

Median Home Prices

Top 20 Metros for Home Appreciation
4th Quarter 2006

Rank	Metro	Annual % Change	Median Price
1	Atlantic City, NJ	25.9%	\$339,800
2	Salt Lake City/Ogden, UT	22.7%	\$223,600
3	Trenton, NJ	18.9%	\$289,000
4	Beaumont/Port Arthur, TX	15.1%	\$120,000
5	Salem, OR	14.9%	\$223,100
6	Raleigh/Durham, NC	14.5%	\$226,300
7	Cumberland	14.4%	\$98,000
8	Farmington, NM	14.0%	\$183,000
9	Baton Rouge, LA	12.7%	\$173,400
10	Spokane, WA	12.2%	\$189,200
11	Seattle, WA	11.3%	\$372,900
12	El Paso, TX	11.3%	\$131,800
13	Portland, OR	11.2%	\$285,400
14	Eugene/Springfield, OR	10.5%	\$230,900
15	Richmond/Petersburg, VA	9.1%	\$229,400
16	Dover, DE	8.0%	\$200,500
17	Charlotte/Gastonia/Rock Hill, NC/SC	8.0%	\$198,200
18	Albuquerque, NM	7.7%	\$187,500
19	Tulsa, OK	7.1%	\$128,500
20	Oklahoma City, OK	7.1%	\$123,700
41	Orlando, FL	3.9%	\$272,100

Source: [National Association of Realtors](#) - February 2007

Top 20 Highest Median Home Prices
4th Quarter 2006

Rank	Metro	Annual % Change	Median Price
1	San Jose/Sunnyvale/Santa Clara, CA	2.7%	\$760,000
2	San Francisco Bay Area, CA	2.0%	\$733,400
3	Anaheim/Santa Ana, CA (Orange Co.)	-1.3%	\$690,700
4	Honolulu, HI	0.0%	\$620,000
5	Los Angeles Area, CA	3.2%	\$586,500
6	San Diego, CA	-4.5%	\$579,800
7	New York-White Plains/Wayne	-3.8%	\$498,400
8	New York-Nassau/Suffolk, NY	0.3%	\$473,700
9	New York/N. New Jersey/Long Island, NY/NJ/CT	2.3%	\$464,400
10	Bridgeport/Stamford/Norwalk, CT	-4.9%	\$445,700
11	New York-Newark, NJ	3.1%	\$426,600
12	Washington, DC/MD/VA	-2.6%	\$421,600
13	Riverside/San Bernardino, CA	4.2%	\$406,400
14	Boston, MA	-2.4%	\$388,000
15	Barnstable Town, MA	-7.8%	\$373,500
16	Seattle, WA	11.3%	\$372,900
17	New York-Edison, NJ	-4.2%	\$366,900
18	Miami-Fort Lauderdale-Miami Beach, FL	-6.2%	\$366,800
19	Sacramento, CA	-4.1%	\$365,100
20	Boulder, CO	3.9%	\$363,100
31	Orlando	3.9%	\$272,100

