

California is 1 of 1 States in So Cal Region

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Rent ranking  
for States in So Cal Region

<b>State</b>	<b>Avg Rent</b>
1. California	\$1,435

Occupancy ranking  
for States in So Cal Region

<b>State</b>	<b>Avg Occ.</b>
1. California	94.0%

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Rent growth % Rankings Yr. over Yr.  
for States in So Cal Region

<b>State</b>	<b>Avg Rent</b>
1. California	0.6%

Occupancy growth Rankings Yr. over Yr.  
for States in So Cal Region

<b>State</b>	<b>Avg Occ.</b>
1. California	-0.4%

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Occupancy ranking  
for States in So Cal Region

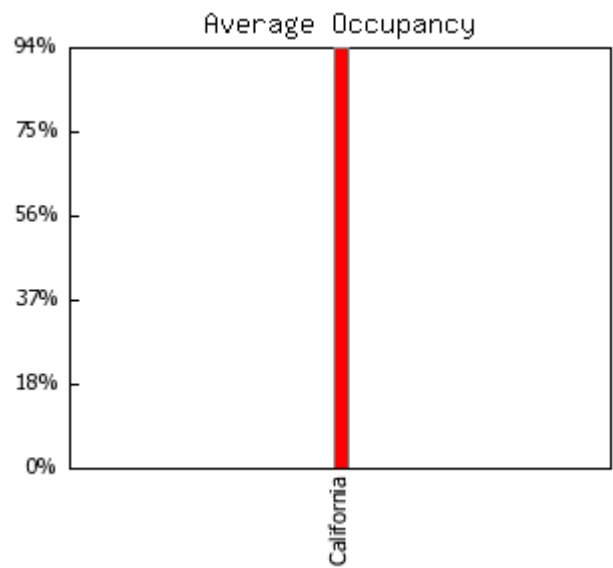
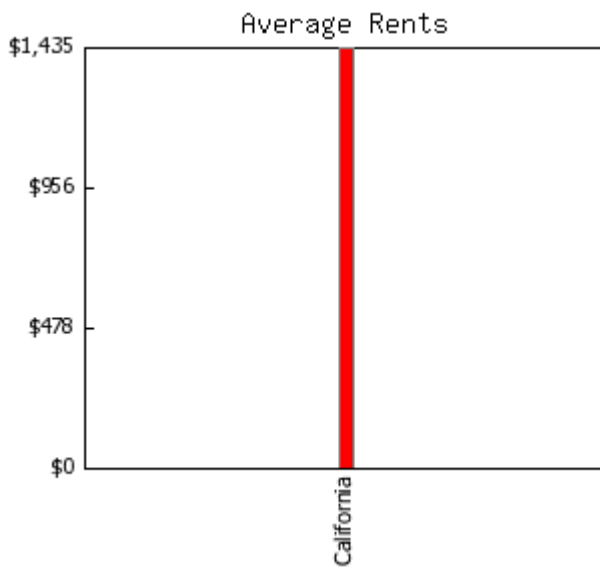
State	Avg Occ.
1. California	94.0%

Rent growth % Rankings Yr. over Yr.  
for States in So Cal Region

State	Avg Rent
1. California	0.6%

Occupancy growth Rankings Yr. over Yr.  
for States in So Cal Region

State	Avg Occ.
1. California	-0.4%



**Inventory Analysis**

California  
4Q2008

Properties/Units	3847 / 800,944	Average units per property	208
Class A	484 / 132,786	Average year built	1980
Class B	431 / 110,331	Size range (units)	43 - 4,253
Class C	2932 / 557,827	Age range	1912 - 2008

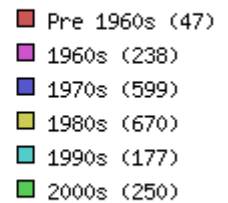
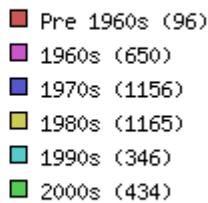
**Unit Mix** (all unit types appear in this report)

