

# Metro San Jose

## CALIFORNIA

September 2023



Historically, properties in this market sell at a 27.8% premium. Today's premium is 118.1%. This market is 90.3% overvalued.

# HOUSING REPORT

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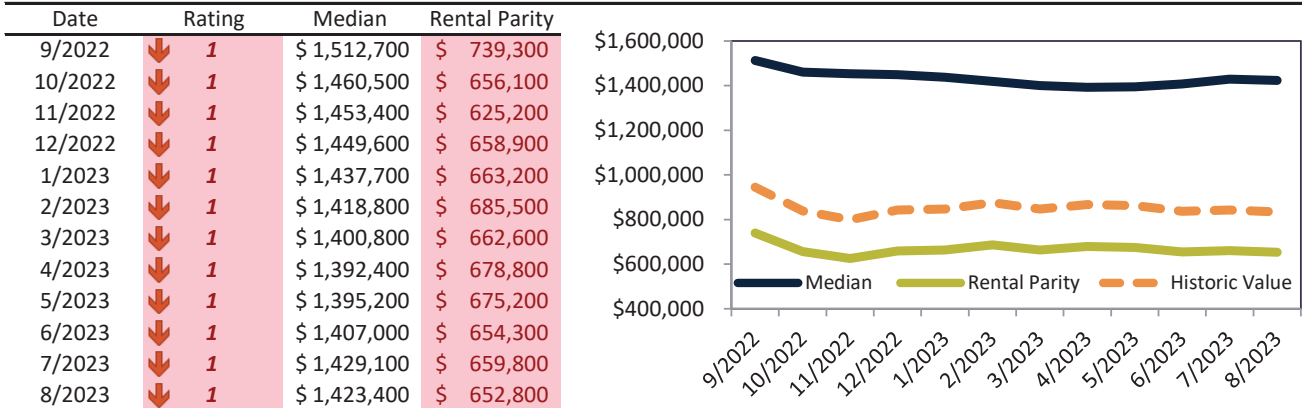
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## San Jose Metro, CA Housing Market Value & Trends Update

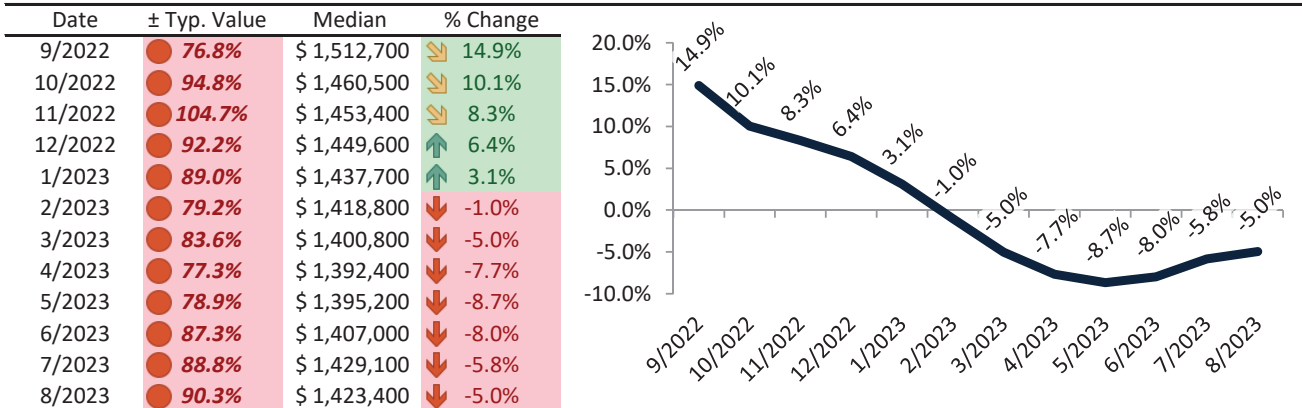
Historically, properties in this market sell at a 27.8% premium. Today's premium is 118.1%. This market is 90.3% overvalued. Median home price is \$1,423,400. Prices fell 5.0% year-over-year. Monthly cost of ownership is \$8,763, and rents average \$4,019, making owning \$4,743 per month more costly than renting. Rents rose 2.1% year-over-year. The current capitalization rate (rent/price) is 2.7%.

**Market rating = 1**

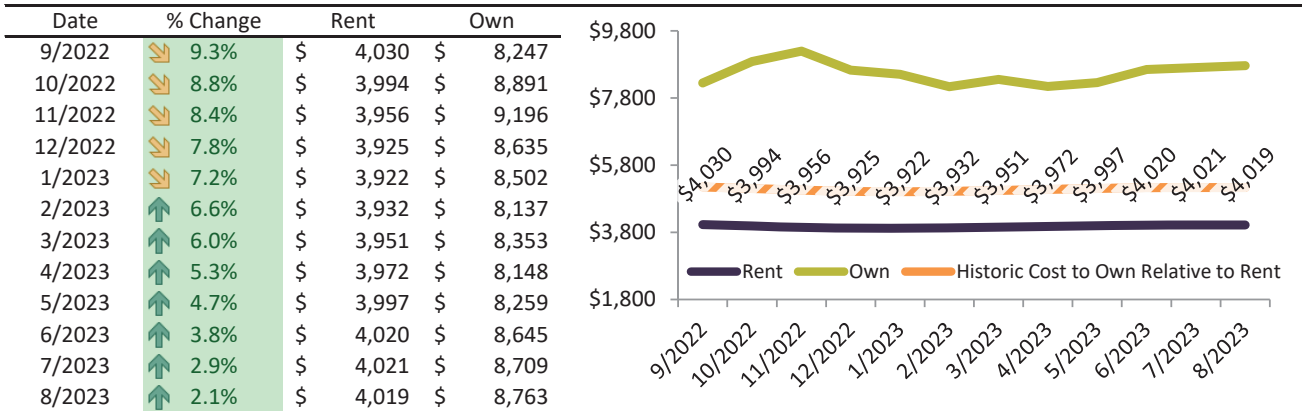
### Median Home Price and Rental Parity trailing twelve months



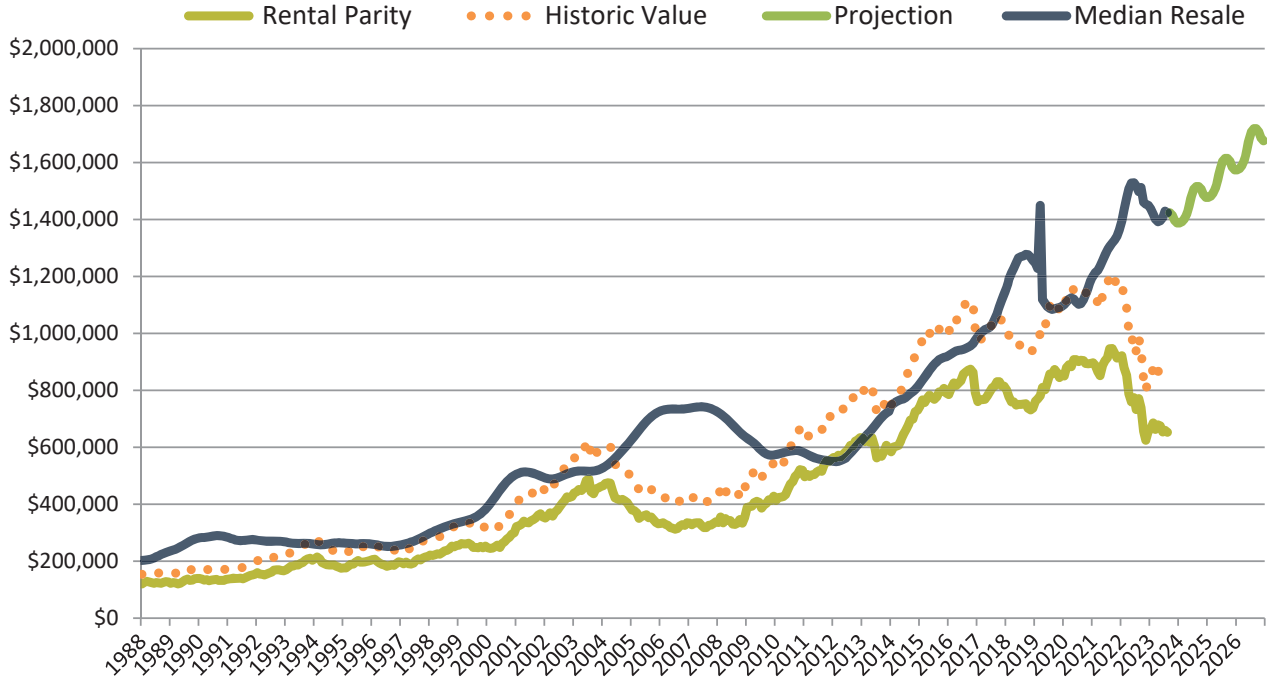
### Resale Median and year-over-year percentage change trailing twelve months



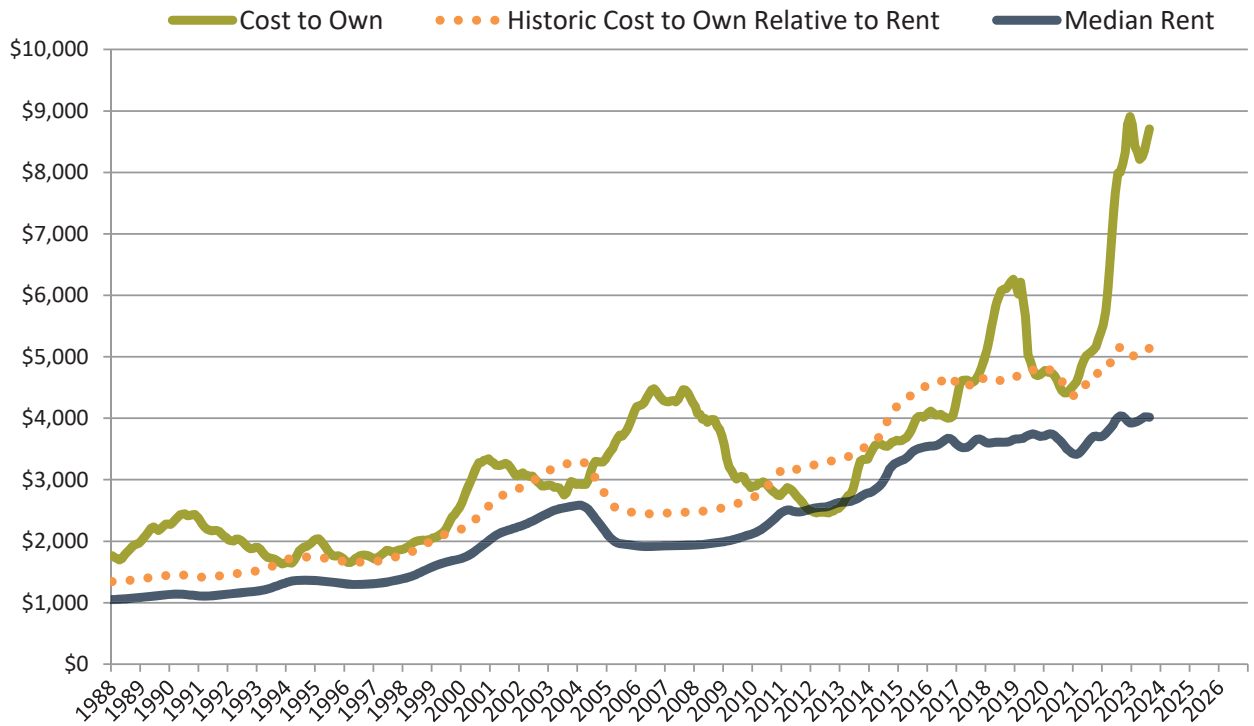
### Rental rate and year-over-year percentage change trailing twelve months



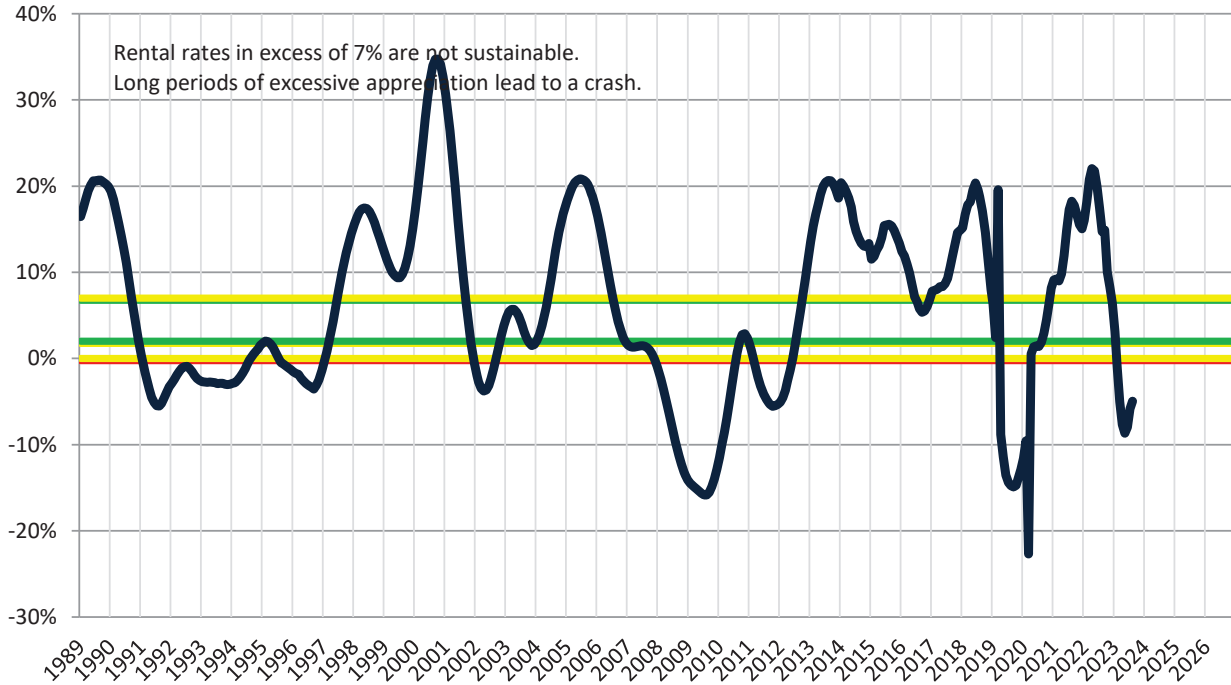
San Jose Metro, CA median home price since January 1988



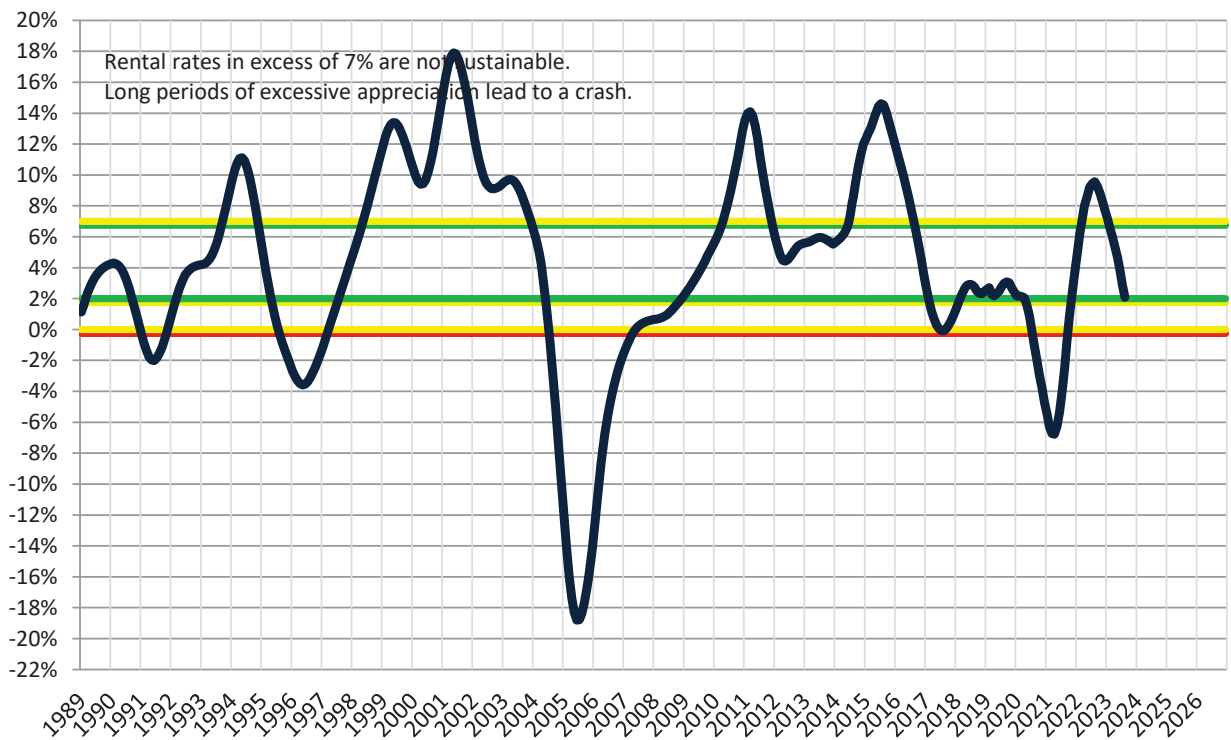
San Jose Metro, CA median rent and monthly cost of ownership since January 1988



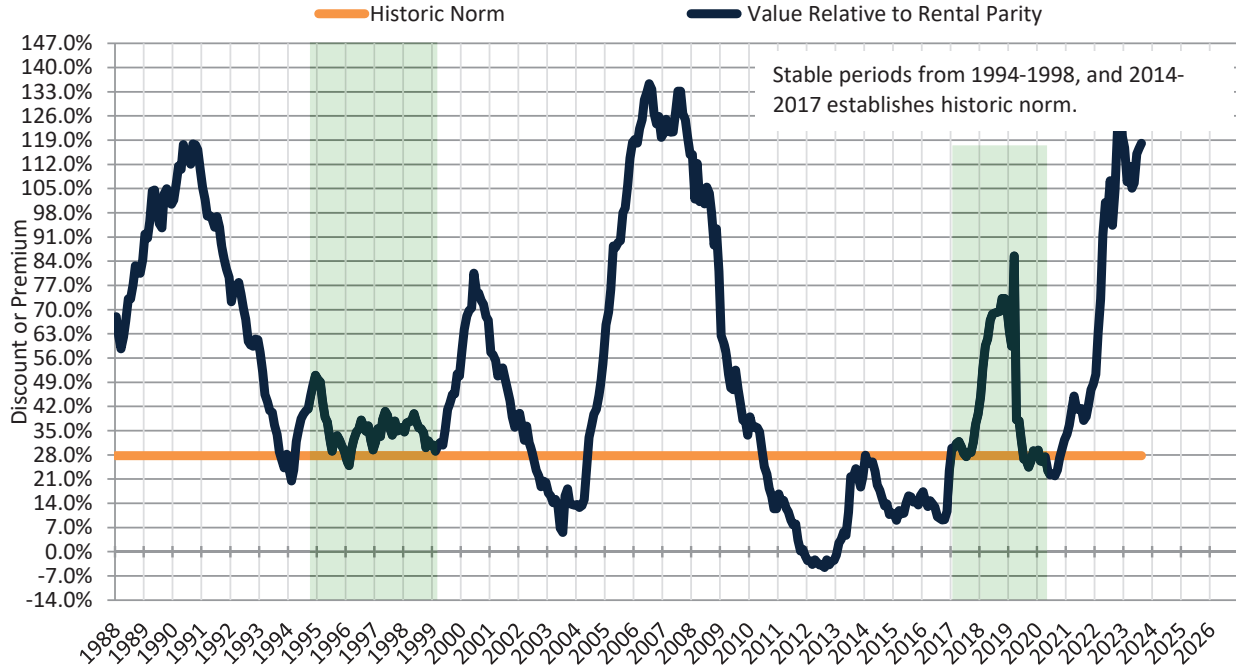
Resale \$/SF Year-over-Year Percentage Change: San Jose Metro, CA since January 1989



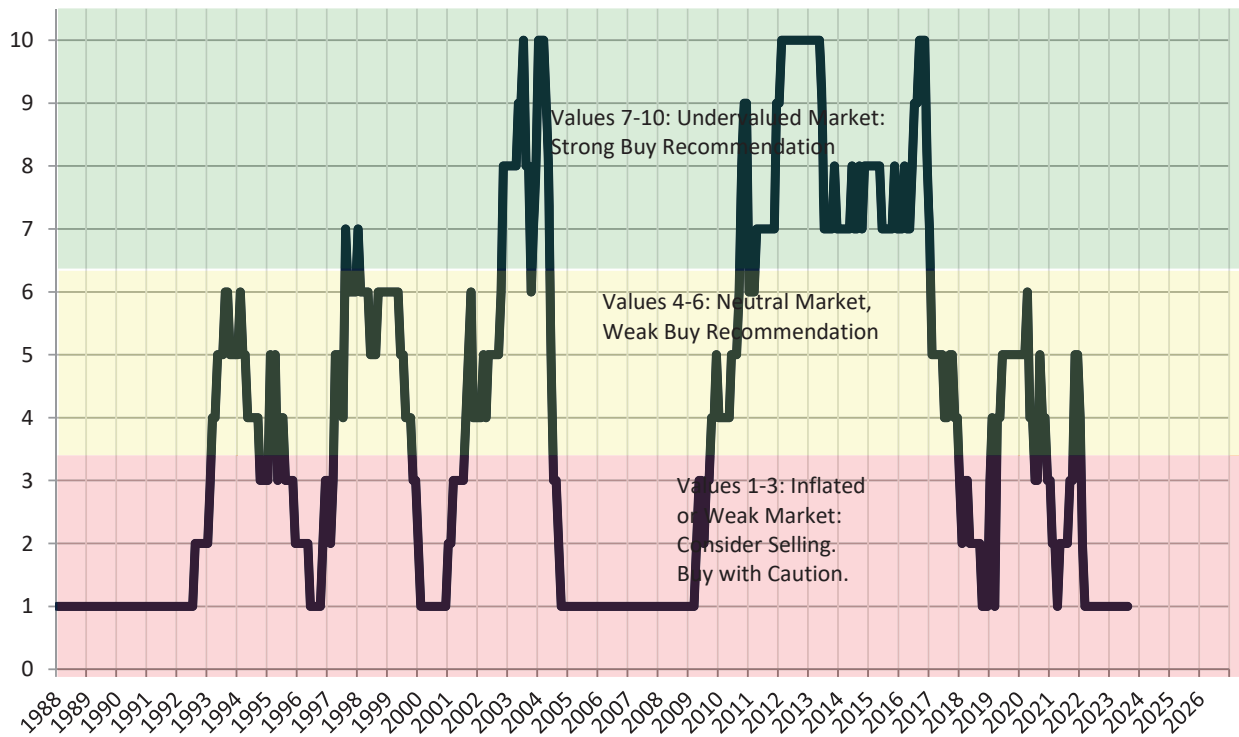
Rental \$/SF Year-over-Year Percentage Change: San Jose Metro, CA since January 1989



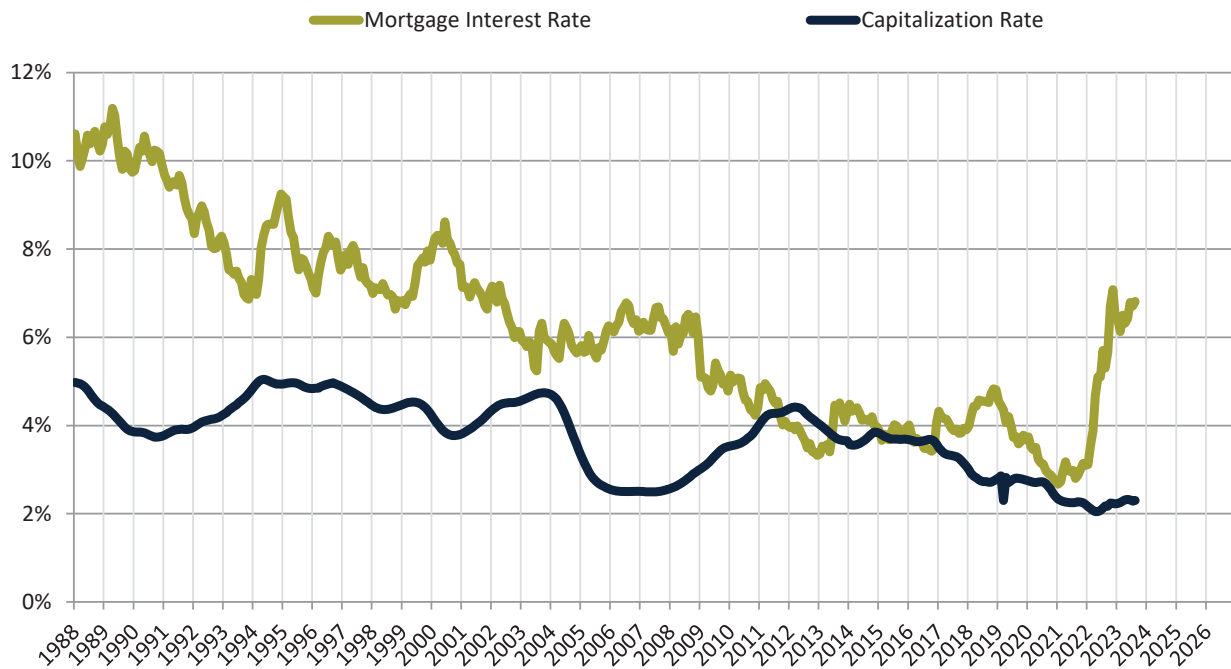
Historic Median Home Price Relative to Rental Parity: San Jose Metro, CA since January 1988



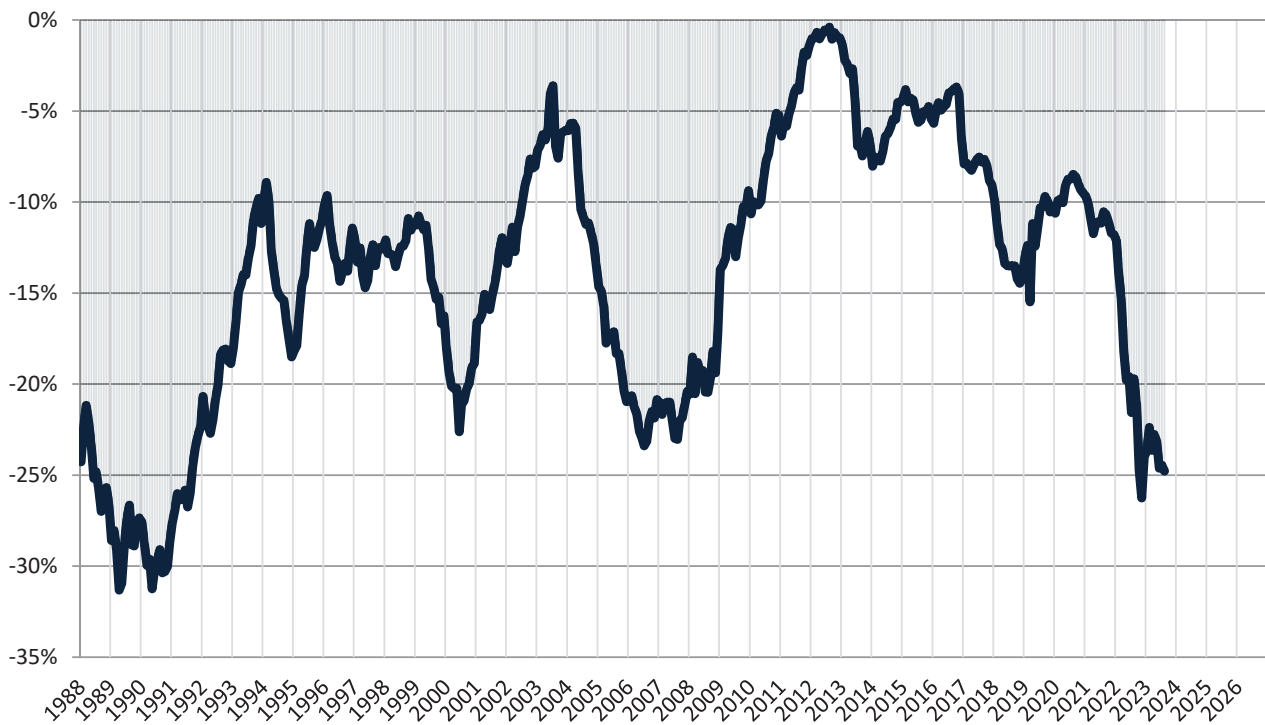
TAIT Housing Report® Market Timing System Rating: San Jose Metro, CA since January 1988



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



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





**Market Performance and Trends: San Jose Metro, CA and Major Cities and Zips**

Study Area	Median Resale \$	Resale % Change YoY	Median Resale \$	Rent % Change YoY	Median Rent \$	Cost of Ownership	Ownership Prem./Disc.	Cap Rate
San Jose Metro, CA	\$ 1,423,400	↓ -5.0%	\$ 1,423,400	↑ 2.1%	\$ 4,019	\$ 8,763	\$ 4,744	2.7%
San Benito County	\$ 753,900	↓ -6.0%	\$ 753,900	↔ 16.4%	\$ 3,324	\$ 4,641	\$ 1,317	4.2%
Santa Clara County	\$ 1,454,400	↓ -4.9%	\$ 1,454,400	↑ 2.3%	\$ 4,067	\$ 8,954	\$ 4,887	2.7%
Alum Rock	\$ 592,600	↓ -3.0%	\$ 592,600	↑ 3.7%	\$ 3,783	\$ 3,648	\$ (135)	6.1%
Burbank	\$ 1,093,200	↓ -4.7%	\$ 1,093,200	↑ 4.8%	\$ 4,166	\$ 6,730	\$ 2,564	3.7%
Cambrian Park	\$ 808,900	↓ -10.7%	\$ 808,900	↑ 3.7%	\$ 4,375	\$ 4,980	\$ 605	5.2%
Campbell	\$ 1,597,700	↓ -1.1%	\$ 1,597,700	↑ 2.4%	\$ 4,213	\$ 9,836	\$ 5,623	2.5%
Cupertino	\$ 2,570,200	↓ -6.3%	\$ 2,570,200	↑ 4.1%	\$ 5,683	\$ 15,823	\$ 10,140	2.1%
East Foothills	\$ 847,400	↓ -2.0%	\$ 847,400	↑ 3.7%	\$ 4,075	\$ 5,217	\$ 1,143	4.6%
Gilroy	\$ 1,040,500	↓ -3.6%	\$ 1,040,500	↑ 2.1%	\$ 3,495	\$ 6,406	\$ 2,911	3.2%
Hollister	\$ 745,900	↓ -6.1%	\$ 745,900	↔ 16.0%	\$ 3,331	\$ 4,592	\$ 1,262	4.3%
Los Gatos	\$ 2,439,600	↓ -5.6%	\$ 2,439,600	↑ 4.6%	\$ 5,697	\$ 15,019	\$ 9,322	2.2%
Milpitas	\$ 1,309,600	↓ -3.5%	\$ 1,309,600	↔ 1.6%	\$ 3,964	\$ 8,063	\$ 4,098	2.9%
Morgan Hill	\$ 1,291,300	↓ -5.1%	\$ 1,291,300	↑ 2.9%	\$ 4,313	\$ 7,950	\$ 3,637	3.2%
Mountain View	\$ 1,768,400	↓ -7.3%	\$ 1,768,400	↔ 1.1%	\$ 4,830	\$ 10,887	\$ 6,057	2.6%
San Jose	\$ 1,294,000	↓ -4.0%	\$ 1,294,000	↑ 2.3%	\$ 3,898	\$ 7,967	\$ 4,068	2.9%
East San Jose	\$ 975,700	↓ -5.4%	\$ 975,700	↑ 3.2%	\$ 4,368	\$ 6,007	\$ 1,639	4.3%
West San Jose	\$ 1,794,200	↓ -4.6%	\$ 1,794,200	↔ 1.6%	\$ 4,328	\$ 11,046	\$ 6,718	2.3%
Downtown	\$ 984,100	↓ -6.5%	\$ 984,100	↔ 1.7%	\$ 4,078	\$ 6,059	\$ 1,980	4.0%
North Valley	\$ 1,126,900	↓ -2.1%	\$ 1,126,900	↔ 1.8%	\$ 4,196	\$ 6,938	\$ 2,742	3.6%
Evergreen	\$ 1,440,700	↓ -6.8%	\$ 1,440,700	↔ 1.1%	\$ 4,151	\$ 8,870	\$ 4,719	2.8%
Willow Glen	\$ 1,562,100	↓ -2.9%	\$ 1,562,100	↔ 0.5%	\$ 4,208	\$ 9,617	\$ 5,409	2.6%
Blossom Valley	\$ 1,269,800	↓ -3.6%	\$ 1,269,800	↔ 1.2%	\$ 4,190	\$ 7,818	\$ 3,627	3.2%
Cambrian Park	\$ 1,558,900	↓ -0.4%	\$ 1,558,900	↔ 1.4%	\$ 4,116	\$ 9,597	\$ 5,481	2.5%

**Market Performance and Trends: San Jose Metro, CA and Major Cities and Zips**

Study Area	Median Resale \$	Resale % Change YoY	Median Resale \$	Rent % Change YoY	Median Rent \$	Cost of Ownership	Ownership Prem./Disc.	Cap Rate
Fairgrounds	\$ 922,700	↓ -5.5%	\$ 922,700	↑ 2.5%	\$ 4,235	\$ 5,681	\$ 1,445	4.4%
Santa Teresa	\$ 1,232,100	↓ -3.8%	\$ 1,232,100	↔ 1.4%	\$ 4,214	\$ 7,585	\$ 3,371	3.3%
Almaden Valley	\$ 1,950,400	↓ -1.5%	\$ 1,950,400	↓ -2.2%	\$ 4,238	\$ 12,008	\$ 7,770	2.1%
Edenvale - Seven Trees	\$ 1,013,100	↓ -3.8%	\$ 1,013,100	↑ 3.7%	\$ 4,352	\$ 6,237	\$ 1,885	4.1%
Berryessa	\$ 1,412,600	↓ -4.1%	\$ 1,412,600	↔ 1.7%	\$ 4,231	\$ 8,697	\$ 4,466	2.9%
Alum Rock-East Foothills	\$ 1,011,200	↓ -3.8%	\$ 1,011,200	↑ 3.3%	\$ 4,321	\$ 6,225	\$ 1,905	4.1%
North San Jose	\$ 1,030,800	↓ -4.0%	\$ 1,030,800	↑ 2.5%	\$ 4,005	\$ 6,346	\$ 2,341	3.7%
Rose Garden	\$ 1,419,200	↓ -3.8%	\$ 1,419,200	↑ 2.0%	\$ 4,058	\$ 8,737	\$ 4,679	2.7%
San Juan Bautista	\$ 902,100	↓ -6.9%	\$ 902,100	↑ 3.7%	\$ 3,130	\$ 5,554	\$ 2,424	3.3%
San Martin	\$ 1,483,500	↓ -5.8%	\$ 1,483,500	↑ 3.7%	\$ 4,166	\$ 9,133	\$ 4,968	2.7%
Santa Clara	\$ 1,481,000	↓ -5.0%	\$ 1,481,000	↑ 3.8%	\$ 4,090	\$ 9,118	\$ 5,028	2.7%
Sunnyvale	\$ 1,803,100	↓ -4.0%	\$ 1,803,100	↔ 0.5%	\$ 4,271	\$ 11,101	\$ 6,830	2.3%
Ponderosa	\$ 1,665,200	↓ -2.4%	\$ 1,665,200	↔ 2.0%	\$ 4,755	\$ 10,252	\$ 5,497	2.7%
Lakewood	\$ 1,294,700	↓ -6.8%	\$ 1,294,700	↑ 2.1%	\$ 4,126	\$ 7,971	\$ 3,845	3.1%
Washington	\$ 1,856,000	↓ -2.6%	\$ 1,856,000	↔ 0.2%	\$ 4,438	\$ 11,427	\$ 6,988	2.3%
Ortega	\$ 2,238,600	↓ -0.6%	\$ 2,238,600	↑ 2.2%	\$ 4,912	\$ 13,782	\$ 8,870	2.1%
De Anza	\$ 2,346,400	↓ -3.6%	\$ 2,346,400	↑ 4.3%	\$ 5,231	\$ 14,446	\$ 9,215	2.1%
Serra	\$ 2,627,300	↓ -4.5%	\$ 2,627,300	↑ 6.9%	\$ 5,523	\$ 16,175	\$ 10,652	2.0%
Raynor	\$ 2,162,800	↓ -0.8%	\$ 2,162,800	↑ 2.2%	\$ 4,792	\$ 13,315	\$ 8,523	2.1%

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

Study Area	Rating	Median	Rental Parity	% Over/Under Rental Parity	Historic Premium	% Over/Under Historic Prem.
San Jose Metro, CA	↓ 1	\$ 1,423,400	\$ 652,800	● 118.1%	27.8%	● 90.3%
San Benito County	↘ 4	\$ 753,900	\$ 539,900	● 34.1%	27.4%	▶ 6.7%
Santa Clara County	↓ 1	\$ 1,454,400	\$ 660,600	● 120.2%	28.1%	● 92.1%
Alum Rock	↗ 7	\$ 592,600	\$ 614,500	▶ -3.6%	4.8%	▶ -8.4%
Burbank	↓ 1	\$ 1,093,200	\$ 676,700	● 61.5%	-2.8%	● 64.3%
Cambrian Park	↑ 8	\$ 808,900	\$ 710,600	● 13.8%	36.6%	● -22.8%
Campbell	↓ 1	\$ 1,597,700	\$ 684,200	● 133.5%	35.6%	● 97.9%
Cupertino	↓ 1	\$ 2,570,200	\$ 923,100	● 178.4%	60.3%	● 118.1%
East Foothills	↗ 6	\$ 847,400	\$ 661,800	● 28.0%	23.9%	▶ 4.1%
Gilroy	↓ 1	\$ 1,040,500	\$ 567,600	● 83.3%	11.6%	● 71.7%
Hollister	↘ 3	\$ 745,900	\$ 540,900	● 37.9%	26.0%	▶ 11.9%
Los Gatos	↓ 1	\$ 2,439,600	\$ 925,400	● 163.6%	50.5%	● 113.1%
Milpitas	↓ 1	\$ 1,309,600	\$ 643,900	● 103.4%	18.7%	● 84.7%
Morgan Hill	↓ 1	\$ 1,291,300	\$ 700,500	● 84.3%	27.7%	● 56.6%
Mountain View	↓ 1	\$ 1,768,400	\$ 784,600	● 125.4%	35.7%	● 89.7%
San Jose	↓ 1	\$ 1,294,000	\$ 633,100	● 104.4%	19.6%	● 84.8%
East San Jose	↓ 1	\$ 975,700	\$ 709,400	● 37.5%	1.7%	● 35.8%
West San Jose	↓ 1	\$ 1,794,200	\$ 702,900	● 155.2%	42.8%	● 112.4%
Downtown	↓ 1	\$ 984,100	\$ 662,400	● 48.6%	10.3%	● 38.3%
North Valley	↓ 1	\$ 1,126,900	\$ 681,500	● 65.3%	12.4%	● 52.9%
Evergreen	↓ 1	\$ 1,440,700	\$ 674,200	● 113.7%	23.3%	● 90.4%
Willow Glen	↓ 1	\$ 1,562,100	\$ 683,400	● 128.5%	36.0%	● 92.5%
Blossom Valley	↓ 1	\$ 1,269,800	\$ 680,600	● 86.6%	16.7%	● 69.9%
Cambrian Park	↓ 1	\$ 1,558,900	\$ 668,500	● 133.2%	30.1%	● 103.1%

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

Study Area	Rating	Median	Rental Parity	% Over/Under Rental Parity	Historic Premium	% Over/Under Historic Prem.
Fairgrounds	↓ 1	\$ 922,700	\$ 687,900	● 34.2%	-0.1%	● 34.3%
Santa Teresa	↓ 1	\$ 1,232,100	\$ 684,400	● 80.1%	17.5%	● 62.6%
Almaden Valley	↓ 1	\$ 1,950,400	\$ 688,300	● 183.3%	49.4%	● 133.9%
Edenvale - Seven Trees	↓ 1	\$ 1,013,100	\$ 706,800	● 43.4%	28.1%	● 40.4%
Berryessa	↓ 1	\$ 1,412,600	\$ 687,200	● 105.6%	25.6%	● 80.0%
Alum Rock-East Foothills	↓ 1	\$ 1,011,200	\$ 701,700	● 44.1%	0.8%	● 43.3%
North San Jose	↓ 1	\$ 1,030,800	\$ 650,500	● 58.5%	15.7%	● 42.8%
Rose Garden	↓ 1	\$ 1,419,200	\$ 659,200	● 115.3%	28.0%	● 87.3%
San Juan Bautista	↓ 1	\$ 902,100	\$ 508,300	● 77.5%	42.4%	● 35.1%
San Martin	↓ 1	\$ 1,483,500	\$ 676,600	● 119.3%	49.8%	● 69.5%
Santa Clara	↓ 1	\$ 1,481,000	\$ 664,300	● 122.9%	29.8%	● 93.1%
Sunnyvale	↓ 1	\$ 1,803,100	\$ 693,700	● 159.9%	49.5%	● 110.4%
Ponderosa	↓ 1	\$ 1,665,200	\$ 772,200	● 115.6%	49.2%	● 66.4%
Lakewood	↓ 1	\$ 1,294,700	\$ 670,100	● 93.2%	25.8%	● 67.4%
Washington	↓ 1	\$ 1,856,000	\$ 720,800	● 157.5%	56.2%	● 101.3%
Ortega	↓ 1	\$ 2,238,600	\$ 797,900	● 180.6%	64.5%	● 116.1%
De Anza	↓ 1	\$ 2,346,400	\$ 849,500	● 176.2%	63.3%	● 112.9%
Serra	↓ 1	\$ 2,627,300	\$ 897,100	● 192.9%	71.6%	● 121.3%
Raynor	↓ 1	\$ 2,162,800	\$ 778,400	● 177.9%	64.9%	● 113.0%

## San Benito County Housing Market Value & Trends Update

Historically, properties in this market sell at a 27.4% premium. Today's premium is 34.1%. This market is 6.7% overvalued.

