

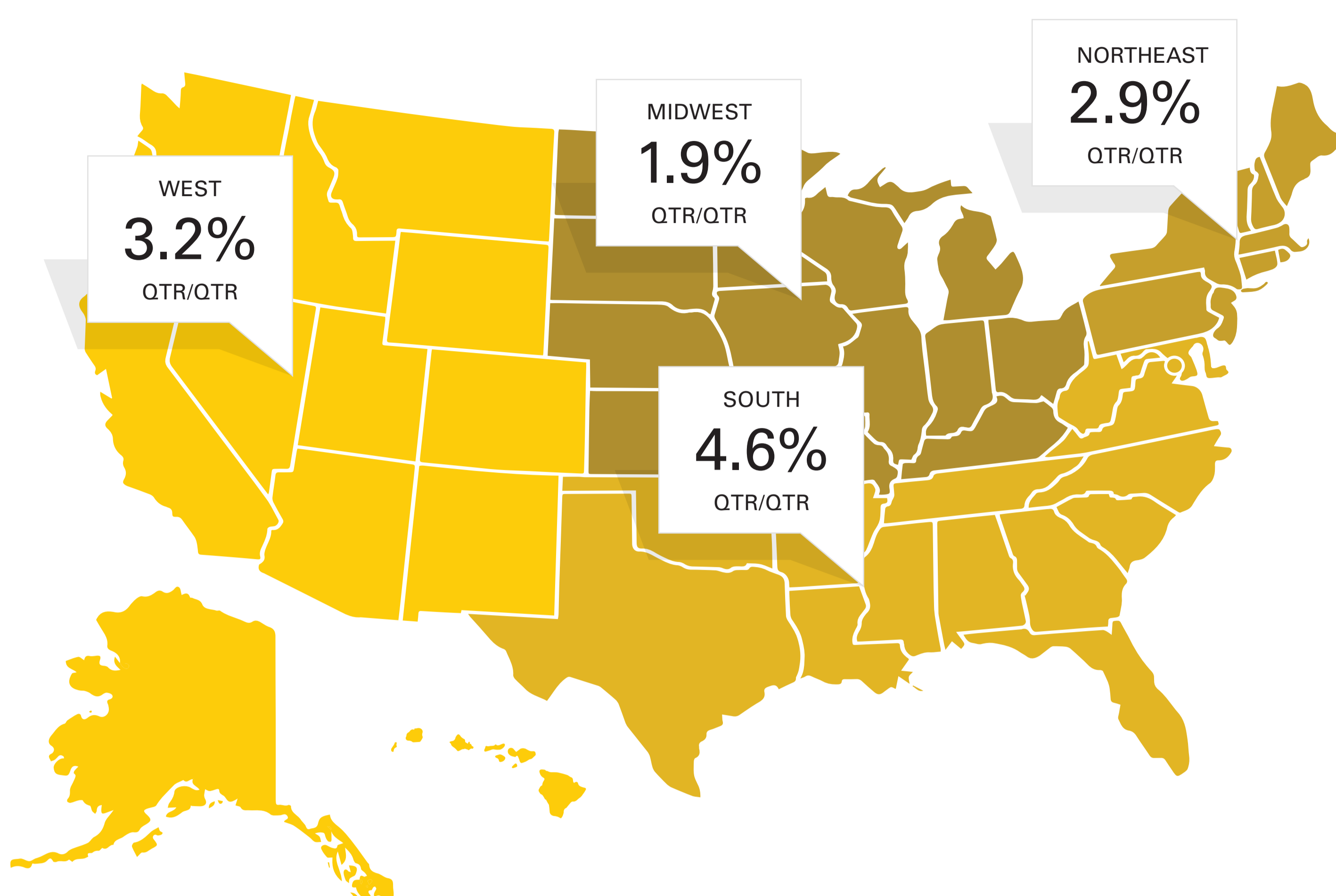
# HDI Market Report

## National Home Price Appreciation/Depreciation

**3.4%**  
QTR/QTR

**19.5%**  
YR/YR

**2.1%**  
Distressed Saturation



## Highest & Lowest Performing Major Metros

Data through January 2022. \* Source: Clear Capital.

