

U.S. Markets

THE STATE OF HOME
PRICES, WHAT'S IN STORE
FOR THE YEAR AHEAD...
AND WHEN THE WORST
WILL BE OVER

↑ = BIGGEST GAINS FORECAST NATIONWIDE

↓ = 10 BIGGEST LOSSES FORECAST

METRO AREA	MEDIAN HOME PRICE (THOUSANDS)	MEDIAN MORTGAGE PAYMENT (% OF INCOME)	CHANGE IN HOME PRICES			BEAR MARKET OUTLOOK			CHANGE IN FORECLOSURE RATE (PAST YEAR)
			ONE YEAR	FIVE YEARS		WHEN PRICES PEAKED	WHEN THEY'LL HIT BOTTOM	% DROP FROM PEAK	
SOUTH									
Atlanta	\$205	17%	-1.0%	16.0%	-2.3%	Q1 '07	Q2 '09	-4.4%	52%
Baltimore	264	20	-3.1	64.7	-12.5	Q1 '07	Q1 '10	-19.4	92
↑ Baton Rouge	170	17	5.7	38.3	1.9	-	-	-	14
Bethesda, Md.	460	26	-4.9	54.9	-12.9	Q2 '06	Q1 '10	-23.0	118
↑ Birmingham	156	16	2.9	29.4	2.7	-	-	-	20
Charlotte, N.C.	206	19	6.1	27.8	-0.5	Q2 '08	Q3 '09	-0.5	15
Columbia, S.C.	145	14	2.9	28.1	0.3	-	-	-	16
↓ Fort Lauderdale	309	30	-17.0	56.1	-22.2	Q2 '06	Q2 '10	-47.6	450
Greensboro, N.C.	151	16	3.9	17.8	0.6	-	-	-	256
Jacksonville	197	19	-7.9	47.7	-9.6	Q2 '06	Q2 '10	-23.3	130
Knoxville	144	15	3.1	35.6	-5.2	Q2 '07	Q3 '09	-7.4	39
Little Rock	128	13	3.9	28.4	0.5	-	-	-	405
Louisville	133	13	3.0	20.7	0.5	-	-	-	17
Memphis	124	13	-1.8	8.7	-1.5	Q2 '06	Q2 '09	-5.3	28
↓ Miami	329	41	-9.8	94.8	-24.9	Q4 '06	Q2 '10	-44.3	370
Nashville	154	15	1.6	34.8	-3.3	Q2 '07	Q3 '09	-6.0	28
↑ New Orleans	158	17	1.0	43.7	2.2	-	-	-	49
↓ Orlando	245	25	-13.1	62.5	-21.0	Q2 '06	Q3 '10	-42.8	399
Raleigh/Cary, N.C.	236	19	6.0	26.4	-0.2	Q2 '08	Q2 '09	-0.2	62
Richmond	226	19	3.8	61.4	-1.8	Q1 '08	Q4 '09	-2.4	72
Sarasota	230	23	-17.7	38.0	-15.5	Q1 '06	Q4 '09	-43.6	458
↓ Tampa	200	21	-12.8	52.1	-17.1	Q2 '06	Q1 '10	-37.6	281
Virginia Beach	236	21	3.1	90.1	-7.1	Q4 '07	Q2 '10	-11.3	33
Washington, D.C.	408	25	-10.1	49.2	-12.2	Q1 '06	Q2 '10	-30.8	42
↓ West Palm Beach, Fla.	305	28	-18.7	46.1	-17.6	Q1 '06	Q4 '09	-44.5	435
MIDWEST									
Akron	143	13	-2.5	5.2	-3.8	Q1 '06	Q2 '09	-9.4	15
Chicago	279	23	-4.6	29.2	-6.8	Q1 '07	Q3 '09	-15.0	9
Cincinnati	166	15	-4.0	7.4	-4.2	Q3 '06	Q2 '09	-10.2	9
Cleveland	145	14	-6.7	1.2	-4.3	Q4 '05	Q2 '09	-14.8	11
Columbus, Ohio	155	14	-4.2	6.7	-4.4	Q2 '06	Q2 '09	-11.3	17
Dayton	125	12	-1.8	7.7	-4.4	Q1 '06	Q2 '09	-9.0	10
Detroit	120	13	-11.5	-6.3	-8.6	Q4 '05	Q3 '09	-27.8	41
Farmington Hills, Mich.	175	13	-9.4	-7.5	-5.9	Q3 '05	Q2 '09	-24.7	N.A.
Gary, Ind.	125	12	3.8	25.6	1.1	-	-	-	12
↑ Grand Rapids	124	12	-3.0	8.3	1.9	-	-	-	37
Indianapolis	134	10	1.7	12.0	1.3	-	-	-	11
Kansas City	148	13	0.8	19.4	-0.6	Q2 '07	Q3 '09	-0.8	22
Lake County, Ill.	260	18	0.9	30.4	-0.8	Q1 '08	Q3 '09	-0.9	N.A.
Milwaukee	220	19	1.5	35.7	-1.8	Q4 '07	Q4 '09	-2.7	53
Minneapolis/St. Paul	235	17	-5.2	15.9	-5.6	Q2 '06	Q3 '09	-14.7	71
Omaha	136	12	1.4	17.7	0.6	-	-	-	71
St. Louis	134	12	2.6	31.7	-0.8	Q2 '08	Q3 '09	-0.8	23
Toledo	122	12	-4.8	1.9	-4.0	Q4 '05	Q2 '09	-11.9	12
Wichita	114	11	4.2	17.8	1.5	-	-	-	9
Youngstown, Ohio	87	10	-6.4	2.8	-3.0	Q3 '06	Q2 '09	-11.8	3
United States	\$206	20%	-8.0%	32.7%	-9.7%	Q2 '06	Q2 '09	-23.5%	65%