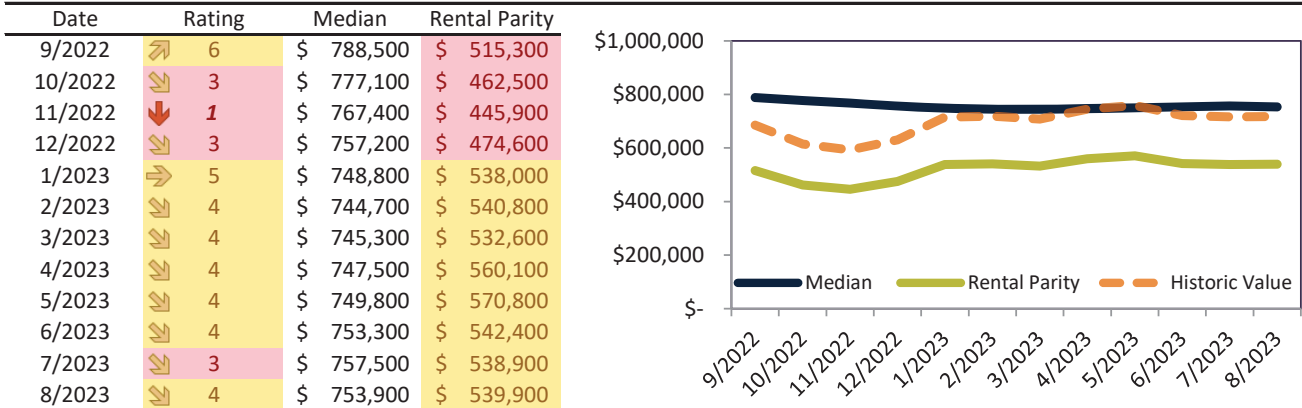
Median home price is \$753,900. Prices fell 6.0% year-over-year.

Monthly cost of ownership is \$4,641, and rents average \$3,324, making owning \$1,316 per month more costly than renting.

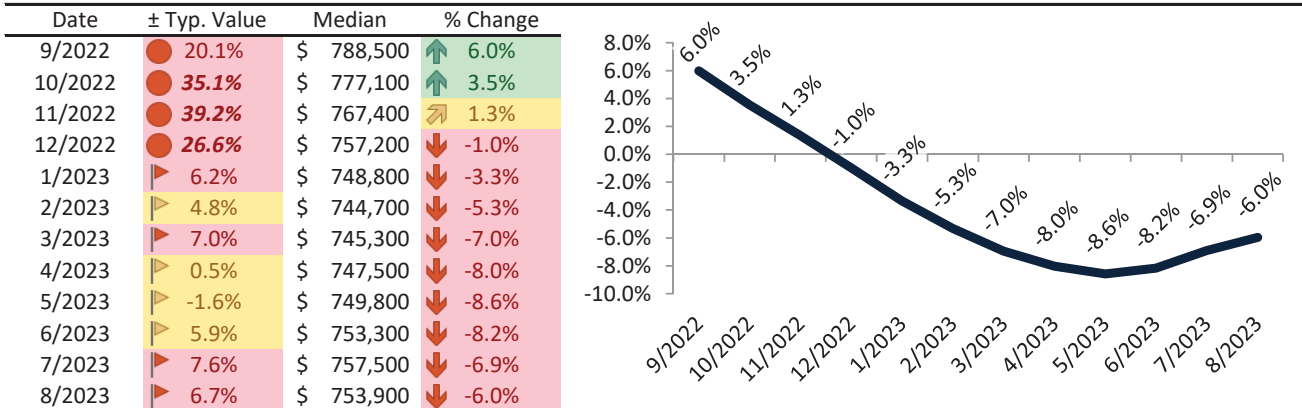
Rents rose 16.4% year-over-year. The current capitalization rate (rent/price) is 4.2%.

**Market rating = 4**

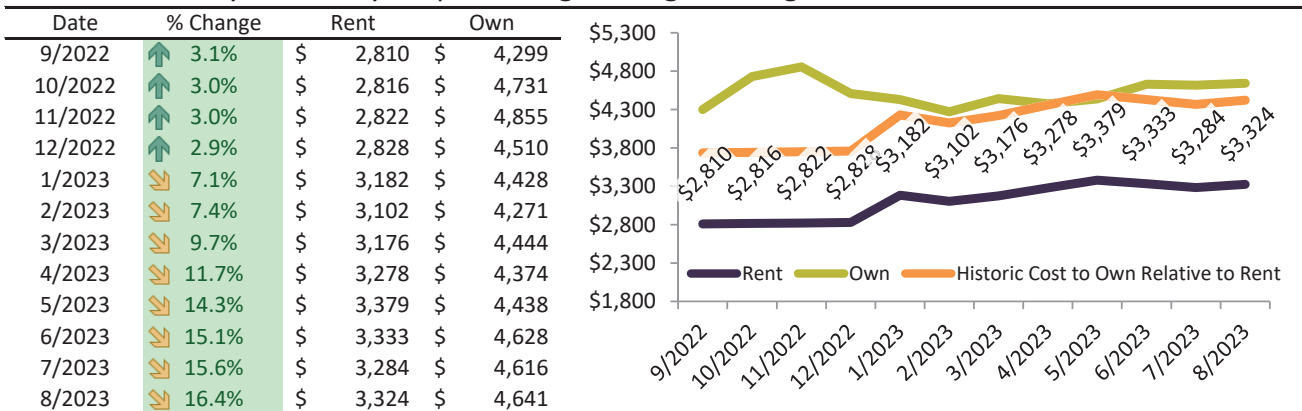
### Median Home Price and Rental Parity trailing twelve months



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



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

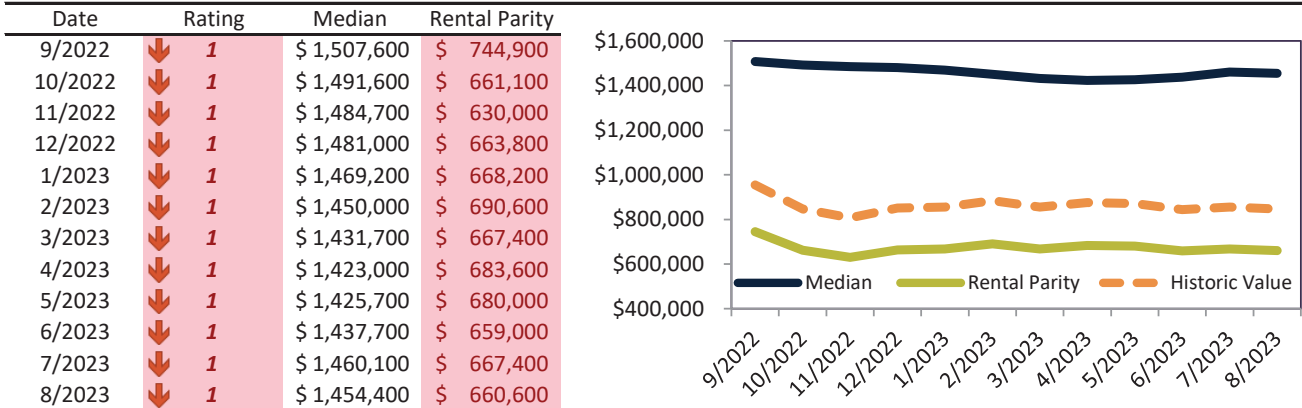


## Santa Clara County Housing Market Value & Trends Update

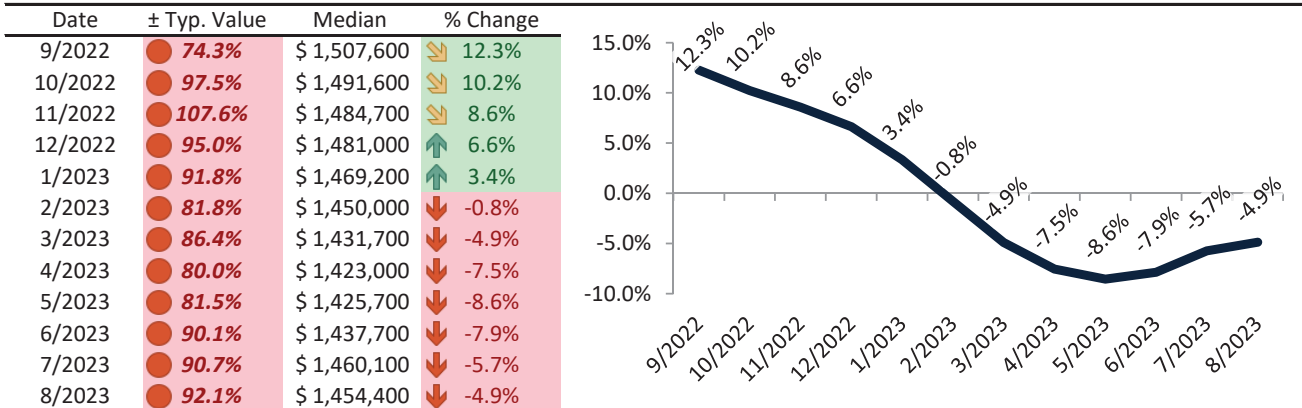
Historically, properties in this market sell at a 28.1% premium. Today's premium is 120.2%. This market is 92.1% overvalued. Median home price is \$1,454,400. Prices fell 4.9% year-over-year. Monthly cost of ownership is \$8,954, and rents average \$4,067, making owning \$4,886 per month more costly than renting. Rents rose 2.3% year-over-year. The current capitalization rate (rent/price) is 2.7%.

Market rating = 1

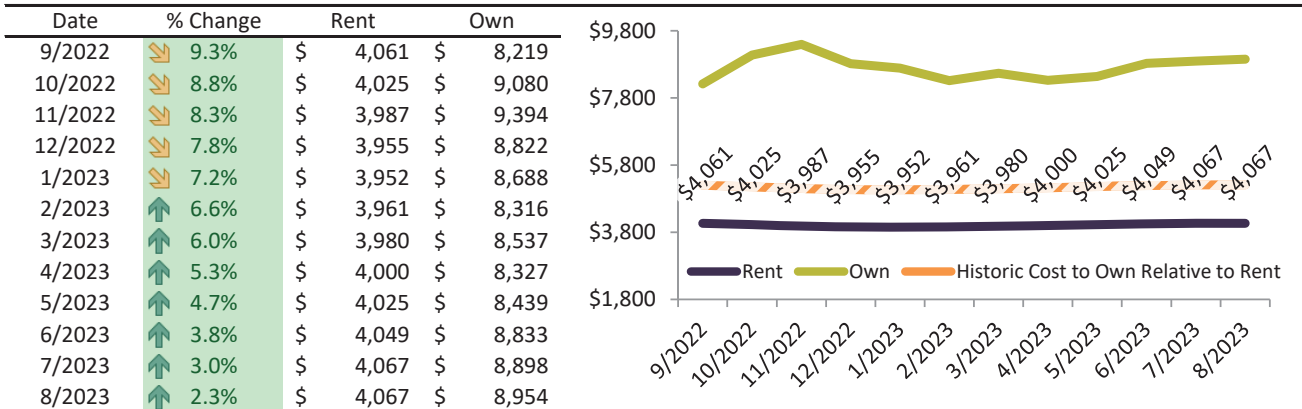
### Median Home Price and Rental Parity trailing twelve months



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



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



## Alum Rock Housing Market Value & Trends Update

Historically, properties in this market sell at a 4.8% premium. Today's discount is 3.6%. This market is 8.4% undervalued.

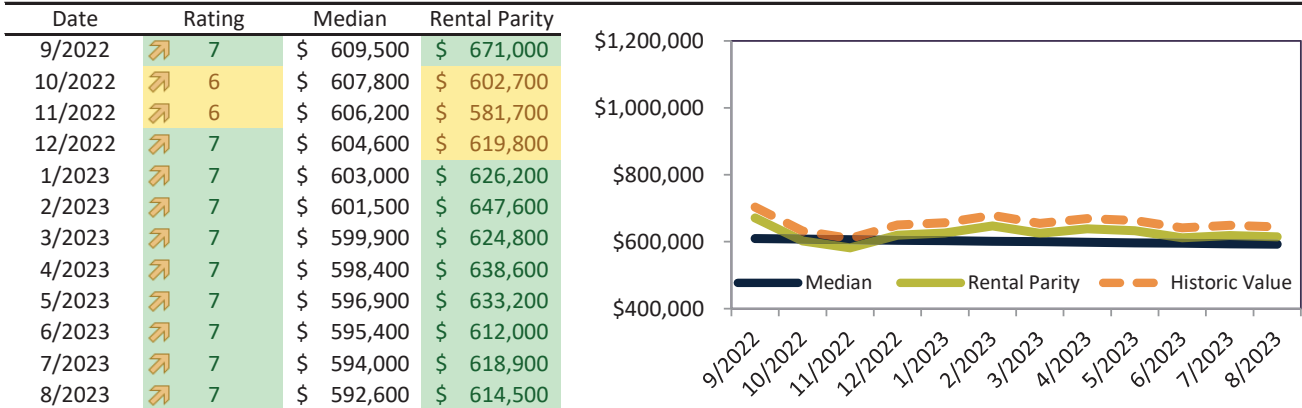
Median home price is \$592,600. Prices fell 3.0% year-over-year.

Monthly cost of ownership is \$3,648, and rents average \$3,783, making owning \$135 per month less costly than renting.

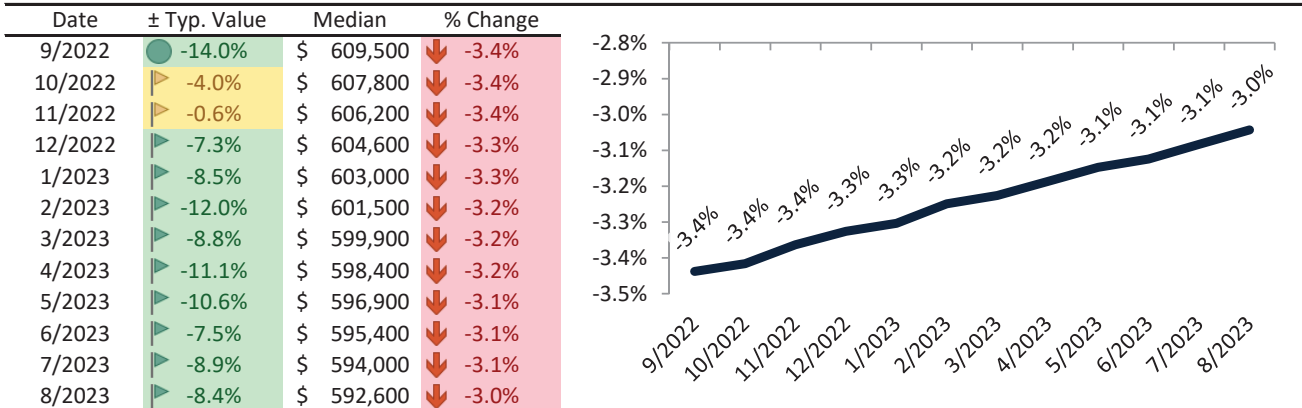
Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 6.1%.

**Market rating = 7**

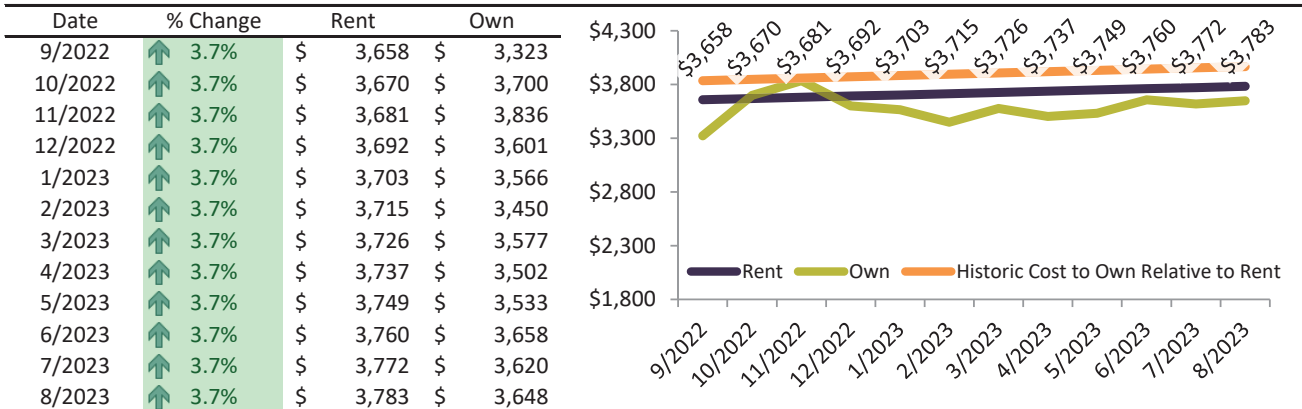
### Median Home Price and Rental Parity trailing twelve months



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



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



## Burbank Housing Market Value & Trends Update

Historically, properties in this market sell at a -2.8% discount. Today's premium is 61.5%. This market is 64.3% overvalued.

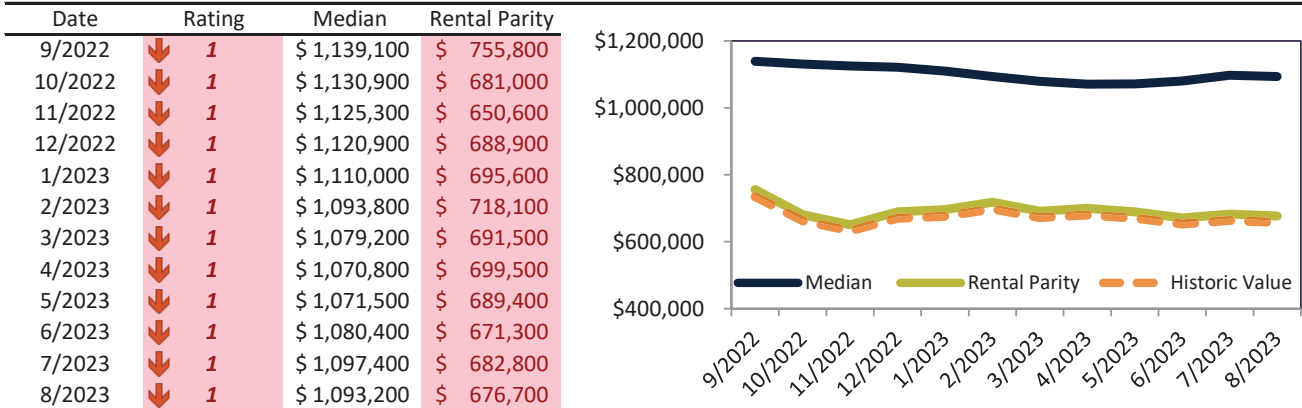
Median home price is \$1,093,200. Prices fell 4.7% year-over-year.

Monthly cost of ownership is \$6,730, and rents average \$4,166, making owning \$2,563 per month more costly than renting.

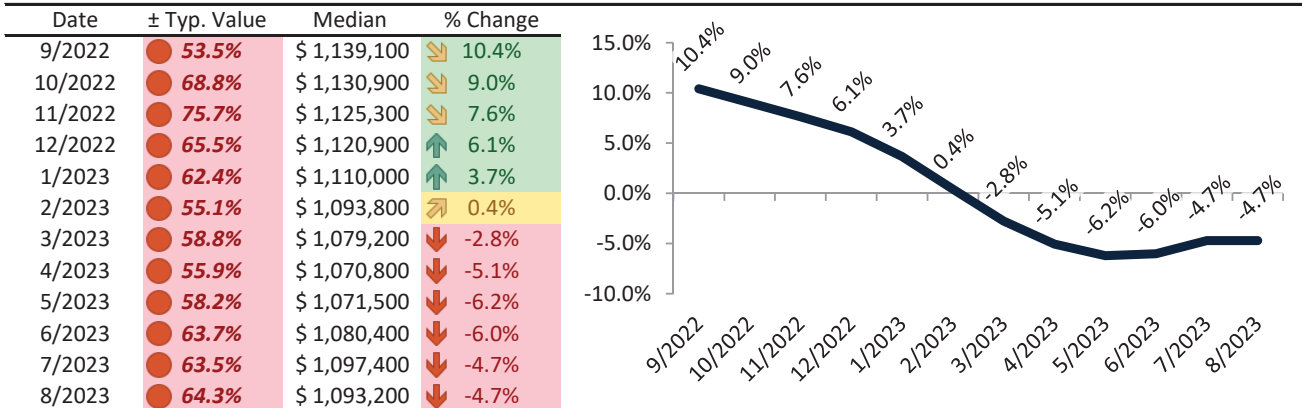
Rents rose 4.8% year-over-year. The current capitalization rate (rent/price) is 3.7%.

Market rating = 1

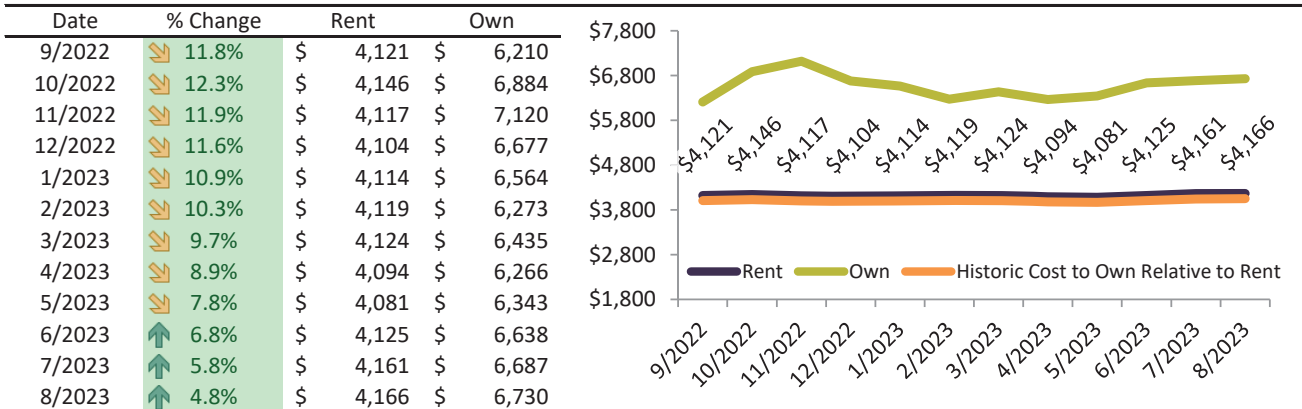
### Median Home Price and Rental Parity trailing twelve months



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



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



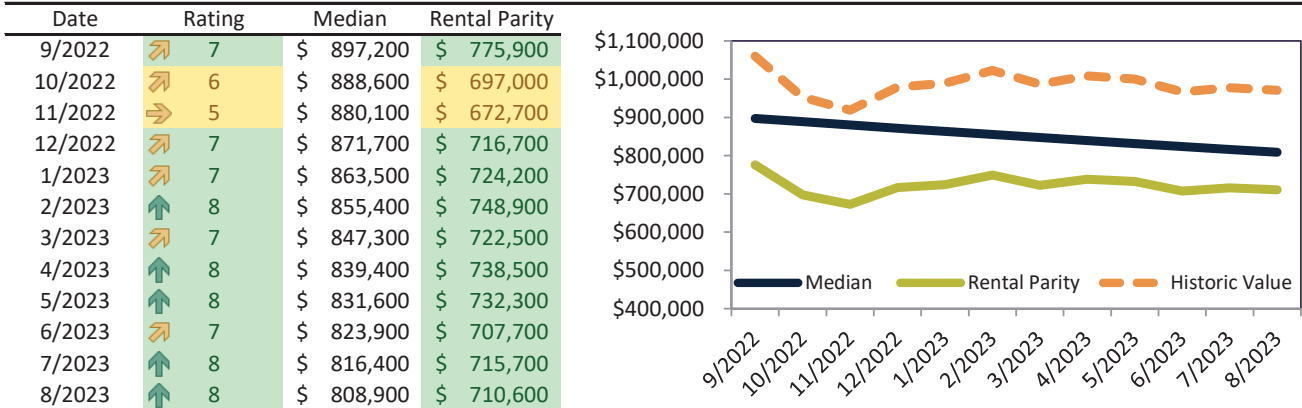


### Cambrian Park Housing Market Value & Trends Update

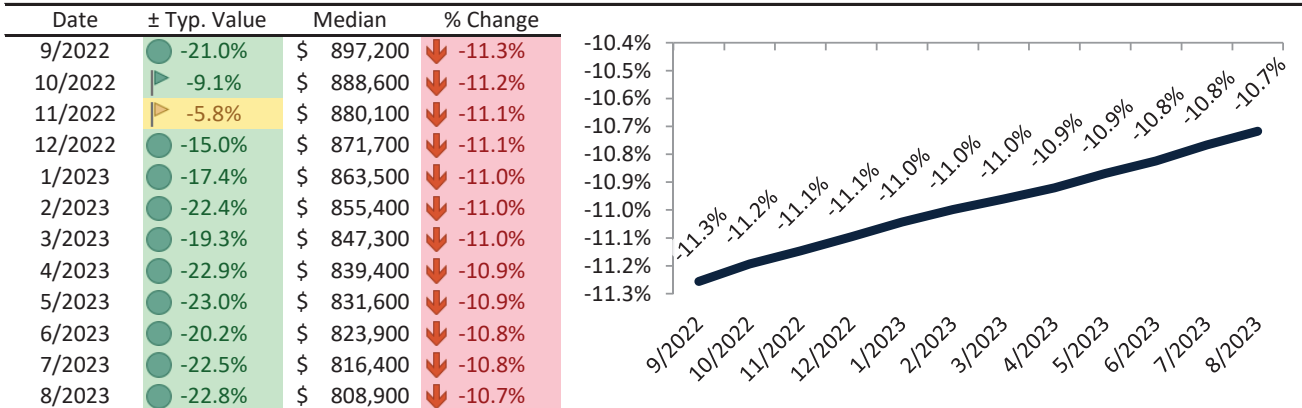
Historically, properties in this market sell at a 36.6% premium. Today's premium is 13.8%. This market is 22.8% undervalued. Median home price is \$808,900. Prices fell 10.7% year-over-year. Monthly cost of ownership is \$4,980, and rents average \$4,375, making owning \$604 per month more costly than renting. Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 5.2%.

Market rating = 8

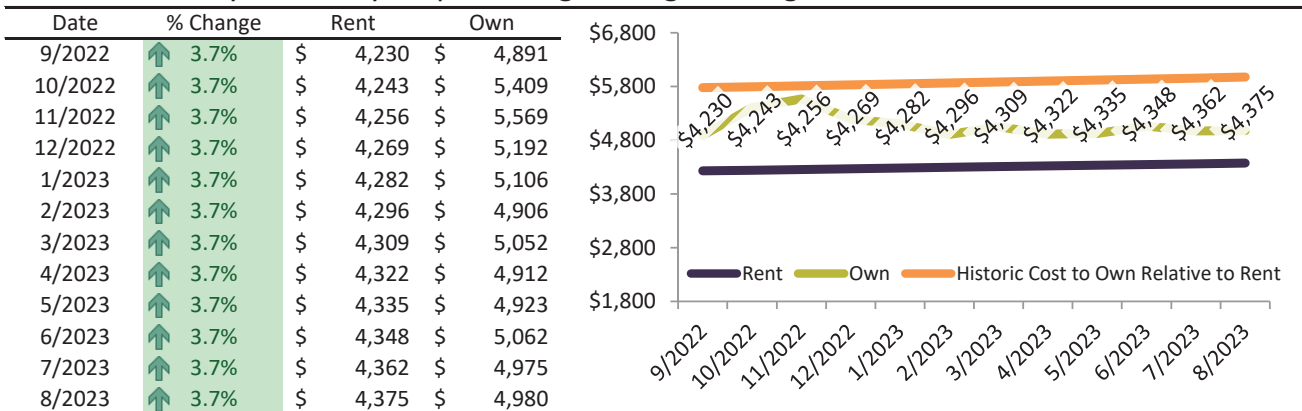
#### Median Home Price and Rental Parity trailing twelve months



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



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

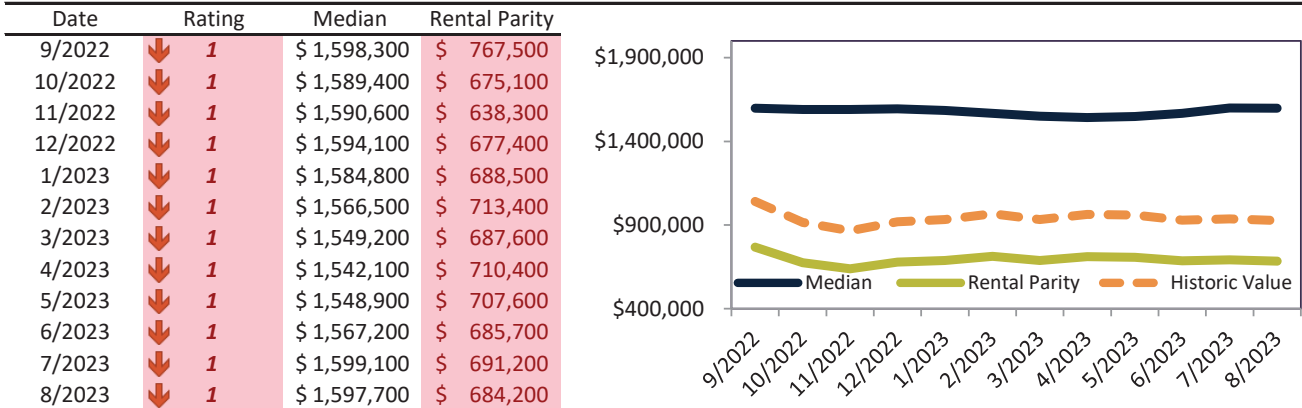


### Campbell Housing Market Value & Trends Update

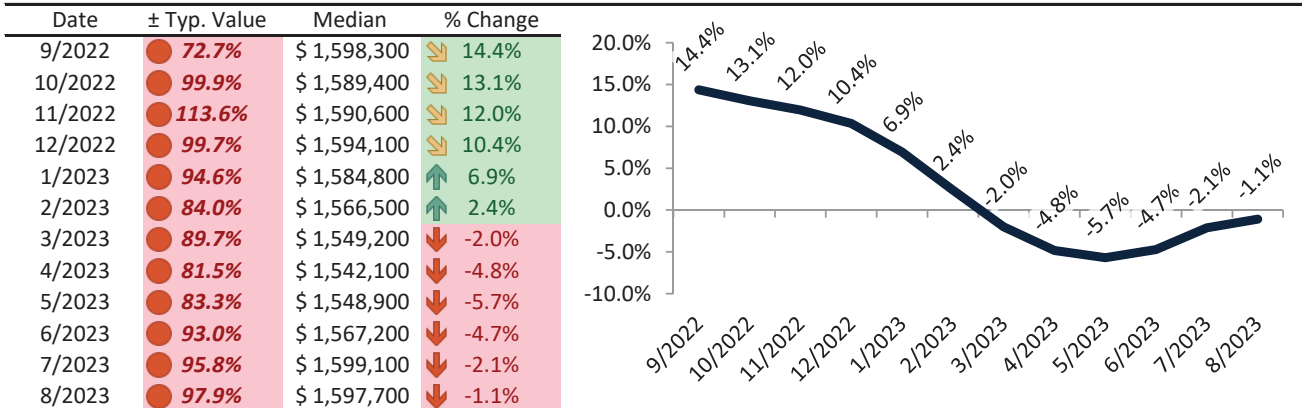
Historically, properties in this market sell at a 35.6% premium. Today's premium is 133.5%. This market is 97.9% overvalued. Median home price is \$1,597,700. Prices fell 1.1% year-over-year. Monthly cost of ownership is \$9,836, and rents average \$4,212, making owning \$5,623 per month more costly than renting. Rents rose 2.4% year-over-year. The current capitalization rate (rent/price) is 2.5%.

