

Monthly cost of ownership is \$7,716, and rents average \$4,784, making owning \$2,931 per month more costly than renting.

### HOUSING REPORT

www.tait.com



### **WE'RE HIRING** A family company since 1964.

### What Makes Us Different



We are an ethical, kind, family-company with a "family-first" mentality



We thrive in a collaborative and entrepreneurial environment that challenges the status-quo



We value life balance, and offer flexible alternative work schedules to all associates





We take pride in our projects, and their impact on communities

We believe that continued learning is essential to personal growth, and offer regular educational opportunities

To find out more, visit us at www.tait.com/careers-at-tait/



#### The Real State of USA Real Estate

#### **Table of Contents**

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

#### **Area Reports**

- 11 ..... Los Angeles, CA
- 12 ..... Orange County
- 13 ..... Anaheim
- 14 ..... Santa Ana
- 15 ..... Northwood
- 16 ..... Northwood Point
- 17 ..... 92602
- 18 ..... 92603
- 19 ..... 92604
- 20 ..... 92606
- 21 ..... 92612
- 22 ..... 92614
- 23 ..... 92618
- 24 ..... 92620
- 25 ..... Stanton
- 26 ..... Huntington Beach
- 27 ..... Garden Grove
- 28 ..... Orange
- 29 ..... Fountain Valley

30 ..... TAIT Housing Market Report Interpretation



Historic Value

312023

A1201512023,0023

#### Irvine Housing Market Value & Trends Update

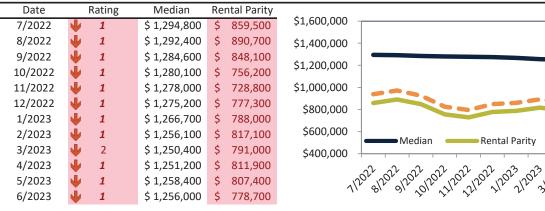
Historically, properties in this market sell at a 9.2% premium. Today's premium is 61.3%. This market is 52.1% overvalued. Median home price is \$1,256,000. Prices fell 2.5% year-over-year.

Monthly cost of ownership is \$7,716, and rents average \$4,784, making owning \$2,931 per month more costly than renting.

Rents rose 3.0% year-over-year. The current capitalization rate (rent/price) is 3.7%.

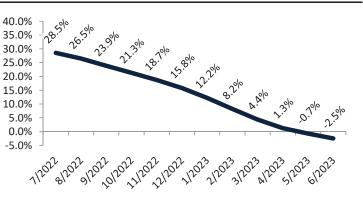
Market rating = 1

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

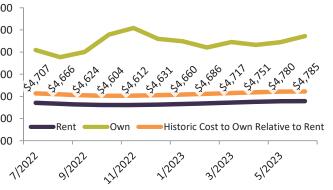


#### Resale Median and year-over-year percentage change trailing twelve months

Date	± Typ. Value	Median	% Change
7/2022	<b>41.5%</b>	\$ 1,294,800	28.5%
8/2022	<b>35.9%</b>	\$ 1,292,400	26.5%
9/2022	<b>42.3%</b>	\$ 1,284,600	23.9%
10/2022	60.1%	\$ 1,280,100	21.3%
11/2022	66.2%	\$ 1,278,000	≥ 18.7%
12/2022	<b>54.9%</b>	\$ 1,275,200	215.8%
1/2023	<b>51.6%</b>	\$ 1,266,700	212.2%
2/2023	<b>44.6%</b>	\$ 1,256,100	≥ 8.2%
3/2023	<b>48.9%</b>	\$ 1,250,400	1.4%
4/2023	<b>45.0%</b>	\$ 1,251,200	7 1.3%
5/2023	6.7%	\$ 1,258,400	-0.7%
6/2023	<b>52.1%</b>	\$ 1,256,000	<b>-2.5%</b>

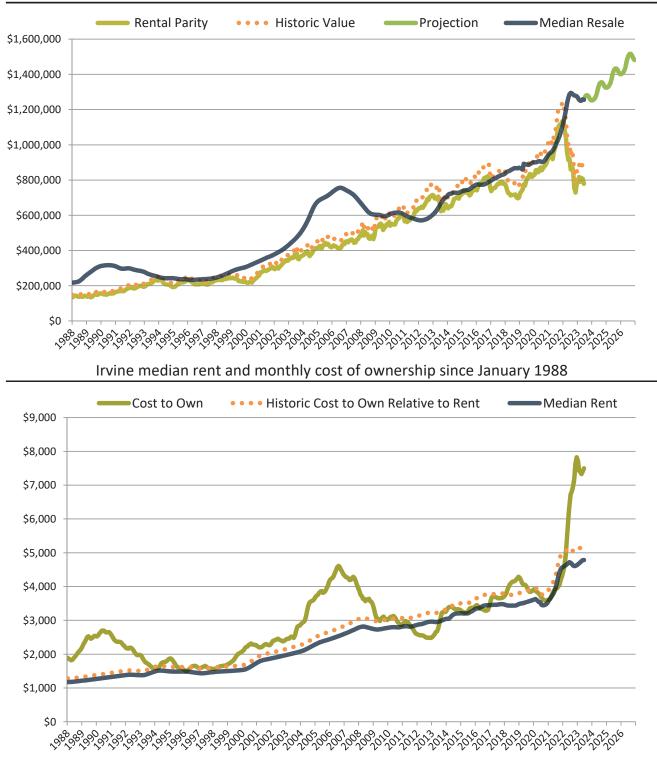


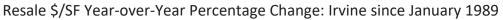
Date	% Change	Rent	Own	\$9,00
7/2022	21.7%	\$ 4,707	\$ 7,090	. ,
8/2022	219.0%	\$ 4,666	\$ 6,771	\$8,00
9/2022	215.9%	\$ 4,624	\$ 7,003	\$7,00
10/2022	212.9%	\$ 4,604	\$ 7,793	+
11/2022	210.3%	\$ 4,612	\$ 8,086	\$6,00
12/2022	2 8.2%	\$ 4,631	\$ 7,596	\$5,00
1/2023	<b>6</b> .7%	\$ 4,660	\$ 7,490	\$4,00
2/2023	1.5%	\$ 4,686	\$ 7,204	Ş4,00
3/2023	4.7%	\$ 4,717	\$ 7,456	\$3,00
4/2023	1.1%	\$ 4,751	\$ 7,322	
5/2023	1.6%	\$ 4,780	\$ 7,449	
6/2023	1.0%	\$ 4,785	\$ 7,717	

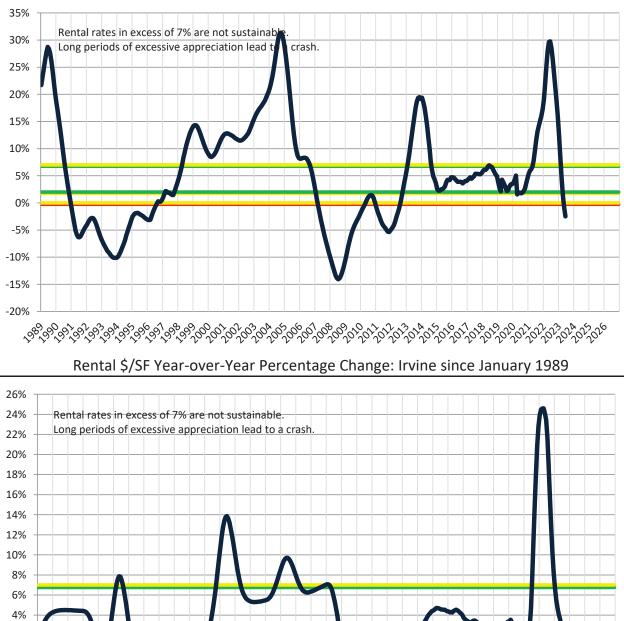


**Resale Market Value and Trends** 

Irvine median home price since January 1988



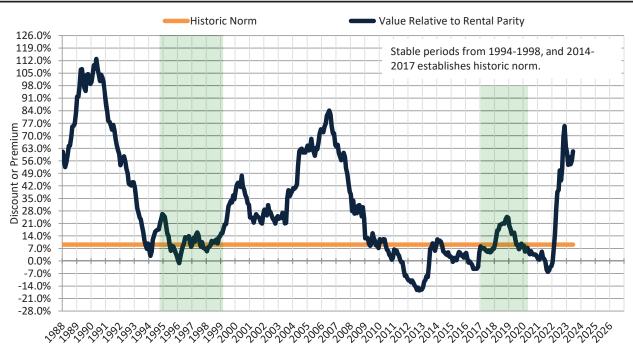




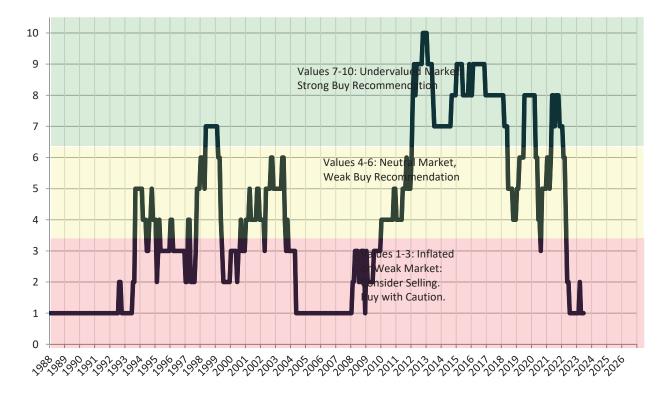


#### **Resale Market Value and Trends**

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

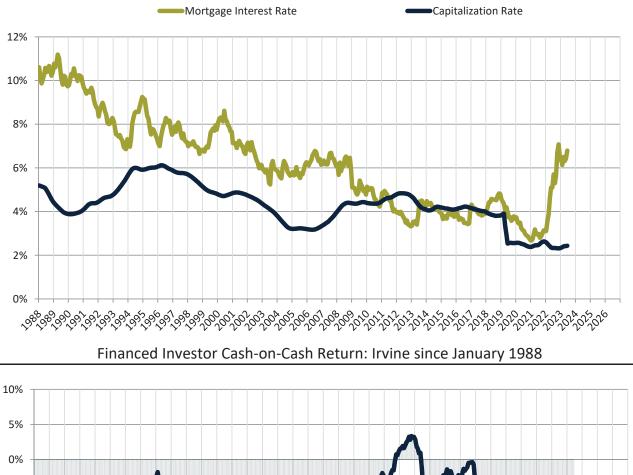


TAIT Housing Report<sup>®</sup> Market Timing System Rating: Irvine since January 1988



