

UPSCALE HOME *guide*

INCLUDES
Academic Test
Results for
Local Schools



BUYER BEWARE

- Median home price of area zip code
- English grade level proficiencies
- Math proficiencies
- College readiness test results

Dear Home Buyer:

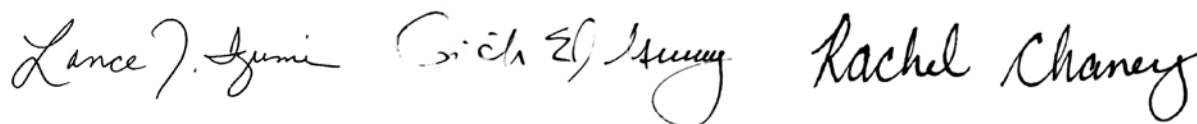
We know how important good schools are when you're deciding where to buy your new house. That's why you're willing to stretch your budget for a home near a "good" school. But don't be fooled by the tree-lined streets and expensive real estate—the neighborhood schools may not be as good as you think, according to the findings in the new book, *Not as Good as You Think: Why the Middle Class Needs School Choice*, published by the Pacific Research Institute. *Not as Good as You Think* takes you on a driving tour of some of California's best neighborhoods, and supposedly some of its best schools. You'll be alarmed to know that in hundreds of schools, even some designated "California Distinguished Schools," more than half of the students are not proficient in English or math at their grade level.

The following real estate guide highlights underachieving schools located in "nice" neighborhoods where median home prices are as high as \$1.6 million. Many parents have found out the hard way that despite what they've been told by real estate agents, school administrators, and even state officials, the kids attending these schools are not performing at grade level, let alone ready for college.

Why must your choice of a home be tied to the public school located in the neighborhood? What if you had the freedom to choose any school—public or private? You would be able to buy the reasonably priced fixer-upper in that up and coming neighborhood, and send your kids to the school across town near their grandmother. Or you can stay where you are, but send your kids to a nearby private school and get a tax credit or school voucher because you've saved the government the expense of educating your children. Or what if you're simply not pleased with the neighborhood school, why should you have to move? If you had the choice, you could simply send your kids to another school. These are just some of the reasons why school choice is important not just for families in poor, urban neighborhoods but to every parent who is striving to provide an excellent education for their children.

To learn more about school choice and to obtain a copy of the book *Not as Good as You Think: Why the Middle Class Needs School Choice*, visit www.pacificresearch.org.

Sincerely,



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SARATOGA IN “SILICON VALLEY” CA

Price: \$1.63 million



- Home to Silicon Valley’s most successful executives.
- CNN and *Money* magazine ranked Saratoga as the 26th best place to live in the nation in 2005.
- *Forbes* magazine ranked Saratoga’s zip code as the 42nd most expensive in America.
- Saratoga is known for its expensive antique shops, French restaurants, and European bakeries.
- An “excellent school system.”
–Wikipedia



BUYER BEWARE

At Prospect High School:

- Less than half of 10th and 11th graders scored at or above proficiency in the 2006 California Standards Test (CST) English exam.
- Only 12% of students taking the CST algebra 1 exam scored at or above proficiency.
- Only 23% of students taking the CST geometry exam scored at or above proficiency.
- 37% of students taking the CST algebra 2 exam scored at or above proficiency.



ORANGE COUNTY'S BEST ADDRESSES



NEWPORT BEACH, 92626

PRICE: \$712,000

California Elementary School

- Less than half of 2nd and 3rd graders scored at or above proficiency on the California Standards Test (CST) English exam.
- Less than half of 4th graders scored at or above the proficiency level on the CST math exam.



DANA POINT, 92629

PRICE: \$774,000

Dana Hills High School

- Only 27% of students passed the Early Assessment Program (EAP) college-ready English test even though 61% of students scored at or above proficiency on the CST English exam.



LAGUNA BEACH, 92651

PRICE: \$1.5 MILLION

Laguna Beach High School

2007 CALIFORNIA DISTINGUISHED SCHOOL

- Only 19% of students passed the EAP college-ready English test while 61% of students scored at or above proficiency on the CST English exam.



