

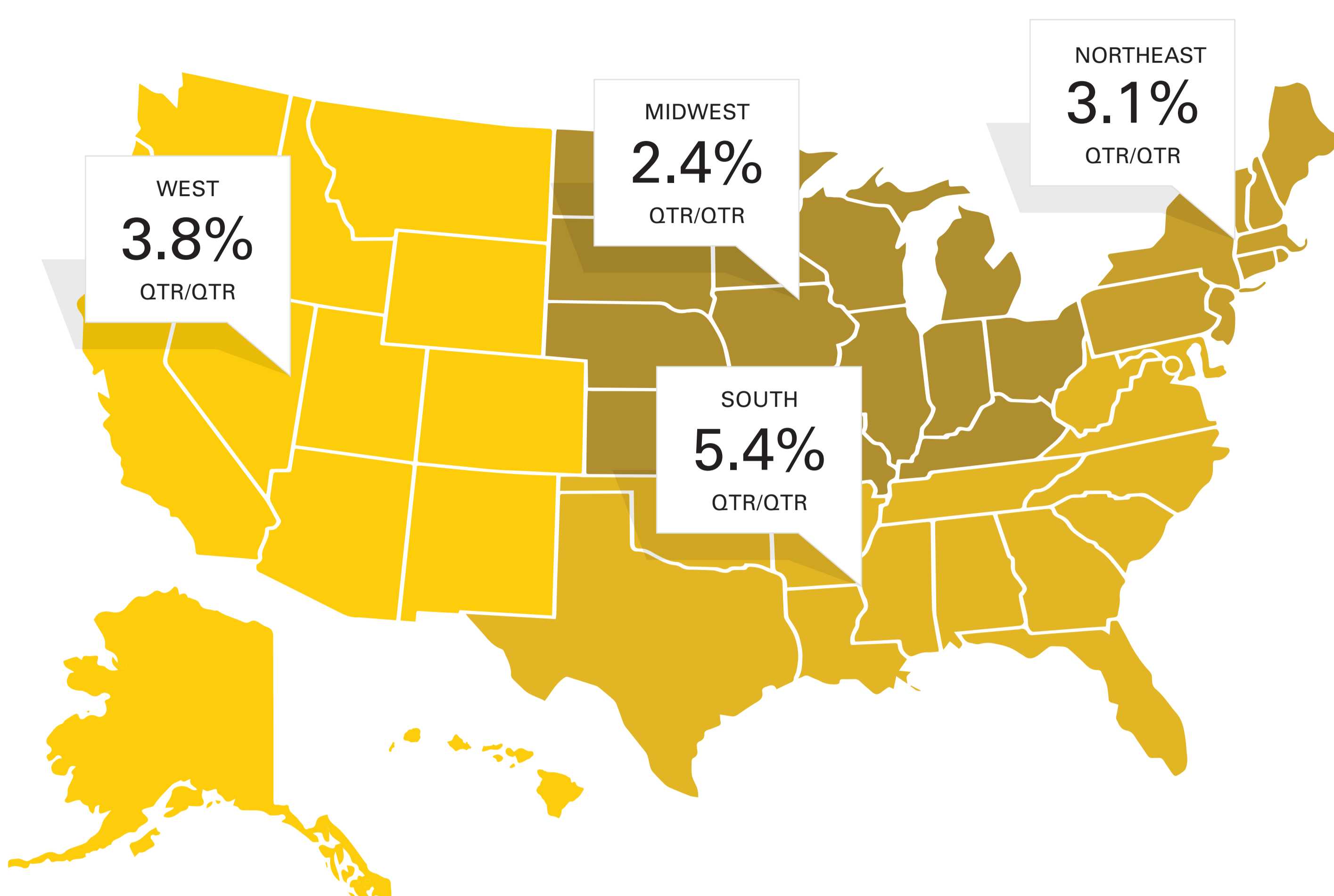
HDI Market Report

National Home Price Appreciation/Depreciation

3.9%
QTR/QTR

19.9%
YR/YR

2%
Distressed Saturation



Highest & Lowest Performing Major Metros

Data through December 2021. * Source: Clear Capital.

