# County of Clark

## **NEVADA**

January 2024



## HOUSING REPORT

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#### The Real State of USA Real Estate

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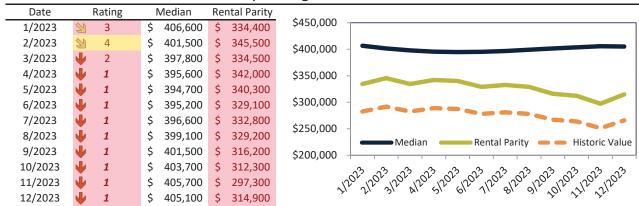
#### Clark County Housing Market Value & Trends Update

Historically, properties in this market sell at a -15.5% discount. Today's premium is 28.7%. This market is 44.2% overvalued. Median home price is \$405,100. Prices fell 1.9% year-over-year.

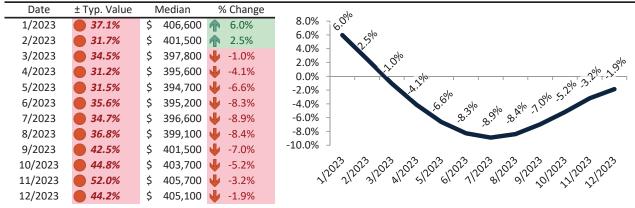
Monthly cost of ownership is \$2,599, and rents average \$2,020, making owning \$578 per month more costly than renting. Rents rose 0.6% year-over-year. The current capitalization rate (rent/price) is 4.8%.

#### Market rating = 1

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



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



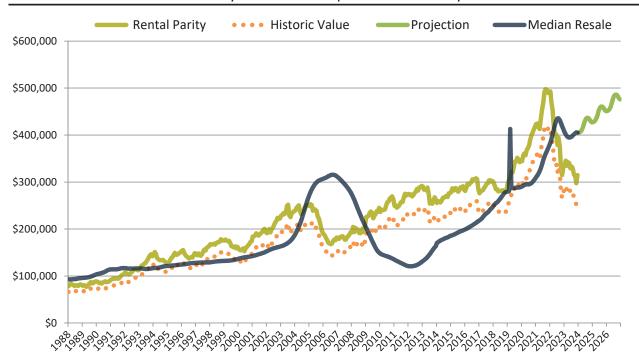
#### Rental rate and year-over-year percentage change trailing twelve months

		/  -	(	8 8 8
Date	% Change	Rent	Own	\$3,000 ¬
1/2023	4.2%	\$ 1,978 \$	2,404	<b>,</b>
2/2023	3.0%	\$ 1,982 \$	2,303	63 500 0 0 6 0 6 3 9 0 0 0
3/2023	<b>2.1%</b>	\$ 1,995 \$	2,372	\$2,500 - 3,50 3,00 3,00 3,00 3,00 3,00 3,00 3,00
4/2023	1.3%	\$ 2,002 \$	2,315	
5/2023	<b>3</b> 0.7%	\$ 2,015 \$	2,336	\$2,000 -
6/2023	<b>3</b> 0.1%	\$ 2,023 \$	2,428	
7/2023	<b>-</b> 0.5%	\$ 2,028 \$	2,417	\$1,500 -
8/2023	<b>-</b> 0.7%	\$ 2,027 \$	2,457	Rent Own Historic Cost to Own Relative to Rent
9/2023	-0.8%	\$ 2,021 \$	2,566	\$1,000
10/2023	-0.4%	\$ 2,022 \$	2,614	1/20 <sup>23</sup> 3/20 <sup>23</sup> 5/20 <sup>23</sup> 1/20 <sup>23</sup> 9/20 <sup>23</sup> 1/20 <sup>23</sup>
11/2023	0.0%	\$ 2,017 \$	2,753	112013 312013 512013 112013 912013 1112013
12/2023	<b>2</b> 0.6%	\$ 2.021 \$	2.599	Υ γ

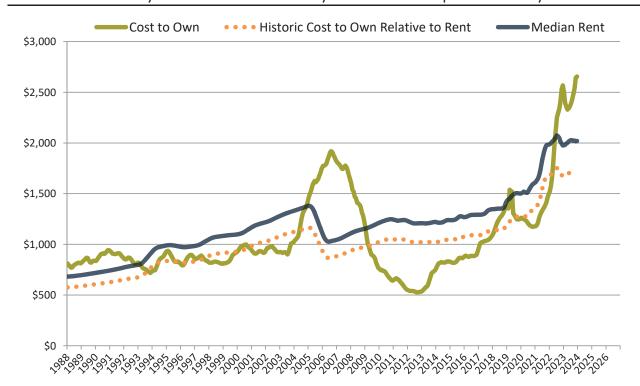
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#### Clark County median home price since January 1988



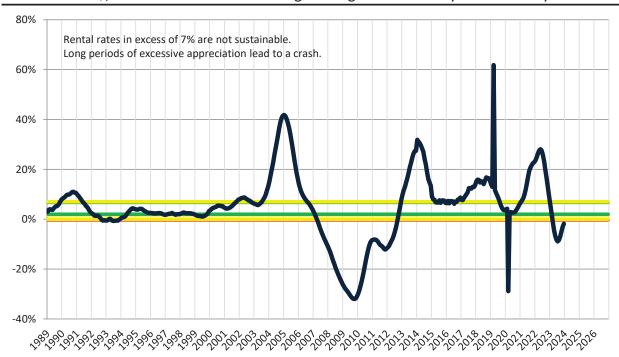
#### Clark County median rent and monthly cost of ownership since January 1988



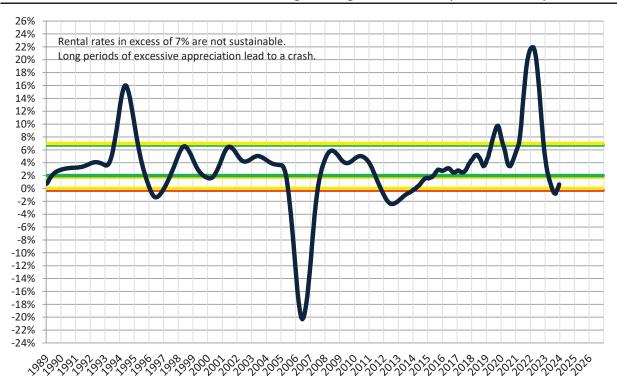
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#### Resale \$/SF Year-over-Year Percentage Change: Clark County since January 1989



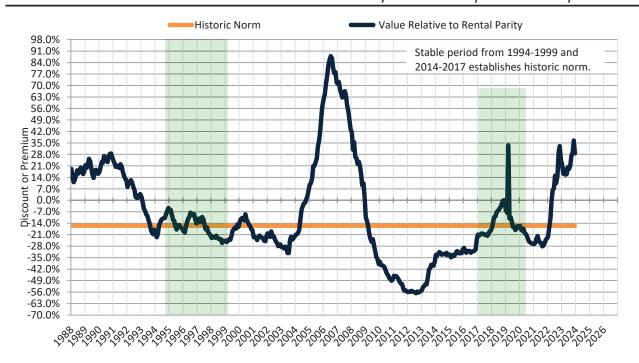
Rental \$/SF Year-over-Year Percentage Change: Clark County since January 1989



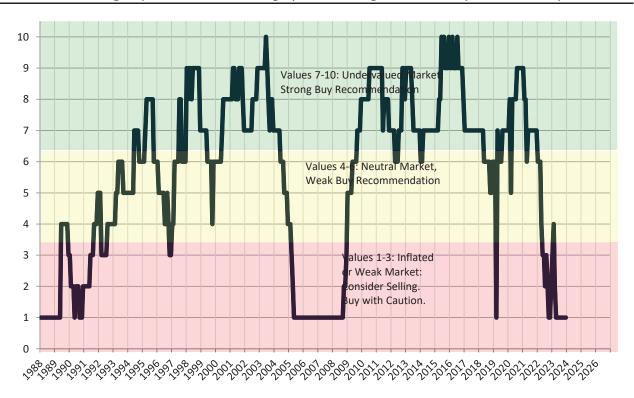
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#### Historic Median Home Price Relative to Rental Parity: Clark County since January 1988



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



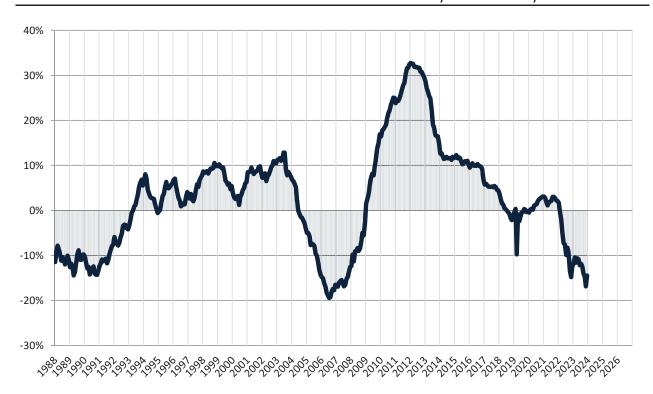
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#### Cash Investor Capitalization Rate: Clark County since January 1988



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



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#### Market Performance and Trends: Clark 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
Clark County	\$ 405,100	<b>Ψ</b>	-1.9%	\$	405,100	<b>3</b> 0.6%	\$	2,021	\$	2,599	\$	579	4.8%.
Las Vegas, NV	\$ 405,100	Ψ	-1.9%	\$	405,100	<b>3</b> 0.3%	\$	2,693	\$	2,599	\$	(94)	6.4%.
Henderson	\$ 460,500	Ψ	-1.6%	\$	460,500	<b>3</b> 0.5%	\$	2,184	\$	2,955	\$	770	4.6%.
North Las Vegas	\$ 385,500	Ψ	-2.6%	\$	385,500	<b>3</b> 0.9%	\$	1,931	\$	2,474	\$	542	4.8%.
Paradise	\$ 371,700	Ψ	-1.0%	\$	371,700	≥ 8.5%	\$	1,749	\$	2,385	\$	636	4.5%.
Sunrise Manor	\$ 333,900	Ψ	-0.8%	\$	333,900	<b>6.6%</b>	\$	1,537	\$	2,142	\$	605	4.4%.
Spring Valley	\$ 399,700	Ψ	-1.4%	\$	399,700	<b>2</b> 8.5%	\$	1,837	\$	2,565	\$	728	4.4%.
Enterprise	\$ 451,500	Ψ	-2.6%	\$	451,500	<b>№</b> 7.1%	\$	1,830	\$	2,897	\$	1,067	3.9%.
Lone Mountain	\$ 421,600	Ψ	-2.2%	\$	421,600	≥ 8.4%	\$	1,827	\$	2,705	\$	878	4.2%.
Green Valley North	\$ 423,200	刁	0.1%	\$	423,200	<b>1</b> 0.3%	\$	1,940	\$	2,715	\$	776	4.4%.
North Cheyenne	\$ 405,200	Ψ	-1.3%	\$	405,200	<b>&gt;</b> 7.7%	\$	1,737	\$	2,600	\$	863	4.1%.
Charleston Heights	\$ 326,700	Ψ	-1.1%	\$	326,700	≥ 8.9%	\$	1,610	\$	2,096	\$	487	4.7%.
The Lakes	\$ 458,500	Ψ	-1.3%	\$	458,500	<b>6</b> .7%	\$	2,059	\$	2,942	\$	883	4.3%.
Winchester	\$ 324,500	Ψ	-0.9%	\$	324,500	≥ 8.9%	\$	1,676	\$	2,082	\$	406	5.0%.
Green Valley South	\$ 433,000	Ψ	-0.2%	\$	433,000	<b>9.1%</b>	\$	1,947	\$	2,778	\$	831	4.3%.
Anthem	\$ 562,700	Ψ	-1.9%	\$	562,700	<b>3.2%</b>	\$	2,053	\$	3,611	\$	1,557	3.5%.
Westgate	\$ 542,400	Ψ	-1.4%	\$	542,400	<b>f</b> 5.2%	\$	2,211	\$	3,480	\$	1,269	3.9%.
Green Valley Ranch	\$ 523,000	Ψ	-0.8%	\$	523,000	<b>f</b> 5.3%	\$	1,954	\$	3,356	\$	1,402	3.6%.
MacDonald Ranch	\$ 488,600	Ψ	-1.0%	\$	488,600	<b>5</b> .3%	\$	1,901	\$	3,135	\$	1,234	3.7%.
89108	\$ 336,900	Ψ	-0.9%	\$	336,900	<b>-</b> 1.1%	\$	1,825	\$	2,162	\$	337	5.2%.
89117	\$ 452,100	Ψ	-1.5%	\$	452,100	<b>3</b> 0.2%	\$	2,347	\$	2,901	\$	554	5.0%.
89052	\$ 564,000	Ψ	-1.3%	\$	564,000	<b>7</b> 1.2%	\$	2,711	\$	3,619	\$	907	4.6%.
89123	\$ 418,100	Ψ	-1.4%	\$	418,100	<b>1</b> 2.7%	\$	2,188	\$	2,683	\$	494	5.0%.
89031	\$ 388,900	•	-2.5%	\$	388,900	<b>2.4%</b>	\$	1,970	\$	2,495	\$	525	4.9%.
89110	\$ 334,800	•	-0.4%	\$	334,800	<b>№</b> 7.2%	\$	1,940	\$	2,148	\$	209	5.6%.
89074	\$ 441,800	•	-0.1%	\$	441,800	<b>4</b> -0.1%	\$	2,164	\$	2,835	\$	671	4.7%.
89148	\$ 453,400	•	-2.2%	\$	453,400	<b>3</b> 1.6%	\$	2,094	\$	2,909	\$	816	4.4%.
89147	\$ 395,600	•	-1.4%	\$	395,600	<b>-</b> 1.8%	\$	1,927	\$	2,538	\$	612	4.7%.

