

Homes.com Rebound Report Property Data through September 2013

Indications: More than 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 September 2013 based on their rebound. A value of 100% or higher means pricing for the market has surpassed its prior peak.



Rebound Report - Top and Bottom Markets

Top 10 Metro Areas	Rebound	Bottom 10 Metro Areas	Rebound
San Antonio-New Braunfels, TX	311.84%	Miami-Fort Lauderdale-Pompano Beach, FL	20.07%
Houston-Sugar Land-Baytown, TX	296.79%	North Port-Bradenton-Sarasota, FL	19.32%
Austin-Round Rock-San Marcos, TX	291.02%	Stockton, CA	17.08%
Oklahoma City, OK	280.34%	Modesto, CA	17.00%
Dallas-Fort Worth-Arlington, TX	278.67%	Cape Coral-Fort Myers, FL	16.85%
Tulsa, OK	256.93%	Palm Bay-Melbourne-Titusville, FL	16.55%
McAllen-Edinburg-Mission, TX	249.02%	Las Vegas-Paradise, NV	16.40%
Pittsburgh, PA	198.23%	Orlando-Kissimmee-Sanford, FL	16.34%
El Paso, TX	182.73%	Lakeland-Winter Haven, FL	15.85%
Baton Rouge, LA	168.55%	Providence-New Bedford-Fall River, RI-MA	14.16%

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

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

In the latest report, the number of Top 100 markets that have achieved full recovery (100% Rebound) held steady at 26. Although many markets still have room for improvement, there were noticeable gains in September, with three moving out of the 0-25% Rebound range and three moving up in the 75-100% Rebound range. This means 52 out of the Top 100 have recovered more than 50% of their loss in home prices.

Of the Midsize markets— those with a population ranking from 101 to 300—54 are now more than a 100% rebounded, up from 51 last month.

Combined, this means that 80 out of the Top 300 markets in the U.S. (27%), have fully recovered from the Great Recession.

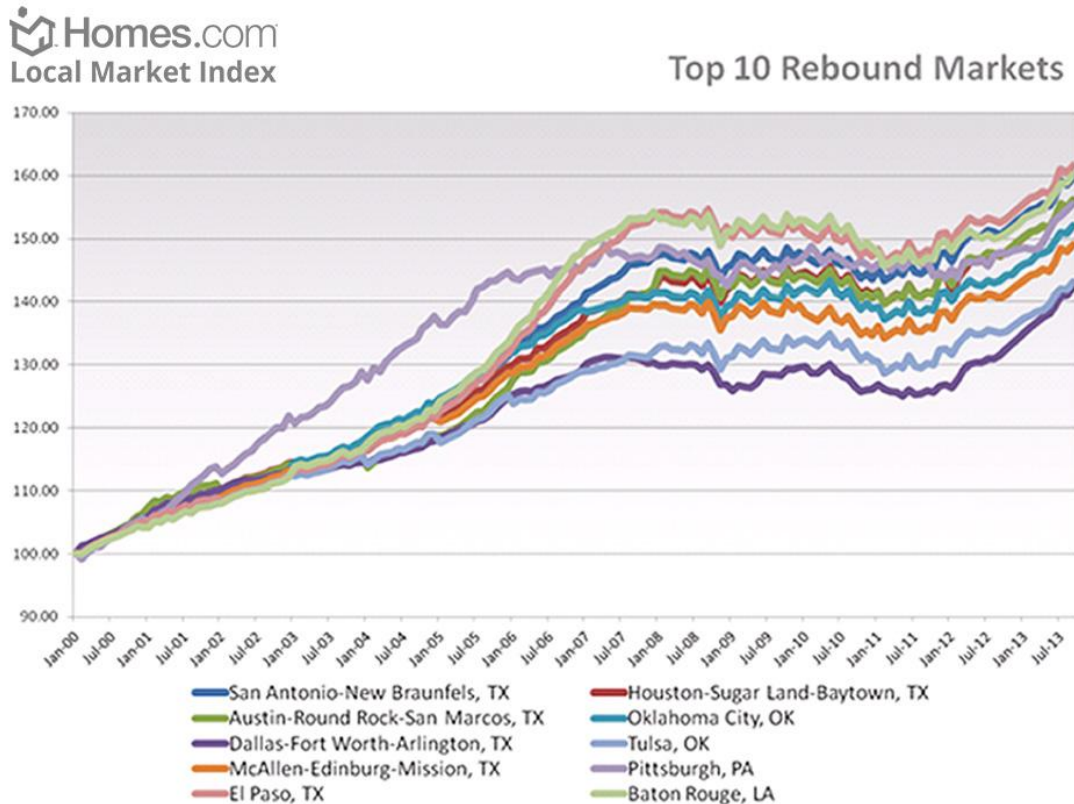
Homes.com Local Market Index **Rebound Report - Full Rebound Markets (>100%)**

