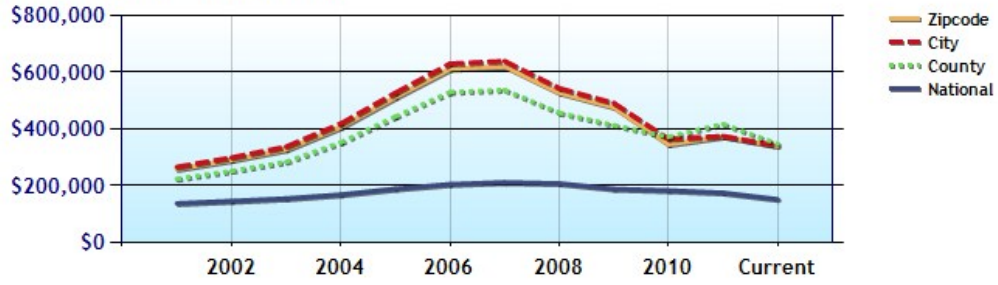
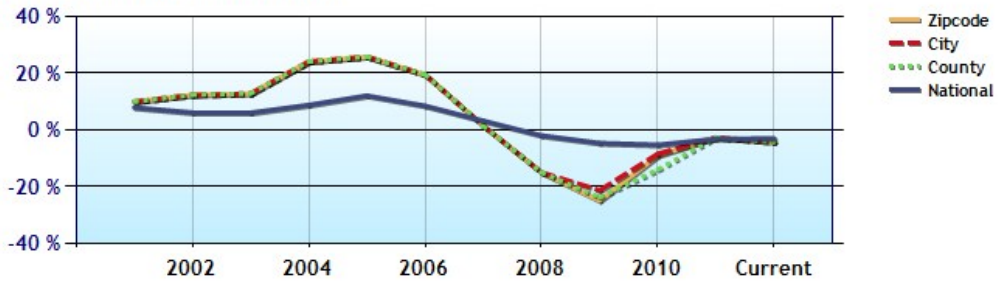


	Neighborhood	City	County	National
? Median Home Value	\$461,400	\$292,517	\$347,100	\$152,300
? Home Appreciation	-4.2%	-4.2%	-4.2%	-3.0%

Median Home Value - Ten Year Chart



Home Appreciation - Ten Year Chart

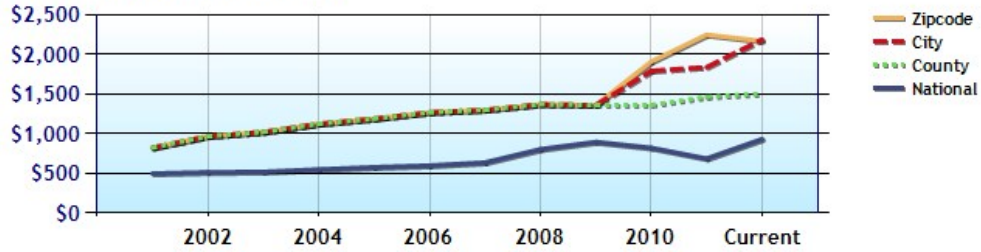


Alissa Honig
 661-219-0156
 661-284-6263
 alissa.honig@dilbeck.com
<http://www.realliving.com/Alissa.Honig>
 BRE#: 01854401

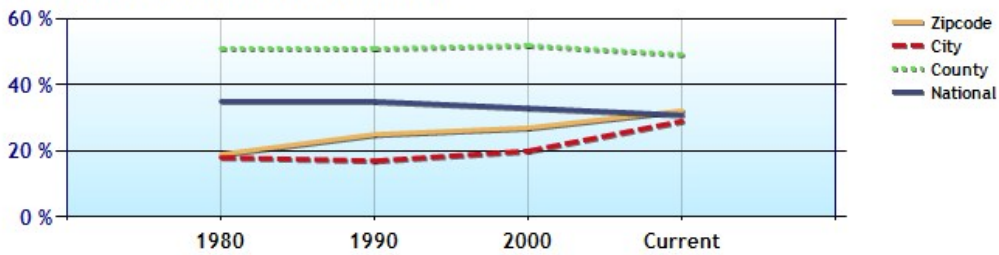


	Neighborhood	City	County	National
? Median Age of Home	17.0	26.2	47.1	35.1
? Homes Owned	61.4%	68.2%	44.8%	57.7%
? Homes Rented	33.2%	27.7%	49.2%	30.9%
? Homes Vacant	5.4%	4.1%	5.9%	11.4%

