

Top Ten Outperforming Metro Markets Report for the Next 3-5 Years

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National Association of REALTORS® Research Group



NAR Research Staff:

Lawrence Yun, Ph.D.

Chief Economist and Senior Vice President

Jessica Lautz, Dr.RealEst.

Vice President, Demographics and Behavioral Insights

Gay Cororaton

Senior Economist, Director of Housing and Commercial Research

Nadia Evangelou

Senior Economist, Director of Forecasting

Meredith Dunn

Research Manager

Amanda Riggs

Data Scientist

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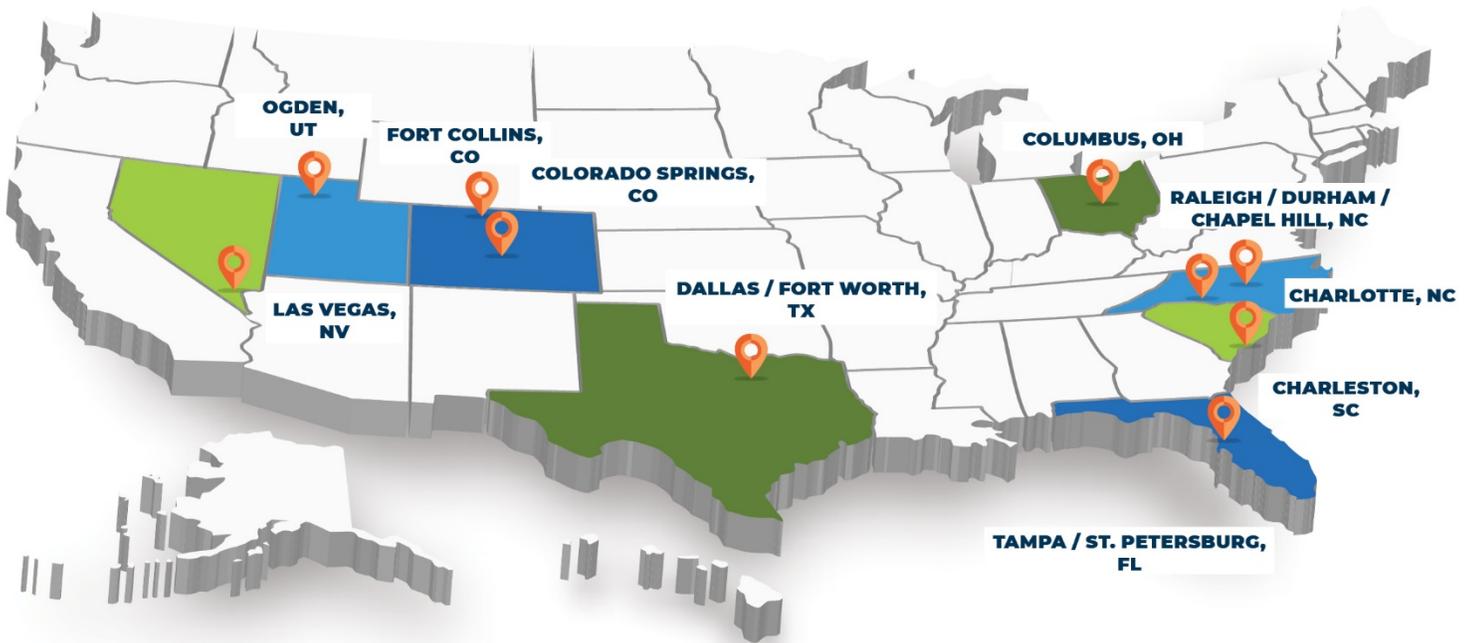
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REAL ESTATE FORECAST SUMMIT

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:

[https://public.tableau.com/views/Top10HomePriceAppreciation/
Dashboard23?:display_count=y&publish=yes&:origin=viz_share_link](https://public.tableau.com/views/Top10HomePriceAppreciation/Dashboard23?:display_count=y&publish=yes&:origin=viz_share_link)

MIGRATION

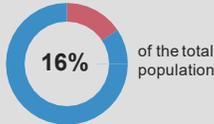
IN CHARLESTON-NORTH CHARLESTON, SC AT A GLANCE

Metro Area Statistics

Population (1 yr and over): **787,643**
 Movers from a different state: **37,915**
 Movers from a different county, same state: **27,681**
 Movers within the same county: **55,988**

Recent Movers

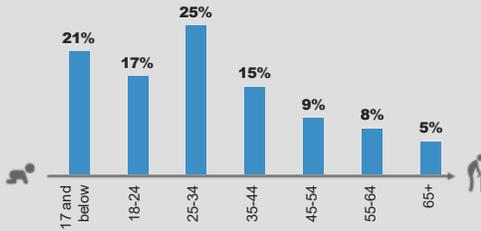
Number of recent movers: **121,584**



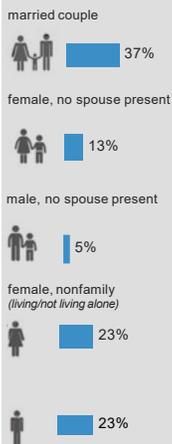
Gender:



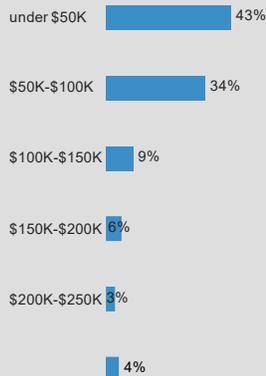
Median age: **29**



Household Type:



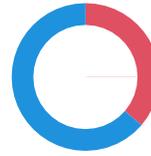
Median Income: **\$55,900**



Housing

Tenure:

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



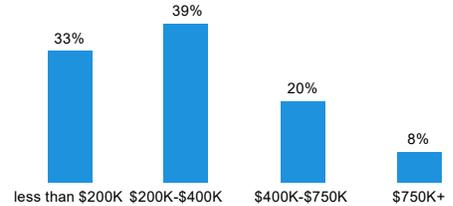
36% of the recent movers are homeowners

64% of the recent movers are renters

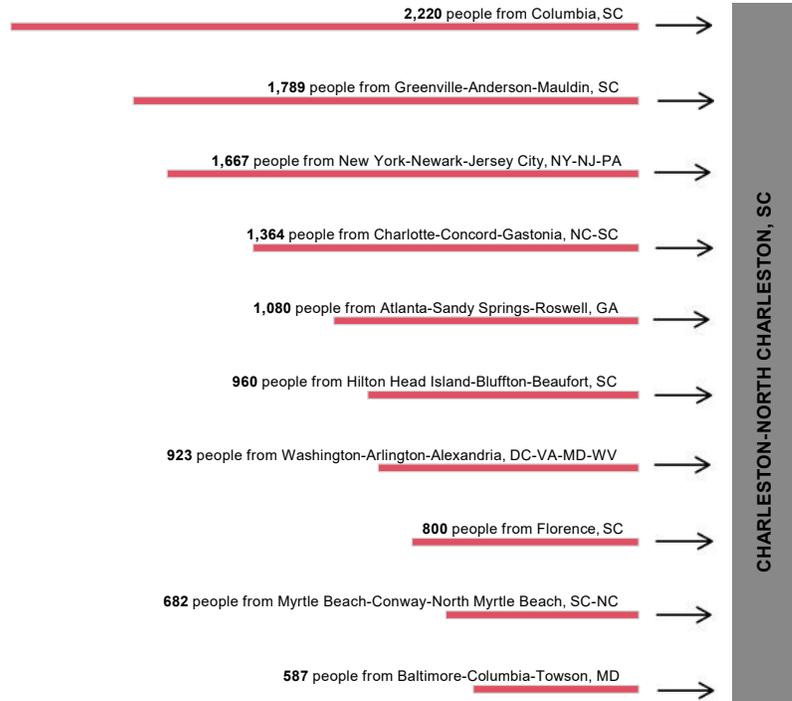
Affordability:

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

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



Origin of Recent Movers



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

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MIGRATION

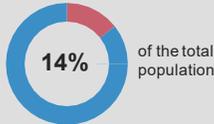
IN CHARLOTTE-CONCORD-GASTONIA, NC-SC AT A GLANCE

Metro Area Statistics

Population (1 yr and over): **2,569,213**
 Movers from a different state: **90,250**
 Movers from a different county, same state: **80,457**
 Movers within the same county: **195,377**

Recent Movers

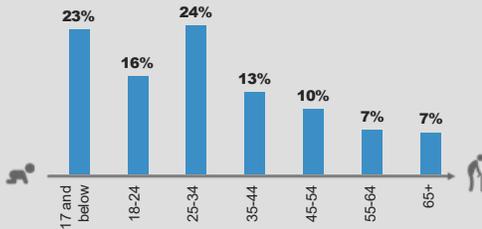
Number of recent movers: **366,084**



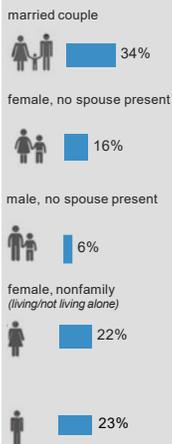
Gender:



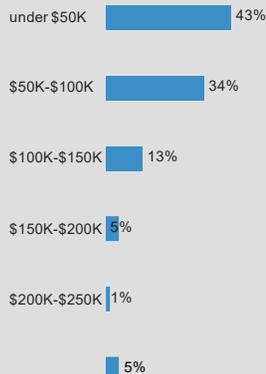
Median age: **29**



Household Type:



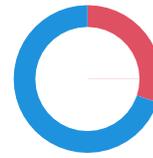
Median Income: **\$58,000**



Housing

Tenure:

Homeowners typically live for **11** years in their homes in CHARLOTTE-CONCORD-GASTONIA, NC-SC.



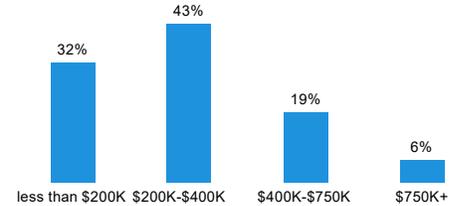
30% of the recent movers are homeowners

70% of the recent movers are renters

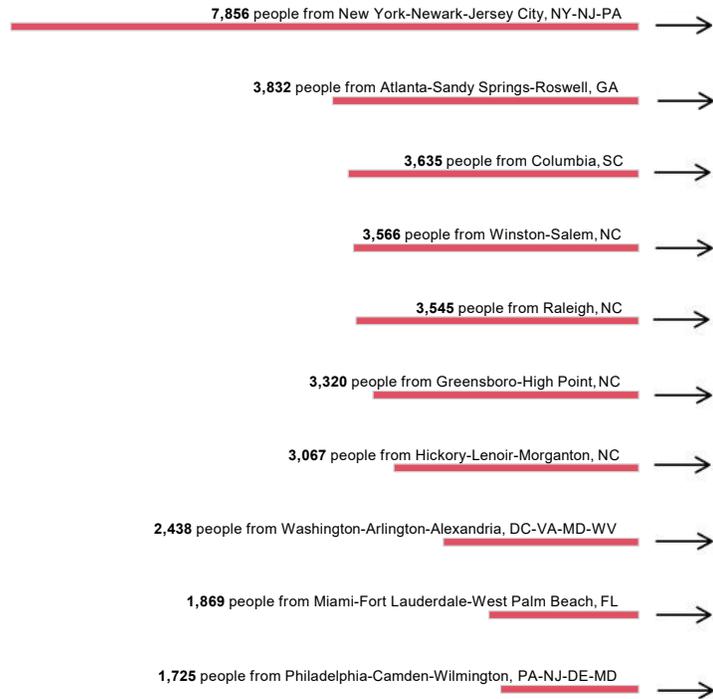
Affordability:

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: **\$265,800**



Origin of Recent Movers



CHARLOTTE-CONCORD-GASTONIA, NC-SC

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

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MIGRATION

IN COLORADO SPRINGS, CO AT A GLANCE

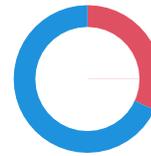
Metro Area Statistics

Population (1 yr and over): **738,939**
 Movers from a different state: **54,364**
 Movers from a different county, same state: **20,137**
 Movers within the same county: **81,152**

Housing.....

