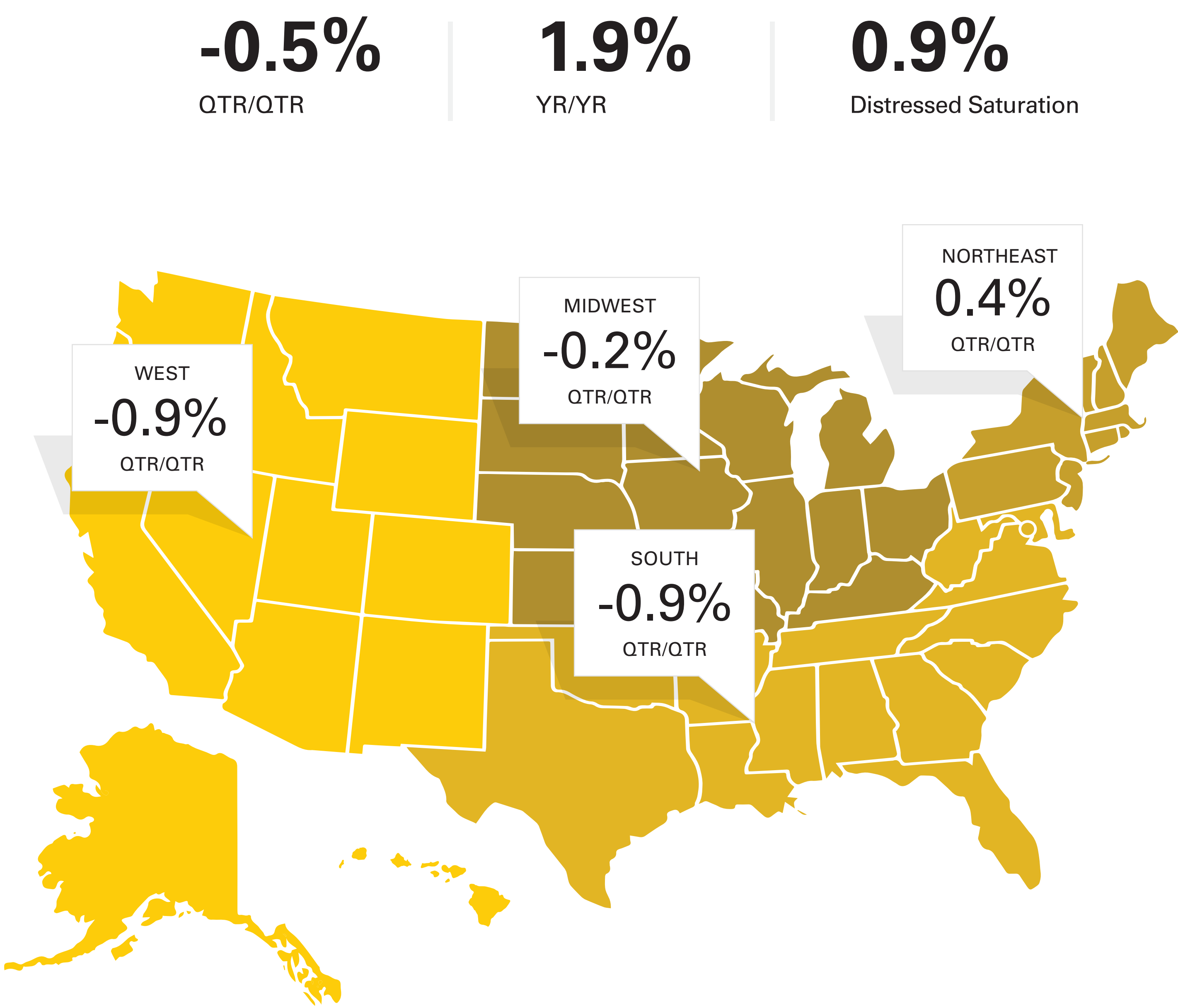


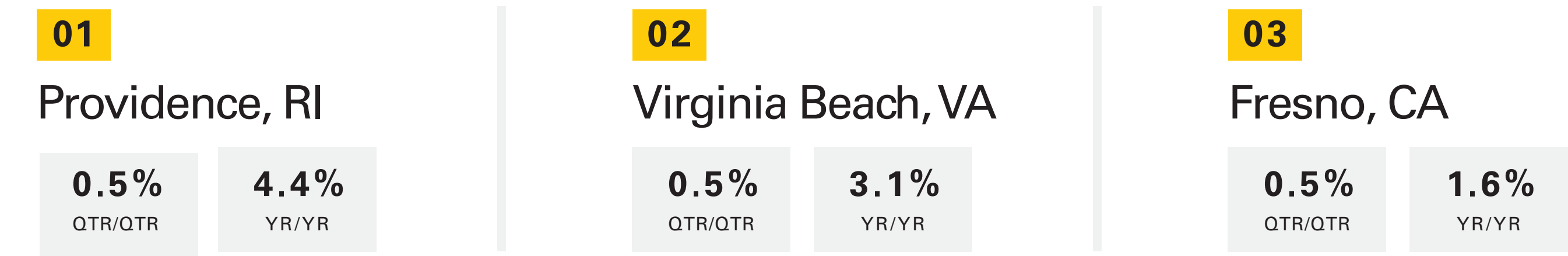
HDI[®] Market Report

National Home Price Appreciation/Depreciation

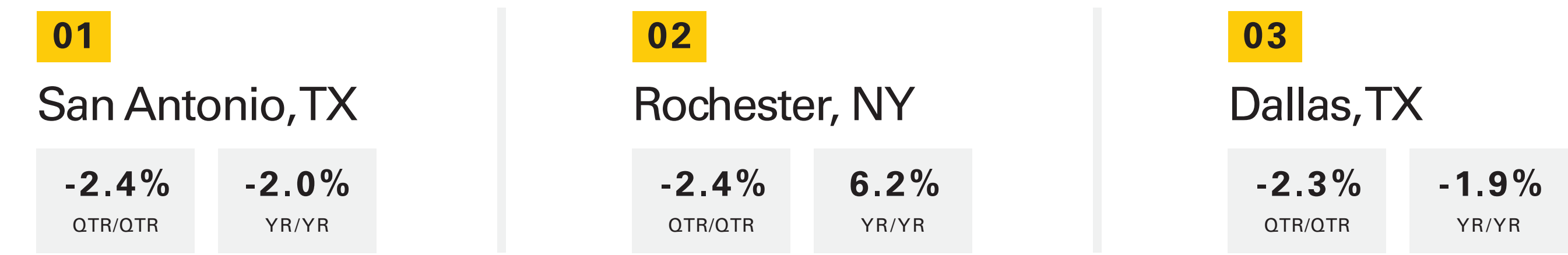


Highest & Lowest Performing Major Metros

Data through December 2025. Source: Clear Capital.



Rank	Metropolitan Statistical Area	QTR/QTR	YR/YR	Distressed Saturation	YR/YR (PPSF)
01	Providence, RI – Warwick, RI	0.5%	4.4%	0.2%	3.97%
02	Virginia Beach, VA – Norfolk, VA – Newport News, VA	0.5%	3.1%	1.1%	3.47%
03	Fresno, CA	0.5%	1.6%	0.6%	1.77%
04	Bakersfield, CA	0.5%	0.8%	1.2%	1.09%
05	Chicago, IL – Naperville, IL – Elgin, IL	0.4%	5.3%	1.1%	5.53%
06	New York, NY – Newark, NJ – Jersey City, NJ	0.4%	6.0%	1.0%	1.28%
07	Philadelphia, PA – Camden, NJ – Wilmington, DE	0.3%	4.1%	1.0%	3.85%
08	Cincinnati, OH	0.3%	4.7%	0.2%	4.56%
09	Columbus, OH	0.0%	2.8%	0.2%	1.12%
10	Dayton, OH	-0.2%	2.9%	0.3%	5.50%
11	Washington, DC – Arlington, VA – Alexandria, VA	-0.3%	1.2%	0.6%	1.89%
12	Pittsburgh, PA	-0.3%	3.7%	1.5%	5.35%
13	Richmond, VA	-0.3%	3.4%	0.4%	2.56%
14	Phoenix, AZ – Mesa, AZ – Scottsdale, AZ	-0.4%	-1.4%	0.8%	-0.14%
