

Midsize Local Markets Gain According To the Homes.com Local Market Index

Indications: Trends Shown by the 200 Midsize Local Markets ranked 101 to 300 in Population

The Homes.com Local Market Index ranks the Top 100 markets based on the 2011 population estimates. The next segment of market coverage in the Homes.com Local Market Index includes the Midsize 200 markets, which are those CBSAs with a population rank from 101 to 300. These additional 200 markets were segregated by their respective Census Division of the United States and have a population ranging from 125,000 to 500,000.

The Midsize 200 index starts by looking at the month-to-month and year-over-year change in index value for each market. The index was further refined by isolating the top markets based on index change for the current period.

Top Midsize Single-Family Markets			
Highest Month-to-Month Change		Highest Year-over-Year Change	
Metro Area	MTM	Metro Area	YOY
Wheeling, WV-OH	3.56	Hilo, HI	28.69
Deltona-Daytona Beach-Ormond Beach, FL	3.14	Anchorage, AK	24.71
Lynchburg, VA	3.11	Kahului-Wailuku, HI	22.55
Blacksburg-Christiansburg-Radford, VA	3.09	Chico, CA	18.35
Roanoke, VA	3.08	San Luis Obispo-Paso Robles, CA	18.24
Seaford, DE	2.91	Kennewick-Pasco-Richland, WA	18.18
Jacksonville, NC	2.54	Bellingham, WA	17.87
Savannah, GA	2.53	Billings, MT	17.23
San Luis Obispo-Paso Robles, CA	2.50	Spokane, WA	15.84
Santa Barbara-Santa Maria-Goleta, CA	2.45	Santa Barbara-Santa Maria-Goleta, CA	15.70

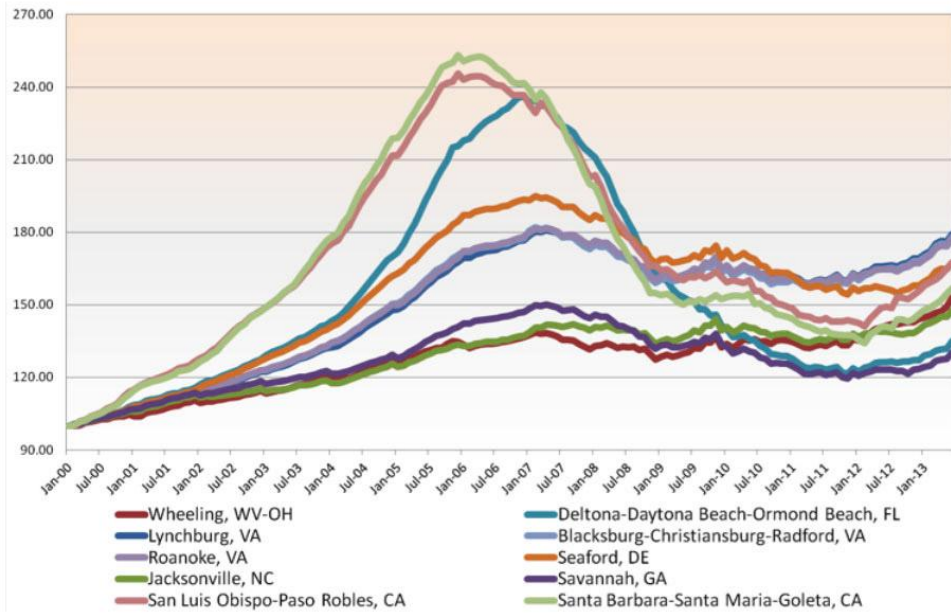
Source: Homes.com Local Market Indices, Data through June 2013

The midsize markets reflected a month over month increase in 163 of the 200 markets. Markets in the South, specifically in the South Atlantic Division, are among the list of top monthly gaining markets. Deltona-Daytona Beach-Ormond Beach, FL, which is second in the top 10, increased by 3.14 index points. This is followed by Virginia markets Lynchburg, VA, Blacksburg-Christiansburg-Radford, VA, and Roanoke, VA. These markets increased 3.11, 3.09, and 3.08 index points, respectively. The recent month-to-month declines displayed by the 36 markets are relatively marginal, with the largest decrease by -2.15 index points in the Huntington-Ashland, WV-KY-OH market.