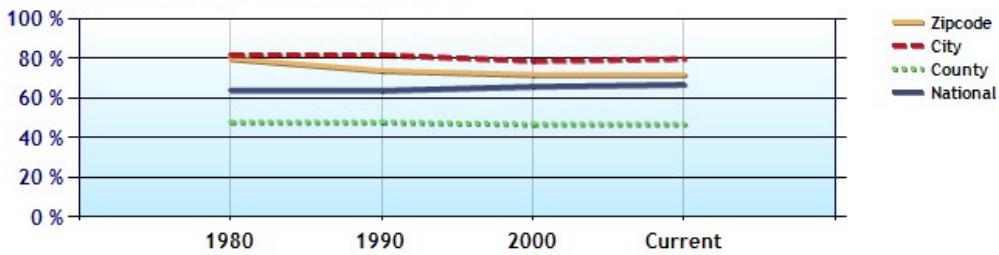
Average Rental Cost - Ten Year Chart



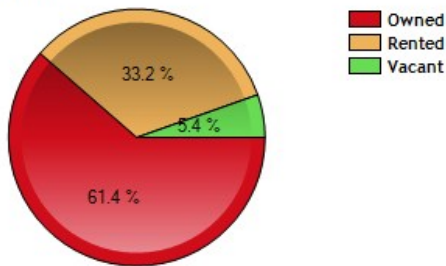
Percentage of Homes Rented - Thirty Year Chart



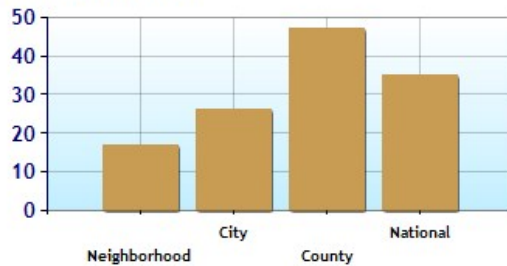
Percentage of Homes Owned - Thirty Year Chart



Home Use



Median Age of Home

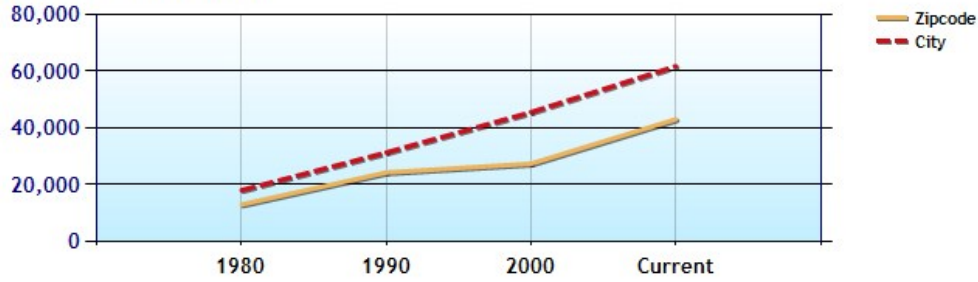


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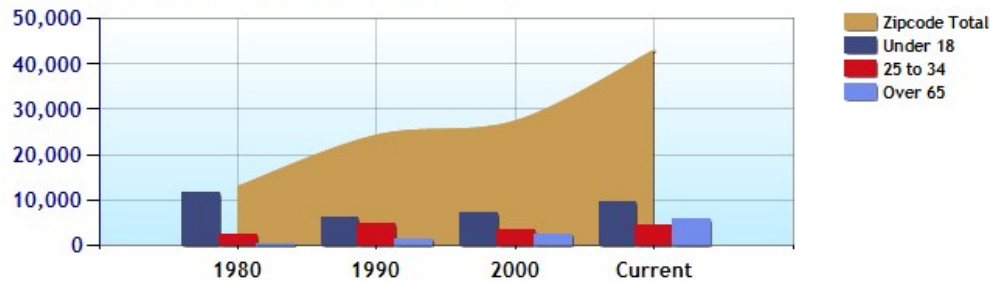


