

HDI[®] Market Report

National Home Price Appreciation/Depreciation

-0.5%

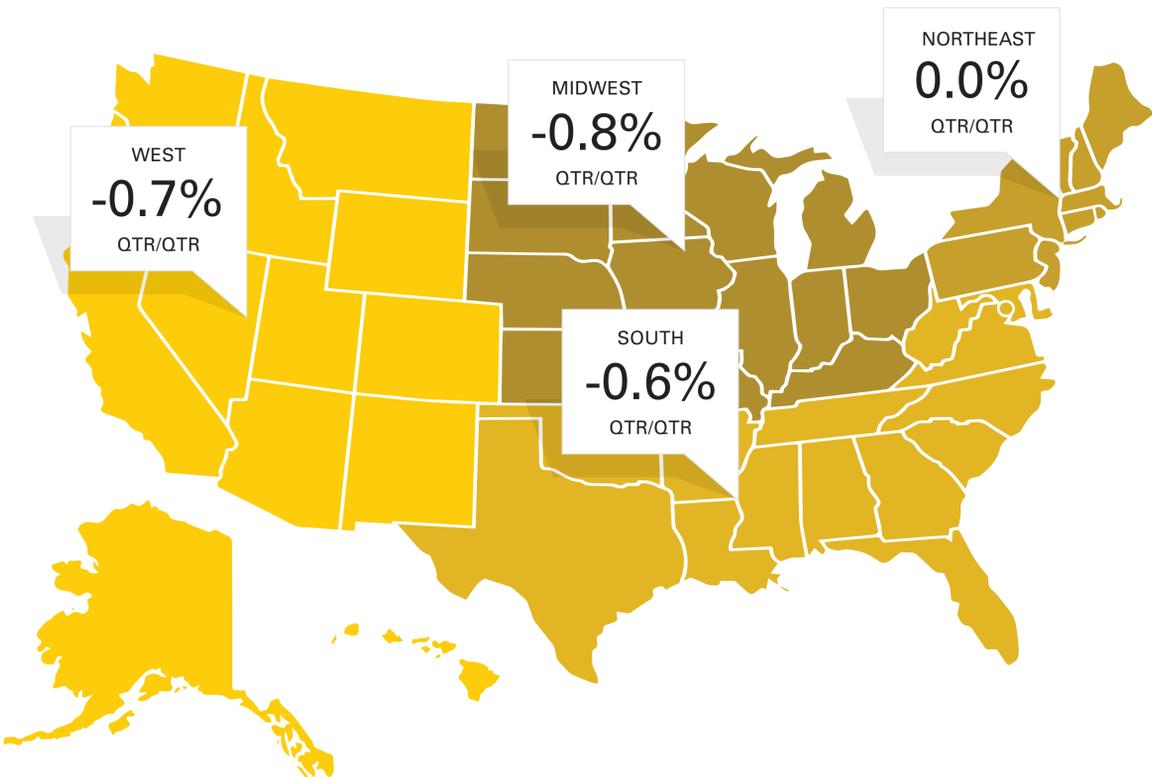
QTR/QTR

1.7%

YR/YR

0.9%

Distressed Saturation



Highest & Lowest Performing Major Metros

Data through February 2026. Source: Clear Capital.

