

County of Ventura

**CALIFORNIA**

March 2024



Monthly cost of ownership is \$5,070, and rents average \$3,876, making owning \$1,193 per month more costly than renting.

# HOUSING REPORT

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### Ventura County Housing Market Value & Trends Update

Historically, properties in this market sell at a 1.3% premium. Today's premium is 30.8%. This market is 29.5% overvalued.

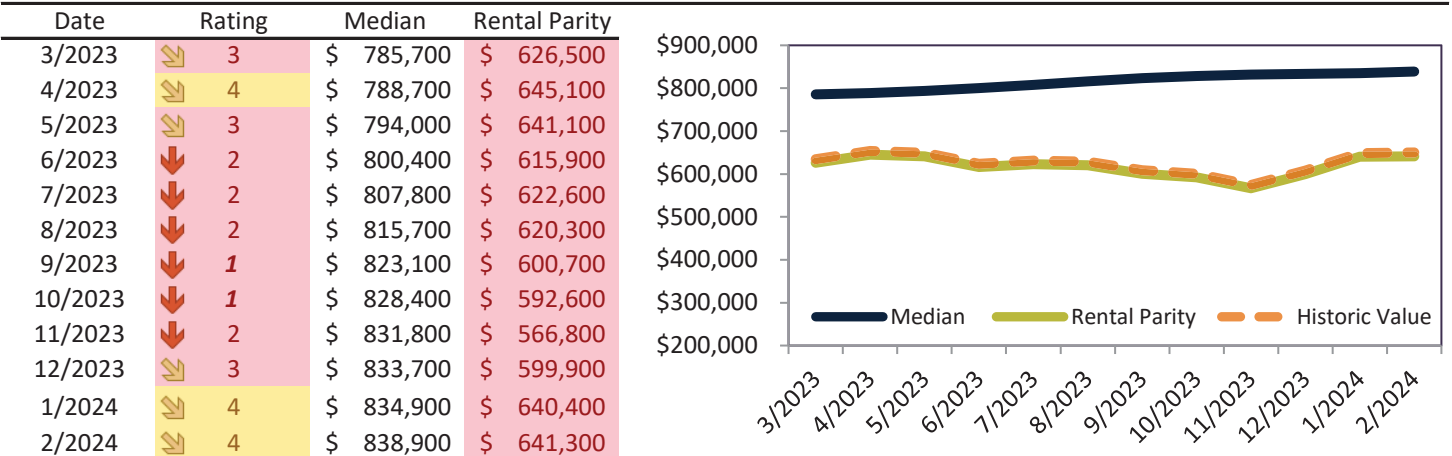
Median home price is \$838,900. Prices rose 6.6% year-over-year.

Monthly cost of ownership is \$5,070, and rents average \$3,876, making owning \$1,193 per month more costly than renting.

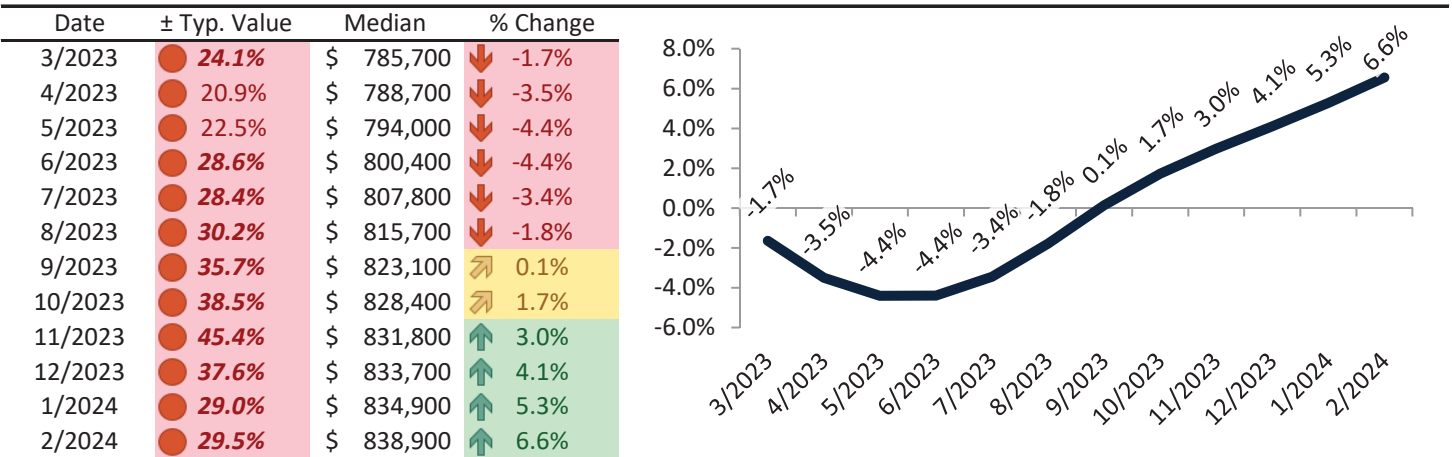
Rents rose 4.0% year-over-year. The current capitalization rate (rent/price) is 4.4%.

**Market rating = 4**

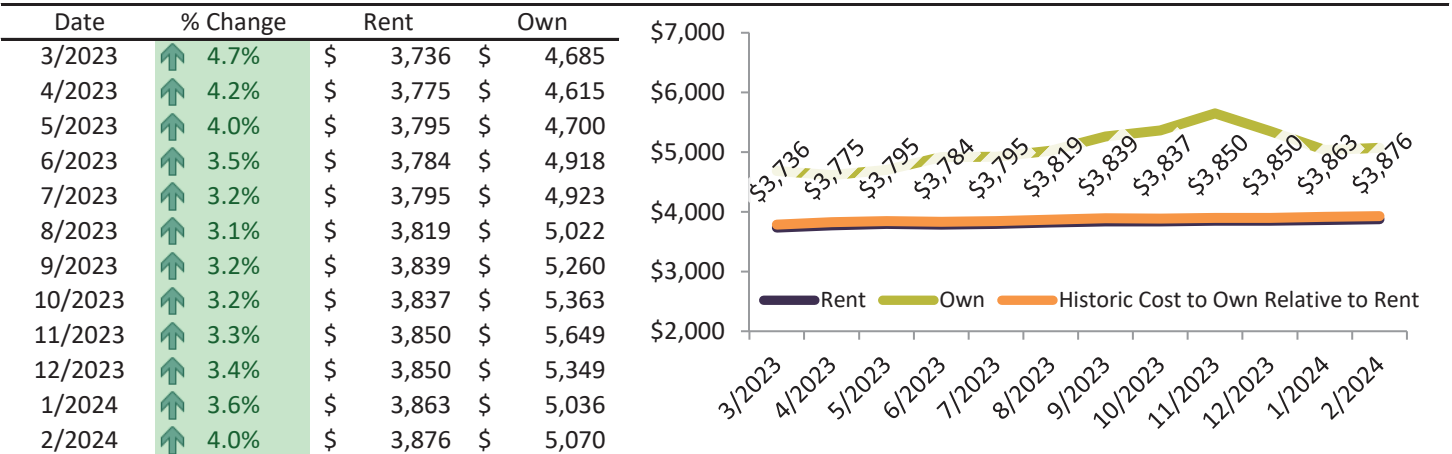
#### Median Home Price and Rental Parity trailing twelve months



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

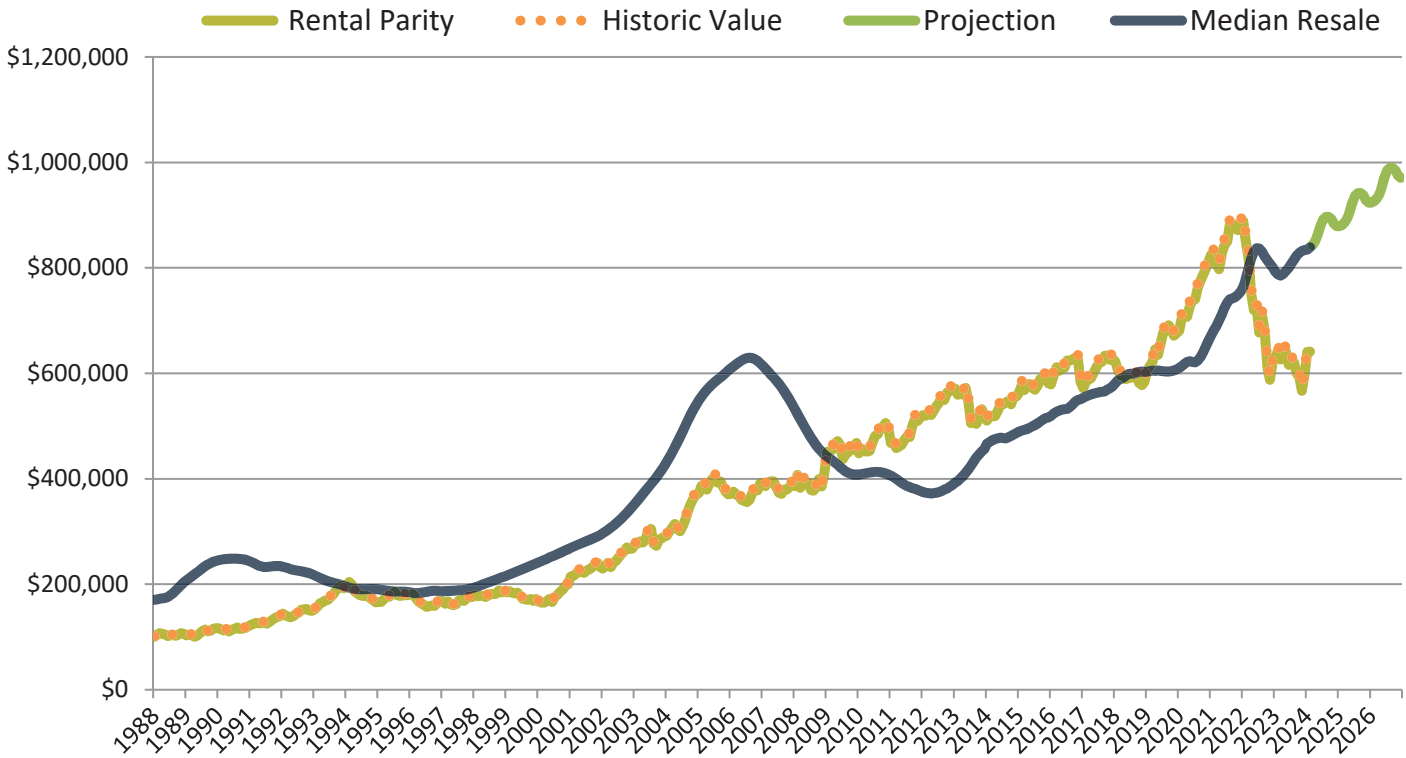


#### Rental rate and year-over-year percentage change trailing twelve months

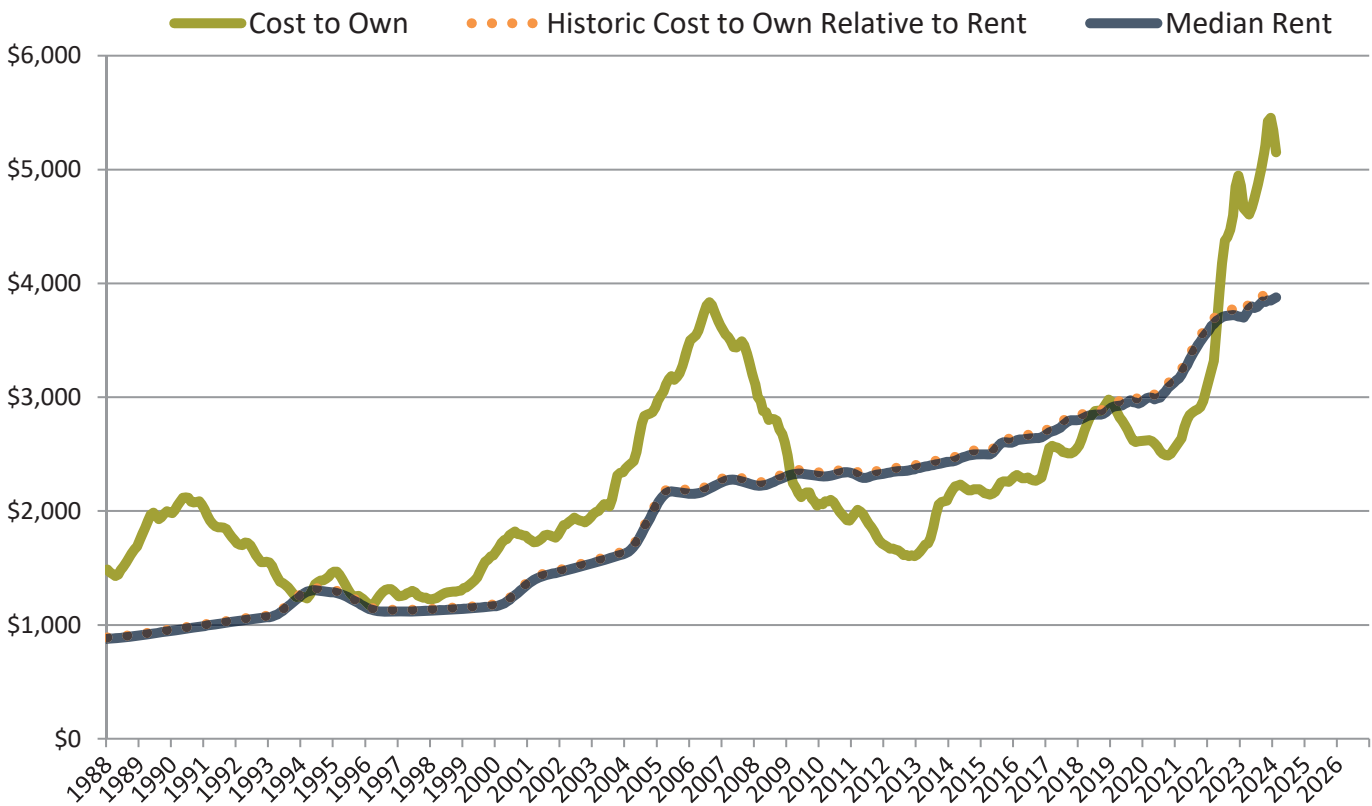




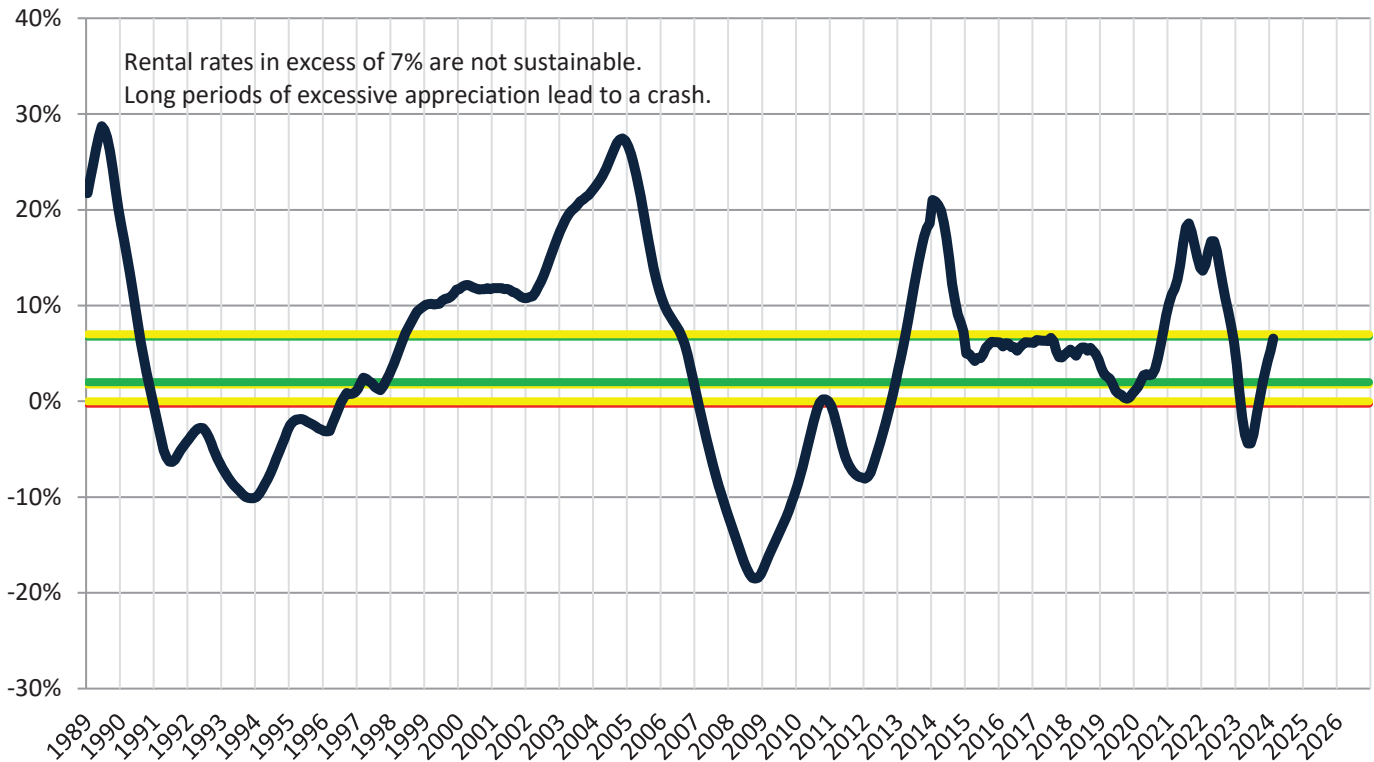
Ventura County median home price since January 1988



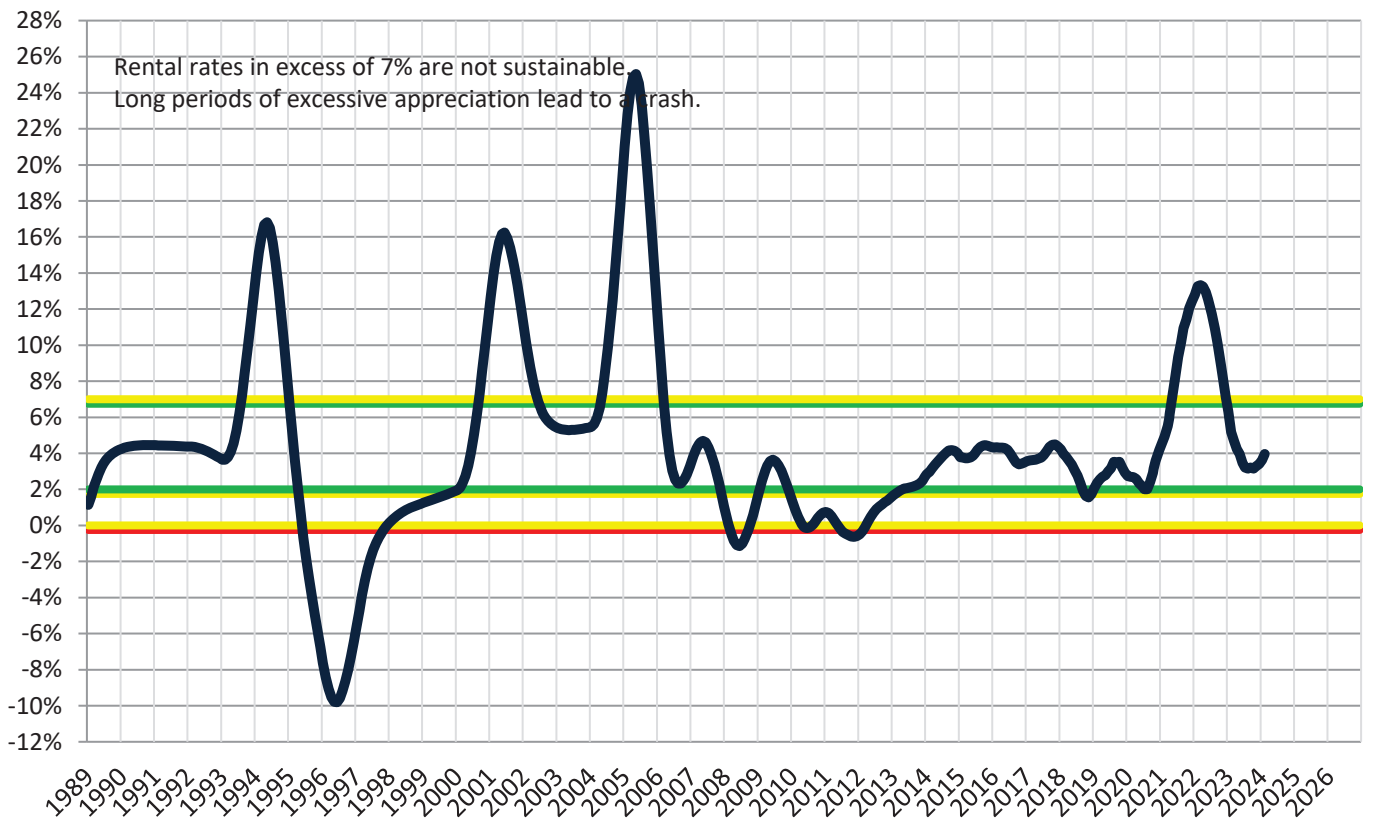
Ventura County median rent and monthly cost of ownership since January 1988



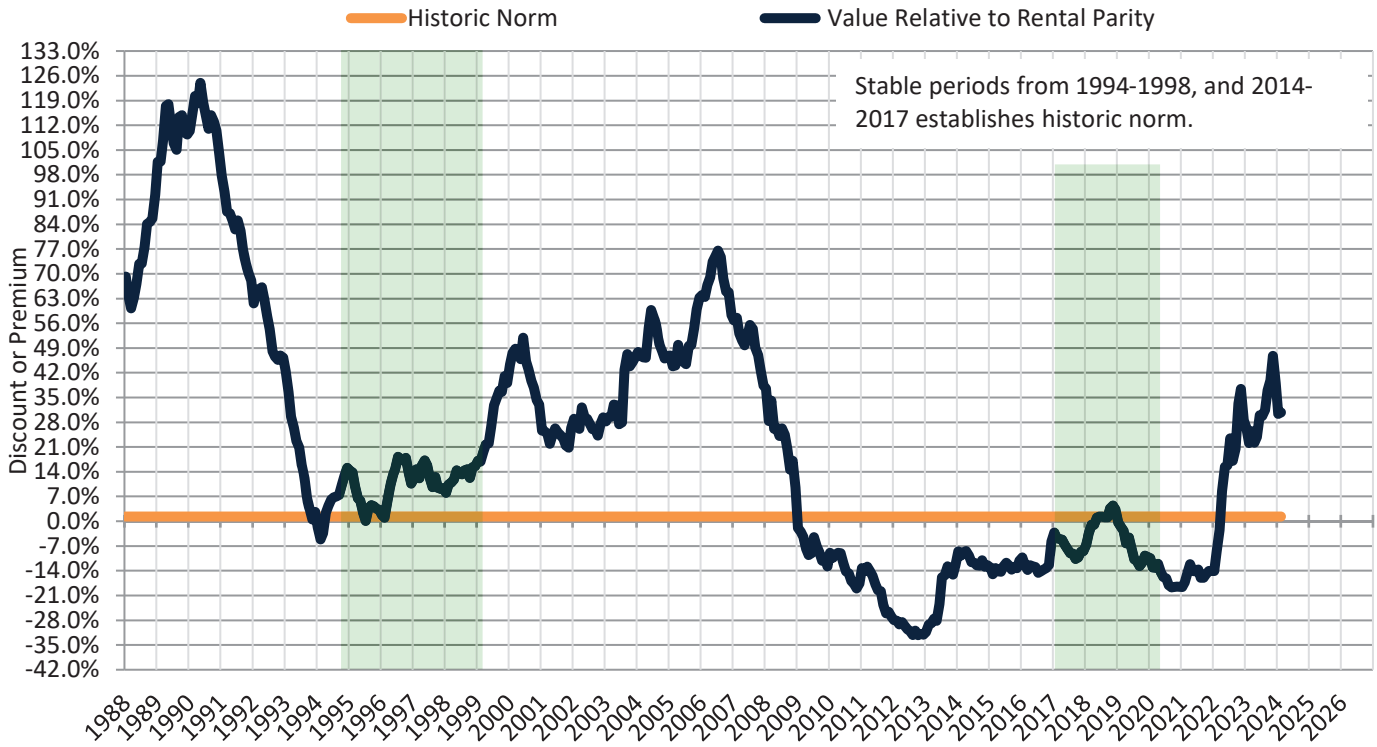
Resale \$/SF Year-over-Year Percentage Change: Ventura County since January 1989



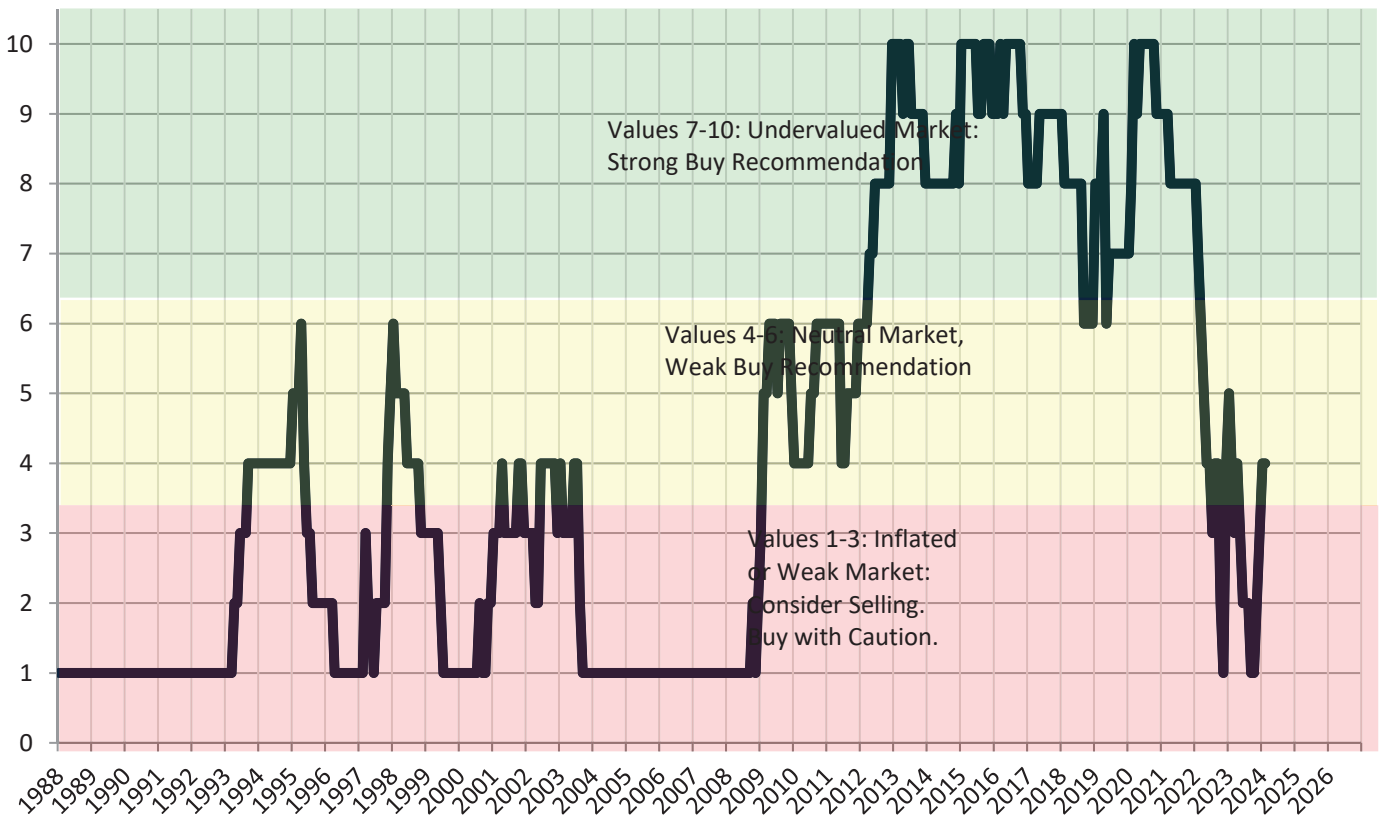
Rental \$/SF Year-over-Year Percentage Change: Ventura County since January 1989



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

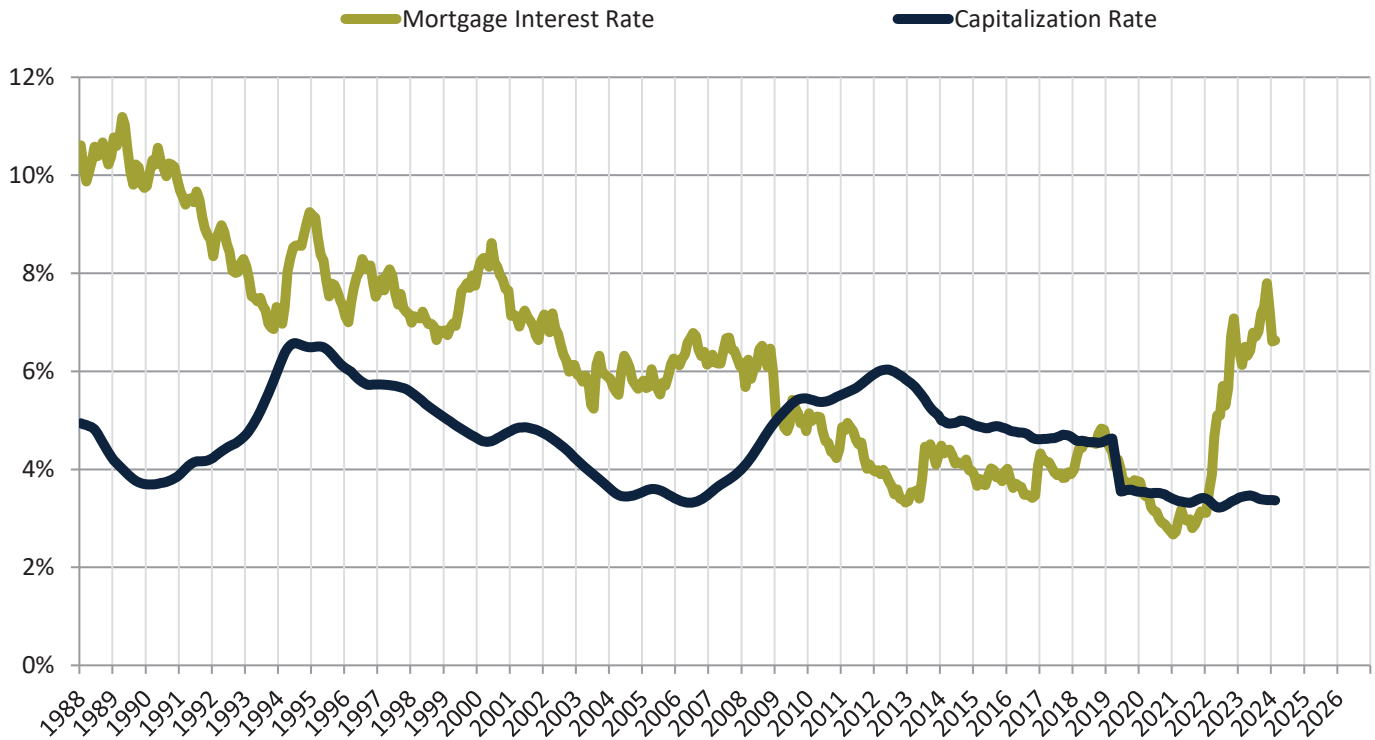


TAIT Housing Report® Market Timing System Rating: Ventura County since January 1988

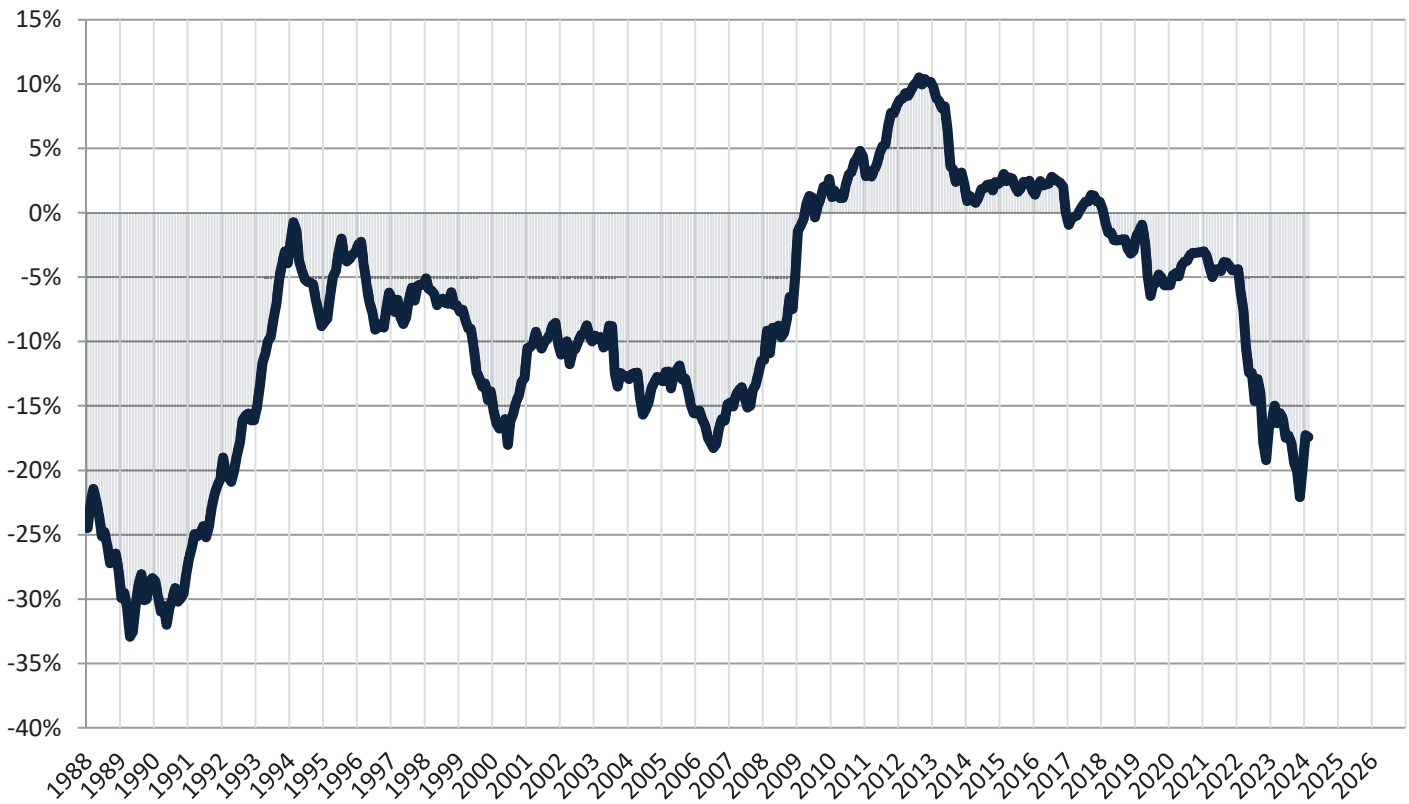




Cash Investor Capitalization Rate: Ventura County since January 1988



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



## Market Performance and Trends: Ventura 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
Ventura County	\$ 838,900	↑ 6.6%	\$ 838,900	↑ 4.0%	\$ 3,876	\$ 5,070	\$ 1,194	4.4%
Camarillo	\$ 861,000	↑ 6.6%	\$ 861,000	↑ 6.5%	\$ 4,186	\$ 5,204	\$ 1,018	4.7%
Fillmore	\$ 648,700	↑ 6.1%	\$ 648,700	↑ 3.7%	\$ 2,916	\$ 3,921	\$ 1,005	4.3%
Moorpark	\$ 904,800	↑ 4.6%	\$ 904,800	↓ -0.4%	\$ 3,275	\$ 5,468	\$ 2,194	3.5%
Oak Park	\$ 1,106,900	↔ 7.7%	\$ 1,106,900	↑ 2.5%	\$ 5,566	\$ 6,690	\$ 1,123	4.8%
Oak View	\$ 840,700	↔ 7.6%	\$ 840,700	↑ 3.7%	\$ 3,188	\$ 5,081	\$ 1,893	3.6%
Ojai	\$ 1,114,400	↑ 5.1%	\$ 1,114,400	↔ 29.2%	\$ 3,947	\$ 6,735	\$ 2,788	3.4%
Oxnard	\$ 719,400	↔ 7.4%	\$ 719,400	↑ 4.2%	\$ 3,578	\$ 4,348	\$ 770	4.8%
Port Hueneme	\$ 593,400	↑ 6.1%	\$ 593,400	↑ 2.3%	\$ 2,789	\$ 3,586	\$ 798	4.5%
Santa Paula	\$ 659,100	↔ 7.4%	\$ 659,100	↑ 3.7%	\$ 2,901	\$ 3,983	\$ 1,083	4.2%
Simi Valley	\$ 810,300	↑ 6.7%	\$ 810,300	↑ 3.8%	\$ 3,813	\$ 4,897	\$ 1,085	4.5%
Somis	\$ 1,488,800	↔ 7.5%	\$ 1,488,800	↑ 3.7%	\$ 5,231	\$ 8,998	\$ 3,767	3.4%
Thousand Oaks	\$ 1,001,700	↑ 6.2%	\$ 1,001,700	↑ 2.4%	\$ 4,241	\$ 6,054	\$ 1,813	4.1%
Newbury Park	\$ 962,400	↑ 6.6%	\$ 962,400	↑ 2.3%	\$ 3,735	\$ 5,817	\$ 2,082	3.7%
Ventura	\$ 854,000	↔ 7.1%	\$ 854,000	↑ 4.5%	\$ 3,780	\$ 5,161	\$ 1,381	4.2%
Westlake Village	\$ 1,443,400	↑ 6.6%	\$ 1,443,400	↑ 3.7%	\$ 5,291	\$ 8,724	\$ 3,432	3.5%
91320	\$ 962,400	↑ 6.6%	\$ 962,400	↑ 4.6%	\$ 4,172	\$ 5,817	\$ 1,644	4.2%
91360	\$ 964,700	↔ 7.2%	\$ 964,700	↓ -0.2%	\$ 4,215	\$ 5,830	\$ 1,615	4.2%
91361	\$ 1,452,300	↑ 6.3%	\$ 1,452,300	↑ 5.6%	\$ 6,142	\$ 8,777	\$ 2,635	4.1%
91362	\$ 1,152,000	↑ 4.8%	\$ 1,152,000	↑ 6.3%	\$ 5,153	\$ 6,962	\$ 1,809	4.3%
91377	\$ 1,105,400	↔ 7.7%	\$ 1,105,400	↑ 2.5%	\$ 5,579	\$ 6,681	\$ 1,102	4.8%
93001	\$ 936,500	↑ 4.2%	\$ 936,500	↑ 5.2%	\$ 3,865	\$ 5,660	\$ 1,795	4.0%
93003	\$ 853,800	↔ 7.6%	\$ 853,800	↑ 4.4%	\$ 2,626	\$ 5,160	\$ 2,534	3.0%
93004	\$ 828,300	↔ 7.8%	\$ 828,300	↑ 6.3%	\$ 3,403	\$ 5,006	\$ 1,603	3.9%
93012	\$ 846,100	↑ 4.9%	\$ 846,100	↑ 5.8%	\$ 2,891	\$ 5,114	\$ 2,223	3.3%

