

National Association of REALTORS®
Median Sales Price of Existing Single-Family Homes for Metropolitan Areas

Metropolitan Area		2015	2016	2017 p	2016.IV	2017.I	2017.II	2017.III r	2017.IV p	Q4-Q4 %Chya
		(Not Seasonally Adjusted, 000s)								
	U.S.	223.9	235.5	248.8	235.4	232.2	255.4	254.7	247.8	5.3%
	NE	262.5	265.4	275.7	257.2	255.6	282.3	284.2	268.1	4.2%
	MW	175.5	184.4	196.2	180.8	176.6	203.5	202.6	193.8	7.2%
CBSA	SO	196.4	209.2	222.7	211.0	208.9	229.3	226.5	221.6	5.0%
Code	WE	319.1	342.9	369.4	349.1	343.1	372.5	377.4	374.4	7.2%
10180	Abilene, TX	151.7	157.5	161.2	150.9	158.8	161.7	164.7	158.6	5.1%
10420	Akron, OH	118.6	125.6	135.1	122.8	118.2	139.4	144.1	132.3	7.7%
10580	Albany-Schenectady-Troy, NY	206.3	203.7	205.3	202.6	194.0	210.3	216.1	196.2	-3.2%
10740	Albuquerque, NM	180.8	190.0	196.6	189.4	189.3	196.5	201.6	197.4	4.2%
10900	Allentown-Bethlehem-Easton, PA-NJ	182.6	186.8	190.3	188.0	174.6	190.4	197.8	189.5	0.8%
11100	Amarillo, TX	150.3	154.6	157.7	151.6	148.8	161.7	162.7	153.9	1.5%
11244	Anaheim-Santa Ana-Irvine, CA	700.4	735.0	780.0	743.5	750.0	788.0	790.0	785.0	5.6%
11460	Ann Arbor, MI	232.1	243.4	263.7	237.7	235.8	283.8	268.2	251.9	6.0%
11540	Appleton, WI	145.3	152.3	163.6	149.7	147.7	171.2	170.4	160.4	7.1%
12060	Atlanta-Sandy Springs-Marietta, GA	173.6	184.5	198.5	182.9	182.8	204.9	204.3	198.9	8.7%
12100	Atlantic City-Hammonton, NJ	206.0	187.5	187.1	186.7	163.3	190.9	191.6	192.4	3.1%
12420	Austin-Round Rock, TX	263.3	284.0	295.8	287.6	283.7	308.0	296.4	293.2	1.9%
12580	Baltimore-Columbia-Towson, MD	242.8	253.0	262.9	245.9	237.6	277.0	270.0	257.4	4.7%
12700	Barnstable Town, MA	362.6	368.0	385.5	377.9	366.1	384.4	387.1	398.7	5.5%
12940	Baton Rouge, LA	181.5	184.0	198.6	184.3	183.1	201.9	203.5	207.7	12.7%
13140	Beaumont-Port Arthur, TX	138.0	144.3	150.3	153.2	142.2	156.1	157.8	145.4	-5.1%
13780	Binghamton, NY	113.0	108.4	109.6	109.7	91.2	109.0	117.9	108.9	-0.7%
13820	Birmingham-Hoover, AL	178.5	186.4	197.0	185.7	183.0	206.1	198.7	195.5	5.3%
13900	Bismarck, ND	245.9	248.6	242.2	250.0	235.9	242.3	253.8	235.8	-5.7%
14010	Bloomington, IL	154.6	152.4	156.2	147.8	145.5	156.7	164.9	149.9	1.4%
14260	Boise City-Nampa, ID	188.8	203.2	226.7	203.4	207.7	227.8	232.2	230.7	13.4%
14460	Boston-Cambridge-Newton, MA-NH	403.9	421.1	452.9	417.4	414.2	464.9	464.1	448.5	7.5%
14500	Boulder, CO	454.1	511.7	566.1	494.8	548.4	593.2	563.5	546.4	10.4%
14540	Bowling Green, KY	147.4	156.0	165.3	161.4	152.0	169.2	169.1	169.3	4.9%
14860	Bridgeport-Stamford-Norwalk, CT	377.7	373.5	455.9	412.1	429.6	495.7	452.8	428.8	4.1%
15380	Buffalo-Cheektowaga-Niagara Falls, NY	129.8	132.5	142.7	132.8	125.9	140.0	151.6	146.2	10.1%
