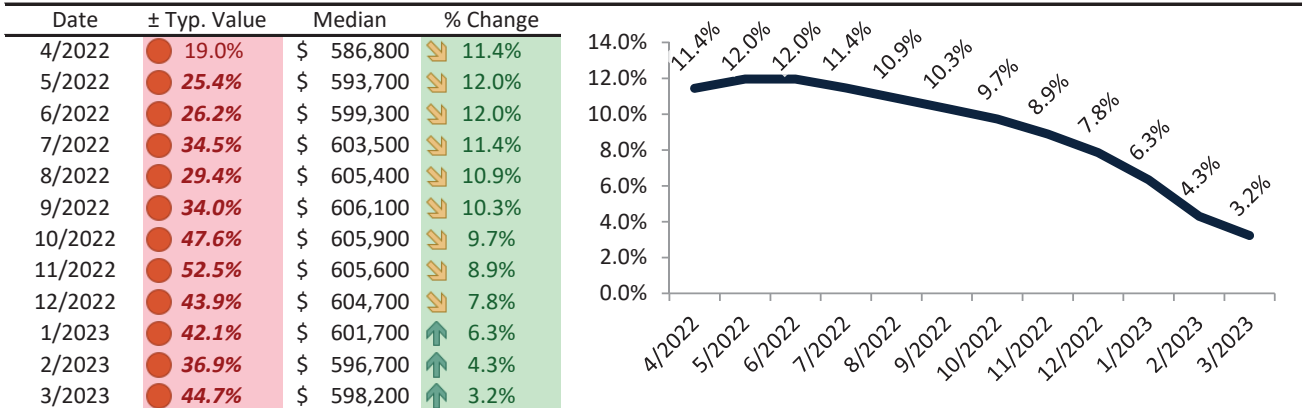
Rents rose 2.1% year-over-year. The current capitalization rate (rent/price) is 4.4%.

**Market rating = 2**

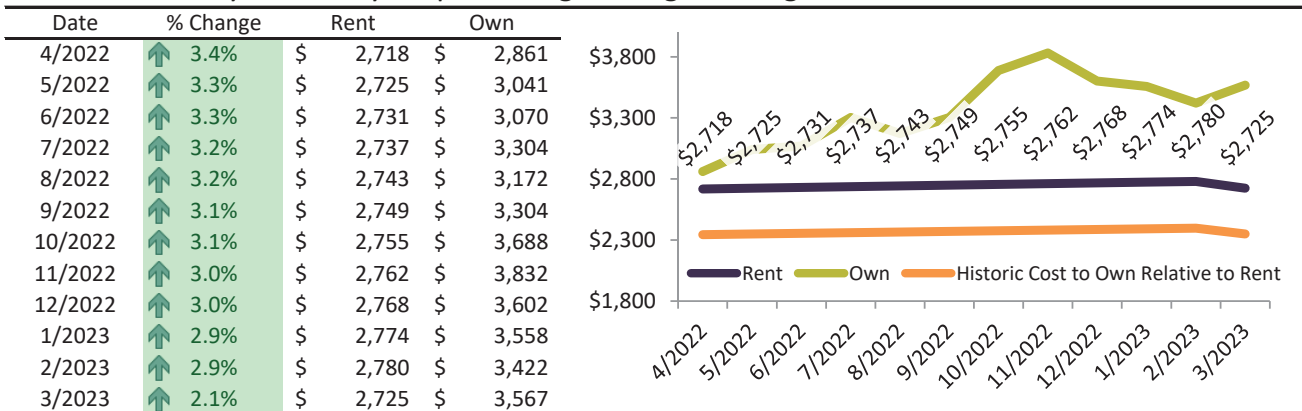
### Median Home Price and Rental Parity trailing twelve months



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



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

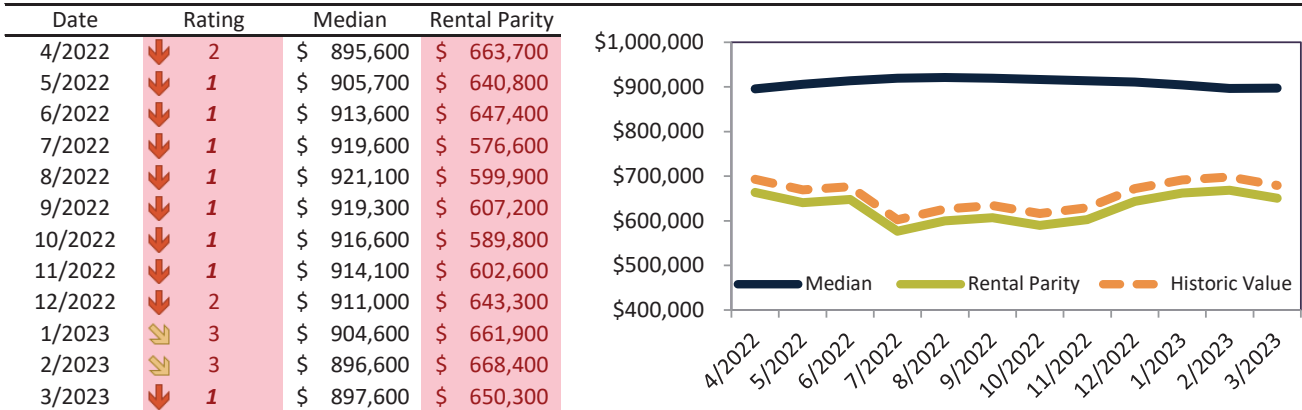


### Monrovia Housing Market Value & Trends Update

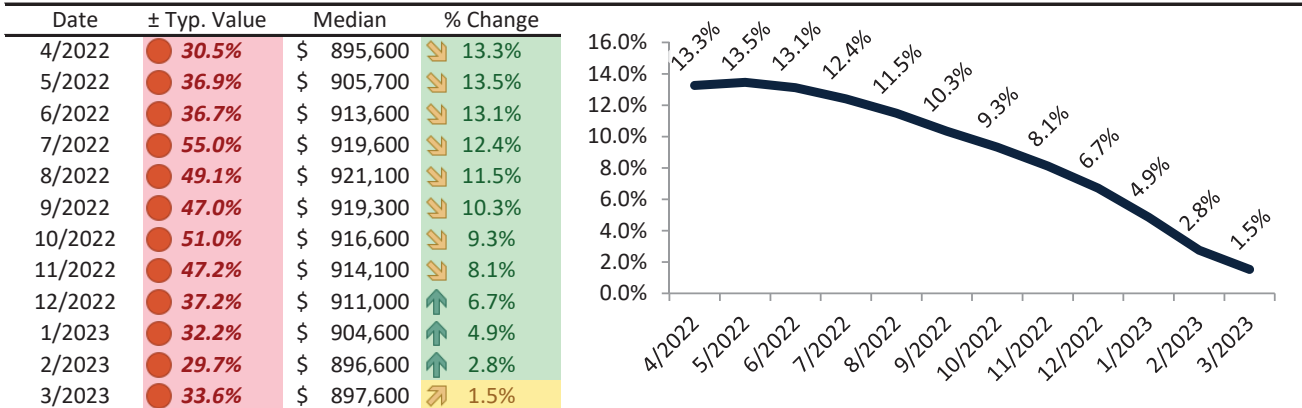
Historically, properties in this market sell at a 4.4% premium. Today's premium is 38.0%. This market is 33.6% overvalued. Median home price is \$897,600. Prices rose 1.5% year-over-year. Monthly cost of ownership is \$5,352, and rents average \$3,878, making owning \$1,474 per month more costly than renting. Rents rose 15.9% year-over-year. The current capitalization rate (rent/price) is 4.1%.

**Market rating = 1**

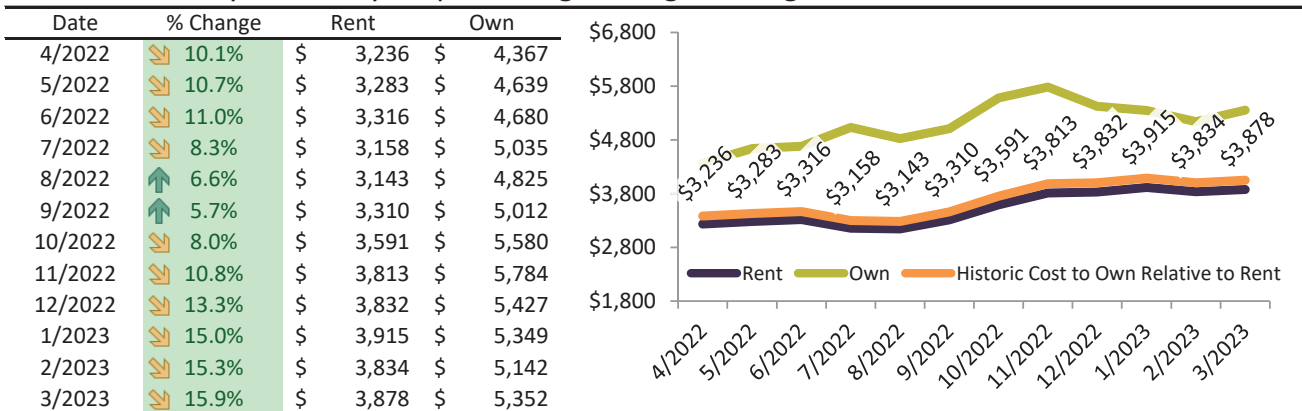
#### Median Home Price and Rental Parity trailing twelve months



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



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



### Montebello Housing Market Value & Trends Update

Historically, properties in this market sell at a -5.3% discount. Today's premium is 56.1%. This market is 61.4% overvalued.

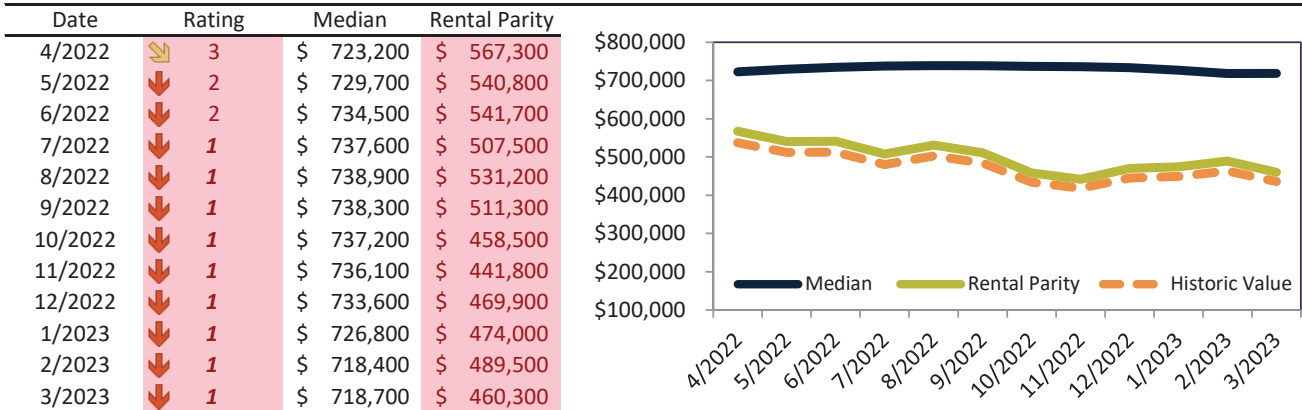
Median home price is \$718,700. Prices rose 0.6% year-over-year.

Monthly cost of ownership is \$4,285, and rents average \$2,744, making owning \$1,540 per month more costly than renting.

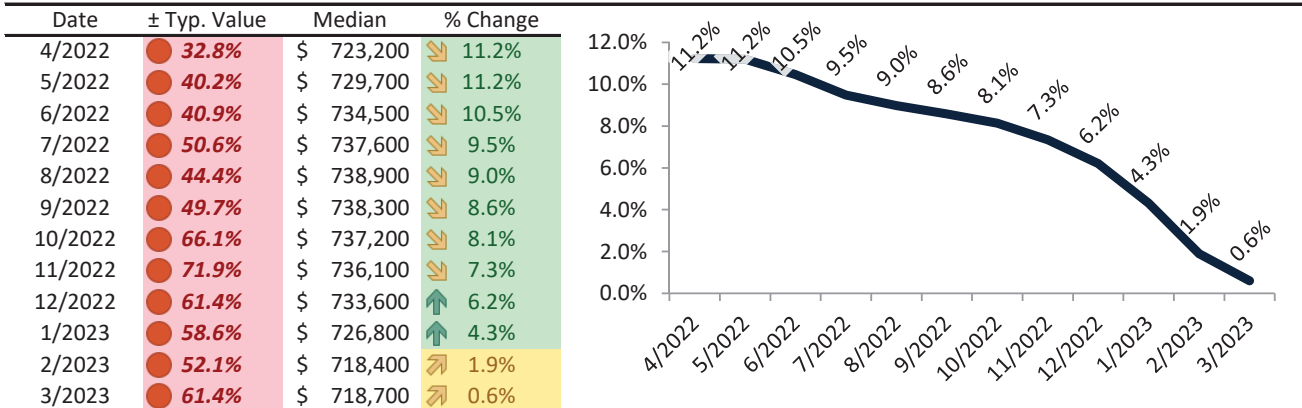
Rents rose 1.1% year-over-year. The current capitalization rate (rent/price) is 3.7%.

**Market rating = 1**

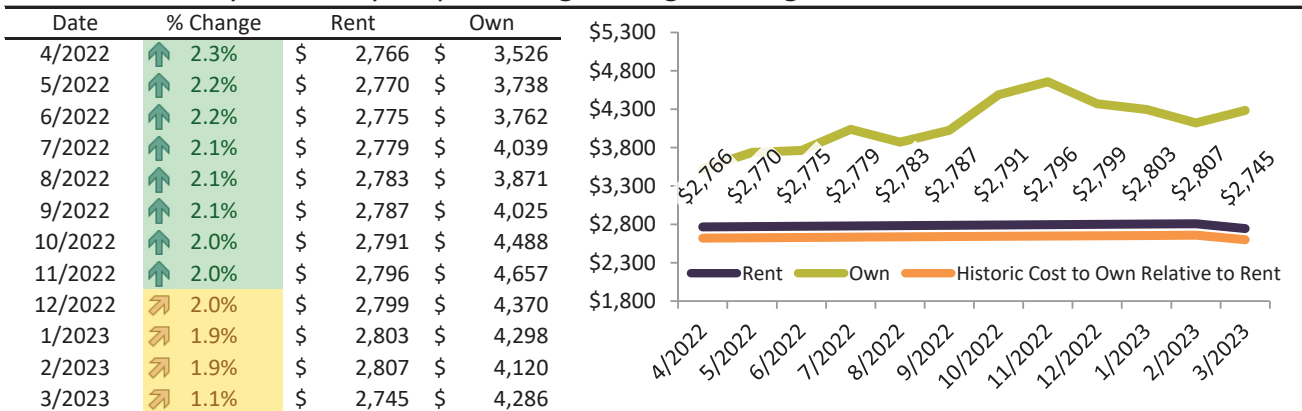
#### Median Home Price and Rental Parity trailing twelve months



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



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



### Monterey Park Housing Market Value & Trends Update

Historically, properties in this market sell at a 2.9% premium. Today's premium is 58.3%. This market is 55.4% overvalued.

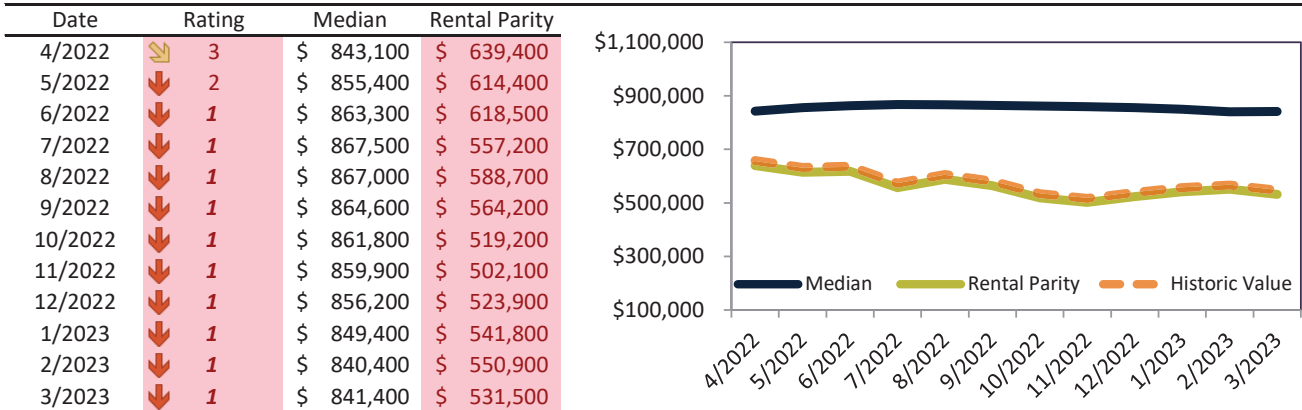
Median home price is \$841,400. Prices rose 1.6% year-over-year.