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#### Market Timing Rating and Valuations: Clark County and Major Cities and Zips

Study Area		Rating	Median	Re	ntal Parity	% Over/Under Rental Parity	Historic Premium	% Over/Under Historic Prem.
Clark County	•	1	\$ 405,100	\$	314,900	28.7%	-15.5%	44.2%
Las Vegas, NV	21	3	\$ 405,100	\$	419,700	-3.4%	-15.5%	12.1%
Henderson	•	1	\$ 460,500	\$	340,400	35.3%	-15.0%	<b>50.3%</b>
North Las Vegas	•	1	\$ 385,500	\$	300,900	28.1%	-15.0%	43.1%
Paradise	•	1	\$ 371,700	\$	272,600	36.4%	-21.3%	<b>57.7%</b>
Sunrise Manor	•	1	\$ 333,900	\$	239,500	39.4%	-19.8%	<b>59.2%</b>
Spring Valley	•	1	\$ 399,700	\$	286,200	39.7%	-20.6%	60.3%
Enterprise	•	1	\$ 451,500	\$	285,100	<b>58.4</b> %	-9.9%	68.3%
Lone Mountain	•	1	\$ 421,600	\$	284,600	<b>48.1</b> %	-12.5%	60.6%
Green Valley North	•	1	\$ 423,200	\$	302,200	<b>40.1%</b>	-17.4%	<b>57.5%</b>
North Cheyenne	•	1	\$ 405,200	\$	270,700	<b>49.7</b> %	-12.5%	62.2%
Charleston Heights	•	1	\$ 326,700	\$	250,800	30.3%	-27.5%	57.8%
The Lakes	•	1	\$ 458,500	\$	320,900	<b>42.9%</b>	-14.0%	56.9%
Winchester	•	1	\$ 324,500	\$	261,100	24.3%	-15.5%	39.8%
Green Valley South	•	1	\$ 433,000	\$	303,400	42.8%	-15.5%	58.3%
Anthem	•	1	\$ 562,700	\$	320,000	<b>75.9%</b>	-15.5%	91.4%
Westgate	•	1	\$ 542,400	\$	344,500	<b>57.5</b> %	-15.5%	73.0%
Green Valley Ranch	•	1	\$ 523,000	\$	304,400	<b>71.9%</b>	-15.5%	87.4%
MacDonald Ranch	•	1	\$ 488,600	\$	296,300	64.9%	-15.5%	80.4%
89108	•	1	\$ 336,900	\$	284,400	<b>1</b> 8.5%	-15.5%	34.0%
89117	•	1	\$ 452,100	\$	365,700	23.7%	-15.5%	39.2%
89052	•	1	\$ 564,000	\$	422,500	33.5%	-15.5%	49.0%
89123	•	1	\$ 418,100	\$	341,000	22.6%	-15.5%	38.1%
89031	•	1	\$ 388,900	\$	307,000	26.7%	-15.5%	42.2%
89110	•	2	\$ 334,800	\$	302,200	10.8%	-15.5%	26.3%
89074	•	1	\$ 441,800	\$	337,200	31.1%	-15.5%	46.6%
89148	•	1	\$ 453,400	\$	326,200	39.0%	-15.5%	54.5%
89147	•	1	\$ 395,600	\$	300,200	31.8%	-15.5%	47.3%
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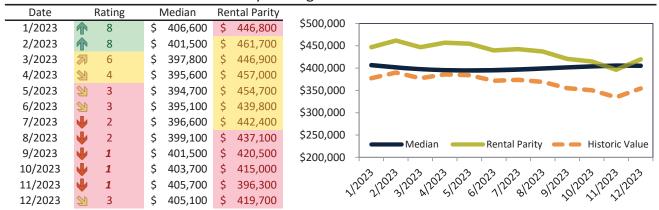
#### Las Vegas, NV Housing Market Value & Trends Update

Historically, properties in this market sell at a -15.5% discount. Today's discount is 3.4%. This market is 12.1% overvalued. Median home price is \$405,100. Prices fell 1.9% year-over-year.

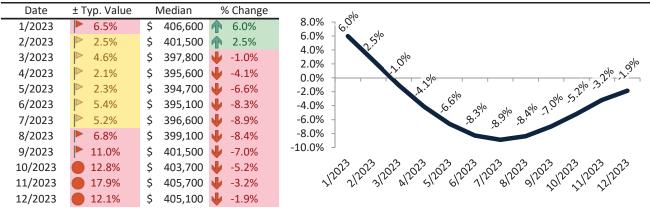
Monthly cost of ownership is \$2,599, and rents average \$2,693, making owning \$093 per month less costly than renting. Rents rose 0.3% year-over-year. The current capitalization rate (rent/price) is 6.4%.

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

Date	% Change	Rent	Own	\$3,000 ] \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$
1/2023	4.2%	\$ 2,642	\$ 2,404	\$3,000 3,60 60 60 60 60 60 60 60 60 60 60 60 60
2/2023	<b>1.0%</b>	\$ 2,648	\$ 2,303	\$2,500
3/2023	<b>2.1%</b>	\$ 2,665	\$ 2,372	72,300
4/2023	<b>1.3%</b>	\$ 2,674	\$ 2,315	¢2.000
5/2023	<b>3</b> 0.7%	\$ 2,692	\$ 2,336	\$2,000 -
6/2023	<b>3</b> 0.1%	\$ 2,702	\$ 2,427	
7/2023	<b>-</b> 0.6%	\$ 2,696	\$ 2,417	\$1,500 -
8/2023	<b>-1.0%</b>	\$ 2,691	\$ 2,457	Rent Own Historic Cost to Own Relative to Rent
9/2023	<b>-1.1</b> %	\$ 2,687	\$ 2,566	\$1,000
10/2023	<b>-</b> 0.7%	\$ 2,687	\$ 2,614	
11/2023	-0.3%	\$ 2,689	\$ 2,753	\1\10\frac2\1\20\frac2
12/2023	<b>3</b> 0.3%	\$ 2,693	\$ 2,599	у у у

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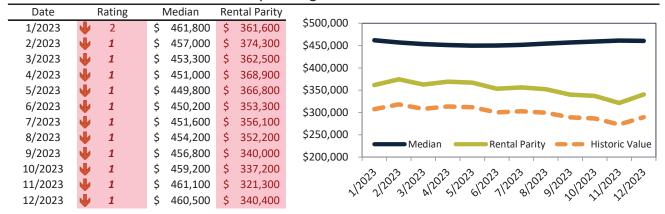
#### Henderson Housing Market Value & Trends Update

Historically, properties in this market sell at a -15.0% discount. Today's premium is 35.3%. This market is 50.3% overvalued. Median home price is \$460,500. Prices fell 1.6% year-over-year.

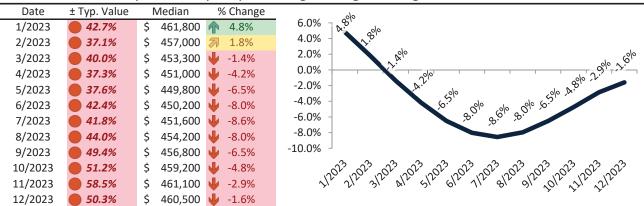
Monthly cost of ownership is \$2,954, and rents average \$2,184, making owning \$770 per month more costly than renting. Rents rose 0.5% year-over-year. The current capitalization rate (rent/price) is 4.6%.

#### 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

		•	•	-	_	
Date	9	% Change	Rent		Own	\$3,500 ¬
1/2023	1	3.2%	\$ 2,139	\$	2,731	Ç5)500
2/2023	1	2.2%	\$ 2,147	\$	2,621	\$3,000 -
3/2023	N	1.4%	\$ 2,162	\$	2,703	\$2,500 22 22 22 22 22 22 22 22 22 22 22 22 2
4/2023	N	0.6%	\$ 2,159	\$	2,639	\$2,500 दिर्भ देभ देभ देभ देभ देभ देभ देभ देभ देभ दे
5/2023	4	0.0%	\$ 2,172	\$	2,663	\$2,000 -
6/2023	•	-0.7%	\$ 2,171	\$	2,766	\$2,000
7/2023	•	-1.4%	\$ 2,170	\$	2,752	\$1,500 -
8/2023	•	-1.6%	\$ 2,169	\$	2,796	Rent Own Historic Cost to Own Relative to Rent
9/2023	•	-1.4%	\$ 2,173	\$	2,919	\$1,000
10/2023	4	-0.7%	\$ 2,184	\$	2,973	\$\frac{1}{2} \text{SP} \te
11/2023	4	-0.1%	\$ 2,180	\$	3,128	\12023\2023\2023\2023\2023\2023\2023\202
12/2023	A	0.5%	\$ 2,184	\$	2,955	у у у

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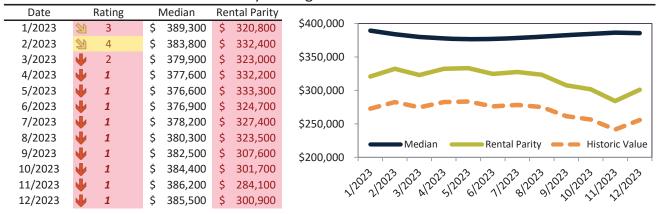
#### North Las Vegas Housing Market Value & Trends Update

Historically, properties in this market sell at a -15.0% discount. Today's premium is 28.1%. This market is 43.1% overvalued. Median home price is \$385,500. Prices fell 2.6% year-over-year.

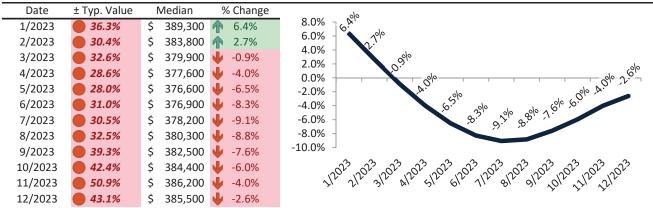
Monthly cost of ownership is \$2,473, and rents average \$1,931, making owning \$542 per month more costly than renting. Rents rose 0.9% year-over-year. The current capitalization rate (rent/price) is 4.8%.

#### 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

Date	% Change	Rent	Own	\$3,000 ¬
1/2023	4.5%	\$ 1,897	\$ 2,302	<i>43,000</i>
2/2023	<b>3.3%</b>	\$ 1,907	\$ 2,201	\$2,500 - 4 4 6 18 43 67 67 68 18 9
3/2023	<b>1</b> 2.5%	\$ 1,926	\$ 2,265	\$2,500
4/2023	<b>1.9%</b>	\$ 1,944	\$ 2,210	7. 2. 2. 2. 2. 2. 2. 2. 2. 2. 2. 2. 2. 2.
5/2023	<b>1.6%</b>	\$ 1,973	\$ 2,229	\$2,000
6/2023	<b>1.5%</b>	\$ 1,995	\$ 2,316	
7/2023	<b>3</b> 0.8%	\$ 1,995	\$ 2,305	\$1,500 -
8/2023	<b>3</b> 0.5%	\$ 1,992	\$ 2,341	Rent Own Historic Cost to Own Relative to Rent
9/2023	<b>3</b> 0.0%	\$ 1,966	\$ 2,445	\$1,000
10/2023	<b>3</b> 0.3%	\$ 1,954	\$ 2,489	\( \alpha^2 \) \( \al
11/2023	<b>3</b> 0.3%	\$ 1,928	\$ 2,620	1/20 <sup>2</sup> 1/20 <sup>2</sup> 3/20 <sup>2</sup> 1/20 <sup>2</sup> 5/20 <sup>2</sup> 6/20 <sup>2</sup> 1/20 <sup>2</sup>
12/2023	<b>3</b> 0.9%	\$ 1,931	\$ 2,474	y y y

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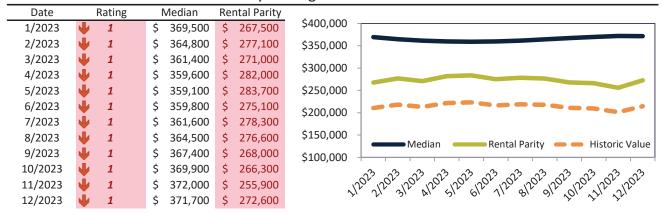
#### Paradise Housing Market Value & Trends Update

Historically, properties in this market sell at a -21.3% discount. Today's premium is 36.4%. This market is 57.7% overvalued. Median home price is \$371,700. Prices fell 1.0% year-over-year.