Tenure:

Homeowners typically live for **8** years in their homes in COLORADO SPRINGS, CO.

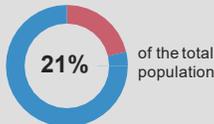


32% of the recent movers are homeowners

68% of the recent movers are renters

Recent Movers.....

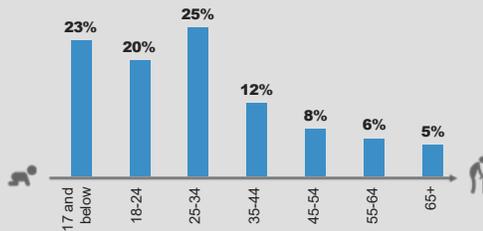
Number of recent movers: **155,653**



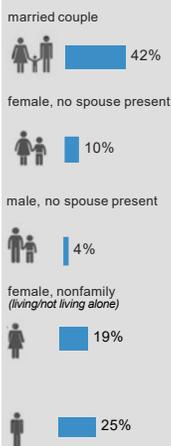
Gender:



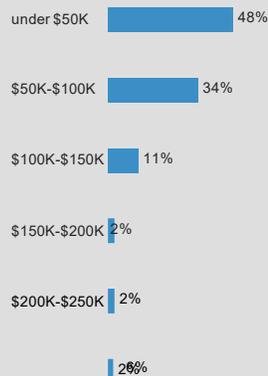
Median age: **27**



Household Type:



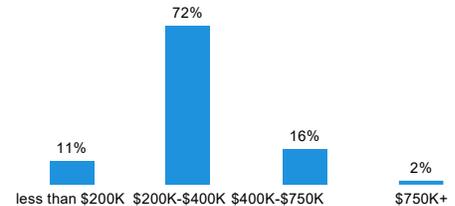
Median Income: **\$51,600**



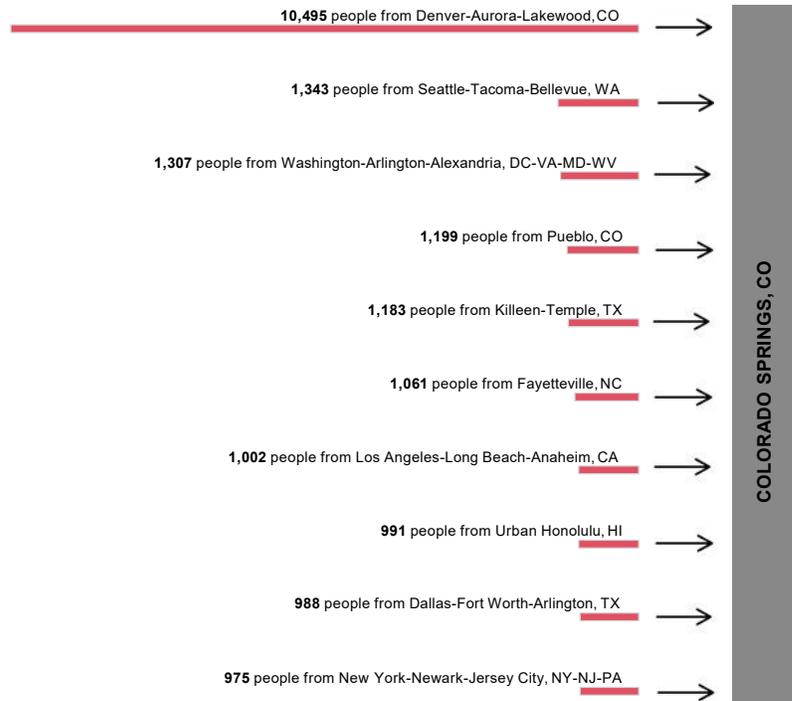
Affordability:

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**



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 COLUMBUS, OH AT A GLANCE

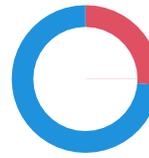
Metro Area Statistics

Population (1 yr and over): **2,106,541**
 Movers from a different state: **40,166**
 Movers from a different county, same state: **77,482**
 Movers within the same county: **206,288**

Housing.....

Tenure:

Homeowners typically live for **12** years in their homes in COLUMBUS, OH.

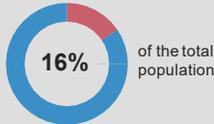


26% of the recent movers are homeowners

74% of the recent movers are renters

Recent Movers.....

