

## Homes.com Rebound Report Property Data through November 2013

**Indications: More than Forty 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	319.30%	Miami-Fort Lauderdale-Pompano Beach, FL	21.59%
Houston-Sugar Land-Baytown, TX	303.74%	North Port-Bradenton-Sarasota, FL	20.60%
Austin-Round Rock-San Marcos, TX	297.77%	Modesto, CA	19.15%
Dallas-Fort Worth-Arlington, TX	295.08%	Stockton, CA	18.78%
Oklahoma City, OK	289.62%	Palm Bay-Melbourne-Titusville, FL	18.17%
Tulsa, OK	274.99%	Las Vegas-Paradise, NV	18.16%
McAllen-Edinburg-Mission, TX	255.16%	Cape Coral-Fort Myers, FL	18.12%
Pittsburgh, PA	212.02%	Orlando-Kissimmee-Sanford, FL	17.72%
El Paso, TX	187.43%	Lakeland-Winter Haven, FL	16.60%
Baton Rouge, LA	174.22%	Providence-New Bedford-Fall River, RI-MA	13.98%

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

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

This month, 28 out of the top 100 markets measured continued to show a complete price recovery from the peak-to-trough decline amount attributable to the housing bubble – up two from last month’s report with the additions of Greensboro-High Point, NC and Ogden- Clearfield, UT.

Additionally, 59 midsize markets are now more than 100% rebounded, up one (Peoria, IL) from last month, bringing the total to 87 (29%) of the top 300 U.S. markets achieving a full recovery. The positive advancements each month illustrate the progression of widespread home price recovery.

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

Pop. Rank	Metro Name	Peak Index Value	Peak Date	Current Index Value (Oct)	Rebound	Rebound Date
24	San Antonio-New Braunfels, TX	148.57	Oct-09	160.05	319.30%	Mar-12
5	Houston-Sugar Land-Baytown, TX	145.25	Oct-09	156.45	303.74%	Apr-12
34	Austin-Round Rock-San Marcos, TX	145.33	Sep-08	156.51	297.77%	Mar-12
4	Dallas-Fort Worth-Arlington, TX	131.23	Aug-07	143.22	295.08%	Sep-12
43	Oklahoma City, OK	142.49	Oct-09	152.56	289.62%	Apr-12
54	Tulsa, OK	134.27	Oct-09	144.08	274.99%	Apr-12
68	McAllen-Edinburg-Mission, TX	140.16	Oct-09	149.35	255.16%	Apr-12
22	Pittsburgh, PA	149.07	Apr-07	156.42	212.02%	Apr-13
65	El Paso, TX	154.68	Sep-08	162.01	187.43%	Dec-12
66	Baton Rouge, LA	154.22	Dec-07	160.59	174.22%	Apr-13
46	New Orleans-Metairie-Kenner, LA	152.20	Aug-07	161.04	170.13%	Jul-13
72	Little Rock-North Little Rock-Conway, AR	141.51	Dec-07	147.24	162.39%	Feb-13
86	Wichita, KS	134.10	Feb-09	137.73	156.13%	Apr-13
58	Omaha-Council Bluffs, NE-IA	127.38	Nov-06	131.20	154.19%	Apr-13
47	Raleigh-Cary, NC	133.70	Apr-07	139.63	149.98%	Jun-13
21	Denver-Aurora-Broomfield, CO	136.16	Dec-05	144.52	149.42%	Apr-13
53	Honolulu, HI	236.02	Mar-07	251.95	146.32%	May-13
80	Syracuse, NY	160.59	Apr-07	163.99	138.21%	Jun-13
88	Des Moines-West Des Moines, IA	133.27	Mar-07	136.47	133.34%	Jul-13
51	Rochester, NY	147.41	Apr-07	149.80	130.23%	Aug-13
83	Greenville-Mauldin-Easley, SC	133.21	Apr-07	136.83	129.52%	Jul-13
49	Buffalo-Niagara Falls, NY	155.08	Apr-07	157.58	129.03%	Aug-13
35	Indianapolis-Carmel, IN	121.77	Mar-07	124.54	128.42%	Jun-13
81	Colorado Springs, CO	140.62	Dec-05	146.08	125.98%	May-13
57	Albuquerque, NM	168.47	Jun-07	173.03	117.36%	Aug-13
93	Ogden-Clearfield, UT	156.04	Feb-08	157.44	104.48%	Nov-13
42	Louisville/Jefferson County, KY-IN	130.54	Feb-08	130.87	102.99%	Aug-13
71	Greensboro-High Point, NC	129.74	Apr-07	129.87	100.89%	Nov-13

