

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.

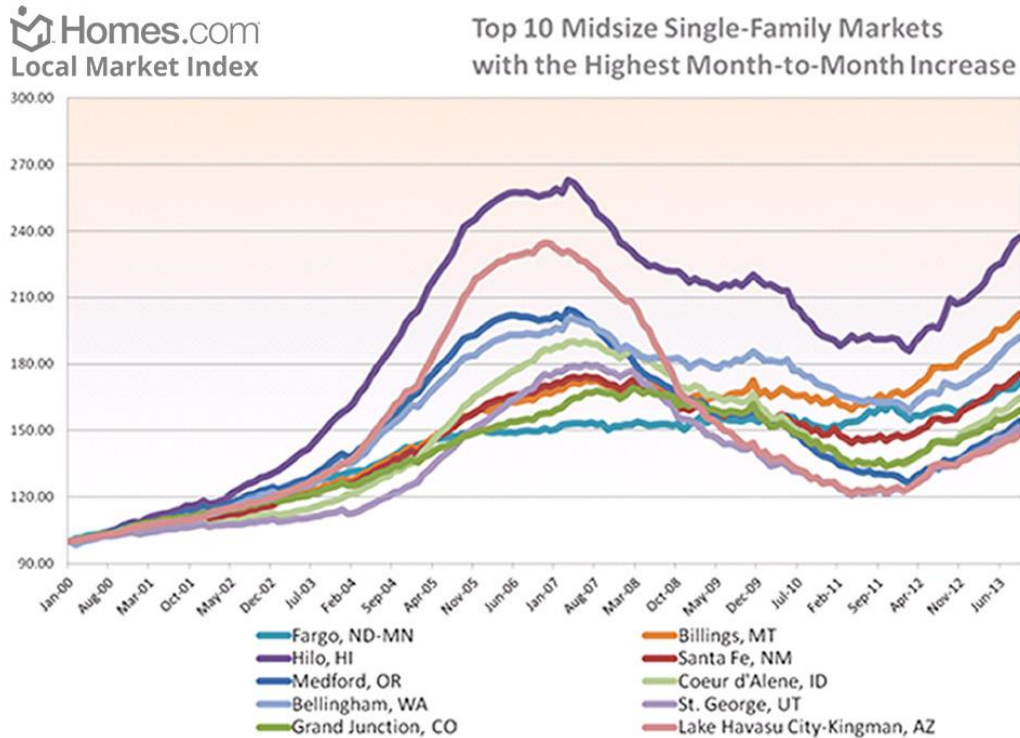
The Midsize 200 index starts by looking at the month-to-month and year-over-year change in index value for each market. The index was further refined by isolating the top markets based on index change for the current period.

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
Fargo, ND-MN	2.67	1.58%	Anchorage, AK	33.13	18.38%
Billings, MT	2.56	1.28%	Hilo, HI	27.73	13.23%
Hilo, HI	2.41	1.02%	Billings, MT	23.77	13.30%
Santa Fe, NM	2.22	1.28%	Bellingham, WA	21.74	12.75%
Medford, OR	2.16	1.42%	San Luis Obispo-Paso Robles, CA	21.42	14.02%
Coeur d'Alene, ID	2.09	1.28%	Kahului-Wailuku, HI	21.11	10.64%
Bellingham, WA	1.98	1.04%	Kennewick-Pasco-Richland, WA	20.92	13.80%
St. George, UT	1.92	1.28%	Charlottesville, VA	20.89	12.50%
Grand Junction, CO	1.89	1.20%	Olympia, WA	20.68	13.57%
Lake Havasu City-Kingman, AZ	1.88	1.29%	Santa Fe, NM	20.61	13.30%

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

In September, the number of Midsize markets that posted increases over last month declined to 161 out of 200 from 164 in August. September also saw the distribution of strength shift slightly from the Pacific Division of the U.S. – which was home to many of the fastest growing markets in previous months - to the Mountain Division. This is consistent with the Top 100 report which saw three markets in Utah in the top 10 position. However, year-to-year strength continues to be centered in the Pacific Division. Weakness over the month was in the South Atlantic and East North Central Divisions where markets in Virginia/West Virginia and Indiana/Illinois underperformed. Over an annual timeframe, weakness remains centered in the East South Central Division, which includes underperforming markets in Tennessee and Alabama.