**Resale Market Value and Trends** 







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 Rent \$	Cost of vnership		nership m./Disc.	Cap Rate
Irvine	\$ 1,256,000	<b>-</b> 2.5%	\$ 1,256,000	<b>1</b> 3.0%	\$ 4,785	\$ 7,717	\$	2,932	3.7%.
Los Angeles, CA	\$ 881,700	<b>-</b> 5.4%	\$ 881,700	1.8%	\$ 4,079	\$ 5,417	\$	1,338	4.4%.
Orange County	\$ 1,018,600	<b>-</b> 4.2%	\$ 1,018,600	<b>1</b> 3.7%	\$ 4,293	\$ 6,258	\$	1,965	4.0%.
Anaheim	\$ 827,400	<b>-</b> 4.3%	\$ 827,400	1.2%	\$ 3,663	\$ 5,084	\$	1,421	4.2%.
Santa Ana	\$ 738,900	<b>-</b> 3.3%	\$ 738,900	1.2%	\$ 3,738	\$ 4,540	\$	802	4.9%.
Northwood	\$ 1,340,900	<b>-</b> 2.0%	\$ 1,340,900	<b>-</b> 0.2%	\$ 3,602	\$ 8,238	\$	4,637	2.6%.
Northwood Point	\$ 1,628,600	<b>7</b> 0.0%	\$ 1,628,600	<b>7</b> 0.5%	\$ 5,000	\$ 10,006	\$	5,007	2.9%.
92602	\$ 1,601,300	<b>7</b> 0.8%	\$ 1,601,300	1.8%	\$ 5,259	\$ 9,838	\$	4,579	3.2%.
92603	\$ 1,814,300	<b>-</b> 2.5%	\$ 1,814,300	1.1%	\$ 3,366	\$ 11,147	\$	7,781	1.8%.
92604	\$ 1,130,800	<b>-</b> 0.4%	\$ 1,130,800	1.8%	\$ 4,327	\$ 6,948	\$	2,620	3.7%.
92606	\$ 1,215,800	<b>-</b> 2.2%	\$ 1,215,800	1.0%	\$ 4,823	\$ 7,470	\$	2,647	3.8%.
92612	\$ 985,000	<b>-</b> 1.8%	\$ 985,000	<b>1</b> 3.7%	\$ 4,580	\$ 6,052	\$	1,472	4.5%.
92614	\$ 1,021,100	<i>5</i> 70.2%	\$ 1,021,100	1.7%	\$ 4,690	\$ 6,274	\$	1,584	4.4%.
92618	\$ 1,294,100	∳ -3.3%	\$ 1,294,100	1.2%	\$ 5,314	\$ 7,951	\$	2,637	3.9%.
92620	\$ 1,388,700	➡ -3.1%	\$ 1,388,700	1.1%	\$ 5,014	\$ 8,532	\$	3,518	3.5%.
Stanton	\$ 689,900	<b>-</b> 2.0%	\$ 689,900	<b>-</b> 8.7%	\$ 2,360	\$ 4,239	\$	1,879	3.3%.
Huntington Beach	\$ 1,178,500	<b>4</b> .5%	\$ 1,178,500	<b>1</b> 3.6%	\$ 4,404	\$ 7,241	\$	2,836	3.6%.
Garden Grove	\$ 849,700	<b>-</b> 5.0%	\$ 849,700	<b>6</b> .8%	\$ 3,731	\$ 5,221	\$	1,489	4.2%.
Orange	\$ 971,200	<b>-</b> 5.0%	\$ 971,200	1.5%	\$ 4,168	\$ 5,967	\$	1,799	4.1%.
Fountain Valley	\$ 1,181,800	<b>-</b> 3.9%	\$ 1,181,800	2 8.8%	\$ 4,543	\$ 7,261	\$	2,718	3.7%.

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

Study Area		Rating	Median	Re	ntal Parity	% Over/Under Rental Parity	Historic Premium	% Over/Under Historic Prem.
Irvine	•	1	\$ 1,256,000	\$	778,700	61.3%	9.2%	52.1%
Los Angeles, CA	2	4	\$ 881,700	\$	663,900	32.8%	23.3%	▶ 9.5%
Orange County	•	1	\$ 1,018,600	\$	698,700	<b>45.7%</b>	1.9%	43.8%
Anaheim	•	1	\$ 827,400	\$	596,100	38.8%	-6.2%	45.0%
Santa Ana	Ψ	2	\$ 738,900	\$	608,300	21.5%	-11.9%	33.4%
Northwood	•	1	\$ 1,340,900	\$	586,200	<b>128.7%</b>	16.2%	112.5%
Northwood Point	•	1	\$ 1,628,600	\$	813,700	<b>1</b> 00.2%	29.4%	70.8%
92602	Ψ	1	\$ 1,601,300	\$	856,000	87.0%	13.6%	73.4%
92603	Ψ	1	\$ 1,814,300	\$	547,800	231.2%	3.1%	228.1%
92604	•	1	\$ 1,130,800	\$	704,300	60.6%	10.2%	50.4%
92606	•	1	\$ 1,215,800	\$	784,900	54.9%	14.7%	40.2%
92612	Ψ	2	\$ 985,000	\$	745,300	32.1%	0.3%	31.8%
92614	•	1	\$ 1,021,100	\$	763,200	33.8%	-4.3%	38.1%
92618	•	1	\$ 1,294,100	\$	864,900	<b>4</b> 9.7%	-1.7%	51.4%
92620	•	1	\$ 1,388,700	\$	816,000	70.2%	14.4%	55.8%
Stanton	•	1	\$ 689,900	\$	384,000	<b>79.6%</b>	-15.2%	94.8%
Huntington Beach	Ψ	1	\$ 1,178,500	\$	716,800	64.4%	12.3%	<b>52.1%</b>
Garden Grove	Ψ	1	\$ 849,700	\$	607,200	<b>40.0%</b>	-5.6%	45.6%
Orange	•	1	\$ 971,200	\$	678,400	<b>43.2%</b>	0.5%	42.7%
Fountain Valley	<b>↓</b>	1	\$ 1,181,800	\$	739,400	<b>59.8%</b>	12.1%	47.7%

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

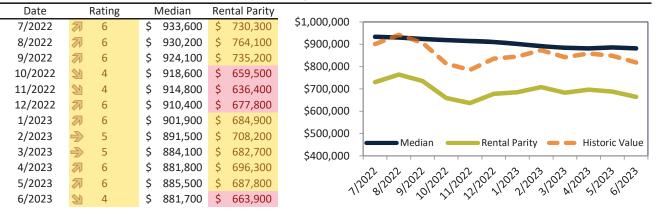
Historically, properties in this market sell at a 23.3% premium. Today's premium is 32.8%. This market is 9.5% overvalued. Median home price is \$881,700. Prices fell 5.4% year-over-year.

Monthly cost of ownership is \$5,417, and rents average \$4,079, making owning \$1,337 per month more costly than renting.

Rents rose 4.8% year-over-year. The current capitalization rate (rent/price) is 4.4%.

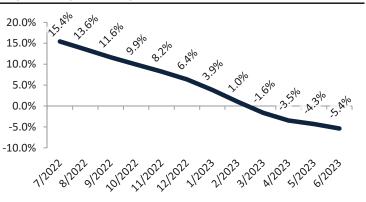
Market rating = 4

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



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

Date	± Typ. Value	Median	% Change
7/2022	▶ 4.5%	\$ 933,600	215.4%
8/2022	▶ -1.6%	\$ 930,200	213.6%
9/2022	▶ 2.4%	\$ 924,100	🖄 11.6%
10/2022	<b>16.0%</b>	\$ 918,600	9.9%
11/2022	20.4%	\$ 914,800	8.2%
12/2022	▶ 11.0%	\$ 910,400	<b>6</b> .4%
1/2023	8.4%	\$ 901,900	1.9%
2/2023	▶ 2.6%	\$ 891,500	
3/2023	<b>6.2%</b>	\$ 884,100	-1.6%
4/2023	▶ 3.3%	\$ 881,800	-3.5%
5/2023	▶ 5.4%	\$ 885,500	-4.3%
6/2023	▶ 9.5%	\$ 881,700	-5.4%



Date	% Change	Rent	Own	
7/2022	≥ 14.4%	\$ 3,999	\$ 5,112	
8/2022	2 13.7%	\$ 4,003	\$ 4,873	\$6,20
9/2022	212.8%	\$ 4,008	\$ 5,038	65 Q
10/2022	🖄 11.7%	\$ 4,015	\$ 5,592	\$5,20
11/2022	🖄 10.8%	\$ 4,027	\$ 5,788	\$4,20
12/2022	9.8%	\$ 4,038	\$ 5,423	Ψ 1) <b>2</b>
1/2023	8.9%	\$ 4,051	\$ 5,333	\$3,20
2/2023	2 8.1%	\$ 4,062	\$ 5,113	
3/2023	21.3%	\$ 4,071	\$ 5,272	\$2,20
4/2023	<b>6</b> .4%	\$ 4,075	\$ 5,160	
5/2023	1.5%	\$ 4,072	\$ 5,242	
6/2023	1.8%	\$ 4,079	\$ 5,417	



#### Orange County Housing Market Value & Trends Update

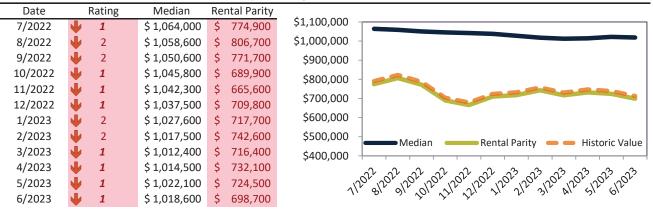
Historically, properties in this market sell at a 1.9% premium. Today's premium is 45.7%. This market is 43.8% overvalued. Median home price is \$1,018,600. Prices fell 4.2% year-over-year.

Monthly cost of ownership is \$6,258, and rents average \$4,293, making owning \$1,964 per month more costly than renting.

Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 4.0%.

