

## 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 2012 population estimates from the Census. 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.

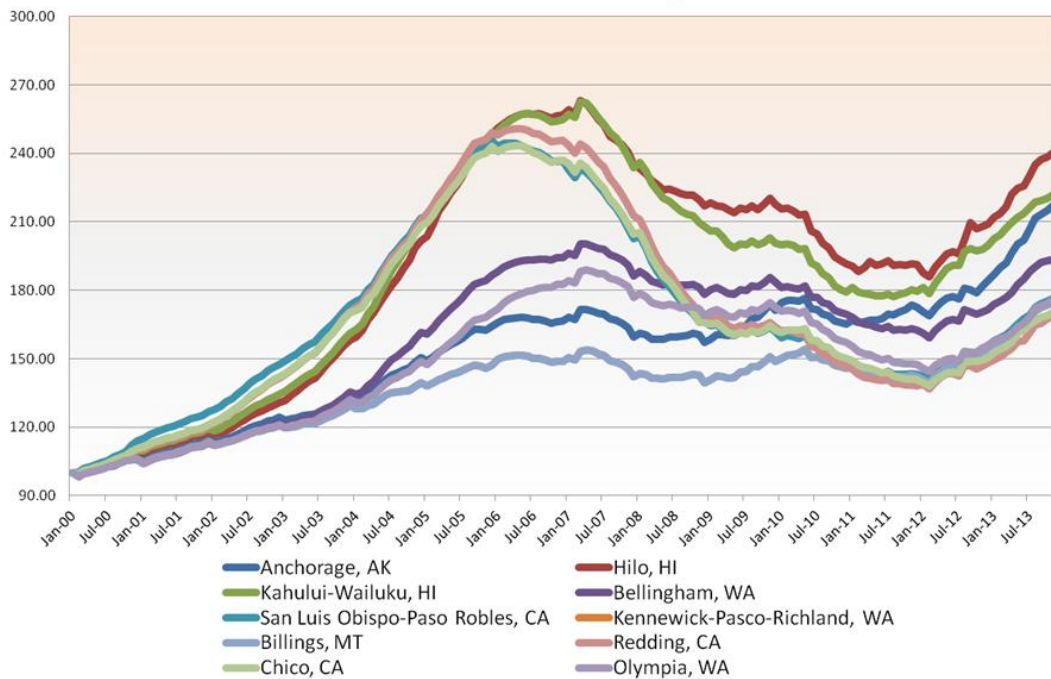
Highest Month-to-Month Index Point Change		Highest Year-over-Year Index Point Change			
Metro Area	MTM (Index Pt) Change	MTM (%) Change	Metro Area	YOY (Index Pt) Change	YOY (%) Change
Rocky Mount, NC	3.05	2.32%	Anchorage, AK	35.24	19.36%
Trenton-Ewing, NJ	3.01	1.79%	Hilo, HI	32.69	15.73%
Charleston, WV	2.51	1.63%	Kahului-Wailuku, HI	24.25	12.26%
Billings, MT	2.48	1.23%	Bellingham, WA	23.02	13.49%
Athens-Clarke County, GA	2.26	1.83%	San Luis Obispo-Paso Robles, CA	22.49	14.61%
Anchorage, AK	2.26	1.05%	Kennewick-Pasco-Richland, WA	22.33	14.59%
Bend, OR	2.19	1.45%	Billings, MT	22.19	12.15%
Greenville, NC	2.15	1.60%	Redding, CA	21.70	14.78%
Santa Fe, NM	2.15	1.23%	Chico, CA	21.09	14.12%
Fort Smith, AR-OK	2.07	1.45%	Olympia, WA	20.96	13.53%

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

For the sixth consecutive month, Anchorage, AK and Hilo, HI posted the largest gains amongst the midsize markets on a year-over-year basis. Anchorage takes the top spot increasing by 35.24 index points (19.36%) followed by Hilo with a 32.69 (15.73%) index point increase.



