

County of Orange

CALIFORNIA

October 2023



Median home price is \$1,041,500. Prices rose 1.5% year-over-year.

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



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



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



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

To find out more, visit us at
WWW.TAIT.COM/CAREERS-AT-TAIT/



TAIT

& ASSOCIATES



The Real State of USA Real Estate

Table of Contents

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

Area Reports

13	.....	Aliso Viejo	39	.....	Ladera Ranch
14	.....	Anaheim	40	.....	Laguna Hills
15	.....	West Anaheim	41	.....	Laguna Niguel
16	.....	Northeast Anaheim	42	.....	Laguna Woods
17	.....	Southwest Anaheim	43	.....	Lake Forest
18	.....	Southeast Anaheim	44	.....	Los Alamitos
19	.....	Anaheim Hills	45	.....	Mission Viejo
20	.....	The Colony	46	.....	Newport Beach
21	.....	Anaheim Resort	47	.....	Corona del Mar
22	.....	Brea	48	.....	North Tustin
23	.....	Buena Park	49	.....	Orange
24	.....	Costa Mesa	50	.....	Placentia
25	.....	Coto de Caza	51	.....	Rancho Santa Margarita
26	.....	Cypress	52	.....	San Clemente
27	.....	Dana Point	53	.....	San Juan Capistrano
28	.....	Fountain Valley	54	.....	Santa Ana
29	.....	Fullerton	55	.....	Riverview West
30	.....	Garden Grove	56	.....	Artesia Pilar
31	.....	Huntington Beach	57	.....	Seal Beach
32	.....	Irvine	58	.....	Silverado
33	.....	Woodbridge	59	.....	Stanton
34	.....	West Park	60	.....	Tustin
35	.....	Northwood	61	.....	Villa Park
36	.....	El Camino Real	62	.....	Westminster
37	.....	La Habra	63	.....	Yorba Linda
38	.....	La Palma	64	.....	Laguna Beach

65	TAIT Housing Market Report Interpretation
----	-------	---

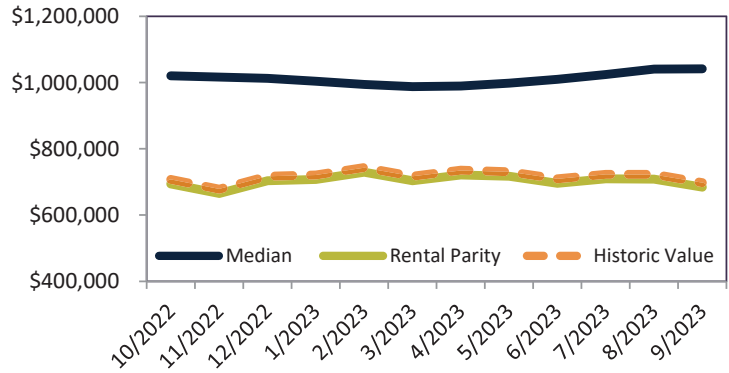
Orange County Housing Market Value & Trends Update

Historically, properties in this market sell at a 1.9% premium. Today's premium is 52.1%. This market is 50.2% overvalued. Median home price is \$1,041,500. Prices rose 1.5% year-over-year. Monthly cost of ownership is \$6,656, and rents average \$4,374, making owning \$2,281 per month more costly than renting. Rents rose 3.2% year-over-year. The current capitalization rate (rent/price) is 4.0%.

Market rating = 1

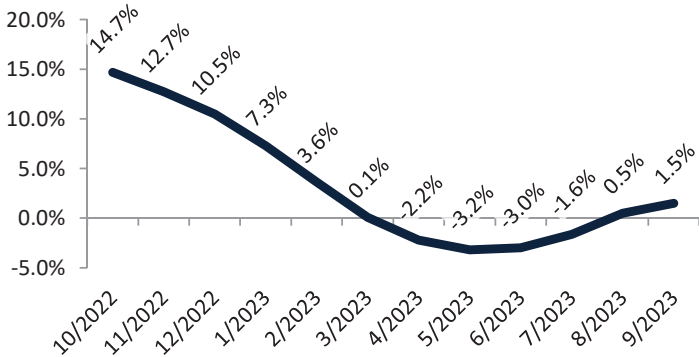
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
10/2022	↓ 1	\$ 1,020,400	\$ 694,500
11/2022	↓ 1	\$ 1,016,300	\$ 665,400
12/2022	↓ 1	\$ 1,012,700	\$ 703,900
1/2023	↓ 1	\$ 1,004,200	\$ 707,600
2/2023	↔ 3	\$ 994,600	\$ 729,500
3/2023	↓ 1	\$ 987,800	\$ 704,000
4/2023	↓ 1	\$ 989,700	\$ 721,600
5/2023	↓ 1	\$ 998,100	\$ 717,300
6/2023	↓ 1	\$ 1,010,100	\$ 695,900
7/2023	↓ 1	\$ 1,024,100	\$ 709,200
8/2023	↓ 1	\$ 1,040,300	\$ 708,900
9/2023	↓ 1	\$ 1,041,500	\$ 684,400



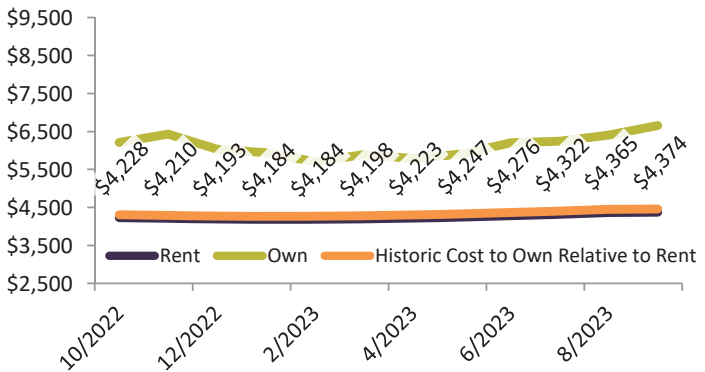
Resale Median and year-over-year percentage change trailing twelve months

Date	± Typ. Value	Median	% Change
10/2022	● 45.0%	\$ 1,020,400	↘ 14.7%
11/2022	● 50.8%	\$ 1,016,300	↘ 12.7%
12/2022	● 41.9%	\$ 1,012,700	↘ 10.5%
1/2023	● 40.0%	\$ 1,004,200	↘ 7.3%
2/2023	● 34.4%	\$ 994,600	↗ 3.6%
3/2023	● 38.4%	\$ 987,800	↔ 0.1%
4/2023	● 35.2%	\$ 989,700	↓ -2.2%
5/2023	● 37.2%	\$ 998,100	↓ -3.2%
6/2023	● 43.2%	\$ 1,010,100	↓ -3.0%
7/2023	● 42.5%	\$ 1,024,100	↓ -1.6%
8/2023	● 44.8%	\$ 1,040,300	↔ 0.5%
9/2023	● 50.2%	\$ 1,041,500	↔ 1.5%

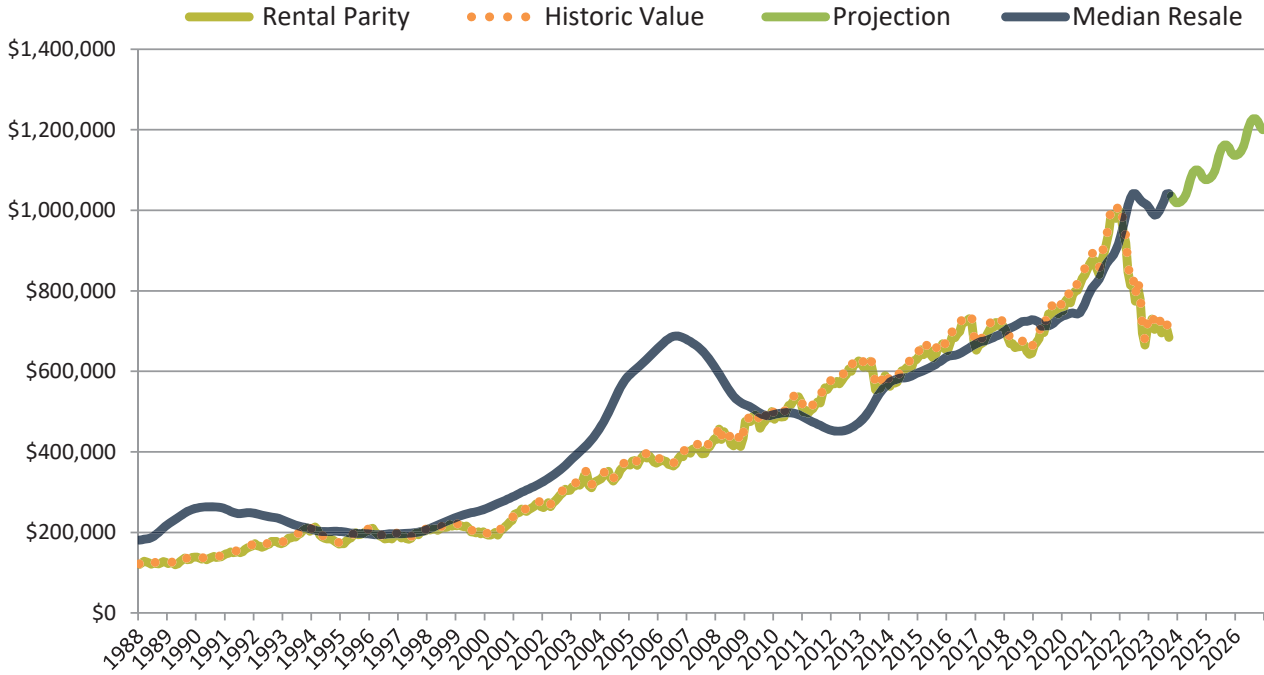


Rental rate and year-over-year percentage change trailing twelve months

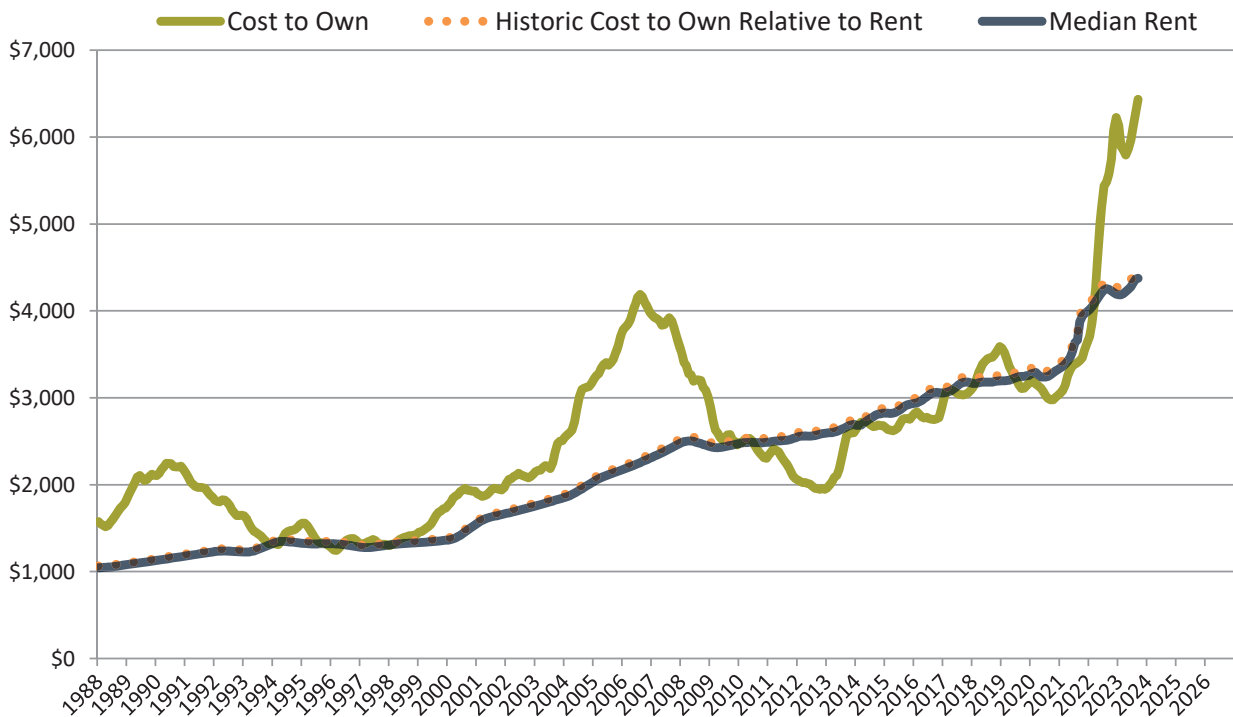
Date	% Change	Rent	Own
10/2022	↘ 13.5%	\$ 4,228	\$ 6,212
11/2022	↘ 11.6%	\$ 4,210	\$ 6,430
12/2022	↘ 10.1%	\$ 4,193	\$ 6,032
1/2023	↘ 8.7%	\$ 4,184	\$ 5,938
2/2023	↘ 7.4%	\$ 4,184	\$ 5,704
3/2023	↗ 6.3%	\$ 4,198	\$ 5,890
4/2023	↗ 5.3%	\$ 4,223	\$ 5,791
5/2023	↗ 4.5%	\$ 4,247	\$ 5,908
6/2023	↗ 3.8%	\$ 4,276	\$ 6,206
7/2023	↗ 3.4%	\$ 4,322	\$ 6,241
8/2023	↗ 3.3%	\$ 4,365	\$ 6,405
9/2023	↗ 3.2%	\$ 4,374	\$ 6,656



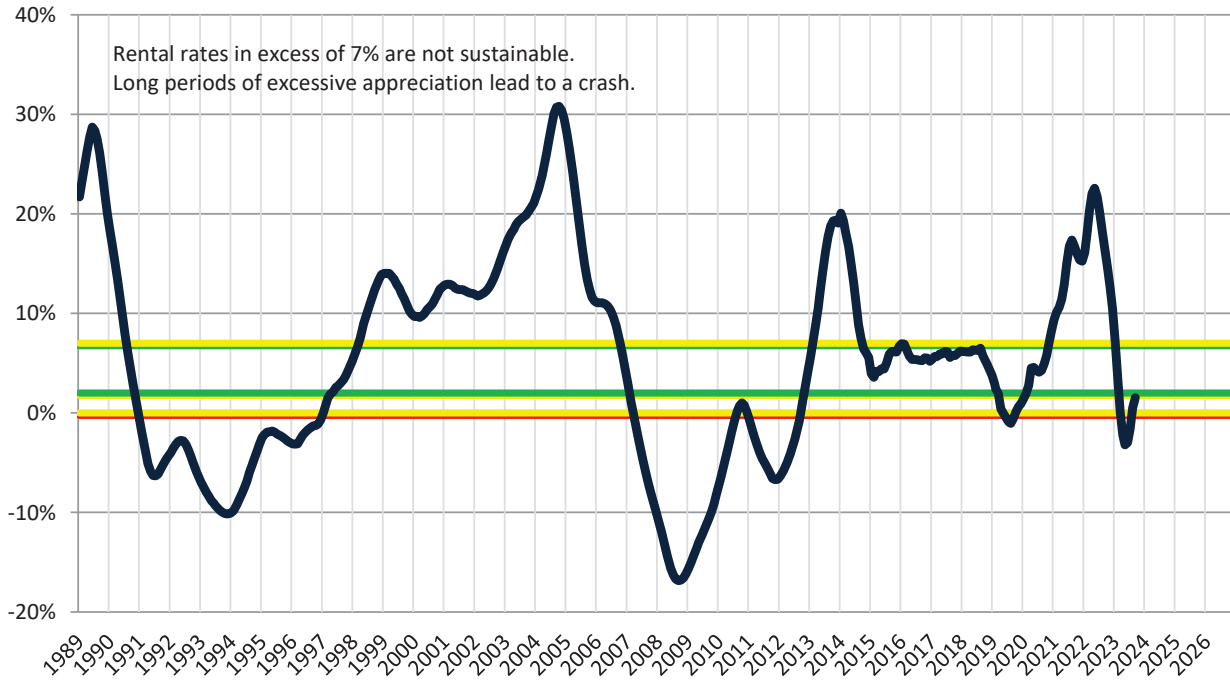
Orange County median home price since January 1988



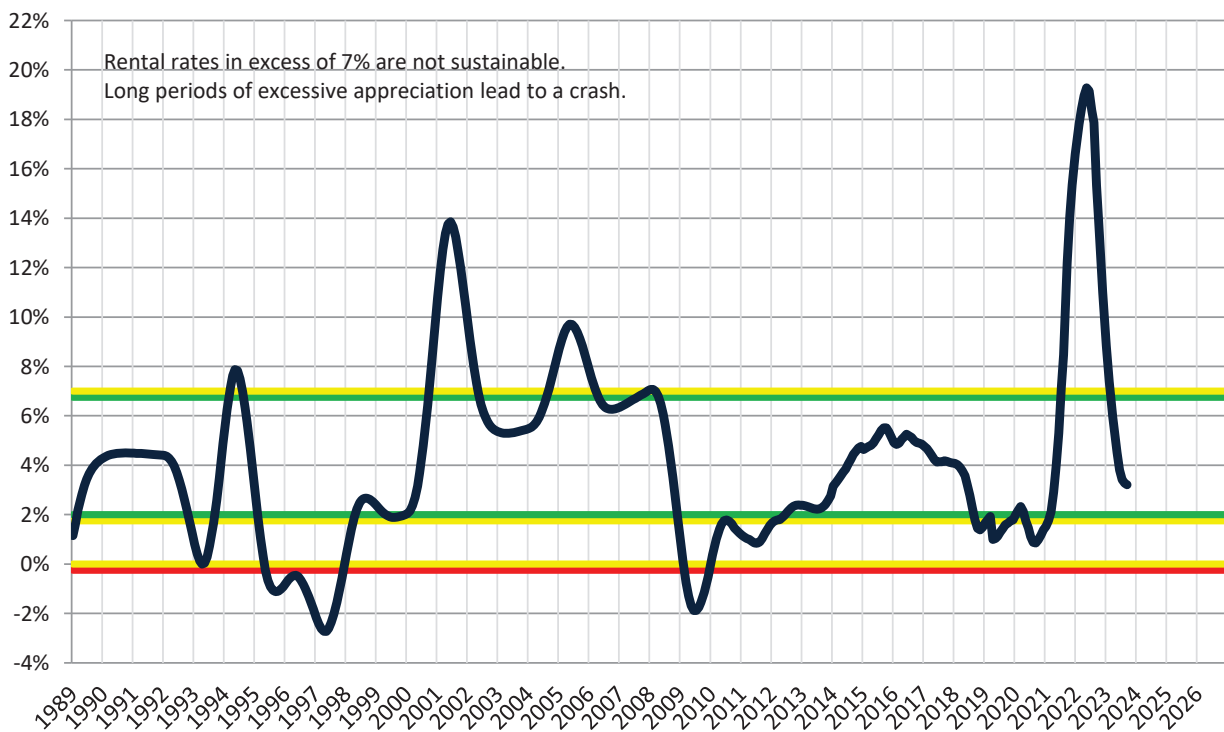
Orange County median rent and monthly cost of ownership since January 1988



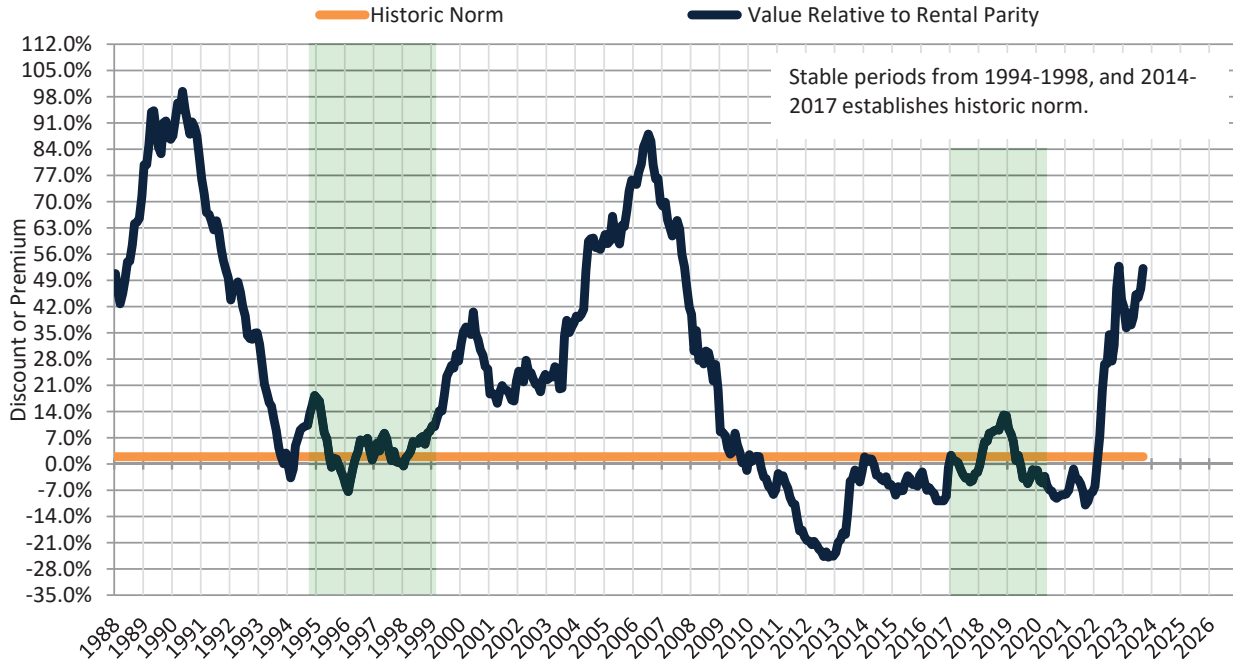
Resale \$/SF Year-over-Year Percentage Change: Orange County since January 1989



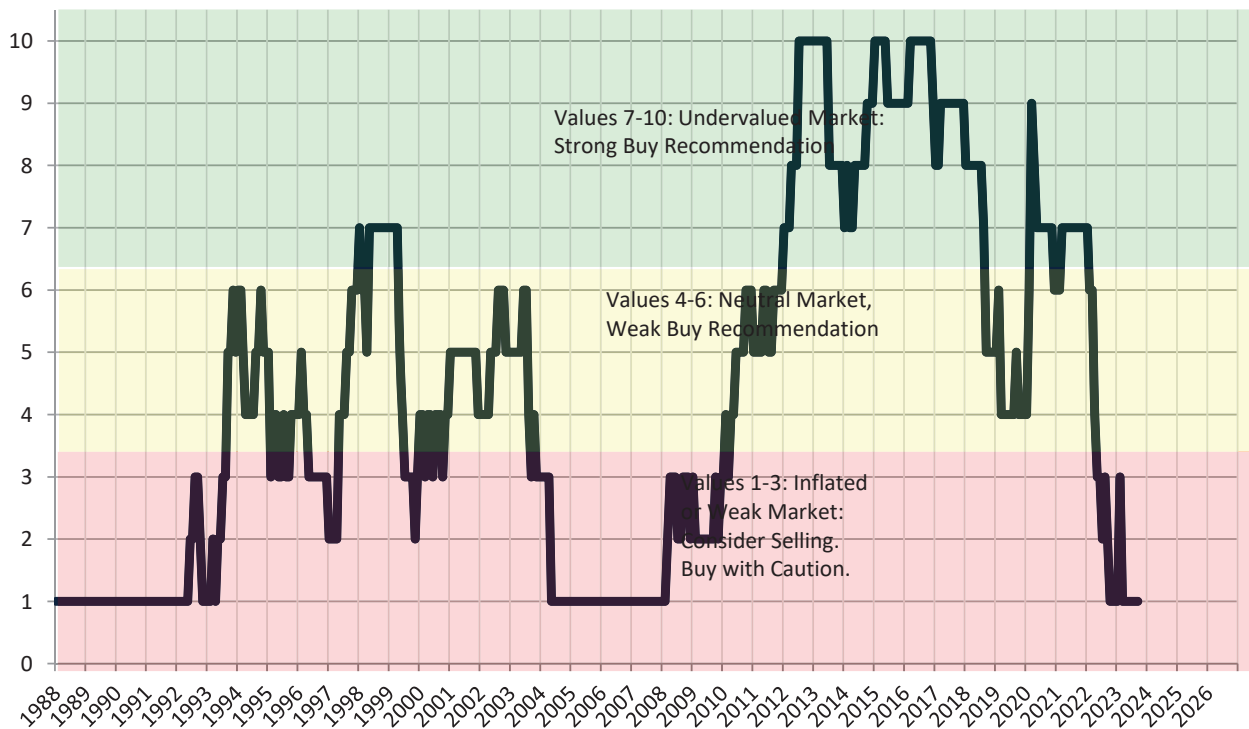
Rental \$/SF Year-over-Year Percentage Change: Orange County since January 1989



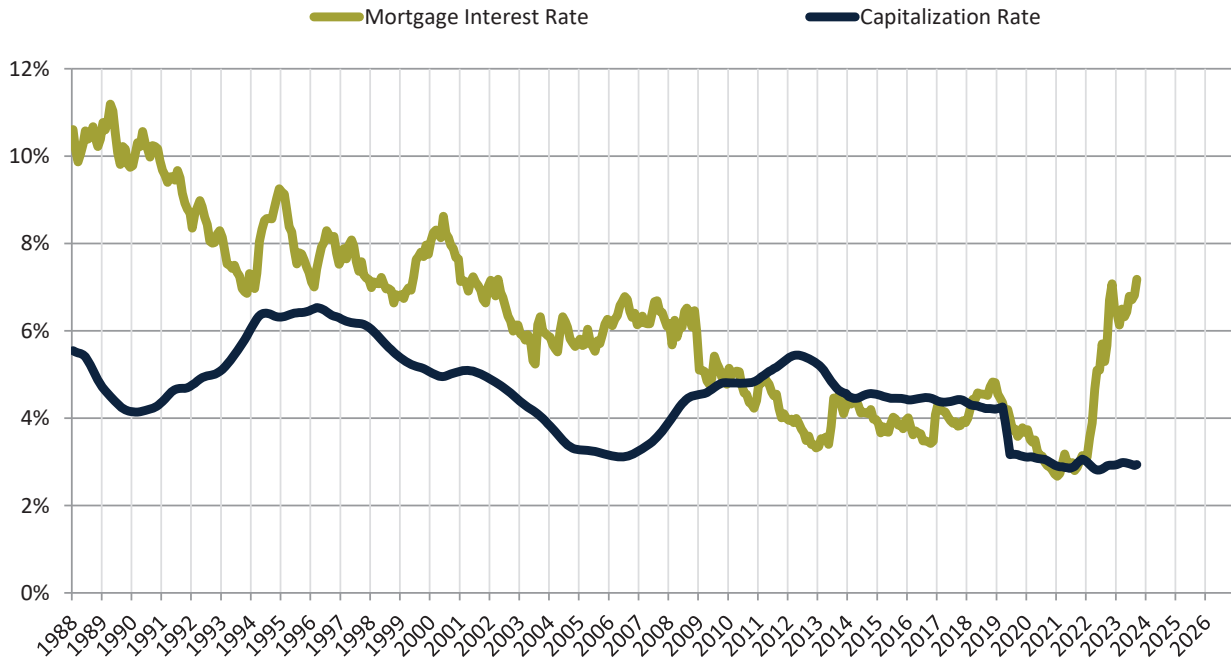
Historic Median Home Price Relative to Rental Parity: Orange County since January 1988



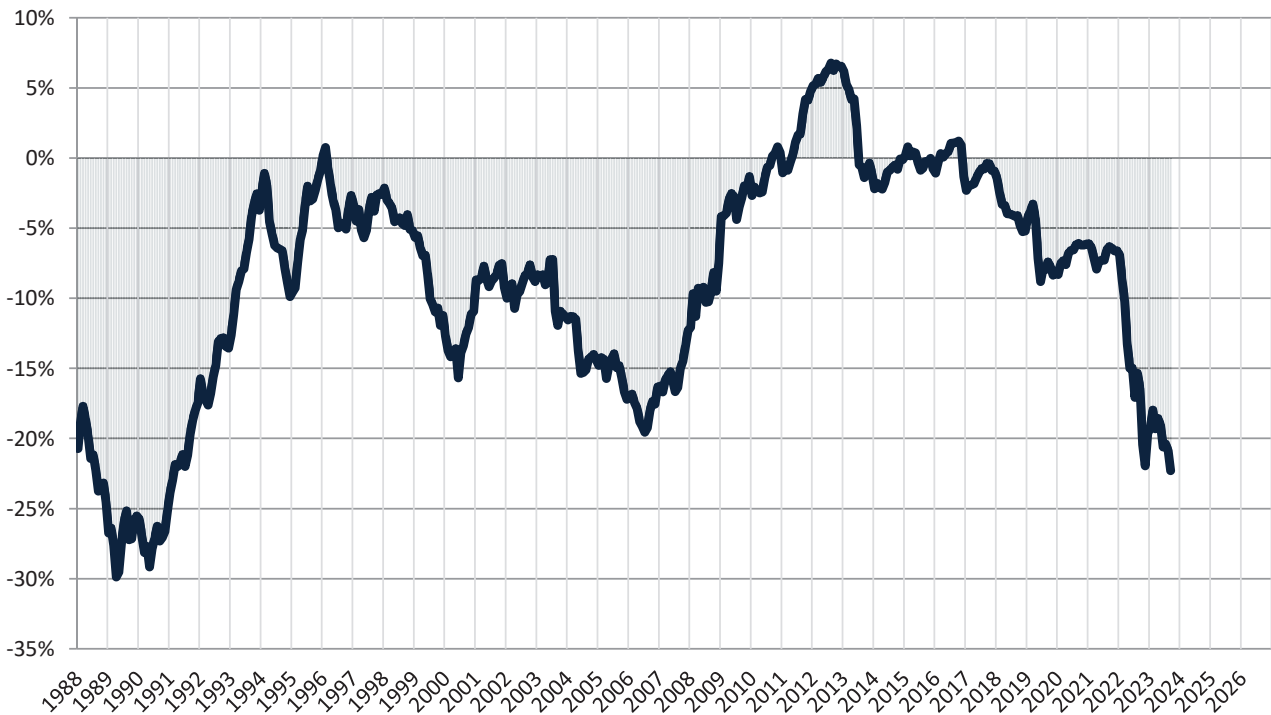
TAIT Housing Report® Market Timing System Rating: Orange County since January 1988



Cash Investor Capitalization Rate: Orange County since January 1988



Financed Investor Cash-on-Cash Return: Orange County since January 1988



Market Performance and Trends: Orange County and Major Cities and Zips

Study Area	Median Resale \$	Resale % Change YoY	Median Resale \$	Rent % Change YoY	Median Rent \$	Cost of Ownership	Ownership Prem./Disc.	Cap Rate
Orange County	\$ 1,041,500	↔ 1.5%	\$ 1,041,500	↑ 3.2%	\$ 4,374	\$ 6,656	\$ 2,282	4.0%
Aliso Viejo	\$ 898,500	↔ 0.3%	\$ 898,500	↑ 2.2%	\$ 4,919	\$ 5,742	\$ 823	5.3%
Anaheim	\$ 843,000	↔ 0.0%	\$ 843,000	↑ 3.5%	\$ 3,691	\$ 5,388	\$ 1,697	4.2%
West Anaheim	\$ 807,700	↔ 0.0%	\$ 807,700	↑ 3.7%	\$ 3,239	\$ 5,162	\$ 1,923	3.9%
Northeast Anaheim	\$ 859,100	↔ 0.1%	\$ 859,100	↑ 3.7%	\$ 3,431	\$ 5,490	\$ 2,060	3.8%
Southwest Anaheim	\$ 841,000	↔ 0.7%	\$ 841,000	↑ 3.7%	\$ 3,297	\$ 5,375	\$ 2,078	3.8%
Southeast Anaheim	\$ 837,600	↔ 0.1%	\$ 837,600	↑ 3.7%	\$ 3,332	\$ 5,353	\$ 2,021	3.8%
Anaheim Hills	\$ 1,122,300	↔ 0.4%	\$ 1,122,300	↑ 3.7%	\$ 3,870	\$ 7,173	\$ 3,302	3.3%
The Colony	\$ 770,200	↓ -0.9%	\$ 770,200	↑ 3.7%	\$ 3,239	\$ 4,922	\$ 1,683	4.0%
Anaheim Resort	\$ 719,900	↔ 0.8%	\$ 719,900	↑ 3.7%	\$ 3,175	\$ 4,601	\$ 1,426	4.2%
Brea	\$ 1,010,500	↓ -0.1%	\$ 1,010,500	↔ 1.5%	\$ 3,870	\$ 6,458	\$ 2,588	3.7%
Buena Park	\$ 831,600	↓ -0.3%	\$ 831,600	↑ 5.3%	\$ 3,688	\$ 5,315	\$ 1,626	4.3%
Costa Mesa	\$ 1,200,000	↔ 1.7%	\$ 1,200,000	↑ 2.4%	\$ 4,495	\$ 7,669	\$ 3,174	3.6%
Coto de Caza	\$ 1,696,400	↔ 1.7%	\$ 1,696,400	↔ 0.2%	\$ 5,332	\$ 10,842	\$ 5,510	3.0%
Cypress	\$ 962,700	↔ 1.4%	\$ 962,700	↘ 15.2%	\$ 4,580	\$ 6,153	\$ 1,572	4.6%
Dana Point	\$ 1,511,900	↑ 3.5%	\$ 1,511,900	↑ 2.0%	\$ 5,443	\$ 9,662	\$ 4,219	3.5%
Fountain Valley	\$ 1,201,400	↑ 3.2%	\$ 1,201,400	↑ 5.4%	\$ 4,650	\$ 7,678	\$ 3,028	3.7%
Fullerton	\$ 930,200	↔ 0.7%	\$ 930,200	↑ 4.0%	\$ 3,878	\$ 5,945	\$ 2,066	4.0%
Garden Grove	\$ 864,100	↔ 0.4%	\$ 864,100	↘ 7.5%	\$ 3,807	\$ 5,522	\$ 1,715	4.2%
Huntington Beach	\$ 1,201,900	↑ 3.4%	\$ 1,201,900	↑ 3.5%	\$ 4,482	\$ 7,681	\$ 3,199	3.6%
Irvine	\$ 1,311,600	↑ 3.3%	\$ 1,311,600	↑ 3.1%	\$ 4,842	\$ 8,382	\$ 3,541	3.5%
Woodbridge	\$ 1,045,000	↑ 3.4%	\$ 1,045,000	↑ 3.7%	\$ 3,979	\$ 6,678	\$ 2,699	3.7%
West Park	\$ 1,234,800	↑ 5.0%	\$ 1,234,800	↑ 3.7%	\$ 4,061	\$ 7,891	\$ 3,831	3.2%
Northwood	\$ 1,395,400	↑ 5.0%	\$ 1,395,400	↑ 3.7%	\$ 4,057	\$ 8,918	\$ 4,861	2.8%
El Camino Real	\$ 1,184,700	↑ 5.2%	\$ 1,184,700	↑ 3.7%	\$ 3,797	\$ 7,571	\$ 3,774	3.1%
La Habra	\$ 797,200	↔ 0.6%	\$ 797,200	↑ 4.5%	\$ 2,591	\$ 5,095	\$ 2,504	3.1%

Market Performance and Trends: Orange County and Major Cities and Zips

Study Area	Median Resale \$	Resale % Change YoY	Median Resale \$	Rent % Change YoY	Median Rent \$	Cost of Ownership	Ownership Prem./Disc.	Cap Rate
La Palma	\$ 1,058,600	↔ 0.7%	\$ 1,058,600	↔ 1.7%	\$ 3,146	\$ 6,765	\$ 3,620	2.9%
Ladera Ranch	\$ 1,238,500	↓ -0.1%	\$ 1,238,500	↔ 1.5%	\$ 3,668	\$ 7,915	\$ 4,247	2.8%
Laguna Hills	\$ 1,072,400	↑ 2.6%	\$ 1,072,400	↓ -1.0%	\$ 2,784	\$ 6,854	\$ 4,070	2.5%
Laguna Niguel	\$ 1,286,700	↑ 2.8%	\$ 1,286,700	↑ 3.5%	\$ 5,084	\$ 8,223	\$ 3,139	3.8%
Laguna Woods	\$ 400,700	↓ -3.2%	\$ 400,700	↑ 5.7%	\$ 2,901	\$ 2,561	\$ (340)	7.0%
Lake Forest	\$ 1,045,600	↔ 1.0%	\$ 1,045,600	↔ 1.9%	\$ 4,436	\$ 6,682	\$ 2,247	4.1%
Los Alamitos	\$ 1,414,400	↔ 1.9%	\$ 1,414,400	↑ 3.0%	\$ 3,876	\$ 9,039	\$ 5,163	2.6%
Mission Viejo	\$ 1,068,100	↔ 1.7%	\$ 1,068,100	↑ 2.9%	\$ 4,501	\$ 6,826	\$ 2,325	4.0%
Newport Beach	\$ 3,066,300	↑ 4.5%	\$ 3,066,300	↑ 3.7%	\$ 8,216	\$ 19,596	\$ 11,380	2.6%
Corona del Mar	\$ 3,528,600	↑ 3.2%	\$ 3,528,600	↑ 3.7%	\$ 9,023	\$ 22,551	\$ 13,528	2.5%
North Tustin	\$ 1,528,600	↔ 1.3%	\$ 1,528,600	↘ 14.7%	\$ 5,301	\$ 9,769	\$ 4,468	3.3%
Orange	\$ 986,100	↔ 0.8%	\$ 986,100	↑ 4.0%	\$ 4,178	\$ 6,302	\$ 2,124	4.1%
Placentia	\$ 970,000	↔ 0.4%	\$ 970,000	↔ 1.4%	\$ 2,879	\$ 6,199	\$ 3,320	2.8%
Rancho Santa Margarita	\$ 926,100	↓ 0.0%	\$ 926,100	↑ 2.8%	\$ 4,405	\$ 5,919	\$ 1,514	4.6%
San Clemente	\$ 1,543,700	↑ 4.6%	\$ 1,543,700	↑ 3.7%	\$ 5,493	\$ 9,866	\$ 4,373	3.4%
San Juan Capistrano	\$ 1,168,200	↑ 3.8%	\$ 1,168,200	↓ -0.3%	\$ 3,577	\$ 7,466	\$ 3,889	2.9%
Santa Ana	\$ 749,100	↔ 1.8%	\$ 749,100	↑ 3.6%	\$ 3,725	\$ 4,787	\$ 1,062	4.8%
Riverview West	\$ 773,300	↑ 2.4%	\$ 773,300	↑ 3.7%	\$ 3,277	\$ 4,942	\$ 1,665	4.1%
Artesia Pilar	\$ 724,900	↔ 0.5%	\$ 724,900	↑ 3.7%	\$ 3,173	\$ 4,633	\$ 1,460	4.2%
Seal Beach	\$ 906,300	↑ 3.8%	\$ 906,300	↘ 10.2%	\$ 4,310	\$ 5,792	\$ 1,482	4.6%
Silverado	\$ 894,300	↓ -1.3%	\$ 894,300	↔ 0.9%	\$ 3,033	\$ 5,715	\$ 2,682	3.3%
Stanton	\$ 697,700	↔ 1.5%	\$ 697,700	↔ 0.5%	\$ 2,797	\$ 4,459	\$ 1,662	3.8%
Tustin	\$ 1,009,700	↑ 2.5%	\$ 1,009,700	↑ 3.0%	\$ 4,537	\$ 6,453	\$ 1,916	4.3%
Villa Park	\$ 2,030,800	↑ 2.5%	\$ 2,030,800	↑ 3.7%	\$ 6,447	\$ 12,979	\$ 6,531	3.0%
Westminster	\$ 948,000	↔ 0.7%	\$ 948,000	↑ 2.0%	\$ 3,316	\$ 6,059	\$ 2,743	3.4%
Yorba Linda	\$ 1,229,400	↔ 0.1%	\$ 1,229,400	↑ 4.3%	\$ 3,803	\$ 7,857	\$ 4,054	3.0%
Laguna Beach	\$ 2,731,900	↔ 0.6%	\$ 2,731,900	↑ 3.7%	\$ 6,732	\$ 17,459	\$ 10,728	2.4%

Market Timing Rating and Valuations: Orange County and Major Cities and Zips

Study Area	Rating	Median	Rental Parity	% Over/Under Rental Parity	Historic Premium	% Over/Under Historic Prem.
Orange County	↓ 1	\$ 1,041,500	\$ 684,400	● 52.1%	1.9%	● 50.2%
Aliso Viejo	↘ 3	\$ 898,500	\$ 769,700	▶ 6.2%	-17.5%	● 23.7%
Anaheim	↓ 1	\$ 843,000	\$ 577,400	● 39.4%	-17.5%	● 56.9%
West Anaheim	↓ 1	\$ 807,700	\$ 506,800	● 53.2%	-17.5%	● 70.7%
Northeast Anaheim	↓ 1	\$ 859,100	\$ 536,700	● 52.9%	-17.5%	● 70.4%
Southwest Anaheim	↓ 1	\$ 841,000	\$ 515,800	● 63.0%	-6.0%	● 69.0%
Southeast Anaheim	↓ 1	\$ 837,600	\$ 521,300	● 60.7%	-6.0%	● 66.7%
Anaheim Hills	↓ 1	\$ 1,122,300	\$ 605,500	● 85.4%	10.3%	● 75.1%
The Colony	↓ 1	\$ 770,200	\$ 506,800	● 52.0%	-8.3%	● 60.3%
Anaheim Resort	↓ 1	\$ 719,900	\$ 496,800	● 44.9%	-11.8%	● 56.7%
Brea	↓ 1	\$ 1,010,500	\$ 605,500	● 66.9%	10.6%	● 56.3%
Buena Park	↓ 1	\$ 831,600	\$ 577,100	● 44.1%	-3.3%	● 47.4%
Costa Mesa	↓ 1	\$ 1,200,000	\$ 703,300	● 70.6%	8.8%	● 61.8%
Coto de Caza	↓ 1	\$ 1,696,400	\$ 834,200	● 103.3%	35.6%	● 67.7%
Cypress	↓ 1	\$ 962,700	\$ 716,700	● 34.4%	6.2%	● 28.2%
Dana Point	↓ 1	\$ 1,511,900	\$ 851,700	● 77.5%	8.1%	● 69.4%
Fountain Valley	↓ 1	\$ 1,201,400	\$ 727,600	● 65.1%	12.1%	● 53.0%
Fullerton	↓ 1	\$ 930,200	\$ 606,800	● 53.3%	-2.5%	● 55.8%
Garden Grove	↓ 1	\$ 864,100	\$ 595,700	● 45.1%	-5.6%	● 50.7%
Huntington Beach	↓ 1	\$ 1,201,900	\$ 701,200	● 71.4%	12.3%	● 59.1%
Irvine	↓ 1	\$ 1,311,600	\$ 757,500	● 73.2%	9.2%	● 64.0%
Woodbridge	↓ 1	\$ 1,045,000	\$ 622,600	● 67.9%	-1.3%	● 69.2%
West Park	↓ 1	\$ 1,234,800	\$ 635,300	● 94.4%	14.1%	● 80.3%
Northwood	↓ 1	\$ 1,395,400	\$ 634,700	● 119.8%	16.2%	● 103.6%
El Camino Real	↓ 1	\$ 1,184,700	\$ 594,100	● 99.4%	10.2%	● 89.2%
La Habra	↓ 1	\$ 797,200	\$ 405,300	● 96.7%	-5.5%	● 102.2%

Market Timing Rating and Valuations: Orange County and Major Cities and Zips

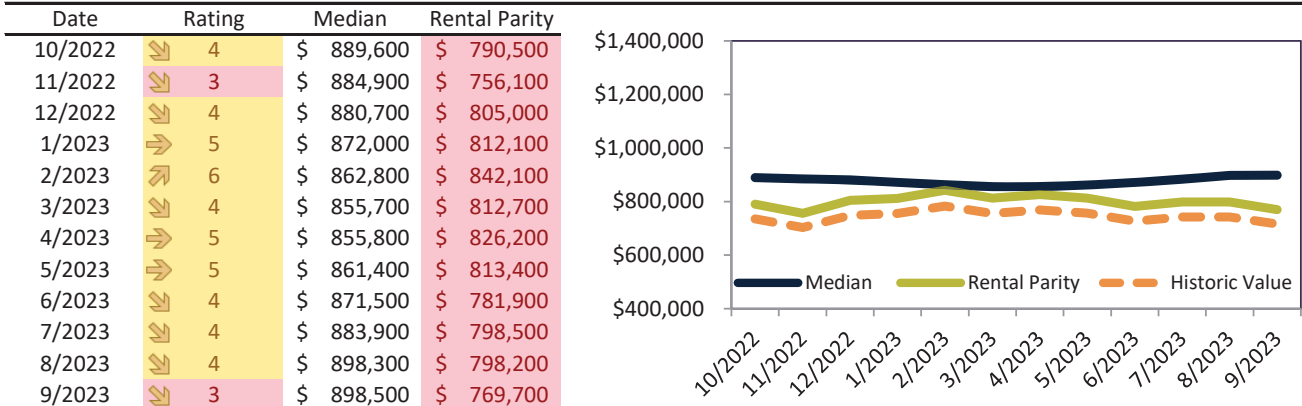
Study Area	Rating	Median	Rental Parity	% Over/Under Rental Parity	Historic Premium	% Over/Under Historic Prem.
La Palma	↓ 1	\$ 1,058,600	\$ 492,200	● 115.0%	14.0%	● 101.0%
Ladera Ranch	↓ 1	\$ 1,238,500	\$ 574,000	● 115.8%	0.2%	● 115.6%
Laguna Hills	↓ 1	\$ 1,072,400	\$ 435,500	● 146.2%	-3.6%	● 149.8%
Laguna Niguel	↓ 1	\$ 1,286,700	\$ 795,500	● 61.7%	-17.5%	● 56.7%
Laguna Woods	↘ 3	\$ 400,700	\$ 453,900	▶ -11.7%	-39.5%	● 27.8%
Lake Forest	↓ 1	\$ 1,045,600	\$ 694,000	● 50.7%	-2.5%	● 53.2%
Los Alamitos	↓ 1	\$ 1,414,400	\$ 606,500	● 133.2%	28.4%	● 104.8%
Mission Viejo	↓ 1	\$ 1,068,100	\$ 704,200	● 51.6%	2.1%	● 49.5%
Newport Beach	↓ 1	\$ 3,066,300	\$ 1,285,600	● 138.5%	38.8%	● 99.7%
Corona del Mar	↓ 1	\$ 3,528,600	\$ 1,411,800	● 149.9%	53.0%	● 96.9%
North Tustin	↓ 1	\$ 1,528,600	\$ 829,400	● 84.4%	29.8%	● 54.6%
Orange	↓ 1	\$ 986,100	\$ 653,700	● 50.9%	0.5%	● 50.4%
Placentia	↓ 1	\$ 970,000	\$ 450,500	● 115.3%	7.0%	● 108.3%
Rancho Santa Margarita	↓ 1	\$ 926,100	\$ 689,200	● 34.4%	-11.7%	● 46.1%
San Clemente	↓ 1	\$ 1,543,700	\$ 859,400	● 79.6%	12.9%	● 66.7%
San Juan Capistrano	↓ 1	\$ 1,168,200	\$ 559,600	● 108.7%	-2.7%	● 111.4%
Santa Ana	↓ 1	\$ 749,100	\$ 582,900	● 28.5%	-11.9%	● 40.4%
Riverview West	↓ 1	\$ 773,300	\$ 512,700	● 50.8%	-10.1%	● 60.9%
Artesia Pilar	↓ 1	\$ 724,900	\$ 496,400	● 46.0%	-8.4%	● 54.4%
Seal Beach	↗ 7	\$ 906,300	\$ 674,400	● 34.4%	32.5%	▶ 1.9%
Silverado	↓ 1	\$ 894,300	\$ 474,600	● 88.4%	3.2%	● 85.2%
Stanton	↓ 1	\$ 697,700	\$ 437,600	● 59.4%	-15.2%	● 74.6%
Tustin	↘ 3	\$ 1,009,700	\$ 709,800	● 42.3%	1.0%	● 41.3%
Villa Park	↓ 1	\$ 2,030,800	\$ 1,008,800	● 101.3%	29.5%	● 71.8%
Westminster	↓ 1	\$ 948,000	\$ 518,800	● 82.8%	-0.4%	● 83.2%
Yorba Linda	↓ 1	\$ 1,229,400	\$ 595,100	● 106.5%	17.5%	● 89.0%
Laguna Beach	↓ 1	\$ 2,731,900	\$ 1,053,300	● 159.4%	43.1%	● 116.3%

Aliso Viejo Housing Market Value & Trends Update

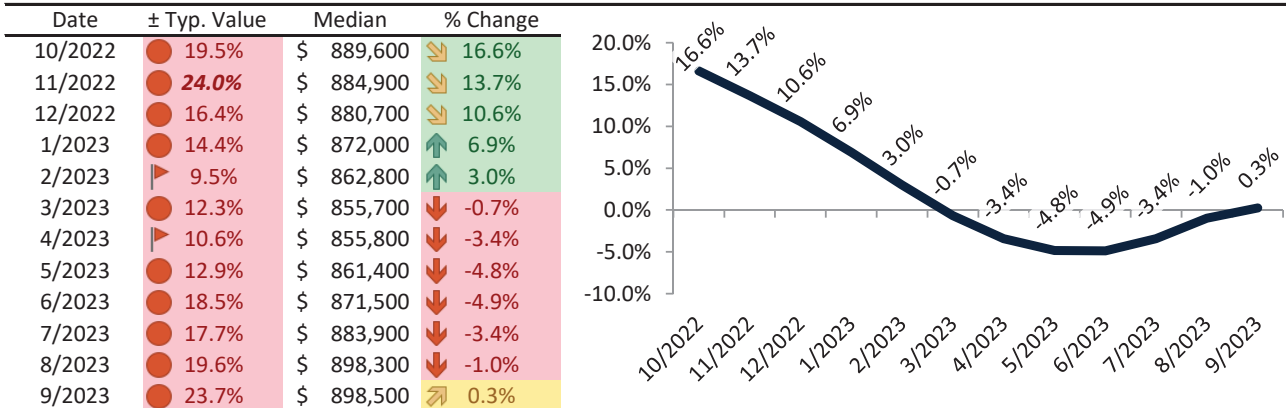
Historically, properties in this market sell at a -17.5% discount. Today's premium is 6.2%. This market is 23.7% overvalued. Median home price is \$898,500. Prices rose 0.3% year-over-year. Monthly cost of ownership is \$5,742, and rents average \$4,919, making owning \$822 per month more costly than renting. Rents rose 2.2% year-over-year. The current capitalization rate (rent/price) is 5.3%.

