

# National Association of REALTORS®

## Median Sales Price of Existing Single-Family Homes for Metropolitan Areas

Metropolitan Area	2001	2002	2003 p	2002:IV	2003:I	2003:II	2003:III r	2003:IV p	% Chg
	(Not Seasonally Adjusted, 000s)								
United States	147.8	158.1	169.9	161.0	161.2	168.4	176.9	171.6	6.6%
Northeast	146.5	164.3	190.0	170.0	178.2	182.4	196.5	194.7	14.5%
Midwest	130.2	136.0	141.4	137.9	134.7	140.5	147.0	141.1	2.3%
South	137.4	147.3	157.2	150.2	151.7	156.5	166.9	157.4	4.8%
West	194.5	215.4	234.1	214.8	217.2	233.0	238.5	238.6	11.1%
Akron, OH	113.6	115.3	116.7	117.9	111.4	119.6	121.6	111.6	-5.3%
Albany/Schenectady/Troy, NY	121.6	130.5	144.9	139.6	138.3	143.3	148.9	146.8	5.2%
Albuquerque, NM	133.3	133.8	138.4	134.9	134.3	140.1	142.2	135.7	0.6%
Amarillo, TX	90.2	91.9	95.7	90.9	87.8	97.6	97.2	94.1	3.5%
Orange Cnty. (Anaheim/Santa Ana MSA), CA	355.6	412.7	487.0	434.6	447.0	471.7	510.8	526.8	21.2%
Appleton/Oshkosh/Neenah, WI	105.1	112.7	118.6	111.9	114.6	115.9	120.9	121.3	8.4%
Atlanta, GA	138.8	146.5	152.4	148.9	146.4	151.4	157.5	152.9	2.7%
Atlantic City, NJ	125.7	143.6	174.4	150.8	157.2	164.2	183.5	172.2	14.2%
Aurora/Elgin, IL	178.2	193.3	208.1	194.9	197.3	213.0	214.8	200.3	2.8%
Austin/San Marcos, TX	152.0	156.5	156.7	151.0	151.7	161.0	157.9	156.0	3.3%
Baltimore, MD	158.2	179.6	208.9	189.5	190.0	204.2	220.5	217.8	14.9%
Baton Rouge, LA	114.0	116.9	121.2	118.6	116.0	123.0	124.5	121.4	2.4%
Beaumont/Port Arthur, TX	84.0	84.3	88.4	81.5	83.4	87.3	93.4	89.0	9.2%
Biloxi/Gulfport, MS	96.0	100.2	107.6	100.4	103.9	108.6	111.7	105.4	5.0%
Birmingham, AL	133.6	137.4	137.5	140.3	131.9	141.9	139.0	135.1	-3.7%
Boise City, ID	130.0	123.2	130.6	125.4	121.2	128.4	135.6	133.2	6.2%
Boston, MA	356.6	395.9	412.8	386.3	413.5	409.1	432.7	406.8	5.3%
Bradenton, FL	137.8	150.0	172.7	156.8	156.5	170.4	176.3	186.1	18.7%
Buffalo/Niagara Falls, NY	84.1	85.0	88.6	85.4	87.5	90.4	90.6	83.8	-1.9%
Canton, OH	107.8	109.0	114.4	N/A	106.2	116.1	121.6	108.6	N/A
Cedar Rapids, IA	115.7	118.8	122.8	118.4	117.0	122.9	125.1	124.2	4.9%
Champaign/Urbana/Rantoul, IL	100.4	107.1	118.3	114.9	111.9	122.7	120.8	112.4	-2.2%
Charleston, SC	150.8	159.4	168.9	162.7	163.5	169.0	172.0	169.4	4.1%
Charleston, WV	104.7	107.2	110.9	106.4	110.4	111.5	109.8	111.9	5.2%
Charlotte/Gastonia/Rock Hill, NC/SC	145.3	149.1	151.5	150.0	146.0	153.3	161.6	N/A	N/A
Chattanooga, TN/GA	107.3	112.3	116.7	112.1	107.0	119.3	120.6	117.4	4.7%
Chicago, IL	198.5	220.9	238.9	223.3	220.0	241.9	249.1	236.4	5.9%
Cincinnati, OH/KY/IN	130.2	134.1	138.9	133.1	132.6	140.0	142.8	139.2	4.6%
Cleveland, OH	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Colorado Springs, CO	173.3	176.9	183.7	179.3	177.7	181.7	N/A	184.5	2.9%
Columbia, SC	115.8	119.5	123.6	121.6	118.0	122.9	129.1	120.3	-1.1%
