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Housing Market Update: Value In The Eye Of The Beholder?

The current economic expansion has been anything but ordinary. Now in its ninth year, the expansion is the third longest on record, but also the slowest on record, and has been notably uneven, both in terms of growth across sectors of the economy and in terms of growth across geographies. One of the elements of the expansion that is most notable has been the performance of the housing market, which of course is fitting given the prominent role the housing market played in triggering the 2007-09 recession. But, talk about going full circle, the housing market has gone from being riddled with excess supply to a dearth of inventory, at least in the purchase market for single family homes. Although the data have a somewhat limited life (only going back to 1999), the rate of turnover of the owner occupied housing stock has slipped to the lowest on record, and we don't expect it to pick up to any meaningful degree any time soon.

The combination of exceptionally lean inventories of homes available for sale and solid growth in demand for home purchases has led to robust house price appreciation in many parts of the U.S. over the past few quarters. This in turn has raised concerns that diminished affordability will mean at least some prospective buyers will be priced out of the market, as growth in house prices has easily outpaced growth in income. Thus far, affordability has held up, mainly because mortgage interest rates have stayed notably low. Low mortgage interest rates have acted as a buffer between rapid price appreciation and affordability, and it is reasonable to wonder whether, or at least to what extent, affordability could withstand a significant increase in mortgage interest rates.

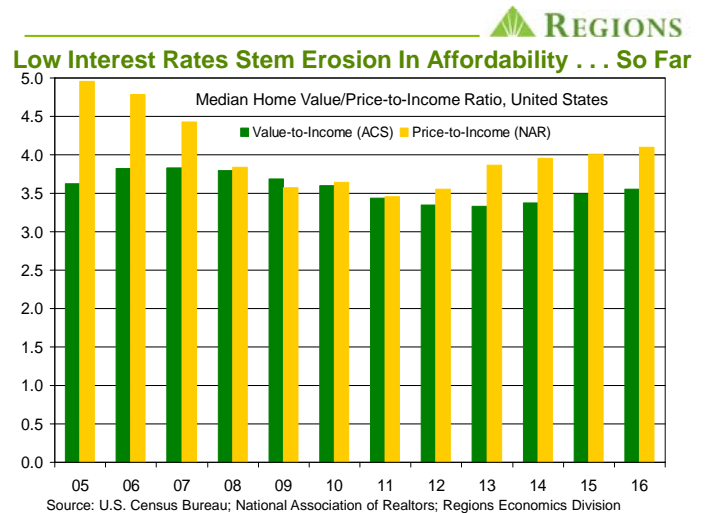
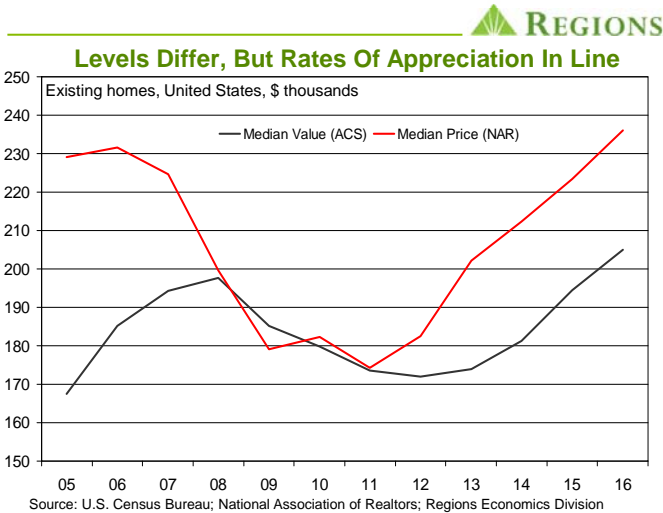
Even in the absence, at least thus far, of an appreciable increase in mortgage interest rates, we have become increasingly concerned with what has been a growing divergence between the rates of house price appreciation and income growth in many metro areas within the Regions footprint. What we've struggled with, however, is coming up with a way to quantify this relationship on a market by market basis, as data limitations act as a significant barrier to any such undertaking. The most common way to link the two is to take the ratio of the median house price to median household income, commonly referred to as the price-to-income ratio. While measures of house prices, such as median sales prices, are generally available on a timely basis for most (but not all) metro areas, the big hole in the data is a consistent measure of median household income on the metro area level. One source of consistent estimates of median household income across metro areas is the *American Community Survey (ACS)*, but the ACS data come with some limitations.

For those not familiar, the *American Community Survey* is an annual nationwide survey conducted by the U.S. Census Bureau that is to a large extent usurping the Decennial Census as the main source of basic demographic and economic information on sub-national geographies (those geographic units with a population of 65,000 or more persons) for which it is generally difficult to obtain such information from a consistent source. While a much welcomed addition to our tool box, the ACS is nonetheless limited by a short history (most of the data go back only to 2005), an annual frequency, and a significant lag between the gathering of the data and its release. For instance, the 2016 state and metro area level data have only recently been released. Still, the ACS data do provide us with useful information that is not otherwise available.

In terms of the discussion at hand, we've used the ACS data to analyze affordability in the for-sale segment of the housing market. While the ACS does not directly provide data on house prices, it does provide data on home values as perceived by homeowners. The ACS asks homeowners the price at which they would list their home were they putting it on the market for sale. This, along with the ACS data on median household income, allows us to construct what we refer to as the value-to-income ratio, which can be seen as the counterpart of the more commonly used price-to-income ratio (again, the ratio of the median home sales price to median household income).