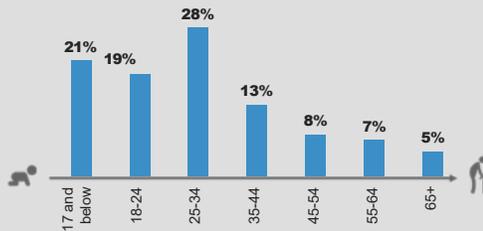
Number of recent movers: **323,936**



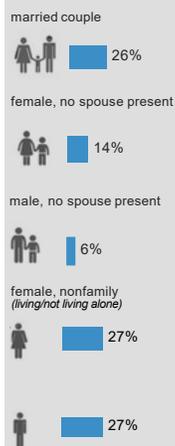
Gender:



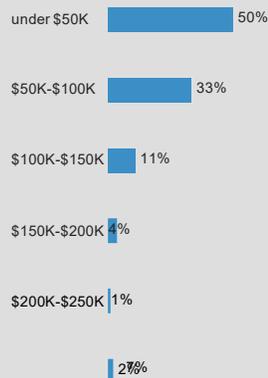
Median age: **28**



Household Type:



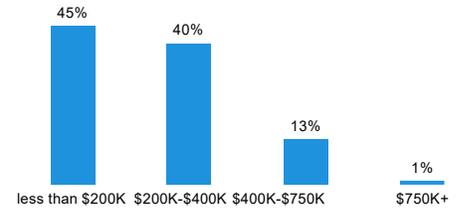
Median Income: **\$49,700**



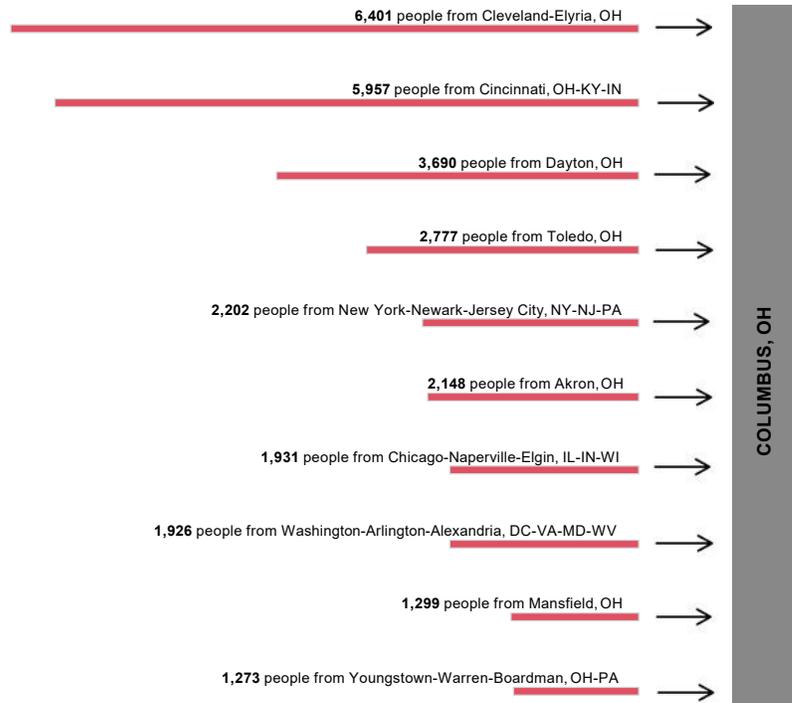
Affordability:

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**



Origin of Recent Movers.....



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

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MIGRATION

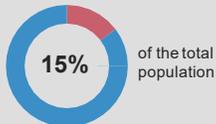
IN DALLAS-FORT WORTH-ARLINGTON, TX AT A GLANCE

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

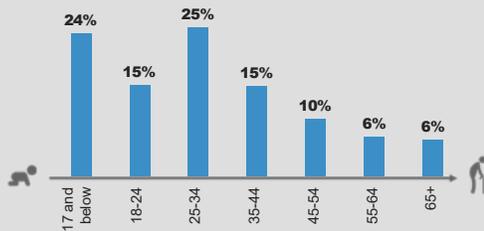
Number of recent movers: 1,094,251



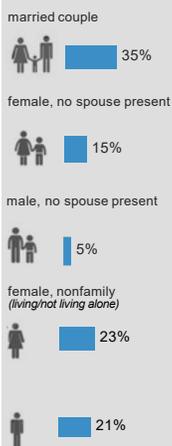
Gender:



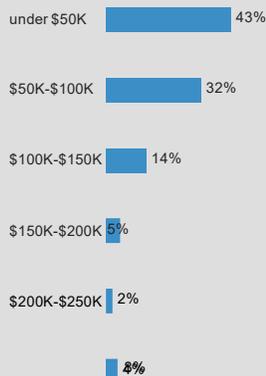
Median age: 29



Household Type:



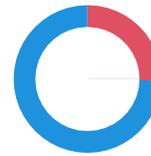
Median Income: \$57,900



Housing

Tenure:

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



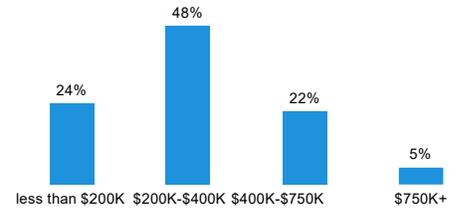
25% of the recent movers are homeowners

75% of the recent movers are renters

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)

Median Value of homes that recent movers bought: \$289,700



Origin of Recent Movers



DALLAS-FORT WORTH-ARLINGTON, TX

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

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MIGRATION

IN DURHAM-CHAPEL HILL, NC AT A GLANCE

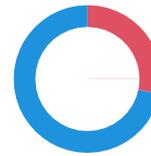
Metro Area Statistics

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 typically live for **11** years in their homes in DURHAM-CHAPEL HILL, NC.

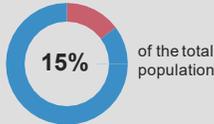


28% of the recent movers are homeowners

72% of the recent movers are renters

Recent Movers.....