Columbus, OH	135.7	140.3	146.3	135.7	139.5	150.0	151.0	138.7	2.2%
Corpus Christi, TX	91.6	94.4	102.1	98.1	94.2	104.6	108.4	102.7	4.7%
Dallas, TX	131.1	135.2	138.4	134.6	134.9	139.9	142.6	135.2	0.4%
Davenport/Moline/Rock Island, IA/IL	89.6	95.0	100.5	98.8	93.7	107.2	103.5	96.3	-2.5%
Dayton/Springfield, OH	106.9	112.6	114.6	110.9	N/A	114.5	119.4	108.6	-2.1%
Daytona Beach, FL	93.7	108.3	124.9	100.6	110.9	122.8	128.6	113.7	13.0%
Denver, CO	218.3	228.1	238.2	227.9	229.3	237.9	250.8	233.1	2.3%
Des Moines, IA	125.3	130.2	133.9	132.0	126.0	134.4	138.5	132.9	0.7%
Detroit, MI	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
El Paso, TX	85.8	88.9	92.9	92.1	88.0	93.0	95.1	94.7	2.8%
Eugene/Springfield, OR	134.6	143.7	151.7	143.5	142.8	150.7	157.7	151.8	5.8%
Fargo/Moorhead, ND/MN	99.5	107.7	115.1	110.6	109.8	116.8	114.8	116.4	5.2%
Ft. Lauderdale/Hollywood/Pompano Beach, FL	168.1	197.0	227.6	204.8	208.7	222.2	238.7	236.3	15.4%
Ft. Myers/Cape Coral, FL	N/A	133.6	147.6	138.7	134.4	159.9	154.2	156.5	12.8%
Ft. Wayne, IN	93.9	94.9	93.2	93.1	86.6	97.0	96.8	90.3	-3.0%
Ft. Worth/Arlington, TX	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Gainesville, FL	118.0	130.0	145.0	130.0	132.9	142.2	146.9	150.0	15.4%
Gary/Hammond, IN	114.1	114.3	119.2	117.0	107.3	120.4	124.0	120.2	2.7%
Grand Rapids, MI	121.1	125.3	129.9	126.1	128.0	130.5	131.6	128.3	1.7%
Green Bay, WI	123.8	130.1	N/A	132.8	N/A	N/A	145.0	135.3	1.9%
Greensboro/Winston-Salem/High Point, NC	132.7	135.8	137.3	136.6	131.6	140.8	139.6	135.1	-1.1%
Greenville/Spartanburg, SC	124.5	125.3	129.6	128.0	124.2	131.1	133.0	127.9	-0.1%
Hartford, CT	167.3	175.9	202.3	183.5	182.4	198.5	212.9	214.7	17.0%
Honolulu, HI	299.9	335.0	380.0	350.0	350.0	375.0	392.5	399.0	14.0%
Houston, TX	122.4	132.8	136.4	133.9	129.2	136.9	139.2	132.8	-0.8%
Indianapolis, IN	116.9	116.8	121.1	116.3	111.7	122.3	127.6	118.0	1.5%
Jackson, MS	N/A	N/A	110.7	111.2	106.2	113.7	115.2	105.2	-5.4%
Jacksonville, FL	109.9	117.8	131.6	121.0	120.6	130.8	141.1	132.8	9.8%
Kalamazoo, MI	112.3	117.8	123.4	116.5	111.4	122.4	130.7	116.6	0.1%
Kansas City, MO/KS	135.7	137.4	144.2	137.7	138.4	144.7	148.2	142.6	3.6%
Knoxville, TN	117.2	118.4	130.5	119.8	122.8	141.3	130.9	126.8	5.8%
Lake County, IL	178.9	195.8	221.2	195.6	191.4	217.8	224.9	199.9	2.2%
Lansing/East Lansing, MI	119.5	126.4	133.6	125.4	126.1	137.9	135.5	131.2	4.6%
Las Vegas, NV	149.1	159.8	179.2	166.1	171.3	177.1	184.3	191.1	15.1%
Lexington/Fayette, KY	121.7	127.1	133.4	127.2	128.5	131.4	136.6	135.4	6.4%
Lincoln, NE	117.4	122.4	131.5	126.3	120.1	132.9	135.9	132.0	4.5%
Little Rock-N. Little Rock, AR	95.1	95.7	104.8	98.0	99.3	105.2	109.6	102.6	4.7%
Los Angeles Area, CA	241.4	286.0	354.7	307.0	306.9	337.2	365.3	382.2	24.5%