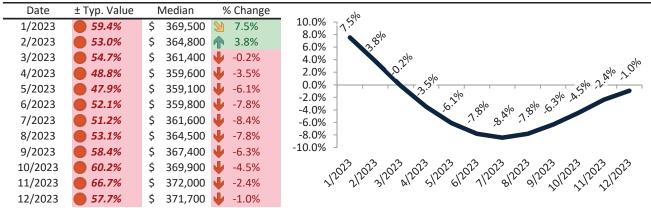
Monthly cost of ownership is \$2,384, and rents average \$1,749, making owning \$635 per month more costly than renting. Rents rose 8.5% year-over-year. The current capitalization rate (rent/price) is 4.5%.

#### Market rating = 1

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



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



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

Date	% Change	Rent	Own	\$3,000 ¬
1/2023	<b>1</b> 2.7%	\$ 1,582	\$ 2,185	<i>\( \sigma_1,000</i> \)
2/2023	<b>1</b> 2.4%	\$ 1,589	\$ 2,092	\$2,500 -
3/2023	<b>1</b> 2.6%	\$ 1,616	\$ 2,155	
4/2023	<b>1.2%</b>	\$ 1,650	\$ 2,104	63 000 22 89 (76 650 680 690 103 173 17th 138 14h
5/2023	4.1%	\$ 1,680	\$ 2,126	\$2,000 - 51,58 51,616 51,650 55,68 51,69 51,69 51,73 712 51,75 712
6/2023	<b>4.8%</b>	\$ 1,690	\$ 2,211	
7/2023	<b>1</b> 5.5%	\$ 1,696	\$ 2,204	\$1,500 -
8/2023	<b>6.0%</b>	\$ 1,703	\$ 2,244	Rent Own Historic Cost to Own Relative to Rent
9/2023	<b>6.6%</b>	\$ 1,713	\$ 2,348	\$1,000
10/2023	<b>2</b> 7.2%	\$ 1,724	\$ 2,395	\( \frac{1}{2} \), \( \frac{1} \), \(
11/2023	<b>2</b> 7.9%	\$ 1,736	\$ 2,524	1/2013/12013/12013/12013/12013/12013/12013/12013/12013/12013
12/2023	<b>2</b> 8.5%	\$ 1,749	\$ 2,385	у у у

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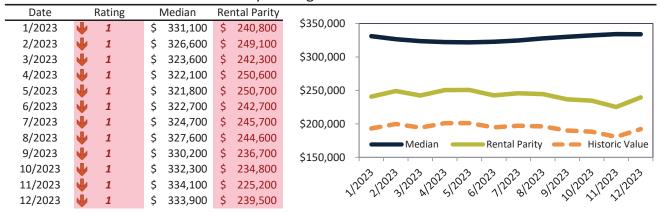
#### Sunrise Manor Housing Market Value & Trends Update

Historically, properties in this market sell at a -19.8% discount. Today's premium is 39.4%. This market is 59.2% overvalued. Median home price is \$333,900. Prices fell 0.8% year-over-year.

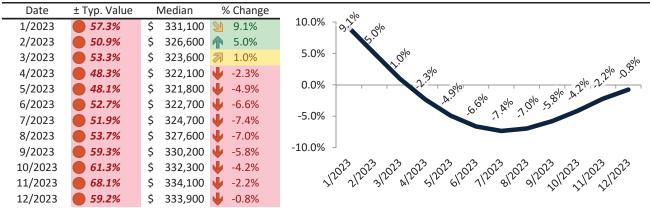
Monthly cost of ownership is \$2,142, and rents average \$1,537, making owning \$605 per month more costly than renting. Rents rose 6.6% year-over-year. The current capitalization rate (rent/price) is 4.4%.

#### Market rating = 1

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



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



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

Date	%	6 Change	Rent	Own	\$2,500 ¬
1/2023	1	3.6%	\$ 1,424	\$ 1,958	42,555
2/2023		3.1%	\$ 1,429	\$ 1,873	\$2,000 - 5 0 5 0 0 0 0 0 0
3/2023	1	3.0%	\$ 1,445	\$ 1,930	\$2,000 - 20 20 20 20 20 20 20 20 20 20 20 20 20
4/2023	1	3.3%	\$ 1,467	\$ 1,885	
5/2023		3.7%	\$ 1,485	\$ 1,905	\$1,500 -
6/2023		4.1%	\$ 1,492	\$ 1,983	
7/2023		4.5%	\$ 1,498	\$ 1,979	\$1,000 -
8/2023		4.9%	\$ 1,506	\$ 2,017	Rent Own Historic Cost to Own Relative to Rent
9/2023	1	5.2%	\$ 1,513	\$ 2,110	\$500 +
10/2023		5.7%	\$ 1,520	\$ 2,151	\(\alpha^2 \alpha^2 \
11/2023	1	6.1%	\$ 1,529	\$ 2,267	\1\2023\1
12/2023	1	6.6%	\$ 1,537	\$ 2,142	y y y

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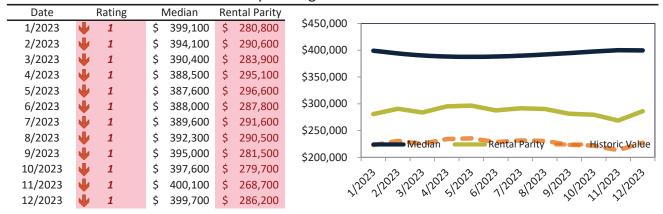
#### Spring Valley Housing Market Value & Trends Update

Historically, properties in this market sell at a -20.6% discount. Today's premium is 39.7%. This market is 60.3% overvalued. Median home price is \$399,700. Prices fell 1.4% year-over-year.

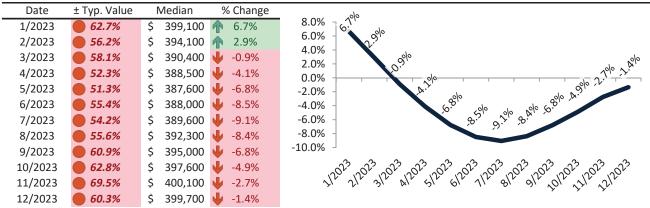
Monthly cost of ownership is \$2,564, and rents average \$1,836, making owning \$727 per month more costly than renting. Rents rose 8.5% year-over-year. The current capitalization rate (rent/price) is 4.4%.

#### Market rating = 1

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



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



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

Date	% Change	Rent	Own	<b>_</b> \$3,000 ¬
1/2023	<b>1</b> 2.7%	\$ 1,661	\$ 2,36	
2/2023	<b>1</b> 2.4%	\$ 1,667	\$ 2,26	0 \$2,500 -
3/2023	<b>1</b> 2.6%	\$ 1,693	\$ 2,32	8 32,300
4/2023	<b>1</b> 3.2%	\$ 1,727	\$ 2,27	8 3 4 \$2,000 5,665,665,765,775,775,775,7765,785,885,895,895,895
5/2023	<b>4.1%</b>	\$ 1,756	\$ 2,29	4 \$2,000 45,6 45,6 45,6 45,6 45, 45, 45, 45, 47, 47, 47
6/2023	<b>4.8%</b>	\$ 1,769	\$ 2,38	
7/2023	<b>1</b> 5.4%	\$ 1,777	\$ 2,37	4 \$1,500 -
8/2023	<b>6.0%</b>	\$ 1,789	\$ 2,41	5 ——Rent ——Own ——Historic Cost to Own Relative to Rent
9/2023	<b>6.6%</b>	\$ 1,800	\$ 2,52	
10/2023	<b>2</b> 7.2%	\$ 1,811	\$ 2,57	4
11/2023	<b>2</b> 7.8%	\$ 1,823	\$ 2,71	4 1/20 <sup>23</sup> 1
12/2023	<b>2</b> 8.5%	\$ 1,837	\$ 2,56	5

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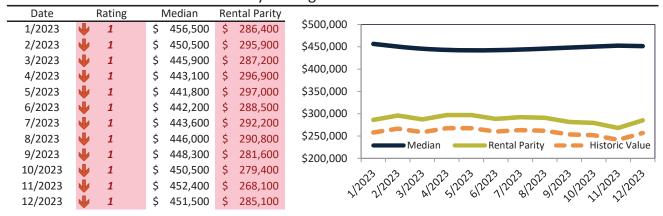
#### Enterprise Housing Market Value & Trends Update

Historically, properties in this market sell at a -9.9% discount. Today's premium is 58.4%. This market is 68.3% overvalued. Median home price is \$451,500. Prices fell 2.6% year-over-year.

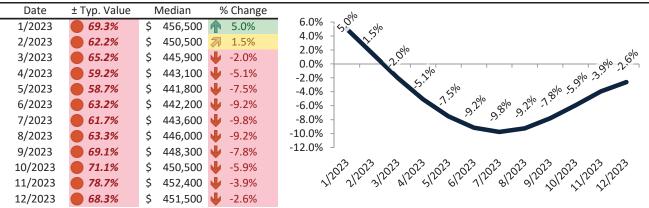
Monthly cost of ownership is \$2,897, and rents average \$1,829, making owning \$1,067 per month more costly than renting. Rents rose 7.1% year-over-year. The current capitalization rate (rent/price) is 3.9%.

#### 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

	, , ,		- J		888
Date	% Change	Rent		Own	\$3,500 ¬
1/2023	<b>1.5%</b>	\$ 1,69	4 \$	2,699	40,000
2/2023	<b>3.4%</b>	\$ 1,69	7 \$	2,584	\$3,000 -
3/2023	<b>3.6%</b>	\$ 1,71	.3 \$	2,659	
4/2023	4.1%	\$ 1,73	7 \$	2,593	\$2,500
5/2023	4.7%	\$ 1,75	9 \$	2,615	\$2,000 52,69 173 13 173 173 173 175 57 57 57 57 57 57 57
6/2023	<b>5.3%</b>	\$ 1,77	3 \$	2,717	32,000 - 3 3 3 3 3 3 3
7/2023	<b>5.7%</b>	\$ 1,78	1 \$	2,703	\$1,500 -
8/2023	<b>6.0%</b>	\$ 1,79	1 \$	2,746	Rent Own Historic Cost to Own Relative to Rent
9/2023	<b>6.3%</b>	\$ 1,80	0 \$	2,865	\$1,000
10/2023	<b>6.5%</b>	\$ 1,80	9 \$	2,917	3 <sup>3</sup>
11/2023	<b>6.8%</b>	\$ 1,81	.9 \$	3,069	\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\
12/2023	<b>№</b> 7.1%	\$ 1.83	0 \$	2.897	Y Y

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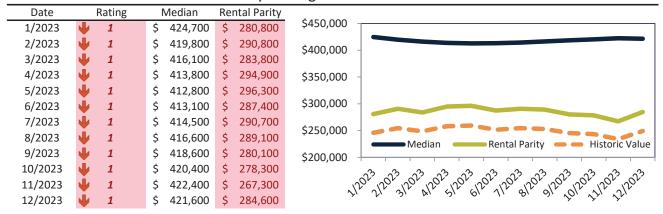
#### Lone Mountain Housing Market Value & Trends Update

Historically, properties in this market sell at a -12.5% discount. Today's premium is 48.1%. This market is 60.6% overvalued. Median home price is \$421,600. Prices fell 2.2% year-over-year.

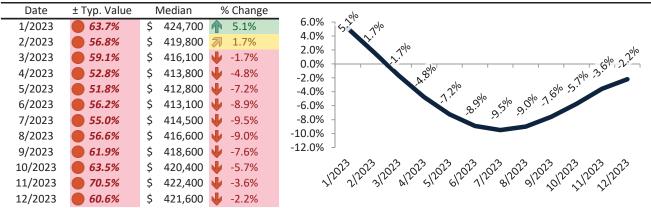
Monthly cost of ownership is \$2,705, and rents average \$1,826, making owning \$878 per month more costly than renting. Rents rose 8.4% year-over-year. The current capitalization rate (rent/price) is 4.2%.

#### Market rating = 1

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



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



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

Date	% Chan	ige	Rent	Own	\$3,000 ¬
1/2023	<b>1</b> 2.6%		\$ 1,661	\$ 2,511	40,000
2/2023	<b>1.4%</b>	•	\$ 1,668	\$ 2,408	\$2,500 -
3/2023	<b>1.7%</b>	•	\$ 1,693	\$ 2,481	52,300 °
4/2023	<b>3.4%</b>	•	\$ 1,726	\$ 2,421	\$2,000 5,60 5,60 5,70 5,70 5,70 5,70 5,70 5,70 5,80 5,80 5,80 5,80
5/2023	4.4%	•	\$ 1,754	\$ 2,444	\$2,000 - 67,6 67,6 67,1 67, 67, 67, 67, 67, 67, 67, 67, 67, 67,
6/2023	<b>5.1%</b>	•	\$ 1,766	\$ 2,538	
7/2023	<b>5.7%</b>	•	\$ 1,772	\$ 2,526	\$1,500 -
8/2023	<b>6.3%</b>	•	\$ 1,780	\$ 2,565	Rent Own Historic Cost to Own Relative to Rent
9/2023	6.8%	•	\$ 1,791	\$ 2,675	\$1,000
10/2023	2 7.3%	•	\$ 1,802	\$ 2,722	\(\alpha^2  \alpha^2  \alp
11/2023	<b>&gt;</b> 7.8%	)	\$ 1,814	\$ 2,866	\range \lange \range \r
12/2023	<b>2</b> 8.4%	•	\$ 1,827	\$ 2,705	у у у

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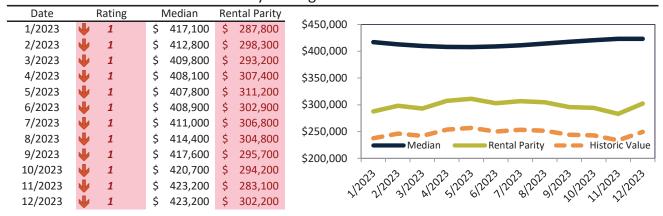
#### Green Valley North Housing Market Value & Trends Update

Historically, properties in this market sell at a -17.4% discount. Today's premium is 40.1%. This market is 57.5% overvalued. Median home price is \$423,200. Prices rose 0.1% year-over-year.

