

Homes.com Rebound Report Property Data through August 2013

Indications: Nearly Fifty 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 many non-energy-producing markets 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 August 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	290.12%	Miami-Fort Lauderdale-Pompano Beach, FL	19.68%
Houston-Sugar Land-Baytown, TX	276.57%	North Port-Bradenton-Sarasota, FL	18.92%
Austin-Round Rock-San Marcos, TX	271.35%	Cape Coral-Fort Myers, FL	17.02%
Dallas-Fort Worth-Arlington, TX	261.13%	Palm Bay-Melbourne-Titusville, FL	16.83%
Oklahoma City, OK	257.18%	Modesto, CA	16.43%
Tulsa, OK	236.58%	Stockton, CA	16.35%
McAllen-Edinburg-Mission, TX	231.11%	Orlando-Kissimmee-Sanford, FL	16.25%
Pittsburgh, PA	184.57%	Lakeland-Winter Haven, FL	15.50%
El Paso, TX	169.01%	Las Vegas-Paradise, NV	15.24%
Baton Rouge, LA	155.02%	Providence-New Bedford-Fall River, RI-MA	13.64%

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

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

In this latest report, 26 out of the 100 markets measured showed a complete price recovery from the peak-to-trough decline amount attributable to the housing bubble – up from the 22 that showed full recovery in last month’s report. Now, more than one quarter (26%) of the top U.S. markets are fully recovered. The four newest markets to achieve full recovery/rebound are Buffalo-Niagara Falls, NY; Rochester, NY; Louisville/Jefferson County, KY-IN; and Albuquerque, NM.

Homes.com Local Market Index **Rebound Report - Full Rebound Markets (>100%)**

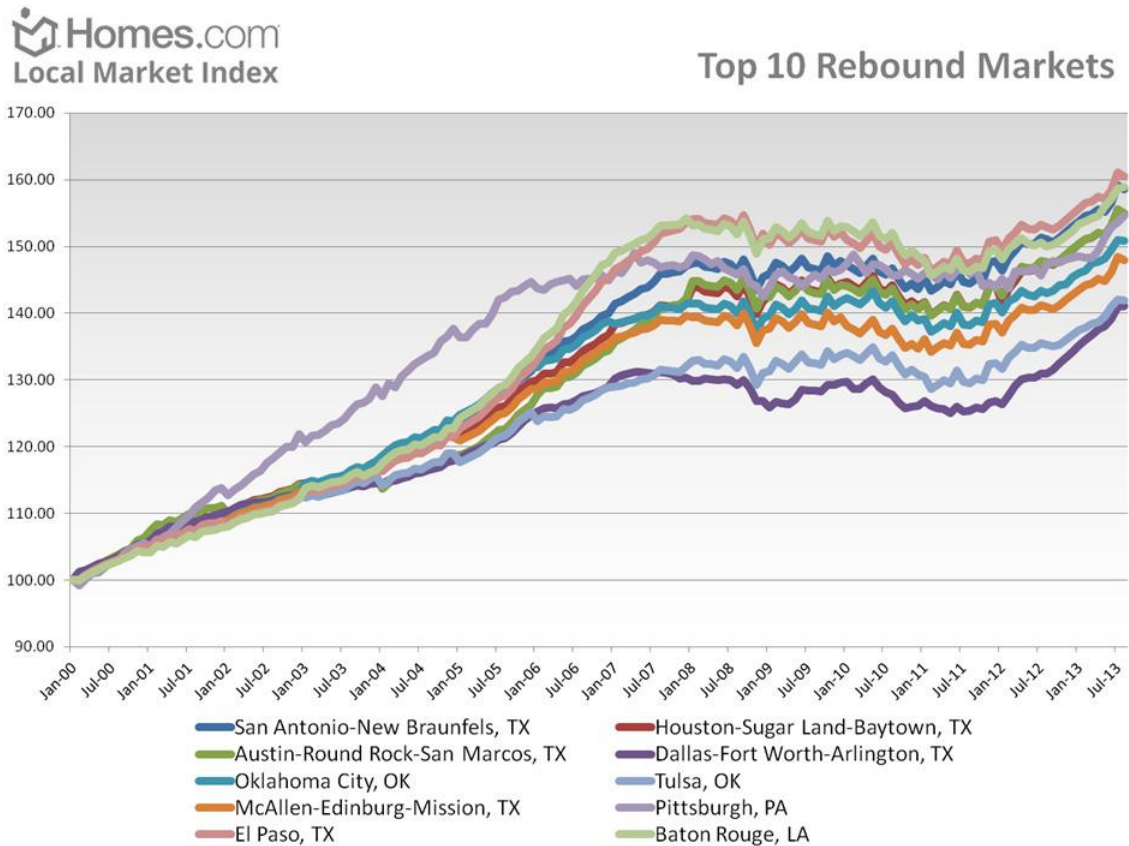
Pop. Rank	Metro Name	Peak Index Value	Peak Date	Current Index Value (Aug)	Rebound	Rebound Date
24	San Antonio-New Braunfels, TX	148.57	Oct-09	158.52	290.12%	Mar-12
5	Houston-Sugar Land-Baytown, TX	145.25	Oct-09	154.95	276.57%	Apr-12
34	Austin-Round Rock-San Marcos, TX	145.33	Sep-08	155.01	271.35%	Mar-12
4	Dallas-Fort Worth-Arlington, TX	131.23	Aug-07	141.13	261.13%	Sep-12
43	Oklahoma City, OK	142.49	Oct-09	150.84	257.18%	Apr-12
54	Tulsa, OK	134.27	Oct-09	141.93	236.58%	Apr-12
68	McAllen-Edinburg-Mission, TX	140.16	Oct-09	147.92	231.11%	Apr-12
22	Pittsburgh, PA	149.07	Apr-07	154.62	184.57%	Apr-13
65	El Paso, TX	154.68	Sep-08	160.47	169.01%	Dec-12
66	Baton Rouge, LA	154.22	Dec-07	158.94	155.02%	Apr-13
72	Little Rock-North Little Rock-Conway, AR	141.51	Dec-07	145.54	143.85%	Feb-13
58	Omaha-Council Bluffs, NE-IA	127.38	Nov-06	130.43	143.17%	Apr-13
47	Raleigh-Cary, NC	133.70	Apr-07	138.10	137.02%	Jun-13
53	Honolulu, HI	236.02	Mar-07	247.81	134.28%	May-13
21	Denver-Aurora-Broomfield, CO	136.16	Dec-05	141.83	133.49%	Apr-13
86	Wichita, KS	134.10	Feb-09	136.16	131.84%	Apr-13
35	Indianapolis-Carmel, IN	121.77	Mar-07	124.78	130.88%	Jun-13
80	Syracuse, NY	160.59	Apr-07	162.15	117.51%	Jun-13
83	Greenville-Mauldin-Easley, SC	133.21	Apr-07	135.26	116.69%	Jul-13
81	Colorado Springs, CO	140.62	Dec-05	143.92	115.70%	May-13
88	Des Moines-West Des Moines, IA	133.27	Mar-07	134.62	114.02%	Jul-13
49	Buffalo-Niagara Falls, NY	155.08	Apr-07	156.05	111.36%	Aug-13
46	New Orleans-Metairie-Kenner, LA	152.20	Aug-07	153.60	111.07%	Jul-13
51	Rochester, NY	147.41	Apr-07	147.95	106.85%	Aug-13
42	Louisville/Jefferson County, KY-IN	130.54	Feb-08	131.12	105.31%	Aug-13
57	Albuquerque, NM	168.47	Jun-07	169.61	104.34%	Aug-13