Market rating = 1

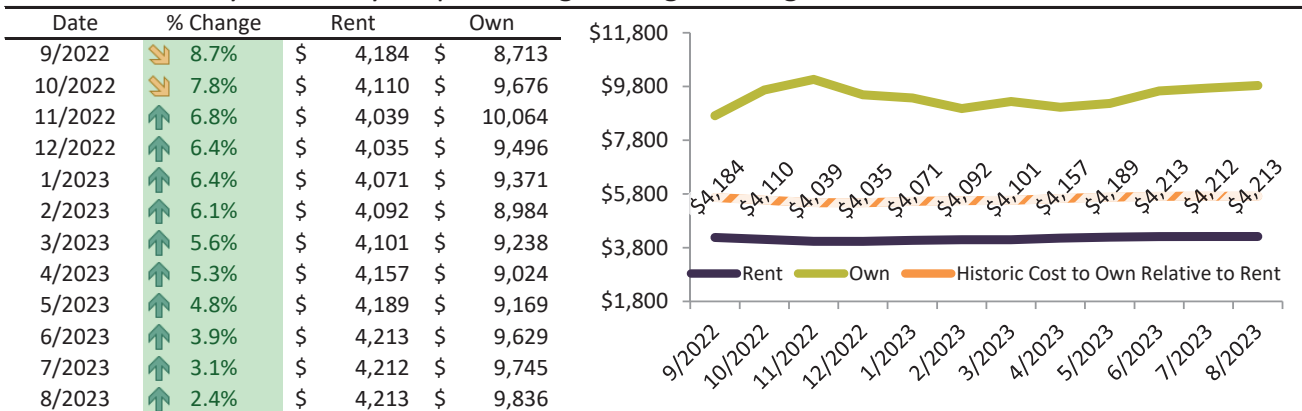
#### Median Home Price and Rental Parity trailing twelve months



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



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

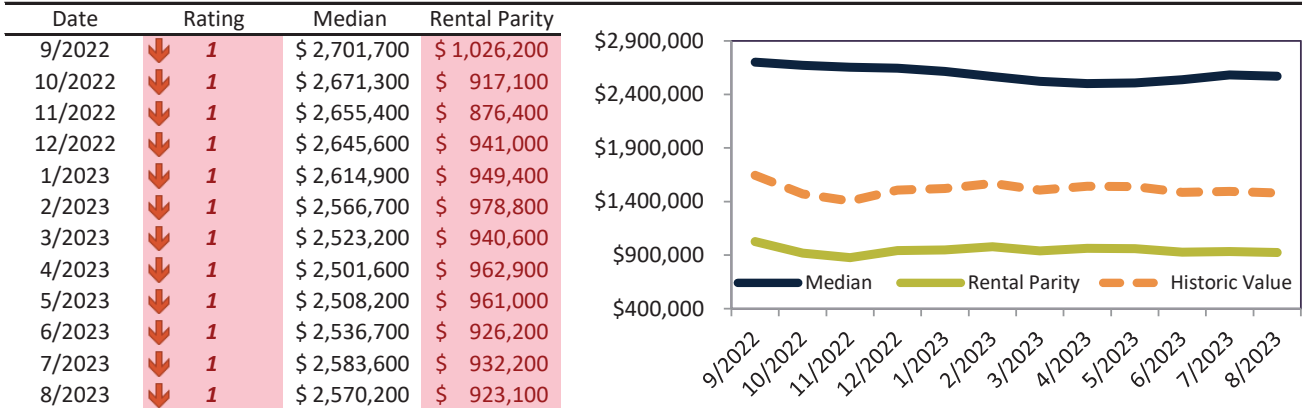


### Cupertino Housing Market Value & Trends Update

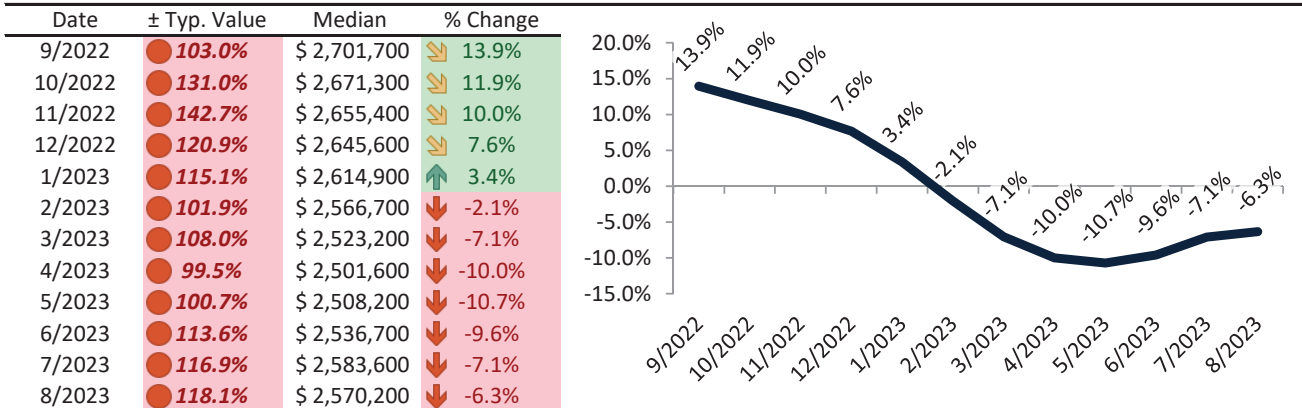
Historically, properties in this market sell at a 60.3% premium. Today's premium is 178.4%. This market is 118.1% overvalued. Median home price is \$2,570,200. Prices fell 6.3% year-over-year. Monthly cost of ownership is \$15,823, and rents average \$5,683, making owning \$10,140 per month more costly than renting. Rents rose 4.1% year-over-year. The current capitalization rate (rent/price) is 2.1%.

Market rating = 1

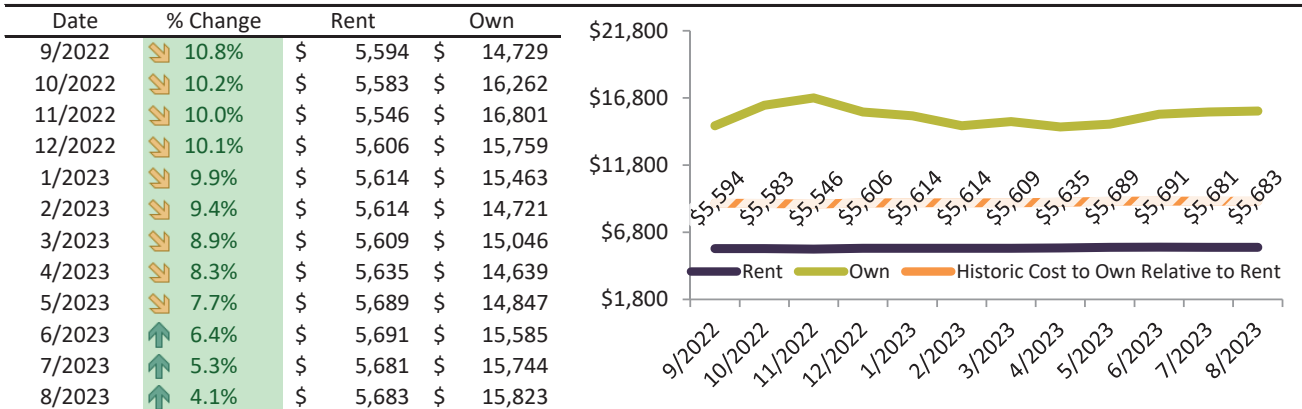
#### Median Home Price and Rental Parity trailing twelve months



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



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

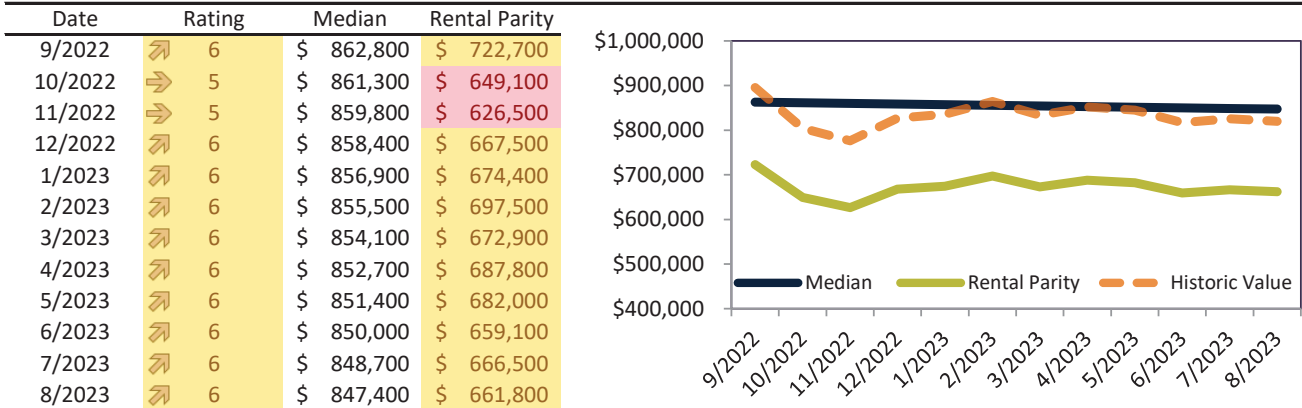


### East Foothills Housing Market Value & Trends Update

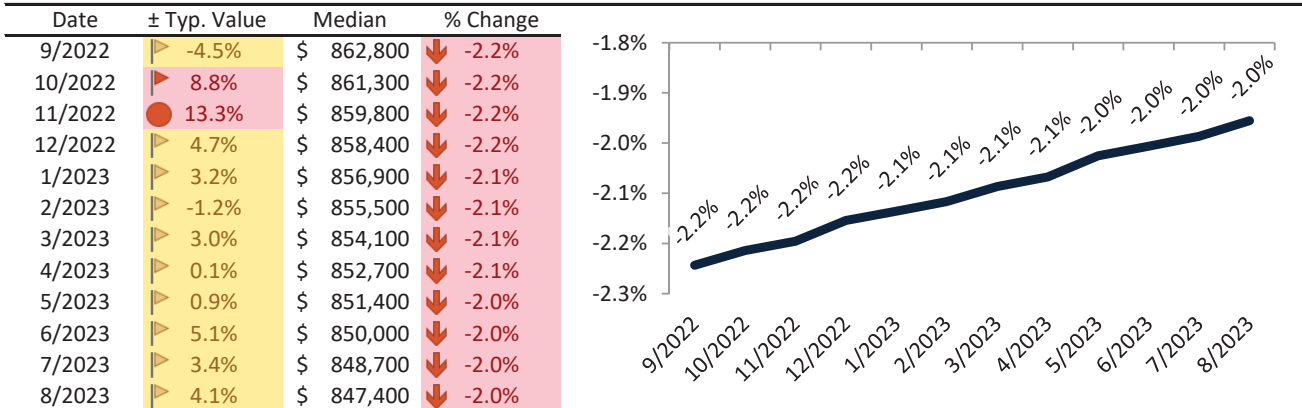
Historically, properties in this market sell at a 23.9% premium. Today's premium is 28.0%. This market is 4.1% overvalued. Median home price is \$847,400. Prices fell 2.0% year-over-year. Monthly cost of ownership is \$5,217, and rents average \$4,074, making owning \$1,142 per month more costly than renting. Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 4.6%.

Market rating = 6

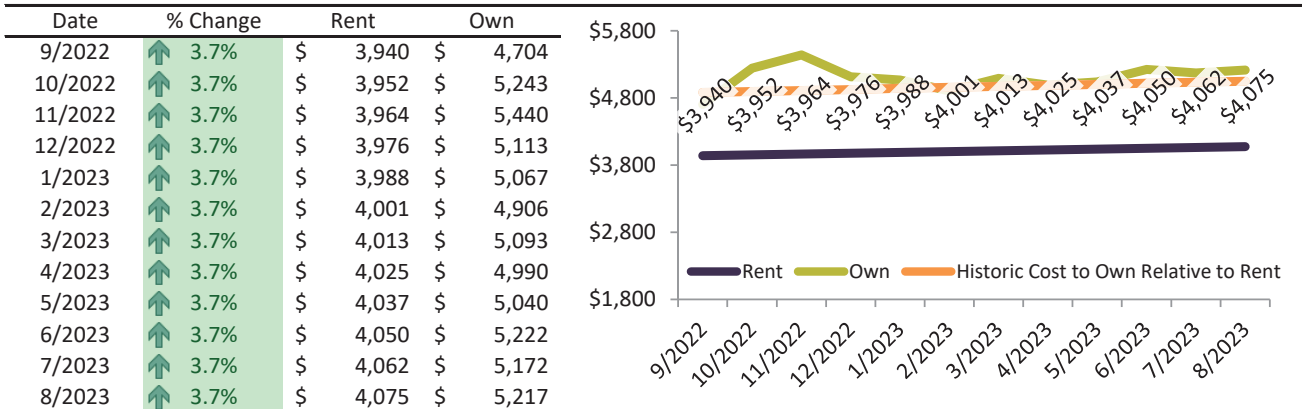
#### Median Home Price and Rental Parity trailing twelve months



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



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

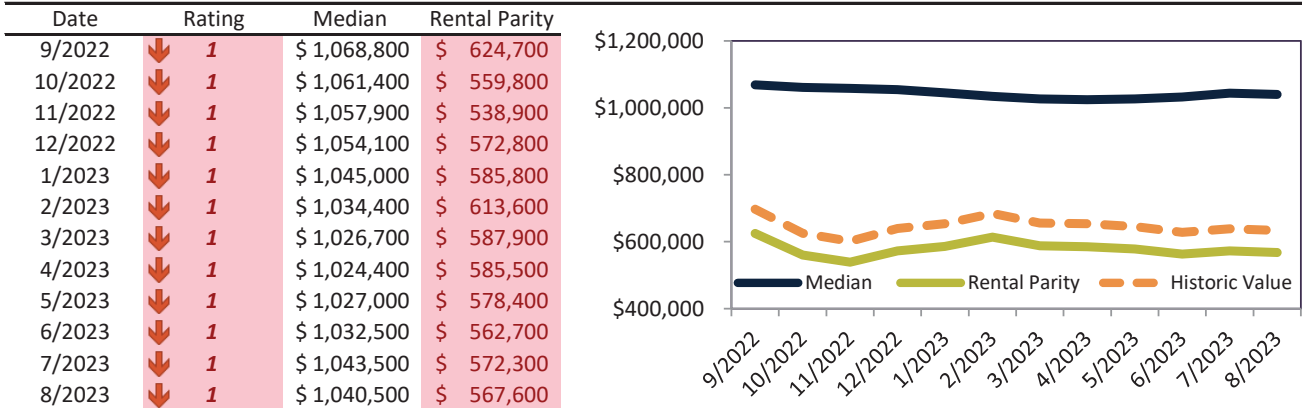


### Gilroy Housing Market Value & Trends Update

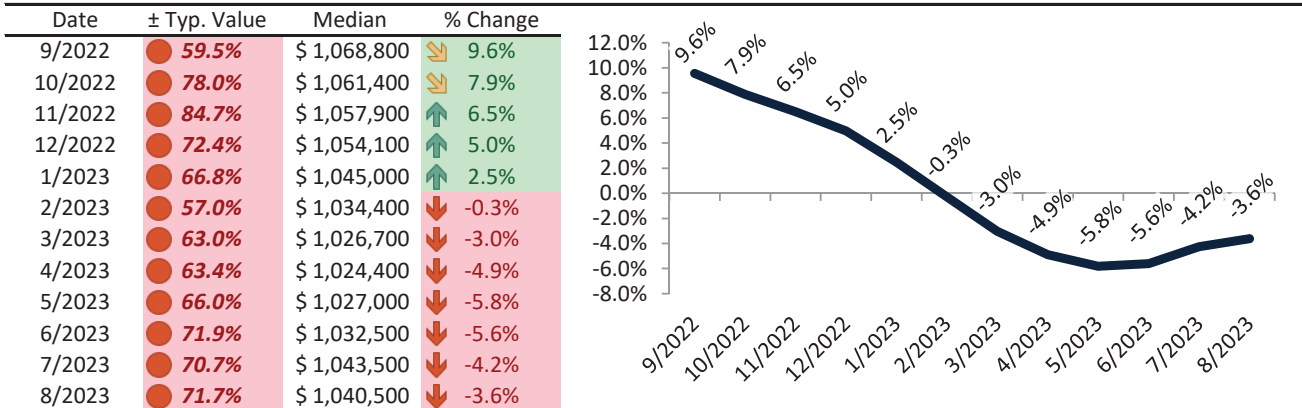
Historically, properties in this market sell at a 11.6% premium. Today's premium is 83.3%. This market is 71.7% overvalued. Median home price is \$1,040,500. Prices fell 3.6% year-over-year. Monthly cost of ownership is \$6,405, and rents average \$3,494, making owning \$2,911 per month more costly than renting. Rents rose 2.1% year-over-year. The current capitalization rate (rent/price) is 3.2%.

Market rating = 1

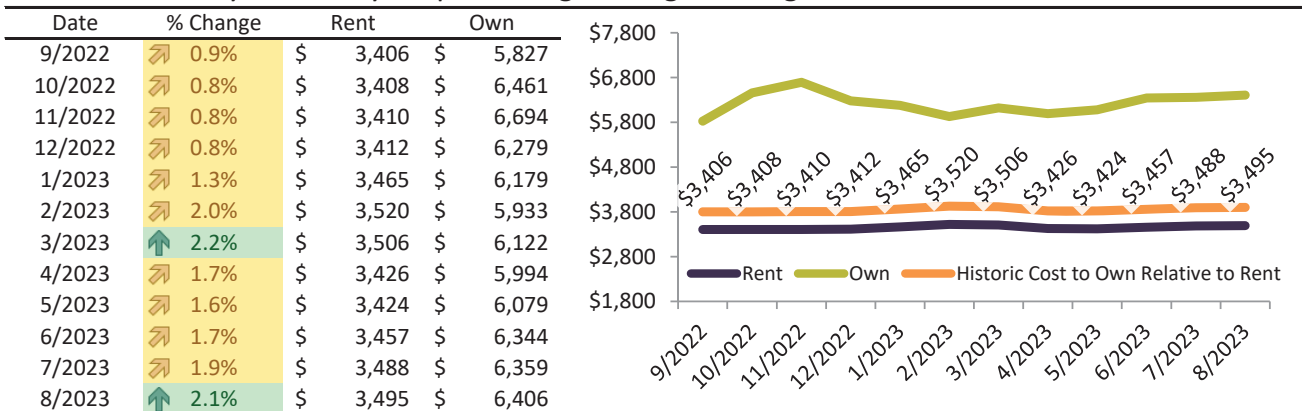
#### Median Home Price and Rental Parity trailing twelve months



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



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

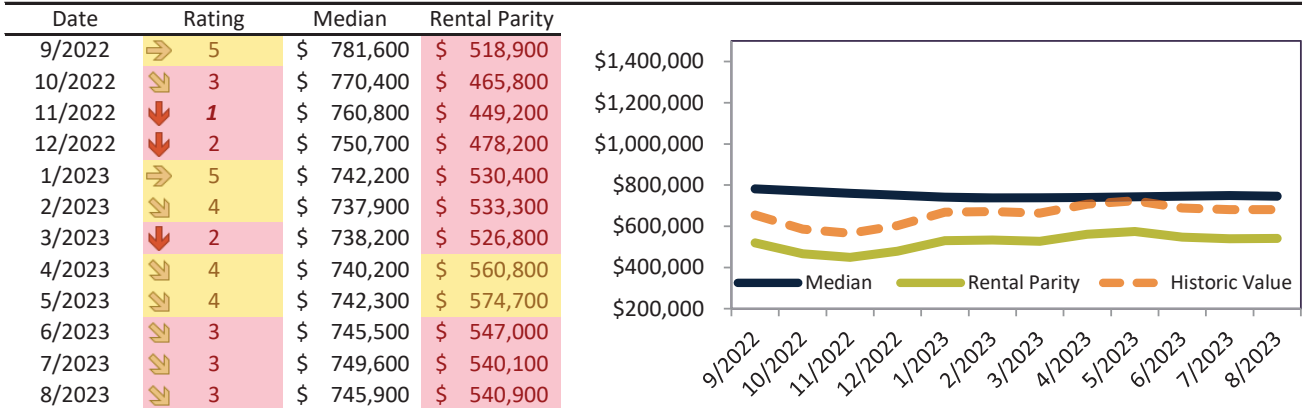


### Hollister Housing Market Value & Trends Update

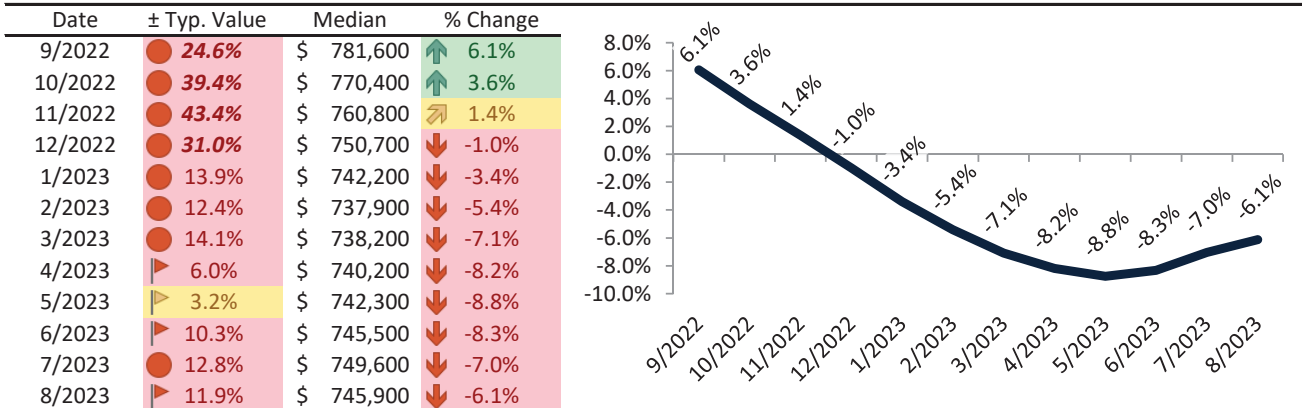
Historically, properties in this market sell at a 26.0% premium. Today's premium is 37.9%. This market is 11.9% overvalued. Median home price is \$745,900. Prices fell 6.1% year-over-year. Monthly cost of ownership is \$4,592, and rents average \$3,330, making owning \$1,261 per month more costly than renting. Rents rose 16.0% year-over-year. The current capitalization rate (rent/price) is 4.3%.

Market rating = 3

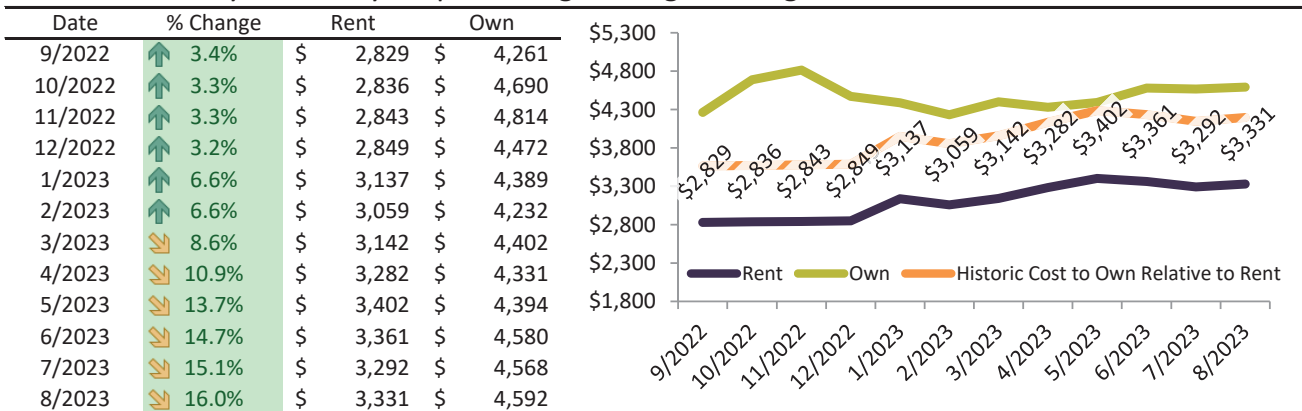
#### Median Home Price and Rental Parity trailing twelve months



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



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



## Lexington Hills Housing Market Value & Trends Update

Historically, properties in this market sell at a 40.2% premium. Today's premium is 56.7%. This market is 16.5% overvalued.

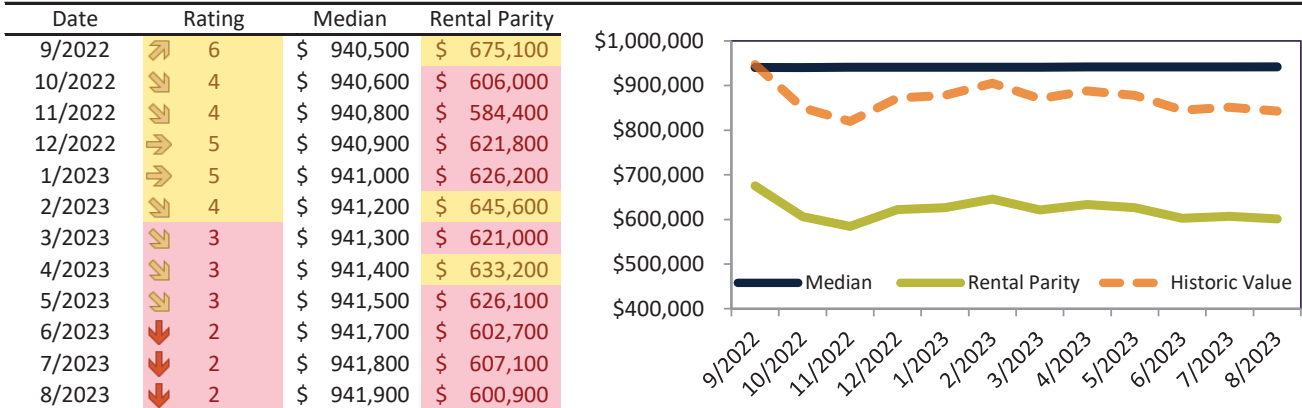
Median home price is \$941,900. Prices rose 0.2% year-over-year.

Monthly cost of ownership is \$5,798, and rents average \$3,699, making owning \$2,098 per month more costly than renting.

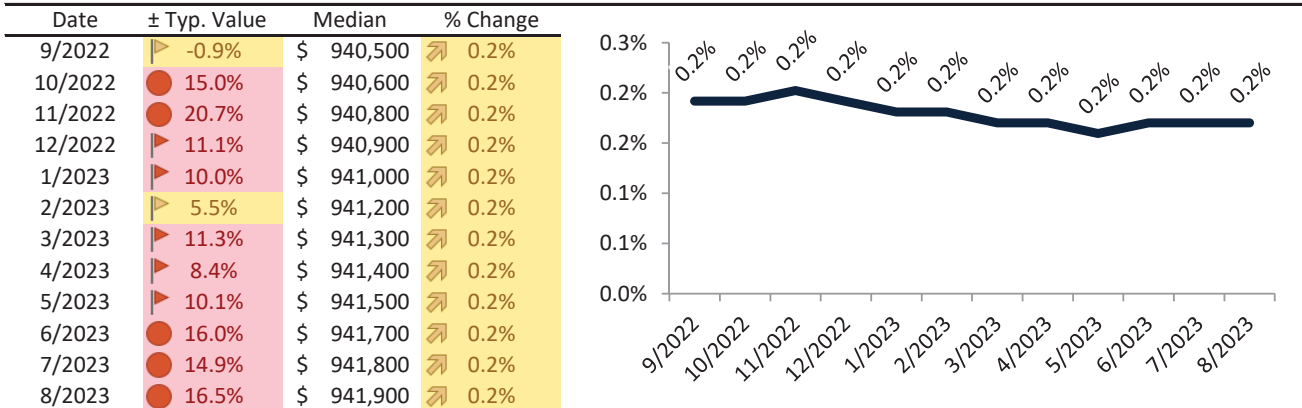
Rents rose 1.2% year-over-year. The current capitalization rate (rent/price) is 3.8%.

**Market rating = 2**

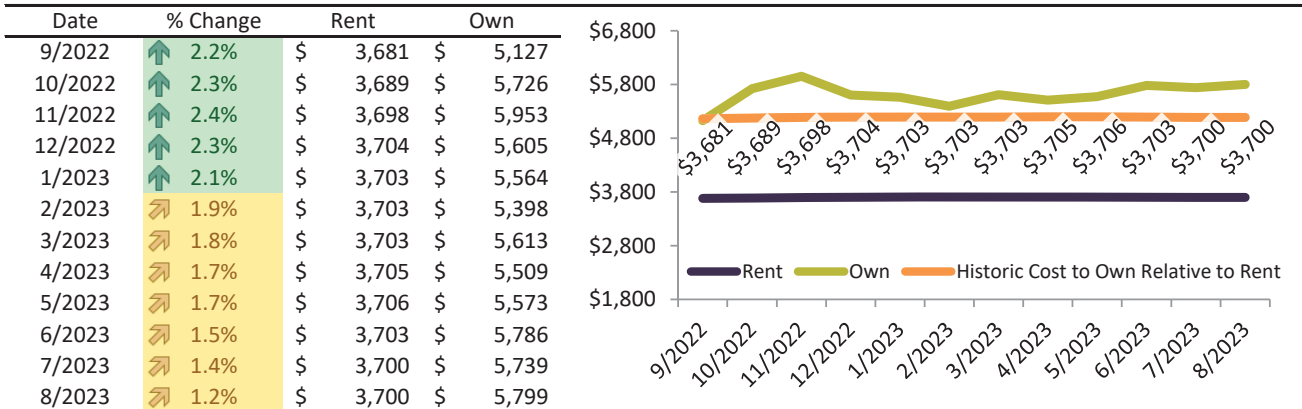
### Median Home Price and Rental Parity trailing twelve months



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



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

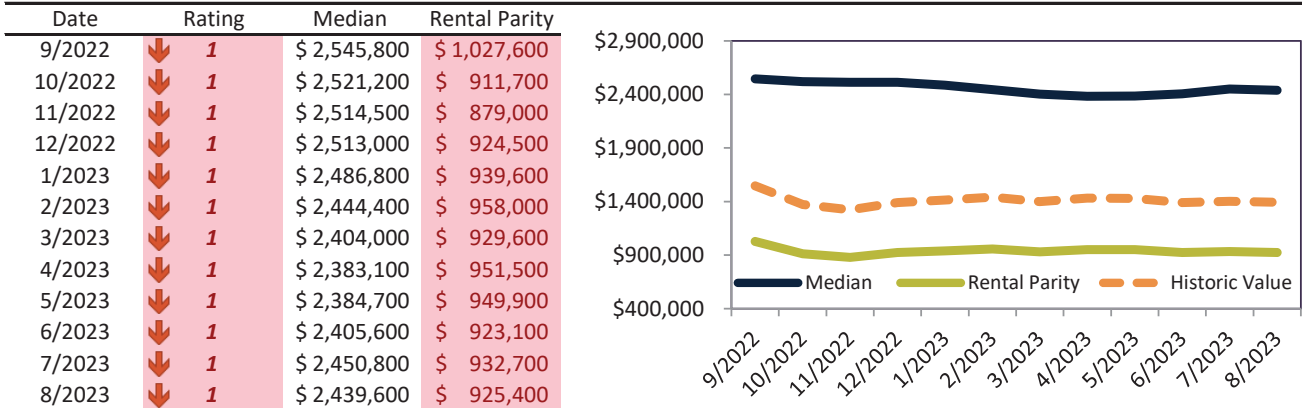


## Los Gatos Housing Market Value & Trends Update

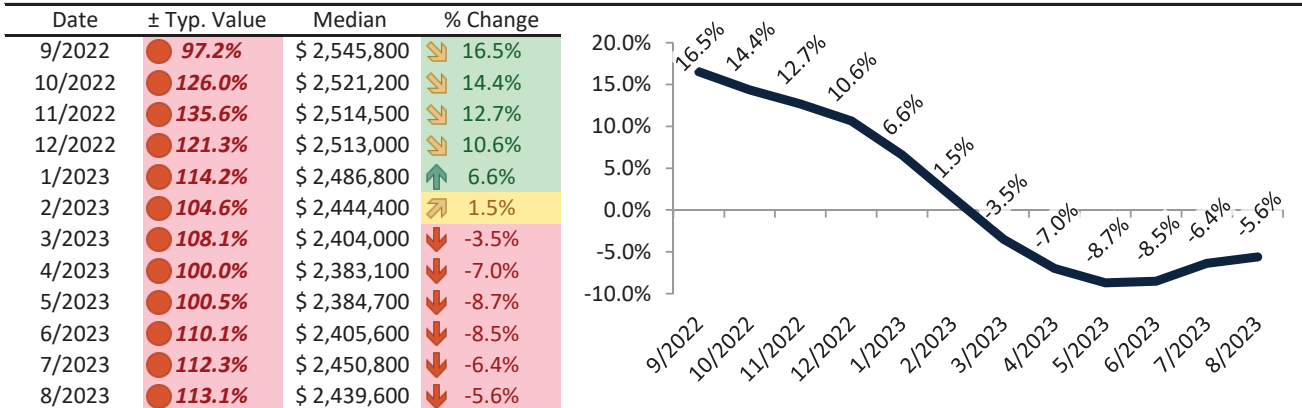
Historically, properties in this market sell at a 50.5% premium. Today's premium is 163.6%. This market is 113.1% overvalued. Median home price is \$2,439,600. Prices fell 5.6% year-over-year. Monthly cost of ownership is \$15,019, and rents average \$5,697, making owning \$9,322 per month more costly than renting. Rents rose 4.6% year-over-year. The current capitalization rate (rent/price) is 2.2%.

Market rating = 1

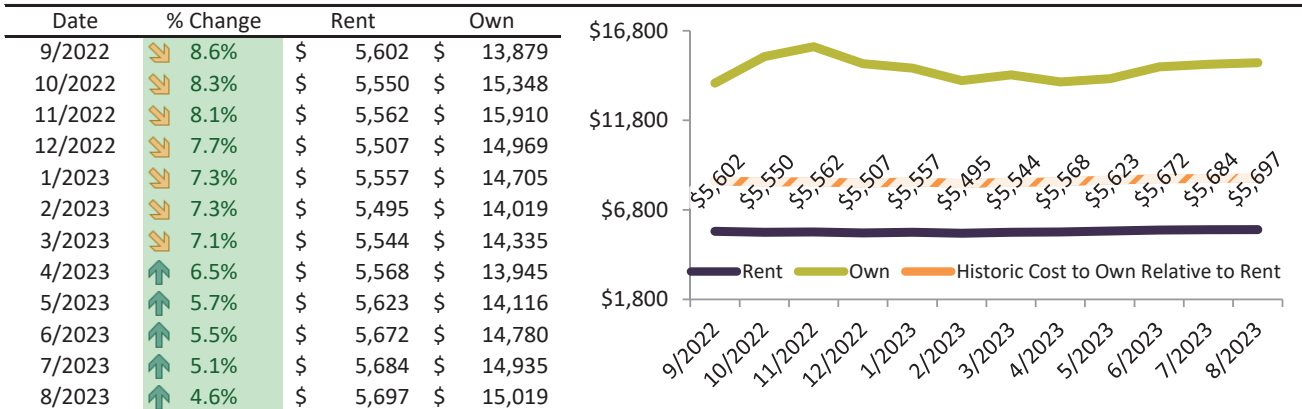
### Median Home Price and Rental Parity trailing twelve months



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



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



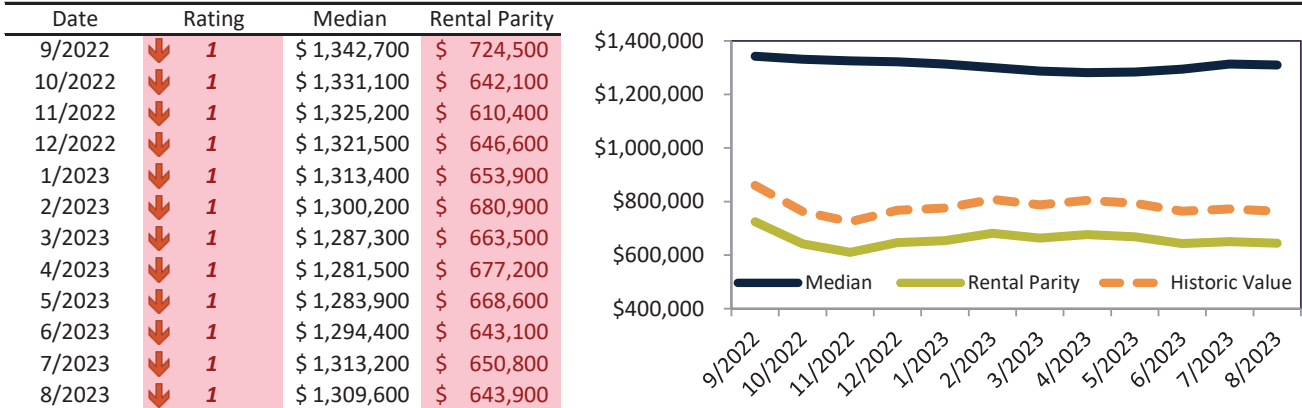


### Milpitas Housing Market Value & Trends Update

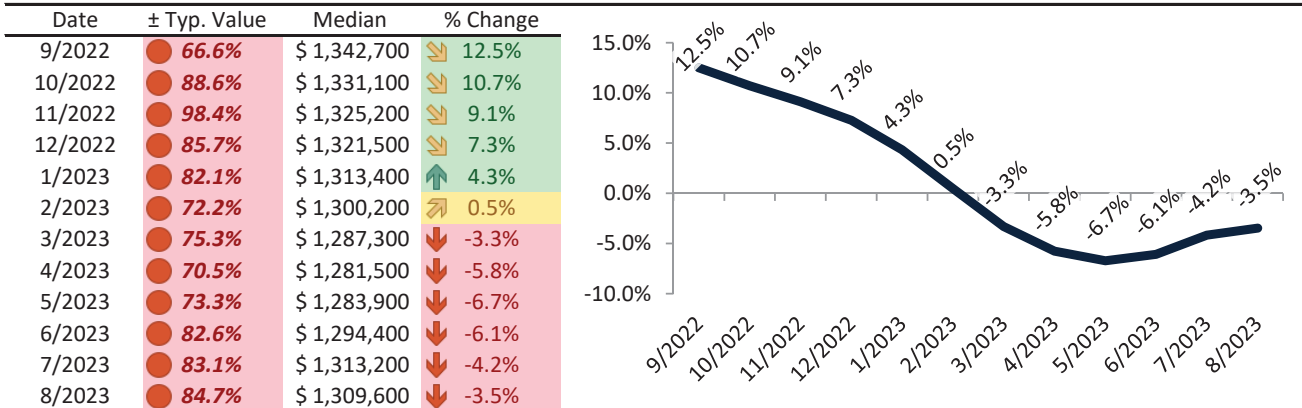
Historically, properties in this market sell at a 18.7% premium. Today's premium is 103.4%. This market is 84.7% overvalued. Median home price is \$1,309,600. Prices fell 3.5% year-over-year. Monthly cost of ownership is \$8,062, and rents average \$3,964, making owning \$4,098 per month more costly than renting. Rents rose 1.6% year-over-year. The current capitalization rate (rent/price) is 2.9%.

