

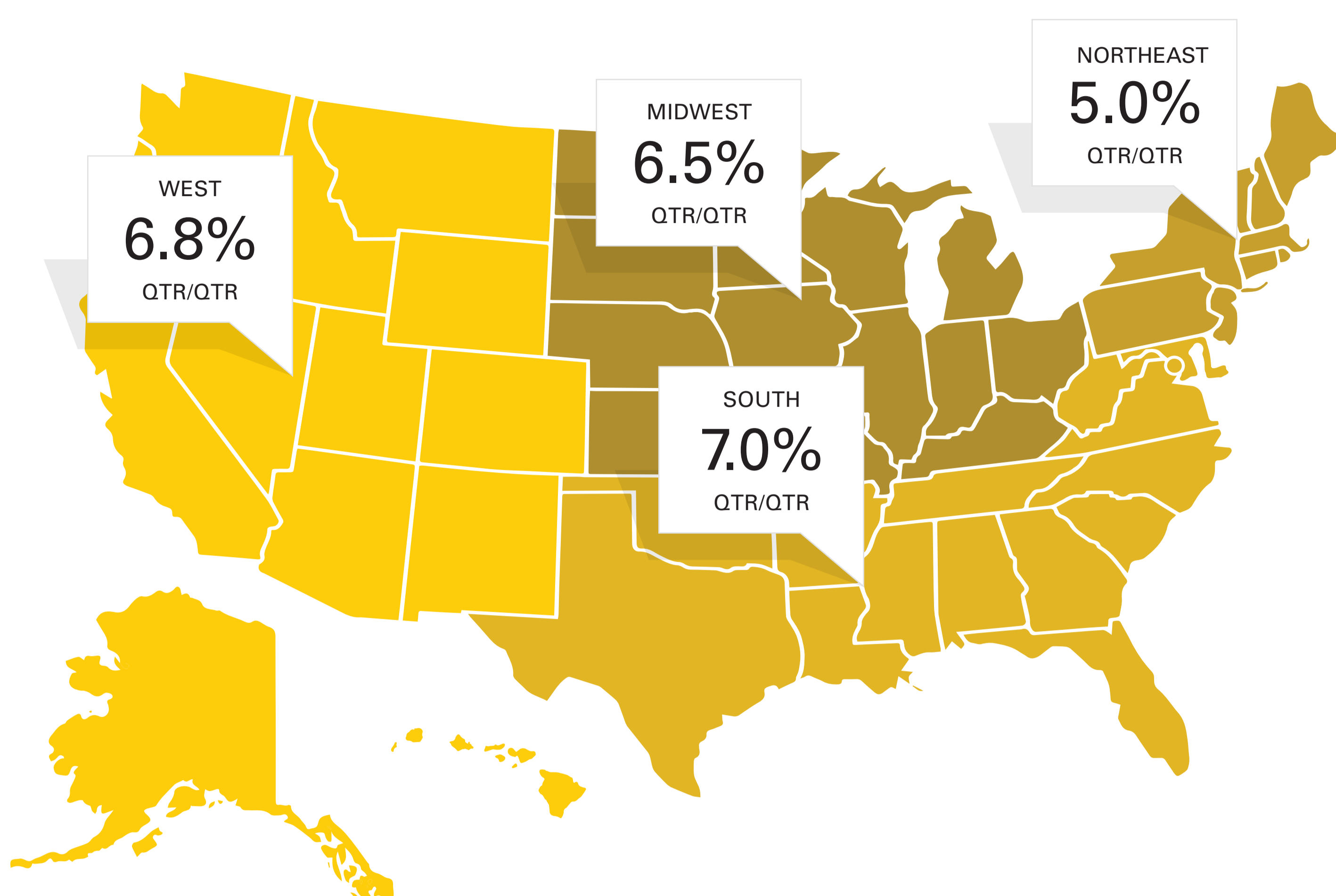
HDI Market Report

National Home Price Appreciation/Depreciation

6.4%
QTR/QTR

18.3%
YR/YR

2.2%
Distressed Saturation



Highest & Lowest Performing Major Metros

Data through August 2021. * Source: Clear Capital.

