

# HDI™ Market Report

## National Home Price Appreciation/Depreciation

**-1.0%**

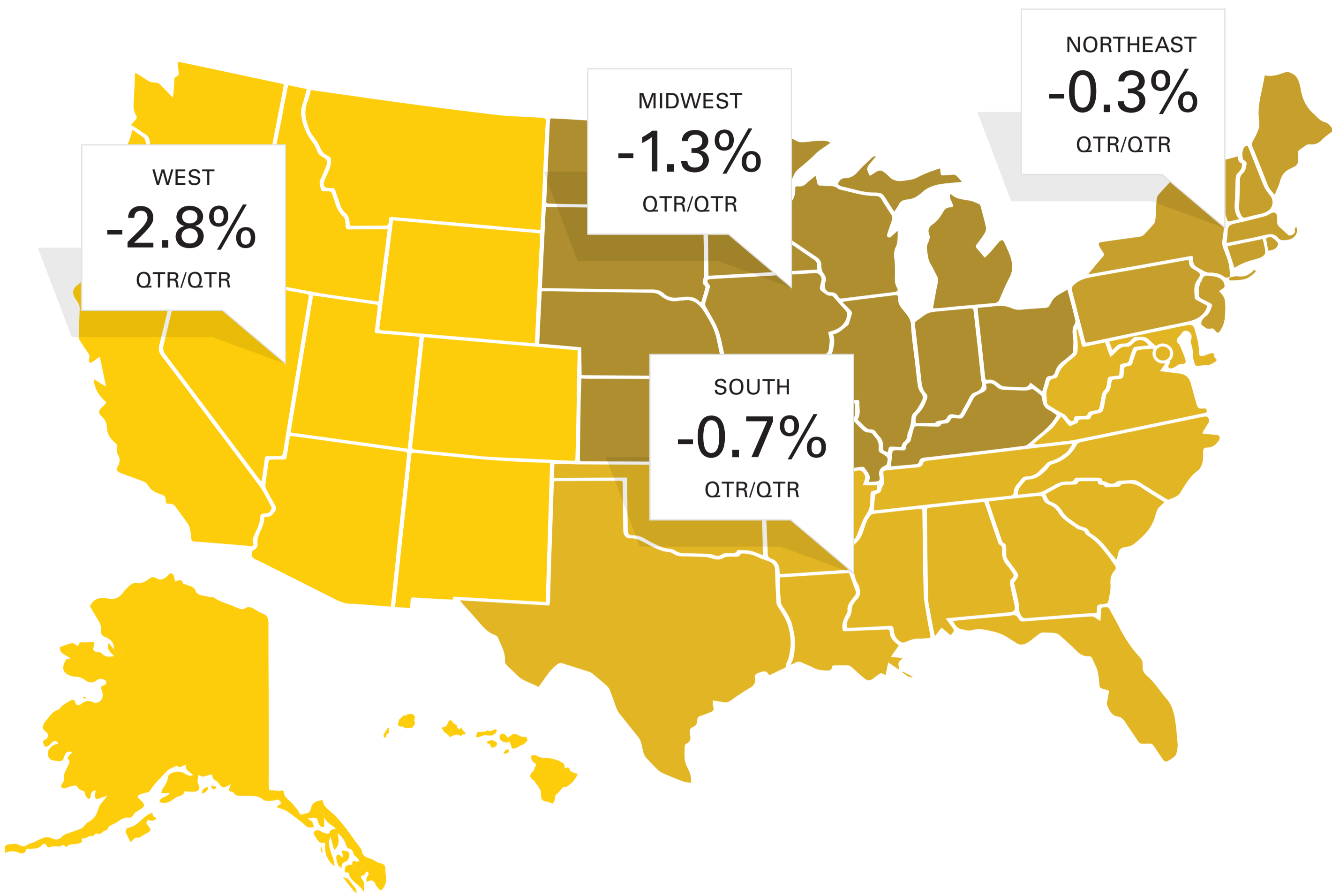
QTR/QTR

**7.7%**

YR/YR

**2.2%**

Distressed Saturation



## Highest & Lowest Performing Major Metros

Data through February 2023. Source: Clear Capital.