Market rating = 1

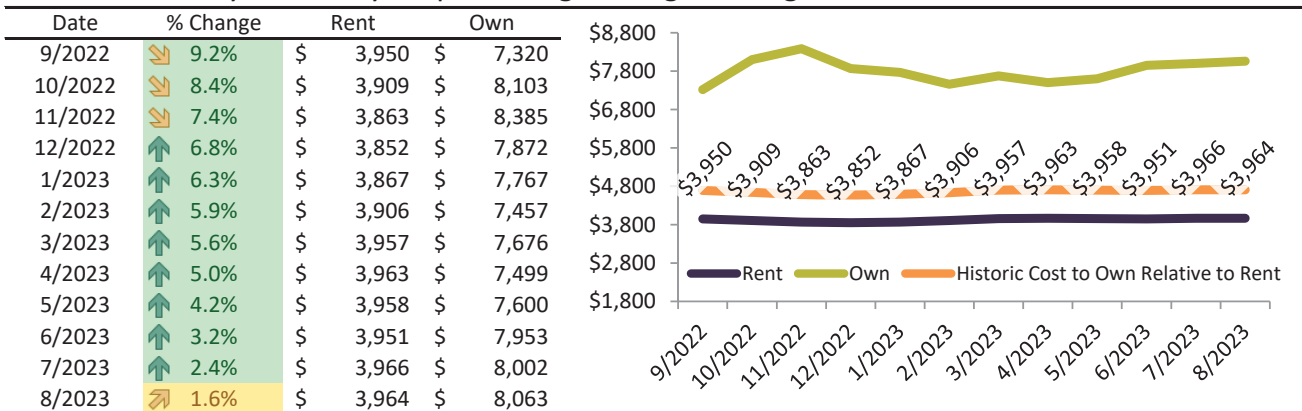
#### Median Home Price and Rental Parity trailing twelve months



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



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

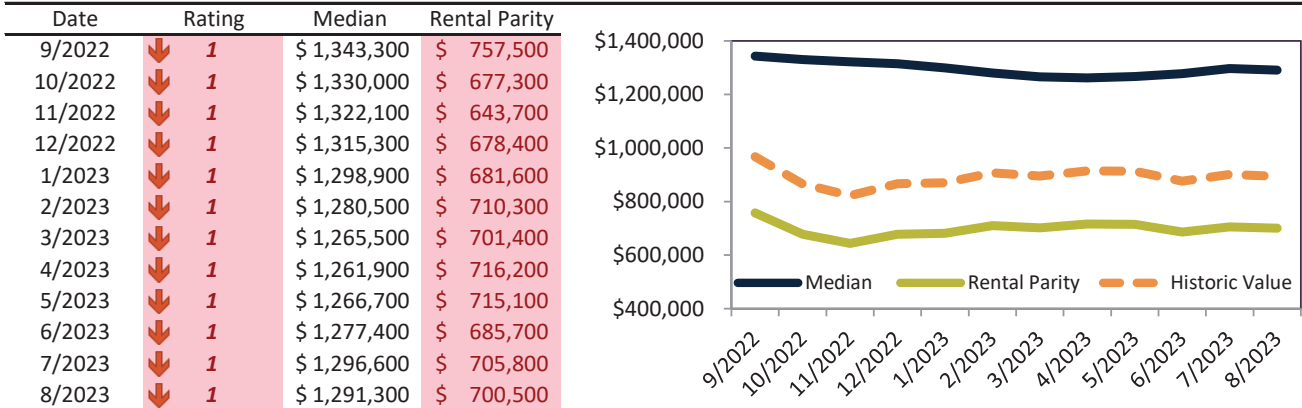


### Morgan Hill Housing Market Value & Trends Update

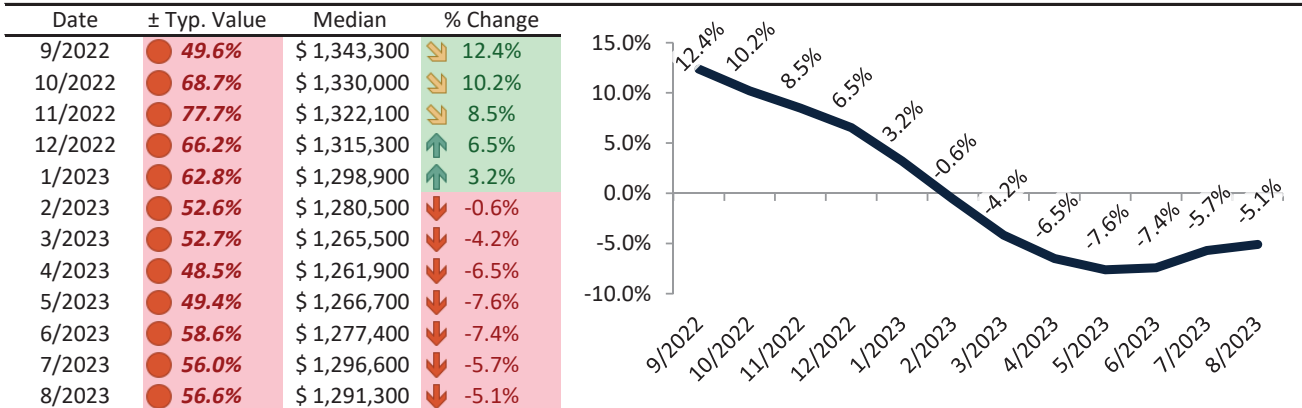
Historically, properties in this market sell at a 27.7% premium. Today's premium is 84.3%. This market is 56.6% overvalued. Median home price is \$1,291,300. Prices fell 5.1% year-over-year. Monthly cost of ownership is \$7,949, and rents average \$4,312, making owning \$3,637 per month more costly than renting. Rents rose 2.9% year-over-year. The current capitalization rate (rent/price) is 3.2%.

Market rating = 1

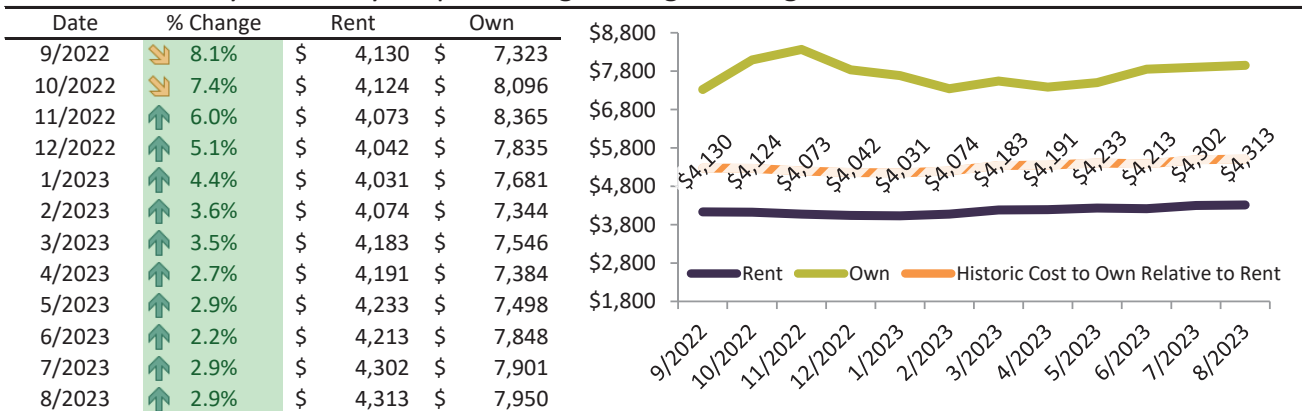
#### Median Home Price and Rental Parity trailing twelve months



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



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



## Mountain View Housing Market Value & Trends Update

Historically, properties in this market sell at a 35.7% premium. Today's premium is 125.4%. This market is 89.7% overvalued.

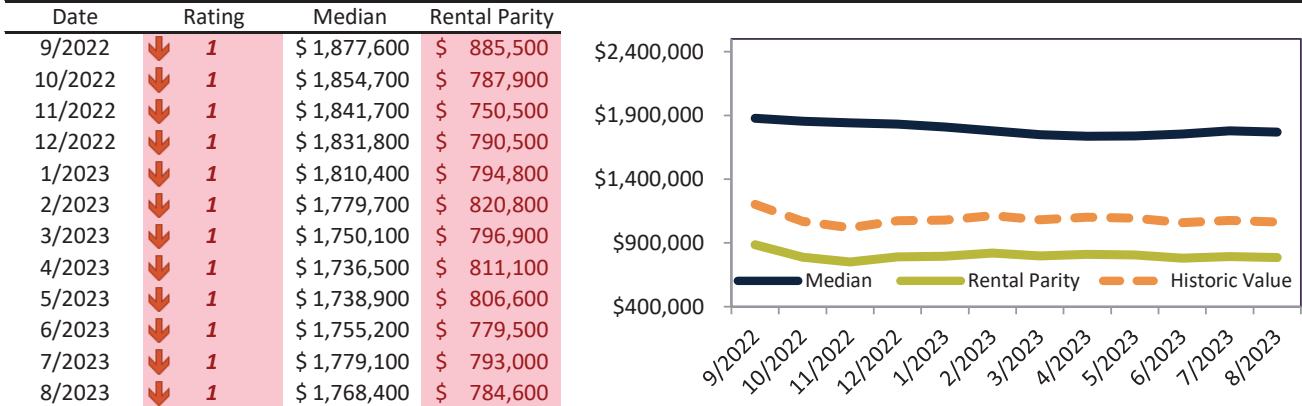
Median home price is \$1,768,400. Prices fell 7.3% year-over-year.

Monthly cost of ownership is \$10,887, and rents average \$4,830, making owning \$6,056 per month more costly than renting.

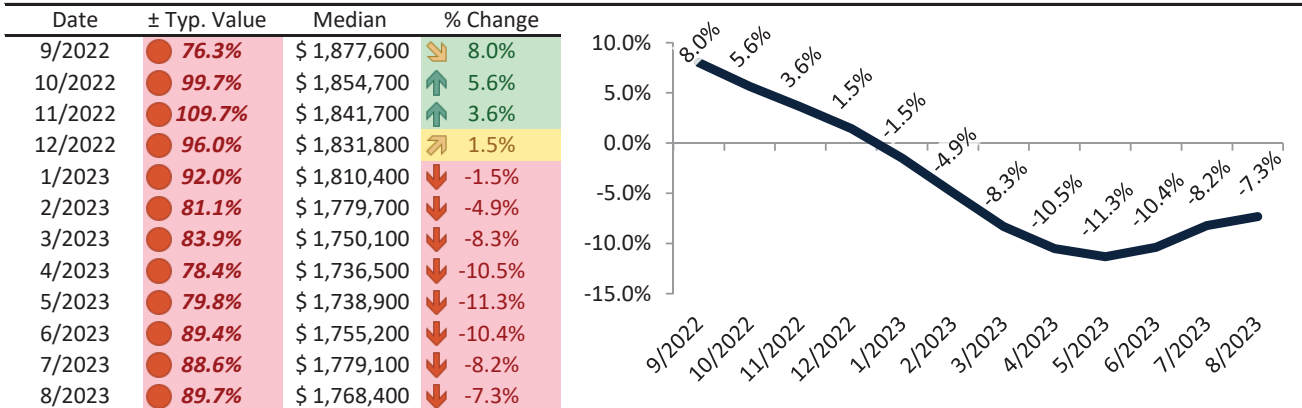
Rents rose 1.1% year-over-year. The current capitalization rate (rent/price) is 2.6%.

**Market rating = 1**

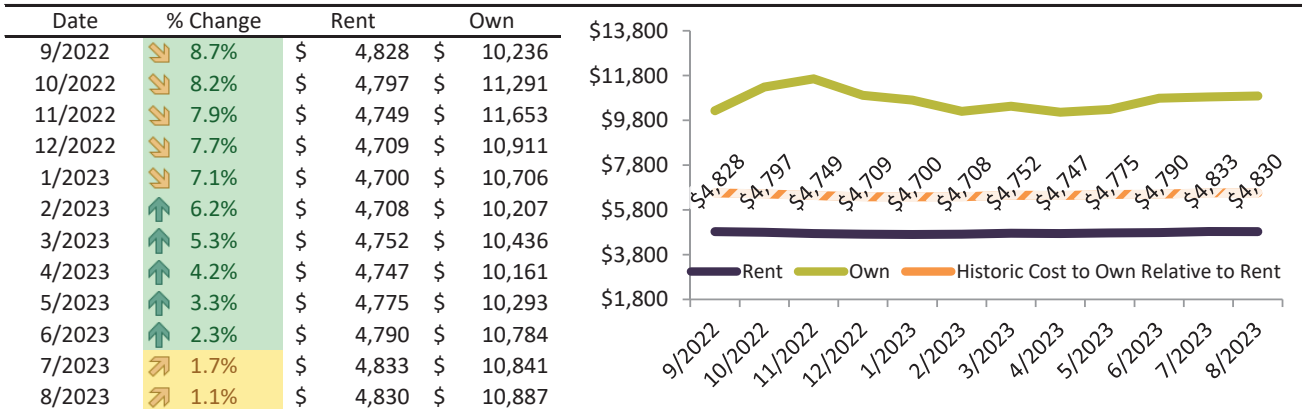
### Median Home Price and Rental Parity trailing twelve months



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



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



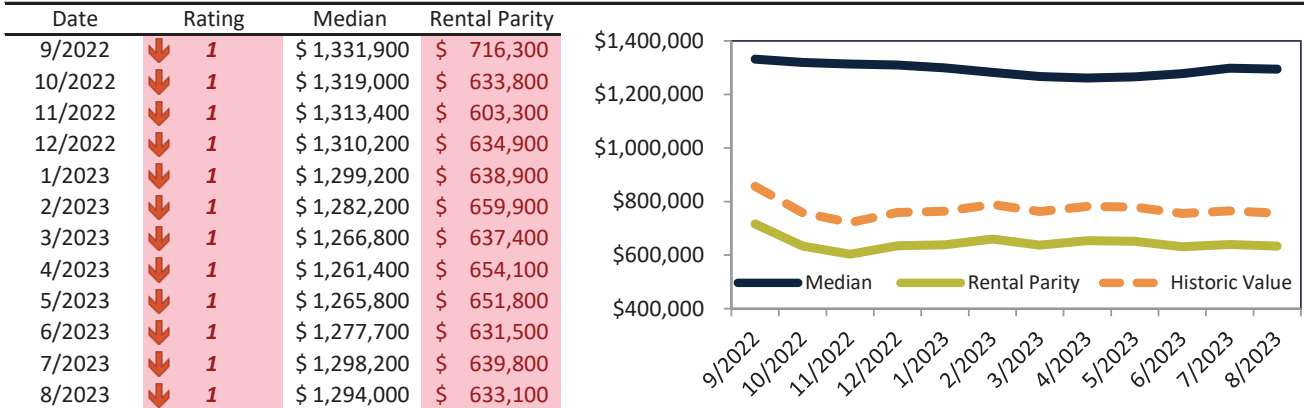
### San Jose Housing Market Value & Trends Update

Historically, properties in this market sell at a 19.6% premium. Today's premium is 104.4%. This market is 84.8% overvalued. Median home price is \$1,294,000. Prices fell 4.0% year-over-year.

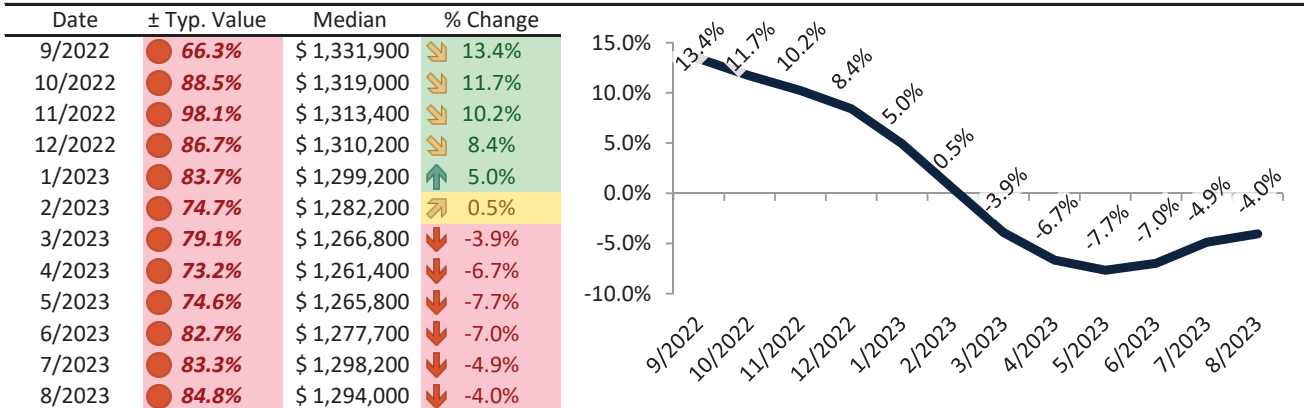
Monthly cost of ownership is \$7,966, and rents average \$3,898, making owning \$4,068 per month more costly than renting. Rents rose 2.3% year-over-year. The current capitalization rate (rent/price) is 2.9%.

Market rating = 1

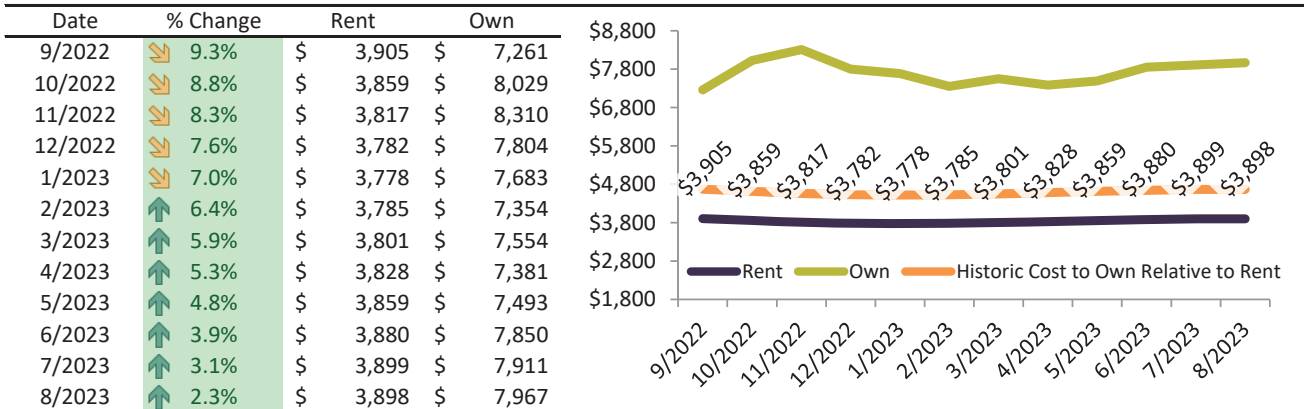
#### Median Home Price and Rental Parity trailing twelve months



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



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

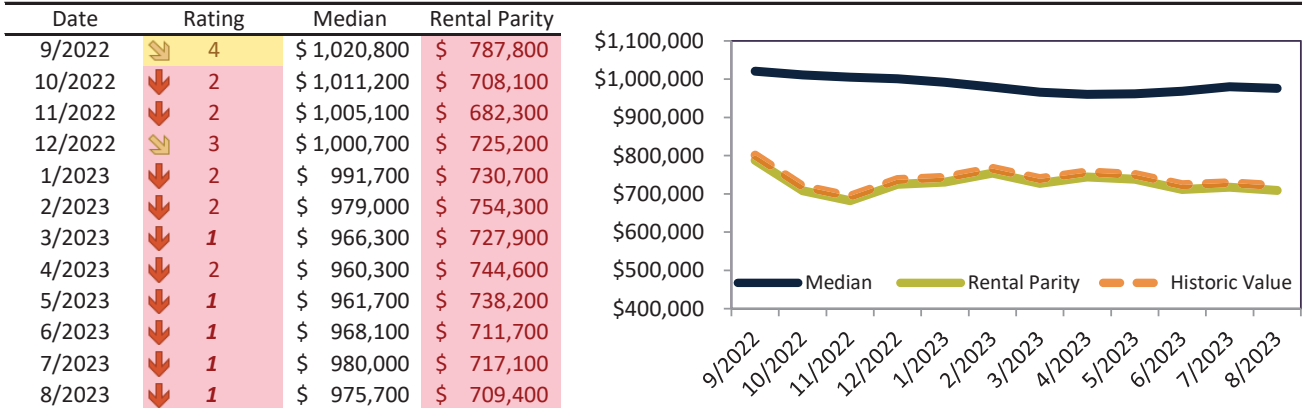


### East San Jose Housing Market Value & Trends Update

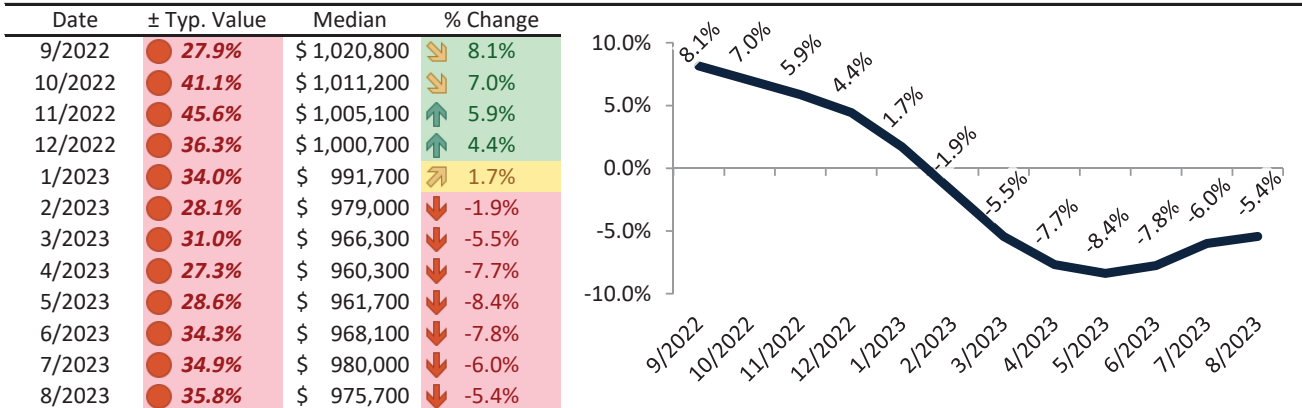
Historically, properties in this market sell at a 1.7% premium. Today's premium is 37.5%. This market is 35.8% overvalued. Median home price is \$975,700. Prices fell 5.4% year-over-year. Monthly cost of ownership is \$6,006, and rents average \$4,367, making owning \$1,639 per month more costly than renting. Rents rose 3.2% year-over-year. The current capitalization rate (rent/price) is 4.3%.

Market rating = 1

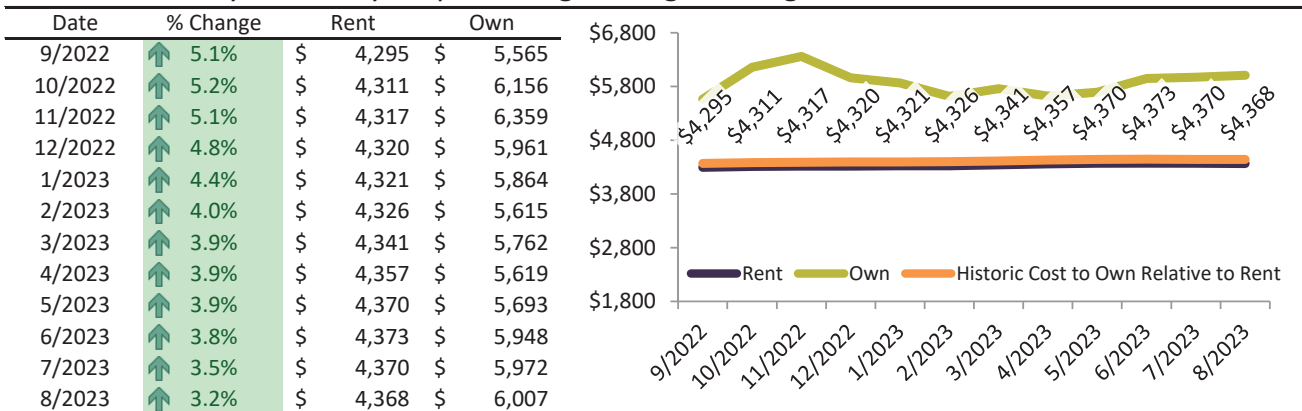
#### Median Home Price and Rental Parity trailing twelve months



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



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

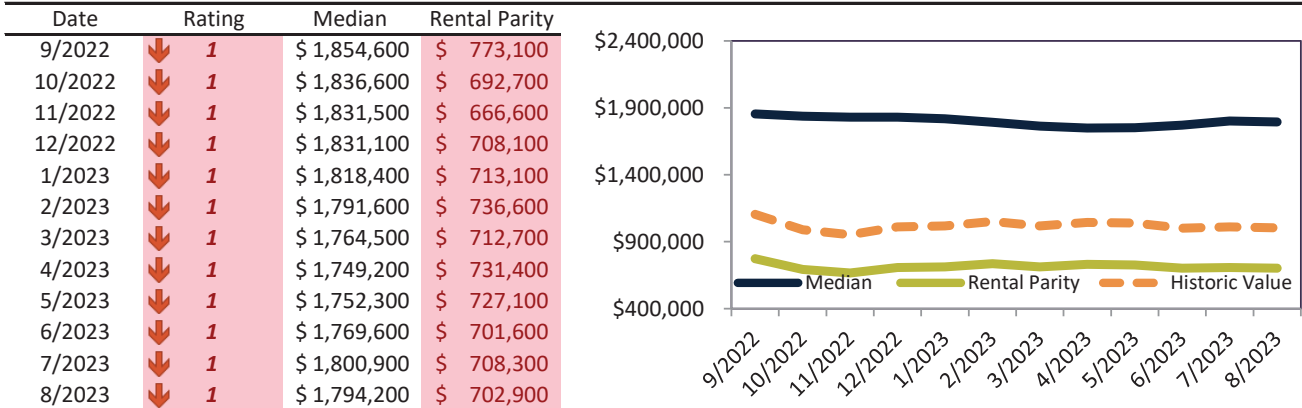


## West San Jose Housing Market Value & Trends Update

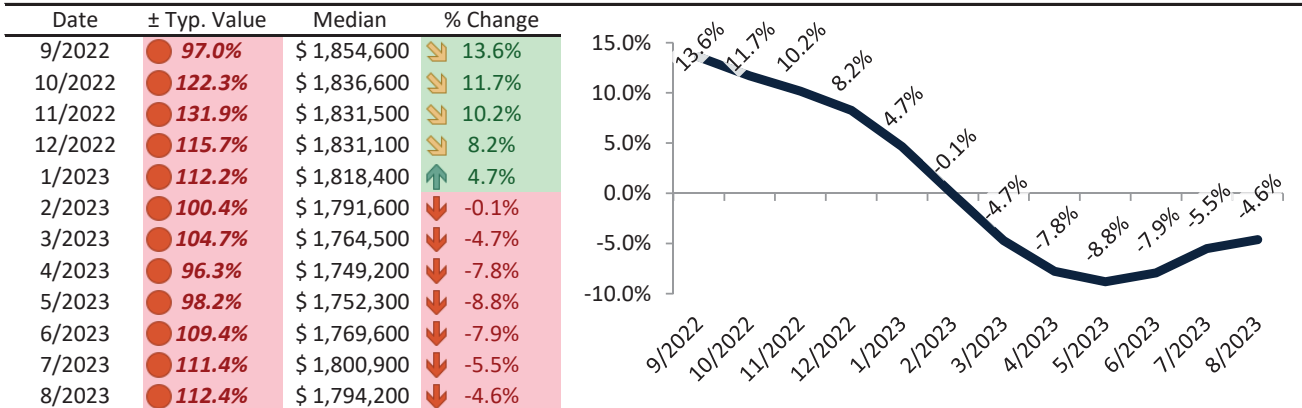
Historically, properties in this market sell at a 42.8% premium. Today's premium is 155.2%. This market is 112.4% overvalued. Median home price is \$1,794,200. Prices fell 4.6% year-over-year. Monthly cost of ownership is \$11,046, and rents average \$4,327, making owning \$6,718 per month more costly than renting. Rents rose 1.6% year-over-year. The current capitalization rate (rent/price) is 2.3%.

Market rating = 1

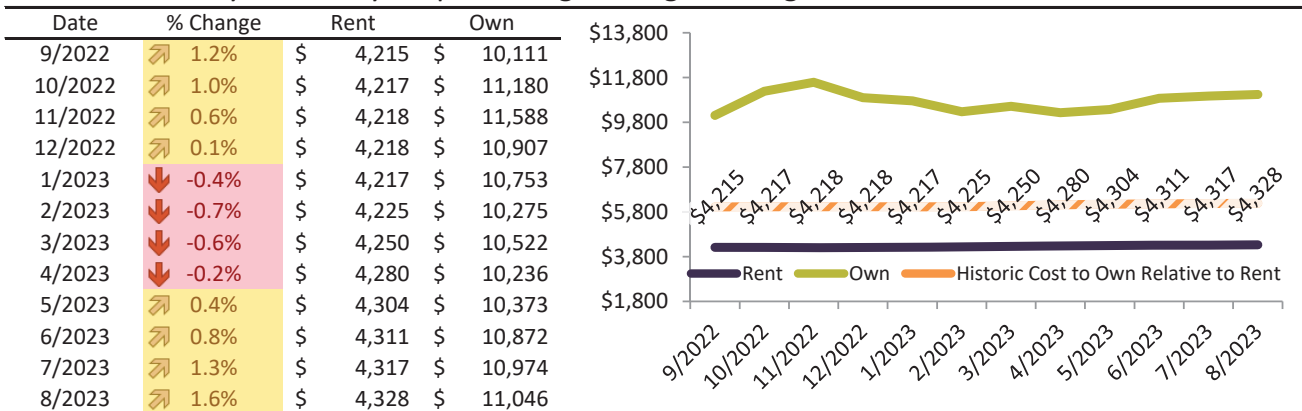
### Median Home Price and Rental Parity trailing twelve months



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



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

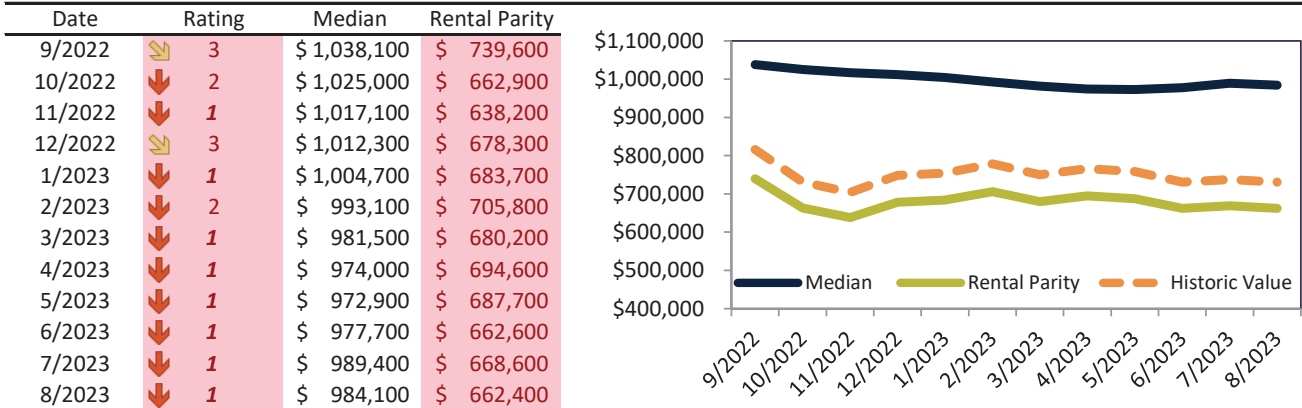


### Downtown Housing Market Value & Trends Update

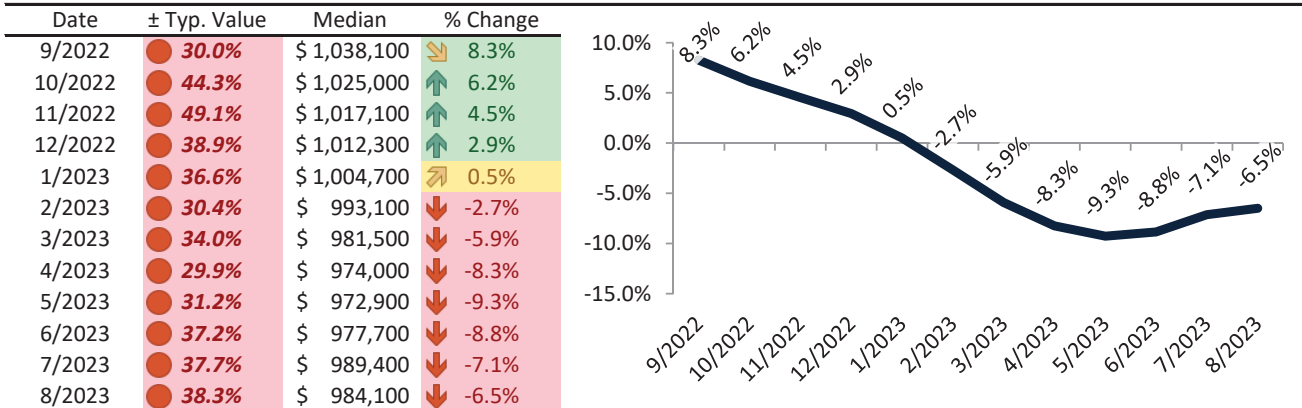
Historically, properties in this market sell at a 10.3% premium. Today's premium is 48.6%. This market is 38.3% overvalued. Median home price is \$984,100. Prices fell 6.5% year-over-year. Monthly cost of ownership is \$6,058, and rents average \$4,078, making owning \$1,980 per month more costly than renting. Rents rose 1.7% year-over-year. The current capitalization rate (rent/price) is 4.0%.

Market rating = 1

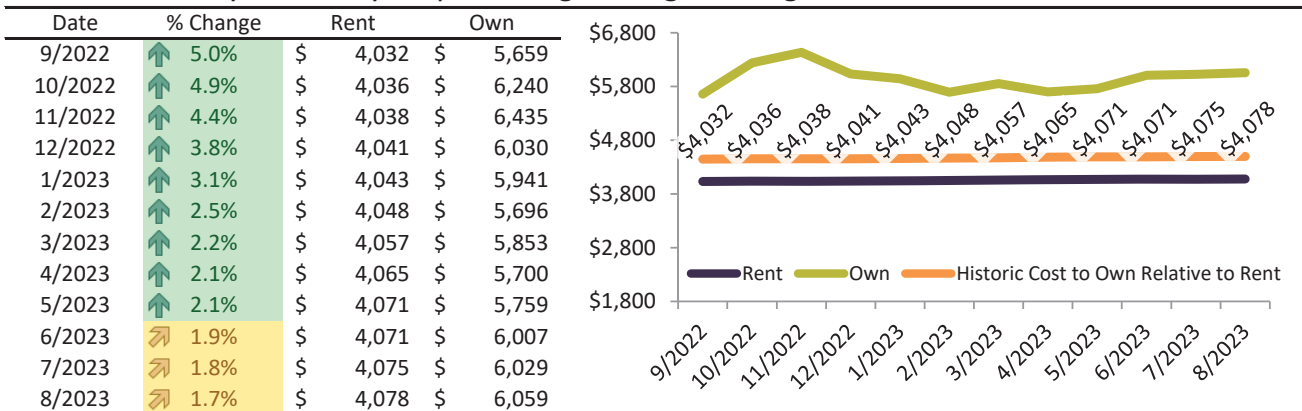
#### Median Home Price and Rental Parity trailing twelve months



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



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



## North Valley Housing Market Value & Trends Update

Historically, properties in this market sell at a 12.4% premium. Today's premium is 65.3%. This market is 52.9% overvalued.