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 September 2013
**Rebound is a measurement of the percent retracement of the peak-to-trough decline attributable to the Great Recession*

Metro areas with lower rebound percentages tend to be in markets that saw the largest price declines during the recession. Although recent indications are positive, these areas have many hurdles to overcome including high levels of foreclosed properties, and reduced employment.

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

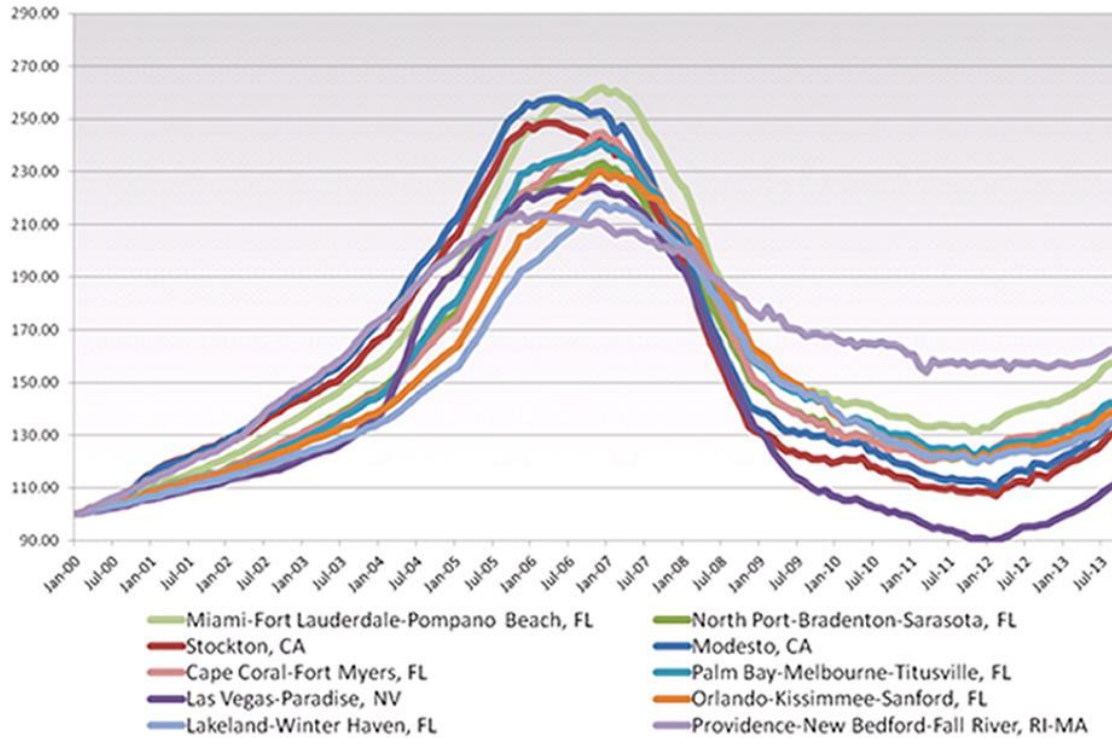


Source: Homes.com Local Market Indices, Data through September 2013.
Rebound is a measurement of the percent retracement of the peak-to-trough decline attributable to the Great Recession.

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 September 2013.
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The following table shows the number of markets by region that fall within various rebound or recovery percentage ranges.

 Rebound Report by Region - Top 100 Markets					
Recovery	Midwest	Northeast	South	West	Total
0% - 25%	1	4	8	7	20
25 - 50%	6	7	7	8	28
50 - 75%	7	2	6	2	17
75% - 100%	1	2	3	3	9
> 100%	5	4	13	4	26
Total	20	19	37	24	100

Source: Homes.com Local Market Indices, Data through September 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: LocalMarketReports@homes.com or The Zimmerman Agency 850-668-2222.

Ivette Faulkner ivette.faulkner@homes.com

Sydney Weaver Bey sydney.weaver.bey@homes.com