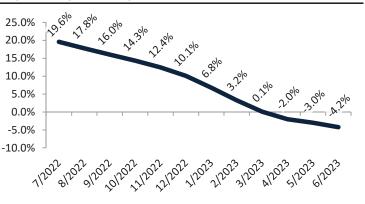
Market rating = 1

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



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

Date	± Typ. Value	Median	% Change
7/2022	<b>35.4%</b>	\$ 1,064,000	🖄 19.6%
8/2022	<b>29.3%</b>	\$ 1,058,600	🎽 17.8%
9/2022	<b>34.2%</b>	\$ 1,050,600	실 16.0%
10/2022	<b>49.6%</b>	\$ 1,045,800	실 14.3%
11/2022	<b>54.6%</b>	\$ 1,042,300	실 12.4%
12/2022	<b>44.2%</b>	\$ 1,037,500	실 10.1%
1/2023	<b>41.2%</b>	\$ 1,027,600	<b>6.8%</b>
2/2023	<b>35.1%</b>	\$ 1,017,500	1.2%
3/2023	939.4%	\$ 1,012,400	<b>7</b> 0.1%
4/2023	<b>36.6%</b>	\$ 1,014,500	-2.0%
5/2023	<b>39.1%</b>	\$ 1,022,100	-3.0%
6/2023	<b>43.8%</b>	\$ 1,018,600	4.2%



Date	% Change	Rent	Own	\$7,80
7/2022	🖄 18.8%	\$ 4,243	\$ 5,826	
8/2022	🖄 17.1%	\$ 4,226	\$ 5,546	\$6,80
9/2022	🖄 15.0%	\$ 4,207	\$ 5,727	\$5,80
10/2022	실 13.0%	\$ 4,200	\$ 6,366	÷
11/2022	🖄 11.2%	\$ 4,212	\$ 6,595	\$4,80
12/2022	9.7%	\$ 4,228	\$ 6,180	\$3,80
1/2023	≥ 8.4%	\$ 4,244	\$ 6,077	\$2,80
2/2023	21.3%	\$ 4,260	\$ 5,836	<i>γ</i> 2,60
3/2023	<b>6</b> .3%	\$ 4,272	\$ 6,037	\$1,80
4/2023	1.4%	\$ 4,284	\$ 5,937	
5/2023	1.5%	\$ 4,289	\$ 6,050	
6/2023	1.7%	\$ 4,293	\$ 6,258	



#### Anaheim Housing Market Value & Trends Update

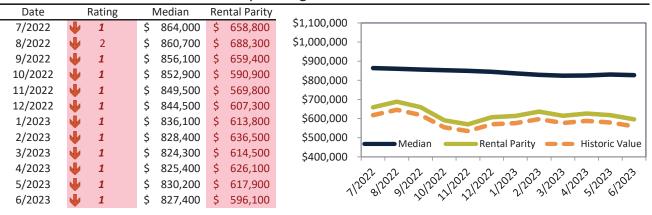
Historically, properties in this market sell at a -6.2% discount. Today's premium is 38.8%. This market is 45.0% overvalued. Median home price is \$827,400. Prices fell 4.3% year-over-year.

Monthly cost of ownership is \$5,083, and rents average \$3,662, making owning \$1,420 per month more costly than renting.

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

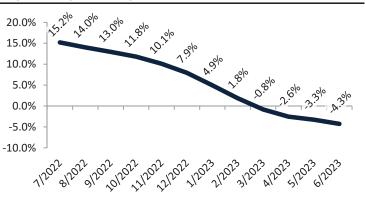
Market rating = 1

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

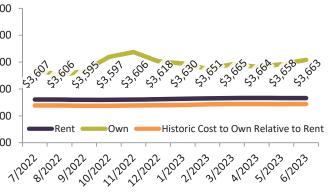


#### Resale Median and year-over-year percentage change trailing twelve months

Date	± Typ. Value	Median	% Change
7/2022	<b>37.3%</b>	\$ 864,000	실 15.2%
8/2022	<b>31.2%</b>	\$ 860,700	214.0%
9/2022	<b>36.0%</b>	\$ 856,100	213.0%
10/2022	<b>50.5%</b>	\$ 852,900	≥ 11.8%
11/2022	55.2%	\$ 849,500	≥ 10.1%
12/2022	<b>45.2%</b>	\$ 844,500	2.9%
1/2023	<b>42.4%</b>	\$ 836,100	1.9%
2/2023	<b>36.3%</b>	\$ 828,400	7 1.8%
3/2023	<b>40.3%</b>	\$ 824,300	-0.8%
4/2023	<b>38.0%</b>	\$ 825,400	-2.6%
5/2023	<b>40.5%</b>	\$ 830,200	-3.3%
6/2023	<b>45.0%</b>	\$ 827,400	-4.3%



	•	•	•	-	
Date	% Change	Rent		Own	\$7,00
7/2022	214.8%	\$ 3,607	\$	4,731	<i><b></b><i></i></i>
8/2022	213.8%	\$ 3,606	\$	4,509	\$6,00
9/2022	🖄 12.5%	\$ 3 <i>,</i> 595	\$	4,667	
10/2022	🖄 11.3%	\$ 3,597	\$	5,192	\$5 <i>,</i> 00
11/2022	🖄 10.1%	\$ 3,606	\$	5,375	\$4,00
12/2022	8.9%	\$ 3,618	\$	5 <i>,</i> 030	Ş4,00
1/2023	8.0%	\$ 3,630	\$	4,944	\$3,00
2/2023	21.3%	\$ 3,651	\$	4,751	. ,
3/2023	<b>6.7%</b>	\$ 3,665	\$	4,915	\$2 <i>,</i> 00
4/2023	1.8%	\$ 3,664	\$	4,830	
5/2023	1.0%	\$ 3,658	\$	4,914	
6/2023	1.2%	\$ 3,663	\$	5 <i>,</i> 084	



#### Santa Ana Housing Market Value & Trends Update

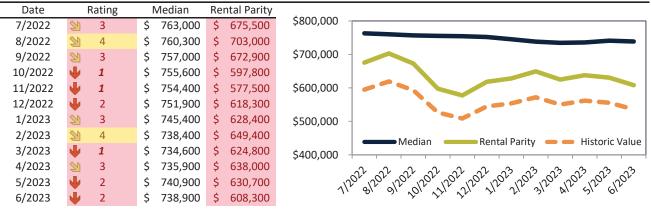
Historically, properties in this market sell at a -11.9% discount. Today's premium is 21.5%. This market is 33.4% overvalued. Median home price is \$738,900. Prices fell 3.3% year-over-year.

Monthly cost of ownership is \$4,539, and rents average \$3,737, making owning \$802 per month more costly than renting.

Rents rose 4.2% year-over-year. The current capitalization rate (rent/price) is 4.9%.

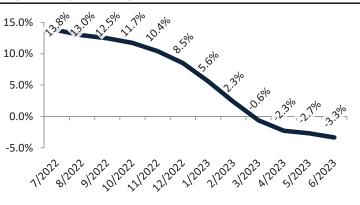
Market rating = 2

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

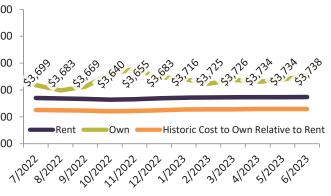


#### Resale Median and year-over-year percentage change trailing twelve months

Date	± Typ. Value	Median	% Change
7/2022	<b>24.9%</b>	\$ 763,000	213.8%
8/2022	20.1%	\$ 760,300	213.0%
9/2022	24.4%	\$ 757,000	≥ 12.5%
10/2022	<b>38.3%</b>	\$ 755,600	ڬ 11.7%
11/2022	<b>42.6%</b>	\$ 754,400	210.4%
12/2022	<b>33.5%</b>	\$ 751,900	≥ 8.5%
1/2023	<b>30.5%</b>	\$ 745,400	1.6%
2/2023	25.6%	\$ 738,400	1.3%
3/2023	<b>29.5%</b>	\$ 734,600	-0.6%
4/2023	27.3%	\$ 735,900	-2.3%
5/2023	29.4%	\$ 740,900	-2.7%
6/2023	33.4%	\$ 738,900	-3.3%



	•	•	•	-	
Date	% Change	Rent		Own	\$7,00
7/2022	🖄 19.1%	\$ 3,699	\$	4,178	<i></i> ,
8/2022	🖄 17.6%	\$ 3,683	\$	3,983	\$6,00
9/2022	🖄 15.8%	\$ 3,669	\$	4,127	
10/2022	≥ 13.3%	\$ 3,640	\$	4,600	\$5,00
11/2022	🖄 11.5%	\$ 3,655	\$	4,773	\$4,00
12/2022	210.2%	\$ 3,683	\$	4,479	Ş4,00
1/2023	9.3%	\$ 3,716	\$	4,408	\$3,00
2/2023	≥ 8.2%	\$ 3,725	\$	4,235	. ,
3/2023	21.1%	\$ 3,726	\$	4,380	\$2,00
4/2023	1.1%	\$ 3,734	\$	4,306	
5/2023	♠ 5.1%	\$ 3,734	\$	4,386	
6/2023	1.2%	\$ 3,738	\$	4,540	



#### Northwood Housing Market Value & Trends Update

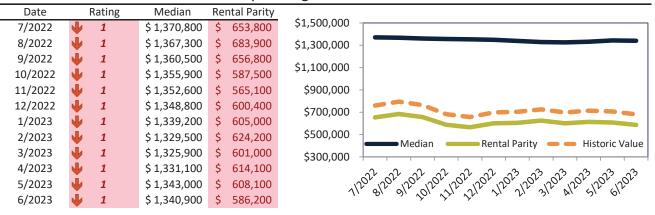
Historically, properties in this market sell at a 16.2% premium. Today's premium is 128.7%. This market is 112.5% overvalued. Median home price is \$1,340,900. Prices fell 2.0% year-over-year.

Monthly cost of ownership is \$8,238, and rents average \$3,601, making owning \$4,636 per month more costly than renting.

Rents fell 0.2% year-over-year. The current capitalization rate (rent/price) is 2.6%.