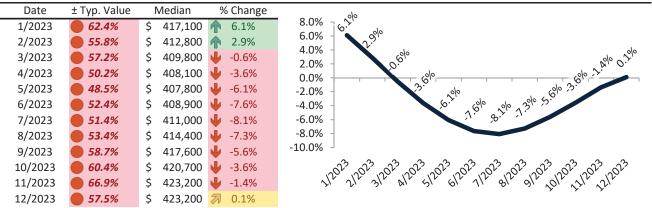
Monthly cost of ownership is \$2,715, and rents average \$1,939, making owning \$775 per month more costly than renting. Rents rose 10.3% year-over-year. The current capitalization rate (rent/price) is 4.4%.

#### Market rating = 1

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



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



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

Date	% Change	Rent	Own	\$3,000 ¬
1/2023	<b>1.0%</b>	\$ 1,702	\$ 2,466	45,000
2/2023	<b>3</b> 0.4%	\$ 1,711	\$ 2,368	\$2,500
3/2023	<b>3</b> 0.5%	\$ 1,749	\$ 2,444	32,300
4/2023	<b>1.3%</b>	\$ 1,799	\$ 2,388	\$2,000 5,705,775,785,785,885,885,385,385,385,385,385,385
5/2023	<b>1</b> 2.4%	\$ 1,843	\$ 2,414	\$2,000 451 451 451 45 45 45 45 45 45 45 45 45 45 45 45 45
6/2023	<b>1</b> 3.5%	\$ 1,861	\$ 2,512	
7/2023	<b>4.6%</b>	\$ 1,870	\$ 2,505	\$1,500 -
8/2023	<b>1</b> 5.6%	\$ 1,877	\$ 2,551	Rent Own Historic Cost to Own Relative to Rent
9/2023	<b>6.8%</b>	\$ 1,890	\$ 2,669	\$1,000
10/2023	<b>2</b> 7.9%	\$ 1,905	\$ 2,724	\( \frac{1}{2} \), \( \frac{1} \), \(
11/2023	<b>9.1%</b>	\$ 1,921	\$ 2,871	1/2013/12013/12013/12013/12013/12013/12013/12013/12013/12013
12/2023	2 10.3%	\$ 1,940	\$ 2,715	y y y

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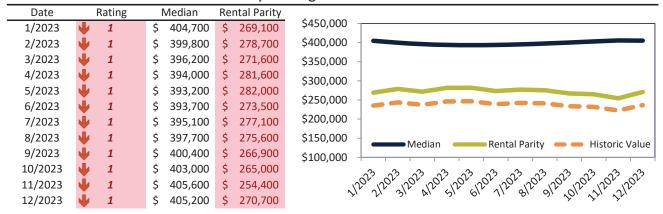
#### North Cheyenne Housing Market Value & Trends Update

Historically, properties in this market sell at a -12.5% discount. Today's premium is 49.7%. This market is 62.2% overvalued. Median home price is \$405,200. Prices fell 1.3% year-over-year.

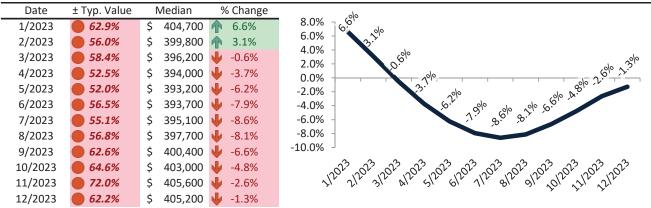
Monthly cost of ownership is \$2,599, and rents average \$1,737, making owning \$862 per month more costly than renting. Rents rose 7.7% year-over-year. The current capitalization rate (rent/price) is 4.1%.

#### 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

Date	%	Change	Rent	Own	¢2.000
1/2023	n	3.5%	\$ 1,591	\$ 2,393	\$3,000
2/2023	1	3.2%	\$ 1,599	\$ 2,293	\$2,500 -
3/2023	1	3.3%	\$ 1,620	\$ 2,363	
4/2023	1	3.9%	\$ 1,648	\$ 2,306	\$2,000 - 3,593,598,500 53,688,500 53,688,508 53,688 53,785,728,728,728
5/2023	1	4.6%	\$ 1,670	\$ 2,328	\$2,000 - 250 250 250 250 250 250 250 250 250 250
6/2023	1	5.2%	\$ 1,680	\$ 2,419	
7/2023	1	5.7%	\$ 1,689	\$ 2,408	\$1,500 -
8/2023	1	6.0%	\$ 1,697	\$ 2,448	Rent Own Historic Cost to Own Relative to Rent
9/2023	1	6.4%	\$ 1,706	\$ 2,559	\$1,000
10/2023	1	6.8%	\$ 1,716	\$ 2,609	x <sup>2</sup>
11/2023	2	7.2%	\$ 1,726	\$ 2,752	\120 <sup>23</sup> \120 <sup>2</sup>
12/2023	2	7.7%	\$ 1,737	\$ 2,600	у у у

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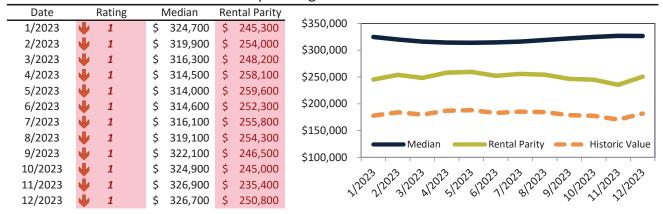
#### Charleston Heights Housing Market Value & Trends Update

Historically, properties in this market sell at a -27.5% discount. Today's premium is 30.3%. This market is 57.8% overvalued. Median home price is \$326,700. Prices fell 1.1% year-over-year.

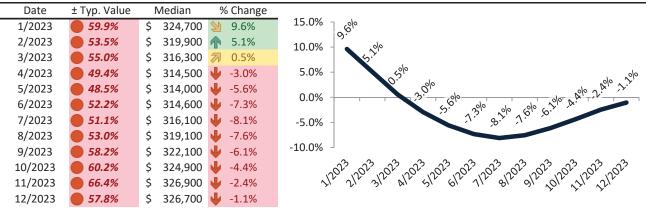
Monthly cost of ownership is \$2,096, and rents average \$1,609, making owning \$486 per month more costly than renting. Rents rose 8.9% year-over-year. The current capitalization rate (rent/price) is 4.7%.

#### Market rating = 1

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



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



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

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Date	% Change	Rent		Own	\$2,500 ¬
1/2023	3.1%	\$ 1,451	\$	1,920	
2/2023	<b>1</b> 2.7%	\$ 1,457	\$	1,835	\$2,000 - 1 1 20 10 20 20 20 20 20 20 20 20 20 20 20 20
3/2023	<b>1</b> 2.8%	\$ 1,480	\$	1,886	\$2,000 - 51,652,652,552,552,552,552,552,552,552,552
4/2023	<b>3.4%</b>	\$ 1,510	\$	1,840	
5/2023	4.2%	\$ 1,537	\$	1,859	\$1,500 -
6/2023	<b>5.0%</b>	\$ 1,550	\$	1,933	
7/2023	<b>5.6%</b>	\$ 1,559	\$	1,926	\$1,000 -
8/2023	<b>6.2%</b>	\$ 1,566	\$	1,965	Rent Own Historic Cost to Own Relative to Rent
9/2023	<b>6.8%</b>	\$ 1,576	\$	2,059	\$500 +
10/2023	2.5%	\$ 1,586	\$	2,103	3 3 3 3 3 3 3 3 3 3 3 3 3 3 3
11/2023	<b>3</b> 8.1%	\$ 1,598	\$	2,218	\12023
12/2023	<b>8.9%</b>	\$ 1,610	\$	2,096	Y Y

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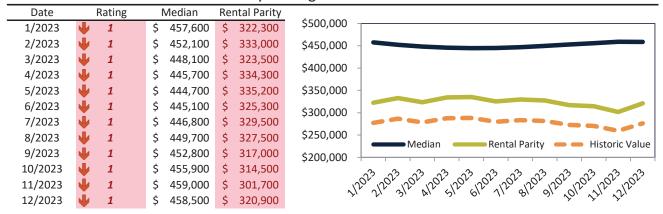
#### The Lakes Housing Market Value & Trends Update

Historically, properties in this market sell at a -14.0% discount. Today's premium is 42.9%. This market is 56.9% overvalued. Median home price is \$458,500. Prices fell 1.3% year-over-year.

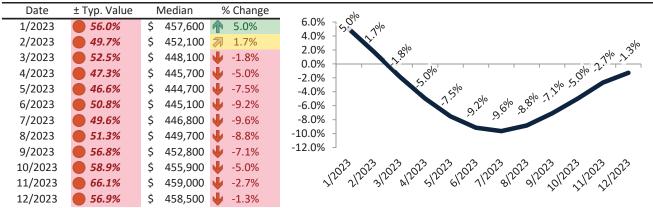
Monthly cost of ownership is \$2,941, and rents average \$2,059, making owning \$882 per month more costly than renting. Rents rose 6.7% year-over-year. The current capitalization rate (rent/price) is 4.3%.

#### 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

Date	% Change	Rent	Own	\$3,500 ¬
1/2023	<b>1</b> 3.2%	\$ 1,906	\$ 2,706	- 40,000
2/2023	<b>1</b> 2.9%	\$ 1,910	\$ 2,593	\$3,000 -
3/2023	<b>1</b> 2.9%	\$ 1,929	\$ 2,672	0 0 0 0 0 0 0 0 0 0
4/2023	<b>1</b> 3.3%	\$ 1,957	\$ 2,608	\$2,500 - 51,906 53,92 53,92 53,98 53,98 53,006 52,02 53,026 53,026 53,058
5/2023	<b>1</b> 3.9%	\$ 1,984	\$ 2,632	\$2,000 -
6/2023	4.4%	\$ 1,999	\$ 2,735	32,000
7/2023	4.8%	\$ 2,008	\$ 2,723	\$1,500 -
8/2023	<b>5.1%</b>	\$ 2,017	\$ 2,769	Rent Own Historic Cost to Own Relative to Rent
9/2023	<b>5.5%</b>	\$ 2,026	\$ 2,894	\$1,000
10/2023	<b>5.9%</b>	\$ 2,037	\$ 2,952	\( \alpha^2 \) \( \al
11/2023	<b>6.3%</b>	\$ 2,048	\$ 3,114	712013 112013 112013 112013 112013 112013 112013 112013 112013 112013
12/2023	<b>6.7%</b>	\$ 2,059	\$ 2,942	у у у

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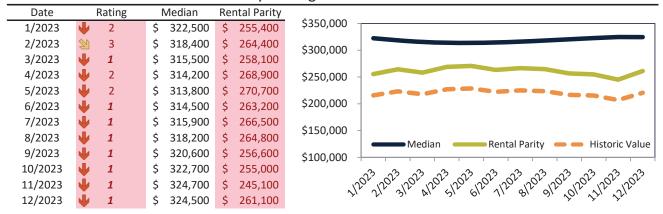
#### Winchester Housing Market Value & Trends Update

Historically, properties in this market sell at a -15.5% discount. Today's premium is 24.3%. This market is 39.8% overvalued. Median home price is \$324,500. Prices fell 0.9% year-over-year.

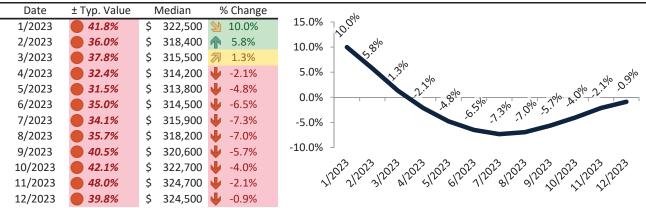
Monthly cost of ownership is \$2,082, and rents average \$1,675, making owning \$406 per month more costly than renting. Rents rose 8.9% year-over-year. The current capitalization rate (rent/price) is 5.0%.