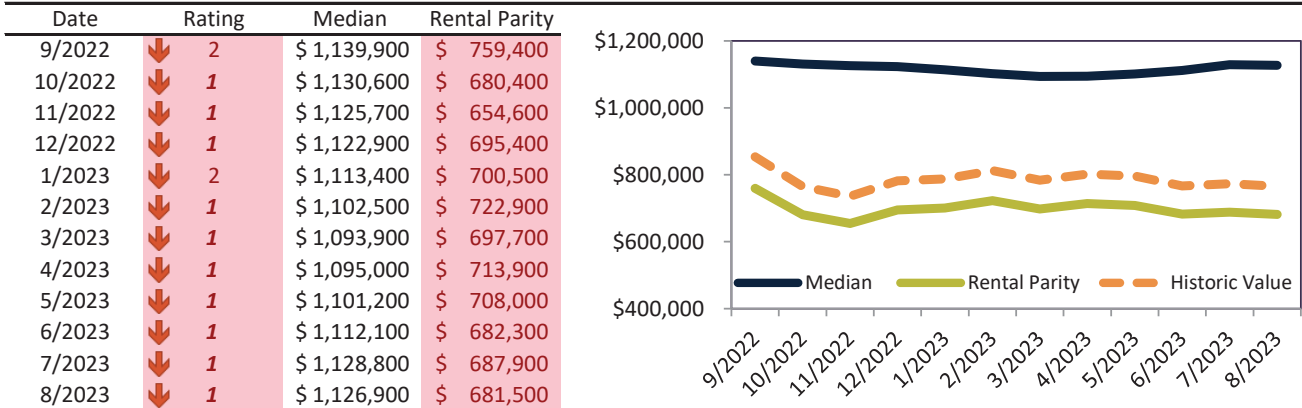
Median home price is \$1,126,900. Prices fell 2.1% year-over-year.

Monthly cost of ownership is \$6,937, and rents average \$4,196, making owning \$2,741 per month more costly than renting.

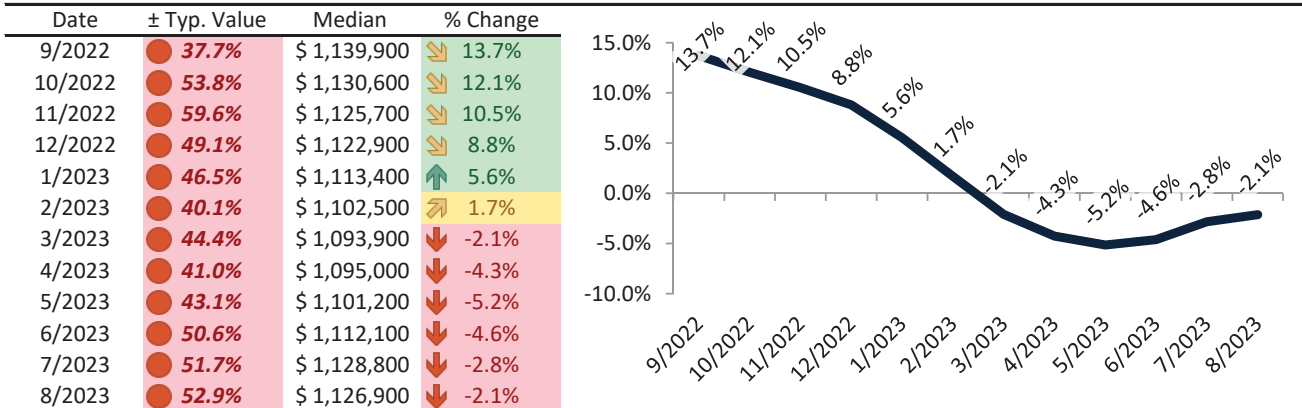
Rents rose 1.8% year-over-year. The current capitalization rate (rent/price) is 3.6%.

**Market rating = 1**

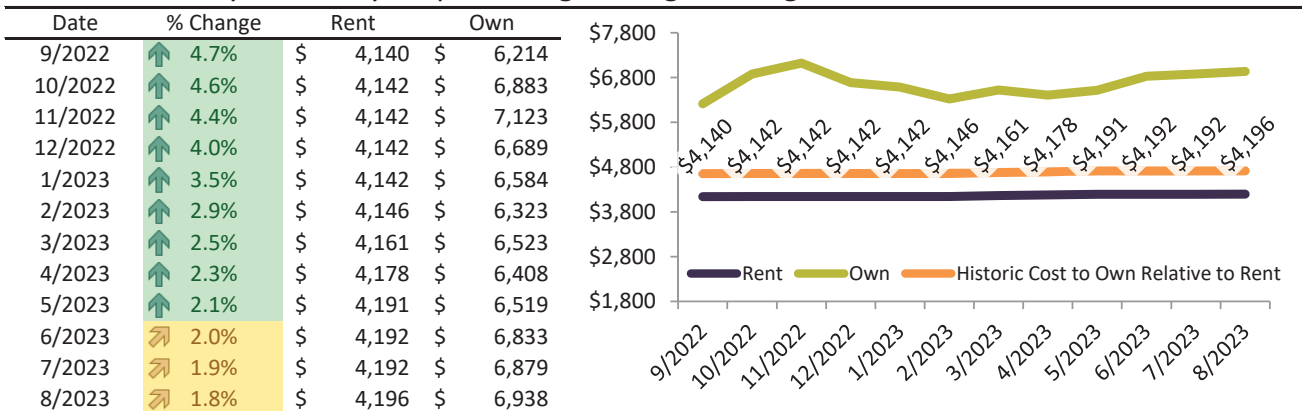
### Median Home Price and Rental Parity trailing twelve months



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



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



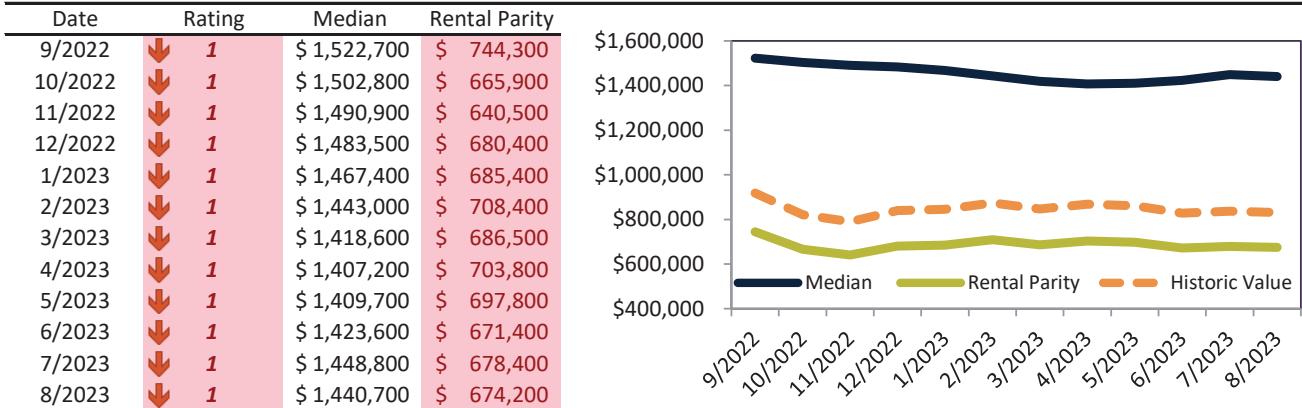


### Evergreen Housing Market Value & Trends Update

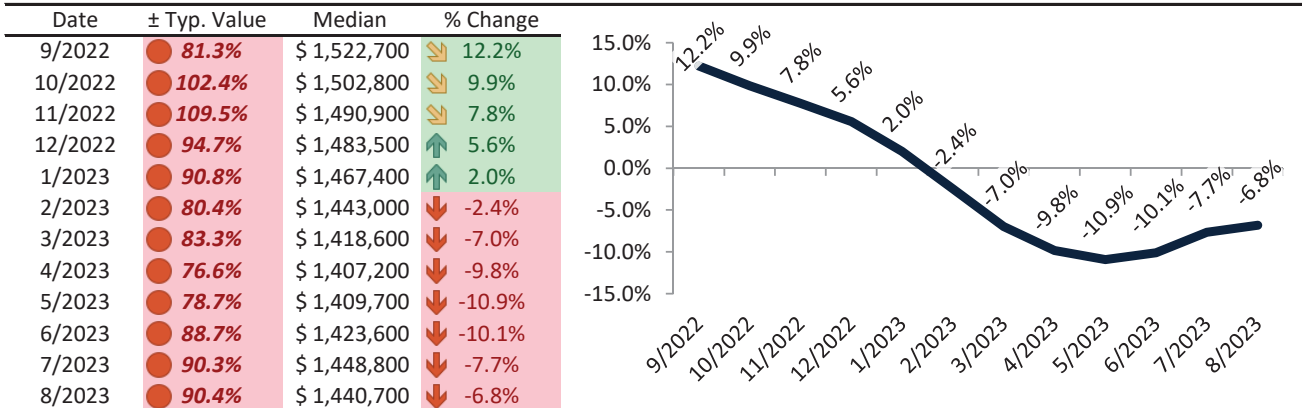
Historically, properties in this market sell at a 23.3% premium. Today's premium is 113.7%. This market is 90.4% overvalued. Median home price is \$1,440,700. Prices fell 6.8% year-over-year. Monthly cost of ownership is \$8,869, and rents average \$4,151, making owning \$4,718 per month more costly than renting. Rents rose 1.1% year-over-year. The current capitalization rate (rent/price) is 2.8%.

Market rating = 1

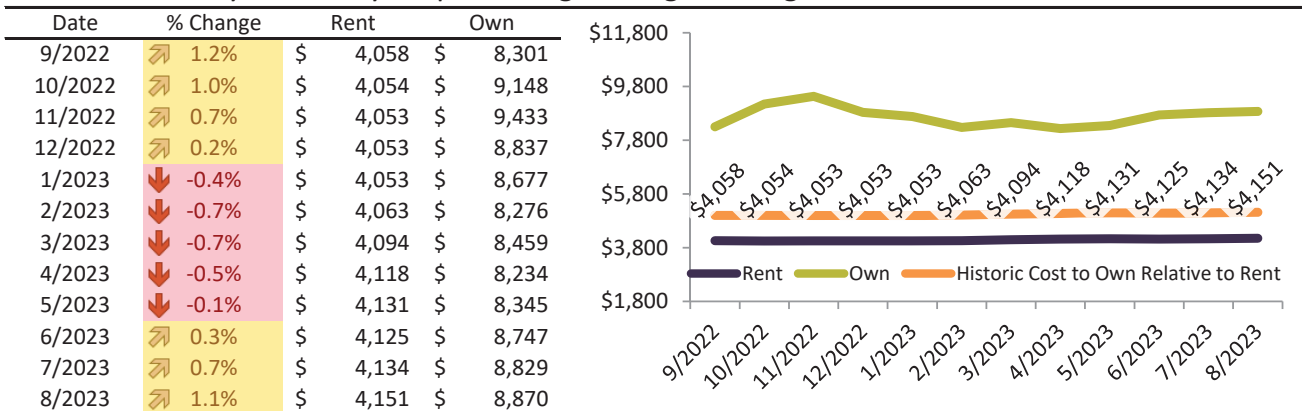
#### Median Home Price and Rental Parity trailing twelve months



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



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



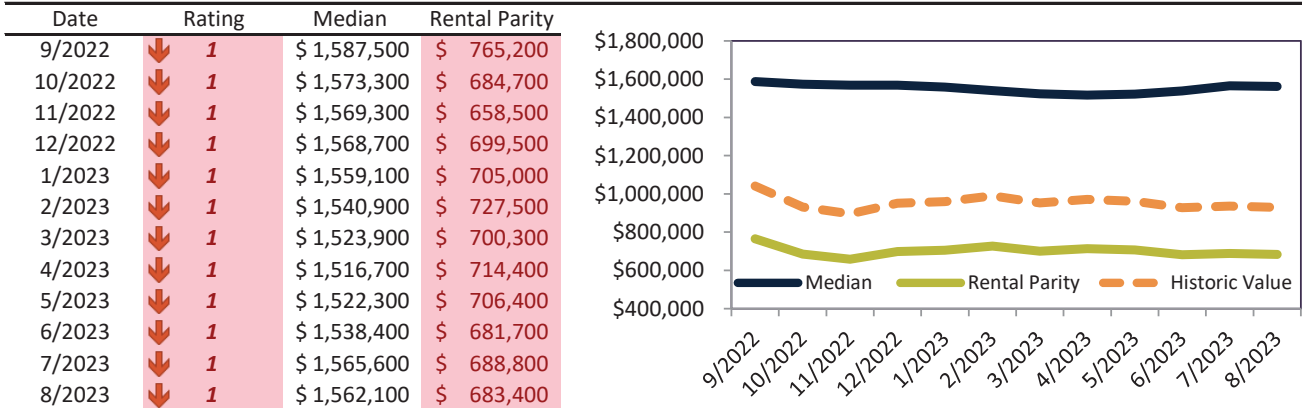
## Willow Glen Housing Market Value & Trends Update

Historically, properties in this market sell at a 36.0% premium. Today's premium is 128.5%. This market is 92.5% overvalued. Median home price is \$1,562,100. Prices fell 2.9% year-over-year.

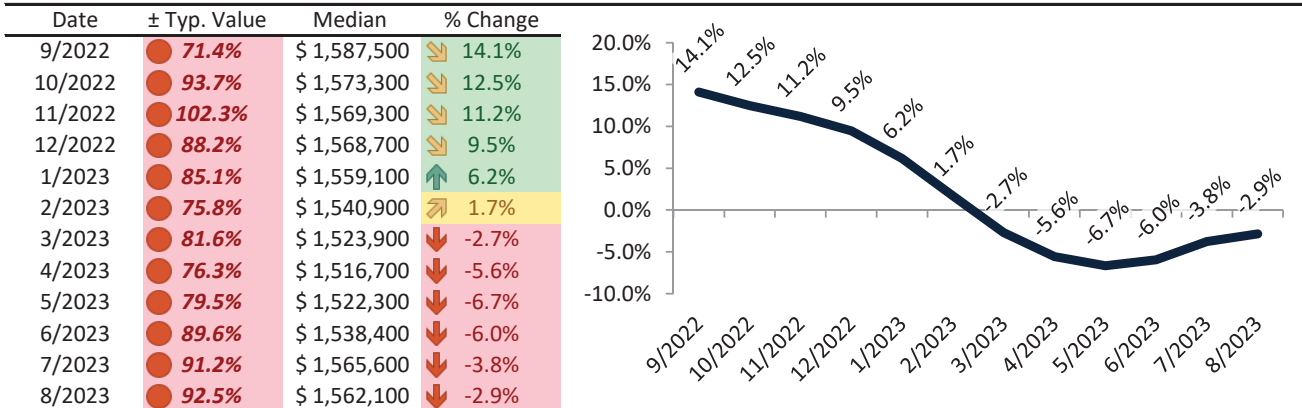
Monthly cost of ownership is \$9,617, and rents average \$4,207, making owning \$5,409 per month more costly than renting. Rents rose 0.5% year-over-year. The current capitalization rate (rent/price) is 2.6%.

Market rating = 1

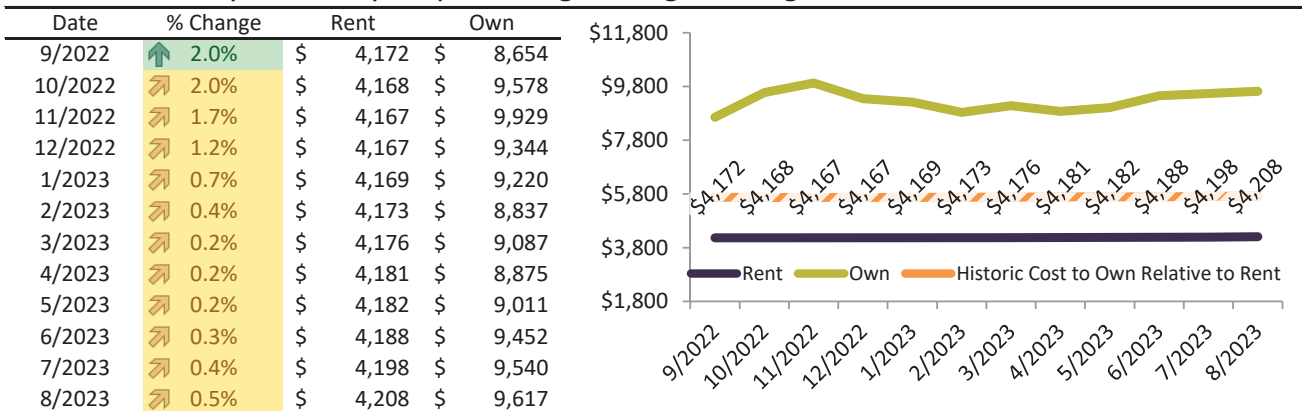
### Median Home Price and Rental Parity trailing twelve months



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



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

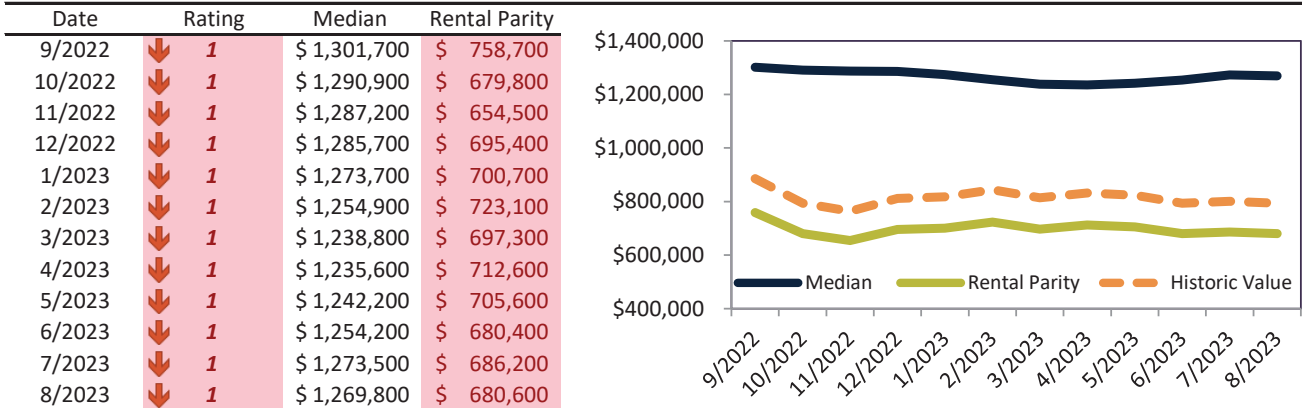


## Blossom Valley Housing Market Value & Trends Update

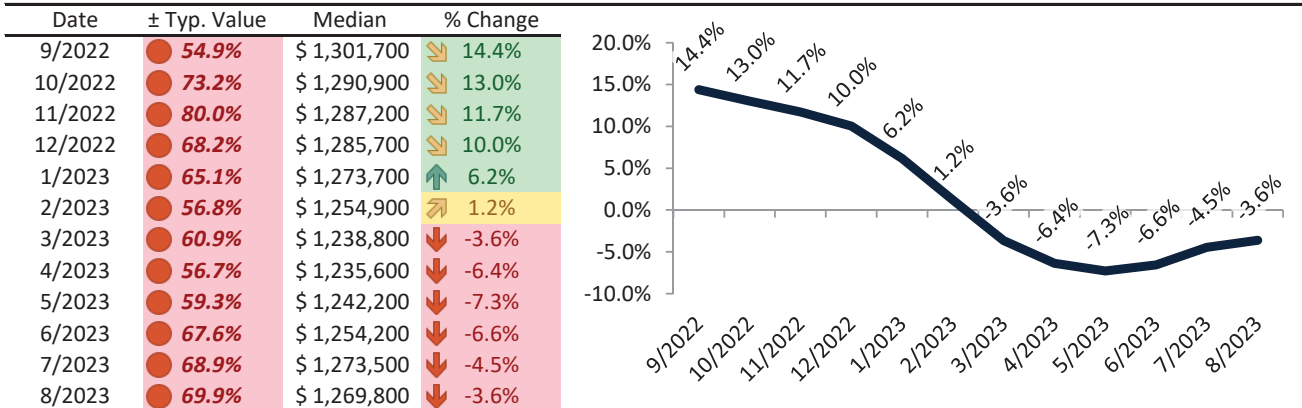
Historically, properties in this market sell at a 16.7% premium. Today's premium is 86.6%. This market is 69.9% overvalued. Median home price is \$1,269,800. Prices fell 3.6% year-over-year. Monthly cost of ownership is \$7,817, and rents average \$4,190, making owning \$3,627 per month more costly than renting. Rents rose 1.2% year-over-year. The current capitalization rate (rent/price) is 3.2%.

Market rating = 1

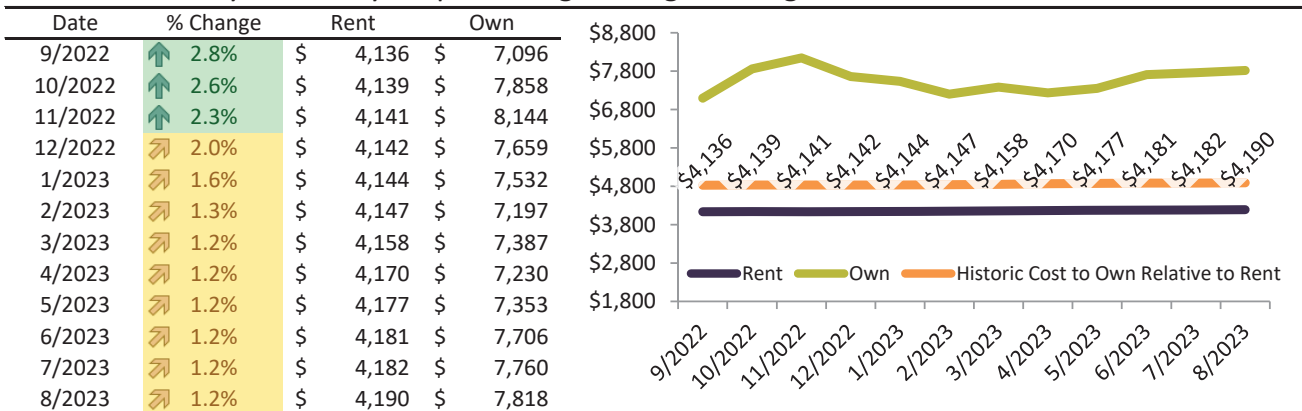
### Median Home Price and Rental Parity trailing twelve months



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



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

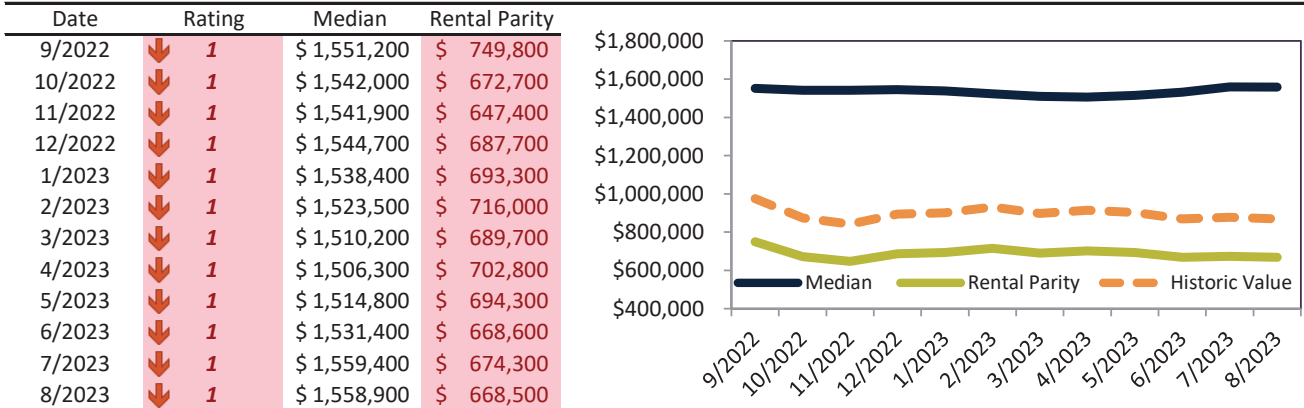


### Cambrian Park Housing Market Value & Trends Update

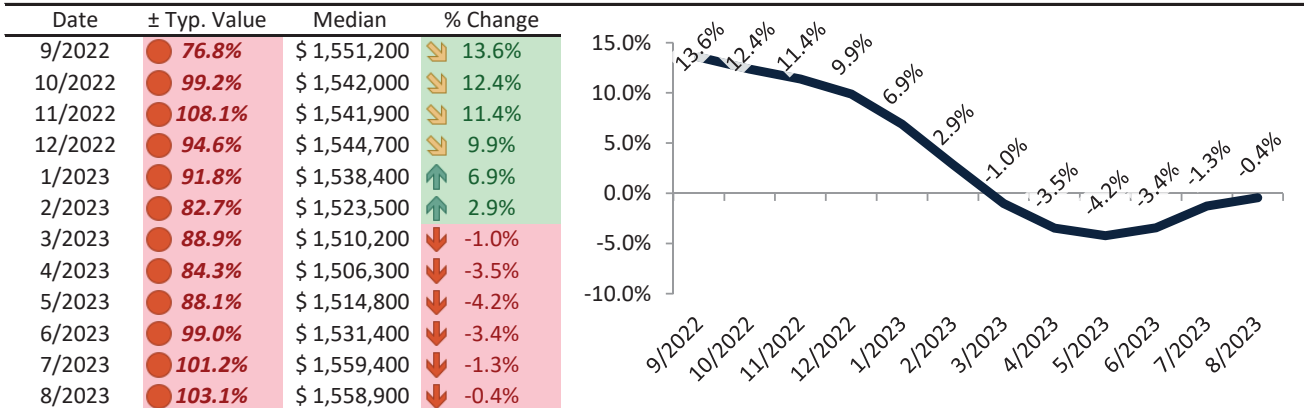
Historically, properties in this market sell at a 30.1% premium. Today's premium is 133.2%. This market is 103.1% overvalued. Median home price is \$1,558,900. Prices fell 0.4% year-over-year. Monthly cost of ownership is \$9,597, and rents average \$4,116, making owning \$5,481 per month more costly than renting. Rents rose 1.4% year-over-year. The current capitalization rate (rent/price) is 2.5%.

Market rating = 1

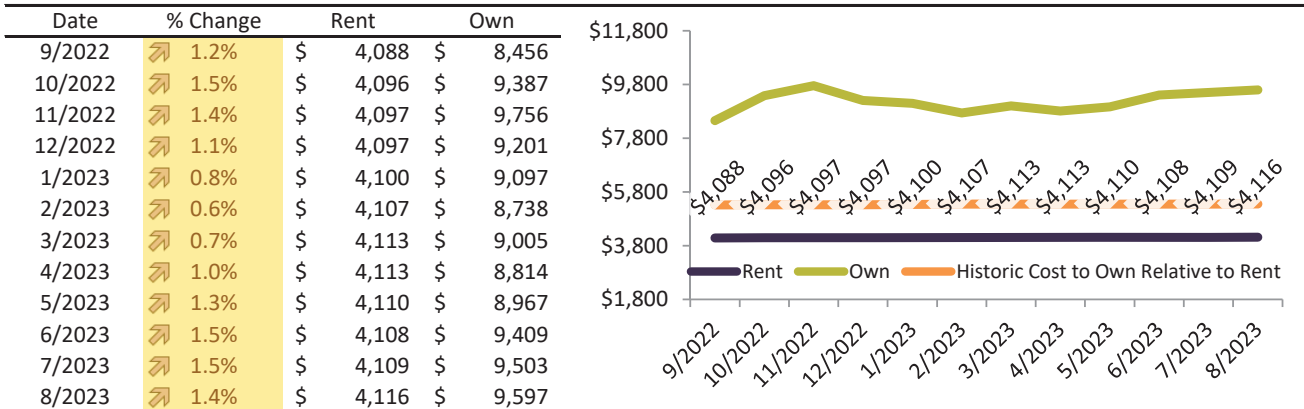
#### Median Home Price and Rental Parity trailing twelve months



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



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

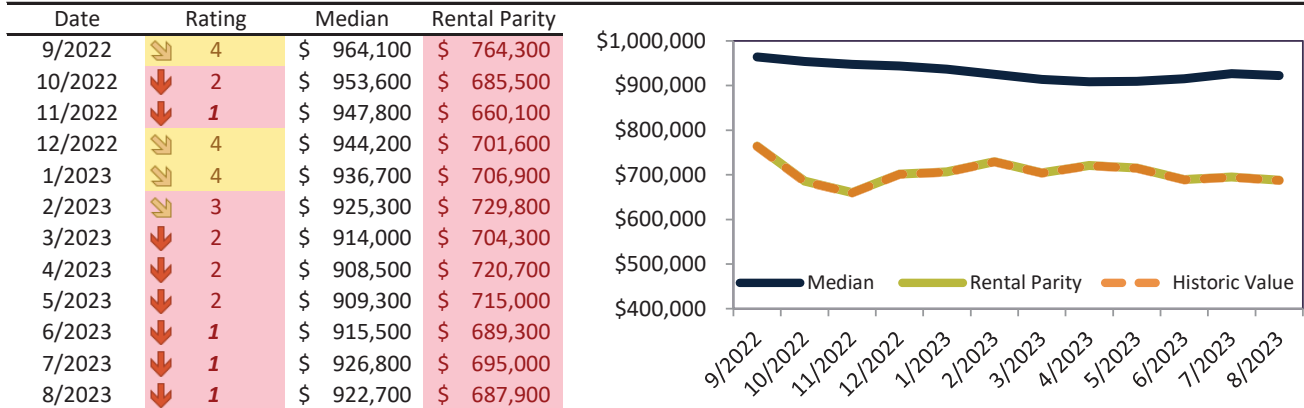


### Fairgrounds Housing Market Value & Trends Update

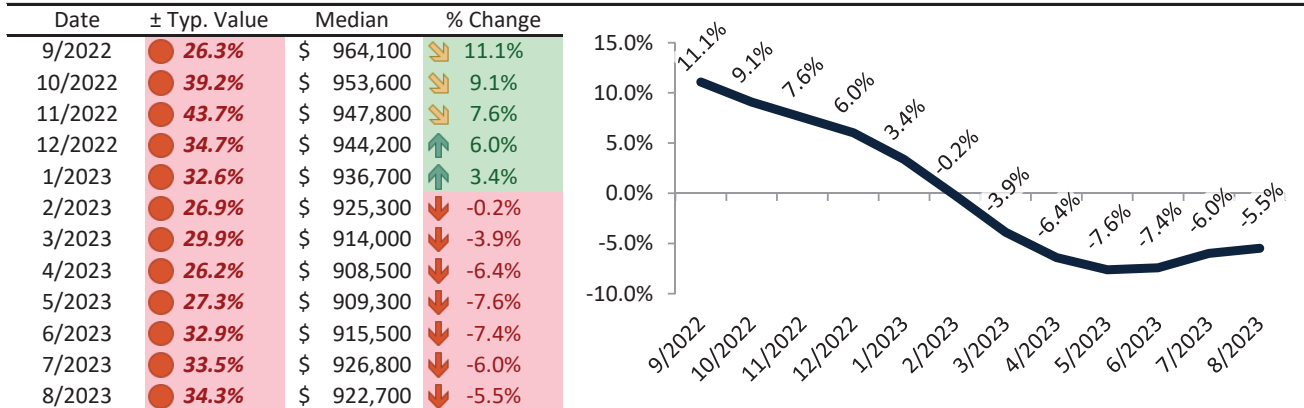
Historically, properties in this market sell at a -0.1% discount. Today's premium is 34.2%. This market is 34.3% overvalued. Median home price is \$922,700. Prices fell 5.5% year-over-year. Monthly cost of ownership is \$5,680, and rents average \$4,235, making owning \$1,445 per month more costly than renting. Rents rose 2.5% year-over-year. The current capitalization rate (rent/price) is 4.4%.

Market rating = 1

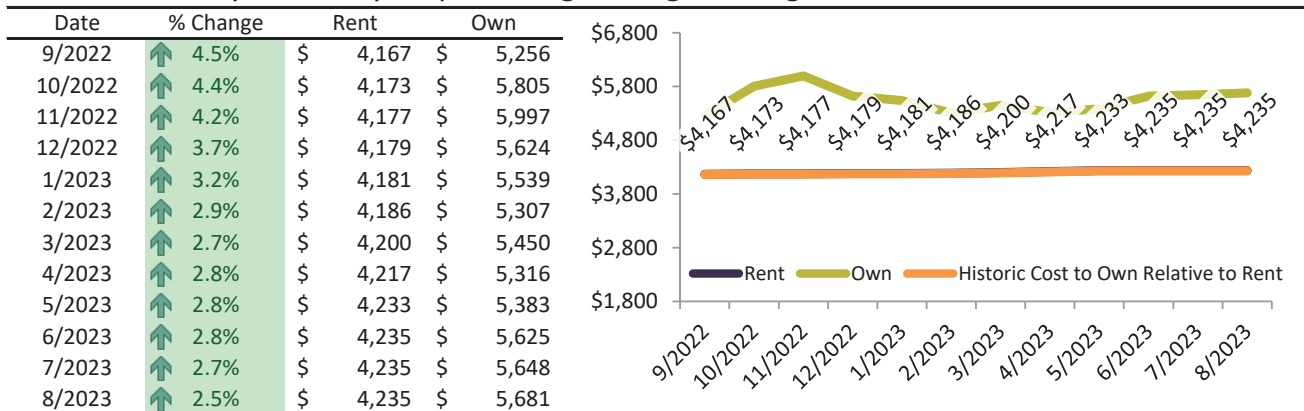
#### Median Home Price and Rental Parity trailing twelve months



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



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

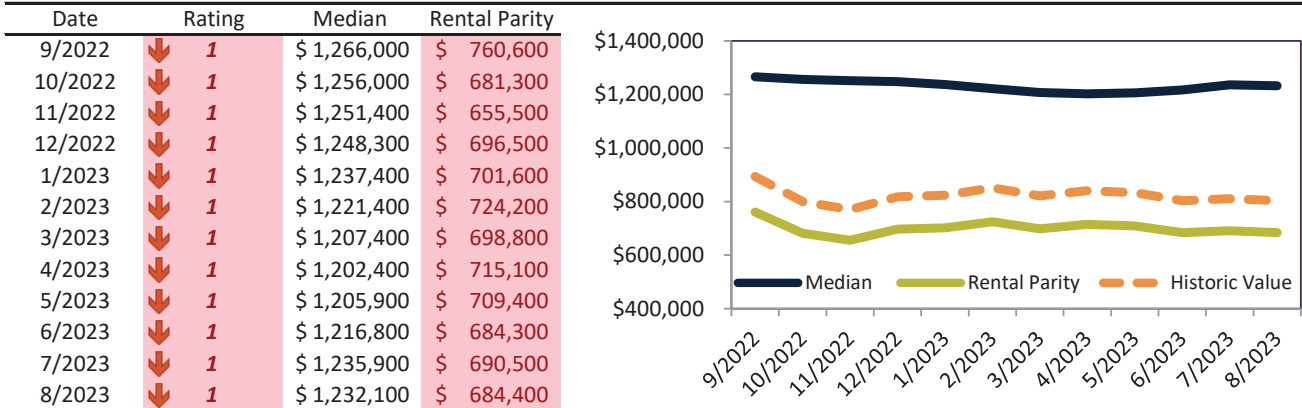


### Santa Teresa Housing Market Value & Trends Update

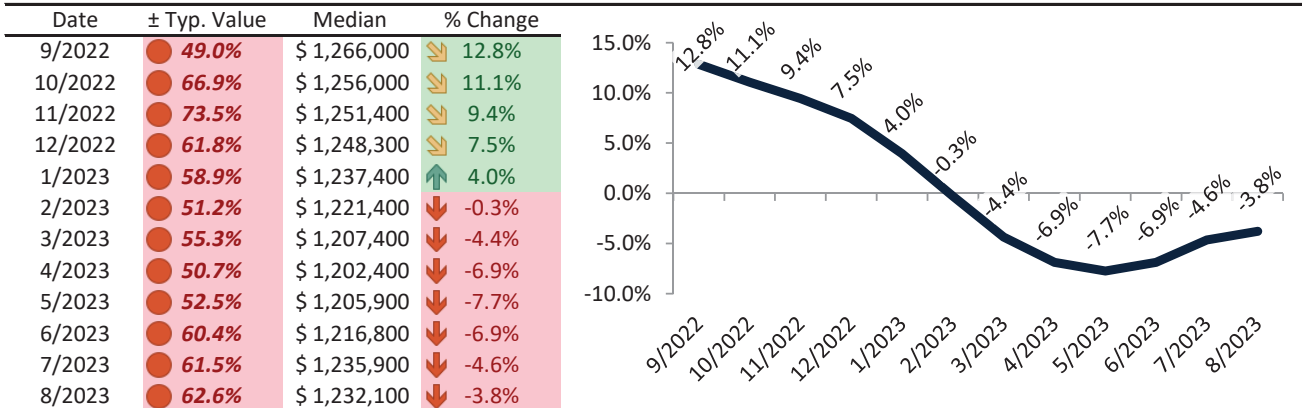
Historically, properties in this market sell at a 17.5% premium. Today's premium is 80.1%. This market is 62.6% overvalued. Median home price is \$1,232,100. Prices fell 3.8% year-over-year. Monthly cost of ownership is \$7,585, and rents average \$4,214, making owning \$3,371 per month more costly than renting. Rents rose 1.4% year-over-year. The current capitalization rate (rent/price) is 3.3%.

