

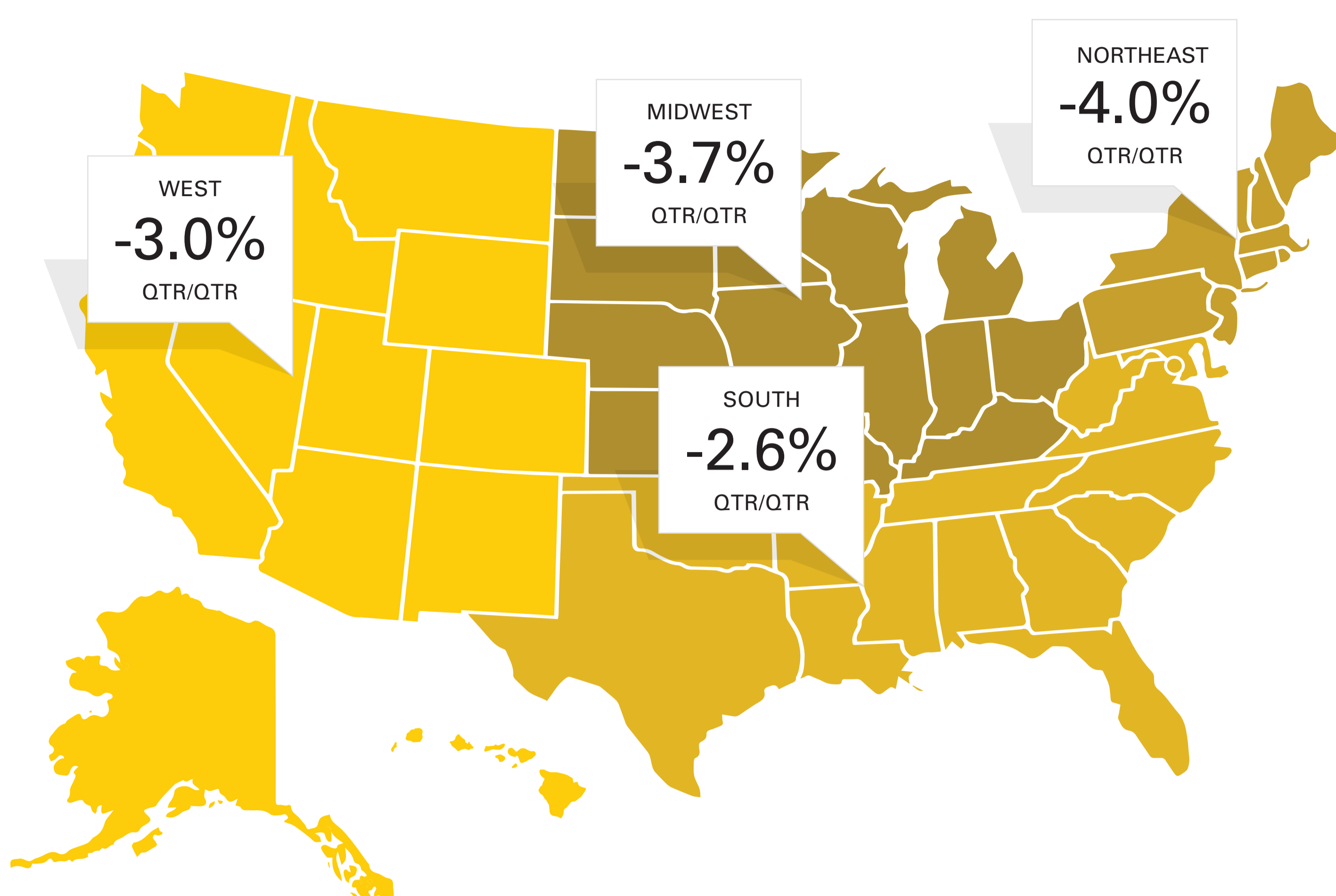
HDI Market Report

National Home Price Appreciation/Depreciation

-3.2%
QTR/QTR

8.7%
YR/YR

2.7%
Distressed Saturation



Highest & Lowest Performing Major Metros

Data through December 2022. Source: Clear Capital.