### Market Performance and Trends: Ventura 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
93015	\$ 655,100	↑ 6.5%	\$ 655,100	↑ 3.7%	\$ 2,921	\$ 3,959	\$ 1,038	4.3%
93021	\$ 905,300	↑ 4.7%	\$ 905,300	↓ -0.4%	\$ 3,274	\$ 5,471	\$ 2,197	3.5%
93022	\$ 835,900	↔ 7.6%	\$ 835,900	↑ 3.7%	\$ 3,187	\$ 5,052	\$ 1,865	3.7%
93023	\$ 1,108,500	↑ 5.2%	\$ 1,108,500	↔ 16.4%	\$ 3,530	\$ 6,700	\$ 3,169	3.1%
93030	\$ 742,100	↔ 7.8%	\$ 742,100	↓ -4.1%	\$ 2,568	\$ 4,485	\$ 1,917	3.3%
93033	\$ 654,000	↔ 8.9%	\$ 654,000	↓ -5.1%	\$ 2,380	\$ 3,953	\$ 1,573	3.5%
93035	\$ 878,600	↑ 4.1%	\$ 878,600	↔ 9.0%	\$ 4,317	\$ 5,310	\$ 993	4.7%
93036	\$ 743,300	↔ 7.1%	\$ 743,300	↑ 4.0%	\$ 2,945	\$ 4,492	\$ 1,547	3.8%
93041	\$ 594,100	↑ 6.1%	\$ 594,100	↑ 2.4%	\$ 2,790	\$ 3,591	\$ 801	4.5%
93060	\$ 657,800	↔ 7.4%	\$ 657,800	↑ 3.7%	\$ 2,899	\$ 3,976	\$ 1,076	4.2%
93063	\$ 809,100	↑ 7.0%	\$ 809,100	↑ 6.9%	\$ 3,882	\$ 4,890	\$ 1,008	4.6%
93065	\$ 811,400	↑ 6.5%	\$ 811,400	↑ 2.6%	\$ 3,817	\$ 4,904	\$ 1,087	4.5%
93066	\$ 1,256,100	↑ 2.3%	\$ 1,256,100	↑ 3.7%	\$ 5,235	\$ 7,592	\$ 2,357	4.0%



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

Study Area	Rating	Median	Rental Parity	% Over/Under Rental Parity	Historic Premium	% Over/Under Historic Prem.
Ventura County	👉 4	\$ 838,900	\$ 641,300	● 30.8%	1.3%	● 29.5%
Camarillo	👉 6	\$ 861,000	\$ 692,500	● 24.3%	4.4%	● 19.9%
Fillmore	👇 2	\$ 648,700	\$ 482,400	● 34.5%	-12.2%	● 46.7%
Moorpark	👇 1	\$ 904,800	\$ 541,800	● 67.0%	6.3%	● 60.7%
Oak Park	👉 6	\$ 1,106,900	\$ 921,000	● 20.2%	6.9%	● 13.3%
Oak View	👇 1	\$ 840,700	\$ 527,500	● 59.4%	3.6%	● 55.8%
Ojai	👇 1	\$ 1,114,400	\$ 653,000	● 70.6%	13.8%	● 56.8%
Oxnard	👉 4	\$ 719,400	\$ 591,900	● 21.5%	-4.5%	● 26.0%
Port Hueneme	👇 2	\$ 593,400	\$ 461,400	● 28.6%	-14.1%	● 42.7%
Santa Paula	👇 1	\$ 659,100	\$ 479,900	● 37.3%	-4.8%	● 42.1%
Simi Valley	👉 4	\$ 810,300	\$ 630,800	● 28.5%	-2.6%	● 31.1%
Somis	👇 1	\$ 1,488,800	\$ 865,500	● 72.1%	13.3%	● 58.8%
Thousand Oaks	👉 3	\$ 1,001,700	\$ 701,600	● 42.8%	5.2%	● 37.6%
Newbury Park	👇 1	\$ 962,400	\$ 617,900	● 55.8%	5.1%	● 50.7%
Ventura	👉 3	\$ 854,000	\$ 625,400	● 36.5%	5.3%	● 31.2%
Westlake Village	👇 1	\$ 1,443,400	\$ 875,500	● 64.9%	10.3%	● 54.6%
91320	👉 4	\$ 962,400	\$ 690,300	● 39.4%	5.1%	● 34.3%
91360	👇 1	\$ 964,700	\$ 697,400	● 38.3%	6.5%	● 31.8%
91361	👉 4	\$ 1,452,300	\$ 1,016,200	● 42.9%	9.0%	● 33.9%
91362	👉 4	\$ 1,152,000	\$ 852,600	● 35.2%	5.5%	● 29.7%
91377	👉 6	\$ 1,105,400	\$ 923,100	● 19.7%	6.7%	● 13.0%
93001	👉 4	\$ 936,500	\$ 639,500	● 46.4%	12.1%	● 34.3%
93003	👇 1	\$ 853,800	\$ 434,400	● 96.5%	3.1%	● 93.4%
93004	👇 2	\$ 828,300	\$ 562,900	● 47.1%	6.1%	● 41.0%
93012	👇 1	\$ 846,100	\$ 478,300	● 76.9%	-0.5%	● 77.4%

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

Study Area	Rating	Median	Rental Parity	% Over/Under Rental Parity	Historic Premium	% Over/Under Historic Prem.
93015	↓ 2	\$ 655,100	\$ 483,200	● 35.6%	-12.6%	● 48.2%
93021	↓ 1	\$ 905,300	\$ 541,700	● 67.1%	6.3%	● 60.8%
93022	↓ 1	\$ 835,900	\$ 527,300	● 58.5%	4.3%	● 54.2%
93023	↓ 1	\$ 1,108,500	\$ 584,100	● 89.7%	4.4%	● 77.0%
93030	↓ 1	\$ 742,100	\$ 424,800	● 74.7%	-1.7%	● 76.4%
93033	↓ 1	\$ 654,000	\$ 393,700	● 66.1%	-9.5%	● 75.6%
93035	⇒ 5	\$ 878,600	\$ 714,200	● 23.1%	7.4%	● 15.7%
93036	↓ 1	\$ 743,300	\$ 487,200	● 52.6%	-2.3%	● 54.9%
93041	↓ 2	\$ 594,100	\$ 461,600	● 28.7%	-14.0%	● 42.7%
93060	↓ 1	\$ 657,800	\$ 479,700	● 37.1%	-5.1%	● 42.2%
93063	⇒ 5	\$ 809,100	\$ 642,200	● 26.0%	-1.8%	● 27.8%
93065	⇓ 4	\$ 811,400	\$ 631,400	● 28.5%	-3.6%	● 32.1%
93066	⇓ 4	\$ 1,256,100	\$ 866,100	● 45.0%	12.7%	● 32.3%

### Camarillo Housing Market Value & Trends Update

Historically, properties in this market sell at a 4.4% premium. Today's premium is 24.3%. This market is 19.9% overvalued.

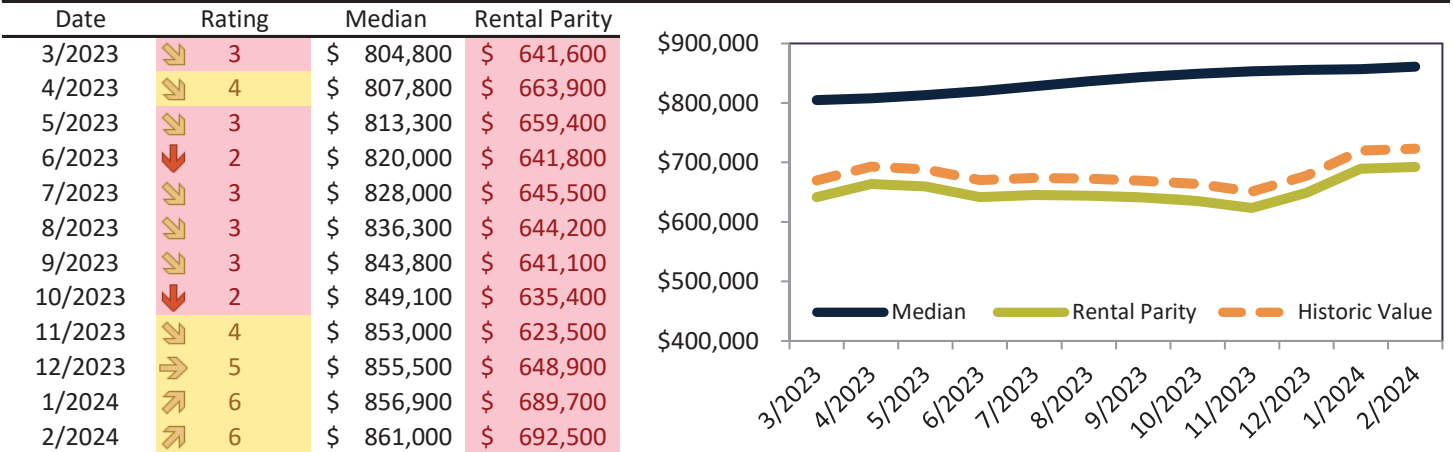
Median home price is \$861,000. Prices rose 6.6% year-over-year.

Monthly cost of ownership is \$5,203, and rents average \$4,185, making owning \$1,017 per month more costly than renting.

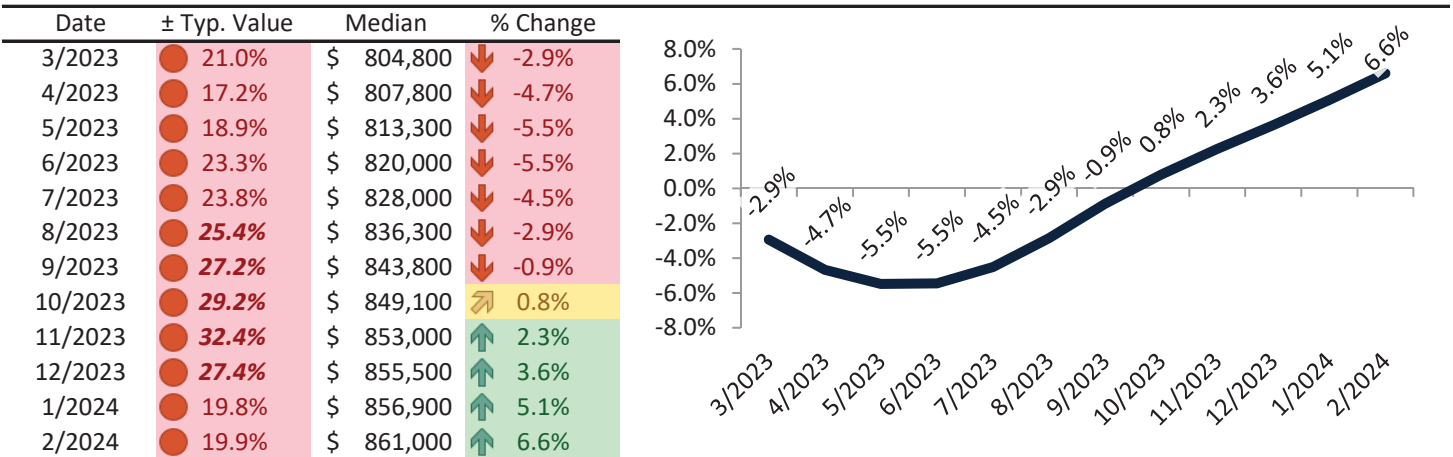
Rents rose 6.5% year-over-year. The current capitalization rate (rent/price) is 4.7%.

**Market rating = 6**

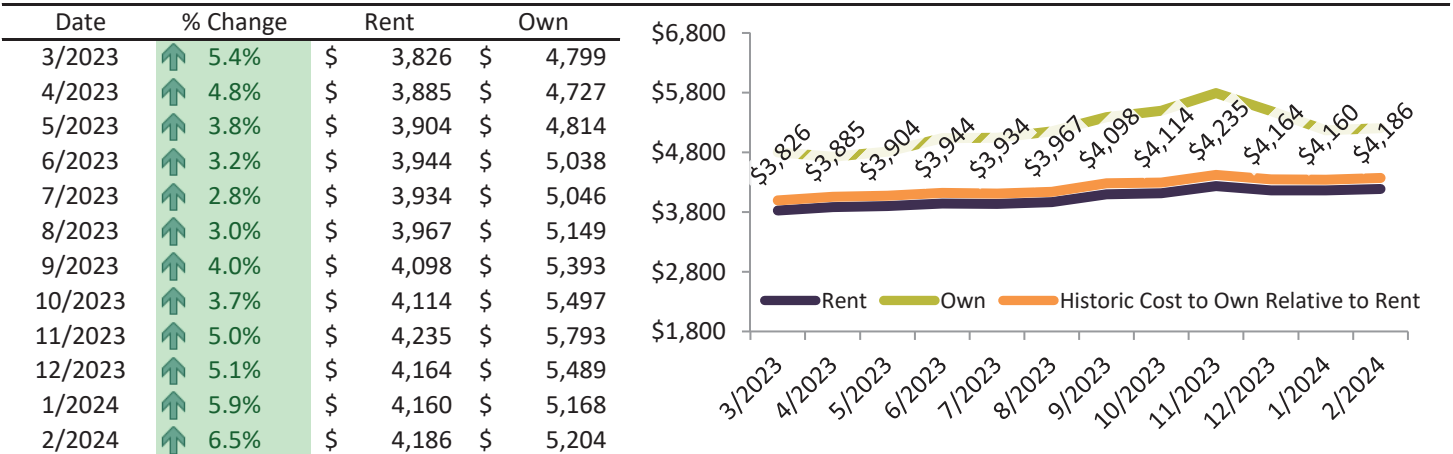
#### Median Home Price and Rental Parity trailing twelve months



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



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



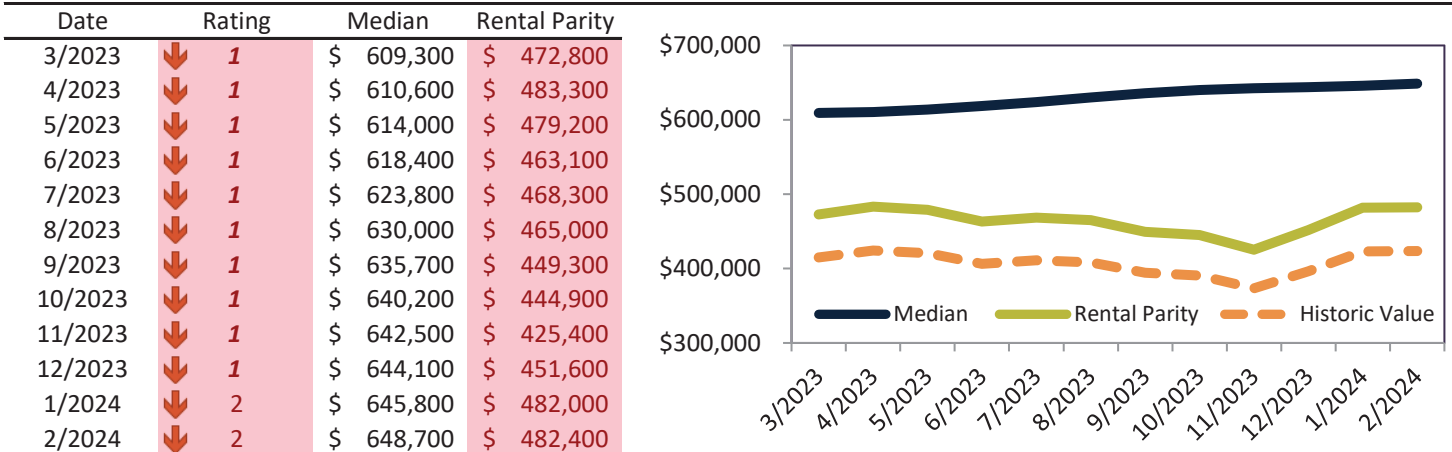


### Fillmore Housing Market Value & Trends Update

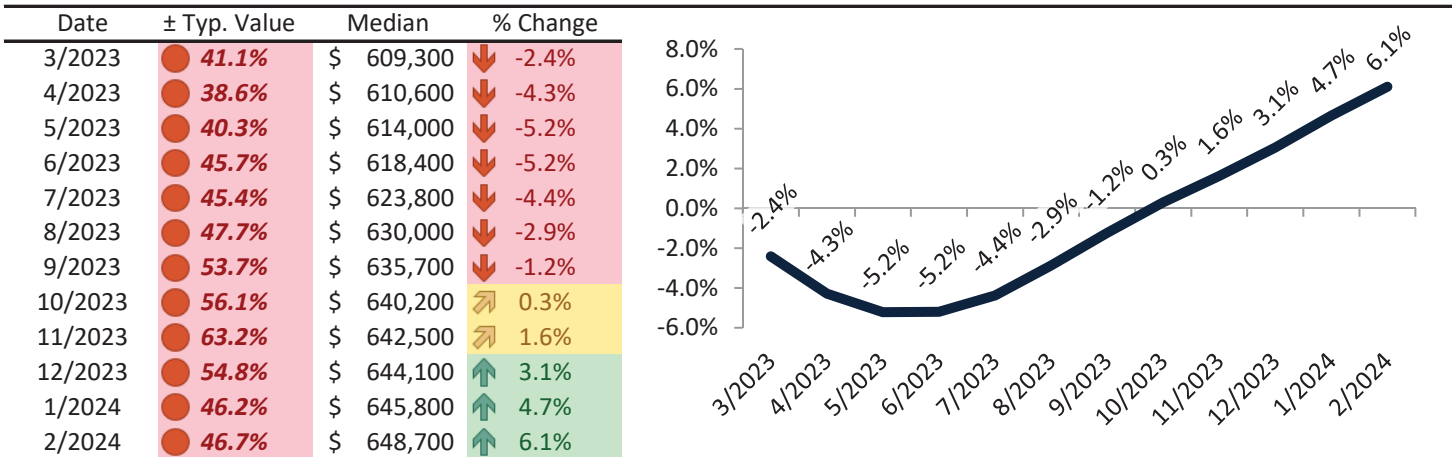
Historically, properties in this market sell at a -12.2% discount. Today's premium is 34.5%. This market is 46.7% overvalued. Median home price is \$648,700. Prices rose 6.1% year-over-year. Monthly cost of ownership is \$3,920, and rents average \$2,916, making owning \$1,004 per month more costly than renting. Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 4.3%.

**Market rating = 2**

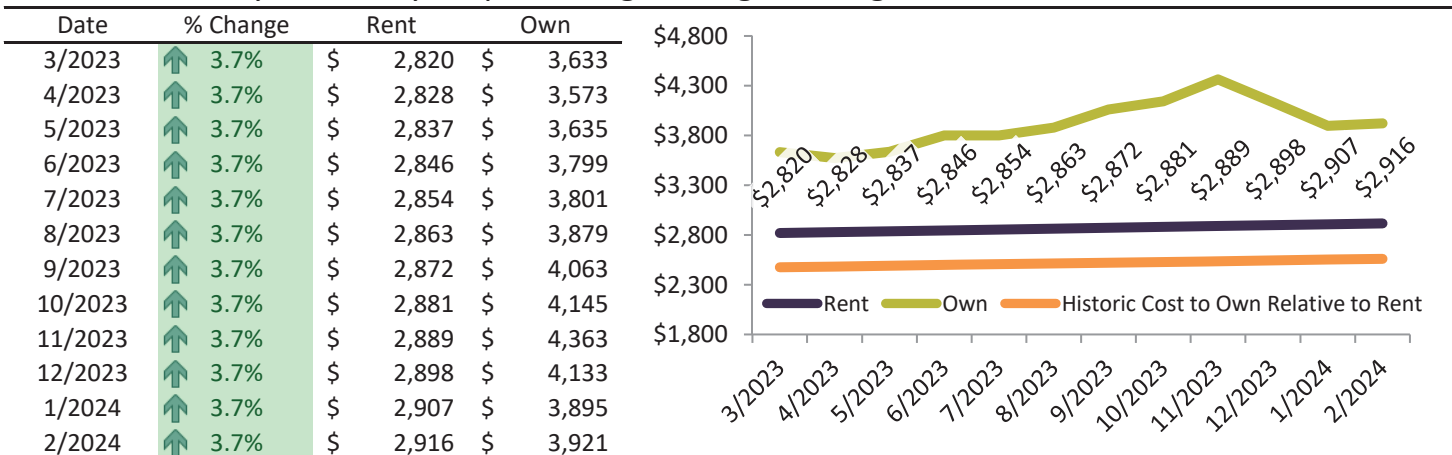
#### Median Home Price and Rental Parity trailing twelve months



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



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



### Moorpark Housing Market Value & Trends Update

Historically, properties in this market sell at a 6.3% premium. Today's premium is 67.0%. This market is 60.7% overvalued.

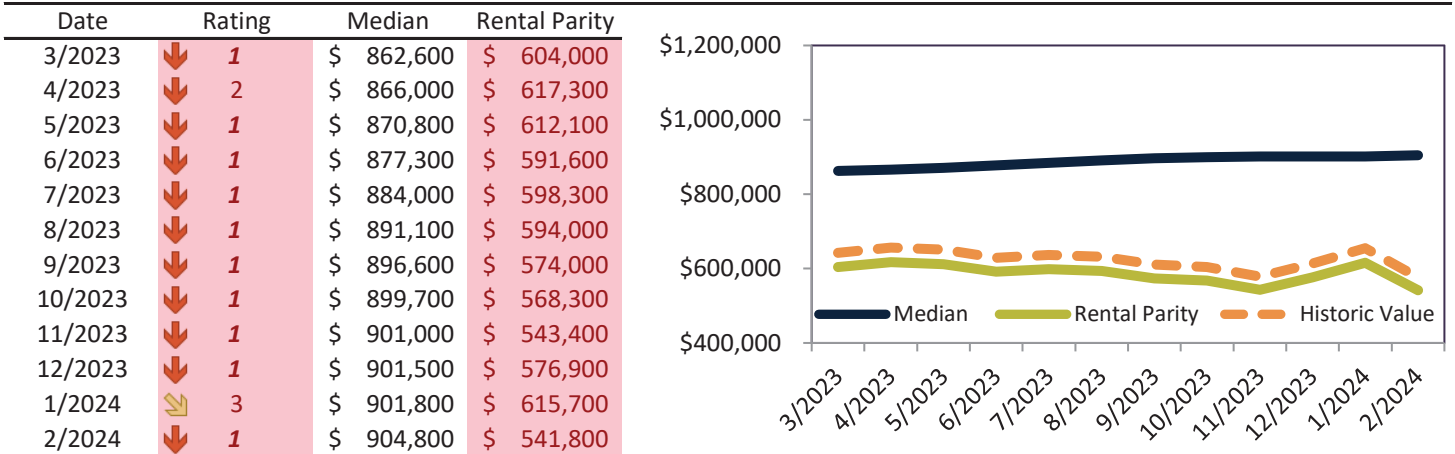
Median home price is \$904,800. Prices rose 4.6% year-over-year.

Monthly cost of ownership is \$5,468, and rents average \$3,274, making owning \$2,193 per month more costly than renting.

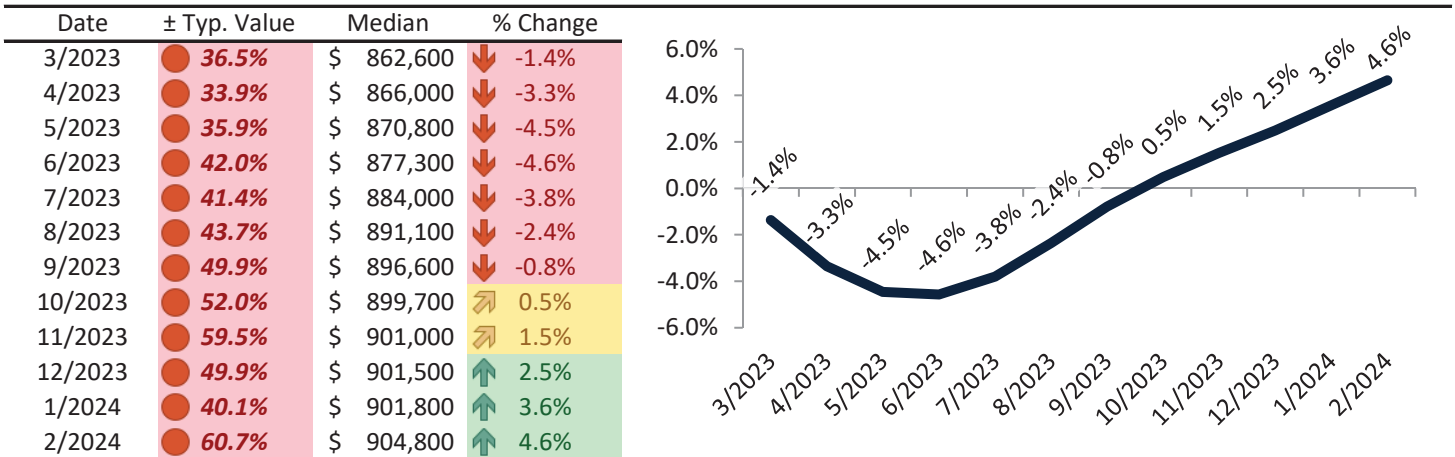
Rents fell 0.4% year-over-year. The current capitalization rate (rent/price) is 3.5%.

**Market rating = 1**

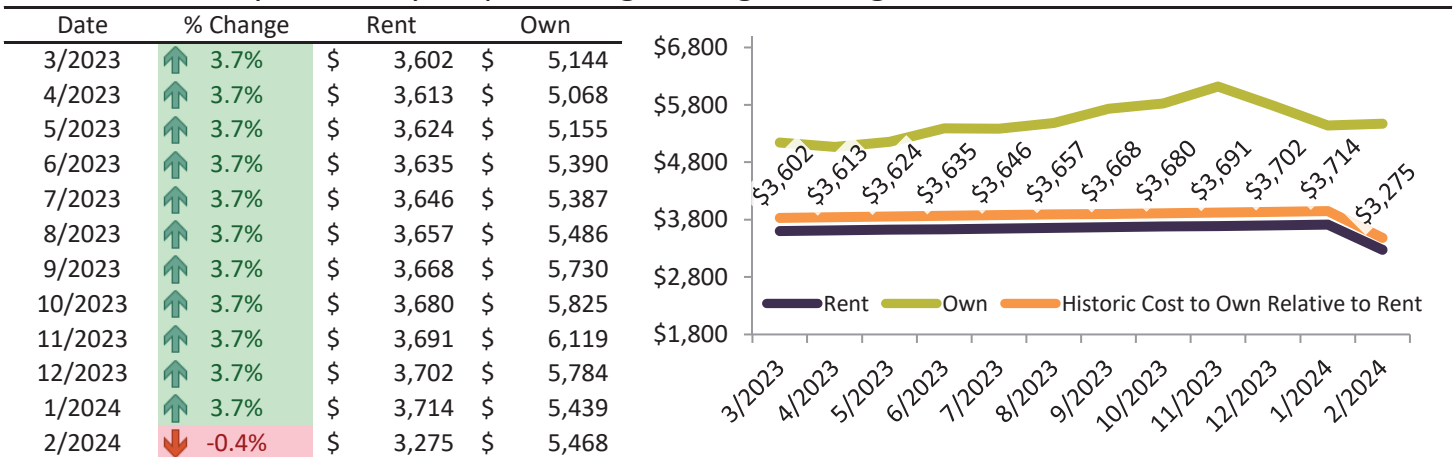
#### Median Home Price and Rental Parity trailing twelve months



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



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



### Oak Park Housing Market Value & Trends Update

Historically, properties in this market sell at a 6.9% premium. Today's premium is 20.2%. This market is 13.3% overvalued.

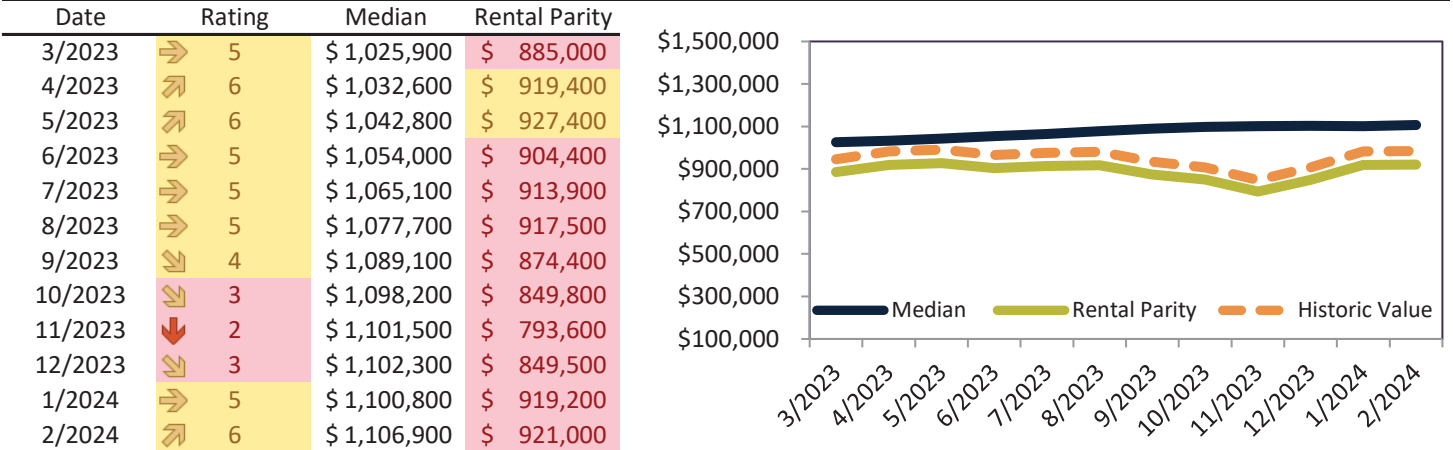
Median home price is \$1,106,900. Prices rose 7.7% year-over-year.

Monthly cost of ownership is \$6,689, and rents average \$5,566, making owning \$1,123 per month more costly than renting.

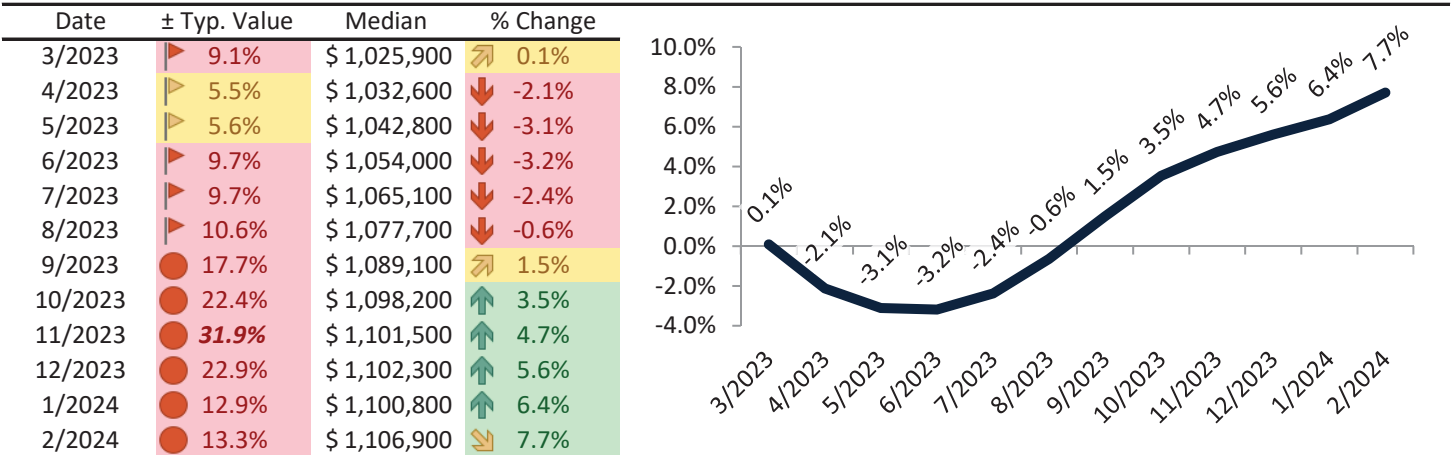
Rents rose 2.5% year-over-year. The current capitalization rate (rent/price) is 4.8%.

**Market rating = 6**

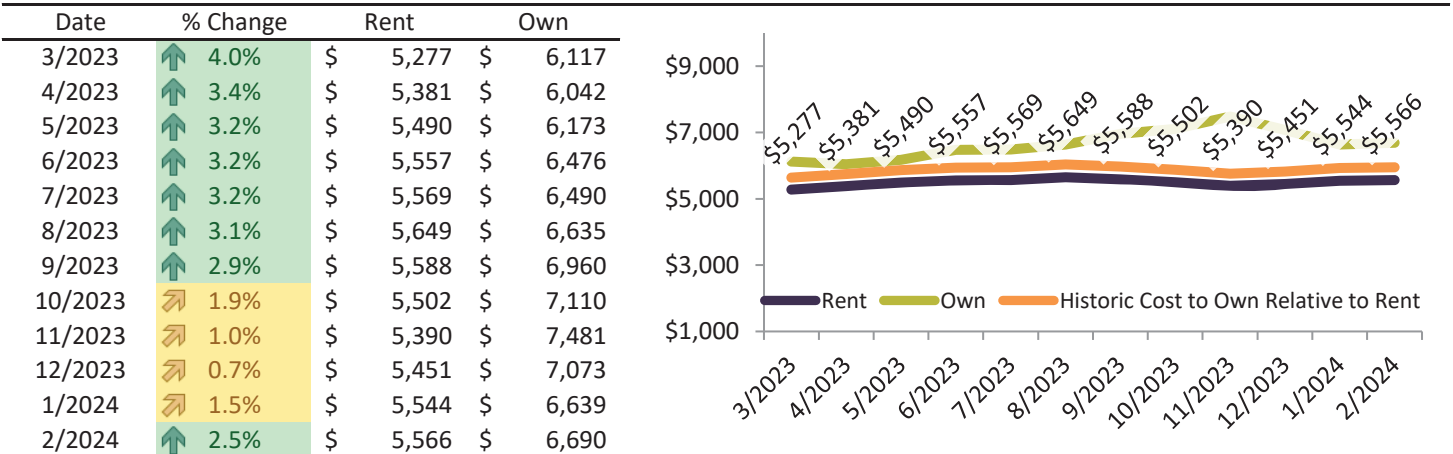
#### Median Home Price and Rental Parity trailing twelve months



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



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



### Oak View Housing Market Value & Trends Update

Historically, properties in this market sell at a 3.6% premium. Today's premium is 59.4%. This market is 55.8% overvalued.

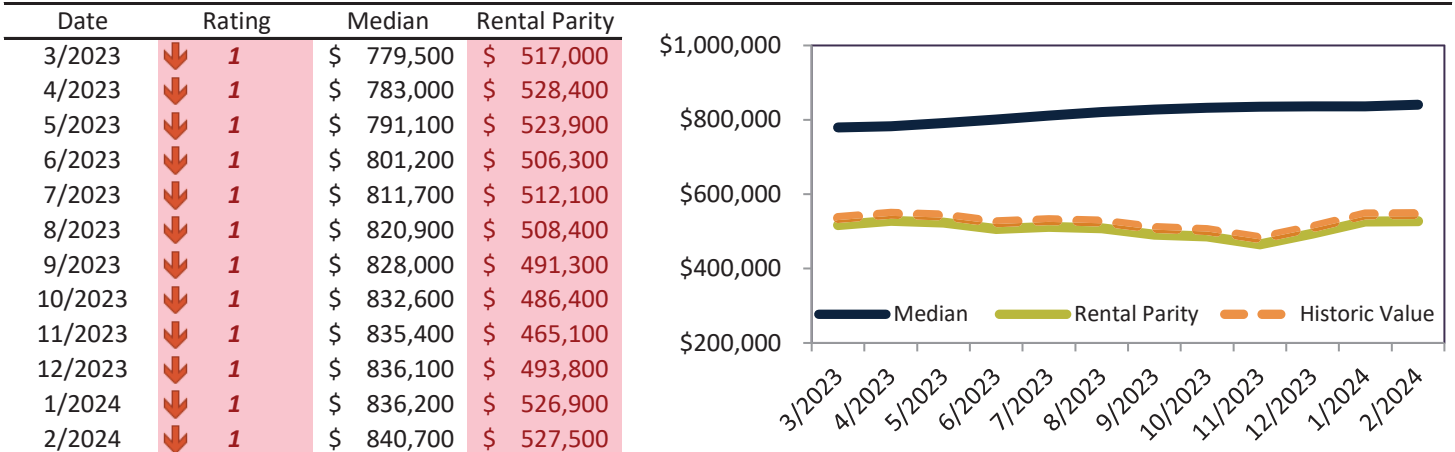
Median home price is \$840,700. Prices rose 7.6% year-over-year.

Monthly cost of ownership is \$5,081, and rents average \$3,188, making owning \$1,892 per month more costly than renting.

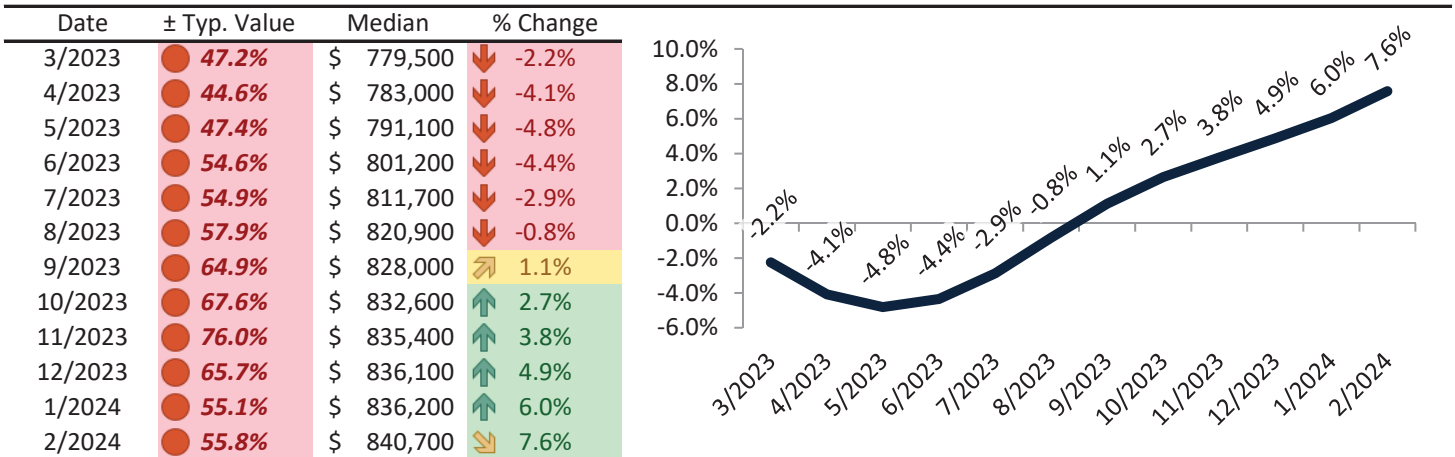
Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 3.6%.