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

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Nearly half (49 markets) showed more than a 50% rebound – up from the 44 in last month’s report. This recent month’s rebound advancements illustrate the continued progression with the recovery of home prices.

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

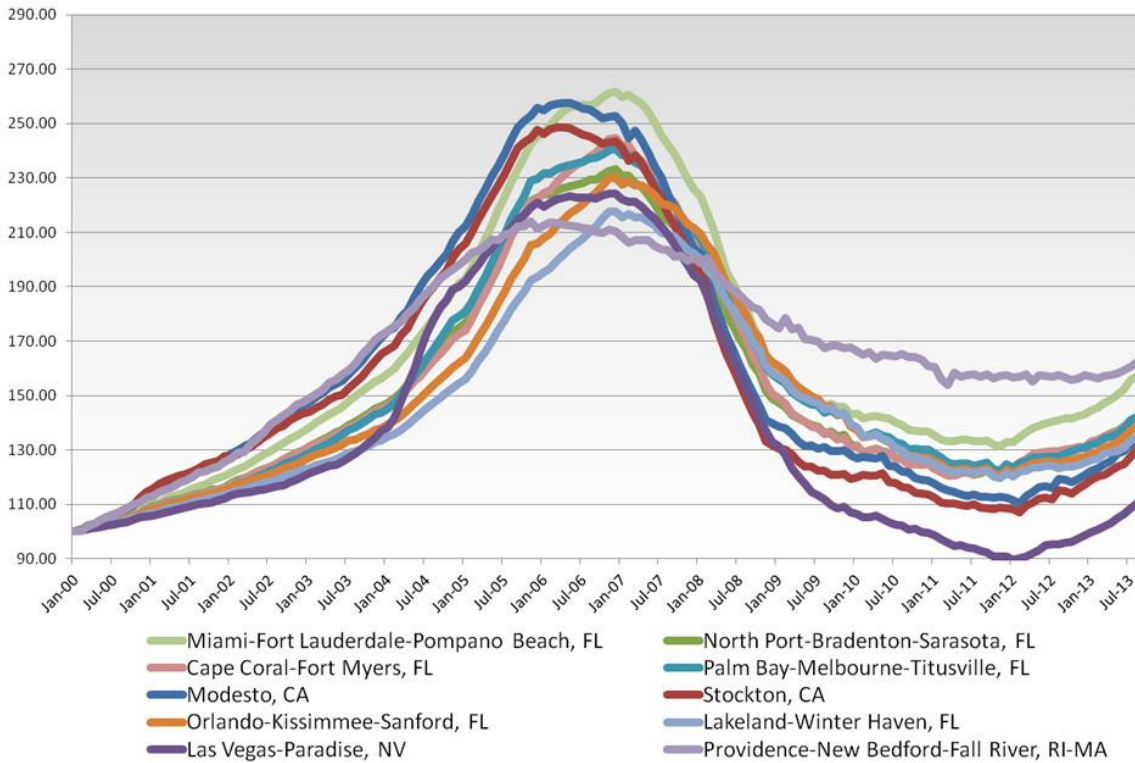


As continues to be the case, the metro areas in the bottom of the rebound category tend to be in markets that had some of the highest peak-to-trough declines. Although recent indications are positive, these areas had many hurdles to overcome including high levels of foreclosed properties, and reduced employment.

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 August 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				
Recovery	Midwest	Northeast	South	West	Total	
0% - 25%	1	6	8	8	23	
25 - 50%	7	6	6	9	28	
50 - 75%	6	2	8	1	17	
75% - 100%	1	1	2	2	6	
> 100%	5	4	13	4	26	
Total	20	19	37	24	100	

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

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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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