01

Detroit, MI

6.5%
QTR/QTR

9.1%
YR/YR

02

Cincinnati, OH

1.0%
QTR/QTR

10.4%
YR/YR

03

Virginia Beach, VA

0.4%
QTR/QTR

10.8%
YR/YR

Rank	Metropolitan Statistical Area	QTR/QTR	YR/YR	Distressed Saturation	YR/YR (PPSF)
01	Detroit, MI – Warren, MI – Dearborn, MI	6.5%	9.1%	2.2%	-1.9%
02	Cincinnati, OH	1.0%	10.4%	3.0%	9.4%
03	Virginia Beach, VA – Norfolk, VA – Newport News, VA	0.4%	10.8%	2.7%	9.9%
04	New York, NY – Newark, NJ – Jersey City, NJ	0.3%	10.5%	4.0%	8.7%
05	Dayton, OH	0.2%	10.3%	3.0%	6.4%
06	Miami, FL – Ft. Lauderdale, FL – West Palm Beach, FL	0.2%	23.9%	5.8%	18.2%
07	Richmond, VA	-0.1%	12.2%	2.2%	8.9%
08	Chicago, IL – Naperville, IL – Elgin, IL	-0.1%	8.4%	4.1%	5.7%
09	Philadelphia, PA – Camden, NJ – Wilmington, DE	-0.2%	10.7%	3.9%	9.2%
10	Louisville, KY – Jefferson County, KY	-0.4%	7.9%	3.0%	6.3%
11	Hartford, CT – West Hartford, CT – East Hartford, CT	-0.6%	11.6%	3.1%	10.6%
12	Providence, RI – Warwick, RI	-0.7%	11.4%	2.7%	9.8%
13	Baltimore, MD – Towson, MD	-0.7%	8.2%	2.5%	8.6%
14	Birmingham, AL – Hoover, AL	-0.8%	10.1%	2.1%	9.0%
15	Cleveland, OH – Elyria, OH	-1.0%	9.9%	4.3%	6.9%

01

San Francisco, CA

-6.8%
QTR/QTR

-0.1%
YR/YR

02

Las Vegas, NV

-6.2%
QTR/QTR

9.0%
YR/YR

03

Phoenix, AZ

-5.5%
QTR/QTR

8.7%
YR/YR

Rank	Metropolitan Statistical Area	QTR/QTR	YR/YR	Distressed Saturation	YR/YR (PPSF)
01	San Francisco, CA – Oakland, CA – Hayward, CA	-6.8%	-0.1%	3.2%	0.3%
02	Las Vegas, NV – Henderson, NV – Paradise, NV	-6.2%	9.0%	4.4%	7.7%
03	Phoenix, AZ – Mesa, AZ – Scottsdale, AZ	-5.5%	8.7%	2.9%	8.0%
04	Seattle, WA – Tacoma, WA – Bellevue, WA	-4.9%	4.3%	2.5%	4.9%
05	San Jose, CA – Sunnyvale, CA – Santa Clara, CA	-4.7%	2.2%	2.8%	1.5%
06	Raleigh, NC	-4.5%	13.2%	2.2%	16.4%
07	Dallas, TX – Fort Worth, TX – Arlington, TX	-4.5%	12.3%	1.5%	12.5%
08	Denver, CO – Aurora, CO – Lakewood, CO	-4.2%	5.1%	2.0%	5.7%
09	Sacramento, CA – Arden, CA – Arcade, CA – Roseville, CA	-4.2%	1.5%	3.3%	4.0%
10	Portland, OR – Vancouver, WA – Hillsboro, OR	-4.1%	3.9%	2.8%	1.9%
11	Nashville, TN – Davidson, TN – Murfreesboro, TN	-3.7%	14.6%	1.1%	14.1%
12	San Diego, CA – Carlsbad, CA	-3.5%	9.9%	4.2%	11.5%
13	Oxnard, CA – Thousand Oaks, CA – Ventura, CA	-2.9%	5.6%	4.2%	5.1%
14	Minneapolis, MN – St. Paul, MN – Bloomington, WI	-2.7%	5.1%	2.4%	4.5%
15	Fresno, CA	-2.6%	7.7%	4.7%	7.7%