**Market rating = 1**

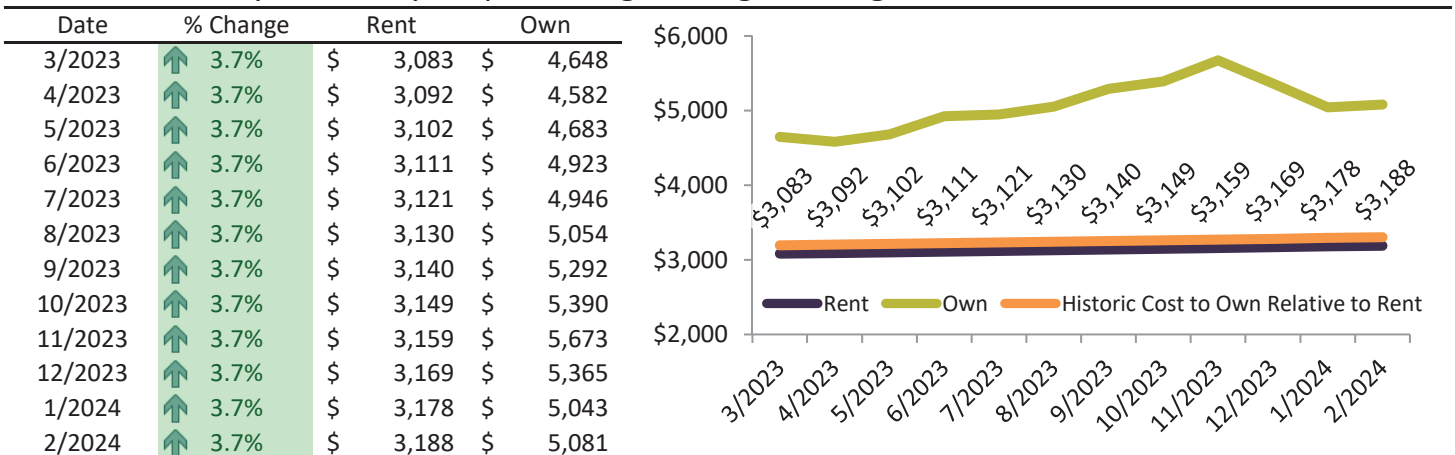
#### Median Home Price and Rental Parity trailing twelve months



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



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

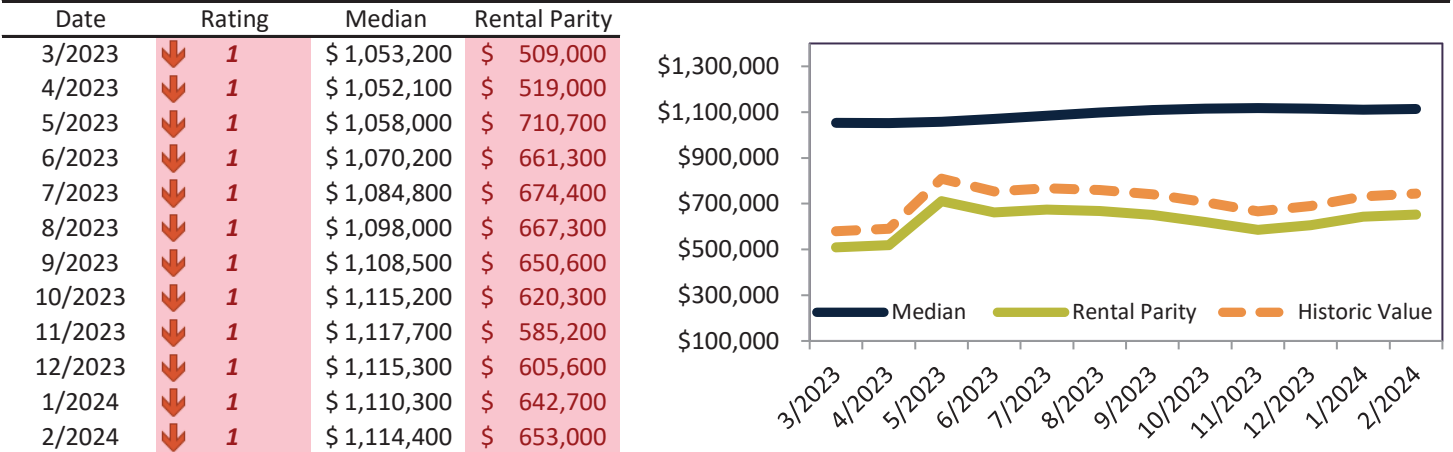


### Ojai Housing Market Value & Trends Update

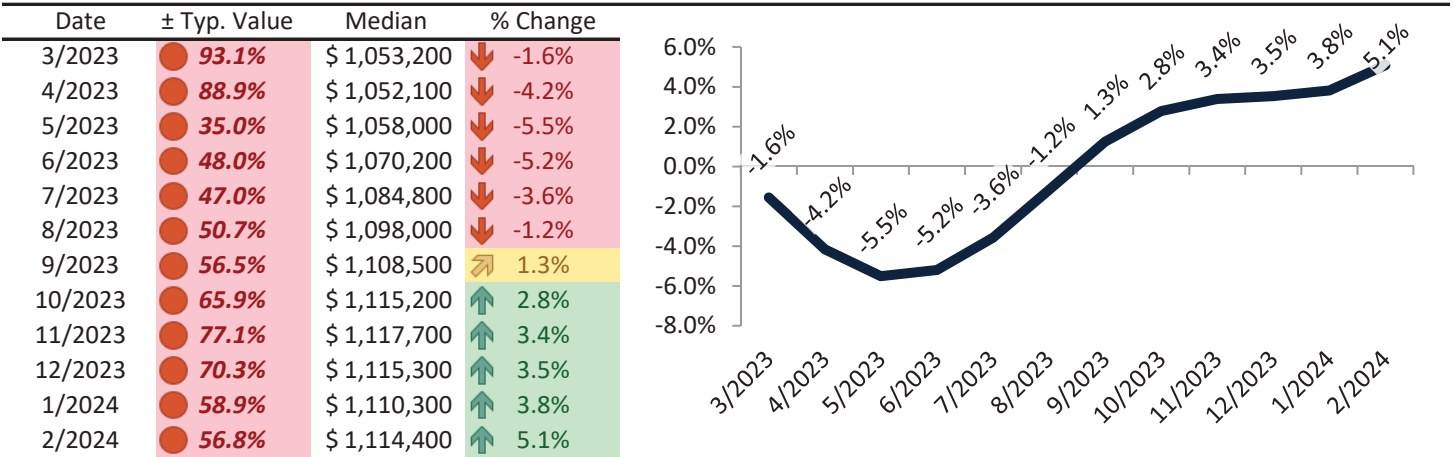
Historically, properties in this market sell at a 13.8% premium. Today's premium is 70.6%. This market is 56.8% overvalued. Median home price is \$1,114,400. Prices rose 5.1% year-over-year. Monthly cost of ownership is \$6,735, and rents average \$3,946, making owning \$2,788 per month more costly than renting. Rents rose 29.2% year-over-year. The current capitalization rate (rent/price) is 3.4%.

**Market rating = 1**

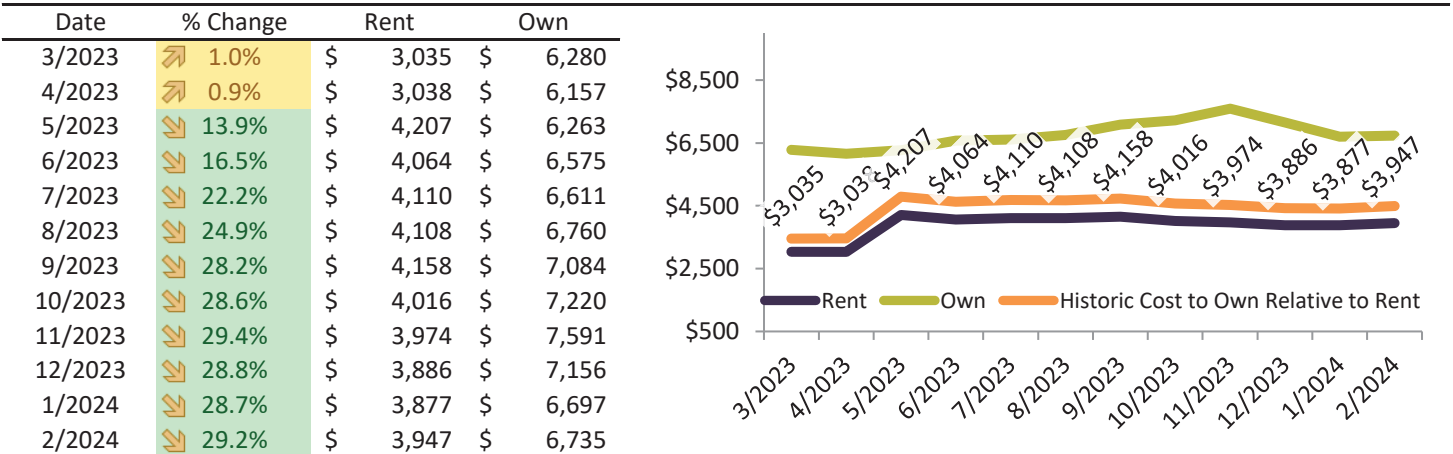
#### Median Home Price and Rental Parity trailing twelve months



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



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





### Oxnard Housing Market Value & Trends Update

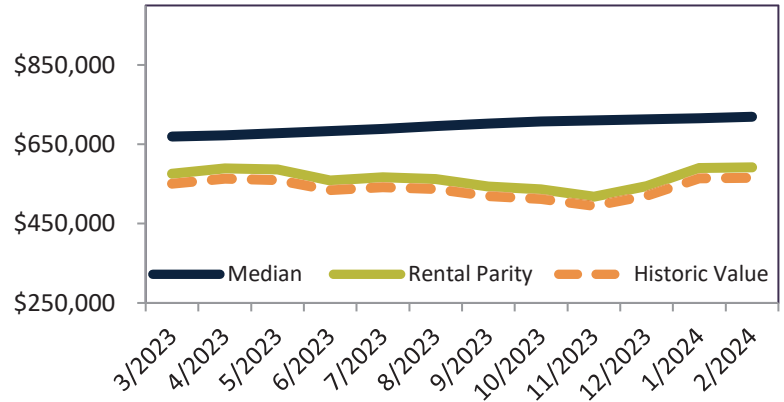
Historically, properties in this market sell at a -4.5% discount. Today's premium is 21.5%. This market is 26.0% overvalued. Median home price is \$719,400. Prices rose 7.4% year-over-year.

Monthly cost of ownership is \$4,347, and rents average \$3,577, making owning \$770 per month more costly than renting. Rents rose 4.2% year-over-year. The current capitalization rate (rent/price) is 4.8%.

**Market rating = 4**

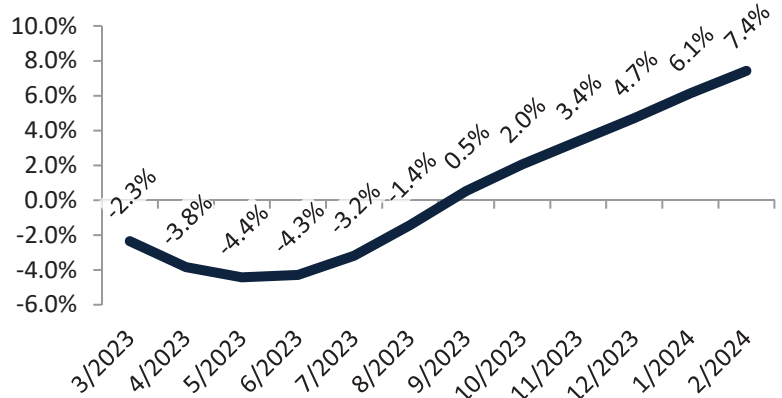
#### Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
3/2023	4	\$ 669,500	\$ 576,100
4/2023	4	\$ 672,700	\$ 589,400
5/2023	4	\$ 677,900	\$ 586,200
6/2023	3	\$ 683,000	\$ 559,200
7/2023	3	\$ 689,100	\$ 566,700
8/2023	2	\$ 695,900	\$ 562,300
9/2023	2	\$ 702,600	\$ 543,500
10/2023	3	\$ 707,200	\$ 536,400
11/2023	3	\$ 710,600	\$ 517,900
12/2023	3	\$ 713,200	\$ 544,900
1/2024	5	\$ 715,600	\$ 590,400
2/2024	4	\$ 719,400	\$ 591,900



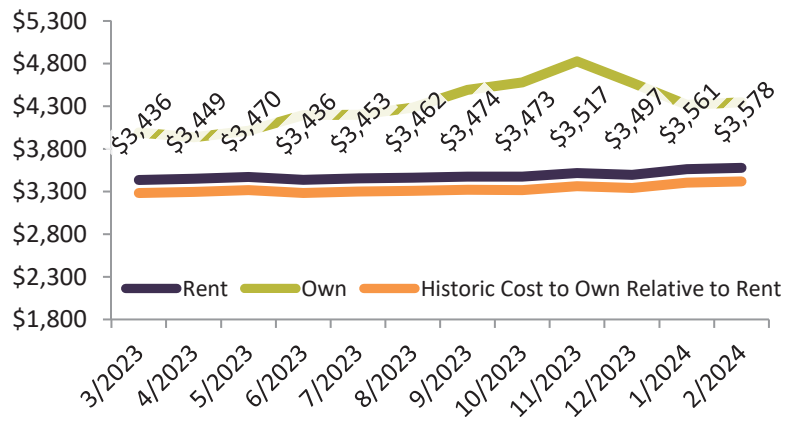
#### Resale Median and year-over-year percentage change trailing twelve months

Date	± Typ. Value	Median	% Change
3/2023	20.7%	\$ 669,500	-2.3%
4/2023	18.6%	\$ 672,700	-3.8%
5/2023	20.1%	\$ 677,900	-4.4%
6/2023	26.6%	\$ 683,000	-4.3%
7/2023	26.1%	\$ 689,100	-3.2%
8/2023	28.2%	\$ 695,900	-1.4%
9/2023	33.7%	\$ 702,600	0.5%
10/2023	36.3%	\$ 707,200	2.0%
11/2023	41.7%	\$ 710,600	3.4%
12/2023	35.3%	\$ 713,200	4.7%
1/2024	25.7%	\$ 715,600	6.1%
2/2024	26.0%	\$ 719,400	7.4%



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

Date	% Change	Rent	Own
3/2023	4.4%	\$ 3,436	\$ 3,992
4/2023	3.3%	\$ 3,449	\$ 3,936
5/2023	3.4%	\$ 3,470	\$ 4,013
6/2023	2.9%	\$ 3,436	\$ 4,196
7/2023	2.7%	\$ 3,453	\$ 4,199
8/2023	2.6%	\$ 3,462	\$ 4,284
9/2023	2.4%	\$ 3,474	\$ 4,490
10/2023	2.2%	\$ 3,473	\$ 4,578
11/2023	2.5%	\$ 3,517	\$ 4,826
12/2023	2.6%	\$ 3,497	\$ 4,576
1/2024	3.5%	\$ 3,561	\$ 4,316
2/2024	4.2%	\$ 3,578	\$ 4,348



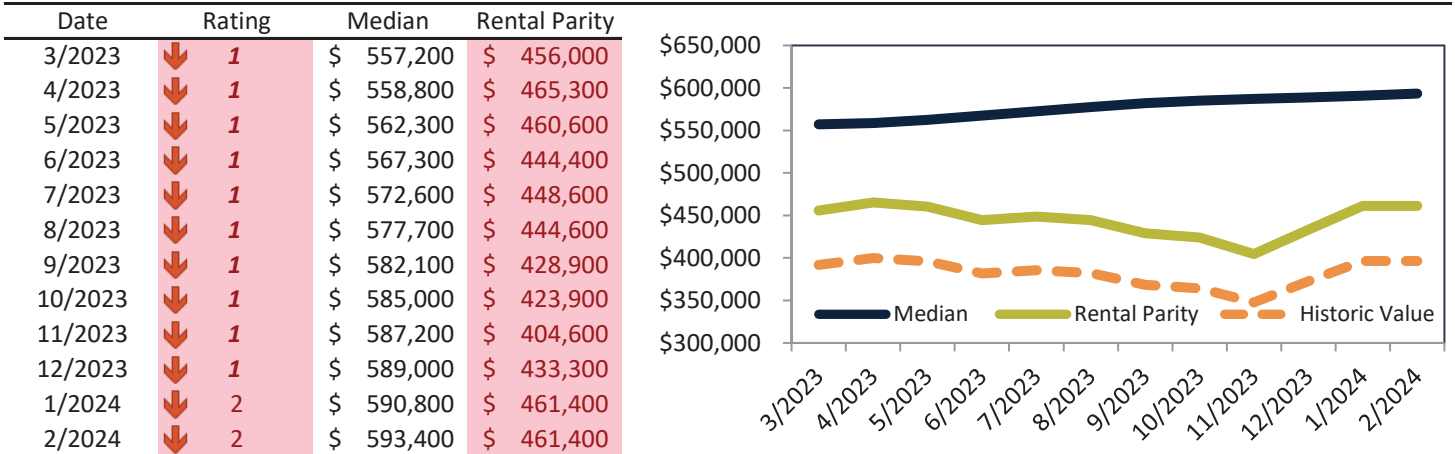


### Port Hueneme Housing Market Value & Trends Update

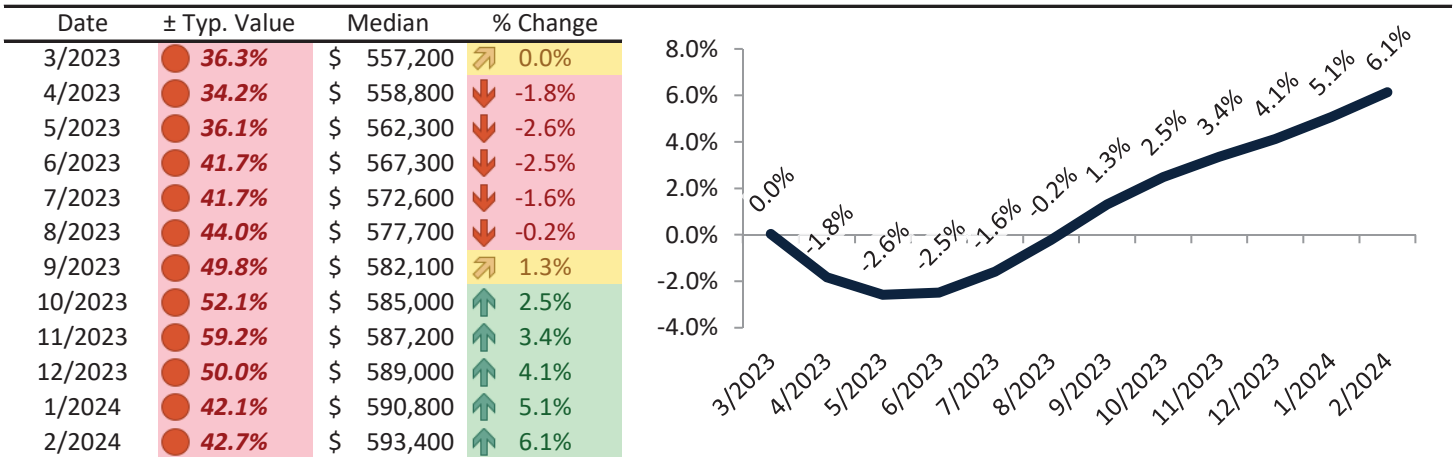
Historically, properties in this market sell at a -14.1% discount. Today's premium is 28.6%. This market is 42.7% overvalued. Median home price is \$593,400. Prices rose 6.1% year-over-year. Monthly cost of ownership is \$3,586, and rents average \$2,788, making owning \$797 per month more costly than renting. Rents rose 2.3% year-over-year. The current capitalization rate (rent/price) is 4.5%.

**Market rating = 2**

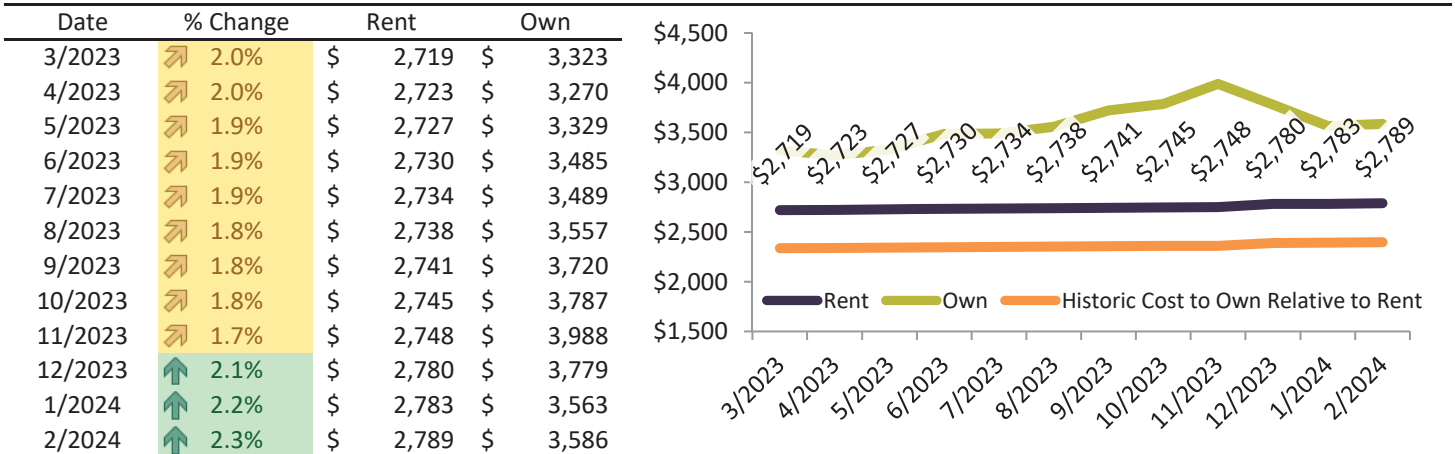
#### Median Home Price and Rental Parity trailing twelve months



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



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

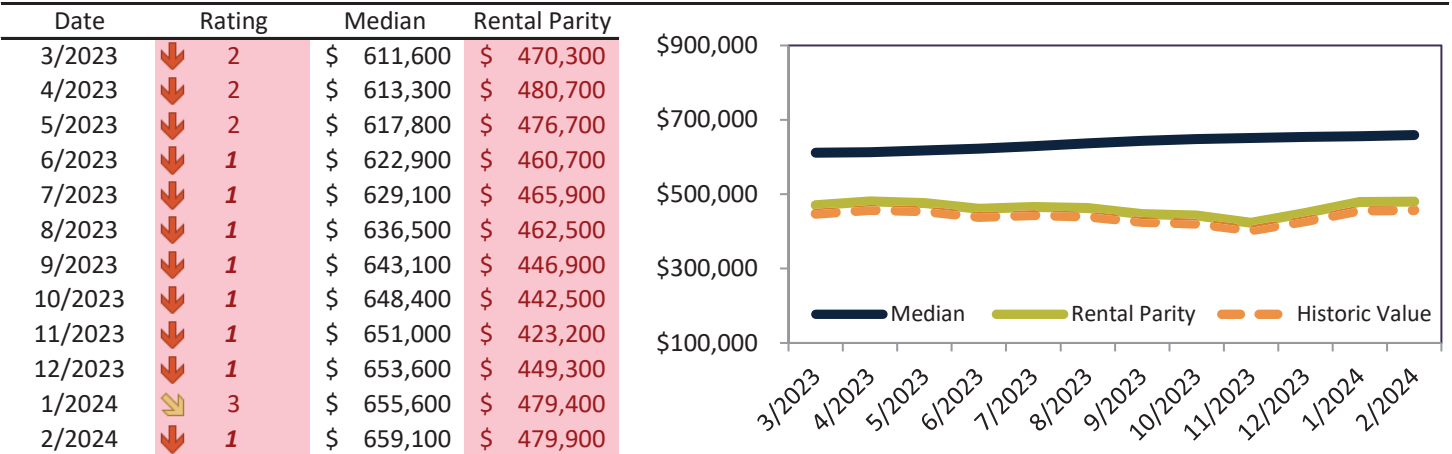


### Santa Paula Housing Market Value & Trends Update

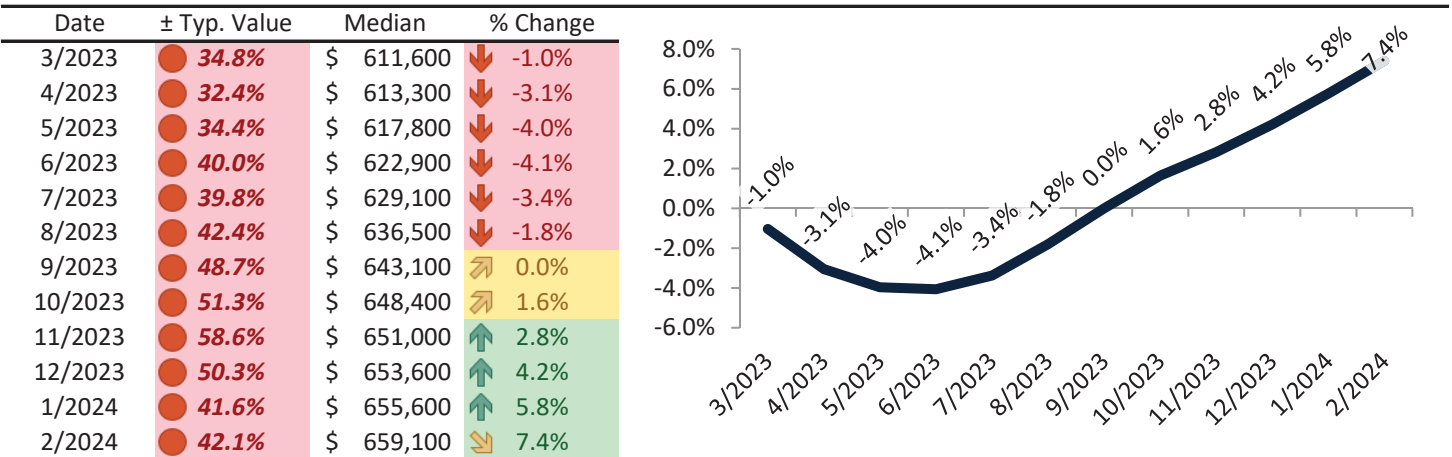
Historically, properties in this market sell at a -4.8% discount. Today's premium is 37.3%. This market is 42.1% overvalued. Median home price is \$659,100. Prices rose 7.4% year-over-year. Monthly cost of ownership is \$3,983, and rents average \$2,900, making owning \$1,082 per month more costly than renting. Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 4.2%.

**Market rating = 1**

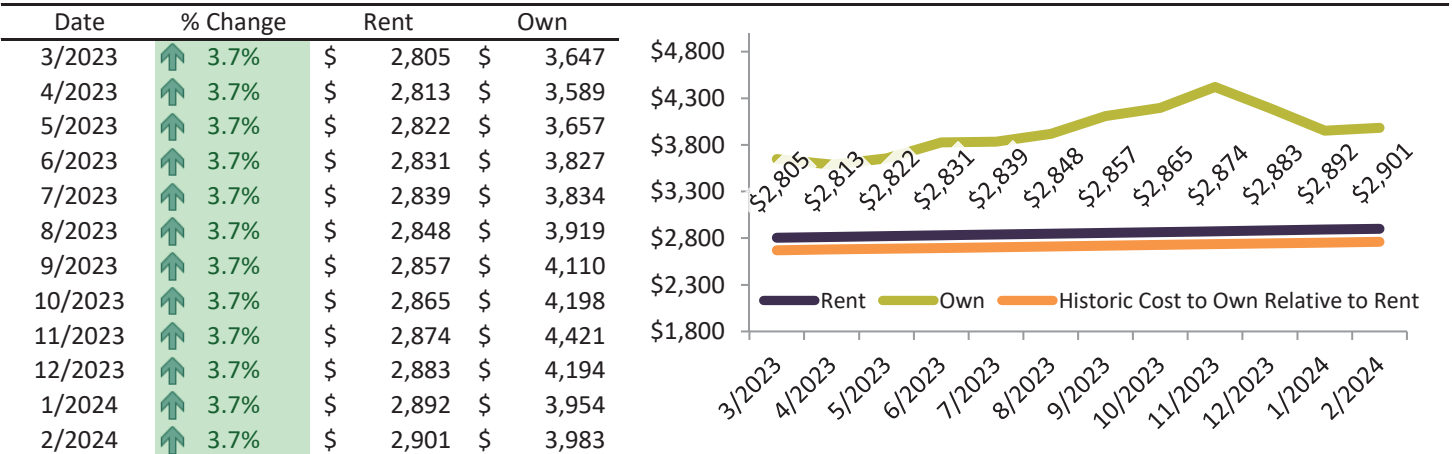
#### Median Home Price and Rental Parity trailing twelve months



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



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

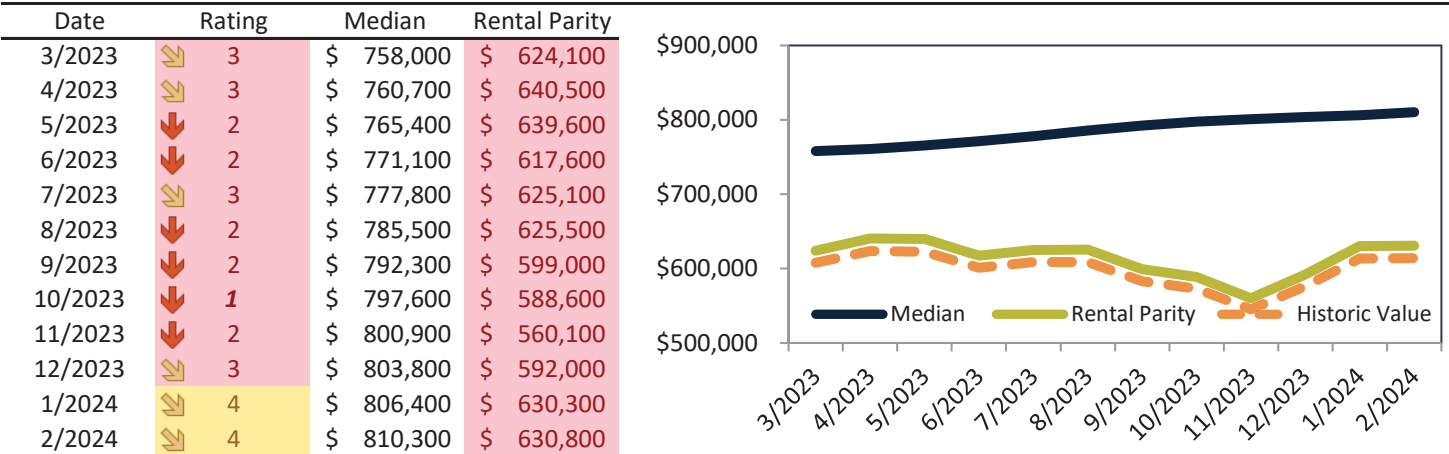


### Simi Valley Housing Market Value & Trends Update

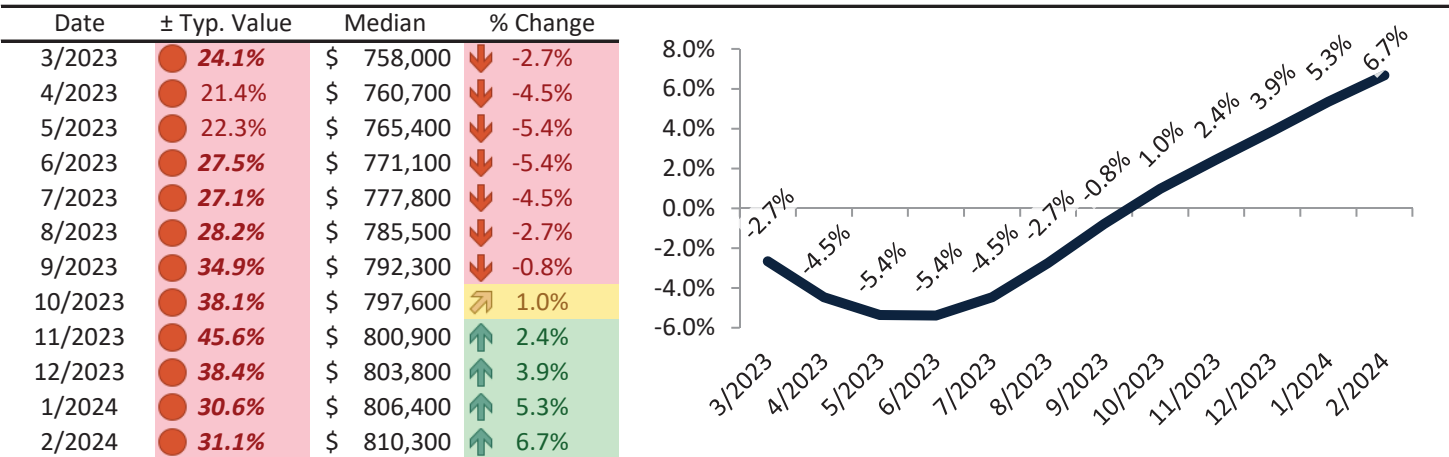
Historically, properties in this market sell at a -2.6% discount. Today's premium is 28.5%. This market is 31.1% overvalued. Median home price is \$810,300. Prices rose 6.7% year-over-year. Monthly cost of ownership is \$4,897, and rents average \$3,812, making owning \$1,084 per month more costly than renting. Rents rose 3.8% year-over-year. The current capitalization rate (rent/price) is 4.5%.

**Market rating = 4**

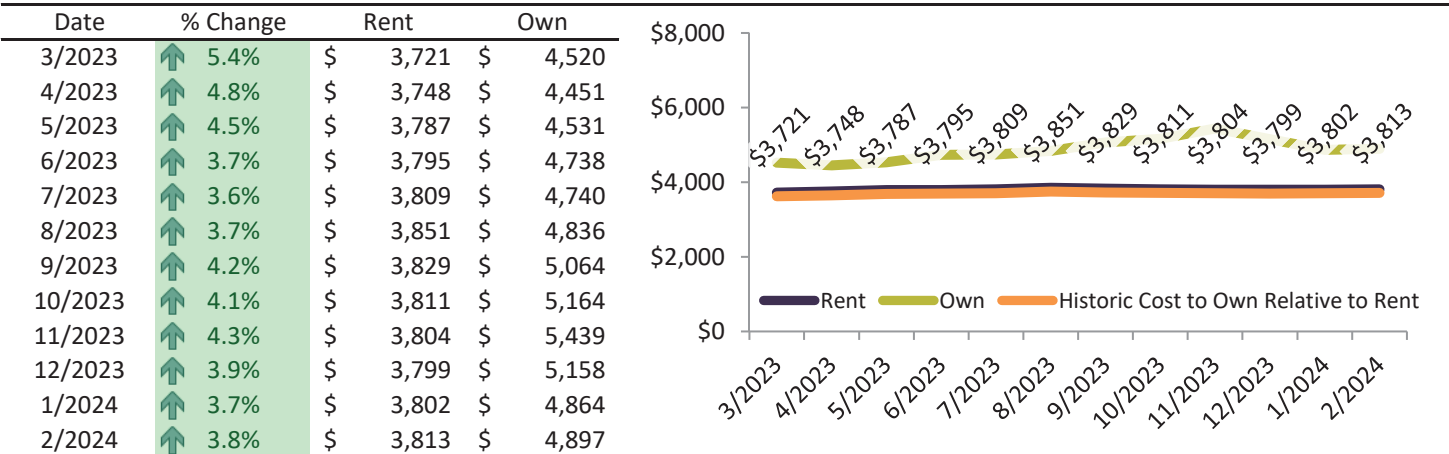
#### Median Home Price and Rental Parity trailing twelve months



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



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

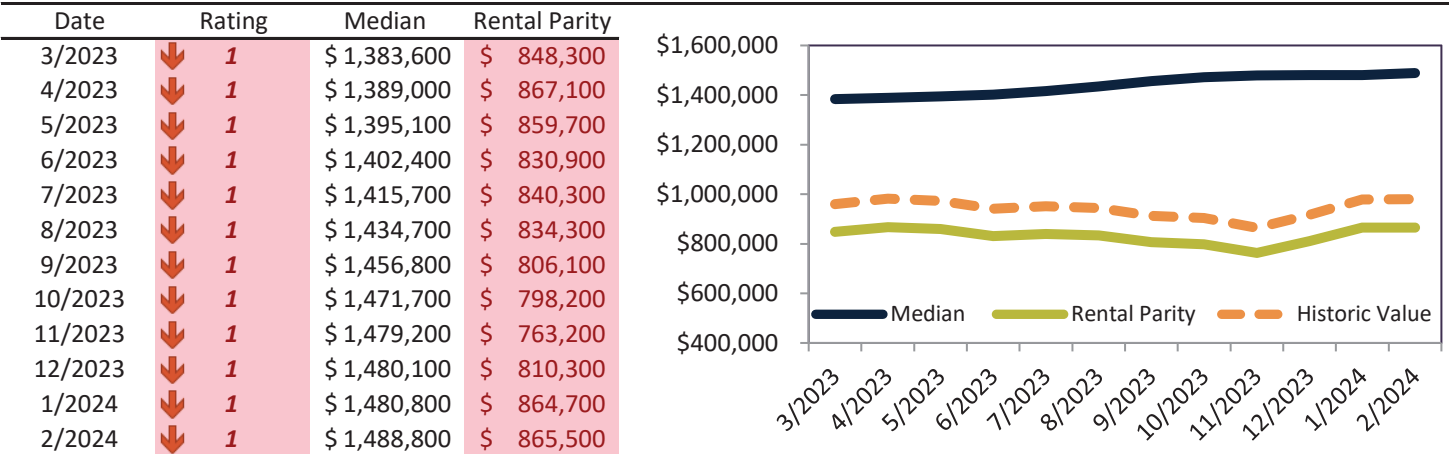


### Somis Housing Market Value & Trends Update

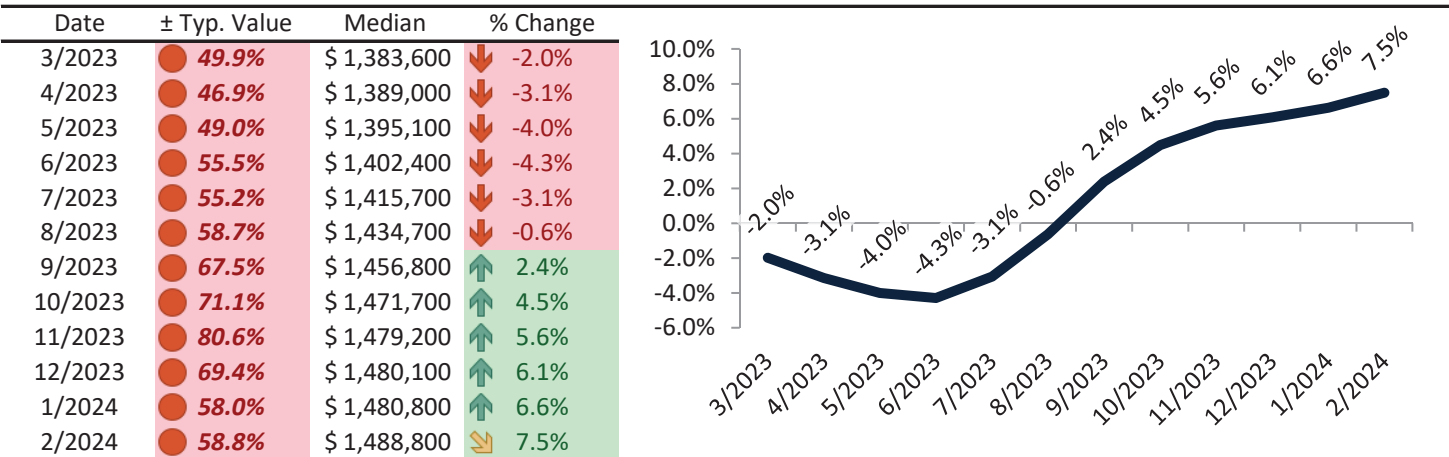
Historically, properties in this market sell at a 13.3% premium. Today's premium is 72.1%. This market is 58.8% overvalued. Median home price is \$1,488,800. Prices rose 7.5% year-over-year. Monthly cost of ownership is \$8,997, and rents average \$5,231, making owning \$3,766 per month more costly than renting. Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 3.4%.

