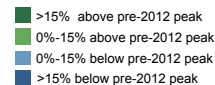
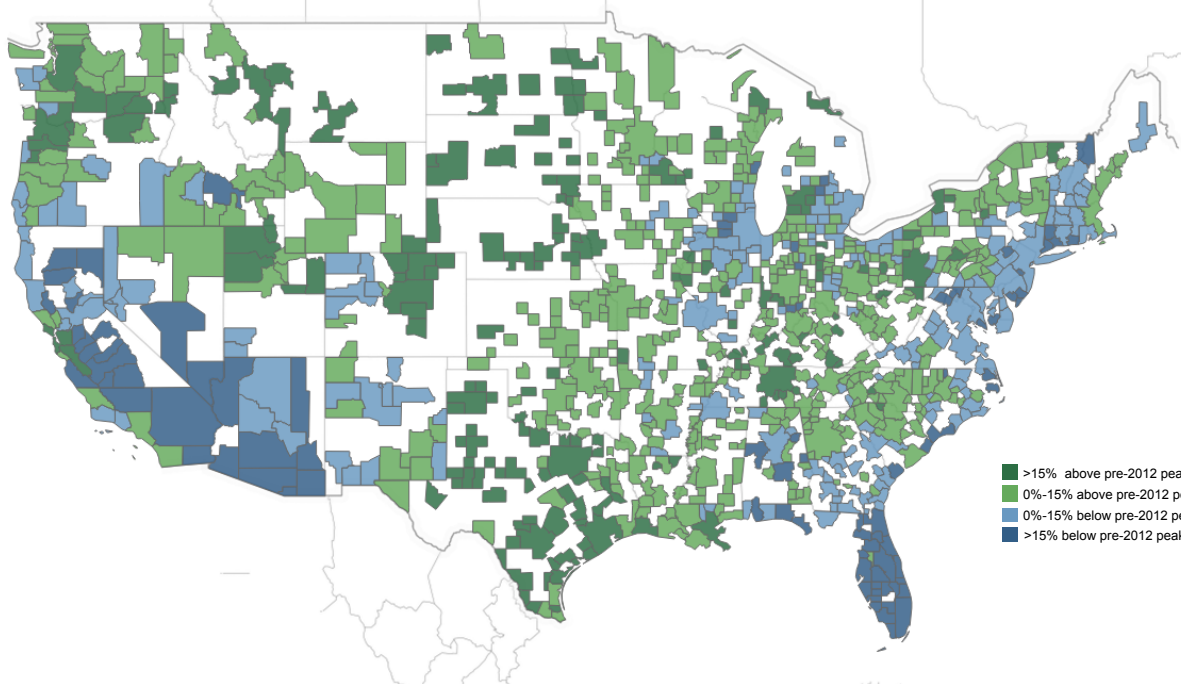


Southwest and Florida remain the furthest behind their pre-recession home price peaks



10 MSAs Furthest Above Their Pre-2012 Home Price Peak	Pre-2012 Peak vs Current Median Home Price	6-Month Change in YoY HPA
Denver, CO	53% ↓	-1.4%
Austin, TX	43% ↓	-0.3%
San Jose, CA	42% ↑	4.1%
Dallas, TX	42% ↑	0.2%
Houston, TX	30% ↓	0.0%
Nashville, TN	29% ↑	0.4%
Buffalo, NY	27% ↑	2.5%
Portland, OR	25% ↓	-1.9%
San Francisco, CA	24% ↑	1.4%
San Antonio, TX	22% ↓	-0.6%

10 MSAs Furthest Below Their Pre-2012 Home Price Peak	Pre-2012 Peak vs Current Median Home Price	6-Month Change in YoY HPA
Las Vegas, NV	-27% ↑	3.5%
Orlando, FL	-21% ↑	0.6%
Riverside, CA	-18% ↑	0.6%
Phoenix, AZ	-17% ↑	0.3%
Jacksonville, FL	-16% ↑	1.5%
Miami, FL	-15% ↓	-0.4%
Tampa, FL	-15% ↑	0.0%
Chicago, IL	-13% ↓	-0.2%
Hartford, CT	-12% ↑	0.5%
Baltimore, MD	-11% ↑	0.5%