Totals	Units	% of Mix	Benchmark % of Mix	Average Sq. Ft	Benchmark Avg Sq Ft	Average Rent	Benchmark Avg. Rent	Avg. Rent Sq. Ft.	Benchmark Avg. Rent Sq. Ft.
All	800,944	100.0%	100.0%	857	868	\$1,435	\$1,479	\$1.67	\$1.70
Urban Loft studio	2,049	0.3%	0.4%	893	896	\$2,018	\$2,025	\$2.26	\$2.26
jr 1bd	42,224	5.3%	5.4%	478	481	\$1,155	\$1,134	\$2.42	\$2.36
1bd 1bth	13,585	1.7%	1.6%	572	572	\$1,251	\$1,262	\$2.19	\$2.21
1bd 1.5bth	304,223	38.0%	37.5%	709	716	\$1,281	\$1,315	\$1.81	\$1.84
1bd 1.5bth	1,021	0.1%	0.2%	946	921	\$1,760	\$1,745	\$1.86	\$1.89
1bd TH	2,274	0.3%	0.2%	859	912	\$1,854	\$2,117	\$2.16	\$2.32
2bd 1bth	108,922	13.6%	10.5%	868	875	\$1,249	\$1,305	\$1.44	\$1.49
2bd 1.5bth	13,621	1.7%	1.8%	937	939	\$1,386	\$1,430	\$1.48	\$1.52
2bd 2bth	239,764	29.9%	33.0%	1,013	1,015	\$1,629	\$1,651	\$1.61	\$1.63
2bd 2.5th	1,316	0.2%	0.2%	1,330	1,373	\$2,266	\$2,425	\$1.70	\$1.77
2bd TH	27,548	3.4%	3.5%	1,098	1,114	\$1,734	\$1,776	\$1.58	\$1.59
3bd 1bth	799	0.1%	0.1%	1,018	1,030	\$1,255	\$1,073	\$1.23	\$1.04
3bd 1.5bth	1,735	0.2%	0.2%	1,099	1,108	\$1,671	\$1,597	\$1.52	\$1.44
3bd 2bth	31,431	3.9%	4.2%	1,219	1,211	\$1,855	\$1,898	\$1.52	\$1.57
3bd 3bth	1,624	0.2%	0.1%	1,473	1,767	\$3,403	\$3,691	\$2.31	\$2.09
3bd TH	7,300	0.9%	1.0%	1,359	1,387	\$2,171	\$2,215	\$1.60	\$1.60
4bd	1,508	0.2%	0.1%	1,633	1,932	\$2,675	\$3,247	\$1.64	\$1.68
5bd 2bth									
5bd TH									