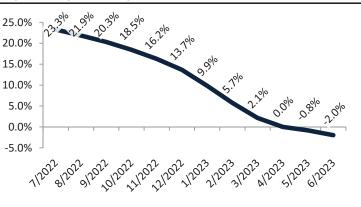
Market rating = 1

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

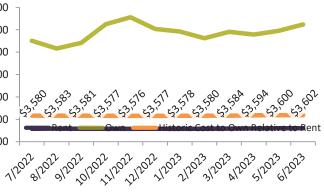


#### Resale Median and year-over-year percentage change trailing twelve months

Date	± Typ. Value	Median	% Change
7/2022	93.5%	\$ 1,370,800	23.3%
8/2022	83.7%	\$ 1,367,300	21.9%
9/2022	90.9%	\$ 1,360,500	20.3%
10/2022	<b>114.6%</b>	\$ 1,355,900	218.5%
11/2022	<b>123.1%</b>	\$ 1,352,600	216.2%
12/2022	<b>108.4%</b>	\$ 1,348,800	213.7%
1/2023	<b>105.1%</b>	\$ 1,339,200	9.9%
2/2023	96.8%	\$ 1,329,500	1.7%
3/2023	<b>— 104.4%</b>	\$ 1,325,900	1.1%
4/2023	<b>100.5%</b>	\$ 1,331,100	<b>0.0%</b>
5/2023	<b>104.6%</b>	\$ 1,343,000	-0.8%
6/2023	<b>112.5%</b>	\$ 1,340,900	-2.0%



\$9,00	Own	Rent	% Change	Date
	7,506	\$ 3,580	<b>-</b> 1.7% <b>\$</b>	7/2022
\$8,000	7,163	\$ 3,583	<b>-</b> 1.7% <b>\$</b>	8/2022
\$7,00	7,417	\$ 3,581	<b>-</b> 1.7% <b>\$</b>	9/2022
¢C 00	8,254	\$ 3,577	<b>-</b> 1.6% \$	10/2022
\$6,00	8,558	\$ 3,576	<b>-</b> 1.6% \$	11/2022
\$5,00	8,034	\$ 3,577	<b>-</b> 1.4% <b>\$</b>	12/2022
\$4,00	7,919	\$ 3,578	<b>-1.3%</b> \$	1/2023
Ş4,000	7,625	\$ 3,580	<b>-</b> 1.1% \$	2/2023
\$3,00	7,906	\$ 3,584	<b>-0.9%</b> \$	3/2023
	7,789	\$ 3,594	<b>-0.7%</b> \$	4/2023
	7,950	\$ 3,600	<b>-0.4%</b> \$	5/2023
	8,238	\$ 3,602	<b>-</b> 0.2% \$	6/2023



#### Northwood Point Housing Market Value & Trends Update

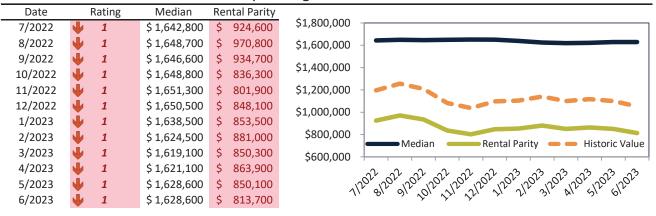
Historically, properties in this market sell at a 29.4% premium. Today's premium is 100.2%. This market is 70.8% overvalued. Median home price is \$1,628,600. Prices rose 0.0% year-over-year.

Monthly cost of ownership is \$10,006, and rents average \$4,999, making owning \$5,006 per month more costly than renting.

Rents rose 0.5% year-over-year. The current capitalization rate (rent/price) is 2.9%.

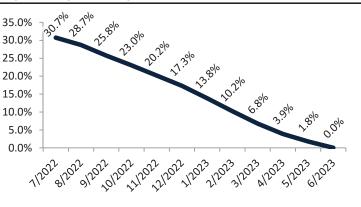
Market rating = 1

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



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

Date	± Typ. Value	Median	% Change
7/2022	<b>48.3%</b>	\$ 1,642,800	30.7%
8/2022	<b>40.5%</b>	\$ 1,648,700	28.7%
9/2022	6.8%	\$ 1,646,600	25.8%
10/2022	67.8%	\$ 1,648,800	23.0%
11/2022	<b>76.6%</b>	\$ 1,651,300	20.2%
12/2022	65.2%	\$ 1,650,500	217.3%
1/2023	62.6%	\$ 1,638,500	213.8%
2/2023	55.0%	\$ 1,624,500	실 10.2%
3/2023	61.0%	\$ 1,619,100	6.8%
4/2023	<b>58.3%</b>	\$ 1,621,100	1.9%
5/2023	62.2%	\$ 1,628,600	7 1.8%
6/2023	<b>70.8</b> %	\$ 1,628,600	Ø.0%



Date	% Change	Rent	Own	\$11,500 ]
7/2022	<b>0.9%</b>	\$ 5,063	\$ 8 <i>,</i> 995	
8/2022	7 1.4%	\$ 5,086	\$ 8,637	\$9,500 -
9/2022	2.0%	\$ 5,096	\$ 8,977	\$3,500
10/2022	1.3%	\$ 5,091	\$ 10,037	67 500
11/2022	1.3%	\$ 5,074	\$ 10,448	\$7,500 - ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~
12/2022		\$ 5,052	\$ 9 <i>,</i> 832	
1/2023	7 1.5%	\$ 5,047	\$ 9,689	\$5,500 -
2/2023		\$ 5,053	\$ 9,317	Rent Own Historic Cost to Own Relative to Rent
3/2023		\$ 5,070	\$ 9 <i>,</i> 655	\$3,500 +
4/2023		\$ 5,056	\$ 9,486	$\mathcal{A}$
5/2023	<b>7</b> 1.0%	\$ 5,033	\$ 9,641	1/222/2023/2022/12222/2022/2022/2023/2022/2023/2023
6/2023		\$ 5,000	\$ 10,006	y y y

#### 92602 Housing Market Value & Trends Update

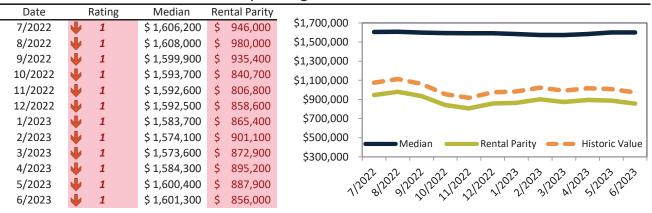
Historically, properties in this market sell at a 13.6% premium. Today's premium is 87.0%. This market is 73.4% overvalued. Median home price is \$1,601,300. Prices rose 0.8% year-over-year.

Monthly cost of ownership is \$9,838, and rents average \$5,259, making owning \$4,578 per month more costly than renting.

Rents rose 2.8% year-over-year. The current capitalization rate (rent/price) is 3.2%.

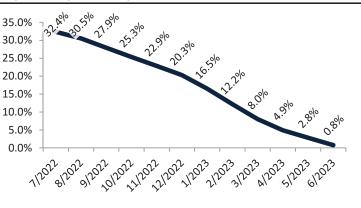
Market rating = 1

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



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

Date	± Typ. Value	Median	% Change
7/2022	<b>56.2%</b>	\$ 1,606,200	32.4%
8/2022	<b>50.5%</b>	\$ 1,608,000	30.5%
9/2022	<b>57.4%</b>	\$ 1,599,900	27.9%
10/2022	<b>75.9%</b>	\$ 1,593,700	25.3%
11/2022	83.8%	\$ 1,592,600	22.9%
12/2022	<b>71.8%</b>	\$ 1,592,500	20.3%
1/2023	69.4%	\$ 1,583,700	216.5%
2/2023	61.1%	\$ 1,574,100	212.2%
3/2023	66.6%	\$ 1,573,600	8.0%
4/2023	63.3%	\$ 1,584,300	1.9%
5/2023	66.6%	\$ 1,600,400	1.8%
6/2023	<b>73.4%</b>	\$ 1,601,300	<b>0.8%</b>



Date	% Change	Rent	Own	\$11,
7/2022	21.4%	\$ 5,180	\$ 8,795	<i>~</i> )
8/2022	218.8%	\$ 5,134	\$ 8,424	\$9,
9/2022	216.0%	\$ 5,100	\$ 8,722	<i>,</i> כר
10/2022	🖄 13.7%	\$ 5,118	\$ 9,702	<i>6</i> <b>7</b>
11/2022	🖄 11.1%	\$ 5,105	\$ 10,077	\$7,
12/2022	8.9%	\$ 5,115	\$ 9,486	
1/2023	<b>6.9%</b>	\$ 5,118	\$ 9,365	\$5 <i>,</i>
2/2023	1.8%	\$ 5,168	\$ 9,028	
3/2023	♠ 5.0%	\$ 5,205	\$ 9,383	\$3,
4/2023	1.2%	\$ 5,238	\$ 9,271	
5/2023	1.5%	\$ 5,256	\$ 9,474	
6/2023	1.8%	\$ 5,259	\$ 9,838	



#### 92603 Housing Market Value & Trends Update

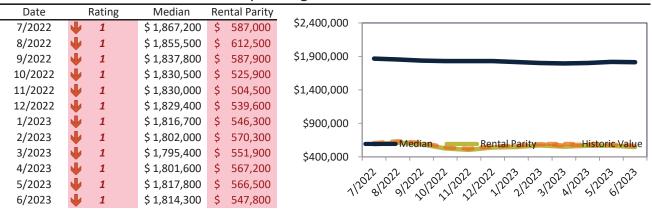
Historically, properties in this market sell at a 3.1% premium. Today's premium is 231.2%. This market is 228.1% overvalued. Median home price is \$1,814,300. Prices fell 2.5% year-over-year.

Monthly cost of ownership is \$11,146, and rents average \$3,365, making owning \$7,781 per month more costly than renting.

Rents rose 5.1% year-over-year. The current capitalization rate (rent/price) is 1.8%.