	Neighborhood	City	County	National
? Neighborhood Type	Suburban	Suburban		
? Population	2,973	176,320	9,818,605	308,035,306
? Population Density	2,512.5	3,344.7	2,419.6	87.1
? Percent Male	48.4%	49.3%	49.3%	49.3%
? Percent Female	51.6%	50.7%	50.7%	51.0%
? Median Age	37.7	36.1	34.8	37.3
? People per Household	2.6	3.0	3.0	2.6
? Median Household Income	\$78,958	\$81,418	\$52,874	\$50,935
? Average Income per Capita	\$41,846	\$33,143	\$25,422	\$26,154

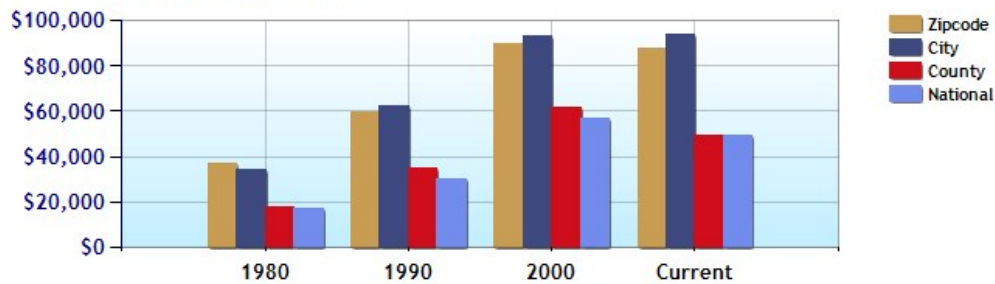
Population - Thirty Year Chart



Population Age vs Total Population - Thirty Year Chart



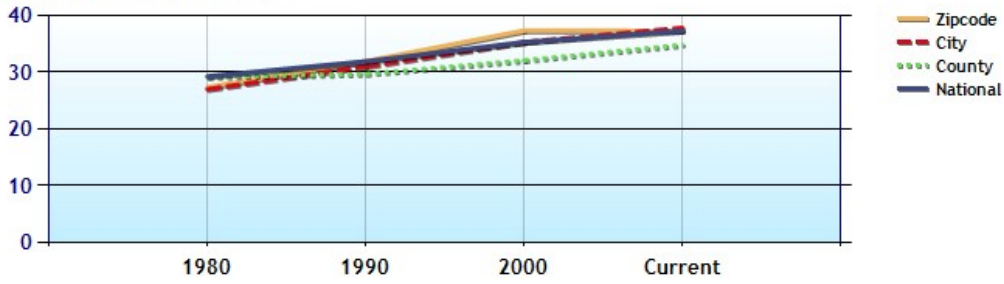
Household Income - Thirty Year Chart



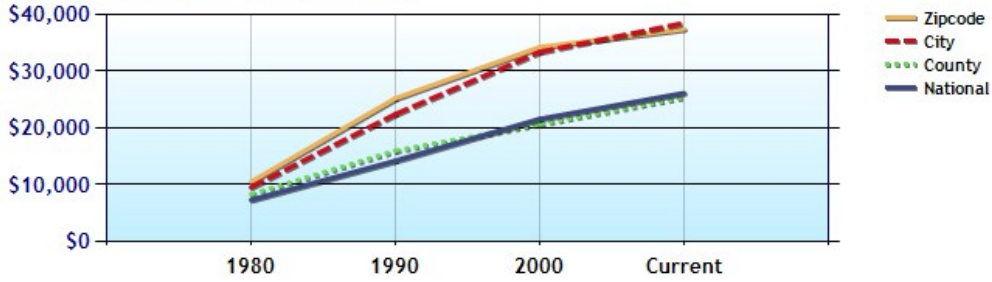
Alissa Honig
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 661-284-6263
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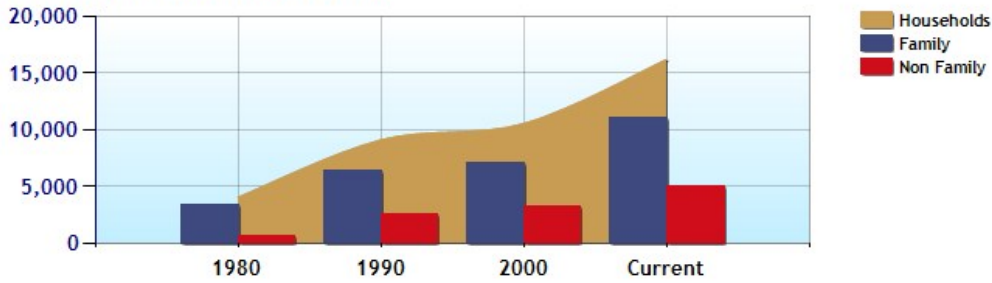
Median Age - Thirty Year Chart



