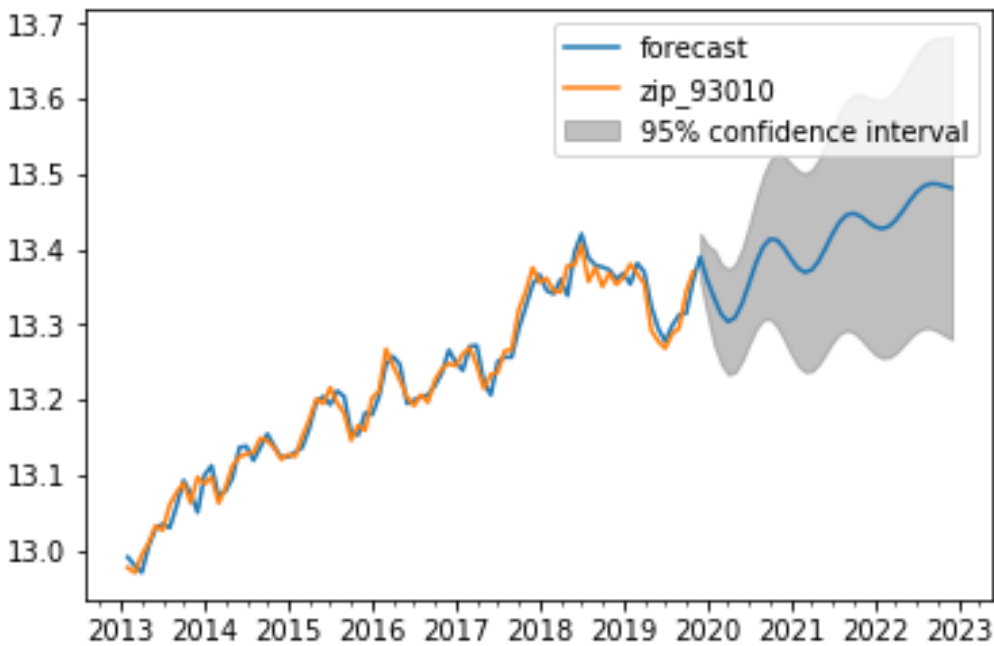


ARIMA Model Results

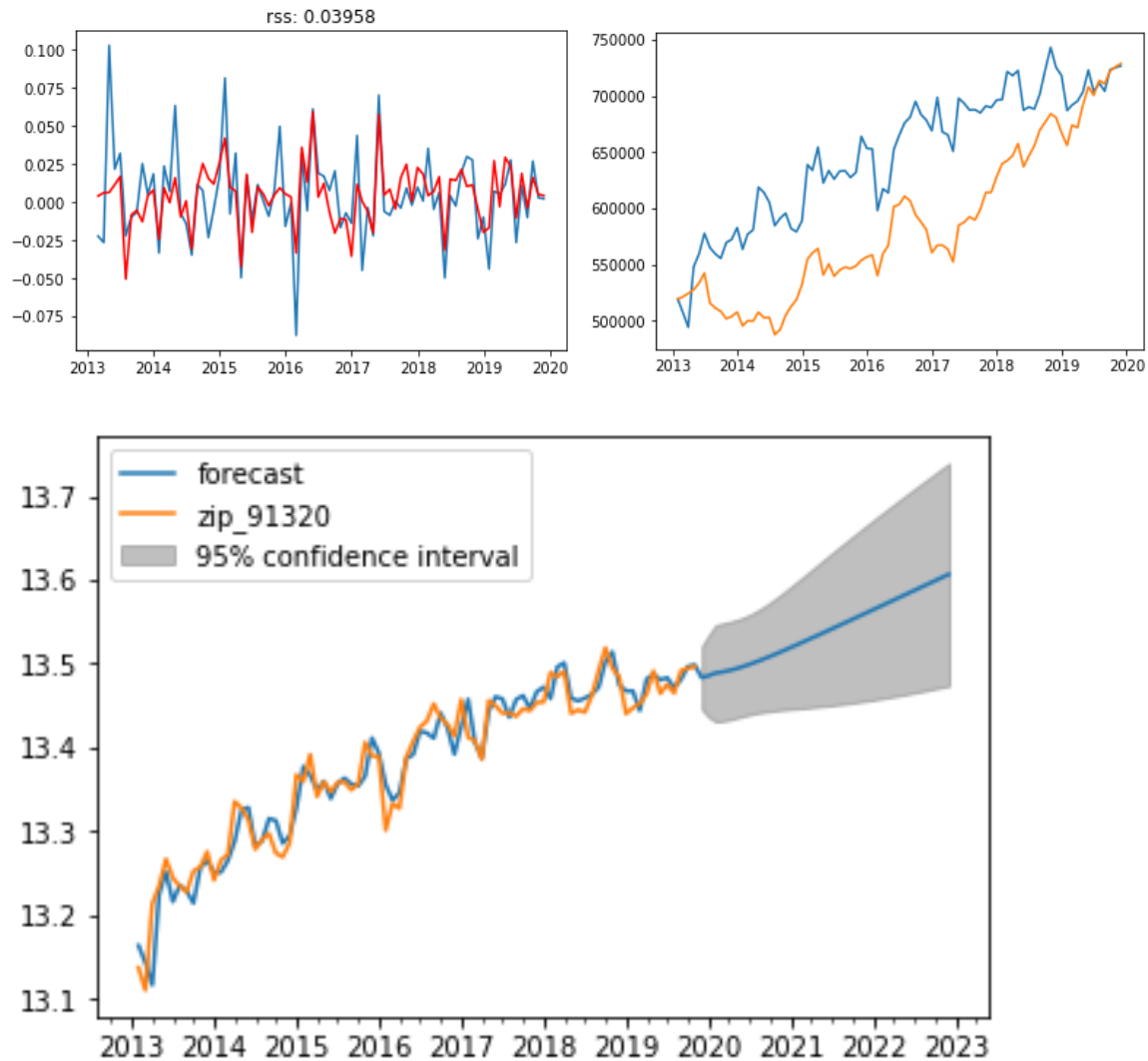
Wesley Stanis

West Camarillo



