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TOP 10 OUTPERFORMING MARKETS
METRO AREAS NAR EXPECTS HOME PRICE APPRECIATION TO OUTPACE IN THE NEXT 3 TO 5 YEARS

NAR identified the top metro areas taking into account a myriad of variables, including domestic migration into the area, housing affordability for new residents, consistent job growth outperforming the national average, age structure of the population, attractiveness for retirees, and the area’s home price appreciation.

LINK TO THE DATA REPORTS FOR ALL METRO AREAS:
**Recent Movers**

Number of recent movers: 121,584

- 16% of the total population

**Gender:**

- 49% male
- 51% female

**Median age:** 29

- 21% 17 and below
- 17% 18-24
- 25% 25-34
- 15% 35-44
- 9% 45-54
- 8% 55-64
- 5% 65+

**Household Type:**

- Married couple: 37%
- Female, no spouse present: 13%
- Male, no spouse present: 5%
- Female, nonfamily (living/not living alone): 23%
- Male, nonfamily (living/not living alone): 23%

**Median Income:** $55,900

- Under $50K: 43%
- $50K-$100K: 34%
- $100K-$150K: 9%
- $150K-$200K: 8%
- $200K-$250K: 6%
- $250K+: 4%

**Median Value of homes that recent movers bought:** $281,400

- Less than $200K: 33%
- $200K-$400K: 39%
- $400K-$750K: 20%
- $750K+: 8%

**Origin of Recent Movers**

- 2,220 people from Columbia, SC
- 1,789 people from Greenville-Anderson-Mauldin, SC
- 1,667 people from New York-Newark-Jersey City, NY-NJ-PA
- 1,364 people from Charlotte-Concord-Gastonia, NC-SC
- 1,080 people from Atlanta-Sandy Springs-Roswell, GA
- 960 people from Hilton Head Island-Bluffton-Beaufort, SC
- 923 people from Washington-Arlington-Alexandria, DC-VA-MD-WV
- 800 people from Florence, SC
- 682 people from Myrtle Beach-Conway-North Myrtle Beach, SC-NC
- 587 people from Baltimore-Columbia-Towson, MD

**Metro Area Statistics**

- Population (1 yr and over): 787,643
- Movers from a different county, same state: 27,681
- Movers within the same county: 55,988

**Metro Area Migration**

**At a Glance**

**Number of recent movers:** 121,584

- 36% of the recent movers are homeowners
- 64% of the recent movers are renters

**Tenure:**

Homeowners typically live for 9 years in their homes in CHARLESTON-NORTH CHARLESTON, SC.

**Affordability:**

45% of the recent movers who are renters can afford to buy the typical home in CHARLESTON-NORTH CHARLESTON, SC (assuming 20% down payment)

Source: NAR Calculations of the 1-yr PUMS ACS data, ACS (2013-2017) migration flows

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Recent Movers

Number of recent movers: 366,084

Gender:
- 49% Male
- 51% Female

Median age: 29

Household Type:
- Married couple: 34%
- Female, no spouse present: 18%
- Male, no spouse present: 6%
- Female, nonfamily (living/not living alone): 22%
- Male, nonfamily (living/not living alone): 23%

Median Income: $58,000

- Under $50K: 43%
- $50K-$100K: 34%
- $100K-$150K: 13%
- $150K-$200K: 9%
- $200K-$250K: 1%
- $250K+

Housing

Tenure:
- 30% of the recent movers are homeowners
- 70% of the recent movers are renters

Affordability:
- 56% of the recent movers who are renters can afford to buy the typical home in CHARLOTTE-CONCORD-GASTONIA, NC-SC (assuming 20% down payment)

Median Value of homes that recent movers bought:
- less than $200K: 32%
- $200K-$400K: 43%
- $400K-$750K: 19%
- $750K+: 6%