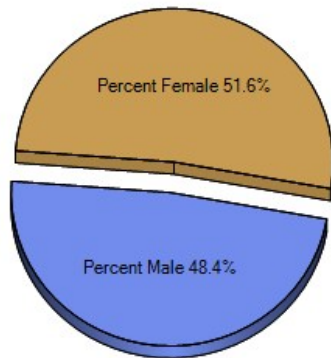
Median Personal Income - Thirty Year Chart



Household Breakdown - Thirty Year Chart



Male/Female Ratio for Zipcode 91355

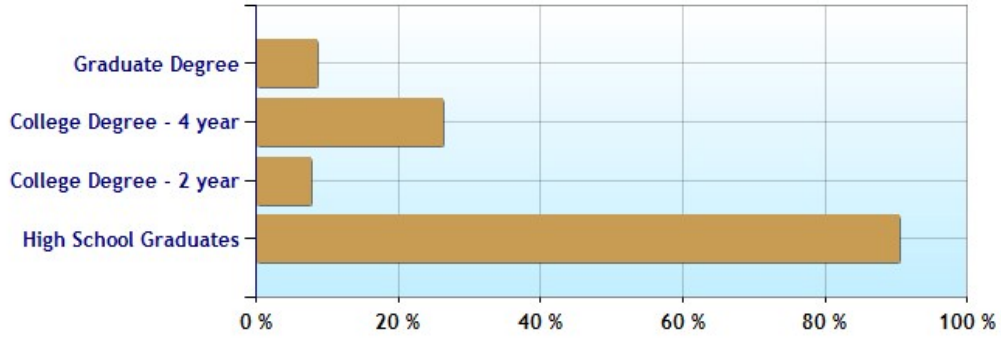


Alissa Honig
 661-219-0156
 661-284-6263
 alissa.honig@dilbeck.com
<http://www.realliving.com/Alissa.Honig>
 BRE#: 01854401



	Neighborhood	City	County	National
? High School Graduates	90.3%	88.2%	69.6%	80.8%
? College Degree - 2 year	7.7%	9.4%	6.2%	6.5%
? College Degree - 4 year	26.1%	21.1%	15.9%	16.0%
? Graduate Degree	8.5%	9.4%	8.6%	9.0%
? Expenditures per Student	\$4,490	\$4,324	\$5,263	\$5,691
? Students per Teacher	23.1	23.0	22.4	15.3
? Students per Librarian	3,486	2,903	5,042	803
? Students per Guidance Counselor	804	670	1,196	513

Degree Analysis for Zipcode 91355

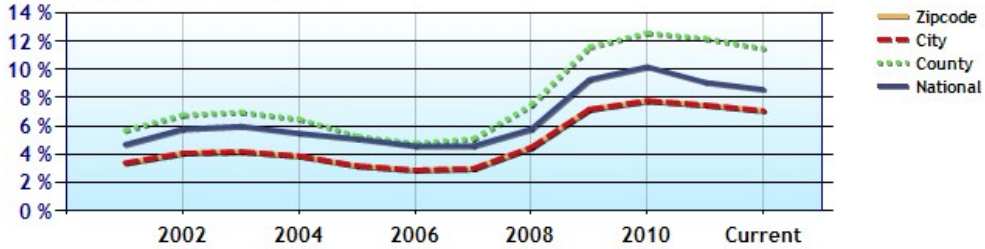


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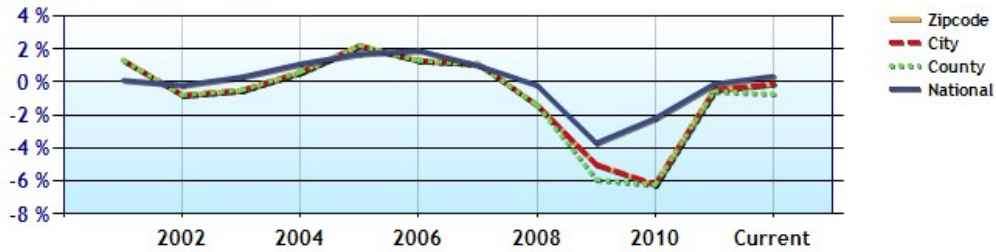