Market rating = 3

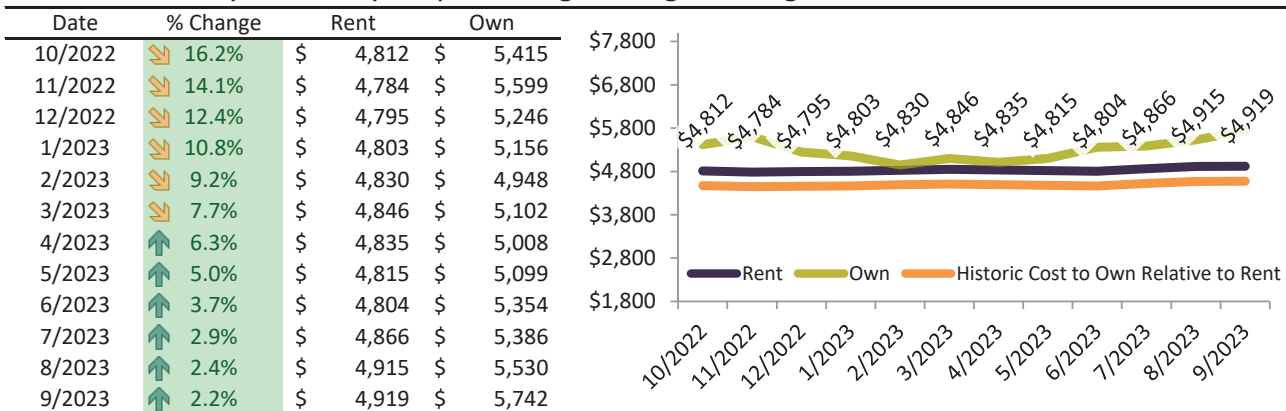
Median Home Price and Rental Parity trailing twelve months



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



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

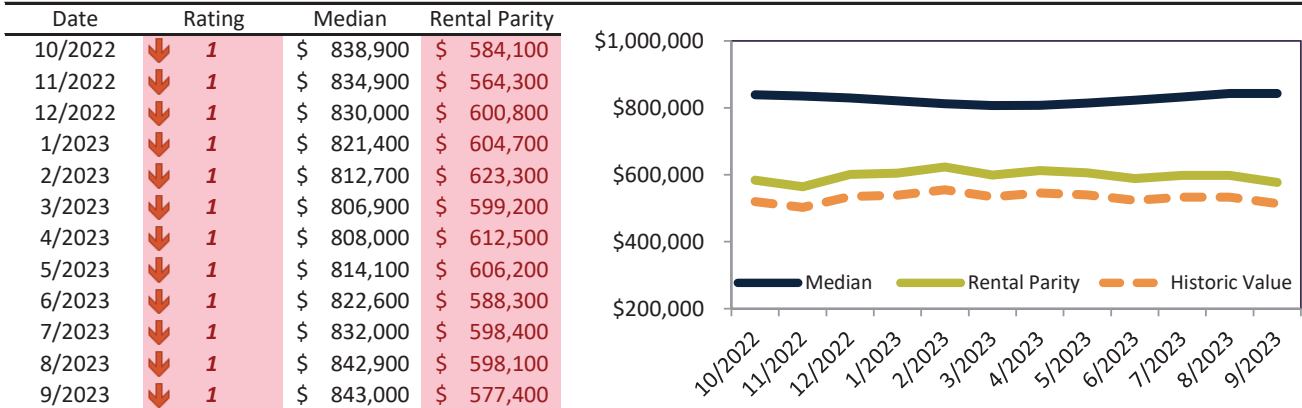


Anaheim Housing Market Value & Trends Update

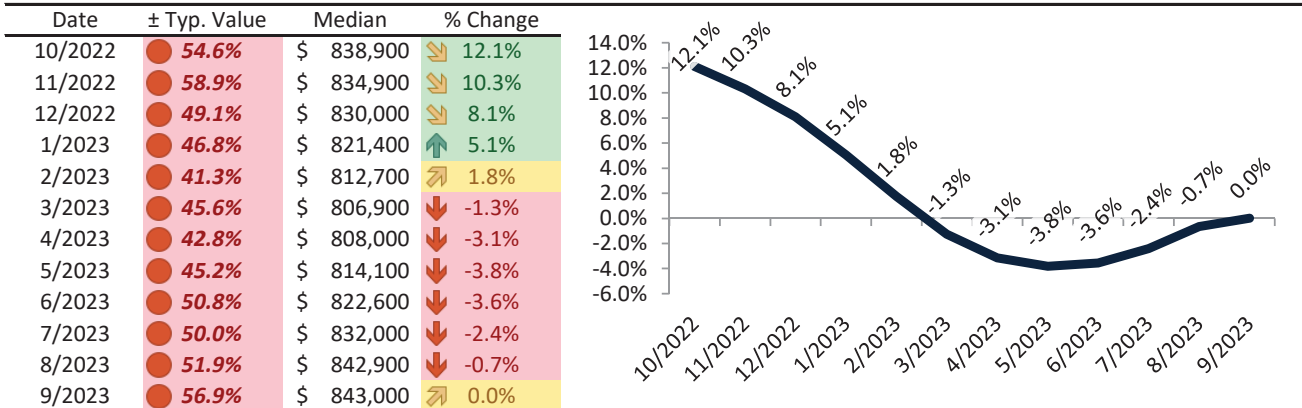
Historically, properties in this market sell at a -17.5% discount. Today's premium is 39.4%. This market is 56.9% overvalued. Median home price is \$843,000. Prices rose 0.0% year-over-year. Monthly cost of ownership is \$5,387, and rents average \$3,690, making owning \$1,696 per month more costly than renting. Rents rose 3.5% year-over-year. The current capitalization rate (rent/price) is 4.2%.

Market rating = 1

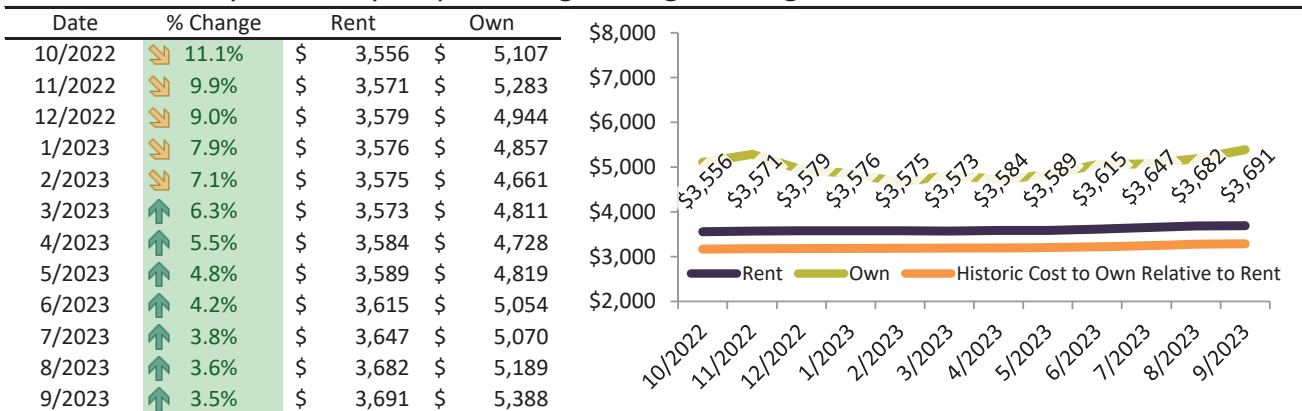
Median Home Price and Rental Parity trailing twelve months



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



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

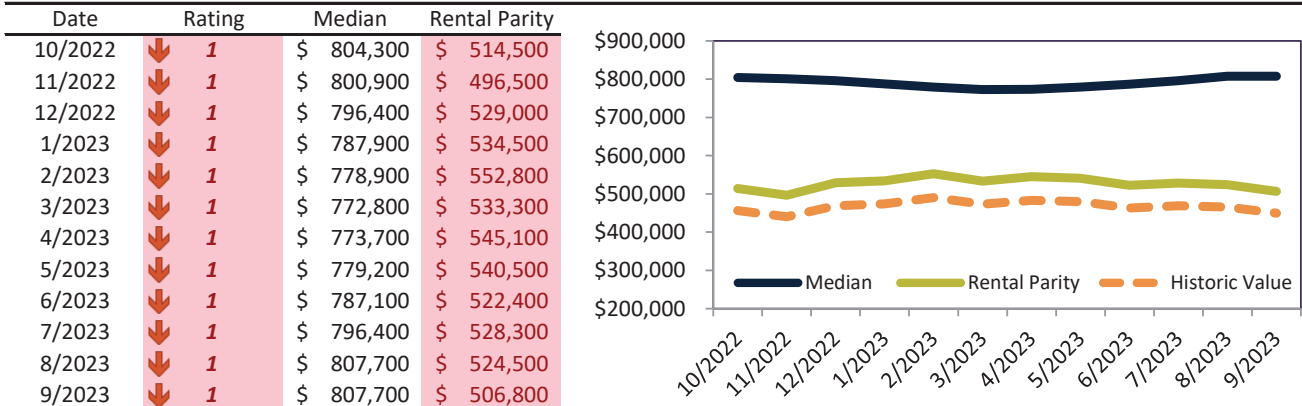


West Anaheim Housing Market Value & Trends Update

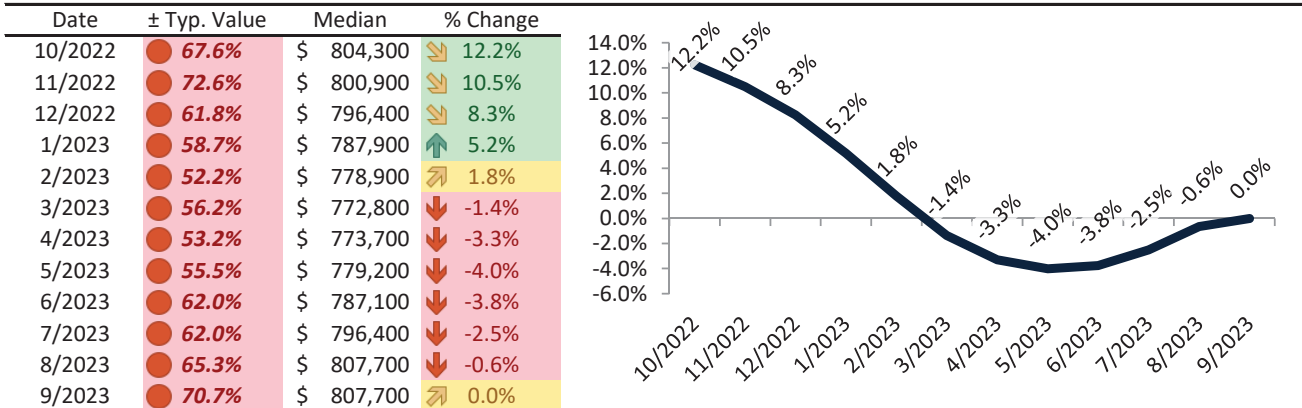
Historically, properties in this market sell at a -17.5% discount. Today's premium is 53.2%. This market is 70.7% overvalued. Median home price is \$807,700. Prices fell 0.0% year-over-year. Monthly cost of ownership is \$5,161, and rents average \$3,239, making owning \$1,922 per month more costly than renting. Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 3.9%.

Market rating = 1

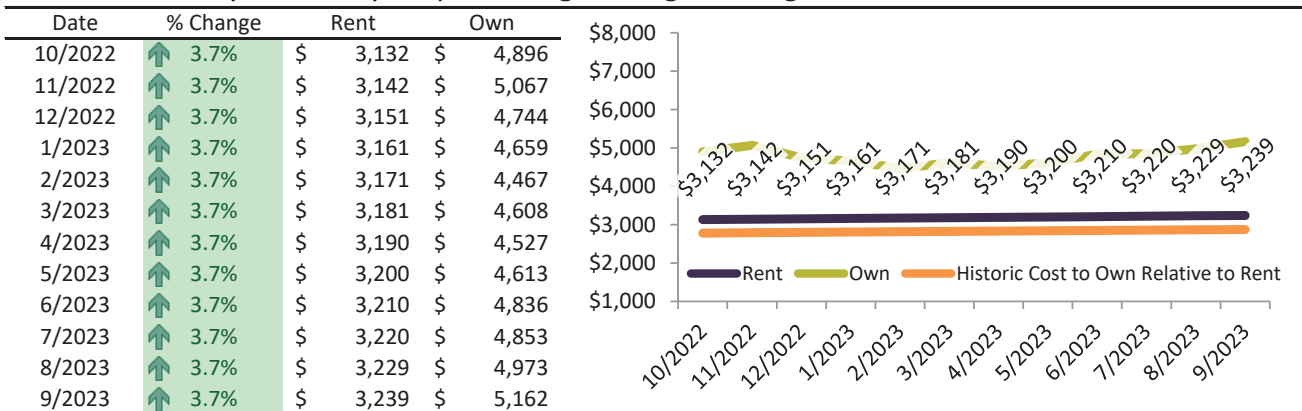
Median Home Price and Rental Parity trailing twelve months



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



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



Northeast Anaheim Housing Market Value & Trends Update

Historically, properties in this market sell at a -17.5% discount. Today's premium is 52.9%. This market is 70.4% overvalued.

Median home price is \$859,100. Prices rose 0.1% year-over-year.

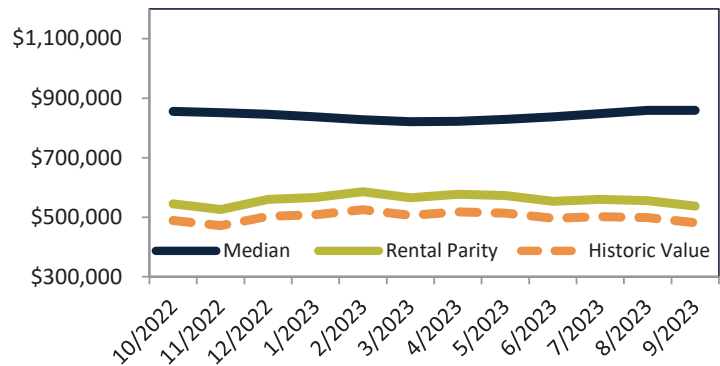
Monthly cost of ownership is \$5,490, and rents average \$3,430, making owning \$2,059 per month more costly than renting.

Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 3.8%.

Market rating = 1

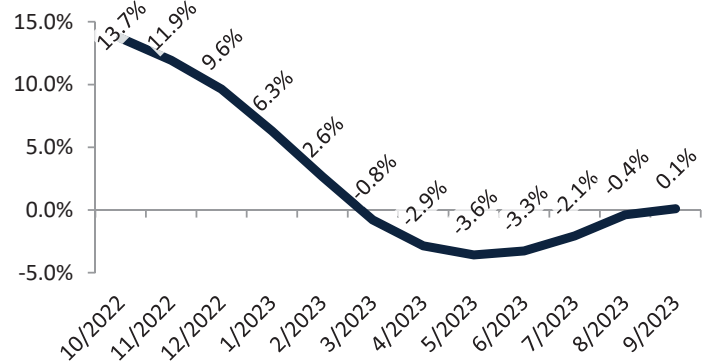
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
10/2022	↓ 1	\$ 855,100	\$ 544,900
11/2022	↓ 1	\$ 851,100	\$ 525,800
12/2022	↓ 1	\$ 846,100	\$ 560,300
1/2023	↓ 1	\$ 837,000	\$ 566,100
2/2023	↓ 1	\$ 827,700	\$ 585,500
3/2023	↓ 1	\$ 820,900	\$ 564,800
4/2023	↓ 1	\$ 821,700	\$ 577,300
5/2023	↓ 1	\$ 828,200	\$ 572,500
6/2023	↓ 1	\$ 837,400	\$ 553,200
7/2023	↓ 1	\$ 847,600	\$ 559,500
8/2023	↓ 1	\$ 859,100	\$ 555,500
9/2023	↓ 1	\$ 859,100	\$ 536,700



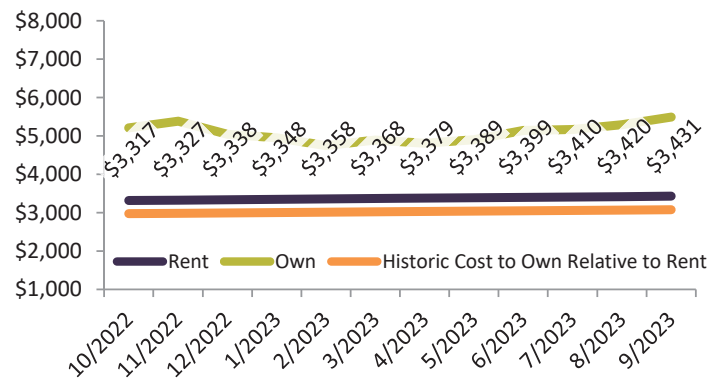
Resale Median and year-over-year percentage change trailing twelve months

Date	± Typ. Value	Median	% Change
10/2022	● 67.3%	\$ 855,100	↘ 13.7%
11/2022	● 72.2%	\$ 851,100	↘ 11.9%
12/2022	● 61.3%	\$ 846,100	↘ 9.6%
1/2023	● 58.2%	\$ 837,000	↗ 6.3%
2/2023	● 51.7%	\$ 827,700	↗ 2.6%
3/2023	● 55.7%	\$ 820,900	↘ -0.8%
4/2023	● 52.7%	\$ 821,700	↘ -2.9%
5/2023	● 55.0%	\$ 828,200	↘ -3.6%
6/2023	● 61.7%	\$ 837,400	↘ -3.3%
7/2023	● 61.8%	\$ 847,600	↘ -2.1%
8/2023	● 65.0%	\$ 859,100	↘ -0.4%
9/2023	● 70.4%	\$ 859,100	↔ 0.1%



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

Date	% Change	Rent	Own
10/2022	↑ 3.7%	\$ 3,317	\$ 5,205
11/2022	↑ 3.7%	\$ 3,327	\$ 5,385
12/2022	↑ 3.7%	\$ 3,338	\$ 5,040
1/2023	↑ 3.7%	\$ 3,348	\$ 4,949
2/2023	↑ 3.7%	\$ 3,358	\$ 4,747
3/2023	↑ 3.7%	\$ 3,368	\$ 4,895
4/2023	↑ 3.7%	\$ 3,379	\$ 4,808
5/2023	↑ 3.7%	\$ 3,389	\$ 4,903
6/2023	↑ 3.7%	\$ 3,399	\$ 5,145
7/2023	↑ 3.7%	\$ 3,410	\$ 5,165
8/2023	↑ 3.7%	\$ 3,420	\$ 5,289
9/2023	↑ 3.7%	\$ 3,431	\$ 5,490



Southwest Anaheim Housing Market Value & Trends Update

Historically, properties in this market sell at a -6.0% discount. Today's premium is 63.0%. This market is 69.0% overvalued.

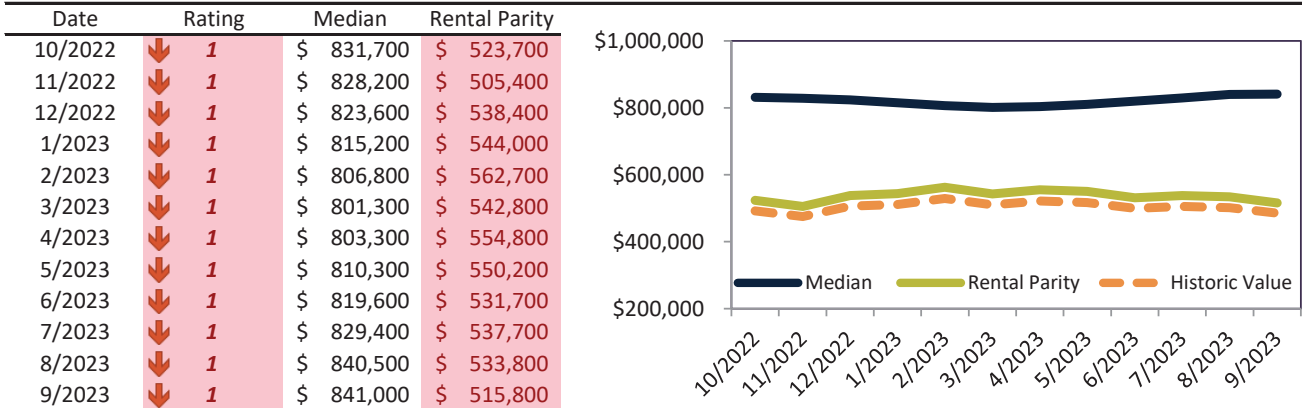
Median home price is \$841,000. Prices rose 0.7% year-over-year.

Monthly cost of ownership is \$5,374, and rents average \$3,297, making owning \$2,077 per month more costly than renting.

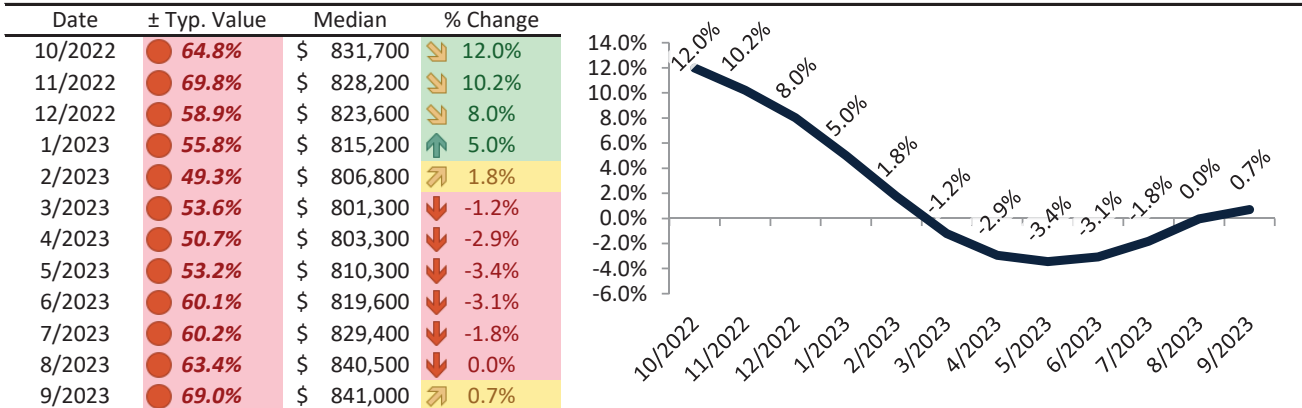
Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 3.8%.

Market rating = 1

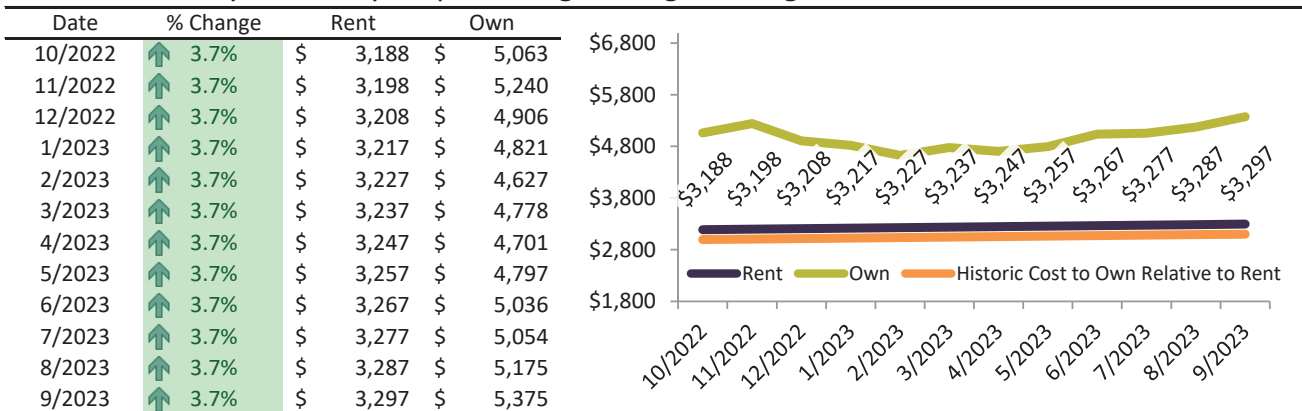
Median Home Price and Rental Parity trailing twelve months



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



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



Southeast Anaheim Housing Market Value & Trends Update

Historically, properties in this market sell at a -6.0% discount. Today's premium is 60.7%. This market is 66.7% overvalued.

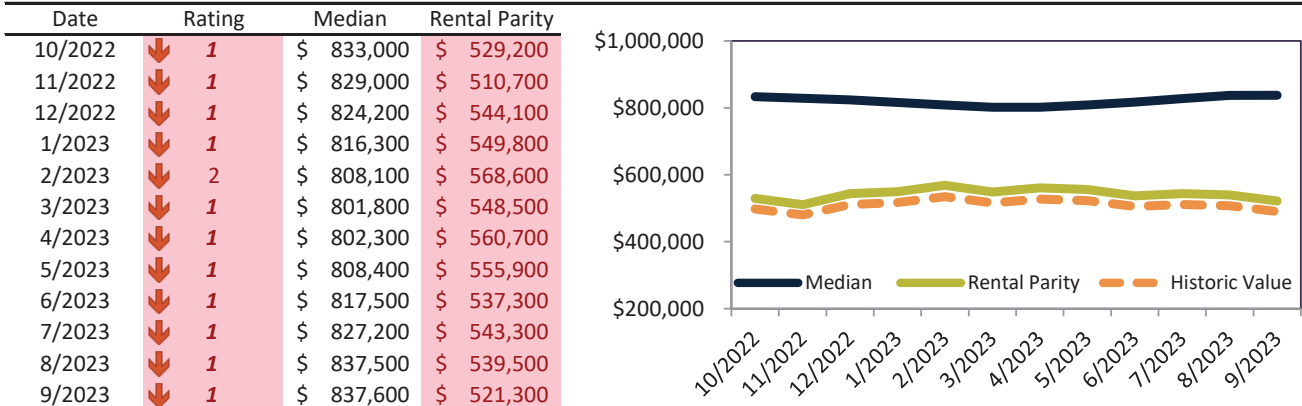
Median home price is \$837,600. Prices rose 0.1% year-over-year.

Monthly cost of ownership is \$5,353, and rents average \$3,331, making owning \$2,021 per month more costly than renting.

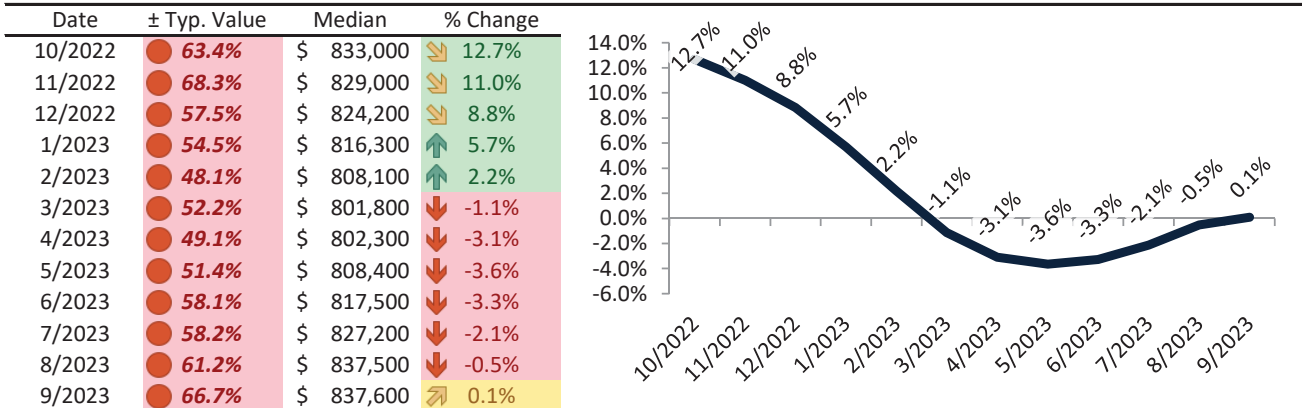
Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 3.8%.

Market rating = 1

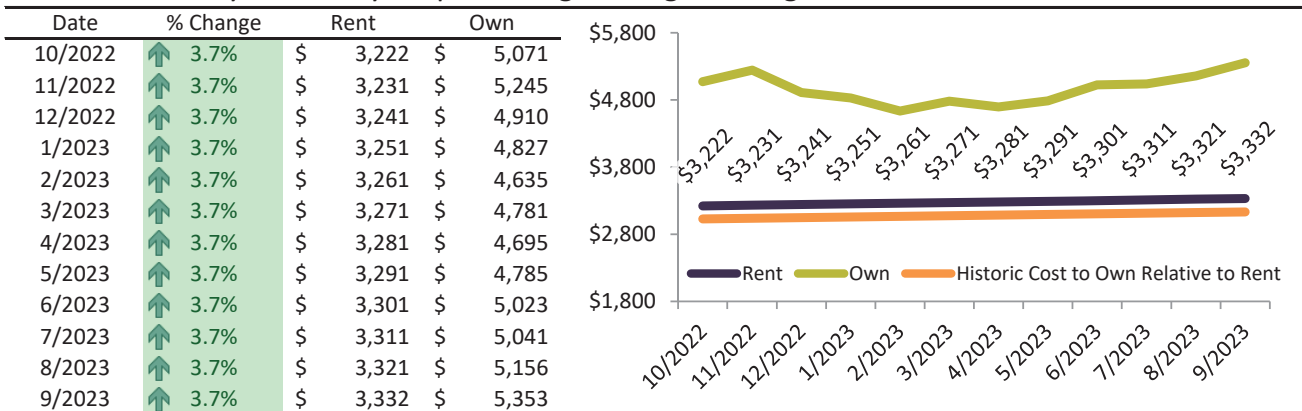
Median Home Price and Rental Parity trailing twelve months



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



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



Anaheim Hills Housing Market Value & Trends Update

Historically, properties in this market sell at a 10.3% premium. Today's premium is 85.4%. This market is 75.1% overvalued.

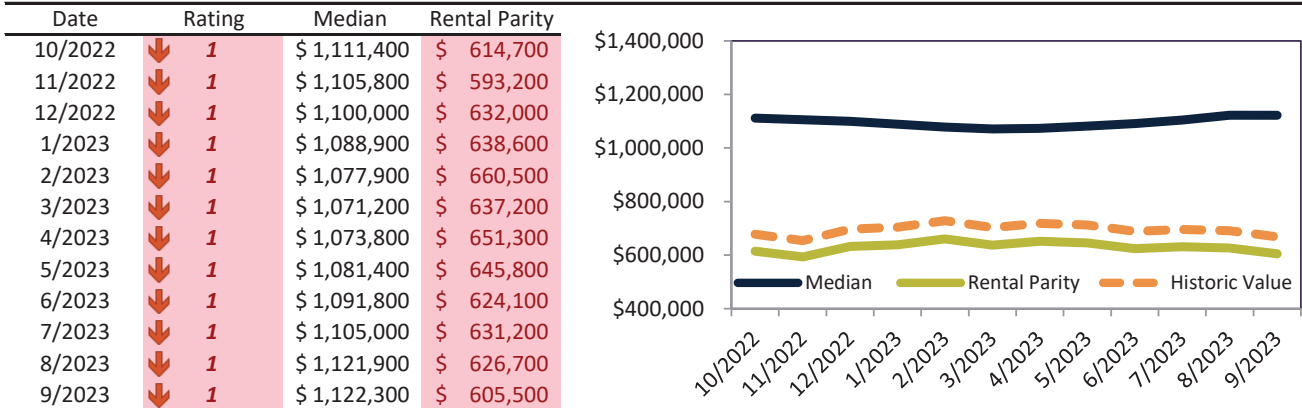
Median home price is \$1,122,300. Prices rose 0.4% year-over-year.

Monthly cost of ownership is \$7,172, and rents average \$3,870, making owning \$3,302 per month more costly than renting.

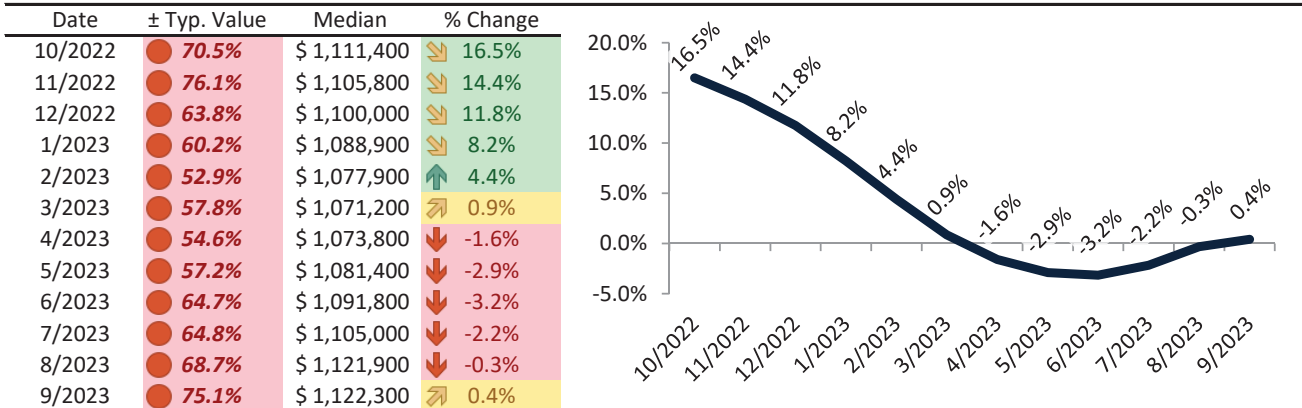
Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 3.3%.

Market rating = 1

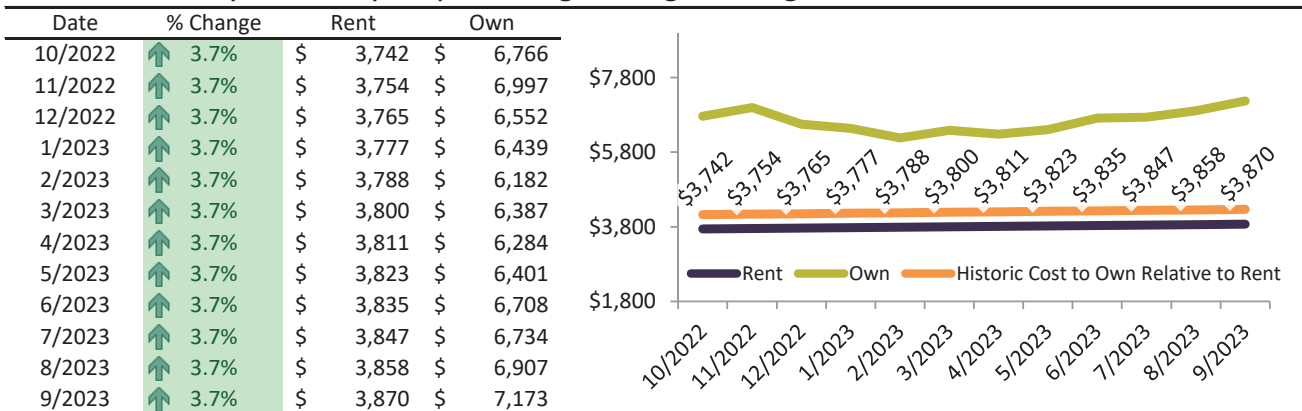
Median Home Price and Rental Parity trailing twelve months



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



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



The Colony Housing Market Value & Trends Update

Historically, properties in this market sell at a -8.3% discount. Today's premium is 52.0%. This market is 60.3% overvalued.

Median home price is \$770,200. Prices fell 0.9% year-over-year.

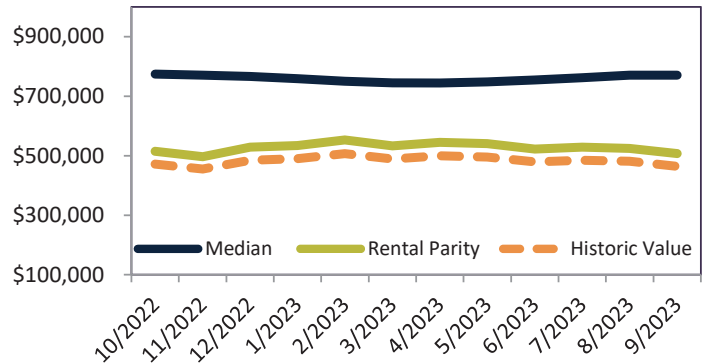
Monthly cost of ownership is \$4,922, and rents average \$3,239, making owning \$1,682 per month more costly than renting.

