



*First American*  
**CORELOGIC**

**MEDIA ALERT: December 22, 2008**

**National Home Prices Show Steady Depreciation for Nine Straight Months  
According to New LoanPerformance Home Price Index**

***Top 10 Best and Worst Performing Real Estate Markets Identified***

Home prices across the country declined 10.4 percent in October compared to a year ago, representing nine consecutive months of depreciation, but a slight improvement over September which showed an 11.2 percent decline. Early preview data for November indicate continued improvement with an anticipated decline of 9.6 percent, according to First American CoreLogic and its LoanPerformance Home Price Index (HPI).

The October HPI shows that home prices have now maintained a steady annualized depreciation rate of between 10 and 11 percent for nine months in a row. Using the LoanPerformance HPI, the Federal Reserve estimates that the total value of all properties has declined by over 2 trillion dollars over the last 12 months ended in Q3 2008.

"The consistent deceleration over the past two months with November indicating the same trend in price declines is encouraging because it could portend the trough in price declines," said Mark Fleming, chief economist for First American CoreLogic. "However, the rapid contraction in the economy, deteriorating labor markets, the large inventory of unsold homes and increasing defaults suggests that home prices will continue to decline but with a moderating pace throughout 2009, particularly given the surge in FHA lending which typically has a lower than average sales price," he said.

**TOP AND BOTTOM PERFORMING MARKETS**

- In the rankings of the top 10 best and worst performing markets, California holds the distinction of having 9 out of 10 markets with the highest home price depreciation.



### **Core Based Statistical Areas (CBSA) with the Highest Home Price Depreciation**

<b>CBSA</b>	<b>State</b>	<b>12 Month HPI Change %</b>
Salinas	CA	-29.06%
Merced	CA	-28.97%
Stockton	CA	-28.86%
Riverside-San Bernardino-Ontario	CA	-28.79%
Vallejo-Fairfield	CA	-28.65%
Oakland-Fremont-Hayward	CA	-28.55%
Modesto	CA	-28.41%
Bakersfield	CA	-28.01%
Miami-Miami Beach-Kendall	FL	-27.34%
Sacramento--Arden-Arcade--Roseville	CA	-26.95%

Source: First American CoreLogic, LoanPerformance HPI, Single-Family Detached as of October 2008

### **Core Based Statistical Areas (CBSA) with the Highest Home Price Appreciation:**

<b>CBSA</b>	<b>State</b>	<b>12 Month HPI Change %</b>
Binghamton	NY	8.93%
Sheboygan	WI	8.91%
Florence-Muscle Shoals	AL	7.63%
Victoria	TX	7.25%
Sherman-Denison	TX	7.06%
Plattsburgh	NY	6.94%
Rocky Mount	NC	6.80%
College Station-Bryan	TX	6.71%
Charleston	WV	6.38%
Shawnee	OK	6.31%

Source: First American CoreLogic, LoanPerformance HPI, Single-Family Detached as of October 2008



**LoanPerformance HPI Largest CBSAs Ranking:**

<b>CBSA</b>	<b>12 Month HPI Change</b>
Riverside-San Bernardino-Ontario CA	-28.79%
Oakland-Fremont-Hayward CA	-28.55%
Miami-Miami Beach-Kendall FL	-27.34%
Las Vegas-Paradise NV	-26.56%
Los Angeles-Long Beach-Glendale CA	-26.48%
Cape Coral-Fort Myers FL	-25.94%
Phoenix-Mesa-Scottsdale AZ	-23.19%
San Diego-Carlsbad-San Marcos CA	-23.06%
Fort Lauderdale-Pompano Beach-Deerfield Beach FL	-22.03%
Orlando-Kissimmee FL	-18.92%
San Francisco-San Mateo-Redwood City CA	-16.28%
Tampa-St. Petersburg-Clearwater FL	-16.13%
Washington-Arlington-Alexandria DC-VA-MD-WV	-13.74%
Honolulu HI	-13.28%
Chicago-Naperville-Joliet IL	-10.32%
Minneapolis-St. Paul-Bloomington MN-WI	-10.30%
Seattle-Bellevue-Everett WA	-9.40%
Portland-Vancouver-Beaverton OR-WA	-9.05%
Detroit-Livonia-Dearborn MI	-7.45%
Boston-Quincy MA	-7.39%
Edison-New Brunswick NJ	-5.34%
New York-White Plains-Wayne NY-NJ	-5.23%
Cleveland-Elyria-Mentor OH	-4.94%
Charlotte-Gastonia-Concord NC-SC	-3.93%
St. Louis MO-IL	-3.29%
Atlanta-Sandy Springs-Marietta GA	-3.14%
Philadelphia PA	-2.52%
Salt Lake City UT	-2.45%
Denver-Aurora CO	-1.86%
Raleigh-Cary NC	-0.88%
San Antonio TX	1.39%
Dallas-Plano-Irving TX	2.43%
Houston-Sugar Land-Baytown TX	4.43%
Austin-Round Rock TX	5.26%

Source: First American CoreLogic, LoanPerformance HPI, Single-Family Detached as of October 2008



### Loan Performance HPI State Rankings:

- The geographic dispersion of home prices has increased during the last two months. Forty-four states experienced annual price declines as of October, up from 41 in September.
- California remains the clear leader as prices have declined 28.3 percent annually followed by Nevada (25.4 percent), Arizona (20.1 percent), Florida (17.8 percent), Rhode Island (16.1 percent), Wyoming (13.5 percent) and Hawaii (13.1 percent).
- West Virginia (5.9 percent), South Dakota (2.9 percent) and Texas (2.7 percent) are the only states exhibiting meaningful price increases. States with price increases account for 13 percent of the U.S. population.

State	12 Month HPI Change
California	-28.25%
Nevada	-25.43%
Arizona	-20.06%
Florida	-17.84%
Rhode Island	-16.12%
Wyoming	-13.46%
Hawaii	-13.12%
Minnesota	-10.51%
Washington	-9.52%
Illinois	-8.40%
New Hampshire	-8.13%
Oregon	-8.02%
Maryland	-7.71%
Massachusetts	-7.71%
District of Columbia	-7.70%
Virginia	-6.87%
Michigan	-6.78%
New Jersey	-6.55%
Ohio	-5.50%
Connecticut	-4.89%
Alabama	-4.61%
Wisconsin	-3.30%
Tennessee	-3.01%
Pennsylvania	-2.98%
Vermont	-2.60%
Colorado	-2.58%



*First American*  
**CORELOGIC**

Idaho	-2.40%
Delaware	-2.34%
Utah	-2.22%
Kentucky	-2.13%
Georgia	-1.84%
South Carolina	-1.59%
New York	-1.29%
North Carolina	-1.21%
Nebraska	-1.18%
Maine	-0.88%
Missouri	-0.87%
New Mexico	-0.60%
North Dakota	-0.38%
Alaska	-0.37%
Mississippi	-0.36%
Arkansas	-0.17%
Indiana	-0.17%
Montana	-0.06%
Iowa	0.04%
Oklahoma	0.22%
Kansas	0.49%
Louisiana	1.34%
Texas	2.65%
South Dakota	2.89%
West Virginia	5.88%

Source: First American CoreLogic, LoanPerformance HPI, Single-Family Detached as of October 2008