While one can argue that any measure of affordability should be based on transacted prices, such as the median existing home sales price, we nonetheless think there is some, well, value in looking at the value-to-income ratio. For one thing, even under "normal" housing market conditions a relatively small share of the owner occupied housing stock transacts in any given time frame, casting doubt on how representative of broader market conditions the median sales price is. It is also true that the median sales price in any given market in any given time period is highly sensitive to changes in the mix of homes sold, so that changes in the median home price over time can reflect shifts in the mix of homes sold rather than changes in underlying market conditions. These drawbacks are only magnified in current market conditions when an even smaller share of the owner occupied housing stock is being traded.

Moreover, our view is that the median sales price has been an even less reliable signal of underlying market conditions over the past several years as the sizeable backlog of mortgage distress has been worked off. In other words, in those periods in which distress properties selling at sizeable discounts accounted for over 30 percent of all existing home sales nationally (and even more in certain metro areas), the median sales price was biased significantly lower. To the extent the median sales price is biased, particularly by the mix of sales, then any measure of affordability based on that median price will in turn be biased and, as such, will not adequately capture changes in underlying market conditions that impact affordability. We can also argue that owners' perceptions of the value of their homes are useful in that these perceptions can drive behavior which, in turn, impacts in addition to reflecting market conditions. To be sure, decisions such as whether, or to what extent, to extract equity from a home or whether or not to list a home for sale must ultimately be backed by market data, but the starting point in any such decision is the owner's perception of the value of that home.



Presumably (or, hopefully?) patterns in owners' perceptions of the value of their home will to at least some extent reflect patterns in the data on house prices. As we found in the course of performing this analysis, that is the case in the national data and on the metro area level in most of the in-footprint markets we looked at (the group of metro areas is the same group we cover in our monthly *Economic Data Summary*). The first chart above compares the median value measure from the ACS with the median existing home sales price from the National Association of Realtors (NAR) data – again, given the limited history of the ACS the data go back to only 2005. The second chart above compares the value-to-income ratio calculated from the ACS data with the price-to-income ratio which is based in the NAR median sales price and the ACS measure of median household income.

One common element in the data is that changes in owners' perceptions of the value of their home tend to lag the widely reported market data on sales prices. For instance, measures such as the NAR's median sales price or the various repeat sales house price indexes generally show that house prices peaked in late-2005 or early-2006, depending on individual market, but the ACS measure of median home values peaked in 2008, or, at the worst of the 2007-09 recession. While the median existing home sales price hit a trough in 2011, the ACS measure of median value bottomed in 2012 and barely budged in 2013. And, while the levels of prices and values tend to differ, sometimes sharply, over the past three years the rates of growth in the two series have been closely aligned in most areas. Patterns in affordability based on the ACS and NAR measures of home values/house prices are very similar even though the level of affordability yielded by the two measures differs. What both measures show is that affordability has diminished somewhat over the past few years, reflecting the faster pace of house price appreciation. Thus far, low mortgage interest rates have blunted the erosion in affordability that would have been expected given the faster pace of house price appreciation (note that a higher value-to-income ratio or a higher price-to-income ratio implies a lesser degree of affordability), but by either measure affordability has declined slightly over the past few years.

The table that comprises the last few pages of this document shows the value-to-income ratio for each metro area in our sample in each year from 2005 through 2016. In the pages prior to the table, we replicate the two charts above for a few metro areas – Atlanta, Birmingham, Dallas, Miami, and Nashville. In other words, we have one of the high-fliers during the "housing boom" (Miami), a market in which there was not the same frenzied degree of house price appreciation as seen nationally or in the high flying markets but in which a high degree of subprime lending wreaked havoc (Atlanta), a persistently slow-growth market (Birmingham), and a couple of markets (Dallas and Nashville) that did not necessarily see undue build-ups or rates of house price appreciation prior to the 2007-09 recession but in recent years have seen house price appreciation easily outpace the national average as well as their own historical average.

Obviously in a group of over 100 metro areas there will be some outliers, but this group of markets neatly summarizes some of the consistent patterns we see in the data. One thing that is striking is that in many of the Florida metro areas that saw rapid rates of house price appreciation in the pre-recession years, owners' perceptions of value never caught up, and indeed didn't really come close, with measured market prices. For instance, in the Miami Metropolitan Statistical Area, the NAR median price peaked at \$371,790 in 2006 (recall these are annual figures, the median in a given month or quarter could have been higher) while the ACS measure of median value peaked at \$312,500 in 2006, and the same disparity is seen in most of the larger Florida metro areas. In those markets that avoided most of the pre-recession run-up in house prices as measured in the sales data, the gap between owners' perceived value and median sales prices tended to be much smaller. This could tell us that seeing is not necessarily believing – in other words, while it was hard to dodge the steady barrage of reports of a frenzied pace of activity in the housing market, including the rapid pace of price appreciation, many homeowners did not believe that to be an accurate depiction of the underlying health of the housing market. As such, their assessment of the value of their home remained well below reported sales prices.