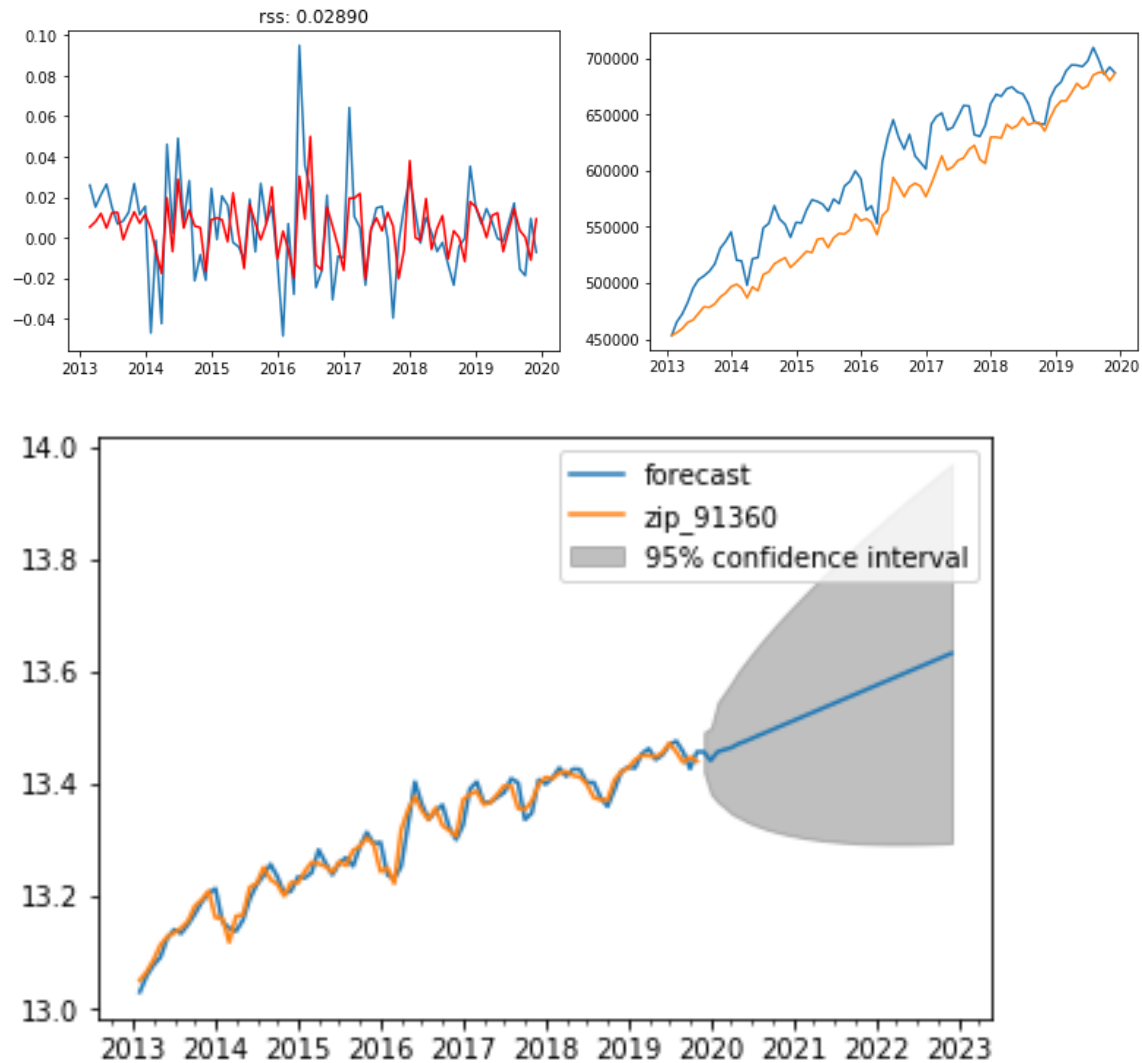
Appears to be an upward trend although higher volatility. Residual Sum of Squares value of .023 on the ARIMA model.