15540	Burlington-South Burlington, VT	258.2	266.0	280.1	271.0	248.2	288.8	283.1	286.1	5.6%
15940	Canton-Massillon, OH	119.1	123.1	129.8	124.6	117.5	131.0	137.2	129.6	4.0%
15980	Cape Coral-Fort Myers, FL	210.0	227.4	243.5	235.5	249.9	240.0	240.0	240.0	1.9%
16020	Cape Girardeau, MO-IL	136.1	140.3	143.0	145.1	139.0	146.5	147.2	137.1	-5.5%
16300	Cedar Rapids, IA	151.5	151.0	152.6	150.1	142.0	154.5	156.5	150.9	0.5%
16580	Champaign-Urbana, IL	143.1	143.5	148.8	140.7	146.1	152.3	150.6	143.2	1.8%
16700	Charleston-North Charleston, SC	240.8	252.2	268.8	253.6	255.0	277.7	267.1	272.7	7.5%
16620	Charleston, WV	135.6	137.0	135.7	135.1	128.4	138.2	138.0	136.1	0.7%
16740	Charlotte-Concord-Gastonia, NC-SC	194.0	208.4	226.9	205.8	209.6	234.3	233.2	223.5	8.6%
16860	Chattanooga, TN-GA	154.7	164.6	176.1	165.7	167.7	178.3	178.1	177.6	7.2%
16980	Chicago-Naperville-Elgin, IL-IN-WI	218.9	234.9	248.5	226.5	228.6	264.3	255.6	236.8	4.5%
17140	Cincinnati, OH-KY-IN	145.4	152.3	162.0	151.2	145.4	168.6	169.1	158.9	5.1%
17460	Cleveland-Elyria, OH	125.1	132.2	140.4	131.0	126.1	144.8	146.0	140.4	7.2%
17820	Colorado Springs, CO	238.6	256.6	281.6	257.9	266.1	284.2	283.9	285.8	10.8%
17860	Columbia, MO	169.5	172.8	179.7	176.5	160.3	183.0	176.5	196.6	11.4%
17900	Columbia, SC	153.4	161.8	162.3	157.4	156.4	165.4	165.1	161.3	2.5%
18140	Columbus, OH	164.7	175.5	189.9	171.3	170.7	197.7	193.9	190.3	11.1%
18580	Corpus Christi, TX	181.5	187.7	186.3	194.0	184.4	189.3	188.9	182.2	-6.1%
18880	Crestview-Fort Walton Beach-Destin, FL	237.0	252.0	268.0	251.0	253.5	275.1	269.9	264.0	5.2%
19060	Cumberland, MD-WV	81.1	88.8	90.7	94.0	81.8	98.2	96.4	84.6	-10.0%
19100	Dallas-Fort Worth-Arlington, TX	207.2	227.1	247.4	230.6	236.5	255.2	249.0	246.1	6.7%
19340	Davenport-Moline-Rock Island, IA-IL	121.6	123.6	126.3	121.1	114.7	129.5	129.3	127.1	5.0%
19380	Dayton, OH	121.7	131.6	138.7	129.6	131.1	141.8	142.5	136.6	5.4%
19460	Decatur, AL	119.3	129.5	128.5	128.1	128.0	122.4	132.2	131.2	2.4%
19500	Decatur, IL	94.3	93.3	94.4	92.4	86.1	107.4	86.3	100.0	8.2%
19660	Deltona-Daytona Beach-Ormond Beach, FL	150.0	172.5	190.0	180.0	181.0	190.0	195.0	193.0	7.2%
19740	Denver-Aurora-Lakewood, CO	353.6	384.3	414.7	381.6	396.1	424.5	418.1	414.4	8.6%
19780	Des Moines-West Des Moines, IA	181.3	185.2	194.0	184.3	179.3	196.6	198.2	196.5	6.6%
19820	Detroit-Warren-Deaborn, MI	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
20100	Dover, DE	191.4	198.2	200.2	195.7	195.3	201.0	203.9	200.0	2.2%
20500	Durham-Chapel Hill, NC	222.9	239.4	254.7	233.1	228.8	263.7	262.2	251.5	7.9%
20524	Dutchess County-Putnam County, NY	262.1	267.7	281.4	271.8	244.9	274.7	295.1	313.7	15.4%
