

Homes.com Rebound Report Property Data through July 2013

Indications: More than Forty Percent 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 to present 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 July 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 Areas	Rebound	Bottom 10 Metro Areas	Rebound
San Antonio-New Braunfels, TX	301.57%	Worcester, MA	17.21%
Houston-Sugar Land-Baytown, TX	287.23%	New Haven-Milford, CT	16.03%
Austin-Round Rock-San Marcos, TX	281.72%	Cape Coral-Fort Myers, FL	15.95%
Oklahoma City, OK	259.00%	Palm Bay-Melbourne-Titusville, FL	15.70%
Dallas-Fort Worth-Arlington, TX	257.98%	Orlando-Kissimmee-Sanford, FL	15.03%
McAllen-Edinburg-Mission, TX	240.55%	Modesto, CA	14.72%
Tulsa, OK	238.54%	Stockton, CA	14.39%
El Paso, TX	176.24%	Lakeland-Winter Haven, FL	14.21%
Pittsburgh, PA	170.00%	Las Vegas-Paradise, NV	14.06%
Baton Rouge, LA	152.64%	Providence-New Bedford-Fall River, RI-MA	10.71%

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

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

In this latest report, 22 out of the 100 markets measured show a complete price recovery from the peak-to-trough decline amount attributable to the housing bubble – up from the 19 that showed full recovery in last month’s report. Now, more than 20% of the top U.S. markets are fully recovered. The three newest markets to achieve full recovery/rebound are Des Moines-West Des Moines, IA; New Orleans-Metairie-Kenner, LA; and Greenville-Mauldin-Easley, SC.

Rebound Report - Full Rebound Markets (>100%)

Pop. Rank	Metro Name	Peak Index Value	Peak Date	Current Index Value (Jul)	Rebound	Rebound Date
24	San Antonio-New Braunfels, TX	148.57	Oct-09	159.12	301.57%	Mar-12
5	Houston-Sugar Land-Baytown, TX	145.25	Oct-09	155.54	287.23%	Apr-12
34	Austin-Round Rock-San Marcos, TX	145.33	Sep-08	155.60	281.72%	Mar-12
43	Oklahoma City, OK	142.49	Oct-09	150.93	259.00%	Apr-12
4	Dallas-Fort Worth-Arlington, TX	131.23	Aug-07	140.94	257.98%	Sep-12
68	McAllen-Edinburg-Mission, TX	140.16	Oct-09	148.48	240.55%	Apr-12
54	Tulsa, OK	134.27	Oct-09	142.04	238.54%	Apr-12
65	El Paso, TX	154.68	Sep-08	161.08	176.24%	Dec-12
22	Pittsburgh, PA	149.07	Apr-07	153.66	170.00%	Apr-13
66	Baton Rouge, LA	154.22	Dec-07	158.74	152.64%	Apr-13
72	Little Rock-North Little Rock-Conway, AR	141.51	Dec-07	145.43	142.62%	Feb-13
58	Omaha-Council Bluffs, NE-IA	127.38	Nov-06	129.92	136.03%	Apr-13
86	Wichita, KS	134.10	Feb-09	135.89	127.76%	Apr-13
53	Honolulu, HI	236.02	Mar-07	245.11	126.42%	May-13
21	Denver-Aurora-Broomfield, CO	136.16	Dec-05	140.26	124.23%	Apr-13
47	Raleigh-Cary, NC	133.70	Apr-07	136.52	123.76%	Jun-13
35	Indianapolis-Carmel, IN	121.77	Mar-07	123.44	117.15%	Jun-13
80	Syracuse, NY	160.59	Apr-07	161.64	111.83%	Jun-13
83	Greenville-Mauldin-Easley, SC	133.21	Apr-07	134.61	111.44%	Jul-13
46	New Orleans-Metairie-Kenner, LA	152.20	Aug-07	153.35	109.11%	Jul-13
81	Colorado Springs, CO	140.62	Dec-05	142.50	108.95%	May-13
88	Des Moines-West Des Moines, IA	133.27	Mar-07	134.11	108.77%	Jul-13

