

**Median Home Price Trends**

(Not Seasonally Adjusted, 000s)

Metropolitan Area	2002	2003	2004	2005	2005.IV	2006.I	2006.II	2006.III	2006.IV	Annual % Change
<b>United States</b>	<b>158.1</b>	<b>180.2</b>	<b>195.2</b>	<b>219.0</b>	<b>225.3</b>	<b>217.9</b>	<b>227.5</b>	<b>224.9</b>	<b>219.3</b>	<b>2.7%</b>
<b>Northeast</b>	<b>164.3</b>	<b>220.3</b>	<b>254.4</b>	<b>281.6</b>	<b>281.7</b>	<b>285.2</b>	<b>299.2</b>	<b>276.0</b>	<b>274.6</b>	<b>2.5%</b>
<b>Midwest</b>	<b>136.0</b>	<b>143.7</b>	<b>151.5</b>	<b>168.3</b>	<b>168.9</b>	<b>158.8</b>	<b>167.4</b>	<b>170.5</b>	<b>161.8</b>	<b>4.2%</b>
<b>South</b>	<b>147.3</b>	<b>159.7</b>	<b>171.8</b>	<b>181.1</b>	<b>188.7</b>	<b>179.7</b>	<b>188.2</b>	<b>187.3</b>	<b>181.7</b>	<b>3.7%</b>
<b>West</b>	<b>215.4</b>	<b>254.7</b>	<b>289.1</b>	<b>340.3</b>	<b>353.6</b>	<b>344.0</b>	<b>350.8</b>	<b>349.0</b>	<b>355.1</b>	<b>0.4%</b>
Akron, OH	115.3	116.7	116.9	120.5	117.8	104.2	123.4	118.2	110.2	6.5%
Albany/Schenectady/Troy, NY	126.0	141.9	161.3	183.6	190.8	189.9	193.0	197.6	198.7	4.1%
Albuquerque, NM	133.8	138.4	145.4	169.2	174.1	171.9	185.4	191.1	187.5	7.7%
Allentown/Bethlehem/Easton, PA/NJ	161.1	184.7	207.3	244.4	243.4	233.7	243.4	270.0	249.7	1.6%
Amarillo, TX	91.9	95.7	97.1	107.1	105.4	108.4	118.6	120.8	108.3	2.8%
Anaheim/Santa Ana, CA (Orange Co.)	412.7	487.0	627.3	691.9	699.8	712.6	726.2	705.0	690.7	1.3%
Appleton, WI	112.7	118.6	122.9	130.1	129.3	N/A	131.9	127.5	128.4	0.7%
Atlanta/Sandy Springs/Marietta, GA	146.5	152.4	156.9	167.2	170.2	168.4	173.9	176.1	166.8	2.0%
Atlantic City, NJ	143.6	174.4	197.9	251.7	269.9	251.7	257.3	277.2	339.8	25.9%
Austin/Round Rock, TX	156.5	156.7	154.7	163.8	167.0	167.2	176.7	175.5	175.2	4.9%
Baltimore/Towson, MD	179.6	208.9	239.6	262.3	265.1	265.9	285.1	286.5	277.9	4.8%
Barnstable Town, MA	N/A	330.3	377.2	396.5	397.3	384.7	406.3	387.7	373.5	7.8%
Baton Rouge, LA	116.9	121.2	127.7	147.7	153.8	154.4	172.3	178.4	173.4	12.7%
Beaumont/Port Arthur, TX	84.3	88.4	93.5	98.5	104.3	99.4	114.2	117.1	120.0	15.1%
Binghamton, NY	N/A	82.2	85.3	93.9	95.8	90.1	92.8	107.4	95.8	0.0%
Birmingham/Hoover, AL	137.4	137.5	146.6	157.0	160.8	163.4	169.7	165.2	161.7	0.6%
Bismark, ND	N/A	105.0	113.8	124.9	129.1	130.9	138.6	140.4	127.4	1.3%
Bloomington/Normal, IL	N/A	141.0	147.8	159.2	161.5	148.0	151.0	156.3	151.3	6.3%
Boise City/Nampa, ID	123.2	130.6	135.9	147.0	N/A	N/A	N/A	N/A	209.5	N/A