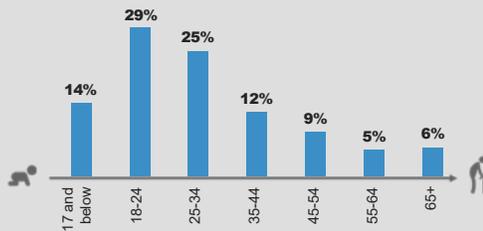
Number of recent movers: **84,419**



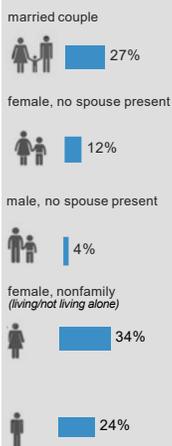
Gender:



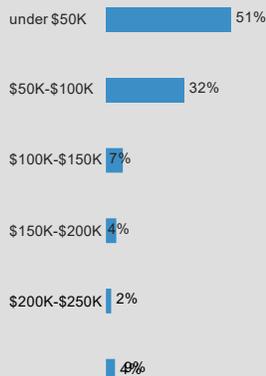
Median age: **28**



Household Type:



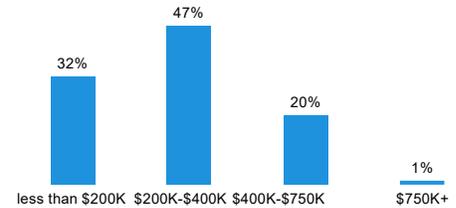
Median Income: **\$48,800**



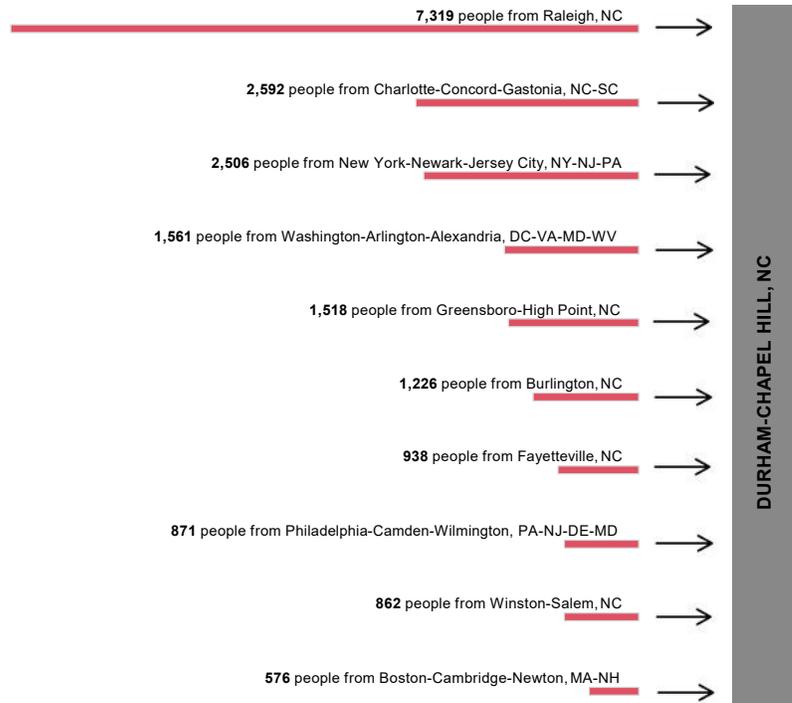
Affordability:

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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DURHAM-CHAPEL HILL, NC

MIGRATION IN FORT COLLINS, CO AT A GLANCE

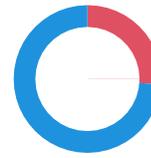
Metro Area Statistics

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**

Housing.....

Tenure:

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

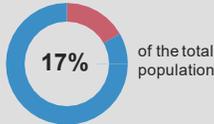


26% of the recent movers are homeowners

74% of the recent movers are renters

Recent Movers.....

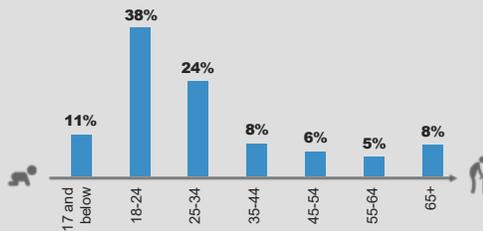
Number of recent movers: **58,301**



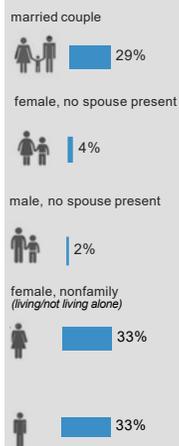
Gender:



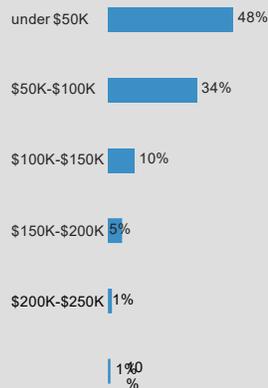
Median age: **28**



Household Type:



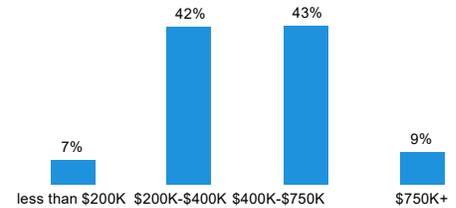
Median Income: **\$50,000**



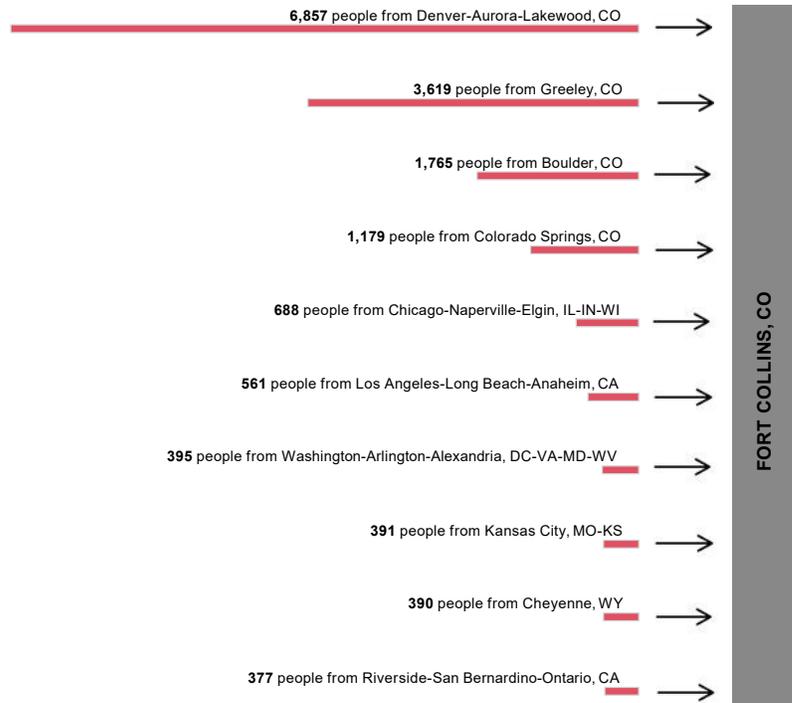
Affordability:

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**



Origin of Recent Movers.....



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

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MIGRATION

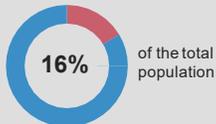
IN LAS VEGAS-HENDERSON-PARADISE, NV AT A GLANCE

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.....

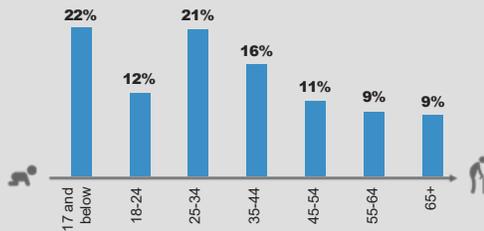
Number of recent movers: **362,716**



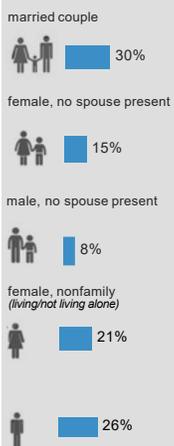
Gender:



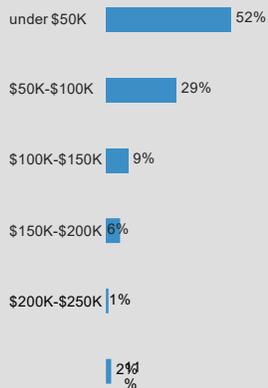
Median age: **32**



Household Type:



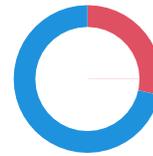
Median Income: **\$46,500**



Housing.....

Tenure:

Homeowners typically live for **7** years in their homes in LAS VEGAS-HENDERSON-PARADISE, NV.



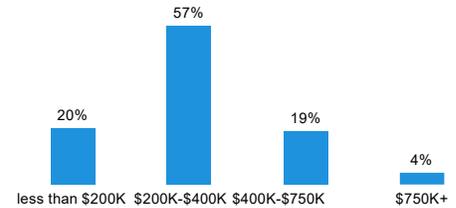
29% of the recent movers are homeowners

71% of the recent movers are renters

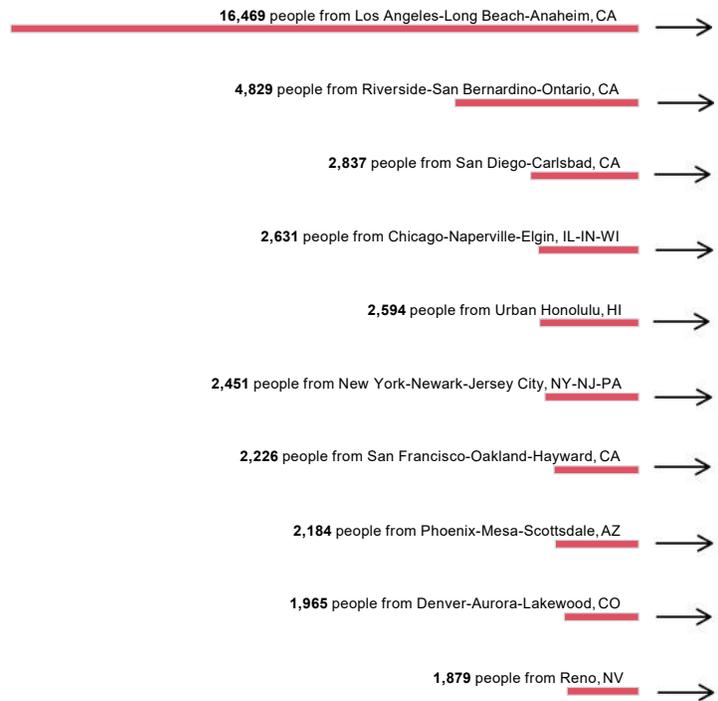
Affordability:

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 Value of homes that recent movers bought: **\$291,600**



Origin of Recent Movers.....



LAS VEGAS-HENDERSON-PARADISE, NV

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

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MIGRATION

IN OGDEN-CLEARFIELD, UT AT A GLANCE

Metro Area Statistics

Population (1 yr and over): **676,948**

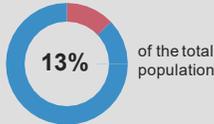
Movers from a different state: **15,777**

Movers from a different county, same state: **29,695**

Movers within the same county: **40,838**

Recent Movers.....