**Market rating = 1**

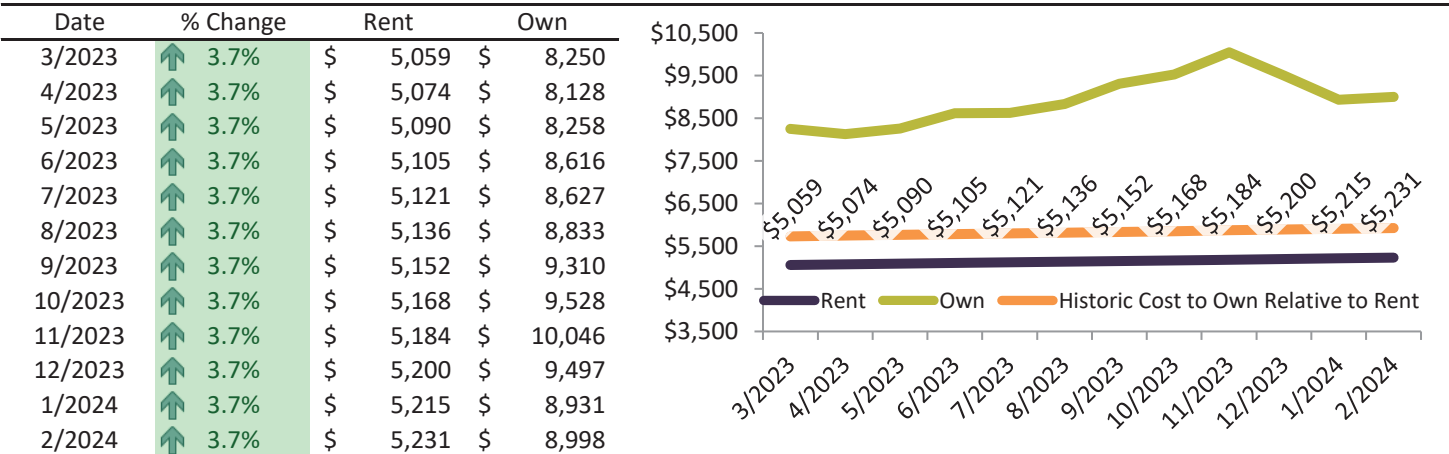
#### Median Home Price and Rental Parity trailing twelve months



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



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



### Thousand Oaks Housing Market Value & Trends Update

Historically, properties in this market sell at a 5.2% premium. Today's premium is 42.8%. This market is 37.6% overvalued.

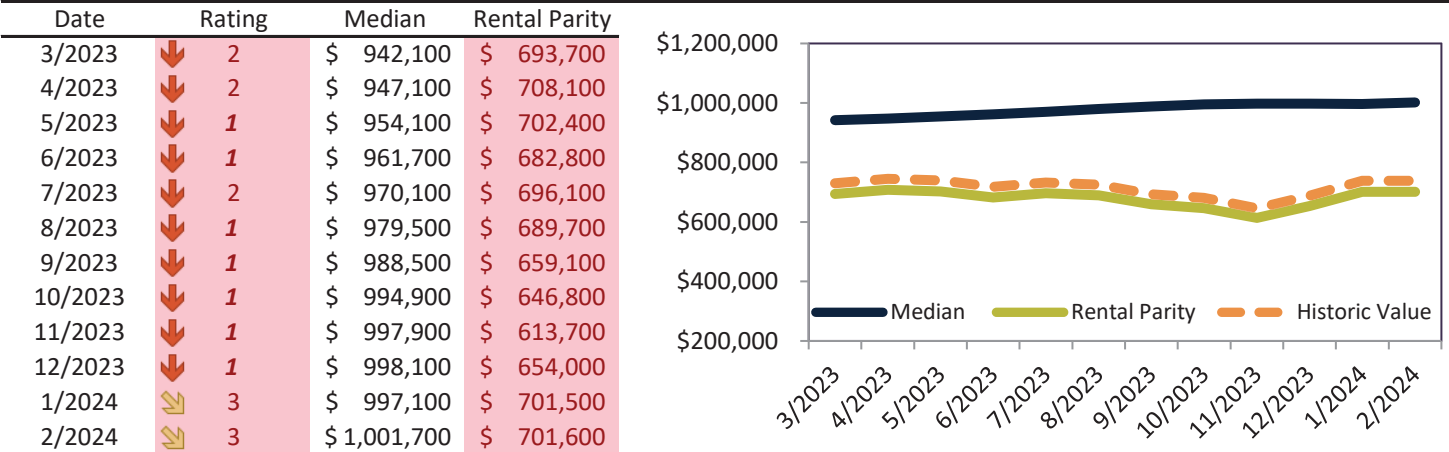
Median home price is \$1,001,700. Prices rose 6.2% year-over-year.

Monthly cost of ownership is \$6,054, and rents average \$4,240, making owning \$1,813 per month more costly than renting.

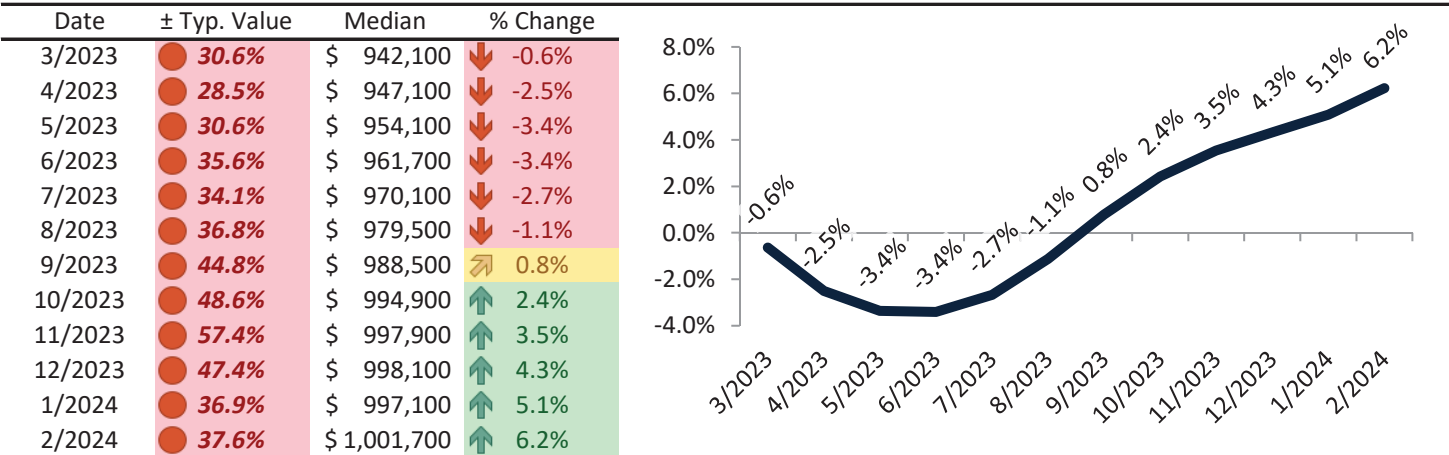
Rents rose 2.4% year-over-year. The current capitalization rate (rent/price) is 4.1%.

**Market rating = 3**

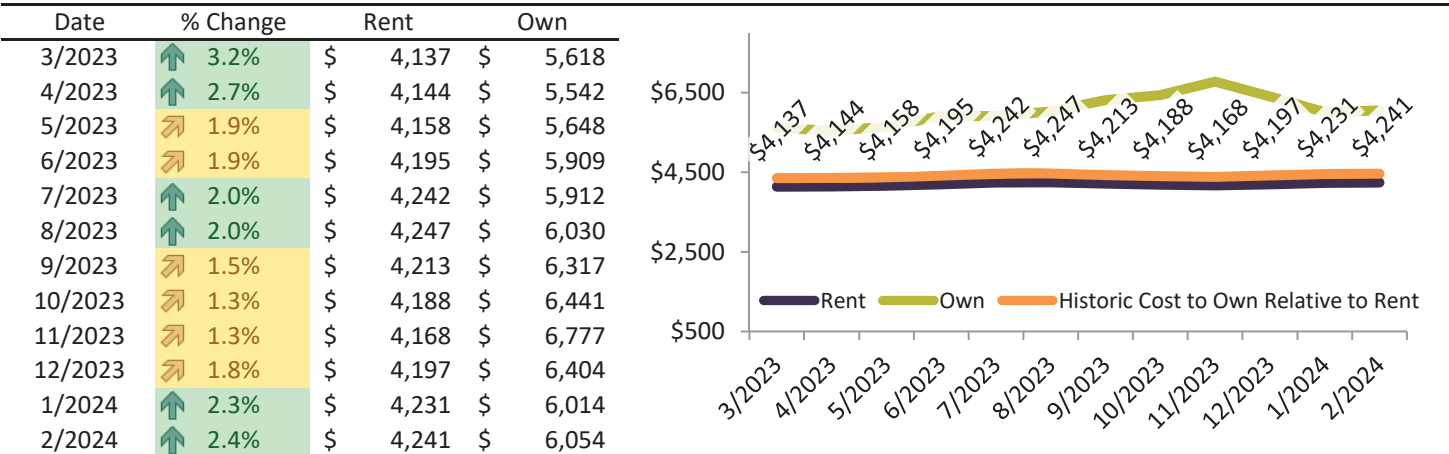
#### Median Home Price and Rental Parity trailing twelve months



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



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





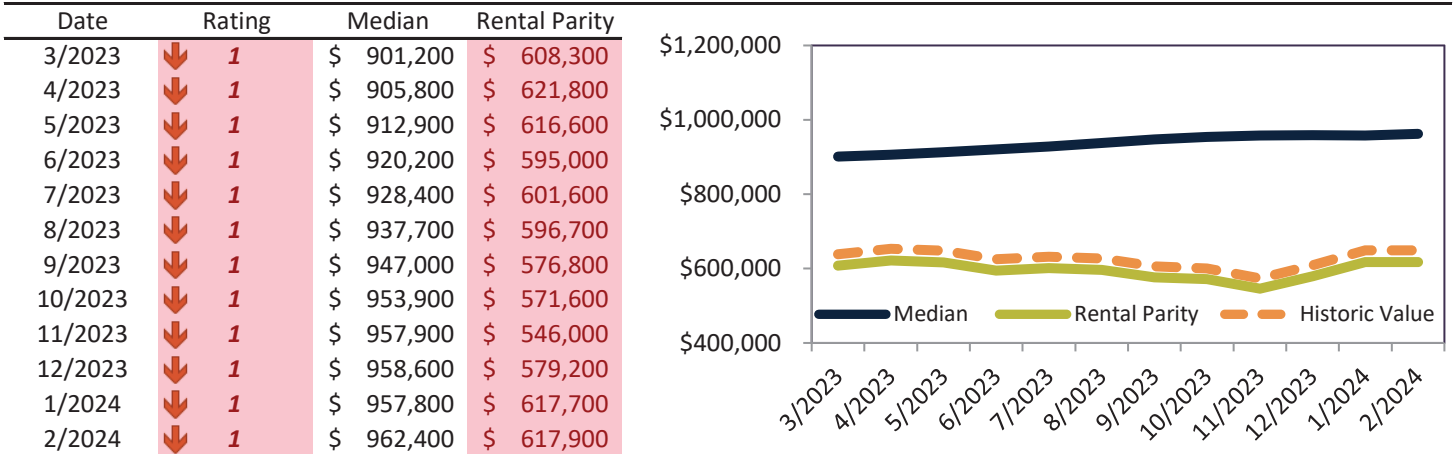
### Newbury Park Housing Market Value & Trends Update

Historically, properties in this market sell at a 5.1% premium. Today's premium is 55.8%. This market is 50.7% overvalued. Median home price is \$962,400. Prices rose 6.6% year-over-year.

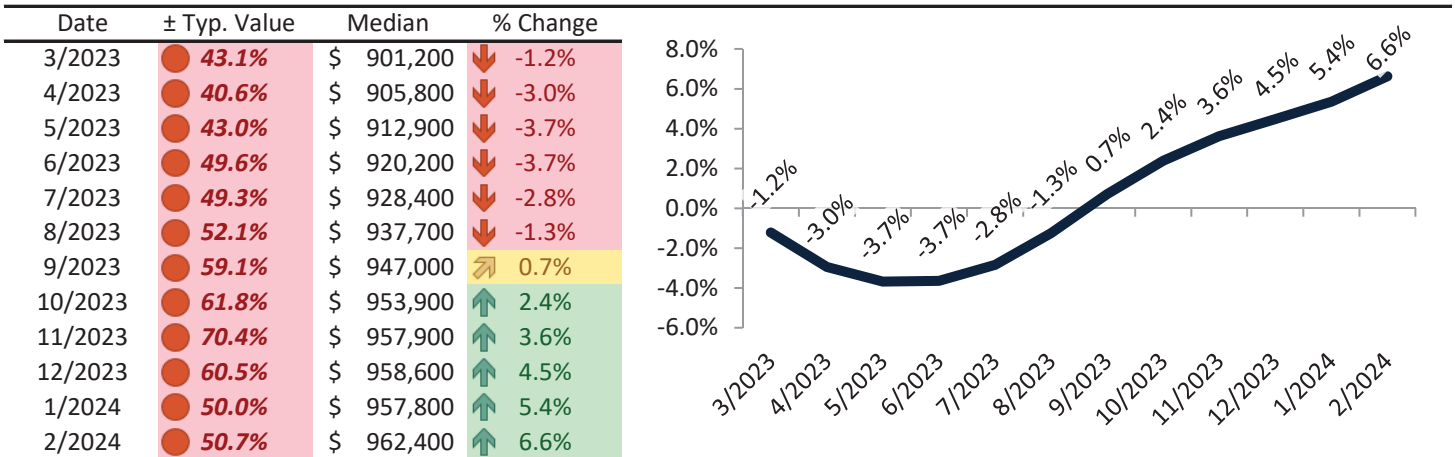
Monthly cost of ownership is \$5,816, and rents average \$3,734, making owning \$2,081 per month more costly than renting. Rents rose 2.3% year-over-year. The current capitalization rate (rent/price) is 3.7%.

**Market rating = 1**

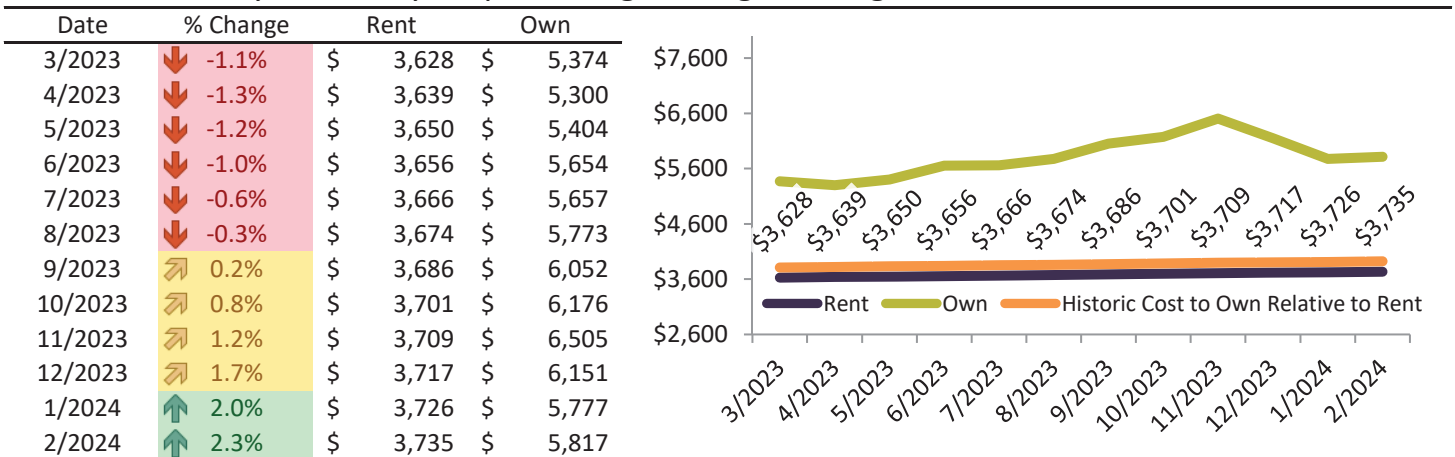
#### Median Home Price and Rental Parity trailing twelve months



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



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





### Ventura Housing Market Value & Trends Update

Historically, properties in this market sell at a 5.3% premium. Today's premium is 36.5%. This market is 31.2% overvalued.

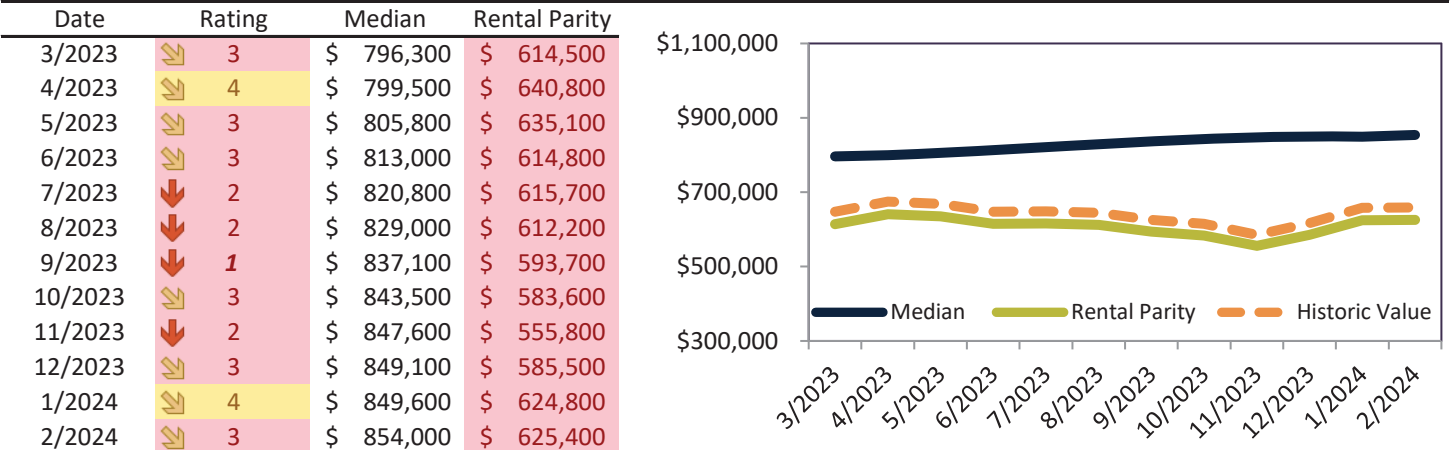
Median home price is \$854,000. Prices rose 7.1% year-over-year.

Monthly cost of ownership is \$5,161, and rents average \$3,780, making owning \$1,381 per month more costly than renting.

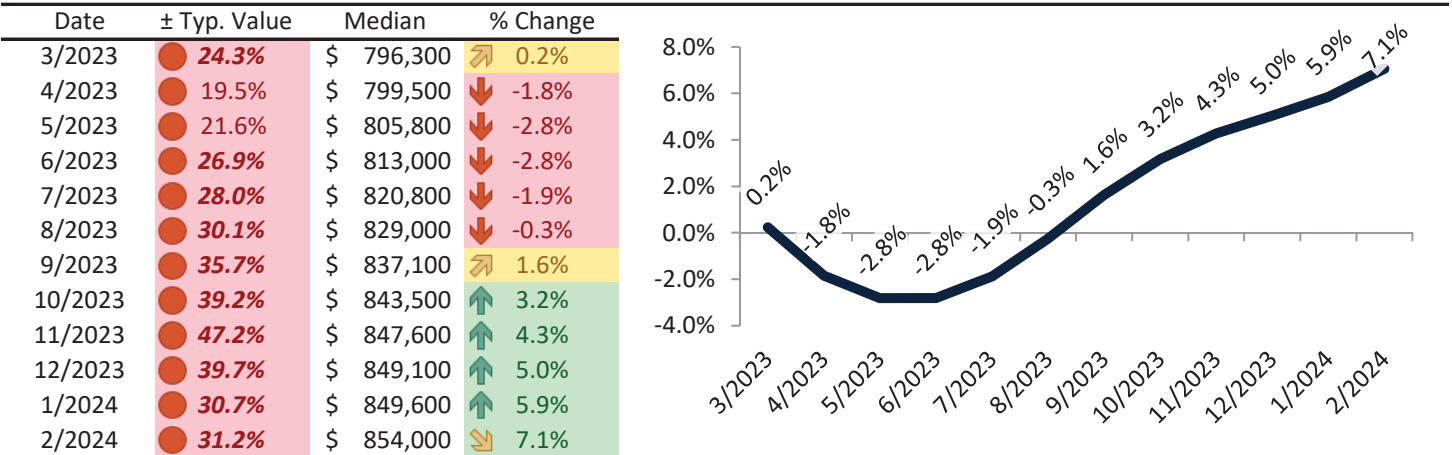
Rents rose 4.5% year-over-year. The current capitalization rate (rent/price) is 4.2%.

**Market rating = 3**

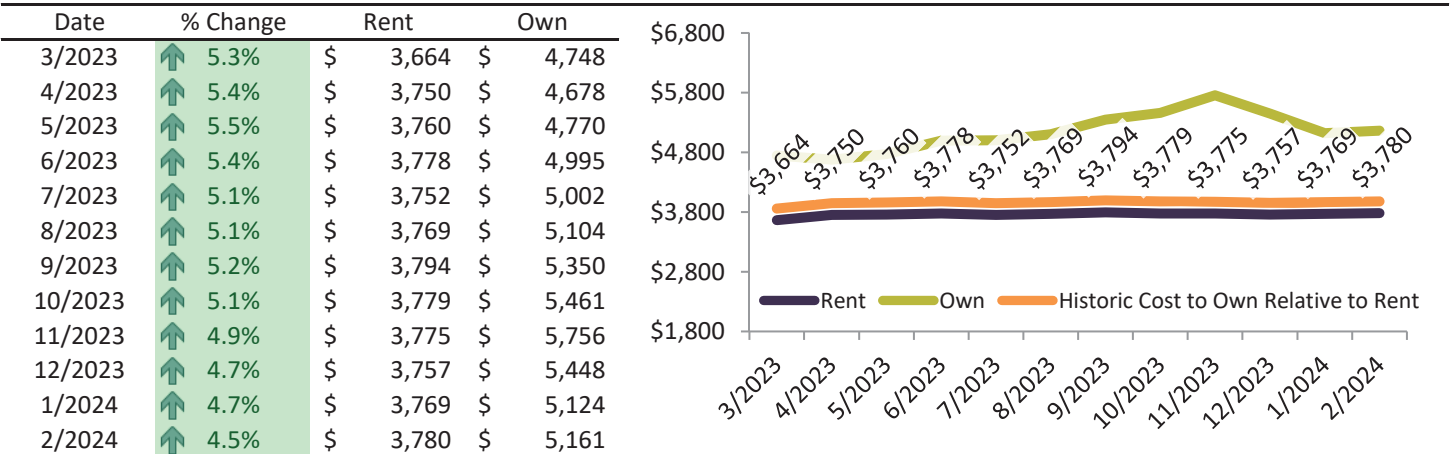
#### Median Home Price and Rental Parity trailing twelve months



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



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

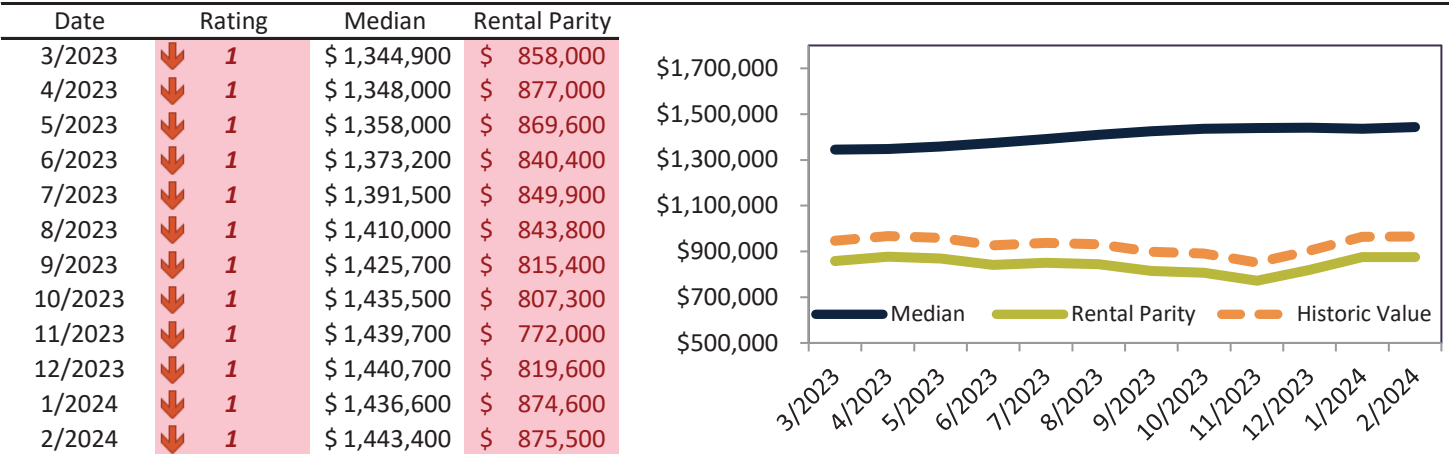


### Westlake Village Housing Market Value & Trends Update

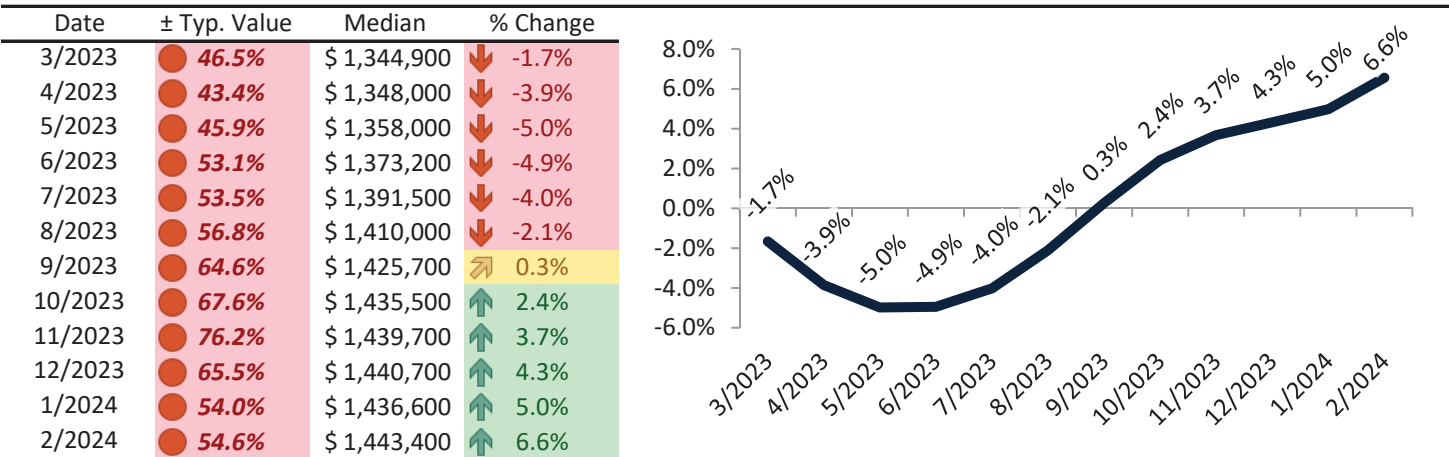
Historically, properties in this market sell at a 10.3% premium. Today's premium is 64.9%. This market is 54.6% overvalued. Median home price is \$1,443,400. Prices rose 6.6% year-over-year. Monthly cost of ownership is \$8,723, and rents average \$5,291, making owning \$3,432 per month more costly than renting. Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 3.5%.

**Market rating = 1**

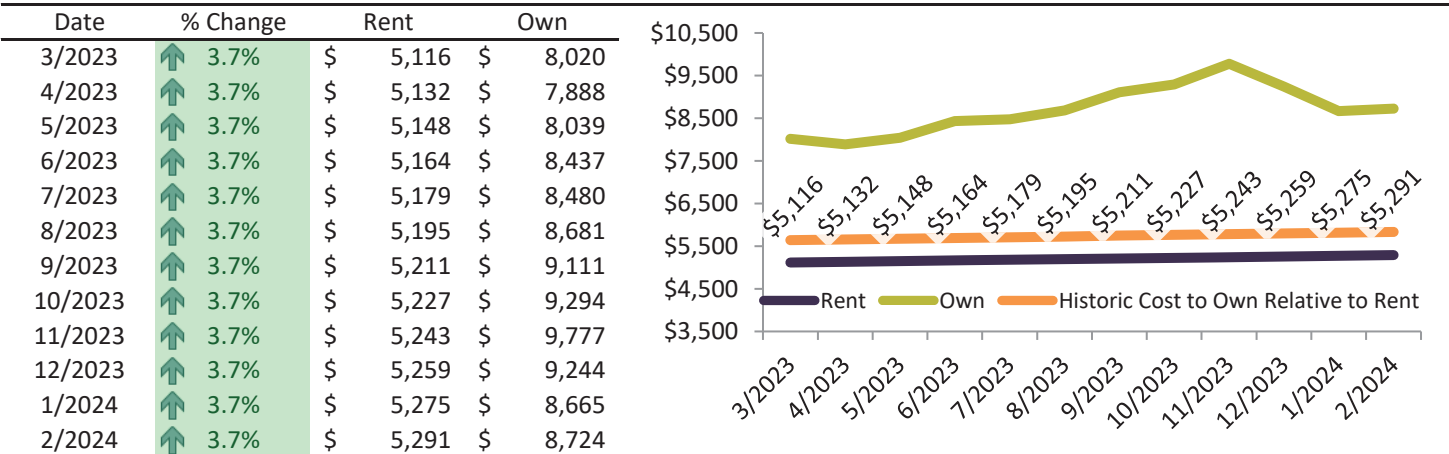
#### Median Home Price and Rental Parity trailing twelve months



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



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



### 91320 Housing Market Value & Trends Update

Historically, properties in this market sell at a 5.1% premium. Today's premium is 39.4%. This market is 34.3% overvalued.

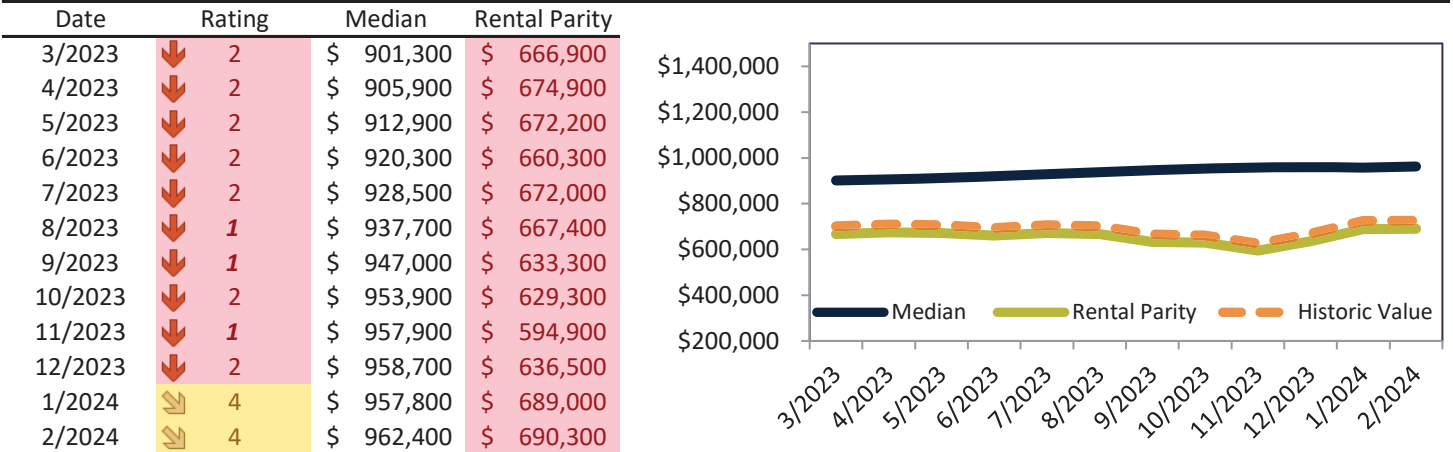
Median home price is \$962,400. Prices rose 6.6% year-over-year.

Monthly cost of ownership is \$5,816, and rents average \$4,172, making owning \$1,644 per month more costly than renting.

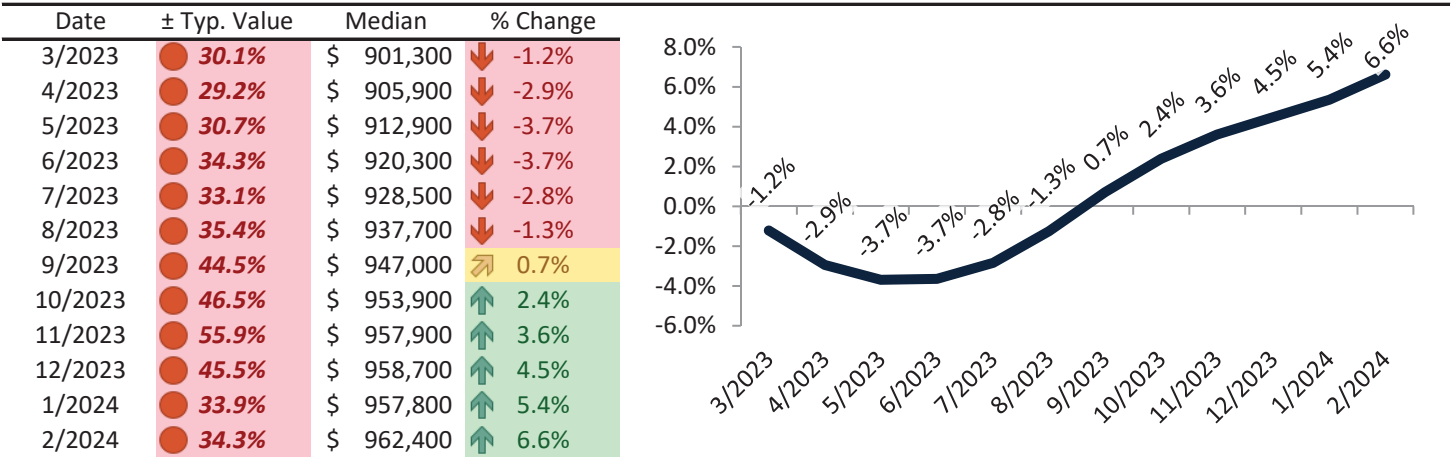
Rents rose 4.6% year-over-year. The current capitalization rate (rent/price) is 4.2%.

**Market rating = 4**

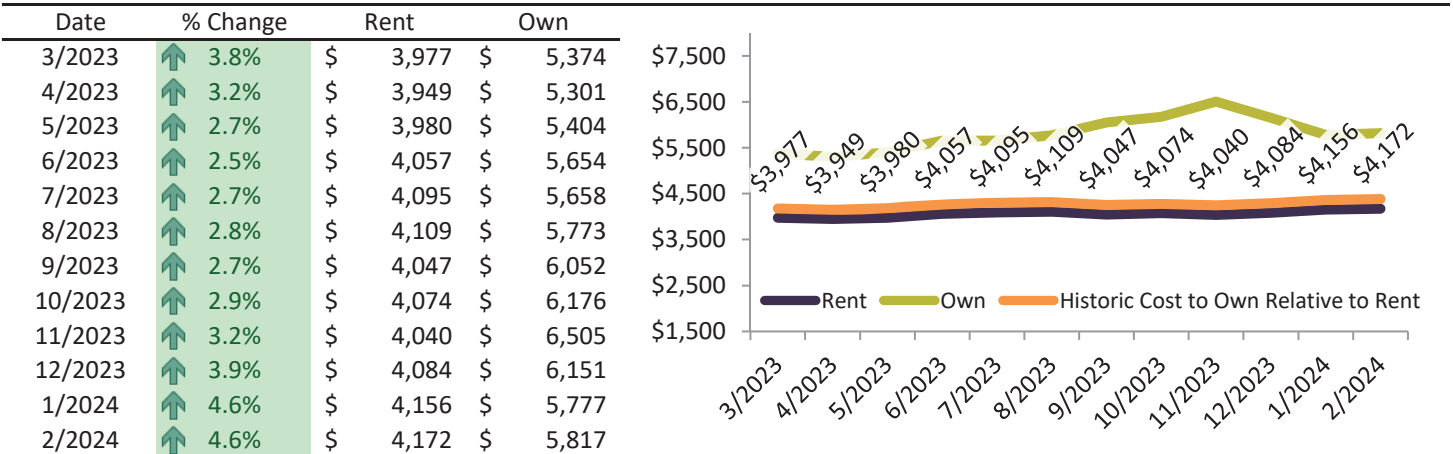
#### Median Home Price and Rental Parity trailing twelve months



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



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



### 91360 Housing Market Value & Trends Update

Historically, properties in this market sell at a 6.5% premium. Today's premium is 38.3%. This market is 31.8% overvalued.

