


Local Markets Continue to Gain According To the Homes.com Local Market Index

Indications: Trends Shown by the Top 100 Regional Markets


For home pricing data ending April 2013, the [Homes.com Local Market Index](#) showed increases in all 100 markets on a monthly basis. Momentum has been gaining with 96 out of 100 markets advancing in March compared to 75 out of 100 in February. The overall strength in April was also enough to send all markets higher measured on a year-over-year basis. This comes on the heels of 91 out of 100 markets posting annual increases in March and 98 out of 100 in February.

The Jackson, MS market had the largest monthly gain at 2.96 index points, followed by Los Angeles-Long Beach-Santa Ana, CA at 2.75. Honolulu, HI – a stellar performer in recent months – remained near the top with the third largest gain at 2.62. On a year-over-year basis, Honolulu, HI had the largest gain in April at 22.08 index points. The same market led the way last month with an annual change of 22.55 points. The strength in Los Angeles-Long Beach-Santa Ana, CA in April carried it to the second best performing market year-over-year with a gain of 18.85 points. At the other end of the spectrum, Tulsa, OK and Little Rock-North Little Rock-Conway, AR had the smallest monthly gains at 0.33 and 0.34 index points, respectively. Year-over-year, the slowest growing markets were in Tennessee with Memphis, TN-MS-AR up only 0.79 points and Chattanooga, TN-GA 1.51 points higher.

 Top Single-Family Markets			
Highest Month-to-Month Change		Highest Year-over-Year Change	
Metro Area	MTM	Metro Area	YOY
Jackson, MS	2.96	Honolulu, HI	22.08
Los Angeles-Long Beach-Santa Ana, CA	2.75	Los Angeles-Long Beach-Santa Ana, CA	18.85
Honolulu, HI	2.62	San Francisco-Oakland-Fremont, CA	18.47
San Francisco-Oakland-Fremont, CA	2.41	Phoenix-Mesa-Glendale, AZ	17.38
Portland-Vancouver-Hillsboro, OR-WA	2.37	Salt Lake City, UT	16.21
Seattle-Tacoma-Bellevue, WA	2.33	Ogden - Clearfield, UT	15.51
San Diego-Carlsbad-San Marcos, CA	2.28	San Diego-Carlsbad-San Marcos, CA	15.46
Knoxville, TN	2.14	Provo-Orem, UT	15.45
Indianapolis-Carmel, IN	2.06	Boise City-Nampa, ID	15.27
Washington-Arlington-Alexandria, DC-VA-MD-WV	1.93	Albuquerque, NM	14.81

Source: Homes.com Local Market Indices, Data through April 2013

The Homes.com Local Market Index activity was also analyzed based on region of the United States. The [top 100 markets are classified in the regions as follows](#): Northeast, Midwest, South, and West. The table below shows the best and worst performing CBSAs according to monthly index change by region for single-family product.

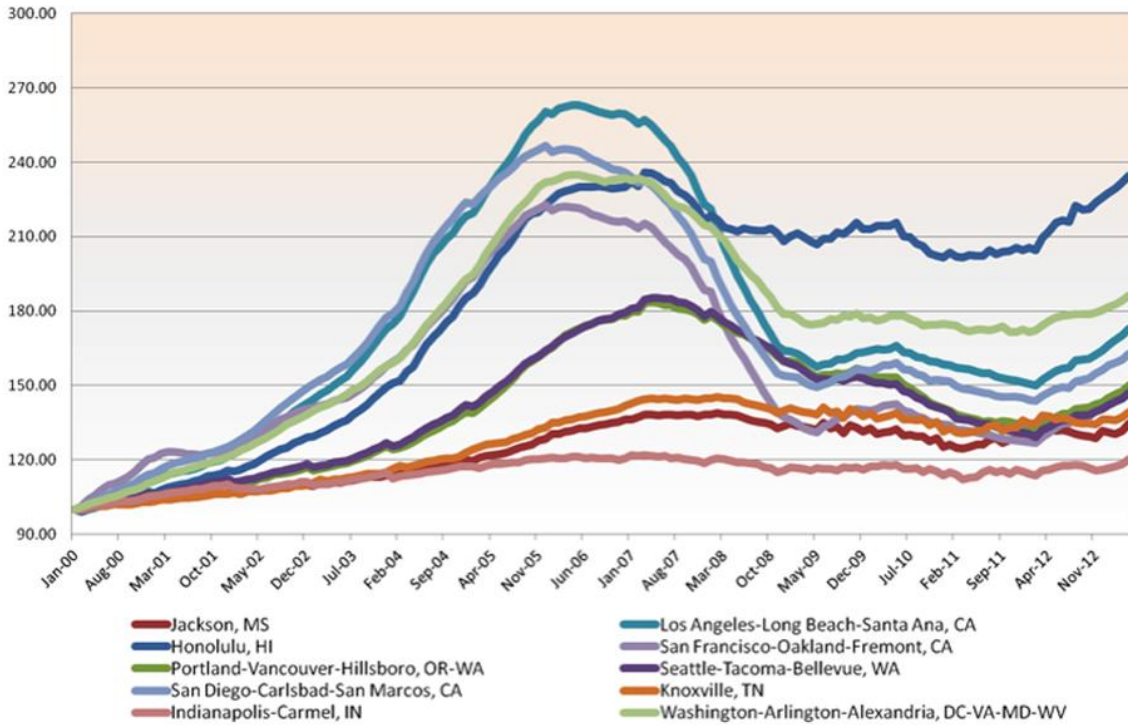
 Best and Worst Single-Family Markets					
Best Performing Month to Month			Worst Performing Month to Month		
Region	Metro Area	MTM	Region	Metro Area	MTM
Northeast	Washington-Arlington-Alexandria, DC-VA-MD-WV	1.93	Northeast	Worcester, MA	0.46
West	Los Angeles-Long Beach-Santa Ana, CA	2.75	West	Tucson, AZ	0.58
Midwest	Indianapolis-Carmel, IN	2.06	Midwest	Des Moines-West Des Moines, IA	0.73
South	Jackson, MS	2.96	South	Tulsa, OK	0.33