21300	Elmira, NY	105.5	116.1	110.4	132.2	90.0	111.6	117.3	121.9	-7.8%
21340	El Paso, TX	142.1	148.5	151.5	152.9	146.7	150.5	152.8	154.9	1.3%

Metropolitan Area	2015	2016	2017 p	2016.IV	2017.I	2017.II	2017.III r	2017.IV p	Q4-Q4 % Chya
	(Not Seasonally Adjusted, 000s)								
21500 Erie, PA	118.7	114.9	115.7	113.4	104.2	116.5	123.3	114.1	0.6%
21660 Eugene, OR	222.2	239.7	264.6	244.5	245.8	268.3	270.5	264.9	8.3%
22020 Fargo, ND-MN	190.6	203.2	208.5	210.0	197.9	204.7	214.1	214.4	2.1%
22140 Farmington, NM	172.7	171.4	174.8	162.1	174.7	184.3	174.0	169.6	4.6%
22180 Fayetteville, NC	116.9	126.9	130.8	127.3	124.0	135.0	134.3	129.0	1.3%
22500 Florence, SC	133.7	136.8	137.9	131.4	137.2	136.4	137.3	141.4	7.6%
22540 Fond du Lac, WI	123.5	125.5	131.9	120.0	126.6	128.5	137.1	131.9	9.9%
23060 Fort Wayne, IN	115.9	125.6	132.9	126.4	123.0	133.8	135.5	135.4	7.1%
23540 Gainesville, FL	182.0	195.0	210.0	195.0	182.3	218.0	214.6	215.0	10.3%
23844 Gary-Hammond, IN	141.7	149.0	160.5	144.4	138.9	163.9	167.7	162.2	12.3%
24020 Glens Falls, NY	169.3	171.0	164.6	177.9	151.1	162.8	177.3	157.3	-11.6%
24340 Grand Rapids-Wyoming, MI	150.8	161.6	177.5	160.9	164.1	182.7	182.4	177.0	10.0%
24580 Green Bay, WI	144.3	150.6	163.2	151.4	151.1	163.4	170.6	165.1	9.0%
24660 Greensboro-High Point, NC	151.5	151.6	157.2	145.6	147.0	158.5	163.8	159.2	9.3%
24860 Greenville-Anderson-Mauldin, SC	175.1	186.2	195.7	188.9	184.0	197.4	199.5	198.2	4.9%
25060 Gulfport-Biloxi-Pascagoula, MS	126.7	126.9	133.5	124.9	121.1	135.9	137.6	136.5	9.3%
25180 Hagerstown-Martinsburg, MD-WV	153.6	163.0	169.3	165.6	155.3	174.7	172.9	168.0	1.4%
25420 Harrisburg-Carlisle, PA	159.0	160.4	165.9	161.4	146.1	168.0	174.4	168.7	4.5%
25540 Hartford-West Hartford-East Hartford, CT	221.5	231.1	230.1	224.3	208.1	239.0	238.7	223.8	-0.2%
26420 Houston-The Woodlands-Sugar Land, TX	213.4	217.4	231.1	224.5	222.3	235.6	233.9	229.8	2.4%
26620 Huntsville, AL	173.7	184.3	189.8	190.8	192.8	177.1	192.0	197.3	3.4%
26900 Indianapolis-Carmel-Anderson, IN	153.2	159.8	171.5	159.5	159.2	176.2	173.7	172.4	8.1%
27140 Jackson, MS	166.1	169.6	174.7	165.2	167.0	179.1	180.6	168.8	2.2%
27260 Jacksonville, FL	195.0	211.0	228.9	213.5	215.0	232.5	232.0	230.5	8.0%
28100 Kankakee, IL	116.5	125.3	125.6	118.8	108.8	128.4	133.4	120.0	1.0%
28140 Kansas City, MO-KS	170.4	181.3	194.8	179.2	179.0	201.7	197.7	193.8	8.1%
28420 Kennewick-Richland, WA	199.3	222.7	243.6	221.3	232.3	241.3	246.3	251.1	13.5%
28740 Kingston, NY	196.2	202.6	213.3	210.9	201.0	201.7	229.8	222.7	5.6%
28940 Knoxville, TN	157.2	165.8	175.9	166.2	164.3	178.4	180.2	176.7	6.3%
29460 Lakeland-Winter Haven, FL	145.0	163.0	178.8	169.9	168.0	178.5	180.9	184.9	8.8%