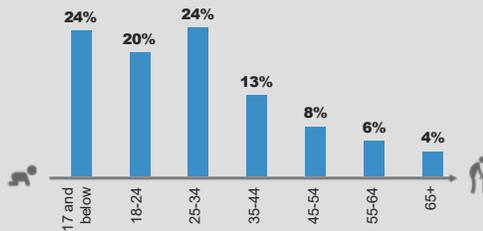
Number of recent movers: **86,310**



Gender:



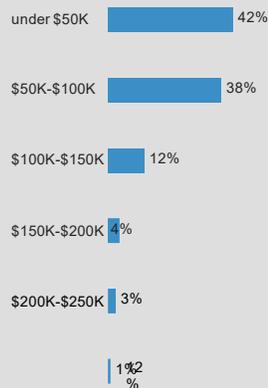
Median age: **26**



Household Type:



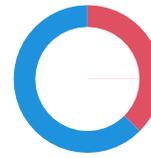
Median Income: **\$55,500**



Housing.....

Tenure:

Homeowners typically live for **10** years in their homes in OGDEN-CLEARFIELD, UT.



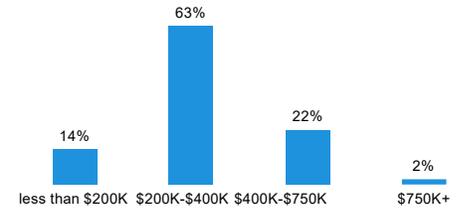
37% of the recent movers are homeowners

63% of the recent movers are renters

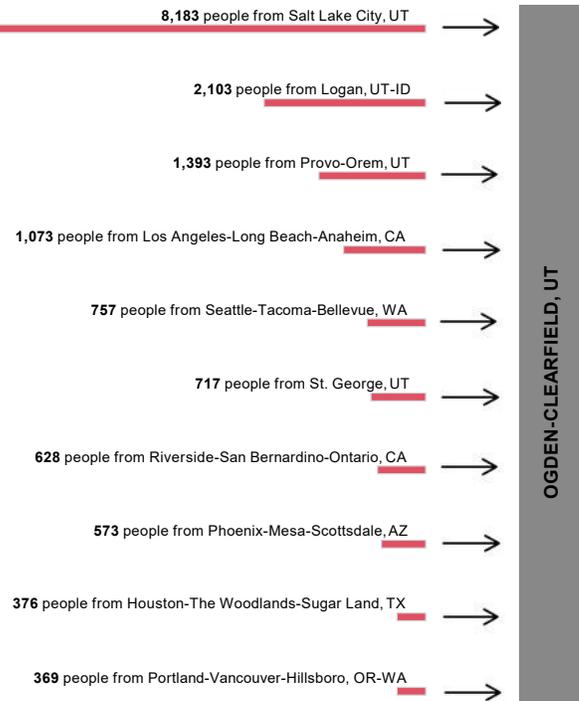
Affordability:

41% of the recent movers who are renters can afford to buy the typical home in OGDEN-CLEARFIELD, UT (assuming 20% down payment)

Median Value of homes that recent movers bought: **\$271,100**



Origin of Recent Movers.....



OGDEN-CLEARFIELD, UT

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

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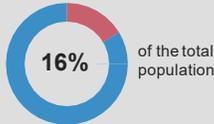
MIGRATION IN RALEIGH, NC AT A GLANCE

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

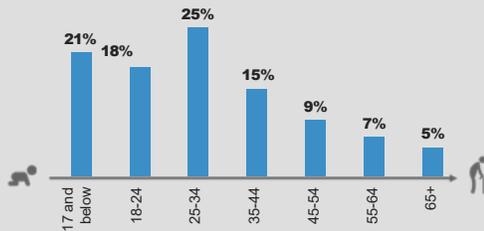
Number of recent movers: **220,849**



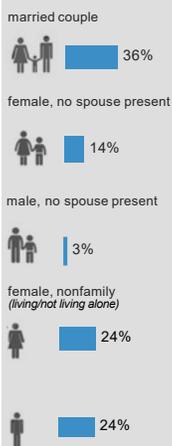
Gender:



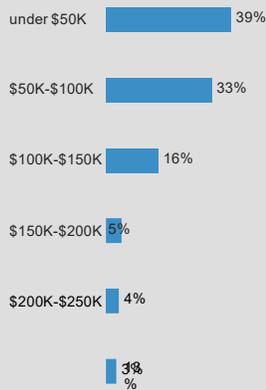
Median age: **29**



Household Type:



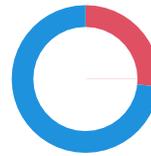
Median Income: **\$64,300**



Housing

Tenure:

Homeowners typically live for **10** years in their homes in RALEIGH, NC.