**Age of Existing Inventory**

Area: California

Benchmark: So Cal Region

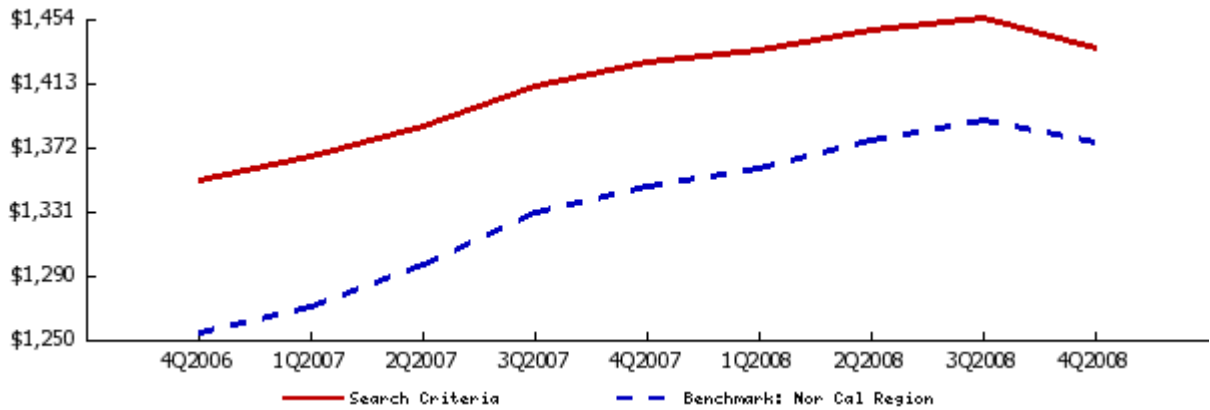


**Rental Trends for California**

All Classes  
Quarterly Trend

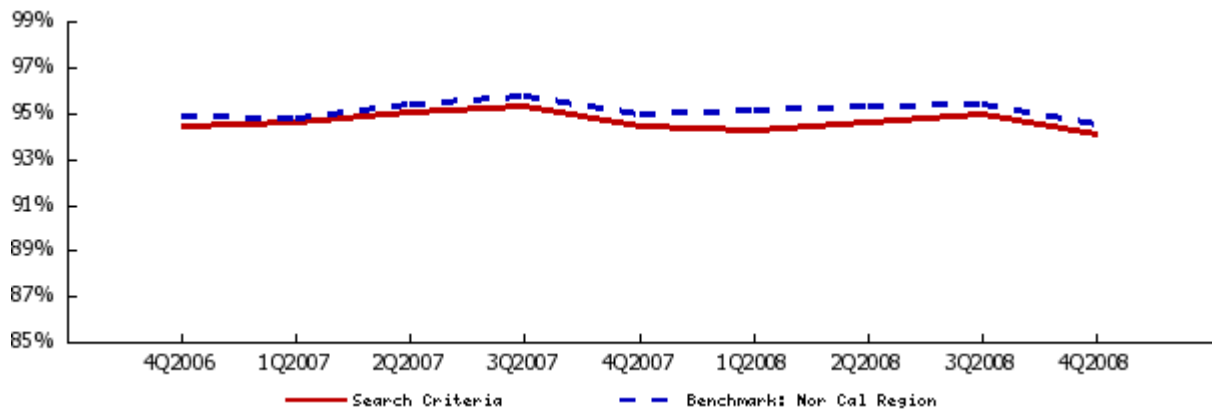
**Average Asking Rent**

	4Q2006	1Q2007	2Q2007	3Q2007	4Q2007	1Q2008	2Q2008	3Q2008	4Q2008	1 Yr. Change
<b>AVERAGE</b>	\$1,351	\$1,366	\$1,386	\$1,411	\$1,426	\$1,434	\$1,447	\$1,454	\$1,435	0.6%
studio	\$1,076	\$1,091	\$1,106	\$1,130	\$1,146	\$1,157	\$1,165	\$1,170	\$1,155	0.8%
jr 1bd	\$1,160	\$1,171	\$1,193	\$1,219	\$1,222	\$1,235	\$1,259	\$1,268	\$1,251	2.3%
1bd 1bth	\$1,206	\$1,221	\$1,239	\$1,262	\$1,277	\$1,284	\$1,295	\$1,300	\$1,281	0.3%
2bd 1bth	\$1,178	\$1,193	\$1,208	\$1,224	\$1,234	\$1,243	\$1,254	\$1,259	\$1,249	1.2%
2bd 2bth	\$1,537	\$1,554	\$1,578	\$1,605	\$1,622	\$1,630	\$1,645	\$1,652	\$1,629	0.4%
2bd TH	\$1,598	\$1,622	\$1,668	\$1,704	\$1,723	\$1,730	\$1,738	\$1,754	\$1,734	0.6%
3bd 2bth	\$1,768	\$1,776	\$1,801	\$1,822	\$1,843	\$1,855	\$1,871	\$1,880	\$1,855	0.7%
3bd TH	\$2,003	\$2,031	\$2,079	\$2,145	\$2,159	\$2,160	\$2,177	\$2,182	\$2,171	0.5%



**Average Occupancy Rate**

	4Q2006	1Q2007	2Q2007	3Q2007	4Q2007	1Q2008	2Q2008	3Q2008	4Q2008	1 Yr. Change
<b>AVERAGE</b>	94.4%	94.6%	95.0%	95.3%	94.4%	94.2%	94.6%	94.9%	94.0%	-0.4%