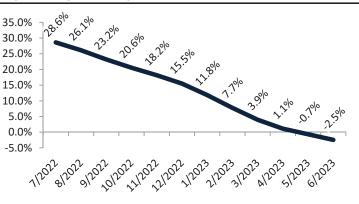
#### Market rating = 1

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

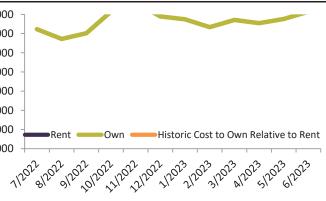


#### Resale Median and year-over-year percentage change trailing twelve months

Date	± Typ. Value	Median	% Change
7/2022	215.0%	\$ 1,867,200	28.6%
8/2022	<b>— 199.9%</b>	\$ 1,855,500	26.1%
9/2022	<b>209.5%</b>	\$ 1,837,800	23.2%
10/2022	245.0%	\$ 1,830,500	20.6%
11/2022	259.7%	\$ 1,830,000	218.2%
12/2022	236.0%	\$ 1,829,400	≥ 15.5%
1/2023	229.5%	\$ 1,816,700	211.8%
2/2023	212.9%	\$ 1,802,000	2.7%
3/2023	222.2%	\$ 1,795,400	1.9%
4/2023	214.6%	\$ 1,801,600	<b>7</b> 1.1%
5/2023	217.8%	\$ 1,817,800	<b>-</b> 0.7%
6/2023	228.1%	\$ 1,814,300	-2.5%



Date	% Change	Rent	Own	\$11,000
7/2022	1.3%	\$ 3,214	\$ 10,224	\$10,000 -
8/2022	1.6%	\$ 3,209	\$ 9,720	
9/2022	<b>6.8%</b>	\$ 3,205	\$ 10,019	\$9,000 -
10/2022	21.1%	\$ 3,202	\$ 11,143	\$8,000 -
11/2022	<b>6</b> .4%	\$ 3,192	\$ 11,579	\$7,000 -
12/2022	<b>6.3%</b>	\$ 3,215	\$ 10,897	\$6,000 -
1/2023	1.7%	\$ 3,231	\$ 10,743	
2/2023	♠ 5.5%	\$ 3,271	\$ 10,335	\$5,000 -
3/2023	5.1%	\$ 3,291	\$ 10,706	\$4,000
4/2023	♠ 5.0%	\$ 3,319	\$ 10,542	1/2022
5/2023	5.3%	\$ 3,354	\$ 10,761	1/20 8
6/2023	♠ 5.1%	\$ 3,366	\$ 11,147	



#### 92604 Housing Market Value & Trends Update

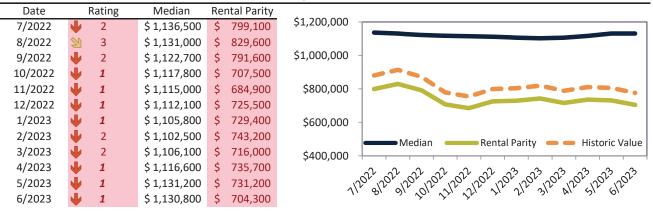
Historically, properties in this market sell at a 10.2% premium. Today's premium is 60.6%. This market is 50.4% overvalued. Median home price is \$1,130,800. Prices fell 0.4% year-over-year.

Monthly cost of ownership is \$6,947, and rents average \$4,327, making owning \$2,620 per month more costly than renting.

Rents rose 2.8% year-over-year. The current capitalization rate (rent/price) is 3.7%.

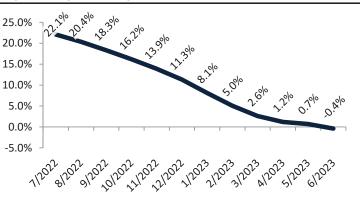
#### Market rating = 1

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

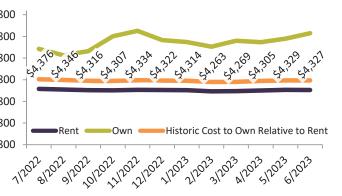


#### Resale Median and year-over-year percentage change trailing twelve months

Date	± Typ. Value	Median	% Change
7/2022	<b>32</b> .1%	\$ 1,136,500	22.1%
8/2022	26.2%	\$ 1,131,000	20.4%
9/2022	<b>31.7%</b>	\$ 1,122,700	218.3%
10/2022	<b>47.8%</b>	\$ 1,117,800	216.2%
11/2022	<b>52.6%</b>	\$ 1,115,000	213.9%
12/2022	<b>43.1%</b>	\$ 1,112,100	🖄 11.3%
1/2023	<b>41.4%</b>	\$ 1,105,800	2 8.1%
2/2023	<b>38.2%</b>	\$ 1,102,500	1.0%
3/2023	<b>44.3%</b>	\$ 1,106,100	1.6%
4/2023	<b>41.6%</b>	\$ 1,116,600	
5/2023	44.5%	\$ 1,131,200	<b>0.7%</b>
6/2023	<b>50.4%</b>	\$ 1,130,800	-0.4%



% Change		Rent		Own	ć7 0
23.8%	\$	4,376	\$	6,223	\$7,8
22.0%	\$	4,346	\$	5,925	\$6,8
🖄 19.7%	\$	4,316	\$	6,120	\$5,8
실 17.4%	\$	4,307	\$	6,805	
🖄 15.8%	\$	4,334	\$	7,055	\$4,8
🖄 13.6%	\$	4,322	\$	6,624	\$3,8
🖄 11.7%	\$	4,314	\$	6,539	<b>ຕ່</b> ງ 0
8.6%	\$	4,263	\$	6,323	\$2 <i>,</i> 8
<b>6</b> .4%	\$	4,269	\$	6,596	\$1,8
1.9%	\$	4,305	\$	6,534	
1.9%	\$	4,329	\$	6,696	
1.8%	\$	4,327	\$	6,948	
	≥ 23.8%   ≥ 22.0%   ≥ 19.7%   ≥ 19.7%   ≥ 15.8%   ≥ 13.6%   ≥ 13.6%   ≥ 11.7%   ≥ 8.6%   ↑ 6.4%   ↑ 3.9%	≥ 23.8% \$   ≥ 22.0% \$   ≥ 19.7% \$   ≥ 19.7% \$   ≥ 19.7% \$   ≥ 19.7% \$   ≥ 19.7% \$   ≥ 19.7% \$   ≥ 19.7% \$   ≥ 19.7% \$   ≥ 11.7% \$   ≥ 11.7% \$   ≥ 8.6% \$   ↑ 6.4% \$   ↑ 3.9% \$	≥ 23.8% \$ 4,376   ≥ 22.0% \$ 4,346   ≥ 19.7% \$ 4,316   ≥ 19.7% \$ 4,316   ≥ 17.4% \$ 4,307   ≥ 15.8% \$ 4,334   ≥ 13.6% \$ 4,322   ≥ 11.7% \$ 4,314   ≥ 8.6% \$ 4,263   ↑ 6.4% \$ 4,269   ↑ 4.9% \$ 4,305   ↑ 3.9% \$ 4,329	≥ 23.8% \$ 4,376 \$   ≥ 22.0% \$ 4,346 \$   ≥ 19.7% \$ 4,316 \$   ≥ 19.7% \$ 4,316 \$   ≥ 19.7% \$ 4,316 \$   ≥ 17.4% \$ 4,307 \$   ≥ 15.8% \$ 4,334 \$   ≥ 13.6% \$ 4,322 \$   ≥ 11.7% \$ 4,314 \$   ≥ 11.7% \$ 4,263 \$   ↑ 6.4% \$ 4,269 \$   ↑ 4.9% \$ 4,305 \$   ↑ 3.9% \$ 4,329 \$	≥ 23.8% \$ 4,376 \$ 6,223   ≥ 22.0% \$ 4,346 \$ 5,925   ≥ 19.7% \$ 4,316 \$ 6,120   ≥ 19.7% \$ 4,316 \$ 6,805   ≥ 19.7% \$ 4,334 \$ 7,055   ≥ 15.8% \$ 4,322 \$ 6,624   ≥ 13.6% \$ 4,263 \$ 6,323   ≤ 4,263 \$ 6,539 > 8.6% \$ 4,269 \$ 6,596   < 4.9%



#### 92606 Housing Market Value & Trends Update

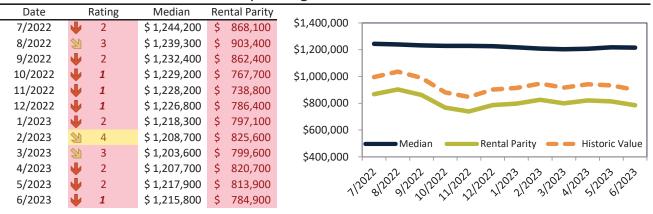
Historically, properties in this market sell at a 14.7% premium. Today's premium is 54.9%. This market is 40.2% overvalued. Median home price is \$1,215,800. Prices fell 2.2% year-over-year.

Monthly cost of ownership is \$7,469, and rents average \$4,822, making owning \$2,647 per month more costly than renting.

Rents rose 3.0% year-over-year. The current capitalization rate (rent/price) is 3.8%.

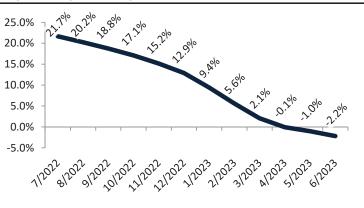
#### Market rating = 1

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

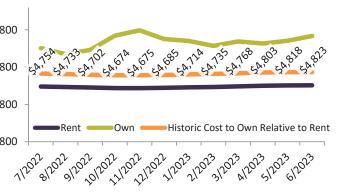


#### Resale Median and year-over-year percentage change trailing twelve months

Date	± Typ. Value	Median	% Change
7/2022	<b>28.6%</b>	\$ 1,244,200	21.7%
8/2022	22.5%	\$ 1,239,300	20.2%
9/2022	28.2%	\$ 1,232,400	≥ 18.8%
10/2022	<b>45.4%</b>	\$ 1,229,200	실 17.1%
11/2022	<b>51.5%</b>	\$ 1,228,200	🖄 15.2%
12/2022	<b>41.3%</b>	\$ 1,226,800	실 12.9%
1/2023	<b>38.1%</b>	\$ 1,218,300	9.4%
2/2023	<b>31.7%</b>	\$ 1,208,700	1.6%
3/2023	<b>35.8%</b>	\$ 1,203,600	1.1%
4/2023	32.4%	\$ 1,207,700	<b>-</b> 0.1%
5/2023	<b>34.9%</b>	\$ 1,217,900	-1.0%
6/2023	<b>40.2%</b>	\$ 1,215,800	-2.2%



Date	% Change	Rent	Own	
7/2022	21.1%	\$ 4,754	\$ 6,813	
8/2022	218.6%	\$ 4,733	\$ 6,492	\$7,8
9/2022	215.7%	\$ 4,702	\$ 6,719	
10/2022	🖄 12.6%	\$ 4,674	\$ 7,483	\$5,8
11/2022	210.0%	\$ 4,675	\$ 7,771	
12/2022	2.8%	\$ 4,685	\$ 7,308	ća o
1/2023	6.3%	\$ 4,714	\$ 7,204	\$3 <i>,</i> 8
2/2023	1.3%	\$ 4,735	\$ 6,932	
3/2023	1.6%	\$ 4,768	\$ 7,177	\$1,8
4/2023	1.2%	\$ 4,803	\$ 7,067	
5/2023	1.6%	\$ 4,818	\$ 7,209	
6/2023	1.0%	\$ 4,823	\$ 7,470	



#### 92612 Housing Market Value & Trends Update

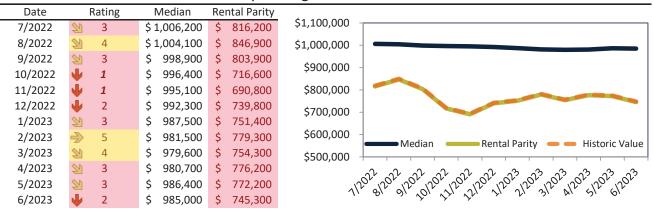
Historically, properties in this market sell at a 0.3% premium. Today's premium is 32.1%. This market is 31.8% overvalued. Median home price is \$985,000. Prices fell 1.8% year-over-year.