#### 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

Date	% Change	Rent	Owr	\$2,300	7
1/2023	4.8%	\$ 1,511	\$ 1,	007 ′	
2/2023	4.1%	\$ 1,517	\$ 1,	826	1 0 1 03 07 02 00 60 65 663 616
3/2023	<b>3.9%</b>	\$ 1,540	\$ 1,	881 \$1,800	3,572,573,570,575,603,603,576,576,576,576,576,576,576,576
4/2023	<b>4.2%</b>	\$ 1,574	\$ 1,	839	27, 27, 23, 3
5/2023	4.9%	\$ 1,603	\$ 1,	858	
6/2023	<b>5.5%</b>	\$ 1,617	\$ 1,	932 \$1,300	
7/2023	<b>6.0%</b>	\$ 1,624	\$ 1,	925	
8/2023	<b>6.5%</b>	\$ 1,630	\$ 1,	959	Rent Own Historic Cost to Own Relative to Rent
9/2023	<b>2</b> 7.0%	\$ 1,640	\$ 2,	049 \$800	<del>                                     </del>
10/2023	<b>2</b> 7.6%	\$ 1,651	\$ 2,	089	\( \frac{1}{2} \cdot \frac{1}{
11/2023	<b>2</b> 8.3%	\$ 1,663	\$ 2,	203 🗳	2013 12013 12013 12013 12013 12013 12013 12013 12013 12013
12/2023	<b>2</b> 8.9%	\$ 1,676	\$ 2,	082	у у у

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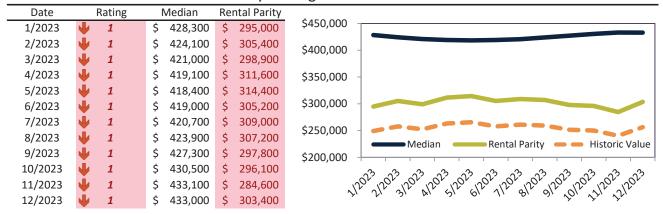
#### Green Valley South Housing Market Value & Trends Update

Historically, properties in this market sell at a -15.5% discount. Today's premium is 42.8%. This market is 58.3% overvalued. Median home price is \$433,000. Prices fell 0.2% year-over-year.

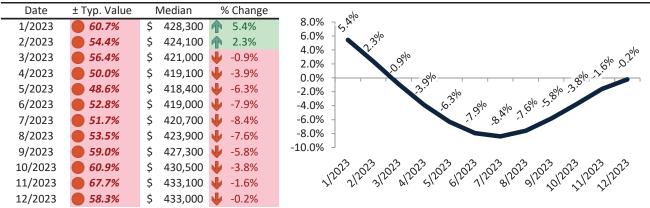
Monthly cost of ownership is \$2,778, and rents average \$1,947, making owning \$831 per month more costly than renting. Rents rose 9.1% year-over-year. The current capitalization rate (rent/price) is 4.3%.

#### 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

Date	% Change	Rent	Own	\$3,500 ¬
1/2023	<b>1.5%</b>	\$ 1,745	\$ 2,533	Ç5/500
2/2023	<b>1.0%</b>	\$ 1,752	\$ 2,432	\$3,000 -
3/2023	<b>1.1%</b>	\$ 1,782	\$ 2,510	
4/2023	<b>1.8%</b>	\$ 1,824	\$ 2,452	\$2,500 - 185 152 185 20 25 25 25 25 25 25 25 25 25 25 25 25 25
5/2023	<b>1</b> 2.8%	\$ 1,861	\$ 2,477	\$2,500 - 32,182,182,182,82,82,82,82,832,832,832,832,832,832
6/2023	<b>3.8%</b>	\$ 1,875	\$ 2,574	32,000
7/2023	4.7%	\$ 1,883	\$ 2,564	\$1,500 -
8/2023	<b>5.6%</b>	\$ 1,892	\$ 2,610	Rent Own Historic Cost to Own Relative to Rent
9/2023	<b>6.5%</b>	\$ 1,904	\$ 2,731	\$1,000
10/2023	<b>2</b> 7.3%	\$ 1,917	\$ 2,787	\( \frac{1}{2} \) \( \frac{1} \) \( \frac{1}{2} \) \( \frac{1}{2} \) \( \frac{1}{2} \) \( \frac{1} \) \( \frac{1} \) \( \frac{1} \) \( \frac{1}{2} \) \( \fr
11/2023	<b>2</b> 8.2%	\$ 1,932	\$ 2,938	7120231202312023120231202312023120231202
12/2023	<b>9.1%</b>	\$ 1,947	\$ 2,778	у у у

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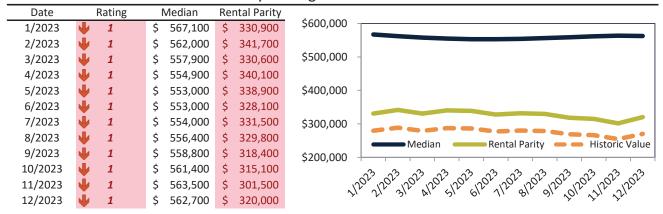


Historically, properties in this market sell at a -15.5% discount. Today's premium is 75.9%. This market is 91.4% overvalued. Median home price is \$562,700. Prices fell 1.9% year-over-year.

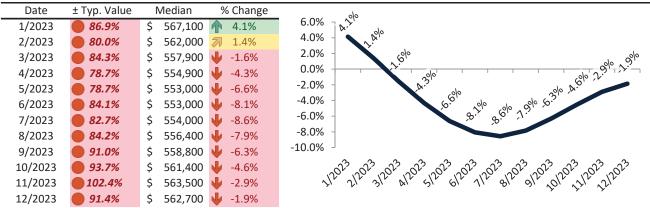
Monthly cost of ownership is \$3,610, and rents average \$2,053, making owning \$1,557 per month more costly than renting. Rents rose 3.2% year-over-year. The current capitalization rate (rent/price) is 3.5%.

#### Market rating = 1

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



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



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

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Date	% Change	Rent		Own	\$4,000 ¬
1/2023	<b>3</b> 0.9%	\$ 1,957	\$	3,353	
2/2023	<b>3</b> 0.3%	\$ 1,960	\$	3,223	\$3,500 -
3/2023	<b>3</b> 0.1%	\$ 1,972	\$	3,327	\$3,000 -
4/2023	<b>2</b> 0.2%	\$ 1,991	\$	3,247	
5/2023	<b>3</b> 0.5%	\$ 2,006	\$	3,274	\$2,500 - 3,55 3,66 3,51 3,50 3,00 3,00 3,00 3,00 3,00 3,00 3,00
6/2023	<b>3</b> 0.9%	\$ 2,016	\$	3,398	\$2,000 -
7/2023	<b>1.1%</b>	\$ 2,020	\$	3,376	\$1,500
8/2023	<b>1.5%</b>	\$ 2,031	\$	3,425	Rent Own Historic Cost to Own Relative to Rent
9/2023	<b>1.8%</b>	\$ 2,035	\$	3,571	\$1,000
10/2023	<b>1</b> 2.2%	\$ 2,040	\$	3,635	3° 3° 3° 3° 3° 3° 3° 3° 3° 3° 3° 3°
11/2023	<b>2.7%</b>	\$ 2,046	\$	3,823	\12013\12013\12013\12013\12013\12013\12013\12013\12013\12013
12/2023	<b>3.2%</b>	\$ 2,053	\$	3,611	y y y

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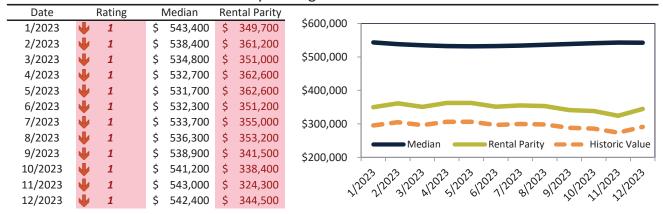
#### Westgate Housing Market Value & Trends Update

Historically, properties in this market sell at a -15.5% discount. Today's premium is 57.5%. This market is 73.0% overvalued. Median home price is \$542,400. Prices fell 1.4% year-over-year.

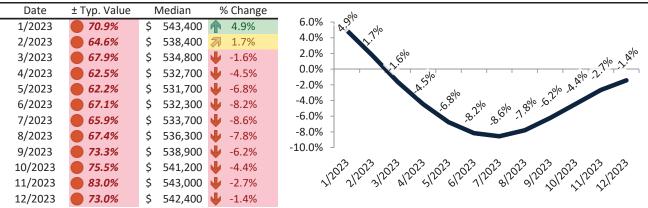
Monthly cost of ownership is \$3,480, and rents average \$2,210, making owning \$1,269 per month more costly than renting. Rents rose 5.2% year-over-year. The current capitalization rate (rent/price) is 3.9%.

#### Market rating = 1

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



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



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

Date	% Change	Rent	Own	\$4,000 ¬
1/2023	<b>3</b> 1.7%	\$ 2,068	\$ 3,213	
2/2023	<b>1.2%</b>	\$ 2,072	\$ 3,088	\$3,500 -
3/2023	<b>1.3%</b>	\$ 2,093	\$ 3,189	\$3,000
4/2023	<b>3</b> 1.7%	\$ 2,122	\$ 3,117	(8) (1) (8) (7) (8) (7) (7) (7) (7) (7) (7)
5/2023	<b>1</b> 2.3%	\$ 2,147	\$ 3,147	\$2,500 \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \
6/2023	<b>1</b> 2.9%	\$ 2,158	\$ 3,270	\$2,000 -
7/2023	<b>1</b> 3.2%	\$ 2,164	\$ 3,252	\$1,500 -
8/2023	<b>1.6%</b>	\$ 2,175	\$ 3,302	Rent Own Historic Cost to Own Relative to Rent
9/2023	<b>1.9%</b>	\$ 2,183	\$ 3,444	\$1,000
10/2023	<b>4.2%</b>	\$ 2,191	\$ 3,504	3° 3° 3° 3° 3° 3° 3° 3° 3° 3° 3° 3°
11/2023	<b>4.7%</b>	\$ 2,200	\$ 3,684	\12023
12/2023	<b>1</b> 5.2%	\$ 2,211	\$ 3,480	ууу

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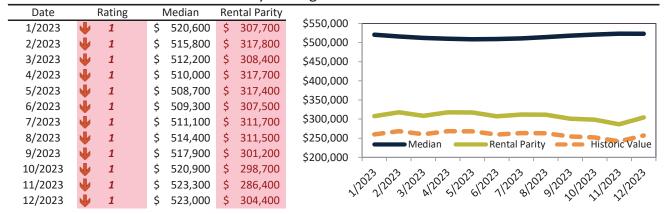
#### Green Valley Ranch Housing Market Value & Trends Update

Historically, properties in this market sell at a -15.5% discount. Today's premium is 71.9%. This market is 87.4% overvalued. Median home price is \$523,000. Prices fell 0.8% year-over-year.

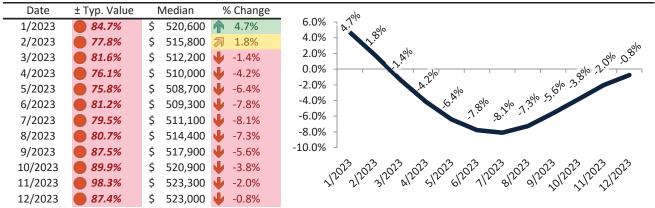
Monthly cost of ownership is \$3,355, and rents average \$1,953, making owning \$1,401 per month more costly than renting. Rents rose 5.3% year-over-year. The current capitalization rate (rent/price) is 3.6%.

#### Market rating = 1

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



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



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

Date	% Change	Re	ent	Own	\$4,000 ¬
1/2023	<b>3</b> 0.4%	\$	1,820	\$ 3,078	
2/2023	<b>-</b> 0.1%	\$	1,823	\$ 2,958	\$3,500 -
3/2023	-0.3%	\$	1,839	\$ 3,054	\$3,000 -
4/2023	<b>-</b> 0.1%	\$	1,860	\$ 2,984	
5/2023	<b>3</b> 0.3%	\$	1,879	\$ 3,011	\$2,500 - 200 200 200 200 200 200 200 200 200
6/2023	<b>3</b> 0.9%	\$	1,890	\$ 3,129	\$2,000 - 3 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2
7/2023	<b>3</b> 1.6%	\$	1,899	\$ 3,115	\$1,500 -
8/2023	<b>1</b> 2.5%	\$	1,918	\$ 3,167	Rent Own Historic Cost to Own Relative to Rent
9/2023	<b>1.2%</b>	\$	1,926	\$ 3,310	\$1,000
10/2023	<b>1.9%</b>	\$	1,934	\$ 3,372	\tag{2} 2
11/2023	<b>4.6%</b>	\$	1,943	\$ 3,550	\1\2013\1201
12/2023	<b>1</b> 5.3%	\$	1,954	\$ 3,356	у у у

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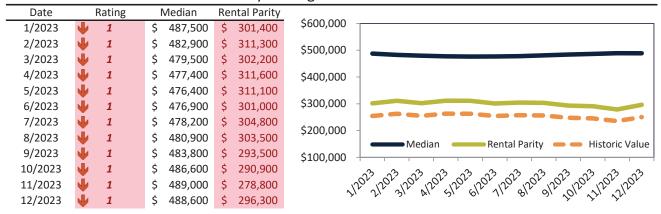
#### MacDonald Ranch Housing Market Value & Trends Update

Historically, properties in this market sell at a -15.5% discount. Today's premium is 64.9%. This market is 80.4% overvalued. Median home price is \$488,600. Prices fell 1.0% year-over-year.