Monthly cost of ownership is \$5,017, and rents average \$3,169, making owning \$1,847 per month more costly than renting.

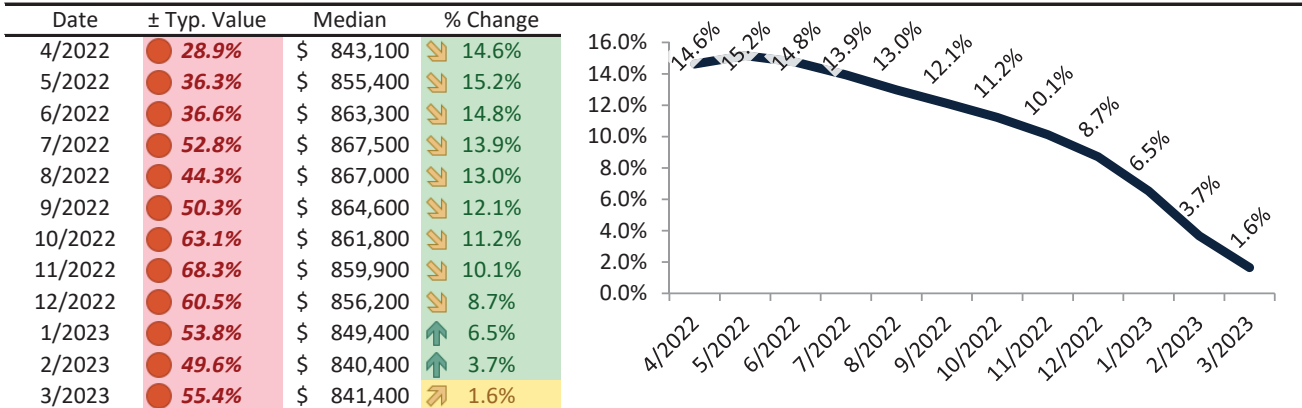
Rents rose 6.8% year-over-year. The current capitalization rate (rent/price) is 3.6%.

**Market rating = 1**

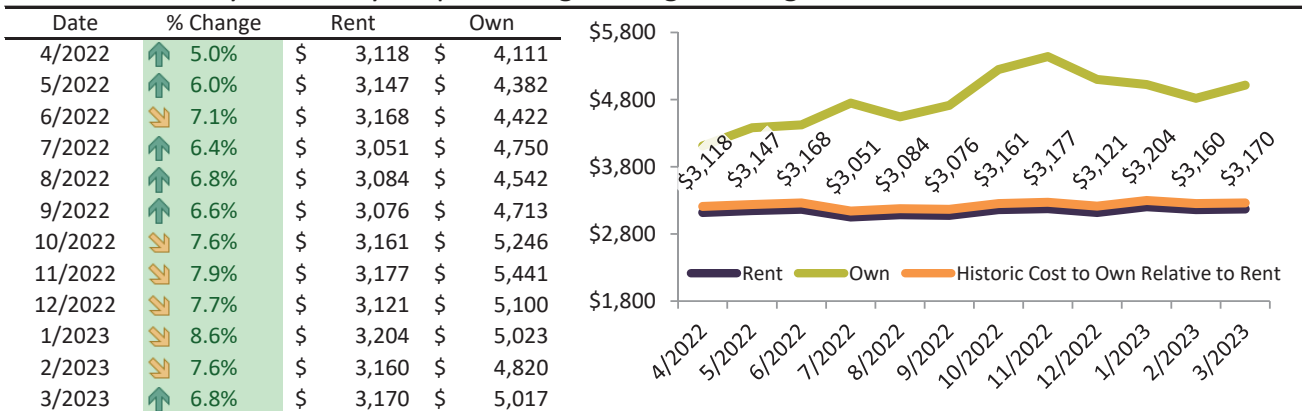
#### Median Home Price and Rental Parity trailing twelve months



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



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



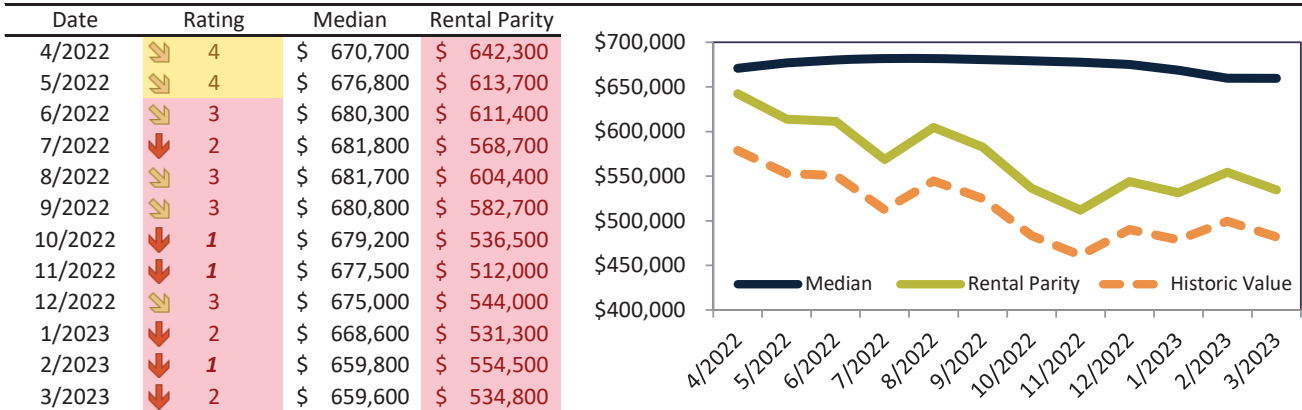


### Norwalk Housing Market Value & Trends Update

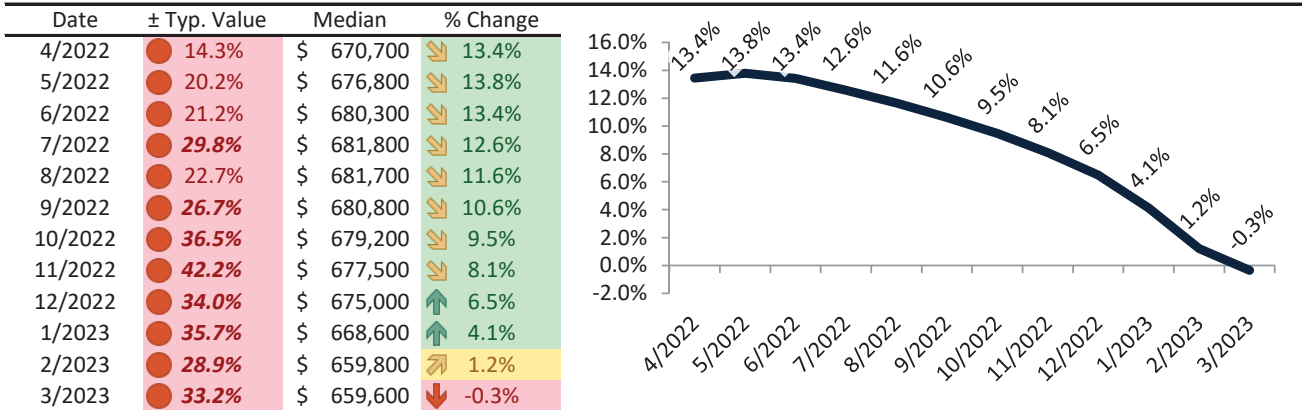
Historically, properties in this market sell at a -9.9% discount. Today's premium is 23.3%. This market is 33.2% overvalued. Median home price is \$659,600. Prices fell 0.3% year-over-year. Monthly cost of ownership is \$3,933, and rents average \$3,188, making owning \$744 per month more costly than renting. Rents rose 6.8% year-over-year. The current capitalization rate (rent/price) is 4.6%.

Market rating = 2

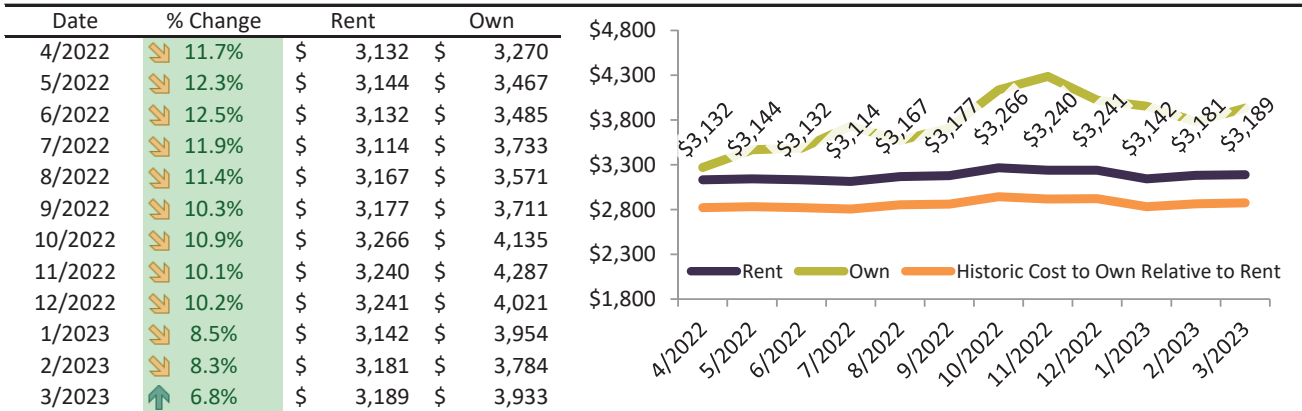
#### Median Home Price and Rental Parity trailing twelve months



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



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

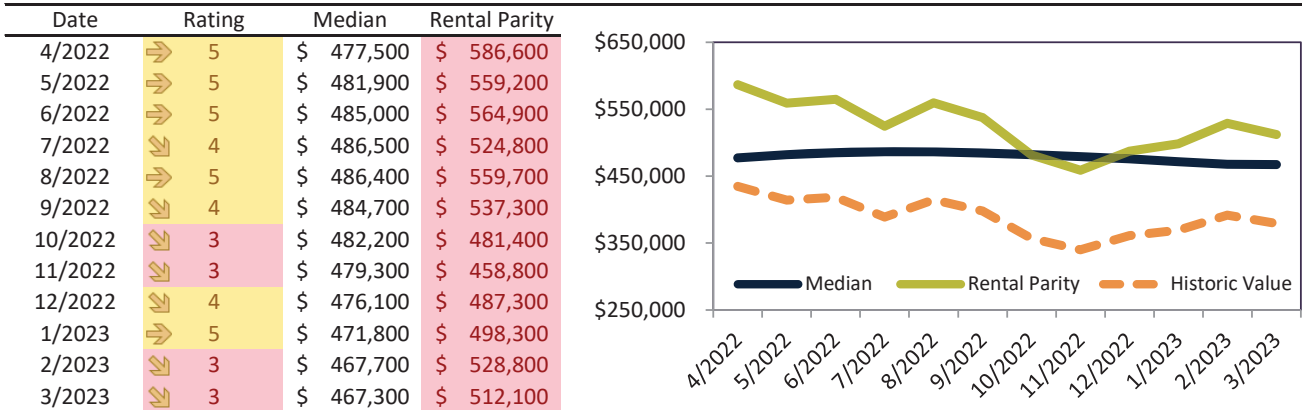


### Palmdale Housing Market Value & Trends Update

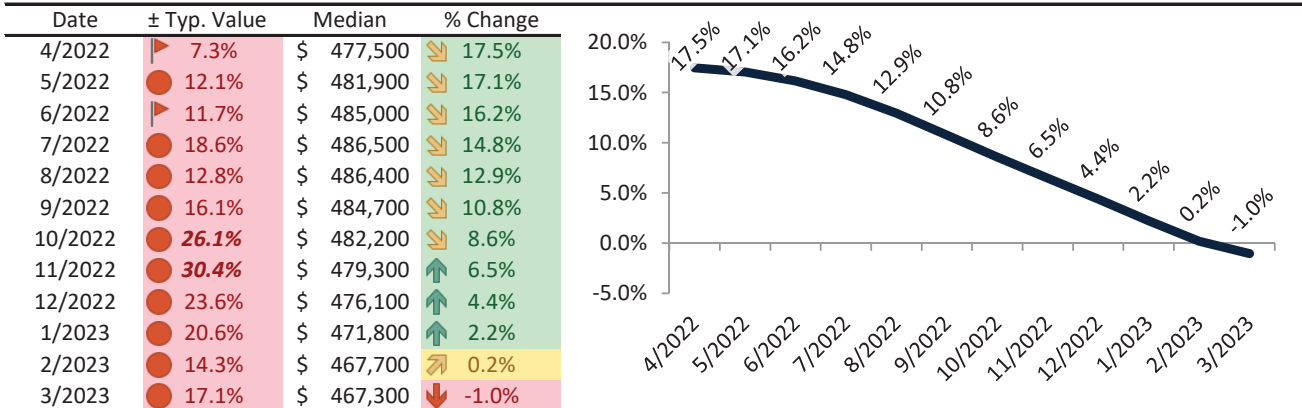
Historically, properties in this market sell at a -25.9% discount. Today's discount is 8.8%. This market is 17.1% overvalued. Median home price is \$467,300. Prices fell 1.0% year-over-year. Monthly cost of ownership is \$2,786, and rents average \$3,053, making owning \$267 per month less costly than renting. Rents rose 10.7% year-over-year. The current capitalization rate (rent/price) is 6.3%.

**Market rating = 3**

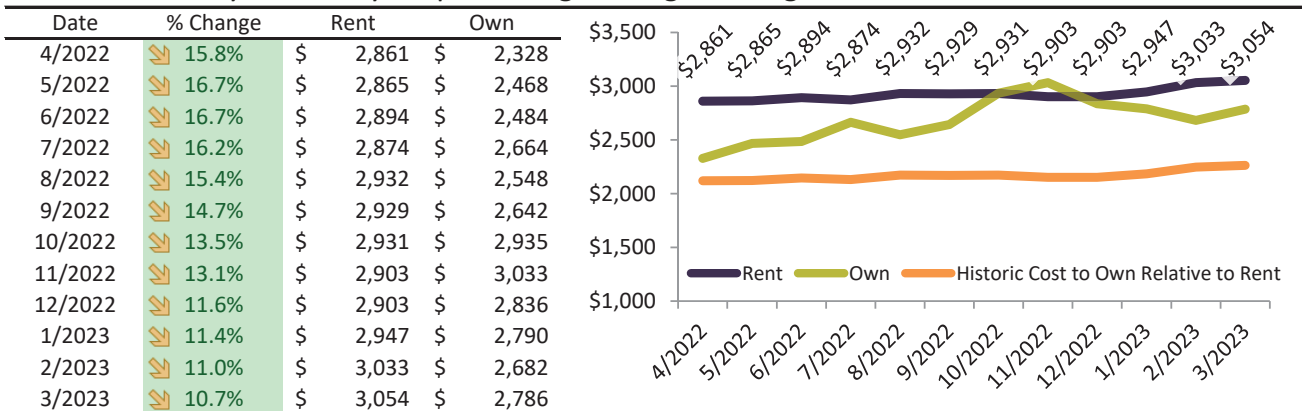
#### Median Home Price and Rental Parity trailing twelve months



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



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



## Paramount Housing Market Value & Trends Update

Historically, properties in this market sell at a -20.4% discount. Today's premium is 25.0%. This market is 45.4% overvalued.

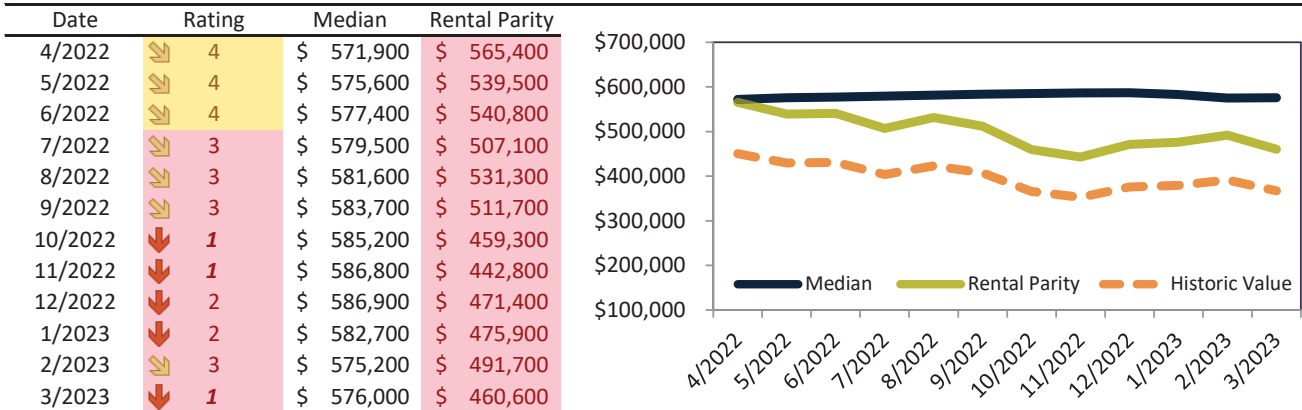
Median home price is \$576,000. Prices rose 1.8% year-over-year.