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

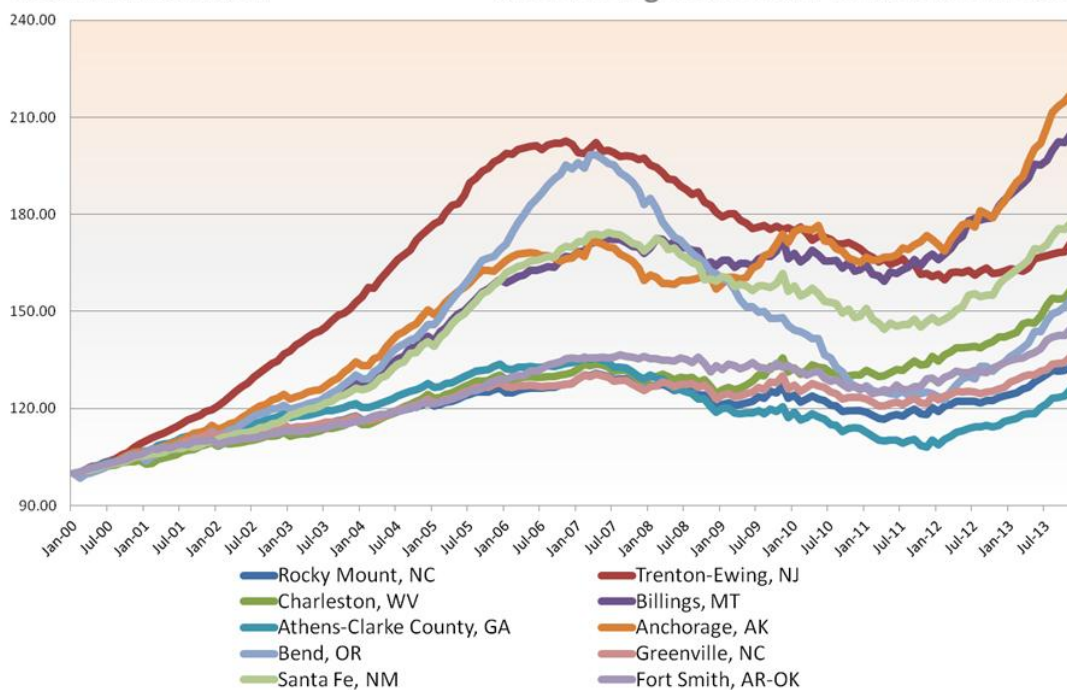


Source: Homes.com Local Market Indices, Data through November 2013

The West region continued to dominate in the midsize markets with 10 out of the top 10 increasing markets on an annual basis with year-over-year index point gains. Monthly, however—and similar to the top 100 markets—the top 10 midsize markets were split between the South and West regions with one market from the Northeast near the top. Rocky Mount, NC (South region) was the top gaining metro month-over-month with a 3.05 index point increase. Trenton-Ewing, NJ (Northeast region) took second place with a 3.01 index point increase.



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



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

**Midsize Markets by Region and Division:**

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	Saginaw-Saginaw Township North, MI	1.77	1.73%	Green Bay, WI	-1.23	-0.94%
	W North Central	Duluth, MN-WI	1.08	0.71%	Fargo, ND-MN	-8.80	-5.10%
Northeast	Mid Atlantic	Trenton-Ewing, NJ	3.01	1.79%	Binghamton, NY	0.45	0.26%
	New England	Concord, NH	1.38	0.89%	Norwich-New London, CT	-0.76	-0.47%
South	E South Central	Kingsport-Bristol-Bristol, TN-VA	0.44	0.30%	Johnson City, TN	-2.00	-1.36%
	S Atlantic	Rocky Mount, NC	3.05	2.32%	Wheeling, WV-OH	-5.38	-3.45%
	W South Central	Fort Smith, AR-OK	2.07	1.45%	Lake Charles, LA	-0.33	-0.22%
West	Mountain	Billings, MT	2.48	1.23%	Lake Havasu City-Kingman, AZ	-1.53	-1.03%
	Pacific	Anchorage, AK	2.26	1.05%	Yuba City, CA	-1.09	-0.72%

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

- The 50 declining markets were largely concentrated in three areas, with 15 located in Midwest/West North Central, 14 in South/East South Central and 12 in the South/South Atlantic region/division.
- Of the remaining markets, four were in the Midwest/East North Central, 2 in West/Pacific, 1 in West/Mountain and 1 in Northeast/New England region/division.

**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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