

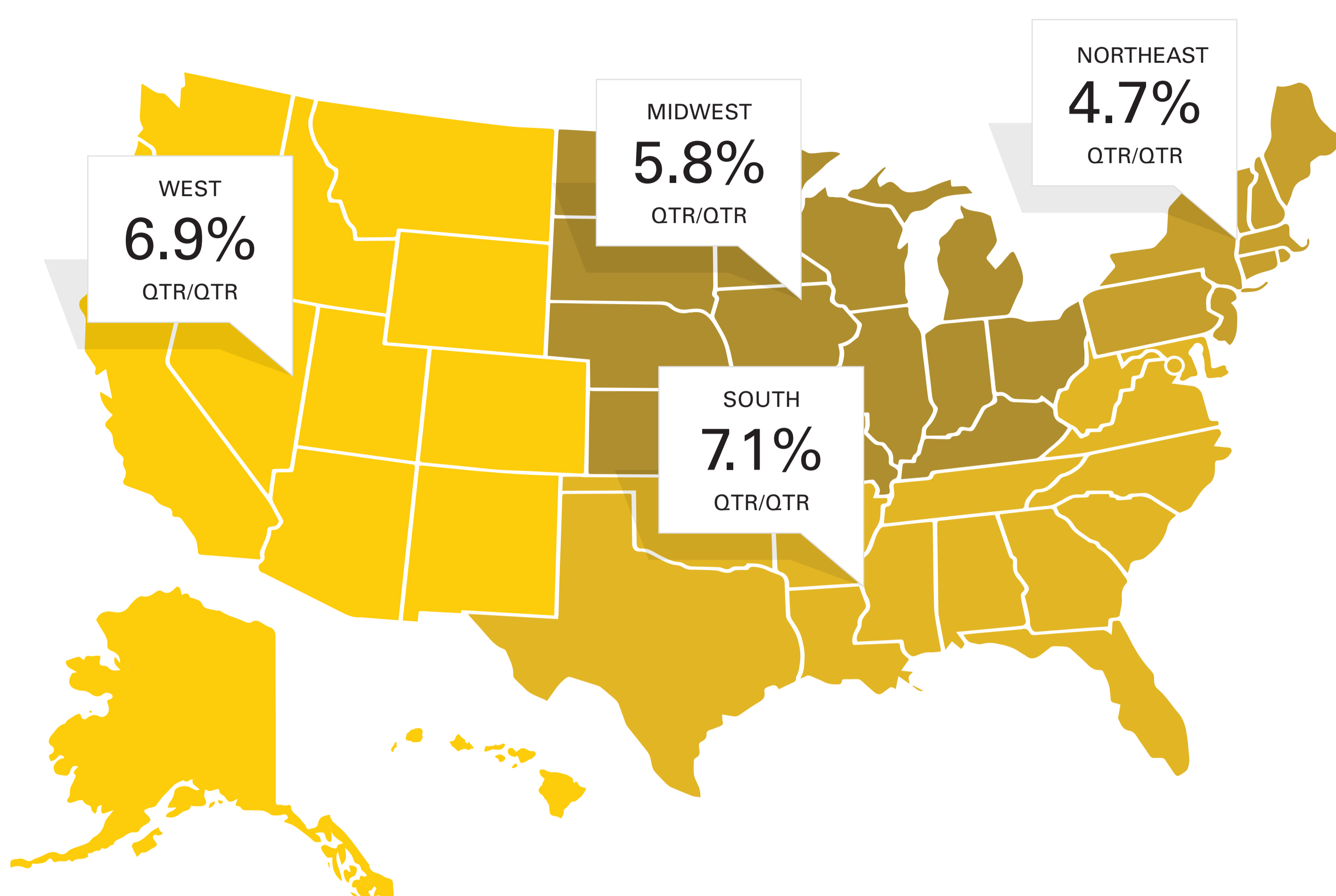
HDI Market Report

National Home Price Appreciation/Depreciation

6.3%
QTR/QTR

19.2%
YR/YR

2.1%
Distressed Saturation



Highest & Lowest Performing Major Metros

Data through September 2021.* Source: Clear Capital.