Origin of Recent Movers

- 3,832 people from Atlanta-Sandy Springs-Roswell, GA
- 3,656 people from Winston-Salem, NC
- 3,566 people from Greensboro-High Point, NC
- 3,545 people from Raleigh, NC
- 3,320 people from Hickory-Lenoir-Morganton, NC
- 1,869 people from Miami-Fort Lauderdale-West Palm Beach, FL
- 1,725 people from Philadelphia-Camden-Wilmington, PA-NJ-DE-MD
- 7,616 people from New York-Newark-Jersey City, NY-NJ-PA
- 2,438 people from Washington-Arlington-Alexandria, DC-VA-MD-WV
- 1,869 people from Philadelphia-Camden-Wilmington, PA-NJ-DE-MD

Sources: NAR Calculations of the 1-yr PUMS ACS data, ACS (2013-2017) migration flows

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Recent Movers

Number of recent movers: 155,653

Gender:
54% male
46% female

Median age: 27

Household Type:
- Married couple: 42%
- Female, no spouse present: 10%
- Male, no spouse present: 4%
- Female, nonfamily (living with living alone): 19%

Median Income: $51,600
- Under $50K: 48%
- $50K-$100K: 34%
- $100K-$150K: 11%
- $150K-$200K: 3%
- $200K-$250K: 2%
- $250K+

Housing

Tenure:
- Homeowners typically live for 8 years in their homes in COLORADO SPRINGS, CO.
- 32% of the recent movers are homeowners
- 68% of the recent movers are renters

Affordability:
- 35% of the recent movers who are renters can afford to buy the typical home in COLORADO SPRINGS, CO (assuming 20% down payment)

Median Value of homes that recent movers bought:
- $286,100
- Less than $200K: 11%
- $200K-$400K: 72%
- $400K-$750K: 16%
- $750K+: 2%

Origin of Recent Movers

- 10,495 people from Denver-Aurora-Lakewood, CO
- 1,343 people from Seattle-Tacoma-Bellevue, WA
- 1,307 people from Washington-Arlington-Alexandria, DC-VA-MD-WV
- 1,199 people from Pueblo, CO
- 1,183 people from Killeen-Temple, TX
- 1,061 people from Urban Honolulu, HI
- 991 people from Fayetteville, NC
- 988 people from Dallas-Fort Worth-Arlington, TX
- 975 people from New York-Newark-Jersey City, NY-NJ-PA

Sources: NAR Calculations of the 1-yr PUMS ACS data, ACS (2013-2017) migration flows

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Recent Movers

Number of recent movers: 323,936

Gender:
- 49% male
- 51% female

Median age: 28

Household Type:
- Marital status: 26% married couple
- Female, no spouse present: 14%
- Male, no spouse present: 6%
- Female, nonfamily (living alone): 27%
- Female, nonfamily (living with another): 27%

Median Income: $49,700
- Under $50K: 50%
- $50K-$100K: 33%
- $100K-$150K: 11%
- $150K-$200K: 2%
- $200K-$250K: 1%

Housing

Tenure:
- Homeowners typically live for 12 years in their homes in COLUMBUS, OH.
- 26% of the recent movers are homeowners
- 74% of the recent movers are renters

Affordability:
- 53% of the recent movers who are renters can afford to buy the typical home in COLUMBUS, OH (assuming 20% down payment)

Median Value of homes that recent movers bought: $213,400
- Less than $200K: 45%
- $200K-$400K: 40%
- $400K-$750K: 13%
- $750K+: 1%

Origin of Recent Movers

- 6,401 people from Cleveland-Elyria, OH
- 5,957 people from Cincinnati, OH-KY-IN
- 3,690 people from Dayton, OH
- 2,777 people from Toledo, OH
- 2,202 people from New York-Newark-Jersey City, NY-NJ-PA
- 2,148 people from Akron, OH
- 1,931 people from Chicago-Naperville-Elgin, IL-IN-WI
- 1,926 people from Washington-Arlington-Alexandria, DC-VA-MD-WV
- 1,299 people from Mansfield, OH
- 1,273 people from Youngstown-Warren-Boardman, OH-PA

Sources: NAR Calculations of the 1-yr PUMS ACS data, ACS (2013-2017) migration flows
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Metro Area Statistics
Population (1 yr and over): 7,540,371
Movers from a different state: 169,104
Movers from a different county, same state: 284,984
Movers within the same county: 640,163