29620 Lansing-East Lansing, MI	128.3	135.5	139.7	135.9	121.4	145.6	142.4	143.4	5.5%
29820 Las Vegas-Henderson-Paradise, NV	216.8	237.8	256.5	236.2	240.3	252.5	261.6	266.8	13.0%
30460 Lexington-Fayette, KY	148.1	155.3	162.7	152.9	152.7	166.7	168.0	160.2	4.8%
30700 Lincoln, NE	156.8	166.1	175.4	167.0	160.2	178.1	183.1	174.8	4.7%
30780 Little Rock-North Little Rock-Conway, AR	135.9	137.8	141.7	138.7	136.1	144.3	143.7	141.3	1.9%
31084 Los Angeles-Long Beach-Glendale, CA	480.1	509.0	550.8	506.6	485.8	514.2	595.1	553.3	9.2%
31140 Louisville/Jefferson County, KY-IN	154.5	163.2	171.6	164.0	157.7	176.7	175.7	172.3	5.1%
31540 Madison, WI	238.0	247.3	267.9	244.9	251.3	273.4	273.6	262.2	7.1%
31700 Manchester-Nashua, NH	253.2	262.1	281.9	261.4	262.2	291.2	284.8	278.0	6.4%
32820 Memphis, TN-MS-AR	147.0	155.3	166.9	158.0	150.1	171.5	172.7	168.3	6.5%
33100 Miami-Fort Lauderdale-West Palm Beach, FL	280.0	305.0	330.0	310.5	318.0	335.0	340.0	335.0	7.9%
33340 Milwaukee-Waukesha-West Allis, WI	220.4	228.2	239.6	227.0	221.0	246.9	246.9	234.3	3.2%
33460 Minneapolis-St. Paul-Bloomington, MN-WI	223.7	237.0	252.1	235.2	234.7	259.0	257.8	250.2	6.4%
33660 Mobile, AL	123.9	132.6	131.7	132.2	130.4	134.3	N/A	N/A	N/A
33860 Montgomery, AL	126.2	131.2	137.7	129.2	121.3	141.1	145.7	135.4	4.8%
34820 Myrtle Beach-Conway-North Myrtle Beach, SC-NC	187.9	196.7	205.1	203.1	194.5	206.3	205.8	212.2	4.5%
34940 Naples-Immokalee-Marco Island, FL	405.0	420.4	434.9	415.0	435.0	435.0	429.9	438.5	5.7%
34980 Nashville-Davidson--Murfreesboro--Franklin, TN	204.2	224.5	241.7	231.4	232.2	248.5	234.3	250.5	8.3%
35004 Nassau County-Suffolk County, NY	422.7	437.5	462.0	444.2	443.2	466.7	470.6	460.6	3.7%
35300 New Haven-Milford, CT	215.4	219.7	221.1	218.0	199.7	229.4	277.1	215.1	-1.3%
35380 New Orleans-Metairie, LA	169.7	188.1	198.4	186.7	186.4	202.0	204.3	200.0	7.1%
35614 New York-Jersey City-White Plains, NY-NJ	398.5	370.2	382.5	369.3	376.8	384.5	392.8	372.9	1.0%
35620 New York-Newark-Jersey City, NY-NJ-PA	386.8	388.5	404.3	382.3	386.0	414.0	416.6	395.9	3.6%
35084 Newark, NJ-PA	383.9	374.8	379.3	353.7	343.1	400.6	400.6	359.3	1.6%
35840 North Port-Sarasota-Bradenton, FL	240.0	257.8	274.1	260.9	266.4	274.7	273.6	281.1	7.7%
35980 Norwich-New London, CT	203.6	209.2	220.2	197.3	169.3	225.4	203.4	213.3	8.1%
36100 Ocala, FL	112.0	128.0	147.0	132.0	137.9	149.0	150.0	150.0	13.6%
36420 Oklahoma City, OK	149.6	150.8	154.3	152.3	144.8	160.2	158.8	152.9	0.4%
36540 Omaha-Council Bluffs, NE-IA	159.1	168.8	175.9	168.7	164.6	180.5	179.0	174.1	3.2%
36740 Orlando-Kissimmee-Sanford, FL	199.0	224.0	244.9	227.7	230.0	245.0	247.9	250.0	9.8%
