

## 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.

<b>Top Midsize Single-Family Markets</b>					
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
Huntington-Ashland, WV-KY-OH	2.70	1.89%	Anchorage, AK	35.97	20.09%
Huntsville, AL	2.64	1.89%	Hilo, HI	31.41	15.17%
Florence-Muscle Shoals, AL	2.61	1.89%	Bellingham, WA	23.54	13.89%
Hattiesburg, MS	2.59	1.89%	Billings, MT	23.43	13.09%
Auburn-Opelika, AL	2.59	1.89%	Kahului-Wailuku, HI	23.18	11.76%
Dothan, AL	2.58	1.89%	San Luis Obispo-Paso Robles, CA	22.69	14.88%
Pascagoula, MS	2.58	1.89%	Charlottesville, VA	22.50	13.45%
Gulfport-Biloxi, MS	2.55	1.89%	Redding, CA	22.09	15.18%
Clarksville, TN-KY	2.41	1.70%	Kennewick-Pasco-Richland, WA	21.95	14.48%
Johnson City, TN	2.39	1.66%	Napa, CA	21.48	15.90%

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

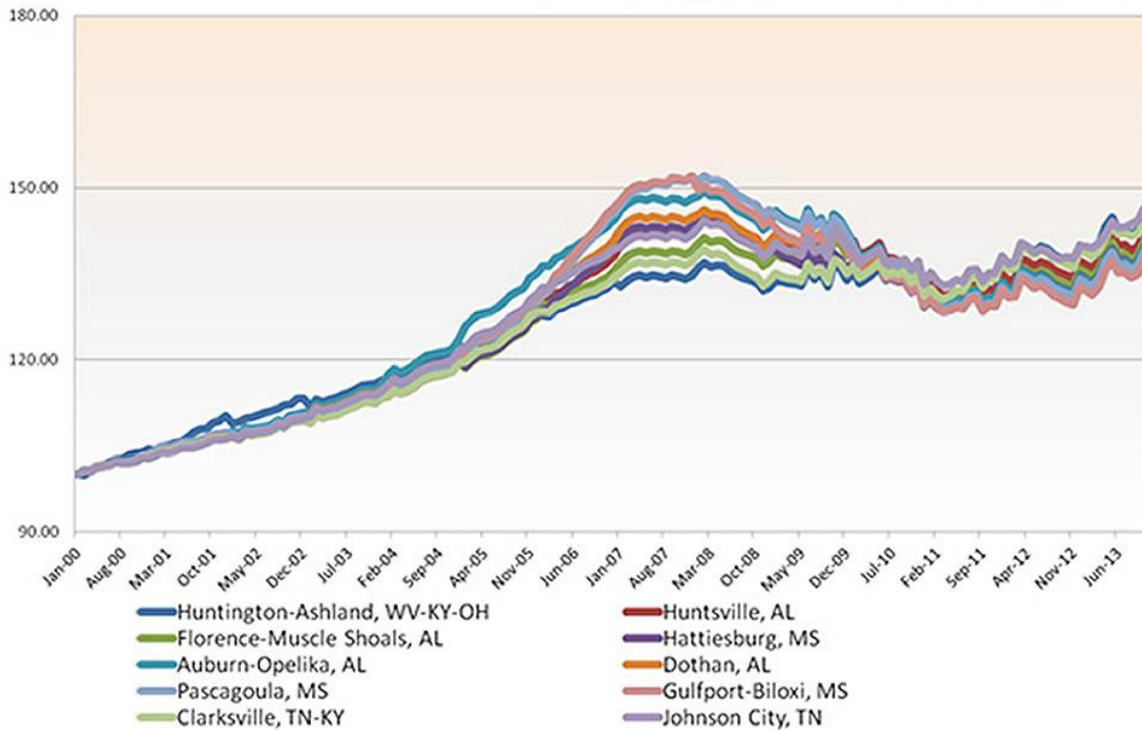
All of the 200 midsize local markets measured continued to show gains year over year with the single-family index for the fifth consecutive month. 165 of these markets increased month to month – up 4 from last month’s report; yet, the month-to-month declines displayed by 35 markets are relatively nominal, with the largest decrease by -0.16 index points in the Pottsville, PA market.

October saw dominant strength in the South census region for this market tier. The strength in this region is due in part to increased employment opportunities and the migration of baby boomers and others who are looking to purchase second homes. Year-to-year strength continues to be centered in the Pacific Division, though.

For the fifth consecutive month, Anchorage, AK and Hilo, HI continued to be the top two increasing midsize markets on a year-over-year basis. Anchorage takes the top spot increasing by 35.97 index points (20.09%) followed by Hilo with a 31.41 (15.17%) index point increase.