15	San Jose, CA – Sunnyvale, CA – Santa Clara, CA	-0.4%	0.7%	0.3%	-0.20%



Rank	Metropolitan Statistical Area	QTR/QTR	YR/YR	Distressed Saturation	YR/YR (PPSF)
01	San Antonio, TX – New Braunfels, TX	-2.4%	-2.0%	5.6%	-2.45%
02	Rochester, NY	-2.4%	6.2%	0.9%	7.18%
03	Dallas, TX – Fort Worth, TX – Arlington, TX	-2.3%	-1.9%	2.8%	-2.52%
04	Jacksonville, FL	-2.2%	-1.8%	0.7%	-3.15%
05	Memphis, TN	-2.2%	-1.1%	1.6%	0.86%
06	Denver, CO – Aurora, CO – Lakewood, CO	-2.1%	-2.3%	0.4%	2.93%
07	Houston, TX – The Woodlands, TX – Sugar Land, TX	-2.1%	-2.2%	2.8%	-2.37%
08	Seattle, WA – Tacoma, WA – Bellevue, WA	-2.0%	-0.9%	0.3%	-0.67%
09	Portland, OR – Vancouver, WA – Hillsboro, OR	-1.8%	-1.1%	0.7%	-1.65%
10	Birmingham, AL – Hoover, AL	-1.7%	1.7%	2.0%	9.13%
11	Orlando, FL – Kissimmee, FL – Sanford, FL	-1.6%	-2.4%	0.6%	-3.65%
12	San Francisco, CA – Oakland, CA – Hayward, CA	-1.5%	-1.5%	0.5%	0.22%
13	Las Vegas, NV – Henderson, NV – Paradise, NV	-1.4%	-0.1%	0.5%	-1.50%
14	Raleigh, NC	-1.3%	-0.9%	0.2%	0.25%
15	San Diego, CA – Carlsbad, CA	-1.3%	-0.8%	0.4%	-1.06%