Newbury Park area



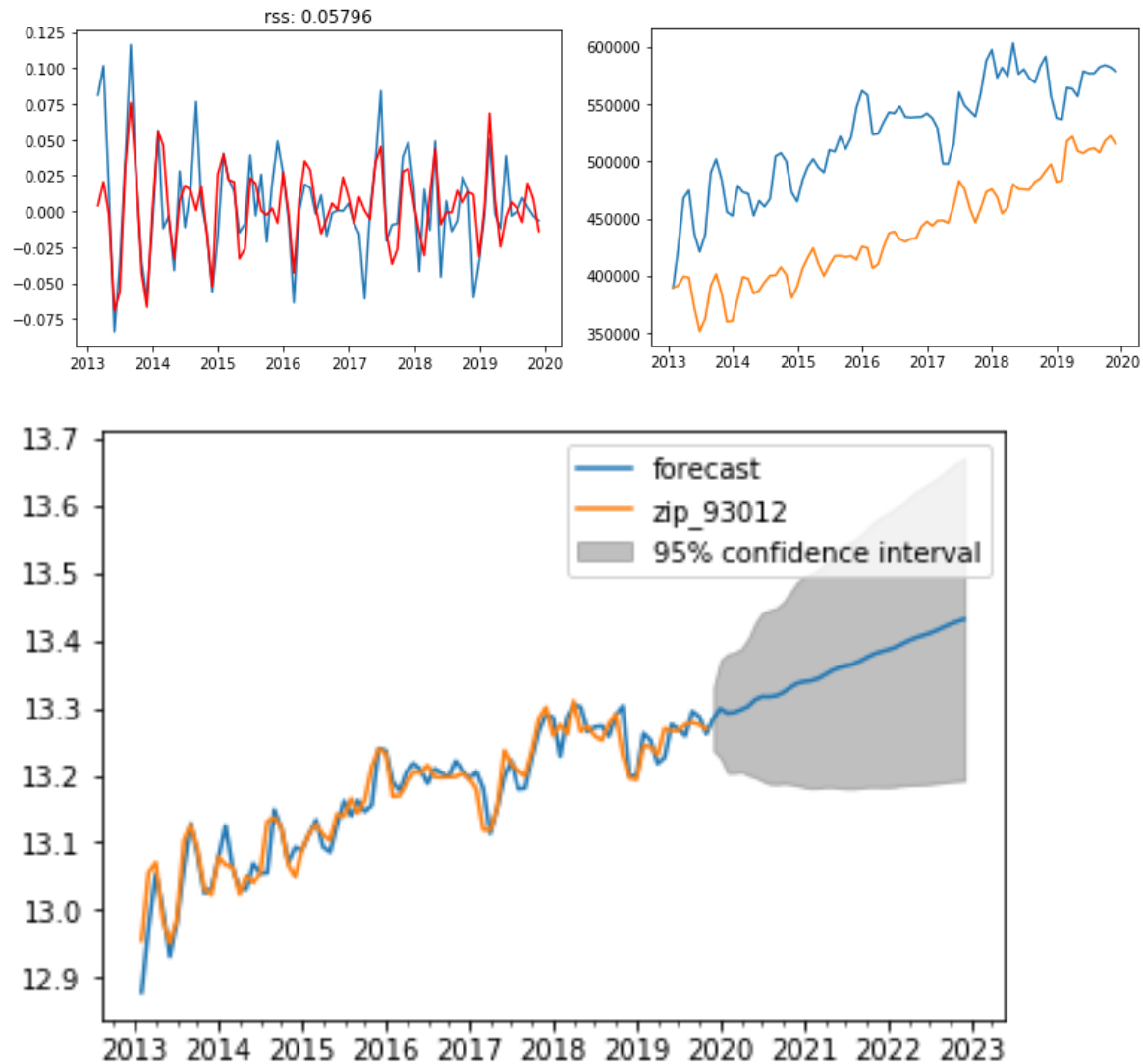
Appears to be another upward trend with more volatility as time increases. Residual Sum of Squares value of .04 on the ARIMA model.