The converse was also true, though to a lesser extent, in many markets on the flip side of the cycle. In other words, when reported median house prices were at a bottom, which in many markets reflected the heavily discounted sales prices of distress properties, owners' perceived values remained above reported median sales prices, again perhaps a reflection of a more balanced view of overall housing market conditions than offered by the cyclical highs and lows that garnered so much attention. It is also interesting that, despite having slipped somewhat in recent quarters, affordability nationally and in most of the former high fliers remains easily above pre-crisis levels. This simply reflects the fact that house prices, and owners' perceived valuations, have not yet returned to pre-crisis peaks.

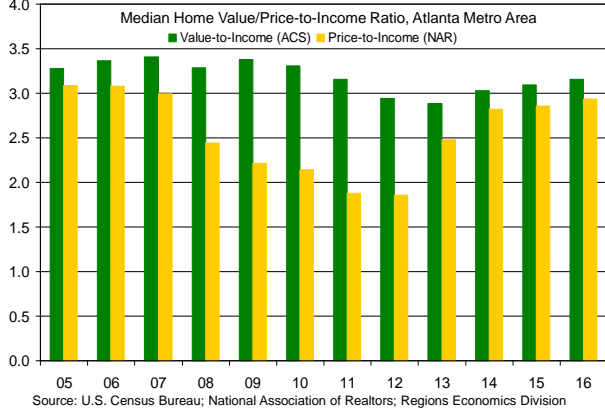
Atlanta is one of the few markets in which the median value reported in the ACS data is higher than the NAR median sales price in each year over the 2005-16 period. It then follows that affordability, as measured by the value-to-income ratio calculated with the ACS data, shows a lesser degree of affordability than the price-to-income ratio based on the NAR median price data. Either way, however, owner occupied housing in the Atlanta metro area is significantly more affordable than is the case nationally. This is the case despite the fact that the metro area has seen house price appreciation easily outpace the national average over the past several quarters, which is also the case in markets such as Dallas and Nashville. This is where median household income comes into play – in addition to having level of median household income above the national average, these markets have seen growth outpace the U.S. average. Tampa is an interesting case of a market that prior to the recession saw outsized house price appreciation followed by a significant decline and a large build-up of distress. In recent years, however, rapid house price appreciation has been accompanied by above-average growth in median household income in Tampa, helping preserve affordability which is easily above the U.S. average and Tampa's pre-recession level.

To be sure, in many of the fastest growing in-footprint metro areas, growth in median household income has not kept up with the rate of house price appreciation, meaning that affordability has slipped some, but affordability nonetheless remains above the national average. The implication here is that low interest rates are not the only defense against rapid house price appreciation in those markets in which job and income growth are outpacing the U.S. average. This is the case across the footprint in many of the larger, more industrially diversified metro areas, and illustrates a point we have frequently made, i.e., one should not simply look at house price appreciation in isolation but instead should put it in the context of broader growth. This isn't to say that some of the rates of house price appreciation seen in many markets in the pre-recession years will ever make sense, but it does tell us that different markets can support different rates of house price appreciation and that alarm bells should be set to go off on a relative, not an absolute, basis.

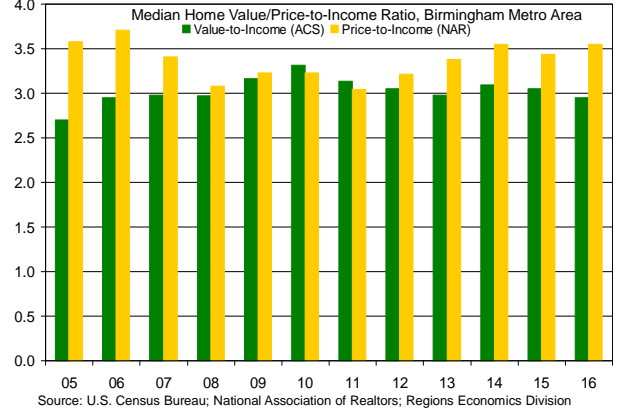
As is always the case when presenting data on such a large group of metro areas, we simply don't have the time or the space to make observations each individual market, so our discussion here has focused on some of the trends that we found of interest and that prevail over most of our markets. The table that follows presents the value-to-income ratio for each market; we leave it to each reader to focus on the market(s) of most interest to them, and as always we are happy to tackle any follow-up questions that may arise.



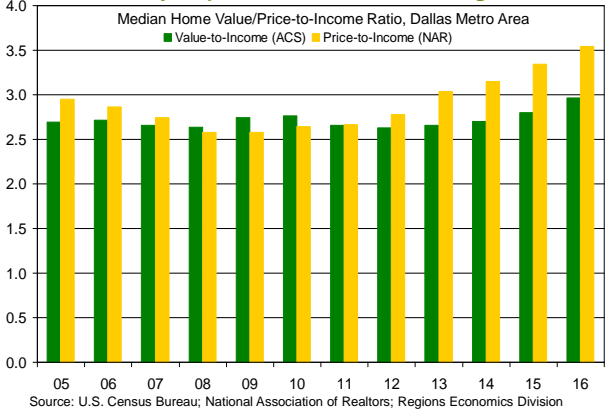
Affordability Well Above Average In Atlanta