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## Median Sales Price of Existing Single-Family Homes for Metropolitan Areas

Metropolitan Area	2001	2002	2003 p	2002:IV	2003:I	2003:II	2003:III r	2003:IV p	%Chya
	(Not Seasonally Adjusted, 000s)								
Louisville, KY/IN	N/A	125.2	131.7	127.5	127.8	131.2	135.3	130.4	2.3%
Madison, WI	162.5	177.0	188.7	182.0	180.9	181.7	194.1	198.4	9.0%
Melbourne/Titusville/Palm Bay, FL	98.4	112.7	131.3	118.0	124.9	130.1	135.3	132.0	11.9%
Memphis, TN/AR/MS	125.1	129.4	133.8	131.2	129.3	135.0	137.8	131.7	0.4%
Miami/Hialeah, FL	162.7	189.8	226.8	192.8	202.2	N/A	237.3	236.9	22.9%
Milwaukee, WI	149.4	173.8	182.1	181.3	173.6	186.1	186.5	179.1	-1.2%
Minneapolis/St. Paul, MN/WI	167.4	185.0	199.6	189.9	189.1	197.1	208.2	211.7	11.5%
Mobile, AL	106.9	114.9	120.7	112.6	112.2	119.6	126.0	126.1	12.0%
Montgomery, AL	N/A	113.6	115.7	117.1	106.7	120.9	120.2	111.9	-4.4%
Nashville, TN	130.0	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
New Haven/Meriden, CT	168.0	192.3	221.3	202.0	211.4	213.5	229.4	227.4	12.6%
New Orleans, LA	117.4	123.5	131.0	122.6	123.5	133.2	136.9	126.4	3.1%
New York/N. New Jersey/Long Island,NY/NJ/CT	258.2	309.8	352.6	320.3	329.4	350.9	367.4	353.0	10.2%
Bergen/Passaic, NJ	288.8	337.9	371.4	350.2	358.3	383.9	383.9	372.5	6.4%
Middlesex/Somerset/Hunterdon, NJ	244.3	284.1	311.4	284.3	293.7	304.6	333.6	303.8	6.9%
Monmouth/Ocean, NJ	208.6	251.7	284.5	261.7	255.5	274.6	299.4	294.8	12.6%
Nassau/Suffolk, NY	248.4	312.9	364.5	333.6	338.0	363.7	374.4	374.9	12.4%
Newark, NJ	263.1	300.5	331.2	301.9	302.3	328.9	355.4	321.5	6.5%
Norfolk/Virginia Bch/Newport News, VA	N/A	N/A	138.8	N/A	N/A	134.3	143.1	138.5	N/A
Ocala, FL	N/A	N/A	N/A	N/A	N/A	N/A	96.9	90.0	N/A
Oklahoma City, OK	95.0	100.1	113.7	96.4	105.7	100.2	107.1	99.0	2.7%
Omaha, NE/IA	117.1	122.4	128.1	123.9	120.3	128.2	132.3	127.9	3.2%
Orlando, FL	124.1	136.6	145.1	139.6	137.7	137.7	154.0	151.5	8.5%
Pensacola, FL	105.0	112.2	116.4	113.3	111.0	114.4	121.6	117.1	3.4%
Peoria, IL	88.6	88.0	93.1	87.0	83.9	95.7	97.4	92.3	6.1%
Philadelphia, PA/NJ	134.8	146.1	168.0	152.0	153.4	167.7	181.9	162.6	7.0%
Phoenix, AZ	139.4	143.8	152.5	146.7	147.3	152.5	156.1	152.8	4.2%
Pittsburgh, PA	97.8	101.5	107.2	101.8	99.3	110.6	112.5	101.4	-0.4%
Portland, ME	158.0	180.0	199.1	195.0	185.0	187.3	214.0	216.4	11.0%
Portland, OR	172.3	180.4	192.0	181.9	184.9	191.6	196.2	192.3	5.7%
Providence, RI	158.0	193.2	233.4	206.1	213.2	228.9	241.4	240.7	16.8%
Raleigh/Durham, NC	168.2	172.2	174.9	173.1	166.3	173.8	180.9	177.6	2.6%
Reno, NV	165.1	183.2	205.4	194.4	183.5	N/A	217.9	228.1	17.3%
Richland/Kennewick/Pasco, WA	N/A	140.8	145.3	145.7	140.2	147.2	148.6	142.4	-2.3%