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

Market rating = 1

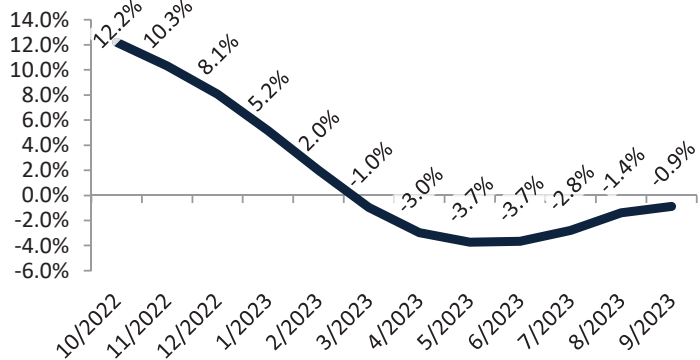
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
10/2022	↓ 1	\$ 774,200	\$ 514,500
11/2022	↓ 1	\$ 771,000	\$ 496,500
12/2022	↓ 1	\$ 766,600	\$ 529,000
1/2023	↓ 1	\$ 758,800	\$ 534,500
2/2023	↓ 1	\$ 750,700	\$ 552,800
3/2023	↓ 1	\$ 744,800	\$ 533,300
4/2023	↓ 1	\$ 744,300	\$ 545,100
5/2023	↓ 1	\$ 748,300	\$ 540,500
6/2023	↓ 1	\$ 754,800	\$ 522,400
7/2023	↓ 1	\$ 762,200	\$ 528,300
8/2023	↓ 1	\$ 770,700	\$ 524,500
9/2023	↓ 1	\$ 770,200	\$ 506,800



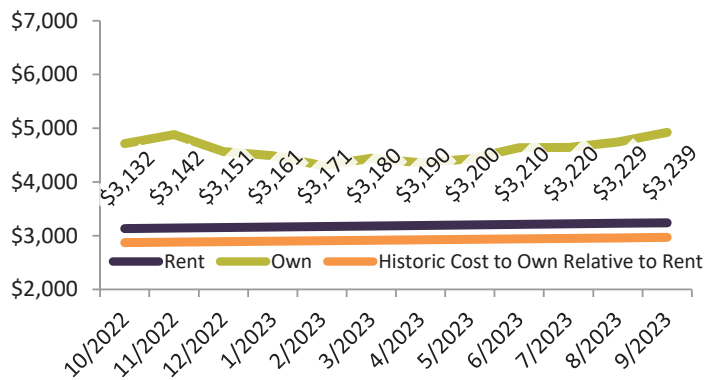
Resale Median and year-over-year percentage change trailing twelve months

Date	± Typ. Value	Median	% Change
10/2022	● 58.8%	\$ 774,200	↘ 12.2%
11/2022	● 63.6%	\$ 771,000	↘ 10.3%
12/2022	● 53.2%	\$ 766,600	↘ 8.1%
1/2023	● 50.3%	\$ 758,800	↗ 5.2%
2/2023	● 44.1%	\$ 750,700	↘ 2.0%
3/2023	● 48.0%	\$ 744,800	↓ -1.0%
4/2023	● 44.9%	\$ 744,300	↓ -3.0%
5/2023	● 46.8%	\$ 748,300	↓ -3.7%
6/2023	● 52.8%	\$ 754,800	↓ -3.7%
7/2023	● 52.6%	\$ 762,200	↓ -2.8%
8/2023	● 55.3%	\$ 770,700	↓ -1.4%
9/2023	● 60.3%	\$ 770,200	↓ -0.9%



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

Date	% Change	Rent	Own
10/2022	↑ 3.7%	\$ 3,132	\$ 4,713
11/2022	↑ 3.7%	\$ 3,142	\$ 4,878
12/2022	↑ 3.7%	\$ 3,151	\$ 4,566
1/2023	↑ 3.7%	\$ 3,161	\$ 4,487
2/2023	↑ 3.7%	\$ 3,171	\$ 4,305
3/2023	↑ 3.7%	\$ 3,180	\$ 4,441
4/2023	↑ 3.7%	\$ 3,190	\$ 4,355
5/2023	↑ 3.7%	\$ 3,200	\$ 4,430
6/2023	↑ 3.7%	\$ 3,210	\$ 4,637
7/2023	↑ 3.7%	\$ 3,220	\$ 4,645
8/2023	↑ 3.7%	\$ 3,229	\$ 4,745
9/2023	↑ 3.7%	\$ 3,239	\$ 4,922



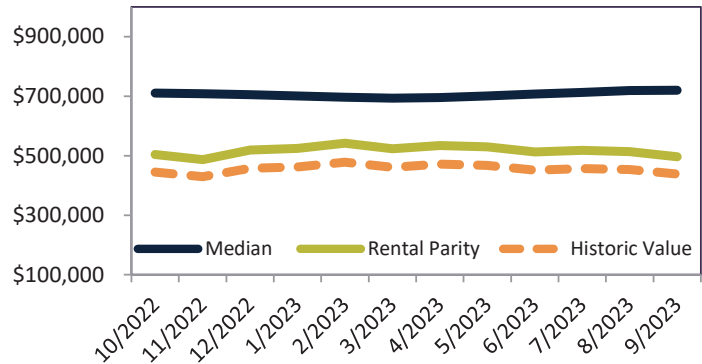
Anaheim Resort Housing Market Value & Trends Update

Historically, properties in this market sell at a -11.8% discount. Today's premium is 44.9%. This market is 56.7% overvalued. Median home price is \$719,900. Prices rose 0.8% year-over-year. Monthly cost of ownership is \$4,600, and rents average \$3,175, making owning \$1,425 per month more costly than renting. Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 4.2%.

Market rating = 1

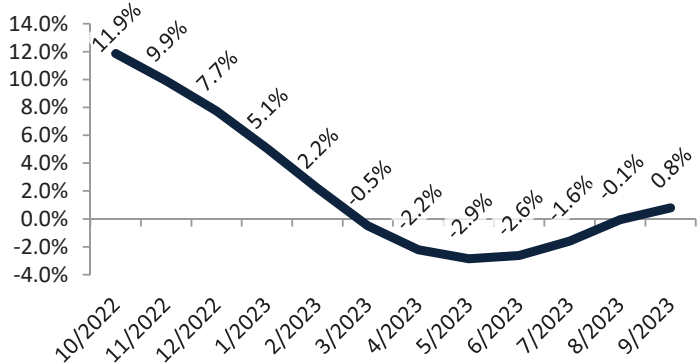
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
10/2022	↓ 1	\$ 710,800	\$ 504,300
11/2022	↓ 1	\$ 708,300	\$ 486,700
12/2022	↓ 1	\$ 705,400	\$ 518,600
1/2023	↓ 2	\$ 700,600	\$ 524,000
2/2023	↘ 3	\$ 696,100	\$ 541,900
3/2023	↓ 1	\$ 693,300	\$ 522,800
4/2023	↓ 1	\$ 695,300	\$ 534,400
5/2023	↓ 1	\$ 700,200	\$ 529,800
6/2023	↓ 1	\$ 706,700	\$ 512,000
7/2023	↓ 1	\$ 712,800	\$ 517,800
8/2023	↓ 1	\$ 719,500	\$ 514,100
9/2023	↓ 1	\$ 719,900	\$ 496,800



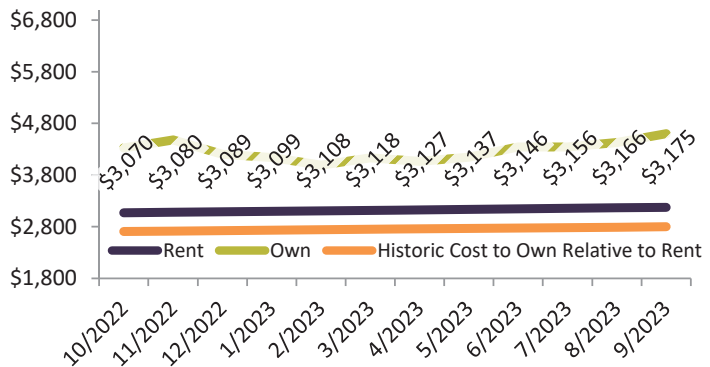
Resale Median and year-over-year percentage change trailing twelve months

Date	± Typ. Value	Median	% Change
10/2022	● 52.7%	\$ 710,800	↘ 11.9%
11/2022	● 57.3%	\$ 708,300	↘ 9.9%
12/2022	● 47.8%	\$ 705,400	↘ 7.7%
1/2023	● 45.5%	\$ 700,600	↗ 5.1%
2/2023	● 40.2%	\$ 696,100	↗ 2.2%
3/2023	● 44.4%	\$ 693,300	↓ -0.5%
4/2023	● 41.9%	\$ 695,300	↓ -2.2%
5/2023	● 43.9%	\$ 700,200	↓ -2.9%
6/2023	● 49.8%	\$ 706,700	↓ -2.6%
7/2023	● 49.4%	\$ 712,800	↓ -1.6%
8/2023	● 51.7%	\$ 719,500	↓ -0.1%
9/2023	● 56.7%	\$ 719,900	↗ 0.8%



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

Date	% Change	Rent	Own
10/2022	↗ 3.7%	\$ 3,070	\$ 4,327
11/2022	↗ 3.7%	\$ 3,080	\$ 4,482
12/2022	↗ 3.7%	\$ 3,089	\$ 4,202
1/2023	↗ 3.7%	\$ 3,099	\$ 4,143
2/2023	↗ 3.7%	\$ 3,108	\$ 3,992
3/2023	↗ 3.7%	\$ 3,118	\$ 4,134
4/2023	↗ 3.7%	\$ 3,127	\$ 4,069
5/2023	↗ 3.7%	\$ 3,137	\$ 4,145
6/2023	↗ 3.7%	\$ 3,146	\$ 4,342
7/2023	↗ 3.7%	\$ 3,156	\$ 4,344
8/2023	↗ 3.7%	\$ 3,166	\$ 4,430
9/2023	↗ 3.7%	\$ 3,175	\$ 4,601



Brea Housing Market Value & Trends Update

Historically, properties in this market sell at a 10.6% premium. Today's premium is 66.9%. This market is 56.3% overvalued.

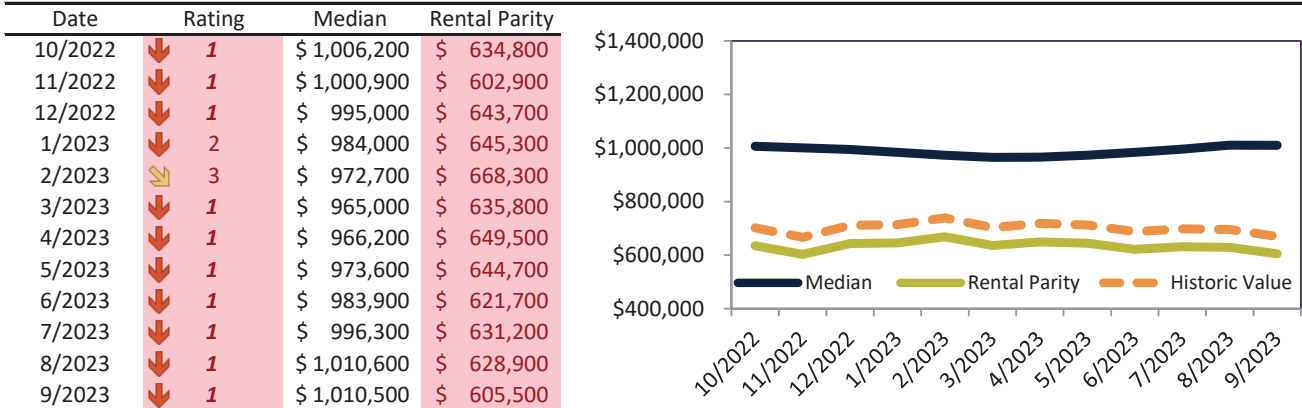
Median home price is \$1,010,500. Prices fell 0.1% year-over-year.

Monthly cost of ownership is \$6,457, and rents average \$3,869, making owning \$2,588 per month more costly than renting.

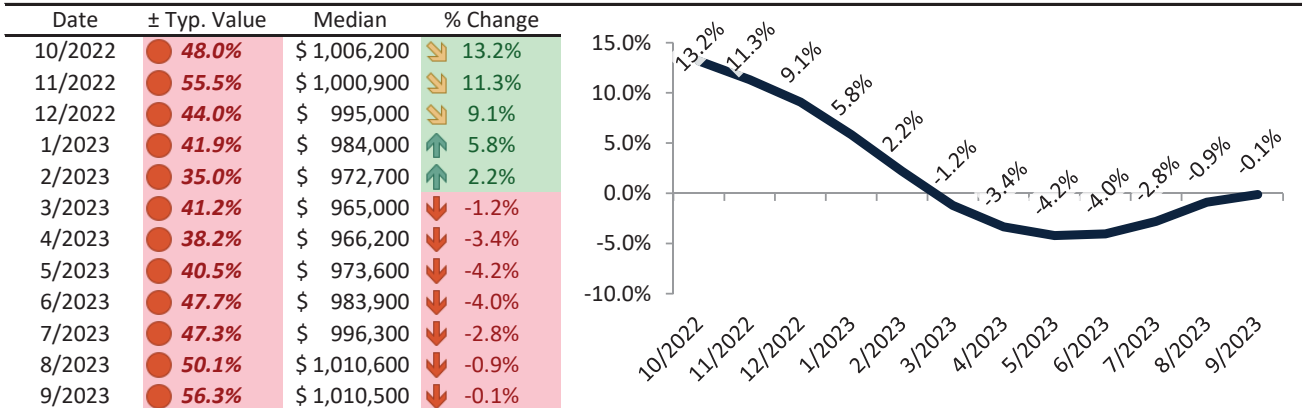
Rents rose 1.5% year-over-year. The current capitalization rate (rent/price) is 3.7%.

Market rating = 1

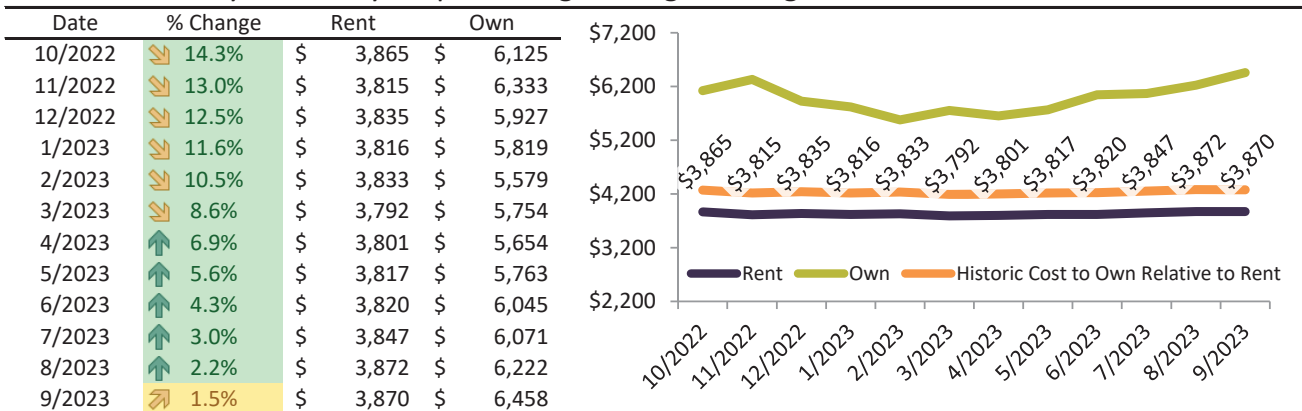
Median Home Price and Rental Parity trailing twelve months



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



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



Buena Park Housing Market Value & Trends Update

Historically, properties in this market sell at a -3.3% discount. Today's premium is 44.1%. This market is 47.4% overvalued.

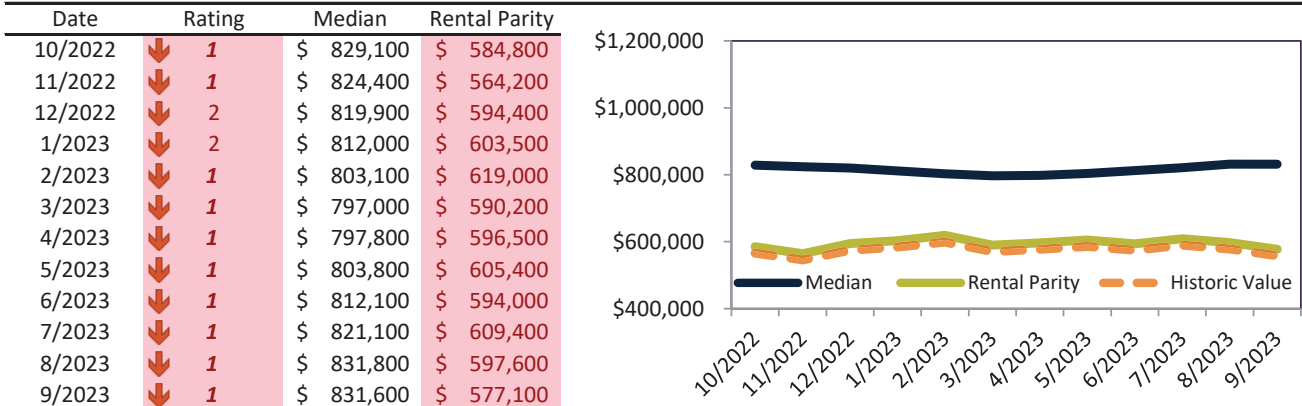
Median home price is \$831,600. Prices fell 0.3% year-over-year.

Monthly cost of ownership is \$5,314, and rents average \$3,688, making owning \$1,626 per month more costly than renting.

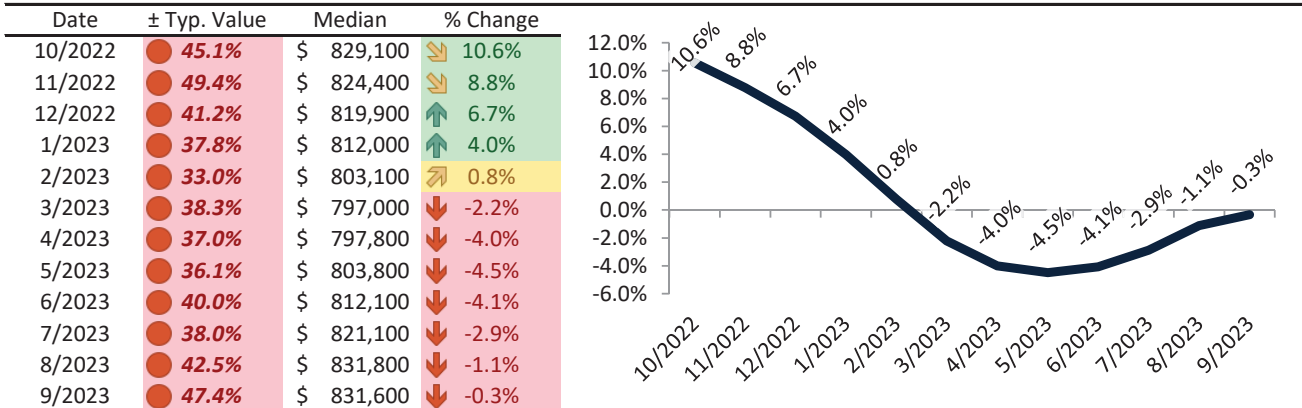
Rents rose 5.3% year-over-year. The current capitalization rate (rent/price) is 4.3%.

Market rating = 1

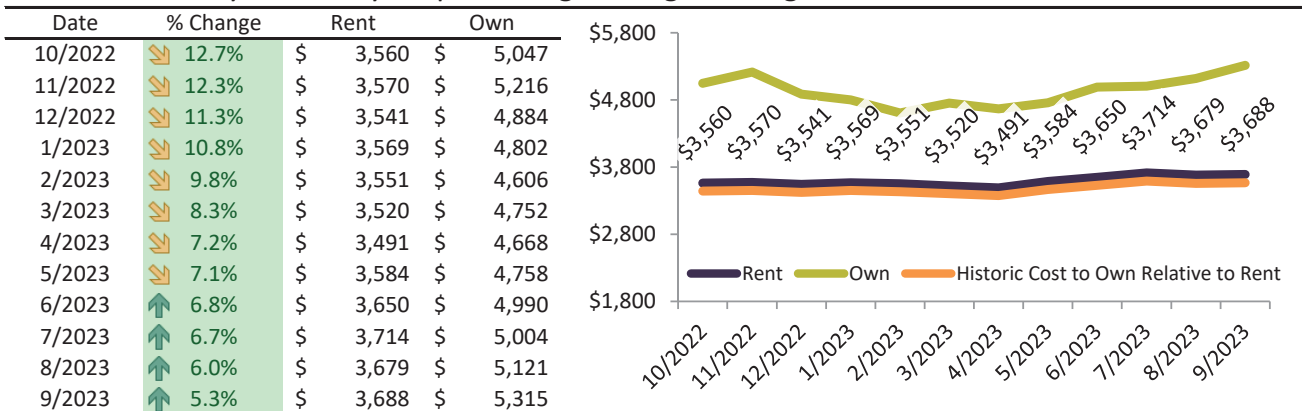
Median Home Price and Rental Parity trailing twelve months



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



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

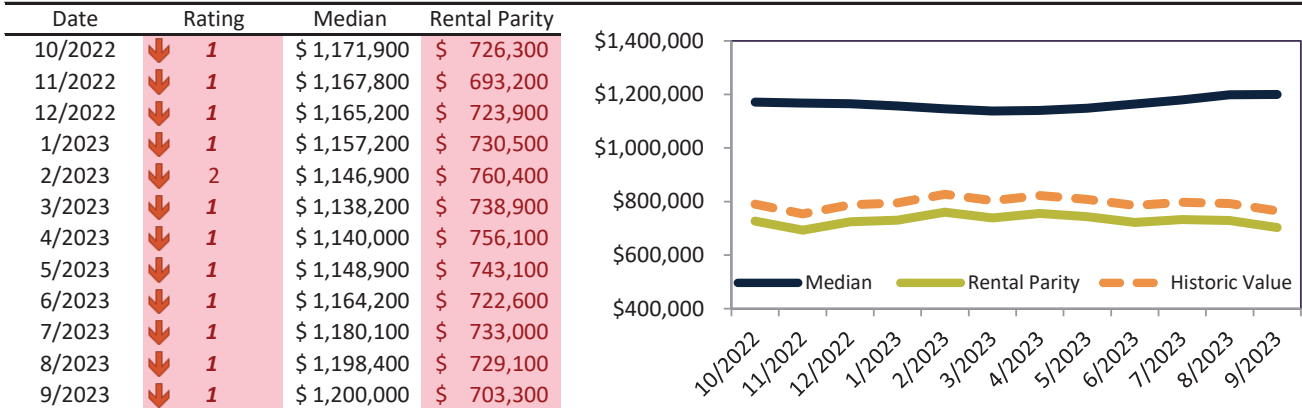


Costa Mesa Housing Market Value & Trends Update

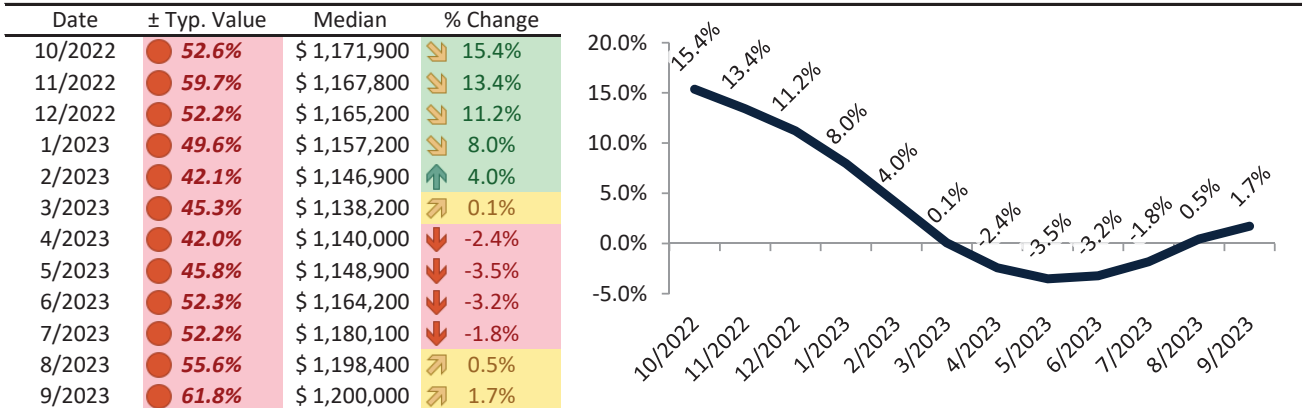
Historically, properties in this market sell at a 8.8% premium. Today's premium is 70.6%. This market is 61.8% overvalued. Median home price is \$1,200,000. Prices rose 1.7% year-over-year. Monthly cost of ownership is \$7,669, and rents average \$4,495, making owning \$3,173 per month more costly than renting. Rents rose 2.4% year-over-year. The current capitalization rate (rent/price) is 3.6%.

Market rating = 1

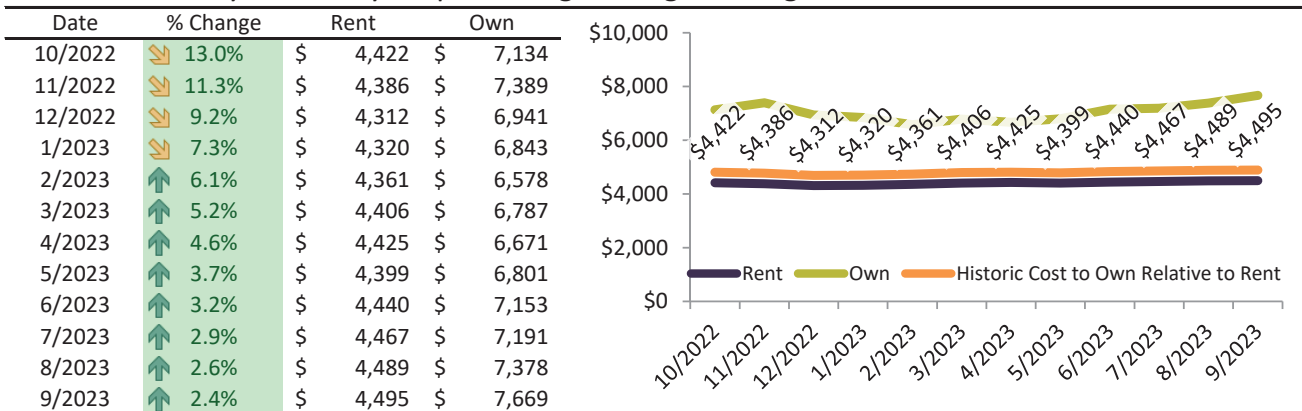
Median Home Price and Rental Parity trailing twelve months



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



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



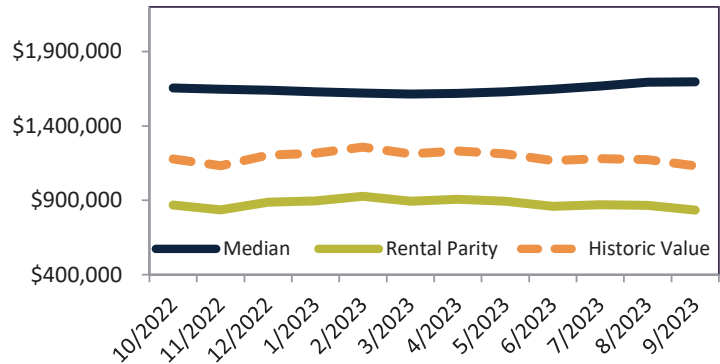
Coto de Caza Housing Market Value & Trends Update

Historically, properties in this market sell at a 35.6% premium. Today's premium is 103.3%. This market is 67.7% overvalued. Median home price is \$1,696,400. Prices rose 1.7% year-over-year. Monthly cost of ownership is \$10,841, and rents average \$5,331, making owning \$5,509 per month more costly than renting. Rents rose 0.2% year-over-year. The current capitalization rate (rent/price) is 3.0%.

Market rating = 1

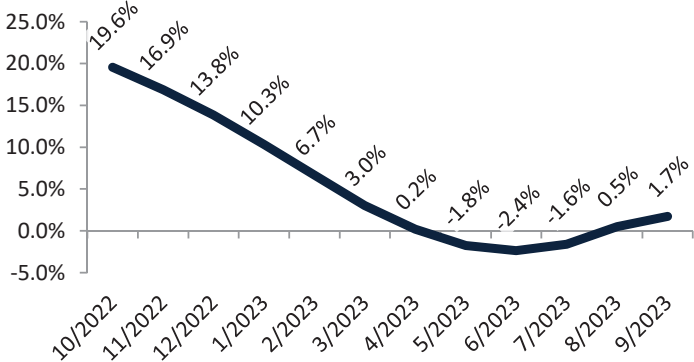
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
10/2022	↓ 1	\$ 1,655,700	\$ 868,600
11/2022	↓ 1	\$ 1,646,600	\$ 834,900
12/2022	↓ 1	\$ 1,639,300	\$ 886,600
1/2023	↓ 1	\$ 1,628,700	\$ 896,100
2/2023	↓ 1	\$ 1,619,900	\$ 926,900
3/2023	↓ 1	\$ 1,614,300	\$ 893,200
4/2023	↓ 1	\$ 1,618,800	\$ 907,400
5/2023	↓ 1	\$ 1,628,700	\$ 894,300
6/2023	↓ 1	\$ 1,646,800	\$ 860,200
7/2023	↓ 1	\$ 1,667,500	\$ 870,100
8/2023	↓ 1	\$ 1,694,200	\$ 865,500
9/2023	↓ 1	\$ 1,696,400	\$ 834,200



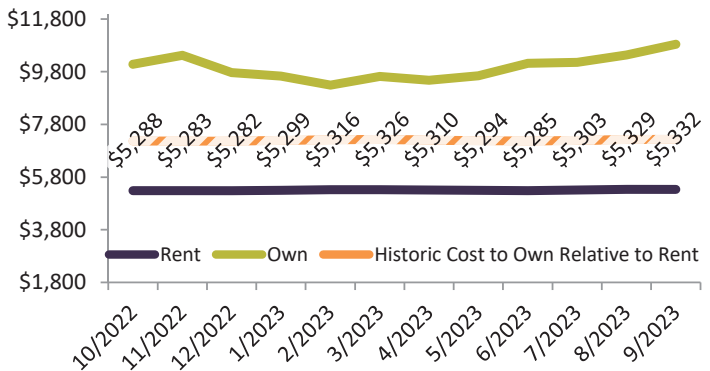
Resale Median and year-over-year percentage change trailing twelve months

Date	± Typ. Value	Median	% Change
10/2022	● 55.0%	\$ 1,655,700	↓ 19.6%
11/2022	● 61.6%	\$ 1,646,600	↓ 16.9%
12/2022	● 49.3%	\$ 1,639,300	↓ 13.8%
1/2023	● 46.1%	\$ 1,628,700	↓ 10.3%
2/2023	● 39.1%	\$ 1,619,900	↑ 6.7%
3/2023	● 45.1%	\$ 1,614,300	↑ 3.0%
4/2023	● 42.8%	\$ 1,618,800	↔ 0.2%
5/2023	● 46.5%	\$ 1,628,700	↓ -1.8%
6/2023	● 55.8%	\$ 1,646,800	↓ -2.4%
7/2023	● 56.0%	\$ 1,667,500	↓ -1.6%
8/2023	● 60.1%	\$ 1,694,200	↔ 0.5%
9/2023	● 67.7%	\$ 1,696,400	↔ 1.7%



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

Date	% Change	Rent	Own
10/2022	↔ 1.7%	\$ 5,288	\$ 10,079
11/2022	↔ 1.0%	\$ 5,283	\$ 10,418
12/2022	↔ 0.2%	\$ 5,282	\$ 9,765
1/2023	↓ -0.3%	\$ 5,299	\$ 9,631
2/2023	↓ -0.7%	\$ 5,316	\$ 9,290
3/2023	↓ -0.8%	\$ 5,326	\$ 9,626
4/2023	↓ -0.7%	\$ 5,310	\$ 9,473
5/2023	↓ -0.6%	\$ 5,294	\$ 9,641
6/2023	↓ -0.5%	\$ 5,285	\$ 10,118
7/2023	↓ -0.3%	\$ 5,303	\$ 10,161
8/2023	↓ 0.0%	\$ 5,329	\$ 10,430
9/2023	↔ 0.2%	\$ 5,332	\$ 10,842

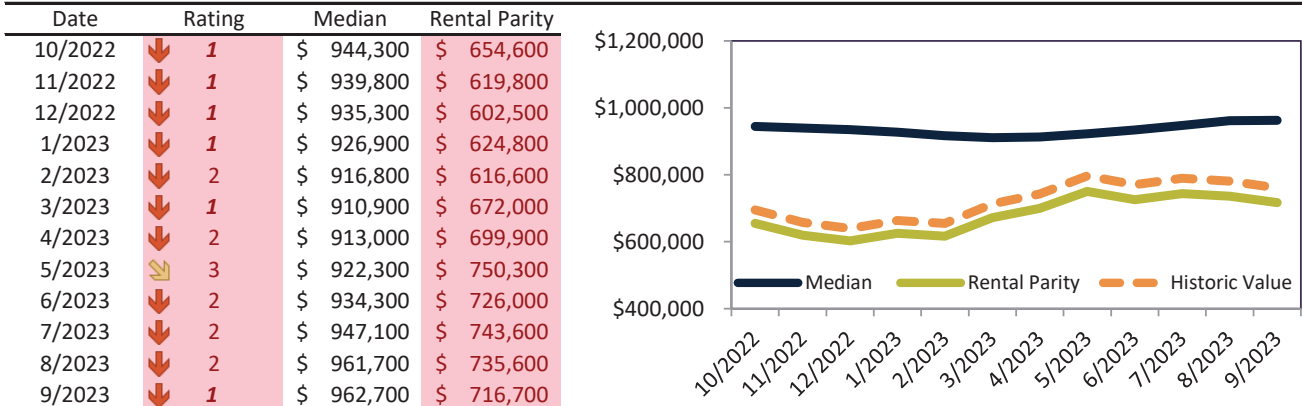


Cypress Housing Market Value & Trends Update

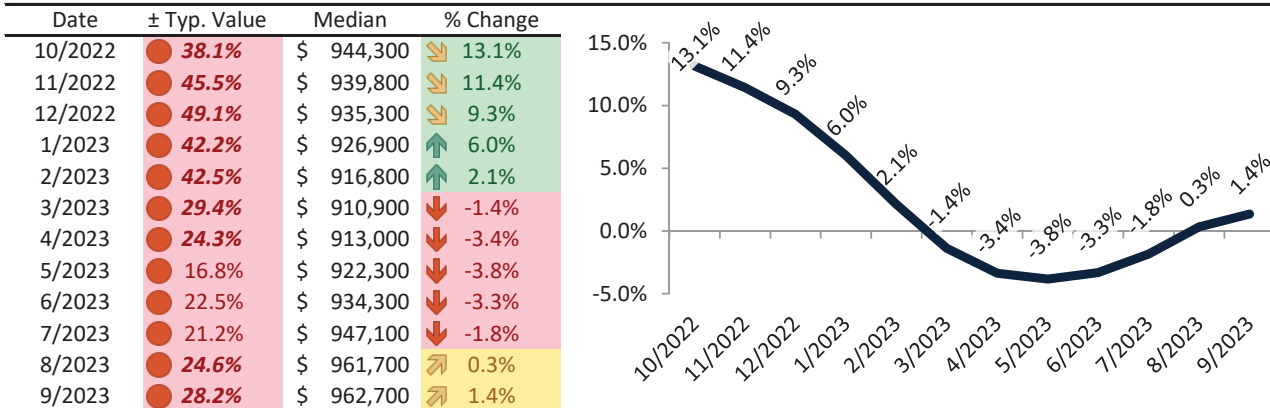
Historically, properties in this market sell at a 6.2% premium. Today's premium is 34.4%. This market is 28.2% overvalued. Median home price is \$962,700. Prices rose 1.4% year-over-year. Monthly cost of ownership is \$6,152, and rents average \$4,580, making owning \$1,572 per month more costly than renting. Rents rose 15.2% year-over-year. The current capitalization rate (rent/price) is 4.6%.

Market rating = 1

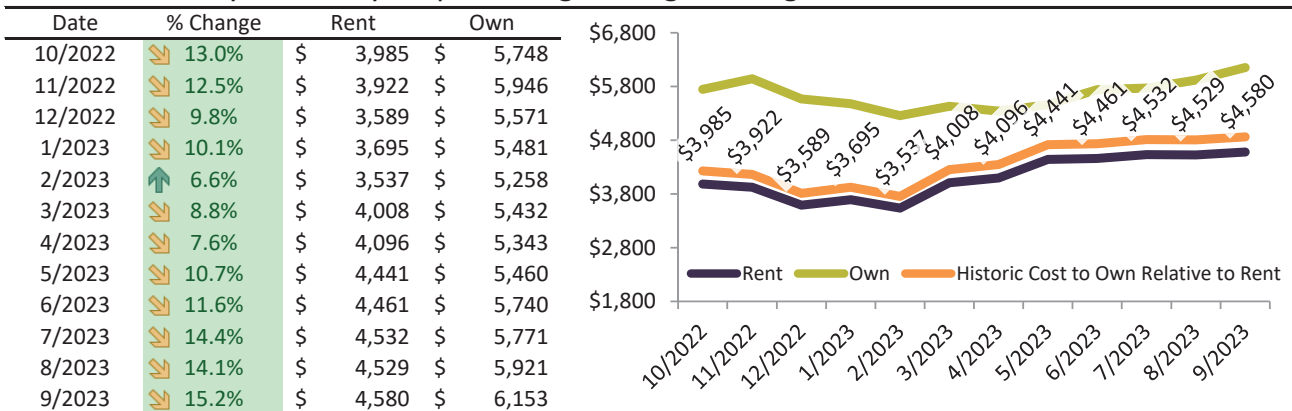
Median Home Price and Rental Parity trailing twelve months



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



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

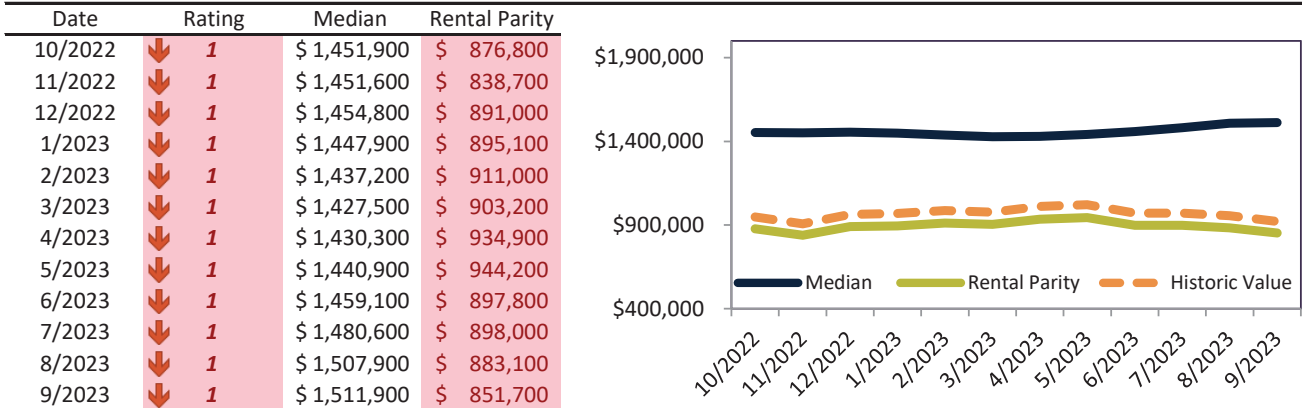


Dana Point Housing Market Value & Trends Update

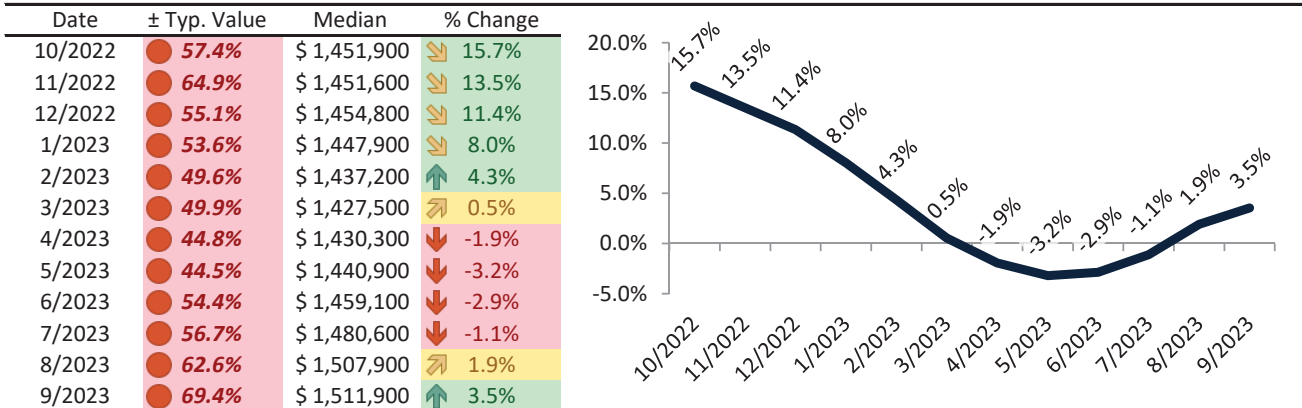
Historically, properties in this market sell at a 8.1% premium. Today's premium is 77.5%. This market is 69.4% overvalued. Median home price is \$1,511,900. Prices rose 3.5% year-over-year. Monthly cost of ownership is \$9,662, and rents average \$5,443, making owning \$4,219 per month more costly than renting. Rents rose 2.0% year-over-year. The current capitalization rate (rent/price) is 3.5%.

Market rating = 1

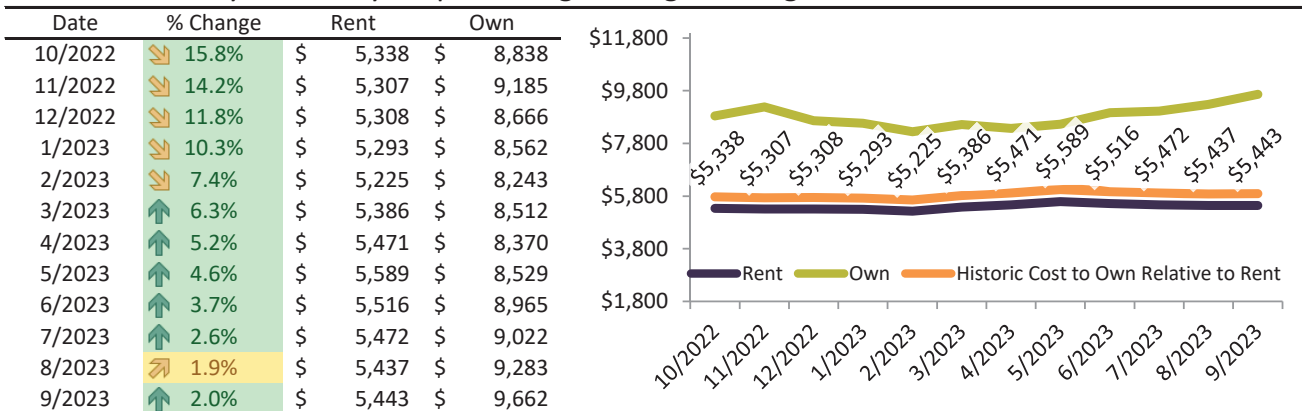
Median Home Price and Rental Parity trailing twelve months



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



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



Fountain Valley Housing Market Value & Trends Update

Historically, properties in this market sell at a 12.1% premium. Today's premium is 65.1%. This market is 53.0% overvalued.

Median home price is \$1,201,400. Prices rose 3.2% year-over-year.

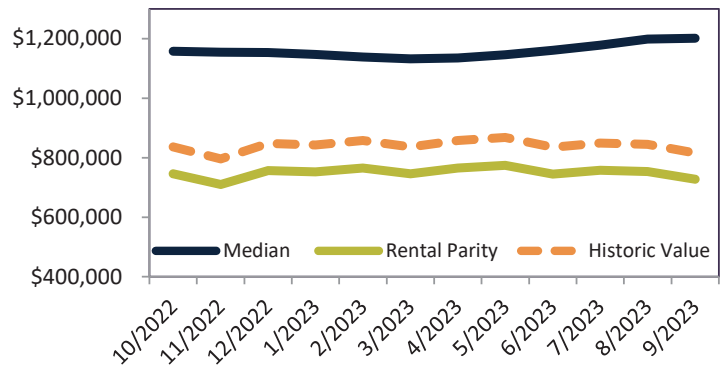
Monthly cost of ownership is \$7,678, and rents average \$4,650, making owning \$3,027 per month more costly than renting.

Rents rose 5.4% year-over-year. The current capitalization rate (rent/price) is 3.7%.