	Neighborhood	City	County	National
? Unemployment Rate	7.3%	7.3%	11.9%	8.2%
? Recent Job Growth	-0.1%	-0.1%	-0.1%	1.1%
? Future Job Growth	32.4%	27.1%	27.1%	32.1%
? Sales Tax	8.8%	8.3%	8.8%	5.0%
? Income Tax	4.0%	4.0%	4.0%	4.7%
? Cost of Living Index	140.1	134.8	141.5	100.0

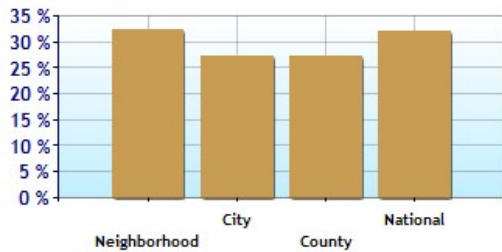
Unemployment Rate - Ten Year Chart



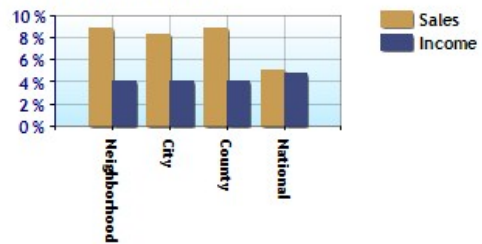
Job Growth - Ten Year Chart



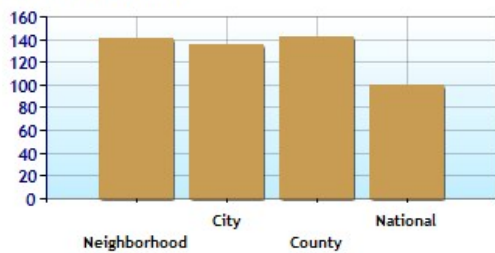
Future Job Growth



Sales and Income Tax



Cost of Living Index

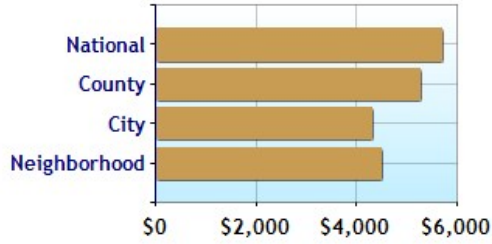


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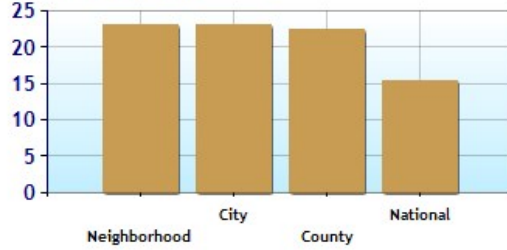


	Neighborhood	City	County	National
? High School Graduates	90.3%	88.2%	69.6%	80.8%
? College Degree - 2 year	7.7%	9.4%	6.2%	6.5%
? College Degree - 4 year	26.1%	21.1%	15.9%	16.0%
? Graduate Degree	8.5%	9.4%	8.6%	9.0%
? Expenditures per Student	\$4,490	\$4,324	\$5,263	\$5,691
? Students per Teacher	23.1	23.0	22.4	15.3
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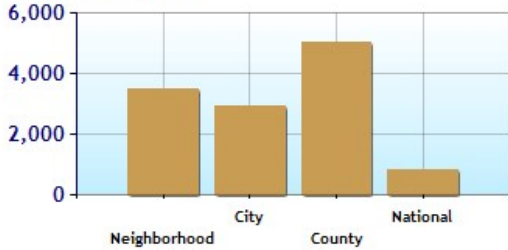
Expenditures per Student