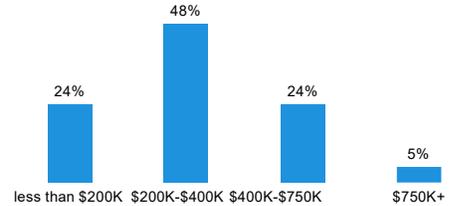
27% of the recent movers are homeowners

73% of the recent movers are renters

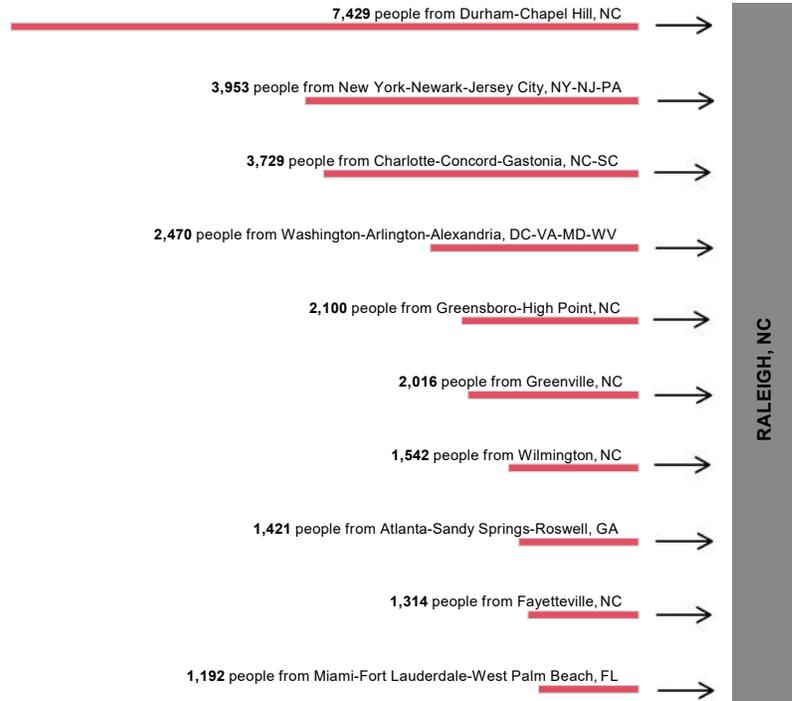
Affordability:

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**



Origin of Recent Movers



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

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MIGRATION

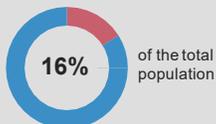
IN TAMPA-ST. PETERSBURG-CLEARWATER, FL AT A GLANCE

Metro Area Statistics

Population (1 yr and over): **3,142,663**
 Movers from a different state: **99,417**
 Movers from a different county, same state: **102,563**
 Movers within the same county: **299,435**

Recent Movers

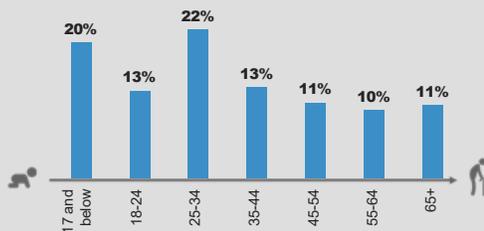
Number of recent movers: **501,415**



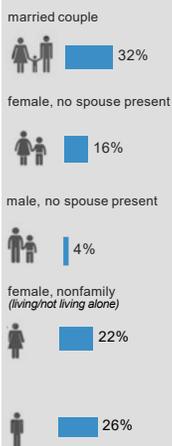
Gender:



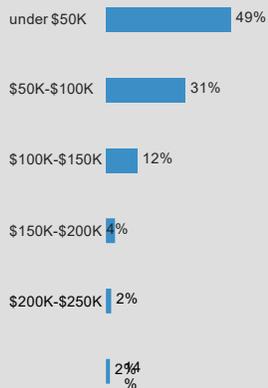
Median age: **32**



Household Type:



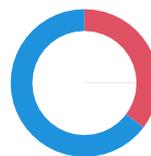
Median Income: **\$50,000**



Housing

Tenure:

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



35% of the recent movers are homeowners

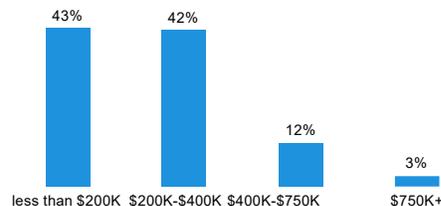
65% of the recent movers are renters

Affordability:

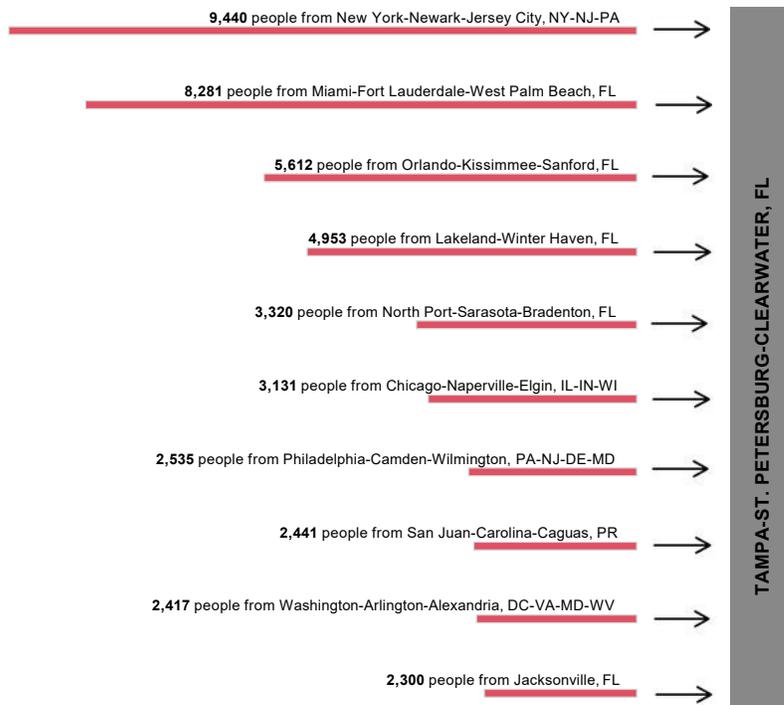
49% of the recent movers who are renters can afford to buy the typical home in TAMPA-ST. PETERSBURG-CLEARWATER, FL (assuming 20% down payment)

Median Value of homes that recent movers bought:

\$220,800



Origin of Recent Movers



TAMPA-ST. PETERSBURG-CLEARWATER, FL

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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Working for America's property owners, the National Association provides a facility for professional development, research and exchange of information among its members and to the public and government for the purpose of preserving the free enterprise system and the right to own real property.

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NATIONAL ASSOCIATION OF REALTORS®

Research Group
500 New Jersey Avenue, NW
Washington, DC 20001
202-383-1000
data@realtors.org