Market rating = 1

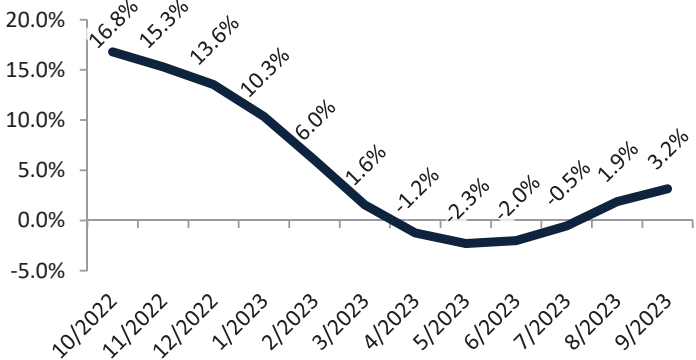
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
10/2022	↓ 1	\$ 1,157,700	\$ 746,200
11/2022	↓ 1	\$ 1,154,300	\$ 709,900
12/2022	↓ 1	\$ 1,153,200	\$ 756,100
1/2023	↓ 1	\$ 1,147,300	\$ 752,000
2/2023	↓ 2	\$ 1,138,500	\$ 765,200
3/2023	↓ 1	\$ 1,132,200	\$ 746,300
4/2023	↓ 1	\$ 1,135,000	\$ 765,300
5/2023	↓ 1	\$ 1,145,800	\$ 774,200
6/2023	↓ 1	\$ 1,160,900	\$ 744,900
7/2023	↓ 1	\$ 1,178,100	\$ 757,200
8/2023	↓ 1	\$ 1,198,600	\$ 753,400
9/2023	↓ 1	\$ 1,201,400	\$ 727,600



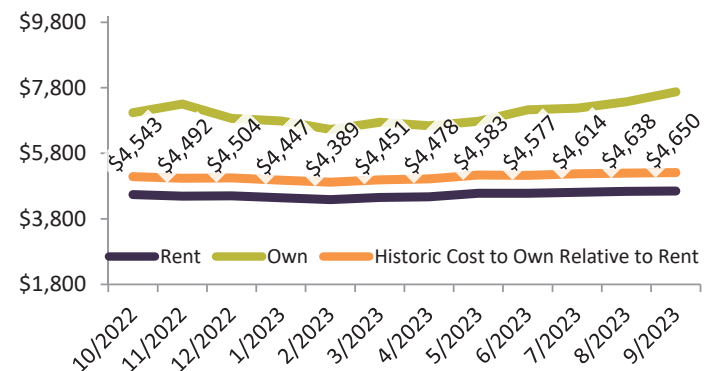
Resale Median and year-over-year percentage change trailing twelve months

Date	± Typ. Value	Median	% Change
10/2022	● 43.0%	\$ 1,157,700	↓ 16.8%
11/2022	● 50.5%	\$ 1,154,300	↓ 15.3%
12/2022	● 40.4%	\$ 1,153,200	↓ 13.6%
1/2023	● 40.5%	\$ 1,147,300	↓ 10.3%
2/2023	● 36.7%	\$ 1,138,500	↑ 6.0%
3/2023	● 39.6%	\$ 1,132,200	↔ 1.6%
4/2023	● 36.2%	\$ 1,135,000	↓ -1.2%
5/2023	● 35.9%	\$ 1,145,800	↓ -2.3%
6/2023	● 43.7%	\$ 1,160,900	↓ -2.0%
7/2023	● 43.5%	\$ 1,178,100	↓ -0.5%
8/2023	● 47.0%	\$ 1,198,600	↔ 1.9%
9/2023	● 53.0%	\$ 1,201,400	↑ 3.2%



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

Date	% Change	Rent	Own
10/2022	↔ 15.0%	\$ 4,543	\$ 7,048
11/2022	↔ 14.2%	\$ 4,492	\$ 7,303
12/2022	↔ 14.0%	\$ 4,504	\$ 6,869
1/2023	↔ 12.7%	\$ 4,447	\$ 6,784
2/2023	↔ 11.4%	\$ 4,389	\$ 6,530
3/2023	↔ 9.6%	\$ 4,451	\$ 6,751
4/2023	↔ 9.9%	\$ 4,478	\$ 6,642
5/2023	↔ 9.2%	\$ 4,583	\$ 6,783
6/2023	↔ 8.7%	\$ 4,577	\$ 7,133
7/2023	↑ 7.0%	\$ 4,614	\$ 7,179
8/2023	↑ 5.7%	\$ 4,638	\$ 7,379
9/2023	↑ 5.4%	\$ 4,650	\$ 7,678

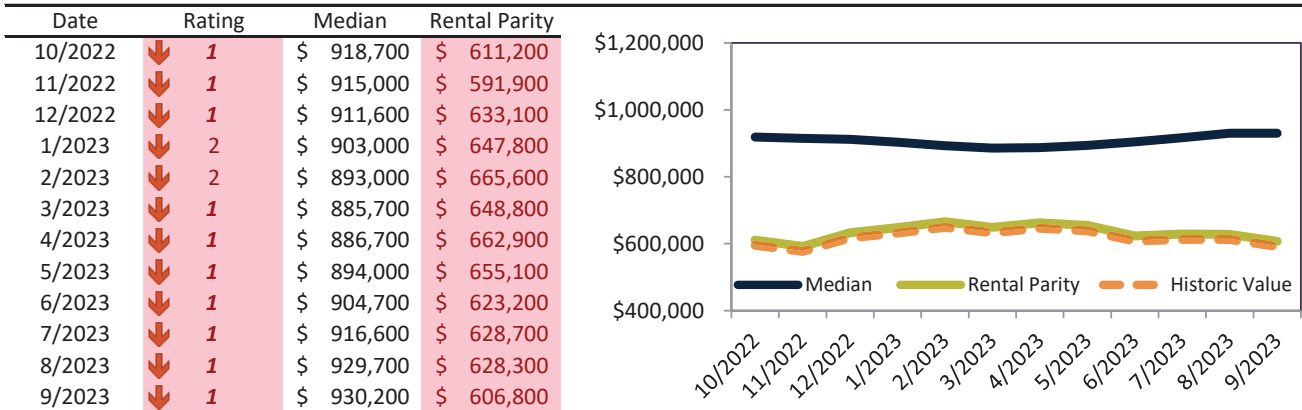


Fullerton Housing Market Value & Trends Update

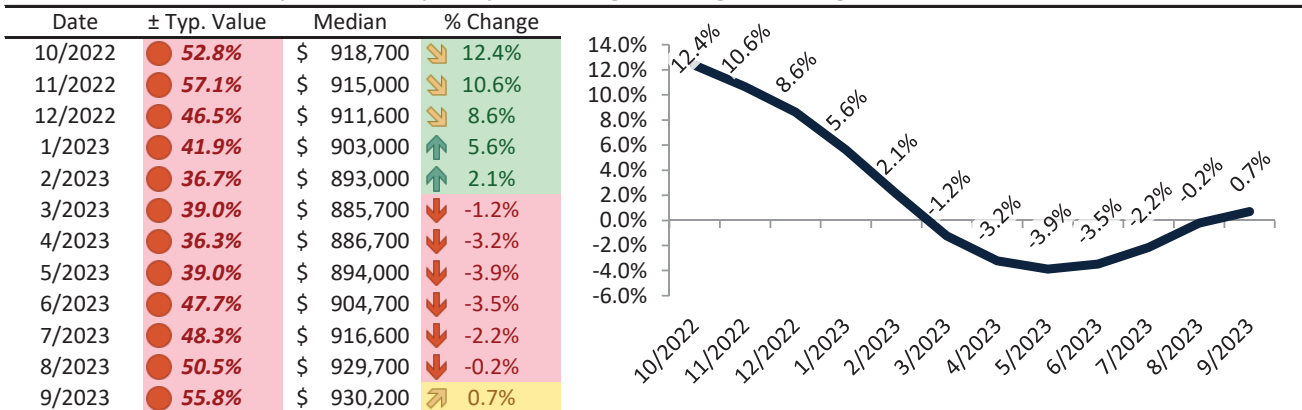
Historically, properties in this market sell at a -2.5% discount. Today's premium is 53.3%. This market is 55.8% overvalued. Median home price is \$930,200. Prices rose 0.7% year-over-year. Monthly cost of ownership is \$5,944, and rents average \$3,878, making owning \$2,066 per month more costly than renting. Rents rose 4.0% year-over-year. The current capitalization rate (rent/price) is 4.0%.

Market rating = 1

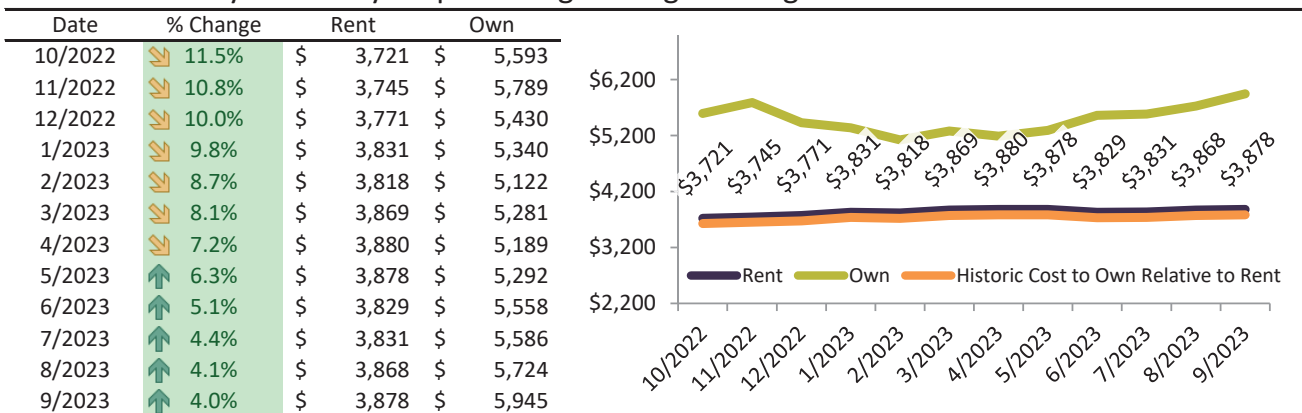
Median Home Price and Rental Parity trailing twelve months



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



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



Garden Grove Housing Market Value & Trends Update

Historically, properties in this market sell at a -5.6% discount. Today's premium is 45.1%. This market is 50.7% overvalued.

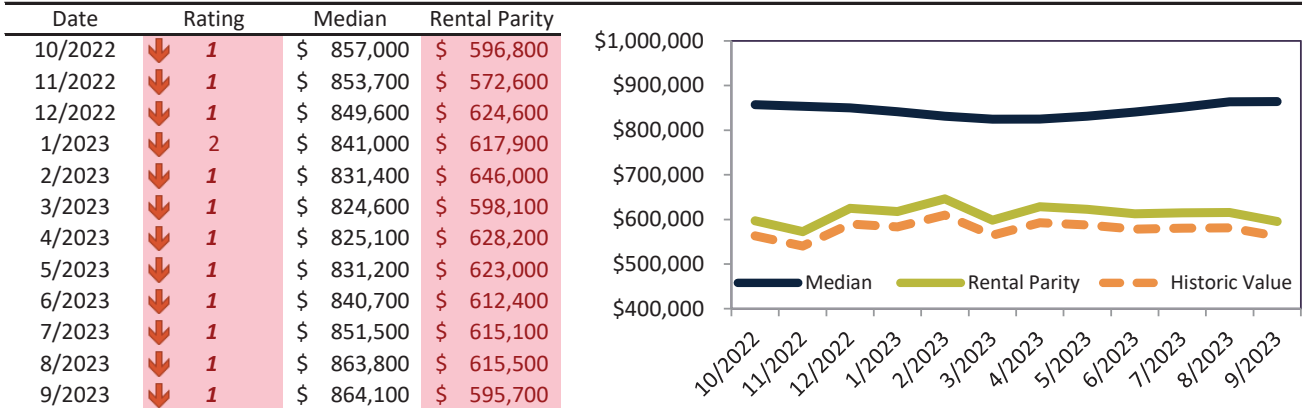
Median home price is \$864,100. Prices rose 0.4% year-over-year.

Monthly cost of ownership is \$5,522, and rents average \$3,807, making owning \$1,714 per month more costly than renting.

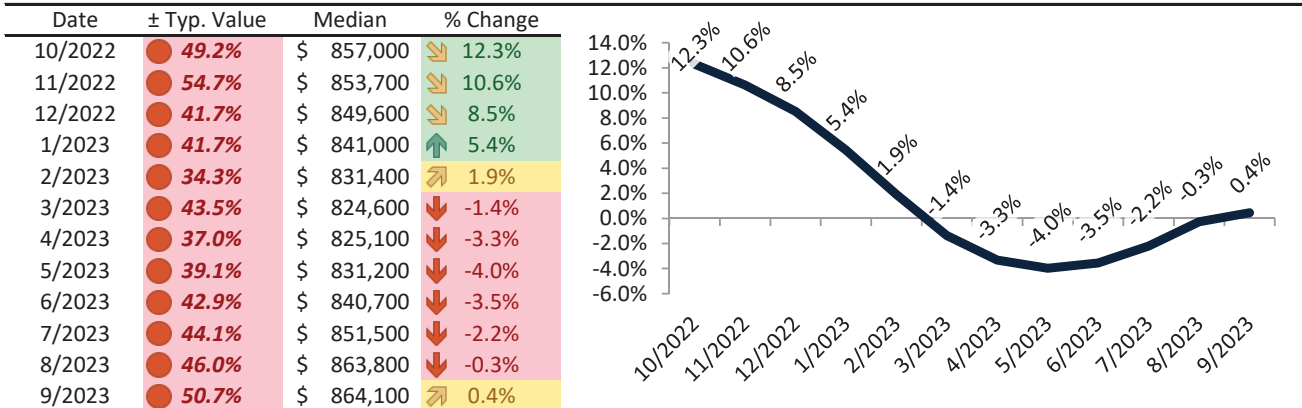
Rents rose 7.5% year-over-year. The current capitalization rate (rent/price) is 4.2%.

Market rating = 1

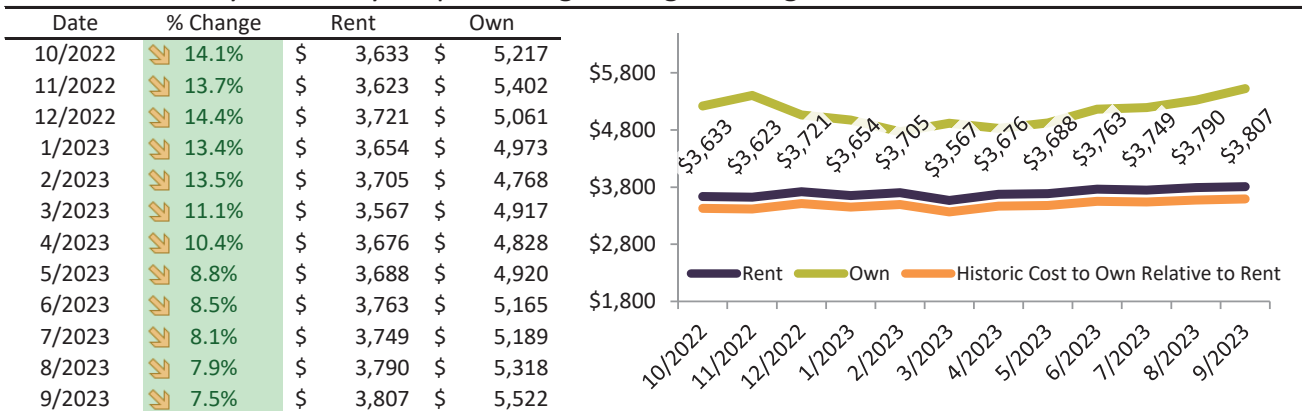
Median Home Price and Rental Parity trailing twelve months



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



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



Huntington Beach Housing Market Value & Trends Update

Historically, properties in this market sell at a 12.3% premium. Today's premium is 71.4%. This market is 59.1% overvalued.

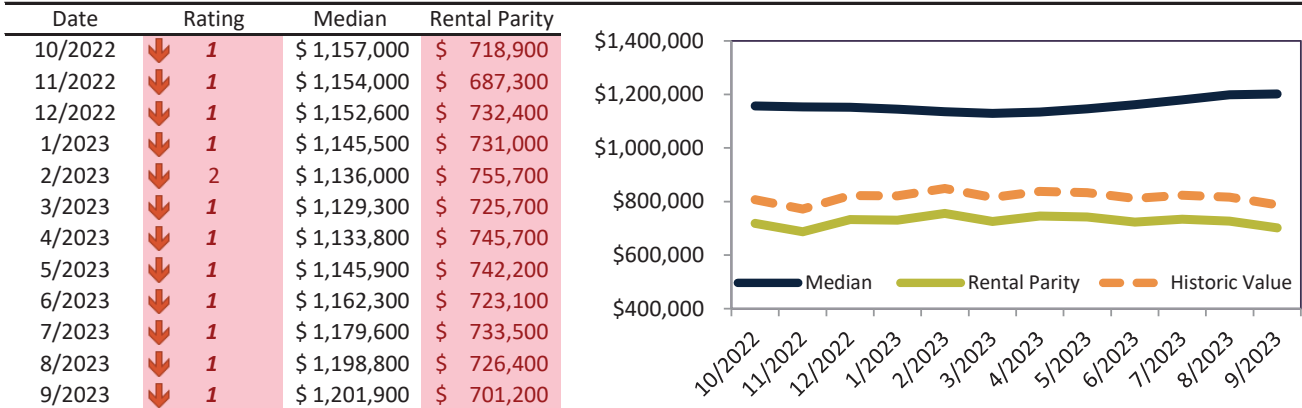
Median home price is \$1,201,900. Prices rose 3.4% year-over-year.

Monthly cost of ownership is \$7,681, and rents average \$4,481, making owning \$3,199 per month more costly than renting.

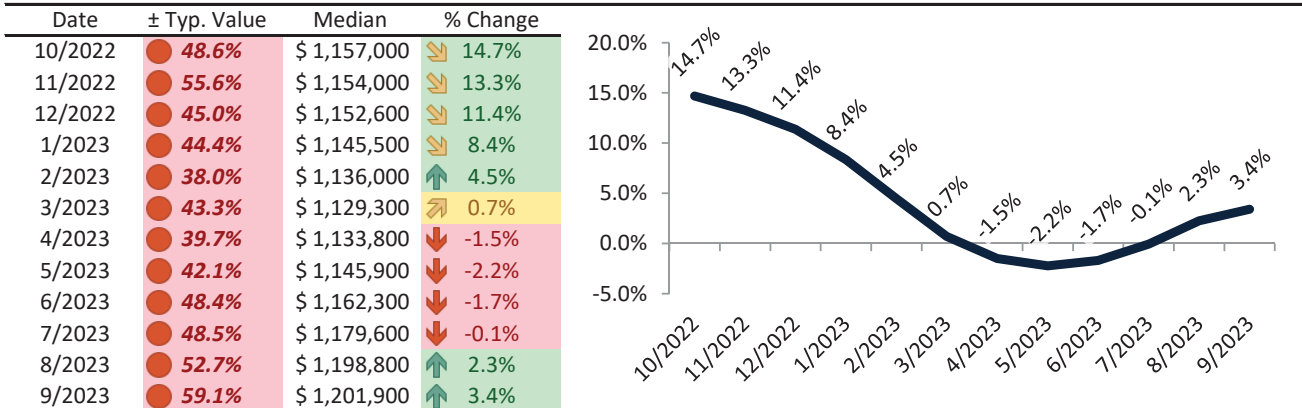
Rents rose 3.5% year-over-year. The current capitalization rate (rent/price) is 3.6%.

Market rating = 1

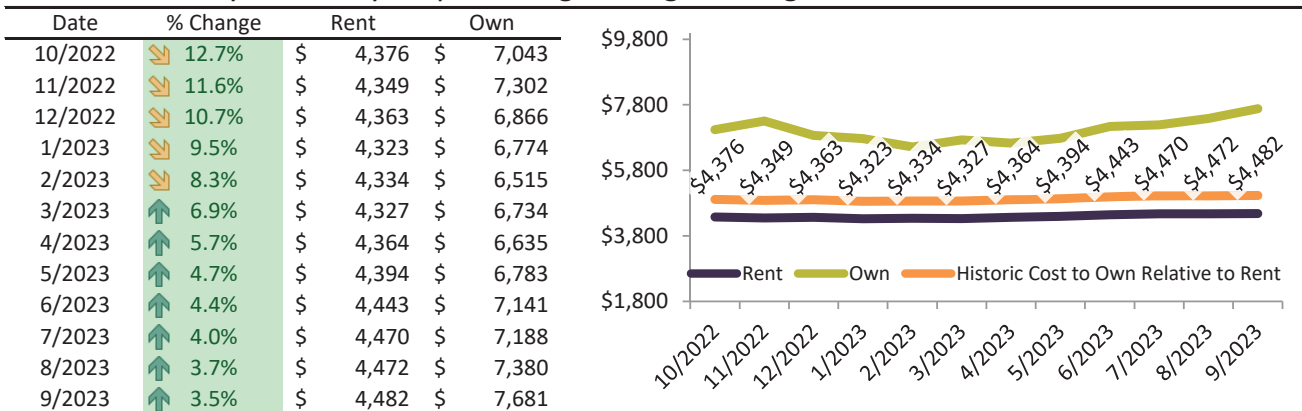
Median Home Price and Rental Parity trailing twelve months



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



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

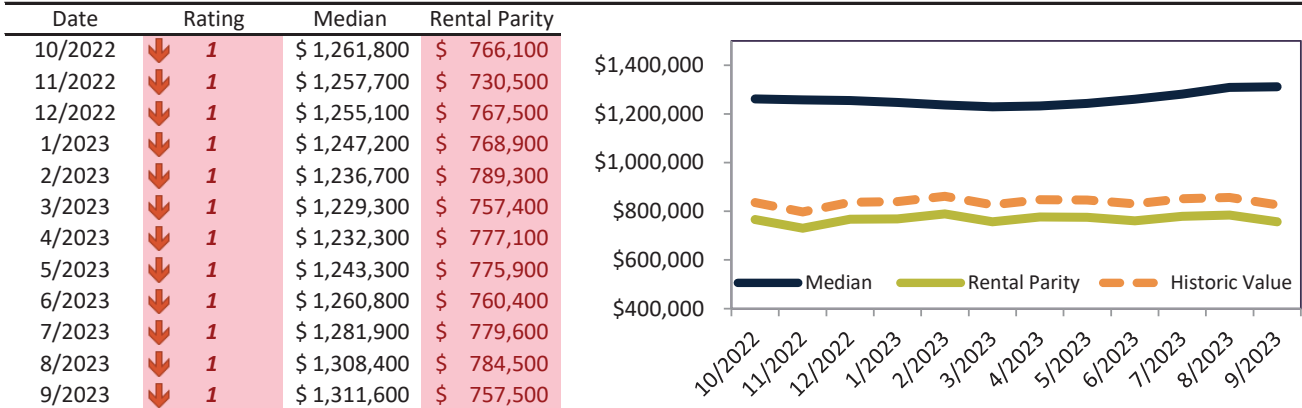


Irvine Housing Market Value & Trends Update

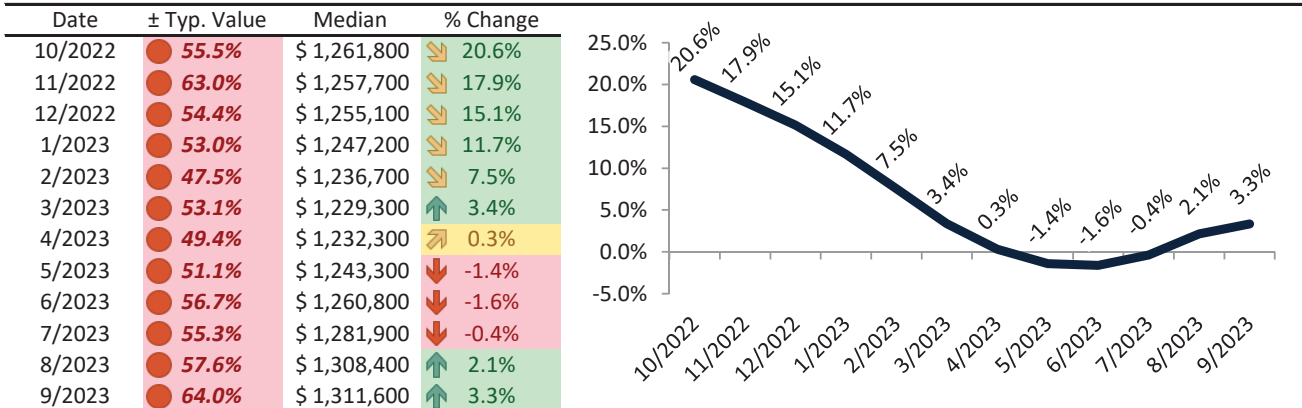
Historically, properties in this market sell at a 9.2% premium. Today's premium is 73.2%. This market is 64.0% overvalued. Median home price is \$1,311,600. Prices rose 3.3% year-over-year. Monthly cost of ownership is \$8,382, and rents average \$4,841, making owning \$3,540 per month more costly than renting. Rents rose 3.1% year-over-year. The current capitalization rate (rent/price) is 3.5%.

Market rating = 1

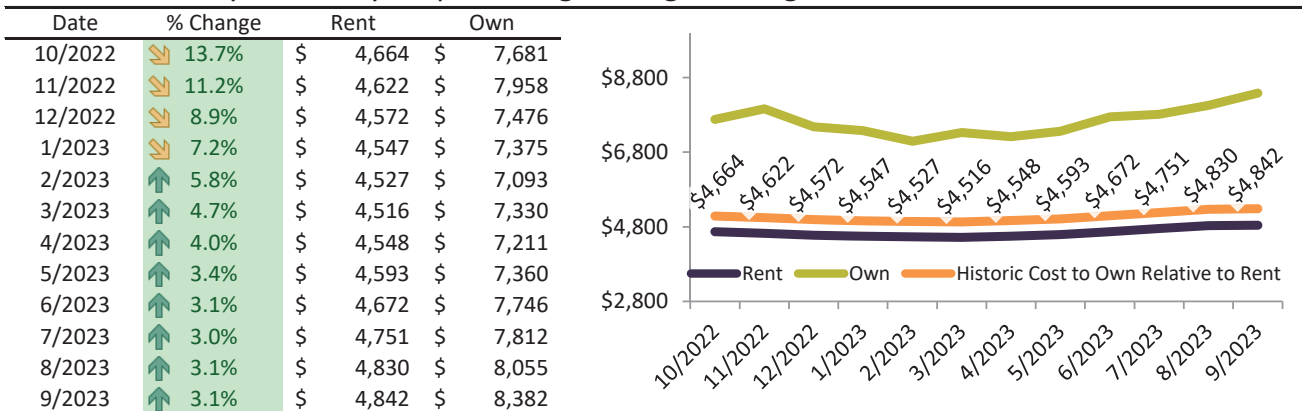
Median Home Price and Rental Parity trailing twelve months



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



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



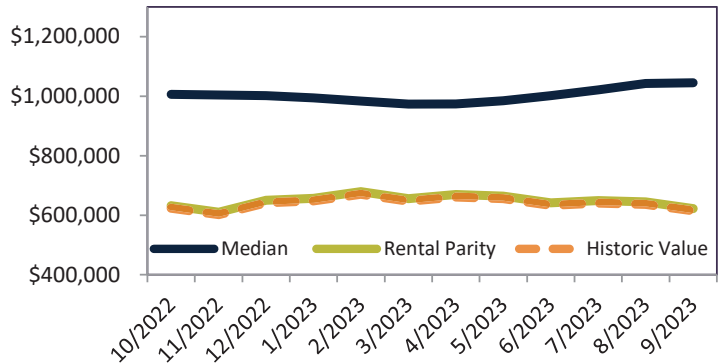
Woodbridge Housing Market Value & Trends Update

Historically, properties in this market sell at a -1.3% discount. Today's premium is 67.9%. This market is 69.2% overvalued. Median home price is \$1,045,000. Prices rose 3.4% year-over-year. Monthly cost of ownership is \$6,678, and rents average \$3,979, making owning \$2,699 per month more costly than renting. Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 3.7%.

Market rating = 1

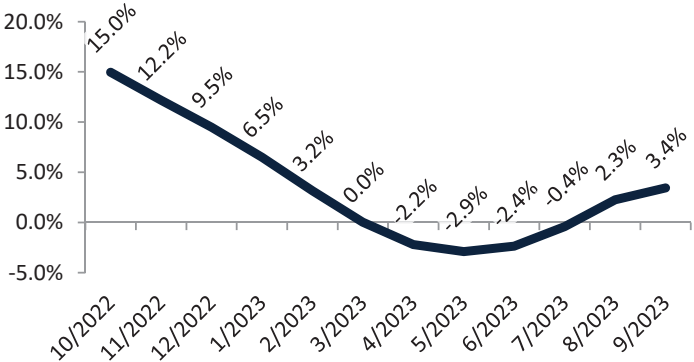
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
10/2022	↓ 1	\$ 1,006,300	\$ 632,000
11/2022	↓ 1	\$ 1,003,600	\$ 609,900
12/2022	↓ 1	\$ 1,002,300	\$ 649,800
1/2023	↓ 1	\$ 994,500	\$ 656,600
2/2023	↓ 2	\$ 983,200	\$ 679,100
3/2023	↓ 1	\$ 973,400	\$ 655,200
4/2023	↓ 1	\$ 974,100	\$ 669,600
5/2023	↓ 1	\$ 984,600	\$ 664,000
6/2023	↓ 1	\$ 1,001,300	\$ 641,700
7/2023	↓ 1	\$ 1,020,900	\$ 649,000
8/2023	↓ 1	\$ 1,042,400	\$ 644,300
9/2023	↓ 1	\$ 1,045,000	\$ 622,600



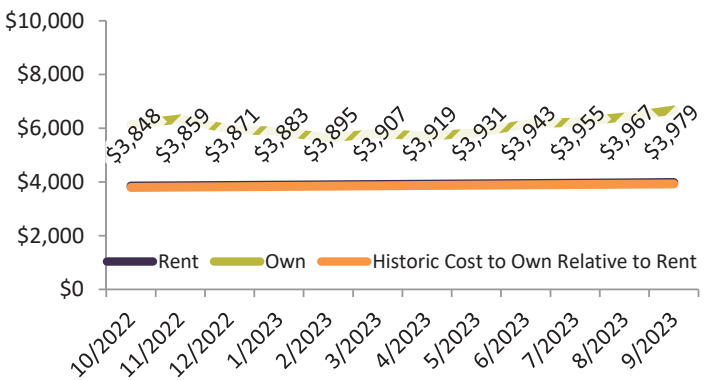
Resale Median and year-over-year percentage change trailing twelve months

Date	± Typ. Value	Median	% Change
10/2022	● 60.6%	\$ 1,006,300	↓ 15.0%
11/2022	● 65.9%	\$ 1,003,600	↓ 12.2%
12/2022	● 55.6%	\$ 1,002,300	↓ 9.5%
1/2023	● 52.8%	\$ 994,500	↑ 6.5%
2/2023	● 46.1%	\$ 983,200	↑ 3.2%
3/2023	● 49.9%	\$ 973,400	↔ 0.0%
4/2023	● 46.8%	\$ 974,100	↓ -2.2%
5/2023	● 49.6%	\$ 984,600	↓ -2.9%
6/2023	● 57.4%	\$ 1,001,300	↓ -2.4%
7/2023	● 58.6%	\$ 1,020,900	↓ -0.4%
8/2023	● 63.1%	\$ 1,042,400	↑ 2.3%
9/2023	● 69.2%	\$ 1,045,000	↑ 3.4%



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

Date	% Change	Rent	Own
10/2022	↑ 3.7%	\$ 3,848	\$ 6,126
11/2022	↑ 3.7%	\$ 3,859	\$ 6,350
12/2022	↑ 3.7%	\$ 3,871	\$ 5,970
1/2023	↑ 3.7%	\$ 3,883	\$ 5,881
2/2023	↑ 3.7%	\$ 3,895	\$ 5,639
3/2023	↑ 3.7%	\$ 3,907	\$ 5,804
4/2023	↑ 3.7%	\$ 3,919	\$ 5,700
5/2023	↑ 3.7%	\$ 3,931	\$ 5,828
6/2023	↑ 3.7%	\$ 3,943	\$ 6,152
7/2023	↑ 3.7%	\$ 3,955	\$ 6,221
8/2023	↑ 3.7%	\$ 3,967	\$ 6,418
9/2023	↑ 3.7%	\$ 3,979	\$ 6,678

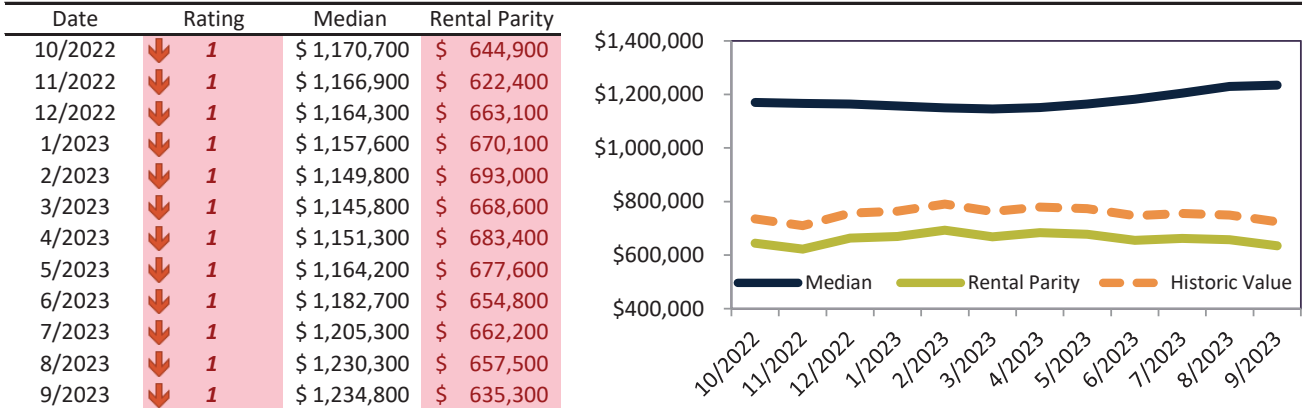


West Park Housing Market Value & Trends Update

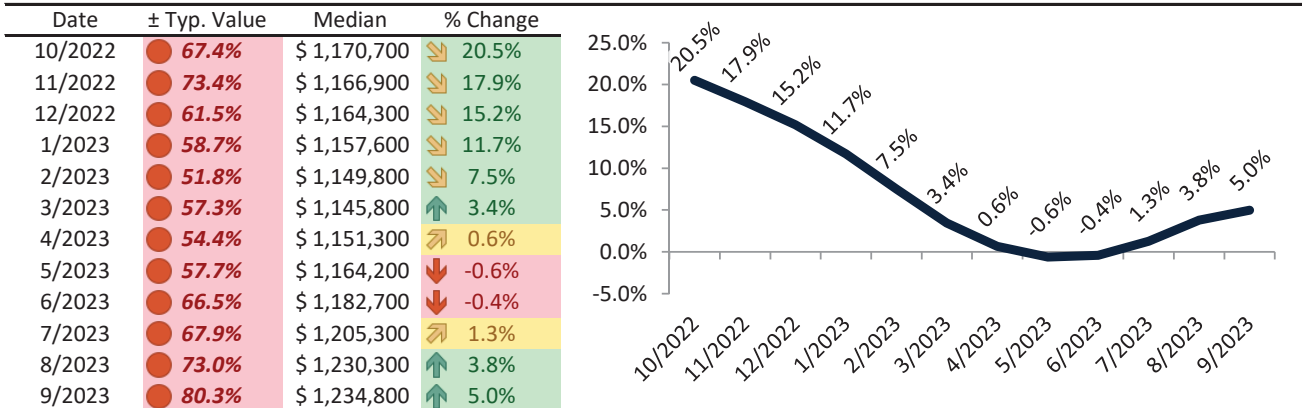
Historically, properties in this market sell at a 14.1% premium. Today's premium is 94.4%. This market is 80.3% overvalued. Median home price is \$1,234,800. Prices rose 5.0% year-over-year. Monthly cost of ownership is \$7,891, and rents average \$4,060, making owning \$3,830 per month more costly than renting. Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 3.2%.

Market rating = 1

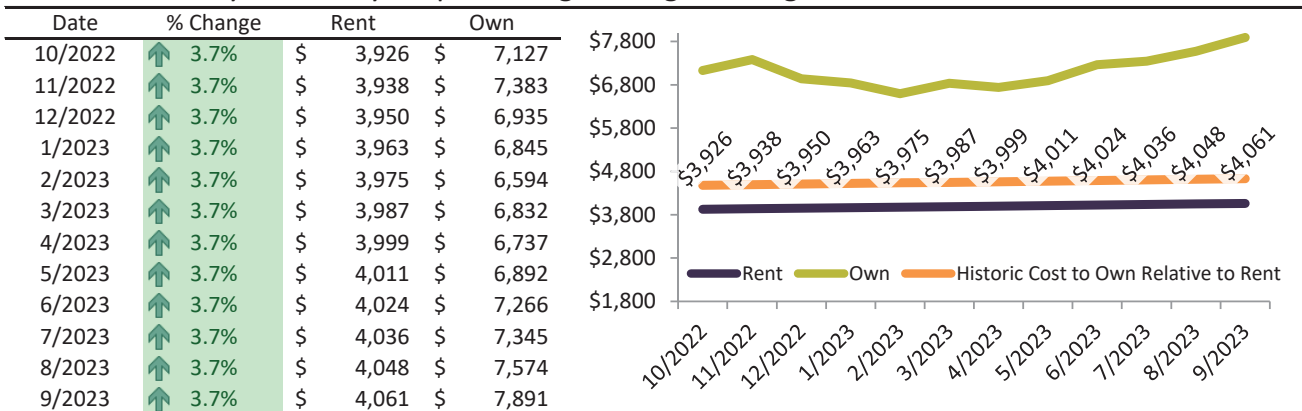
Median Home Price and Rental Parity trailing twelve months



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



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

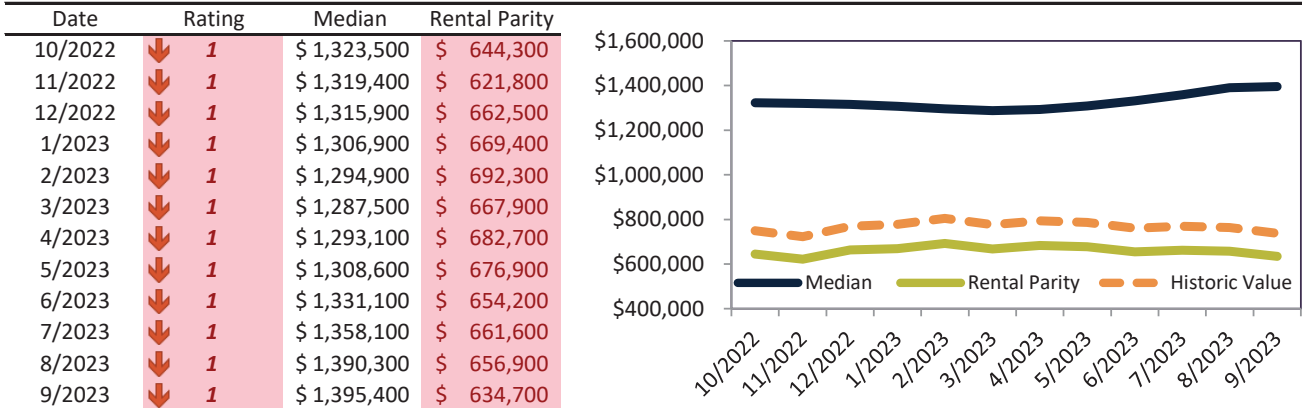


Northwood Housing Market Value & Trends Update

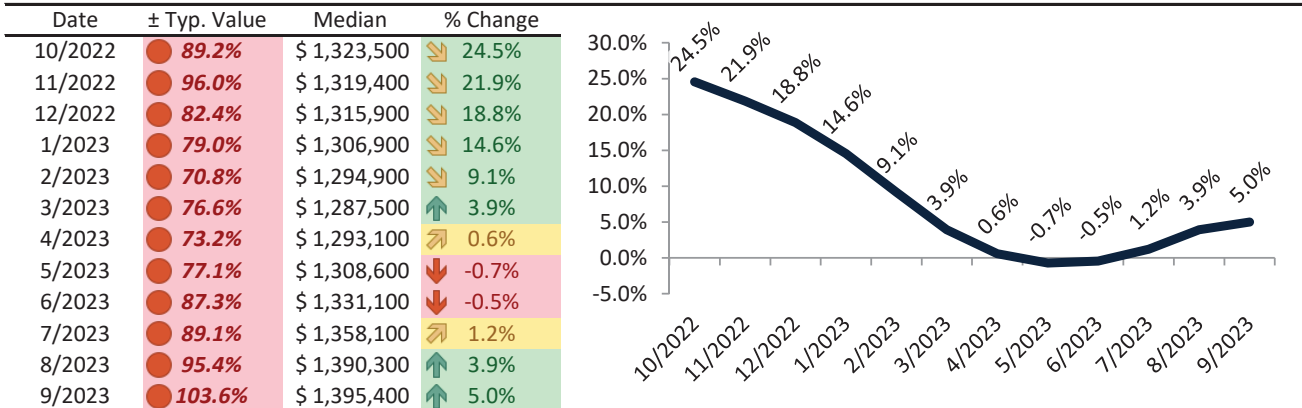
Historically, properties in this market sell at a 16.2% premium. Today's premium is 119.8%. This market is 103.6% overvalued. Median home price is \$1,395,400. Prices rose 5.0% year-over-year. Monthly cost of ownership is \$8,917, and rents average \$4,056, making owning \$4,861 per month more costly than renting. Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 2.8%.

Market rating = 1

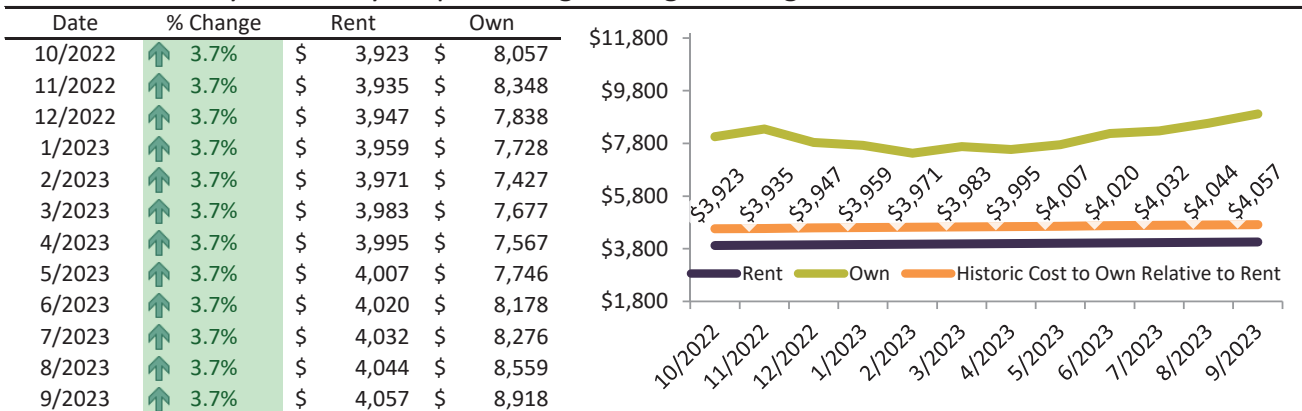
Median Home Price and Rental Parity trailing twelve months



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



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



El Camino Real Housing Market Value & Trends Update

Historically, properties in this market sell at a 10.2% premium. Today's premium is 99.4%. This market is 89.2% overvalued.

Median home price is \$1,184,700. Prices rose 5.2% year-over-year.

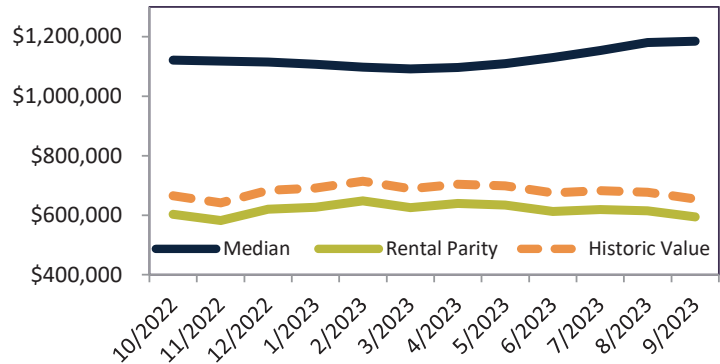
Monthly cost of ownership is \$7,571, and rents average \$3,797, making owning \$3,774 per month more costly than renting.

Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 3.1%.