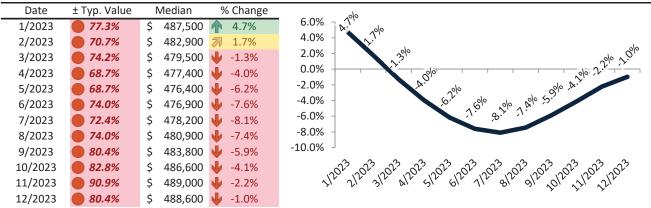
Monthly cost of ownership is \$3,135, and rents average \$1,901, making owning \$1,233 per month more costly than renting. Rents rose 5.3% year-over-year. The current capitalization rate (rent/price) is 3.7%.

#### 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

Date	% Change	Rent	Own	\$3,500 ¬
1/2023	<b>1.5%</b>	\$ 1,782	\$ 2,883	<b>1</b>
2/2023	<b>1.2%</b>	\$ 1,786	\$ 2,770	\$3,000 -
3/2023	<b>1.2%</b>	\$ 1,803	\$ 2,859	
4/2023	<b>1.6%</b>	\$ 1,824	\$ 2,794	\$2,500 - 30 36 30 30 40 40 40 40 40 40 40 40 40 60 50
5/2023	<b>1</b> 2.1%	\$ 1,842	\$ 2,820	\$2,500 - 52,786 53, 53, 53, 53, 53, 53, 53, 53, 53, 53,
6/2023	<b>1</b> 2.6%	\$ 1,850	\$ 2,930	32,000
7/2023	<b>3.0%</b>	\$ 1,858	\$ 2,914	\$1,500 -
8/2023	<b>1</b> 3.5%	\$ 1,869	\$ 2,961	Rent Own Historic Cost to Own Relative to Rent
9/2023	<b>1.9%</b>	\$ 1,876	\$ 3,092	\$1,000
10/2023	4.3%	\$ 1,883	\$ 3,150	3° 3° 3° 3° 3° 3° 3° 3° 3° 3° 3° 3° 3°
11/2023	4.8%	\$ 1,892	\$ 3,318	1/2023/2023/2023/2023/2023/2023/2023/202
12/2023	<b>5.3%</b>	\$ 1,901	\$ 3,135	у у у

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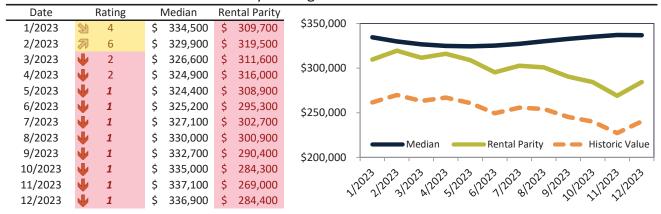


Historically, properties in this market sell at a -15.5% discount. Today's premium is 18.5%. This market is 34.0% overvalued. Median home price is \$336,900. Prices fell 0.9% year-over-year.

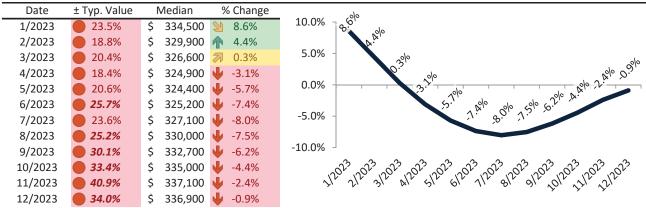
Monthly cost of ownership is \$2,161, and rents average \$1,825, making owning \$336 per month more costly than renting. Rents fell 1.1% year-over-year. The current capitalization rate (rent/price) is 5.2%.

#### Market rating = 1

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



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



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

Date	% Change	Rent	Own	\$2,500 ¬
1/2023	<b>1.4%</b>	\$ 1,832	\$ 1,978	\$2,000 \$7, \$7, \$7, \$7, \$7, \$7, \$7, \$7, \$7, \$7,
2/2023	<b>1</b> 2.5%	\$ 1,833	\$ 1,892	\$2,000 52 52 52 53 53 53 53 53 53 53 53 53 53 53 53 53
3/2023	<b>1.9%</b>	\$ 1,858	\$ 1,947	32,000
4/2023	<b>1.2%</b>	\$ 1,849	\$ 1,901	¢1 500
5/2023	<b>3</b> 0.3%	\$ 1,829	\$ 1,920	\$1,500 -
6/2023	-0.5%	\$ 1,815	\$ 1,998	
7/2023	<b>-1.0%</b>	\$ 1,845	\$ 1,993	\$1,000 -
8/2023	<b>-1.5%</b>	\$ 1,853	\$ 2,032	Rent Own Historic Cost to Own Relative to Rent
9/2023	<b>-1.6%</b>	\$ 1,856	\$ 2,126	\$500
10/2023	<b>-1.6%</b>	\$ 1,841	\$ 2,169	\tag{3} \tag{3} \tag{5} 5
11/2023	<b>-1.6%</b>	\$ 1,825	\$ 2,287	1/2013/2013/2013/2013/2013/2013/2013/201
12/2023	<b>-1.1%</b>	\$ 1,825	\$ 2,162	y y y

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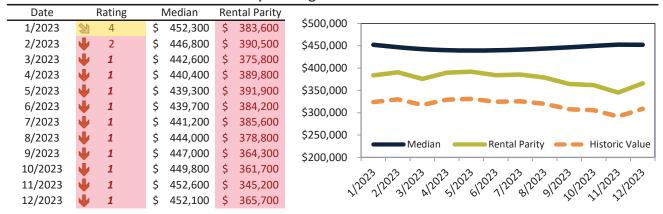


Historically, properties in this market sell at a -15.5% discount. Today's premium is 23.7%. This market is 39.2% overvalued. Median home price is \$452,100. Prices fell 1.5% year-over-year.

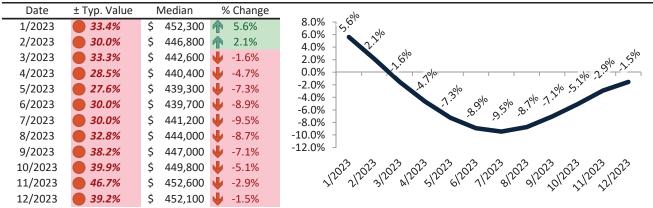
Monthly cost of ownership is \$2,900, and rents average \$2,346, making owning \$554 per month more costly than renting. Rents rose 0.2% year-over-year. The current capitalization rate (rent/price) is 5.0%.

#### 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

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Date	% Change	Rent	Own	\$3,500 ¬
1/2023	<b>3.1%</b>	\$ 2,269	2,675	40,000
2/2023	<b>3</b> 1.5%	\$ 2,240 \$	2,562	\$3,000 - 20 20 20 20 20 20 20 20 20 20 20 20 20
3/2023	<b>3</b> 0.4%	\$ 2,241 \$	2,639	\$3,000 - 51,60 - 51,60 - 51,60 - 51,50 - 50,30 - 51,30
4/2023	-0.3%	\$ 2,282 \$	2,577	\$2,500 - 5, 5, 5, 5, 5, 5, 5, 5, 5, 5, 5, 5, 5,
5/2023	-0.6%	\$ 2,320 \$	2,600	\$2,000 -
6/2023	<b>-</b> 0.7%	\$ 2,361 \$	2,701	\$2,000
7/2023	-0.9%	\$ 2,350 \$	2,689	\$1,500 -
8/2023	<b>-1.4%</b>	\$ 2,332	2,733	Rent Own Historic Cost to Own Relative to Rent
9/2023	<b>-1.5%</b>	\$ 2,329 \$	2,857	\$1,000
10/2023	-1.1%	\$ 2,342 \$	2,912	3° 3° 3° 3° 3° 3° 3° 3° 3° 3° 3° 3° 3°
11/2023	-0.7%	\$ 2,343	3,071	\12023\12013\12013\12013\12013\12013\12013\12013\12013\12013
12/2023	<b>3</b> 0.2%	\$ 2,347 \$	2,901	y y

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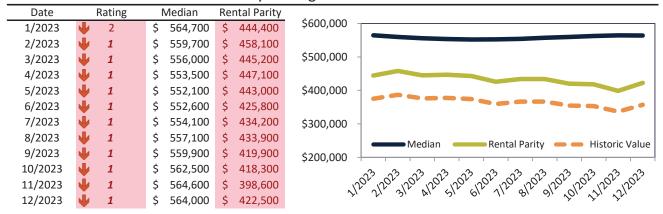


Historically, properties in this market sell at a -15.5% discount. Today's premium is 33.5%. This market is 49.0% overvalued. Median home price is \$564,000. Prices fell 1.3% year-over-year.

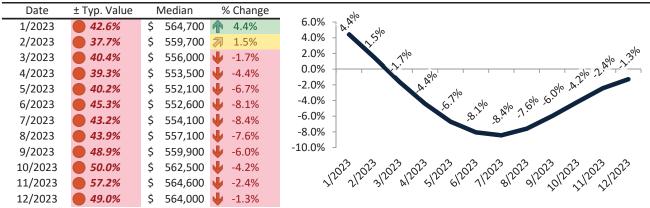
Monthly cost of ownership is \$3,618, and rents average \$2,711, making owning \$907 per month more costly than renting. Rents rose 1.2% year-over-year. The current capitalization rate (rent/price) is 4.6%.

#### 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

Date	% Change	Rent	Own	\$4.000 ¬
1/2023	<b>1</b> 3.9%	\$ 2,628	\$ 3,339	
2/2023	<b>1</b> 2.5%	\$ 2,627	\$ 3,210	\$3,500 - 62 67 65 62 67 67 67 67 67 67 70 70 70
3/2023	<b>1.5%</b>	\$ 2,655	\$ 3,315	\$3,500 - \$1, \$7, \$7, \$7, \$7, \$7, \$7, \$7, \$7, \$7, \$7
4/2023	<b>3</b> 0.3%	\$ 2,616	\$ 3,239	
5/2023	<b>-</b> 0.9%	\$ 2,623	\$ 3,268	\$2,500 -
6/2023	<b>-1.9%</b>	\$ 2,617	\$ 3,395	\$2,000 -
7/2023	<b>-2.3%</b>	\$ 2,646	\$ 3,377	\$1,500
8/2023	<b>-1.7%</b>	\$ 2,672	\$ 3,430	Rent Own Historic Cost to Own Relative to Rent
9/2023	<b>-1.1%</b>	\$ 2,684	\$ 3,578	\$1,000
10/2023	<b>-</b> 0.1%	\$ 2,708	\$ 3,642	\12013\12013\12013\12013\12013\12013\12013\12013\12013\12013\12013\12013\12013
11/2023	<b>3</b> 0.5%	\$ 2,705	\$ 3,831	1/2 1/2 3/2 4/2 4/2 6/2 1/2 8/2 3/2 0/2 /1/2 1/2
12/2023	<b>1.2%</b>	\$ 2,711	\$ 3,619	<b>,</b> , ,

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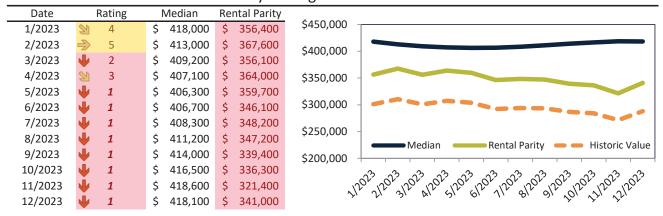


Historically, properties in this market sell at a -15.5% discount. Today's premium is 22.6%. This market is 38.1% overvalued. Median home price is \$418,100. Prices fell 1.4% year-over-year.

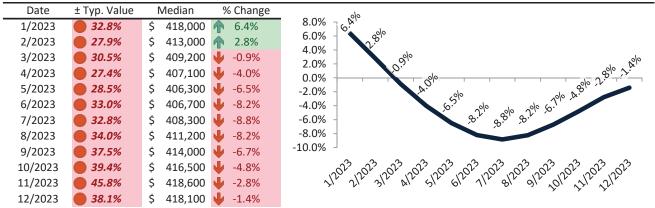
Monthly cost of ownership is \$2,682, and rents average \$2,188, making owning \$494 per month more costly than renting. Rents rose 2.7% year-over-year. The current capitalization rate (rent/price) is 5.0%.