Monthly cost of ownership is \$3,434, and rents average \$2,746, making owning \$688 per month more costly than renting.

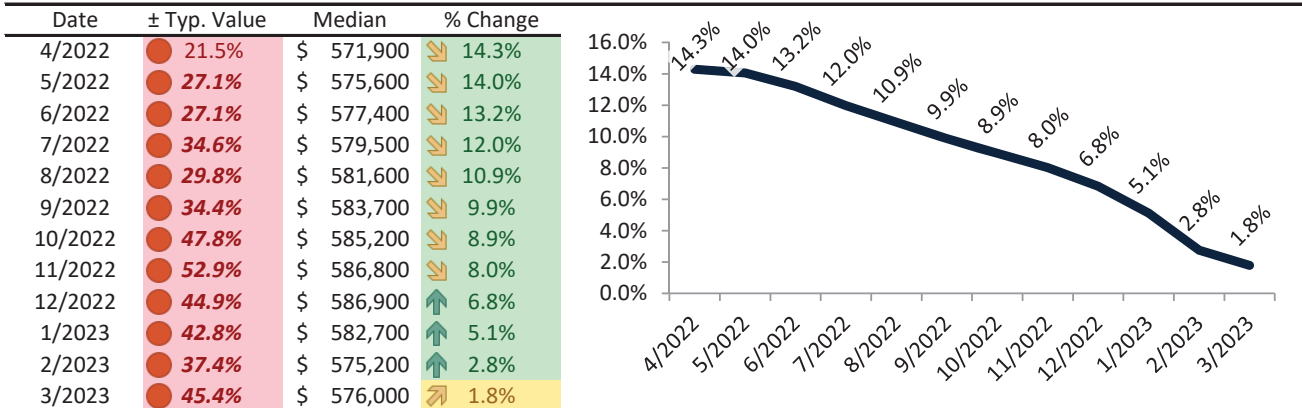
Rents rose 1.9% year-over-year. The current capitalization rate (rent/price) is 4.6%.

**Market rating = 1**

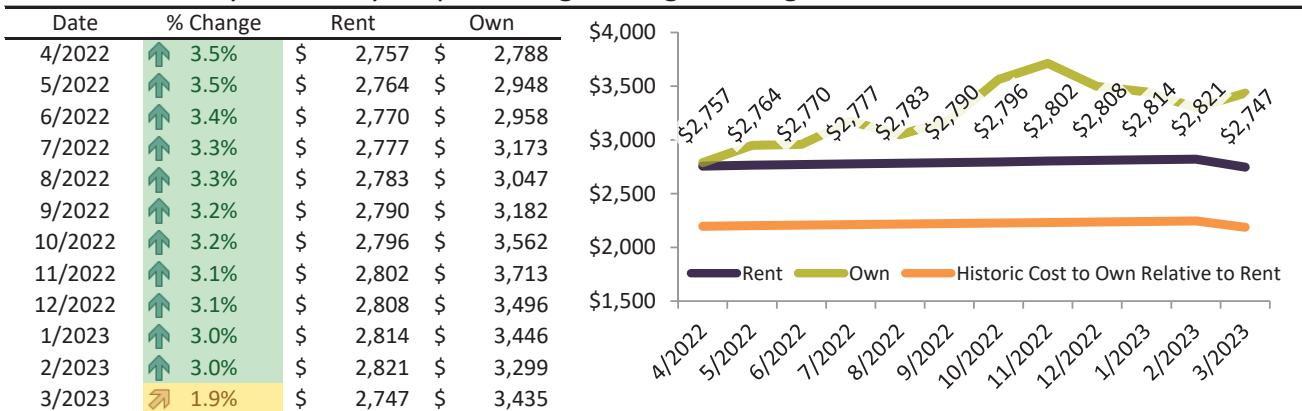
### Median Home Price and Rental Parity trailing twelve months



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



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

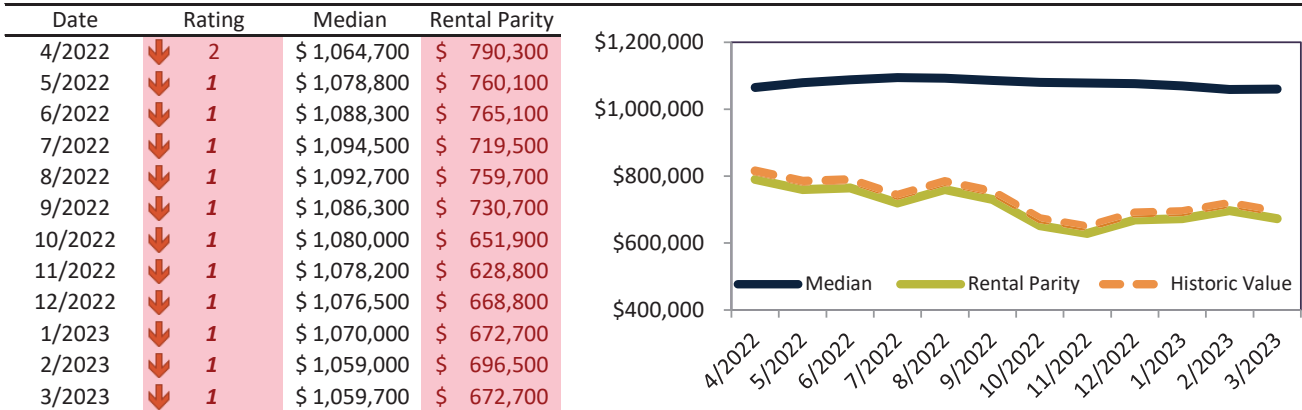


### Pasadena Housing Market Value & Trends Update

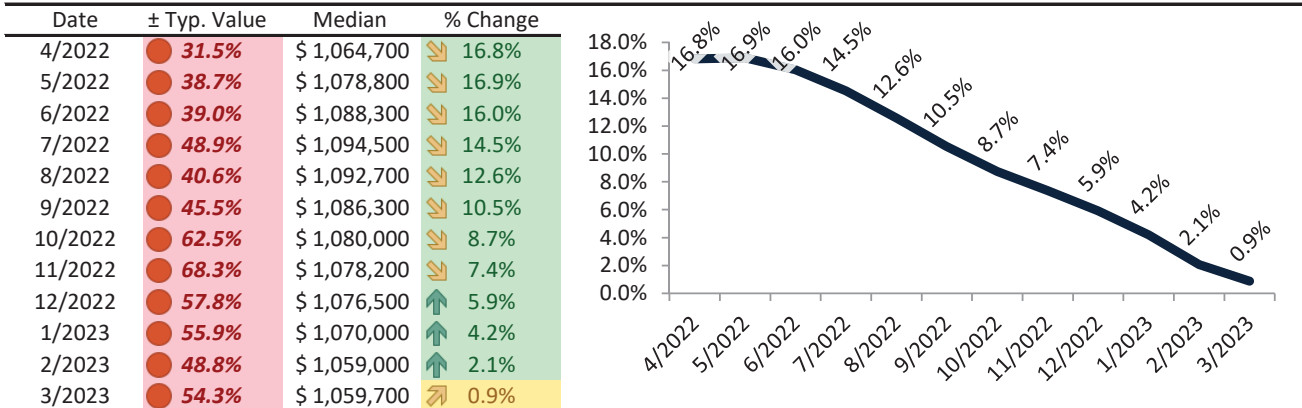
Historically, properties in this market sell at a 3.2% premium. Today's premium is 57.5%. This market is 54.3% overvalued.  
 Median home price is \$1,059,700. Prices rose 0.9% year-over-year.  
 Monthly cost of ownership is \$6,318, and rents average \$4,011, making owning \$2,307 per month more costly than renting.  
 Rents rose 7.3% year-over-year. The current capitalization rate (rent/price) is 3.6%.

**Market rating = 1**

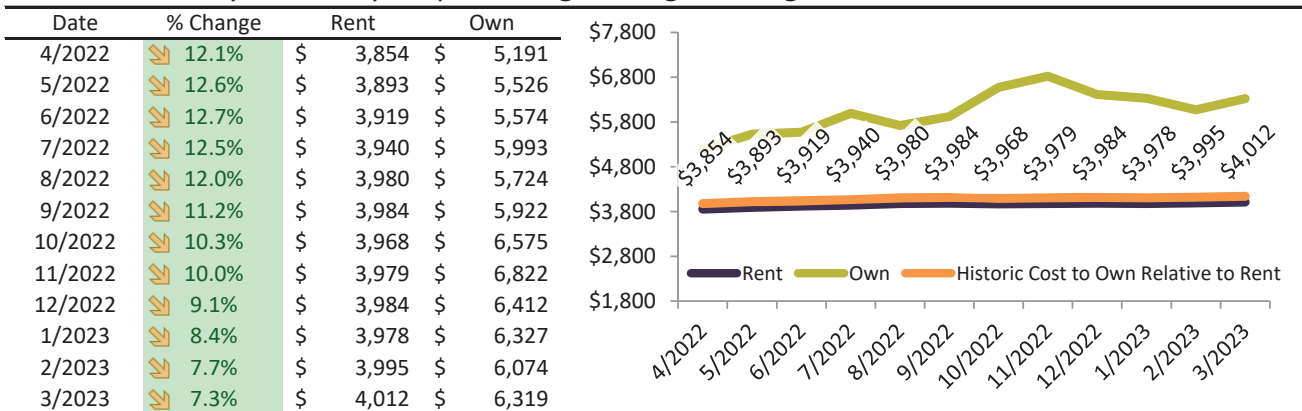
#### Median Home Price and Rental Parity trailing twelve months



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



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



### Pico Rivera Housing Market Value & Trends Update

Historically, properties in this market sell at a -8.4% discount. Today's premium is 39.9%. This market is 48.3% overvalued.

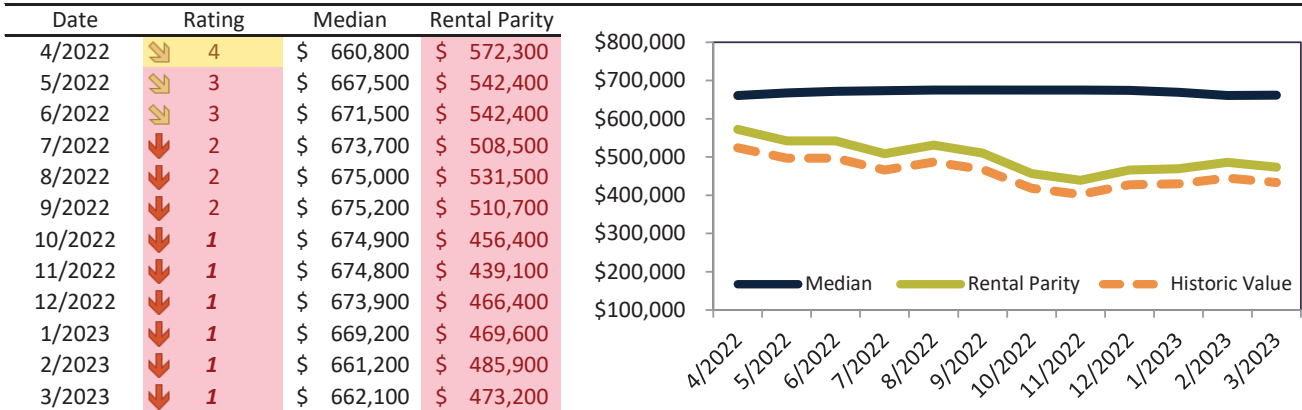
Median home price is \$662,100. Prices rose 1.7% year-over-year.

Monthly cost of ownership is \$3,948, and rents average \$2,822, making owning \$1,126 per month more costly than renting.

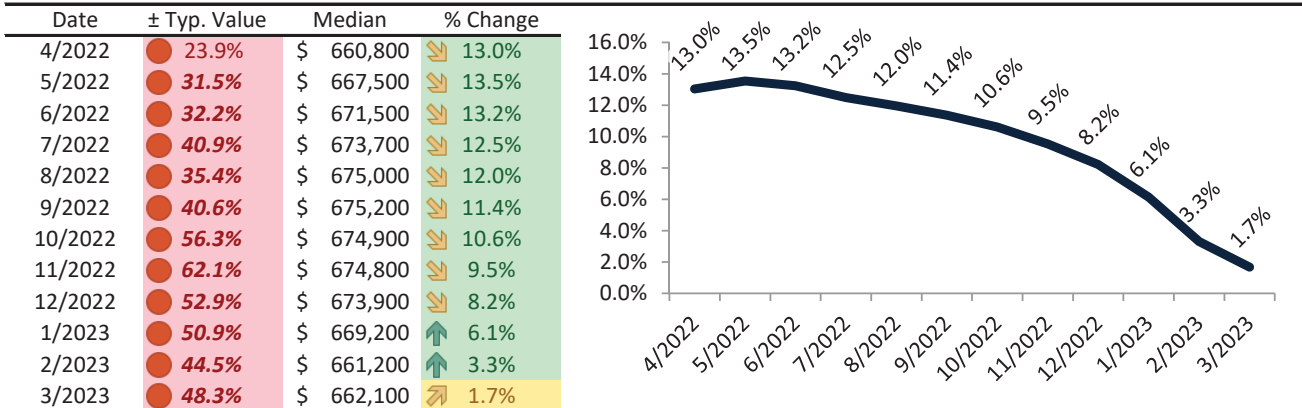
Rents rose 0.7% year-over-year. The current capitalization rate (rent/price) is 4.1%.

**Market rating = 1**

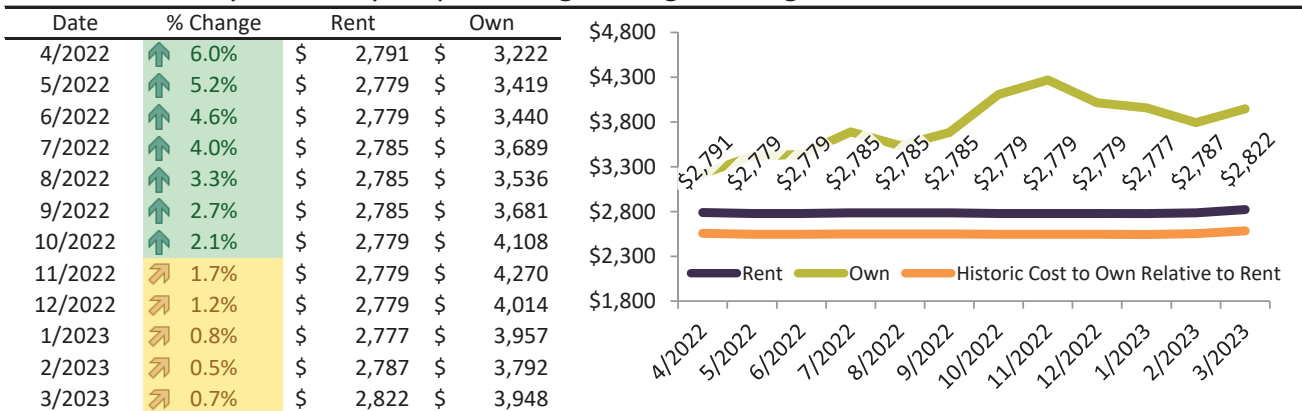
#### Median Home Price and Rental Parity trailing twelve months



