

## Local Markets Continue to Gain According To the Homes.com Local Market Index

### Indications: Trends Shown by the Top 100 Regional Markets

For home pricing data ending October 2013, the [Homes.com Local Market Index](#) showed monthly increases in 88 out of 100 markets compared to 90 out of 100 in September. Year to year all 100 markets continued to gain. As these markets continue to recover and the general economy moves to a more secure footing, the inevitable tapering of the Fed's monthly stimulus has begun. Mortgage rates are expected to remain at historic lows as the economy continues to expand. New Housing construction has increased steadily with November's totals above expectations at 1.1 million units. All four Census Regions saw significant increases year over year with the Midwest and South seeing the largest gains in October. Existing home sales declined slightly as inventories increased in all Census Regions and as construction adds new supply for the spring.

<b>Top 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
Jackson, MS	2.54	1.89%	Honolulu, HI	29.69	13.43%
Chattanooga, TN-GA	1.80	1.33%	Los Angeles-Long Beach-Santa Ana, CA	28.18	17.53%
San Diego-Carlsbad-San Marcos, CA	1.73	0.97%	San Diego-Carlsbad-San Marcos, CA	27.05	17.68%
Los Angeles-Long Beach-Santa Ana, CA	1.68	0.90%	San Francisco-Oakland-Fremont, CA	26.66	19.39%
San Francisco-Oakland-Fremont, CA	1.60	0.98%	Bakersfield-Delano, CA	22.05	15.82%
Knoxville, TN	1.56	1.11%	Oxnard-Thousand Oaks-Ventura, CA	21.96	14.61%
Oxnard-Thousand Oaks-Ventura, CA	1.48	0.87%	Riverside-San Bernardino-Ontario, CA	21.07	14.95%
Birmingham-Hoover, AL	1.41	1.08%	Sacramento--Arden-Arcade--Roseville, CA	20.28	15.35%
Riverside-San Bernardino-Ontario, CA	1.33	0.83%	San Jose-Sunnyvale-Santa Clara, CA	20.24	15.13%
Palm Bay-Melbourne-Titusville, FL	1.29	0.91%	Seattle-Tacoma-Bellevue, WA	20.17	14.58%

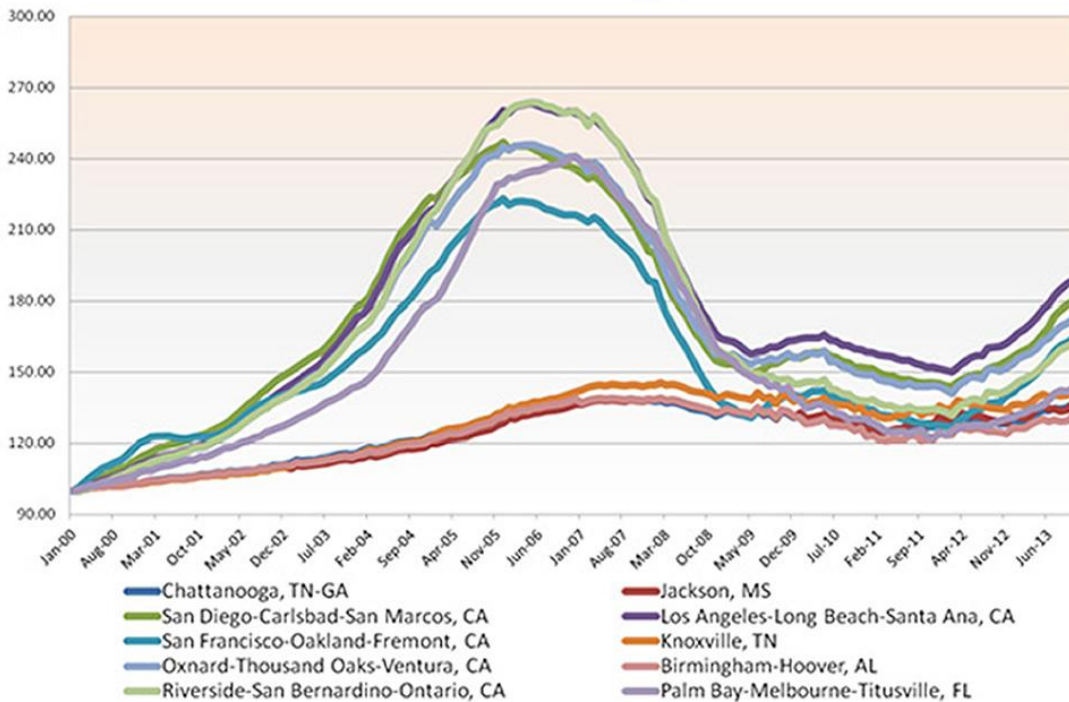
Source: Homes.com Local Market Indices, Data through October 2013

In October, the Western region of the U.S. continued to dominate. The top 10 fastest growing markets on an annual basis were located in this region. On a monthly basis, the top markets were within the West and the South regions. Strength in the southern markets was evenly distributed throughout the region with no one state dominating the top ten. This supports the premise that the recovery is more widespread in this region of the US.