Source: [National Association of Realtors](#) - February 2007

Median Home Prices by Metro
4th Quarter 2006

Metropolitan Area	2006.IV	Annual %Chya
Atlantic City, NJ	339.8	25.9%
Salt Lake City, UT	223.6	22.7%
Trenton/Ewing, NJ	289.0	18.9%
Beaumont/Port Arthur, TX	120.0	15.1%
Salem, OR	223.1	14.9%
Raleigh/Cary, NC	226.3	14.5%
Cumberland, MD/WV	98.0	14.4%
Farmington, NM	183.0	14.0%
Baton Rouge, LA	173.4	12.7%
Spokane, WA	189.2	12.2%
Seattle/Tacoma/Bellevue, WA	372.9	11.3%
El Paso, TX	131.8	11.3%
Portland/Vancouver/Beaverton, OR/WA	285.4	11.2%
Eugene/Springfield, OR	230.9	10.5%
Richmond, VA	229.4	9.1%
Dover, DE	200.5	8.0%
Charlotte/Gastonia/Concord, NC/SC	198.2	8.0%
Albuquerque, NM	187.5	7.7%
Tulsa, OK	128.5	7.1%
Oklahoma City, OK	123.7	7.1%
Gainesville, FL	211.5	7.0%
Yakima, WA	144.6	7.0%
Virginia Beach/Norfolk/Newport News, VA/NC	235.2	6.7%
Davenport/Moline/Rock Island, IA/IL	116.4	6.6%
Charleston/North Charleston, SC	210.9	6.3%
Ocala, FL	170.7	6.0%
Dayton, OH	119.5	5.9%
Rockford, IL	121.5	5.7%
Decatur, IL	89.2	5.6%
Tallahassee, FL	185.3	5.0%
Colorado Springs, CO	219.4	4.9%
Austin/Round Rock, TX	175.2	4.9%
Shreveport/Bossier City, LA	131.7	4.9%
Baltimore/Towson, MD	277.9	4.8%
Pittsfield, MA	220.6	4.7%
Wichita, KS	113.4	4.3%
Riverside/San Bernardino/Ontario, CA	406.4	4.2%
Albany/Schenectady/Troy, NY	198.7	4.1%
Boulder, CO	363.1	3.9%
Orlando, FL	272.1	3.9%
Gulfport/Biloxi, MS	152.0	3.4%
Philadelphia/Camden/Wilmington, PA/NJ/DE/MD	222.3	3.3%
Los Angeles/Long Beach/Santa Ana, CA	586.5	3.2%
Knoxville, TN	153.6	3.2%
Newark/Union, NJ/PA	426.6	3.1%

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Metropolitan Area	2006.IV	Annual %Chya
Tampa/St.Petersburg/Clearwater, FL	229.7	3.0%
Erie, PA	102.6	2.9%
Amarillo, TX	108.3	2.8%
San Jose/Sunnyvale/Santa Clara, CA	760.0	2.7%
Mobile, AL	137.2	2.6%
Montgomery, AL	139.6	2.4%
Syracuse, NY	115.4	2.4%
New York/Northern New Jersey/Long Island, NY/NJ/PA	464.4	2.3%
Glens Falls, NY	174.4	2.3%
Louisville, KY/IN	137.6	2.2%
San Francisco/Oakland/Fremont, CA	733.4	2.0%
Jackson, MS	145.3	2.0%
San Antonio, TX	140.6	2.0%
Kankakee/Bradley, IL	125.7	1.7%
Allentown/Bethlehem/Easton, PA/NJ	249.7	1.6%
Houston/Baytown/Sugar Land, TX	148.6	1.6%
Fargo, ND/MN	136.6	1.5%
Chattanooga, TN/GA	134.6	1.5%
Chicago/Naperville/Joliet, IL	268.1	0.9%
Birmingham/Hoover, AL	161.7	0.6%
Saint Louis, MO/IL	139.5	0.5%
Madison, WI	225.4	0.4%
Springfield, MA	199.4	0.4%
Nassau/Suffolk, NY	473.7	0.3%
Greensboro/High Point, NC	150.2	0.1%
Canton/Massillon, OH	106.2	0.1%
Honolulu, HI	620.0	0.0%
Hartford/West Hartford/East Hartford, CT	253.9	0.0%
Reading, PA	143.2	0.0%
Little Rock/N. Little Rock, AR	125.9	0.0%
Binghamton, NY	95.8	0.0%
Durham, NC	168.6	-0.1%
South Bend/Mishawaka, IN	89.8	-0.1%
Portland/South Portland/Biddeford, ME	245.2	-0.2%
New Haven/Milford, CT	278.8	-0.3%
Elmira, NY	78.4	-0.5%
Champaign/Urbana, IL	141.6	-0.7%
Appleton, WI	128.4	-0.7%
Las Vegas/Paradise, NV	313.5	-0.8%
Denver/Aurora, CO	245.6	-0.8%
Minneapolis/St. Paul/Bloomington, MN/WI	228.3	-1.0%
Jacksonville, FL	180.4	-1.0%
Detroit/Warren/Livonia, MI	154.6	-1.0%
Providence/New Bedford/Fall River, RI/MA	291.3	-1.1%
Omaha, NE/IA	136.2	-1.1%