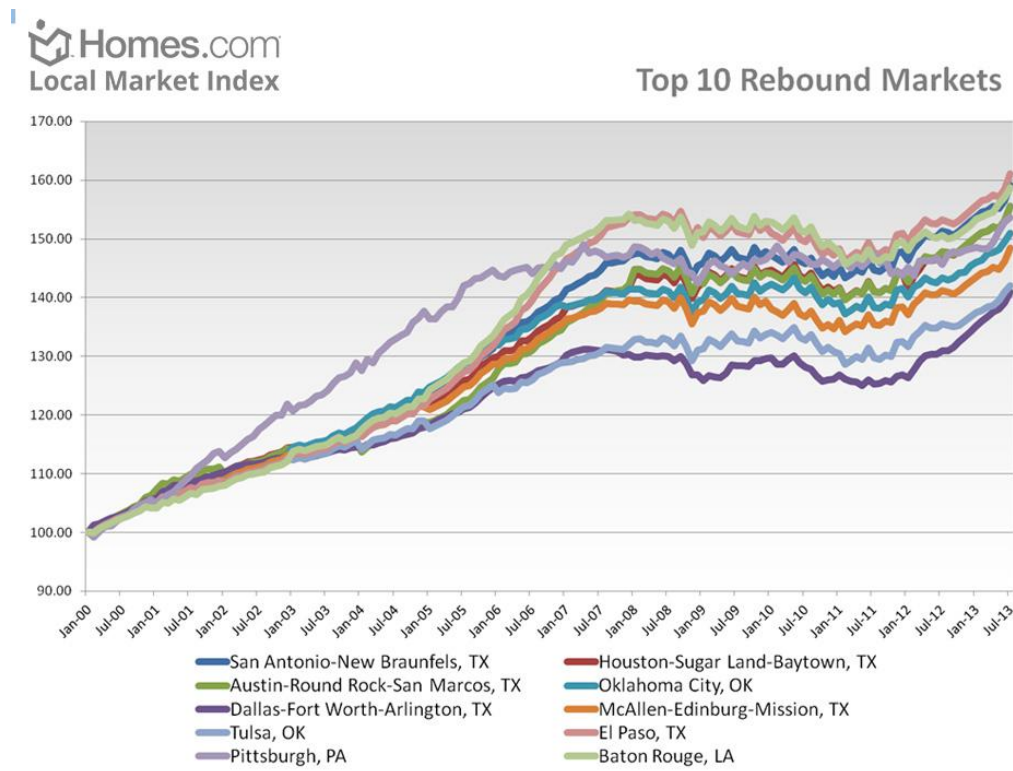
Source: Homes.com Local Market Indices, Data through July 2013

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

44 markets showed more than a 50% rebound – up from the 41 in last month’s report. This recent month’s rebound advancements illustrate the continued progression with the recovery of home prices.

As continues to be the case, the metro areas in the bottom of the rebound category tend to be in markets that had some of the highest peak-to-trough changes. Although recent indications are positive, these areas tend to contain high levels of foreclosed properties, which are impeding progress.

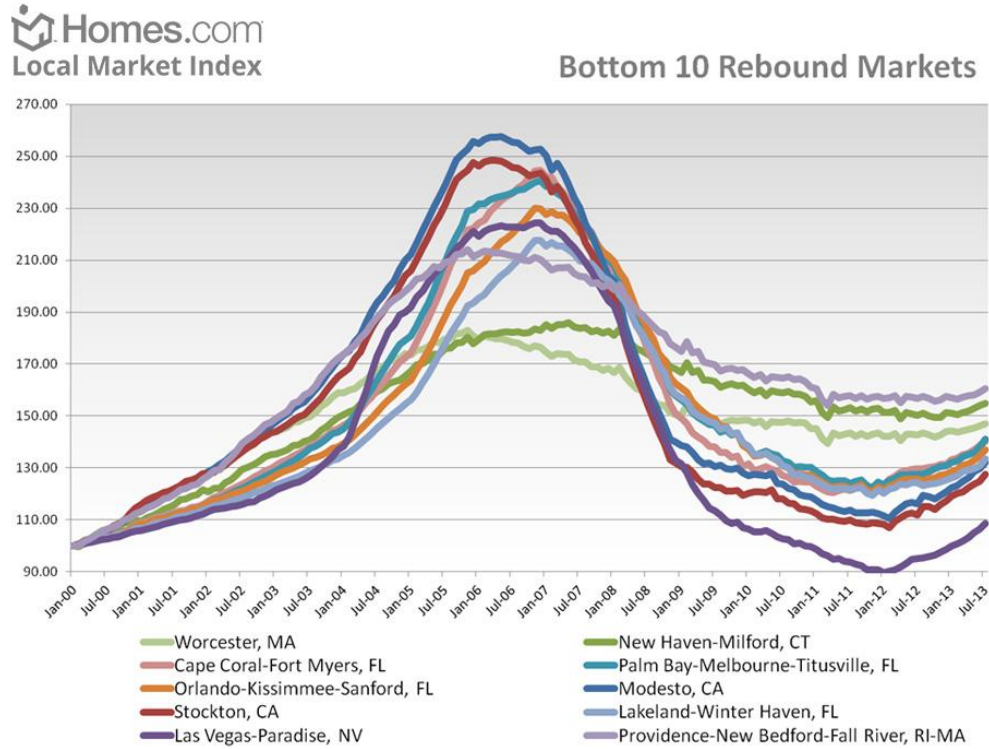
The following graph shows the top 10 markets based on rebound of peak to trough.



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

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



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

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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				
Recovery	Midwest	Northeast	South	West	Total	
0% - 25%	1	7	8	9	25	
25 - 50%	10	5	8	8	31	
50 - 75%	4	3	6	2	15	
75% - 100%	1	2	2	2	7	
> 100%	4	2	13	3	22	
Total	20	19	37	24	100	

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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:

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