01

Raleigh, NC

8.4%
QTR/QTR

30.7%
YR/YR

02

Tampa, FL

8.4%
QTR/QTR

30.7%
YR/YR

03

Miami, FL

7.6%
QTR/QTR

22.5%
YR/YR

Rank	Metropolitan Statistical Area	QTR/QTR	YR/YR	Distressed Saturation	YR/YR (PPSF)
01	Raleigh, NC	8.4%	30.7%	1.8%	25.1%
02	Tampa, FL – St. Petersburg, FL – Clearwater, FL	8.4%	30.7%	3.1%	29.4%
03	Miami, FL – Ft. Lauderdale, FL – West Palm Beach, FL	7.6%	22.5%	4.4%	23.6%
04	Jacksonville, FL	7.4%	29.1%	3.2%	19.9%
05	Orlando, FL – Kissimmee, FL – Sanford, FL	7.4%	23.9%	3.3%	22.5%
06	Charlotte, NC – Gastonia, NC – Concord, NC	7.0%	27.5%	1.9%	25.2%
07	Nashville, TN – Davidson, TN – Murfreesboro, TN	6.7%	26.6%	0.8%	24.9%
08	Phoenix, AZ – Mesa, AZ – Scottsdale, AZ	6.5%	38.5%*	2.9%	32.3%
09	Atlanta, GA – Sandy Springs, GA – Roswell, GA	6.4%	25.9%	1.4%	24.6%
10	Las Vegas, NV – Henderson, NV – Paradise, NV	5.9%	26.6%	4.3%	24.8%
11	Birmingham, AL – Hoover, AL	5.7%	20.3%	1.1%	15.2%
12	Memphis, TN	5.7%	22.6%	2.5%	17.5%
13	Riverside, CA – San Bernardino, CA – Ontario, CA	5.3%	26.5%	4.9%	25.3%
14	Dallas, TX – Fort Worth, TX – Arlington, TX	4.8%	25.1%	1.1%	24.4%
15	Fresno, CA	4.6%	22.2%	4.1%	13.9%

01

Milwaukee, WI

-0.2%
QTR/QTR

13.1%
YR/YR

02

Rochester, NY

0.4%
QTR/QTR

14.2%
YR/YR

03

Minneapolis, MN

0.6%
QTR/QTR

11.9%
YR/YR

Rank	Metropolitan Statistical Area	QTR/QTR	YR/YR	Distressed Saturation	YR/YR (PPSF)
01	Milwaukee, WI – Waukesha, WI – West Allis, WI	-0.2%	13.1%	2.7%	8.9%
02	Rochester, NY	0.4%	14.2%	1.4%	10.8%
03	Minneapolis, MN – St. Paul, MN – Bloomington, WI	0.6%	11.9%	1.9%	10.5%
04	Washington, DC – Arlington, VA – Alexandria, VA	0.8%	11.0%	1.8%	11.5%
05	Seattle, WA – Tacoma, WA – Bellevue, WA	1.4%	21.0%	2.2%	18.4%
06	San Francisco, CA – Oakland, CA – Hayward, CA	1.4%	15.9%	2.6%	15.9%
07	Baltimore, MD – Towson, MD	1.6%	12.6%	1.8%	13.0%
08	Detroit, MI – Warren, MI – Dearborn, MI	1.8%	15.6%	2.1%	12.2%
09	San Jose, CA – Sunnyvale, CA – Santa Clara, CA	1.8%	13.5%	2.6%	14.9%
10	Boston, MA – Cambridge, NH – Quincy, NH	1.9%	14.2%	1.9%	12.3%
11	Pittsburgh, PA	2.1%	14.9%	0.5%	13.9%
12	St. Louis, MO	2.1%	14.5%	1.7%	11.3%
13	Hartford, CT – West Hartford, CT – East Hartford, CT	2.1%	15.9%	1.7%	12.2%
14	Portland, OR – Vancouver, WA – Hillsboro, OR	2.2%	17.9%	2.0%	18.4%
15	Denver, CO – Aurora, CO – Lakewood, CO	2.2%	20.7%	1.8%	20.2%

*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.