Market rating = 1

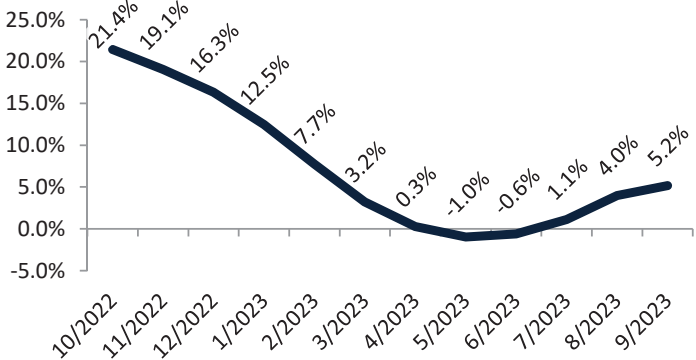
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
10/2022	↓ 1	\$ 1,120,900	\$ 603,100
11/2022	↓ 1	\$ 1,117,400	\$ 582,000
12/2022	↓ 1	\$ 1,114,400	\$ 620,100
1/2023	↓ 1	\$ 1,107,000	\$ 626,600
2/2023	↓ 1	\$ 1,097,100	\$ 648,000
3/2023	↓ 1	\$ 1,091,600	\$ 625,200
4/2023	↓ 1	\$ 1,096,000	\$ 639,000
5/2023	↓ 1	\$ 1,109,500	\$ 633,600
6/2023	↓ 1	\$ 1,129,800	\$ 612,400
7/2023	↓ 1	\$ 1,153,200	\$ 619,300
8/2023	↓ 1	\$ 1,180,300	\$ 614,800
9/2023	↓ 1	\$ 1,184,700	\$ 594,100



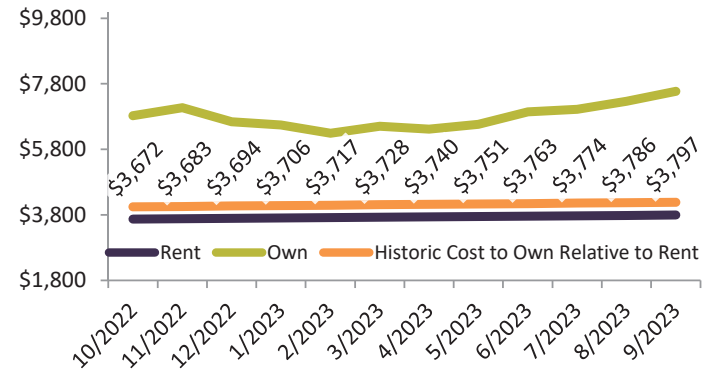
Resale Median and year-over-year percentage change trailing twelve months

Date	± Typ. Value	Median	% Change
10/2022	● 75.7%	\$ 1,120,900	↘ 21.4%
11/2022	● 81.8%	\$ 1,117,400	↘ 19.1%
12/2022	● 69.5%	\$ 1,114,400	↘ 16.3%
1/2023	● 66.5%	\$ 1,107,000	↘ 12.5%
2/2023	● 59.1%	\$ 1,097,100	↘ 7.7%
3/2023	● 64.4%	\$ 1,091,600	↗ 3.2%
4/2023	● 61.3%	\$ 1,096,000	↔ 0.3%
5/2023	● 64.9%	\$ 1,109,500	↘ -1.0%
6/2023	● 74.3%	\$ 1,129,800	↘ -0.6%
7/2023	● 76.0%	\$ 1,153,200	↗ 1.1%
8/2023	● 81.8%	\$ 1,180,300	↗ 4.0%
9/2023	● 89.2%	\$ 1,184,700	↗ 5.2%



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

Date	% Change	Rent	Own
10/2022	↑ 3.7%	\$ 3,672	\$ 6,824
11/2022	↑ 3.7%	\$ 3,683	\$ 7,070
12/2022	↑ 3.7%	\$ 3,694	\$ 6,638
1/2023	↑ 3.7%	\$ 3,706	\$ 6,546
2/2023	↑ 3.7%	\$ 3,717	\$ 6,292
3/2023	↑ 3.7%	\$ 3,728	\$ 6,509
4/2023	↑ 3.7%	\$ 3,740	\$ 6,413
5/2023	↑ 3.7%	\$ 3,751	\$ 6,568
6/2023	↑ 3.7%	\$ 3,763	\$ 6,941
7/2023	↑ 3.7%	\$ 3,774	\$ 7,027
8/2023	↑ 3.7%	\$ 3,786	\$ 7,267
9/2023	↑ 3.7%	\$ 3,797	\$ 7,571

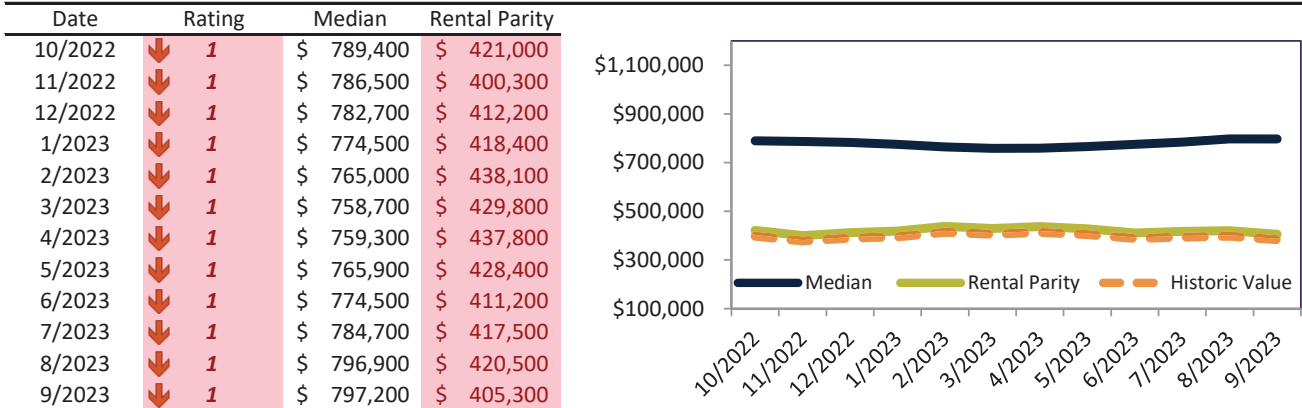


La Habra Housing Market Value & Trends Update

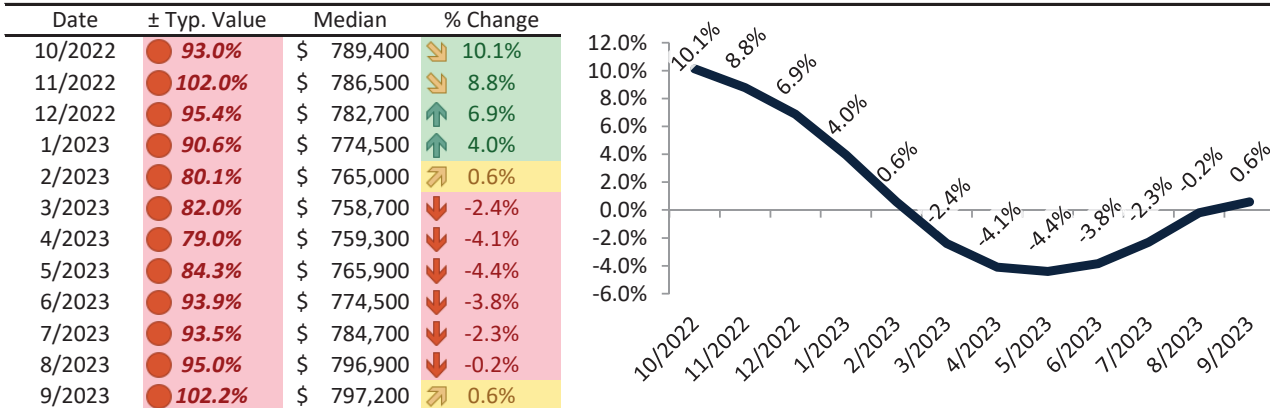
Historically, properties in this market sell at a -5.5% discount. Today's premium is 96.7%. This market is 102.2% overvalued. Median home price is \$797,200. Prices rose 0.6% year-over-year. Monthly cost of ownership is \$5,094, and rents average \$2,590, making owning \$2,503 per month more costly than renting. Rents rose 4.5% year-over-year. The current capitalization rate (rent/price) is 3.1%.

Market rating = 1

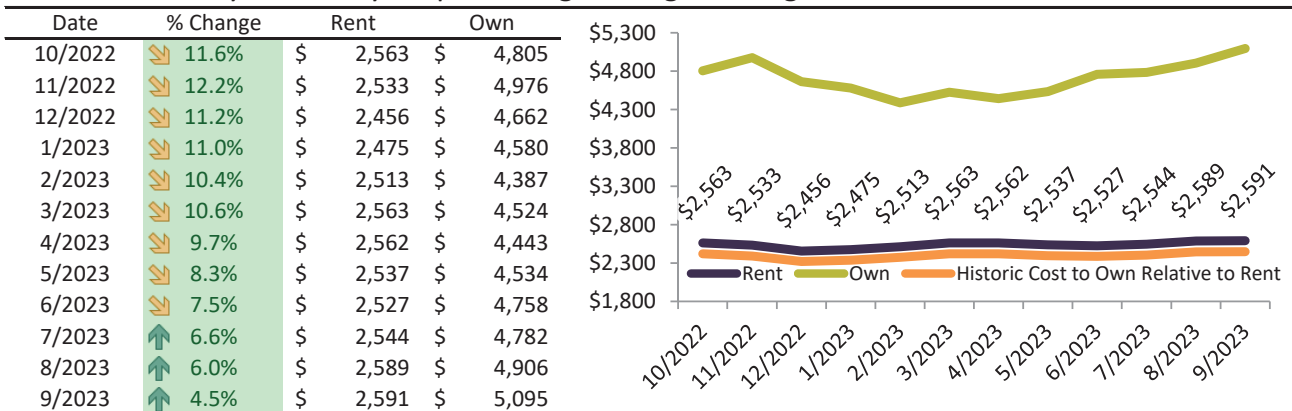
Median Home Price and Rental Parity trailing twelve months



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



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

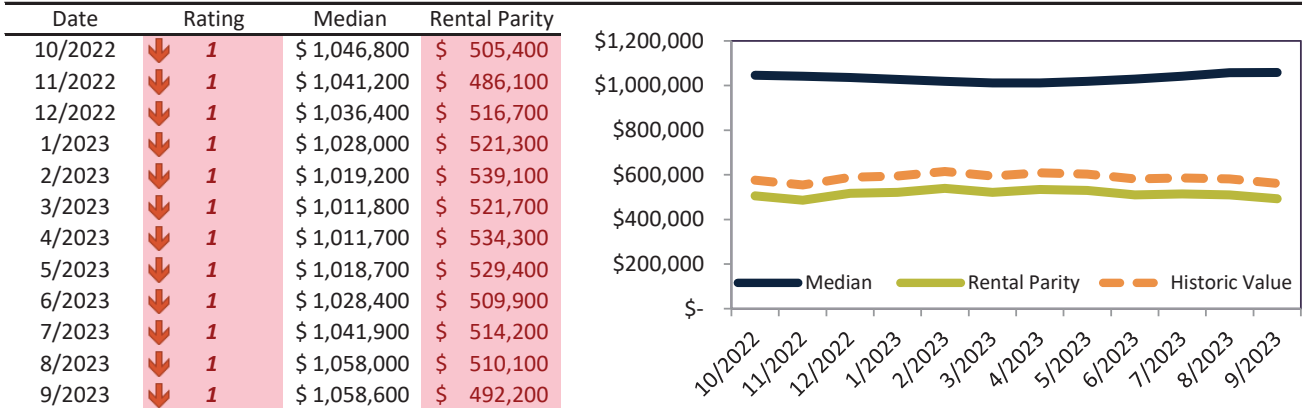


La Palma Housing Market Value & Trends Update

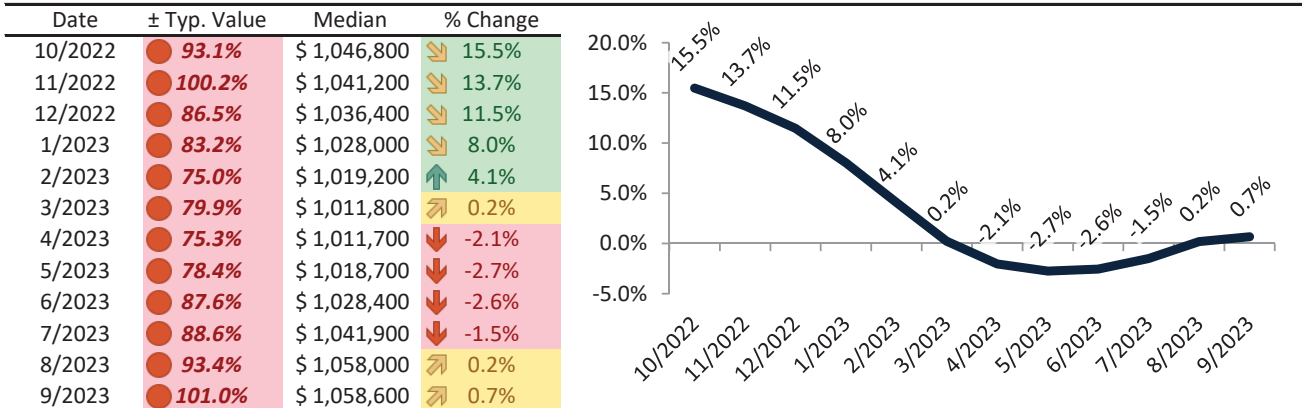
Historically, properties in this market sell at a 14.0% premium. Today's premium is 115.0%. This market is 101.0% overvalued. Median home price is \$1,058,600. Prices rose 0.7% year-over-year. Monthly cost of ownership is \$6,765, and rents average \$3,145, making owning \$3,619 per month more costly than renting. Rents rose 1.7% year-over-year. The current capitalization rate (rent/price) is 2.9%.

Market rating = 1

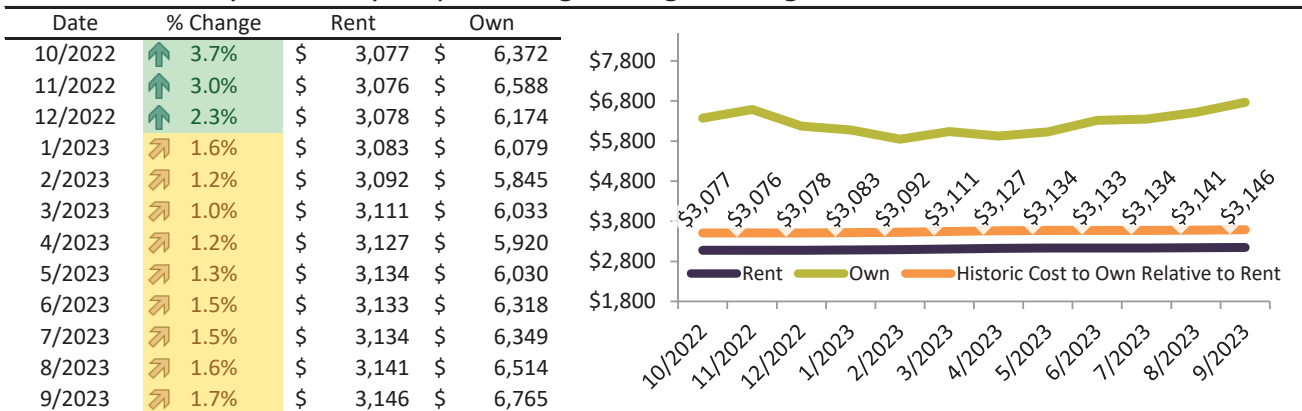
Median Home Price and Rental Parity trailing twelve months



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



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

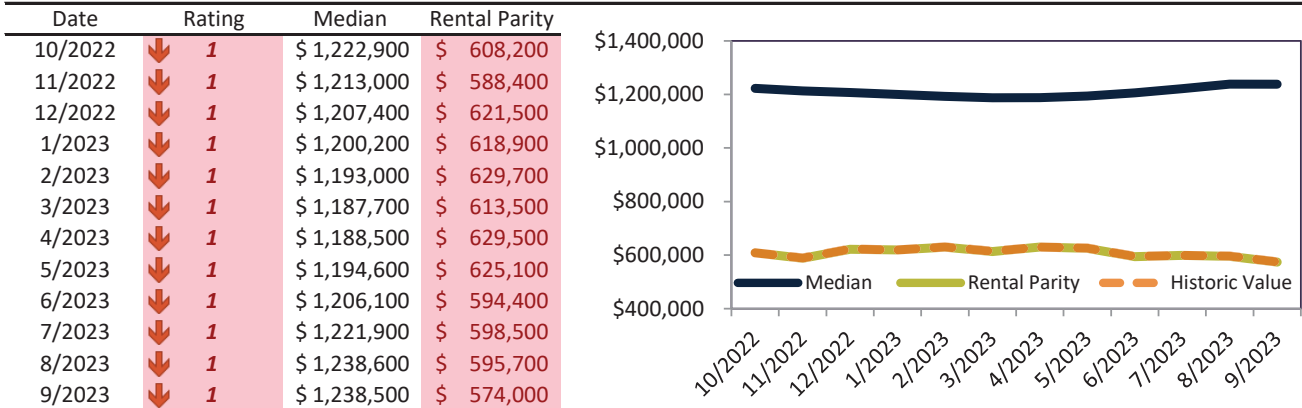


Ladera Ranch Housing Market Value & Trends Update

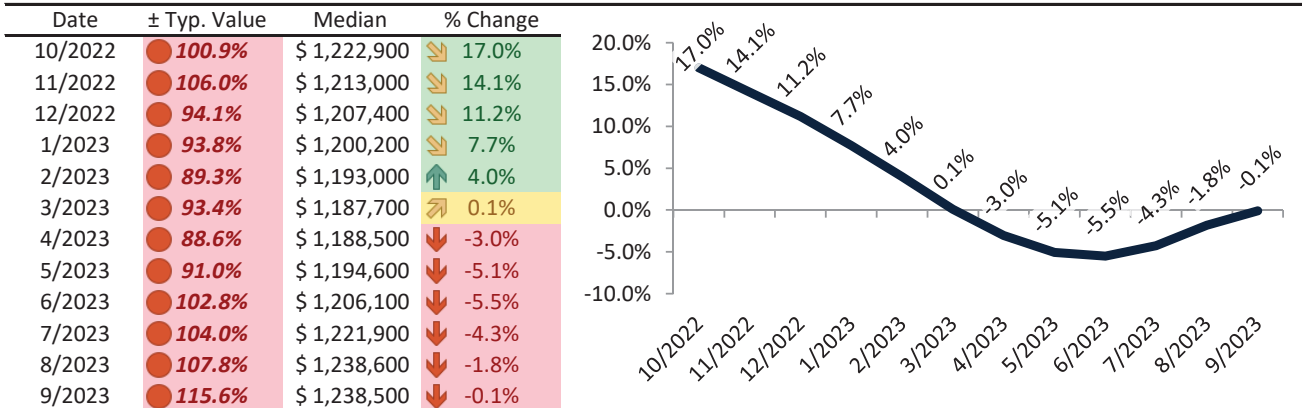
Historically, properties in this market sell at a 0.2% premium. Today's premium is 115.8%. This market is 115.6% overvalued. Median home price is \$1,238,500. Prices fell 0.1% year-over-year. Monthly cost of ownership is \$7,915, and rents average \$3,668, making owning \$4,246 per month more costly than renting. Rents rose 1.5% year-over-year. The current capitalization rate (rent/price) is 2.8%.

Market rating = 1

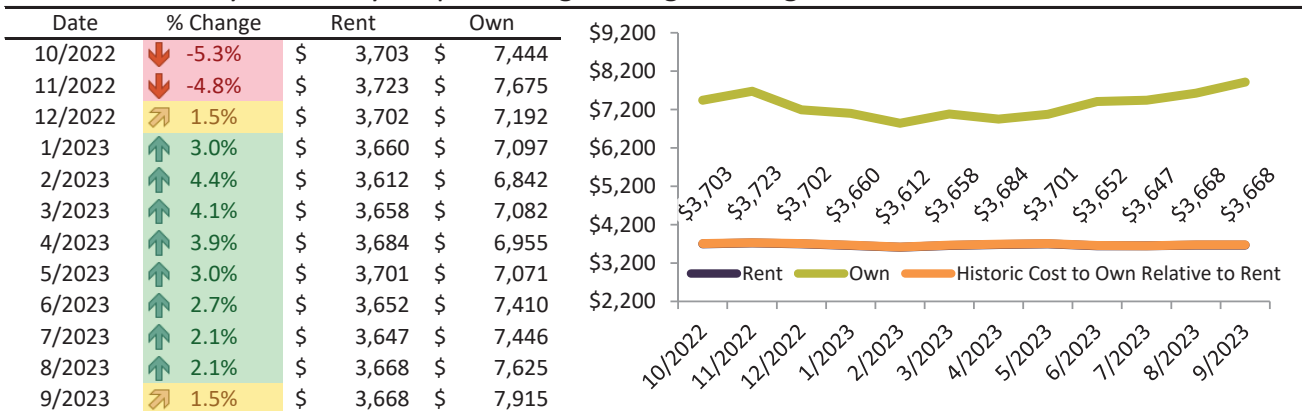
Median Home Price and Rental Parity trailing twelve months



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



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

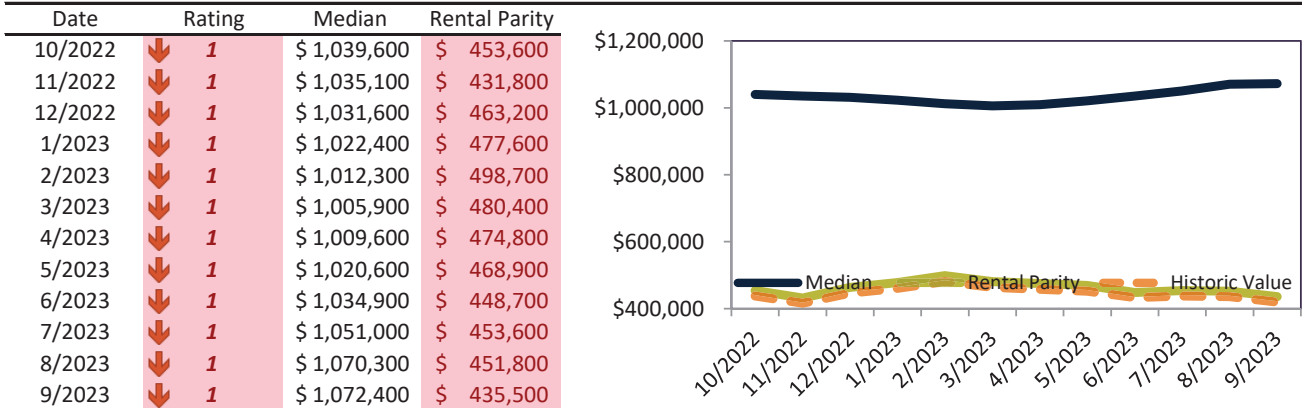


Laguna Hills Housing Market Value & Trends Update

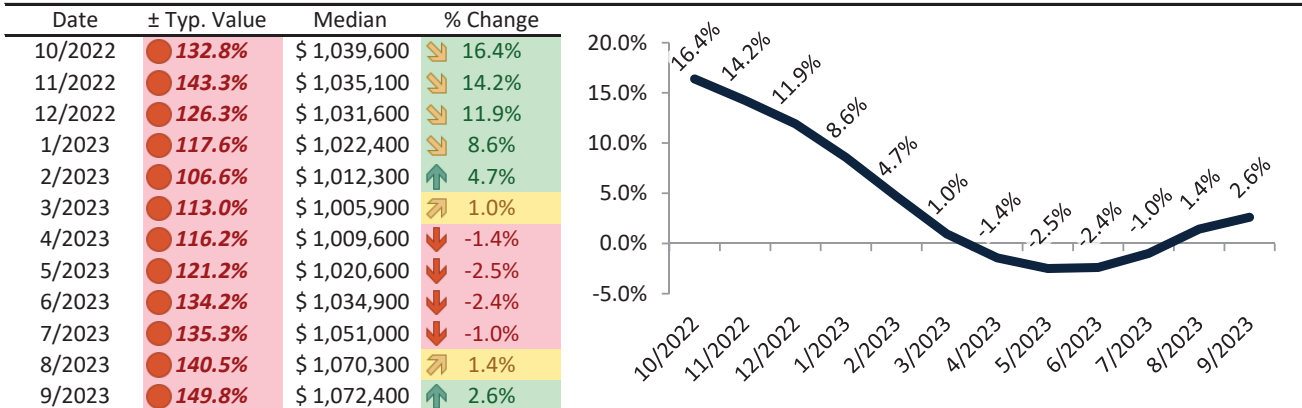
Historically, properties in this market sell at a -3.6% discount. Today's premium is 146.2%. This market is 149.8% overvalued. Median home price is \$1,072,400. Prices rose 2.6% year-over-year. Monthly cost of ownership is \$6,853, and rents average \$2,783, making owning \$4,069 per month more costly than renting. Rents fell 1.0% year-over-year. The current capitalization rate (rent/price) is 2.5%.

Market rating = 1

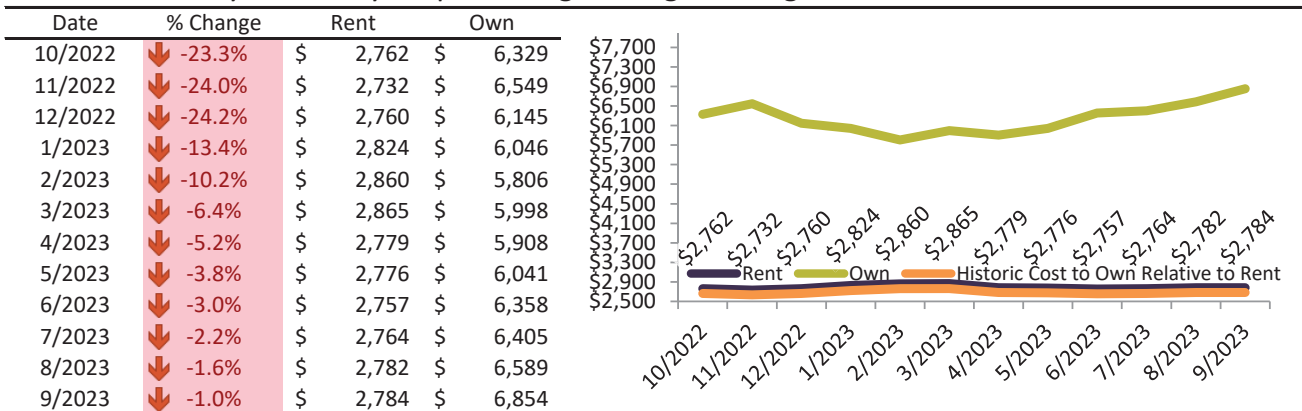
Median Home Price and Rental Parity trailing twelve months



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



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



Laguna Niguel Housing Market Value & Trends Update

Historically, properties in this market sell at a 5.0% premium. Today's premium is 61.7%. This market is 56.7% overvalued.

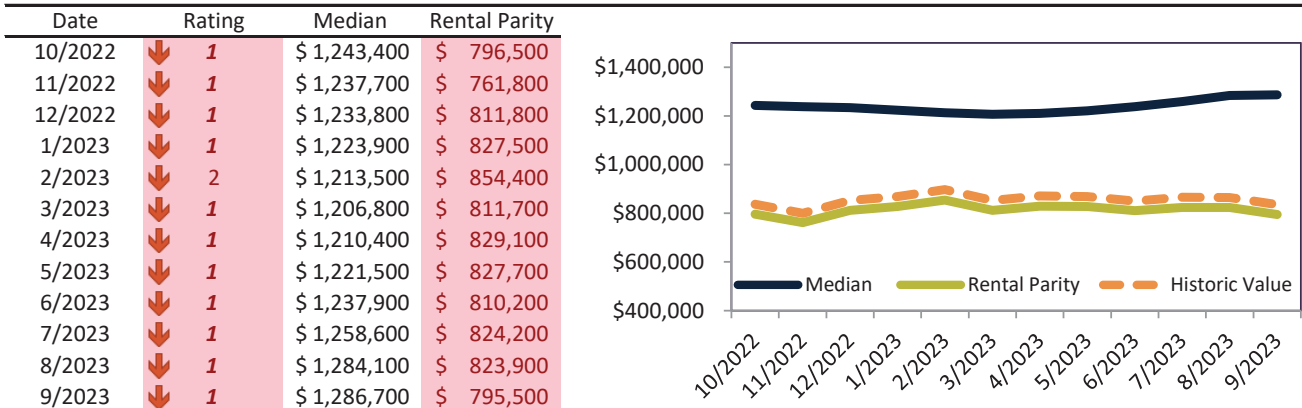
Median home price is \$1,286,700. Prices rose 2.8% year-over-year.

Monthly cost of ownership is \$8,223, and rents average \$5,084, making owning \$3,139 per month more costly than renting.

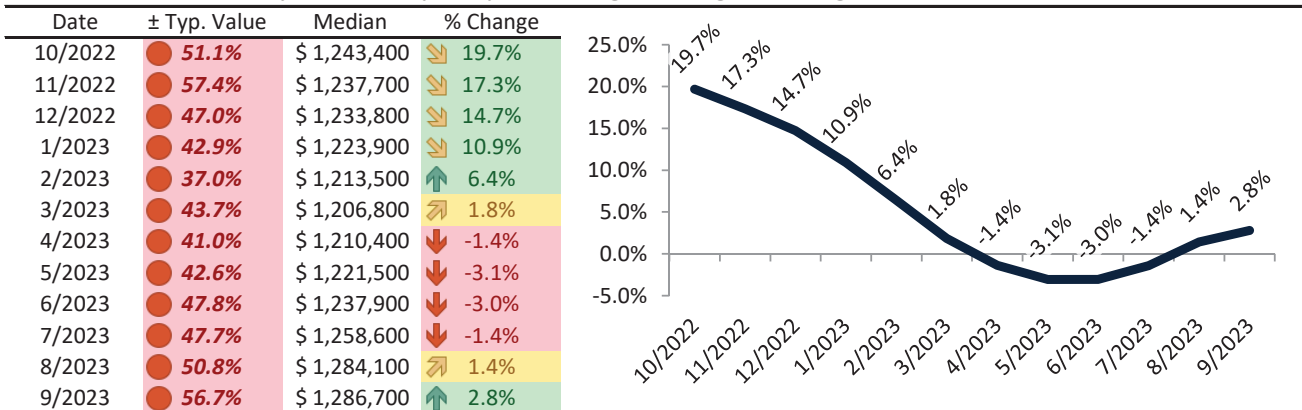
Rents rose 3.5% year-over-year. The current capitalization rate (rent/price) is 3.8%.

Market rating = 1

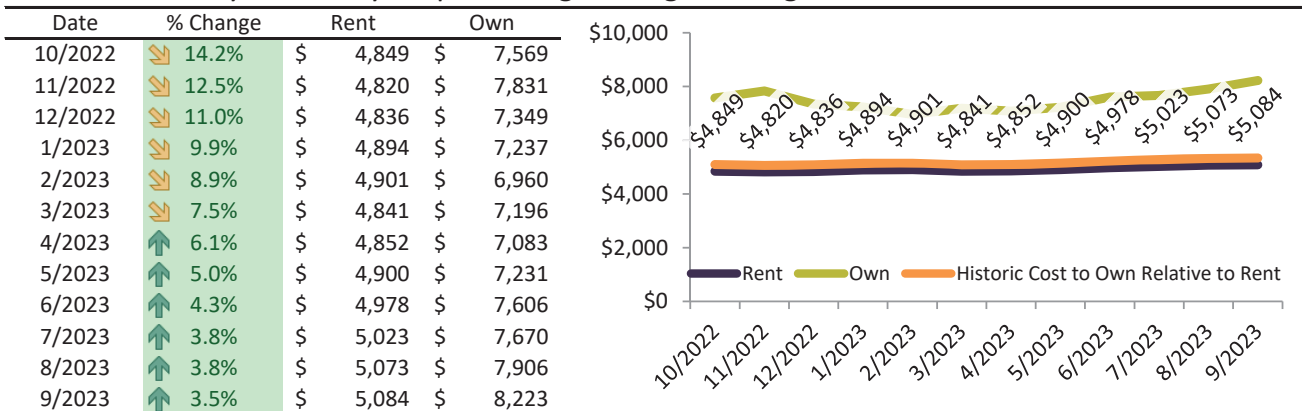
Median Home Price and Rental Parity trailing twelve months



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



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



Laguna Woods Housing Market Value & Trends Update

Historically, properties in this market sell at a -39.5% discount. Today's discount is 11.7%. This market is 27.8% overvalued.

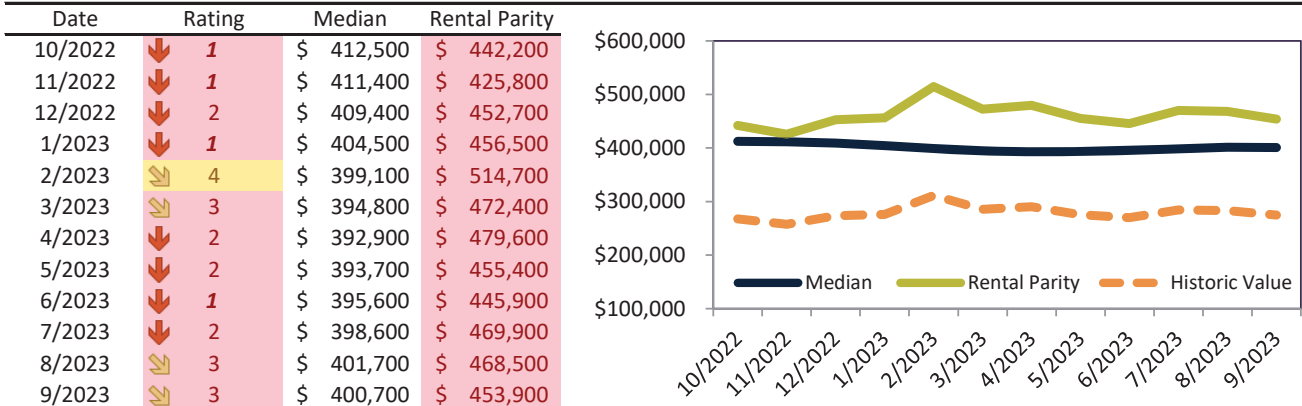
Median home price is \$400,700. Prices fell 3.2% year-over-year.

Monthly cost of ownership is \$2,560, and rents average \$2,901, making owning \$340 per month less costly than renting.

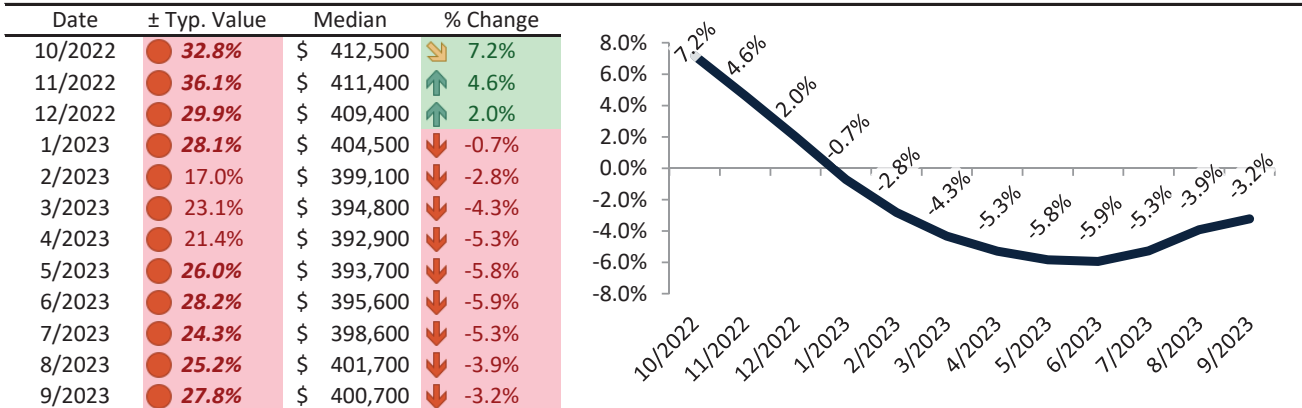
Rents rose 5.7% year-over-year. The current capitalization rate (rent/price) is 7.0%.

Market rating = 3

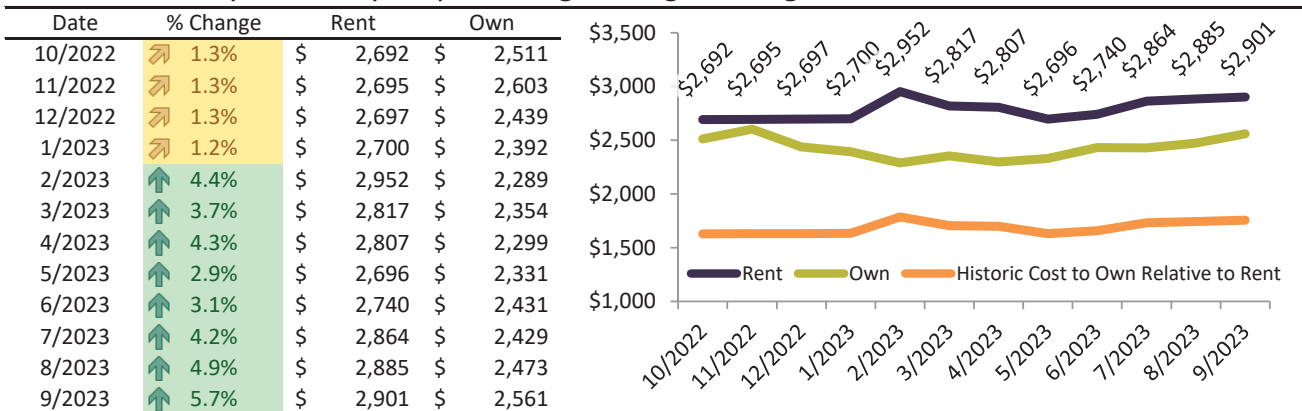
Median Home Price and Rental Parity trailing twelve months



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



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



Lake Forest Housing Market Value & Trends Update

Historically, properties in this market sell at a -2.5% discount. Today's premium is 50.7%. This market is 53.2% overvalued.

Median home price is \$1,045,600. Prices rose 1.0% year-over-year.

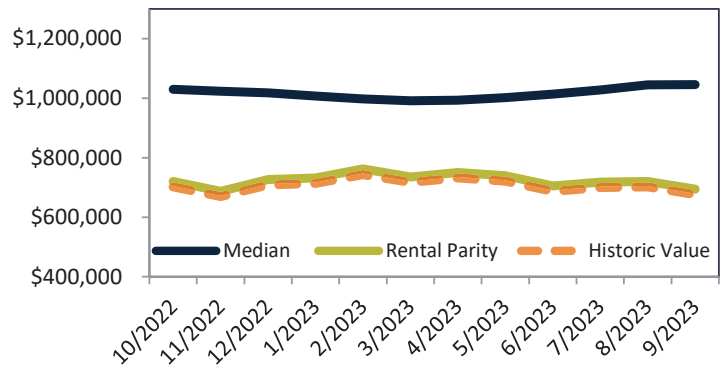
Monthly cost of ownership is \$6,682, and rents average \$4,435, making owning \$2,246 per month more costly than renting.

Rents rose 1.9% year-over-year. The current capitalization rate (rent/price) is 4.1%.

Market rating = 1

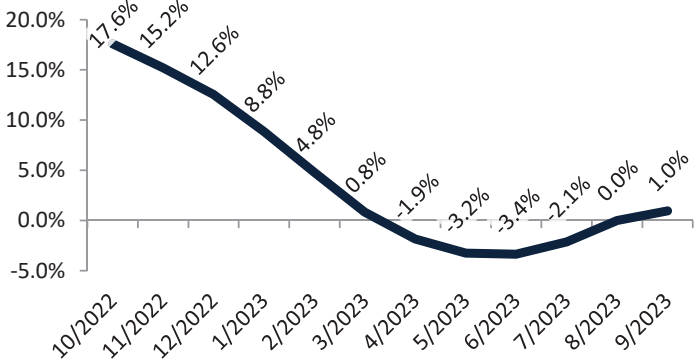
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
10/2022	↓ 1	\$ 1,029,500	\$ 720,100
11/2022	↓ 1	\$ 1,022,900	\$ 686,800
12/2022	↓ 1	\$ 1,017,500	\$ 726,100
1/2023	↓ 1	\$ 1,007,400	\$ 732,300
2/2023	↔ 3	\$ 997,700	\$ 762,200
3/2023	↓ 1	\$ 991,300	\$ 735,200
4/2023	↓ 2	\$ 993,300	\$ 750,500
5/2023	↓ 1	\$ 1,001,400	\$ 739,700
6/2023	↓ 1	\$ 1,013,100	\$ 704,500
7/2023	↓ 1	\$ 1,027,700	\$ 717,400
8/2023	↓ 1	\$ 1,044,800	\$ 720,000
9/2023	↓ 1	\$ 1,045,600	\$ 694,000



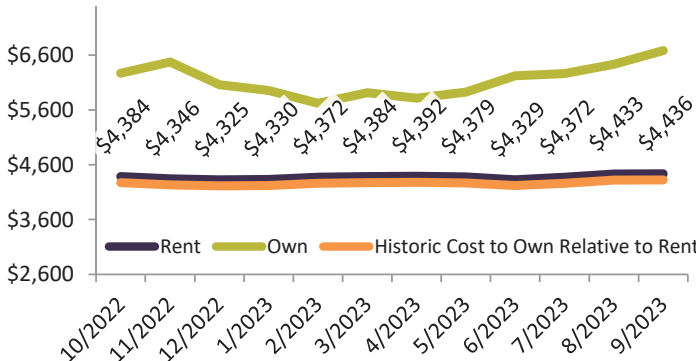
Resale Median and year-over-year percentage change trailing twelve months

Date	± Typ. Value	Median	% Change
10/2022	● 45.5%	\$ 1,029,500	↘ 17.6%
11/2022	● 51.5%	\$ 1,022,900	↘ 15.2%
12/2022	● 42.7%	\$ 1,017,500	↘ 12.6%
1/2023	● 40.1%	\$ 1,007,400	↘ 8.8%
2/2023	● 33.4%	\$ 997,700	↗ 4.8%
3/2023	● 37.4%	\$ 991,300	↔ 0.8%
4/2023	● 34.9%	\$ 993,300	↓ -1.9%
5/2023	● 37.9%	\$ 1,001,400	↓ -3.2%
6/2023	● 46.3%	\$ 1,013,100	↓ -3.4%
7/2023	● 45.8%	\$ 1,027,700	↓ -2.1%
8/2023	● 47.7%	\$ 1,044,800	↔ 0.0%
9/2023	● 53.2%	\$ 1,045,600	↗ 1.0%



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

Date	% Change	Rent	Own
10/2022	↗ 14.8%	\$ 4,384	\$ 6,267
11/2022	↗ 12.8%	\$ 4,346	\$ 6,472
12/2022	↗ 11.5%	\$ 4,325	\$ 6,061
1/2023	↗ 10.4%	\$ 4,330	\$ 5,957
2/2023	↗ 9.2%	\$ 4,372	\$ 5,722
3/2023	↗ 7.5%	\$ 4,384	\$ 5,911
4/2023	↗ 5.9%	\$ 4,392	\$ 5,812
5/2023	↗ 4.7%	\$ 4,379	\$ 5,928
6/2023	↗ 3.3%	\$ 4,329	\$ 6,224
7/2023	↗ 2.7%	\$ 4,372	\$ 6,263
8/2023	↗ 2.2%	\$ 4,433	\$ 6,432
9/2023	↗ 1.9%	\$ 4,436	\$ 6,682



Los Alamitos Housing Market Value & Trends Update

Historically, properties in this market sell at a 28.4% premium. Today's premium is 133.2%. This market is 104.8% overvalued.