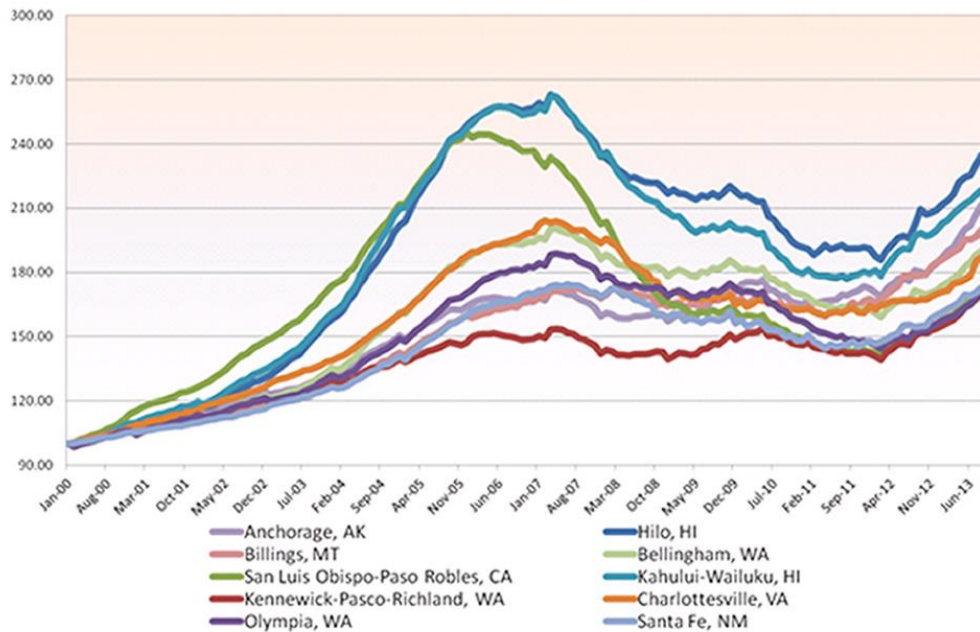
On a positive note, three more Midsize markets achieved more than a 100% rebound this month, and include Davenport-Moline-Rock Island, IA-IL, Santa Fe, NM, and Jefferson City, MO, which rebounded 107%, 104%, and 102% respectively. In addition to the progression of markets into full recovery, the midsize markets lead slightly in the amount of growth in home prices. Comparing the top 10 in the midsize level with the top 10 in the top 100 set, the average month-to-month and year-over-year change is somewhat greater for the midsize markets, an average 2.18 and 23.20 respective index point increase (compared with an average 1.96 and 22.40 index point increase in the top 100 set).



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

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Local Market Index

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



Source: Homes.com Local Market Indices, Data through September 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.

Homes.com Local Market Index							
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	Niles-Benton Harbor, MI	0.98	0.85%	Bloomington, IN	-0.39	-0.28%
	W North Central	Fargo, ND-MN	2.67	1.58%	Lexington-Fayette, KY	0.46	0.35%
Northeast	Mid Atlantic	East Stroudsburg, PA	1.65	1.16%	Vineland-Millville-Bridgeton, NJ	0.27	0.16%
	New England	Lebanon, NH-VT	1.76	1.09%	Torrington, CT	0.13	0.09%
South	E South Central	Tuscaloosa, AL	1.61	1.22%	Clarksville, TN-KY	0.36	0.25%
	S Atlantic	Florence, SC	1.12	0.75%	Lynchburg, VA	-0.93	-0.50%
	W South Central	Midland, TX	1.38	0.72%	Fayetteville-Springdale-Rogers, AR-MO	0.48	0.36%
West	Mountain	Billings, MT	2.56	1.28%	Prescott, AZ	0.92	0.66%
	Pacific	Hilo, HI	2.41	1.02%	Merced, CA	0.58	0.44%

Source: Homes.com Local Market Indices, Data through September 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

[For more information](#) or to receive a copy of the Indices for all 100 markets, contact us at: LocalMarketReports@homes.com or The Zimmerman Agency 850-668-2222.
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