01

Dayton, OH

**2.0%**  
QTR/QTR

**8.8%**  
YR/YR

02

Philadelphia, PA

**0.9%**  
QTR/QTR

**8.8%**  
YR/YR

03

New York, NY

**0.6%**  
QTR/QTR

**8.3%**  
YR/YR

Rank	Metropolitan Statistical Area	QTR/QTR	YR/YR	Distressed Saturation	YR/YR (PPSF)
01	Dayton, OH	2.0%	8.8%	3.1%	4.79%
02	Philadelphia, PA – Camden, NJ – Wilmington, DE	0.9%	8.8%	3.8%	5.09%
03	New York, NY – Newark, NJ – Jersey City, NJ	0.6%	8.3%	3.9%	5.59%
04	Miami, FL – Ft. Lauderdale, FL – West Palm Beach, FL	0.5%	19.7%	4.3%	15.39%
05	Providence, RI – Warwick, RI	0.4%	8.4%	3.5%	6.63%
06	Virginia Beach, VA – Norfolk, VA – Newport News, VA	0.3%	8.4%	2.6%	2.68%
07	Rochester, NY	0.3%	10.5%	2.5%	5.50%
08	Richmond, VA	0.2%	8.7%	2.2%	6.82%
09	Birmingham, AL – Hoover, AL	-0.1%	7.2%	1.6%	5.97%
10	Baltimore, MD – Towson, MD	-0.2%	5.9%	2.5%	2.55%
11	Columbus, OH	-0.2%	7.8%	2.6%	8.15%
12	Hartford, CT – West Hartford, CT – East Hartford, CT	-0.3%	10.6%	3.6%	9.08%
13	Milwaukee, WI – Waukesha, WI – West Allis, WI	-0.5%	9.9%	3.3%	5.60%
14	Bakersfield, CA	-0.6%	5.5%	4.0%	3.88%
15	Detroit, MI – Warren, MI – Dearborn, MI	-0.6%	6.7%	2.0%	-0.18%

01

Cincinnati, OH

**-6.7%**  
QTR/QTR

**1.6%**  
YR/YR

02

Las Vegas, NV

**-5.6%**  
QTR/QTR

**2.5%**  
YR/YR

03

Phoenix, AZ

**-4.7%**  
QTR/QTR

**3.2%**  
YR/YR

Rank	Metropolitan Statistical Area	QTR/QTR	YR/YR	Distressed Saturation	YR/YR (PPSF)
01	Cincinnati, OH	-6.7%	1.6%	2.3%	-5.93%
02	Las Vegas, NV – Henderson, NV – Paradise, NV	-5.6%	2.5%	3.7%	0.51%
03	Phoenix, AZ – Mesa, AZ – Scottsdale, AZ	-4.7%	3.2%	2.9%	0.56%
04	San Francisco, CA – Oakland, CA – Hayward, CA	-4.6%	-4.1%	3.3%	-5.10%
05	Sacramento, CA – Arden, CA – Arcade, CA – Roseville, CA	-4.3%	-3.4%	3.1%	-1.27%
06	Raleigh, NC	-3.8%	6.7%	1.5%	5.22%
07	Seattle, WA – Tacoma, WA – Bellevue, WA	-3.5%	-1.3%	2.5%	-2.39%
08	Denver, CO – Aurora, CO – Lakewood, CO	-3.3%	1.2%	1.6%	9.54%
09	San Jose, CA – Sunnyvale, CA – Santa Clara, CA	-3.0%	-3.6%	2.6%	4.71%
10	Minneapolis, MN – St. Paul, MN – Bloomington, WI	-3.0%	2.6%	1.9%	2.88%
11	Nashville, TN – Davidson, TN – Murfreesboro, TN	-3.0%	8.3%	1.2%	4.88%
12	Jacksonville, FL	-2.9%	9.9%	3.3%	10.96%
13	Portland, OR – Vancouver, WA – Hillsboro, OR	-2.9%	1.6%	2.6%	-1.38%
14	Dallas, TX – Fort Worth, TX – Arlington, TX	-2.8%	6.5%	2.6%	6.89%
15	Tucson, AZ	-2.8%	7.4%	2.8%	0.48%