01

Phoenix, AZ

13.1% QTR/QTR
51.1%* YR/YR

02

Tampa, FL

11.4% QTR/QTR
25.2% YR/YR

03

Las Vegas, NV

9.9% QTR/QTR
21.5% YR/YR

Rank	Metropolitan Statistical Area	QTR/QTR	YR/YR	Distressed Saturation	YR/YR (PPSF)
01	Phoenix, AZ – Mesa, AZ – Scottsdale, AZ	13.1%	51.1%*	2.7%	30.1%
02	Tampa, FL – St. Petersburg, FL – Clearwater, FL	11.4%	25.2%	2.7%	24.6%
03	Las Vegas, NV – Henderson, NV – Paradise, NV	9.9%	21.5%	3.4%	18.7%
04	Portland, OR – Vancouver, WA – Hillsboro, OR	9.5%	16.1%	1.4%	16.7%
05	Seattle, WA – Tacoma, WA – Bellevue, WA	9.4%	25.6%	2.1%	27.4%
06	Milwaukee, WI – Waukesha, WI – West Allis, WI	9.0%	18.5%	2.2%	8.1%
07	Tucson, AZ	8.8%	23.5%	1.9%	23.0%
08	Dayton, OH	8.6%	32.2%	2.4%	18.0%
09	Birmingham, AL – Hoover, AL	8.5%	17.7%	1.0%	15.5%
10	Riverside, CA – San Bernardino, CA – Ontario, CA	8.4%	27.3%	4.1%	26.7%
11	Charlotte, NC – Gastonia, NC – Concord, NC	8.2%	19.8%	2.0%	21.5%
12	Raleigh, NC	7.8%	20.8%	1.5%	18.4%
13	Rochester, NY	7.6%	18.8%	1.8%	14.7%
14	Denver, CO – Aurora, CO – Lakewood, CO	7.5%	19.6%	1.6%	22.6%
15	Cleveland, OH – Elyria, OH	7.5%	20.9%	2.6%	15.5%

01

Urban Honolulu, HI

-5.5% QTR/QTR
-0.7% YR/YR

02

San Antonio, TX

-2.9% QTR/QTR
-6.7% YR/YR

03

Bakersfield, CA

-1.1% QTR/QTR
14.7% YR/YR

Rank	Metropolitan Statistical Area	QTR/QTR	YR/YR	Distressed Saturation	YR/YR (PPSF)
01	Urban Honolulu, HI	-5.5%	-0.7%	1.6%	10.6%
02	San Antonio, TX – New Braunfels, TX	-2.9%	-6.7%	3.5%	-16.5%
03	Bakersfield, CA	-1.1%	14.7%	5.0%	17.1%
04	San Jose, CA – Sunnyvale, CA – Santa Clara, CA	-0.2%	22.0%	2.1%	8.6%
05	Philadelphia, PA – Camden, NJ – Wilmington, DE	1.8%	17.3%	1.8%	22.0%
06	Dallas, TX – Fort Worth, TX – Arlington, TX	2.5%	18.9%	0.4%	23.5%
07	Columbus, OH	2.8%	18.2%	2.0%	14.5%
08	New York, NY – Newark, NJ – Jersey City, NJ	3.0%	15.0%	2.3%	18.6%
09	Houston, TX – The Woodlands, TX – Sugar Land, TX	3.0%	15.7%	0.8%	15.6%
10	Virginia Beach, VA – Norfolk, VA – Newport News, VA	3.7%	14.4%	1.7%	15.7%
11	Providence, RI – Warwick, RI	3.7%	17.5%	2.3%	22.0%
12	Detroit, MI – Warren, MI – Dearborn, MI	4.3%	18.7%	1.5%	13.9%
13	Fresno, CA	4.4%	19.8%	2.7%	18.0%
14	Chicago, IL – Naperville, IL – Elgin, IL	4.5%	12.6%	2.3%	14.4%
15	Los Angeles, CA – Long Beach, CA – Anaheim, CA	4.5%	17.1%	3.3%	19.1%

*Note that due to unprecedented conditions in spring 2020 (due to COVID restrictions) and tight inventory in spring 2021, the year-over-year numbers based upon paired sales in certain rapidly-rising markets (like Phoenix) may be overstated. In that case, we encourage the consideration of the additional year-over-year comparison based upon price-per-square-foot, which may be more in line with market dynamics in this situation.