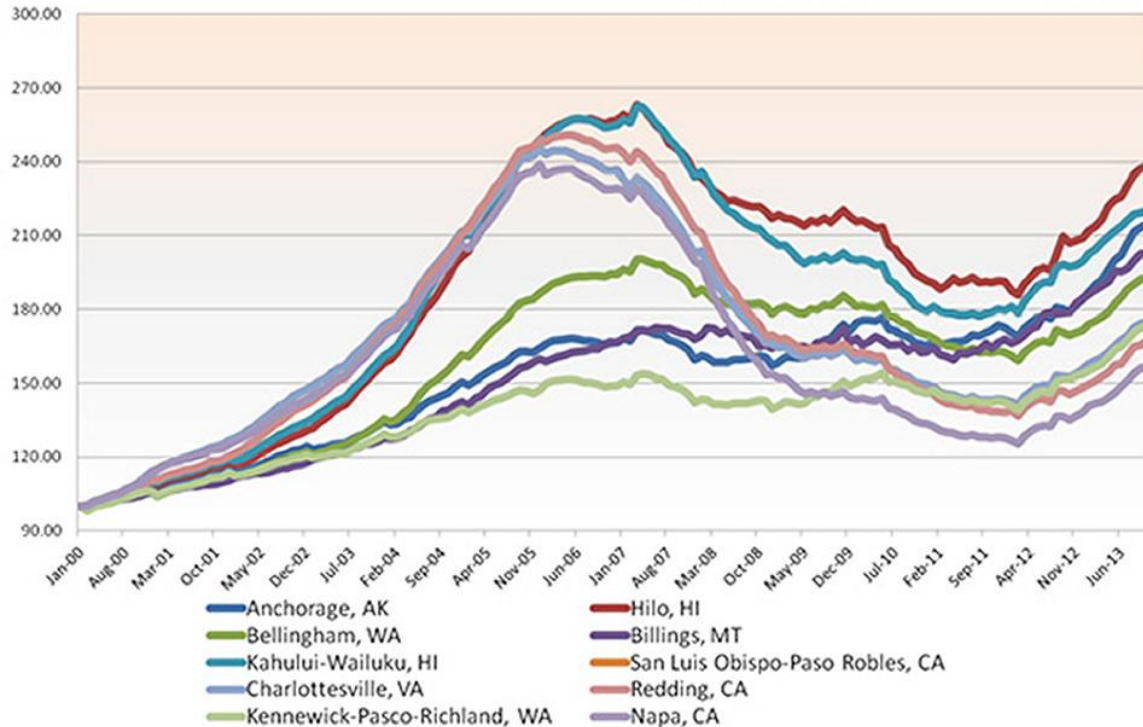
**Top 10 Midsize Single-Family Markets with the Highest Month-to-Month Increase**



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

<b>Top and Bottom Midsize Single-Family Markets by Region and Division</b>							
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	Muskegon-Norton Shores, MI	1.11	1.01%	Jackson, MI	0.01	0.01%
	W North Central	Lexington-Fayette, KY	2.02	1.54%	Duluth, MN-WI	0.02	0.02%
Northeast	Mid Atlantic	Binghamton, NY	1.15	0.68%	Pottsville, PA	-0.16	-0.09%
	New England	Norwich-New London, CT	1.47	0.93%	Portland-South Portland-Biddeford, ME	-0.02	-0.01%
South	E South Central	Huntsville, AL	2.64	1.89%	Daphne-Fairhope-Foley, AL	1.19	0.95%
	S Atlantic	Huntington-Ashland, WV-KY-OH	2.70	1.89%	Dalton, GA	0.18	0.14%
	W South Central	Lake Charles, LA	0.45	0.31%	Midland, TX	-0.13	-0.07%
West	Mountain	Prescott, AZ	1.36	0.97%	Billings, MT	-0.14	-0.07%
	Pacific	Redding, CA	1.99	1.20%	El Centro, CA	0.53	0.38%

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

The West region dominated in the midsize markets as well with 9 out of the top 10 increasing markets on an annual basis with year-over-year index point gains. Monthly, however, the top 10 midsize markets were all in the South with Huntington-Ashland, WV-KY-OH and Huntsville, AL as the top two with a 2.70 and 2.64 index point increase. Interestingly, markets in Alabama and Mississippi (East South Central) accounted for 7 of the top 10 in monthly gains.

58 midsize markets are now more than a 100% Rebound, up 4 from last month, bringing the total to 84 (28%) of the U.S. markets achieving a full recovery. Although slight, this month's rebound advancements continued to illustrate progression with the recovery of home prices.

### 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](mailto:LocalMarketReports@homes.com) or The Zimmerman Agency 850-668-2222.  
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