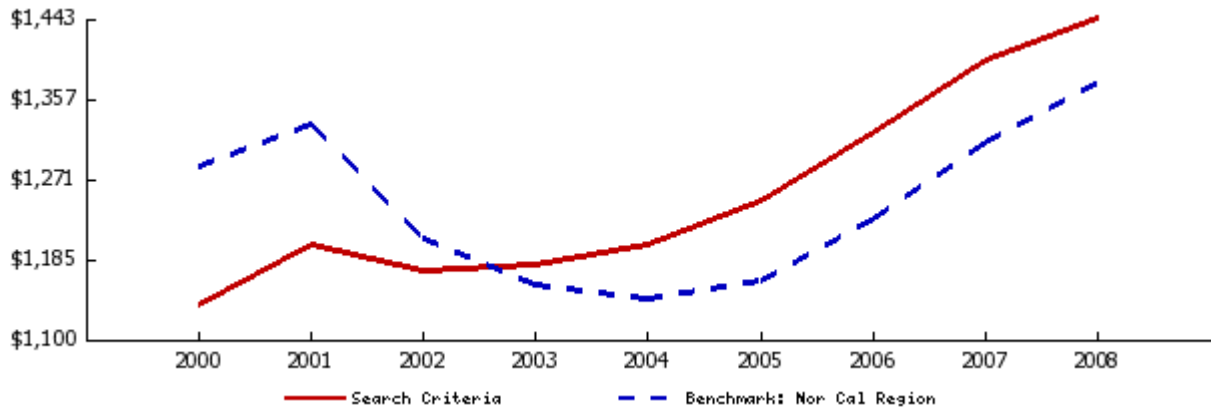


**Rental Trends for California**

All Classes  
Annual Trend

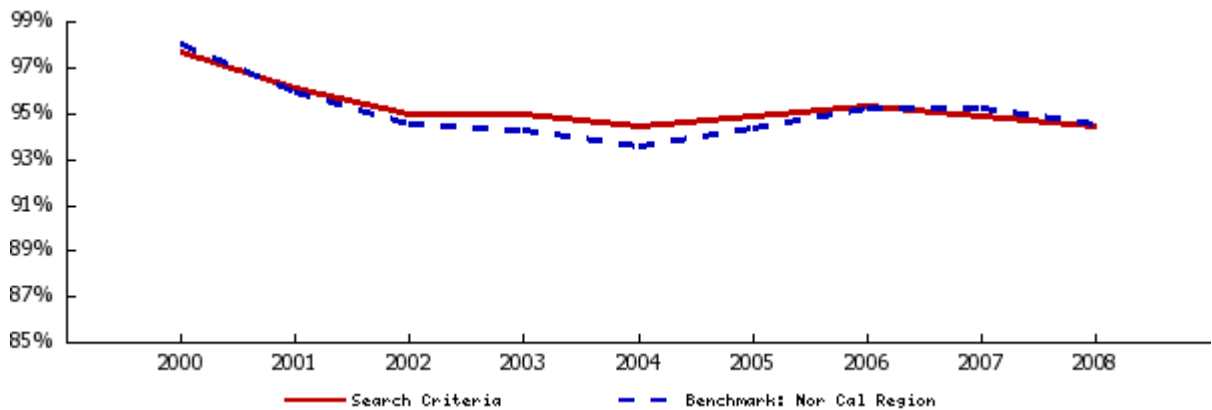
**Average Asking Rent**

	2000	2001	2002	2003	2004	2005	2006	2007	2008	4 Yr. Change
AVERAGE	\$1,136	\$1,200	\$1,174	\$1,180	\$1,202	\$1,249	\$1,321	\$1,398	\$1,443	20.0%
studio	\$944	\$992	\$933	\$920	\$936	\$973	\$1,044	\$1,119	\$1,162	24.1%
jr 1bd	\$1,013	\$1,060	\$1,014	\$1,001	\$1,016	\$1,054	\$1,132	\$1,201	\$1,253	23.3%
1bd 1bth	\$1,032	\$1,084	\$1,049	\$1,050	\$1,069	\$1,107	\$1,175	\$1,250	\$1,290	20.7%
2bd 1bth	\$1,033	\$1,105	\$1,079	\$1,076	\$1,090	\$1,111	\$1,159	\$1,215	\$1,251	14.8%
2bd 2bth	\$1,286	\$1,357	\$1,333	\$1,343	\$1,374	\$1,424	\$1,505	\$1,590	\$1,639	19.3%
2bd TH	\$1,315	\$1,404	\$1,375	\$1,402	\$1,404	\$1,483	\$1,574	\$1,679	\$1,739	23.8%
3bd 2bth	\$1,492	\$1,582	\$1,586	\$1,606	\$1,635	\$1,674	\$1,747	\$1,810	\$1,865	14.1%
3bd TH	\$1,518	\$1,626	\$1,647	\$1,697	\$1,751	\$1,908	\$1,993	\$2,103	\$2,173	24.1%



**Average Occupancy Rate**

	2000	2001	2002	2003	2004	2005	2006	2007	2008	4 Yr. Change
AVERAGE	97.6%	96.1%	94.9%	94.9%	94.4%	94.8%	95.3%	94.8%	94.4%	0.0%



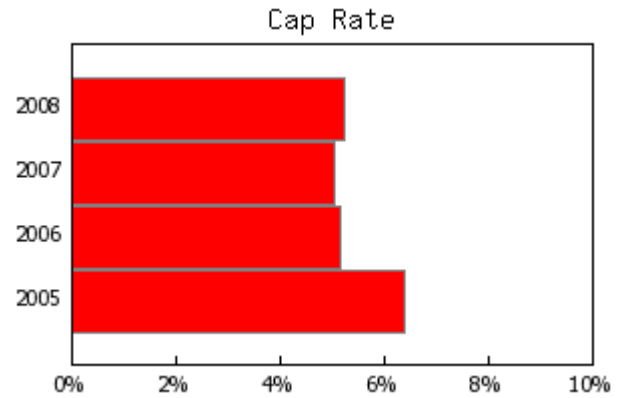
**Sales Trends for California**

2005-2008 , All Classes

	2008	2007	2006	2005
Total Transactions	66	196	178	220
Total Dollar Value	\$2,215,992,000	\$6,793,487,333	\$7,033,219,252	\$9,219,724,390
Total Square Feet	10,624,700	31,025,866	33,849,524	45,921,977
Total Units	12,507	36,821	39,880	53,282