NOTES: The 10 biggest markets determined using 2000 census figures. Price data are for single-family homes only. Median mortgage payment, 289.09% 5-year rate, 3.0% down payment and 30-year term. One-year returns are for calendar year 2007, two-year from Q4 2005 to Q4 2007. One-year forecast for May 2008 to May 2009. Foreclosure rate includes properties in default and those owned by the bank and is as of January 2008.

IN 75 OF THE 100 TOP U.S. CITIES, prices are expected to fall in the next 12 months; according to Fiserv Lending Solutions, many markets won't hit bottom till late 2009 or even 2010. Pity the residents of Stockton, Calif., whose homes are likely to lose more than half of their 2006 value. But if you happen to live in Texas, congratulations: The tornado passed you by.

METRO AREA	MEDIAN HOME PRICE (THOUSANDS)	MEDIAN MORTGAGE PAYMENT (% OF INCOME)	CHANGE IN HOME PRICES			BEAR MARKET OUTLOOK			CHANGE IN FORECLOSURE RATE (PAST YEAR)
			ONE YEAR	FIVE YEARS		WHEN PRICES PEAKED	WHEN THEY'LL HIT BOTTOM	% DROP FROM PEAK	
WEST									
Albuquerque	\$174	18%	4.7%	50.7%	-10.5%	Q4 '07	Q4 '09	-12.8%	23%
Austin	186	15	8.0	28.9	-0.1	Q2 '08	Q2 '09	-0.1	-6
Bakersfield, Calif.	255	30	-21.8	73.0	-13.6	Q2 '06	Q2 '09	-41.5	391
Dallas	161	14	3.0	15.8	1.2	-	-	-	14
Denver	254	20	-4.5	4.5	-10.8	Q2 '06	Q3 '09	-18.4	23
↑ El Paso	134	21	6.9	51.9	1.8	-	-	-	32
Fort Worth/Arlington	134	13	2.9	17.4	1.4	-	-	-	16
Fresno	276	32	-16.0	62.1	-14.3	Q1 '06	Q4 '09	-36.8	285
Honolulu	625	48	4.5	95.3	-16.2	Q4 '07	Q1 '10	-24.0	129
Houston	150	15	4.8	25.1	1.2	-	-	-	11
↓ Las Vegas	277	26	-15.7	60.8	-18.3	Q1 '06	Q1 '10	-43.1	2
Los Angeles	528	53	-13.9	67.7	-16.8	Q4 '06	Q3 '09	-36.0	261
↑ McAllen, Texas	109	22	2.1	23.3	4.0	-	-	-	23
Oakland	595	41	-15.7	27.7	-11.7	Q1 '06	Q2 '09	-33.1	266
Oklahoma City	134	14	4.6	29.8	0.3	-	-	-	16
↓ Phoenix	237	23	-15.2	60.9	-18.3	Q2 '06	Q4 '09	-39.7	9
Portland, Ore.	306	27	2.2	62.3	-14.7	Q2 '07	Q2 '10	-20.7	100
↓ Riverside, Calif.	340	33	-26.3	49.9	-16.9	Q2 '06	Q2 '09	-48.2	299
Sacramento	330	28	-22.1	23.3	-8.9	Q4 '05	Q2 '09	-40.4	210
Salt Lake City	229	22	9.7	59.9	-9.8	Q4 '07	Q2 '10	-15.2	18
San Antonio	152	16	8.3	39.6	0.8	-	-	-	22
San Diego	522	43	-14.7	31.3	-9.7	Q1 '06	Q2 '09	-32.2	175
San Francisco	840	55	-1.8	40.7	-10.1	Q3 '07	Q2 '09	-17.2	175