**Median Home Prices by Metro
4th Quarter 2006**

Metropolitan Area	2006.IV	Annual %Chya
Corpus Christi, TX	129.7	-1.1%
Springfield, MO	119.4	-1.2%
Rochester, NY	111.4	-1.2%
Anaheim/Santa Ana, CA (Orange Co.)	690.7	-1.3%
Bismark, ND	127.4	-1.3%
Greenville, SC	150.0	-1.4%
Norwich/New London, CT	257.9	-1.6%
Memphis, TN/MS/AR	141.9	-1.6%
Des Moines, IA	144.5	-1.8%
Pittsburgh, PA	112.2	-1.8%
Milwaukee/Waukesha/West Allis, WI	210.9	-1.9%
Atlanta/Sandy Springs/Marietta, GA	166.8	-2.0%
Sioux Falls, SD	133.7	-2.0%
Kansas City, MO/KS	153.1	-2.2%
Phoenix/Mesa/Scottsdale, AZ	262.2	-2.3%
Boston/Cambridge/Quincy, MA/NH**	388.0	-2.4%
Ft. Wayne, IN	101.6	-2.4%
Washington/Arlington/Alexandria, DC/VA/MD/WV	421.6	-2.6%
Charleston, WV	114.3	-2.6%
Tucson, AZ	239.4	-2.8%
Lexington/Fayette, KY	146.3	-2.9%
Lansing/E.Lansing, MI	135.0	-2.9%
Green Bay, WI	145.6	-3.0%
Waterloo/Cedar Falls, IA	102.9	-3.2%
Buffalo/Niagara Falls, NY	96.6	-3.2%
Cedar Rapids, IA	129.2	-3.4%
Spartanburg, SC	121.3	-3.4%
Peoria, IL	108.9	-3.4%
Cincinnati/Middletown, OH/KY/IN	138.7	-3.5%
Cleveland/Elyria/Mentor, OH	130.9	-3.5%
Hagerstown/Martinsburg, MD/WV	213.9	-3.7%
White Plains/Wayne, NY/NJ	498.4	-3.8%
Dallas/Fort Worth/Arlington, TX	144.3	-3.9%
Topeka, KS	101.1	-3.9%
Pensacola/Ferry Pass/Brent, FL	161.4	-4.0%
Gary/Hammond, IN	123.2	-4.0%
Indianapolis, IN	117.1	-4.0%
Sacramento//Arden/Arcade//Roseville, CA	365.1	-4.1%
Kennewick/Richland/Pasco, WA	151.2	-4.1%
Grand Rapids, MI	129.5	-4.1%
Edison, NJ	366.9	-4.2%
San Diego/Carlsbad/San Marcos, CA	579.8	-4.5%
Bridgeport/Stamford/Norwalk, CT	445.7	-4.9%
Deltona/Daytona Beach/Ormond Beach, FL	198.6	-4.9%
Worcester, MA	274.7	-5.1%

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Metropolitan Area	2006.IV	Annual %Chya
Miami/Fort Lauderdale/Miami Beach, FL	366.8	-6.2%
Columbus, OH	138.7	-6.2%
Bloomington/Normal, IL	151.3	-6.3%
Kingston, NY	243.2	-6.5%
Akron, OH	110.2	-6.5%
Toledo, OH	104.8	-7.0%
Youngstown/Warren/Boardman, OH/PA	80.0	-7.7%
Barnstable Town, MA	373.5	-7.8%
Reno/Sparks, NV	332.9	-8.9%
New Orleans/Metairie/Kenner, LA	162.1	-9.3%
Springfield, IL	94.9	-10.4%
Cape Coral/Fort Myers, FL	258.9	-11.7%
Palm Bay/Melbourne/Titusville, FL	173.9	-17.0%
Sarasota/Bradenton/Venice, FL	301.3	-18.0%
Boise City/Nampa, ID	209.5	N/A
Columbia, SC	N/A	N/A
Danville, IL	N/A	N/A
Kalamazoo/Portage, MI	N/A	N/A
Lincoln, NE	137.7	N/A
Nashville/Davidson//Murfreesboro, TN	N/A	N/A
Saginaw/Saginaw Township North, MI	N/A	N/A

Note1: California prices provided by the California Association of REALTORS®

*All areas are metropolitan statistical areas (MSA) as defined by the US Office of Management and Budget as of 2004.

They include the named central city and surrounding areas. N/A Not Available p Preliminary r Revised

Source: National Association of Realtors / February 2007