

Homes.com Rebound Report Property Data Through April 2013

Indications: Now More than a Third of Top 100 Regional Markets Show Significant Rebound

A useful way to understand how the housing recovery or rebound process is unfolding across the country is to measure how far each market has recovered from its peak-to-trough decline in index value. An analysis such as this is logical because a similar boom-bust scenario played out across virtually every market in the country during the 2000s, and today they are in some stage of rebound. The Homes.com Rebound Report uses the Homes.com Local Market Index data back to 2000, but it focuses on the period from 2005 forward when identifying peaks and troughs to isolate the impacts of the [Great Recession](#), a recently marked global economic decline that also correlated with the bursting of the U.S. housing bubble. The following table shows the Top 10 and Bottom 10 markets for April 2013 based on their rebound. A value of 100% or higher for a market means that the area has fully recovered any price decline as a result of the recession.

Rebound Report - Top and Bottom Markets			
Top 10 Metro Area	Rebound	Bottom 10 Metro Area	Rebound
San Antonio - New Braunfels, TX	233.11%	New York-Northern New Jersey-Long Island, NY-NJ-PA	11.80%
Houston - Sugar Land - Baytown, TX	223.49%	Bridgeport-Stamford-Norwalk, CT	11.27%
Austin - Round Rock - San Marcos, TX	219.74%	Stockton, CA	10.76%
Dallas - Fort Worth - Arlington, TX	203.26%	Palm Bay-Melbourne-Titusville, FL	10.67%
Oklahoma City, OK	199.40%	Modesto, CA	10.62%
McAllen - Edinburg - Mission, TX	184.12%	Orlando - Kissimmee - Sanford, FL	10.05%
Tulsa, OK	179.03%	Las Vegas-Paradise, NV	9.91%
El Paso, TX	133.01%	Lakeland-Winter Haven, FL	9.87%
Omaha-Council Bluffs, NE-IA	113.20%	New Haven-Milford, CT	7.66%
Little Rock-North Little Rock-Conway, AR	110.58%	Providence-New Bedford-Fall River, RI-MA	6.08%

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.

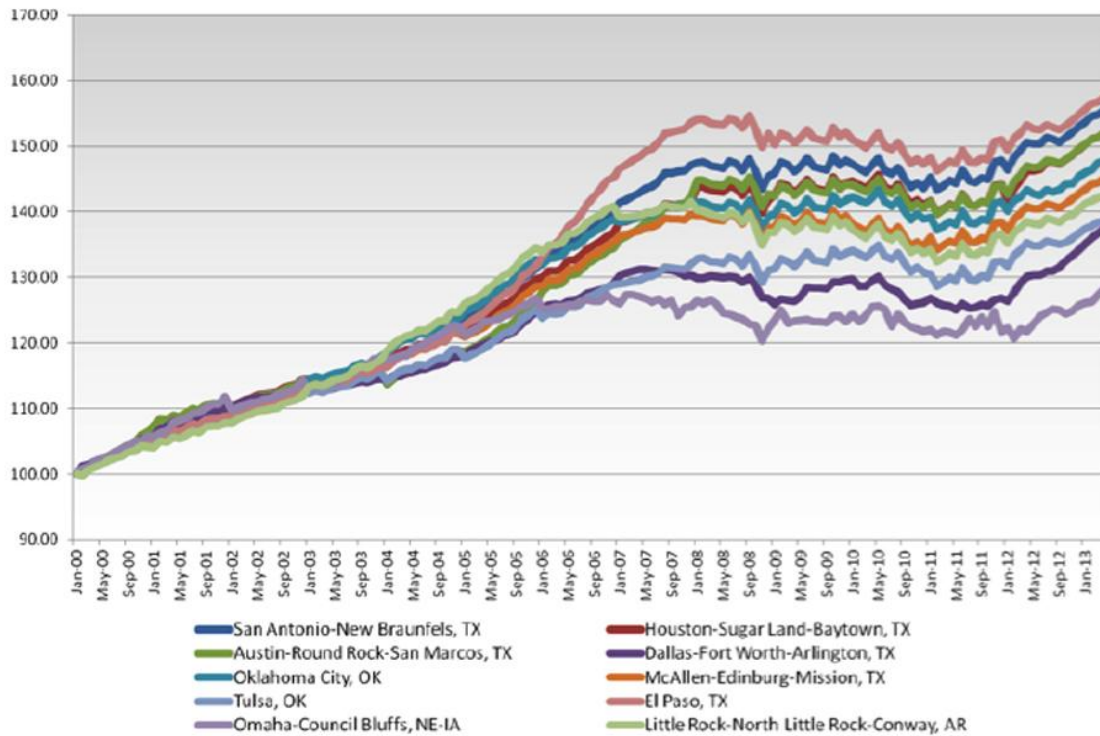
[Of the 100 markets in The Homes.com Rebound Report](#), 14 reported a complete rebound from the peak-to-trough decline, up from nine markets during the previous reporting period. The markets that rebounded over 100% tend to be in energy producing states and experienced the lowest peak-to-trough change. Six of these markets again belong to the state of Texas in April, while four of the markets in Texas exceeded a 200% recovery. Of the 100 markets, 35 markets have shown over a 50% rebound – up from 28 the previous month.