Boston/Cambridge/Quincy, MA/NH**	N/A	354.8	387.4	414.0	397.5	390.4	421.2	412.3	388.0	2.4%
Boulder, CO	317.6	313.0	325.3	348.4	349.5	360.4	373.2	366.8	363.1	3.9%
Bridgeport/Stamford/Norwalk, CT	377.0	422.0	441.3	482.4	468.5	471.2	495.5	466.6	445.7	4.9%
Buffalo/Niagara Falls, NY	85.0	88.6	93.0	98.9	99.8	94.5	96.8	106.0	96.6	3.2%
Canton/Massillon, OH	109.0	114.4	115.2	102.2	106.1	104.4	114.4	112.3	106.2	0.1%
<b>Cape Coral/Fort Myers, FL</b>	<b>133.3</b>	<b>151.9</b>	<b>187.2</b>	<b>269.2</b>	<b>293.1</b>	<b>267.4</b>	<b>271.6</b>	<b>255.4</b>	<b>258.9</b>	<b>11.7%</b>
Cedar Rapids, IA	118.8	122.8	129.5	131.8	133.8	134.6	133.4	137.4	129.2	3.4%
Champaign/Urbana, IL	107.1	118.3	122.6	137.7	142.6	133.1	143.5	148.4	141.6	0.7%
Charleston/North Charleston, SC	159.4	168.9	183.5	197.0	198.4	207.6	213.8	216.1	210.9	6.3%
Charleston, WV	107.2	110.9	111.3	118.4	117.3	119.0	123.1	118.5	114.3	2.6%
Charlotte/Gastonia/Concord, NC/SC	149.1	151.5	168.0	180.9	183.5	174.5	191.4	198.3	198.2	8.0%
Chattanooga, TN/GA	112.3	116.7	125.4	131.9	132.6	130.2	142.3	136.1	134.6	1.5%
Chicago/Naperville/Joliet, IL	220.9	238.9	246.3	263.7	265.6	263.6	278.5	279.4	268.1	0.9%
Cincinnati/Middletown, OH/KY/IN	134.1	138.9	142.5	145.9	N/A	137.7	149.1	144.9	138.7	3.5%
Cleveland/Elyria/Mentor, OH	N/A	N/A	136.4	138.9	135.7	126.8	139.0	138.5	130.9	3.5%
Colorado Springs, CO	176.9	184.5	187.6	204.4	209.2	209.4	218.3	224.0	219.4	4.9%
Columbia, SC	119.5	123.6	123.4	135.0	136.5	N/A	145.1	140.1	N/A	N/A
Columbus, OH	140.3	146.3	146.7	152.0	147.9	141.7	155.7	151.4	138.7	6.2%
Corpus Christi, TX	94.4	102.1	112.7	125.2	131.2	126.8	138.5	130.6	129.7	1.1%
Cumberland, MD/WV	66.5	69.5	72.7	87.0	85.7	85.4	100.0	100.9	98.0	14.4%
Dallas/Fort Worth/Arlington, TX	135.2	138.4	138.2	147.6	145.5	146.4	153.9	151.3	144.3	3.9%
Danville, IL	N/A	61.5	62.2	67.7	63.8	52.5	65.2	N/A	N/A	N/A
Davenport/Moline/Rock Island, IA/IL	95.0	100.6	107.8	116.6	109.2	116.7	118.5	124.9	116.4	6.6%
Dayton, OH	112.6	114.6	115.8	119.7	N/A	108.7	120.6	N/A	119.5	5.9%
Decatur, IL	N/A	74.1	75.5	82.1	84.5	80.0	85.3	86.0	89.2	5.6%
<b>Deltona/Daytona Beach/Ormond Beach, FL</b>	<b>108.3</b>	<b>124.9</b>	<b>148.6</b>	<b>194.0</b>	<b>208.9</b>	<b>212.6</b>	<b>210.7</b>	<b>201.5</b>	<b>198.6</b>	<b>4.9%</b>
Denver/Aurora, CO	228.1	238.2	239.1	247.1	247.5	244.2	255.2	253.2	245.6	0.8%
Des Moines, IA	130.2	133.9	140.8	145.5	147.2	139.6	147.8	145.9	144.5	1.8%
Detroit/Warren/Livonia, MI	N/A	N/A	161.0	134.5	156.2	N/A	155.7	154.1	154.6	1.0%