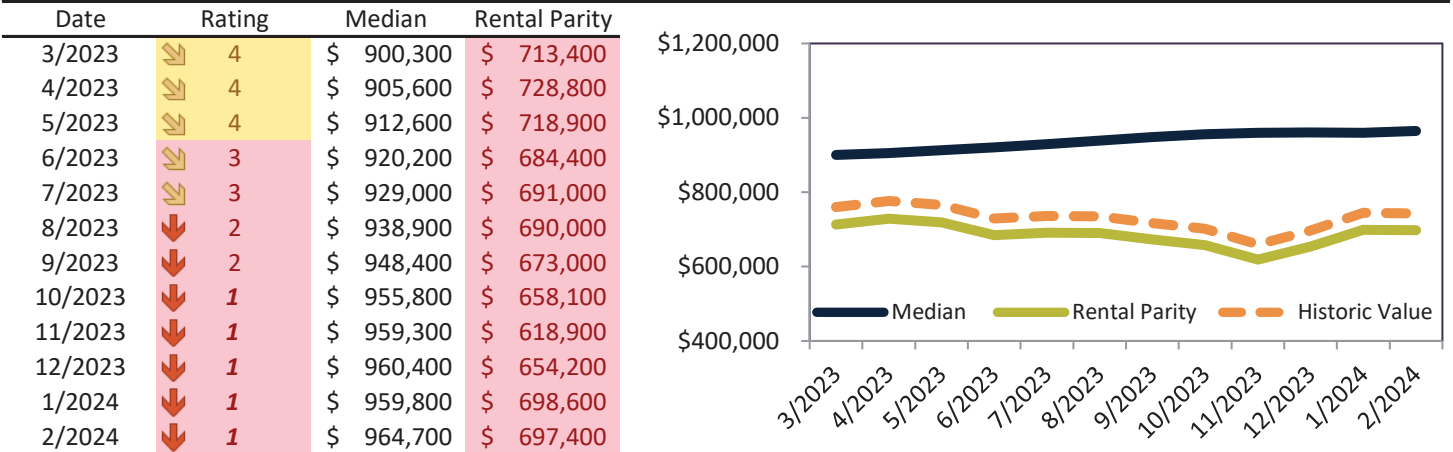
Median home price is \$964,700. Prices rose 7.2% year-over-year.

Monthly cost of ownership is \$5,830, and rents average \$4,215, making owning \$1,615 per month more costly than renting.

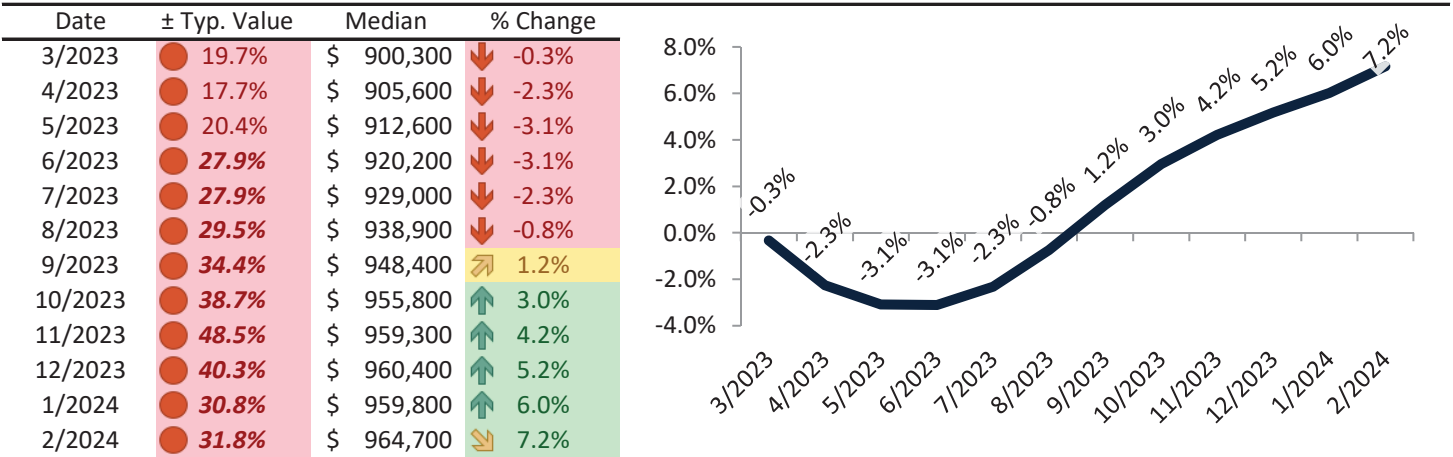
Rents fell 0.2% year-over-year. The current capitalization rate (rent/price) is 4.2%.

**Market rating = 1**

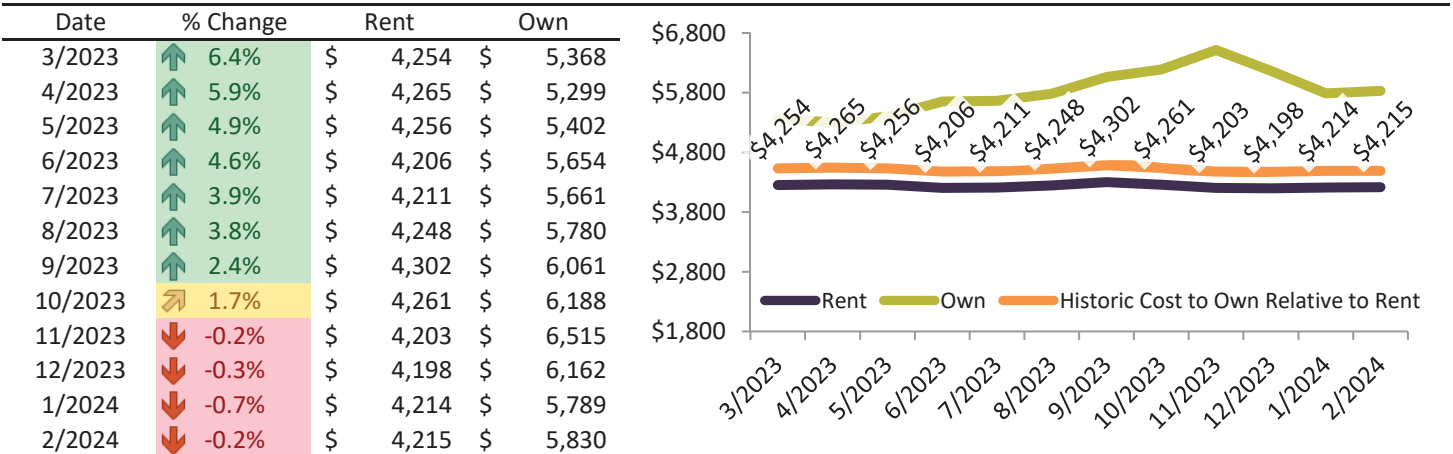
#### Median Home Price and Rental Parity trailing twelve months



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



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



### 91361 Housing Market Value & Trends Update

Historically, properties in this market sell at a 9.0% premium. Today's premium is 42.9%. This market is 33.9% overvalued.

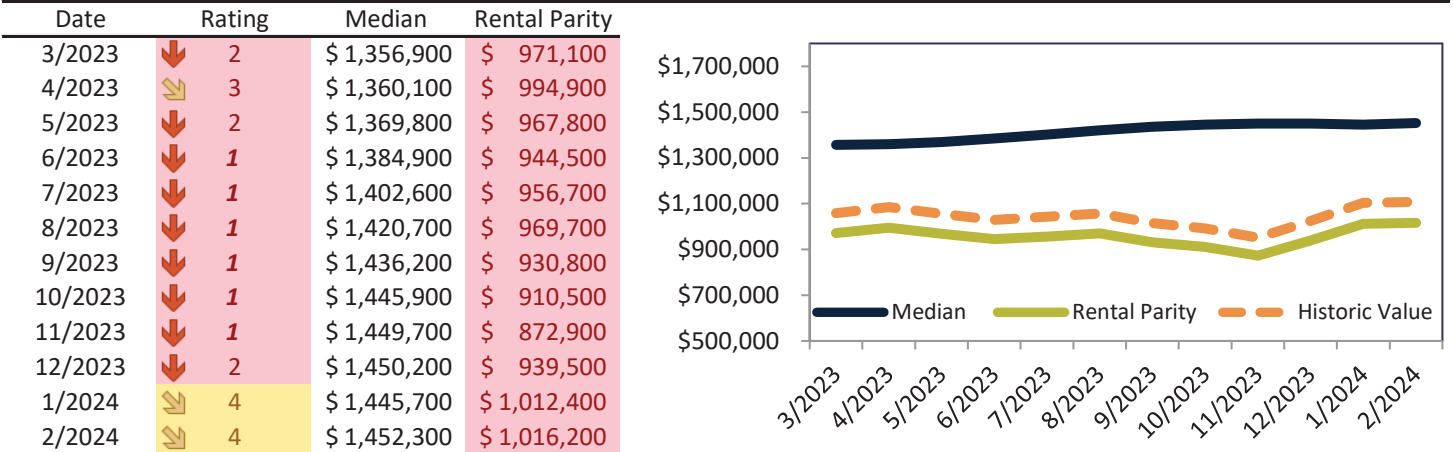
Median home price is \$1,452,300. Prices rose 6.3% year-over-year.

Monthly cost of ownership is \$8,777, and rents average \$6,142, making owning \$2,635 per month more costly than renting.

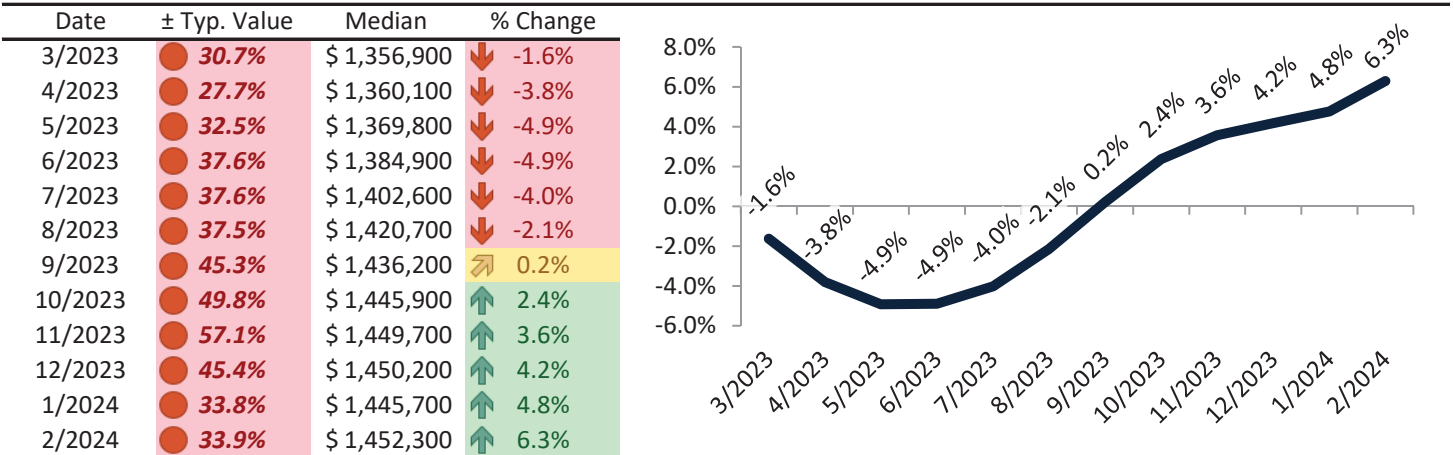
Rents rose 5.6% year-over-year. The current capitalization rate (rent/price) is 4.1%.

**Market rating = 4**

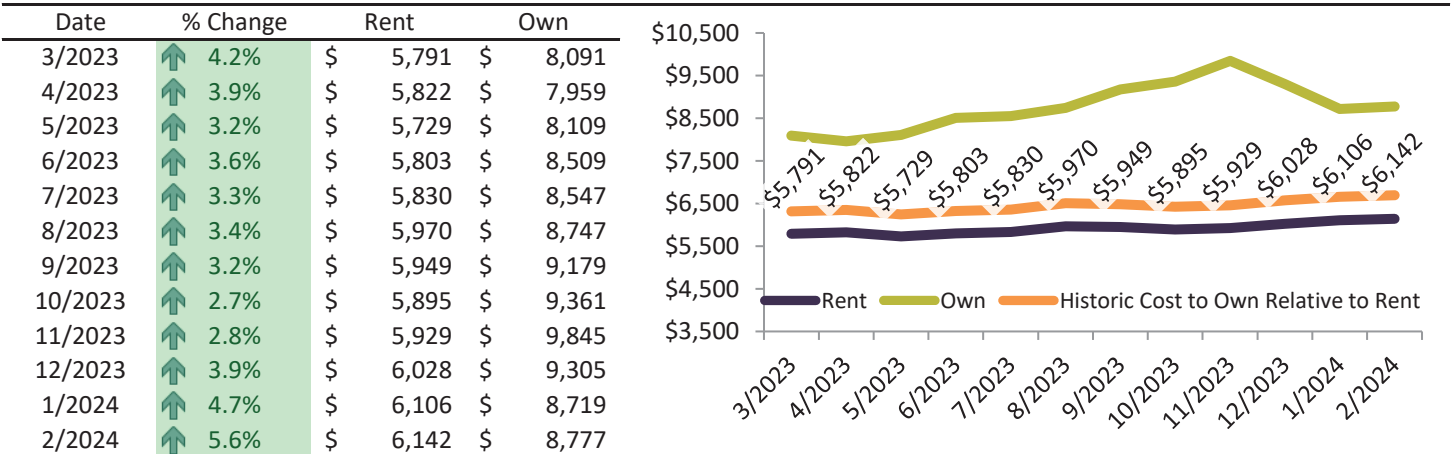
#### Median Home Price and Rental Parity trailing twelve months



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



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





### 91362 Housing Market Value & Trends Update

Historically, properties in this market sell at a 5.5% premium. Today's premium is 35.2%. This market is 29.7% overvalued.

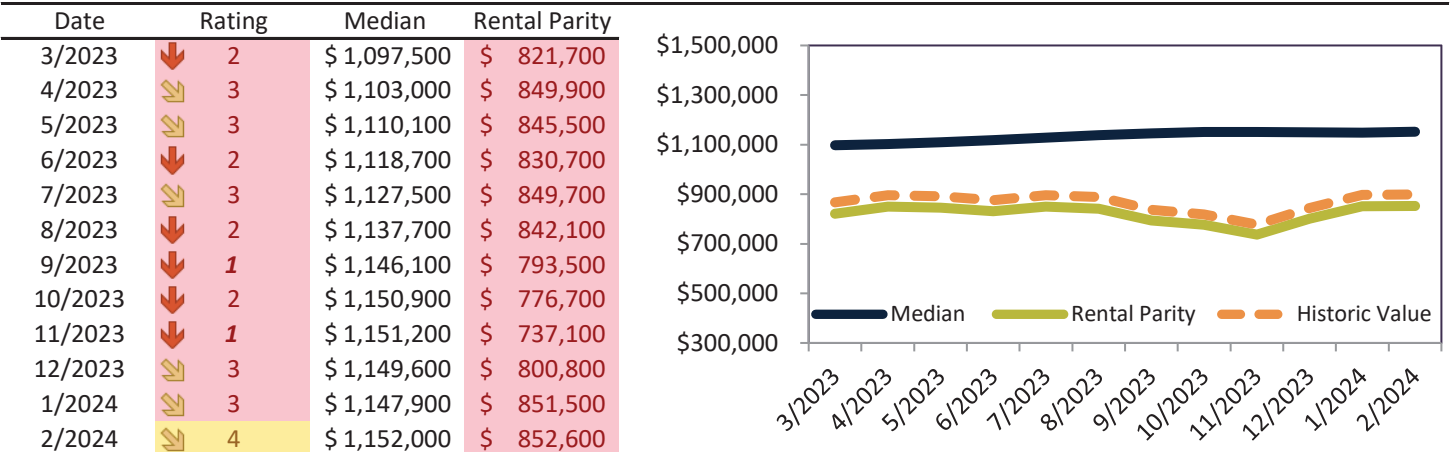
Median home price is \$1,152,000. Prices rose 4.8% year-over-year.

Monthly cost of ownership is \$6,962, and rents average \$5,153, making owning \$1,809 per month more costly than renting.

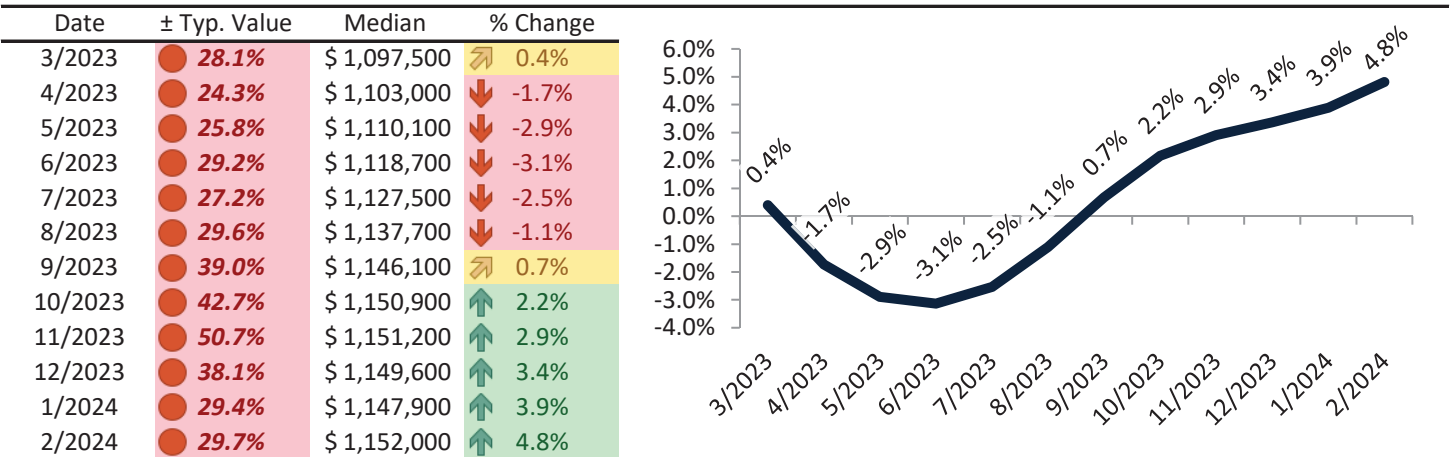
Rents rose 6.3% year-over-year. The current capitalization rate (rent/price) is 4.3%.

**Market rating = 4**

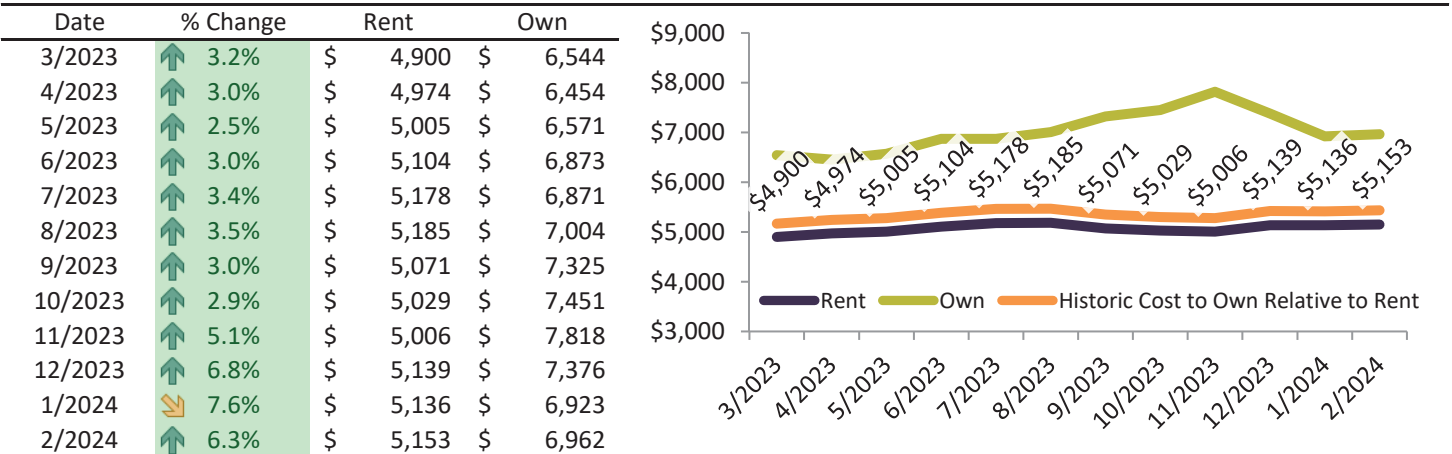
#### Median Home Price and Rental Parity trailing twelve months



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



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





### 91377 Housing Market Value & Trends Update

Historically, properties in this market sell at a 6.7% premium. Today's premium is 19.7%. This market is 13.0% overvalued.

Median home price is \$1,105,400. Prices rose 7.7% year-over-year.

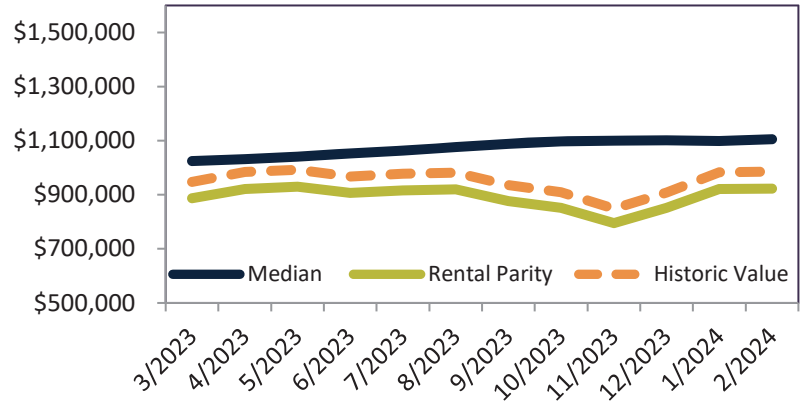
Monthly cost of ownership is \$6,680, and rents average \$5,579, making owning \$1,101 per month more costly than renting.

Rents rose 2.5% year-over-year. The current capitalization rate (rent/price) is 4.8%.

**Market rating = 6**

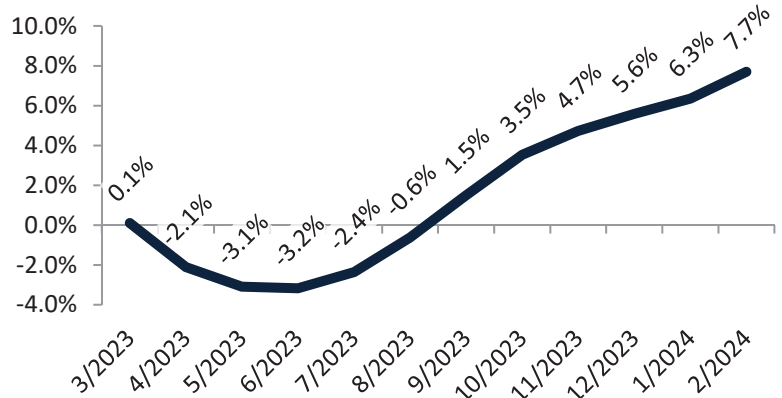
#### Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
3/2023	⇒ 5	\$ 1,024,700	\$ 887,400
4/2023	⇒ 6	\$ 1,031,300	\$ 922,000
5/2023	⇒ 6	\$ 1,041,500	\$ 929,900
6/2023	⇒ 5	\$ 1,052,700	\$ 906,700
7/2023	⇒ 5	\$ 1,063,900	\$ 916,400
8/2023	⇒ 5	\$ 1,076,500	\$ 920,000
9/2023	⇒ 4	\$ 1,087,800	\$ 876,600
10/2023	⇒ 3	\$ 1,097,000	\$ 851,600
11/2023	⇓ 2	\$ 1,100,200	\$ 795,200
12/2023	⇒ 3	\$ 1,100,900	\$ 851,400
1/2024	⇒ 5	\$ 1,099,300	\$ 921,400
2/2024	⇒ 6	\$ 1,105,400	\$ 923,100



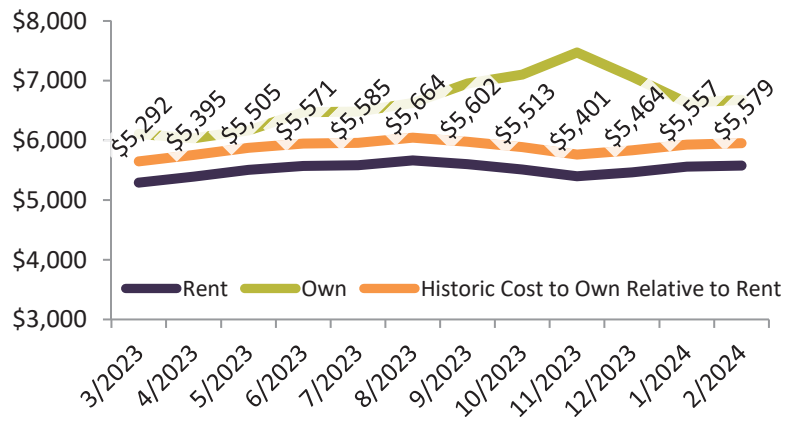
#### Resale Median and year-over-year percentage change trailing twelve months

Date	± Typ. Value	Median	% Change
3/2023	▶ 8.7%	\$ 1,024,700	⇒ 0.1%
4/2023	▶ 5.1%	\$ 1,031,300	⇓ -2.1%
5/2023	▶ 5.3%	\$ 1,041,500	⇓ -3.1%
6/2023	▶ 9.4%	\$ 1,052,700	⇓ -3.2%
7/2023	▶ 9.4%	\$ 1,063,900	⇓ -2.4%
8/2023	▶ 10.3%	\$ 1,076,500	⇓ -0.6%
9/2023	● 17.4%	\$ 1,087,800	⇒ 1.5%
10/2023	● 22.1%	\$ 1,097,000	↑ 3.5%
11/2023	● 31.6%	\$ 1,100,200	↑ 4.7%
12/2023	● 22.6%	\$ 1,100,900	↑ 5.6%
1/2024	● 12.6%	\$ 1,099,300	↑ 6.3%
2/2024	● 13.0%	\$ 1,105,400	⇒ 7.7%



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

Date	% Change	Rent	Own
3/2023	↑ 4.1%	\$ 5,292	\$ 6,110
4/2023	↑ 3.5%	\$ 5,395	\$ 6,035
5/2023	↑ 3.3%	\$ 5,505	\$ 6,165
6/2023	↑ 3.2%	\$ 5,571	\$ 6,468
7/2023	↑ 3.2%	\$ 5,585	\$ 6,483
8/2023	↑ 3.1%	\$ 5,664	\$ 6,627
9/2023	↑ 2.9%	\$ 5,602	\$ 6,952
10/2023	⇒ 1.9%	\$ 5,513	\$ 7,102
11/2023	⇒ 1.0%	\$ 5,401	\$ 7,472
12/2023	⇒ 0.7%	\$ 5,464	\$ 7,064
1/2024	⇒ 1.5%	\$ 5,557	\$ 6,630
2/2024	↑ 2.5%	\$ 5,579	\$ 6,681



### 93001 Housing Market Value & Trends Update

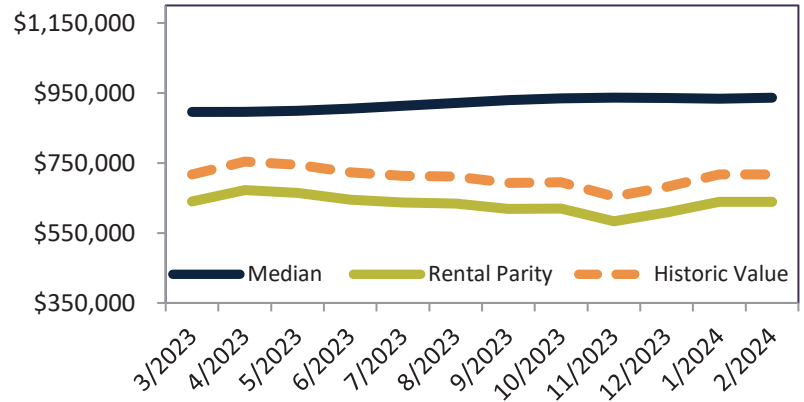
Historically, properties in this market sell at a 12.1% premium. Today's premium is 46.4%. This market is 34.3% overvalued. Median home price is \$936,500. Prices rose 4.2% year-over-year.

Monthly cost of ownership is \$5,660, and rents average \$3,865, making owning \$1,794 per month more costly than renting. Rents rose 5.2% year-over-year. The current capitalization rate (rent/price) is 4.0%.

**Market rating = 4**

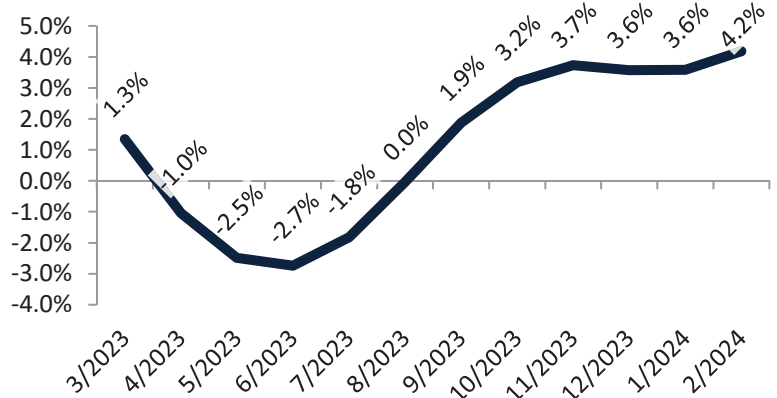
#### Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
3/2023	↓ 2	\$ 895,800	\$ 639,800
4/2023	↓ 2	\$ 896,100	\$ 672,500
5/2023	↓ 2	\$ 899,500	\$ 664,500
6/2023	↓ 1	\$ 905,300	\$ 645,500
7/2023	↓ 1	\$ 912,900	\$ 636,600
8/2023	↓ 1	\$ 921,300	\$ 634,400
9/2023	↓ 1	\$ 929,300	\$ 618,300
10/2023	↓ 2	\$ 934,400	\$ 620,100
11/2023	↓ 1	\$ 936,400	\$ 583,400
12/2023	↘ 3	\$ 935,400	\$ 608,200
1/2024	↘ 4	\$ 933,600	\$ 639,400
2/2024	↘ 4	\$ 936,500	\$ 639,500



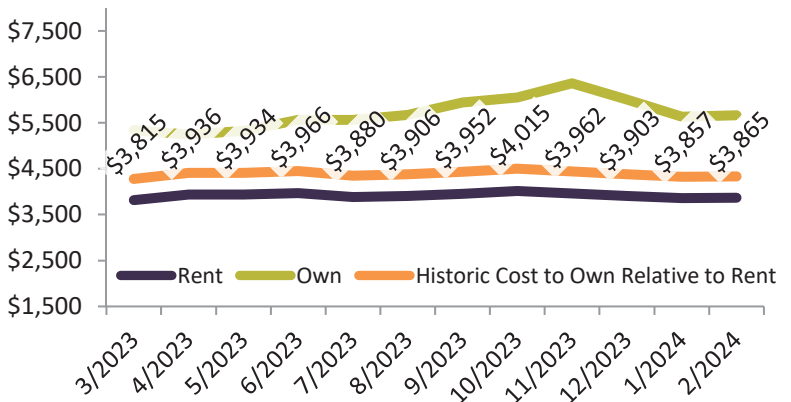
#### Resale Median and year-over-year percentage change trailing twelve months

Date	± Typ. Value	Median	% Change
3/2023	● 27.9%	\$ 895,800	↗ 1.3%
4/2023	● 21.1%	\$ 896,100	↓ -1.0%
5/2023	● 23.3%	\$ 899,500	↓ -2.5%
6/2023	● 28.1%	\$ 905,300	↓ -2.7%
7/2023	● 31.3%	\$ 912,900	↓ -1.8%
8/2023	● 33.1%	\$ 921,300	↓ 0.0%
9/2023	● 38.2%	\$ 929,300	↗ 1.9%
10/2023	● 38.6%	\$ 934,400	↑ 3.2%
11/2023	● 48.4%	\$ 936,400	↑ 3.7%
12/2023	● 41.7%	\$ 935,400	↑ 3.6%
1/2024	● 33.9%	\$ 933,600	↑ 3.6%
2/2024	● 34.3%	\$ 936,500	↑ 4.2%



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

Date	% Change	Rent	Own
3/2023	↘ 7.9%	\$ 3,815	\$ 5,342
4/2023	↘ 8.3%	\$ 3,936	\$ 5,244
5/2023	↘ 8.8%	\$ 3,934	\$ 5,325
6/2023	↘ 9.2%	\$ 3,966	\$ 5,562
7/2023	↘ 8.6%	\$ 3,880	\$ 5,563
8/2023	↘ 8.4%	\$ 3,906	\$ 5,672
9/2023	↘ 7.9%	\$ 3,952	\$ 5,939
10/2023	↘ 8.0%	\$ 4,015	\$ 6,049
11/2023	↘ 7.1%	\$ 3,962	\$ 6,359
12/2023	↑ 6.8%	\$ 3,903	\$ 6,002
1/2024	↑ 5.9%	\$ 3,857	\$ 5,631
2/2024	↑ 5.2%	\$ 3,865	\$ 5,660



### 93003 Housing Market Value & Trends Update

Historically, properties in this market sell at a 3.1% premium. Today's premium is 96.5%. This market is 93.4% overvalued.

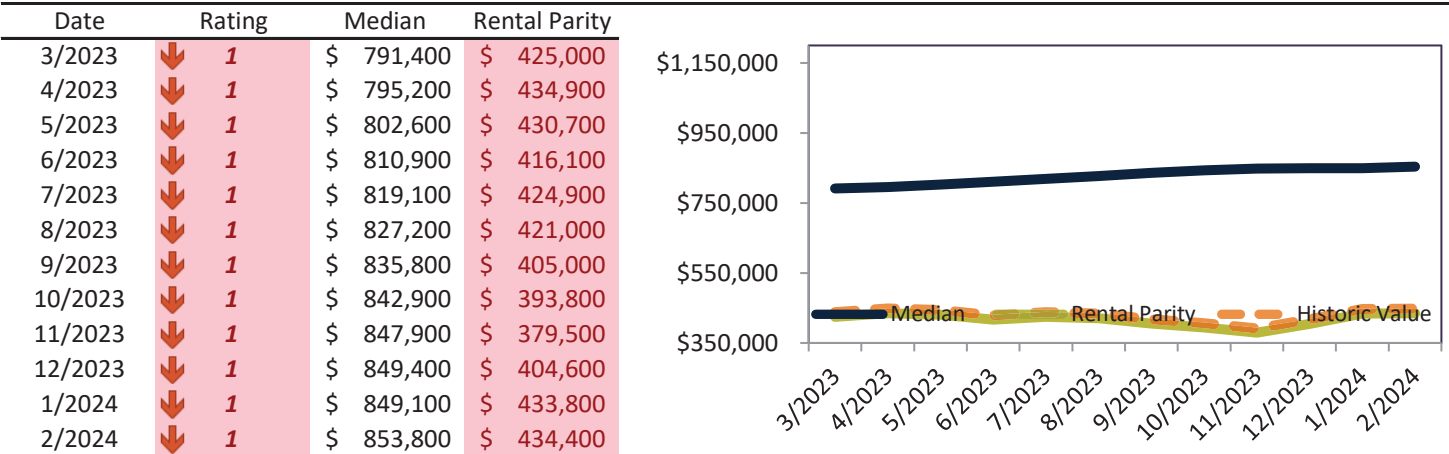
Median home price is \$853,800. Prices rose 7.6% year-over-year.

Monthly cost of ownership is \$5,160, and rents average \$2,626, making owning \$2,534 per month more costly than renting.

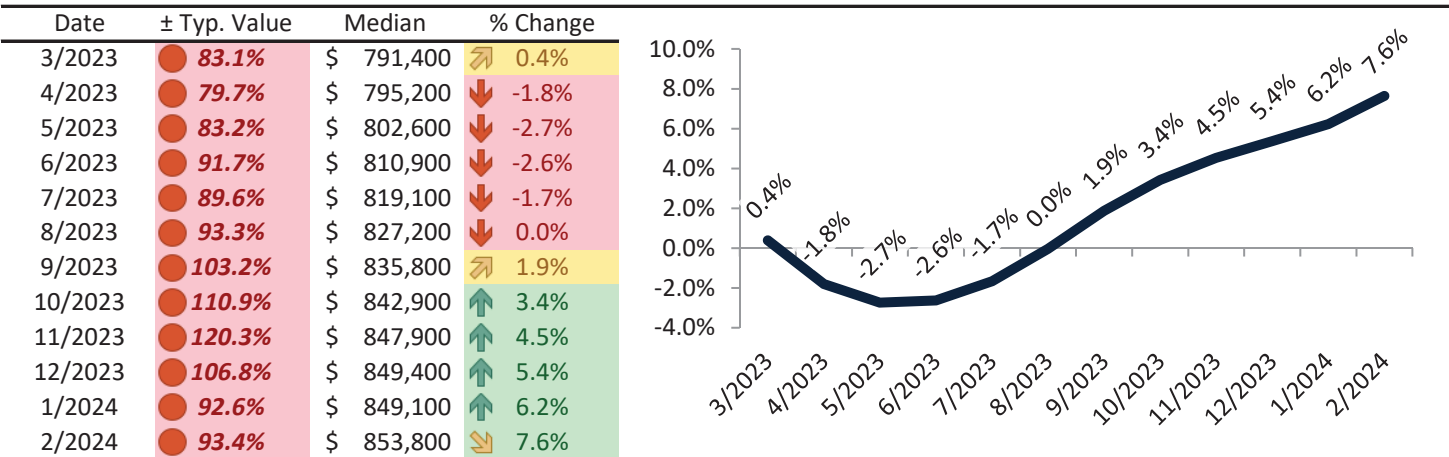
Rents rose 4.4% year-over-year. The current capitalization rate (rent/price) is 3.0%.

**Market rating = 1**

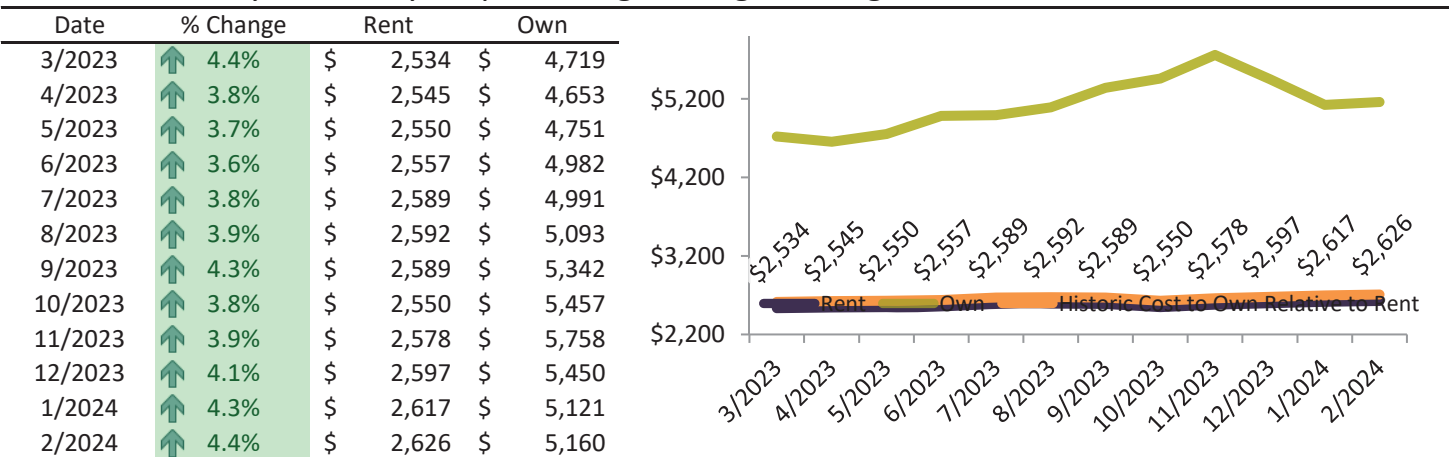
#### Median Home Price and Rental Parity trailing twelve months



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



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



### 93004 Housing Market Value & Trends Update

Historically, properties in this market sell at a 6.1% premium. Today's premium is 47.1%. This market is 41.0% overvalued.