01

Raleigh, NC

**6.7%**  
QTR/QTR

**32.7%**  
YR/YR

02

Miami, FL

**6.7%**  
QTR/QTR

**23.5%**  
YR/YR

03

Tampa, FL

**6.4%**  
QTR/QTR

**31.7%**  
YR/YR

Rank	Metropolitan Statistical Area	QTR/QTR	YR/YR	Distressed Saturation	YR/YR (PPSF)
01	Raleigh, NC	6.7%	32.7%	1.9%	27.1%
02	Miami, FL – Ft. Lauderdale, FL – West Palm Beach, FL	6.7%	23.5%	4.6%	23.5%
03	Tampa, FL – St. Petersburg, FL – Clearwater, FL	6.4%	31.7%	3.1%	30.0%
04	Orlando, FL – Kissimmee, FL – Sanford, FL	6.0%	24.8%	3.3%	22.4%
05	Nashville, TN – Davidson, TN – Murfreesboro, TN	5.8%	27.1%	0.8%	26.9%
06	Jacksonville, FL	5.6%	29.4%	3.3%	20.6%
07	Charlotte, NC – Gastonia, NC – Concord, NC	5.6%	27.1%	2.1%	24.3%
08	Phoenix, AZ – Mesa, AZ – Scottsdale, AZ	5.0%	37.6%*	2.8%	29.9%
09	Atlanta, GA – Sandy Springs, GA – Roswell, GA	5.0%	26.2%	2.0%	24.6%
10	Dallas, TX – Fort Worth, TX – Arlington, TX	4.6%	26.0%	1.3%	24.1%
11	Memphis, TN	4.6%	21.9%	2.7%	18.5%
12	Urban Honolulu, HI	4.6%	14.4%	1.5%	17.2%
13	Fresno, CA	4.3%	22.6%	4.0%	20.4%
14	Las Vegas, NV – Henderson, NV – Paradise, NV	4.1%	26.7%	4.7%	25.9%
15	New York, NY – Newark, NJ – Jersey City, NJ	3.9%	14.1%	2.8%	16.1%

01

Milwaukee, WI

**-1%**  
QTR/QTR

**11.5%**  
YR/YR

02

Minneapolis, MN

**0%**  
QTR/QTR

**11.2%**  
YR/YR

03

Rochester, NY

**0.7%**  
QTR/QTR

**14%**  
YR/YR

Rank	Metropolitan Statistical Area	QTR/QTR	YR/YR	Distressed Saturation	YR/YR (PPSF)
01	Milwaukee, WI – Waukesha, WI – West Allis, WI	-1.0%	11.5%	2.6%	7.9%
02	Minneapolis, MN – St. Paul, MN – Bloomington, WI	0.0%	11.2%	1.9%	10.1%
03	Rochester, NY	0.7%	14.0%	1.7%	9.7%
04	Hartford, CT – West Hartford, CT – East Hartford, CT	0.7%	13.9%	1.9%	11.4%
05	Washington, DC – Arlington, VA – Alexandria, VA	1.3%	10.7%	1.7%	11.7%
06	Portland, OR – Vancouver, WA – Hillsboro, OR	1.3%	17.3%	2.1%	18.0%
07	San Francisco, CA – Oakland, CA – Hayward, CA	1.3%	16.0%	3.4%	16.7%
08	Sacramento, CA – Arden, CA – Arcade, CA – Roseville, CA	1.6%	21.4%	3.4%	19.5%
09	Pittsburgh, PA	1.6%	13.7%	0.7%	12.9%
10	Providence, RI – Warwick, RI	1.6%	18.3%	2.2%	12.8%
11	Louisville, KY - Jefferson County, KY	1.7%	14.8%	2.7%	12.2%
12	Detroit, MI – Warren, MI – Dearborn, MI	1.7%	15.4%	2.2%	11.0%
13	Baltimore, MD – Towson, MD	1.7%	12.2%	2.1%	11.1%
14	Cleveland, OH – Elyria, OH	1.7%	16.0%	3.6%	10.5%
15	Boston, MA - Cambridge, NH - Quincy, NH	1.7%	13.5%	2.0%	11.4%

\*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.