#### 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

Date	% Change	Rent	Own	\$3,000 ¬
1/2023	<b>6.4%</b>	\$ 2,108	\$ 2,472	
2/2023	4.8%	\$ 2,108	\$ 2,369	\$2,500 - 28 22 22 23 23 23 22 23 22 22 22 22 22 22
3/2023	4.0%	\$ 2,124	\$ 2,440	\$2,500 - 51,28 51,28 51,23 51,29 51, 52, 53 51, 51, 52, 58
4/2023	<b>1</b> 3.1%	\$ 2,131	\$ 2,382	
5/2023	<b>1</b> 2.3%	\$ 2,130	\$ 2,405	\$2,000 -
6/2023	<b>1.1%</b>	\$ 2,127	\$ 2,499	
7/2023	<b>3</b> 0.3%	\$ 2,122	\$ 2,488	\$1,500 -
8/2023	<b>3</b> 0.1%	\$ 2,138	\$ 2,532	Rent Own Historic Cost to Own Relative to Rent
9/2023	<b>2</b> 0.7%	\$ 2,170	\$ 2,646	\$1,000
10/2023	<b>1.4%</b>	\$ 2,177	\$ 2,696	5 <sup>2</sup>
11/2023	<b>1.9%</b>	\$ 2,181	\$ 2,840	\1\2023\12023\2023\2023\2023\12023\12023\12023\12023\2023\
12/2023	<b>1</b> 2.7%	\$ 2,188	\$ 2,683	y y y

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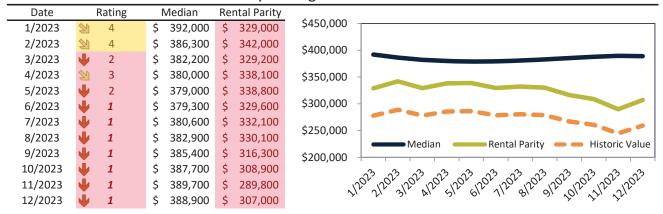


Historically, properties in this market sell at a -15.5% discount. Today's premium is 26.7%. This market is 42.2% overvalued. Median home price is \$388,900. Prices fell 2.5% year-over-year.

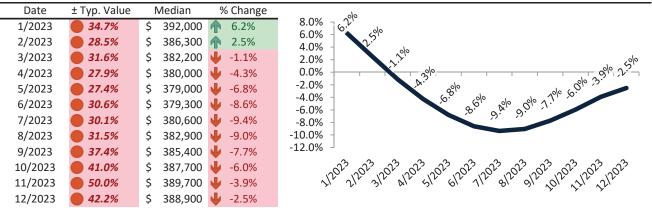
Monthly cost of ownership is \$2,495, and rents average \$1,970, making owning \$525 per month more costly than renting. Rents rose 2.4% year-over-year. The current capitalization rate (rent/price) is 4.9%.

#### Market rating = 1

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



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



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

Date	% Change	Rent	Own	\$3,000 ¬
1/2023	<b>6.1%</b>	\$ 1,946	\$ 2,318	φο,οοο
2/2023	<b>5.4%</b>	\$ 1,962	\$ 2,216	\$2,500 - ,6 ,2 ,3 ,9 ,6 ,3 ,3 ,3 ,3 ,3 ,3 ,5
3/2023	4.3%	\$ 1,963	\$ 2,279	\$2,500 - 36 30 30 30 30 50 50 50 50 50 50 50 50 50 50 50 50 50
4/2023	<b>1.8%</b>	\$ 1,979	\$ 2,224	
5/2023	<b>1.4%</b>	\$ 2,006	\$ 2,244	\$2,000 -
6/2023	<b>3.0%</b>	\$ 2,025	\$ 2,330	
7/2023	<b>1</b> 2.4%	\$ 2,024	\$ 2,319	\$1,500 -
8/2023	<b>1</b> 2.2%	\$ 2,032	\$ 2,357	Rent Own Historic Cost to Own Relative to Rent
9/2023	<b>2.1%</b>	\$ 2,022	\$ 2,463	\$1,000
10/2023	<b>1</b> 2.3%	\$ 2,000	\$ 2,510	\(\alpha^2  \alpha^2  \alp
11/2023	<b>1</b> 2.2%	\$ 1,966	\$ 2,644	\1\023
12/2023	<b>1</b> 2.4%	\$ 1,970	\$ 2,495	ууу

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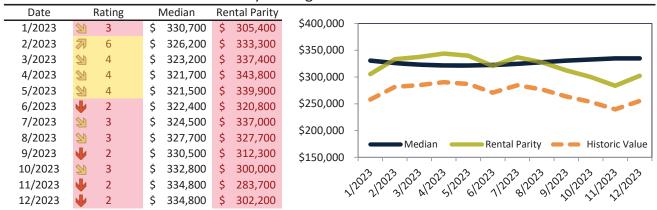


Historically, properties in this market sell at a -15.5% discount. Today's premium is 10.8%. This market is 26.3% overvalued. Median home price is \$334,800. Prices fell 0.4% year-over-year.

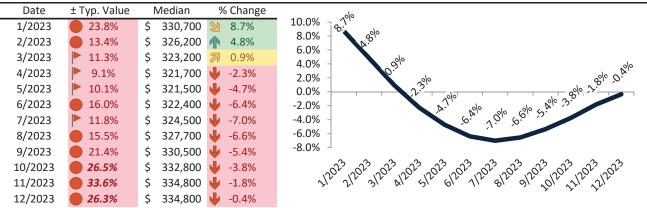
Monthly cost of ownership is \$2,148, and rents average \$1,939, making owning \$208 per month more costly than renting. Rents rose 7.2% year-over-year. The current capitalization rate (rent/price) is 5.6%.

#### Market rating = 2

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



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



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

Date	% Change	Rent	Own	\$2,500 7 22 22 22 22 22 22 22 22 22 22 22 22 2
1/2023	9.8%	\$ 1,806	\$ 1,956	\$2,500 \$2,00
2/2023	9.2%	\$ 1,912	\$ 1,871	\$2,000 - 53, 53, 53, 53, 53, 53, 53, 53, 53, 53,
3/2023	<b>11.1%</b>	\$ 2,012	\$ 1,927	72,000
4/2023	2 10.4%	\$ 2,012	\$ 1,882	Ć4 F00
5/2023	9.6%	\$ 2,012	\$ 1,903	\$1,500
6/2023	<b>2</b> 7.4%	\$ 1,971	\$ 1,981	
7/2023	<b>2</b> 7.6%	\$ 2,054	\$ 1,977	\$1,000 -
8/2023	<b>6.2%</b>	\$ 2,018	\$ 2,017	Rent Own Historic Cost to Own Relative to Rent
9/2023	<b>1</b> 5.5%	\$ 1,996	\$ 2,112	\$500 +
10/2023	<b>5.2%</b>	\$ 1,943	\$ 2,155	\u03\u03\u03\u03\u03\u03\u03\u03\u03\u03
11/2023	<b>5.8%</b>	\$ 1,925	\$ 2,272	11203 11203 11203 11203 11203 11203 11203 11203 11203 11203 11203 11203
12/2023	<b>2</b> 7.2%	\$ 1,940	\$ 2,148	ууу

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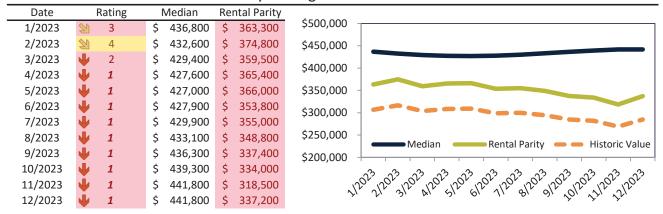


Historically, properties in this market sell at a -15.5% discount. Today's premium is 31.1%. This market is 46.6% overvalued. Median home price is \$441,800. Prices fell 0.1% year-over-year.

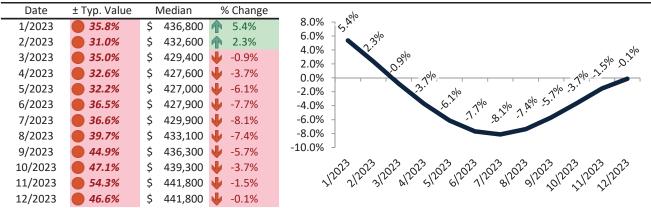
Monthly cost of ownership is \$2,834, and rents average \$2,164, making owning \$670 per month more costly than renting. Rents fell 0.1% year-over-year. The current capitalization rate (rent/price) is 4.7%.

#### Market rating = 1

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



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



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

	,	,		U	
Date	% Change	Rent		Own	\$3,500 ¬
1/2023	<b>1</b> 3.6%	\$ 2,149	\$	2,583	40,000
2/2023	<b>1.0%</b>	\$ 2,150	\$	2,481	\$3,000 -
3/2023	<b>1</b> 2.0%	\$ 2,144	\$	2,560	\$2,500 52, 50 50 50 50 50 50 50 50 50 50 50 50
4/2023	<b>3</b> 1.1%	\$ 2,138	\$	2,502	\$2,500 \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \\ \
5/2023	<b>3</b> 0.0%	\$ 2,167	\$	2,528	\$2,000
6/2023	<b>-1.1%</b>	\$ 2,174	\$	2,629	\$2,000
7/2023	<b>-2.2%</b>	\$ 2,164	\$	2,620	\$1,500
8/2023	<b>-2.7%</b>	\$ 2,147	\$	2,666	Rent Own Historic Cost to Own Relative to Rent
9/2023	-2.4%	\$ 2,157	\$	2,788	\$1,000
10/2023	<b>-1.4%</b>	\$ 2,163	\$	2,844	3° 3° 3° 3° 3° 3° 3° 3° 3° 3° 3° 3° 3°
11/2023	<b>-</b> 0.6%	\$ 2,161	\$	2,997	11203,1203,1203,12013,1203,012013,12013,12013,12013,12013
12/2023	-0.1%	\$ 2.164	Ś	2.835	y y y

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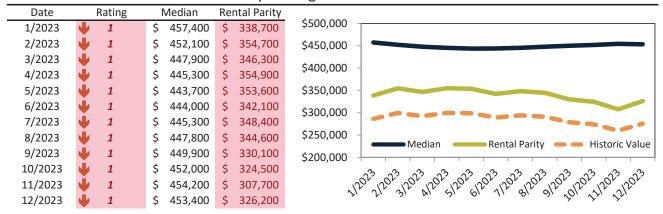


Historically, properties in this market sell at a -15.5% discount. Today's premium is 39.0%. This market is 54.5% overvalued. Median home price is \$453,400. Prices fell 2.2% year-over-year.

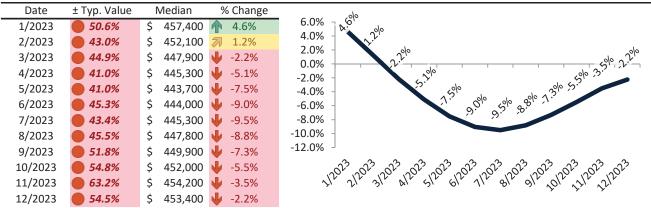
Monthly cost of ownership is \$2,909, and rents average \$2,093, making owning \$815 per month more costly than renting. Rents rose 1.6% year-over-year. The current capitalization rate (rent/price) is 4.4%.

#### Market rating = 1

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



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



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

Date	% Change	Rent		Own	\$3,500 ¬
1/2023	<b>1</b> 2.6%	\$ 2,00	3 \$	2,705	40,000
2/2023	<b>1.7%</b>	\$ 2,03	1 \$	2,593	\$3,000 -
3/2023	<b>3</b> 1.1%	\$ 2,06	5 \$	2,671	3 34 65 01 8h 102 23 22 20 20 88 8h
4/2023	<b>3</b> 0.5%	\$ 2,07	7 \$	2,606	\$2,500 - 2,08 2,08 2,01 2,08 2,102 22 22 22 22 22 22 22 23 28 22 08
5/2023	<b>3</b> 0.0%	\$ 2,09	1 \$	2,627	\$2,000
6/2023	<b>-</b> 0.3%	\$ 2,10	2 \$	2,728	32,000
7/2023	<b>-</b> 0.5%	\$ 2,12	3 \$	2,714	\$1,500 -
8/2023	<b>-</b> 0.3%	\$ 2,12	2 \$	2,757	Rent Own Historic Cost to Own Relative to Rent
9/2023	-0.4%	\$ 2,110	) \$	2,875	\$1,000
10/2023	<b>3</b> 0.2%	\$ 2,10	L \$	2,926	\( \frac{1}{2} \), \( \frac{1} \), \(
11/2023	<b>3</b> 0.6%	\$ 2,08	3 \$	3,082	\120 <sup>23</sup> 120 <sup>23</sup>
12/2023	<b>3</b> 1.6%	\$ 2,09	1 \$	2,909	у у у

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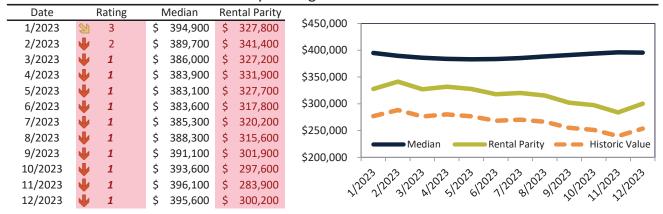


Historically, properties in this market sell at a -15.5% discount. Today's premium is 31.8%. This market is 47.3% overvalued. Median home price is \$395,600. Prices fell 1.4% year-over-year.