Recent Movers
Number of recent movers: 1,094,251

Gender:
- 48% Male
- 52% Female

Median age: 29
- 24% 17 and below
- 15% 18-24
- 25% 25-34
- 15% 35-44
- 10% 45-54
- 6% 55-64
- 6% 65+

Household Type:
- Married couple: 35%
- Female, no spouse present: 15%
- Male, no spouse present: 5%
- Female, nonfamily (living alone): 23%
- Male, nonfamily (living alone): 21%

Median Income: $57,900
- Under $30K: 43%
- $30K-$40K: 32%
- $40K-$50K: 14%
- $50K-$60K: 5%
- $60K-$70K: 2%
- $70K-$80K: 1%
- $80K-$90K: 1%
- $90K-$100K: 1%
- $100K-$150K: 7%
- $150K-$200K: 4%
- $200K-$250K: 2%
- $250K-$300K: 1%
- $300K-$500K: 1%
- $500K+: 2%

Median Value of homes that recent movers bought: $289,700
- Less than $200K: 24%
- $200K-$300K: 48%
- $300K-$400K: 22%
- $400K-$500K: 5%
- $500K-$750K: 4%
- $750K+: 2%

Housing
- 25% of the recent movers are homeowners
- 75% of the recent movers are renters

Tenure:
Homeowners typically live for 10 years in their homes in DALLAS-FORT WORTH-ARLINGTON, TX.

Affordability:
51% of the recent movers who are renters can afford to buy the typical home in DALLAS-FORT WORTH-ARLINGTON, TX (assuming 20% down payment)

Origin of Recent Movers
- 15,332 people from Houston-The Woodlands-Sugar Land, TX
- 9,495 people from Los Angeles-Long Beach-Anaheim, CA
- 8,967 people from Austin-Round Rock, TX
- 8,132 people from San Antonio-New Braunfels, TX
- 6,568 people from New York-Newark-Jersey City, NY-NJ-PA
- 5,316 people from Chicago-Naperville-Elgin, IL-IN-WI
- 4,993 people from Atlanta-Sandy Springs-Roswell, GA
- 3,639 people from Oklahoma City, OK
- 3,246 people from Washington-Arlington-Alexandria, DC-VA-MD-WV
- 3,196 people from Killeen-Temple, TX

Sources: NAR Calculations of the 1-yr PUMS ACS data, ACS (2013-2017) migration flows
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Recent Movers

Number of recent movers: 84,419

Gender:
- Female: 39%
- Male: 61%

Median age: 28

Household Type:
- Married couple: 27%
- Female, no spouse present: 12%
- Male, no spouse present: 4%
- Female, nonfamily (living alone): 34%
- Others: 24%

Median Income: $48,800
- Under $50K: 51%
- $50K-$100K: 32%
- $100K-$150K: 6%
- $150K-$200K: 3%
- $200K-$250K: 2%
- $250K+: 4%

MIGRATION
IN DURHAM-CHAPEL HILL, NC
AT A GLANCE

Metro Area Statistics
Population (1 yr and over): 575,412
Movers from a different state: 21,453
Movers from a different county, same state: 27,877
Movers within the same county: 35,089

Housing

Tenure:
- Homeowners: 28% of the recent movers
- Renters: 72% of the recent movers

Affordability:
- 36% of the recent movers who are renters can afford to buy the typical home in DURHAM-CHAPEL HILL, NC (assuming 20% down payment)

Median Value of homes that recent movers bought:
- $274,300

Origin of Recent Movers

Sources: NAR Calculations of the 1-yr PUMS ACS data, ACS (2013-2017) migration flows
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MIGRATION
IN FORT COLLINS, CO
AT A GLANCE

Metro Area Statistics
Population (1 yr and over): 350,518
Movers from a different state: 14,091
Movers from a different county, same state: 15,941
Movers within the same county: 28,269

Recent Movers
Number of recent movers: 58,301

Gender:
52% male
48% female

Median age: 28

Household Type:
- Married couple: 29%
- Female, no spouse present: 4%
- Male, no spouse present: 2%
- Female, nonfamily (living as living alone): 33%
- Male, nonfamily (living as living alone): 33%

Median Income: $50,000
- Under $50K: 48%
- $50K-$100K: 34%
- $100K-$150K: 10%
- $150K-$200K: 3%
- $200K-$250K: 1%
- $250K+: 1%

Housing
- 26% of the recent movers are homeowners
- 74% of the recent movers are renters

Tenure:
Homeowners typically live for 8 years in their homes in FORT COLLINS, CO.