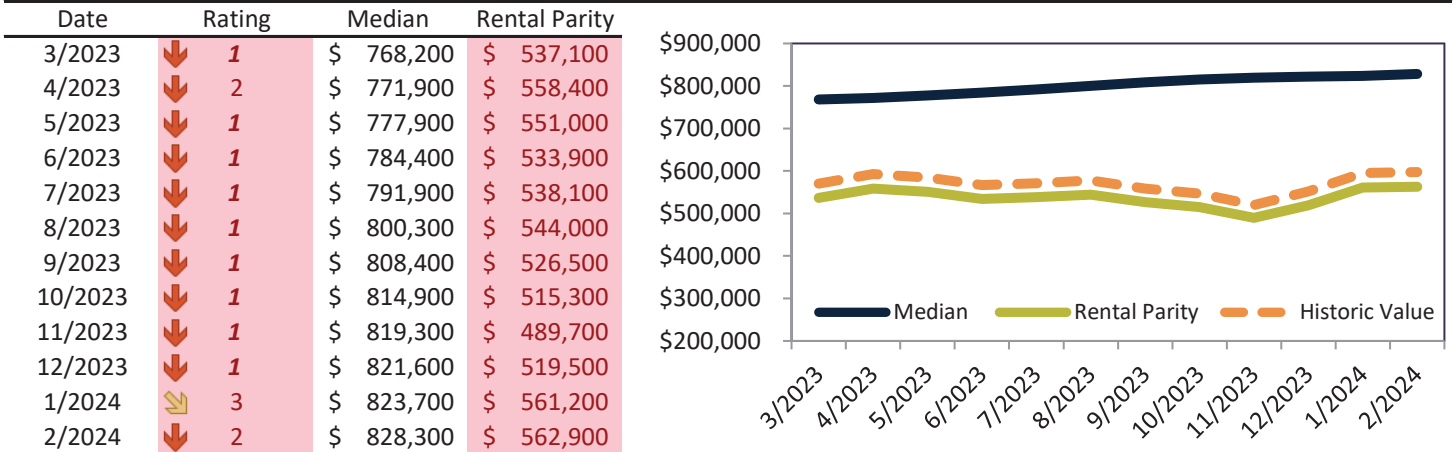
Median home price is \$828,300. Prices rose 7.8% year-over-year.

Monthly cost of ownership is \$5,006, and rents average \$3,402, making owning \$1,603 per month more costly than renting.

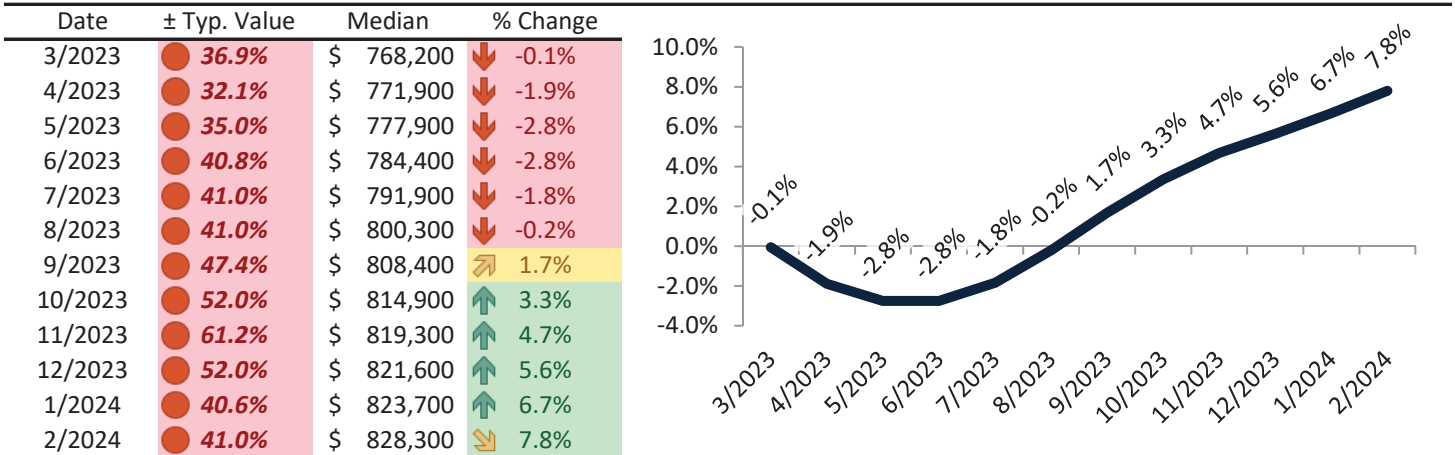
Rents rose 6.3% year-over-year. The current capitalization rate (rent/price) is 3.9%.

**Market rating = 2**

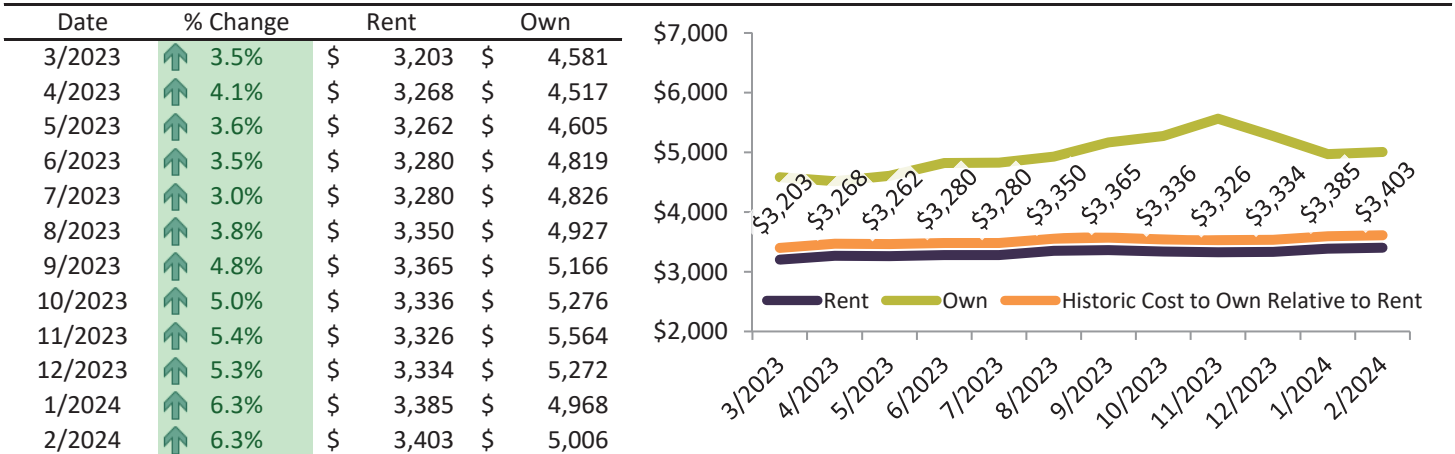
#### Median Home Price and Rental Parity trailing twelve months



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



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



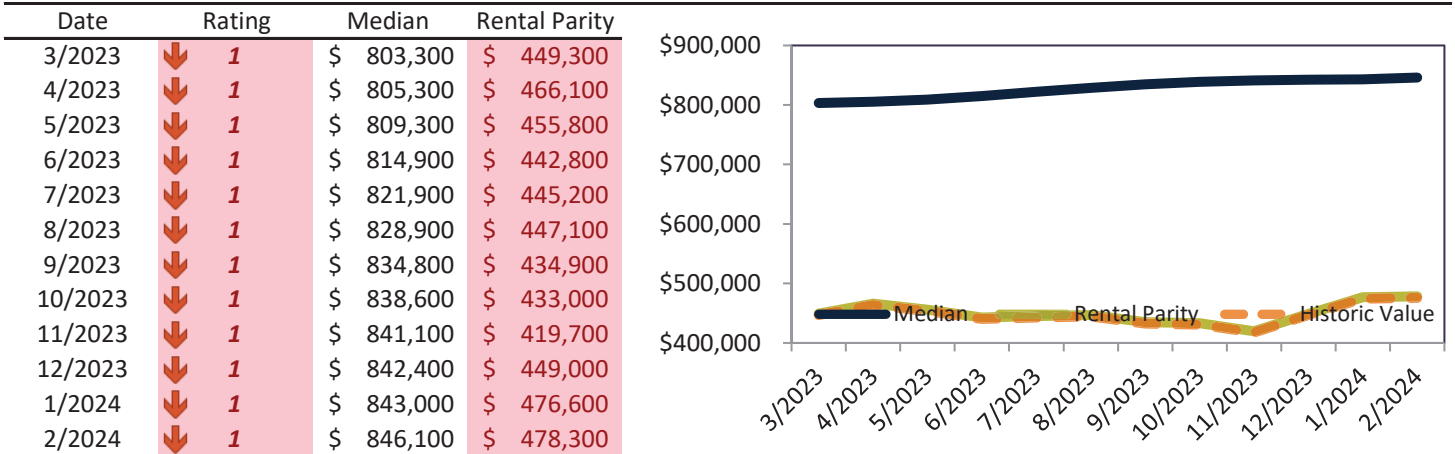
### 93012 Housing Market Value & Trends Update

Historically, properties in this market sell at a -0.5% discount. Today's premium is 76.9%. This market is 77.4% overvalued. Median home price is \$846,100. Prices rose 4.9% year-over-year.

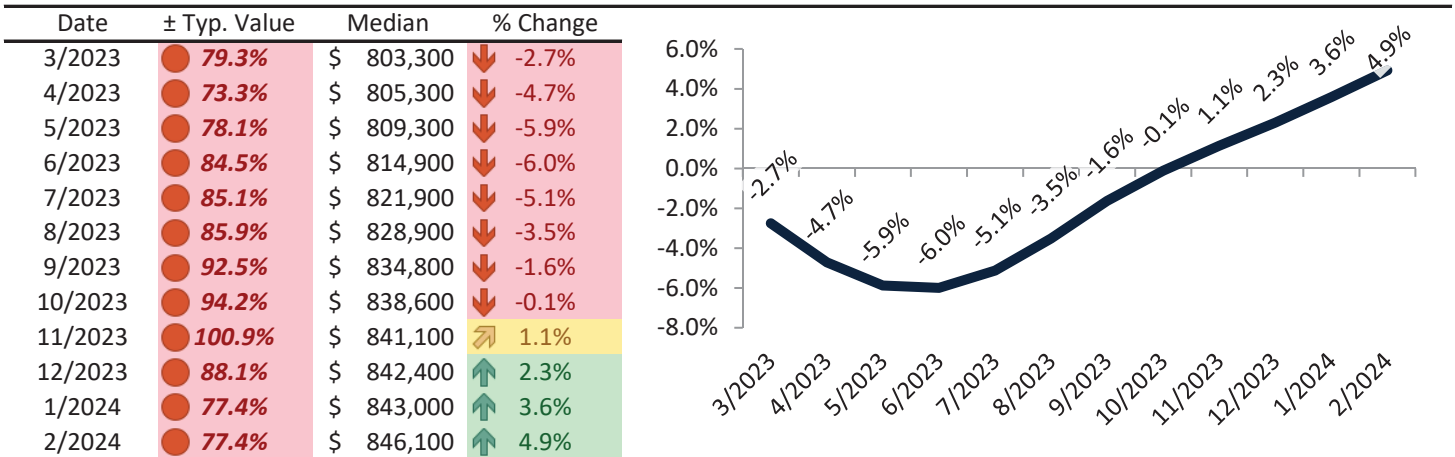
Monthly cost of ownership is \$5,113, and rents average \$2,891, making owning \$2,222 per month more costly than renting. Rents rose 5.8% year-over-year. The current capitalization rate (rent/price) is 3.3%.

**Market rating = 1**

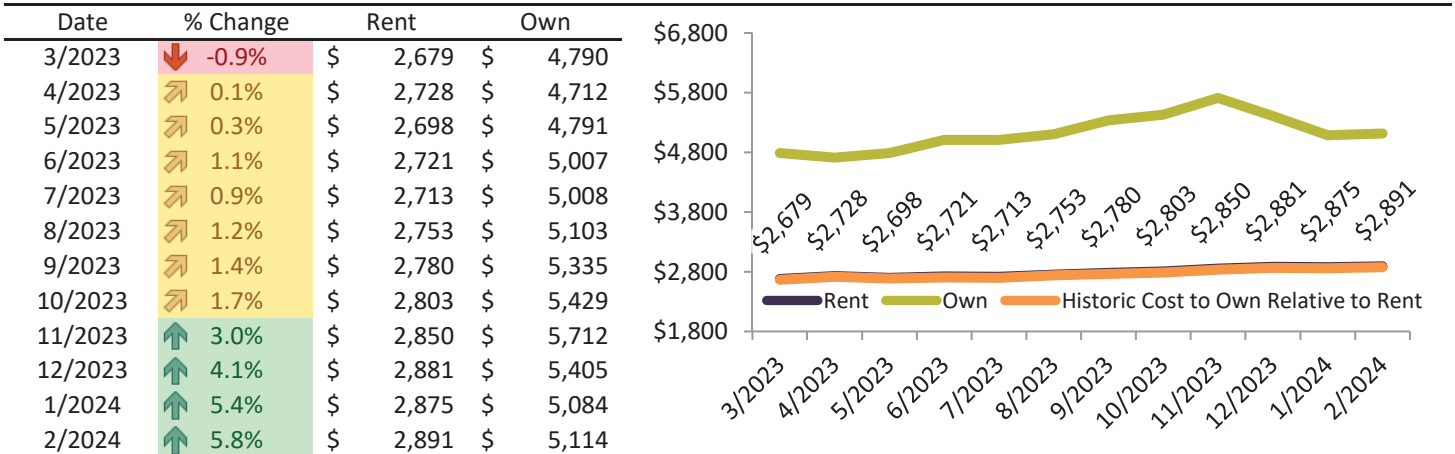
#### Median Home Price and Rental Parity trailing twelve months



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



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



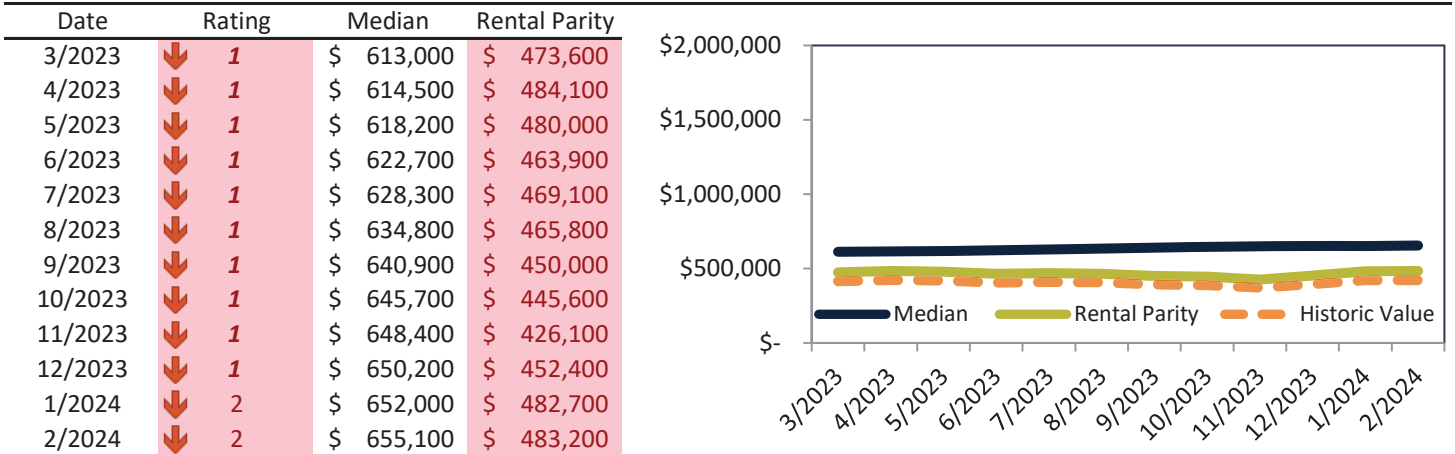


### 93015 Housing Market Value & Trends Update

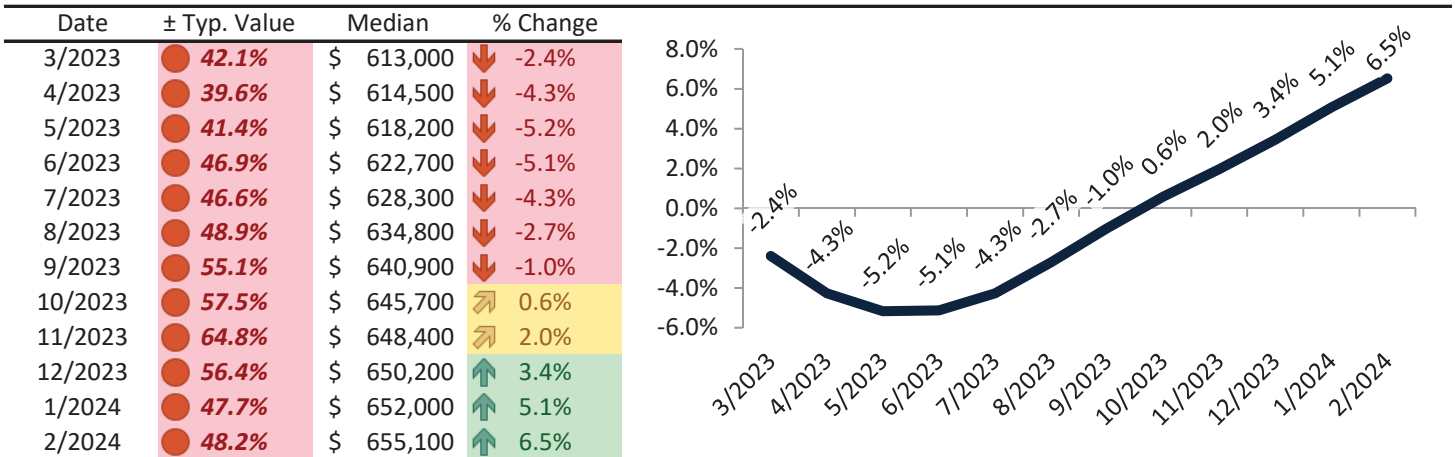
Historically, properties in this market sell at a -12.6% discount. Today's premium is 35.6%. This market is 48.2% overvalued. Median home price is \$655,100. Prices rose 6.5% year-over-year. Monthly cost of ownership is \$3,959, and rents average \$2,920, making owning \$1,038 per month more costly than renting. Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 4.3%.

**Market rating = 2**

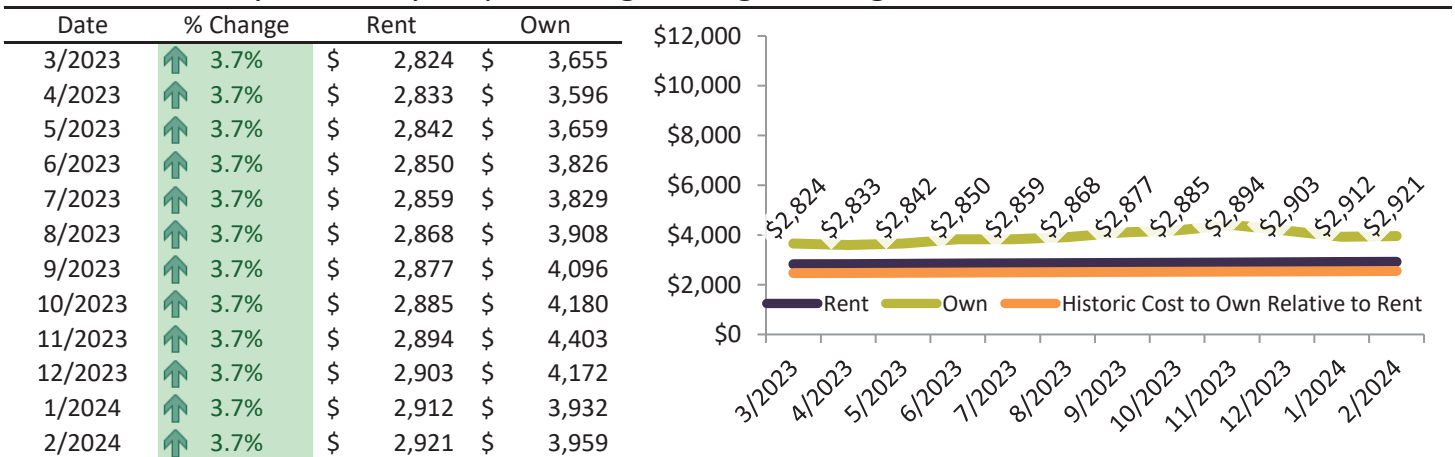
#### Median Home Price and Rental Parity trailing twelve months



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



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





### 93021 Housing Market Value & Trends Update

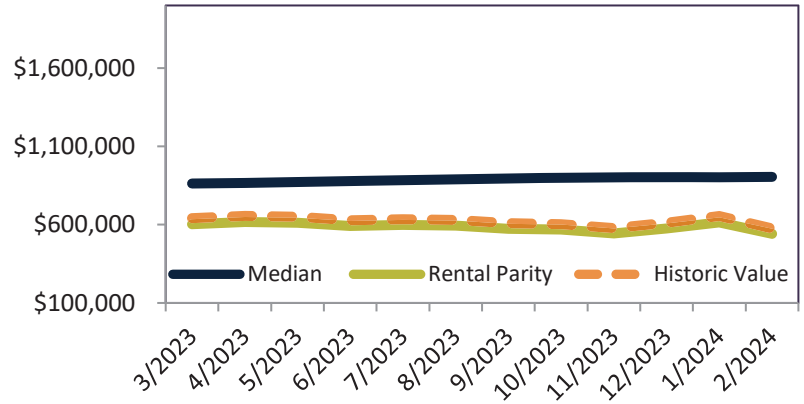
Historically, properties in this market sell at a 6.3% premium. Today's premium is 67.1%. This market is 60.8% overvalued. Median home price is \$905,300. Prices rose 4.7% year-over-year.

Monthly cost of ownership is \$5,471, and rents average \$3,274, making owning \$2,196 per month more costly than renting. Rents fell 0.4% year-over-year. The current capitalization rate (rent/price) is 3.5%.

**Market rating = 1**

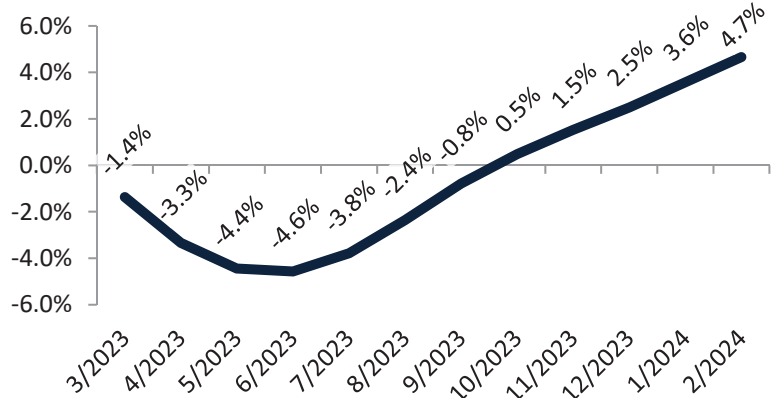
#### Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
3/2023	↓ 1	\$ 862,900	\$ 603,700
4/2023	↓ 2	\$ 866,400	\$ 617,100
5/2023	↓ 1	\$ 871,200	\$ 611,900
6/2023	↓ 1	\$ 877,600	\$ 591,300
7/2023	↓ 1	\$ 884,400	\$ 598,000
8/2023	↓ 1	\$ 891,500	\$ 593,800
9/2023	↓ 1	\$ 897,000	\$ 573,700
10/2023	↓ 1	\$ 900,100	\$ 568,100
11/2023	↓ 1	\$ 901,400	\$ 543,200
12/2023	↓ 1	\$ 901,900	\$ 576,700
1/2024	↘ 3	\$ 902,200	\$ 615,400
2/2024	↓ 1	\$ 905,300	\$ 541,700



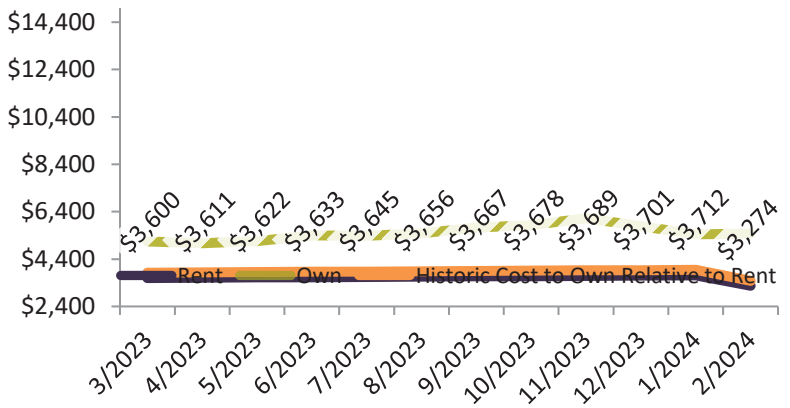
#### Resale Median and year-over-year percentage change trailing twelve months

Date	± Typ. Value	Median	% Change
3/2023	● 36.6%	\$ 862,900	↓ -1.4%
4/2023	● 34.1%	\$ 866,400	↓ -3.3%
5/2023	● 36.0%	\$ 871,200	↓ -4.4%
6/2023	● 42.1%	\$ 877,600	↓ -4.6%
7/2023	● 41.6%	\$ 884,400	↓ -3.8%
8/2023	● 43.8%	\$ 891,500	↓ -2.4%
9/2023	● 50.0%	\$ 897,000	↓ -0.8%
10/2023	● 52.1%	\$ 900,100	↔ 0.5%
11/2023	● 59.6%	\$ 901,400	↔ 1.5%
12/2023	● 50.1%	\$ 901,900	↑ 2.5%
1/2024	● 40.3%	\$ 902,200	↑ 3.6%
2/2024	● 60.8%	\$ 905,300	↑ 4.7%



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

Date	% Change	Rent	Own
3/2023	↑ 3.7%	\$ 3,600	\$ 5,145
4/2023	↑ 3.7%	\$ 3,611	\$ 5,070
5/2023	↑ 3.7%	\$ 3,622	\$ 5,157
6/2023	↑ 3.7%	\$ 3,633	\$ 5,392
7/2023	↑ 3.7%	\$ 3,645	\$ 5,389
8/2023	↑ 3.7%	\$ 3,656	\$ 5,489
9/2023	↑ 3.7%	\$ 3,667	\$ 5,733
10/2023	↑ 3.7%	\$ 3,678	\$ 5,827
11/2023	↑ 3.7%	\$ 3,689	\$ 6,122
12/2023	↑ 3.7%	\$ 3,701	\$ 5,787
1/2024	↑ 3.7%	\$ 3,712	\$ 5,441
2/2024	↓ -0.4%	\$ 3,274	\$ 5,471



### 93022 Housing Market Value & Trends Update

Historically, properties in this market sell at a 4.3% premium. Today's premium is 58.5%. This market is 54.2% overvalued.

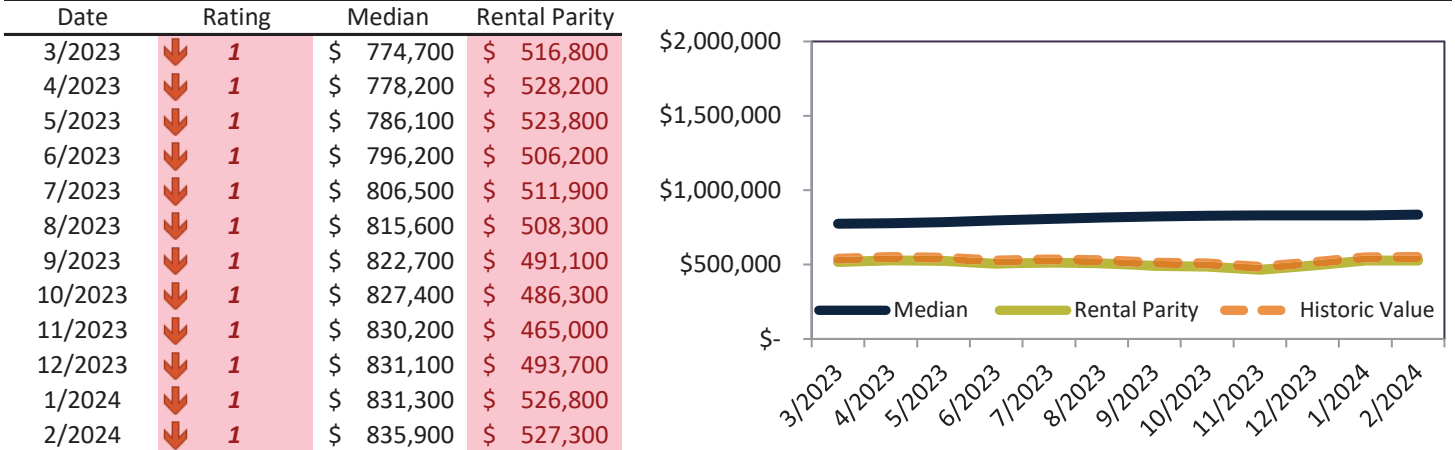
Median home price is \$835,900. Prices rose 7.6% year-over-year.

Monthly cost of ownership is \$5,052, and rents average \$3,187, making owning \$1,864 per month more costly than renting.

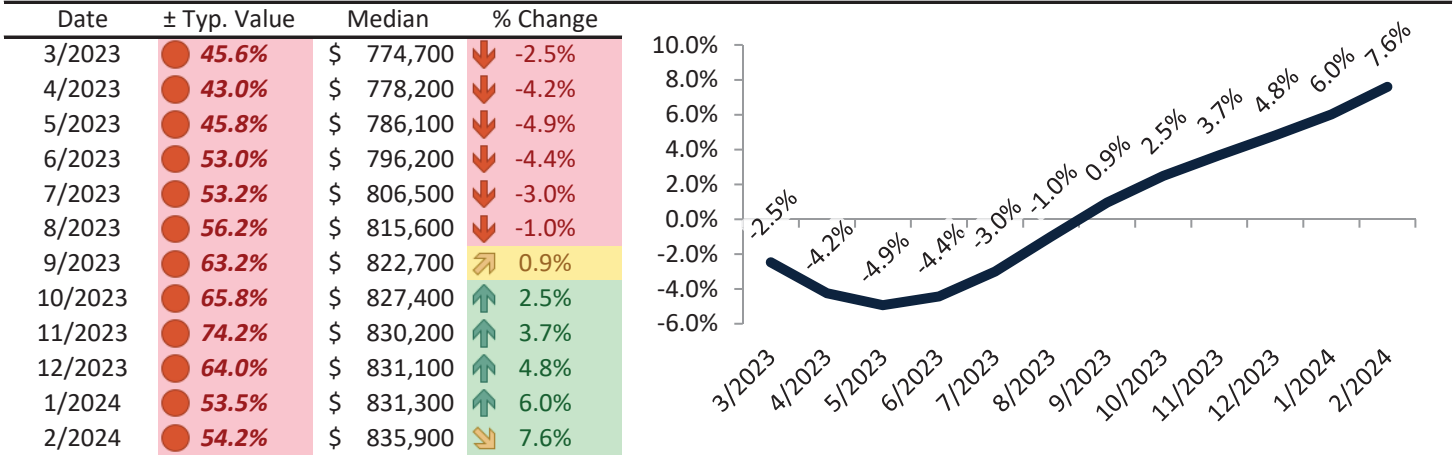
Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 3.7%.

**Market rating = 1**

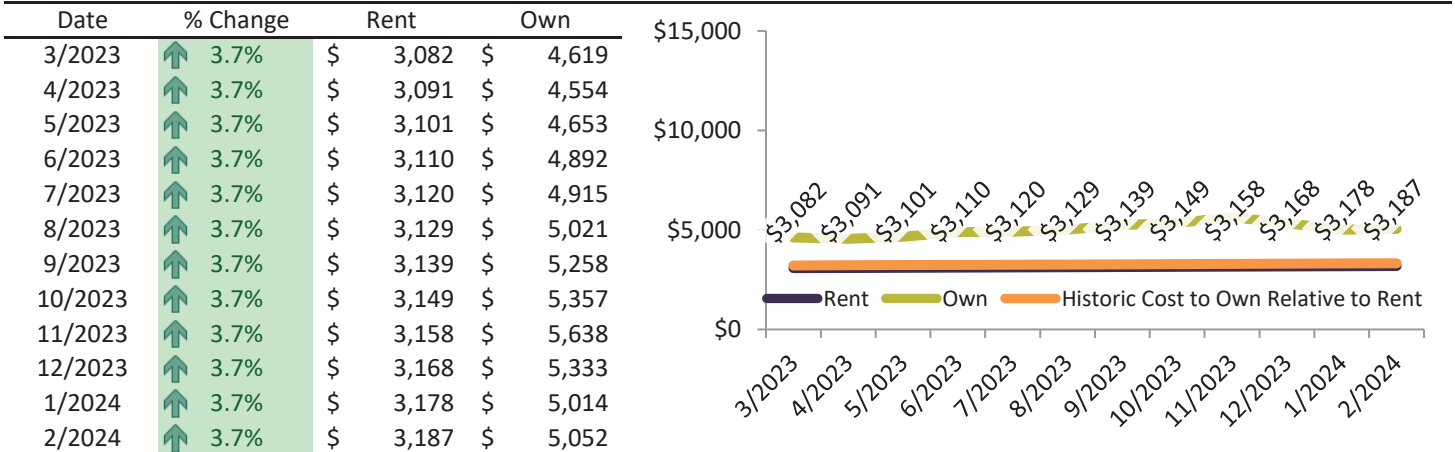
#### Median Home Price and Rental Parity trailing twelve months



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



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



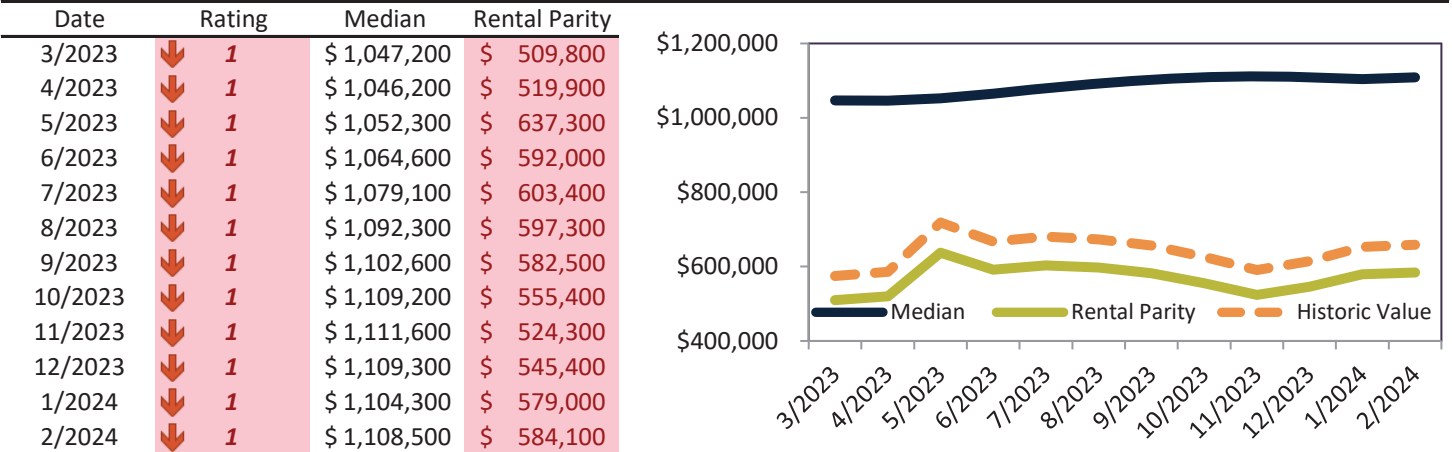
### 93023 Housing Market Value & Trends Update

Historically, properties in this market sell at a 12.7% premium. Today's premium is 89.7%. This market is 77.0% overvalued. Median home price is \$1,108,500. Prices rose 5.2% year-over-year.

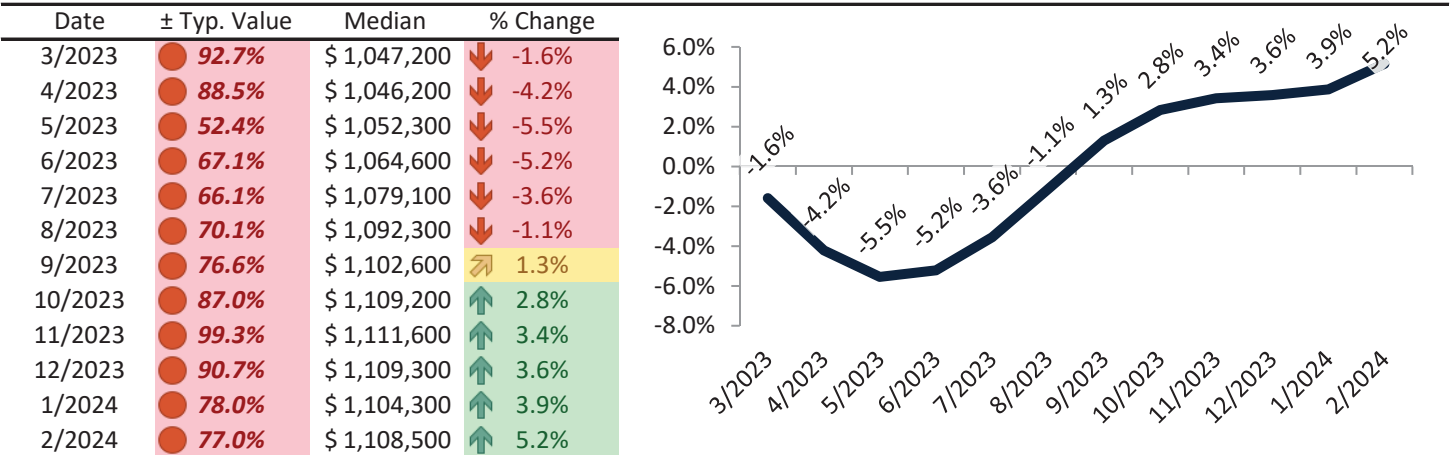
Monthly cost of ownership is \$6,699, and rents average \$3,530, making owning \$3,169 per month more costly than renting. Rents rose 16.4% year-over-year. The current capitalization rate (rent/price) is 3.1%.

