

HDI Market Report

National Home Price Appreciation/Depreciation

4.4%

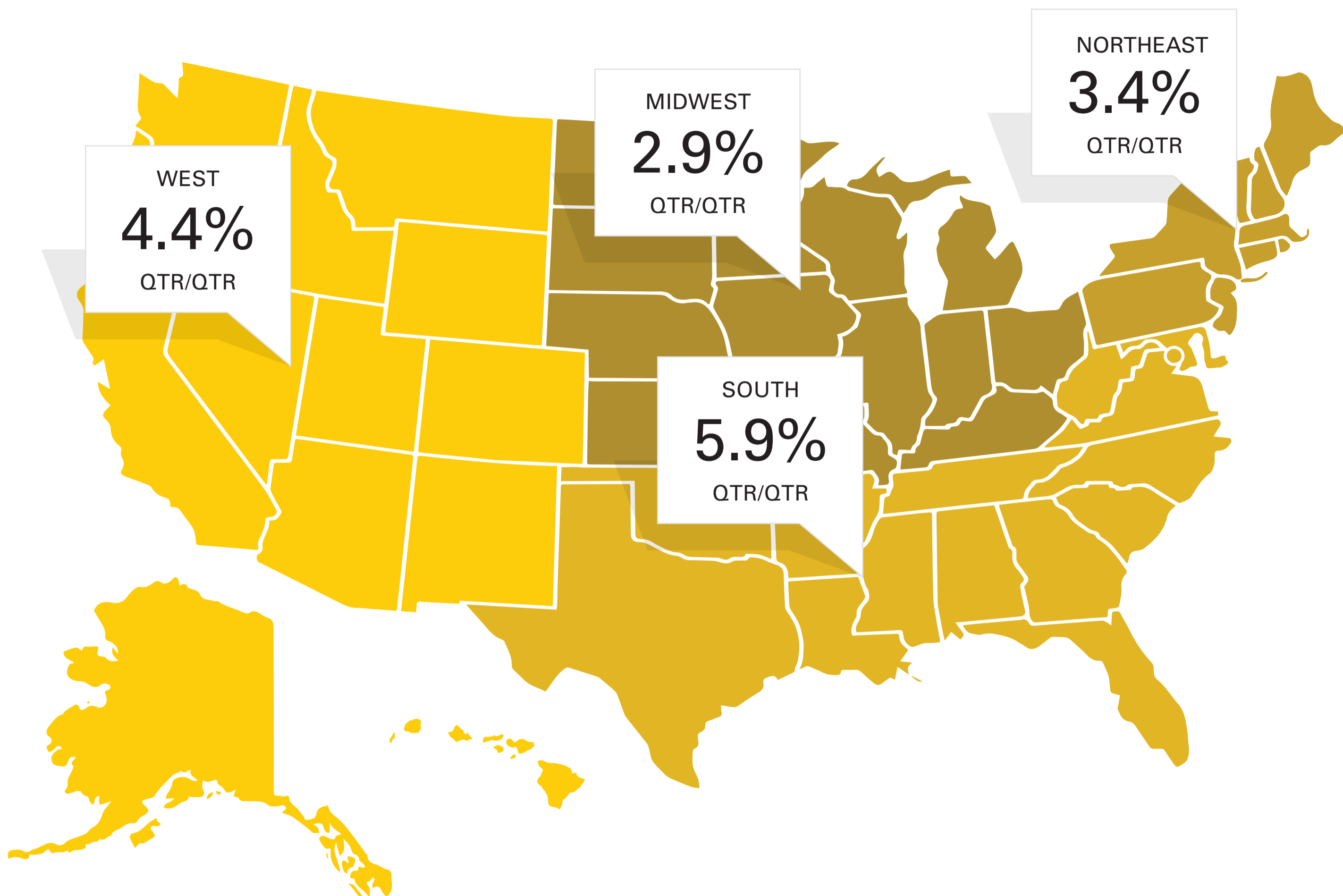
QTR/QTR

20.2%

YR/YR

2%

Distressed Saturation



Highest & Lowest Performing Major Metros

Data through November 2021. * Source: Clear Capital.