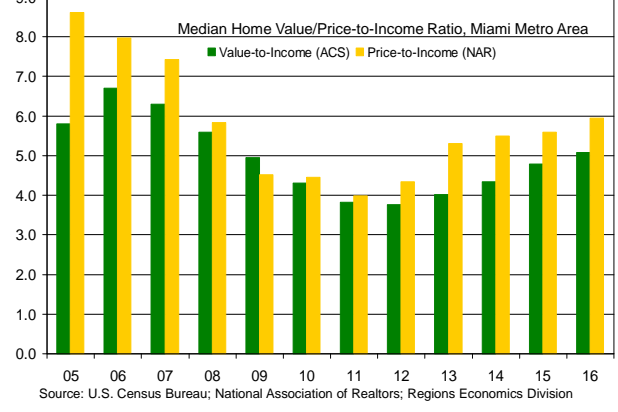
Affordability Fairly Stable In Birmingham



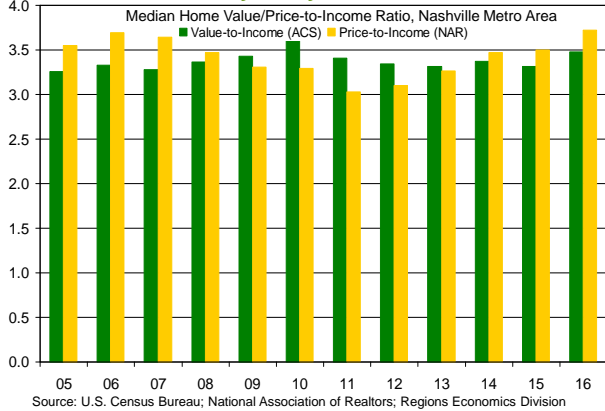
Affordability Slips, But Still Above Average In Dallas



Affordability Persistently Below Average In Miami

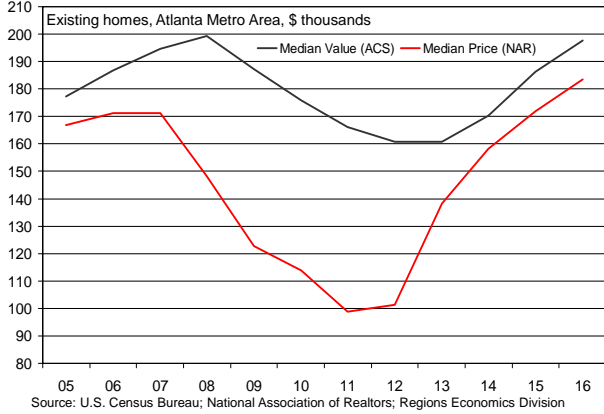


Affordability Fairly Stable In Nashville

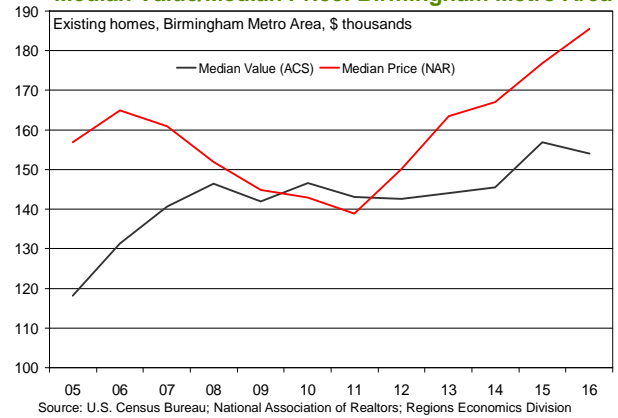




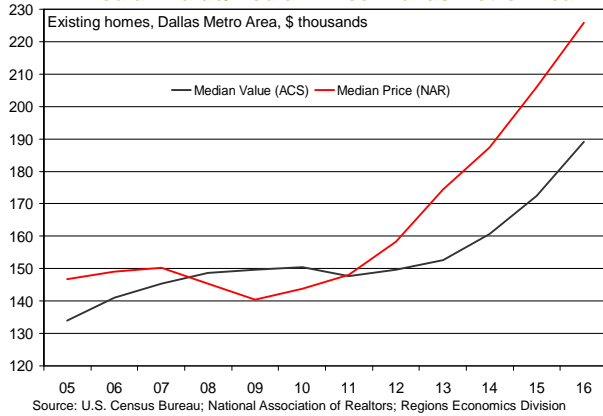
Median Value/Median Price: Atlanta Metro Area



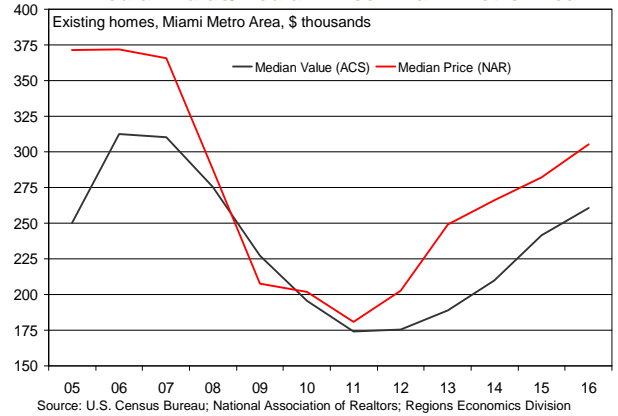
Median Value/Median Price: Birmingham Metro Area