**Market rating = 1**

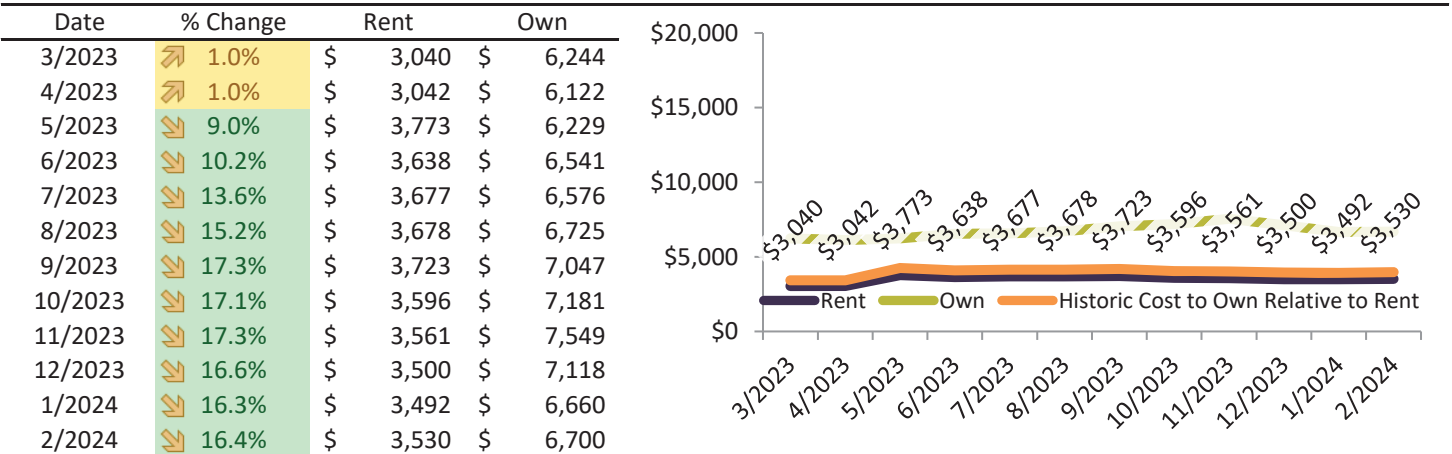
#### Median Home Price and Rental Parity trailing twelve months



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



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



### 93030 Housing Market Value & Trends Update

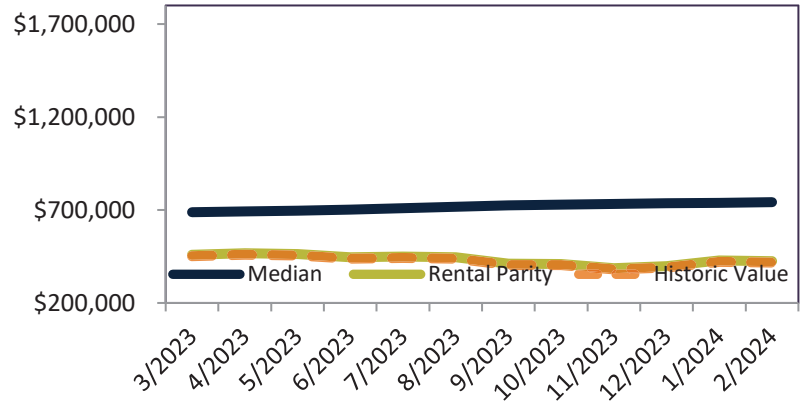
Historically, properties in this market sell at a -1.7% discount. Today's premium is 74.7%. This market is 76.4% overvalued. Median home price is \$742,100. Prices rose 7.8% year-over-year.

Monthly cost of ownership is \$4,485, and rents average \$2,567, making owning \$1,917 per month more costly than renting. Rents fell 4.1% year-over-year. The current capitalization rate (rent/price) is 3.3%.

**Market rating = 1**

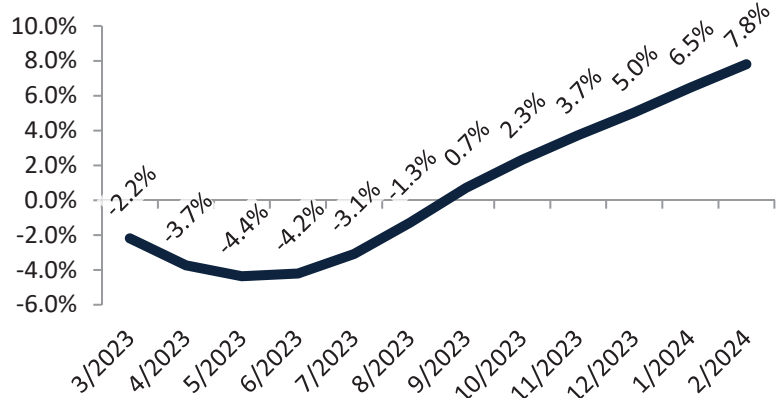
#### Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
3/2023	↓ 1	\$ 688,100	\$ 458,500
4/2023	↓ 1	\$ 691,500	\$ 467,500
5/2023	↓ 1	\$ 697,000	\$ 462,400
6/2023	↓ 1	\$ 702,700	\$ 445,800
7/2023	↓ 1	\$ 709,400	\$ 449,800
8/2023	↓ 1	\$ 716,900	\$ 445,400
9/2023	↓ 1	\$ 724,100	\$ 411,300
10/2023	↓ 1	\$ 729,400	\$ 410,400
11/2023	↓ 1	\$ 733,100	\$ 387,000
12/2023	↓ 1	\$ 735,600	\$ 398,100
1/2024	↓ 1	\$ 738,000	\$ 427,800
2/2024	↓ 1	\$ 742,100	\$ 424,800



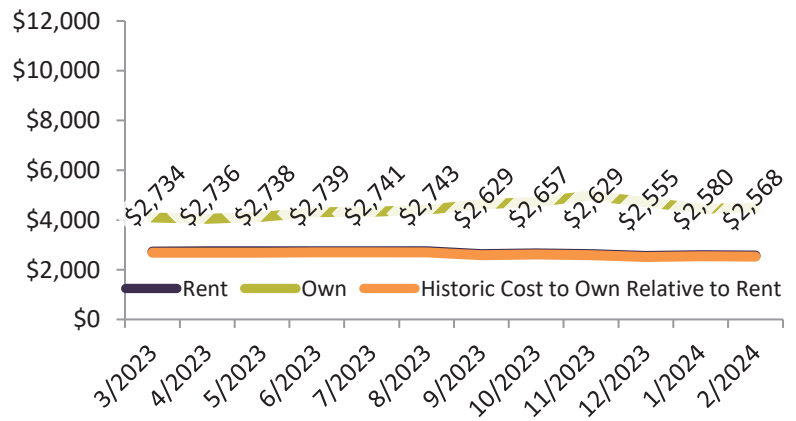
#### Resale Median and year-over-year percentage change trailing twelve months

Date	± Typ. Value	Median	% Change
3/2023	● 51.8%	\$ 688,100	↓ -2.2%
4/2023	● 49.6%	\$ 691,500	↓ -3.7%
5/2023	● 52.4%	\$ 697,000	↓ -4.4%
6/2023	● 59.3%	\$ 702,700	↓ -4.2%
7/2023	● 59.4%	\$ 709,400	↓ -3.1%
8/2023	● 62.7%	\$ 716,900	↓ -1.3%
9/2023	● 77.8%	\$ 724,100	↔ 0.7%
10/2023	● 79.4%	\$ 729,400	↑ 2.3%
11/2023	● 91.1%	\$ 733,100	↑ 3.7%
12/2023	● 86.5%	\$ 735,600	↑ 5.0%
1/2024	● 74.2%	\$ 738,000	↑ 6.5%
2/2024	● 76.4%	\$ 742,100	↘ 7.8%



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

Date	% Change	Rent	Own
3/2023	↔ 0.9%	\$ 2,734	\$ 4,103
4/2023	↔ 0.9%	\$ 2,736	\$ 4,046
5/2023	↔ 0.9%	\$ 2,738	\$ 4,126
6/2023	↔ 0.8%	\$ 2,739	\$ 4,317
7/2023	↔ 0.8%	\$ 2,741	\$ 4,323
8/2023	↔ 0.8%	\$ 2,743	\$ 4,414
9/2023	↓ -0.6%	\$ 2,629	\$ 4,628
10/2023	↓ -0.8%	\$ 2,657	\$ 4,722
11/2023	↓ -1.7%	\$ 2,629	\$ 4,979
12/2023	↓ -2.9%	\$ 2,555	\$ 4,720
1/2024	↓ -3.4%	\$ 2,580	\$ 4,451
2/2024	↓ -4.1%	\$ 2,568	\$ 4,485



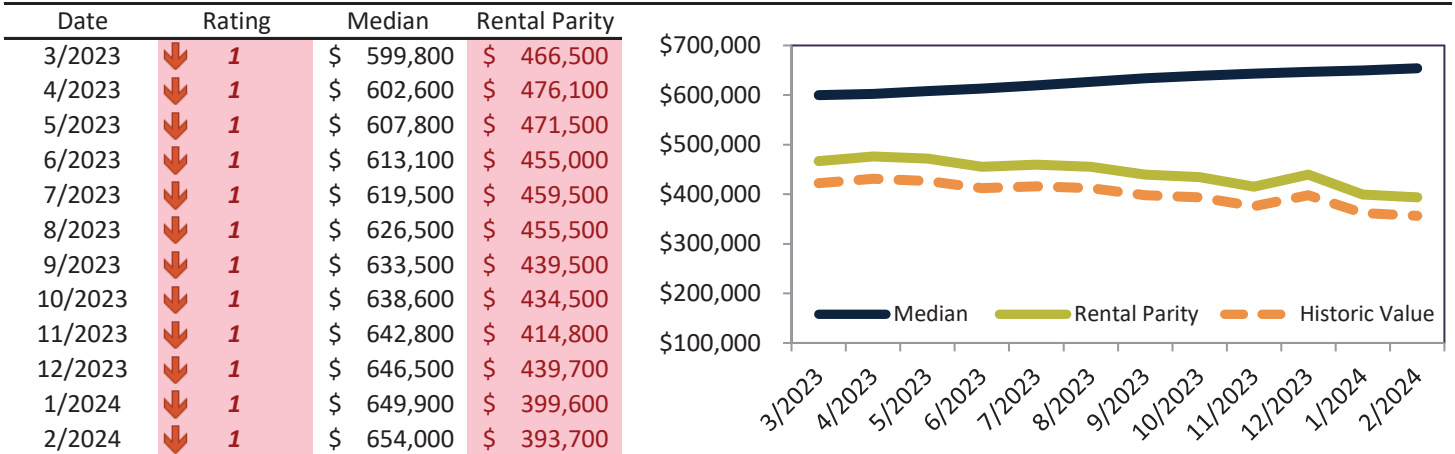
### 93033 Housing Market Value & Trends Update

Historically, properties in this market sell at a -9.5% discount. Today's premium is 66.1%. This market is 75.6% overvalued. Median home price is \$654,000. Prices rose 8.9% year-over-year.

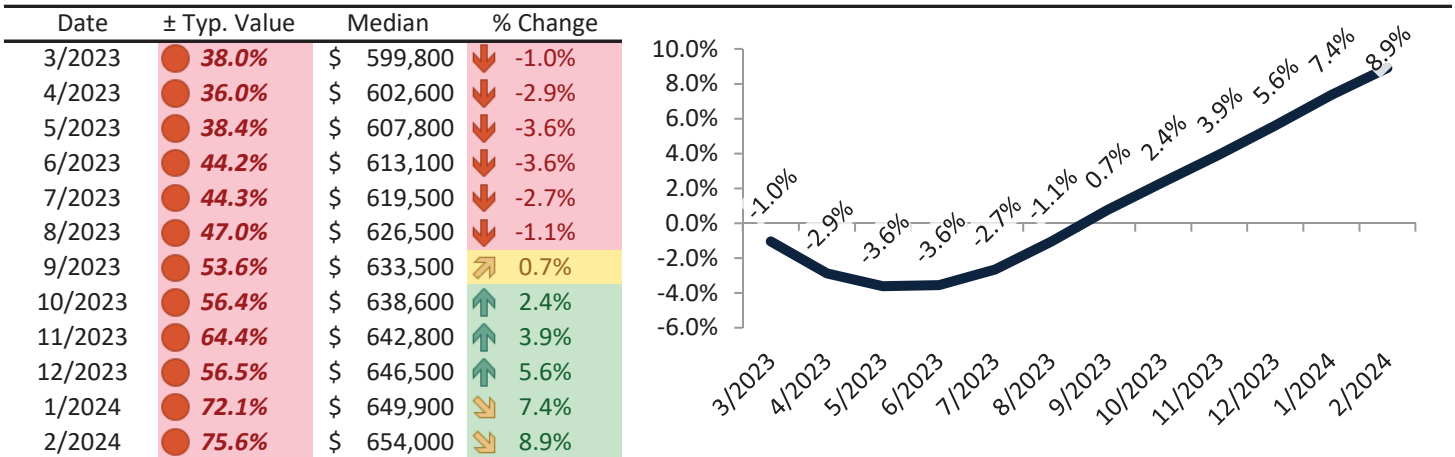
Monthly cost of ownership is \$3,952, and rents average \$2,379, making owning \$1,572 per month more costly than renting. Rents fell 5.1% year-over-year. The current capitalization rate (rent/price) is 3.5%.

**Market rating = 1**

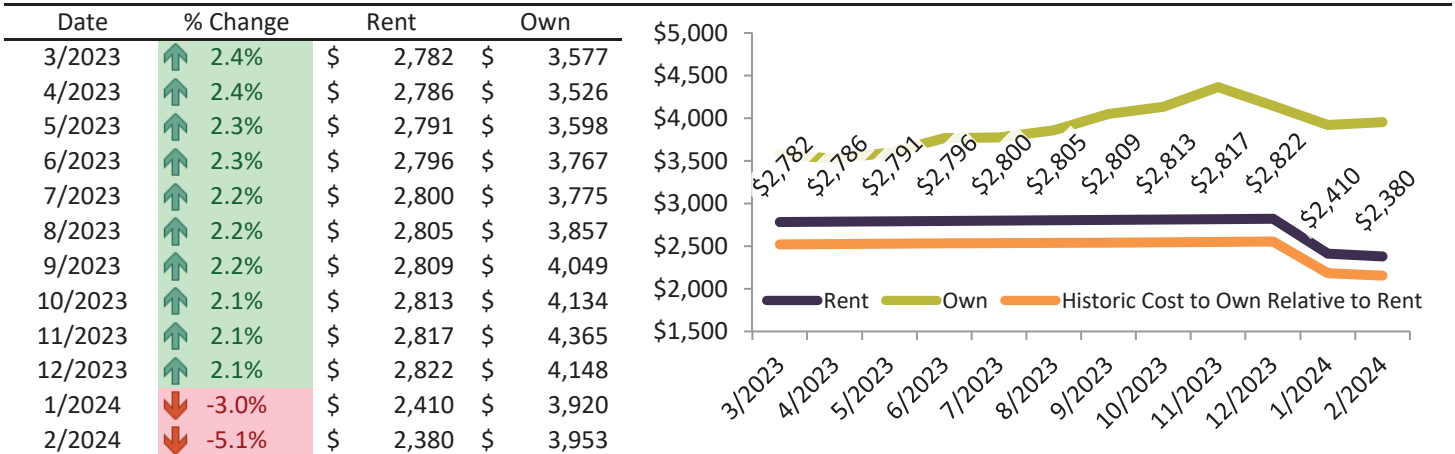
#### Median Home Price and Rental Parity trailing twelve months



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



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





### 93035 Housing Market Value & Trends Update

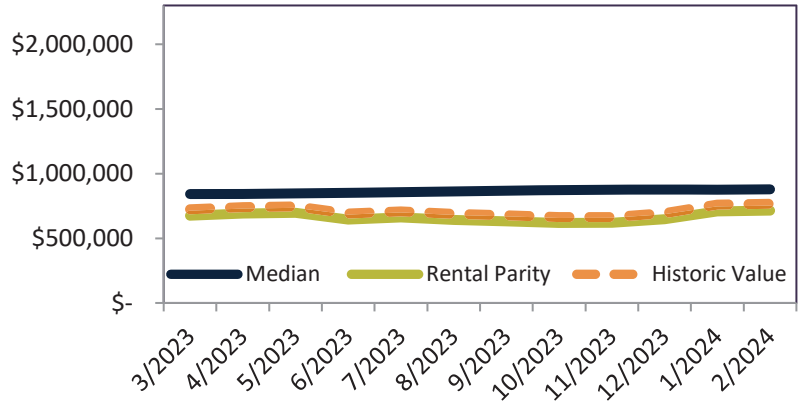
Historically, properties in this market sell at a 7.4% premium. Today's premium is 23.1%. This market is 15.7% overvalued. Median home price is \$878,600. Prices rose 4.1% year-over-year.

Monthly cost of ownership is \$5,310, and rents average \$4,316, making owning \$993 per month more costly than renting. Rents rose 9.0% year-over-year. The current capitalization rate (rent/price) is 4.7%.

**Market rating = 5**

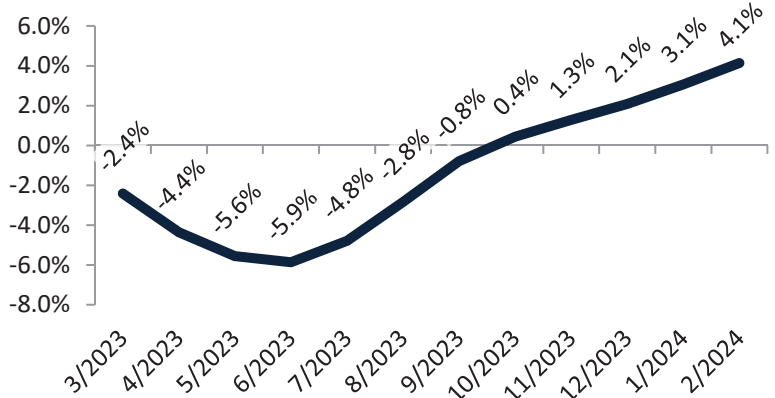
#### Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
3/2023	4	\$ 842,100	\$ 673,800
4/2023	4	\$ 843,900	\$ 691,300
5/2023	3	\$ 847,100	\$ 696,400
6/2023	2	\$ 850,600	\$ 644,500
7/2023	3	\$ 856,100	\$ 660,500
8/2023	3	\$ 863,000	\$ 641,900
9/2023	2	\$ 870,000	\$ 630,900
10/2023	2	\$ 873,700	\$ 618,500
11/2023	2	\$ 875,500	\$ 619,100
12/2023	5	\$ 875,700	\$ 647,700
1/2024	5	\$ 875,900	\$ 708,900
2/2024	5	\$ 878,600	\$ 714,200



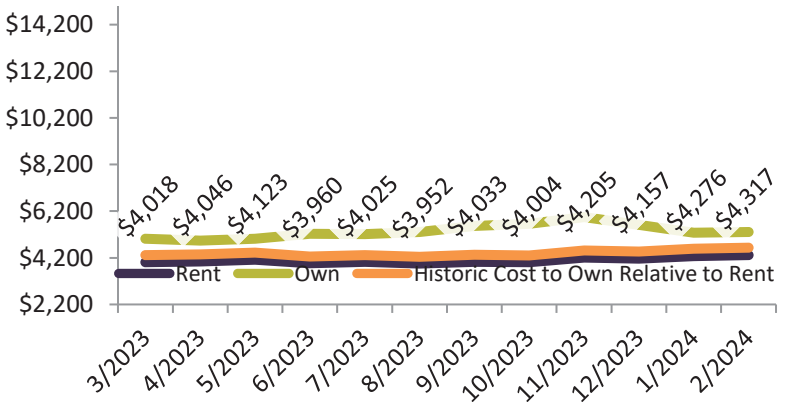
#### Resale Median and year-over-year percentage change trailing twelve months

Date	± Typ. Value	Median	% Change
3/2023	17.6%	\$ 842,100	-2.4%
4/2023	14.7%	\$ 843,900	-4.4%
5/2023	14.3%	\$ 847,100	-5.6%
6/2023	24.6%	\$ 850,600	-5.9%
7/2023	22.3%	\$ 856,100	-4.8%
8/2023	27.1%	\$ 863,000	-2.8%
9/2023	30.5%	\$ 870,000	-0.8%
10/2023	33.9%	\$ 873,700	0.4%
11/2023	34.1%	\$ 875,500	1.3%
12/2023	27.8%	\$ 875,700	2.1%
1/2024	16.2%	\$ 875,900	3.1%
2/2024	15.7%	\$ 878,600	4.1%



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

Date	% Change	Rent	Own
3/2023	5.5%	\$ 4,018	\$ 5,021
4/2023	4.8%	\$ 4,046	\$ 4,938
5/2023	5.6%	\$ 4,123	\$ 5,014
6/2023	4.7%	\$ 3,960	\$ 5,226
7/2023	5.5%	\$ 4,025	\$ 5,217
8/2023	5.2%	\$ 3,952	\$ 5,313
9/2023	5.2%	\$ 4,033	\$ 5,560
10/2023	4.3%	\$ 4,004	\$ 5,656
11/2023	5.4%	\$ 4,205	\$ 5,946
12/2023	5.8%	\$ 4,157	\$ 5,619
1/2024	7.2%	\$ 4,276	\$ 5,283
2/2024	9.0%	\$ 4,317	\$ 5,310



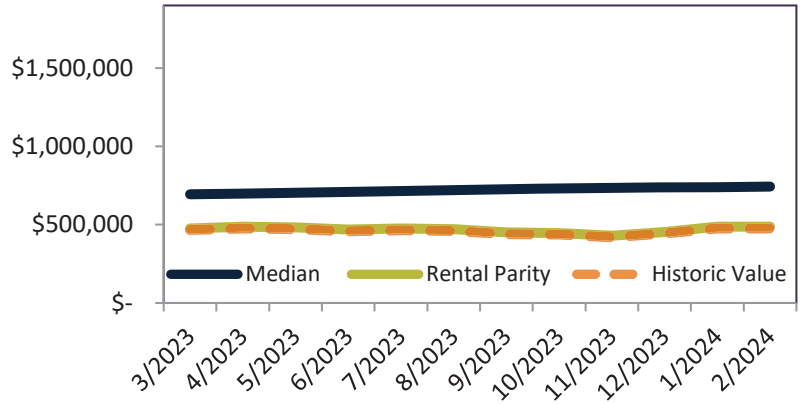
### 93036 Housing Market Value & Trends Update

Historically, properties in this market sell at a -2.3% discount. Today's premium is 52.6%. This market is 54.9% overvalued. Median home price is \$743,300. Prices rose 7.1% year-over-year. Monthly cost of ownership is \$4,492, and rents average \$2,945, making owning \$1,547 per month more costly than renting. Rents rose 4.0% year-over-year. The current capitalization rate (rent/price) is 3.8%.

**Market rating = 1**

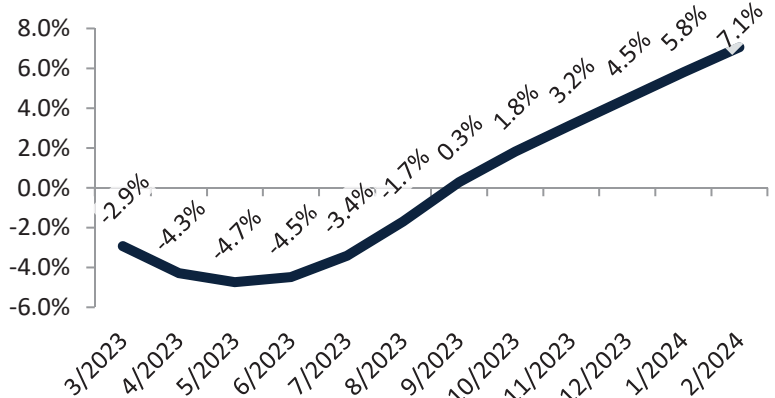
#### Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
3/2023	↓ 1	\$ 694,100	\$ 476,500
4/2023	↓ 1	\$ 697,800	\$ 486,100
5/2023	↓ 1	\$ 703,500	\$ 483,100
6/2023	↓ 1	\$ 708,800	\$ 468,500
7/2023	↓ 1	\$ 714,500	\$ 476,400
8/2023	↓ 1	\$ 720,600	\$ 470,900
9/2023	↓ 1	\$ 726,900	\$ 450,400
10/2023	↓ 1	\$ 731,500	\$ 447,100
11/2023	↓ 1	\$ 734,900	\$ 429,300
12/2023	↓ 1	\$ 737,600	\$ 453,800
1/2024	↓ 1	\$ 739,500	\$ 486,500
2/2024	↓ 1	\$ 743,300	\$ 487,200



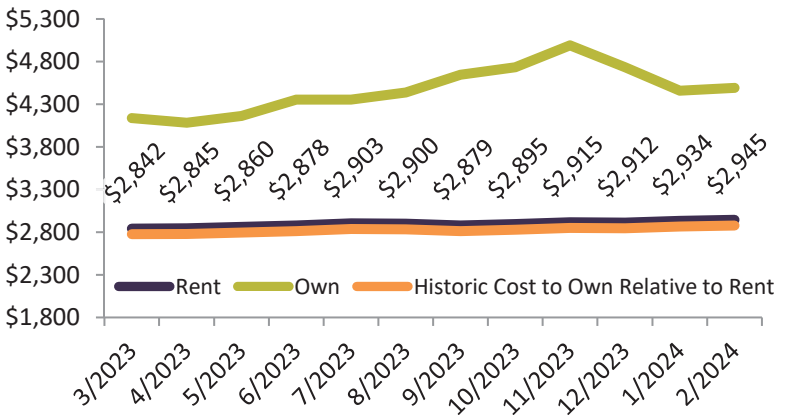
#### Resale Median and year-over-year percentage change trailing twelve months

Date	± Typ. Value	Median	% Change
3/2023	● 48.0%	\$ 694,100	↓ -2.9%
4/2023	● 45.8%	\$ 697,800	↓ -4.3%
5/2023	● 47.9%	\$ 703,500	↓ -4.7%
6/2023	● 53.6%	\$ 708,800	↓ -4.5%
7/2023	● 52.3%	\$ 714,500	↓ -3.4%
8/2023	● 55.3%	\$ 720,600	↓ -1.7%
9/2023	● 63.7%	\$ 726,900	↔ 0.3%
10/2023	● 65.9%	\$ 731,500	↔ 1.8%
11/2023	● 73.5%	\$ 734,900	↑ 3.2%
12/2023	● 64.8%	\$ 737,600	↑ 4.5%
1/2024	● 54.3%	\$ 739,500	↑ 5.8%
2/2024	● 54.9%	\$ 743,300	↘ 7.1%



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

Date	% Change	Rent	Own
3/2023	↑ 3.7%	\$ 2,842	\$ 4,139
4/2023	↑ 2.8%	\$ 2,845	\$ 4,083
5/2023	↑ 2.5%	\$ 2,860	\$ 4,164
6/2023	↑ 2.0%	\$ 2,878	\$ 4,355
7/2023	↔ 1.7%	\$ 2,903	\$ 4,354
8/2023	↔ 1.4%	\$ 2,900	\$ 4,436
9/2023	↔ 1.4%	\$ 2,879	\$ 4,646
10/2023	↔ 1.7%	\$ 2,895	\$ 4,736
11/2023	↑ 2.6%	\$ 2,915	\$ 4,991
12/2023	↑ 3.1%	\$ 2,912	\$ 4,733
1/2024	↑ 4.0%	\$ 2,934	\$ 4,460
2/2024	↑ 4.0%	\$ 2,945	\$ 4,492

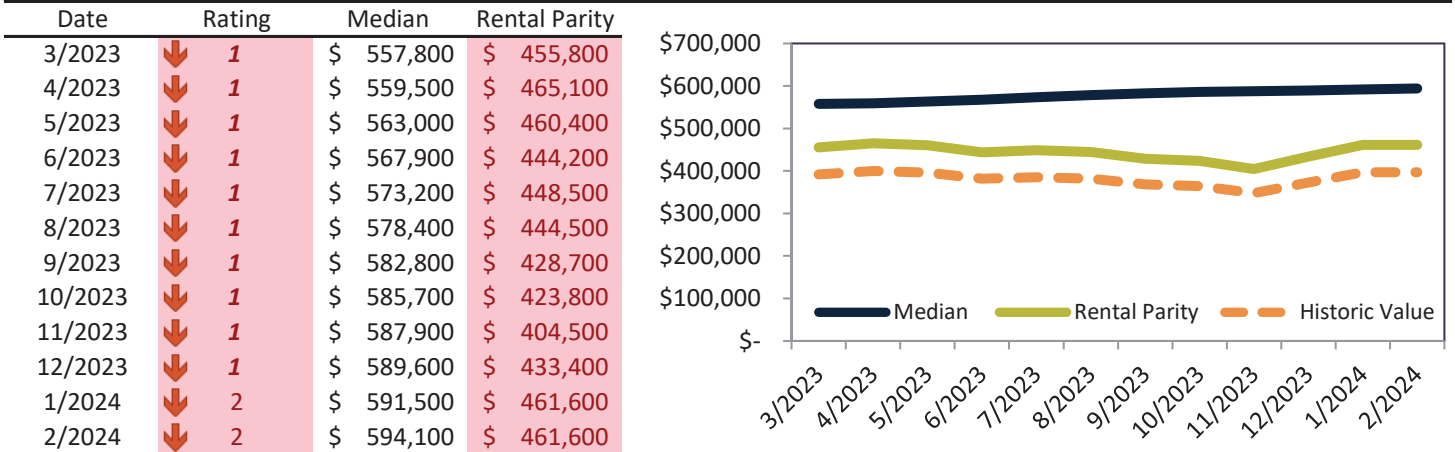


### 93041 Housing Market Value & Trends Update

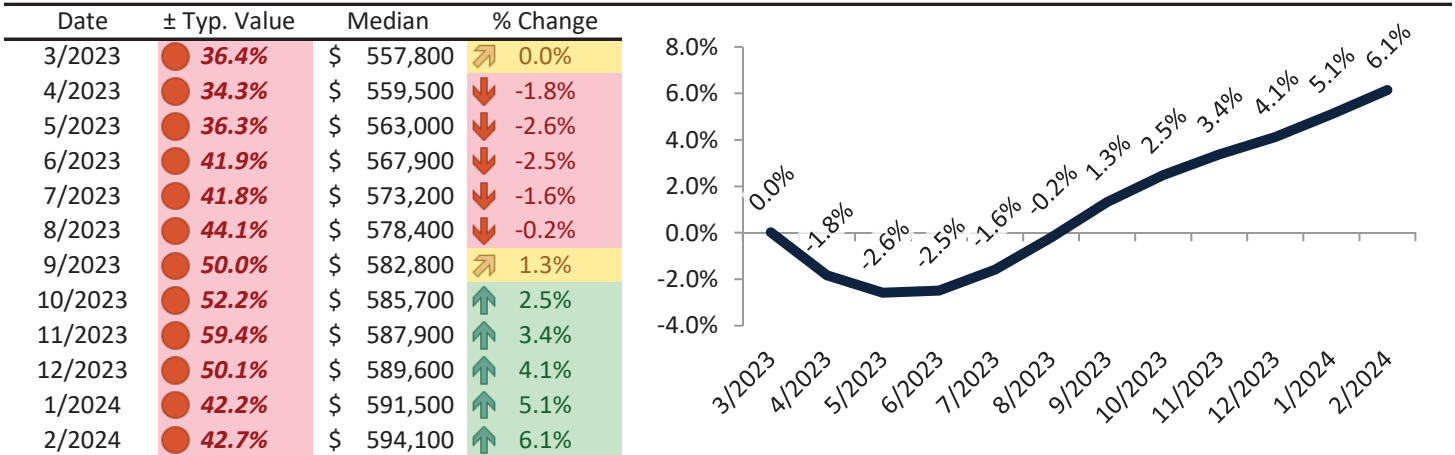
Historically, properties in this market sell at a -14.0% discount. Today's premium is 28.7%. This market is 42.7% overvalued. Median home price is \$594,100. Prices rose 6.1% year-over-year. Monthly cost of ownership is \$3,590, and rents average \$2,790, making owning \$800 per month more costly than renting. Rents rose 2.4% year-over-year. The current capitalization rate (rent/price) is 4.5%.

**Market rating = 2**

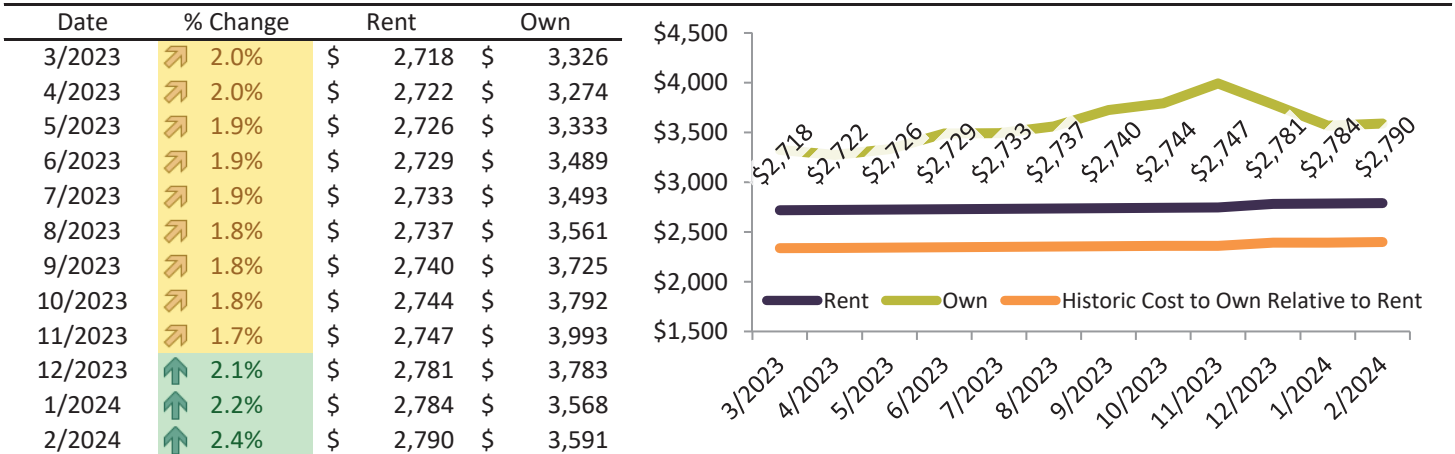
#### Median Home Price and Rental Parity trailing twelve months



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



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

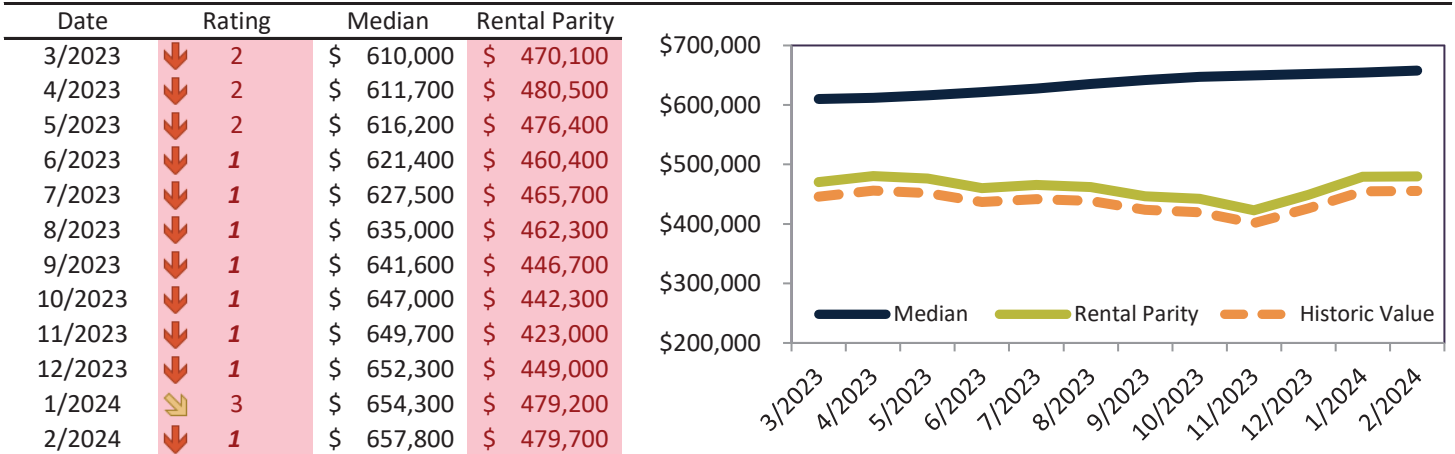


### 93060 Housing Market Value & Trends Update

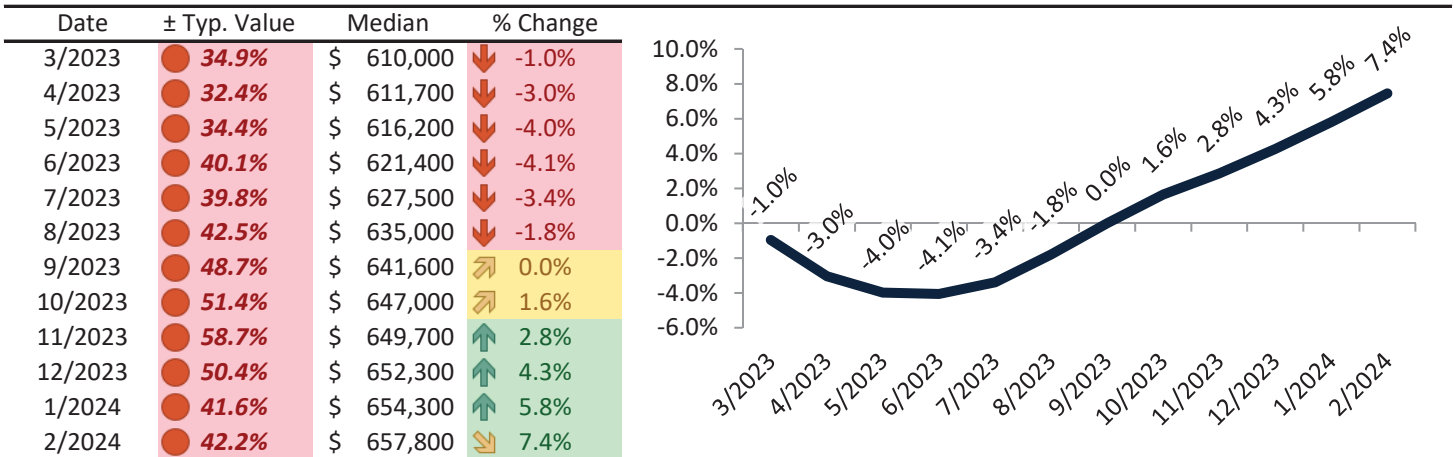
Historically, properties in this market sell at a -5.1% discount. Today's premium is 37.1%. This market is 42.2% overvalued. Median home price is \$657,800. Prices rose 7.4% year-over-year. Monthly cost of ownership is \$3,975, and rents average \$2,899, making owning \$1,076 per month more costly than renting. Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 4.2%.