Dover, DE	116.9	128.3	150.1	180.4	185.7	200.0	200.0	214.8	200.5	8.0%
Durham, NC	N/A	N/A	149.0	158.7	168.7	162.9	177.9	176.0	168.6	0.1%
Elmira, NY	N/A	77.9	78.8	77.4	78.8	88.5	87.3	93.6	78.4	0.5%
El Paso, TX	88.9	92.9	94.7	111.8	118.4	120.0	126.7	129.9	131.8	11.3%
Erie, PA	N/A	89.9	98.6	100.0	99.7	95.9	102.3	103.6	102.6	2.9%
Eugene/Springfield, OR	143.7	151.7	164.9	197.6	209.0	223.6	227.6	234.8	230.9	10.5%
Fargo, ND/MN	107.7	115.1	124.2	132.8	134.6	133.4	137.2	137.3	136.6	1.5%
Farmington, NM	118.8	127.2	134.6	155.4	166.0	159.6	177.1	176.2	183.0	14.0%
Ft. Wayne, IN	94.9	93.2	96.6	102.3	104.1	95.4	100.8	101.4	101.6	2.4%
<b>Gainesville, FL</b>	<b>130.0</b>	<b>145.0</b>	<b>159.0</b>	<b>184.0</b>	<b>197.7</b>	<b>210.1</b>	<b>214.1</b>	<b>215.2</b>	<b>211.5</b>	<b>7.0%</b>
Gary/Hammond, IN	114.3	119.2	122.6	129.8	128.4	122.3	128.4	135.3	123.2	1.4%
Glens Falls, NY	99.9	113.3	129.3	148.7	150.0	145.8	158.7	164.2	174.4	2.3%
Grand Rapids, MI	125.3	129.9	132.9	138.3	135.1	133.8	136.4	136.6	129.5	4.1%
Green Bay, WI	130.1	N/A	142.9	154.8	150.6	156.9	152.6	151.9	145.6	3.0%
Greensboro/High Point, NC	135.8	137.3	139.8	147.2	150.0	143.0	150.6	151.9	150.2	0.1%

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Metropolitan Area	2002	2003	2004	2005	2005.IV	2006.I	2006.II	2006.III	2006.IV	Annual % Change
Greenville, SC	125.3	129.6	129.4	145.4	152.2	147.4	151.4	156.3	150.0	1.4%
Gulfport/Biloxi, MS	100.2	107.6	113.9	130.0	146.5	132.9	144.6	154.4	152.0	3.4%
Hagerstown/Martinsburg, MD/WV	N/A	141.8	165.9	209.3	221.7	221.5	229.4	226.4	213.9	3.7%
Hartford/West Hartford/East Hartford, CT	175.9	202.3	226.6	252.9	253.8	250.4	256.6	263.1	253.9	0.0%
Honolulu, HI	335.0	380.0	460.0	590.0	620.0	625.0	640.0	635.0	620.0	0.0%
Houston/Baytown/Sugar Land, TX	132.8	136.4	136.0	143.0	146.3	142.3	152.7	152.8	148.6	1.6%
Indianapolis, IN	116.8	121.1	121.7	123.8	122.0	113.5	122.4	122.4	117.1	4.0%
Jackson, MS	N/A	110.7	118.1	133.8	142.5	143.9	149.3	148.7	145.3	2.0%
<b>Jacksonville, FL</b>	<b>117.8</b>	<b>131.6</b>	<b>150.7</b>	<b>175.2</b>	<b>182.2</b>	<b>195.6</b>	<b>198.0</b>	<b>196.1</b>	<b>180.4</b>	<b>1.0%</b>
Kalamazoo/Portage, MI	117.8	123.4	123.1	121.1	N/A	N/A	N/A	N/A	N/A	N/A
Kankakee/Bradley, IL	N/A	109.7	120.0	127.1	123.6	123.2	134.9	138.4	125.7	1.7%
Kansas City, MO/KS	137.4	144.2	150.0	156.7	156.5	150.0	158.8	158.1	153.1	2.2%