01

Raleigh, NC

9.9%
QTR/QTR

30.8%*
YR/YR

02

Tampa, FL

9%
QTR/QTR

30%
YR/YR

03

Jacksonville, FL

8.3%
QTR/QTR

28.6%
YR/YR

Rank	Metropolitan Statistical Area	QTR/QTR	YR/YR	Distressed Saturation	YR/YR (PPSF)
01	Raleigh, NC	9.9%	30.8%	2.1%	24.8%
02	Tampa, FL – St. Petersburg, FL – Clearwater, FL	9.0%	30.0%	2.8%	29.3%
03	Jacksonville, FL	8.3%	28.6%	3.0%	19.6%
04	Orlando, FL – Kissimmee, FL – Sanford, FL	8.2%	23.2%	3.2%	21.8%
05	Miami, FL – Ft. Lauderdale, FL – West Palm Beach, FL	7.9%	21.6%	4.0%	23.3%
06	Phoenix, AZ – Mesa, AZ – Scottsdale, AZ	7.7%	43.2%*	2.7%	32.7%
07	Charlotte, NC – Gastonia, NC – Concord, NC	7.7%	27.1%	1.6%	25.0%
08	Nashville, TN – Davidson, TN – Murfreesboro, TN	7.2%	26.0%	0.7%	23.2%
09	Atlanta, GA – Sandy Springs, GA – Roswell, GA	7.2%	26.0%	1.0%	24.8%
10	Las Vegas, NV – Henderson, NV – Paradise, NV	6.9%	26.3%	4.0%	24.9%
11	Memphis, TN	6.1%	22.1%	2.3%	17.8%
12	Birmingham, AL – Hoover, AL	6.0%	20.1%	1.2%	15.7%
13	Riverside, CA – San Bernardino, CA – Ontario, CA	5.8%	26.7%	4.7%	25.8%
14	Dallas, TX – Fort Worth, TX – Arlington, TX	5.4%	25.0%	0.9%	24.7%
15	Tucson, AZ	5.2%	25.7%	2.0%	24.4%

01

Milwaukee, WI

0.6%
QTR/QTR

13.7%
YR/YR

02

Washington, DC

0.7%
QTR/QTR

11.3%
YR/YR

03

Minneapolis, MN

0.9%
QTR/QTR

12.5%
YR/YR

Rank	Metropolitan Statistical Area	QTR/QTR	YR/YR	Distressed Saturation	YR/YR (PPSF)
01	Milwaukee, WI – Waukesha, WI – West Allis, WI	0.6%	13.7%	2.7%	9.4%
02	Washington, DC – Arlington, VA – Alexandria, VA	0.7%	11.3%	1.7%	11.8%
03	Minneapolis, MN – St. Paul, MN – Bloomington, WI	0.9%	12.5%	1.7%	11.2%
04	Seattle, WA – Tacoma, WA – Bellevue, WA	1.3%	21.1%	2.2%	19.7%
05	Rochester, NY	1.4%	15.3%	1.1%	10.8%
06	San Jose, CA – Sunnyvale, CA – Santa Clara, CA	1.8%	14.1%	2.2%	15.0%
07	San Francisco, CA – Oakland, CA – Hayward, CA	1.8%	16.5%	2.5%	19.5%
08	Boston, MA - Cambridge, NH - Quincy, NH	2.1%	14.4%	1.8%	12.9%
09	Baltimore, MD – Towson, MD	2.2%	13.2%	1.6%	13.5%
10	Richmond, VA	2.2%	15.9%	1.4%	15.1%
11	St. Louis, MO	2.3%	14.5%	1.6%	12.0%
12	Detroit, MI – Warren, MI – Dearborn, MI	2.3%	16.4%	2.0%	13.0%
13	Pittsburgh, PA	2.4%	15.9%	0.5%	14.5%
14	Virginia Beach, VA – Norfolk, VA – Newport News, VA	2.5%	14.6%	2.1%	10.9%
15	Denver, CO – Aurora, CO – Lakewood, CO	2.7%	20.9%	1.7%	20.3%

*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.