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



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



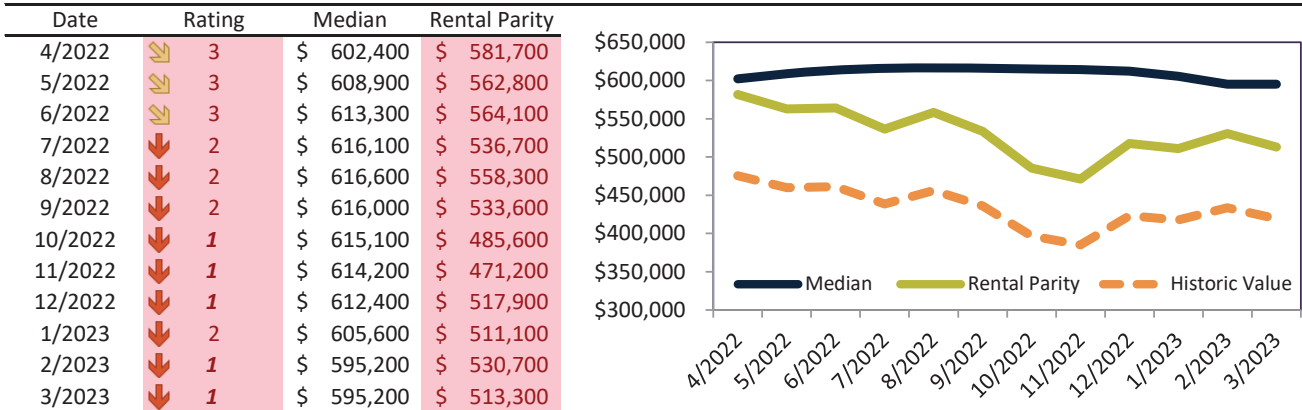


### Pomona Housing Market Value & Trends Update

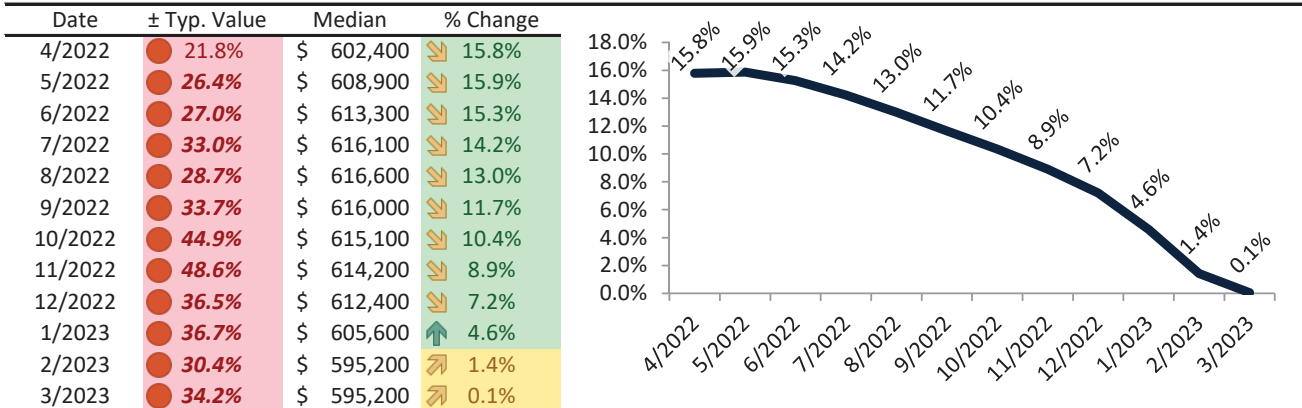
Historically, properties in this market sell at a -18.3% discount. Today's premium is 15.9%. This market is 34.2% overvalued. Median home price is \$595,200. Prices rose 0.1% year-over-year. Monthly cost of ownership is \$3,549, and rents average \$3,061, making owning \$487 per month more costly than renting. Rents rose 10.2% year-over-year. The current capitalization rate (rent/price) is 4.9%.

Market rating = 1

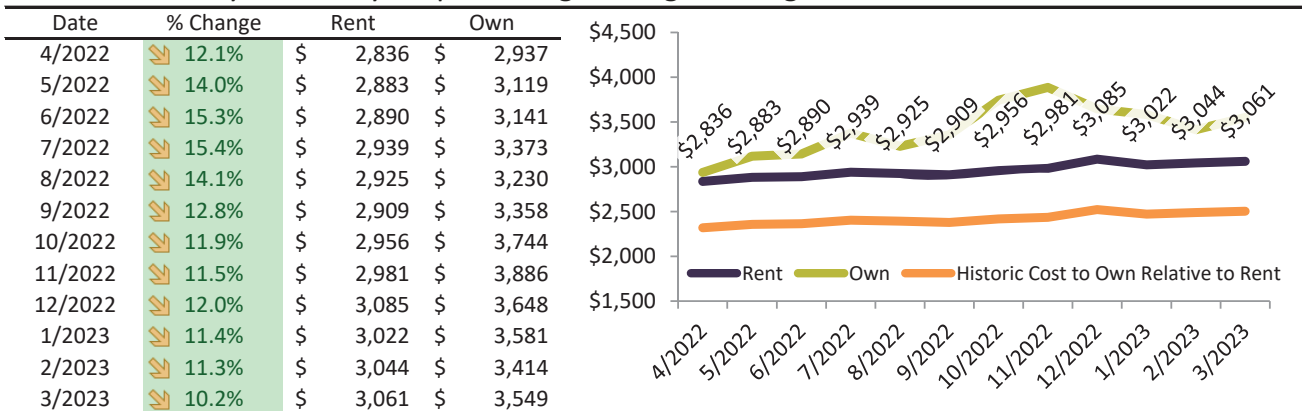
#### Median Home Price and Rental Parity trailing twelve months



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



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



## Redondo Beach Housing Market Value & Trends Update

Historically, properties in this market sell at a 10.7% premium. Today's premium is 56.8%. This market is 46.1% overvalued.

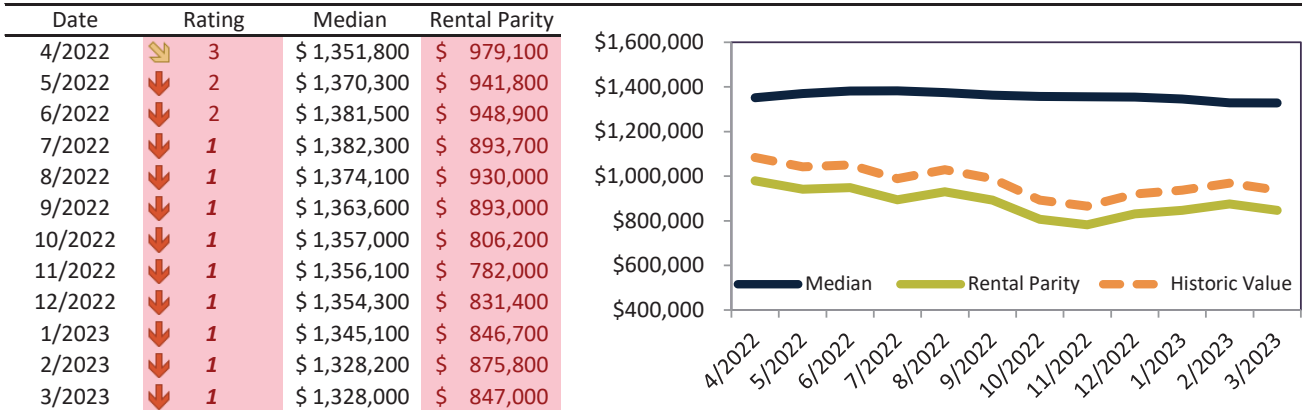
Median home price is \$1,328,000. Prices fell 0.2% year-over-year.

Monthly cost of ownership is \$7,918, and rents average \$5,050, making owning \$2,867 per month more costly than renting.

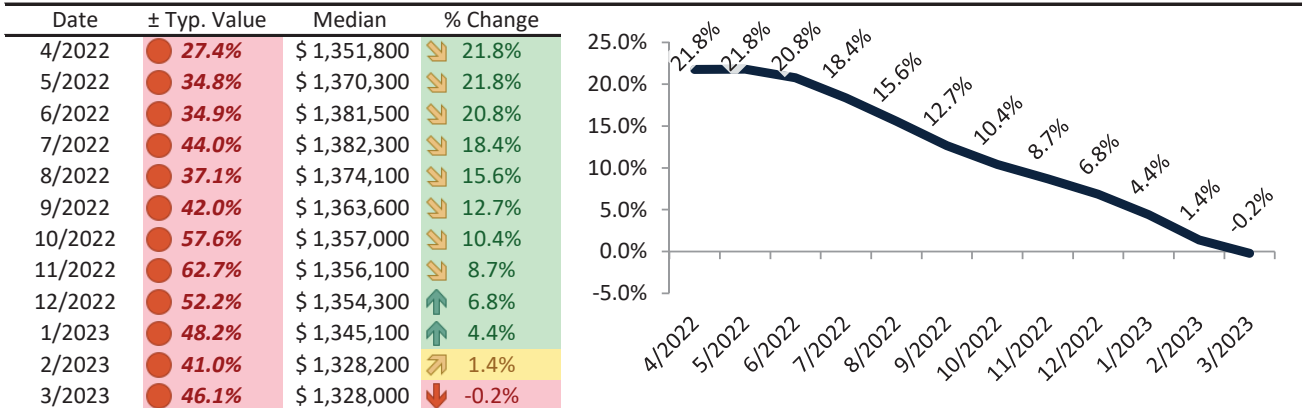
Rents rose 8.2% year-over-year. The current capitalization rate (rent/price) is 3.7%.

Market rating = 1

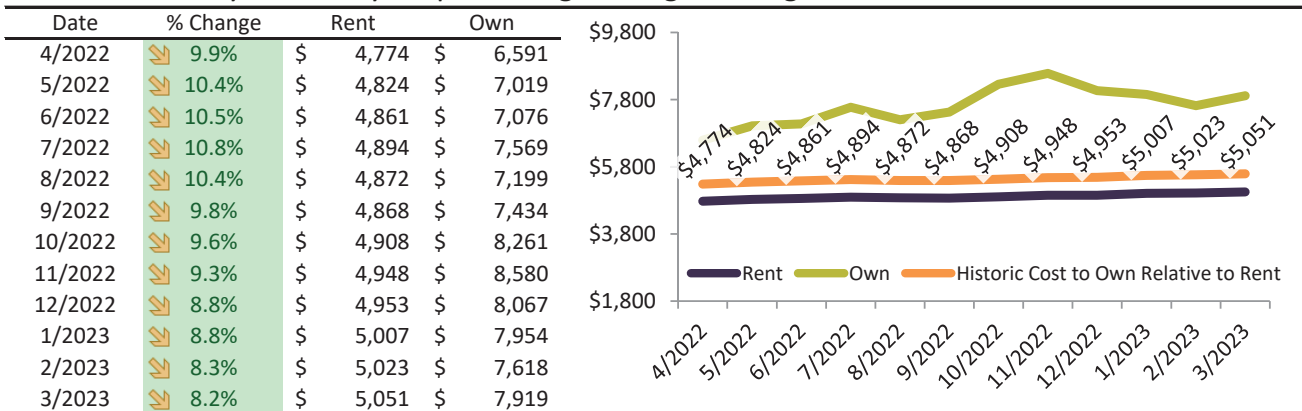
### Median Home Price and Rental Parity trailing twelve months



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



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



### Rosemead Housing Market Value & Trends Update

Historically, properties in this market sell at a -2.8% discount. Today's premium is 67.3%. This market is 70.1% overvalued.

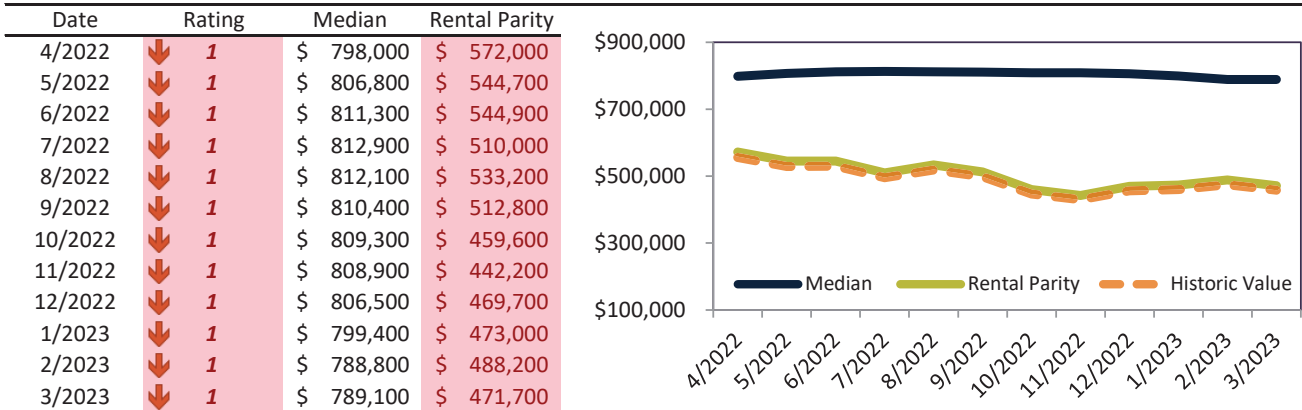
Median home price is \$789,100. Prices rose 0.4% year-over-year.

Monthly cost of ownership is \$4,705, and rents average \$2,812, making owning \$1,892 per month more costly than renting.

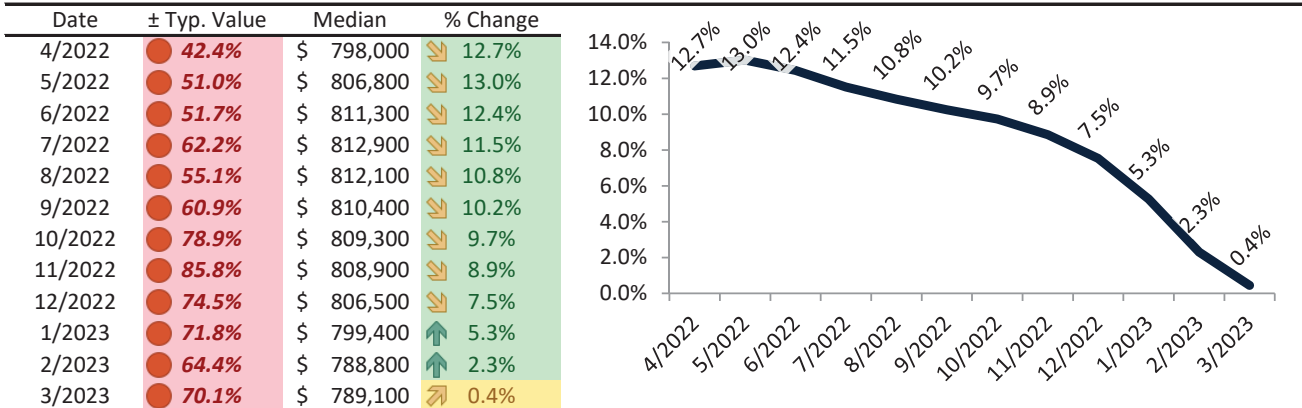
Rents rose 1.2% year-over-year. The current capitalization rate (rent/price) is 3.4%.

**Market rating = 1**

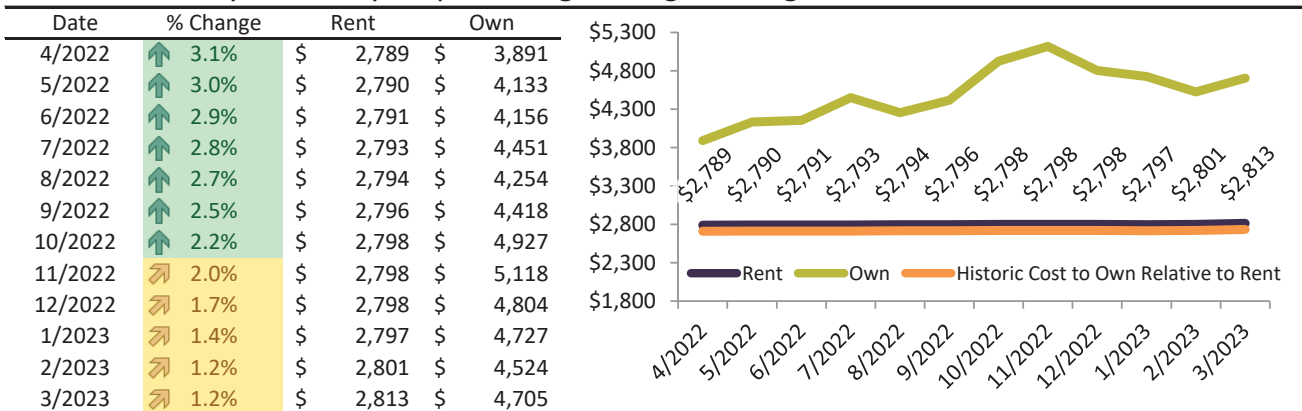
#### Median Home Price and Rental Parity trailing twelve months



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



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



## Rowland Heights Housing Market Value & Trends Update

Historically, properties in this market sell at a 23.9% premium. Today's premium is 74.0%. This market is 50.1% overvalued.