Honolulu, HI remained the top gaining market on a year-over-year basis. The annual increase has accelerated to 29.69 index points and a 13.43% increase, up 0.81 index points from last month's reported annual increase. For the fifth consecutive month, highly populated California markets [Los Angeles-Long Beach-Santa Ana, CA; San Diego-Carlsbad-San Marcos, CA; and San Francisco-Oakland-Fremont, CA] continued to follow behind and increased further by 28.18, 27.05, and 26.66 index points respectively. This month, California dominates with eight of the top 10 annual gaining markets (compared to six from California last month).

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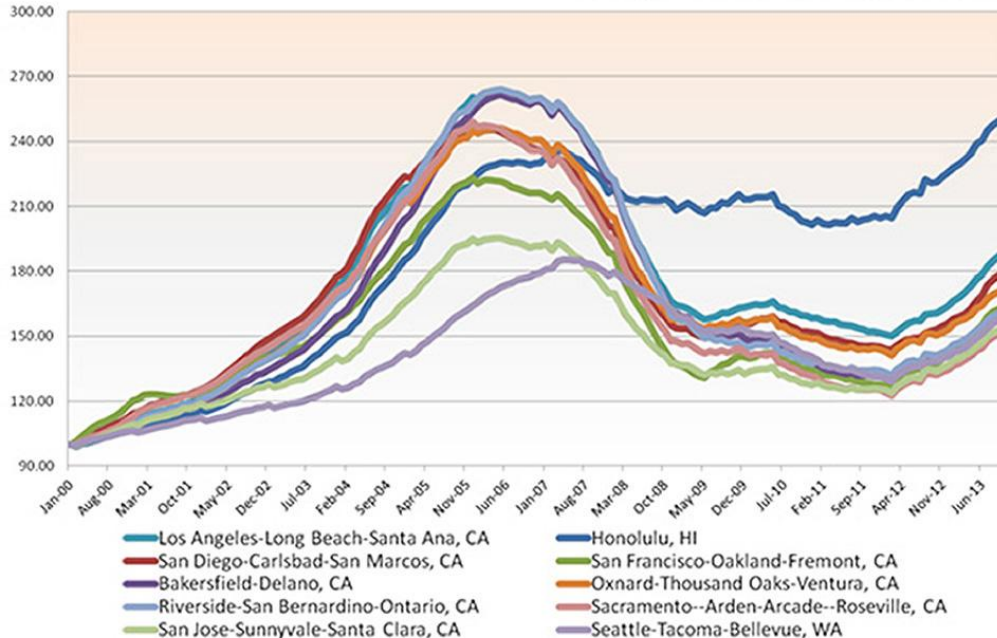
Top 10 Single-Family Markets with the Highest Month-to-Month Increase



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

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



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

The Homes.com Local Market Index activity was also analyzed based on region of the United States. The [top 100 markets are classified in the following regions](#): Northeast, Midwest, South, and West. The table below shows the best and worst performing CBSAs according to monthly index change by region for single-family product.

Top Performing Month to Month		Bottom Performing Month to Month					
Region	Metro Area	MTM (Index Pt) Change	MTM (%) Change	Region	Metro Area	MTM (Index Pt) Change	MTM (%) Change
Northeast	Scranton--Wilkes-Barre, PA	0.96	0.65%	Northeast	Albany-Schenectady-Troy, NY	-0.09	-0.05%
West	San Diego-Carlsbad-San Marcos, CA	1.73	0.97%	West	Salt Lake City, UT	-0.11	-0.07%
Midwest	Louisville/Jefferson County, KY-IN	1.27	0.97%	Midwest	Indianapolis-Carmel, IN	0.01	0.01%
South	Jackson, MS	2.54	1.89%	South	El Paso, TX	-0.11	-0.07%

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

The Western Region was home to all of the top 10 markets to have year-over-year index point gains. Monthly, however, the top 10 markets were evenly split between the West and South with Jackson, MS and Chattanooga, TN-GA as the top two with a 2.54 and 1.80 index point increase respectively.

***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 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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