Market rating = 1

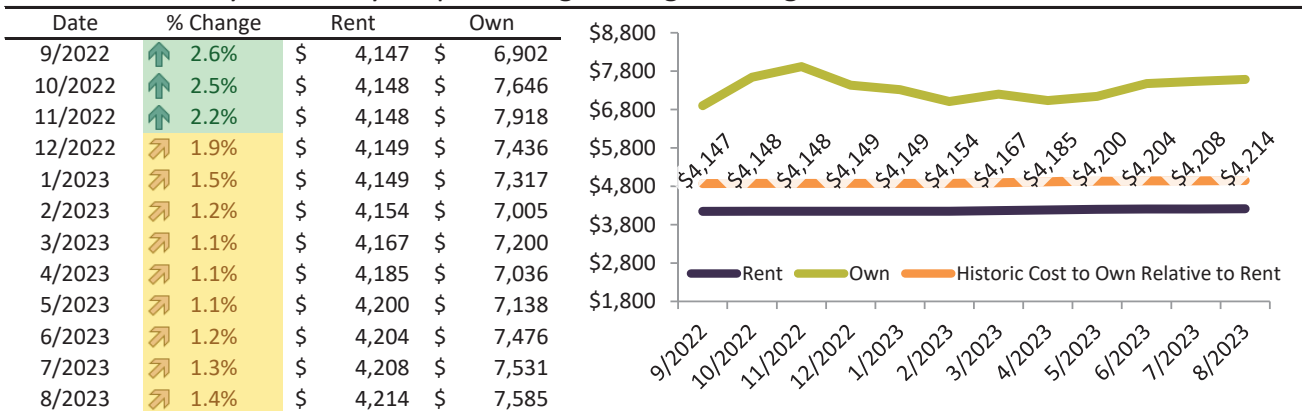
#### Median Home Price and Rental Parity trailing twelve months



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



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

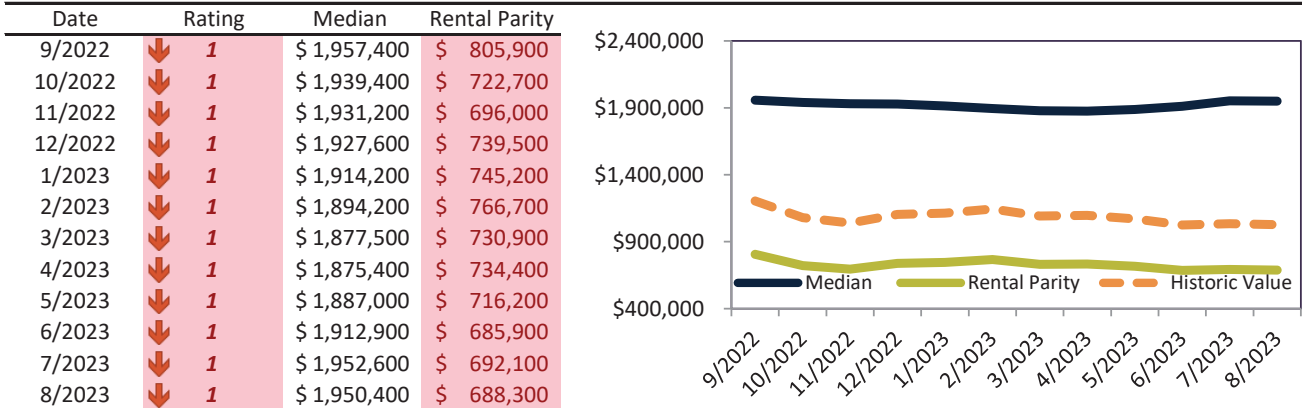


## Almaden Valley Housing Market Value & Trends Update

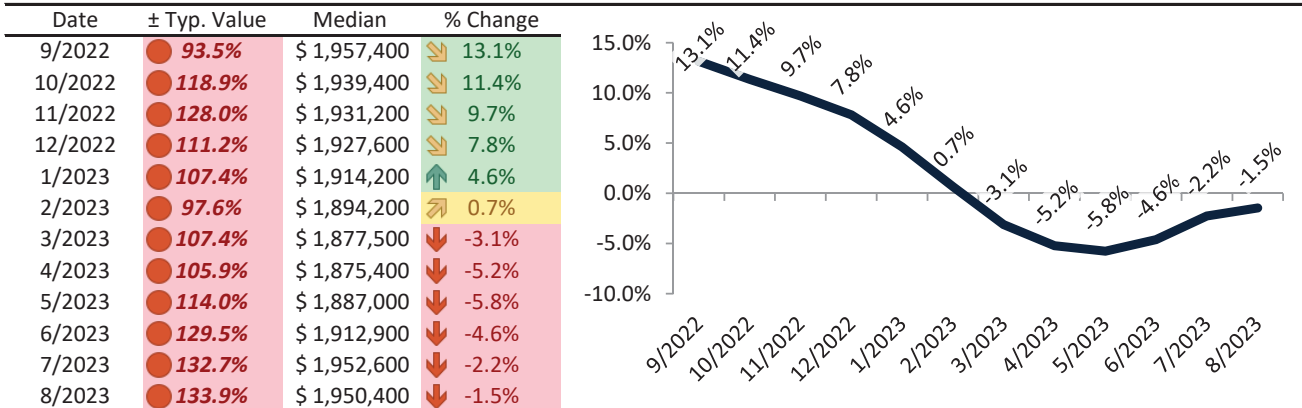
Historically, properties in this market sell at a 49.4% premium. Today's premium is 183.3%. This market is 133.9% overvalued. Median home price is \$1,950,400. Prices fell 1.5% year-over-year. Monthly cost of ownership is \$12,007, and rents average \$4,237, making owning \$7,769 per month more costly than renting. Rents fell 2.2% year-over-year. The current capitalization rate (rent/price) is 2.1%.

Market rating = 1

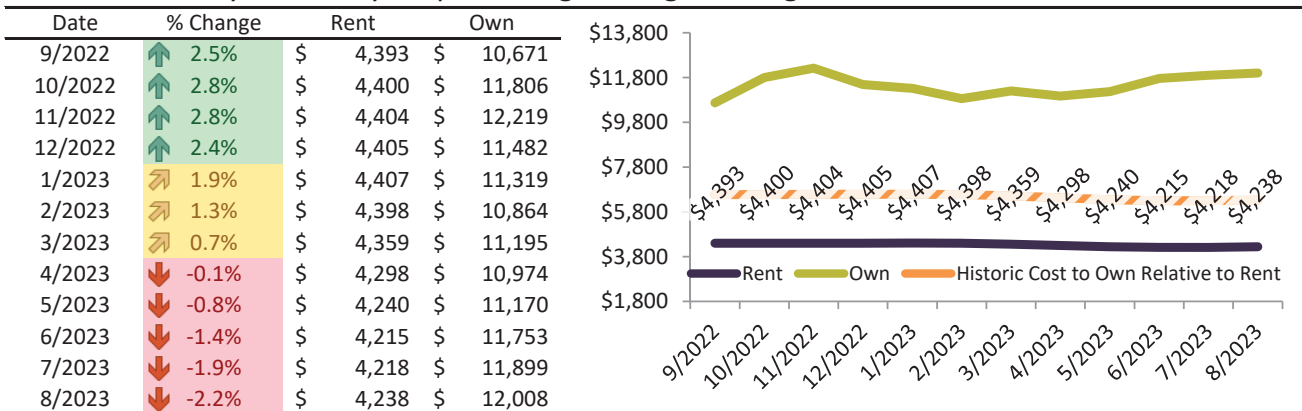
### Median Home Price and Rental Parity trailing twelve months



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



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



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

Historically, properties in this market sell at a 3.0% premium. Today's premium is 43.4%. This market is 40.4% overvalued.

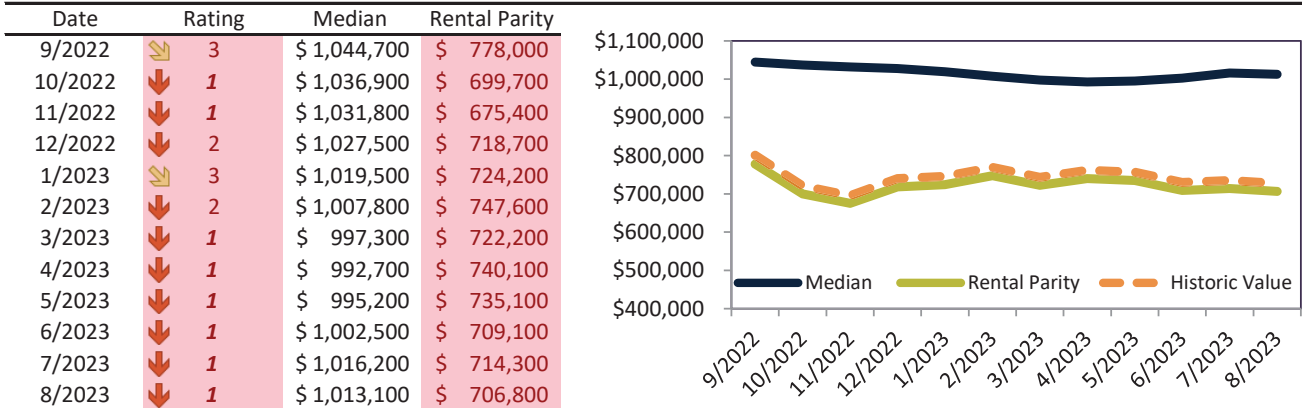
Median home price is \$1,013,100. Prices fell 3.8% year-over-year.

Monthly cost of ownership is \$6,237, and rents average \$4,351, making owning \$1,885 per month more costly than renting.

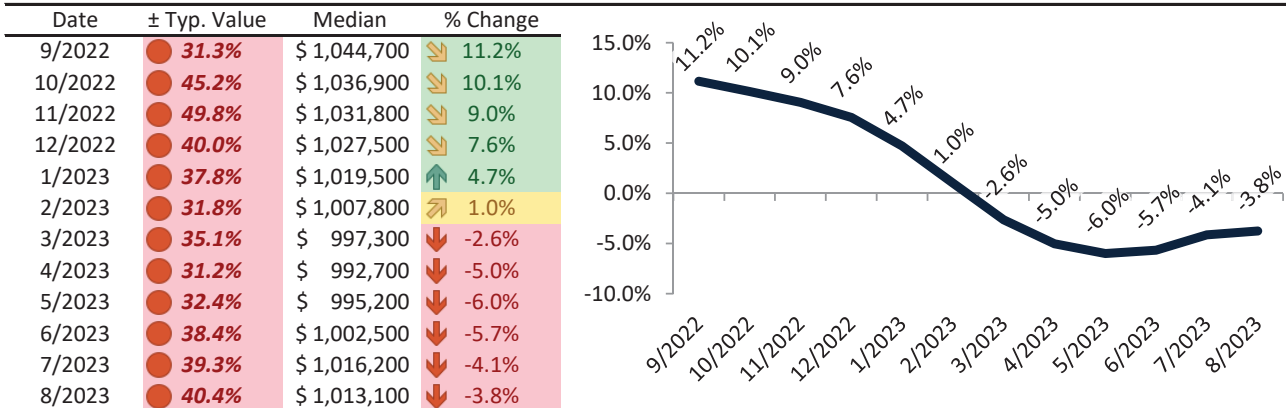
Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 4.1%.

**Market rating = 1**

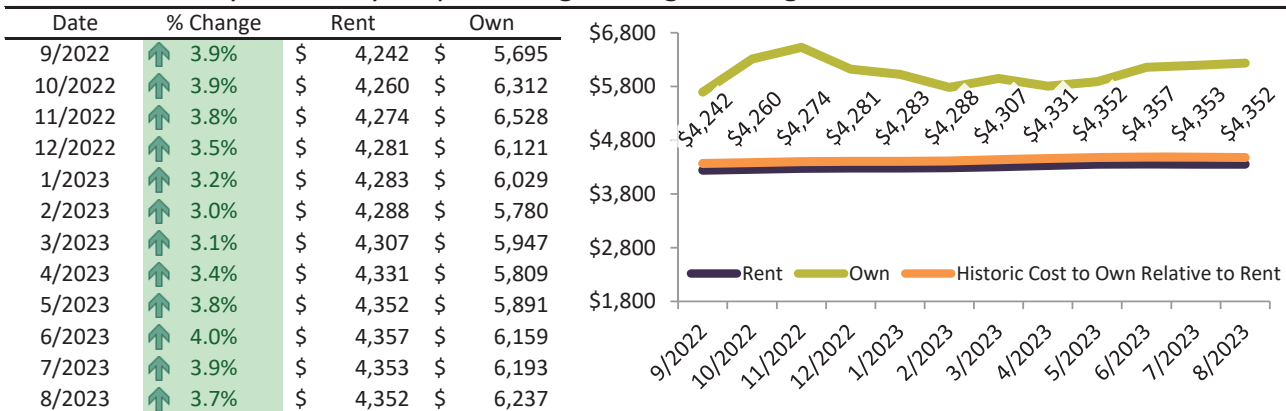
#### Median Home Price and Rental Parity trailing twelve months



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



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



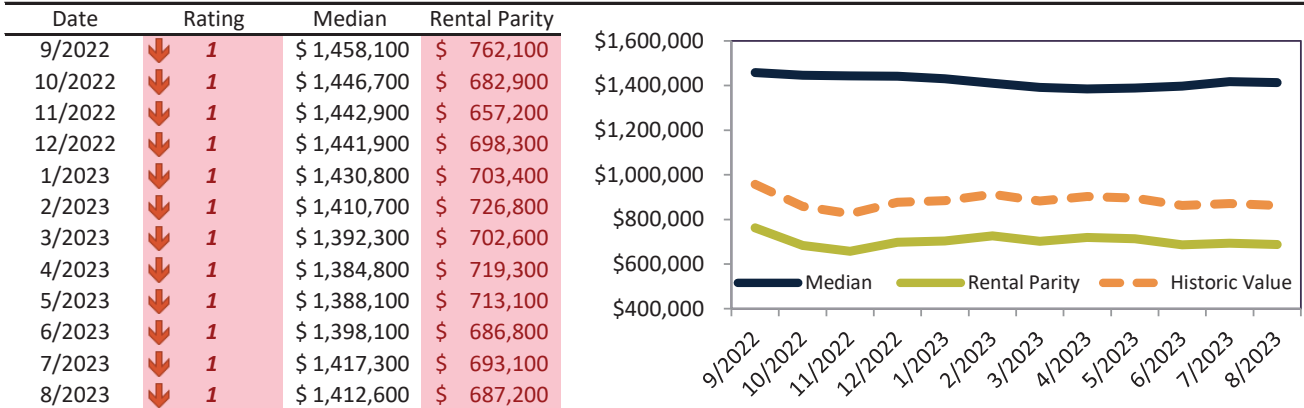


### Berryessa Housing Market Value & Trends Update

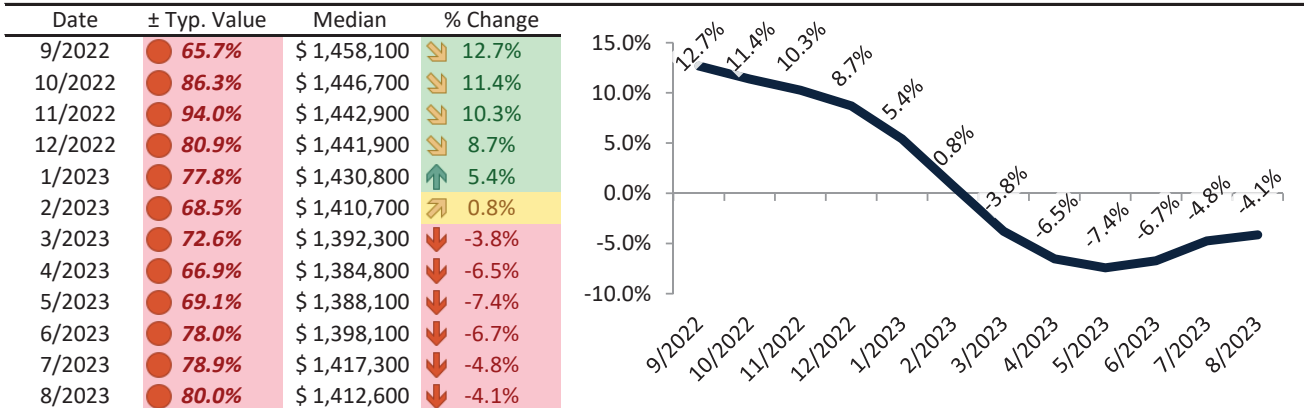
Historically, properties in this market sell at a 25.6% premium. Today's premium is 105.6%. This market is 80.0% overvalued. Median home price is \$1,412,600. Prices fell 4.1% year-over-year. Monthly cost of ownership is \$8,696, and rents average \$4,231, making owning \$4,465 per month more costly than renting. Rents rose 1.7% year-over-year. The current capitalization rate (rent/price) is 2.9%.

Market rating = 1

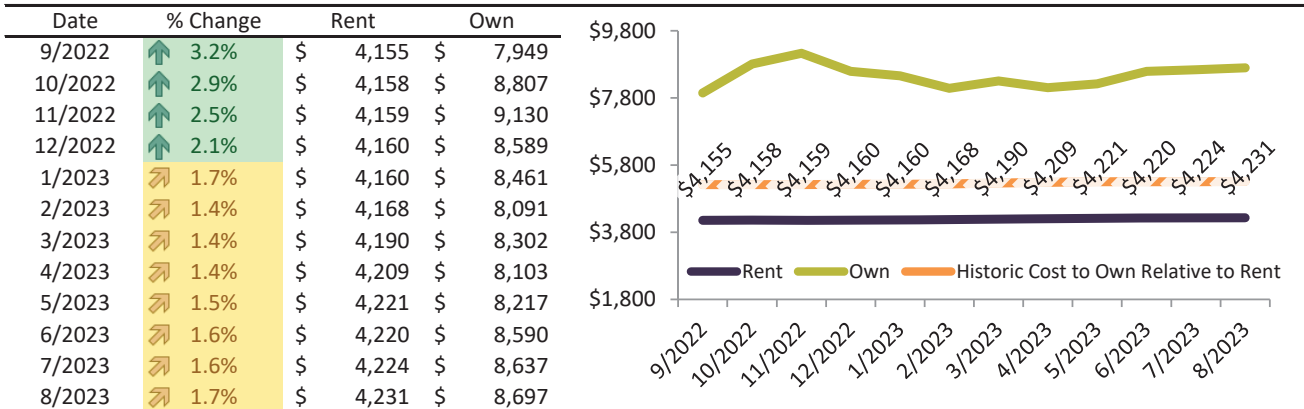
#### Median Home Price and Rental Parity trailing twelve months



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



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

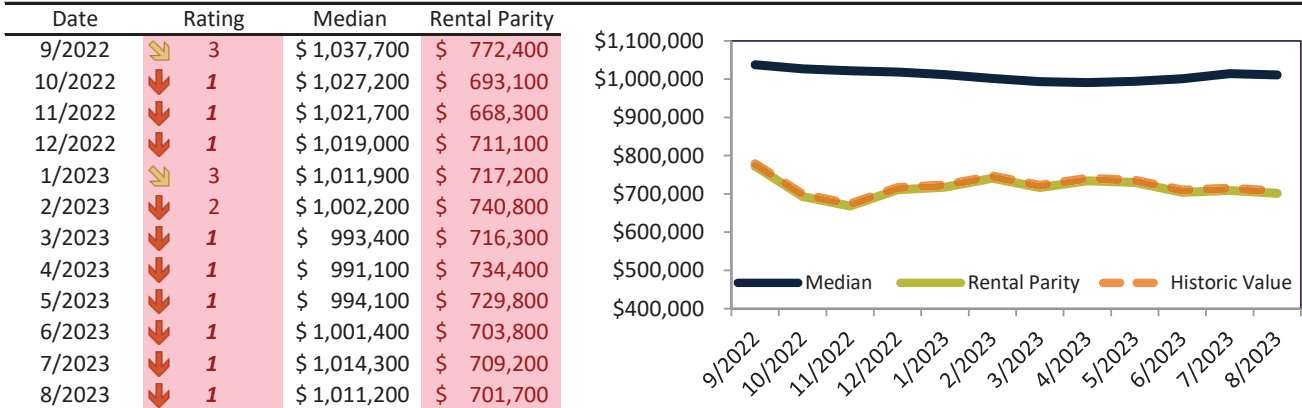


## Alum Rock-East Foothills Housing Market Value & Trends Update

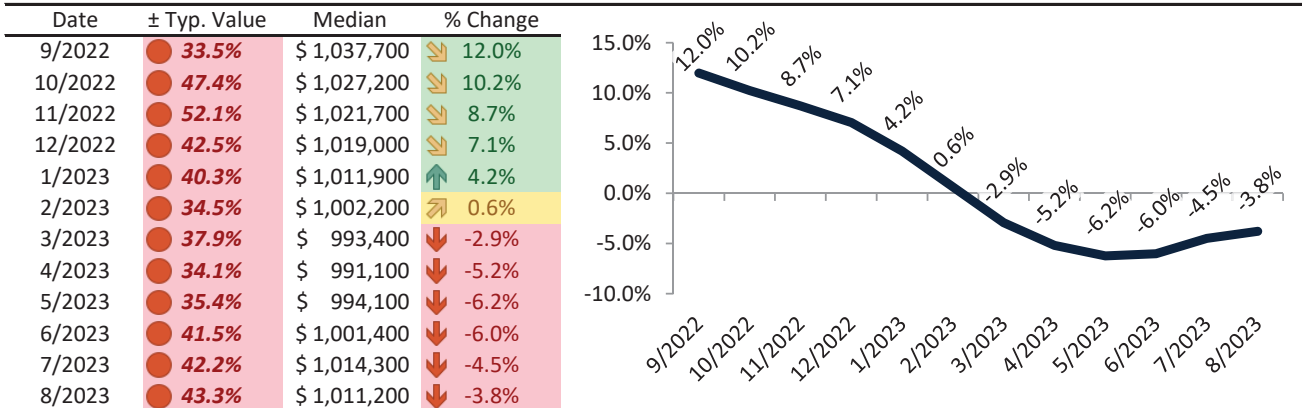
Historically, properties in this market sell at a 0.8% premium. Today's premium is 44.1%. This market is 43.3% overvalued. Median home price is \$1,011,200. Prices fell 3.8% year-over-year. Monthly cost of ownership is \$6,225, and rents average \$4,320, making owning \$1,904 per month more costly than renting. Rents rose 3.3% year-over-year. The current capitalization rate (rent/price) is 4.1%.

Market rating = 1

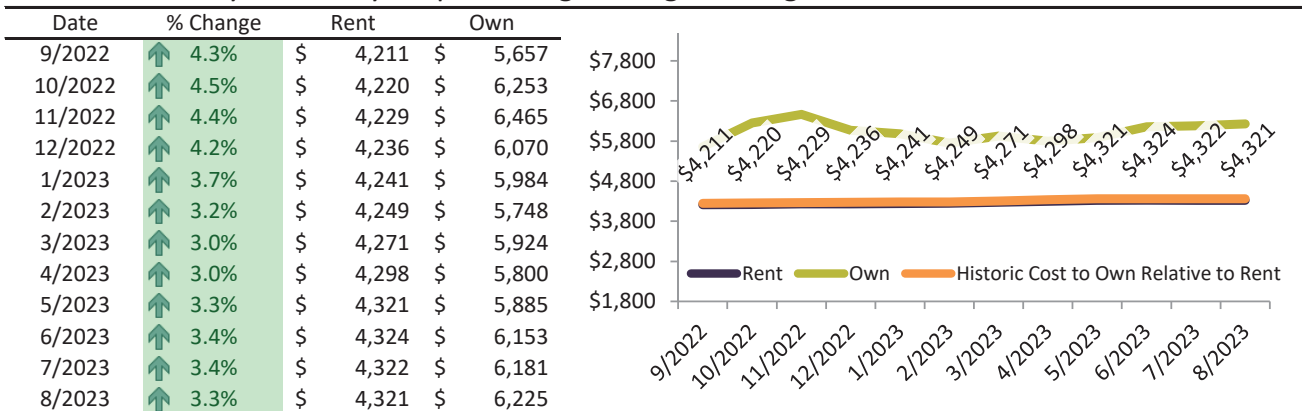
### Median Home Price and Rental Parity trailing twelve months



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



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

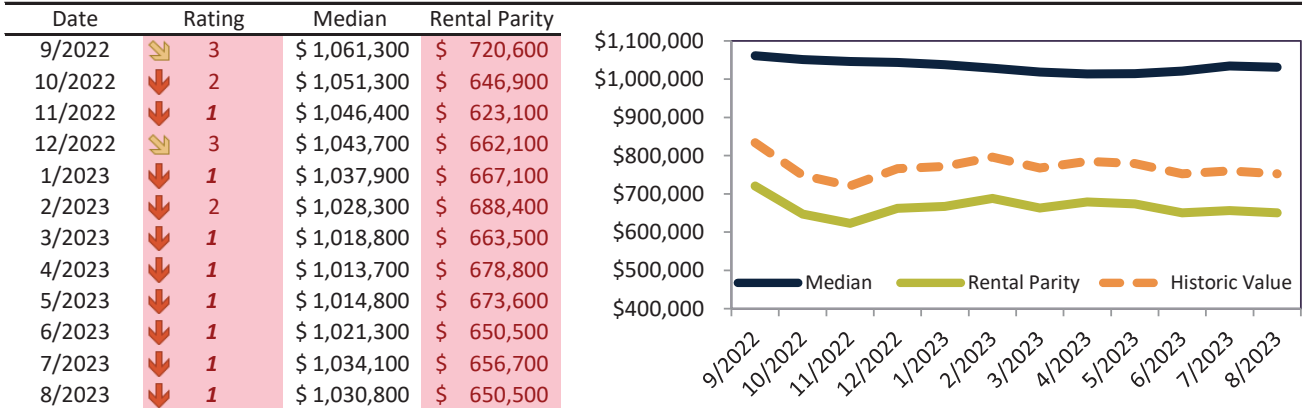


## North San Jose Housing Market Value & Trends Update

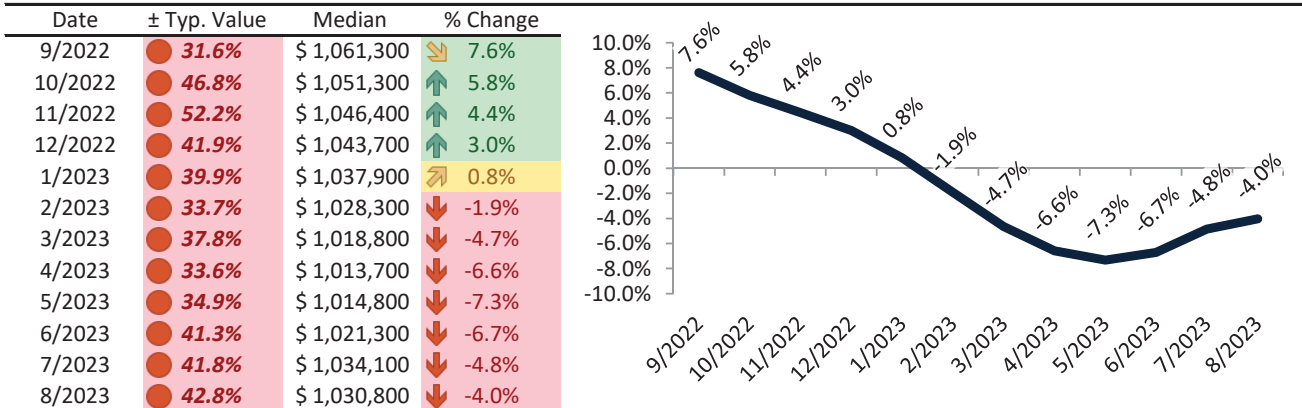
Historically, properties in this market sell at a 15.7% premium. Today's premium is 58.5%. This market is 42.8% overvalued. Median home price is \$1,030,800. Prices fell 4.0% year-over-year. Monthly cost of ownership is \$6,346, and rents average \$4,005, making owning \$2,340 per month more costly than renting. Rents rose 2.5% year-over-year. The current capitalization rate (rent/price) is 3.7%.

Market rating = 1

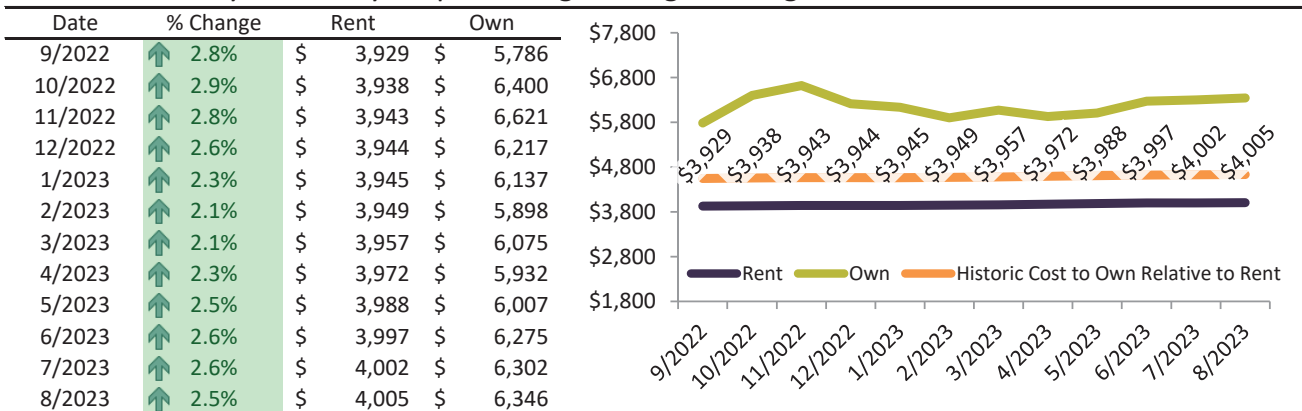
### Median Home Price and Rental Parity trailing twelve months



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



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

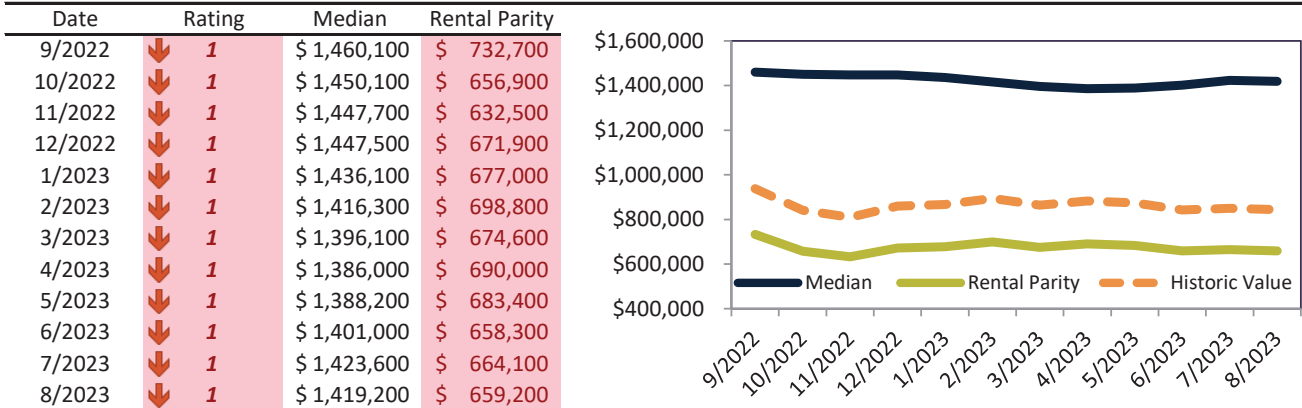


## Rose Garden Housing Market Value & Trends Update

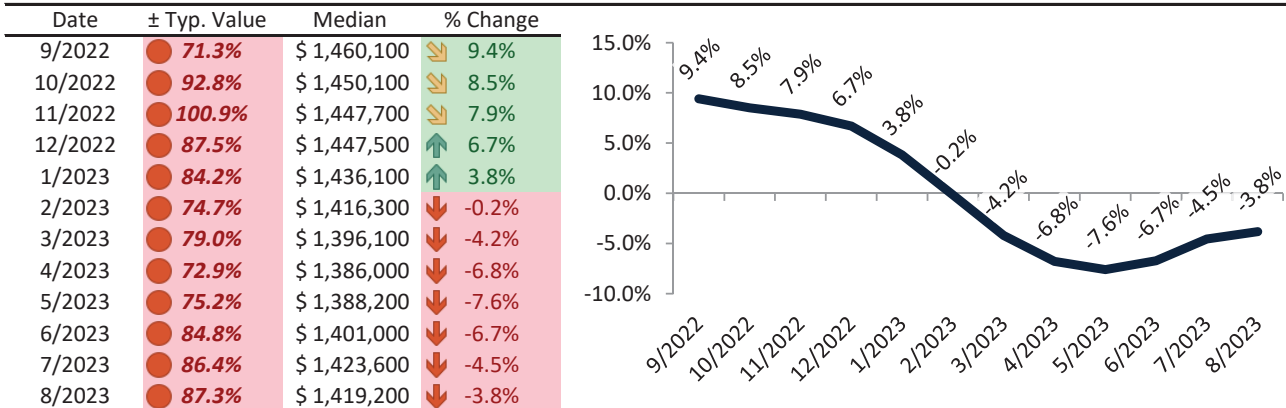
Historically, properties in this market sell at a 28.0% premium. Today's premium is 115.3%. This market is 87.3% overvalued. Median home price is \$1,419,200. Prices fell 3.8% year-over-year. Monthly cost of ownership is \$8,737, and rents average \$4,058, making owning \$4,678 per month more costly than renting. Rents rose 2.0% year-over-year. The current capitalization rate (rent/price) is 2.7%.

Market rating = 1

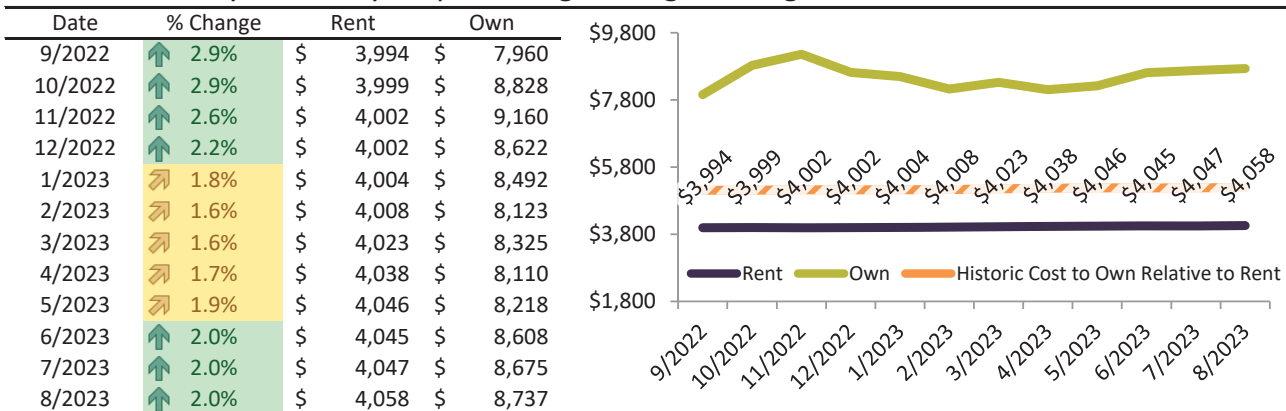
### Median Home Price and Rental Parity trailing twelve months



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



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



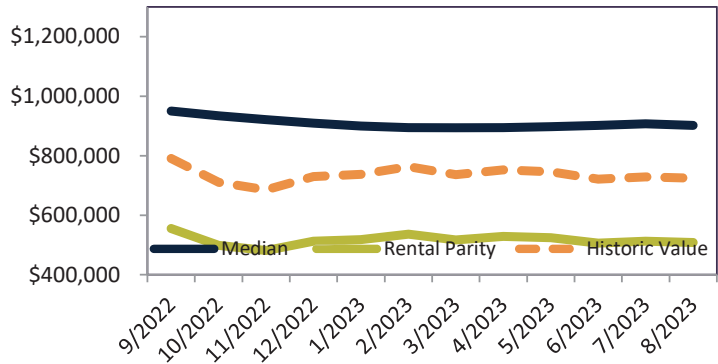
### San Juan Bautista Housing Market Value & Trends Update

Historically, properties in this market sell at a 42.4% premium. Today's premium is 77.5%. This market is 35.1% overvalued. Median home price is \$902,100. Prices fell 6.9% year-over-year. Monthly cost of ownership is \$5,553, and rents average \$3,129, making owning \$2,423 per month more costly than renting. Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 3.3%.