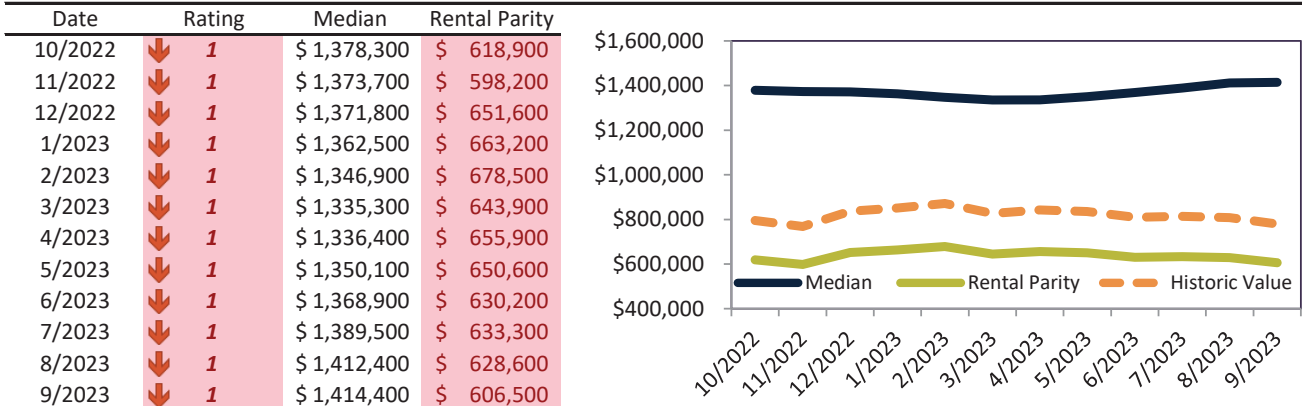
Median home price is \$1,414,400. Prices rose 1.9% year-over-year.

Monthly cost of ownership is \$9,039, and rents average \$3,876, making owning \$5,163 per month more costly than renting.

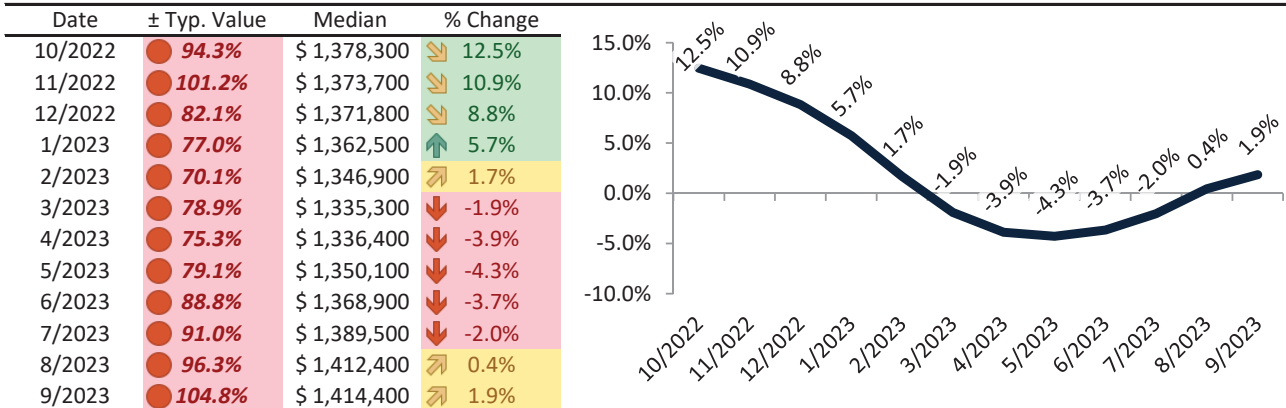
Rents rose 3.0% year-over-year. The current capitalization rate (rent/price) is 2.6%.

Market rating = 1

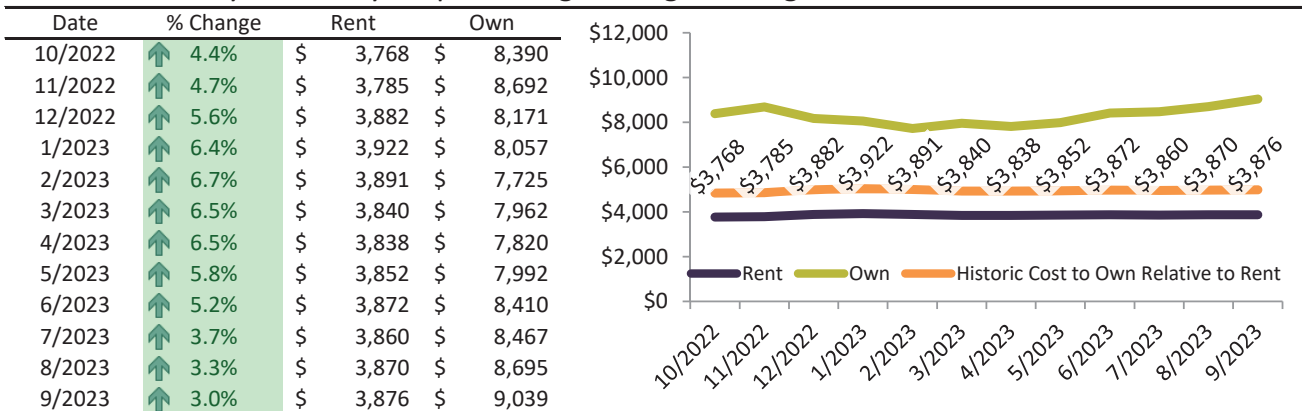
Median Home Price and Rental Parity trailing twelve months



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



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



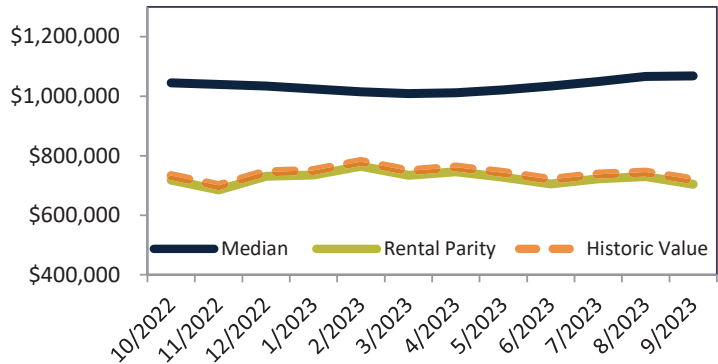
Mission Viejo Housing Market Value & Trends Update

Historically, properties in this market sell at a 2.1% premium. Today's premium is 51.6%. This market is 49.5% overvalued. Median home price is \$1,068,100. Prices rose 1.7% year-over-year. Monthly cost of ownership is \$6,826, and rents average \$4,500, making owning \$2,325 per month more costly than renting. Rents rose 2.9% year-over-year. The current capitalization rate (rent/price) is 4.0%.

Market rating = 1

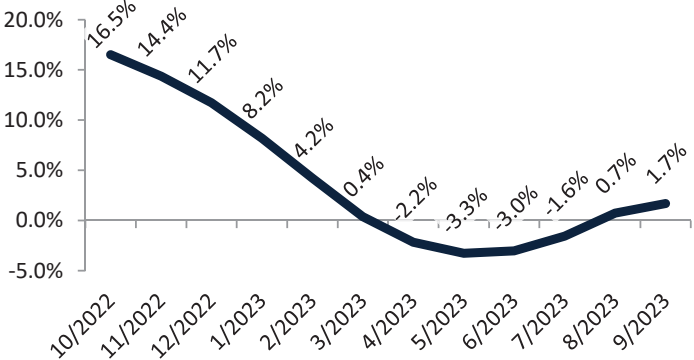
Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
10/2022	↓ 1	\$ 1,044,700	\$ 717,600
11/2022	↓ 1	\$ 1,039,800	\$ 684,900
12/2022	↓ 1	\$ 1,034,300	\$ 730,400
1/2023	↓ 1	\$ 1,024,500	\$ 734,700
2/2023	↘ 3	\$ 1,014,400	\$ 764,400
3/2023	↓ 1	\$ 1,008,600	\$ 733,600
4/2023	↓ 2	\$ 1,011,500	\$ 745,800
5/2023	↓ 1	\$ 1,021,200	\$ 727,800
6/2023	↓ 1	\$ 1,033,900	\$ 704,900
7/2023	↓ 1	\$ 1,048,900	\$ 722,600
8/2023	↓ 1	\$ 1,066,800	\$ 729,400
9/2023	↓ 1	\$ 1,068,100	\$ 704,200



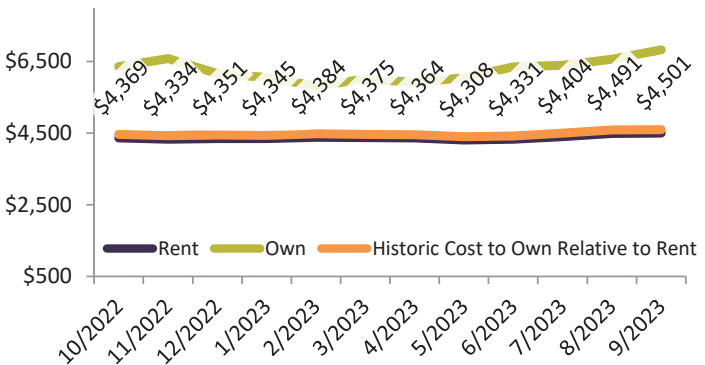
Resale Median and year-over-year percentage change trailing twelve months

Date	± Typ. Value	Median	% Change
10/2022	● 43.5%	\$ 1,044,700	↘ 16.5%
11/2022	● 49.7%	\$ 1,039,800	↘ 14.4%
12/2022	● 39.5%	\$ 1,034,300	↘ 11.7%
1/2023	● 37.3%	\$ 1,024,500	↘ 8.2%
2/2023	● 30.6%	\$ 1,014,400	↗ 4.2%
3/2023	● 35.4%	\$ 1,008,600	↔ 0.4%
4/2023	● 33.5%	\$ 1,011,500	↓ -2.2%
5/2023	● 38.2%	\$ 1,021,200	↓ -3.3%
6/2023	● 44.5%	\$ 1,033,900	↓ -3.0%
7/2023	● 43.0%	\$ 1,048,900	↓ -1.6%
8/2023	● 44.1%	\$ 1,066,800	↔ 0.7%
9/2023	● 49.5%	\$ 1,068,100	↔ 1.7%



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

Date	% Change	Rent	Own
10/2022	↘ 12.8%	\$ 4,369	\$ 6,360
11/2022	↘ 10.7%	\$ 4,334	\$ 6,579
12/2022	↘ 9.4%	\$ 4,351	\$ 6,161
1/2023	↘ 7.9%	\$ 4,345	\$ 6,058
2/2023	↘ 7.1%	\$ 4,384	\$ 5,818
3/2023	↗ 5.9%	\$ 4,375	\$ 6,014
4/2023	↗ 5.3%	\$ 4,364	\$ 5,919
5/2023	↗ 3.9%	\$ 4,308	\$ 6,045
6/2023	↗ 3.3%	\$ 4,331	\$ 6,352
7/2023	↗ 2.8%	\$ 4,404	\$ 6,392
8/2023	↗ 2.9%	\$ 4,491	\$ 6,568
9/2023	↗ 2.9%	\$ 4,501	\$ 6,826



Newport Beach Housing Market Value & Trends Update

Historically, properties in this market sell at a 38.8% premium. Today's premium is 138.5%. This market is 99.7% overvalued.

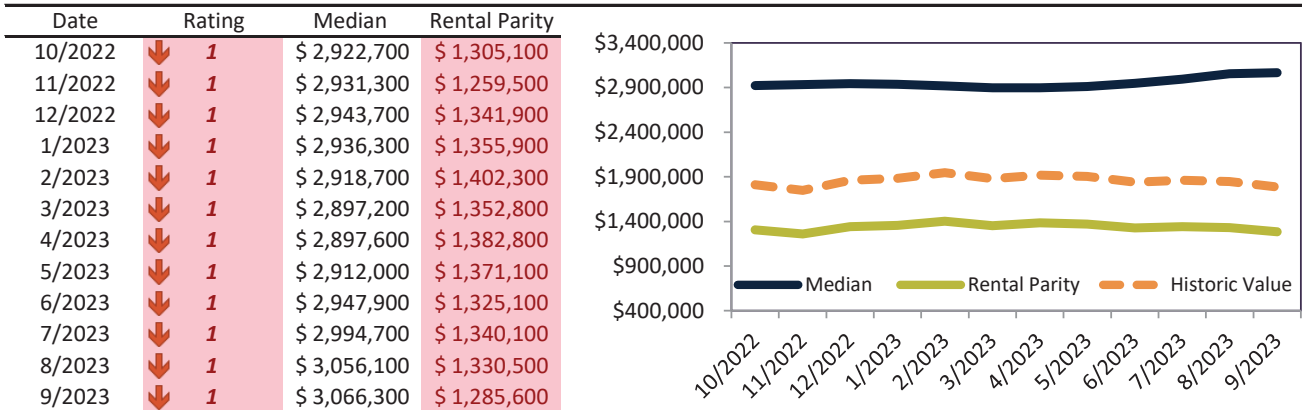
Median home price is \$3,066,300. Prices rose 4.5% year-over-year.

Monthly cost of ownership is \$19,596, and rents average \$8,216, making owning \$11,380 per month more costly than renting.

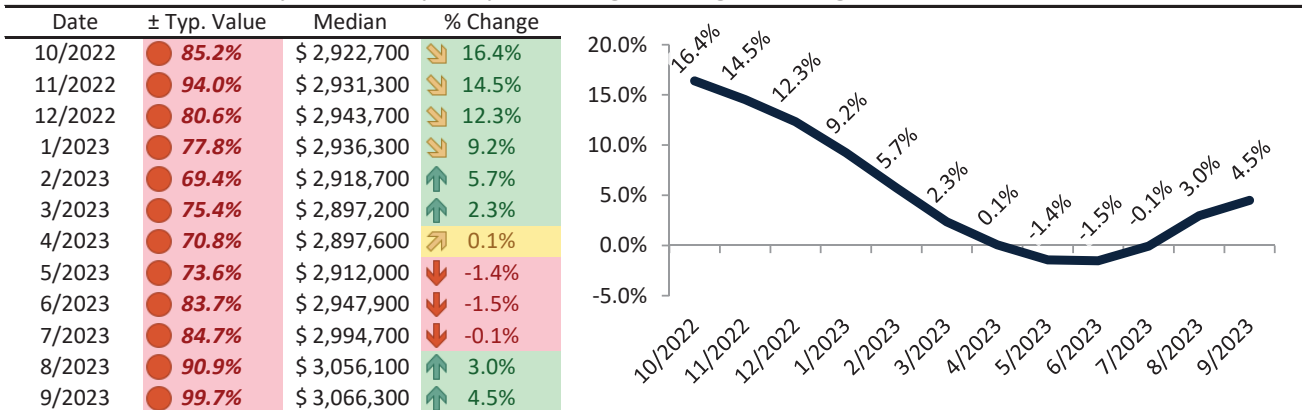
Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 2.6%.

Market rating = 1

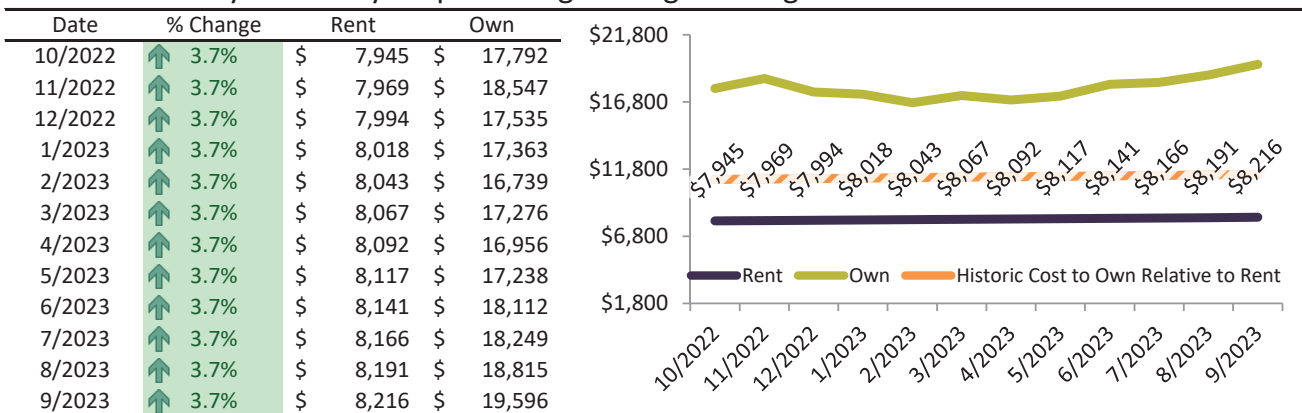
Median Home Price and Rental Parity trailing twelve months



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



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



Corona del Mar Housing Market Value & Trends Update

Historically, properties in this market sell at a 53.0% premium. Today's premium is 149.9%. This market is 96.9% overvalued.

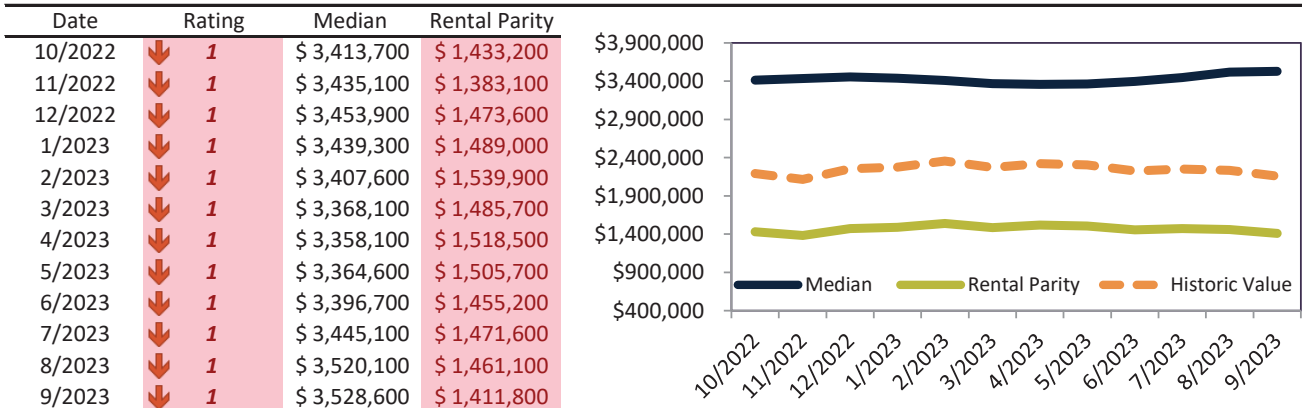
Median home price is \$3,528,600. Prices rose 3.2% year-over-year.

Monthly cost of ownership is \$22,550, and rents average \$9,023, making owning \$13,527 per month more costly than renting.

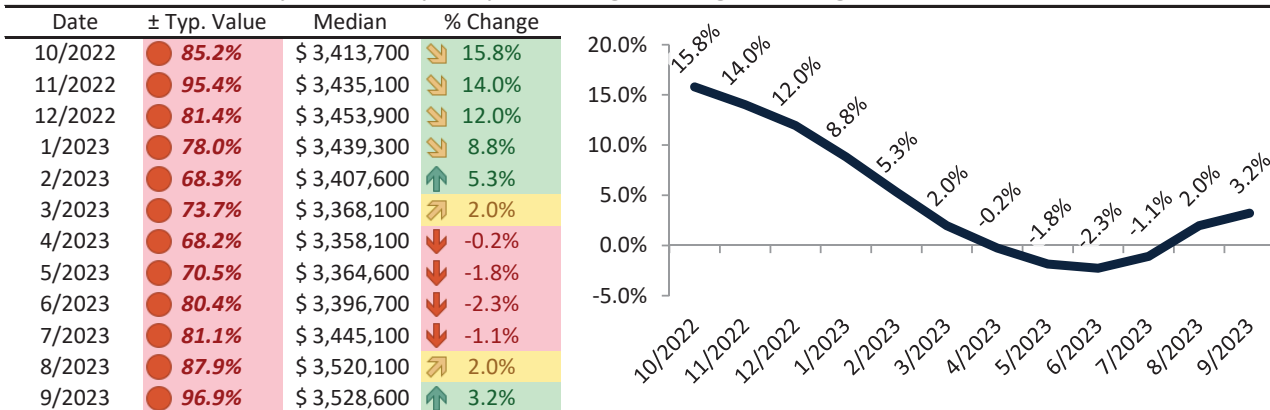
Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 2.5%.

Market rating = 1

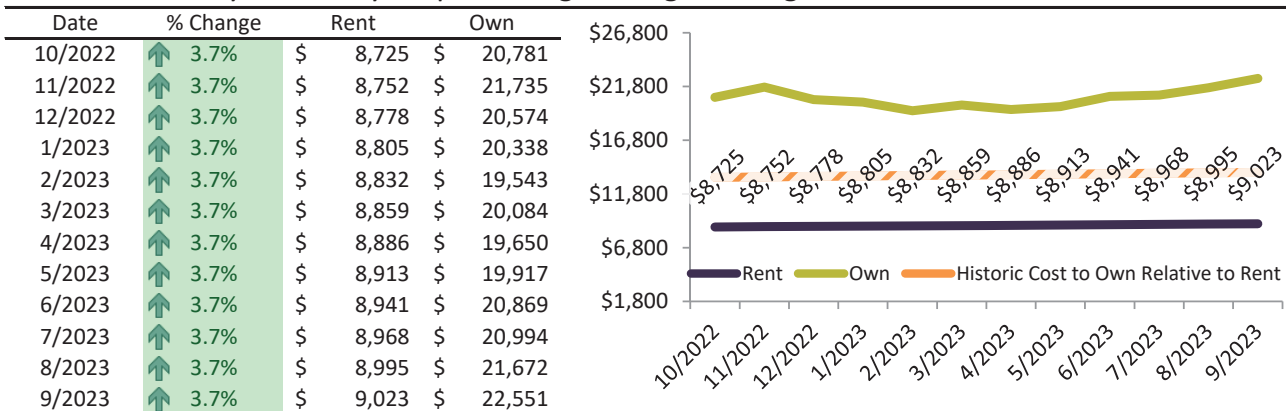
Median Home Price and Rental Parity trailing twelve months



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



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



North Tustin Housing Market Value & Trends Update

Historically, properties in this market sell at a 29.8% premium. Today's premium is 84.4%. This market is 54.6% overvalued.

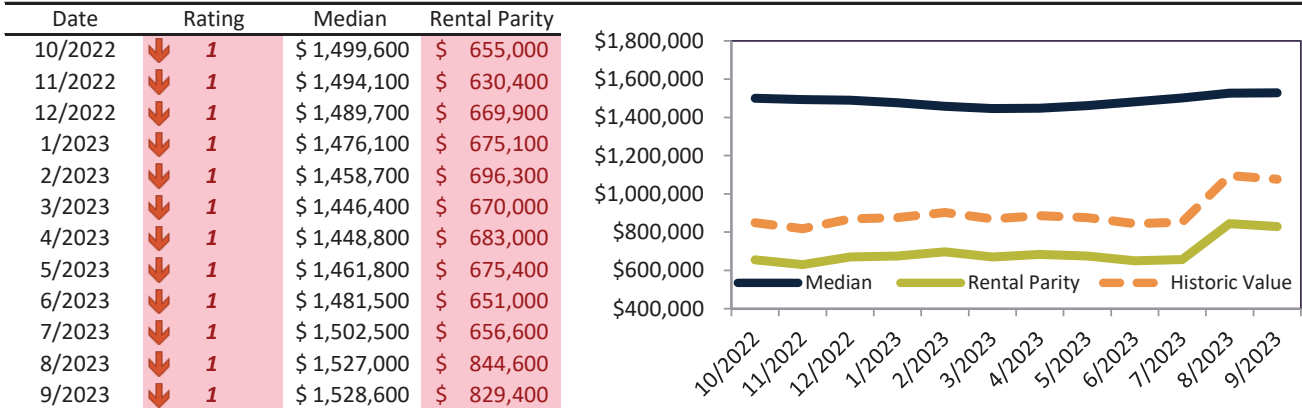
Median home price is \$1,528,600. Prices rose 1.3% year-over-year.

Monthly cost of ownership is \$9,769, and rents average \$5,301, making owning \$4,467 per month more costly than renting.

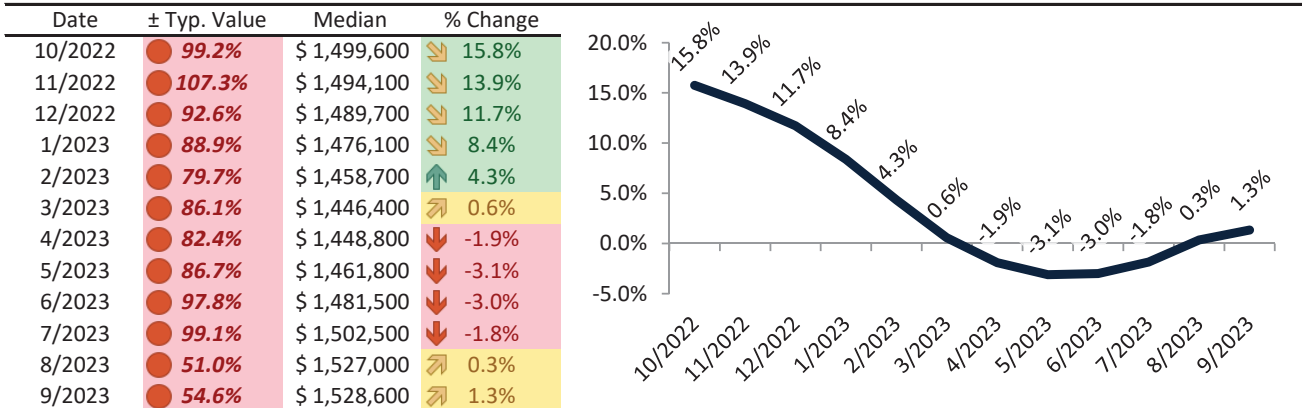
Rents rose 14.7% year-over-year. The current capitalization rate (rent/price) is 3.3%.

Market rating = 1

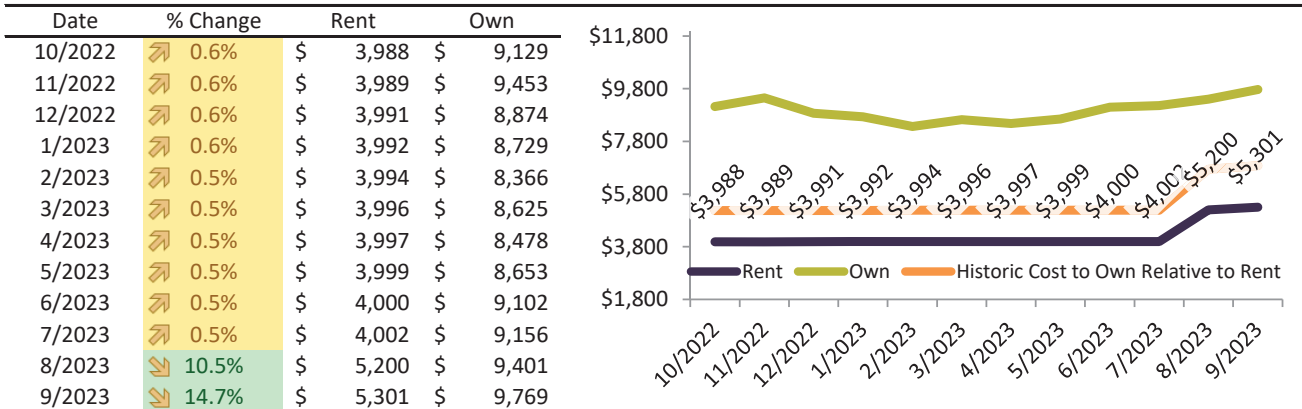
Median Home Price and Rental Parity trailing twelve months



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



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

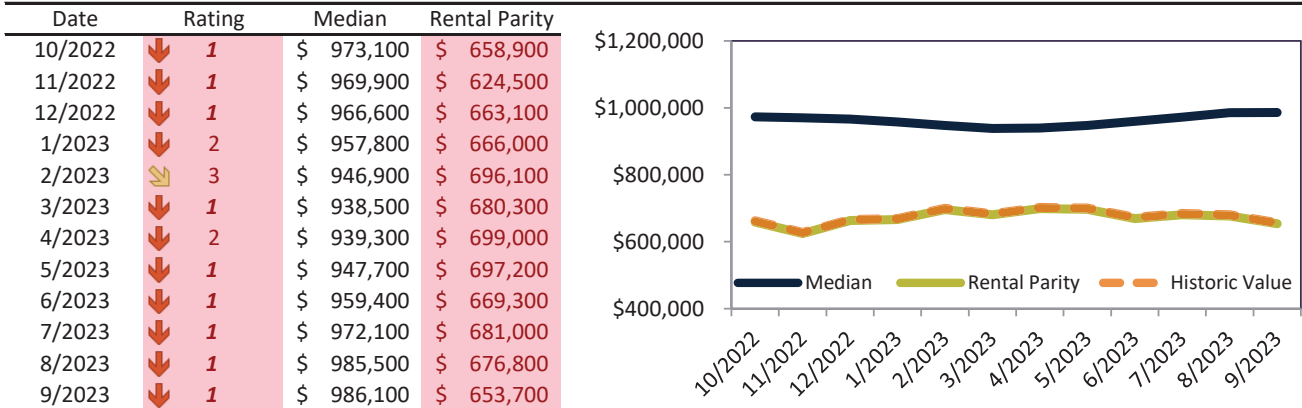


Orange Housing Market Value & Trends Update

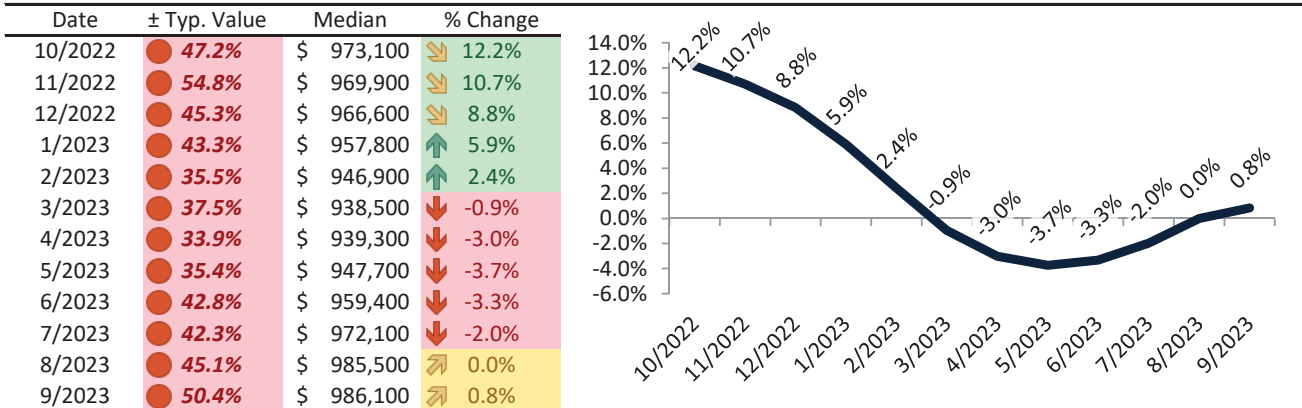
Historically, properties in this market sell at a 0.5% premium. Today's premium is 50.9%. This market is 50.4% overvalued. Median home price is \$986,100. Prices rose 0.8% year-over-year. Monthly cost of ownership is \$6,302, and rents average \$4,178, making owning \$2,123 per month more costly than renting. Rents rose 4.0% year-over-year. The current capitalization rate (rent/price) is 4.1%.

Market rating = 1

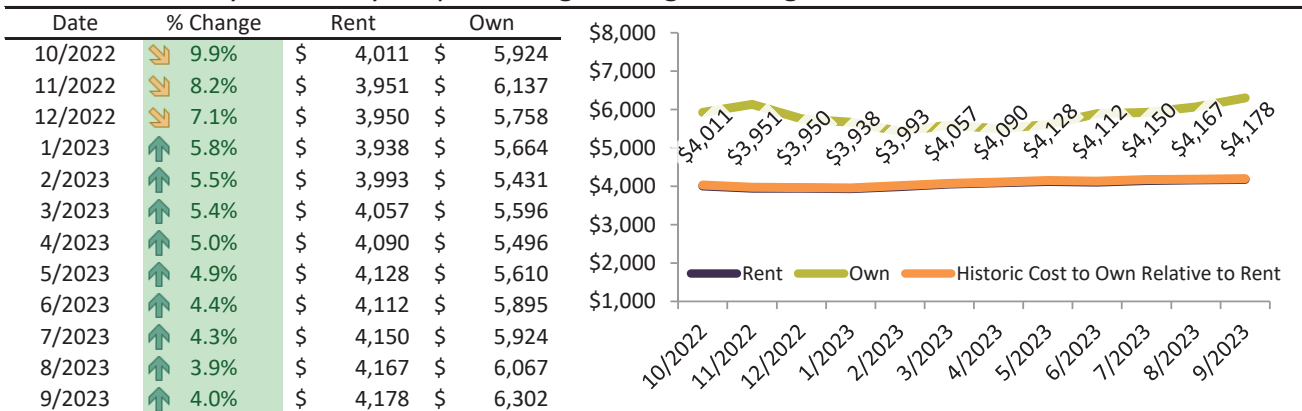
Median Home Price and Rental Parity trailing twelve months



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



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

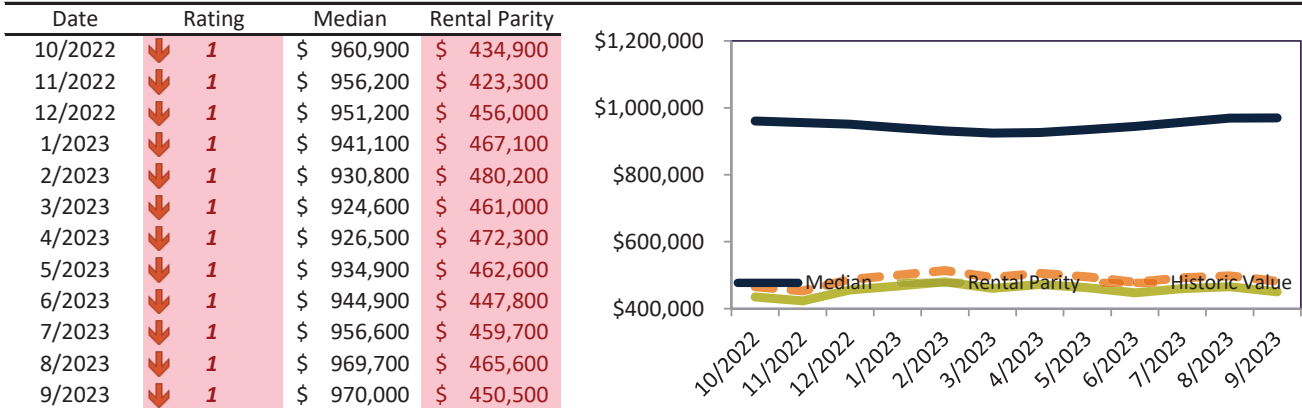


Placentia Housing Market Value & Trends Update

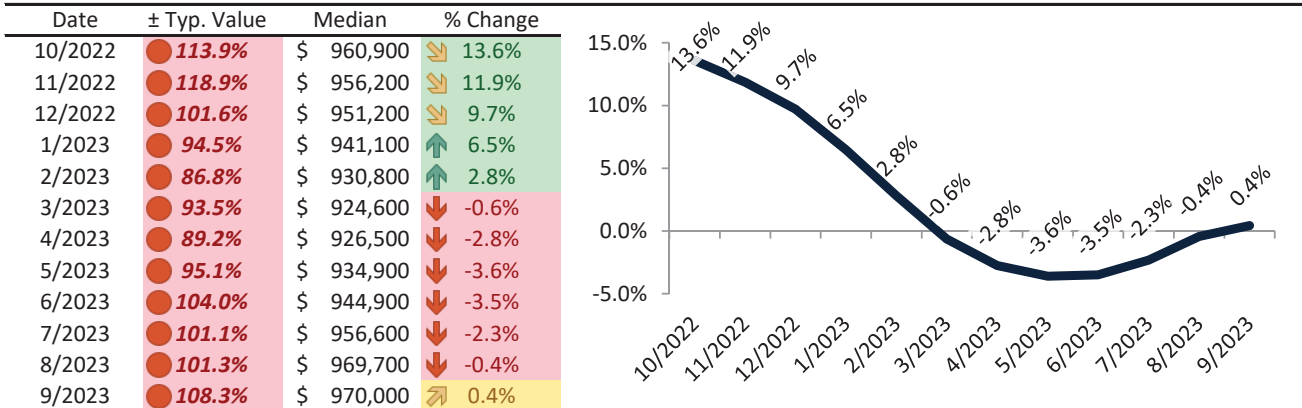
Historically, properties in this market sell at a 7.0% premium. Today's premium is 115.3%. This market is 108.3% overvalued. Median home price is \$970,000. Prices rose 0.4% year-over-year. Monthly cost of ownership is \$6,199, and rents average \$2,879, making owning \$3,319 per month more costly than renting. Rents rose 1.4% year-over-year. The current capitalization rate (rent/price) is 2.8%.

Market rating = 1

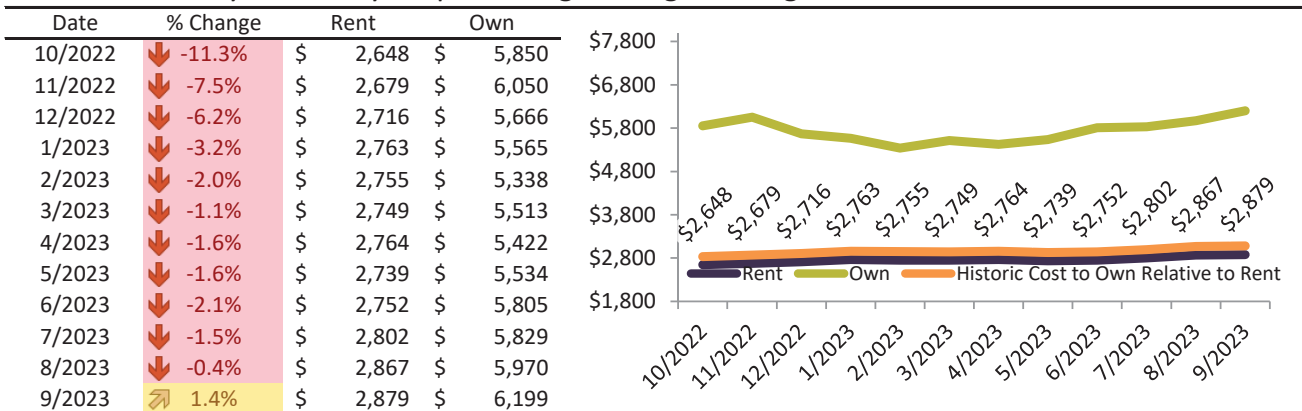
Median Home Price and Rental Parity trailing twelve months



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



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



Rancho Santa Margarita Housing Market Value & Trends Update

Historically, properties in this market sell at a -11.7% discount. Today's premium is 34.4%. This market is 46.1% overvalued.

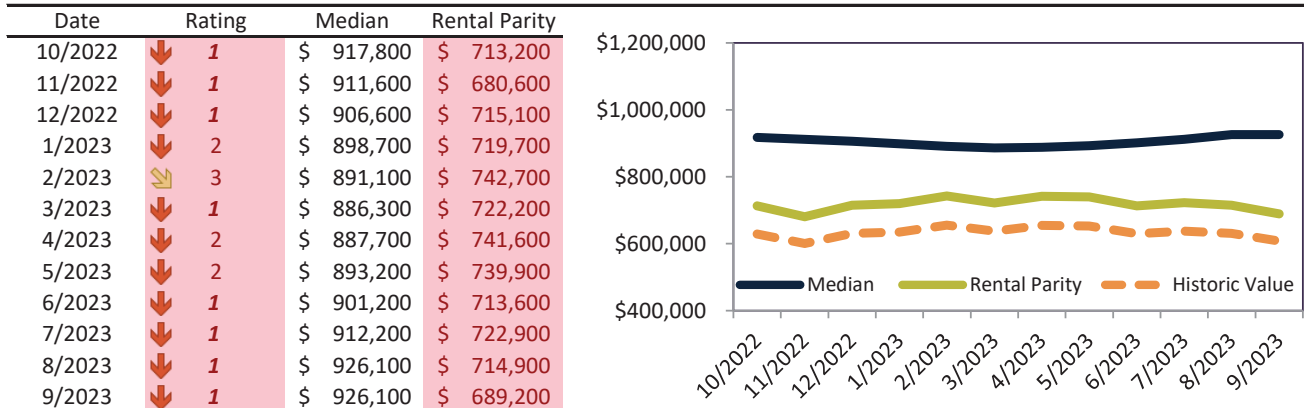
Median home price is \$926,100. Prices fell 0.0% year-over-year.

Monthly cost of ownership is \$5,918, and rents average \$4,405, making owning \$1,513 per month more costly than renting.

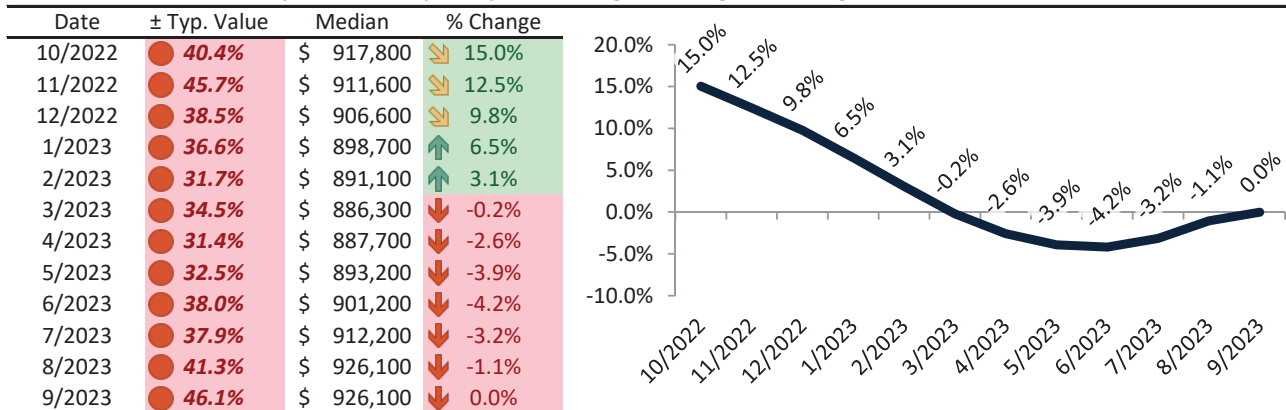
Rents rose 2.8% year-over-year. The current capitalization rate (rent/price) is 4.6%.

Market rating = 1

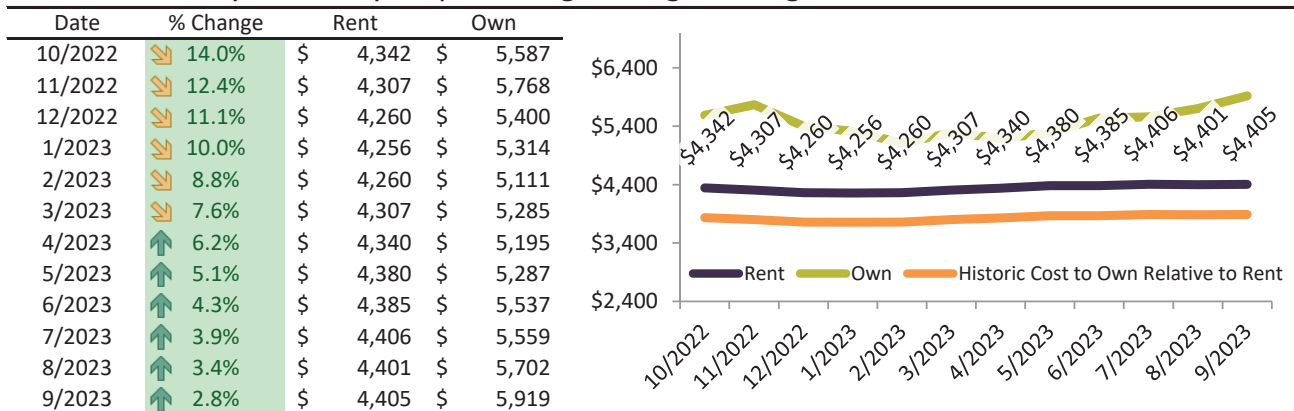
Median Home Price and Rental Parity trailing twelve months



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



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



San Clemente Housing Market Value & Trends Update

Historically, properties in this market sell at a 12.9% premium. Today's premium is 79.6%. This market is 66.7% overvalued.