36780 Oshkosh-Neenah, WI	131.0	131.2	141.8	129.9	135.3	140.3	146.1	142.8	9.9%
37340 Palm Bay-Melbourne-Titusville, FL	162.0	185.0	210.0	190.0	196.3	211.0	220.0	215.6	13.5%
37460 Panama City, FL	177.0	189.0	207.0	189.0	195.0	210.5	210.0	211.8	12.1%
37860 Pensacola-Ferry Pass-Brent, FL	157.5	169.4	185.0	170.0	174.4	188.2	192.3	188.0	10.6%
37900 Peoria, IL	120.7	118.0	122.6	113.7	112.5	125.9	128.7	120.4	5.9%
37980 Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	223.7	225.4	230.0	221.6	209.0	239.1	238.9	224.6	1.4%
38060 Phoenix-Mesa-Scottsdale, AZ	216.4	232.7	246.7	235.6	237.9	247.3	248.9	252.6	7.2%
38340 Pittsfield, MA	195.7	193.6	207.9	190.8	189.9	206.8	212.0	200.0	4.8%

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38940 Port St. Lucie, FL	178.0	205.0	228.8	214.5	222.5	229.0	229.9	232.0	8.2%
38860 Portland-South Portland, ME	237.3	248.7	268.4	253.3	248.0	270.9	276.4	267.7	5.7%
38900 Portland-Vancouver-Hillsboro, OR-WA	312.1	351.2	381.8	354.7	359.9	389.1	389.4	380.4	7.2%
39300 Providence-Warwick, RI-MA	248.8	264.2	278.5	263.6	260.8	280.4	287.0	278.7	5.7%
39460 Punta Gorda, FL	168.0	189.9	206.0	195.0	197.5	206.0	210.5	210.0	7.7%
39580 Raleigh, NC	238.2	247.9	266.8	244.0	250.3	278.3	267.5	264.0	8.2%
39740 Reading, PA	150.2	156.2	164.6	154.9	148.4	164.7	174.4	163.9	5.8%
39900 Reno, NV	283.6	306.0	345.1	308.7	320.3	338.8	355.9	356.9	15.6%
40060 Richmond, VA	227.3	235.4	248.1	237.1	234.6	254.0	258.9	245.0	3.3%
40140 Riverside-San Bernardino-Ontario, CA	290.7	310.0	336.0	315.0	326.5	340.7	339.9	340.0	7.9%
40380 Rochester, NY	134.0	133.4	137.7	132.8	128.5	137.9	145.7	135.4	2.0%
40420 Rockford, IL	91.4	107.1	117.8	109.5	105.1	122.5	122.2	115.0	5.0%
40900 Sacramento--Roseville--Arden-Arcade, CA	291.0	315.5	340.0	319.0	319.7	340.0	350.0	349.9	9.7%
40980 Saginaw, MI	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
41180 St. Louis, MO-IL	158.0	163.9	169.4	160.8	154.9	174.0	176.5	166.7	3.7%
41420 Salem, OR	210.3	237.2	265.5	245.2	248.2	261.4	274.2	272.1	11.0%
41620 Salt Lake City, UT	255.0	272.5	300.1	282.1	284.8	305.7	294.6	315.1	11.7%
41700 San Antonio-New Braunfels, TX	195.0	206.9	217.2	206.3	202.6	222.6	220.7	217.8	5.6%
41740 San Diego-Carlsbad, CA	529.5	559.0	599.0	568.0	564.0	605.0	607.0	610.0	7.4%
41860 San Francisco-Oakland-Hayward, CA	781.0	828.0	900.0	830.0	815.0	950.0	900.0	920.0	10.8%
41940 San Jose-Sunnyvale-Santa Clara, CA	940.0	1020.5	1180.0	1005.0	1070.0	1183.4	1165.0	1270.0	26.4%
42660 Seattle-Tacoma-Bellevue, WA	379.7	414.5	465.8	423.3	422.1	475.4	478.5	471.7	11.4%
42680 Sebastian-Vero Beach, FL	181.0	201.0	226.0	205.0	219.0	232.3	230.0	227.0	10.7%
43300 Sherman-Denison, TX	131.3	144.8	164.4	148.7	149.6	166.8	172.4	164.2	10.4%
