

## DECEMBER 2015 Los Angeles-Long Beach-Anaheim Metro

### National Home Values

Current: \$183,500  
 Monthly Change: 0.2%  
 Quarterly Change: 0.9%  
 Annual Change: 4%  
 Negative Equity\*: 13.4%

### Los Angeles Home Values

Current: \$554,700  
 Monthly Change: 0.4%  
 Quarterly Change: 1.1%  
 Annual Change: 6.1%  
 Negative Equity\*: 7.1%

### Home Values Forecast

(next 12 months)

National: 2.6%  
 Los Angeles Metro: 1.6%

### Major Cities - Home Values

#### Los Angeles

Current: \$562,800  
 Monthly Change: 0.6%  
 Annual Change: 7.8%

#### Long Beach

Current: \$501,400  
 Monthly Change: 0.5%  
 Annual Change: 5.6%

#### Anaheim

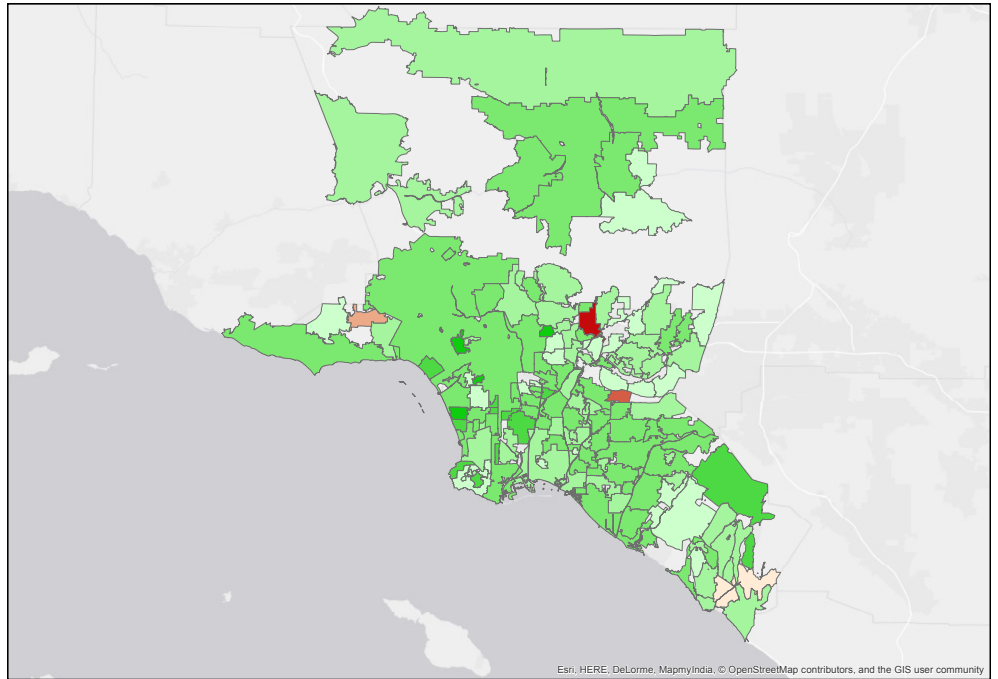
Current: \$504,100  
 Monthly Change: 0.6%  
 Annual Change: 8%

#### Santa Ana

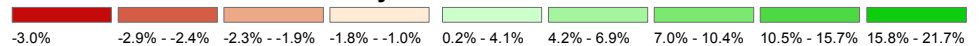
Current: \$442,600  
 Monthly Change: 0.6%  
 Annual Change: 8.2%

#### Irvine

Current: \$769,600  
 Monthly Change: 0.9%  
 Annual Change: 3.2%



City ZHVI Year-over-Year



### Home Values (ZHVI)

Increasing Values: 74.9%  
 Decreasing Values: 19%  
 Fall From Peak: -9.2%  
 Peak ZHVI Date: 2006-07  
 Peak ZHVI: \$610,600

### Sales

Median Sale Price: \$542,800  
 Monthly Change: 0.9%  
 Annual Change: 6.4%  
 Sale Price/Sq. Ft.: \$356  
 Sale-to-list Price Ratio: -  
 Sold for a Loss/Gain: 8.2%/91.8%

### Foreclosures

Homes Foreclosed: 1.81/10,000  
 Monthly Change: 0.2  
 Annual Change: -0.2  
 Foreclosure Resales: 5%  
 Monthly Change: 0.1pp  
 Annual Change: -0.8pp

### Rent

Zillow Rent Index: \$2,491  
 Monthly Change: 0.2%  
 Annual Change: 4.4%  
 Rent List Price: \$2,800  
 Rent List/Sq. Ft.: \$1.9

### Listings

Median List Price: \$599,000  
 Monthly Change: -%  
 Annual Change: -%  
 List Price/Sq. Ft.: \$369  
 Listings with Price Cut: 8.8%  
 Amount of Price Cut: 2.8%

**How do we track home values?** To track home values, we use the Zillow Home Value Index (ZHVI). The ZHVI is the mid-point of estimated home values for the area. Half the estimated home values are above this number and half are below.