01

Providence, RI

1.8%
QTR/QTR

5.1%
YR/YR

02

Hartford, CT

1.1%
QTR/QTR

6.2%
YR/YR

03

Richmond, VA

0.9%
QTR/QTR

3.2%
YR/YR

| Rank | Metropolitan Statistical Area | QTR/QTR | YR/YR | Distressed Saturation | YR/YR (PPSF) |
|------|--|---------|-------|-----------------------|--------------|
| 01 | Providence, RI – Warwick, RI | 1.8% | 5.1% | 0.5% | 3.31% |
| 02 | Hartford, CT – West Hartford, CT – East Hartford, CT | 1.1% | 6.2% | 0.4% | 6.94% |
| 03 | Richmond, VA | 0.9% | 3.2% | 0.6% | 2.87% |
| 04 | Bakersfield, CA | 0.7% | 1.6% | 1.5% | -0.04% |
| 05 | Fresno, CA | 0.6% | 2.4% | 1.1% | -0.03% |
| 06 | Birmingham, AL – Hoover, AL | 0.6% | 2.4% | 2.1% | 9.94% |
| 07 | Philadelphia, PA – Camden, NJ – Wilmington, DE | 0.4% | 4.1% | 1.2% | 2.78% |
| 08 | New York, NY – Newark, NJ – Jersey City, NJ | 0.4% | 5.1% | 1.1% | 2.12% |
| 09 | San Diego, CA – Carlsbad, CA | 0.4% | -0.5% | 0.4% | -1.72% |
| 10 | Urban Honolulu, HI | 0.2% | 1.6% | 0.8% | 4.67% |
| 11 | Chicago, IL – Naperville, IL – Elgin, IL | -0.1% | 5.2% | 1.3% | 4.80% |
| 12 | Miami, FL – Ft. Lauderdale, FL – West Palm Beach, FL | -0.2% | -1.9% | 0.6% | -1.91% |
| 13 | Los Angeles, CA – Long Beach, CA – Anaheim, CA | -0.2% | 0.8% | 0.5% | 0.06% |
| 14 | Oxnard, CA – Thousand Oaks, CA – Ventura, CA | -0.2% | -1.0% | 0.4% | -2.63% |
| 15 | Baltimore, MD – Towson, MD | -0.2% | 1.7% | 1.6% | 1.09% |

01

San Antonio, TX

-1.9%
QTR/QTR

-2.9%
YR/YR

02

Rochester, NY

-1.8%
QTR/QTR

5.2%
YR/YR

03

Raleigh, NC

-1.7%
QTR/QTR

-2.2%
YR/YR

| Rank | Metropolitan Statistical Area | QTR/QTR | YR/YR | Distressed Saturation | YR/YR (PPSF) |
|------|--|---------|-------|-----------------------|--------------|
| 01 | San Antonio, TX – New Braunfels, TX | -1.9% | -2.9% | 7.3% | -3.47% |
| 02 | Rochester, NY | -1.8% | 5.2% | 0.5% | 5.16% |
| 03 | Raleigh, NC | -1.7% | -2.2% | 0.2% | -1.94% |
| 04 | Seattle, WA – Tacoma, WA – Bellevue, WA | -1.7% | -1.2% | 0.6% | -1.79% |
| 05 | Denver, CO – Aurora, CO – Lakewood, CO | -1.5% | -3.1% | 0.6% | -3.92% |
| 06 | Nashville, TN – Davidson, TN – Murfreesboro, TN | -1.5% | -0.1% | 0.8% | 0.10% |
| 07 | Minneapolis, MN – St. Paul, MN – Bloomington, WI | -1.4% | 2.2% | 0.6% | 1.67% |
| 08 | San Jose, CA – Sunnyvale, CA – Santa Clara, CA | -1.3% | 0.0% | 0.3% | 0.16% |
| 09 | Portland, OR – Vancouver, WA – Hillsboro, OR | -1.3% | -1.8% | 1.0% | -0.90% |
| 10 | Jacksonville, FL | -1.3% | -2.6% | 0.8% | -1.03% |
| 11 | Dallas, TX – Fort Worth, TX – Arlington, TX | -1.3% | -2.1% | 3.7% | -3.39% |
| 12 | Cincinnati, OH | -1.2% | 3.3% | 0.3% | 2.99% |
| 13 | San Francisco, CA – Oakland, CA – Hayward, CA | -1.1% | -0.3% | 0.6% | 1.32% |
| 14 | Tucson, AZ | -1.1% | -1.8% | 0.7% | -1.34% |
| 15 | Houston, TX – The Woodlands, TX – Sugar Land, TX | -1.0% | -2.3% | 4.3% | -2.00% |