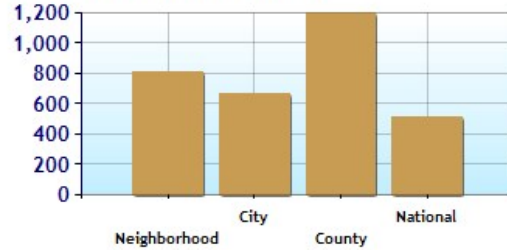
Students per Teacher



Students per Librarian



Students per Guidance Counselor



Alissa Honig
 661-219-0156
 661-284-6263
 alissa.honig@dilbeck.com
<http://www.realliving.com/Alissa.Honig>
 BRE#: 01854401



High Schools near 26828 Willow Creek Ln, Valencia, CA 91355

School	Grades	Students	P/T Ratio	Zipcode
Valencia High School	09-12	3019	22.9	91355
Academy of the Canyons	09-12	388	25.4	91355
Albert Einstein Academy for Letters, Arts and Scienc...	07-12	176		91355
* Learning Post High (Alternative) School	08-12	58	24.3	91355

(* = alternative school)

Middle Schools near 26828 Willow Creek Ln, Valencia, CA 91355

School	Grades	Students	P/T Ratio	Zipcode
Rio Norte Junior High School	07-08	1225	21.4	91354
Arroyo Seco Junior High School	07-08	1217	20.9	91354

Elementary Schools near 26828 Willow Creek Ln, Valencia, CA 91355

School	Grades	Students	P/T Ratio	Zipcode
Bridgeport Elementary School	KG-06	1017	20.2	91355
North Park Elementary School	KG-07	968	20	91355
Valencia Valley Elementary School	KG-06	674	21.2	91355
Meadows Elementary School	KG-06	585	18.5	91355
Old Orchard Elementary School	KG-06	533	18.4	91355
Charles Helmers Elementary School	KG-07	890	20.3	91354
West Creek Academy	KG-06	630		91354
Tesoro Del Valle Elementary School	KG-07	582	20.8	91354

Private Schools near 26828 Willow Creek Ln, Valencia, CA 91355

School	Grades	Students	P/T Ratio	Zipcode
Legacy Christian Academy	KG-8	366	76.3	91355
Pinecrest-Valencia School	KG-6	150	11.5	91355

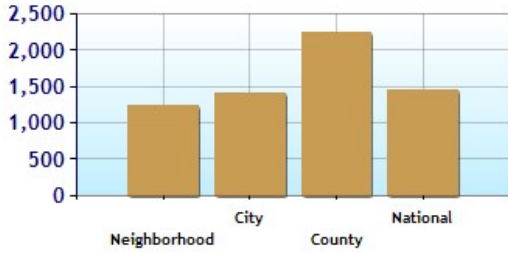
Colleges near 26828 Willow Creek Ln, Valencia, CA 91355

School	Tuition	URL	Zip
California Institute of the Arts	\$25520	www.calarts.edu	91355
College of the Canyons	\$815	www.canyons.edu	91355

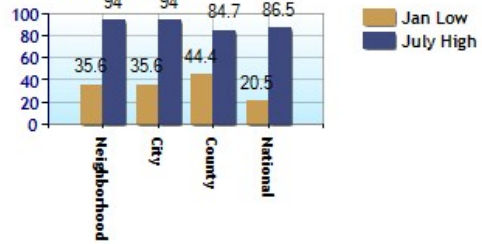
The data included herein is a compilation of many disparate datasets obtained from various sources and compiled by Real Estate Digital. [Click here](#) for a complete list of data sources. We use our best efforts to present the most accurate and up-to-date information, but we are not responsible for the results of any defects that may be found to exist, or any lost profits or other consequential damages that may result from such defects. You should not assume that this content is error-free or that it will be suitable for the particular purpose that you have in mind when using it. The owner and operator of the website that displays this data makes no warranty or representation of any kind with respect to the completeness or accuracy of the information included herein.

	Neighborhood	City	County	National
? Altitude	1,241	1,402	2,245	1,443
? Rainfall (inches annually)	17.3	17.0	15.9	36.5
? Snowfall (inches annually)	0.1	0.1	0.1	25.0
? January Avg. Low Temp	35.6	35.6	44.4	20.5
? July Avg. High Temp	94.0	94.0	84.7	86.5
? Days of Precipitation Annually	30	32	32	100
? Days Mostly Sunny Annually	282	283	283	205
? Comfort Index (during hot weather)	29	43	46	44