Source: Homes.com Local Market Indices, Data through April 2013

Strength in April was concentrated in the Western Region of the U.S. where 6 of the 10 best performing markets were located. The more equitable distribution of strength we observed last month is proving short lived as the West has resumed outperforming the nation. The South had two of the top ten markets, and the Northeast and Midwest each had one. As far as the concentration of weakness goes, seven of the 10 worst markets were located in the Southern Region, which, along with the Northeast (which had the remaining four worst performers in April) has been home to underperforming markets for several months running. While the month-to-month gain for Tulsa, OK is the worst for the Southern Region, it is worth noting that Tulsa has rebounded from the Great Recession per the Homes.com Rebound Report with the modest gain indicating a healthy market.

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Top 10 Single-Family Markets with the Highest Month-to-Month Increase

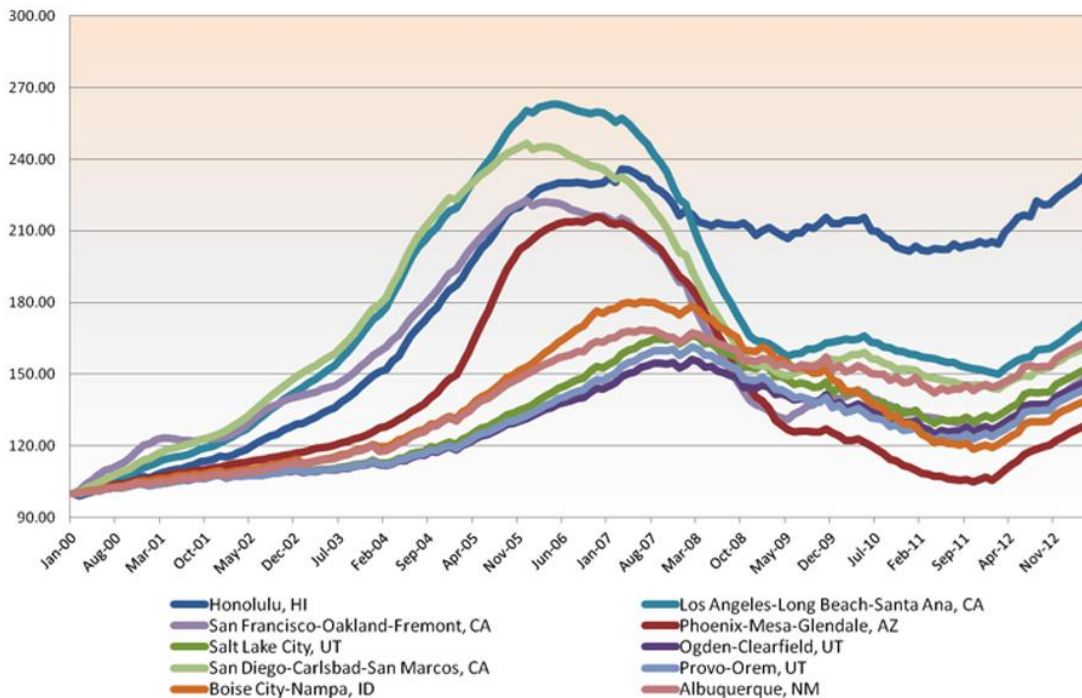


Source: Homes.com Local Market Indices, Data through April 2013.

*Rebound is a measurement of the percent retracement of the peak-to-trough decline attributable to the Great Recession.

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Top 10 Single-Family Markets with
the Highest Year-over-Year Increase



Source: Homes.com Local Market Indices. Data through April 2013.
*Rebound is a measurement of the percent retracement of the peak-to-trough decline attributable to the Great Recession.

About the Homes.com Local Market Index

The [Homes.com Local Market Index](#) report tracks repeat sales of properties for both single-family and multi-unit/condominium sales in separate indices for the top 100 Local Markets as determined by the U.S Census Bureau [Core Based Statistical Areas](#) (CBSAs).

Request More Information

For more information or to receive a copy of the Indices for all 100 markets, contact us at: LocalMarketReports@homes.com or The Zimmerman Agency 850-668-2222.

Ivette Faulkner ivette.faulkner@homes.com
Sydney Weaver Bey_sydney.weaver.bey@homes.com
Amanda Stahl amanda.stahl@homes.com