

Homes.com Rebound Report Property Data through October 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 October 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	309.73%	Miami-Fort Lauderdale-Pompano Beach, FL	20.76%
Houston-Sugar Land-Baytown, TX	294.82%	North Port-Bradenton-Sarasota, FL	19.78%
Austin-Round Rock-San Marcos, TX	289.10%	Stockton, CA	17.90%
Dallas-Fort Worth-Arlington, TX	287.79%	Palm Bay-Melbourne-Titusville, FL	17.64%
Oklahoma City, OK	284.90%	Modesto, CA	17.62%
Tulsa, OK	261.67%	Cape Coral-Fort Myers, FL	17.46%
McAllen-Edinburg-Mission, TX	247.27%	Orlando-Kissimmee-Sanford, FL	17.13%
Pittsburgh, PA	202.91%	Las Vegas-Paradise, NV	17.03%
El Paso, TX	181.39%	Lakeland-Winter Haven, FL	16.05%
Baton Rouge, LA	170.72%	Providence-New Bedford-Fall River, RI-MA	14.29%

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

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

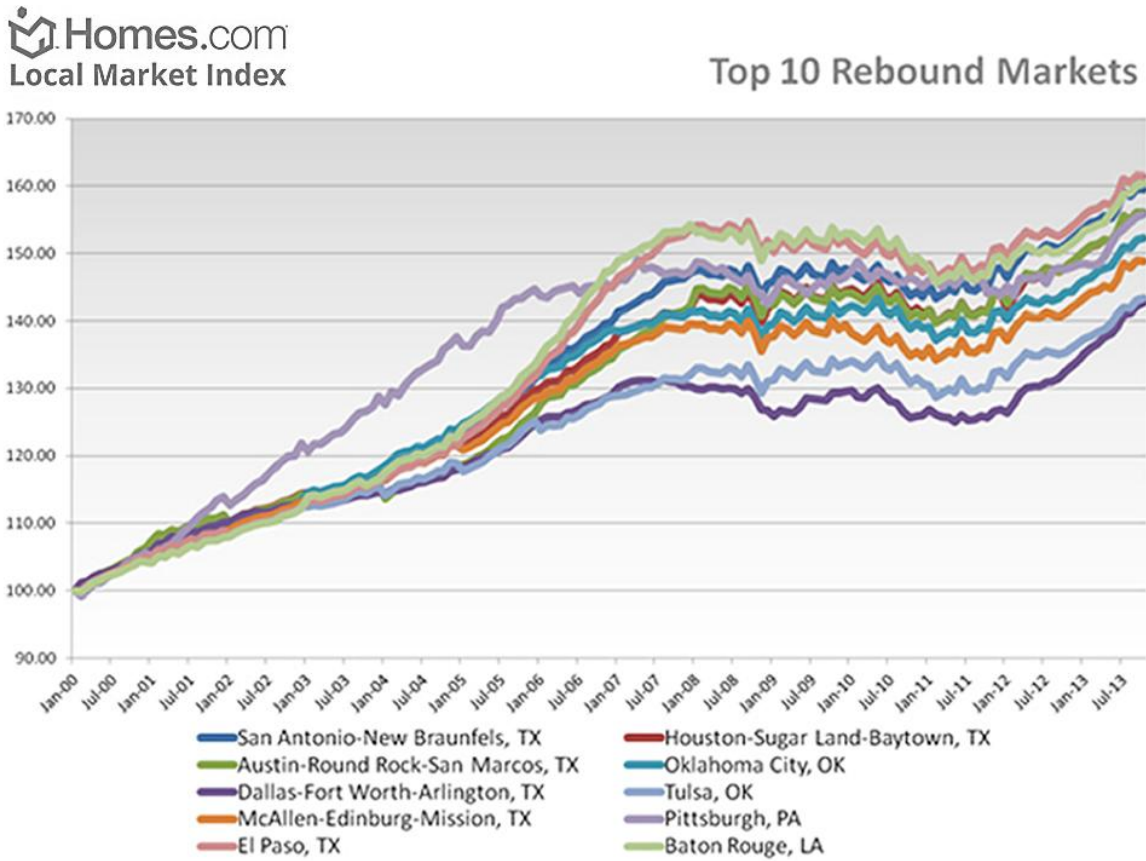
In the latest report, the number of top 100 markets which have achieved full recovery (100% rebound) again held steady at 26. Although many markets still have a ways to go, there was noticeable improvement in October, 55 out of the top 100 have recovered more than 50% of their loss in home prices.