43340 Shreveport-Bossier City, LA	160.6	166.6	167.4	167.1	166.2	170.7	171.8	154.1	-7.8%
43620 Sioux Falls, SD	174.0	185.8	194.4	181.3	185.0	200.0	196.5	190.7	5.2%
43780 South Bend-Mishawaka, IN-MI	113.4	118.0	124.9	113.7	113.4	125.4	132.9	119.8	5.4%
43900 Spartanburg, SC	138.9	148.0	158.2	150.9	150.6	160.3	157.3	164.9	9.3%
44060 Spokane-Spokane Valley, WA	191.9	207.2	223.4	205.4	209.7	225.0	229.2	222.6	8.4%
44100 Springfield, IL	121.6	135.0	132.4	126.4	127.8	129.8	142.0	128.4	1.6%
44140 Springfield, MA	197.0	197.2	206.8	192.4	186.2	206.9	217.3	206.2	7.2%
44180 Springfield, MO	124.4	130.3	134.3	132.1	127.4	137.0	134.9	135.9	2.9%
45060 Syracuse, NY	128.3	129.1	130.5	129.6	116.5	129.2	136.7	132.9	2.5%
45220 Tallahassee, FL	176.5	187.0	204.9	193.6	185.0	215.0	207.0	203.0	4.9%
45300 Tampa-St. Petersburg-Clearwater, FL	173.9	198.0	220.0	205.0	207.5	220.2	225.0	223.0	8.8%
45780 Toledo, OH	107.3	117.0	119.7	120.3	107.6	127.6	128.4	115.1	-4.3%
45820 Topeka, KS	119.1	124.0	128.6	125.1	121.4	129.7	136.8	122.5	-2.1%
45940 Trenton, NJ	262.3	253.1	251.8	233.6	215.9	262.9	287.7	237.8	1.8%
46060 Tucson, AZ	182.9	190.4	210.3	190.1	202.7	213.0	210.0	214.6	12.9%
46140 Tulsa, OK	150.2	151.0	160.2	151.3	151.4	161.6	163.8	164.2	8.5%
46520 Urban Honolulu, HI	707.7	733.5	757.3	740.2	746.0	760.6	760.2	760.6	2.8%
47260 Virginia Beach-Norfolk-Newport News, VA-NC	209.0	215.0	225.0	212.3	206.5	239.9	224.0	220.0	3.6%
47900 Washington-Arlington-Alexandria, DC-VA-MD-WV	383.4	390.6	406.7	384.3	383.5	428.7	408.5	397.1	3.3%
47940 Waterloo-Cedar Falls, IA	120.2	122.2	123.9	118.2	111.8	126.3	130.5	121.5	2.8%
48620 Wichita, KS	132.9	129.4	132.9	130.3	123.0	135.9	138.4	133.0	2.1%
48660 Wichita Falls, TX	98.8	111.8	111.0	118.9	101.6	118.3	113.8	110.4	-7.1%
48900 Wilmington, NC	211.2	222.7	237.7	226.2	219.2	240.6	246.2	240.3	6.2%
49180 Winston-Salem, NC	143.6	149.0	155.0	148.8	145.1	159.1	159.4	153.2	3.0%
49340 Worcester, MA-CT	243.8	239.4	252.7	238.6	226.9	255.7	265.6	255.3	7.0%
49420 Yakima, WA	166.8	188.6	204.1	199.4	192.6	205.8	209.3	204.4	2.5%
49620 York-Hanover, PA	159.0	163.7	171.3	163.0	159.9	169.7	177.7	175.3	7.5%
49660 Youngstown-Warren-Boardman, OH-PA	81.5	84.4	86.1	87.6	79.2	87.0	88.9	90.2	3.0%

*All areas are metropolitan statistical areas (MSA) as defined by the US Office of Management and Budget though in some areas an exact match is not possible from the available data.

MSAs include the named central city and surrounding areas and may not match local reporting due to differences in specification. N/A Not Available p Preliminary r Revised

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