Monthly cost of ownership is \$6,051, and rents average \$4,579, making owning \$1,472 per month more costly than renting.

Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 4.5%.

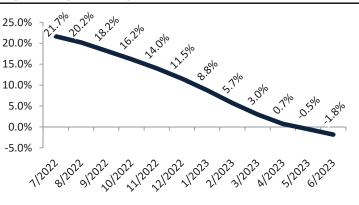
Market rating = 2

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



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

Date	± Typ. Value	Median	% Change
7/2022	23.0%	\$ 1,006,200	21.7%
8/2022	18.2%	\$ 1,004,100	20.2%
9/2022	23.9%	\$ 998,900	218.2%
10/2022	<b>38.7%</b>	\$ 996,400	216.2%
11/2022	<b>43.7%</b>	\$ 995,100	24.0%
12/2022	<b>33.8%</b>	\$ 992,300	실 11.5%
1/2023	<b>31.1%</b>	\$ 987,500	8.8%
2/2023	25.6%	\$ 981,500	1.7%
3/2023	<b>29.6%</b>	\$ 979,600	1.0%
4/2023	<b>26.0%</b>	\$ 980,700	<b>0.7%</b>
5/2023	27.4%	\$ 986,400	-0.5%
6/2023	<b>31.8%</b>	\$ 985,000	-1.8%



Date	% Change	Rent	Own	
7/2022	22.8%	\$ 4,470	\$ 5,509	\$7,50
8/2022	20.1%	\$ 4,437	\$ 5,260	40 <b>-</b> 0
9/2022	216.3%	\$ 4,383	\$ 5,446	\$6,50
10/2022	🔰 13.0%	\$ 4,363	\$ 6,066	\$5,50
11/2022	9.8%	\$ 4,371	\$ 6,296	. ,
12/2022	2.7%	\$ 4,407	\$ 5,911	\$4,50
1/2023	<b>6.2%</b>	\$ 4,443	\$ 5,839	\$3,50
2/2023	1.2%	\$ 4,470	\$ 5,629	<i>40,0</i> 0
3/2023	1.7%	\$ 4,498	\$ 5,841	\$2,50
4/2023	1.5%	\$ 4,542	\$ 5,739	
5/2023	1.3%	\$ 4,571	\$ 5,839	
6/2023	1.7%	\$ 4,580	\$ 6,052	



#### 92614 Housing Market Value & Trends Update

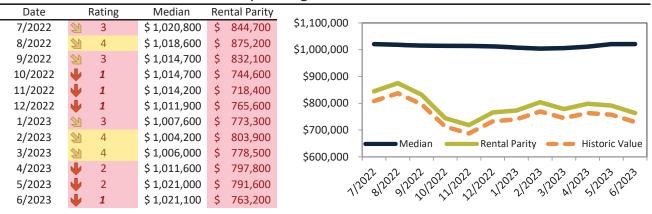
Historically, properties in this market sell at a -4.3% discount. Today's premium is 33.8%. This market is 38.1% overvalued. Median home price is \$1,021,100. Prices rose 0.2% year-over-year.

Monthly cost of ownership is \$6,273, and rents average \$4,689, making owning \$1,584 per month more costly than renting.

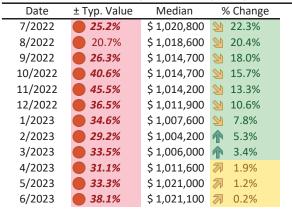
Rents rose 2.7% year-over-year. The current capitalization rate (rent/price) is 4.4%.

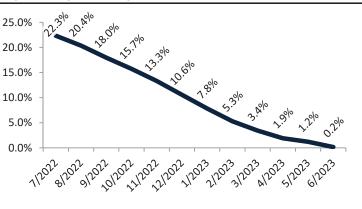
Market rating = 1

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

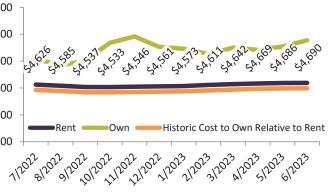


#### Resale Median and year-over-year percentage change trailing twelve months





Date	% Change	Rent	Own	\$7,50
7/2022	21.9%	\$ 4,626	\$ 5,589	<i>ψ1</i> )00
8/2022	🖄 19.1%	\$ 4,585	\$ 5,336	\$6,50
9/2022	🖄 15.7%	\$ 4,537	\$ 5,532	
10/2022	🖄 12.7%	\$ 4,533	\$ 6,177	\$5,50
11/2022	🖄 10.2%	\$ 4,546	\$ 6,417	\$4,50
12/2022	8.3%	\$ 4,561	\$ 6,028	Ş4,50
1/2023	<b>6</b> .5%	\$ 4,573	\$ 5,958	\$3,50
2/2023	1.5%	\$ 4,611	\$ 5,759	. ,
3/2023	1.5%	\$ 4,642	\$ 5,999	\$2 <i>,</i> 50
4/2023	1.9%	\$ 4,669	\$ 5,920	
5/2023	1.3%	\$ 4,686	\$ 6,044	
6/2023	1.7%	\$ 4,690	\$ 6,274	



#### 92618 Housing Market Value & Trends Update

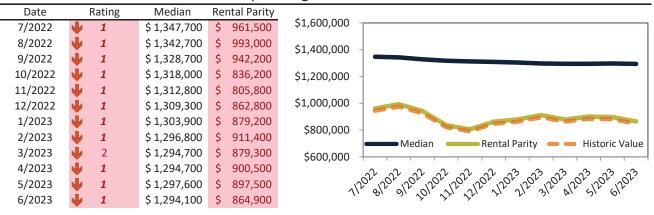
Historically, properties in this market sell at a -1.7% discount. Today's premium is 49.7%. This market is 51.4% overvalued. Median home price is \$1,294,100. Prices fell 3.3% year-over-year.

Monthly cost of ownership is \$7,950, and rents average \$5,314, making owning \$2,636 per month more costly than renting.

Rents rose 2.2% year-over-year. The current capitalization rate (rent/price) is 3.9%.

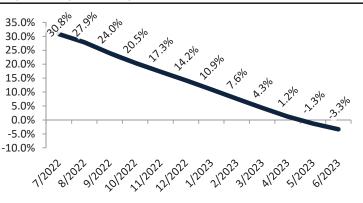
Market rating = 1

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



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

Date	± Typ. Value	Median	% Change
7/2022	<b>41.9%</b>	\$ 1,347,700	🎽 30.8%
8/2022	<b>37.0%</b>	\$ 1,342,700	27.9%
9/2022	<b>42.8%</b>	\$ 1,328,700	24.0%
10/2022	<b>59.4%</b>	\$ 1,318,000	20.5%
11/2022	64.7%	\$ 1,312,800	실 17.3%
12/2022	<b>53.5%</b>	\$ 1,309,300	실 14.2%
1/2023	<b>50.1%</b>	\$ 1,303,900	≥ 10.9%
2/2023	<b>44.0%</b>	\$ 1,296,800	2.6%
3/2023	<b>49.0%</b>	\$ 1,294,700	1.3%
4/2023	<b>45.5%</b>	\$ 1,294,700	<b>7</b> 1.2%
5/2023	6.3%	\$ 1,297,600	-1.3%
6/2023	<b>51.4%</b>	\$ 1,294,100	-3.3%



	Own	Rent	% Change	Date
\$8,40	7,379	\$ 5,265	\$ 21.9%	7/2022
. ,	7,034	\$ 5,202	\$ 219.0%	8/2022
\$7,40	7,244	\$ 5,137	\$ 🖄 15.5%	9/2022
\$6,40	8,023	\$ 5,091	\$ 🖄 12.0%	10/2022
• •	8,306	\$ 5,099	\$ 9.2%	11/2022
\$5,40	7,799	\$ 5,140	\$ 21 7.2%	12/2022
\$4,40	7,710	\$ 5,199	\$ 6.2%	1/2023
<i>9</i> -7,-10	7,437	\$ 5,227	\$ 1.1%	2/2023
\$3 <i>,</i> 40	7,720	\$ 5,243	\$ 1.2%	3/2023
	7,576	\$ 5,270	\$ 1.3%	4/2023
	7,681	\$ 5,313	\$ 1.8%	5/2023
	7,951	\$ 5,314	\$ 1.2%	6/2023



#### 92620 Housing Market Value & Trends Update

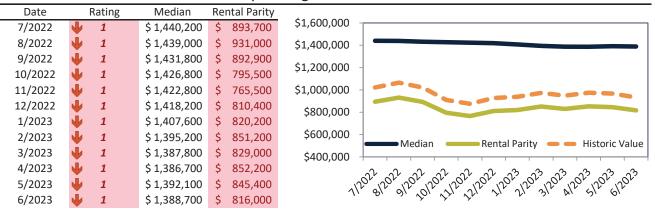
Historically, properties in this market sell at a 14.4% premium. Today's premium is 70.2%. This market is 55.8% overvalued. Median home price is \$1,388,700. Prices fell 3.1% year-over-year.

Monthly cost of ownership is \$8,532, and rents average \$5,013, making owning \$3,518 per month more costly than renting.

Rents rose 4.1% year-over-year. The current capitalization rate (rent/price) is 3.5%.