Market rating = 1

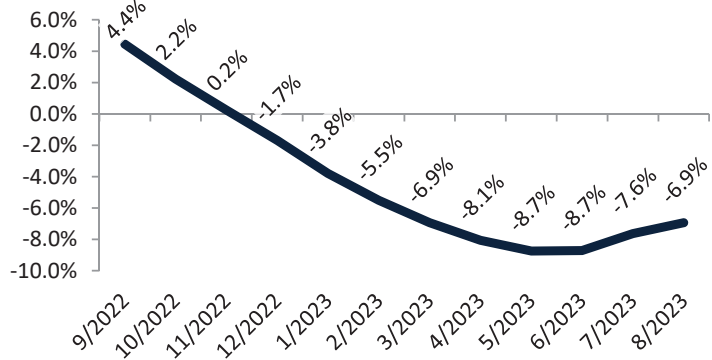
#### Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
9/2022	4	\$ 950,000	\$ 555,100
10/2022	2	\$ 934,000	\$ 498,600
11/2022	1	\$ 921,000	\$ 481,200
12/2022	1	\$ 909,800	\$ 512,700
1/2023	2	\$ 900,000	\$ 518,000
2/2023	2	\$ 894,600	\$ 535,800
3/2023	1	\$ 893,800	\$ 516,900
4/2023	2	\$ 894,700	\$ 528,300
5/2023	1	\$ 897,200	\$ 523,900
6/2023	1	\$ 901,700	\$ 506,300
7/2023	1	\$ 907,200	\$ 512,000
8/2023	1	\$ 902,100	\$ 508,300



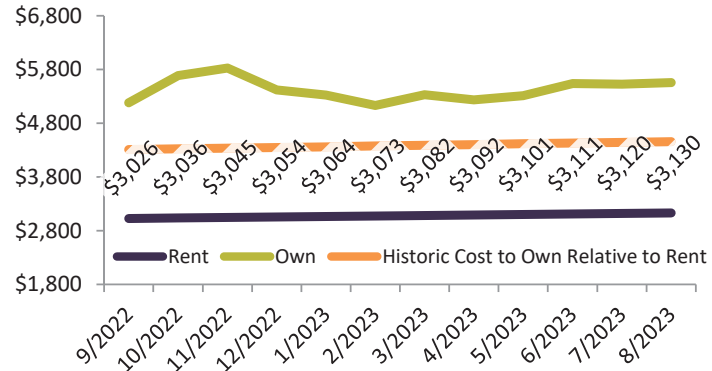
#### Resale Median and year-over-year percentage change trailing twelve months

Date	± Typ. Value	Median	% Change
9/2022	28.7%	\$ 950,000	4.4%
10/2022	44.9%	\$ 934,000	2.2%
11/2022	49.0%	\$ 921,000	0.2%
12/2022	35.1%	\$ 909,800	-1.7%
1/2023	31.4%	\$ 900,000	-3.8%
2/2023	24.6%	\$ 894,600	-5.5%
3/2023	30.5%	\$ 893,800	-6.9%
4/2023	27.0%	\$ 894,700	-8.1%
5/2023	28.9%	\$ 897,200	-8.7%
6/2023	35.7%	\$ 901,700	-8.7%
7/2023	34.8%	\$ 907,200	-7.6%
8/2023	35.1%	\$ 902,100	-6.9%



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

Date	% Change	Rent	Own
9/2022	3.7%	\$ 3,026	\$ 5,179
10/2022	3.7%	\$ 3,036	\$ 5,686
11/2022	3.7%	\$ 3,045	\$ 5,827
12/2022	3.7%	\$ 3,054	\$ 5,419
1/2023	3.7%	\$ 3,064	\$ 5,322
2/2023	3.7%	\$ 3,073	\$ 5,131
3/2023	3.7%	\$ 3,082	\$ 5,330
4/2023	3.7%	\$ 3,092	\$ 5,235
5/2023	3.7%	\$ 3,101	\$ 5,311
6/2023	3.7%	\$ 3,111	\$ 5,540
7/2023	3.7%	\$ 3,120	\$ 5,528
8/2023	3.7%	\$ 3,130	\$ 5,554

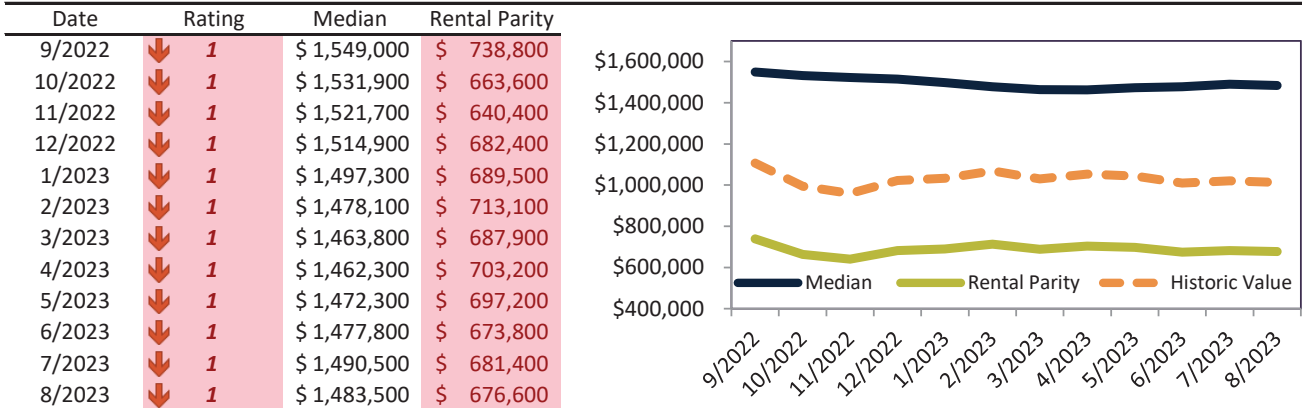


### San Martin Housing Market Value & Trends Update

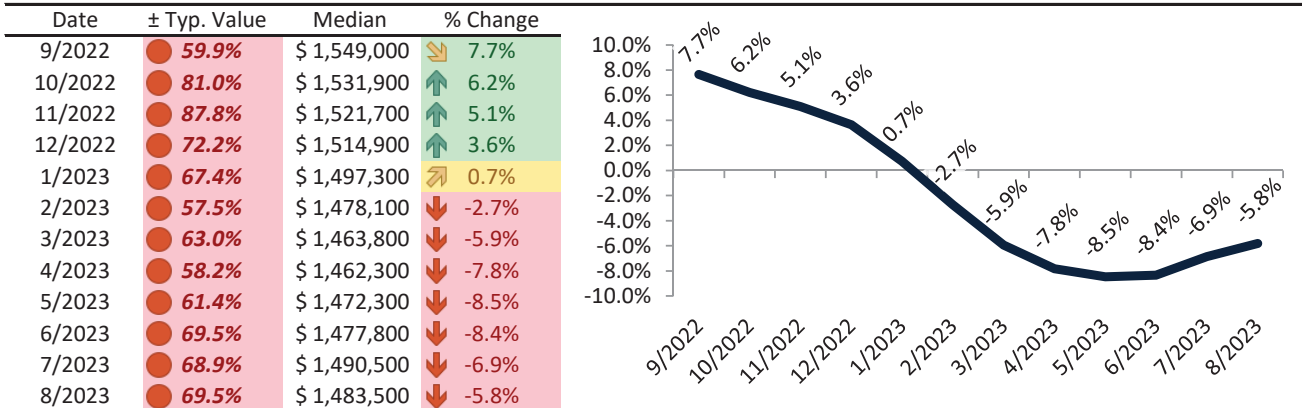
Historically, properties in this market sell at a 49.8% premium. Today's premium is 119.3%. This market is 69.5% overvalued. Median home price is \$1,483,500. Prices fell 5.8% year-over-year. Monthly cost of ownership is \$9,133, and rents average \$4,165, making owning \$4,967 per month more costly than renting. Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 2.7%.

Market rating = 1

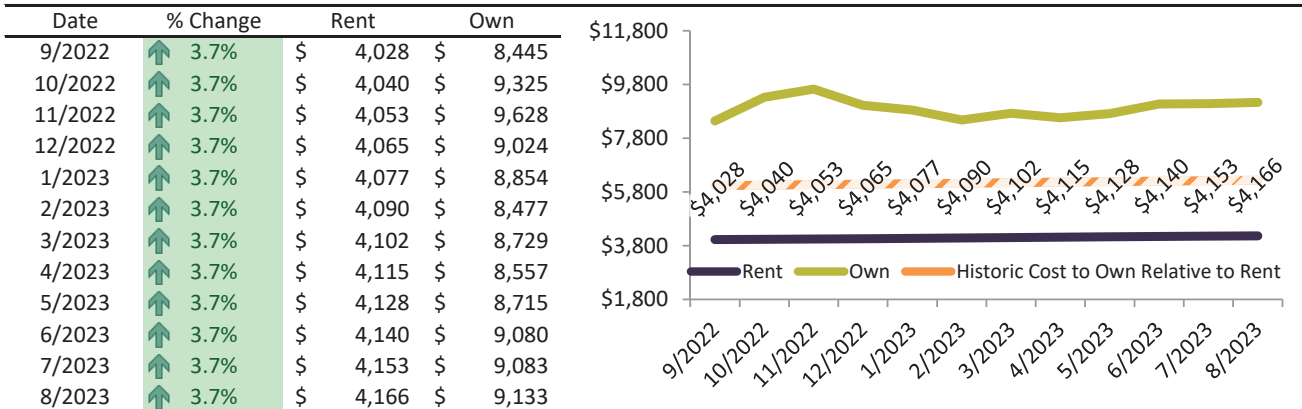
#### Median Home Price and Rental Parity trailing twelve months



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



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

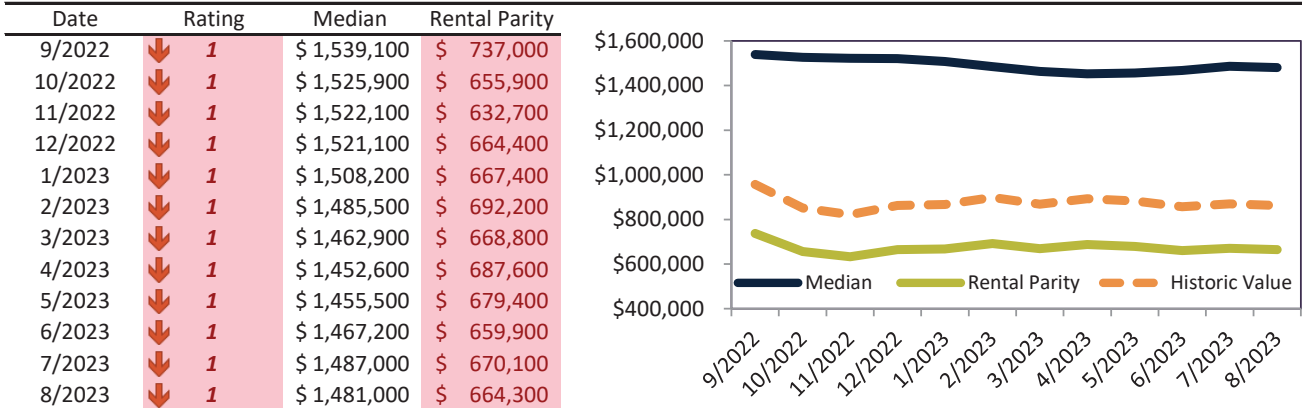


## Santa Clara Housing Market Value & Trends Update

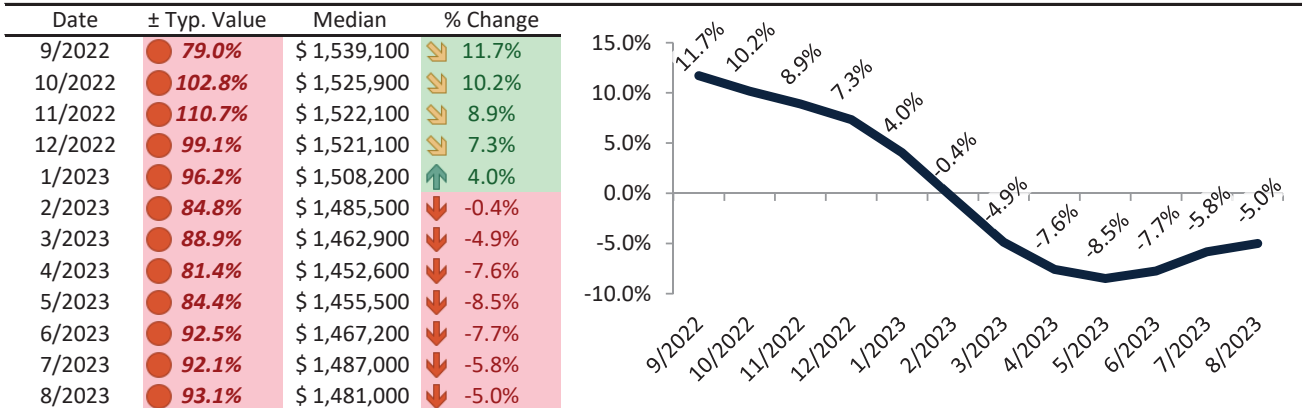
Historically, properties in this market sell at a 29.8% premium. Today's premium is 122.9%. This market is 93.1% overvalued. Median home price is \$1,481,000. Prices fell 5.0% year-over-year. Monthly cost of ownership is \$9,117, and rents average \$4,089, making owning \$5,027 per month more costly than renting. Rents rose 3.8% year-over-year. The current capitalization rate (rent/price) is 2.7%.

Market rating = 1

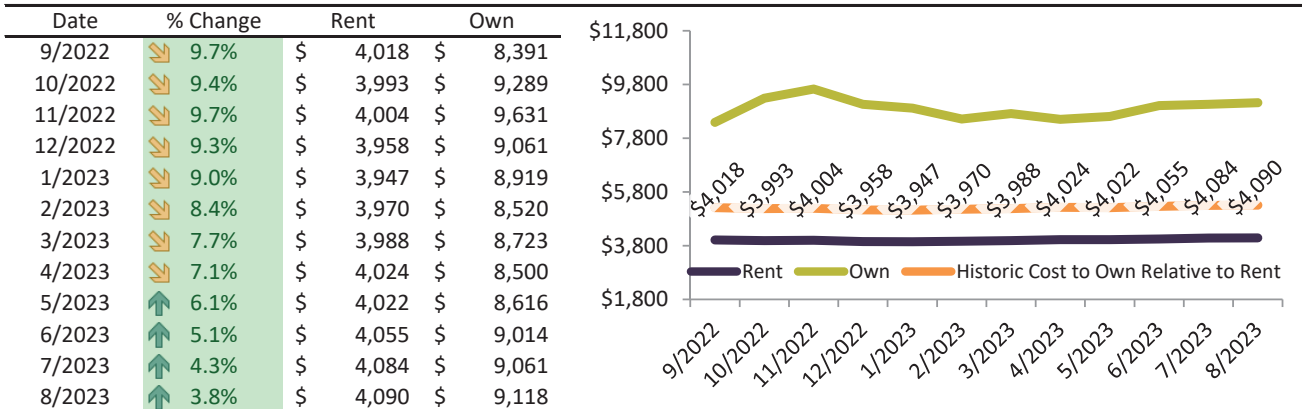
### Median Home Price and Rental Parity trailing twelve months



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



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

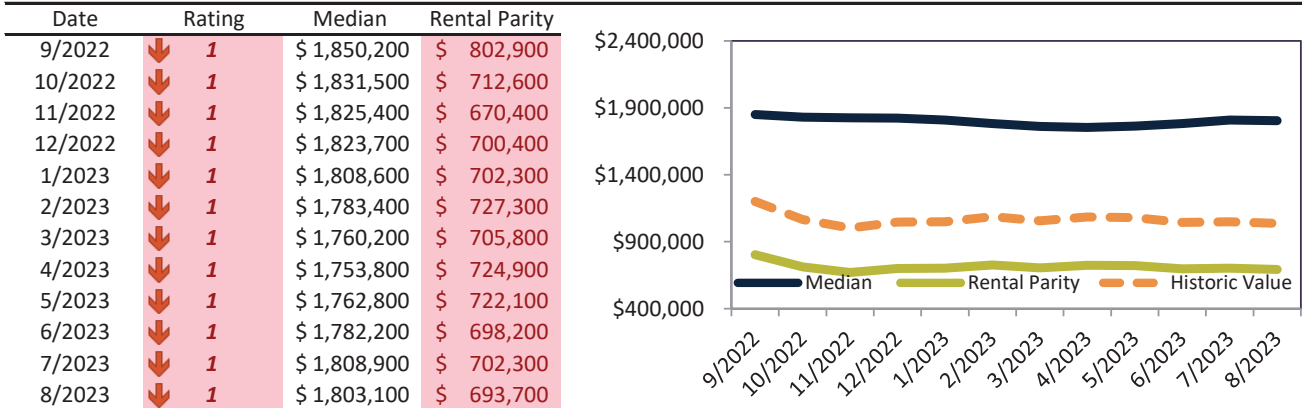


### Sunnyvale Housing Market Value & Trends Update

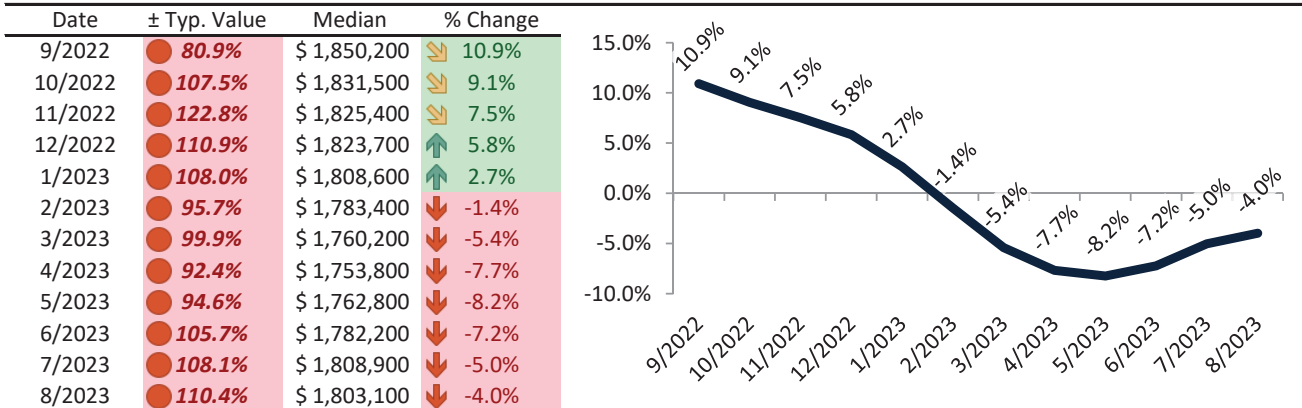
Historically, properties in this market sell at a 49.5% premium. Today's premium is 159.9%. This market is 110.4% overvalued. Median home price is \$1,803,100. Prices fell 4.0% year-over-year. Monthly cost of ownership is \$11,100, and rents average \$4,271, making owning \$6,829 per month more costly than renting. Rents rose 0.5% year-over-year. The current capitalization rate (rent/price) is 2.3%.

Market rating = 1

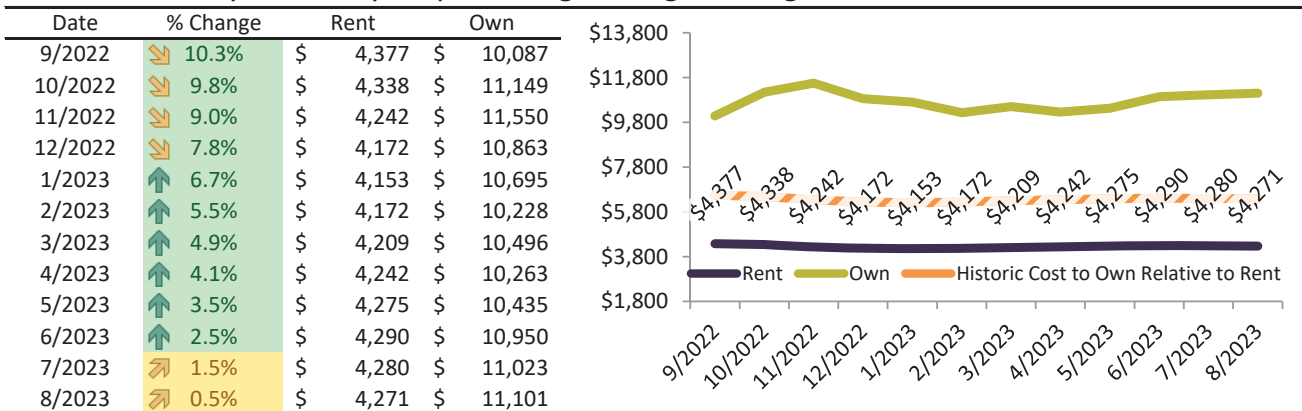
#### Median Home Price and Rental Parity trailing twelve months



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



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



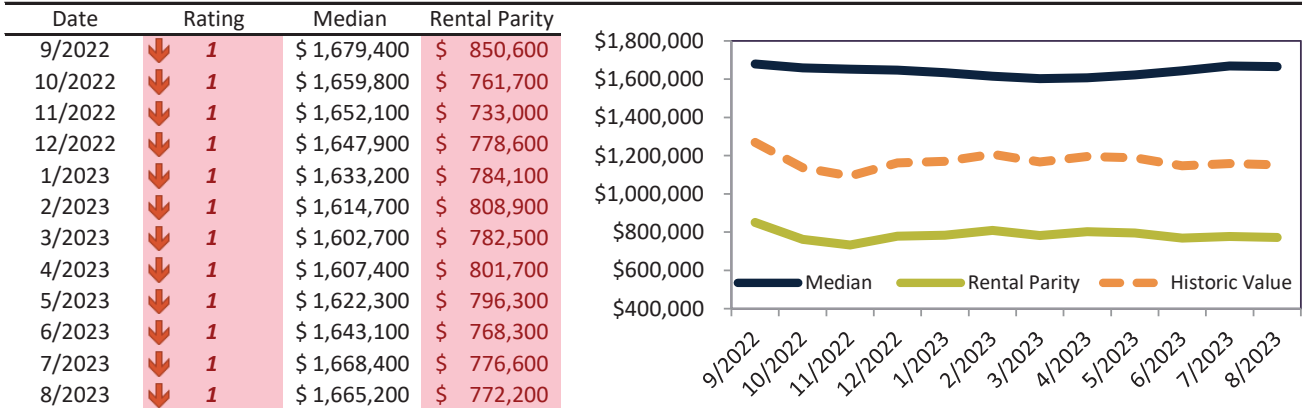


### Ponderosa Housing Market Value & Trends Update

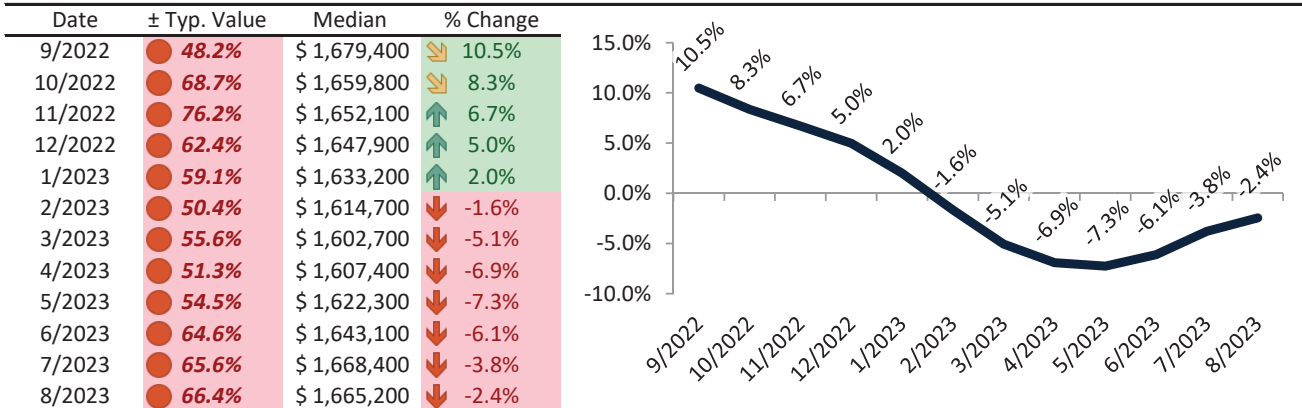
Historically, properties in this market sell at a 49.2% premium. Today's premium is 115.6%. This market is 66.4% overvalued. Median home price is \$1,665,200. Prices fell 2.4% year-over-year. Monthly cost of ownership is \$10,251, and rents average \$4,754, making owning \$5,497 per month more costly than renting. Rents rose 2.0% year-over-year. The current capitalization rate (rent/price) is 2.7%.

Market rating = 1

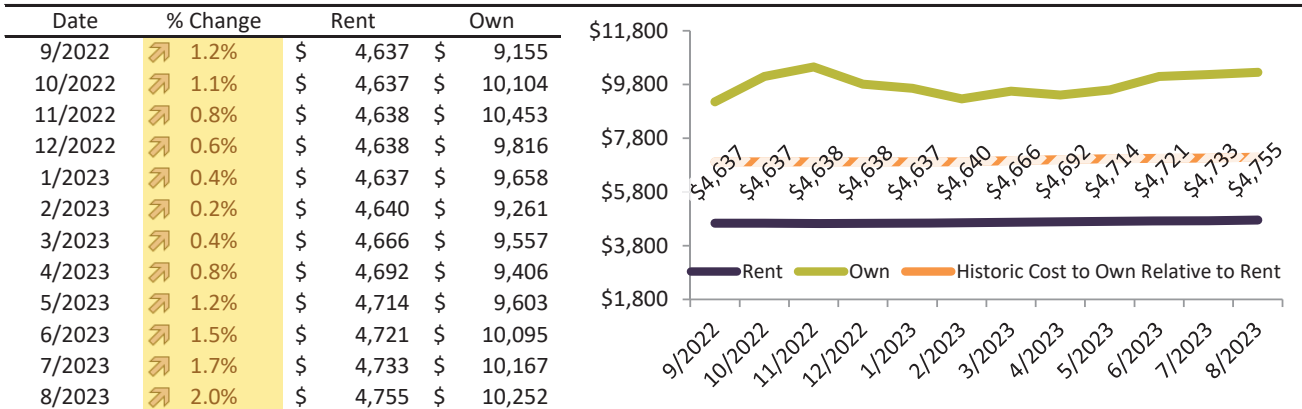
#### Median Home Price and Rental Parity trailing twelve months



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



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



## Lakewood Housing Market Value & Trends Update

Historically, properties in this market sell at a 25.8% premium. Today's premium is 93.2%. This market is 67.4% overvalued.

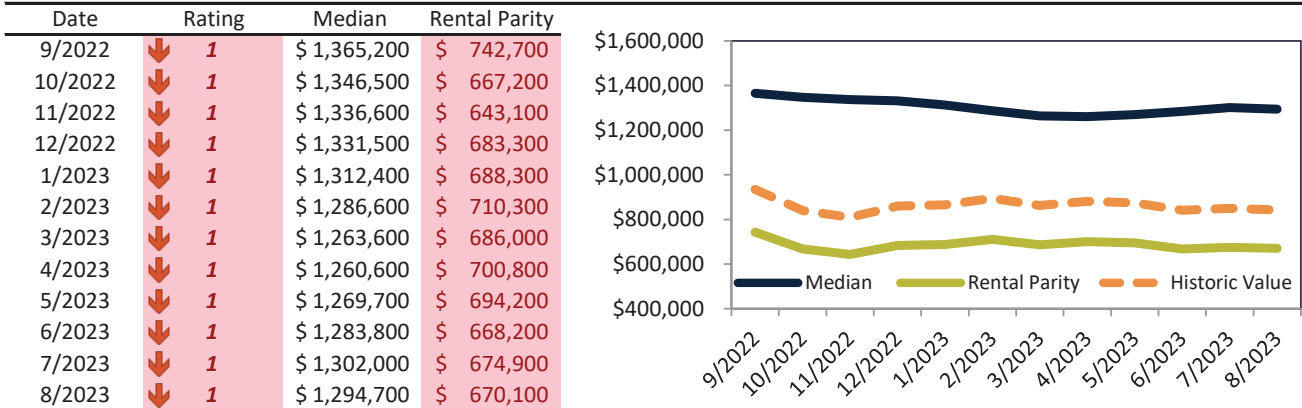
Median home price is \$1,294,700. Prices fell 6.8% year-over-year.

Monthly cost of ownership is \$7,970, and rents average \$4,126, making owning \$3,844 per month more costly than renting.

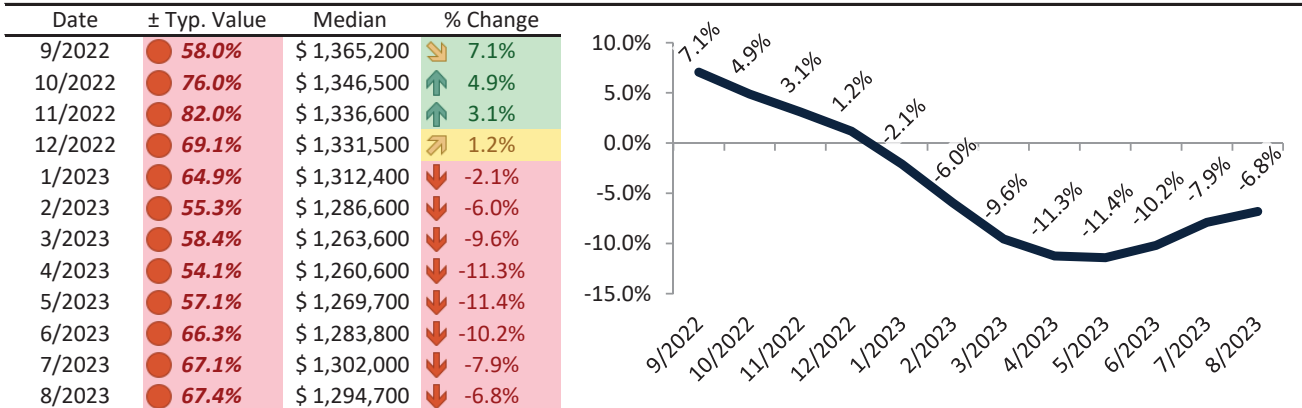
Rents rose 2.1% year-over-year. The current capitalization rate (rent/price) is 3.1%.

Market rating = 1

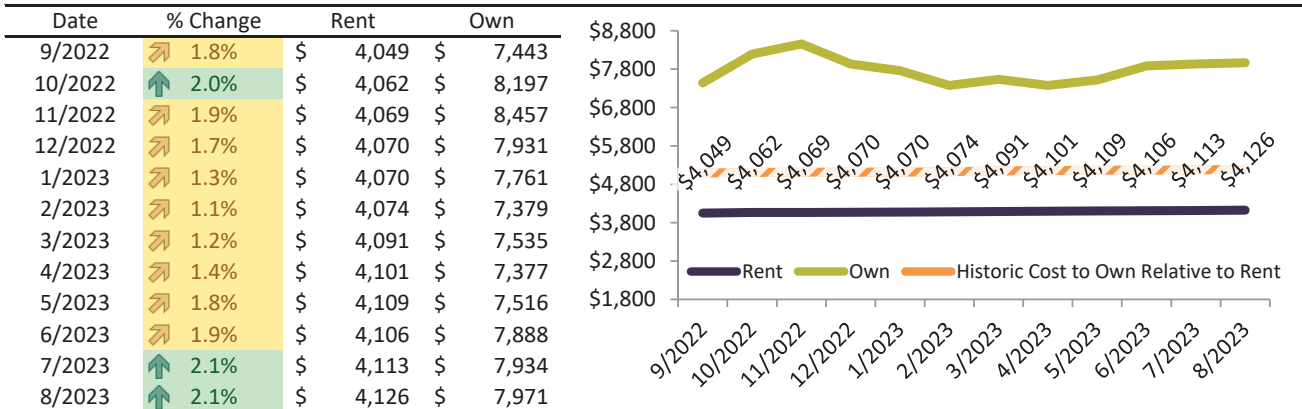
### Median Home Price and Rental Parity trailing twelve months



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



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

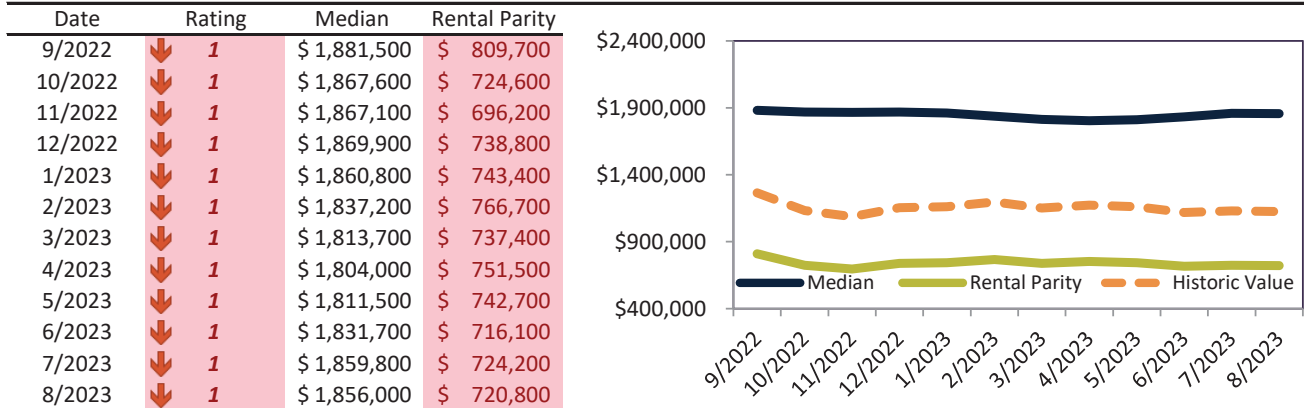


### Washington Housing Market Value & Trends Update

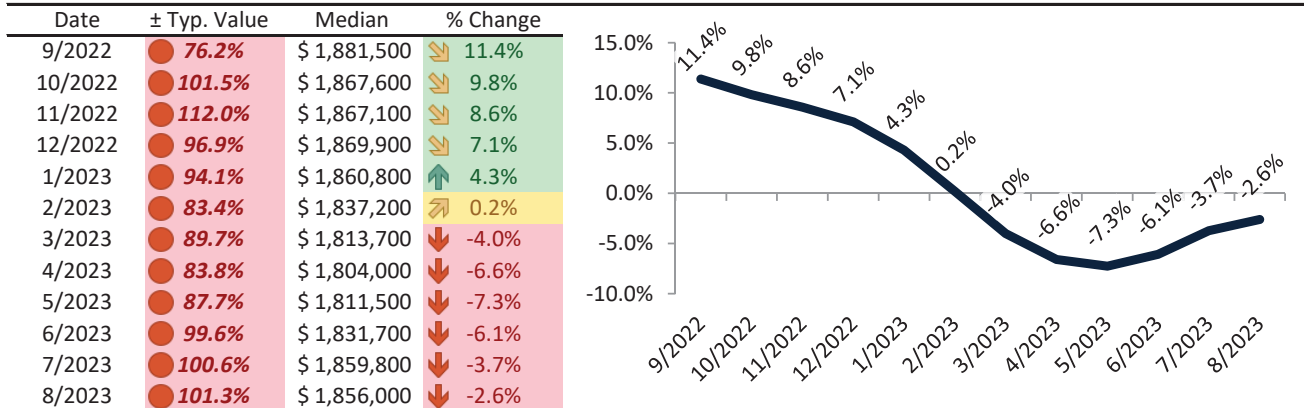
Historically, properties in this market sell at a 56.2% premium. Today's premium is 157.5%. This market is 101.3% overvalued. Median home price is \$1,856,000. Prices fell 2.6% year-over-year. Monthly cost of ownership is \$11,426, and rents average \$4,438, making owning \$6,988 per month more costly than renting. Rents rose 0.2% year-over-year. The current capitalization rate (rent/price) is 2.3%.

Market rating = 1

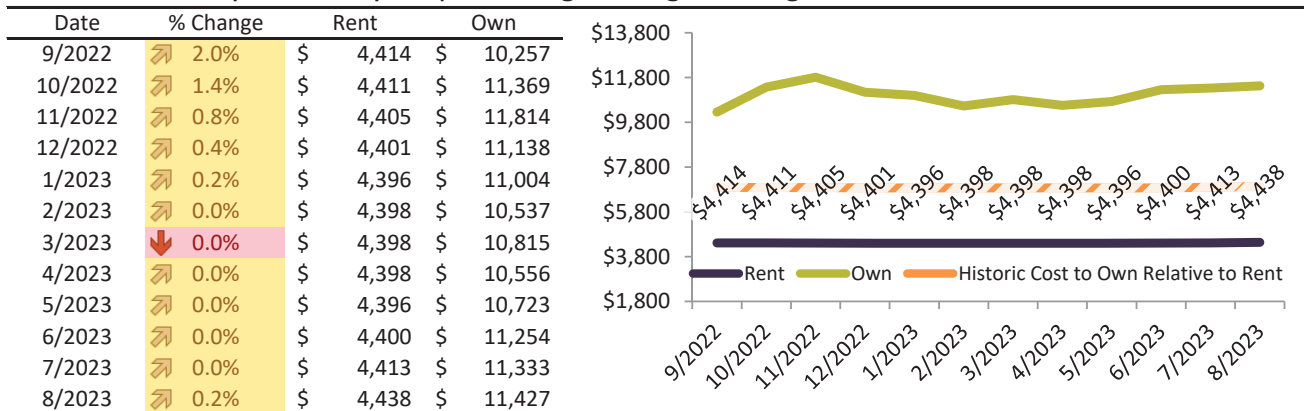
#### Median Home Price and Rental Parity trailing twelve months



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



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

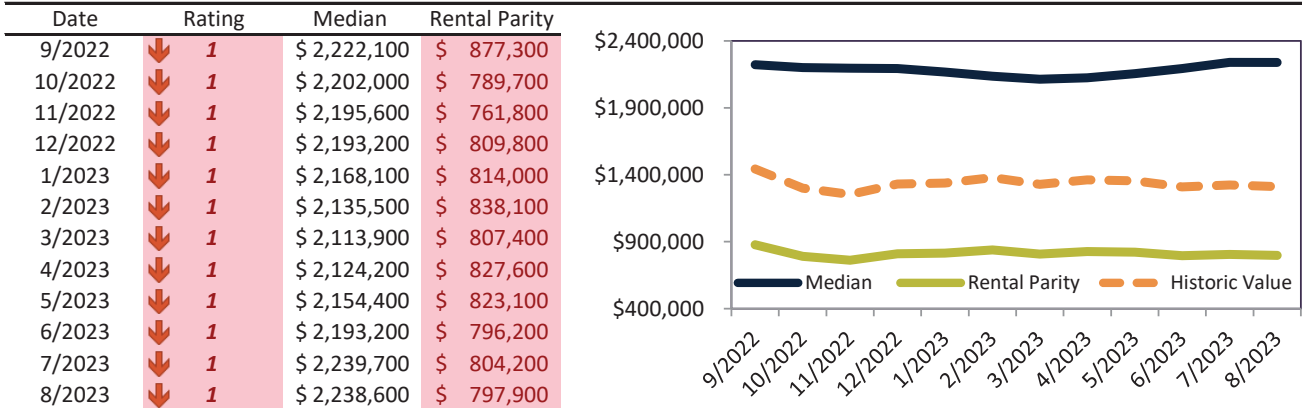


## Ortega Housing Market Value & Trends Update

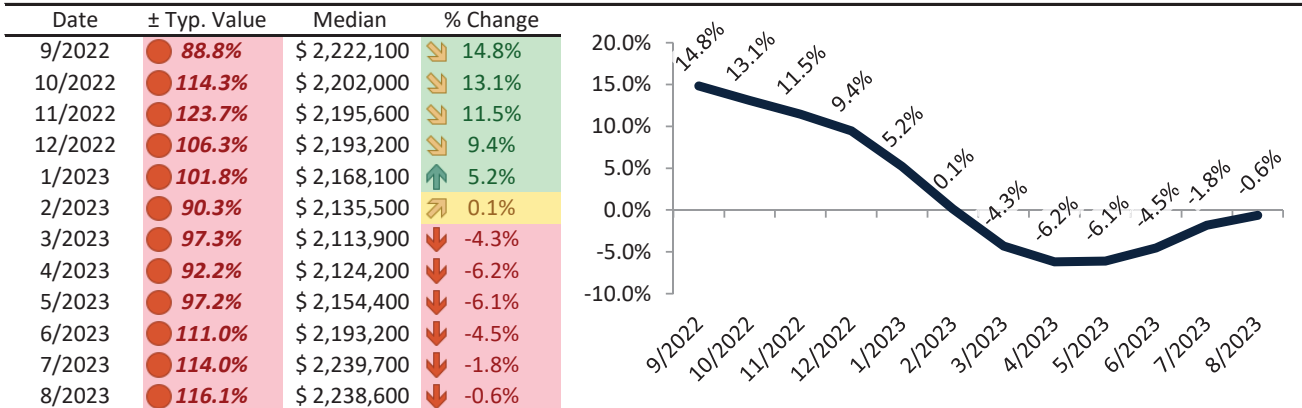
Historically, properties in this market sell at a 64.5% premium. Today's premium is 180.6%. This market is 116.1% overvalued. Median home price is \$2,238,600. Prices fell 0.6% year-over-year. Monthly cost of ownership is \$13,781, and rents average \$4,912, making owning \$8,869 per month more costly than renting. Rents rose 2.2% year-over-year. The current capitalization rate (rent/price) is 2.1%.