North East Thousand Oaks



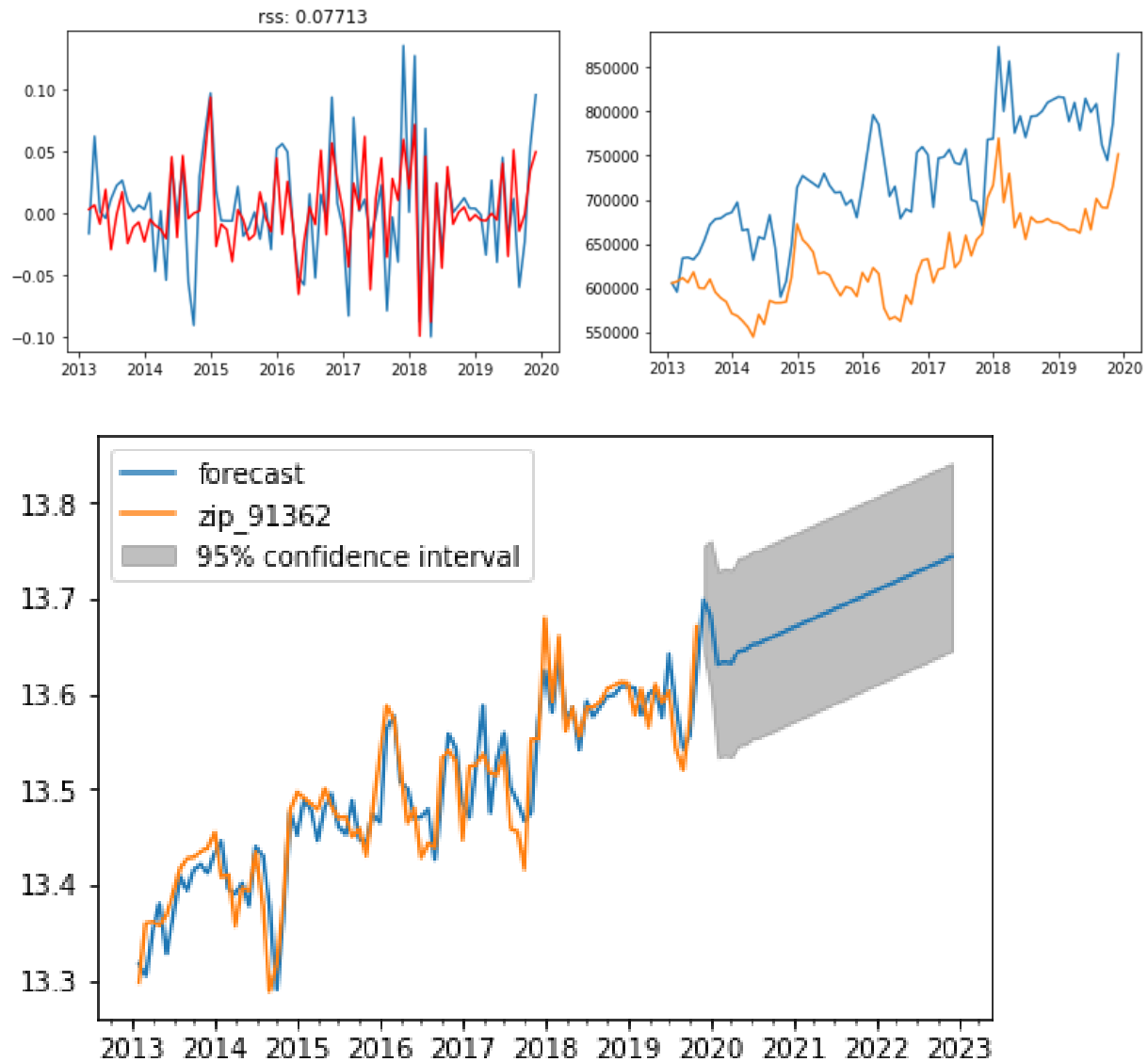
Appears to be a possible upward trend, although a decent possibility of a downward or stationary trend. Residual Sum of Squares value of .029 on the ARIMA model.