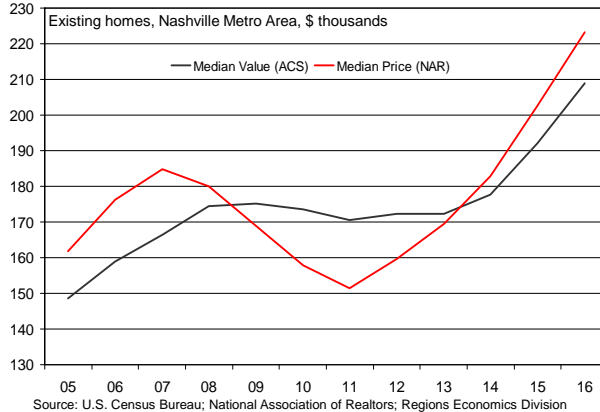
Median Value/Median Price: Dallas Metro Area



Median Value/Median Price: Miami Metro Area



Median Value/Median Price: Nashville Metro Area



Value-to-Income Ratio, Regions Footprint

	Ratio of Median Median Home Value to Median Household Income											
	<u>2005</u>	<u>2006</u>	<u>2007</u>	<u>2008</u>	<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>
United States	3.6222	3.8224	3.8293	3.7979	3.6877	3.5947	3.4375	3.3462	3.3282	3.3770	3.4872	3.5580
Albany, GA	2.1037	2.7763	2.7334	2.6007	3.1338	2.8939	3.1670	3.1129	3.0009	2.6721	2.7452	2.6951
Alexandria, LA	2.4113	2.6912	2.6331	2.4698	2.8029	2.8463	3.0959	2.8878	2.9905	3.0018	3.1512	3.0900
Anniston-Oxford-Jacksonville, AL	2.3370	2.6103	2.5409	2.4915	2.7240	2.7948	2.5386	2.7011	2.5659	2.5707	2.6307	2.7730
Athens-Clarke County, GA	4.1173	4.1453	4.0467	4.0773	4.4622	3.9662	4.2314	4.1943	4.0416	3.6685	4.1042	3.9917
Atlanta-Sandy Springs-Roswell, GA	3.2775	3.3626	3.4045	3.2843	3.3770	3.3075	3.1555	2.9435	2.8852	3.0321	3.0937	3.1575
Auburn-Opelika, AL	3.1730	3.3231	3.4430	3.4867	3.7211	3.8572	3.6634	3.4500	2.9977	3.9066	3.6275	3.4002
Augusta-Richmond County, GA-SC	2.4435	2.6005	2.6618	2.7252	2.8994	2.8374	2.7817	2.8574	2.7859	2.8294	2.7172	2.8490
Austin-Round Rock, TX	3.1891	3.1031	3.1280	3.1830	3.3672	3.3654	3.3038	3.2238	3.1398	3.4259	3.5881	3.7085
Baton Rouge, LA	2.7797	3.0508	3.2557	3.1552	3.2271	3.2778	3.2452	3.1898	3.0958	3.0236	3.2205	3.2770
Birmingham-Hoover, AL	2.6985	2.9506	2.9791	2.9684	3.1648	3.3155	3.1336	3.0494	2.9817	3.0927	3.0490	2.9487
Bloomington, IL	2.6550	2.8138	2.7316	2.7049	2.7576	2.6784	2.7250	2.5001	3.5211	2.7400	2.5532	2.5897
Bloomington, IN	3.1641	3.1883	3.1119	3.0815	3.2544	3.4790	3.4325	3.4077	3.5547	3.4562	3.4749	3.6344
Cape Coral-Fort Myers, FL	4.8444	5.5630	4.7555	4.1717	3.6073	3.4027	2.8344	2.9733	3.3374	3.3310	3.6367	3.9861
Cedar Rapids, IA	2.4820	2.6787	2.5432	2.5291	2.6217	2.5505	2.5982	2.5637	2.5622	2.4182	2.5683	2.3838
Champaign-Urbana, IL	3.1007	2.8929	3.0403	3.0151	3.3276	3.2086	3.3477	2.9014	3.0027	2.9004	2.9574	2.9784
Charleston-North Charleston, SC	3.5079	3.8754	4.0178	3.9769	3.9879	4.0136	3.5668	3.6421	3.6256	3.5410	3.7285	3.6976
Charlotte-Concord-Gastonia, NC-SC	3.2035	3.1290	3.1384	3.2656	3.3901	3.4193	3.2780	3.1389	3.1999	3.1635	3.1713	3.1361
Chattanooga, TN-GA	2.8781	3.0397	3.1358	3.1531	3.3958	3.3579	3.3392	3.2846	2.9894	3.1266	3.1438	3.4446