San Jose	750	45	-4.1	38.7	-12.5	Q4 '06	Q3 '09	-20.4	347
Santa Ana, Calif.	669	48	-13.9	52.4	-15.2	Q1 '06	Q3 '09	-35.1	290
Seattle	430	32	2.3	61.9	-9.0	Q3 '07	Q2 '09	-10.8	58
↓ Stockton, Calif.	341	32	-31.9	17.8	-16.8	Q1 '06	Q2 '09	-52.5	379
Tacoma	283	26	-0.8	64.3	-13.2	Q1 '07	Q4 '09	-18.7	68
↓ Tucson	217	24	-7.6	54.5	-16.9	Q1 '06	Q1 '10	-32.4	14
Tulsa	128 ¹	14	5.0	18.3	1.4	-	-	-	5
Ventura County, Calif.	577	41	-15.7	42.7	-13.1	Q2 '06	Q2 '09	-36.5	240
NORTHEAST									
Albany, N.Y.	200	17	4.3	64.1	0.9	-	-	-	10
Allentown, Pa.	247	21	2.2	58.9	-3.3	Q2 '07	Q3 '09	-4.4	52
Boston	363	27	-2.7	13.4	-10.5	Q3 '05	Q4 '09	-20.5	57
↑ Buffalo/Niagara Falls	105	10	1.6	24.5	2.4	-	-	-	14
Cambridge, Mass.	417	27	-1.9	10.7	-8.5	Q2 '05	Q2 '09	-15.8	57
Camden, N.J.	220	16	-2.2	50.9	-14.9	Q3 '06	Q1 '10	-24.3	11
Edison, N.J.	358	24	-6.2	36.0	-15.8	Q2 '06	Q1 '10	-30.1	0
Hartford, Conn.	249	18	-0.1	29.1	-12.6	Q1 '07	Q2 '09	-20.7	51
Nassau/Suffolk, N.Y.	465	28	-5.9	40.2	-14.4	Q2 '06	Q2 '10	-26.8	N.A.
New Haven	260	20	-1.4	36.3	-14.2	Q3 '06	Q4 '09	-22.7	83
New York City	471	45	-7.1	43.5	-13.2	Q2 '06	Q4 '09	-24.2	3
Newark	419	29	-6.2	38.1	-15.4	Q3 '06	Q1 '10	-28.4	-5
Peabody, Mass.	365	27	-3.8	10.4	-8.8	Q3 '05	Q2 '09	-17.5	9 ²
Philadelphia	200	16	1.3	50.0	-11.1	Q3 '07	Q4 '09	-14.8	29
Pittsburgh	144	14	2.0	18.1	-1.3	Q1 '08	Q1 '09	-1.5	1
Poughkeepsie, N.Y.	260 ³	19	-1.8	50.8	-6.3	Q4 '06	Q4 '09	-12.3	35 ²
Providence	275	23	-3.3	32.0	-11.6	Q4 '05	Q4 '09	-20.8	107
↑ Rochester, N.Y.	121	11	3.4	20.1	2.7	-	-	-	5
↑ Scranton	128	14	7.2	41.1	2.2	-	-	-	8
Springfield, Mass.	195	18	-2.7	33.6	-9.5	Q1 '07	Q3 '09	-14.6	241
Stamford, Conn.	562	34	0.1	32.8	-13.9	Q4 '05	Q4 '09	-21.4	66
↑ Syracuse	126	12	0.8	29.5	2.6	-	-	-	27
Wilmington, Del.	259	20	-0.6	50.9	-10.3	Q1 '07	Q4 '09	-13.2	145
Worcester, Mass.	257	20	-4.9	13.5	-9.2	Q4 '05	Q2 '09	-20.8	102
United States									
	\$306	20%	-8.9%	32.7%	-9.7%	Q2 '06	Q2 '09	-21.3%	65%

United States

Figures for real estate in Stockton, Calif., refer to 36 of Outchess County, 50 weeks from Lending Solutions' first national survey. Median home price is for Q4 '07. Mortgage rate is for Q4 '07. Source: Fiserv Lending Solutions' first national survey. © 2008 Fiserv Lending Solutions. All rights reserved.