Kennewick/Richland/Pasco, WA	N/A	145.3	147.6	154.1	157.7	152.0	157.1	166.6	151.2	4.1%
Kingston, NY	156.1	185.1	216.8	251.0	260.0	248.9	248.6	266.3	243.2	6.5%
Knoxville, TN	118.4	130.5	132.2	143.7	148.8	143.0	152.9	153.5	153.6	3.2%
Lansing/E.Lansing, MI	126.4	133.6	137.9	142.2	139.1	128.3	141.5	139.8	135.0	2.9%
Las Vegas/Paradise, NV	159.8	179.2	266.4	304.7	315.9	317.9	319.1	318.0	313.5	0.8%
Lexington/Fayette, KY	127.1	133.4	138.7	146.9	150.7	144.7	150.0	149.0	146.3	2.9%
Lincoln, NE	122.4	131.5	134.4	137.2	N/A	137.2	138.7	138.0	137.7	N/A
Little Rock/N. Little Rock, AR	95.7	104.8	108.4	120.0	125.9	123.8	128.2	128.9	125.9	0.0%
Los Angeles/Long Beach/Santa Ana, CA	290.0	354.7	446.4	529.0	568.4	563.9	576.3	582.0	586.5	3.2%
Louisville, KY/IN	125.2	131.7	131.5	134.8	134.6	131.1	138.1	142.5	137.6	2.2%
Madison, WI	177.0	188.7	207.0	218.3	224.6	217.4	221.4	227.7	225.4	0.4%
Memphis, TN/MS/AR	129.4	133.8	136.2	141.8	144.2	135.9	145.6	145.3	141.9	1.6%
<b>Miami/Fort Lauderdale/Miami Beach, FL</b>	<b>189.8</b>	<b>226.8</b>	<b>277.2</b>	<b>371.1</b>	<b>391.2</b>	<b>377.0</b>	<b>376.2</b>	<b>365.1</b>	<b>366.8</b>	<b>6.2%</b>
Milwaukee/Waukesha/West Allis, WI	173.8	182.1	197.1	213.4	211.6	214.2	227.7	219.3	210.9	1.9%
Minneapolis/St. Paul/Bloomington, MN/WI	185.0	199.6	217.4	234.8	230.5	234.8	233.0	233.5	228.3	1.0%
Mobile, AL	114.9	120.7	128.4	130.5	133.7	134.9	138.2	137.6	137.2	2.6%
Montgomery, AL	113.6	115.7	116.6	133.3	136.3	137.8	150.7	145.9	139.6	2.4%
Nashville/Davidson/Murfreesboro, TN	N/A	N/A	145.4	161.8	170.9	165.3	177.9	N/A	N/A	N/A
New Haven/Milford, CT	192.3	225.3	252.6	278.9	N/A	276.5	292.6	297.4	278.8	0.3%
New Orleans/Metairie/Kenner, LA	123.5	130.8	137.4	156.7	181.2	175.0	178.0	174.5	162.1	9.3%
New York/Northern New Jersey/Long Island, NY/NJ/PA	309.8	353.0	395.8	446.5	459.6	458.5	473.7	477.7	464.4	2.3%
White Plains/Wayne, NY/NJ	N/A	387.3	436.6	497.0	537.3	528.7	549.2	558.6	498.4	3.8%
Edison, NJ	N/A	N/A	N/A	N/A	N/A	N/A	393.6	415.1	366.9	4.2%
Nassau/Suffolk, NY	312.9	364.5	413.5	465.2	472.4	374.1	478.0	471.4	473.7	0.3%
Newark/Union, NJ/PA	300.5	331.2	370.1	415.8	427.6	475.3	443.8	455.4	426.6	3.1%
Norwich/New London, CT	174.8	202.7	231.5	256.0	262.1	257.5	274.0	262.1	257.9	1.6%
<b>Ocala, FL</b>	<b>N/A</b>	<b>N/A</b>	<b>110.1</b>	<b>143.5</b>	<b>161.1</b>	<b>159.8</b>	<b>169.5</b>	<b>N/A</b>	<b>170.7</b>	<b>6.0%</b>
Oklahoma City, OK	100.1	103.0	112.4	117.2	121.7	119.9	125.4	127.0	123.7	7.1%