Chicago-Naperville-Elgin, IL-IN-WI	4.2680	4.4152	4.4064	4.4033	4.2500	4.1328	3.8451	3.4947	3.4063	3.4384	3.5517	3.4823
Clarksville, TN-KY	2.3962	2.4599	2.5419	2.7669	2.9435	3.0973	3.0616	3.0208	2.8587	3.0379	3.0519	2.8731
Cleveland, TN	2.9475	3.3746	3.3830	3.3661	3.2530	3.5383	3.7906	3.3852	3.3130	3.2276	3.5158	3.2553
Columbia, MO	3.2430	3.5732	3.1540	3.1832	3.3351	3.8137	3.4623	3.6065	3.5320	3.4082	3.5827	3.3838
Columbia, SC	2.7782	2.6782	2.8652	2.8767	2.9781	2.9850	2.9785	2.8669	2.8538	2.8109	2.8714	2.8097
Columbus, GA-AL	3.3241	2.8809	2.9332	3.4363	3.1982	3.5920	3.3886	3.0182	3.2832	3.3279	3.3396	3.5405
Crestview-Fort Walton Beach-Destin, FL	3.6641	4.1527	4.0113	3.8243	3.7474	3.5087	3.7634	3.3228	3.4170	3.4967	3.8046	3.6350
Dallas-Fort Worth-Arlington, TX	2.6920	2.7134	2.6567	2.6358	2.7448	2.7622	2.6591	2.6267	2.6604	2.6978	2.7983	2.9634
Dalton, GA	2.7930	2.7615	3.4239	2.7666	3.2300	2.9638	3.0923	3.2260	2.8562	2.6685	2.7525	2.7198
Decatur, AL	2.2779	2.7090	2.4507	2.5488	2.9148	2.8573	2.7019	2.7751	2.6668	2.5291	2.7233	2.7011
Decatur, IL	2.1343	2.1215	1.9883	2.0285	2.1267	2.2435	2.1322	2.0457	2.0911	1.9990	2.0441	2.1494
Deltona-Daytona Beach-Ormond Beach, FL	4.1470	4.9338	4.8136	4.3066	4.1028	3.6481	3.3653	3.2414	3.1646	3.3296	3.4886	3.7297
Des Moines-West Des Moines, IA	2.5908	2.6937	2.7196	2.7241	2.7521	2.7777	2.6345	2.6861	2.5999	2.6327	2.6554	2.6680
Dothan, AL	2.4109	2.5862	2.7338	2.6370	2.8819	2.8832	2.7159	2.6414	2.6775	2.7755	2.8358	2.8801
Evansville, IN-KY	2.4061	2.5146	2.4408	2.5656	2.5483	2.6242	2.4058	2.5754	2.6670	2.7413	2.6797	2.7375
Fayetteville-Springdale-Rogers, AR-MO	3.1565	3.3880	3.5666	3.5209	3.4175	3.2438	3.1370	3.0080	2.9433	3.0382	3.1464	3.2132
Florence-Muscle Shoals, AL	2.4596	2.6731	2.5022	2.7157	2.8101	2.8508	2.9002	2.7358	2.5875	2.6612	2.7631	2.9170
Fort Smith, AR-OK	2.4211	2.3628	2.4344	2.4243	2.5593	2.6269	2.7221	2.7343	2.8114	2.7215	2.6413	2.5287
Gadsden, AL	2.5902	2.7565	2.7601	3.0073	2.6049	2.5545	3.1099	2.6413	2.5824	2.4600	2.2886	2.6584
Gainesville, FL	3.8420	4.6936	5.2227	4.8514	4.6662	4.2360	4.1071	3.9296	3.9112	3.4198	3.5017	3.7633
Gainesville, GA	3.2122	3.7768	3.4500	3.4889	3.5357	3.8424	3.2250	3.0641	3.5757	2.9780	3.1558	3.3505
Greenville-Anderson-Mauldin, SC	2.8857	3.0479	3.0126	3.0782	3.3061	3.3443	3.1480	3.2522	3.1436	3.1128	3.0386	3.1001
Gulfport-Biloxi-Pascagoula, MS	2.7123	2.8094	3.5506	3.3089	3.3342	3.3910	3.4920	3.2603	2.8053	2.9335	3.0274	2.8104