HUNTINGTON BEACH, 92648

PRICE: \$892,000

Huntington Beach High School

- Only 23% of students passed the EAP college-ready English test while 49% of students scored at or above proficiency on the CST English exam.

Acton, California

The “Beverly Hills” of the Antelope Valley

Price: \$638,000



- “Home of city folk who want a little country life.”
- Exclusive community tucked away in the Sierra Pelona Mountains 50 miles north of Los Angeles.
- Known for its many mansions and expensive ranch homes on large properties that include stables and riding facilities.

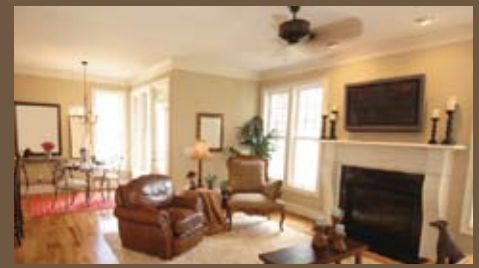
BUYER BEWARE

At Vasquez High School:

- 33% of 10th and 11th graders scored at or above the proficiency level on the 2006 California Standards Test (CST) English exam. In fact, more 11th graders scored at the failing “below basic” mark than scored at proficiency.
- Only 5% of students taking the CST algebra 1 exam scored at or above proficiency.
- Only 3% of students taking the CST geometry exam scored at or above proficiency.
- Only 7% of students taking the CST algebra 2 exam scored at or above proficiency.

San Mateo, California

Price: \$867,000



“We have a lot to brag about in San Mateo - great neighborhoods and schools...”
– Mayor Jack Matthews

- San Mateo County is home to many of America’s successful venture capitalists, private-equity and hedge fund managers, and tech entrepreneurs.
- The city has produced an array of notables: entertainer Merv Griffin, two-time Super Bowl MVP quarterback Tom Brady, and many well-known actors and actresses.

BUYER BEWARE

HILLSDALE HIGH SCHOOL 2007 CALIFORNIA DISTINGUISHED SCHOOL

- 44% of 10th graders and 40% of 11th graders scored at or above the proficiency level on the California Standards Test (CST) English exam.
- Only 14% of students taking the CST algebra 1 exam scored at above the proficiency level.
- Only 28% of students taking the CST geometry exam scored at or above the proficiency level.
- Only 30% of students taking the CST algebra 2 exam scored at or above the proficiency level.

Other High Schools in the County:

- At Terra Nova High, 51% of 11th graders scored at or above proficiency in the CST English exam, but only 23% passed the Early Assessment Program (EAP) college-ready English test.
- At Burlingame High, 63% of 11th graders scored at or above proficiency in the CST English exam, but only 24% passed the EAP college-ready English test.
- At Mills High School, 65% of 11th graders scored at or above proficiency in the CST English exam, but only 33% passed the EAP college-ready English test.

SANTA BARBARA “THE AMERICAN RIVIERA”

*Santa Barbara was the winter destination for the titans of industry in the last century.
Today, it is an affluent community of beautiful and sometimes baronial houses.*



GOLETA

PRICE: \$879,000

AT DOS PUEBLOS HIGH:

- ONLY 28% OF STUDENTS PASSED THE EARLY ASSESSMENT PROGRAM (EAP) COLLEGE-READY ENGLISH TEST EVEN THOUGH 59% OF STUDENTS SCORED AT OR ABOVE PROFICIENCY ON THE CALIFORNIA STANDARDS TEST (CST) ENGLISH EXAM.



SANTA BARBARA

PRICE: \$1.3 MILLION

AT SANTA BARBARA HIGH:

- ONLY 12% OF STUDENTS PASSED THE EAP COLLEGE-READY ENGLISH TEST WHILE 51% OF STUDENTS SCORED AT OR ABOVE PROFICIENCY ON THE CST ENGLISH EXAM.