Omaha, NE/IA	122.4	128.1	131.3	136.2	137.7	133.5	142.9	139.9	136.2	1.1%
<b>Orlando, FL</b>	<b>136.6</b>	<b>145.1</b>	<b>169.6</b>	<b>243.6</b>	<b>261.8</b>	<b>260.5</b>	<b>271.7</b>	<b>271.0</b>	<b>272.1</b>	<b>3.9%</b>
<b>Palm Bay/Melbourne/Titusville, FL</b>	<b>112.7</b>	<b>131.3</b>	<b>158.6</b>	<b>209.0</b>	<b>209.5</b>	<b>208.0</b>	<b>215.7</b>	<b>193.6</b>	<b>173.9</b>	<b>17.0%</b>
<b>Pensacola/Ferry Pass/Brent, FL</b>	<b>112.2</b>	<b>116.4</b>	<b>131.1</b>	<b>159.4</b>	<b>168.2</b>	<b>163.5</b>	<b>169.0</b>	<b>173.7</b>	<b>161.4</b>	<b>4.0%</b>
Peoria, IL	88.0	93.1	96.3	109.3	112.7	103.5	115.4	119.3	108.9	3.4%
Philadelphia/Camden/Wilmington, PA/NJ/DE/MD	146.1	168.0	186.4	215.3	215.1	218.3	235.1	236.2	222.3	3.3%
Phoenix/Mesa/Scottsdale, AZ	143.8	152.5	169.4	247.4	268.4	268.3	272.2	266.5	262.2	2.3%
Pittsburgh, PA	101.5	107.2	111.9	116.1	114.3	107.7	120.3	120.4	112.2	1.8%
Pittsfield, MA	N/A	163.2	192.8	207.3	210.7	212.5	213.8	206.0	220.6	4.7%
Portland/South Portland/Biddeford, ME	180.0	199.1	232.2	245.1	245.7	243.2	242.7	244.4	245.2	0.2%
Portland/Vancouver/Beaverton, OR/WA	180.4	192.0	210.0	244.9	256.6	267.7	283.4	285.0	285.4	11.2%
Providence/New Bedford/Fall River, RI/MA	193.2	233.4	268.0	293.5	294.4	287.1	291.1	288.2	291.3	1.1%
Raleigh/Cary, NC	172.2	174.7	182.9	194.5	197.7	199.6	207.7	213.5	226.3	14.5%
Reading, PA	94.7	106.5	121.1	136.6	143.2	131.7	141.9	152.3	143.2	0.0%
Reno/Sparks, NV	183.2	204.9	284.3	349.9	N/A	357.0	353.4	341.0	332.9	8.9%
Richmond, VA	142.3	155.1	170.7	199.6	N/A	210.2	227.3	231.4	229.4	9.1%
Riverside/San Bernardino/Ontario, CA	176.5	221.0	296.4	374.2	392.3	396.2	395.7	408.0	406.4	4.2%
Rochester, NY	93.8	99.4	106.5	113.5	112.8	105.7	115.3	121.8	111.4	1.2%
Rockford, IL	106.9	114.4	122.4	118.4	114.9	114.8	115.9	122.3	121.5	5.7%
Sacramento/Arden/Arcade/Roseville, CA	210.2	247.6	317.6	375.9	380.9	376.2	380.6	375.4	365.1	4.1%
Saginaw/Saginaw Township North, MI	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Saint Louis, MO/IL	117.0	121.2	126.3	139.4	138.8	137.2	153.0	154.4	139.5	0.5%
Salem, OR	N/A	150.6	154.6	177.7	194.1	191.7	195.3	228.0	223.1	14.9%
Salt Lake City, UT	148.8	148.0	158.0	173.9	182.3	184.2	191.2	216.3	223.6	22.7%
San Antonio, TX	110.4	118.1	122.7	133.4	136.8	133.4	N/A	146.4	140.6	2.0%
San Diego/Carlsbad/San Marcos, CA	364.2	424.9	551.6	604.3	607.4	607.3	613.1	601.9	579.8	4.5%
San Francisco/Oakland/Fremont, CA	517.1	558.1	641.7	715.7	718.7	720.4	751.9	749.4	733.4	2.0%