<b>Median Year Built</b>	<b>1975</b>	<b>1983</b>	<b>1982</b>	<b>1986</b>
Average Square Footage	160,980	158,295	190,165	208,736
Average Sale Price	\$33,575,636	\$34,660,649	\$39,512,467	\$41,907,838
Average Price Per Square Foot	\$208.57	\$218.96	\$207.78	\$200.77
Average CAP Rate	5.2%	5.0%	5.1%	6.4%
Average GRM			10.22	12.61
Average Units	189.5	187.9	224.0	242.2
Average Price Per Unit	\$177,180	\$184,500	\$176,359	\$173,036

	2008	2007	2006	2005
Average Rent/sf (All)	\$1.70	\$1.63	\$1.54	\$1.46
Class A	\$1.98	\$1.92	\$1.82	\$1.75
Class B	\$1.68	\$1.61	\$1.50	\$1.42
Class C	\$1.61	\$1.56	\$1.48	\$1.41
Average Occupancy (All)	94%	94%	95%	94%
Class A	91%	91%	92%	91%
Class B	94%	95%	95%	95%
Class C	95%	95%	95%	95%

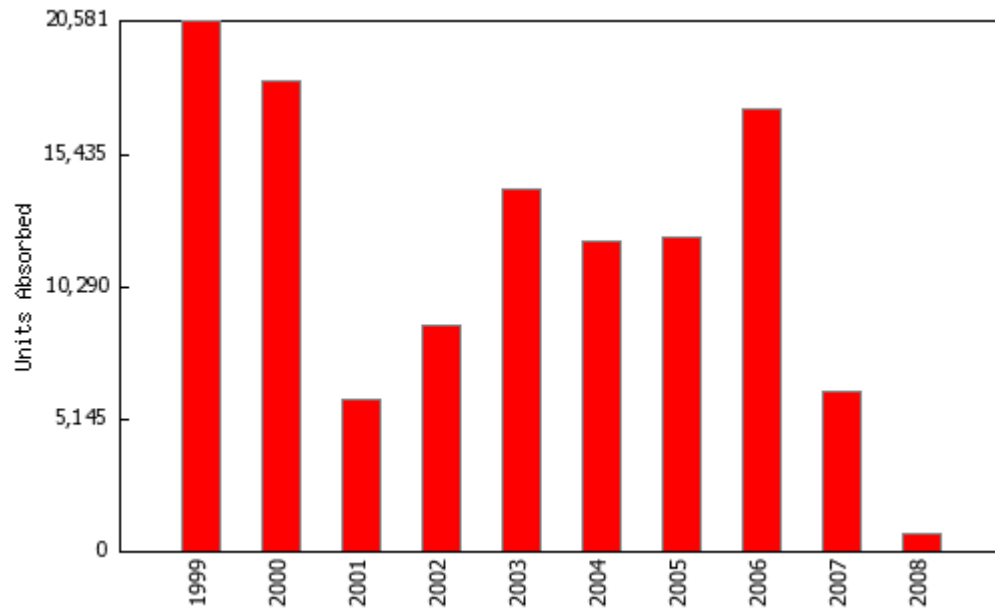


**Absorption**

California  
4Q2008

**Units Absorbed**

	<b>Units Built</b>	<b>Total Units</b>	<b>Occupancy Rate</b>	<b>Occupied Units</b>	<b>Units Absorbed</b>
1998	11054	668,158	95.8%	640,095	N/A
1999	15065	683,223	96.7%	660,676	20,581
2000	13110	696,333	97.5%	678,924	18,248
2001	16271	712,604	96.1%	684,812	5,888
2002	16733	729,337	95.1%	693,599	8,787
2003	16355	745,692	94.9%	707,661	14,062
2004	16726	762,418	94.4%	719,722	12,061
2005	9633	772,051	94.8%	731,904	12,182
2006	14012	786,063	95.3%	749,118	17,214
2007	10748	796,811	94.8%	755,376	6,258
2008	4133	800,944	94.4%	756,091	715