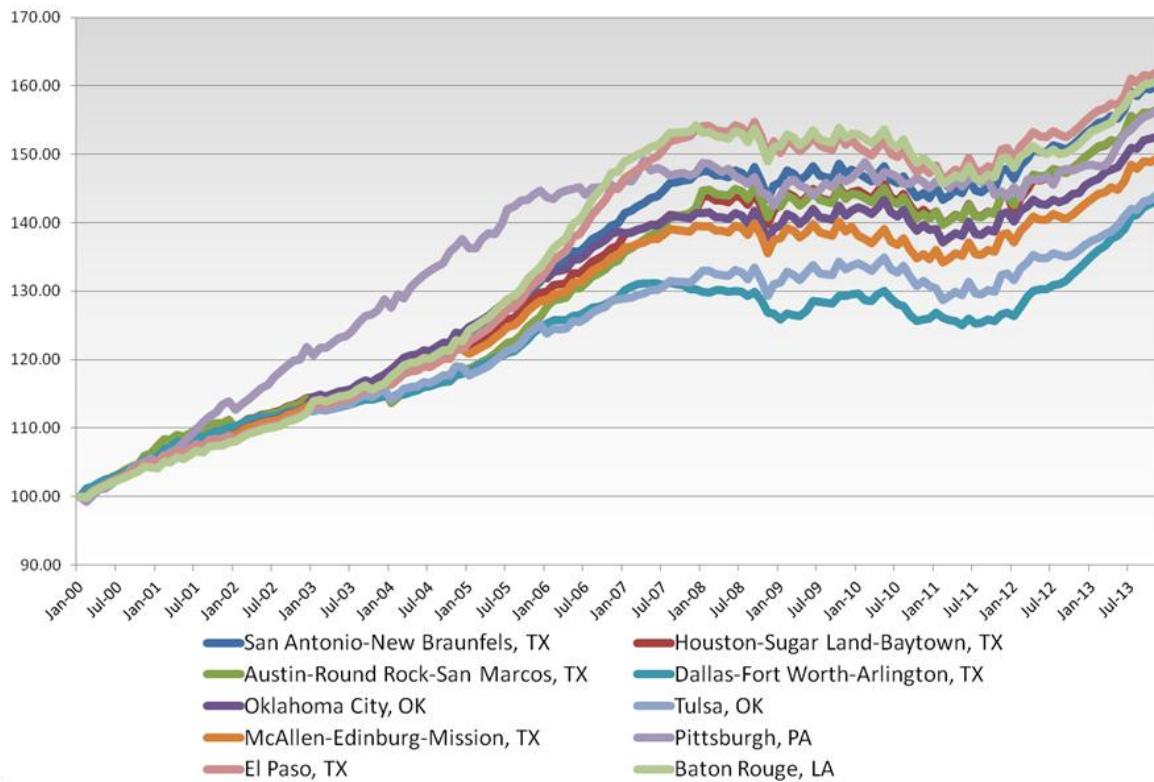
Source: Homes.com Local Market Indices, Data through November 2013  
 \*Rebound is a measurement of the percent retracement of the peak-to-trough decline attributable to the Great Recession

Homes.com Rebound Report  
 (Property data for period ending November 2013)  
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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.

## Top 10 Rebound Markets



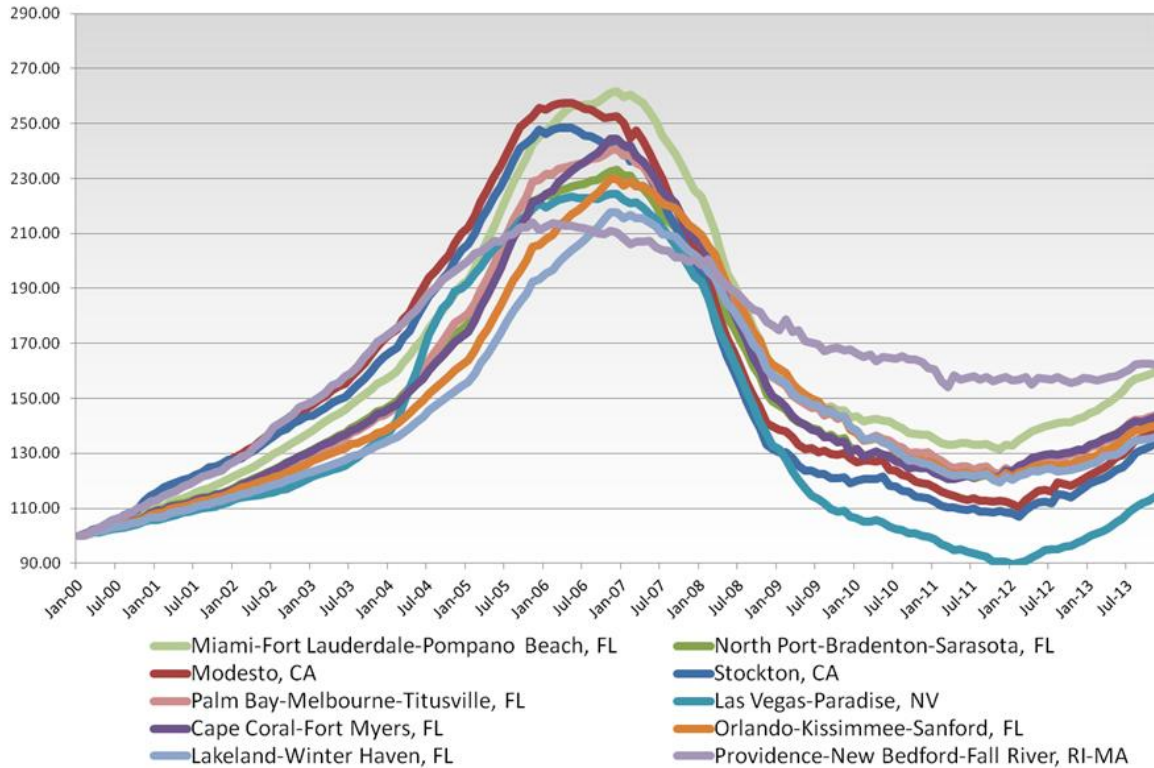
Source: Homes.com Local Market Indices, Data through November 2013  
 \*Rebound is a measurement of the percent retracement of the peak-to-trough decline attributable to the Great Recession



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 November 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%	0	2	8	7	17
25 - 50%	7	9	3	8	27
50 - 75%	7	1	8	2	18
75% - 100%	1	3	4	2	10
> 100%	5	4	14	5	28
<b>Total</b>	<b>20</b>	<b>19</b>	<b>37</b>	<b>24</b>	<b>100</b>

Source: Homes.com Local Market Indices, Data through November 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](mailto:LocalMarketReports@homes.com) or The Zimmerman Agency 850-668-2222.  
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