Broad based strength, however, is still evident in the Midsize markets, with all 200 local markets advancing on a year-to-year basis.

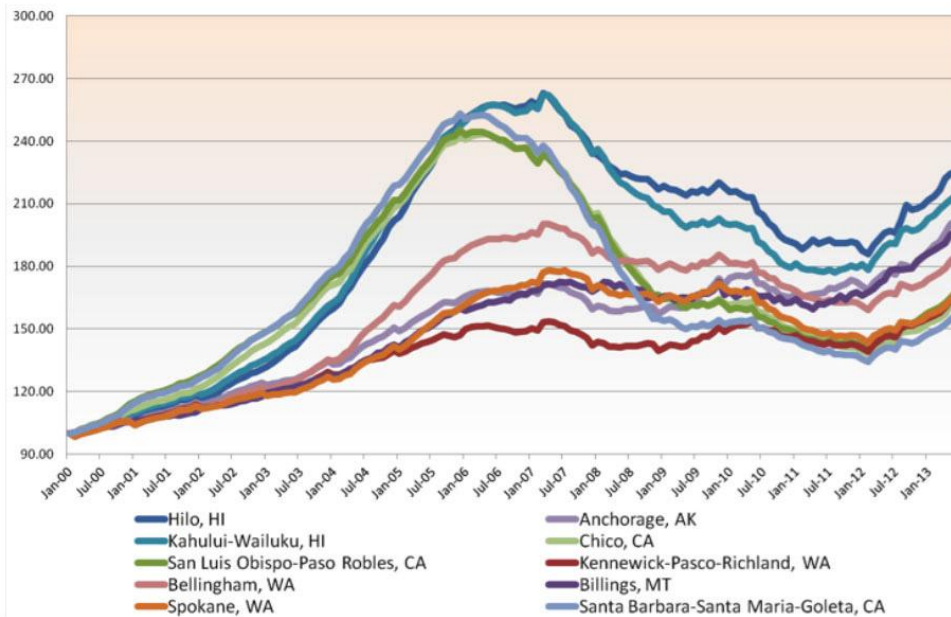
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**Top 10 Midsize Single-Family Markets
with the Highest Month-to-Month Increase**



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

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



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

The Homes.com Midsize Local Market Index activity was also analyzed based on region, and now division, of the United States. A division classification was added to more closely analyze the market conditions in a given area. The [markets are classified in the regions and divisions as follows](#): Midwest (East North Central and West North Central); Northeast (Mid Atlantic and New England); South (East South Central, South Atlantic, and West South Central); and West (Mountain and Pacific). The table below shows the top and bottom performing CBSAs according to monthly index change by region and division for single-family product.

US Territory		Top Performing Month to Month		Bottom Performing Month to Month	
Region	Division	Metro/Micro Area	MTM	Metro/Micro Area	MTM
Midwest	E North Central	Lafayette, IN	1.77	Oshkosh-Neenah, WI	0.01
	W North Central	Fargo, ND-MN	1.95	Lexington-Fayette, KY	-1.22
Northeast	Mid Atlantic	Kingston, NY	2.25	Vineland-Millville-Bridgeton, NJ	-0.07
	New England	Torrington, CT	2.10	Concord, NH	0.60
South	E South Central	Kingsport-Bristol-Bristol, TN-VA	0.03	Huntsville, AL	-2.11
	S Atlantic	Wheeling, WV-OH	3.56	Huntington-Ashland, WV-KY-OH	-2.15
	W South Central	Midland, TX	1.61	Lake Charles, LA	0.55
West	Mountain	Boulder, CO	1.33	Billings, MT	-0.24
	Pacific	San Luis Obispo-Paso Robles, CA	2.50	Bend, OR	-0.12

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

On a month-over-month basis, all Midsize markets from the East North Central Division, Midwest Region advanced. At the opposite end of the spectrum for the Midwest Region, 10 of the 36 Midsize markets within the West North Central Division declined, with the largest decrease of 1.22 index points located in the Lexington-Fayette, KY market. Nearly forty percent of the total 36 declining markets month to month are located within the East South Central Division of the South Region.

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 and 200 Midsize Local Markets as determined by the U.S Census Bureau [Core Based Statistical Areas](#) (CBSAs).

Request More Information

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