San Jose/Sunnyvale/Santa Clara, CA	N/A	593.0	698.5	744.5	747.0	746.8	748.2	747.4	760.0	2.7%

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<b>Sarasota/Bradenton/Venice, FL</b>	<b>176.2</b>	<b>207.9</b>	<b>264.1</b>	<b>354.2</b>	<b>374.9</b>	<b>382.9</b>	<b>350.9</b>	<b>320.7</b>	<b>301.3</b>	<b>18.0%</b>
Seattle/Tacoma/Bellevue, WA	254.0	268.8	294.9	316.8	335.0	338.6	N/A	372.4	372.9	11.3%
Shreveport/Bossier City, LA	90.3	100.7	110.6	123.8	125.6	129.2	136.1	132.0	131.7	4.9%
Sioux Falls, SD	116.7	123.2	129.2	135.8	136.4	132.9	140.3	140.0	133.7	2.0%
South Bend/Mishawaka, IN	91.0	91.1	93.6	96.6	89.9	81.8	100.6	96.0	89.8	0.1%
Spartanburg, SC	105.2	109.2	110.8	121.2	125.6	124.8	132.3	127.9	121.3	3.4%
Spokane, WA	108.7	120.3	128.5	156.4	168.6	172.1	179.0	191.1	189.2	12.2%
Springfield, IL	90.6	93.7	94.6	106.4	105.9	102.2	112.1	113.2	94.9	10.4%
Springfield, MA	139.8	153.4	161.4	201.8	198.6	200.8	208.6	218.8	199.4	0.4%
Springfield, MO	N/A	N/A	114.1	121.1	120.8	130.8	122.1	127.0	119.4	1.2%
Syracuse, NY	86.4	95.0	98.4	110.6	112.7	104.4	116.8	124.2	115.4	2.4%
<b>Tallahassee, FL</b>	<b>136.9</b>	<b>137.1</b>	<b>152.5</b>	<b>165.7</b>	<b>172.6</b>	<b>176.7</b>	<b>174.7</b>	<b>170.2</b>	<b>185.3</b>	<b>5.0%</b>
<b>Tampa/St.Petersburg/Clearwater, FL</b>	<b>133.5</b>	<b>138.1</b>	<b>159.7</b>	<b>205.3</b>	<b>223.0</b>	<b>207.3</b>	<b>231.6</b>	<b>234.0</b>	<b>229.7</b>	<b>3.0%</b>
Toledo, OH	109.6	111.4	113.5	118.4	112.5	103.5	115.8	115.4	104.8	7.0%
Topeka, KS	89.0	97.3	102.1	105.7	105.2	105.2	105.1	112.3	101.1	3.9%
Trenton/Ewing, NJ	179.5	212.4	234.2	261.1	243.1	264.9	290.4	309.8	289.0	18.9%
Tucson, AZ	146.4	156.3	177.3	231.0	245.2	248.6	247.3	243.7	239.4	2.8%
Tulsa, OK	106.7	110.4	113.1	118.2	120.0	125.7	135.0	134.9	128.5	7.1%
Virginia Beach/Norfolk/Newport News, VA/NC	N/A	138.8	163.0	197.2	220.5	405.3	N/A	243.8	235.2	6.7%
Washington/Arlington/Alexandria, DC/VA/MD/WV	250.2	286.2	350.0	424.7	432.9	422.5	443.4	431.9	421.6	2.6%
Waterloo/Cedar Falls, IA	87.8	91.3	95.2	100.8	99.7	109.7	108.2	113.5	102.9	3.2%
Wichita, KS	98.1	100.5	103.9	290.7	108.7	278.7	111.5	127.9	113.4	4.3%
Worcester, MA	225.6	252.6	275.9	290.7	289.5	278.7	285.7	285.4	274.7	5.1%
Yakima, WA	N/A	123.4	129.9	133.9	135.2	131.7	130.2	143.6	144.6	7.0%
Youngstown/Warren/Boardman, OH/PA	N/A	N/A	86	85.6	86.7	81.1	78.7	86	80.0	7.7%

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](#)