

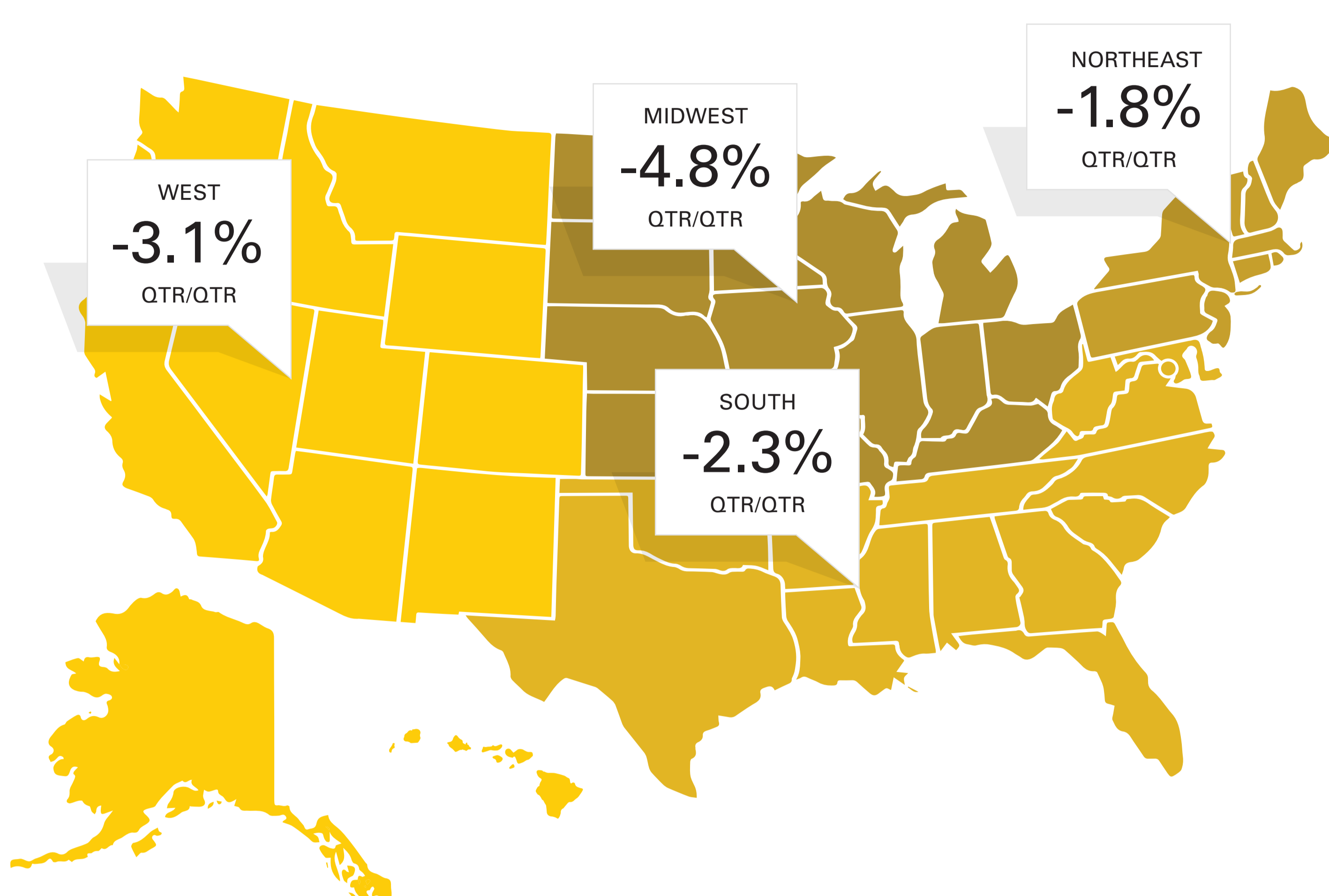
HDI Market Report

National Home Price Appreciation/Depreciation

-2.9%
QTR/QTR

5.7%
YR/YR

2.7%
Distressed Saturation



Highest & Lowest Performing Major Metros

Data through February 2023. Source: Clear Capital.