Market rating = 1

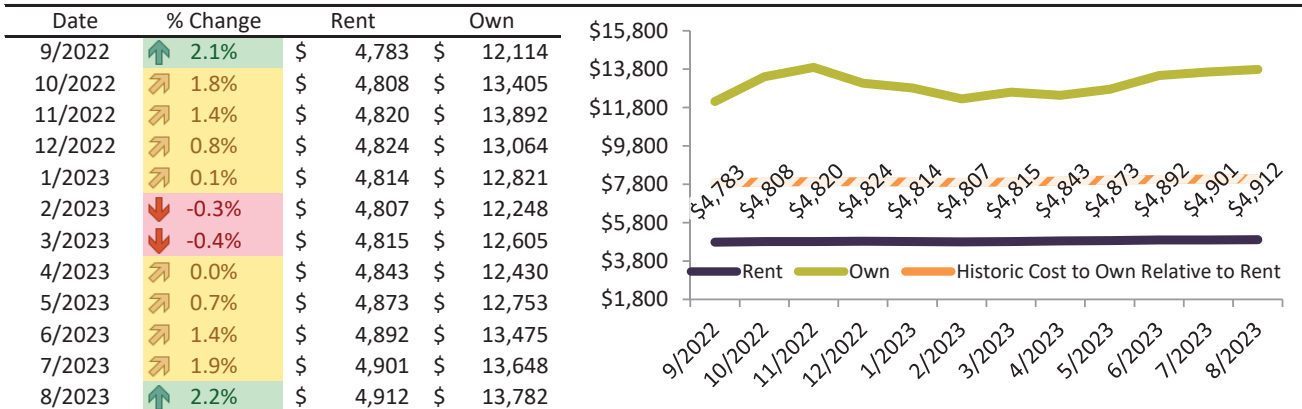
### Median Home Price and Rental Parity trailing twelve months



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



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

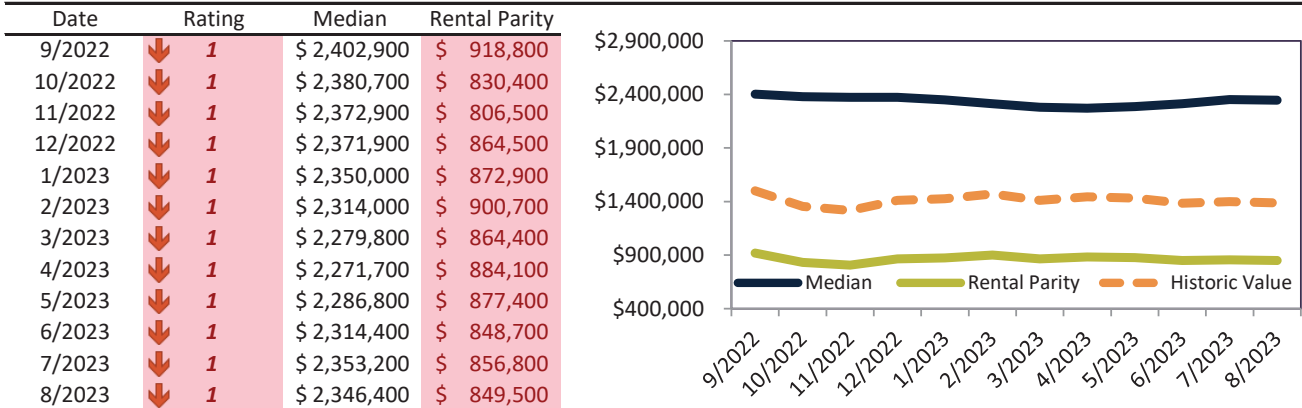


## De Anza Housing Market Value & Trends Update

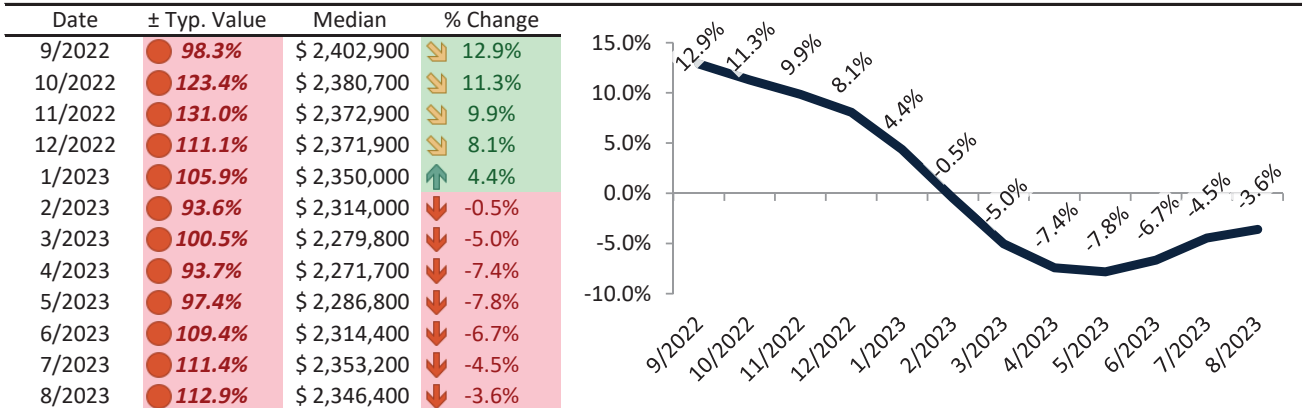
Historically, properties in this market sell at a 63.3% premium. Today's premium is 176.2%. This market is 112.9% overvalued. Median home price is \$2,346,400. Prices fell 3.6% year-over-year. Monthly cost of ownership is \$14,445, and rents average \$5,230, making owning \$9,215 per month more costly than renting. Rents rose 4.3% year-over-year. The current capitalization rate (rent/price) is 2.1%.

Market rating = 1

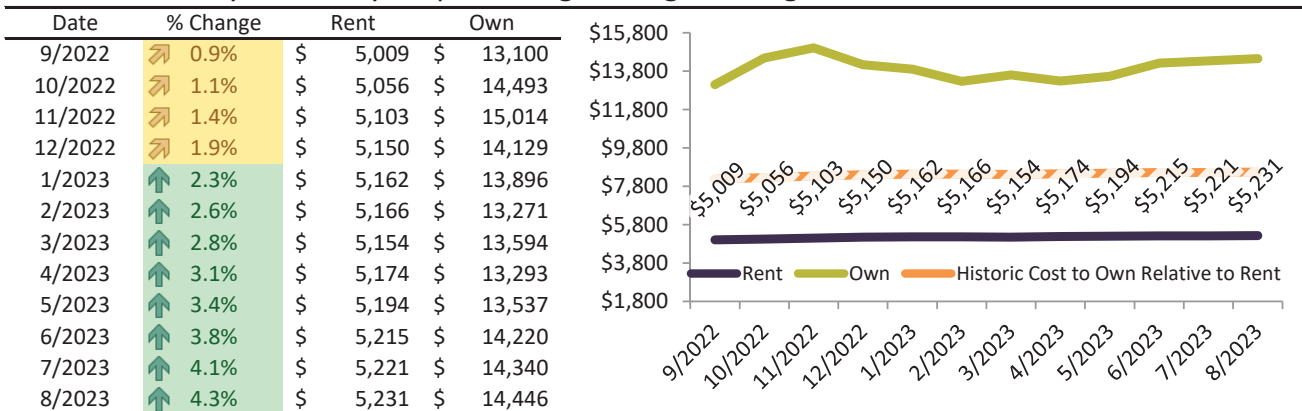
### Median Home Price and Rental Parity trailing twelve months



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



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

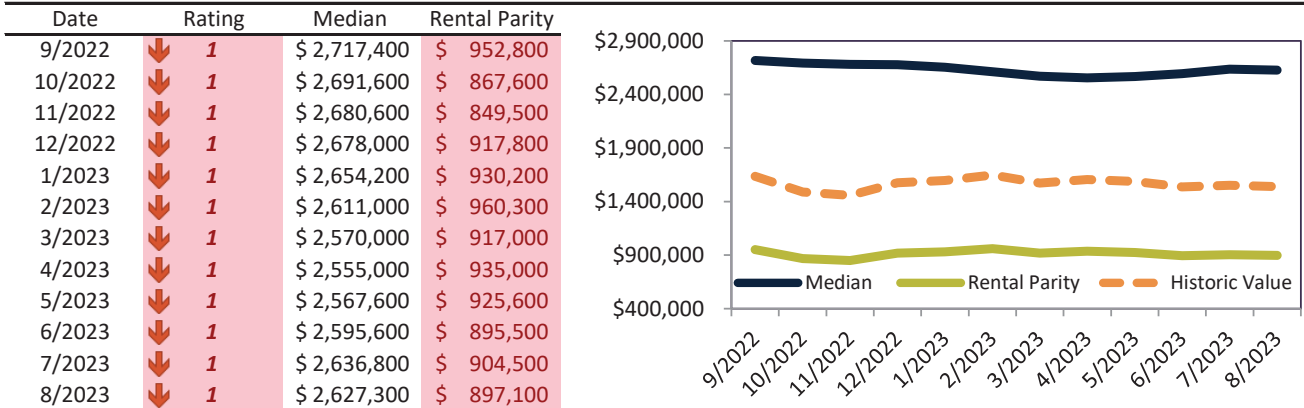


### Serra Housing Market Value & Trends Update

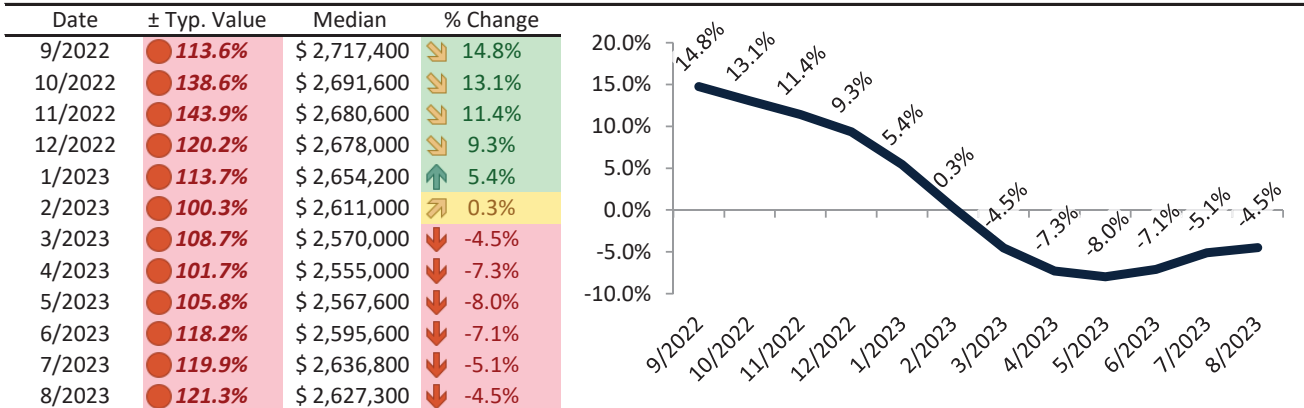
Historically, properties in this market sell at a 71.6% premium. Today's premium is 192.9%. This market is 121.3% overvalued. Median home price is \$2,627,300. Prices fell 4.5% year-over-year. Monthly cost of ownership is \$16,175, and rents average \$5,523, making owning \$10,651 per month more costly than renting. Rents rose 6.9% year-over-year. The current capitalization rate (rent/price) is 2.0%.

Market rating = 1

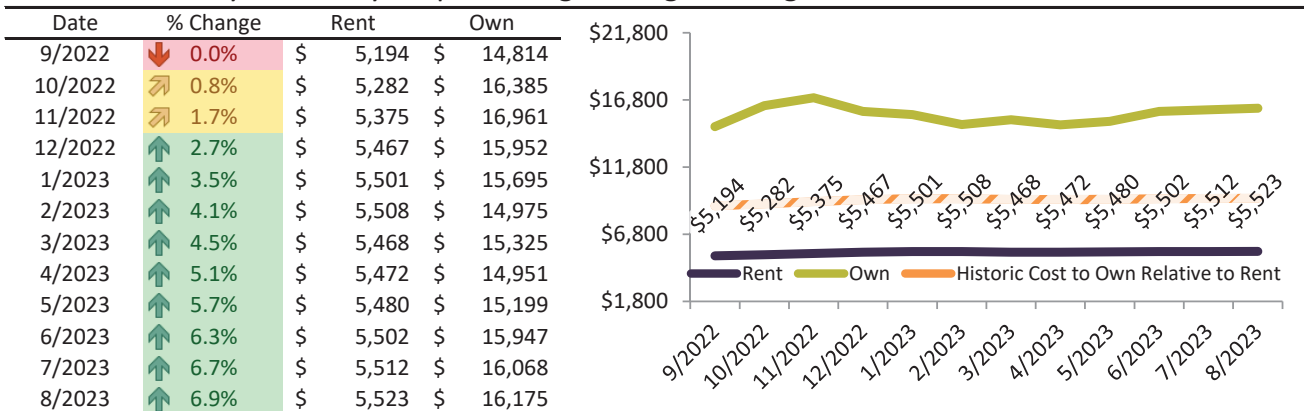
#### Median Home Price and Rental Parity trailing twelve months



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



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

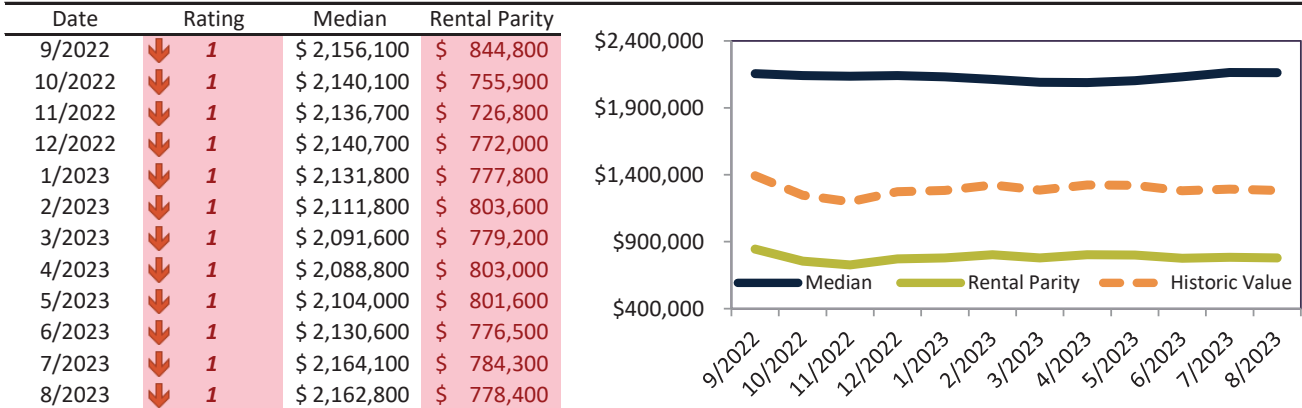


### Raynor Housing Market Value & Trends Update

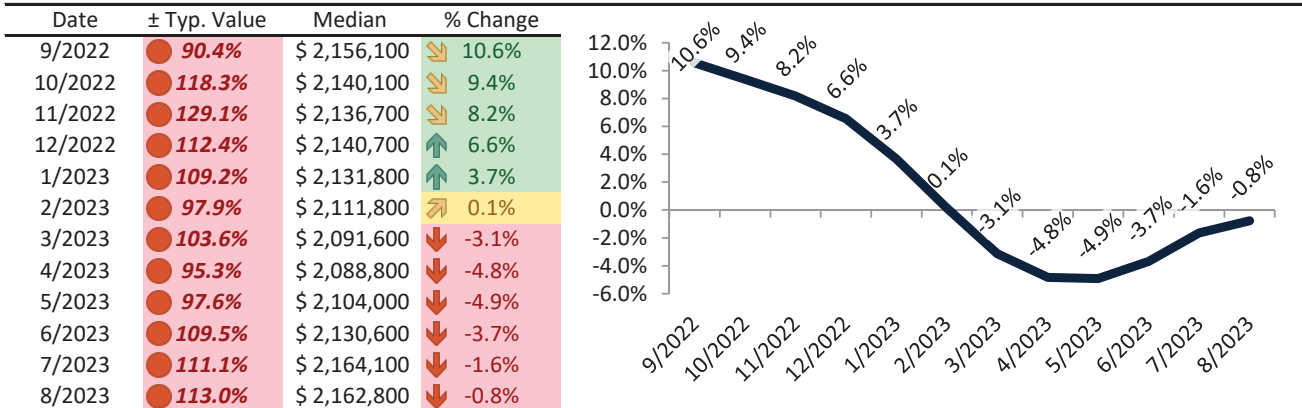
Historically, properties in this market sell at a 64.9% premium. Today's premium is 177.9%. This market is 113.0% overvalued. Median home price is \$2,162,800. Prices fell 0.8% year-over-year. Monthly cost of ownership is \$13,315, and rents average \$4,792, making owning \$8,523 per month more costly than renting. Rents rose 2.2% year-over-year. The current capitalization rate (rent/price) is 2.1%.

Market rating = 1

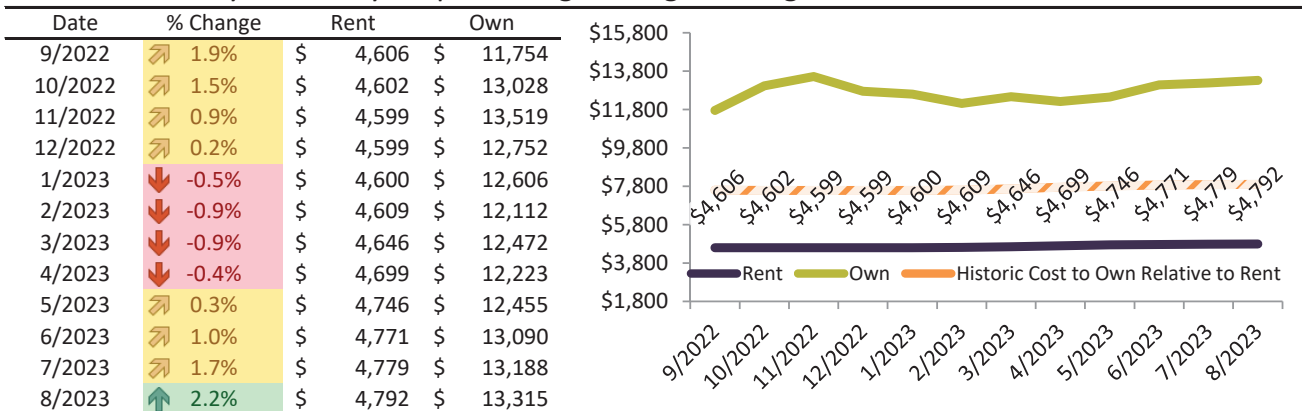
#### Median Home Price and Rental Parity trailing twelve months



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



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



## 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%.

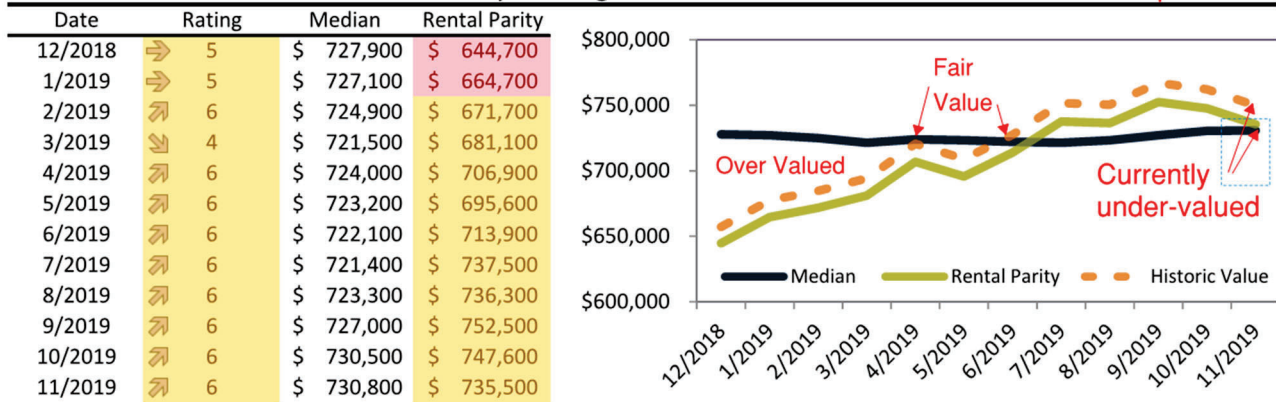
**Market rating = 6**



## 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.

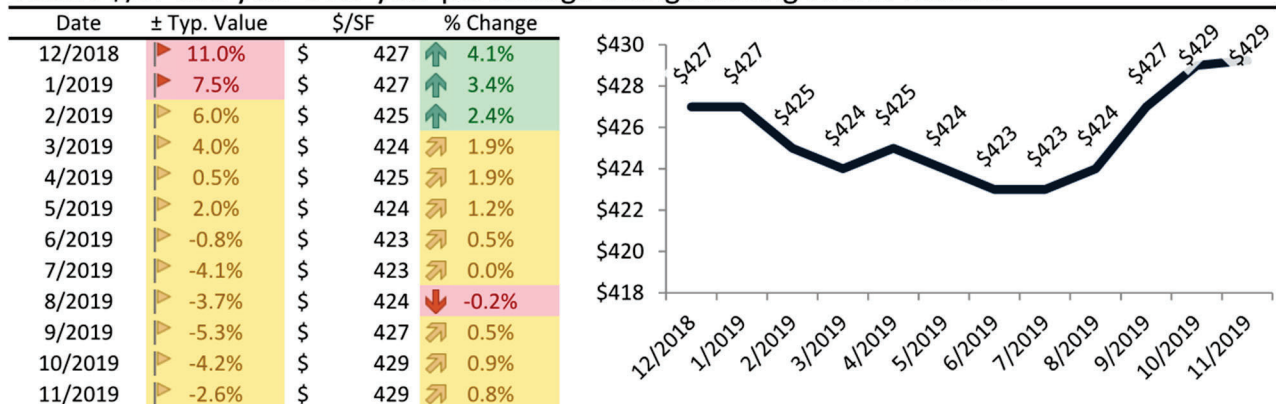
The third line plotted against these two parallel lines is the median resale price for the area. This line reveals whether the market is currently trading at a premium or discount to rental parity and historic value. The more important of these relationships is between median resale price and historic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

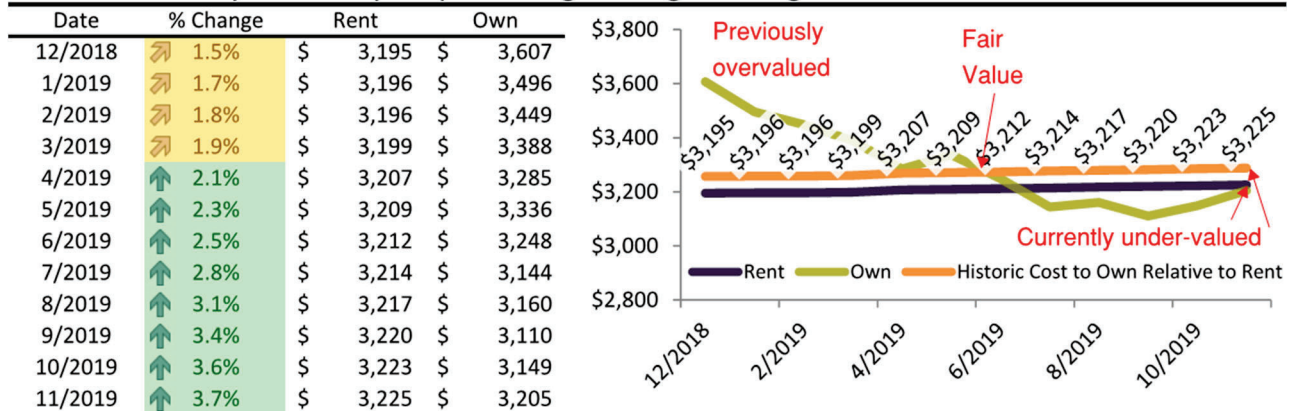
### Resale \$/SF and year-over-year percentage change trailing twelve months



### 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

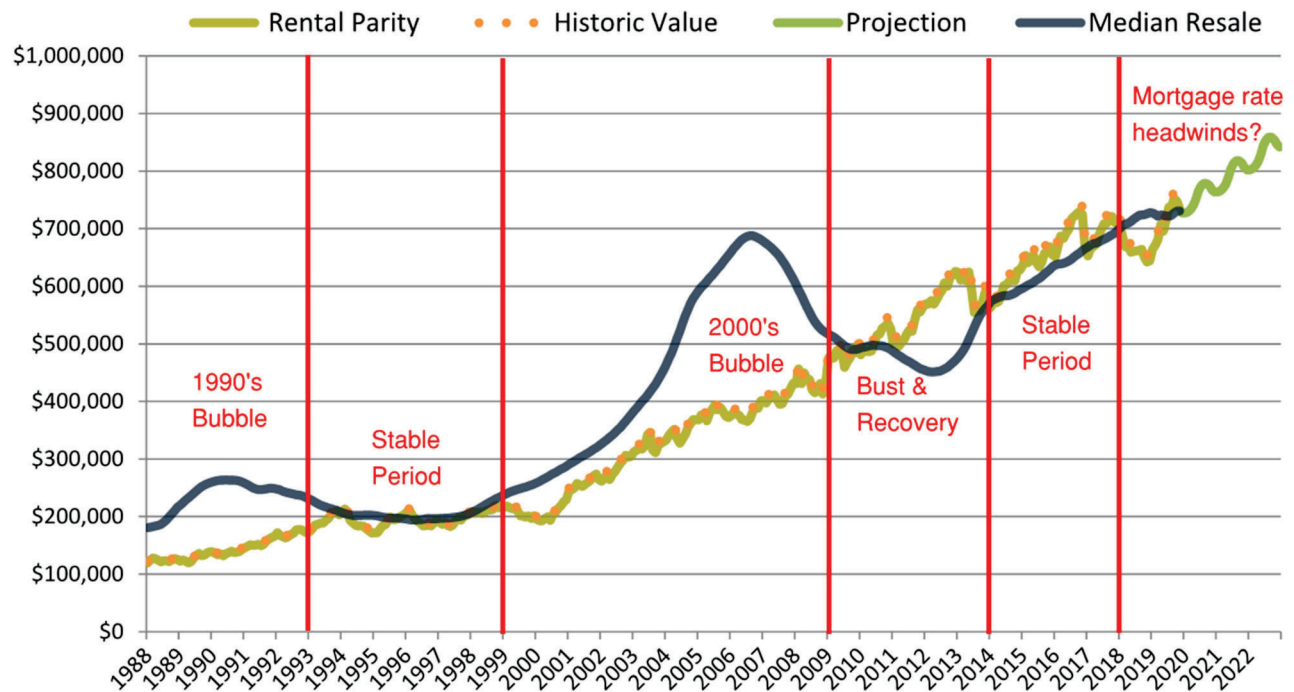


This method of looking at the data is more revealing to those who like to focus on monthly costs rather than purchase price. It reveals how affordable properties are relative to monthly rent, which is what rental parity analysis is all about. The first column of data shows the rate of rent growth over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

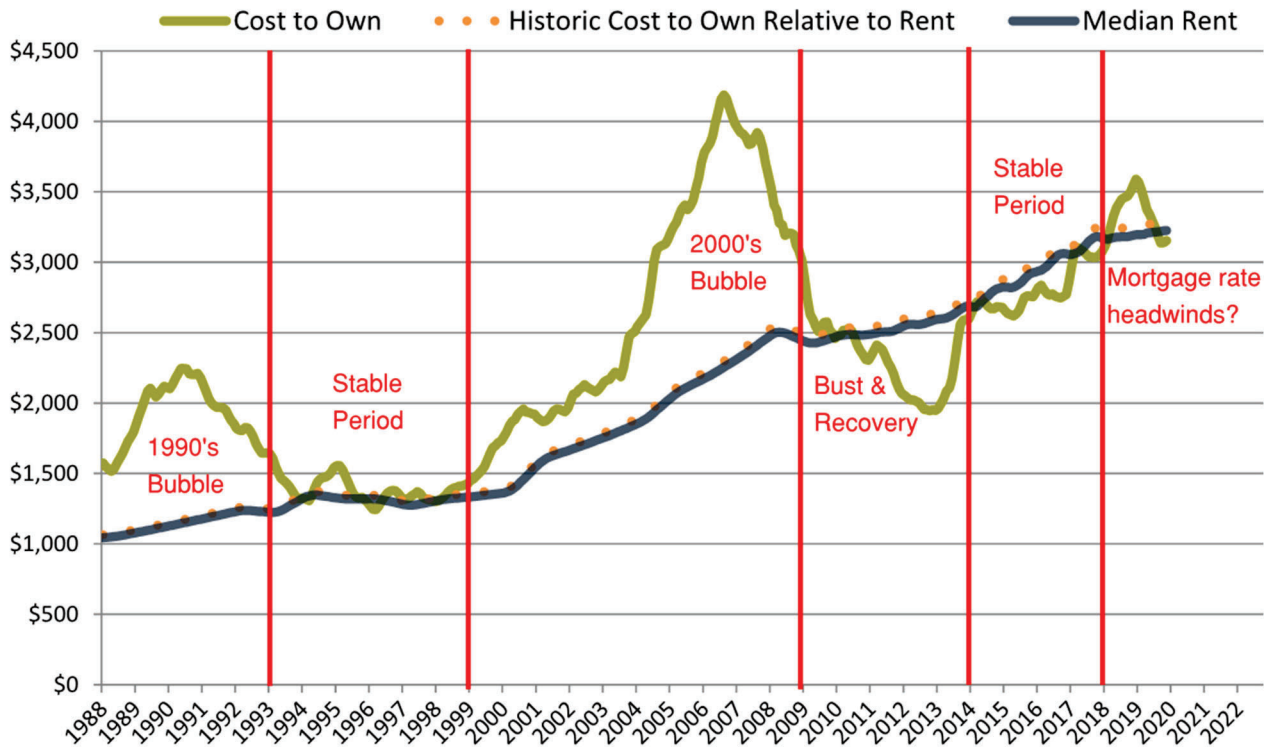
The next page of the report shows two charts: County median home price since January 1988, and County median rent and monthly cost of ownership since January 1988. These charts are designed to put current circumstances in historic context. They answer questions like, “How volatile are prices?” and “How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

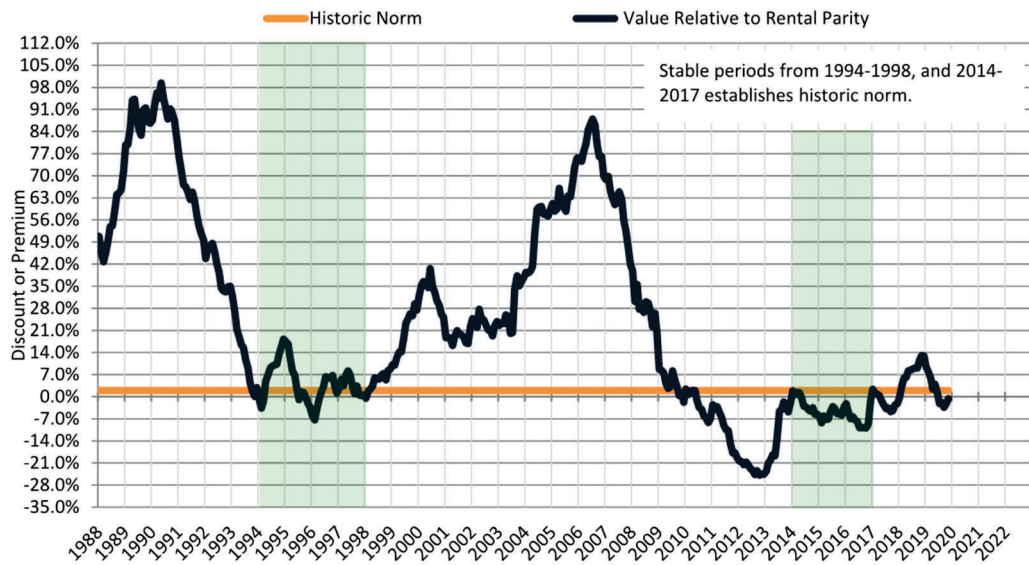
## Historic Median Home Price Relative to Rental Parity: Orange County since January 1988

### 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.

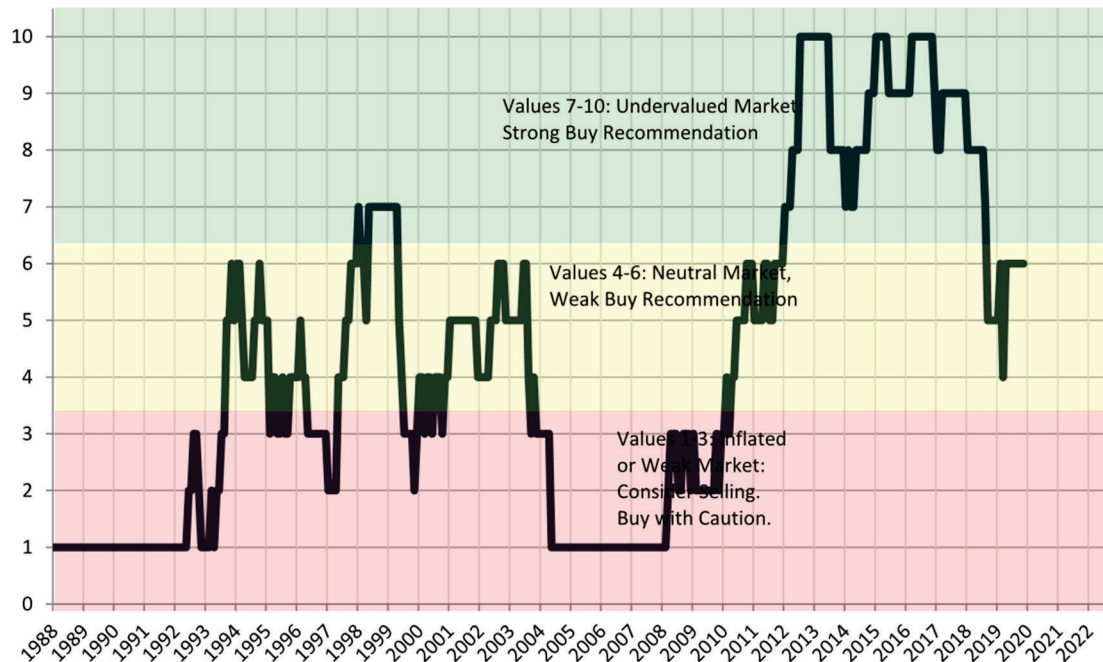
The chart above shows, at a glance, how close the market trades to its historic norm.

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.