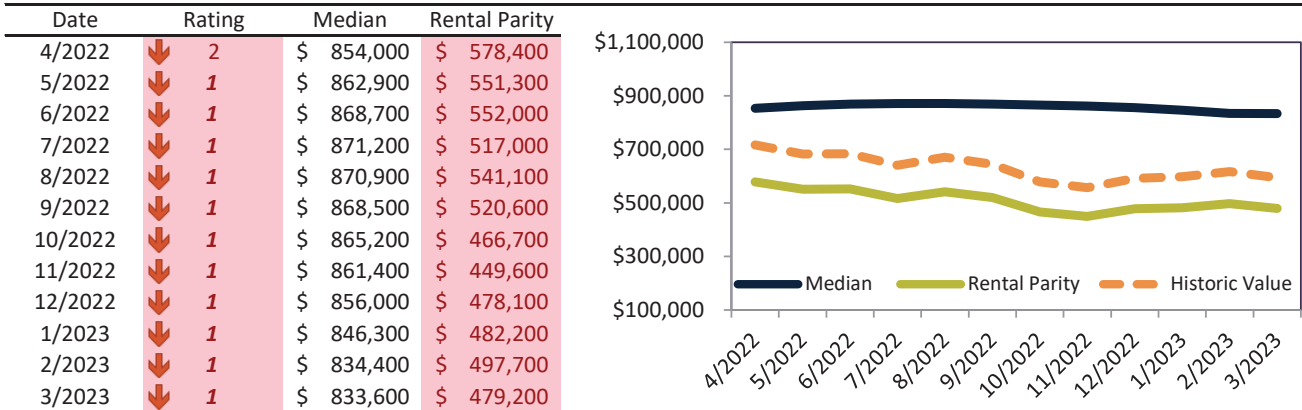
Median home price is \$833,600. Prices fell 1.2% year-over-year.

Monthly cost of ownership is \$4,970, and rents average \$2,857, making owning \$2,112 per month more costly than renting.

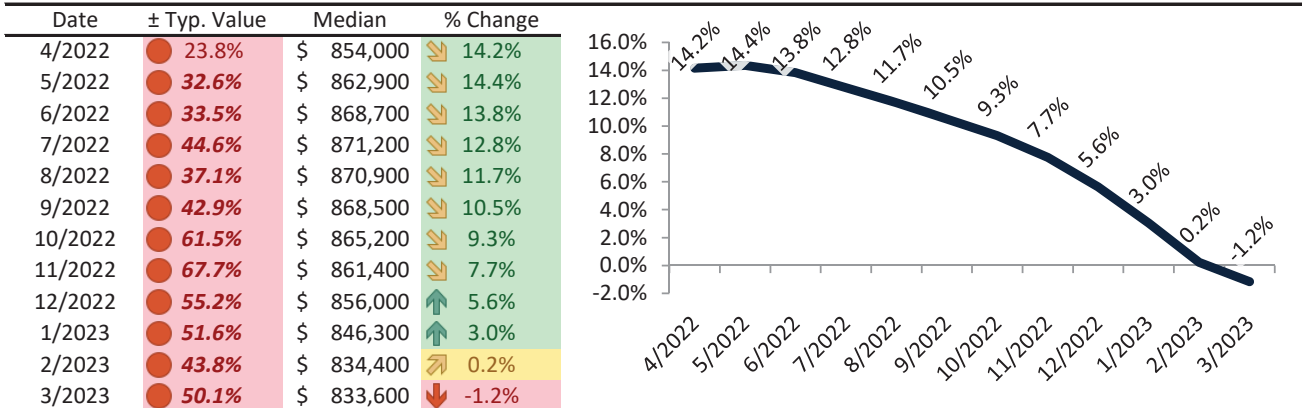
Rents rose 1.5% year-over-year. The current capitalization rate (rent/price) is 3.3%.

**Market rating = 1**

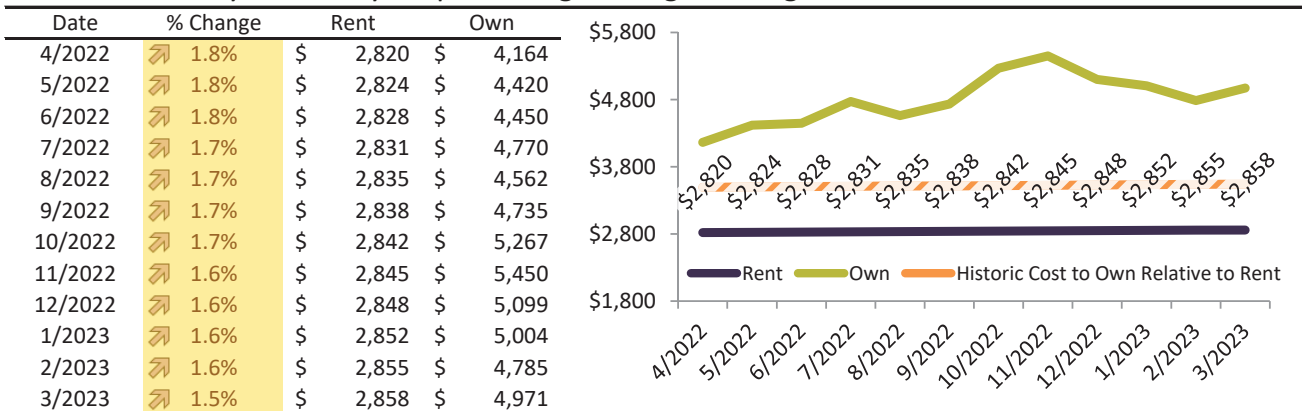
### Median Home Price and Rental Parity trailing twelve months



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



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



### San Gabriel Housing Market Value & Trends Update

Historically, properties in this market sell at a 14.2% premium. Today's premium is 49.9%. This market is 35.7% overvalued.

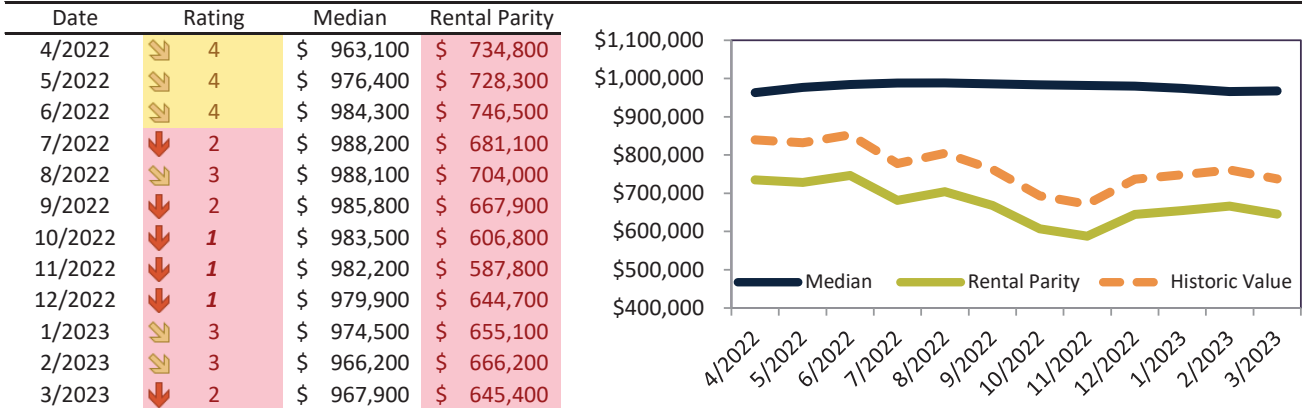
Median home price is \$967,900. Prices rose 2.3% year-over-year.

Monthly cost of ownership is \$5,771, and rents average \$3,848, making owning \$1,922 per month more costly than renting.

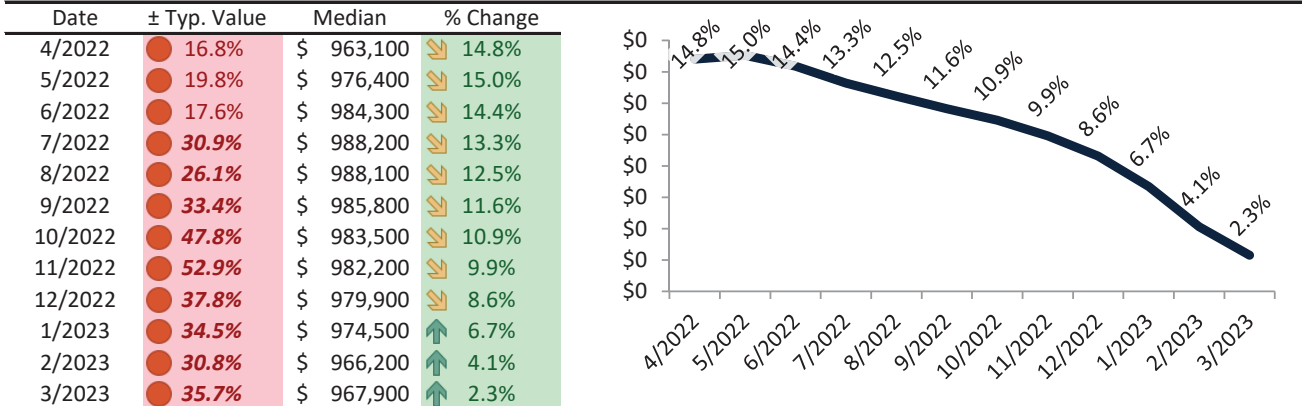
Rents rose 11.6% year-over-year. The current capitalization rate (rent/price) is 3.8%.

**Market rating = 2**

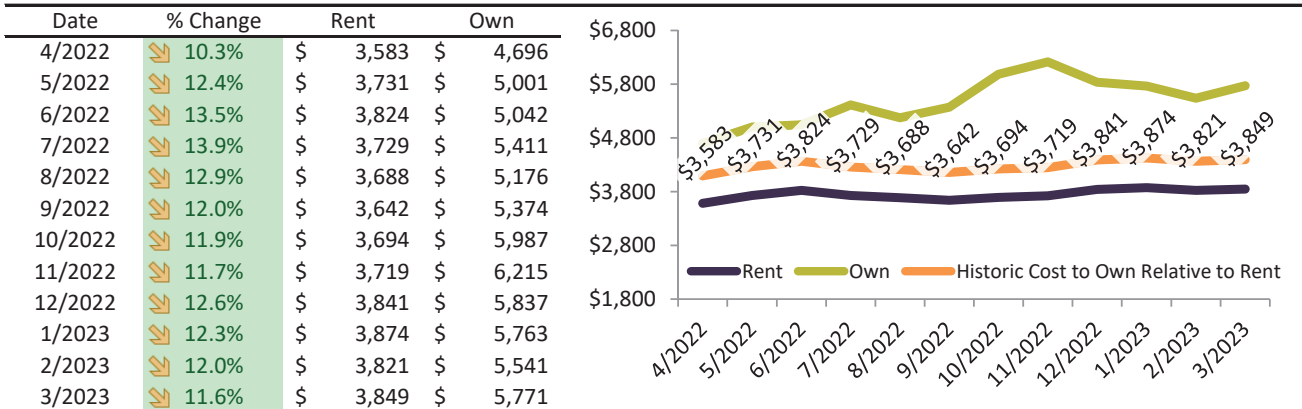
#### Median Home Price and Rental Parity trailing twelve months



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



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



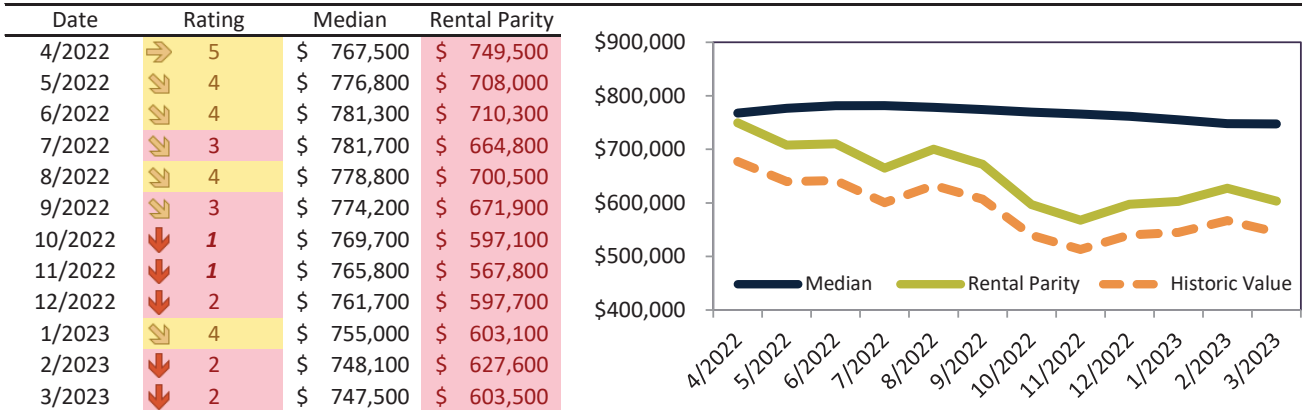


### Santa Clarita Housing Market Value & Trends Update

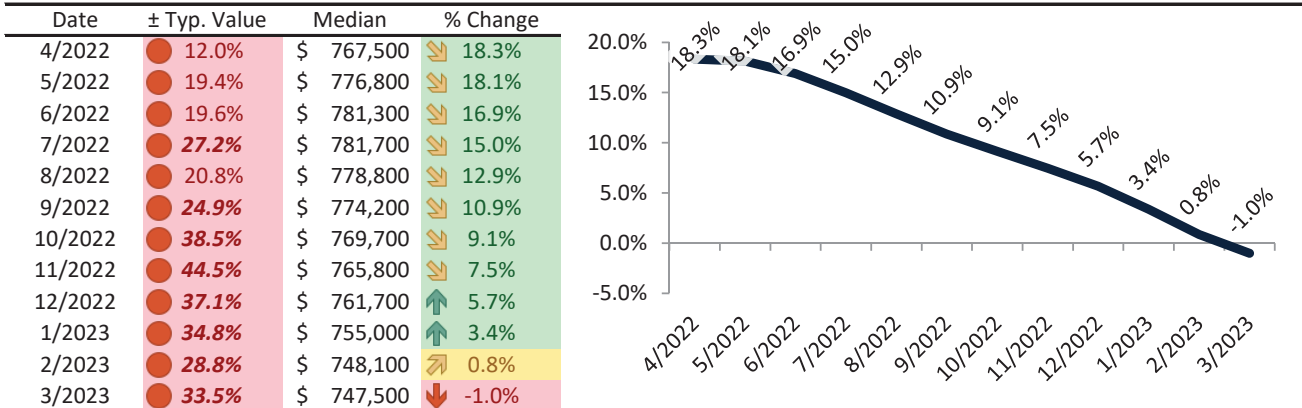
Historically, properties in this market sell at a -9.6% discount. Today's premium is 23.9%. This market is 33.5% overvalued. Median home price is \$747,500. Prices fell 1.0% year-over-year. Monthly cost of ownership is \$4,457, and rents average \$3,599, making owning \$858 per month more costly than renting. Rents rose 3.6% year-over-year. The current capitalization rate (rent/price) is 4.6%.