Of the midsize markets— those with a population ranking from 101 to 300 – 58 are now more than a 100% Rebounded, up from 54 last month.

Taken together, this means that 84 out of the Top 300 markets in the U.S. (28%), have fully recovered from 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.

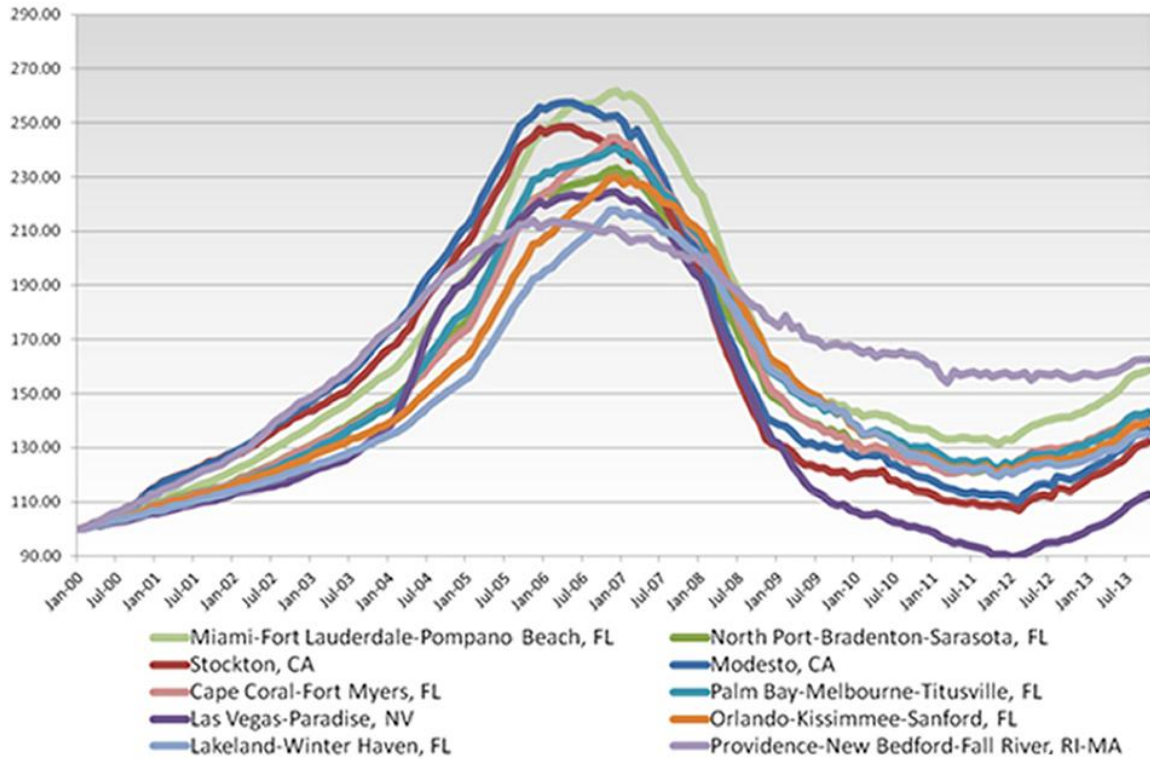


Source: Homes.com Local Market Indices, Data through October 2013
 Rebound is a measurement of the percent retracement of the peak-to-trough decline attributable to the Great Recession.

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 October 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.

 **Rebound Report by Region - Top 100 Markets**

Recovery	Midwest	Northeast	South	West	Total
0% - 25%	0	3	8	7	18
25 - 50%	7	8	4	8	27
50 - 75%	7	2	5	2	16
75% - 100%	1	2	7	3	13
> 100%	5	4	13	4	26
Total	20	19	37	24	100

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

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

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

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