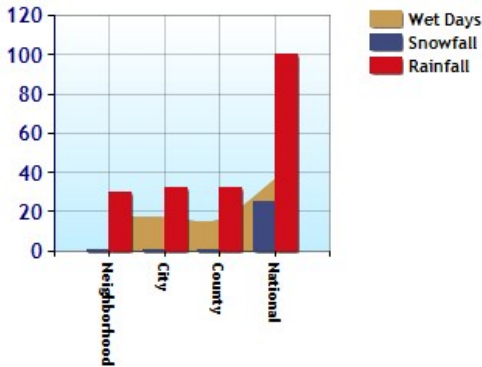
Altitude



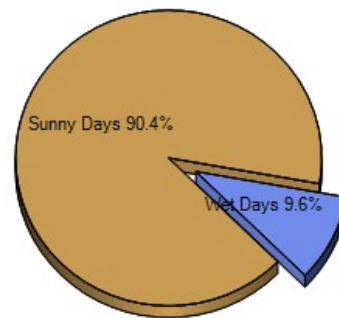
Temperature Extremes



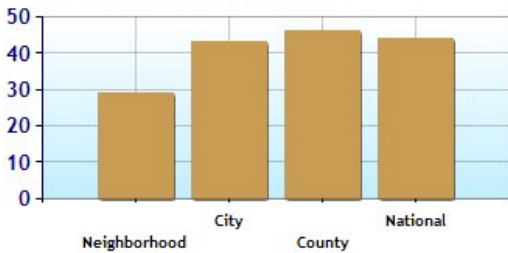
Precipitation Summary



Sunny and Cloudy Days per Annum for 91355



Comfort Index (during hot weather)

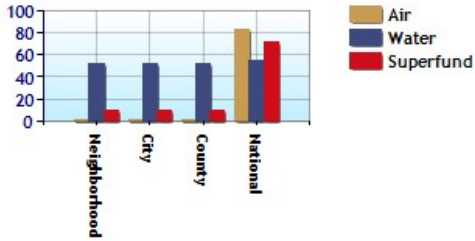


Alissa Honig
 661-219-0156
 661-284-6263
 alissa.honig@dilbeck.com
<http://www.realliving.com/Alissa.Honig>
 BRE#: 01854401

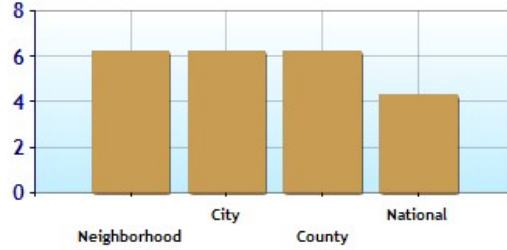


	Neighborhood	City	County	National
? Air Quality	1	1	1	83
? Watershed Quality	52	52	52	55
? Physicians per Capita	257.5	257.5	257.5	261.3
? Health Cost Index	110.6	110.6	110.6	100.0
? Superfund Site Index	10	10	10	71
? UV Index	6.2	6.2	6.2	4.3

Environmental Quality



UV Index



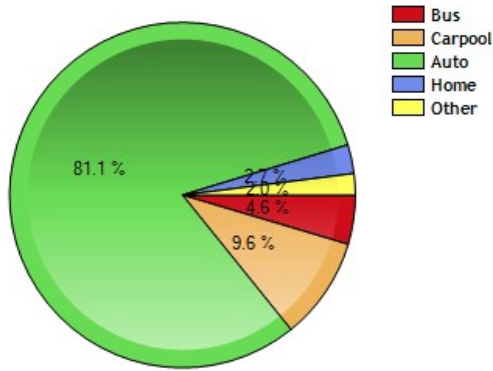
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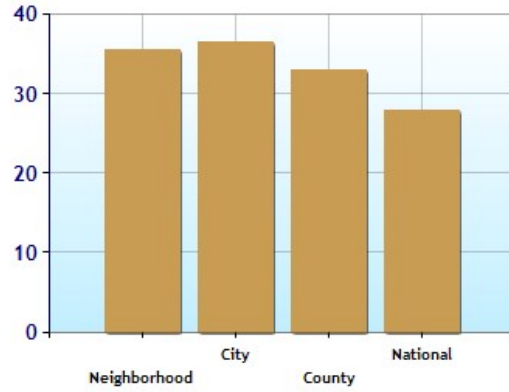
Commute near 26828 Willow Creek Ln, Valencia, CA 91355