CONCORD, CA 94521

Price: \$557,000



- Bedroom community for San Francisco and Oakland.
- The birthplace of actor Tom Hanks.
- In 2000, the city adopted the slogan “Concord, Where Families Come First” to bring attention to the many family-friendly events, activities, organizations and opportunities available in Concord.
- A significant number of major corporations and technology-based companies have chosen to locate in Concord because of its well-educated workforce.

Buyer Beware

At Concord High School:

- 49% of 9th graders, 39% of 10th graders, 33% of 11th graders scored at or above the proficiency level on the California Standards Test (CST) English exam. Substantially more 11th graders scored at the failing “below basic” mark than scored at proficiency—47 percent versus 33 percent.
- Only 5% of students taking the CST algebra 1 exam scored at above the proficiency level.
- Only 35% of students taking the CST geometry exam scored at or above the proficiency level.
- 67% of parents went to college, but only 15% of kids passed the EAP college-ready English exam.

Los Angeles County's Best Addresses



BEVERLY HILLS, 90210 **PRICE: \$2.6 MILLION**

At Beverly Hills High School:

- Only 10% of students passed the Early Assessment Program (EAP) college-ready English exam, while 70% of students scored at or above proficiency on the California Standards Test (CST) for English.



PALOS VERDES ESTATES, 90274 **PRICE: \$1.4 MILLION**

At Palos Verdes High School:

- Only 33% of students passed the EAP college-ready English exam, while 67% of students scored at or above proficiency on the CST English exam.



SAN MARINO, 91108 **PRICE: \$1.53 MILLION**

At San Marino High School:

- Only 48% of students passed the EAP college-ready English exam even though 86% of students scored at or above proficiency on the CST English exam.



SOUTH PASADENA, 91030 **PRICE: \$1 MILLION**

At South Pasadena High School:

- Only 44% passed the EAP college-ready English exam even though 72% of students scored at or above proficiency on the CST English exam.

Novato, Marin County, California

Price: \$758,000



- Across the famed Golden Gate Bridge from San Francisco, Marin County is renowned for its natural beauty, liberal politics, and affluence.
- According to the 2000 Census, Marin County has the highest per capita income in the country.
- The county has the highest density of BMWs in the United States, according to dealers in the county.

BUYER BEWARE

At San Marin High:

- Less than half of 11th graders scored at or above the proficiency level on the California Standards Test (CST) English exam.
- Only 38% of students taking the CST algebra 1 exam scored at above proficiency.
- Less than half of students taking the CST algebra 2 exam scored at or above proficiency.
- 82% of parents went to college but only 23% of kids passed the EAP college-ready exam.

San Diego County's Best Addresses



Coronado Price: \$1.6 million

- In this premier residential area—a small and very modest two bedroom home can easily cost over \$1 million.
- According to the *San Diego Union-Tribune* in August of 2006, the median cost of a single-family home within the city's zip code of 92118 was \$1,605,000, as of July 2006.
- Coronado is the third most expensive place to live in San Diego County and one of the most expensive in the country, as it holds a spot within the top 20 most expensive cities in the United States.

BUYER BEWARE

At Coronado High School:

- Only 27% of students passed the Early Assessment Program (EAP) college-ready English test while 73% of students scored at or above proficiency in the California Standards Test (CST) for English.



La Jolla Price: \$1.9 million

- A sea-side resort community with beachfront homes and homes perched on cliffs.
- Many of the *Forbes* 400 Richest Americans live in La Jolla. Financier Ivan Boesky and investor Benjamin Graham have called La Jolla their home.

BUYER BEWARE

At La Jolla High School:

- Only 35% of students passed the EAP college-ready English test even though 60% of students scored at or above proficiency in the CST English exam.



Many parents across the country have found out the hard way that the quality of public schools in the more affluent neighborhoods is often not what it's cracked up to be. This new book by PRI reveals that the supposedly "good" schools that these students attend are producing surprising—and often bad—results. Armed with the knowledge that their schools are coming up short, middle-class parents must take action and start demanding school choice options in their communities.

– William J. Bennett, author of *America: The Last Best Hope* and Fellow at The Claremont Institute