**Area Analysis**

California  
4Q2008

Cities with at least 5 communities

City	Communities	% of Total	Avg. Occupancy	Yr /Yr Change	Avg. Rent	Yr /Yr Change
Sacramento	200	5.7%	92.6%	-0.9%	\$911	-0.1%
San Diego	172	4.9%	95.0%	-0.6%	\$1,538	1.3%
San Jose	150	4.3%	95.1%	-0.9%	\$1,587	3.0%
Los Angeles	139	4.0%	93.4%	-1.6%	\$1,954	0.9%
Sunnyvale	82	2.3%	95.3%	-1.9%	\$1,638	2.8%
Anaheim	74	2.1%	94.9%	0.0%	\$1,325	1.9%
Fremont	69	2.0%	95.7%	0.3%	\$1,478	2.7%
Irvine	60	1.7%	93.0%	-0.2%	\$1,881	-1.8%
Mountain View	59	1.7%	96.1%	0.5%	\$1,730	-2.5%
Hayward	57	1.6%	95.8%	-0.3%	\$1,237	3.4%
Riverside	56	1.6%	92.8%	-0.3%	\$1,148	-2.1%
San Francisco	45	1.3%	96.7%	1.6%	\$2,388	4.5%
Santa Clara	45	1.3%	92.9%	-3.5%	\$1,763	-1.7%
Fresno	44	1.3%	94.2%	-0.4%	\$809	0.4%
Santa Rosa	44	1.3%	95.5%	0.0%	\$1,181	0.9%
Chula Vista	40	1.1%	97.0%	0.6%	\$1,246	2.6%
Santa Ana	40	1.1%	93.6%	-0.3%	\$1,390	-0.1%
Concord	37	1.1%	96.1%	0.1%	\$1,187	3.6%
Fullerton	37	1.1%	93.5%	-0.3%	\$1,410	2.2%
Walnut Creek	35	1.0%	95.0%	0.7%	\$1,458	0.4%
Citrus Heights	33	0.9%	91.7%	-1.8%	\$862	0.3%
Oceanside	33	0.9%	94.8%	0.7%	\$1,297	3.2%
San Leandro	32	0.9%	96.3%	0.8%	\$1,166	4.5%
Stockton	32	0.9%	94.4%	-0.6%	\$817	-1.6%
Davis	31	0.9%	97.3%	-0.8%	\$1,329	2.7%
Rancho Cucamonga	31	0.9%	92.7%	-2.4%	\$1,314	-4.8%
Escondido	30	0.9%	95.9%	0.1%	\$1,074	1.7%
San Mateo	30	0.9%	96.4%	-0.5%	\$1,784	-1.4%
Long Beach	29	0.8%	93.4%	-0.5%	\$1,430	-1.9%
Tustin	29	0.8%	93.0%	0.1%	\$1,547	-1.1%
Campbell	28	0.8%	95.6%	-0.9%	\$1,487	4.1%
El Cajon	27	0.8%	95.3%	-0.7%	\$1,085	2.6%
Huntington Beach	27	0.8%	93.7%	-1.9%	\$1,468	-1.3%
Modesto	27	0.8%	92.3%	-1.5%	\$815	0.5%
Vista	27	0.8%	93.2%	0.0%	\$1,208	2.2%
Costa Mesa	25	0.7%	93.9%	-0.9%	\$1,600	-1.6%
Roseville	24	0.7%	94.5%	0.0%	\$1,100	0.4%
West Covina	24	0.7%	94.4%	0.7%	\$1,298	-0.6%
Alameda	22	0.6%	94.3%	4.4%	\$1,517	5.1%
Marina del Rey	22	0.6%	92.7%	-1.3%	\$2,445	4.9%
Moreno Valley	22	0.6%	89.8%	2.4%	\$1,101	-7.5%
Oakland	22	0.6%	81.8%	-14.3%	\$1,599	12.6%
Cupertino	21	0.6%	94.1%	-1.6%	\$1,990	-2.0%
Orange	21	0.6%	94.9%	6.6%	\$1,616	2.0%
Upland	20	0.6%	93.0%	-2.3%	\$1,200	0.6%
Vacaville	20	0.6%	93.7%	-0.5%	\$1,178	1.0%
Lancaster	19	0.5%	94.3%	2.2%	\$953	-1.5%
Livermore	19	0.5%	95.4%	1.1%	\$1,279	1.7%
Palo Alto	19	0.5%	90.4%	-3.0%	\$2,178	5.9%