01

Dayton, OH

1.8%
QTR/QTR

9.5%
YR/YR

02

Richmond, VA

1.7%
QTR/QTR

11.0%
YR/YR

03

Providence, RI

0.6%
QTR/QTR

9.8%
YR/YR

Rank	Metropolitan Statistical Area	QTR/QTR	YR/YR	Distressed Saturation	YR/YR (PPSF)
01	Dayton, OH	1.8%	9.5%	2.9%	3.8%
02	Richmond, VA	1.7%	11.0%	2.4%	6.4%
03	Providence, RI – Warwick, RI	0.6%	9.8%	3.2%	8.7%
04	Philadelphia, PA – Camden, NJ – Wilmington, DE	0.6%	9.2%	3.7%	7.1%
05	New York, NY – Newark, NJ – Jersey City, NJ	0.6%	8.7%	3.9%	7.3%
06	Virginia Beach, VA – Norfolk, VA – Newport News, VA	0.5%	9.3%	2.6%	8.5%
07	Birmingham, AL – Hoover, AL	0.4%	8.9%	1.8%	5.9%
08	Cincinnati, OH	0.2%	8.9%	2.9%	5.2%
09	Hartford, CT – West Hartford, CT – East Hartford, CT	0.2%	11.6%	3.7%	9.8%
10	Miami, FL – Ft. Lauderdale, FL – West Palm Beach, FL	0.0%	20.3%	4.7%	12.8%
11	Bakersfield, CA	-0.3%	7.2%	4.1%	4.4%
12	Columbus, OH	-0.4%	8.7%	2.9%	8.1%
13	Rochester, NY	-0.5%	10.1%	3.4%	7.5%
14	Baltimore, MD – Towson, MD	-0.5%	6.4%	2.7%	5.9%
15	Detroit, MI – Warren, MI – Dearborn, MI	-0.5%	7.1%	2.5%	8.6%

01

Las Vegas, NV

-5.5%
QTR/QTR

4.6%
YR/YR

02

Phoenix, AZ

-4.5%
QTR/QTR

4.6%
YR/YR

03

San Francisco, CA

-4.4%
QTR/QTR

-3.2%
YR/YR

Rank	Metropolitan Statistical Area	QTR/QTR	YR/YR	Distressed Saturation	YR/YR (PPSF)
01	Las Vegas, NV – Henderson, NV – Paradise, NV	-5.5%	4.6%	4.7%	1.9%
02	Phoenix, AZ – Mesa, AZ – Scottsdale, AZ	-4.5%	4.6%	3.1%	2.4%
03	San Francisco, CA – Oakland, CA – Hayward, CA	-4.4%	-3.2%	3.1%	-4.5%
04	Raleigh, NC	-4.1%	8.7%	2.4%	11.1%
05	Sacramento, CA – Arden, CA – Arcade, CA – Roseville, CA	-3.8%	-2.0%	3.6%	-0.4%
06	Seattle, WA – Tacoma, WA – Bellevue, WA	-3.5%	-0.3%	2.8%	1.0%
07	Denver, CO – Aurora, CO – Lakewood, CO	-3.5%	1.8%	2.5%	1.5%
08	Portland, OR – Vancouver, WA – Hillsboro, OR	-3.0%	2.0%	2.8%	-1.1%
09	Nashville, TN – Davidson, TN – Murfreesboro, TN	-3.0%	9.7%	1.1%	7.9%
10	Dallas, TX – Fort Worth, TX – Arlington, TX	-2.9%	8.2%	1.2%	7.7%
11	San Antonio, TX – New Braunfels, TX	-2.7%	7.3%	0.0%	6.1%
12	Minneapolis, MN – St. Paul, MN – Bloomington, WI	-2.6%	3.5%	2.2%	2.8%
13	Oxnard, CA – Thousand Oaks, CA – Ventura, CA	-2.6%	2.3%	5.3%	1.4%
14	San Diego, CA – Carlsbad, CA	-2.4%	5.7%	4.2%	3.2%
15	Jacksonville, FL	-2.3%	11.3%	3.3%	9.9%