Affordability:
15% of the recent movers who are renters can afford to buy the typical home in FORT COLLINS, CO (assuming 20% down payment)

Median Value of homes that recent movers bought:
- $404,700

Source:
NAR Calculations of the 1-yr PUMS ACS data, ACS (2013-2017) migration flows
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Metro Area Statistics
Population (1 yr and over): 2,231,647
Movers from a different state: 92,351
Movers from a different county, same state: 6,103
Movers within the same county: 264,262

Recent Movers
Number of recent movers: 362,716
16% of the total population

Gender:
50% male, 50% female

Median age: 32

Household Type:
30% married couple
15% female, no spouse present
8% male, no spouse present
21% female, nonfamily (living alone)
26% other

Median Income: $46,500
under $50K: 52%
$50K-$100K: 29%
$100K-$150K: 9%
$150K-$200K: 9%
$200K-$250K: 11%
$250K+: 4%

Median Value of homes that recent movers bought: $291,600
less than $200K: 20%
$200K-$400K: 57%
$400K-$750K: 19%
$750K+: 4%

Origin of Recent Movers
16,469 people from Los Angeles-Long Beach-Anaheim, CA
4,829 people from Riverside-San Bernardino-Ontario, CA
2,837 people from San Diego-Carlsbad, CA
2,631 people from Chicago-Naperville-Elgin, IL-IN-WI
2,594 people from Urban Honolulu, HI
2,451 people from New York-Newark-Jersey City, NY-NJ-PA
2,226 people from San Francisco-Oakland-Hayward, CA
2,184 people from Phoenix-Mesa-Scottsdale, AZ
1,965 people from Denver-Aurora-Lakewood, CO
1,879 people from Reno, NV

Tenure:
29% of the recent movers are homeowners
71% of the recent movers are renters

Affordability:
34% of the recent movers who are renters can afford to buy the typical home in LAS VEGAS-HENDERSON-PARADISE, NV (assuming 20% down payment)

Median Age: 32
Source: NAR Calculations of the 1-yr PUMS ACS data, ACS (2013-2017) migration flows
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Recent Movers

Number of recent movers: 86,310

Gender:

- Male: 57%
- Female: 43%

Median age: 26

Household Type:  
- Married couple: 45%
- Female, no spouse present: 10%
- Male, no spouse present: 7%
- Female, nonfamily (living alone): 17%
- Other: 21%

Origin of Recent Movers

- 8,183 people from Salt Lake City, UT
- 2,103 people from Logan, UT-ID
- 1,393 people from Provo-Orem, UT
- 1,073 people from Los Angeles-Long Beach-Anaheim, CA
- 757 people from Seattle-Tacoma-Bellevue, WA
- 717 people from St. George, UT
- 628 people from Riverside-San Bernardino-Ontario, CA
- 573 people from Phoenix-Mesa-Scottsdale, AZ
- 376 people from Houston-The Woodlands-Sugar Land, TX
- 369 people from Portland-Vancouver-Hillsboro, OR-WA

Sources: NAR Calculations of the 1-yr PUMS ACS data, ACS (2013-2017) migration flows

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Migration in Raleigh, NC at a glance

Metro Area Statistics
Population (1 yr and over): 1,362,540
Movers from a different state: 37,978
Movers from a different county, same state: 57,776
Movers within the same county: 125,095

Recent Movers
Number of recent movers: 220,849

Gender:
- Male: 48%
- Female: 52%

Median age: 29

Household Type:
- Married couple: 36%
- Female, no spouse present: 14%
- Male, no spouse present: 3%
- Female, nonfamily (living alone or with unrelated individuals): 24%

Median Income: $64,300
- Under $50K: 39%
- $50K-$100K: 33%
- $100K-$150K: 16%
- $150K-$200K: 5%
- $200K-$250K: 4%
- $250K+: 3%