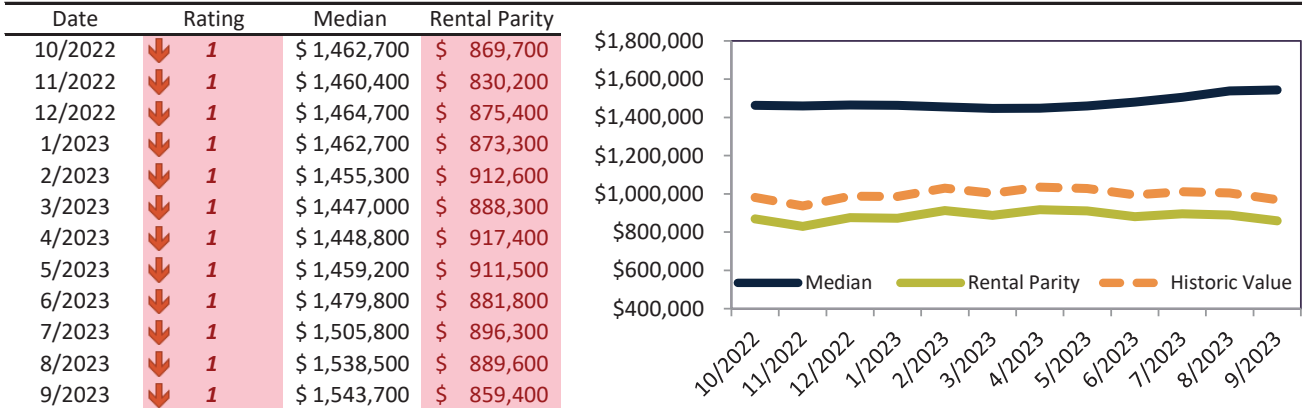
Median home price is \$1,543,700. Prices rose 4.6% year-over-year.

Monthly cost of ownership is \$9,865, and rents average \$5,492, making owning \$4,372 per month more costly than renting.

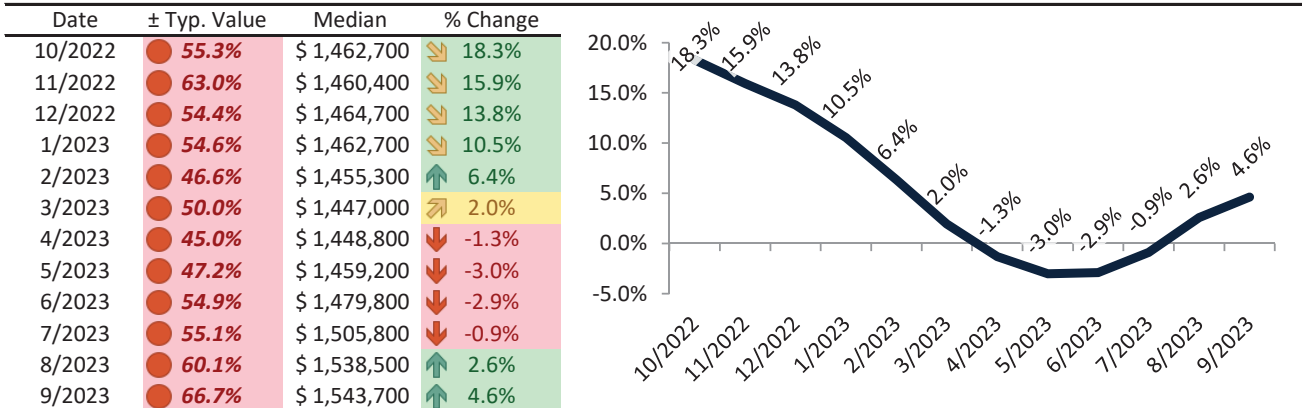
Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 3.4%.

Market rating = 1

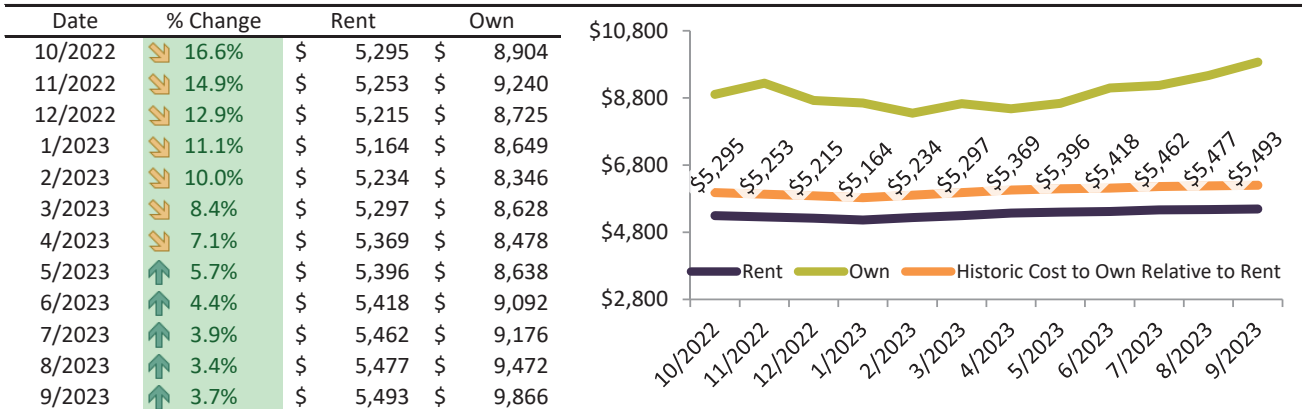
Median Home Price and Rental Parity trailing twelve months



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



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

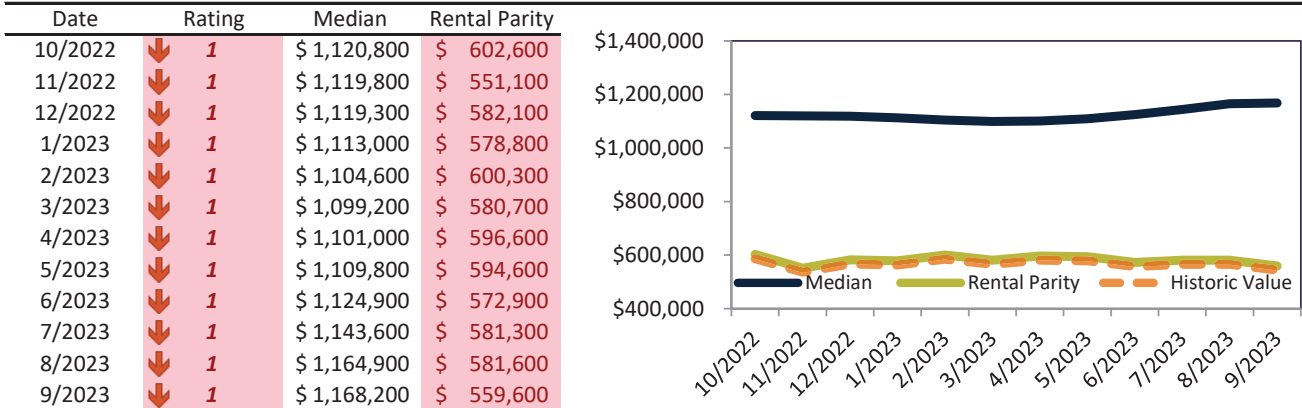


San Juan Capistrano Housing Market Value & Trends Update

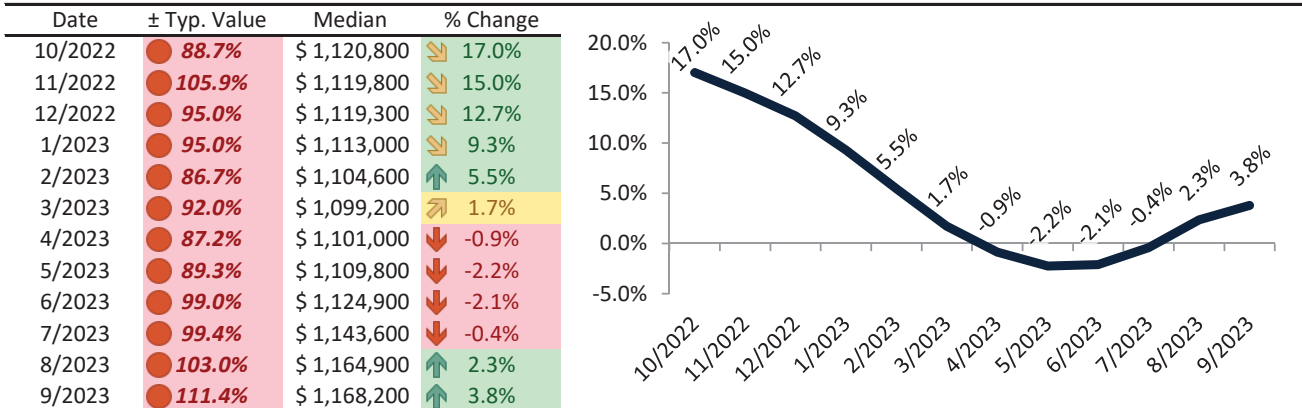
Historically, properties in this market sell at a -2.7% discount. Today's premium is 108.7%. This market is 111.4% overvalued. Median home price is \$1,168,200. Prices rose 3.8% year-over-year. Monthly cost of ownership is \$7,465, and rents average \$3,576, making owning \$3,888 per month more costly than renting. Rents fell 0.3% year-over-year. The current capitalization rate (rent/price) is 2.9%.

Market rating = 1

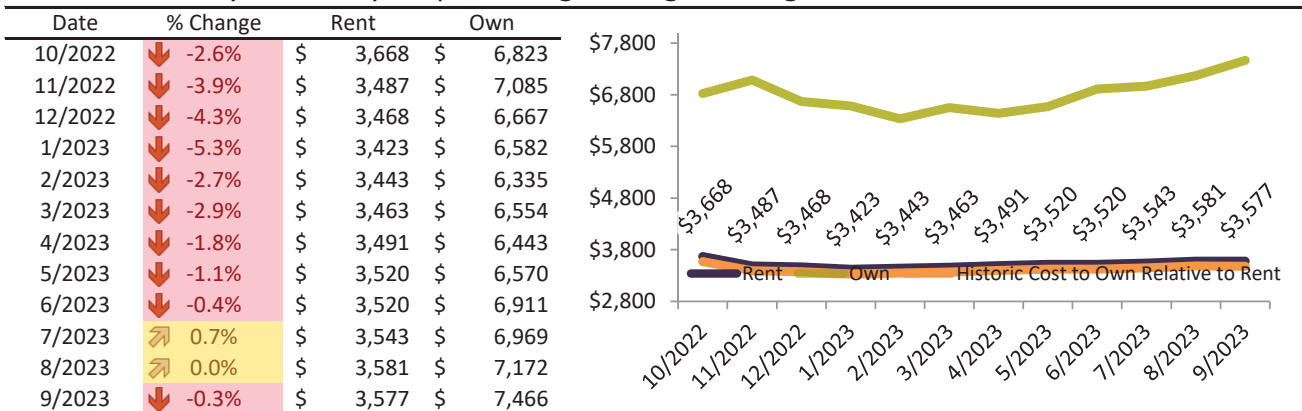
Median Home Price and Rental Parity trailing twelve months



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



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

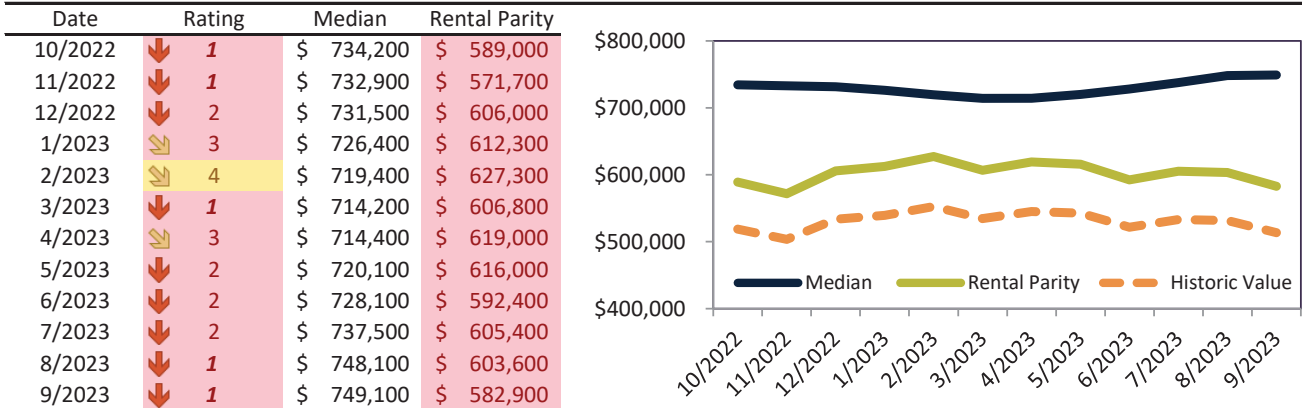


Santa Ana Housing Market Value & Trends Update

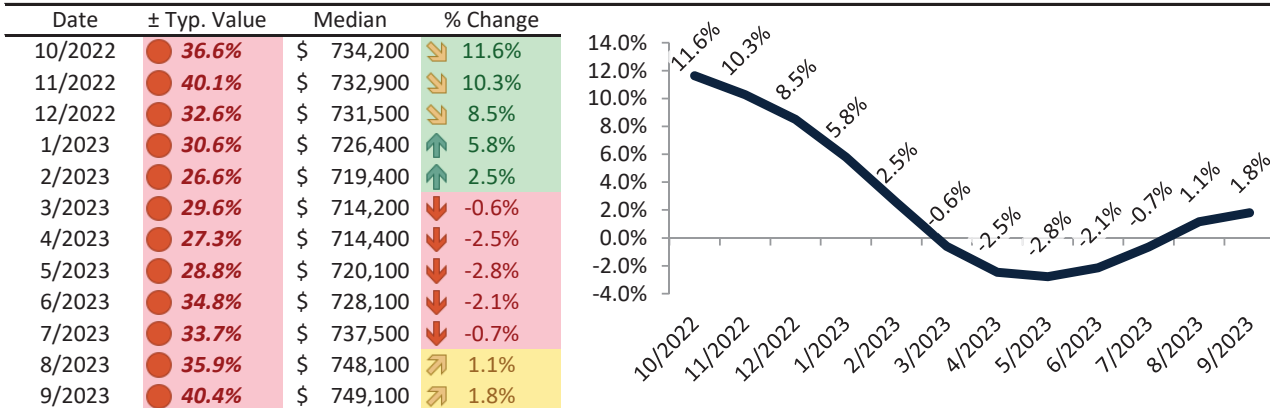
Historically, properties in this market sell at a -11.9% discount. Today's premium is 28.5%. This market is 40.4% overvalued. Median home price is \$749,100. Prices rose 1.8% year-over-year. Monthly cost of ownership is \$4,787, and rents average \$3,725, making owning \$1,062 per month more costly than renting. Rents rose 3.6% year-over-year. The current capitalization rate (rent/price) is 4.8%.

Market rating = 1

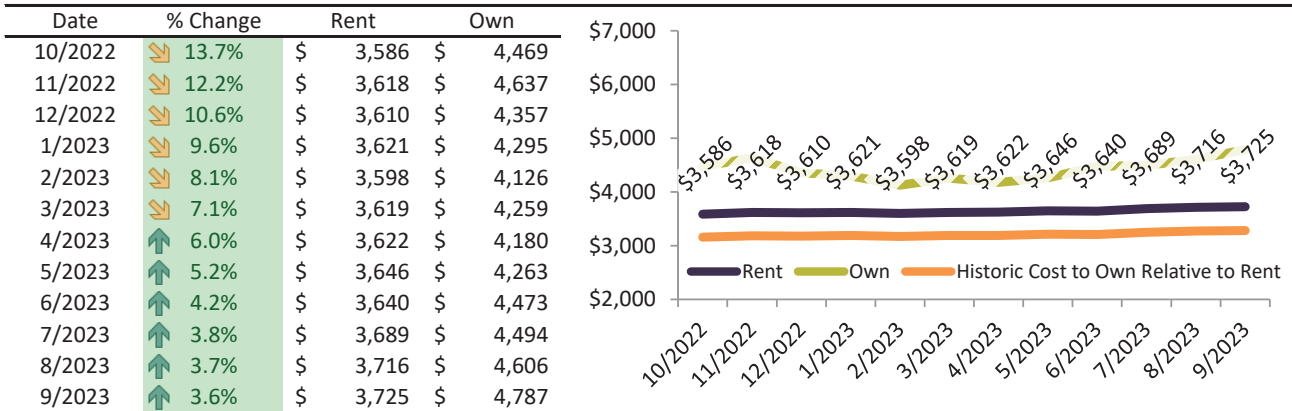
Median Home Price and Rental Parity trailing twelve months



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



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

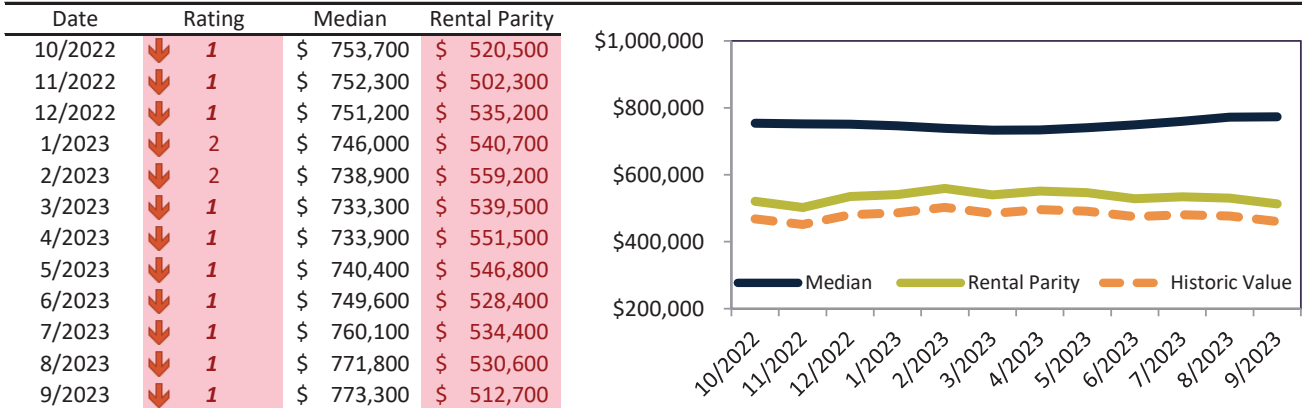


Riverview West Housing Market Value & Trends Update

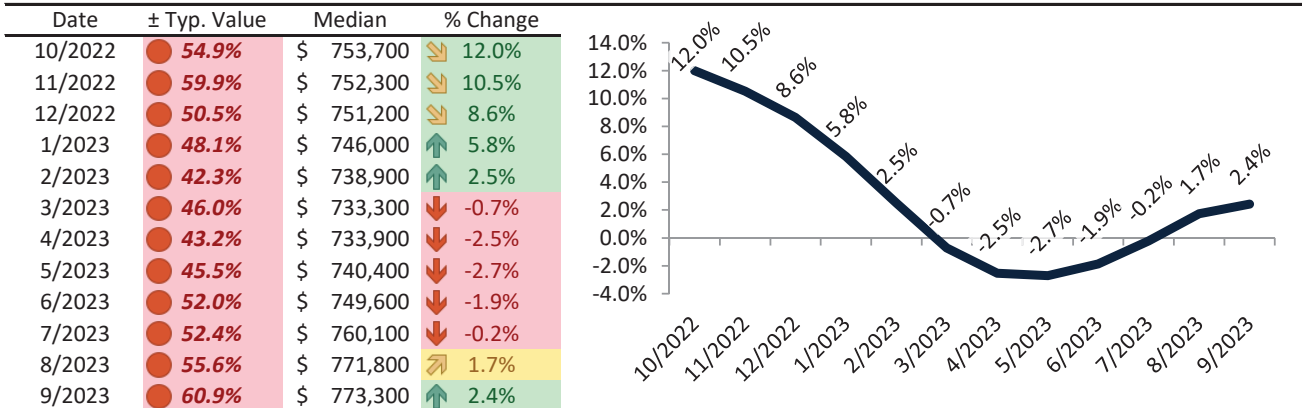
Historically, properties in this market sell at a -10.1% discount. Today's premium is 50.8%. This market is 60.9% overvalued. Median home price is \$773,300. Prices rose 2.4% year-over-year. Monthly cost of ownership is \$4,942, and rents average \$3,276, making owning \$1,665 per month more costly than renting. Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 4.1%.

Market rating = 1

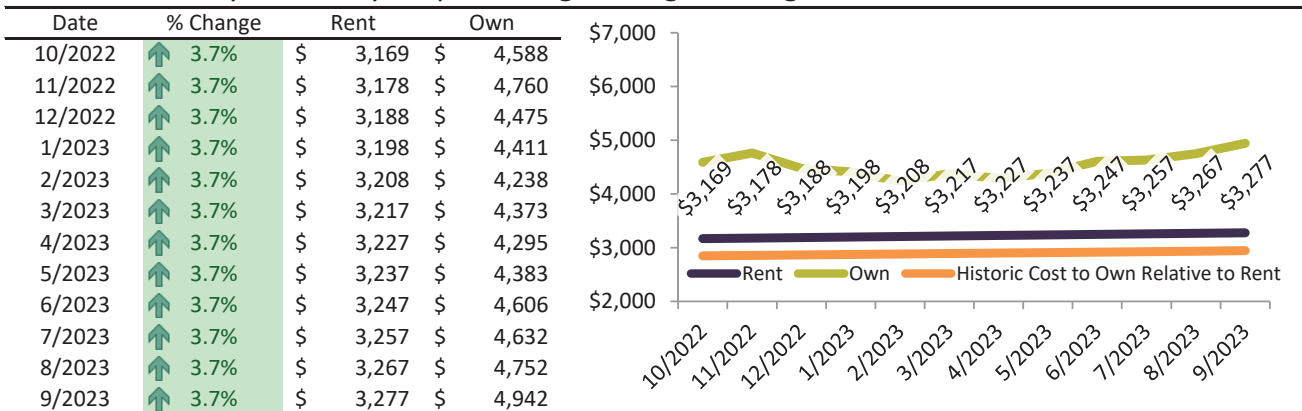
Median Home Price and Rental Parity trailing twelve months



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



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

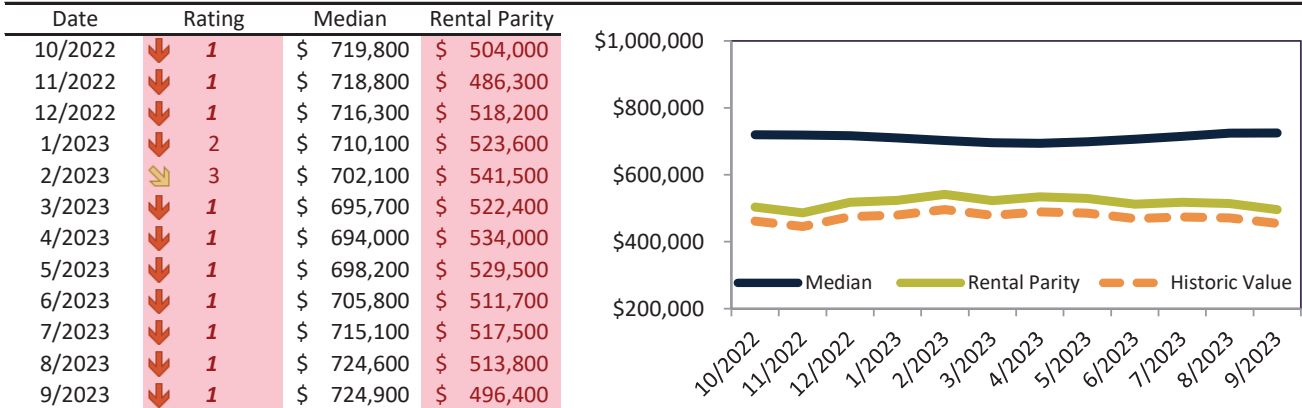


Artesia Pilar Housing Market Value & Trends Update

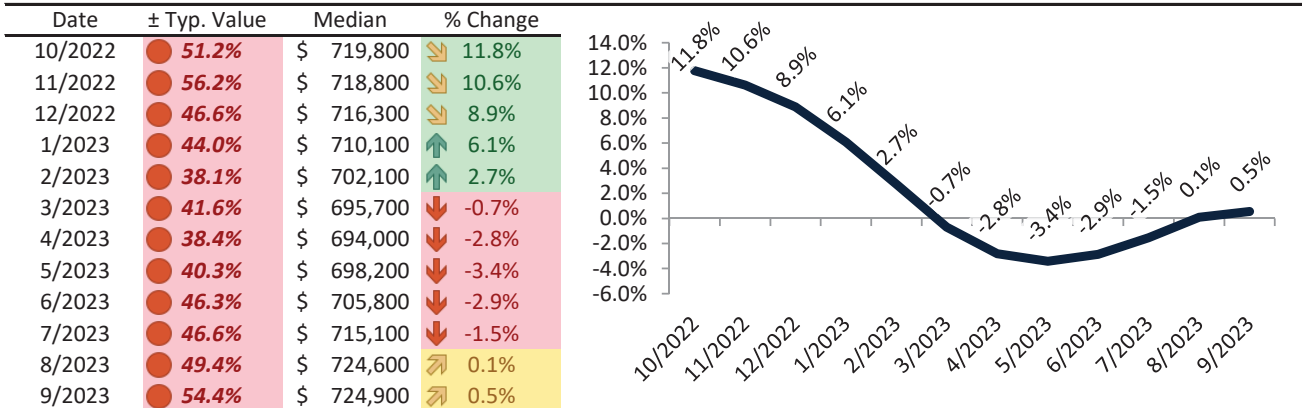
Historically, properties in this market sell at a -8.4% discount. Today's premium is 46.0%. This market is 54.4% overvalued. Median home price is \$724,900. Prices rose 0.5% year-over-year. Monthly cost of ownership is \$4,632, and rents average \$3,172, making owning \$1,459 per month more costly than renting. Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 4.2%.

Market rating = 1

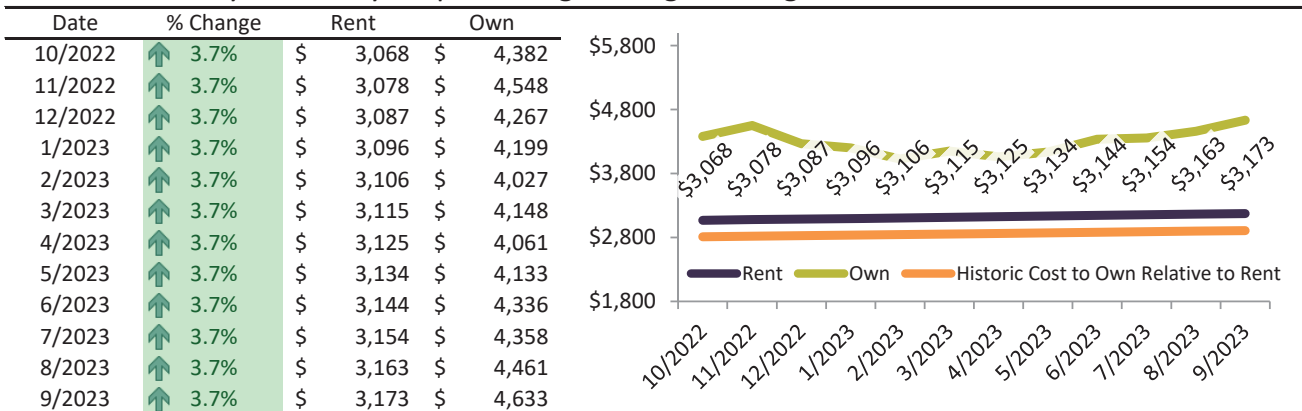
Median Home Price and Rental Parity trailing twelve months



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



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

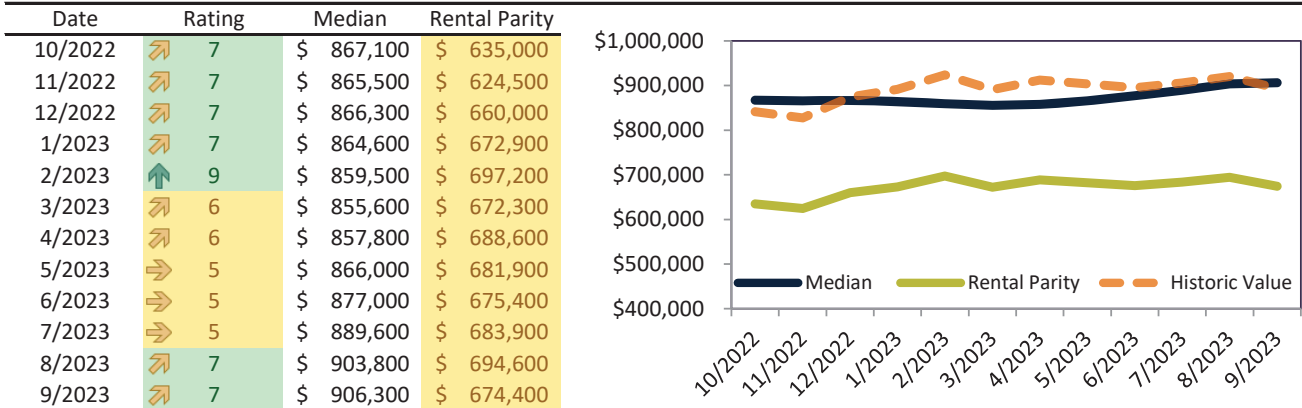


Seal Beach Housing Market Value & Trends Update

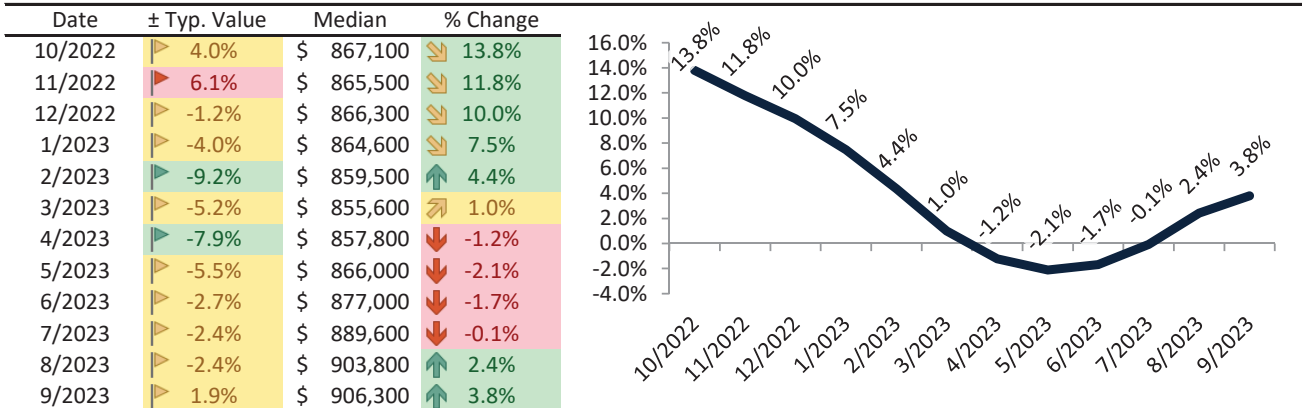
Historically, properties in this market sell at a 32.5% premium. Today's premium is 34.4%. This market is 1.9% overvalued. Median home price is \$906,300. Prices rose 3.8% year-over-year. Monthly cost of ownership is \$5,792, and rents average \$4,310, making owning \$1,482 per month more costly than renting. Rents rose 10.2% year-over-year. The current capitalization rate (rent/price) is 4.6%.

Market rating = 7

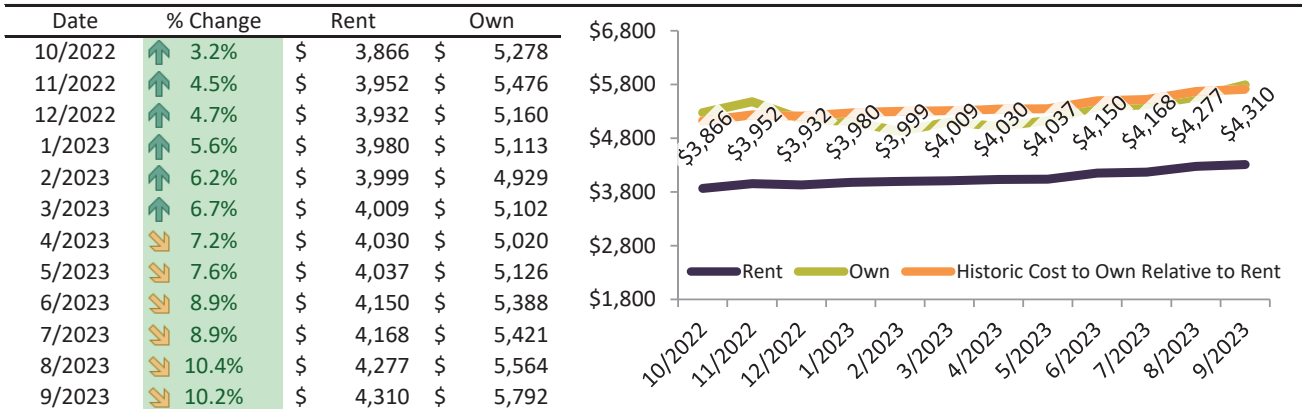
Median Home Price and Rental Parity trailing twelve months



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



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

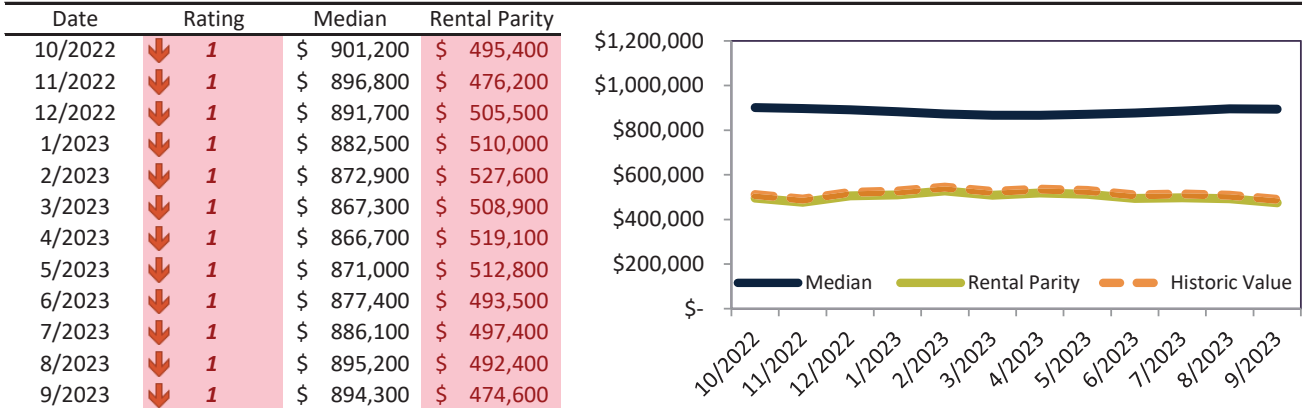


Silverado Housing Market Value & Trends Update

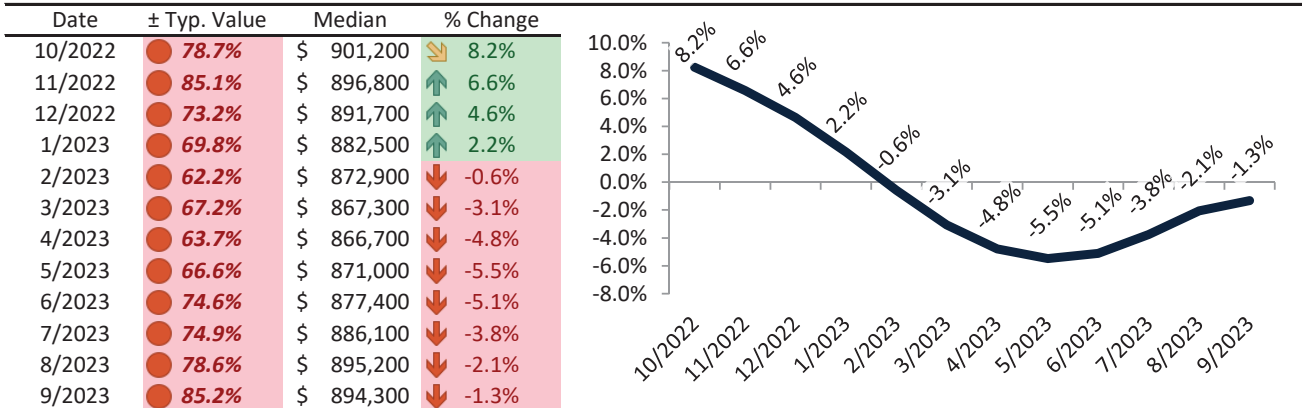
Historically, properties in this market sell at a 3.2% premium. Today's premium is 88.4%. This market is 85.2% overvalued. Median home price is \$894,300. Prices fell 1.3% year-over-year. Monthly cost of ownership is \$5,715, and rents average \$3,033, making owning \$2,682 per month more costly than renting. Rents rose 0.9% year-over-year. The current capitalization rate (rent/price) is 3.3%.

Market rating = 1

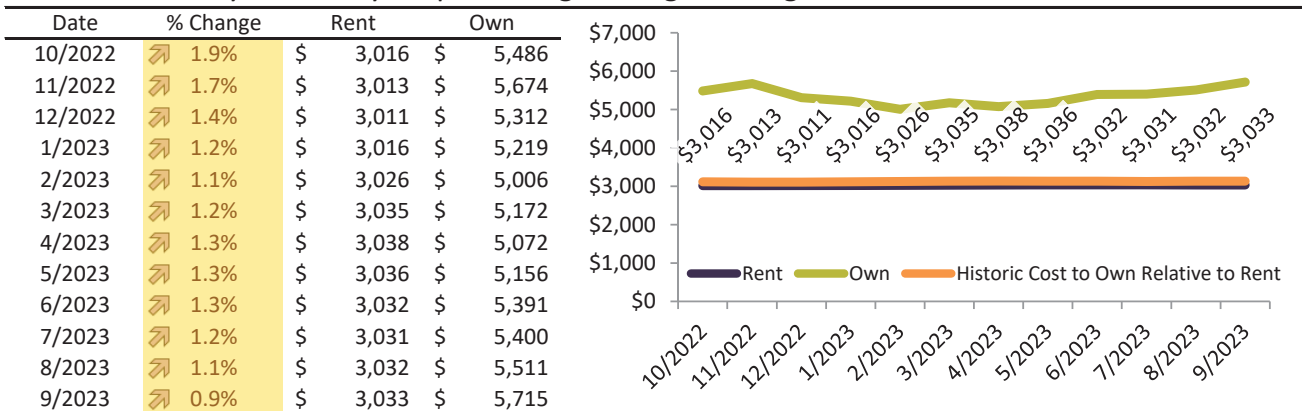
Median Home Price and Rental Parity trailing twelve months



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



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

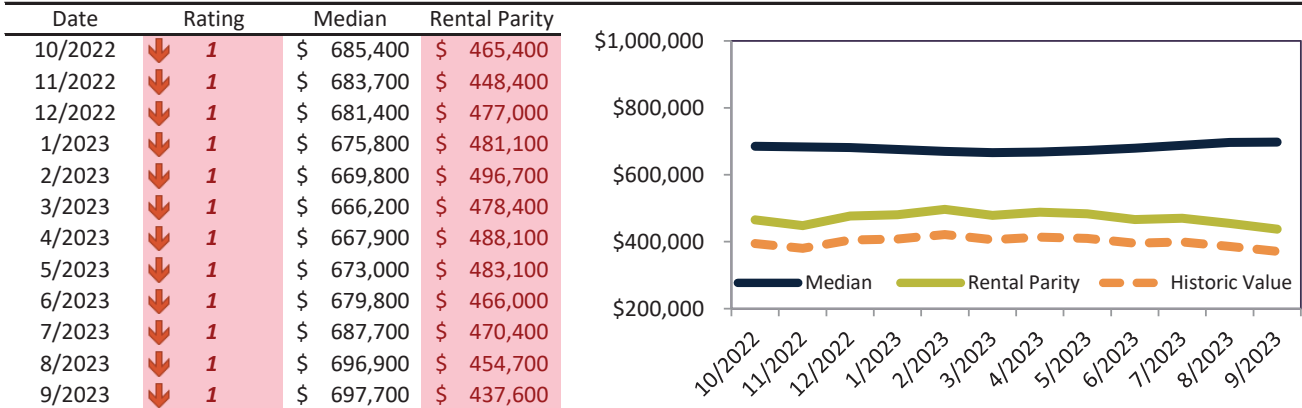


Stanton Housing Market Value & Trends Update

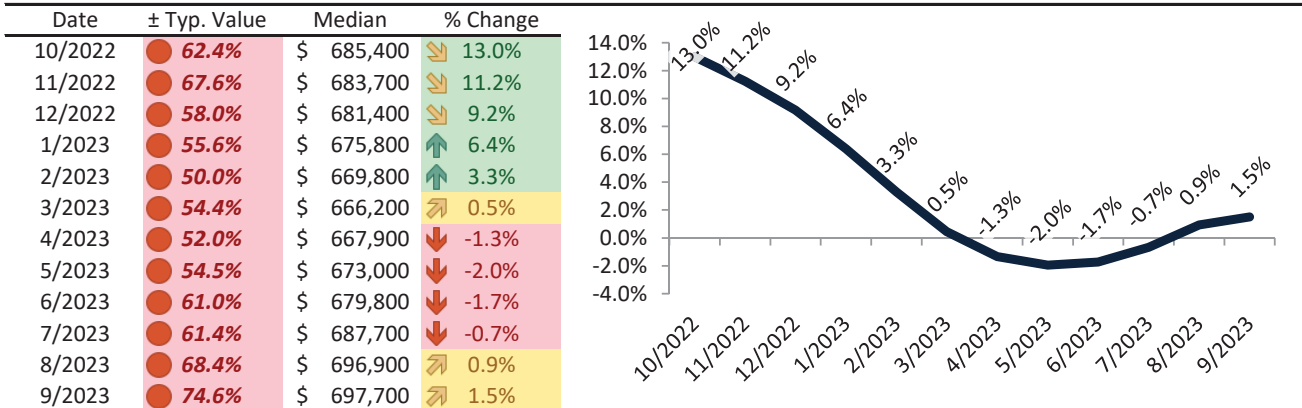
Historically, properties in this market sell at a -15.2% discount. Today's premium is 59.4%. This market is 74.6% overvalued. Median home price is \$697,700. Prices rose 1.5% year-over-year. Monthly cost of ownership is \$4,458, and rents average \$2,797, making owning \$1,661 per month more costly than renting. Rents rose 0.5% year-over-year. The current capitalization rate (rent/price) is 3.8%.