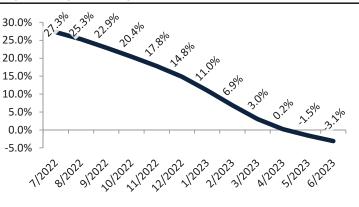
Market rating = 1

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

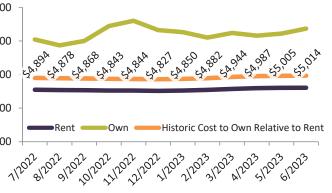


#### Resale Median and year-over-year percentage change trailing twelve months

Date	± Typ. Value	Median	% Change
7/2022	<b>46.8%</b>	\$ 1,440,200	27.3%
8/2022	<b>40.2%</b>	\$ 1,439,000	25.3%
9/2022	<b>46.0%</b>	\$ 1,431,800	22.9%
10/2022	65.0%	\$ 1,426,800	20.4%
11/2022	<b>71.5%</b>	\$ 1,422,800	217.8%
12/2022	60.6%	\$ 1,418,200	24.8%
1/2023	<b>57.2%</b>	\$ 1,407,600	≥ 11.0%
2/2023	<b>49.5%</b>	\$ 1,395,200	<b>6</b> .9%
3/2023	<b>53.0%</b>	\$ 1,387,800	1.0%
4/2023	<b>48.4%</b>	\$ 1,386,700	<b>7</b> 0.2%
5/2023	<b>50.3%</b>	\$ 1,392,100	<b>-</b> 1.5%
6/2023	55.8%	\$ 1,388,700	<b>-3</b> .1%



Dete	0/ 01	Daut	0	
Date	% Change	Rent	Own	\$9,80
7/2022	20.3%	\$ 4,894	\$ 7,886	1-,
8/2022	🖄 18.5%	\$ 4,878	\$ 7,539	\$7,80
9/2022	🖄 16.5%	\$ 4,868	\$ 7,806	٥٥, ٦٢
10/2022	14.1%	\$ 4,843	\$ 8,686	ć= 00
11/2022	🖄 11.9%	\$ 4,844	\$ 9,002	\$5 <i>,</i> 80
12/2022	9.5%	\$ 4,827	\$ 8,448	
1/2023	2.8%	\$ 4,850	\$ 8,324	\$3,80
2/2023	<b>6.5%</b>	\$ 4,882	\$ 8,002	
3/2023	1.9%	\$ 4,944	\$ 8,275	\$1,80
4/2023	1.2%	\$ 4,987	\$ 8,115	
5/2023	1.6%	\$ 5,005	\$ 8,241	
6/2023	1.1%	\$ 5,014	\$ 8,532	



#### Stanton Housing Market Value & Trends Update

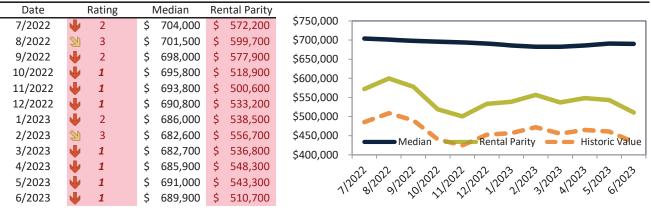
Historically, properties in this market sell at a -15.2% discount. Today's premium is 35.0%. This market is 50.2% overvalued. Median home price is \$689,900. Prices fell 2.0% year-over-year.

Monthly cost of ownership is \$4,238, and rents average \$3,138, making owning \$1,100 per month more costly than renting.

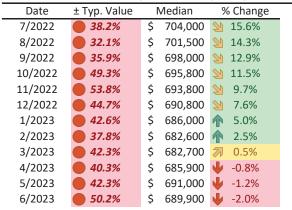
Rents rose 2.5% year-over-year. The current capitalization rate (rent/price) is 4.4%.

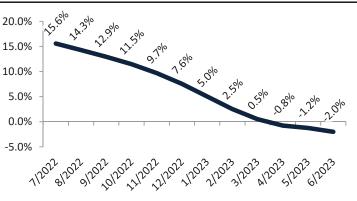
Market rating = 1

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



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





			•		
Date	% Change	Rent		Own	\$4,80
7/2022	1.1%	\$ 3,133	\$	3,855	
8/2022	1.0%	\$ 3,142	\$	3,675	\$4,30
9/2022	1.9%	\$ 3,151	\$	3 <i>,</i> 805	\$3,80
10/2022	1.9%	\$ 3,159	\$	4,236	
11/2022	1.8%	\$ 3,168	\$	4,390	\$3,30
12/2022	1.7%	\$ 3,176	\$	4,115	\$2,80
1/2023	1.7%	\$ 3,185	\$	4,057	¢2.20
2/2023	1.6%	\$ 3,193	\$	3,915	\$2,30
3/2023	1.5%	\$ 3,201	\$	4,071	\$1,80
4/2023	1.5%	\$ 3,209	\$	4,014	
5/2023	1.4%	\$ 3,217	\$	4,090	
6/2023	1.5%	\$ 3,138	\$	4,239	



#### Huntington Beach Housing Market Value & Trends Update

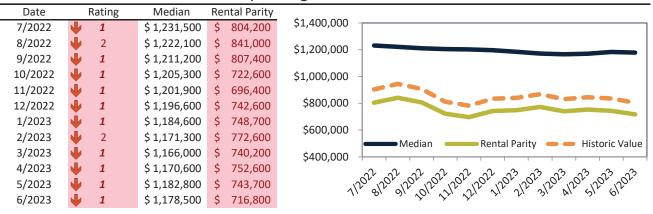
Historically, properties in this market sell at a 12.3% premium. Today's premium is 64.4%. This market is 52.1% overvalued. Median home price is \$1,178,500. Prices fell 4.5% year-over-year.

Monthly cost of ownership is \$7,240, and rents average \$4,404, making owning \$2,836 per month more costly than renting.

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

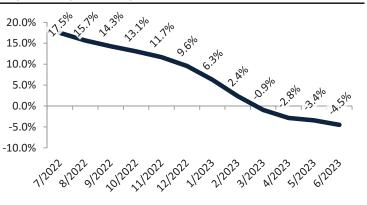
Market rating = 1

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



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

Date	± Typ. Value	Median	% Change
7/2022	<b>40.8%</b>	\$ 1,231,500	217.5%
8/2022	<b>33.0%</b>	\$ 1,222,100	215.7%
9/2022	<b>37.7%</b>	\$ 1,211,200	214.3%
10/2022	<b>54.5%</b>	\$ 1,205,300	213.1%
11/2022	60.3%	\$ 1,201,900	실 11.7%
12/2022	<b>48.8%</b>	\$ 1,196,600	9.6%
1/2023	<b>45.9%</b>	\$ 1,184,600	<b>6</b> .3%
2/2023	<b>39.3%</b>	\$ 1,171,300	1.4%
3/2023	<b>45.2%</b>	\$ 1,166,000	-0.9%
4/2023	<b>43.2%</b>	\$ 1,170,600	-2.8%
5/2023	6.7%	\$ 1,182,800	-3.4%
6/2023	<b>52.1%</b>	\$ 1,178,500	4.5%



\$8,80	Own	Rent	Change	e %	Date
. ,	6,743	\$ 4,403	6.3% \$	22 🔰	7/2022
\$7,80	6,402	\$ 4,406	5.4% \$	22 🔰	8/2022
\$6,80	6,603	\$ 4,402	4.3% \$	22 🔰	9/2022
65 00	7,337	\$ 4,399	3.0% \$	022 🔰	10/2022
\$5,80	7,605	\$ 4,407	1.8% \$	022 🔰	11/2022
\$4,80	7,128	\$ 4,424	0.8% \$	)22 🔰	12/2022
\$3,80	7,005	\$ 4,428	9.7% \$	23 划	1/2023
35,6U	6,718	\$ 4,431	3.6% \$	23 划	2/2023
\$2,80	6 <i>,</i> 953	\$ 4,414	7.1% \$	23 划	3/2023
	6,850	\$ 4,404	5.8% \$	23 🏠	4/2023
	7,002	\$ 4,403	4.6% \$	23 🏠	5/2023
	7,241	\$ 4,404	3.6% \$	23 🏠	6/2023



#### Garden Grove Housing Market Value & Trends Update

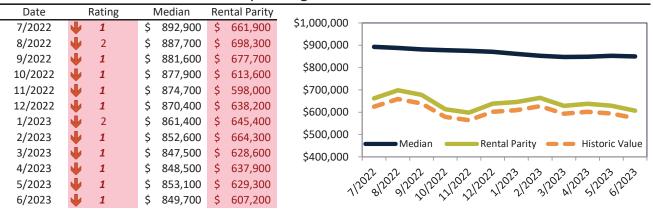
Historically, properties in this market sell at a -5.6% discount. Today's premium is 40.0%. This market is 45.6% overvalued. Median home price is \$849,700. Prices fell 5.0% year-over-year.

Monthly cost of ownership is \$5,220, and rents average \$3,731, making owning \$1,489 per month more costly than renting.

Rents rose 6.8% year-over-year. The current capitalization rate (rent/price) is 4.2%.

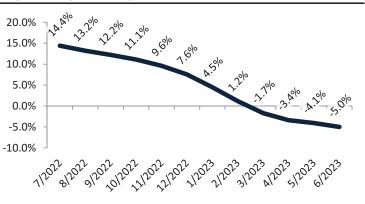
Market rating = 1

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

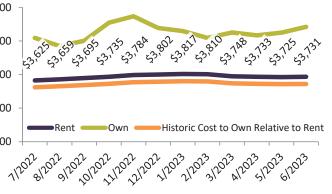


#### Resale Median and year-over-year percentage change trailing twelve months

Date	± Typ. Value	Median	% Change
7/2022	<b>40.5%</b>	\$ 892,900	214.4%
8/2022	<b>32.8%</b>	\$ 887,700	213.2%
9/2022	<b>35.7%</b>	\$ 881,600	212.2%
10/2022	<b>48.7%</b>	\$ 877,900	🎽 11.1%
11/2022	<b>51.9%</b>	\$ 874,700	9.6%
12/2022	<b>42.0%</b>	\$ 870,400	2.6%
1/2023	<b>39.1%</b>	\$ 861,400	1.5%
2/2023	<b>34.0%</b>	\$ 852,600	7 1.2%
3/2023	<b>40.5%</b>	\$ 847,500	-1.7%
4/2023	<b>38.7%</b>	\$ 848,500	-3.4%
5/2023	<b>41.2%</b>	\$ 853,100	4.1%
6/2023	<b>45.6%</b>	\$ 849,700	-5.0%



		•	•		-
Date	% Change	Rent		Own	\$5,80
7/2022	214.1%	\$ 3,625	\$	4,889	<i>40)00</i>
8/2022	214.1%	\$ 3,659	\$	4,650	\$4,80
9/2022	🖄 13.8%	\$ 3,695	\$	4,806	Ş4,60
10/2022	≥ 13.6%	\$ 3,735	\$	5,344	<u> </u>
11/2022	🖄 13.9%	\$ 3,784	\$	5,534	\$3 <i>,</i> 80
12/2022	213.8%	\$ 3,802	\$	5,185	
1/2023	🖄 13.9%	\$ 3,817	\$	5,094	\$2,80
2/2023	213.3%	\$ 3,810	\$	4,890	
3/2023	🖄 11.6%	\$ 3,748	\$	5,054	\$1,80
4/2023	9.9%	\$ 3,733	\$	4,965	
5/2023	2 8.3%	\$ 3,725	\$	5,050	
6/2023	<b>6.8%</b>	\$ 3,731	\$	5,221	



#### Orange Housing Market Value & Trends Update

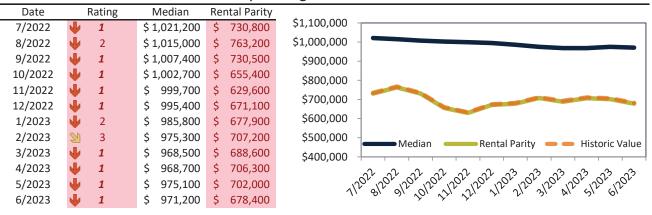
Historically, properties in this market sell at a 0.5% premium. Today's premium is 43.2%. This market is 42.7% overvalued. Median home price is \$971,200. Prices fell 5.0% year-over-year.