**Market rating = 2**

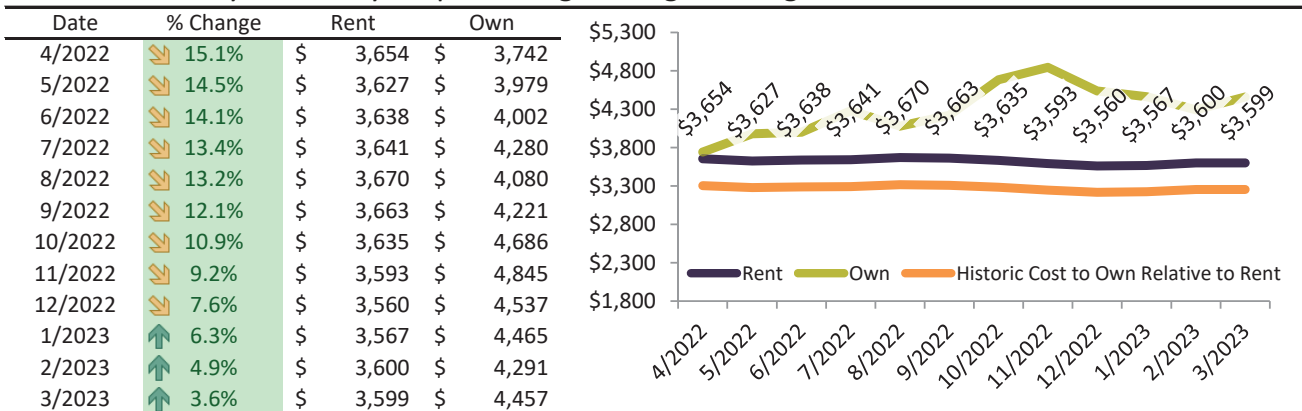
#### Median Home Price and Rental Parity trailing twelve months



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



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

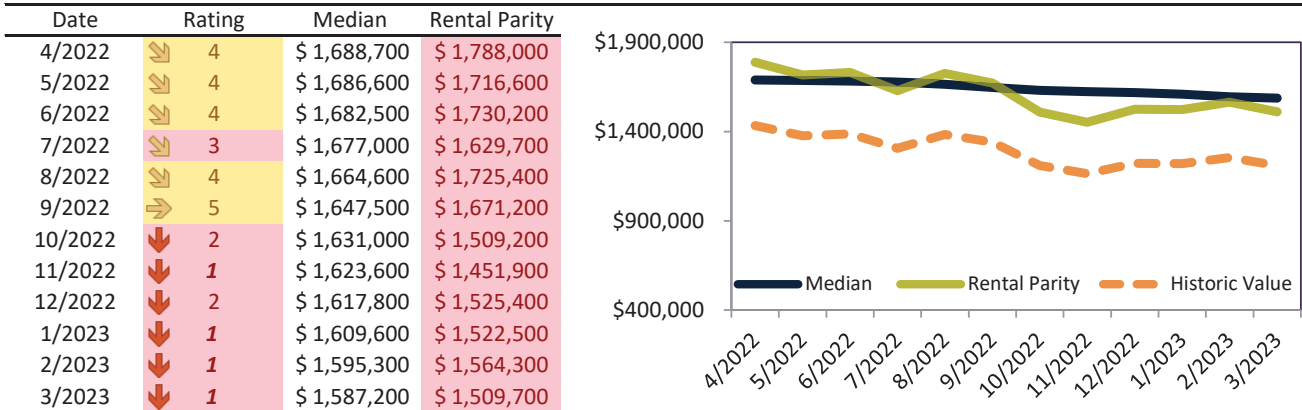


### Santa Monica Housing Market Value & Trends Update

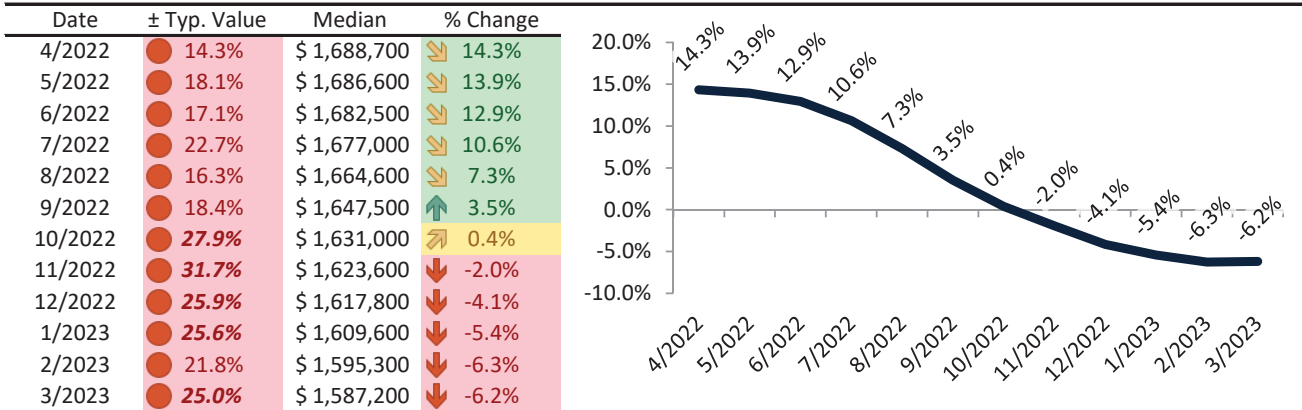
Historically, properties in this market sell at a -19.8% discount. Today's premium is 5.2%. This market is 25.0% overvalued. Median home price is \$1,587,200. Prices fell 6.2% year-over-year. Monthly cost of ownership is \$9,464, and rents average \$9,002, making owning \$461 per month more costly than renting. Rents rose 7.0% year-over-year. The current capitalization rate (rent/price) is 5.4%.

**Market rating = 1**

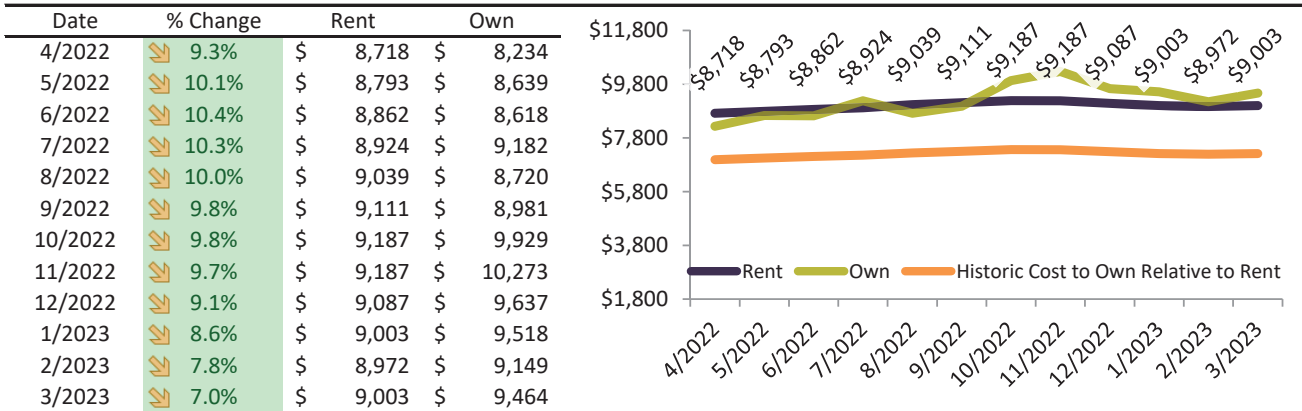
#### Median Home Price and Rental Parity trailing twelve months



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



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

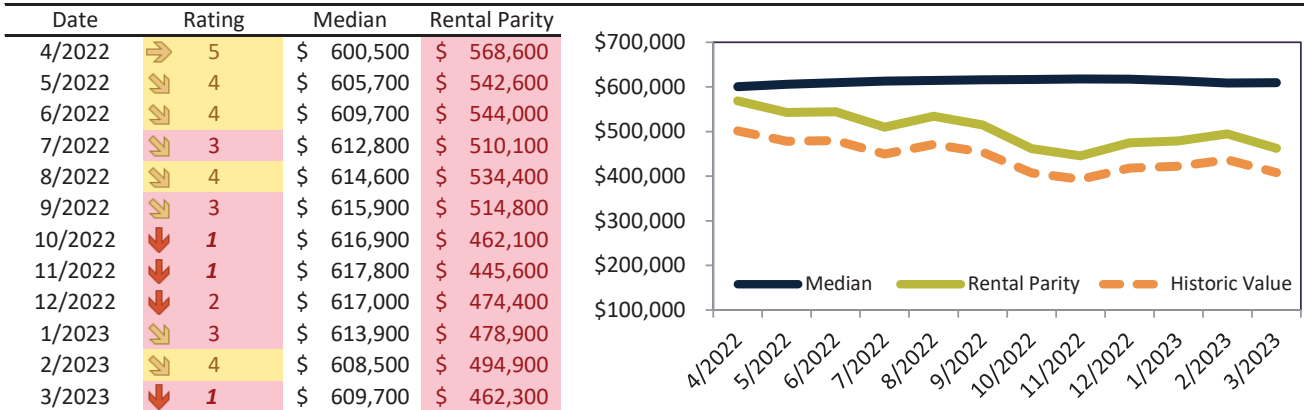


### South Gate Housing Market Value & Trends Update

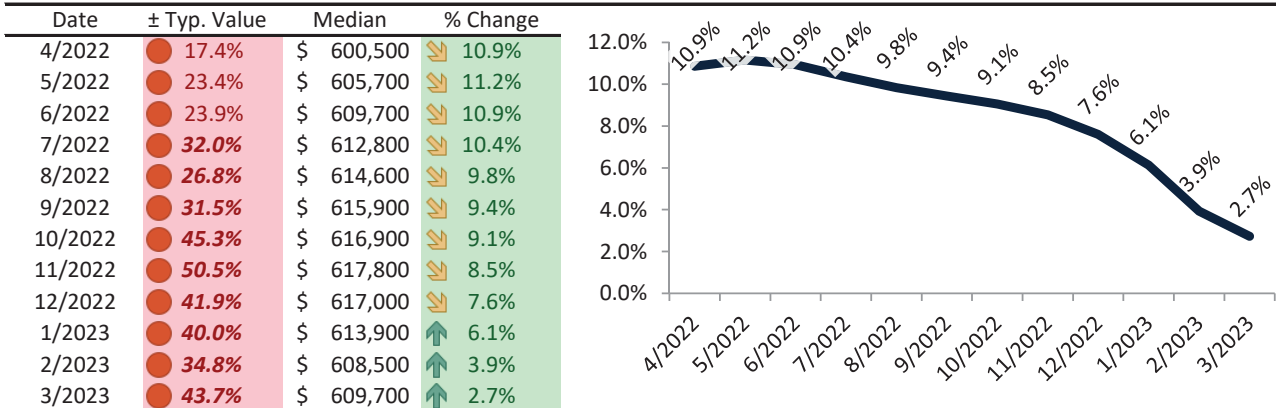
Historically, properties in this market sell at a -11.8% discount. Today's premium is 31.9%. This market is 43.7% overvalued. Median home price is \$609,700. Prices rose 2.7% year-over-year. Monthly cost of ownership is \$3,635, and rents average \$2,756, making owning \$878 per month more costly than renting. Rents rose 2.0% year-over-year. The current capitalization rate (rent/price) is 4.3%.

Market rating = 1

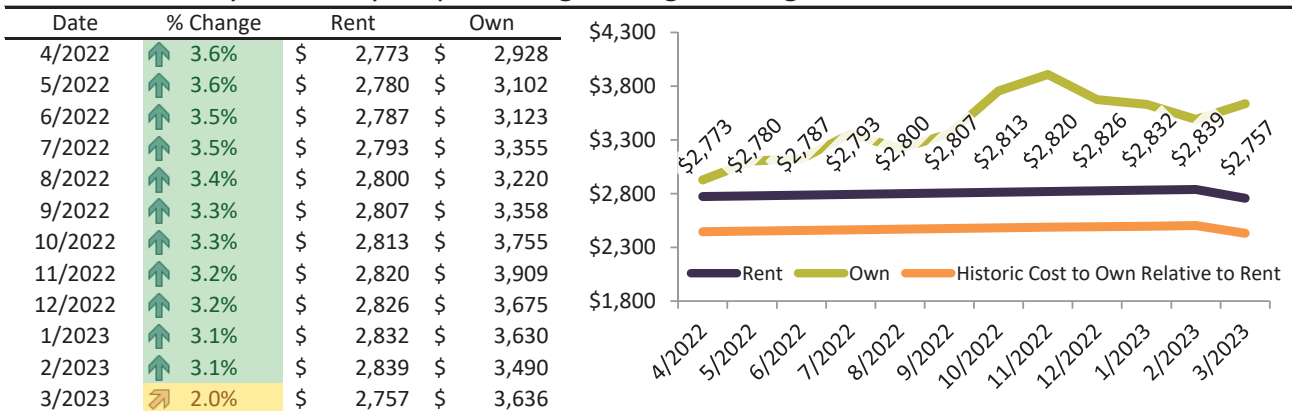
#### Median Home Price and Rental Parity trailing twelve months



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



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

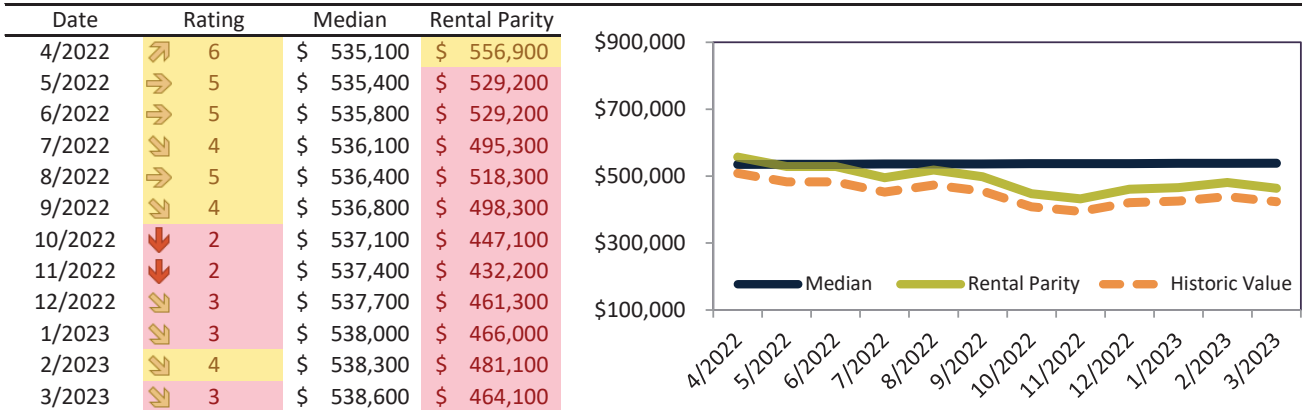


### South Whittier Housing Market Value & Trends Update

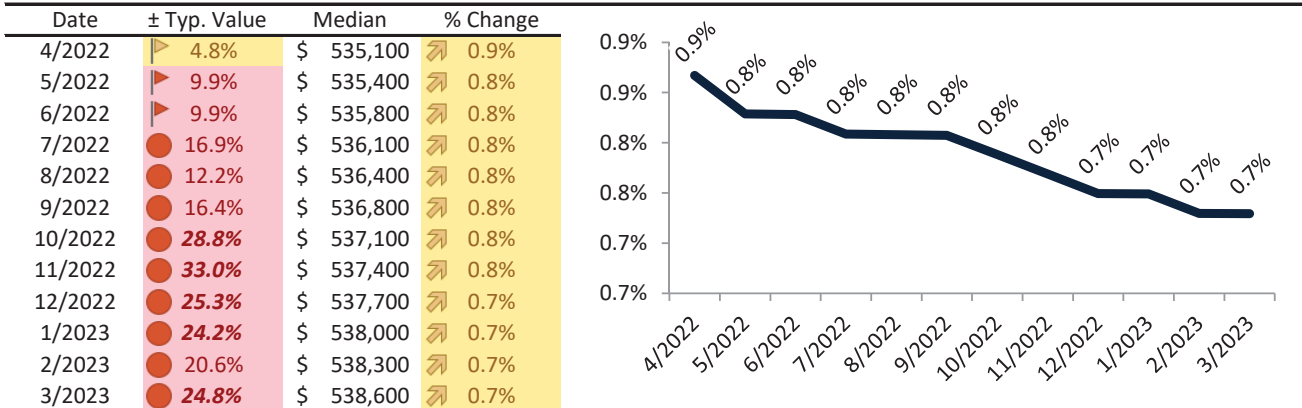
Historically, properties in this market sell at a -8.7% discount. Today's premium is 16.1%. This market is 24.8% overvalued. Median home price is \$538,600. Prices rose 0.7% year-over-year. Monthly cost of ownership is \$3,211, and rents average \$2,767, making owning \$444 per month more costly than renting. Rents rose 2.2% year-over-year. The current capitalization rate (rent/price) is 4.9%.

**Market rating = 3**

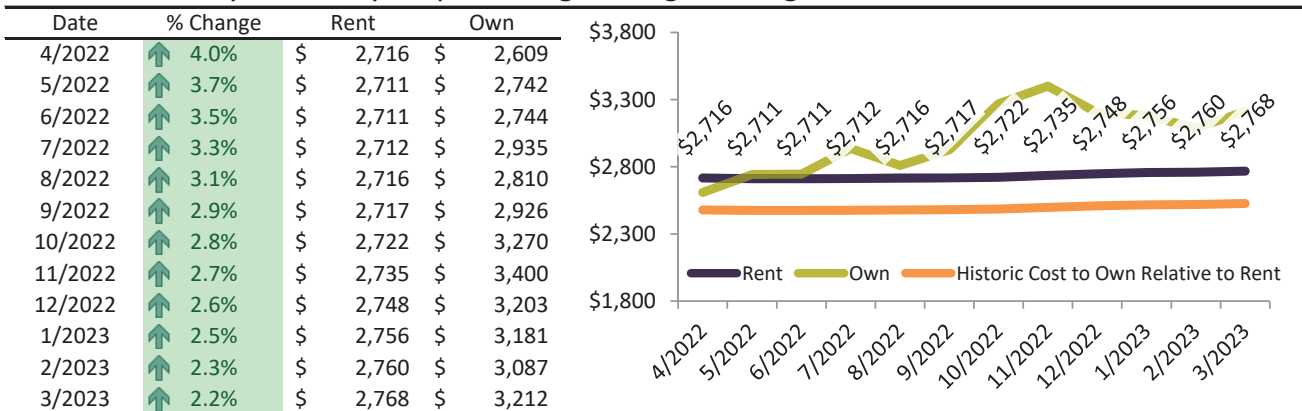
#### Median Home Price and Rental Parity trailing twelve months



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



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



### Torrance Housing Market Value & Trends Update

Historically, properties in this market sell at a 13.8% premium. Today's premium is 59.6%. This market is 45.8% overvalued.