01

Phoenix, AZ

13%
QTR/QTR

55.4%*
YR/YR

02

Tampa, FL

11.8%
QTR/QTR

29.1%
YR/YR

03

Las Vegas, NV

9.9%
QTR/QTR

24.3%
YR/YR

Rank	Metropolitan Statistical Area	QTR/QTR	YR/YR	Distressed Saturation	YR/YR (PPSF)
01	Phoenix, AZ – Mesa, AZ – Scottsdale, AZ	13.0%	55.4%*	2.6%	31.1%
02	Tampa, FL – St. Petersburg, FL – Clearwater, FL	11.8%	29.1%	2.7%	25.1%
03	Las Vegas, NV – Henderson, NV – Paradise, NV	9.9%	24.3%	3.8%	20.9%
04	Raleigh, NC	9.8%	24.3%	1.8%	21.7%
05	Portland, OR – Vancouver, WA – Hillsboro, OR	9.0%	19.4%	1.7%	16.8%
06	Tucson, AZ	8.7%	24.4%	2.2%	24.1%
07	Orlando, FL – Kissimmee, FL – Sanford, FL	8.3%	22.7%	2.8%	17.0%
08	Jacksonville, FL	8.3%	23.5%	2.5%	15.7%
09	Rochester, NY	8.0%	20.2%	1.3%	11.5%
10	Atlanta, GA – Sandy Springs, GA – Roswell, GA	7.8%	23.4%	1.3%	21.0%
11	Riverside, CA – San Bernardino, CA – Ontario, CA	7.5%	28.5%	4.4%	26.4%
12	Denver, CO – Aurora, CO – Lakewood, CO	7.4%	21.3%	1.5%	22.5%
13	Sacramento, CA – Arden, CA – Arcade, CA – Roseville, CA	7.4%	22.1%	2.9%	22.2%
14	Birmingham, AL – Hoover, AL	7.3%	18.5%	1.0%	16.3%
15	Charlotte, NC – Gastonia, NC – Concord, NC	7.3%	21.1%	2.1%	21.6%

01

San Antonio, TX

-0.5%
QTR/QTR

-4.6%
YR/YR

02

Philadelphia, PA

0.8%
QTR/QTR

16.4%
YR/YR

03

Columbus, OH

1.8%
QTR/QTR

17.8%
YR/YR

Rank	Metropolitan Statistical Area	QTR/QTR	YR/YR	Distressed Saturation	YR/YR (PPSF)
01	San Antonio, TX – New Braunfels, TX	-0.5%	-4.6%	4.5%	-17.1%
02	Philadelphia, PA – Camden, NJ – Wilmington, DE	0.8%	16.4%	1.9%	18.2%
03	Columbus, OH	1.8%	17.8%	2.0%	15.0%
04	Urban Honolulu, HI	2.7%	6.6%	1.7%	6.3%
05	New York, NY – Newark, NJ – Jersey City, NJ	2.7%	14.7%	2.3%	22.6%
06	Houston, TX – The Woodlands, TX – Sugar Land, TX	2.8%	15.3%	1.0%	16.8%
07	Washington, DC – Arlington, VA – Alexandria, VA	3.1%	12.7%	1.5%	14.2%
08	San Jose, CA – Sunnyvale, CA – Santa Clara, CA	3.6%	16.1%	2.1%	10.0%
09	Hartford, CT – West Hartford, CT – East Hartford, CT	3.6%	16.8%	2.1%	14.8%
10	Baltimore, MD – Towson, MD	3.7%	11.5%	1.6%	18.1%
11	Virginia Beach, VA – Norfolk, VA – Newport News, VA	3.8%	14.8%	1.9%	13.7%
12	St. Louis, MO	3.9%	12.6%	1.0%	-1.4%
13	Los Angeles, CA – Long Beach, CA – Anaheim, CA	3.9%	17.2%	3.9%	18.3%
14	Providence, RI – Warwick, RI	4.0%	17.4%	2.2%	20.8%
15	Richmond, VA	4.2%	13.0%	1.5%	15.1%

*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.