Pleasanton	19	0.5%	95.2%	-0.9%	\$1,580	0.6%
Rocklin	19	0.5%	91.7%	-3.1%	\$1,077	0.1%
San Bernardino	19	0.5%	89.9%	-0.2%	\$979	-0.9%
Vallejo	19	0.5%	94.4%	-0.8%	\$1,130	3.6%
Fairfield	18	0.5%	94.6%	1.2%	\$1,171	0.2%
Garden Grove	18	0.5%	95.8%	0.4%	\$1,382	1.4%
La Mesa	18	0.5%	96.5%	1.8%	\$1,222	2.9%
Ontario	18	0.5%	92.6%	-1.1%	\$1,238	-2.9%
Pleasant Hill	18	0.5%	93.5%	-1.7%	\$1,367	4.2%
Rancho Cordova	18	0.5%	94.0%	2.0%	\$860	-0.6%
Redlands	18	0.5%	92.7%	-0.5%	\$1,070	-4.9%
Woodland Hills	18	0.5%	93.4%	4.2%	\$1,786	0.4%
Corona	17	0.5%	94.1%	-1.5%	\$1,146	-5.4%
Rohnert Park	17	0.5%	94.9%	-0.1%	\$1,136	0.3%
Salinas	17	0.5%	94.0%	0.0%	\$1,180	8.4%
Antioch	16	0.5%	95.1%	3.4%	\$1,113	2.5%
Bakersfield	16	0.5%	93.1%	-1.8%	\$880	0.6%
Northridge	16	0.5%	95.3%	-0.1%	\$1,481	-0.5%
Oxnard	16	0.5%	91.8%	-1.7%	\$1,421	-2.3%
Carmichael	15	0.4%	92.3%	-0.8%	\$772	-1.4%
Napa	15	0.4%	96.2%	1.3%	\$1,287	3.8%
Redwood City	15	0.4%	94.6%	-1.0%	\$1,763	1.1%
San Ramon	15	0.4%	96.0%	0.4%	\$1,542	1.4%
Temecula	15	0.4%	91.5%	2.9%	\$1,146	-4.3%
Thousand Oaks	15	0.4%	94.0%	0.4%	\$1,634	-3.1%
Canoga Park	14	0.4%	95.7%	-1.3%	\$1,270	0.1%
Colton	14	0.4%	92.4%	-2.3%	\$878	-2.3%
Newport Beach	14	0.4%	94.3%	0.3%	\$1,944	-4.7%
Novato	14	0.4%	97.5%	0.3%	\$1,397	3.1%
San Rafael	14	0.4%	96.5%	-1.1%	\$1,601	1.8%
Ventura	14	0.4%	92.8%	1.2%	\$1,443	-0.3%
Daly City	13	0.4%	98.7%	-0.2%	\$1,633	3.9%
Folsom	13	0.4%	91.4%	-0.1%	\$1,180	1.1%
Foster City	13	0.4%	96.9%	0.2%	\$1,915	1.3%
Martinez	13	0.4%	94.8%	-0.3%	\$1,247	1.3%
Pasadena	13	0.4%	91.9%	2.5%	\$2,206	-1.6%
Pittsburg	13	0.4%	92.5%	0.8%	\$1,125	-0.1%
Santa Cruz	13	0.4%	96.3%	0.6%	\$1,667	2.1%
Carlsbad	12	0.3%	91.4%	-0.8%	\$1,630	1.8%
Dublin	12	0.3%	95.4%	-0.6%	\$1,702	4.3%
Lake Forest	12	0.3%	94.6%	0.9%	\$1,521	-3.2%
Torrance	12	0.3%	96.9%	-1.4%	\$1,535	0.5%
Valencia	12	0.3%	92.3%	-1.3%	\$1,569	-4.3%
Van Nuys	12	0.3%	95.0%	-1.8%	\$1,154	0.8%
Belmont	11	0.3%	97.6%	0.5%	\$1,509	6.1%
Buena Park	11	0.3%	92.8%	-3.3%	\$1,344	3.9%
Castro Valley	11	0.3%	97.6%	-0.1%	\$1,185	2.6%
Chino	11	0.3%	92.4%	-2.0%	\$1,206	-2.0%
Hemet	11	0.3%	89.9%	-4.8%	\$833	-4.1%
Mission Viejo	11	0.3%	94.3%	-1.3%	\$1,478	-1.2%
North Hollywood	11	0.3%	89.6%	10.8%	\$1,484	-3.3%
San Marcos	11	0.3%	95.9%	2.8%	\$1,403	-0.9%
Simi Valley	11	0.3%	94.5%	2.3%	\$1,551	-4.4%
Union City	11	0.3%	96.2%	-0.2%	\$1,337	-0.8%
Aliso Viejo	10	0.3%	92.3%	-0.3%	\$1,715	-1.2%
Chino Hills	10	0.3%	91.8%	-0.9%	\$1,562	0.7%
Elk Grove	10	0.3%	91.6%	-2.9%	\$1,115	-1.5%
Fountain Valley	10	0.3%	94.9%	0.6%	\$1,430	-0.9%
Laguna Niguel	10	0.3%	95.9%	0.3%	\$1,600	0.9%

