

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

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

The Homes.com Local Market Index ranks the Top 100 markets based on the 2012 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 populations 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.

Homes.com Local Market Index Top Midsize Single-Family Markets					
Highest Month-to-Month Index Point Change			Highest Year-over-Year Index Point Change		
Metro Area	MTM (Index Pt) Change	MTM (%) Change	Metro Area	YOY (Index Pt) Change	YOY (%) Change
Charlottesville, VA	6.68	3.74%	Hilo, HI	34.19	17.43%
Anchorage, AK	5.1	2.53%	Anchorage, AK	30.86	17.51%
Hilo, HI	4.73	2.10%	Kahului-Wailuku, HI	25.25	13.23%
Lynchburg, VA	4.46	2.49%	Bellingham, WA	21.66	13.01%
Blacksburg-Christiansburg-Radford, VA	4.43	2.49%	Kennewick-Pasco-Richland, WA	21.51	14.73%
Roanoke, VA	4.41	2.49%	Chico, CA	21.13	14.68%
Hanford-Corcoran, CA	4.3	2.81%	San Luis Obispo-Paso Robles, CA	20.55	13.82%
Seaford, DE	4.16	2.49%	Olympia, WA	19.37	13.00%
Sebastian-Vero Beach, FL	3.69	2.69%	Spokane, WA	19.17	12.85%
Redding, CA	3.65	2.32%	Redding, CA	18.92	13.27%

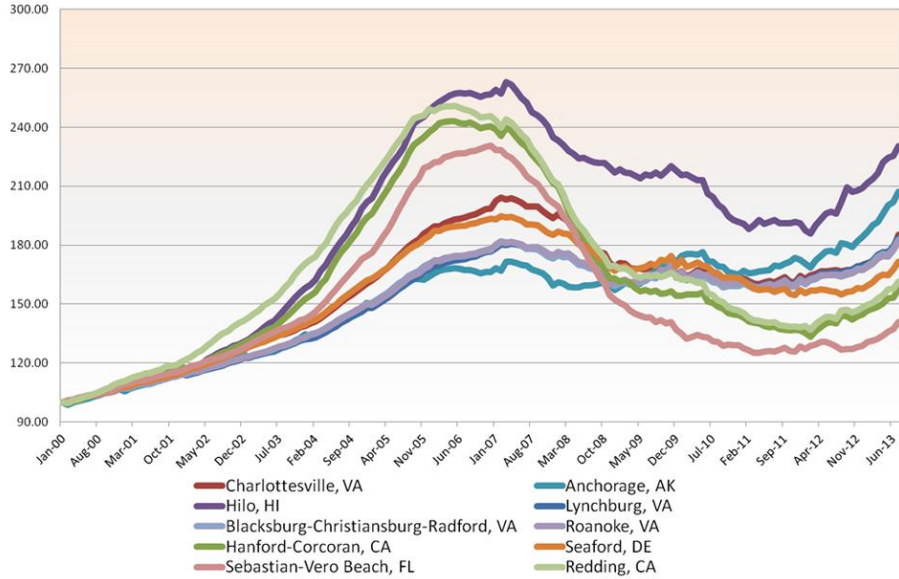
Source: Homes.com Local Market Indices, Data through July 2013

Of the 200 midsize markets tracked, 194 posted gains on a monthly basis in July, up from 163 last month. Strength was evenly distributed between the Pacific and South Atlantic Divisions, where all ten of the top performing markets were located, including Charlottesville, VA, which had the largest gain in July at 6.68 points. The East South Central Division was home to the largest share of weak markets in July, followed by the East North Central and Mid Atlantic Divisions where Chambersburg, PA, the worst performing market in July with a loss of 0.99 index points, is located.

Year over year, all 200 markets advanced. Much like the Top 100 Markets, this is a function of the strong uptrend that's been in place for the past 12 to 18 months. The Pacific Division was home to all of the top 10 performers in July while the East South Central Division, and markets in Mississippi and Alabama in particular, had the largest share of weakness.

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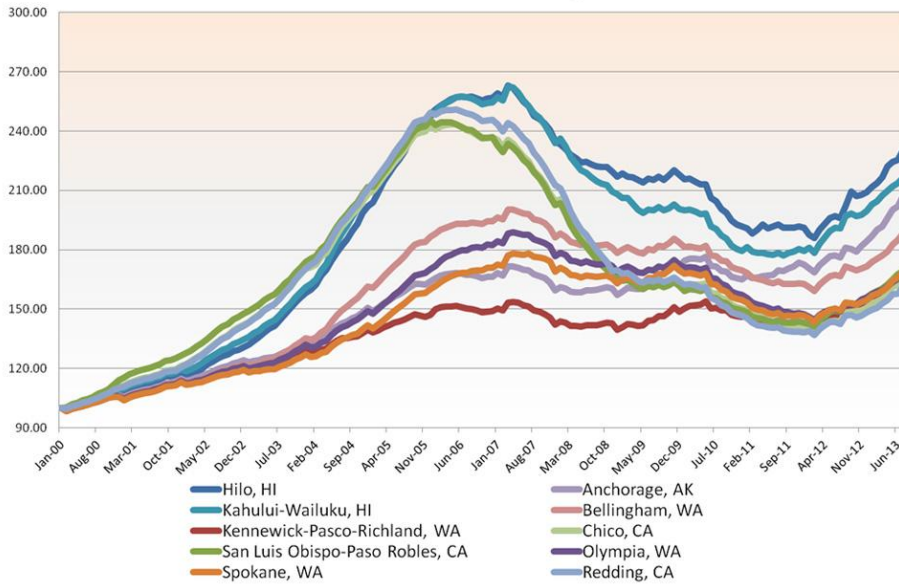
Top 10 Midsize Single-Family Markets
with the Highest Month-to-Month Increase



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

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Top 10 Midsize Single-Family Markets
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The Homes.com Midsize Local Market Index activity was also analyzed based on region and 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.

Top and Bottom Midsize Single-Family Markets by Region and Division							
US Territory		Top Performing Month to Month			Bottom Performing Month to Month		
Region	Division	Metro/Micro Area	MTM (Index Pt) Change	MTM (%) Change	Metro/Micro Area	MTM (Index Pt) Change	MTM (%) Change
Midwest	E North Central	Oshkosh-Neenah, WI	2.86	2.25%	Elkhart-Goshen, IN	-0.11	-0.09%
	W North Central	Davenport-Moline-Rock Island, IA-IL	1.68	1.29%	Fargo, ND-MN	-0.16	-0.09%
Northeast	Mid Atlantic	Atlantic City-Hammonton, NJ	1.1	0.65%	Chambersburg, PA	-1	-0.67%
	New England	Concord, NH	1.89	1.26%	Lebanon, NH-VT	0.6	0.37%
South	E South Central	Daphne-Fairhope-Foley, AL	0.34	0.27%	Mobile, AL	-0.19	-0.14%
	S Atlantic	Charlottesville, VA	6.68	3.74%	Huntington-Ashland, WV-KY-OH	0.11	0.08%
	W South Central	Midland, TX	3.12	1.64%	Fayetteville-Springdale-Rogers, AR-MO	0.87	0.65%
West	Mountain	Yuma, AZ	2.04	1.46%	Pueblo, CO	0.42	0.31%
	Pacific	Anchorage, AK	5.1	2.53%	El Centro, CA	0.35	0.26%

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

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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