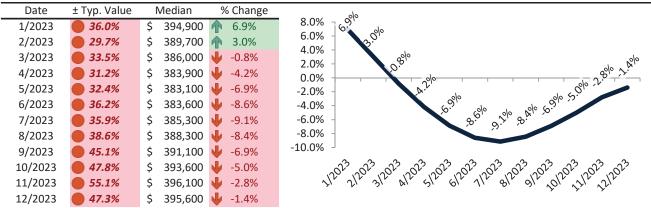
Monthly cost of ownership is \$2,538, and rents average \$1,926, making owning \$611 per month more costly than renting. Rents fell 1.8% year-over-year. The current capitalization rate (rent/price) is 4.7%.

#### Market rating = 1

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



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



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

Date	% Change	Rent	Own	\$3,000 ¬
1/2023	<b>1.4%</b>	\$ 1,938	\$ 2,33	
2/2023	<b>3</b> 1.9%	\$ 1,958	\$ 2,23	
3/2023	<b>3</b> 0.6%	\$ 1,952	\$ 2,30	2 \$2,500 - 330 350 350 360 360 360 350 360 360 360 360 360 360 360 360 360 36
4/2023	-0.4%	\$ 1,942	\$ 2,24	
5/2023	<b>-1.4%</b>	\$ 1,940	\$ 2,26	\$2,000
6/2023	<b>-2.0%</b>	\$ 1,953	\$ 2,35	
7/2023	<b>-2.9%</b>	\$ 1,951	\$ 2,34	8 \$1,500 -
8/2023	<b>-3.3%</b>	\$ 1,944	\$ 2,39	1 ——Rent ——Own ——Historic Cost to Own Relative to Rent
9/2023	<b>-3.6%</b>	\$ 1,929	\$ 2,49	9 \$1,000
10/2023	<b>-3.1%</b>	\$ 1,927	\$ 2,54	8 32 32 32 32 32 32 32 32 32 32 32 32
11/2023	-2.4%	\$ 1,926	\$ 2,68	8 \\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\
12/2023	<b>-1.8%</b>	\$ 1,927	\$ 2,53	

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#### **TAIT Housing Report**

TAIT housing report and newsletter provides a clear picture of the health of the housing market. Readers find the information on location, valuation, and price trends, timely and relevant to their decision to buy or sell real estate. The TAIT report answers the most important questions:

- (1) Where should I look for bargains?
- (2) Are current prices over or under valued?
- (3) What direction are prices headed, up or down?

The TAIT monthly market report has distilled the market down to three key pieces of information:

- (1) Resale value relative to rent,
- (2) Yearly change in resale prices, and
- (3) Yearly changes in rents.

The resale value relative to rent, or Rental Parity, is calculated by taking the median rent reported by Zillow and utilizing that value as a payment to calculate the size of the loan that payment would support. The result is the price someone could pay and their resulting cost of ownership (payment mostly) would equal the cost of renting; thus the name Rental Parity. The median is the raw median number provided by Zillow. The historic value is what the median "should" be based on the historic relationship between rental parity and the median during periods of market stability (1992-1998 and 2014-2017). This historic value is important because some areas trade below rental parity and some trade above based on how desirable the area is. Whenever the median is above the historic value, the market is overvalued, and whenever the median is below the historic value, it is undervalued. Without this benchmark, there is no way to determine if the current median is overvalued or undervalued. The addition of this benchmark is the key innovation of the TAIT Housing Report.

#### Using and Interpreting the TAIT Monthly Report

The table of contents on the front page of the TAIT monthly report organizes the reports by area. The typical page of an area report breaks down into four parts:

- (1) The news overview,
- (2) Median Home Price and Rental Parity trailing twelve months,
- (3) Resale \$/SF and year-over-year percentage change trailing twelve months,
- (4) Rental rate and year-over-year percentage change trailing twelve months.

#### **NEWS OVERVIEW**

The news overview provides concise descriptions of the facts and conditions in the market. The news overview measures the current premium or discount, compares it to the historic premium or discount, and states whether the market is currently overvalued or undervalued. This is an important measure of future financial performance.



**Resale Market Value and Trends** 

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

Historically, properties in this market sell at a 1.9% premium. Today's discount is 0.7%. This market is 2.6% undervalued. Median home price is \$730,800, and resale \$/SF is \$429/SF. Prices rose 0.8% year-over-year.

Monthly cost of ownership is \$3,204, and rents average \$3,225, making owning \$020 per month less costly than renting. Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 4.2%.

Market rating = 6

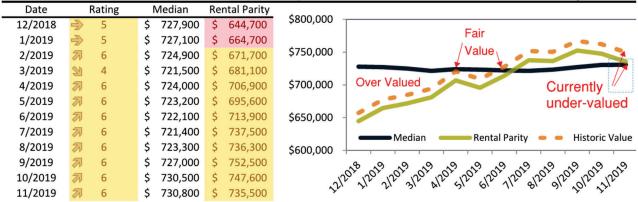


#### MEDIAN HOME PRICE AND RENTAL PARITY TRAILING TWELVE MONTHS

For those who want the bottom line without all the analysis and detail, the market rating is the first row of the first section of data. The rating encapsulates all the conditions of the market into one figure. A rating of 10 is good and a rating of 1 is bad. A highly rated property or market is a good financial buy.

Median Home Price and Rental Parity trailing twelve months

Premium Market Example



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

The third line plotted against these two parallel lines is the median resale price for the area. This line reveals whether the market is currently trading at a premium or discount to rental parity and historic value. The more important of these relationships is between median resale price and historic value. Over time, the market has shown a tendency toward trading at historic value. If it trades above for a while, over time it will revert back to this value. That may happen either by an extended period of little or no appreciation or an outright decline in prices. If the market trades below its historic value, it's likely to see a rebound back to this value in the future.

Valuation is more important that price movement. The best markets trade at a discount to historic value.

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

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

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

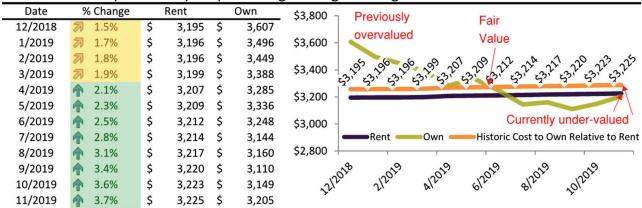
Date	± Typ. Value	\$/SF	% Change	9 9
12/2018	<b>11.0%</b>	\$ 427	<b>4.1%</b>	\$430 \$428 \$428 \$428
1/2019	7.5%	\$ 427	<b>1</b> 3.4%	\$428 - 5 5 5
2/2019	▶ 6.0%	\$ 425	<b>1</b> 2.4%	\$426 - \$426 - \$424 - \$424 - \$424 - \$424 - \$424 - \$424 - \$424 - \$424 - \$424 - \$425 - \$424 - \$425 - \$424 - \$425 - \$426 - \$4
3/2019	▶ 4.0%	\$ 424	匆 1.9%	4420 Sh
4/2019	▶ 0.5%	\$ 425	<b>1.9%</b>	\$424 -
5/2019	▶ 2.0%	\$ 424	<b>A</b> 1.2%	\$422 -
6/2019	-0.8%	\$ 423	<b>3</b> 0.5%	\$420 -
7/2019	▶ -4.1%	\$ 423	<b>3</b> 0.0%	
8/2019	▶ -3.7%	\$ 424	<b>-</b> 0.2%	\$418
9/2019	-5.3%	\$ 427	<b>3</b> 0.5%	21/2013/12013/12013/12013/12013/12013/12013/12013/12013/12013
10/2019	-4.2%	\$ 429	<b>3</b> 0.9%	27/202 1/202 3/202 3/202 8/202 8/202 8/202 1/202 8/202 9/202 9/202 21/202
11/2019	▶ -2.6%	\$ 429	<b>3</b> 0.8%	



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

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

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

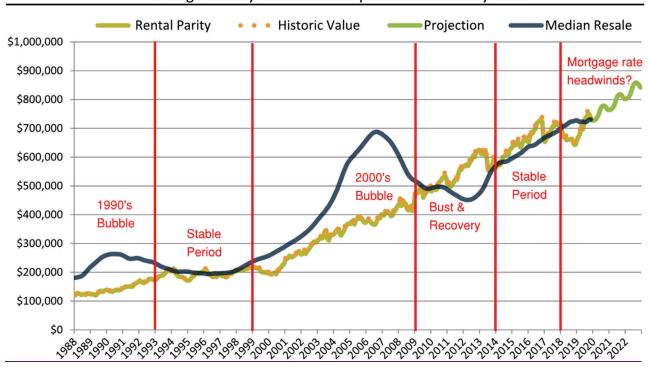


This method of looking at the data is more revealing to those who like to focus on monthly costs rather than purchase price. It reveals how affordable properties are relative to monthly rent, which is what rental parity analysis is all about. The first column of data shows the rate of rent growth over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

#### **HISTORIC MARKET DATA CHARTS**

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

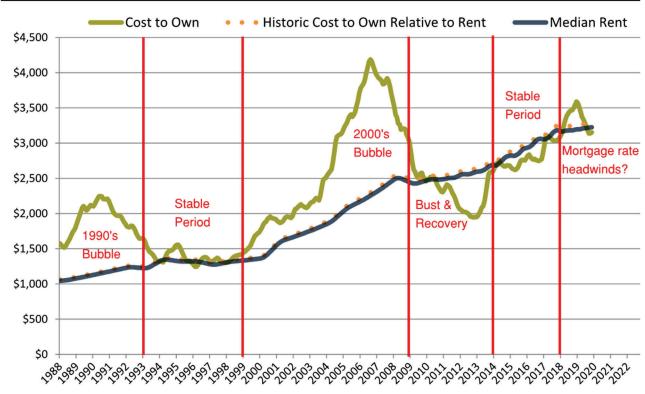
#### Orange County median home price since January 1988





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

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

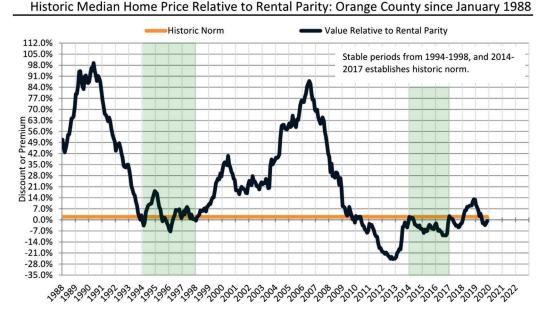


The chart above shows rent and monthly cost of ownership. It looks similar to the rental parity and resale home price chart, as it merely converts that information to a monthly format. For those who have difficulty relating to the large numbers of purchase price, viewing the data in terms of monthly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

### HISTORIC VALUATION

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

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

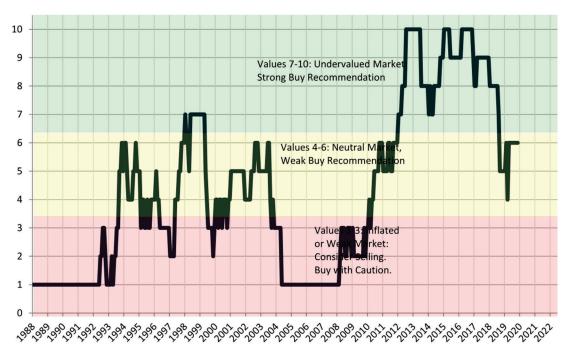


historic norm. The benchmark period is shown in green, and the degree of market volatility can be inferred from the scale to the left. For example, Orange County traded for as much as 25% below rental parity and 100% above it during the 31-year period shown.



#### TAIT RATING SYSTEM CHART

The market timing rating system mechanically identifies both good and buy dimes to buy based on valuation, resale price change, and rental rate change.



#### The importance of rental parity

Rental parity is important because it represents the threshold of affordability. When prices are above rental parity, it costs more to own than to rent, so owning is often not a wise financial decision. Owning may still be right for people, and many are willing to pay the premium to own to obtain the emotional benefits of ownership; however, on a purely financial basis, paying more than rental parity is generally not wise because prices will inevitably return to this price level in time.

When prices are below rental parity, it costs less to own than to rent, so owning under these circumstances is generally a wise choice. Since a buyer who pays less than rental parity for a house is saving money, there is a clear financial benefit obtained irrespective of fluctuations in resale price.

When the cost of ownership is less than rental parity, an owner is far less likely to be forced to sell at a loss. The property can always be rented to cover costs rather than sell for a loss. Further, this ability to rent and at least break even provides the owner with flexibility to move if necessary. Mobility to take a new job or buy a different house is denied to those who overpaid and who are stuck paying more in the cost of ownership than they can obtain in rent.

With these advantages, buying at a price below rental parity using fixed-rate financing is critical. Every buyer should consider rental parity in their buying decision.

#### **RENTAL PARITY AS BASIS OF VALUE**

Valuation is the least understood, yet most important, aspect of a housing market. Economists look at various ratios including price-to-income, price-to-rent, and other aggregate measures to attempt to establish valuation metrics. Each of these has strengths and weaknesses, but each of them fails because they don't directly connect the actions of an individual buyer to the activity in the broader market. For this reason, I strongly favor rental parity as the best measure of valuation. Rental parity ties together income, rent, interest rates, and financing terms in a way that matches the activities of individual buyers to the overall price activity in the market.