Murrieta	10	0.3%	87.6%	6.4%	\$1,172	-6.1%
Norwalk	10	0.3%	94.4%	-2.3%	\$1,321	-0.2%
Santa Monica	10	0.3%	94.8%	1.2%	\$3,014	-6.4%
Turlock	10	0.3%	93.7%	-2.4%	\$833	-0.8%
Victorville	10	0.3%	91.8%	-4.2%	\$817	-3.4%
Camarillo	9	0.3%	92.9%	-2.6%	\$1,544	-0.1%
Canyon Country	9	0.3%	90.0%	-4.3%	\$1,327	0.4%
Chico	9	0.3%	96.5%	-0.7%	\$803	0.5%
Fontana	9	0.3%	94.2%	-1.7%	\$993	0.9%
La Habra	9	0.3%	96.4%	0.6%	\$1,348	0.5%
Pacifica	9	0.3%	93.6%	-3.7%	\$1,691	5.1%
Palmdale	9	0.3%	92.9%	-1.7%	\$957	1.4%
Petaluma	9	0.3%	95.7%	8.4%	\$1,383	-2.4%
Santa Maria	9	0.3%	94.4%	-2.5%	\$1,084	3.2%
Spring Valley	9	0.3%	95.9%	-0.1%	\$1,192	1.7%
Westminster	9	0.3%	91.3%	-5.0%	\$1,396	-1.5%
Brea	8	0.2%	92.7%	-2.5%	\$1,444	0.5%
Burbank	8	0.2%	97.4%	2.9%	\$1,698	0.9%
Cypress	8	0.2%	96.3%	-2.4%	\$1,424	2.7%
Indio	8	0.2%	92.3%	5.0%	\$805	-2.2%
La Jolla	8	0.2%	95.3%	-0.1%	\$1,684	3.3%
Manteca	8	0.2%	95.7%	-0.3%	\$976	2.8%
Merced	8	0.2%	95.7%	2.2%	\$735	4.0%
Rancho Santa Margarita	8	0.2%	93.7%	1.1%	\$1,459	-3.9%
Rialto	8	0.2%	84.5%	-7.2%	\$1,018	-1.0%
Sherman Oaks	8	0.2%	90.8%	-5.3%	\$1,614	-0.6%
Emeryville	7	0.2%	94.1%	4.7%	\$1,983	1.1%
Fair Oaks	7	0.2%	90.8%	-2.8%	\$978	5.0%
Lompoc	7	0.2%	90.8%	-4.7%	\$907	-1.1%
Milpitas	7	0.2%	96.2%	-0.6%	\$1,611	2.5%
Palm Springs	7	0.2%	93.0%	1.0%	\$909	0.4%
Placentia	7	0.2%	95.8%	2.0%	\$1,432	-1.4%
Pomona	7	0.2%	93.9%	-2.8%	\$1,291	0.2%
Santa Clarita	7	0.2%	91.8%	-1.2%	\$1,580	-0.8%
Studio City	7	0.2%	92.9%	-3.6%	\$1,915	-1.2%
Covina	6	0.2%	92.6%	-1.3%	\$1,332	-0.8%
Downey	6	0.2%	96.8%	1.4%	\$1,311	0.1%
Gilroy	6	0.2%	97.5%	3.2%	\$1,377	3.7%
Glendale	6	0.2%	94.2%	1.2%	\$1,877	-4.6%
Lakeside	6	0.2%	96.1%	-0.2%	\$1,078	2.1%
Los Gatos	6	0.2%	96.0%	3.3%	\$2,108	7.2%
National City	6	0.2%	98.5%	1.7%	\$857	1.4%
Reseda	6	0.2%	94.7%	-1.7%	\$1,129	-0.4%
Richmond	6	0.2%	94.8%	-0.4%	\$1,201	3.9%
South San Francisco	6	0.2%	91.4%	22.5%	\$1,939	3.7%
West Sacramento	6	0.2%	86.1%	5.6%	\$779	-0.3%
Woodland	6	0.2%	95.7%	1.8%	\$931	5.7%
Alpine	5	0.1%	93.3%	-1.4%	\$1,041	-5.7%
Encinitas	5	0.1%	95.5%	1.8%	\$1,539	1.7%
Highland	5	0.1%	92.0%	0.0%	\$858	-1.2%
Lemoore	5	0.1%	96.0%	0.5%	\$708	-4.1%
Monterey	5	0.1%	93.0%	-5.8%	\$1,427	16.0%
Newark	5	0.1%	93.7%	-1.4%	\$1,539	4.8%
Newhall	5	0.1%	94.9%	0.9%	\$1,425	4.9%
Palm Desert	5	0.1%	77.7%	0.9%	\$1,258	6.4%
Rancho Bernardo	5	0.1%	92.3%	-2.7%	\$1,518	-0.5%
Redding	5	0.1%	95.2%	1.5%	\$809	0.4%
San Dimas	5	0.1%	94.7%	0.3%	\$1,410	-3.6%
San Pablo	5	0.1%	94.7%	-3.3%	\$1,255	2.0%

Santa Barbara	5	0.1%	98.2%	-0.8%	\$1,723	4.1%
Santee	5	0.1%	93.9%	-2.5%	\$1,233	0.7%
Stanton	5	0.1%	94.1%	-2.9%	\$1,247	-5.4%
Visalia	5	0.1%	94.1%	3.4%	\$778	1.4%
Yuba City	5	0.1%	94.9%	-0.5%	\$798	7.8%

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1/19/2009

Data source: RealFacts (415)884.2480. Data is deemed reliable but accuracy cannot be guaranteed.