The metro areas in the bottom of the rebound category tended to be in markets that had some of the highest peak-to-trough changes. Although the change is positive, the rebound is slow indicating higher inventories may exist in these areas.

The following graph shows the top 10 markets based on rebound of peak-to-trough.

Homes.com
Local Market Index

Top 10 Rebound Markets

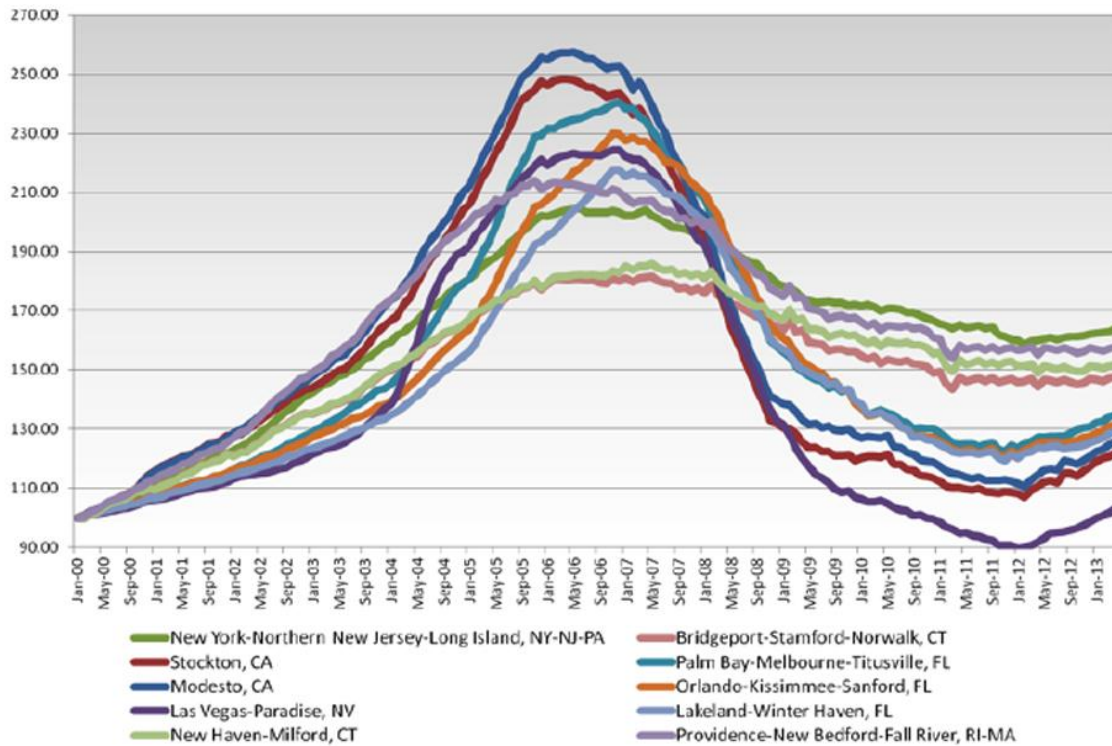


Source: Homes.com Local Market Indices. Data through April 2013.
 *Rebound is a measurement of the percent retracement of the peak-to-trough decline attributable to the Great Recession.

The following graph shows the bottom 10 markets based on rebound of peak-to-trough.

Homes.com
Local Market Index

Bottom 10 Rebound Markets



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.

The following table shows the number of markets by region that fall within various rebound or recovery percentage ranges.

Homes.com Local Market Index		Rebound Report by Region				
Rebound	Midwest	Northeast	South	West	Total	
0 - 25%	5	12	8	13	38	
25% - 50%	9	8	6	4	27	
50% - 75%	1	2	7	3	13	
75% - 100%	3	--	2	3	8	
100% +	3	--	10	1	14	
Total	21	22	33	24	100	

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 and Rebound Report

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). The Homes.com Rebound Report tracks how far each market has recovered from its peak-to-trough decline in index value attributable to the Great Recession, a recently marked global economic decline that correlated with the bursting of the U.S. Housing Bubble.

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.

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