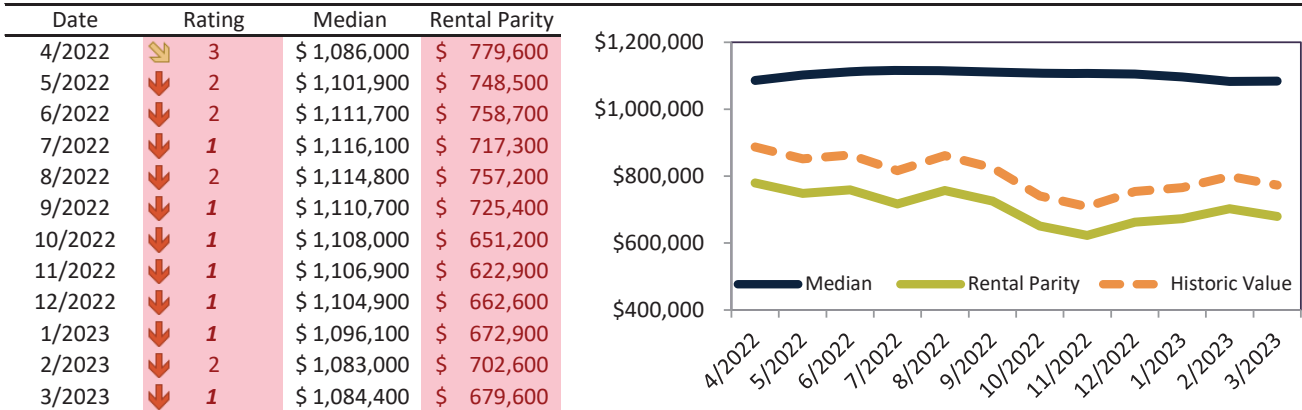
Median home price is \$1,084,400. Prices rose 1.8% year-over-year.

Monthly cost of ownership is \$6,466, and rents average \$4,052, making owning \$2,413 per month more costly than renting.

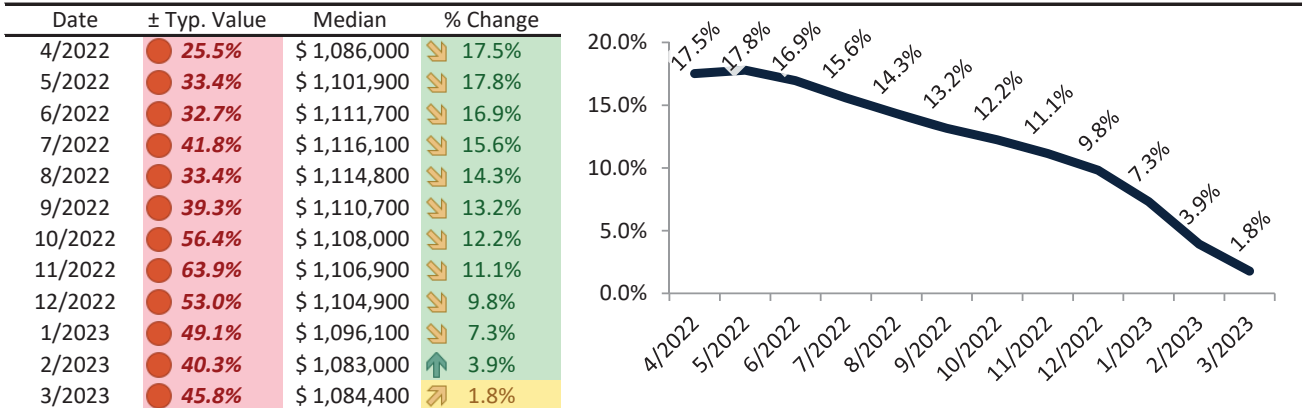
Rents rose 9.1% year-over-year. The current capitalization rate (rent/price) is 3.6%.

**Market rating = 1**

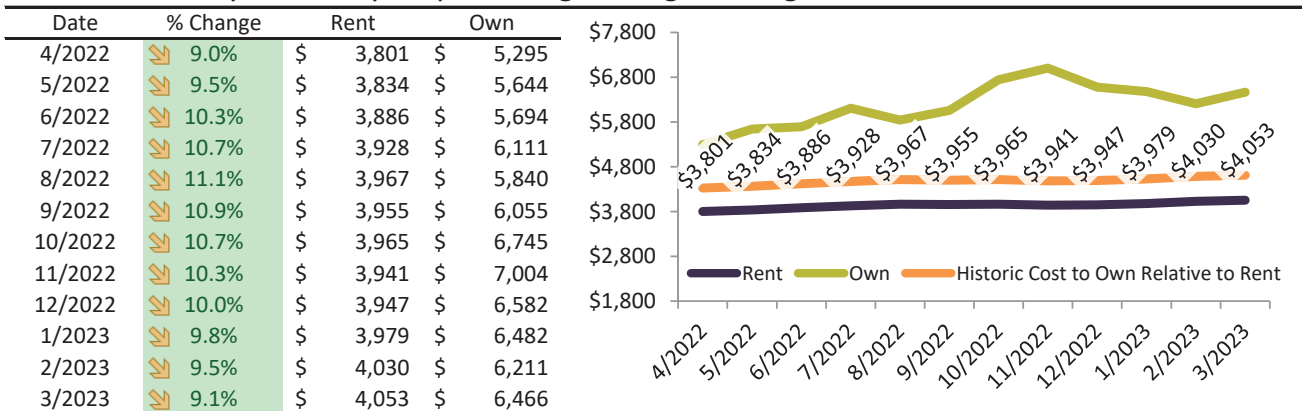
#### Median Home Price and Rental Parity trailing twelve months



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



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





### West Covina Housing Market Value & Trends Update

Historically, properties in this market sell at a -4.5% discount. Today's premium is 44.0%. This market is 48.5% overvalued.

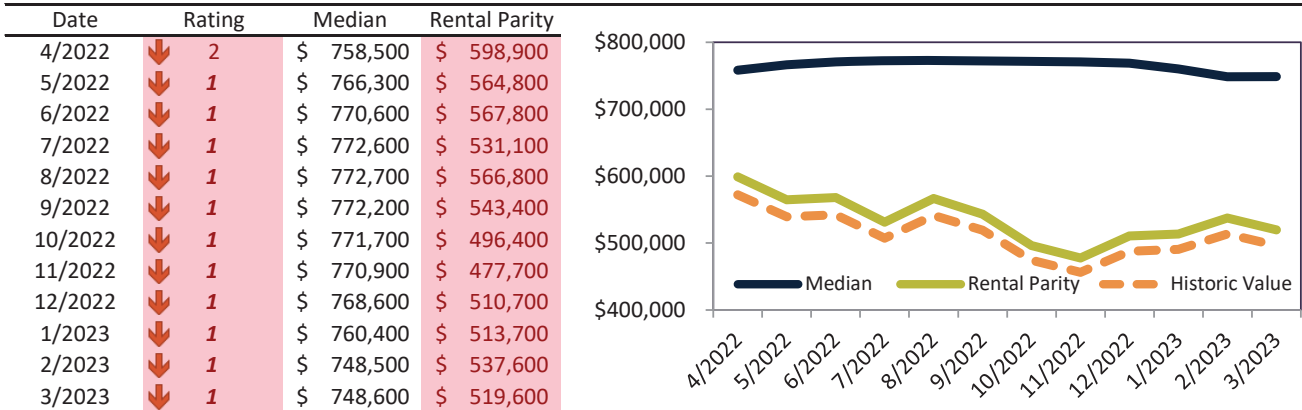
Median home price is \$748,600. Prices rose 0.1% year-over-year.

Monthly cost of ownership is \$4,463, and rents average \$3,098, making owning \$1,365 per month more costly than renting.

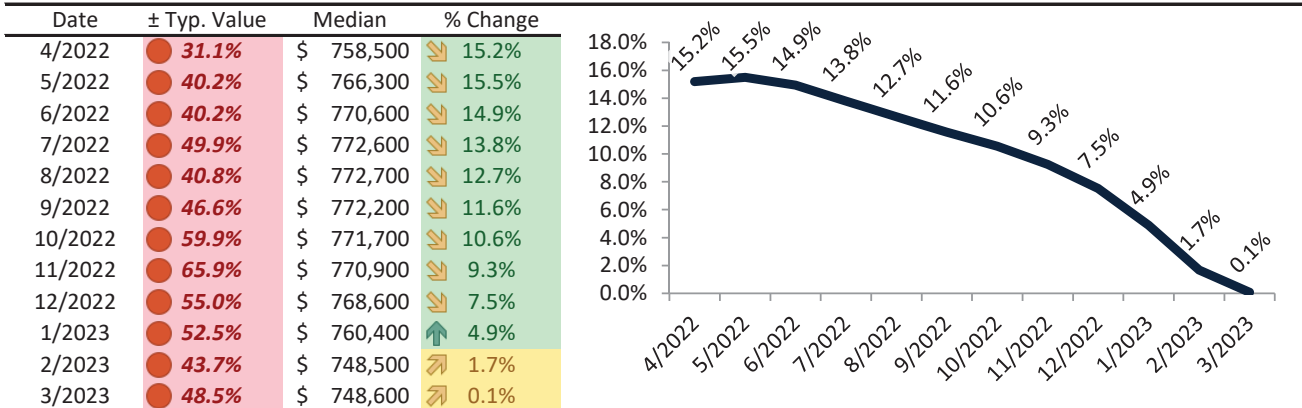
Rents rose 7.0% year-over-year. The current capitalization rate (rent/price) is 4.0%.

**Market rating = 1**

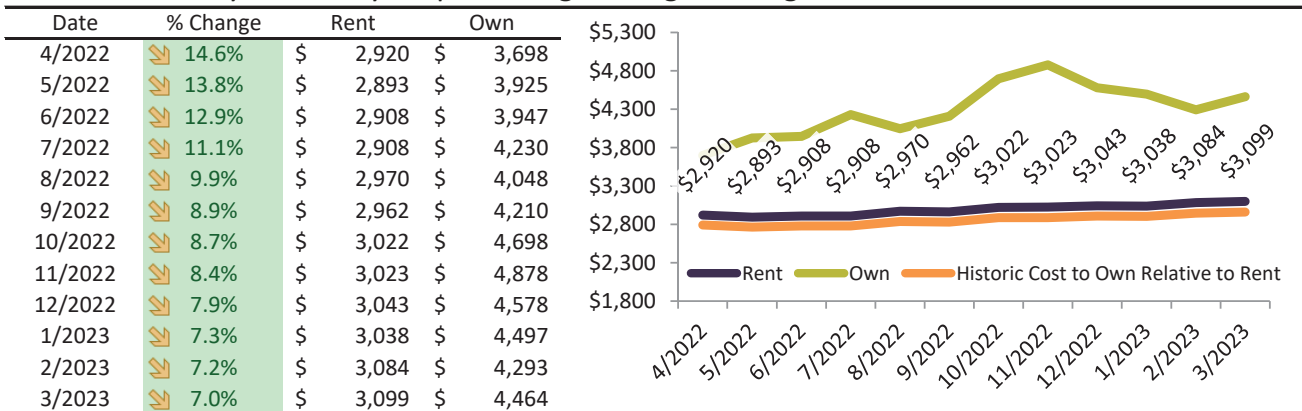
#### Median Home Price and Rental Parity trailing twelve months



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



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

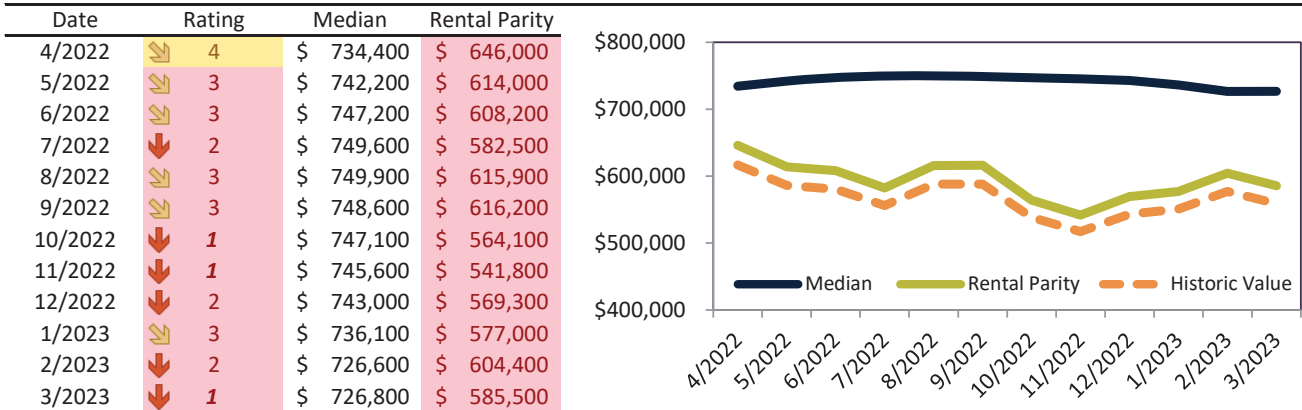


### Whittier Housing Market Value & Trends Update

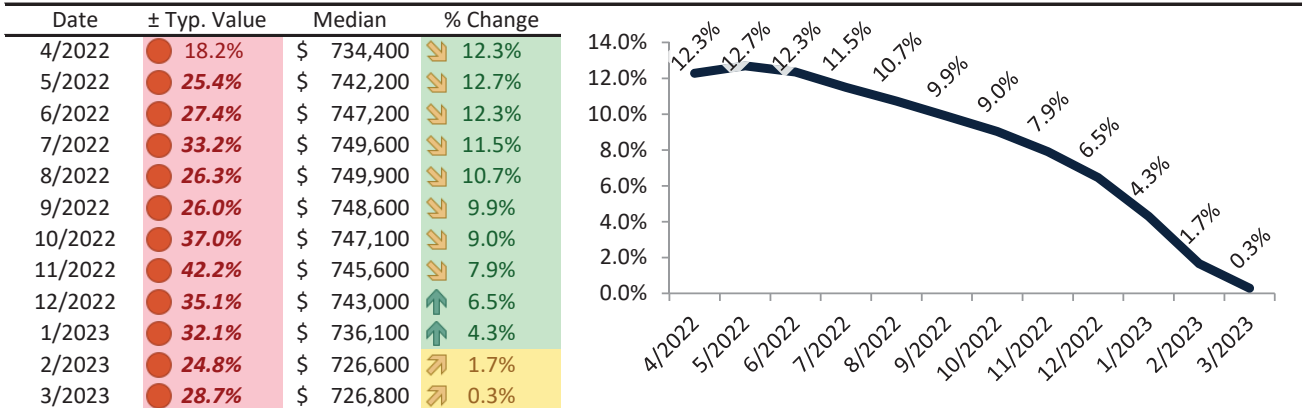
Historically, properties in this market sell at a -4.5% discount. Today's premium is 24.2%. This market is 28.7% overvalued. Median home price is \$726,800. Prices rose 0.3% year-over-year. Monthly cost of ownership is \$4,333, and rents average \$3,491, making owning \$842 per month more costly than renting. Rents rose 10.4% year-over-year. The current capitalization rate (rent/price) is 4.6%.