Market rating = 1

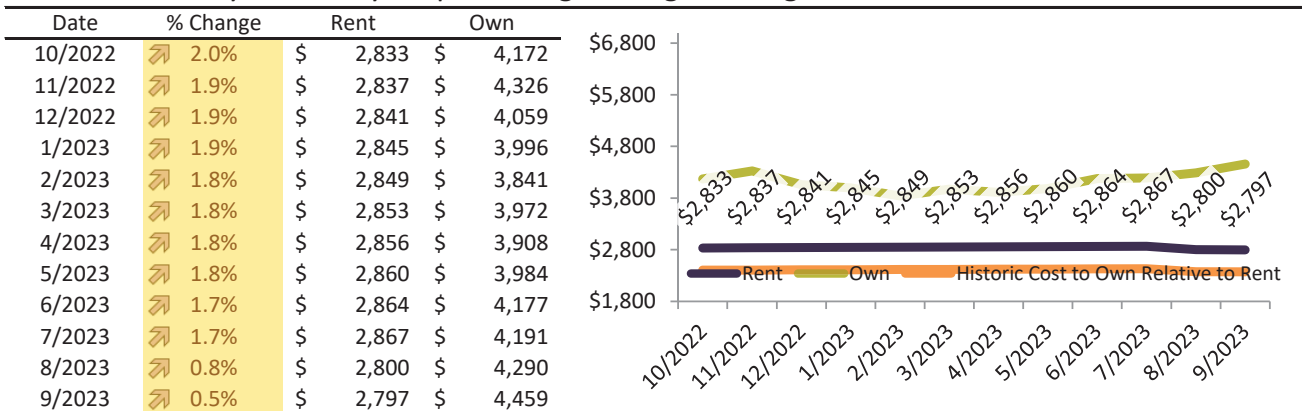
Median Home Price and Rental Parity trailing twelve months



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



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

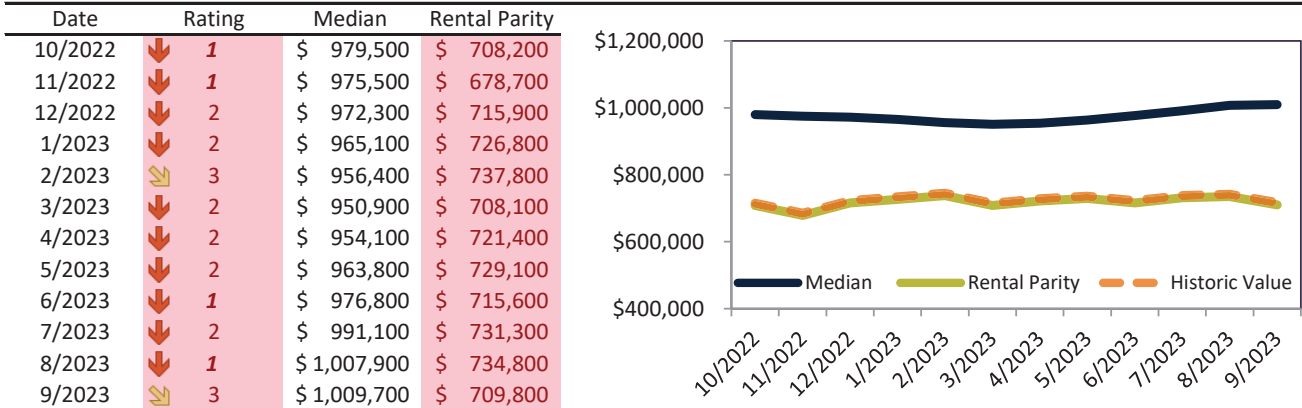


Tustin Housing Market Value & Trends Update

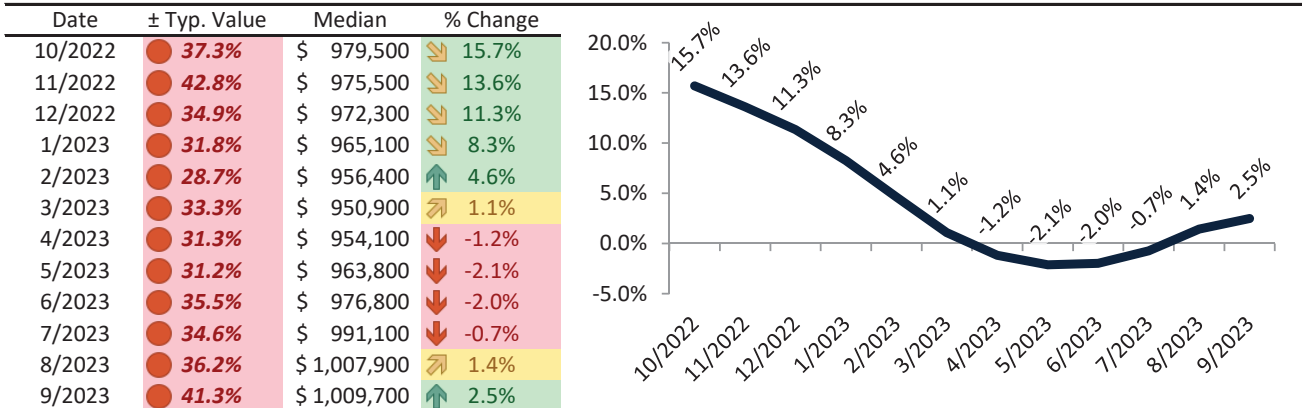
Historically, properties in this market sell at a 1.0% premium. Today's premium is 42.3%. This market is 41.3% overvalued. Median home price is \$1,009,700. Prices rose 2.5% year-over-year. Monthly cost of ownership is \$6,452, and rents average \$4,536, making owning \$1,916 per month more costly than renting. Rents rose 3.0% year-over-year. The current capitalization rate (rent/price) is 4.3%.

Market rating = 3

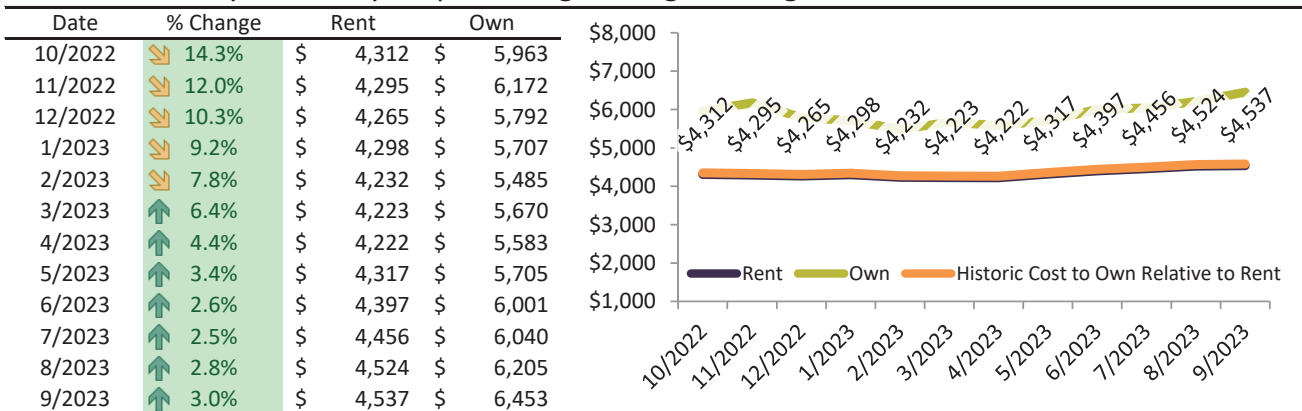
Median Home Price and Rental Parity trailing twelve months



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



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



Villa Park Housing Market Value & Trends Update

Historically, properties in this market sell at a 29.5% premium. Today's premium is 101.3%. This market is 71.8% overvalued.

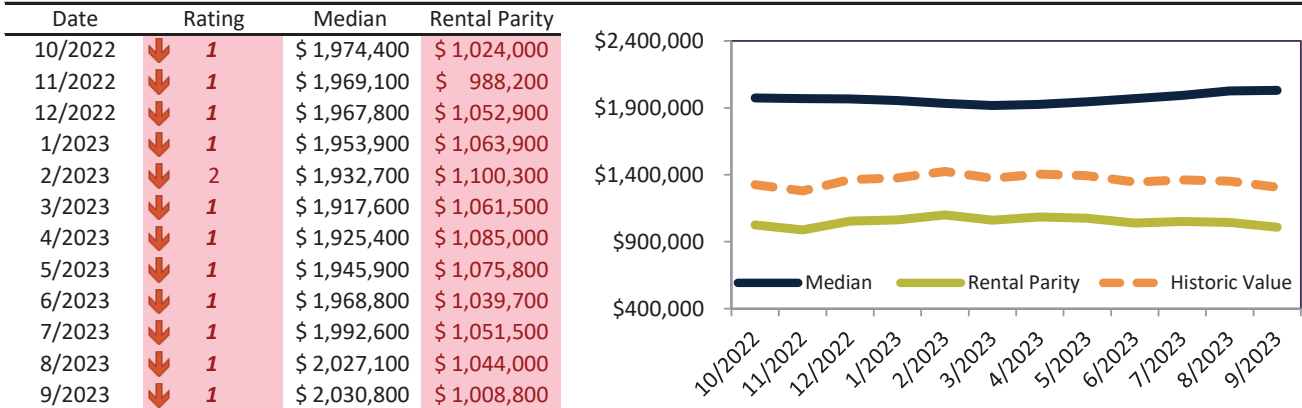
Median home price is \$2,030,800. Prices rose 2.5% year-over-year.

Monthly cost of ownership is \$12,978, and rents average \$6,447, making owning \$6,531 per month more costly than renting.

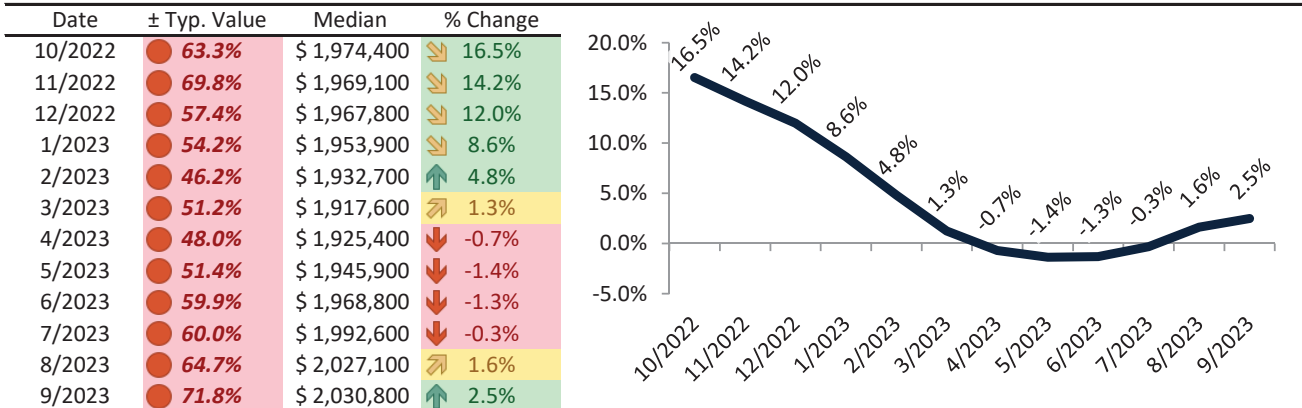
Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 3.0%.

Market rating = 1

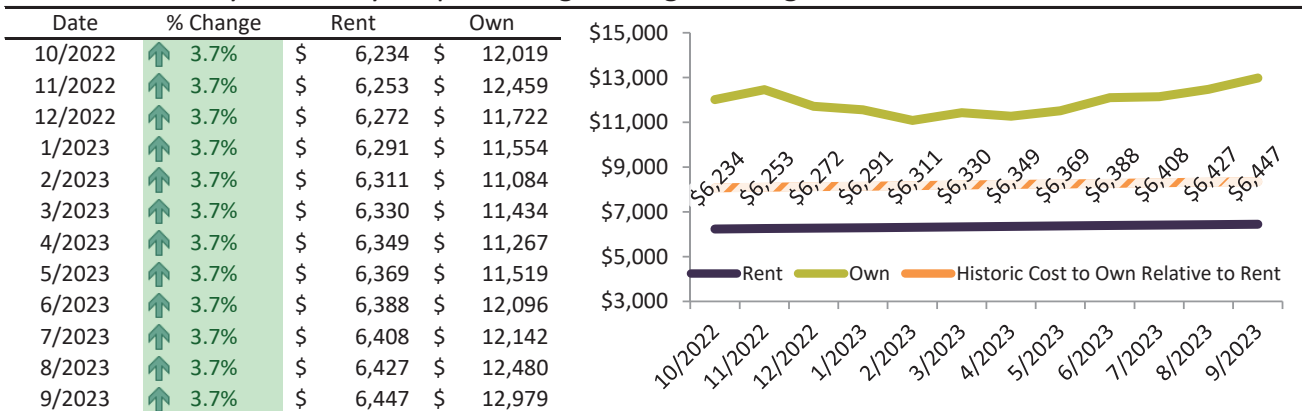
Median Home Price and Rental Parity trailing twelve months



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



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



Westminster Housing Market Value & Trends Update

Historically, properties in this market sell at a -0.4% discount. Today's premium is 82.8%. This market is 83.2% overvalued.

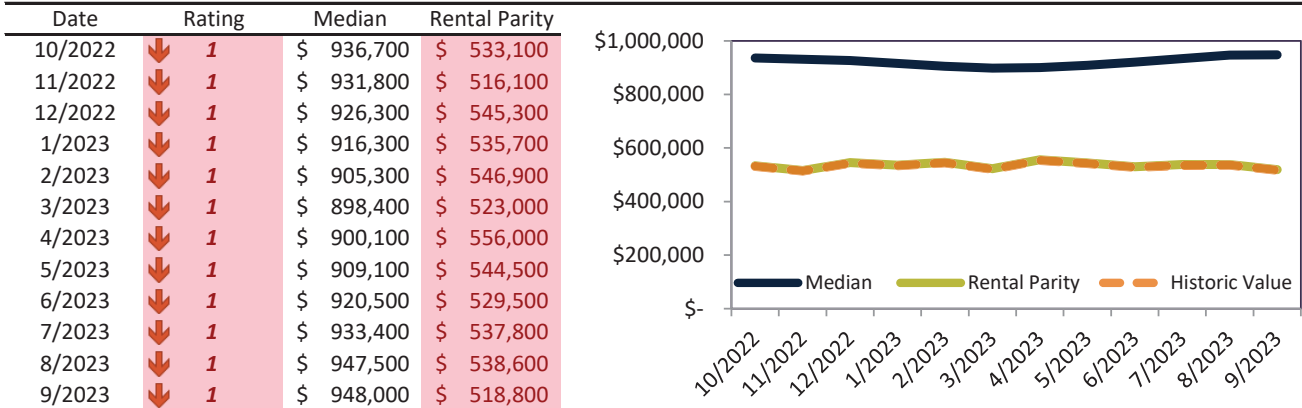
Median home price is \$948,000. Prices rose 0.7% year-over-year.

Monthly cost of ownership is \$6,058, and rents average \$3,315, making owning \$2,742 per month more costly than renting.

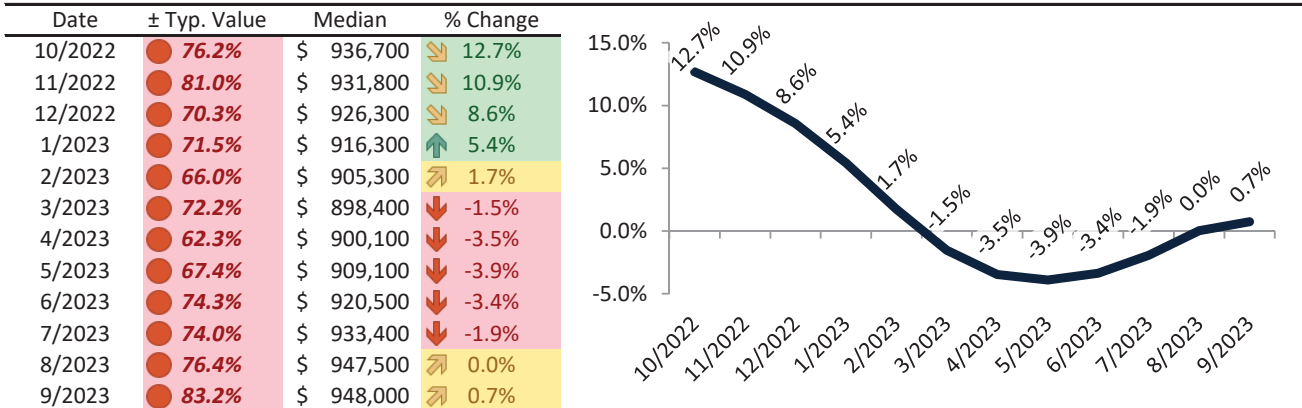
Rents rose 2.0% year-over-year. The current capitalization rate (rent/price) is 3.4%.

Market rating = 1

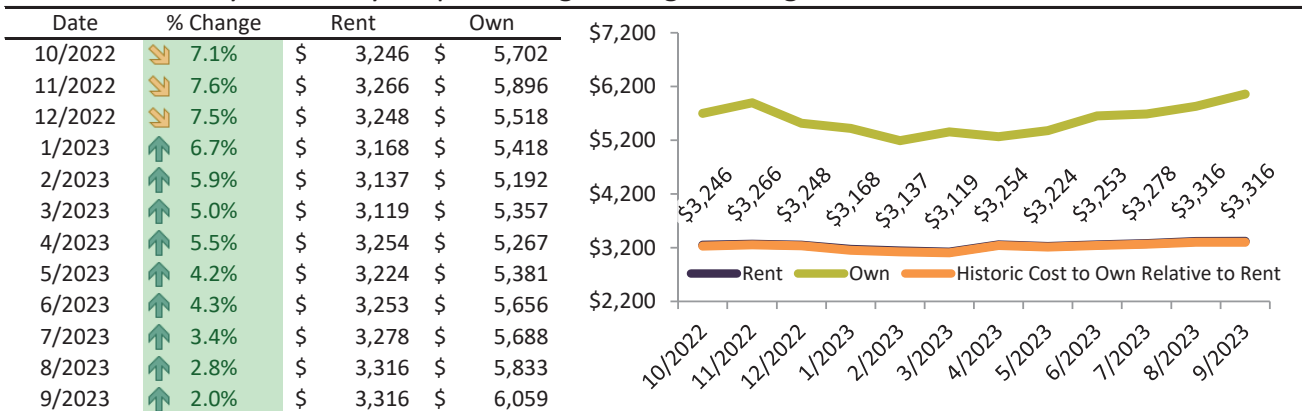
Median Home Price and Rental Parity trailing twelve months



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



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

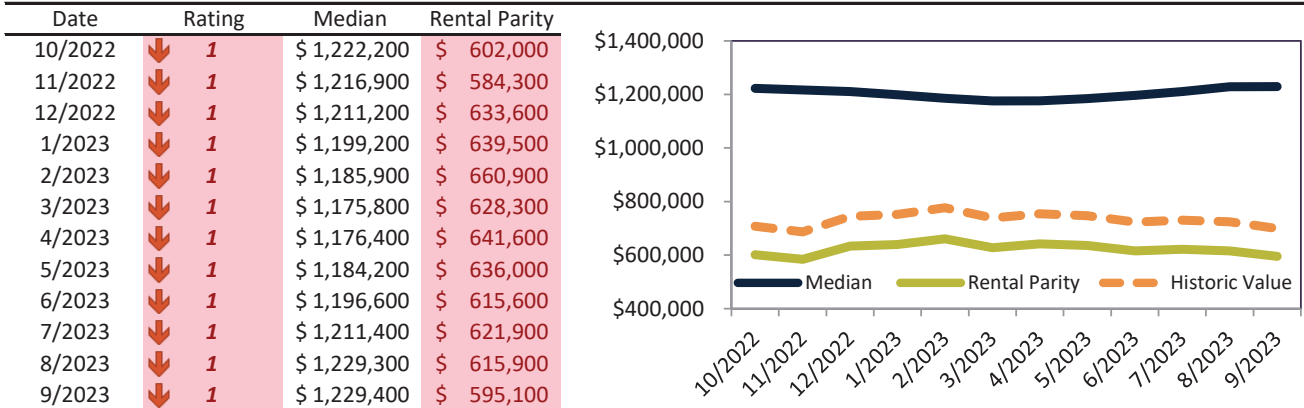


Yorba Linda Housing Market Value & Trends Update

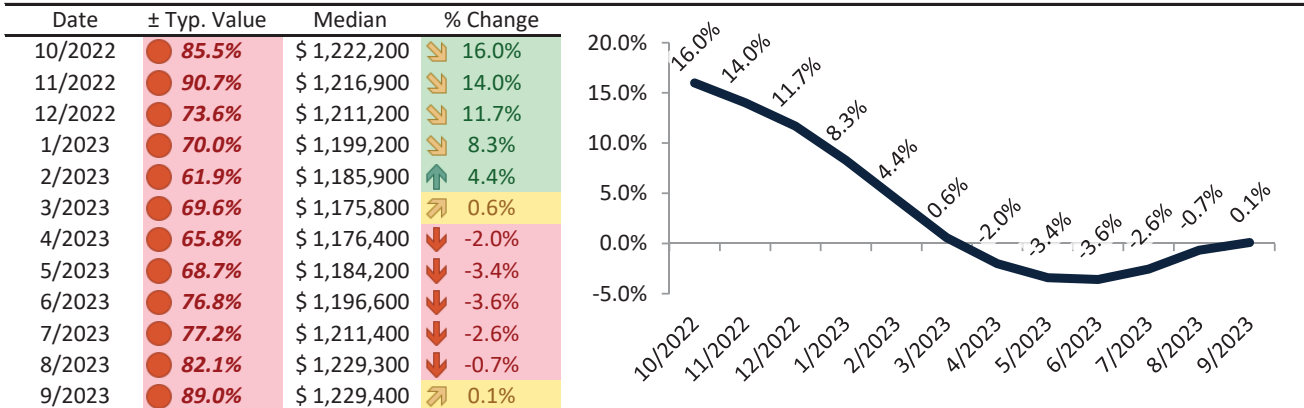
Historically, properties in this market sell at a 17.5% premium. Today's premium is 106.5%. This market is 89.0% overvalued. Median home price is \$1,229,400. Prices rose 0.1% year-over-year. Monthly cost of ownership is \$7,856, and rents average \$3,803, making owning \$4,053 per month more costly than renting. Rents rose 4.3% year-over-year. The current capitalization rate (rent/price) is 3.0%.

Market rating = 1

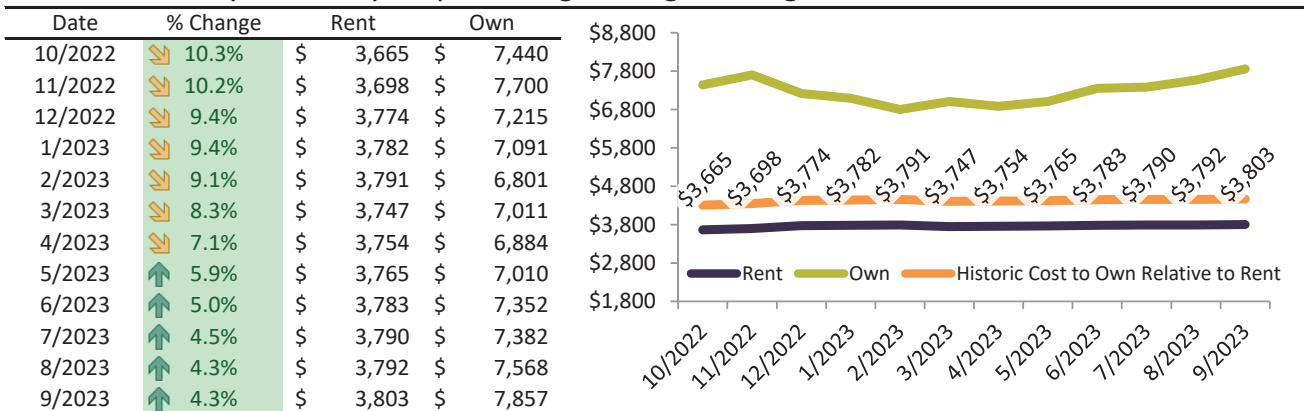
Median Home Price and Rental Parity trailing twelve months



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



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

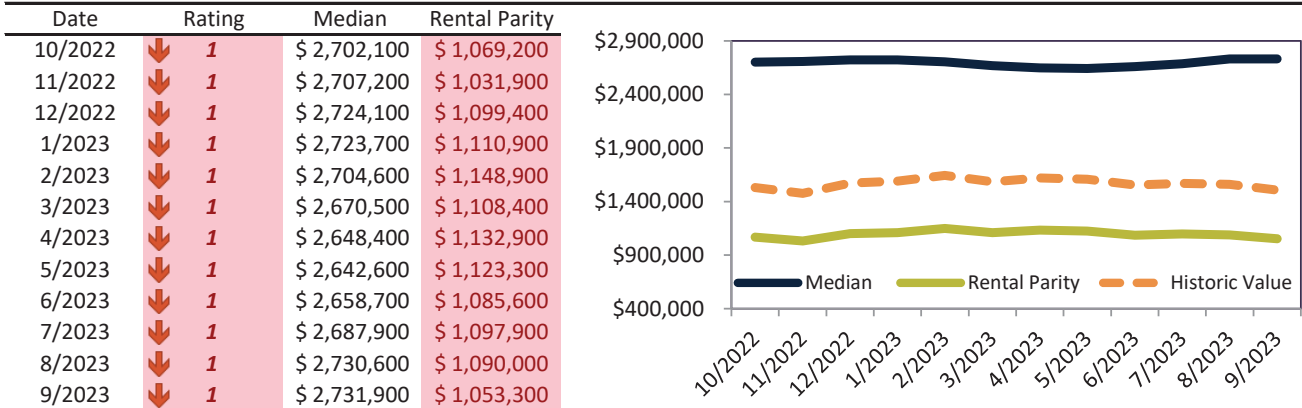


Laguna Beach Housing Market Value & Trends Update

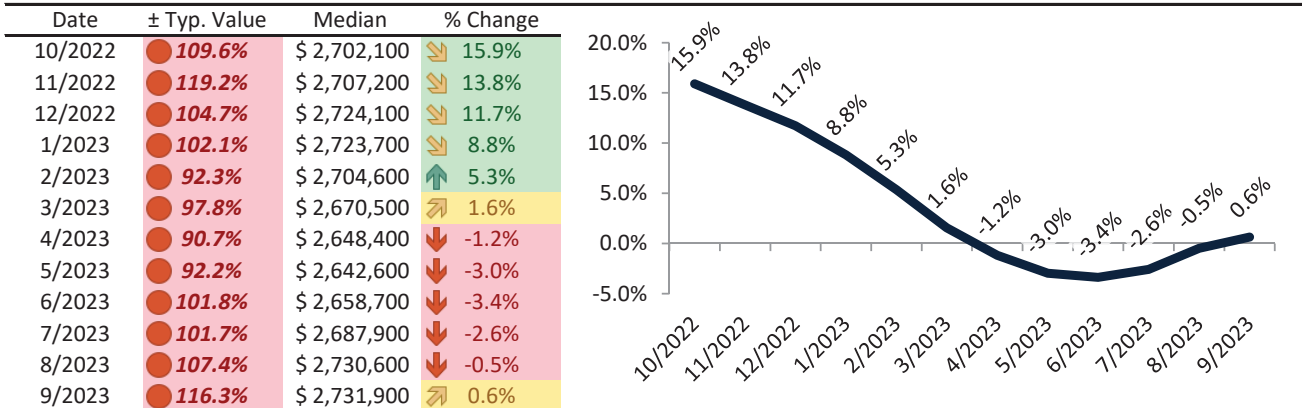
Historically, properties in this market sell at a 43.1% premium. Today's premium is 159.4%. This market is 116.3% overvalued. Median home price is \$2,731,900. Prices rose 0.6% year-over-year. Monthly cost of ownership is \$17,459, and rents average \$6,731, making owning \$10,727 per month more costly than renting. Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 2.4%.

Market rating = 1

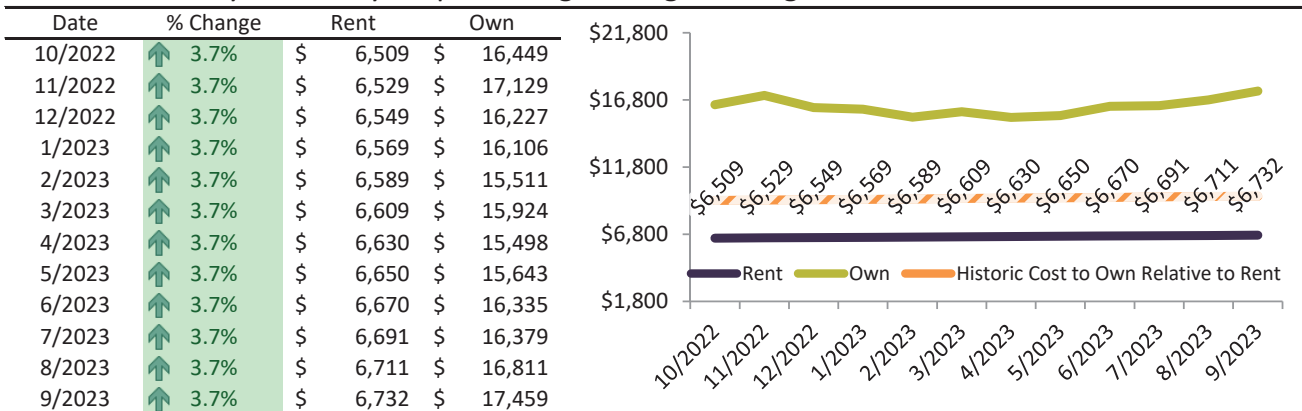
Median Home Price and Rental Parity trailing twelve months



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



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



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

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.

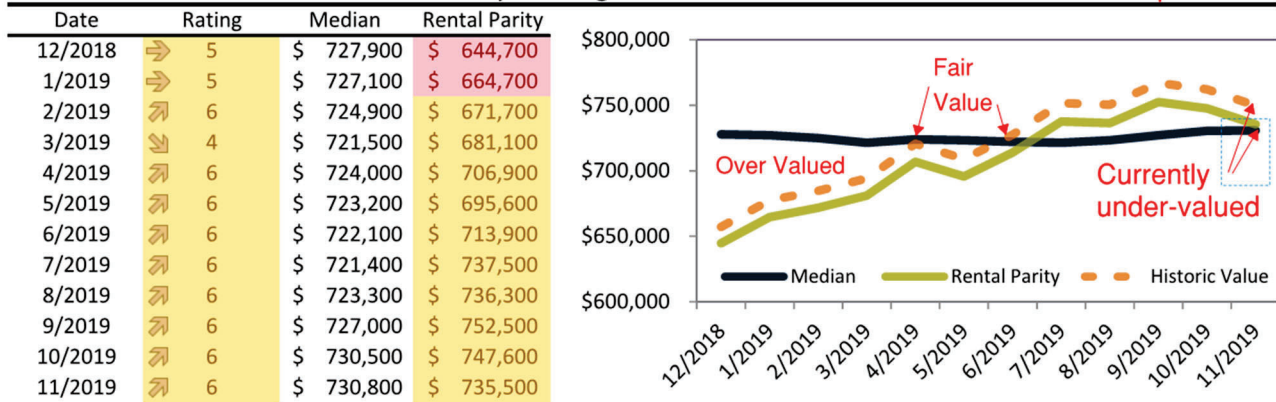
Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 4.2%.

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.

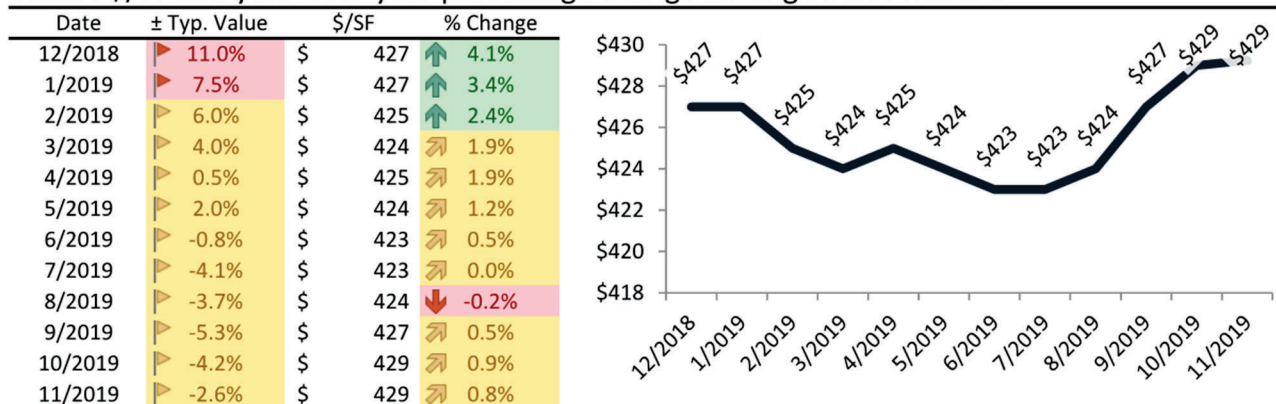
The third line plotted against these two parallel lines is the median resale price for the area. This line reveals whether the market is currently trading at a premium or discount to rental parity and historic value. The more important of these relationships is between median resale price and historic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

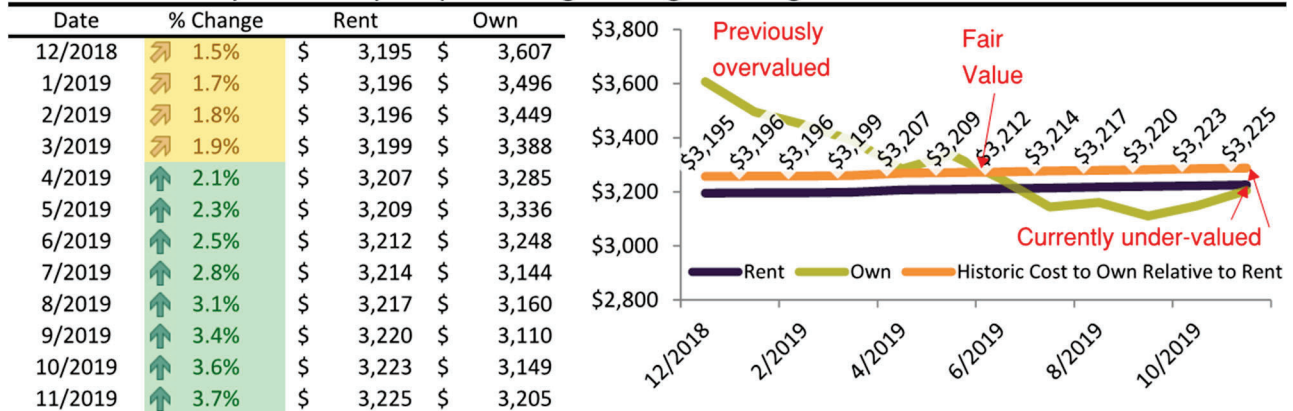
Resale \$/SF and year-over-year percentage change trailing twelve months



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

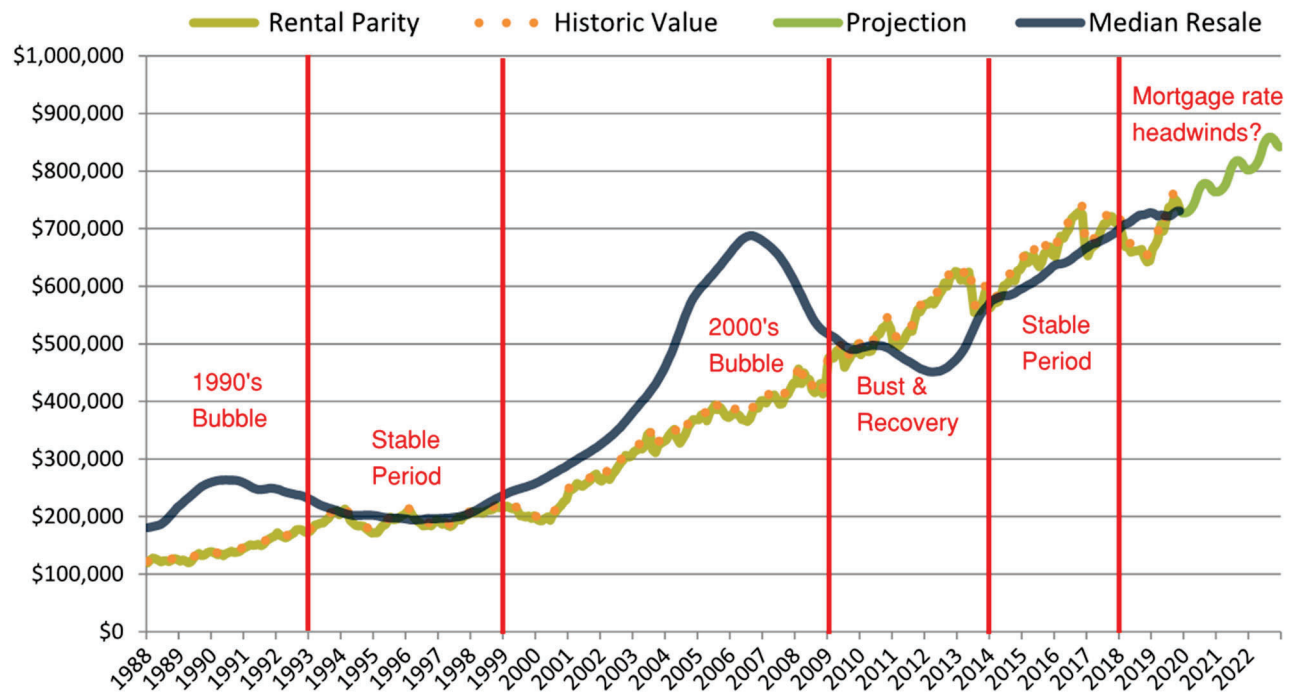


This method of looking at the data is more revealing to those who like to focus on monthly costs rather than purchase price. It reveals how affordable properties are relative to monthly rent, which is what rental parity analysis is all about. The first column of data shows the rate of rent growth over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

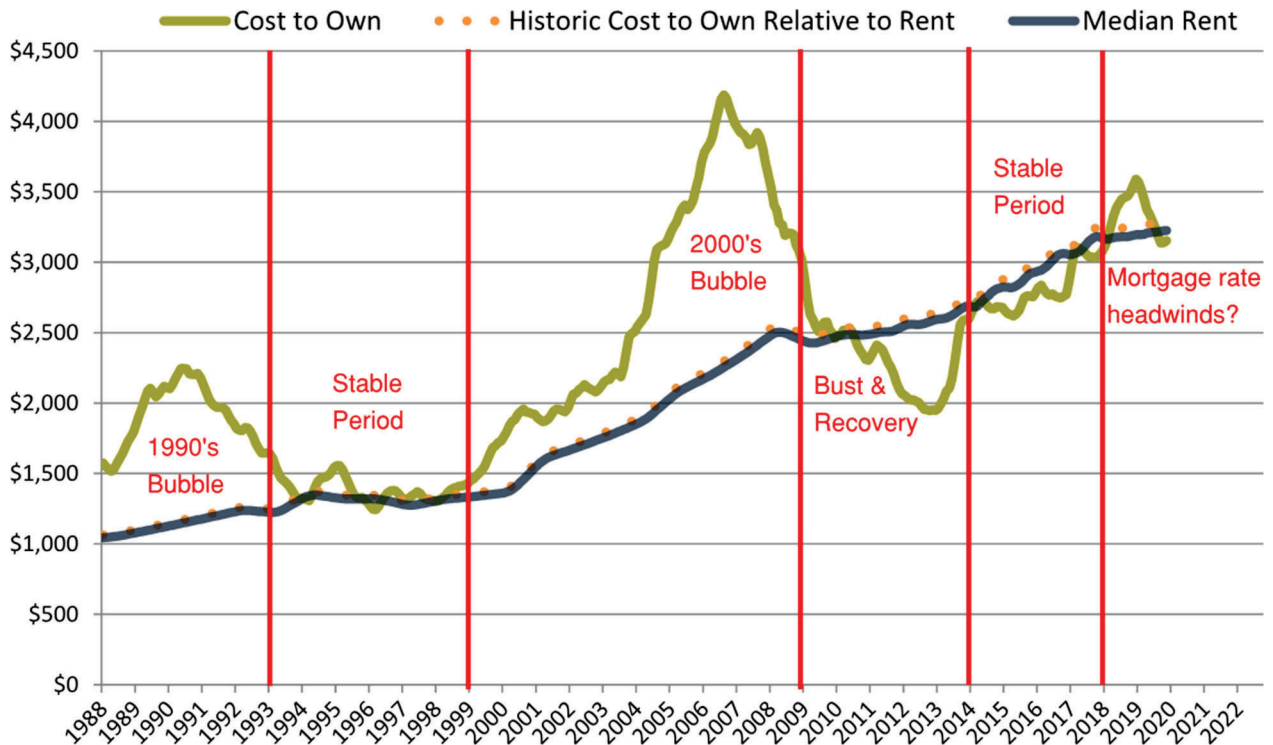
The next page of the report shows two charts: County median home price since January 1988, and County median rent and monthly cost of ownership since January 1988. These charts are designed to put current circumstances in historic context. They answer questions like, “How volatile are prices?” and “How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

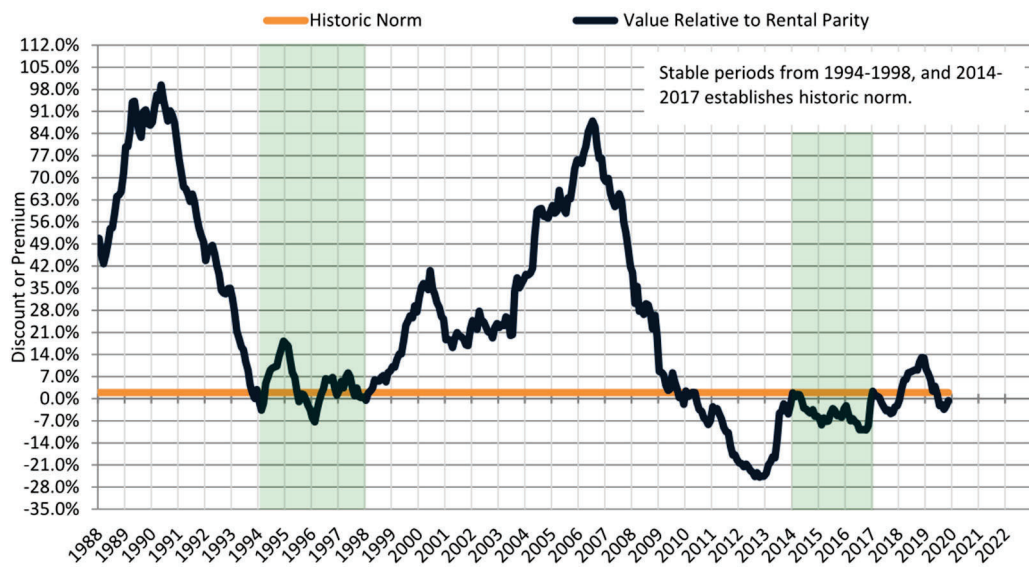
Historic Median Home Price Relative to Rental Parity: Orange County since January 1988

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.

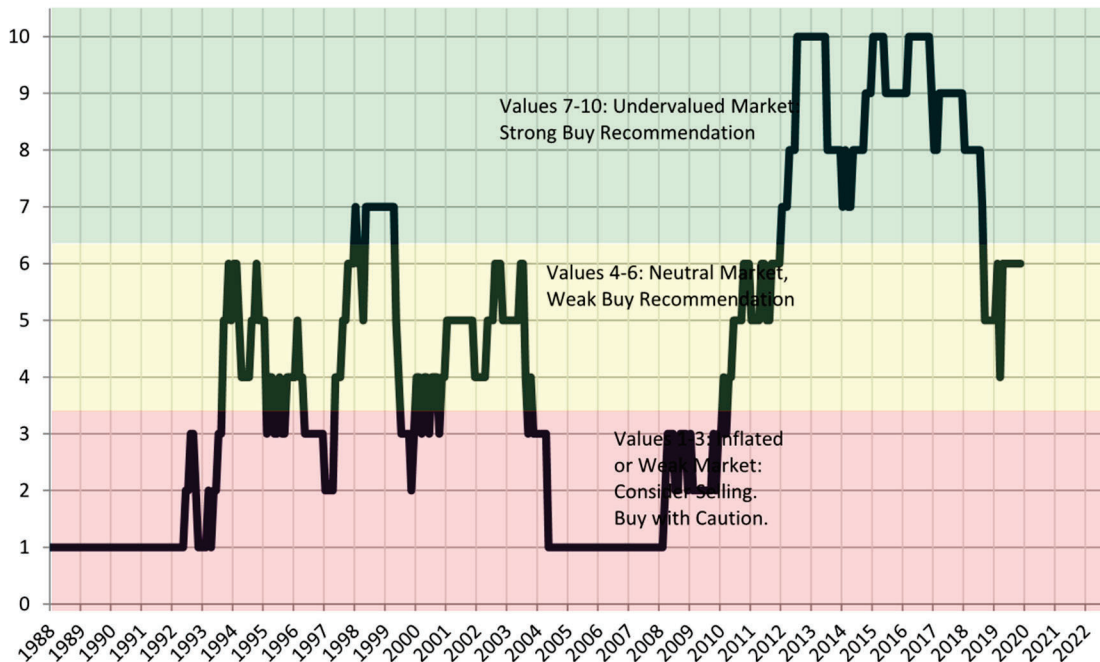
The chart above shows, at a glance, how close the market trades to its historic norm.

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.