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Hattiesburg, MS	2.6706	3.0847	3.0926	3.0923	3.3028	3.3499	3.2158	3.5149	3.2455	3.2026	3.2620	2.8034
Hot Springs, AR	3.5047	3.5324	3.6341	3.4424	3.3760	3.6703	3.6583	3.5287	3.0690	3.0415	3.6339	3.3298
Houma-Thibodaux, LA	2.5396	2.3317	2.6187	2.3871	2.5426	2.6461	3.0120	2.6706	2.5097	3.0441	2.9884	3.0443
Houston-The Woodlands-Sugar Land, TX	2.6421	2.5831	2.5628	2.5316	2.5819	2.6102	2.5500	2.5291	2.5172	2.5503	2.7381	2.9397
Huntsville, AL	2.6372	2.6584	2.8689	2.8896	2.8121	3.0811	3.0580	2.9405	2.8054	2.9387	2.9727	2.9568
Indianapolis-Carmel-Anderson, IN	2.7361	2.7596	2.6723	2.7426	2.9022	2.9386	2.8273	2.8123	2.7326	2.7072	2.7245	2.7048
Iowa City, IA	3.4563	3.5345	3.1899	3.1811	3.4450	3.6572	3.2299	3.3013	3.5867	3.2363	3.3724	3.8458
Jackson, MS	2.6901	2.7653	2.7305	2.8822	2.9748	3.0164	3.0710	3.1429	2.7794	2.8829	3.1076	2.8026
Jackson, TN	2.6627	2.9067	3.0277	2.7358	2.8197	2.7654	2.8976	2.5763	2.9951	2.6823	2.7753	2.9830
Jacksonville, FL	3.4233	3.8765	3.8827	3.7581	3.6993	3.3960	3.1618	3.0633	2.9556	3.1125	3.2468	3.3005
Jefferson City, MO	2.4429	2.7099	2.6794	2.4765	2.5850	2.5878	2.7116	2.9679	2.6604	2.8347	2.7511	2.6985
Johnson City, TN	2.6505	3.0524	3.1619	3.0374	3.5918	3.4818	3.5978	3.2808	3.4337	3.3391	3.4119	3.5440
Jonesboro, AR	2.8921	2.3544	2.4794	2.6121	2.5440	2.9556	2.9273	2.7099	2.8494	2.8711	3.2666	2.8717
Kingsport-Bristol-Bristol, TN-VA	2.8042	2.7082	2.8526	2.7968	3.1111	3.4282	3.1425	3.0687	3.0873	3.0628	2.9801	3.0457
Knoxville, TN	2.9671	3.1359	3.2329	3.4241	3.3905	3.5116	3.4214	3.5116	3.2940	3.3643	3.2719	3.2871
Kokomo, IN	2.2838	2.5690	2.4717	2.4202	2.2258	2.4235	2.4897	2.1788	2.2139	2.1523	2.1542	2.3938
Lafayette, LA	2.7703	2.9417	3.2734	2.8666	3.1118	3.1949	3.5332	3.2940	2.6026	2.7123	3.0411	3.3231
Lafayette-West Lafayette, IN	2.9810	3.0940	3.0431	2.7485	2.9033	3.0510	2.9600	2.7597	2.5697	2.9560	2.7611	2.8399
Lakeland-Winter Haven, FL	2.7247	3.4265	3.5109	3.4986	3.2283	2.8926	2.7240	2.3448	2.3990	2.4638	2.7939	2.9188
Little Rock-North Little Rock-Conway, AR	2.5826	2.5896	2.7588	2.9600	2.8194	2.8853	2.9322	2.8342	2.8424	2.8471	3.0551	2.9456
Longview, TX	2.3726	2.2480	2.3419	2.1509	2.4375	2.4879	2.4723	2.3635	2.6054	2.2889	2.6067	2.6435
Louisville/Jefferson County, KY-IN	3.0639	3.0810	3.1030	3.0303	3.1078	3.3148	3.0559	3.0126	2.9211	2.9706	2.9113	2.9718
Macon, GA	2.7876	2.7409	2.8637	2.8475	3.0750	3.4714	3.3290	3.0639	3.0063	2.8732	2.8078	3.0521
Memphis, TN-MS-AR	2.8613	2.9839	2.8956	3.0612	3.1123	3.0566	2.9388	2.8695	2.7384	2.8990	2.8810	2.8589
Miami-Fort Lauderdale-West Palm Beach, FL	5.8017	6.7007	6.3028	5.5868	4.9493	4.3151	3.8320	3.7622	4.0216	4.3336	4.7917	5.0738
Mobile, AL	2.6894	2.7219	3.0676	3.0610	3.0489	3.2952	2.8722	3.1619	2.8223	2.7657	2.8221	2.7719
Monroe, LA	2.4730	2.7831	2.7430	3.0184	2.6694	2.8478	3.2289	3.2635	3.2715	2.9824	3.4144	3.6575
Montgomery, AL	2.4750	2.5085	2.8722	2.7099	2.8722	2.9244	2.7436	2.7734	2.6691	2.8415	3.0239	2.8710
Morristown, TN	2.8664	2.9951	2.8937	3.1659	3.3347	3.1809	3.2689	2.9892	3.1765	3.4015	3.3466	3.0103
Naples-Immokalee-Marco Island, FL	7.1983	7.9230	7.1445	5.6617	5.5126	4.8454	4.7999	4.3140	4.7862	4.7065	5.0703	5.8356
Nashville-Davidson--Murfreesboro--Franklin, TN	3.2607	3.3313	3.2782	3.3661	3.4289	3.6165	3.4105	3.3456	3.3156	3.3739	3.3147	3.4799
New Orleans-Metairie, LA	3.4730	3.6634	3.8205	3.8710	3.9270	3.8345	3.9428	3.8847	3.7646	3.7235	3.8951	3.8542
North Port-Sarasota-Bradenton, FL	5.0559	5.7215	4.9573	5.0013	4.2797	3.8204	3.5097	3.3485	3.4733	3.5198	3.8754	4.2424
Ocala, FL	3.2229	3.8390	4.1406	4.0378	3.6429	3.1881	3.1003	3.0514	2.7678	2.5352	3.0087	3.2247
Orlando-Kissimmee-Sanford, FL	4.3374	4.9679	4.8494	4.6094	4.0813	3.6361	3.3042	3.1117	3.2303	3.3706	3.4477	3.8484
Palm Bay-Melbourne-Titusville, FL	4.4754	4.7372	4.0235	3.9242	3.6902	3.2229	2.9012	2.7295	2.9243	3.1185	3.1498	3.4308
Panama City, FL	3.8181	4.0578	3.7950	3.9334	3.7762	3.6452	3.5206	3.4040	3.1280	3.6247	3.4307	3.6700
Pensacola-Ferry Pass-Brent, FL	3.2165	3.4356	3.5987	3.4097	3.4260	3.3724	2.9630	2.6464	2.7970	2.6958	2.8224	3.0379
Peoria, IL	2.3408	2.4394	2.4107	2.4186	2.4888	2.5283	2.4956	2.5211	2.4404	2.3422	2.4330	2.3962
Punta Gorda, FL	4.8732	4.9971	4.2627	4.1527	3.9468	3.5165	3.2581	2.9151	3.1580	3.3992	3.6776	4.0860
Raleigh, NC	3.1945	3.2591	3.2696	3.3704	3.4341	3.5927	3.4715	3.3754	3.2880	3.4166	3.4206	3.3159
Rome, GA	2.8988	2.9196	2.8553	3.0251	3.0906	3.0487	2.6243	2.9333	3.0968	3.1663	2.9770	2.4005