**Market rating = 1**

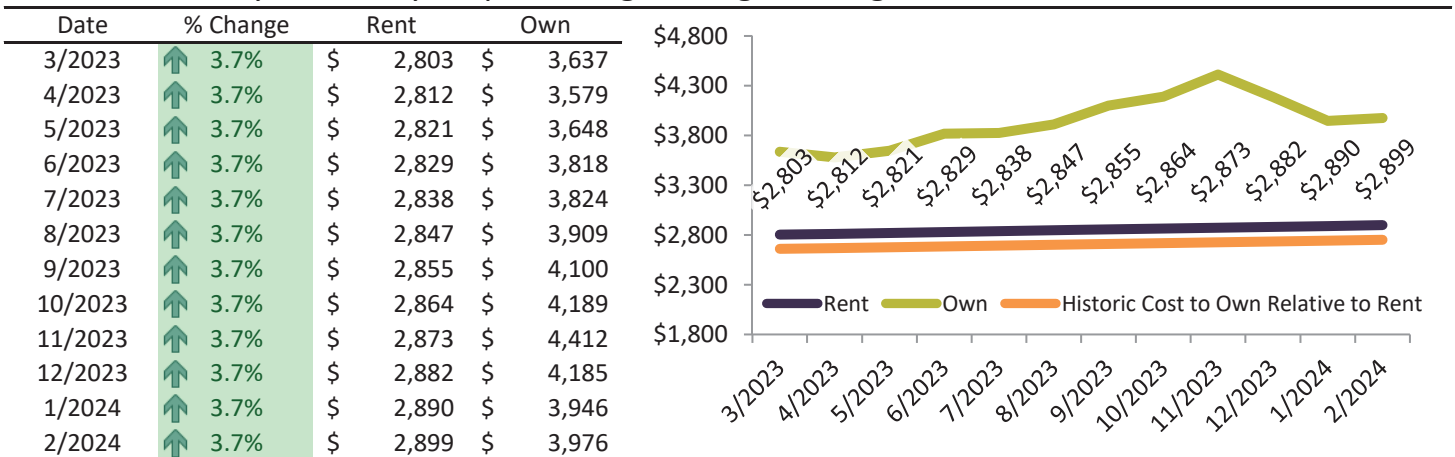
#### Median Home Price and Rental Parity trailing twelve months



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



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



### 93063 Housing Market Value & Trends Update

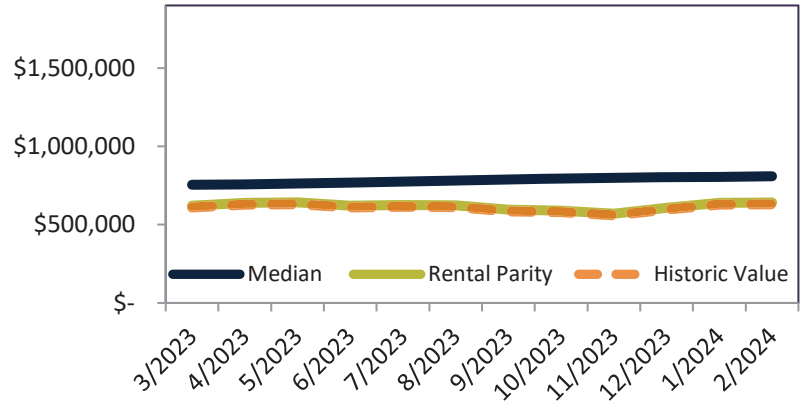
Historically, properties in this market sell at a -1.8% discount. Today's premium is 26.0%. This market is 27.8% overvalued. Median home price is \$809,100. Prices rose 7.0% year-over-year.

Monthly cost of ownership is \$4,890, and rents average \$3,881, making owning \$1,008 per month more costly than renting. Rents rose 6.9% year-over-year. The current capitalization rate (rent/price) is 4.6%.

**Market rating = 5**

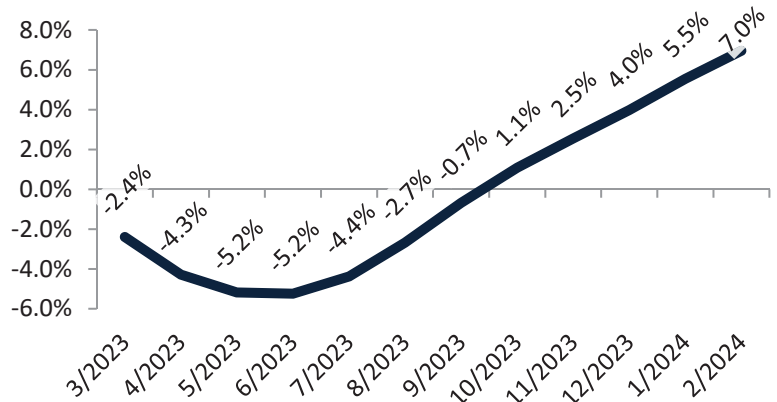
#### Median Home Price and Rental Parity trailing twelve months

Date	Rating	Median	Rental Parity
3/2023	↓ 2	\$ 754,800	\$ 620,100
4/2023	↘ 3	\$ 757,400	\$ 638,400
5/2023	↓ 2	\$ 762,500	\$ 642,400
6/2023	↓ 2	\$ 768,100	\$ 621,100
7/2023	↘ 3	\$ 774,700	\$ 626,300
8/2023	↘ 3	\$ 782,500	\$ 623,500
9/2023	↓ 2	\$ 789,700	\$ 596,000
10/2023	↓ 1	\$ 795,400	\$ 590,300
11/2023	↓ 2	\$ 798,900	\$ 570,000
12/2023	↘ 3	\$ 802,000	\$ 608,100
1/2024	→ 5	\$ 805,100	\$ 640,200
2/2024	→ 5	\$ 809,100	\$ 642,200



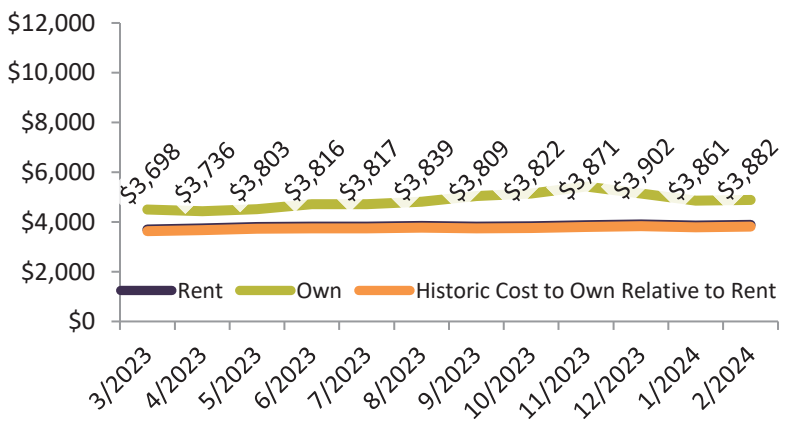
#### Resale Median and year-over-year percentage change trailing twelve months

Date	± Typ. Value	Median	% Change
3/2023	● 23.5%	\$ 754,800	↓ -2.4%
4/2023	● 20.5%	\$ 757,400	↓ -4.3%
5/2023	● 20.5%	\$ 762,500	↓ -5.2%
6/2023	● 25.5%	\$ 768,100	↓ -5.2%
7/2023	● 25.5%	\$ 774,700	↓ -4.4%
8/2023	● 27.3%	\$ 782,500	↓ -2.7%
9/2023	● 34.3%	\$ 789,700	↓ -0.7%
10/2023	● 36.6%	\$ 795,400	↗ 1.1%
11/2023	● 42.0%	\$ 798,900	↑ 2.5%
12/2023	● 33.7%	\$ 802,000	↑ 4.0%
1/2024	● 27.6%	\$ 805,100	↑ 5.5%
2/2024	● 27.8%	\$ 809,100	↑ 7.0%



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

Date	% Change	Rent	Own
3/2023	↘ 8.8%	\$ 3,698	\$ 4,501
4/2023	↘ 7.9%	\$ 3,736	\$ 4,432
5/2023	↘ 7.0%	\$ 3,803	\$ 4,514
6/2023	↑ 6.3%	\$ 3,816	\$ 4,719
7/2023	↑ 5.9%	\$ 3,817	\$ 4,721
8/2023	↑ 5.5%	\$ 3,839	\$ 4,817
9/2023	↑ 6.3%	\$ 3,809	\$ 5,047
10/2023	↑ 6.7%	\$ 3,822	\$ 5,149
11/2023	↘ 7.4%	\$ 3,871	\$ 5,426
12/2023	↘ 7.1%	\$ 3,902	\$ 5,146
1/2024	↑ 6.4%	\$ 3,861	\$ 4,856
2/2024	↑ 6.9%	\$ 3,882	\$ 4,890



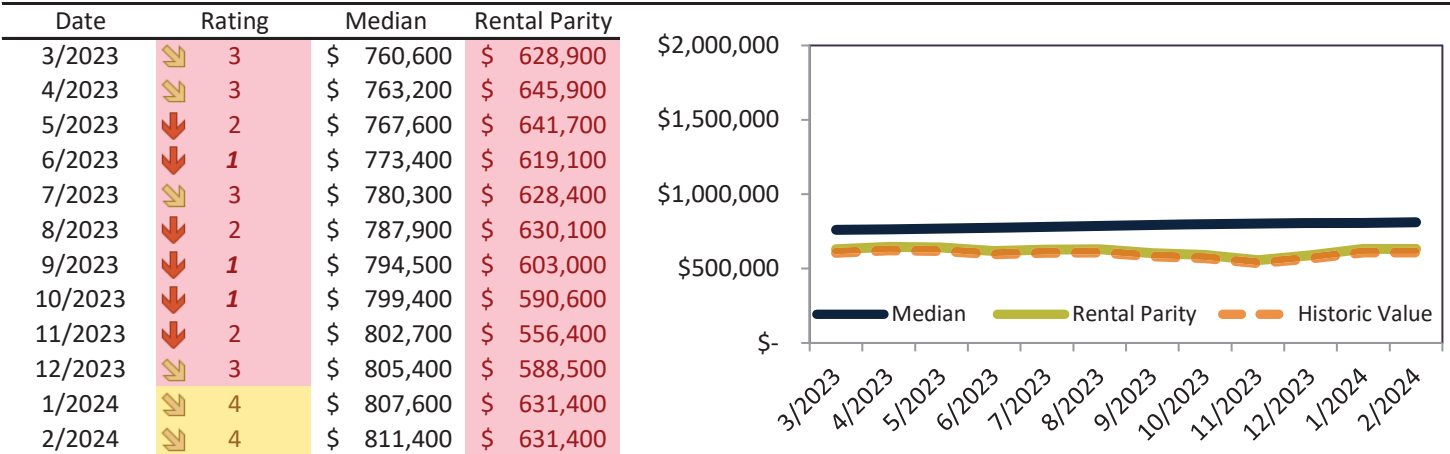


### 93065 Housing Market Value & Trends Update

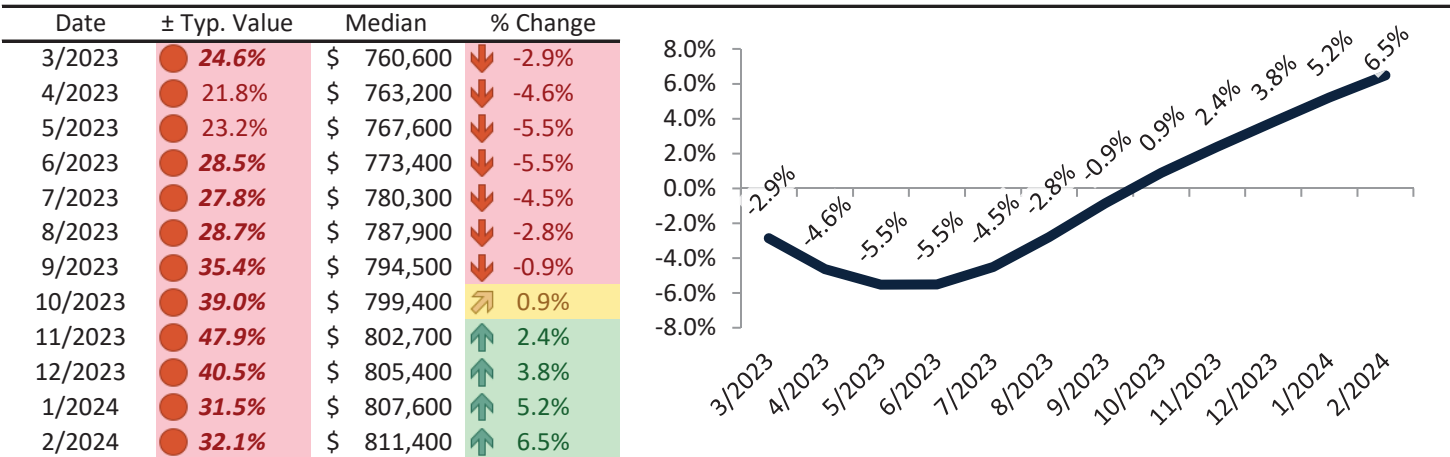
Historically, properties in this market sell at a -3.6% discount. Today's premium is 28.5%. This market is 32.1% overvalued. Median home price is \$811,400. Prices rose 6.5% year-over-year. Monthly cost of ownership is \$4,903, and rents average \$3,816, making owning \$1,087 per month more costly than renting. Rents rose 2.6% year-over-year. The current capitalization rate (rent/price) is 4.5%.

**Market rating = 4**

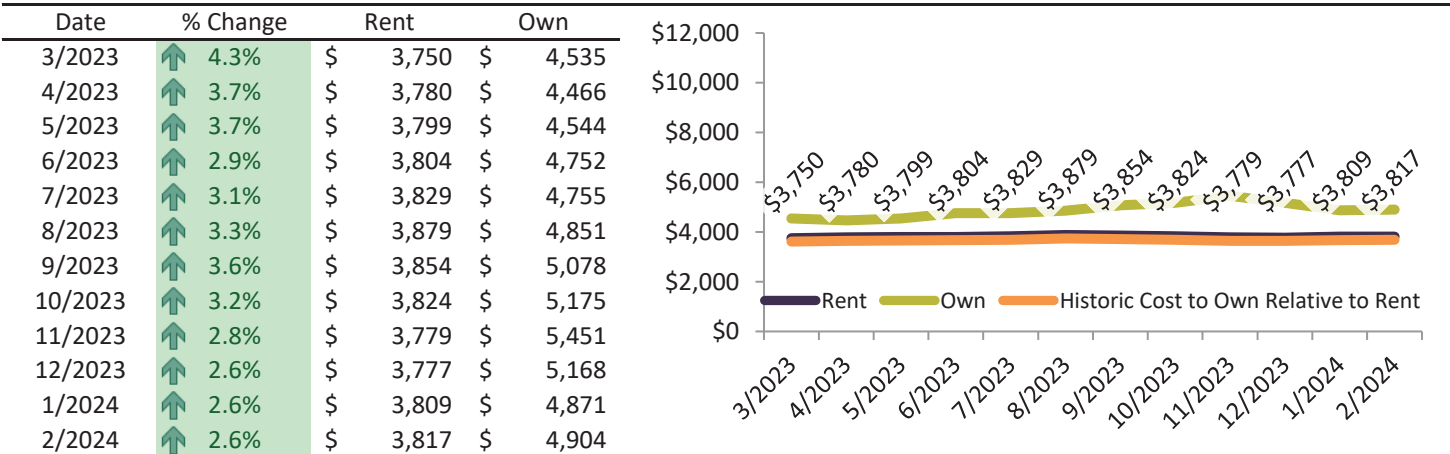
#### Median Home Price and Rental Parity trailing twelve months



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



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

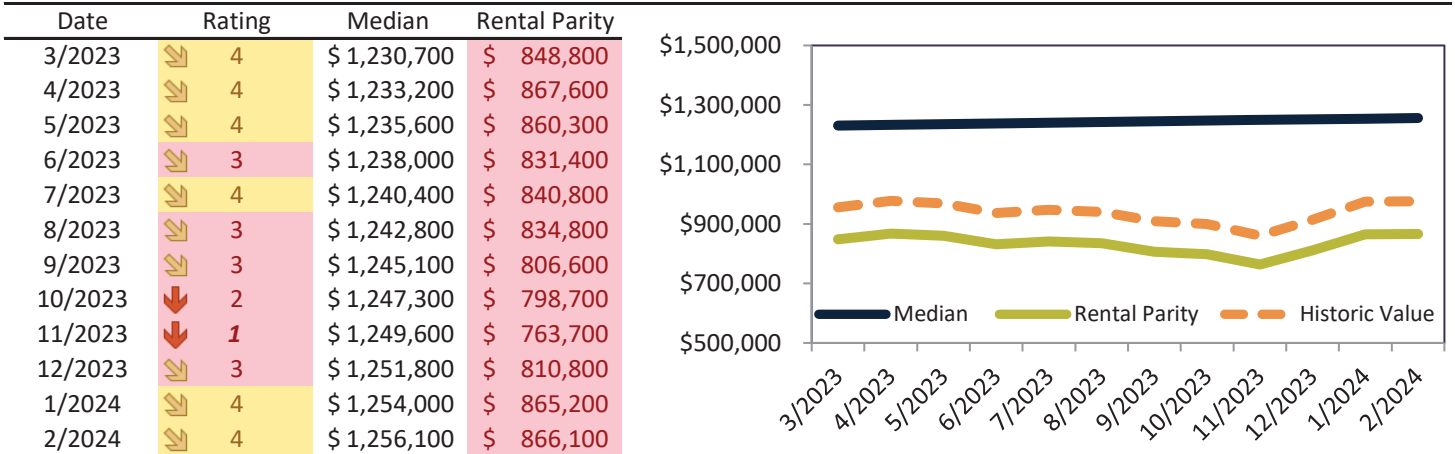


### 93066 Housing Market Value & Trends Update

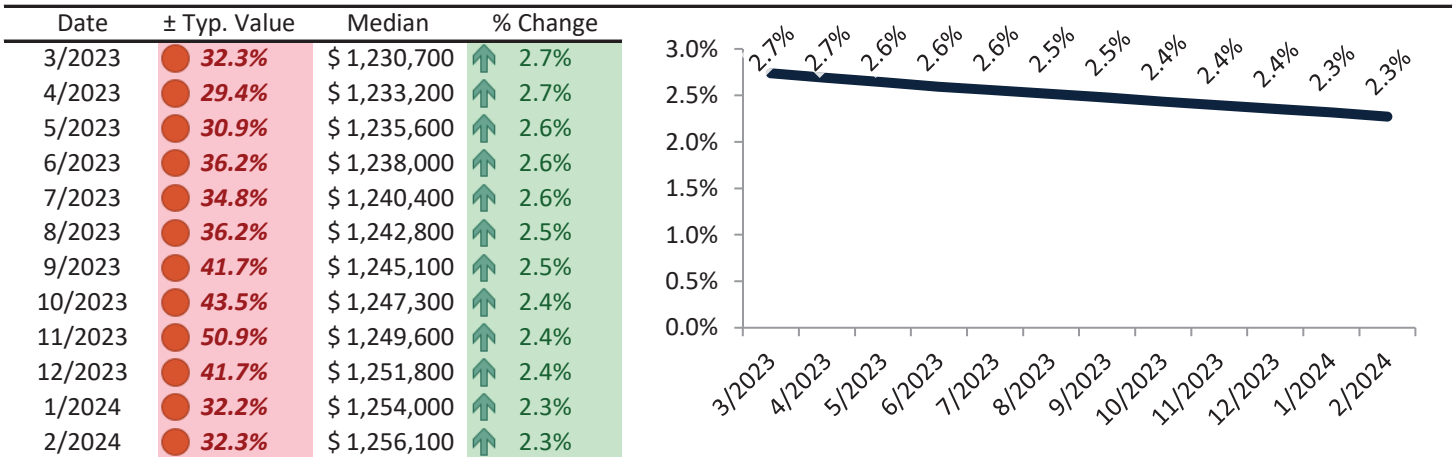
Historically, properties in this market sell at a 12.7% premium. Today's premium is 45.0%. This market is 32.3% overvalued. Median home price is \$1,256,100. Prices rose 2.3% year-over-year. Monthly cost of ownership is \$7,591, and rents average \$5,234, making owning \$2,356 per month more costly than renting. Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 4.0%.

**Market rating = 4**

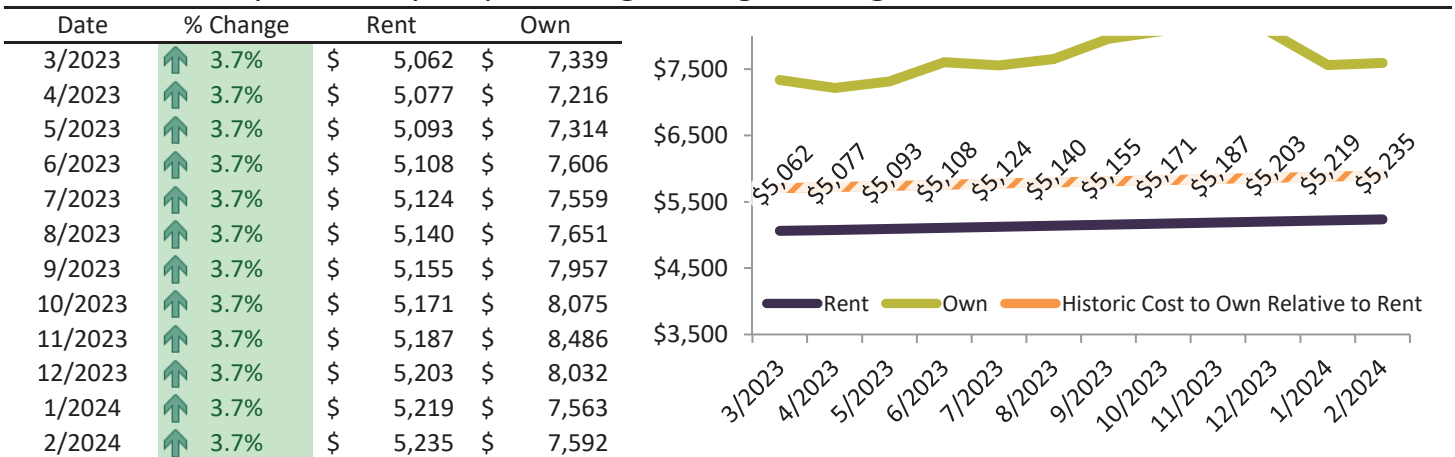
#### Median Home Price and Rental Parity trailing twelve months



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



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



## TAIT Housing Report

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

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

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

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

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

## Using and Interpreting the TAIT Monthly Report

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

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

## NEWS OVERVIEW

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

## Orange County Housing Market Value & Trends Update

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Historically, properties in this market sell at a 1.9% premium. Today's discount is 0.7%. This market is 2.6% undervalued.

Median home price is \$730,800, and resale \$/SF is \$429/SF. Prices rose 0.8% year-over-year.

Monthly cost of ownership is \$3,204, and rents average \$3,225, making owning \$020 per month less costly than renting.

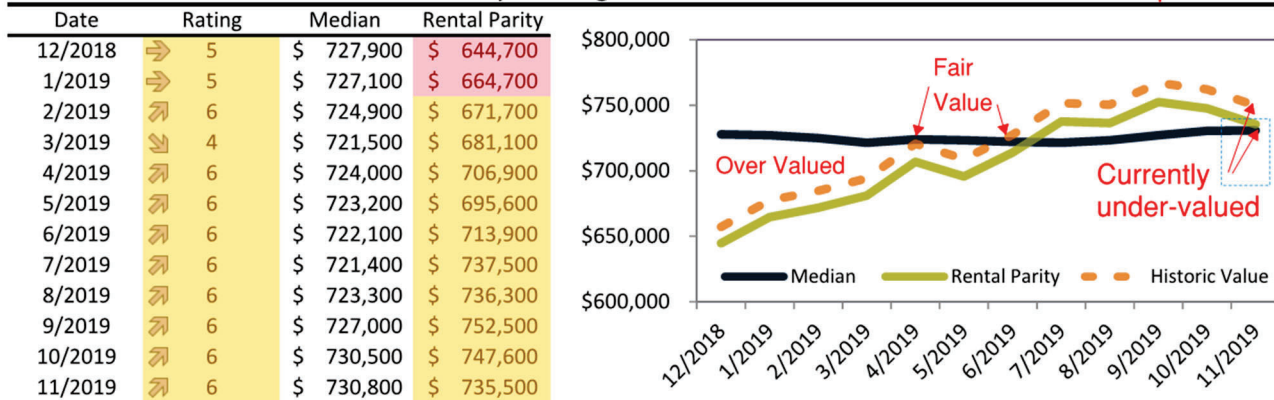
Rents rose 3.7% year-over-year. The current capitalization rate (rent/price) is 4.2%.

**Market rating = 6**

## MEDIAN HOME PRICE AND RENTAL PARITY TRAILING TWELVE MONTHS

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

### Median Home Price and Rental Parity trailing twelve months Premium Market Example



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

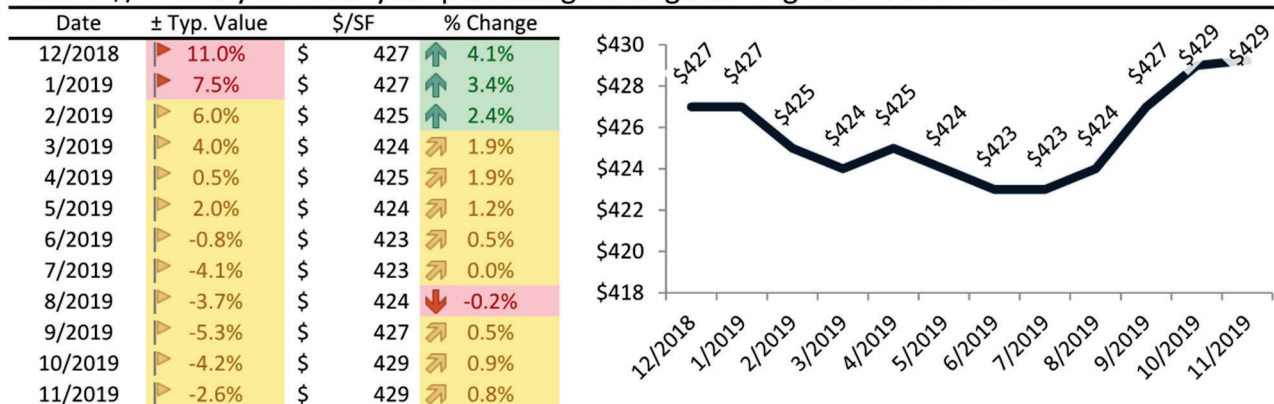
The third line plotted against these two parallel lines is the median resale price for the area. This line reveals whether the market is currently trading at a premium or discount to rental parity and historic value. The more important of these relationships is between median resale price and historic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

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

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

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

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

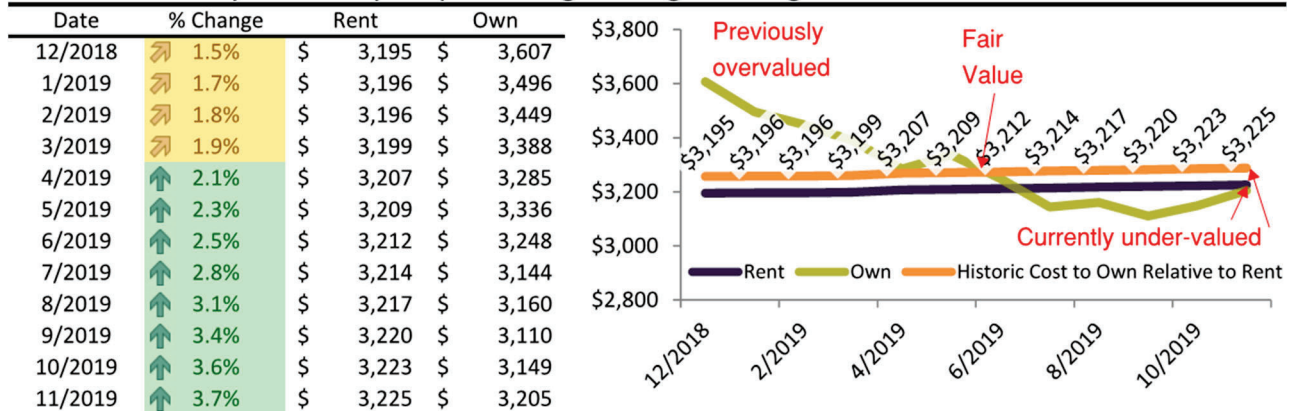




## RENTAL RATE AND YEAR-OVER-YEAR PERCENTAGE CHANGE TRAILING TWELVE MONTHS

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

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

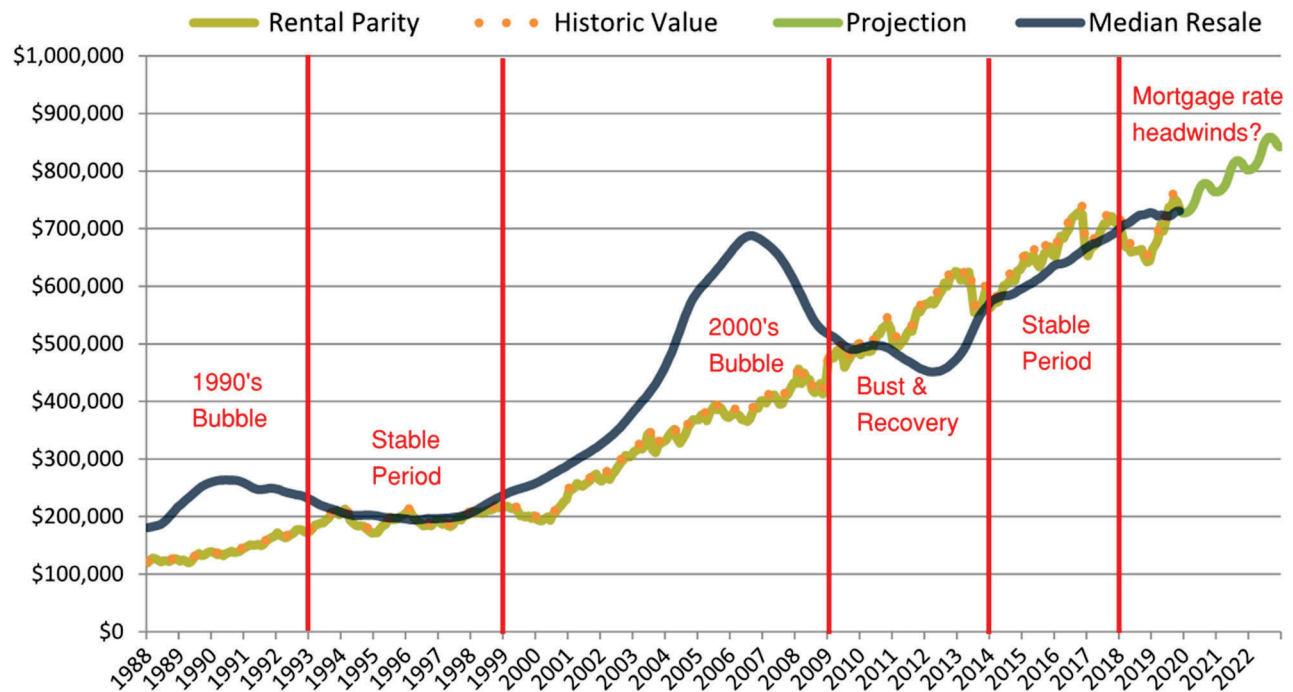


This method of looking at the data is more revealing to those who like to focus on monthly costs rather than purchase price. It reveals how affordable properties are relative to monthly rent, which is what rental parity analysis is all about. The first column of data shows the rate of rent growth over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

## HISTORIC MARKET DATA CHARTS

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

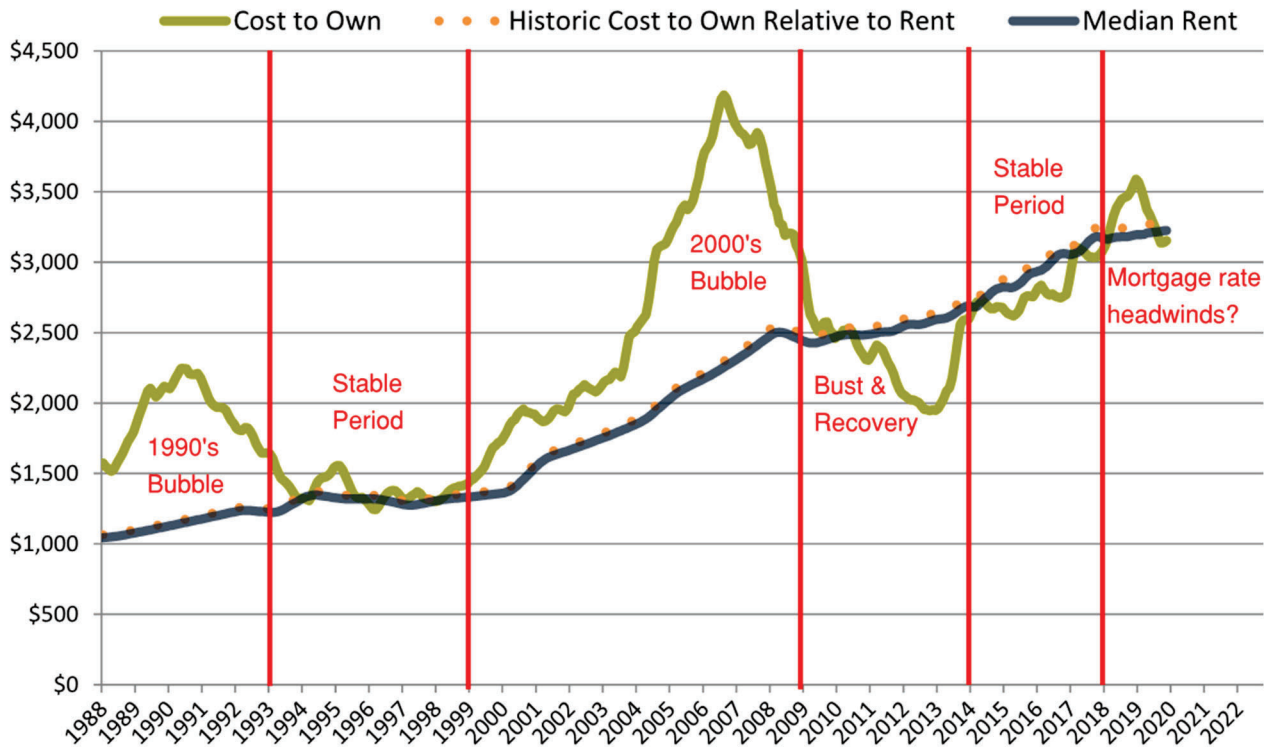
### Orange County median home price since January 1988





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

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



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

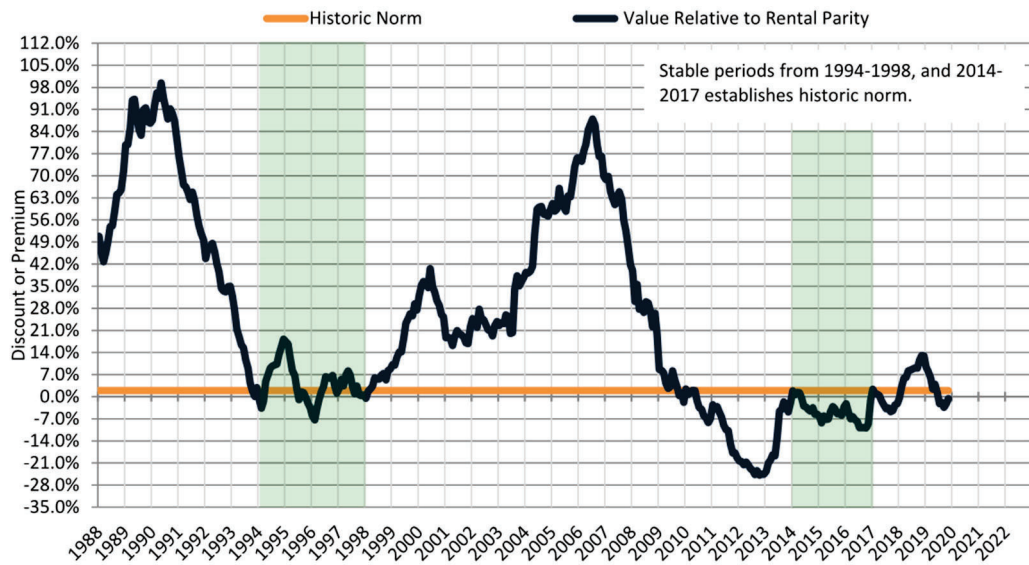
## Historic Median Home Price Relative to Rental Parity: Orange County since January 1988

### HISTORIC VALUATION

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

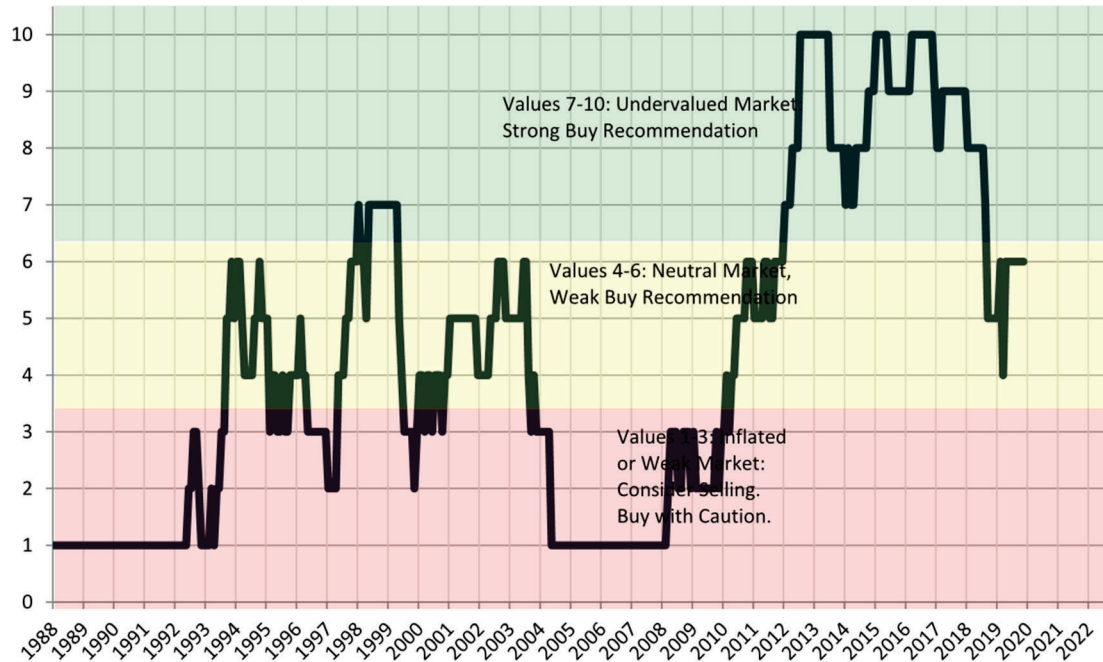
The chart above shows, at a glance, how close the market trades to its historic norm.

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



## TAIT RATING SYSTEM CHART

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



### The importance of rental parity

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

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

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

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

### RENTAL PARITY AS BASIS OF VALUE

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