East Camarillo



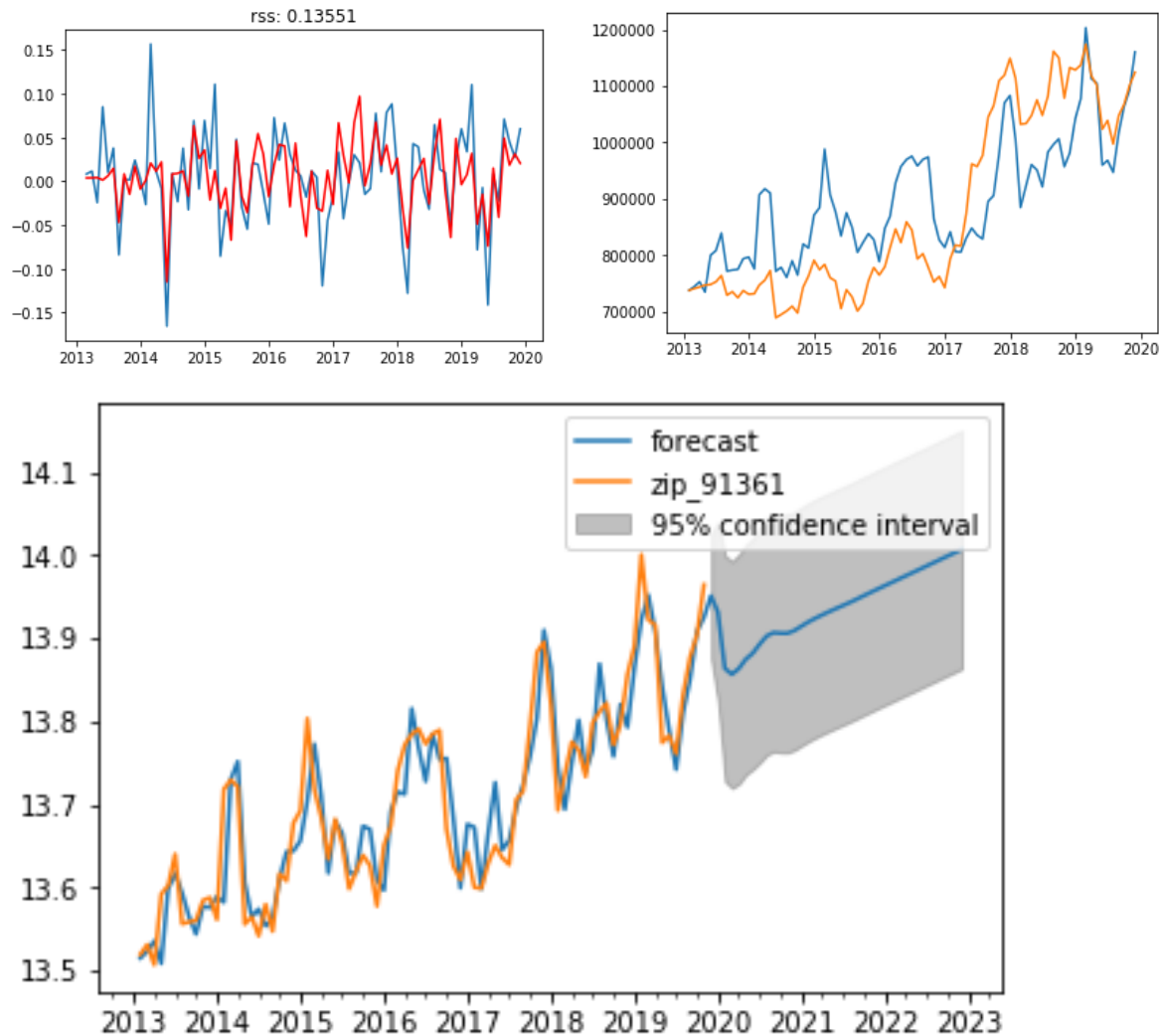
Appears to be another upward trend, again with a good possibility of no trend, or a downward trend. Residual Sum of Squares value of .058 on the ARIMA model.

West TO and Westlake



Appears to be an upward trend. Lower boundary of 95% confidence interval appears to also have an upward trend. Residual Sum of Squares value of .077 on the ARIMA model.

Southern TO and Westlake



Appears to be an upward trend. Confidence interval is greater than West TO and Westlake, but the lower boundary of 95% confidence interval also appears to also have an upward trend. Residual Sum of Squares value of .136 on the ARIMA model. This model had the highest RSS value, indicating that it had the most errors.

Although the two models that included Westlake Village had higher RSS values than the others, Westlake may be a good investment. It does have the highest volatility amongst the areas and may be due to the high home values. Newbury Park appears to be the safest investment due to the forecasting and lower volatility.