

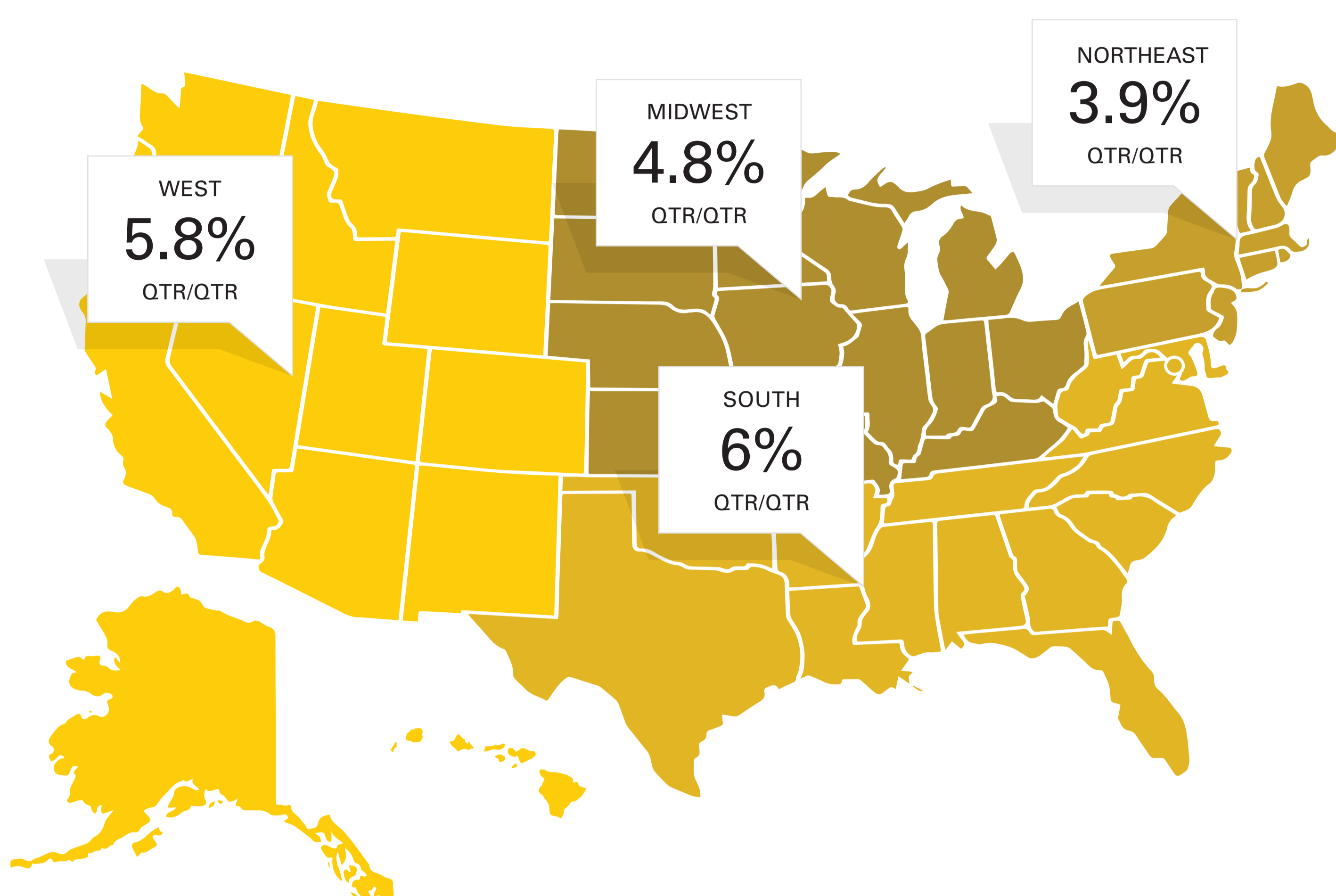
HDI Market Report

National Home Price Appreciation/Depreciation

5.3%
QTR/QTR

19.5%
YR/YR

2%
Distressed Saturation



Highest & Lowest Performing Major Metros

Data through October 2021.* Source: Clear Capital.