Value-to-Income Ratio, Regions Footprint

Ratio of Median Median Home Value to Median Household Income

	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Savannah, GA	2.9477	3.7097	3.5106	3.8249	3.9848	3.6980	3.4648	3.6486	3.4581	3.1925	3.3781	3.1361
Shreveport-Bossier City, LA	2.6206	2.7053	2.8505	2.9750	3.0096	3.0151	3.0435	2.9149	2.9122	3.0125	3.3563	3.7310
Spartanburg, SC	2.6963	2.7888	2.7075	2.5584	2.9125	3.0585	3.0821	2.8083	2.8908	2.6691	2.8232	2.6786
Springfield, IL	2.3159	2.3394	2.4076	2.1643	2.3381	2.3937	2.4824	2.2761	2.4398	2.3918	2.3295	2.5986
Springfield, MO	3.0237	3.0097	3.1389	2.9414	3.2810	3.2382	3.0406	3.0689	3.0414	3.1686	3.0724	3.1784
St. Louis, MO-IL	2.9107	3.0604	3.0363	3.0927	3.1050	3.1702	3.0686	2.9707	2.8110	2.8108	2.9071	2.8304
Tallahassee, FL	3.4534	3.9331	3.8195	4.0636	4.4680	4.0423	3.8066	3.6878	3.5952	3.7747	3.6144	3.3877
Tampa-St. Petersburg-Clearwater, FL	3.9018	4.6248	4.3620	4.1819	3.7675	3.4951	3.1347	2.9818	2.9512	3.1893	3.3857	3.4276
Terre Haute, IN	2.2232	2.2941	2.2067	2.0594	2.2951	2.1165	2.0448	2.2003	2.2078	2.1214	2.1355	2.0127
Texarkana, TX-AR	2.2171	1.9787	2.1594	2.3065	2.2726	2.1974	2.3407	2.3706	2.5927	2.4354	2.5223	2.5686
Tuscaloosa, AL	3.6552	3.7724	3.5085	3.5345	3.4960	3.5447	3.5759	3.8762	3.1006	3.2870	3.3656	3.4935
Tyler, TX	2.6077	2.5821	2.6944	2.5361	2.5486	2.7494	2.7389	2.6163	2.6746	3.3441	2.9658	2.9122
Valdosta, GA	2.4955	3.1274	2.9383	3.0447	3.3378	3.5583	4.0005	3.4699	3.3358	3.0517	3.5329	3.2969
Warner Robins, GA	2.2977	2.4916	2.4091	2.3388	2.6719	2.3356	2.4598	2.5213	2.5601	2.8435	2.5561	2.3532
Waterloo-Cedar Falls, IA	2.4907	2.5521	2.8135	2.4562	2.8390	2.6980	2.9201	2.5469	2.6789	2.5948	2.7442	2.6653
Wilmington, NC	3.7122	4.0642	4.7097	4.4771	4.8780	4.5823	4.5123	3.6781	4.0068	4.3120	4.1667	4.3525

Twenty Lowest 2016 Value-to-Income Ratios

Terre Haute, IN	2.0127
Decatur, IL	2.1494
Warner Robins, GA	2.3532
Cedar Rapids, IA	2.3838
Kokomo, IN	2.3938
Peoria, IL	2.3962
Rome, GA	2.4005
Fort Smith, AR-OK	2.5287
Texarkana, TX-AR	2.5686
Bloomington, IL	2.5897
Springfield, IL	2.5986
Longview, TX	2.6435
Gadsden, AL	2.6584
Waterloo-Cedar Falls, IA	2.6653
Des Moines-West Des Moines, IA	2.6680
Spartanburg, SC	2.6786
Albany, GA	2.6951
Jefferson City, MO	2.6985
Decatur, AL	2.7011
Indianapolis-Carmel-Anderson, IN	2.7048

Twenty Highest 2016 Value-to-Income Ratios

Johnson City, TN	3.5440
Bloomington, IN	3.6344
Crestview-Fort Walton Beach-Destin, FL	3.6350
Monroe, LA	3.6575
Panama City, FL	3.6700
Charleston-North Charleston, SC	3.6976
Austin-Round Rock, TX	3.7085
Deltona-Daytona Beach-Ormond Beach, FL	3.7297
Shreveport-Bossier City, LA	3.7310
Gainesville, FL	3.7633
Iowa City, IA	3.8458
Orlando-Kissimmee-Sanford, FL	3.8484
New Orleans-Metairie, LA	3.8542
Cape Coral-Fort Myers, FL	3.9861
Athens-Clarke County, GA	3.9917
Punta Gorda, FL	4.0860
North Port-Sarasota-Bradenton, FL	4.2424
Wilmington, NC	4.3525
Miami-Fort Lauderdale-West Palm Beach, FL	5.0738
Naples-Immokalee-Marco Island, FL	5.8356

Sources: U.S. Census Bureau; Regions Economics Division