Market rating = 1

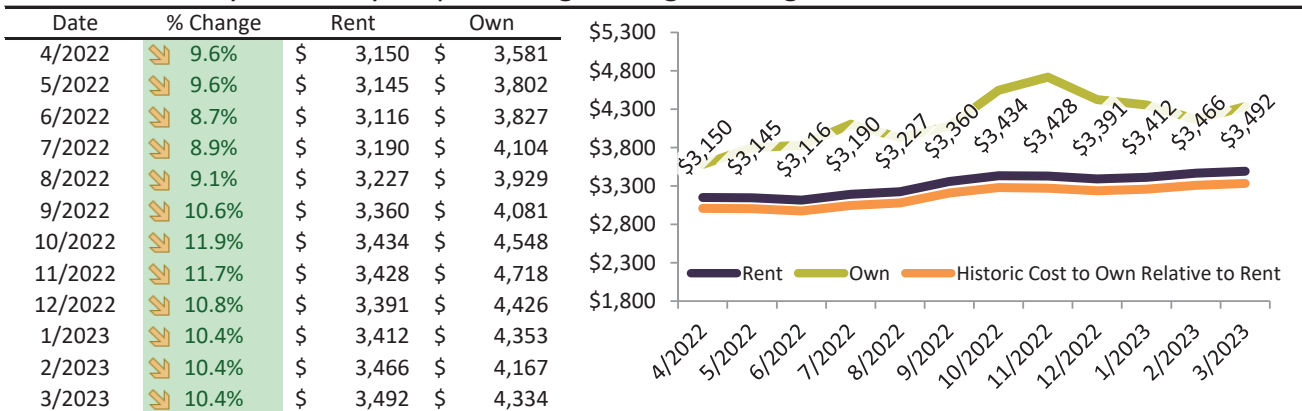
#### Median Home Price and Rental Parity trailing twelve months



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



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



## 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.

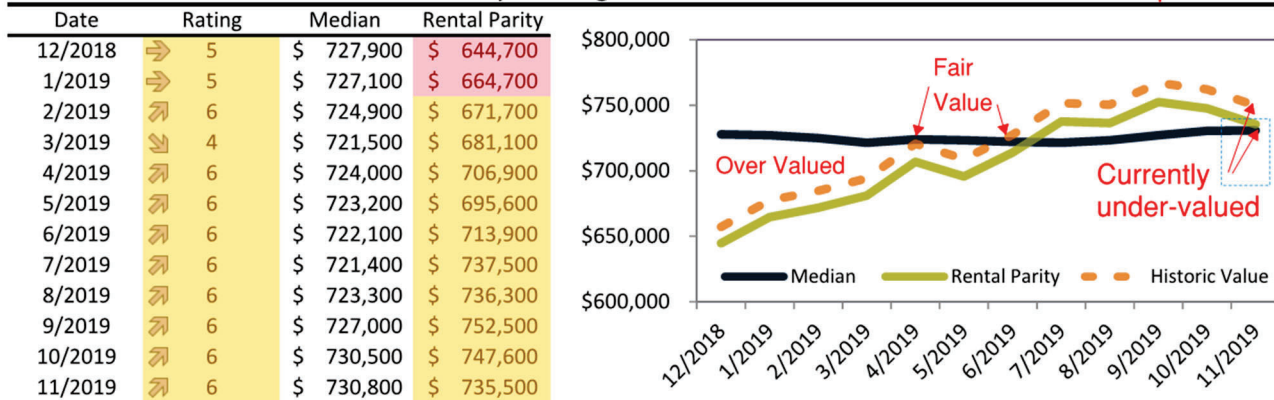
Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 4.2%.

**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.

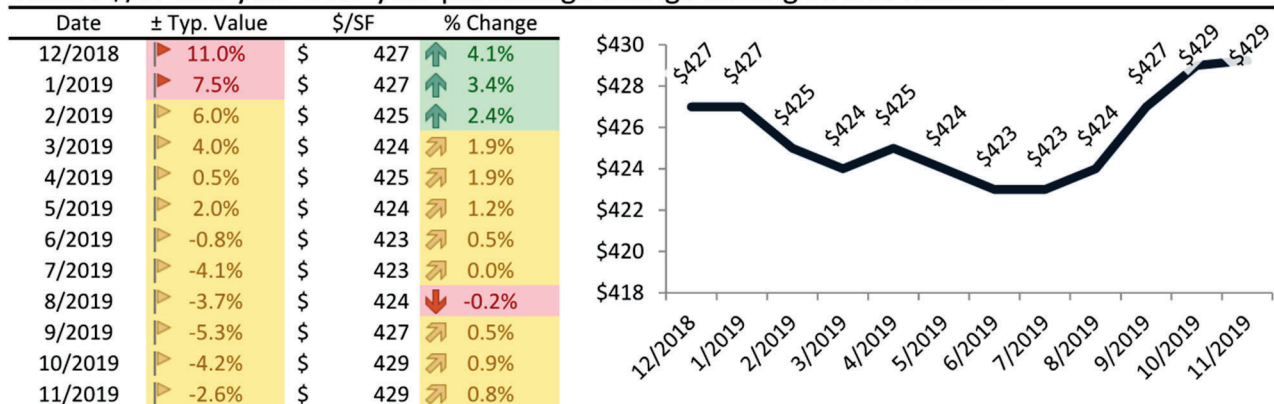
The third line plotted against these two parallel lines is the median resale price for the area. This line reveals whether the market is currently trading at a premium or discount to rental parity and historic value. The more important of these relationships is between median resale price and historic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

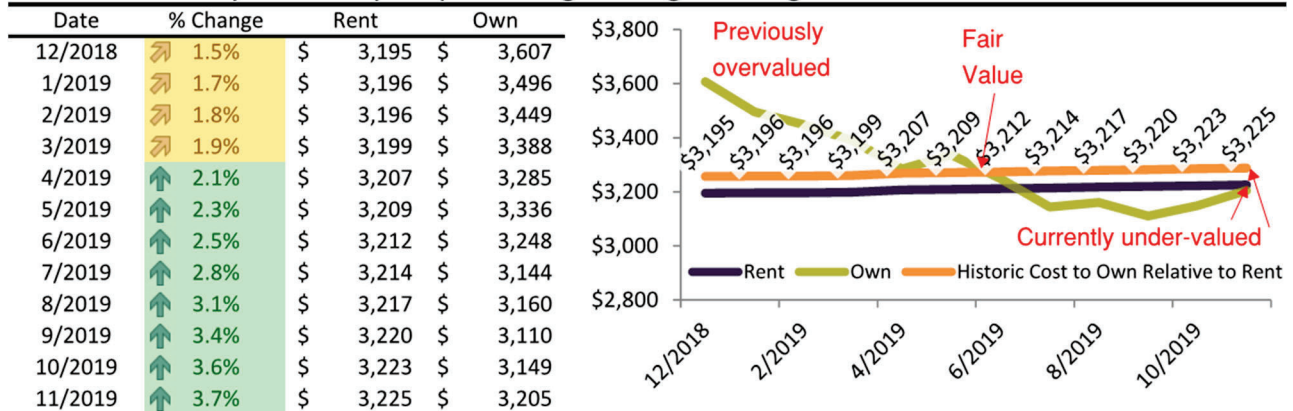




## RENTAL RATE AND YEAR-OVER-YEAR PERCENTAGE CHANGE TRAILING TWELVE MONTHS

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

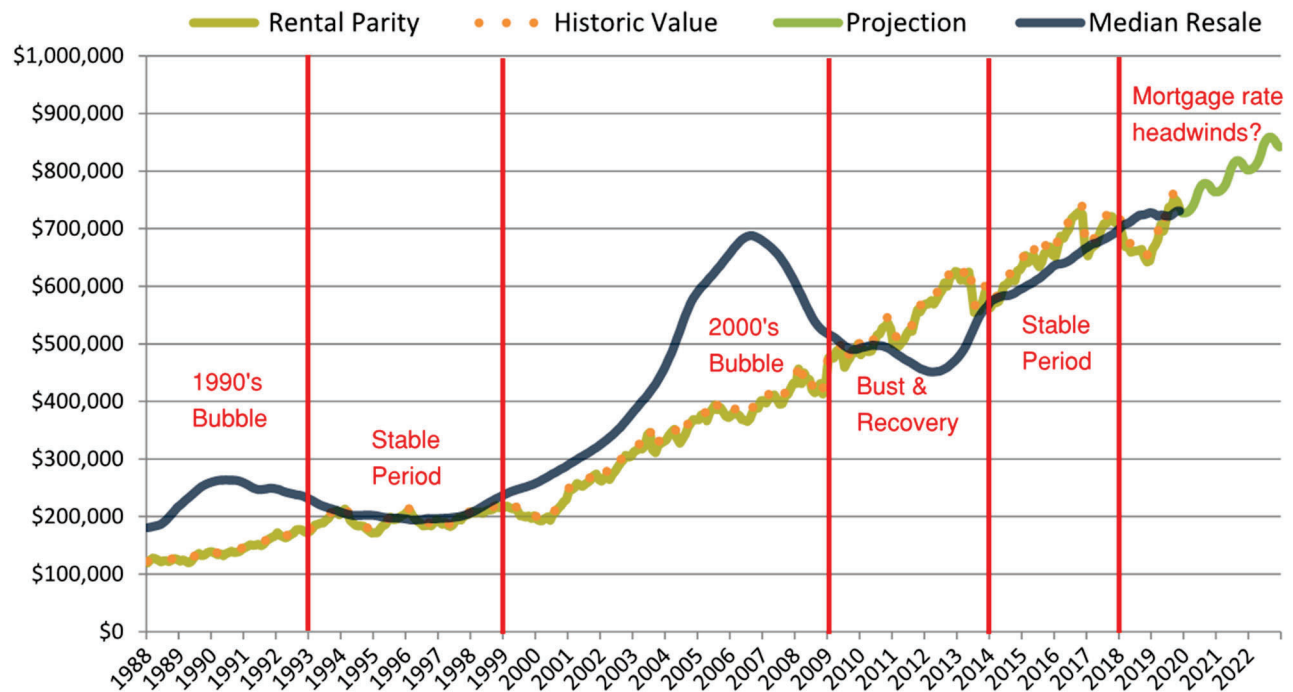


This method of looking at the data is more revealing to those who like to focus on monthly costs rather than purchase price. It reveals how affordable properties are relative to monthly rent, which is what rental parity analysis is all about. The first column of data shows the rate of rent growth over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

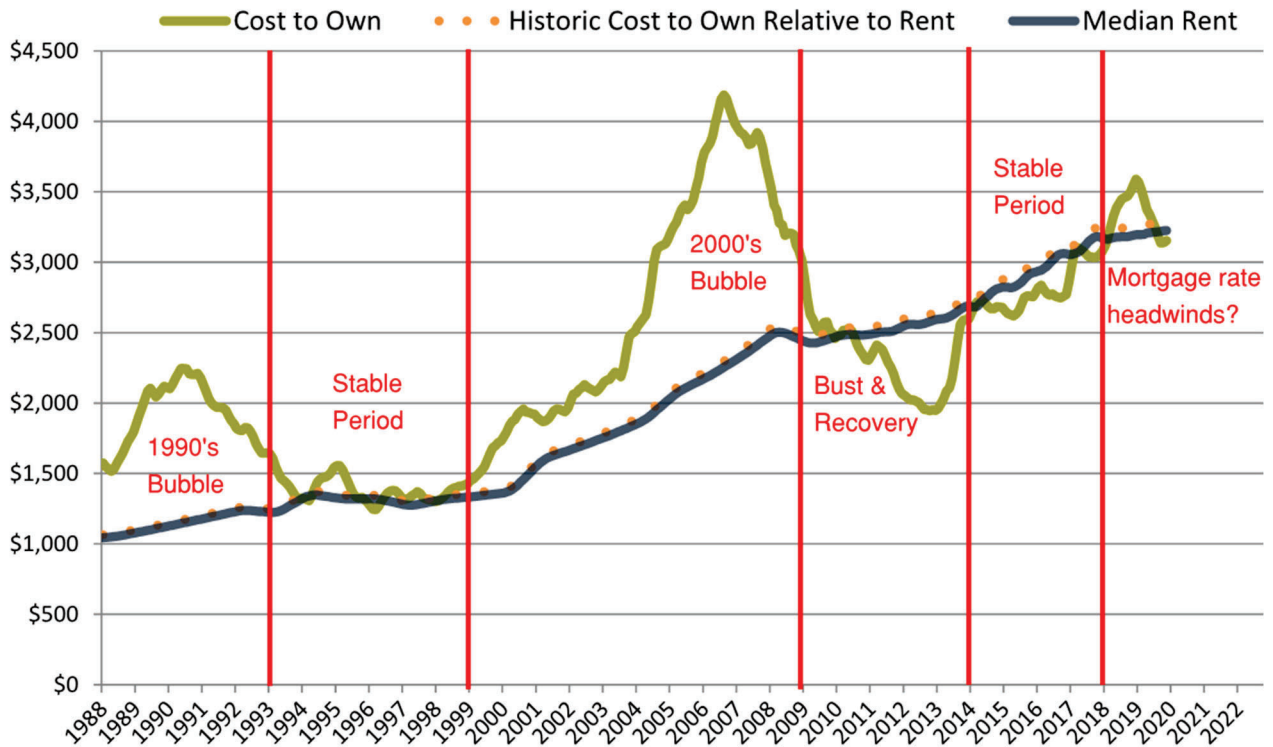
### Orange County median home price since January 1988





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.

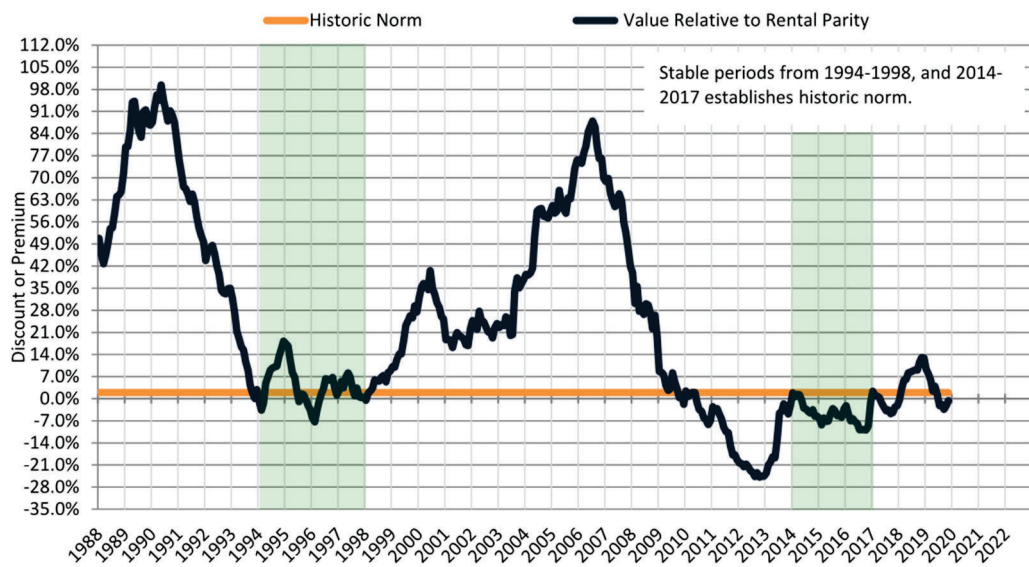
## Historic Median Home Price Relative to Rental Parity: Orange County since January 1988

### 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.

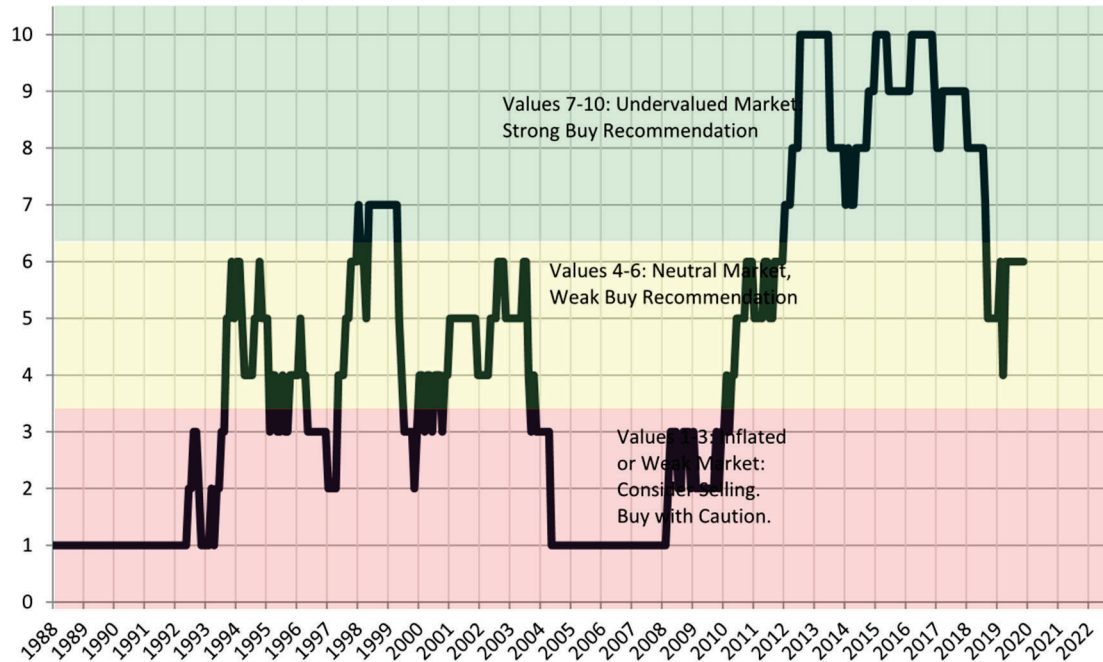
The chart above shows, at a glance, how close the market trades to its historic norm.

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.