

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.

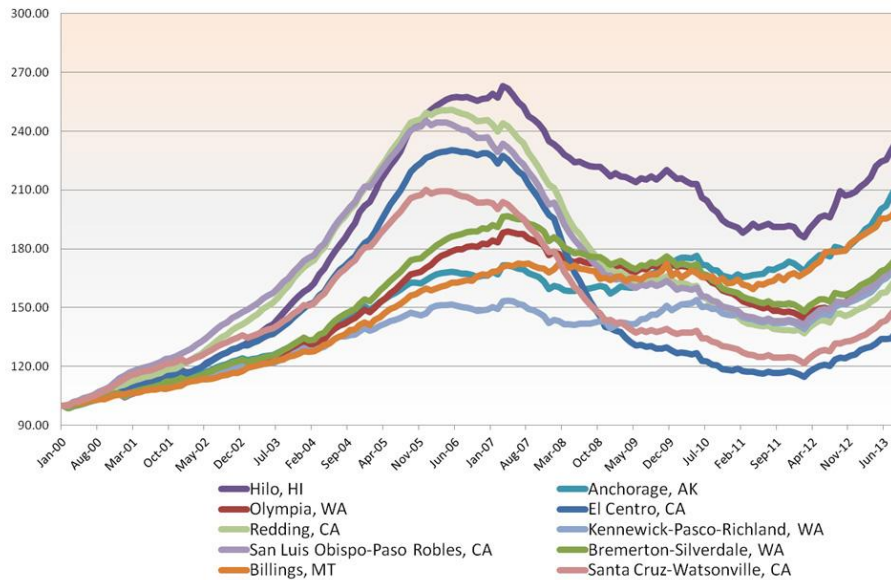
Top Midsize Single-Family Markets					
Highest Month-to-Month Index Point Change			Highest Year-over-Year Index Point Change		
Metro Area	MTM (Index Pt) Change	MTM (%) Change	Metro Area	YOY (Index Pt) Change	YOY (%) Change
Hilo, HI	4.65	2.02%	Hilo, HI	33.02	16.36%
Anchorage, AK	4.57	2.21%	Anchorage, AK	30.56	16.88%
Olympia, WA	4.03	2.39%	Billings, MT	21.53	12.07%
El Centro, CA	3.50	2.60%	Kahului-Wailuku, HI	21.52	10.92%
Redding, CA	3.49	2.16%	Lynchburg, VA	20.77	12.53%
Kennewick-Pasco-Richland, WA	3.38	2.02%	Blacksburg-Christiansburg-Radford, VA	20.63	12.53%
San Luis Obispo-Paso Robles, CA	3.35	1.98%	Charlottesville, VA	20.61	12.38%
Bremerton-Silverdale, WA	3.24	1.89%	Kennewick-Pasco-Richland, WA	20.56	13.67%
Billings, MT	3.21	1.63%	Roanoke, VA	20.53	12.53%
Santa Cruz-Watsonville, CA	3.19	2.17%	San Luis Obispo-Paso Robles, CA	19.49	12.73%

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

The number of midsize markets posting increases on a monthly basis declined to 164 in August from 194 in July. Year over year, all 200 markets gained which is in line with last month. Month-to-month strength was concentrated in the Pacific Division of the U.S. – which includes Hilo, HI, the top performing market – while annual strength was distributed evenly between the Pacific and South Atlantic Divisions. Weakness – both on a monthly and annual basis – was largely centered in the East South Central Region, which includes markets such as Montgomery, AL (-1.1 index points month to month) and Huntsville, AL (-1.0 index points month to month).

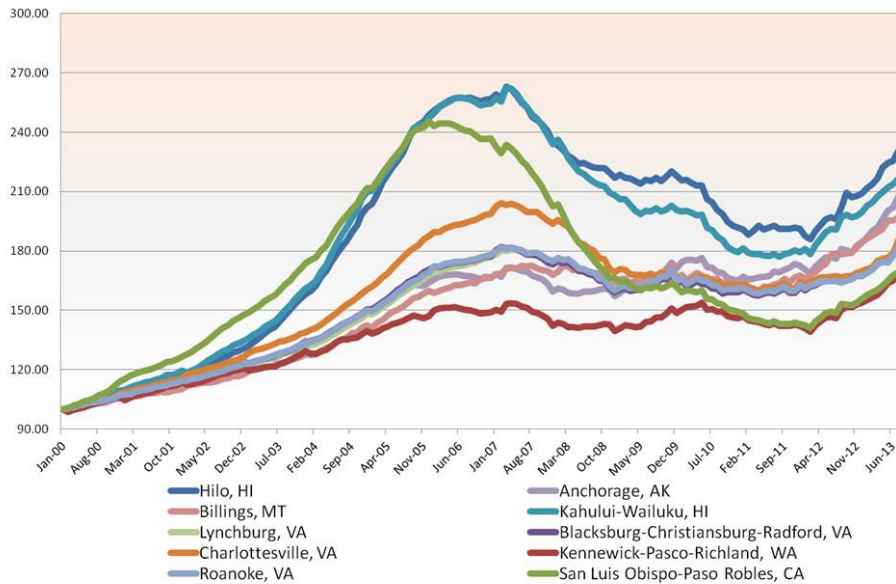
As is the case with the Top 100 markets, these areas are likely to see some pullback for activity that was pulled forward into June and July by buyers seeking to secure deals before further interest rate increases.

Homes.com Local Market Index
Top 10 Midsize Single-Family Markets with the Highest Month-to-Month Increase



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

Homes.com Local Market Index
Top 10 Midsize Single-Family Markets with the Highest Year-over-Year Increase



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

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	1.74	1.34%	Jackson, MI	0.04	0.04%
	W North Central	Duluth, MN-WI	0.86	0.57%	Lexington-Fayette, KY	-0.44	-0.34%
Northeast	Mid Atlantic	Chambersburg, PA	1.75	1.19%	Trenton-Ewing, NJ	0.48	0.28%
	New England	Portland-South Portland-Biddeford, ME	2.41	1.43%	Manchester-Nashua, NH	1.06	0.71%
South	E South Central	Johnson City, TN	0.49	0.34%	Montgomery, AL	-1.10	-0.86%
	S Atlantic	Lynchburg, VA	2.77	1.51%	Huntington-Ashland, WV-KY-OH	-1.02	-0.71%
	W South Central	Fayetteville-Springdale-Rogers, AR-MO	0.79	0.59%	Midland, TX	-0.73	-0.38%
West	Mountain	Billings, MT	3.21	1.63%	Lake Havasu City-Kingman, AZ	0.46	0.32%
	Pacific	Hilo, HI	4.65	2.02%	Merced, CA	1.47	1.14%

Source: Homes.com Local Market Indices, Data through August 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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Ivette Faulkner ivette.faulkner@homes.com
Sydney Weaver Bey sydney.weaver.bey@homes.com