\* Negative equity data is from 2015Q3.

## Largest Cities Covered by Zillow

	Home Values- ZHVI (\$)	ZHVI MoM (%)	ZHVI QoQ (%)	ZHVI YoY (%)	ZHVI Peak (\$)	Peak Month	Change from Peak (%)	Rents- ZRI (\$)	ZRI MoM (%)	ZRI QoQ (%)	ZRI YoY (%)	Forecast ZHVI (\$)	Forecast YoY (%)	Home Value Bottom	Negative Equity (%)
Anaheim	504,100	0.6	2.1	8				2,467	0	0.4	4.2	514,171.5	2	2011 Q4	6.6
Compton	307,500	0.9	2.4	11.9				1,919	0.9	1.9	6.4	316,796.4	3	2011 Q2	13.3
Downey	487,000	0.8	2.4	7.3				2,333	0.4	0.5	2.8	496,612.5	2	2012 Q1	10.6
East Los Angeles	353,400	0.5	1.1	7.8				1,897	1.3	1.1	7.2	361,392.1	2.3	2011 Q1	9.3
Fullerton	574,600	0.6	2.5	8.4				2,530	0	-0.2	2.4	584,545.1	1.7	2012 Q1	6.3
Garden Grove	499,000	0.8	2.6	9.1				2,441	0.3	0.9	5.4	510,617.1	2.3	2012 Q1	7.4
Glendale	705,100	0.7	1.6	6.6				2,765	0.2	0.9	9	717,066.4	1.7	2012 Q2	5.0
Huntington Beach	730,100	0.8	3.1	7.1				2,898	0.2	0.8	4	742,407.8	1.7	2011 Q4	4.7
Inglewood	388,500	0	-0.6	3.7				2,158	0.2	-0.6	3.8	392,358.2	1	2011 Q3	12.0
Irvine	769,600	0.9	2.8	3.2				3,045	0.5	1.8	3.1	773,487.8	0.5	2011 Q4	6.5
Lancaster	211,500	0.7	2.1	5.9				1,493	0.5	0.9	6.1	215,300.2	1.8	2012 Q1	20.6
Long Beach	501,400	0.5	1.5	5.6				2,238	0.2	-0.3	5.5	509,200.3	1.6	2012 Q1	8.2
Los Angeles	562,800	0.6	1.9	7.8				2,575	0.4	1.1	6.4	575,635.3	2.3	2012 Q1	6.7
Orange	605,500	0.8	2.2	7.5				2,691	0.2	0.3	4.1	614,149.6	1.4	2012 Q1	5.6
Palmdale	239,300	0.5	1.9	8.1				1,583	0.2	0.1	6.7	244,857.9	2.3	2012 Q1	18.4
Pasadena	710,000	0.4	0.9	6.8				2,606	0.4	1.5	6.1	721,258.3	1.6	2012 Q1	4.4
Pomona	340,500	0.5	1.5	4.3				1,912	0.9	2	4.7	344,887.9	1.3	2009 Q4	9.0
Santa Ana	442,600	0.6	1.9	8.2				2,370	0.2	1.2	5.8	451,084.5	1.9	2011 Q3	9.6
Santa Clarita	463,100	0.4	1.4	4.7				2,435	0.3	0.7	4	469,229.8	1.3	2012 Q1	8.4
Torrance	723,800	0.3	1.1	5.2				2,882	0.3	1.3	6.5	732,193.3	1.2	2012 Q1	4.0

## Largest Counties Covered by Zillow

	Home Values- ZHVI (\$)	ZHVI MoM (%)	ZHVI QoQ (%)	ZHVI YoY (%)	ZHVI Peak (\$)	Peak Month	Change from Peak (%)	Rents- ZRI (\$)	ZRI MoM (%)	ZRI QoQ (%)	ZRI YoY (%)	Forecast ZHVI (\$)	Forecast YoY (%)	Home Value Bottom	Negative Equity (%)
Los Angeles	515,600	0.4	1.5	6.6				2,408	0.3	0.3	5.3	524,437.7	1.7	2012 Q1	7.5
Orange	640,900	0.6	1.8	5.9				2,751	0.3	0.4	3	650,662.4	1.5	2012 Q1	6.0

\*The top 20 largest cities and top 10 (or all) counties within the metro are listed. Additional counties, cities, neighborhoods and ZIP codes may be available online at [www.zillow.com/research/data](http://www.zillow.com/research/data) by emailing [press@zillow.com](mailto:press@zillow.com)

## Zillow Research:

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