01

Phoenix, AZ

10.6%
QTR/QTR

56.8%*
YR/YR

02

Tampa, FL

10%
QTR/QTR

31.1%
YR/YR

03

Las Vegas, NV

8.9%
QTR/QTR

25.5%
YR/YR

Rank	Metropolitan Statistical Area	QTR/QTR	YR/YR	Distressed Saturation	YR/YR (PPSF)
01	Phoenix, AZ – Mesa, AZ – Scottsdale, AZ	10.6%	56.8%*	2.7%	31.6%
02	Tampa, FL – St. Petersburg, FL – Clearwater, FL	10.0%	31.1%	2.8%	25.8%
03	Las Vegas, NV – Henderson, NV – Paradise, NV	8.9%	25.5%	4.0%	22.0%
04	Raleigh, NC	8.6%	25.4%	2.0%	20.9%
05	Portland, OR – Vancouver, WA – Hillsboro, OR	8.5%	25.1%	2.9%	18.4%
06	Tucson, AZ	8.5%	21.2%	0.9%	15.9%
07	Orlando, FL – Kissimmee, FL – Sanford, FL	7.6%	20.9%	1.8%	15.4%
08	Jacksonville, FL	7.1%	22.9%	2.0%	21.6%
09	Rochester, NY	7.1%	25.7%	2.5%	16.4%
10	Atlanta, GA – Sandy Springs, GA – Roswell, GA	7.0%	20.1%	0.8%	16.1%
11	Riverside, CA – San Bernardino, CA – Ontario, CA	6.9%	24.8%	2.1%	23.9%
12	Denver, CO – Aurora, CO – Lakewood, CO	6.9%	24.1%	1.1%	20.1%
13	Sacramento, CA – Arden, CA – Arcade, CA – Roseville, CA	6.9%	18.8%	2.0%	18.5%
14	Birmingham, AL – Hoover, AL	6.7%	19.1%	3.5%	20.9%
15	Charlotte, NC – Gastonia, NC – Concord, NC	6.6%	17.7%	1.9%	13.2%

01

Pittsburgh, PA

-1.7%
QTR/QTR

10.2%
YR/YR

02

Philadelphia, PA

0.2%
QTR/QTR

15.4%
YR/YR

03

Baltimore, MD

1.2%
QTR/QTR

9.5%
YR/YR

Rank	Metropolitan Statistical Area	QTR/QTR	YR/YR	Distressed Saturation	YR/YR (PPSF)
01	Pittsburgh, PA	-1.7%	10.2%	0.6%	-6.9%
02	Philadelphia, PA – Camden, NJ – Wilmington, DE	0.2%	15.4%	2.0%	17.1%
03	Baltimore, MD – Towson, MD	1.2%	9.5%	1.5%	17.6%
04	Richmond, VA	1.5%	12.5%	1.4%	14.3%
05	Washington, DC – Arlington, VA – Alexandria, VA	1.9%	12.3%	1.5%	11.4%
06	Columbus, OH	2.0%	16.8%	2.0%	14.4%
07	New York, NY – Newark, NJ – Jersey City, NJ	2.2%	14.4%	2.2%	22.7%
08	Dallas, TX – Fort Worth, TX – Arlington, TX	2.4%	20.9%	0.5%	26.3%
09	San Jose, CA – Sunnyvale, CA – Santa Clara, CA	2.4%	11.2%	2.0%	10.0%
10	Detroit, MI – Warren, MI – Dearborn, MI	2.5%	14.5%	1.7%	13.7%
11	St. Louis, MO	2.8%	11.9%	1.6%	-6.0%
12	Minneapolis, MN – St. Paul, MN – Bloomington, WI	3.1%	14.3%	1.7%	13.9%
13	Los Angeles, CA – Long Beach, CA – Anaheim, CA	3.2%	16.8%	3.8%	16.3%
14	Virginia Beach, VA – Norfolk, VA – Newport News, VA	3.3%	15.2%	1.8%	12.3%
15	Boston, MA - Cambridge, NH - Quincy, NH	3.4%	13.6%	1.6%	17.5%

*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.