Richmond/Petersburg, VA	133.3	142.3	155.1	142.8	142.3	156.8	159.4	156.7	9.7%
Riverside/San Bernardino, CA	156.7	176.5	221.0	185.7	194.8	212.6	228.9	239.4	28.9%
Rochester, NY	92.2	93.8	99.4	95.3	90.4	98.2	106.1	99.4	4.3%
Rockford, IL	101.5	106.9	114.4	109.9	108.6	112.1	118.6	116.2	5.7%
Sacramento, CA	173.2	209.5	247.6	225.0	230.1	243.4	252.9	262.2	16.5%
Saginaw/Bay City/Midland, MI	84.7	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Saint Louis, MO/IL	116.2	117.0	120.7	116.3	104.9	123.3	130.7	118.1	1.5%
Salt Lake City/Ogden, UT	147.6	148.8	148.0	148.5	148.1	152.7	N/A	149.9	0.9%
San Antonio, TX	103.8	110.4	118.1	110.7	108.7	122.3	121.8	115.6	4.4%
San Diego, CA	298.6	364.2	424.9	379.3	389.1	407.0	436.5	456.7	20.4%
San Francisco Bay Area, CA	475.9	517.1	558.1	516.4	509.0	560.2	567.0	574.3	11.2%
Sarasota, FL	N/A	176.2	207.9	176.1	192.7	203.9	201.2	222.1	26.1%
Seattle, WA	245.4	254.0	268.8	258.3	250.0	273.8	276.1	276.5	7.0%
Shreveport, LA	88.0	90.3	100.7	89.0	96.0	102.6	102.9	N/A	N/A
Sioux Falls, SD	113.9	116.7	123.8	119.2	122.0	126.8	123.3	121.3	1.8%
South Bend/Mishawaka, IN	92.8	91.0	91.1	92.5	83.8	91.0	95.7	94.7	2.4%
Spokane, WA	108.0	108.7	120.3	108.5	N/A	117.4	121.8	122.7	13.1%
Springfield, IL	87.3	90.6	93.7	91.1	93.5	97.1	94.3	89.0	-2.3%
Springfield, MA	127.4	139.8	153.4	148.2	142.4	150.7	159.1	154.7	4.4%
Springfield, MO	92.3	N/A	N/A	N/A	N/A	N/A	97.9	97.1	N/A
Syracuse, NY	86.1	86.4	95.0	86.2	85.1	92.8	104.7	92.5	7.3%
Tacoma, WA	159.5	170.4	178.1	173.3	171.1	176.0	182.5	182.6	5.4%
Tallahassee, FL	129.7	136.9	137.1	140.0	131.0	135.1	141.8	139.5	-0.4%
Tampa/St. Petersburg/Clearwater, FL	123.6	133.5	138.1	136.9	137.8	138.6	150.2	147.0	7.4%
Toledo, OH	110.6	109.6	111.4	108.4	107.8	114.1	117.6	103.3	-4.7%
Topeka, KS	88.7	89.0	97.3	90.2	90.5	100.7	102.1	90.7	0.6%
Trenton, NJ	165.3	179.5	212.4	181.4	191.7	212.3	234.3	204.6	12.8%
Tucson, AZ	128.8	146.4	156.7	149.4	150.1	159.2	159.7	152.9	2.3%
Tulsa, OK	110.0	106.7	110.4	111.3	107.9	111.5	113.2	109.0	-2.1%
Washington, DC/MD/VA	213.9	250.2	286.2	258.7	252.6	285.7	296.2	292.1	12.9%
Waterloo/Cedar Falls, IA	84.5	87.8	91.7	89.2	80.7	93.1	98.3	86.5	-3.0%
W. Palm Beach/Boca Raton/Delray Beach, FL	149.5	N/A	241.3	212.1	224.9	233.6	249.3	252.9	19.2%
Wichita, KS	94.9	98.1	100.5	100.6	96.0	98.5	105.7	99.5	-1.1%
Wilmington, DE/NJ/MD	136.5	150.1	166.2	155.4	160.7	161.3	177.0	164.1	5.6%
Worcester, MA	152.6	187.7	210.2	190.0	187.0	205.0	215.1	211.7	11.4%
Youngstown/Warren, OH	N/A	N/A	N/A	N/A	N/A	N/A	N/A	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 1992.

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

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