

COMPARISON OF HOUSE PRICE INCREASES: 2000 TO 2010

By Type of Urban Planning Market

Traditional v. Smart Growth (Urban Containment or Growth Management)

United States Markets Over 1,000,000 Population

With Comparison to "Costs of Sprawl 2000" Projection

RESPONSIVE MARKETS (Little or No Land Shortage)	2010 Median House Price	2000 Median House Price (2010\$)	Change (2010\$)	Change in %
Atlanta	\$110,000	\$169,800	-\$59,800	-35.2%
Austin	\$182,500	\$196,700	-\$14,200	-7.2%
Birmingham	\$135,100	\$172,300	-\$37,200	-21.6%
Buffalo	\$106,600	\$126,100	-\$19,500	-15.5%
Charlotte	\$171,400	\$157,800	\$13,600	8.6%
Cincinnati	\$121,900	\$150,800	-\$28,900	-19.2%
Cleveland	\$106,400	\$147,100	-\$40,700	-27.7%
Columbus	\$125,800	\$161,500	-\$35,700	-22.1%
Dallas-Fort Worth	\$141,900	\$170,900	-\$29,000	-17.0%
Detroit	\$122,300	\$169,000	-\$46,700	-27.6%
Houston	\$150,100	\$152,100	-\$2,000	-1.3%
Indianapolis	\$108,500	\$174,000	-\$65,500	-37.6%
Kansas City	\$130,700	\$141,100	-\$10,400	-7.4%
Louisville	\$127,700	\$146,900	-\$19,200	-13.1%
Nashville	\$150,000	\$172,100	-\$22,100	-12.8%
Oklahoma City	\$140,700	\$114,100	\$26,600	23.3%
Philadelphia	\$209,800	\$199,600	\$10,200	5.1%
Pittsburgh	\$116,000	\$137,900	-\$21,900	-15.9%
Richmond	\$186,500	\$169,600	\$16,900	10.0%
Rochester	\$112,100	\$130,900	-\$18,800	-14.4%
Salt Lake City	\$203,800	\$191,600	\$12,200	6.4%
San Antonio	\$142,200	\$136,800	\$5,400	3.9%
St. Louis	\$116,100	\$144,300	-\$28,200	-19.5%
Average of Cases	\$139,900	\$158,000	-\$9,800	-11.5%
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PRESCRIPTIVE MARKETS (Land rationing or shortages due to smart growth & other policies)	2010 Median House Price	2000 Median House Price (2010\$)	Change (2010\$)	Change in %
Baltimore	\$234,900	\$199,300	\$35,600	17.9%
Boston	\$321,800	\$222,800	\$99,000	44.4%
Chicago	\$176,400	\$216,700	-\$40,300	-18.6%
Denver	\$224,800	\$178,900	\$45,900	25.7%
Hartford	\$225,900	\$155,600	\$70,300	45.2%
Jacksonville	\$144,900	\$133,500	\$11,400	8.5%
Las Vegas	\$137,000	\$165,700	-\$28,700	-17.3%
Los Angeles	\$331,400	\$210,800	\$120,600	57.2%