Monthly cost of ownership is \$5,967, and rents average \$4,168, making owning \$1,798 per month more costly than renting.

Rents rose 4.5% year-over-year. The current capitalization rate (rent/price) is 4.1%.

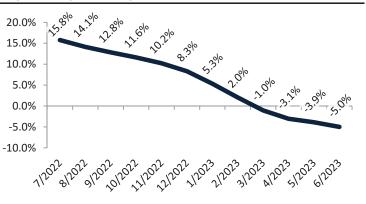
Market rating = 1

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



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

Date	± Typ. Value	Median	% Change
7/2022	<b>39.2%</b>	\$ 1,021,200	실 15.8%
8/2022	<b>32.5%</b>	\$ 1,015,000	실 14.1%
9/2022	<b>37.4%</b>	\$ 1,007,400	실 12.8%
10/2022	<b>52.5%</b>	\$ 1,002,700	🖄 11.6%
11/2022	<b>58.3%</b>	\$ 999,700	실 10.2%
12/2022	<b>47.8%</b>	\$ 995,400	8.3%
1/2023	<b>44.9%</b>	\$ 985,800	<b>1</b> 5.3%
2/2023	<b>37.4%</b>	\$ 975,300	1.0%
3/2023	<b>40.2%</b>	\$ 968,500	<b>-1.0%</b>
4/2023	<b>36.7%</b>	\$ 968,700	-3.1%
5/2023	<b>38.4%</b>	\$ 975,100	-3.9%
6/2023	<b>42.7%</b>	\$ 971,200	-5.0%



	•		•		-
Date	% Change	Rent		Own	
7/2022	214.6%	\$ 4,002	\$	5,592	- \$6,4(
8/2022	🖄 13.2%	\$ 3,998	\$	5,317	90,40
9/2022	🖄 11.5%	\$ 3,983	\$	5,492	\$5,40
10/2022	210.1%	\$ 3,990	\$	6,104	<i>40)</i>
11/2022	≥ 8.4%	\$ 3,984	\$	6,325	\$4,4
12/2022	2 7.2%	\$ 3,998	\$	5,929	
1/2023	1.9%	\$ 4,009	\$	5,829	\$3,4
2/2023	1.4%	\$ 4,056	\$	5,594	
3/2023	1.1%	\$ 4,106	\$	5,775	\$2,4
4/2023	1.8%	\$ 4,133	\$	5,669	
5/2023	1.6%	\$ 4,156	\$	5,772	
6/2023	1.5%	\$ 4,168	\$	5,967	



#### Fountain Valley Housing Market Value & Trends Update

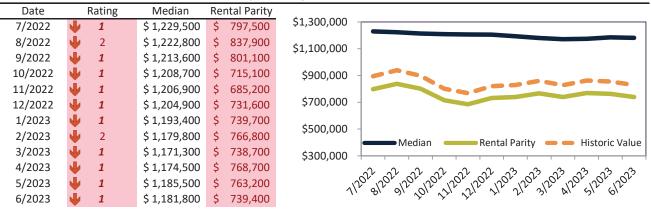
Historically, properties in this market sell at a 12.1% premium. Today's premium is 59.8%. This market is 47.7% overvalued. Median home price is \$1,181,800. Prices fell 3.9% year-over-year.

Monthly cost of ownership is \$7,260, and rents average \$4,543, making owning \$2,717 per month more costly than renting.

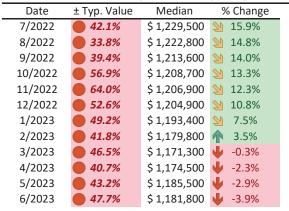
Rents rose 8.8% year-over-year. The current capitalization rate (rent/price) is 3.7%.

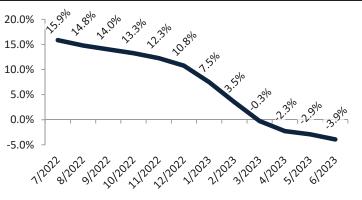
Market rating = 1

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

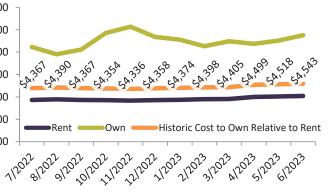


#### Resale Median and year-over-year percentage change trailing twelve months





Date	% Change	Rent	Own	\$8,50
7/2022	215.3%	\$ 4,367	\$ 6,732	
8/2022	🖄 15.2%	\$ 4,390	\$ 6,406	\$7,50
9/2022	🎽 14.7%	\$ 4,367	\$ 6,616	\$6,50
10/2022	🖄 13.7%	\$ 4,354	\$ 7,358	ć= =0
11/2022	🖄 12.5%	\$ 4,336	\$ 7,636	\$5,50
12/2022	🎽 11.8%	\$ 4,358	\$ 7,177	\$4,50
1/2023	🖄 10.7%	\$ 4,374	\$ 7,057	\$3,50
2/2023	🖄 10.2%	\$ 4,398	\$ 6,766	<i>33,30</i>
3/2023	2 8.7%	\$ 4,405	\$ 6,984	\$2,50
4/2023	9.7%	\$ 4,499	\$ 6,873	
5/2023	≥ 8.9%	\$ 4,518	\$ 7,018	
6/2023	8.8%	\$ 4,543	\$ 7,261	





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** 

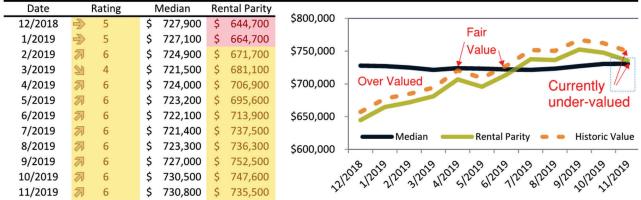
#### **Orange County Housing Market Value & Trends Update**

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



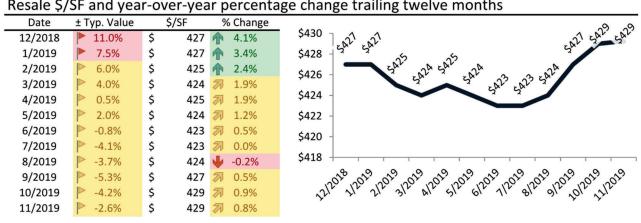
The chart displays three lines that reveal much about the market. The first two lines to note are the parallel green and orange lines, rental parity (green) and historic value (orange). As mentioned previously, some markets trade at a discount and some at a premium to rental parity. If the orange line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



#### 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.

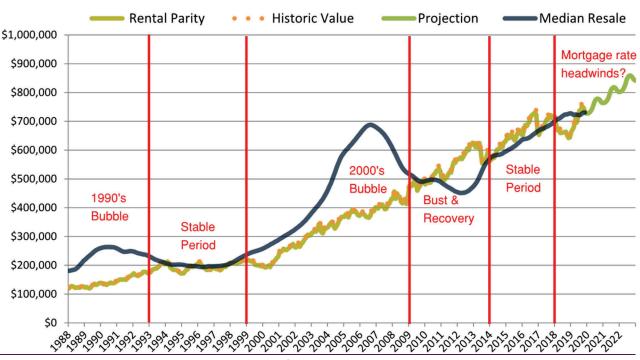
#### Date % Change Rent Own \$3,800 Previously Fair 12/2018 1.5% \$ 3,607 \$ 3,195 overvalued Value 1/2019 1.7% \$ 3,196 \$ 3,496 \$3,600 3,222 53,196 209 53,224 53201 53,227 2/2019 T 1.8% \$ 3,196 \$ 3,449 199 \$3,400 3/2019 1.9% \$ 3,199 \$ 3,388 53 53 4/2019 \$ 3,207 2.1% \$ 3,285 \$3,200 5/2019 2.3% \$ 3,209 \$ 3,336 Currently under-valued 6/2019 2.5% \$ 3,212 \$ 3,248 \$3,000 Historic Cost to Own Relative to Rent 7/2019 2.8% \$ 3,214 \$ 3,144 Rent Own \$2,800 \$ 3,217 \$ 8/2019 3.1% 3,160 1012019 212019 A12019 612019 812019 9/2019 3.4% \$ 3,220 \$ 3,110 10/2019 3.6% \$ 3,223 \$ 3,149 11/2019 3.7% \$ 3,225 \$ 3,205

#### 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

info@TAIT.com

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.



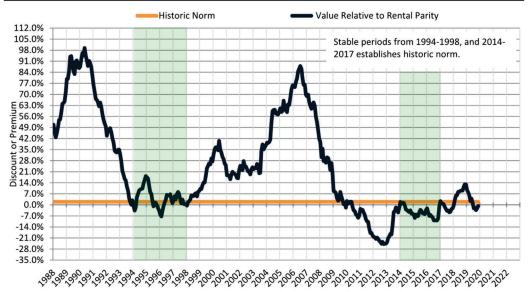
#### Orange County median rent and monthly cost of ownership since January 1988

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.

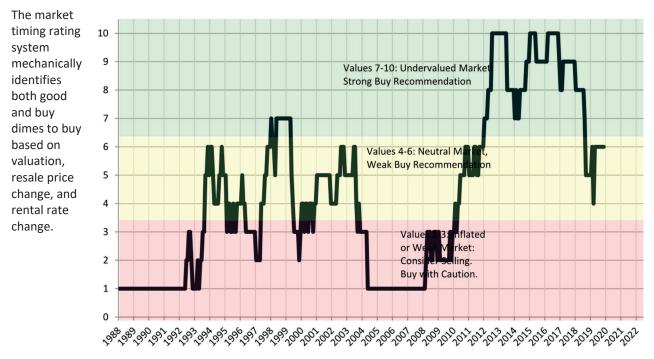
The chart above shows, at a glance, how close the market trades to its



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

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 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.