	Neighborhood	City	County	National
? Commuting by Bus	4.6%	3.3%	7.2%	2.3%
? Commuting by Carpool	9.6%	10.1%	11.6%	11.4%
? Commuting by Auto	81.1%	80.0%	71.8%	75.1%
? Commute Time	35.4	36.5	33.0	27.9
? Working at Home	2.7%	4.1%	4.4%	5.4%

Commuting Methods for Zipcode 91355



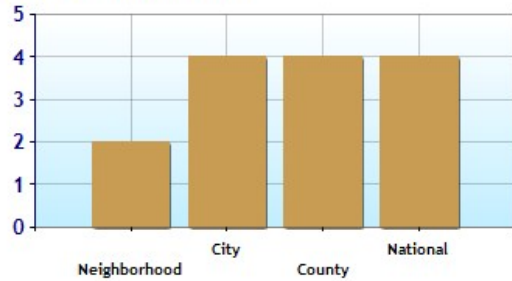
Commute Time



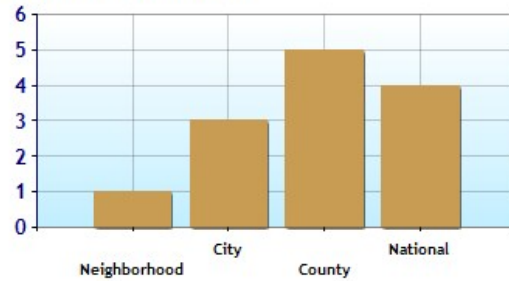
Crime near 26828 Willow Creek Ln, Valencia, CA 91355

	Neighborhood	City	County	National
? Property Crime Risk Index	2.0	4.0	4.0	4.0
? Violent Crime Risk Index	1.0	3.0	5.0	4.0

Property Crime Risk Index



Violent Crime Risk Index

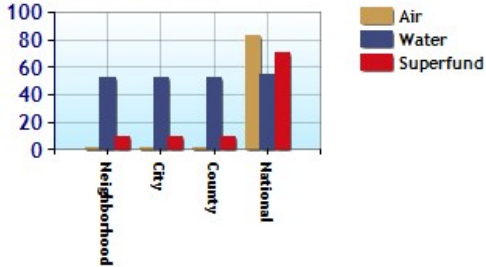


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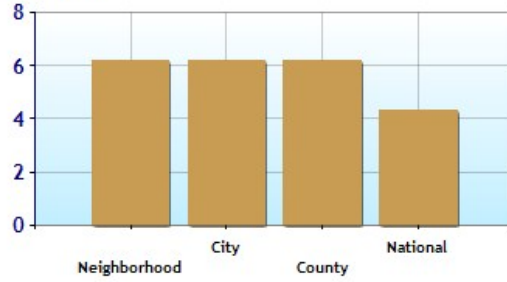


	Neighborhood	City	County	National
? Air Quality	1	1	1	83
? Watershed Quality	52	52	52	55
? Physicians per Capita	257.5	257.5	257.5	261.3
? Health Cost Index	110.6	110.6	110.6	100.0
? Superfund Site Index	10	10	10	71
? UV Index	6.2	6.2	6.2	4.3

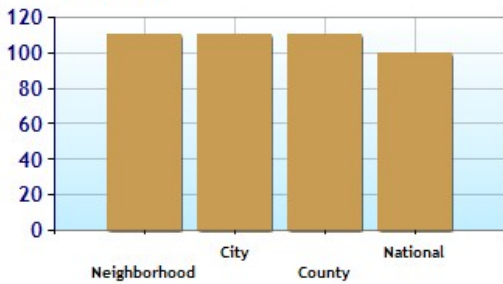
Environmental Quality



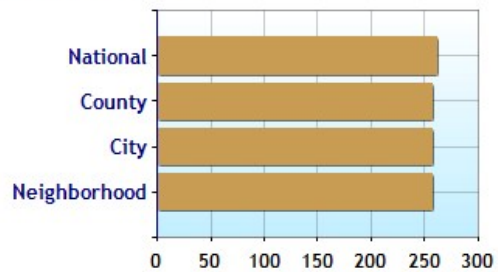
UV Index



Health Cost Index



Physicians per Capita



Alissa Honig
 661-219-0156
 661-284-6263
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<http://www.realliving.com/Alissa.Honig>
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