Housing

Tenure:
- Homeowners: 27% of the recent movers
- Renters: 73% of the recent movers

Affordability:
- 50% of the recent movers who are renters can afford to buy the typical home in Raleigh, NC (assuming 20% down payment)

Median Value of homes that recent movers bought: $283,300
- Less than $200K: 24%
- $200K-$400K: 48%
- $400K-$750K: 24%
- $750K+: 5%

Origin of Recent Movers

- 7,429 people from Durham-Chapel Hill, NC
- 3,953 people from New York-Newark-Jersey City, NY-NJ-PA
- 3,729 people from Charlotte-Concord-Gastonia, NC-SC
- 2,470 people from Washington-Arlington-Alexandria, DC-VA-MD-WV
- 2,100 people from Greensboro-High Point, NC
- 2,016 people from Greenville, NC
- 1,542 people from Wilmington, NC
- 1,421 people from Atlanta-Sandy Springs-Roswell, GA
- 1,314 people from Fayetteville, NC
- 1,192 people from Miami-Fort Lauderdale-West Palm Beach, FL

Sources: NAR Calculations of the 1-yr PUMS ACS data, ACS (2013-2017) migration flows
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Recent Movers

Number of recent movers: 501,415

Gender:
- 48% Male
- 52% Female

Median age: 32

Median Income: $50,000

Household Type:
- Married couple: 32%
- Female, no spouse present: 16%
- Male, no spouse present: 4%
- Female, nonfamily (living alone or with nonrelatives): 22%

Median Income:
- Under $50K: 49%
- $50K-$100K: 31%
- $100K-$150K: 12%
- $150K-$200K: 4%
- $200K-$250K: 2%

Origin of Recent Movers

- 9,440 people from New York-Newark-Jersey City, NY-NJ-PA
- 8,281 people from Miami-Fort Lauderdale-West Palm Beach, FL
- 5,612 people from Orlando-Kissimmee-Sanford, FL
- 4,953 people from Lakeland-Winter Haven, FL
- 3,320 people from North Port-Sarasota-Bradenton, FL
- 3,131 people from Chicago-Naperville-Elgin, IL-IN-WI
- 2,535 people from Philadelphia-Camden-Wilmington, PA-NJ-DE-MD
- 2,441 people from San Juan-Carolina-Caguas, PR
- 2,417 people from Washington-Arlington-Alexandria, DC-VA-MD-WV
- 2,300 people from Jacksonville, FL

Housing

Tenure:
- Homeowners typically live for 10 years in their homes in TAMPA-ST. PETERSBURG-CLEARWATER, FL.

Affordability:
- 49% of the recent movers who are renters can afford to buy the typical home in TAMPA-ST. PETERSBURG-CLEARWATER, FL (assuming 20% down payment)

Median Value of homes that recent movers bought: $220,800

- 43% less than $200K
- 42% $200K-$400K
- 12% $400K-$750K
- 3% $750K+

Sources: NAR Calculations of the 1-yr PUMS ACS data, ACS (2013-2017) migration flows

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Methodology

The National Association of REALTORS® identified the top metro areas based on a myriad of factors, including domestic migration, housing affordability for new residents, consistent job growth relative to the national average, population age structure, attractiveness for retirees and home price appreciation, among other variables.

Data for this study comes primarily from the American Community Survey (ACS) 2018. Using the Public Use Microdata Sample (PUMS) 1-year estimates, the National Association of REALTORS® estimated the characteristics of the people who moved into these metro areas.

The current study defines recent movers as people who moved into the metro area from the same county, different county but same state, different state. To define the origin of the recent movers, the study used the Metro Area-to-Metro Area Migration Flows: 2013-2017 ACS data provided by the U.S. Census.

For this report, the National Association of REALTORS® calculated how many of the renters who moved recently can afford to buy the typical home in each of these metro areas. To calculate the share of these renters, the following assumptions were made:

- 30-year fixed rate mortgage
- 20 percent down payment
- monthly principal and interest payment limited to 25 percent of income
- 4.72 percent mortgage rate for all metropolitan areas
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