

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

	2010	2000 Median		
	Median	House Price	Change	Change in
RESPONSIVE MARKETS (Little or No Land Shortage)	House Price	(2010\$)	(2010\$)	%
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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	2010	2000 Median		
PRESCRIPTIVE MARKETS (Land rationing or shortages	Median	House Price	Change	Change in
due to smart growth & other policies)	House Price	(2010\$)	(2010\$)	%
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%

Memphis	\$113,900	\$135,200	-\$21,300	-15.8%
Miami	\$193,600	\$138,900	\$54,700	39.4%
Milwaukee	\$203,800	\$138,800	\$65,000	46.8%
Minneapolis-St. Paul	\$162,000	\$168,200	-\$6,200	-3.7%
New Orleans	\$154,600	\$124,900	\$29,700	23.8%
New York	\$380,400	\$237,300	\$143,100	60.3%
Orlando	\$131,600	\$139,900	-\$8,300	-5.9%
Phoenix	\$140,900	\$170,700	-\$29,800	-17.5%
Portland	\$237,400	\$217,900	\$19,500	8.9%
Providence	\$211,900	\$141,700	\$70,200	49.5%
Riverside-San Bernardino	\$180,500	\$160,600	\$19,900	12.4%
Sacramento	\$179,400	\$199,800	-\$20,400	-10.2%
San Diego	\$379,000	\$244,800	\$134,200	54.8%
San Francisco	\$518,200	\$442,000	\$76,200	17.2%
San Jose	\$560,000	\$399,600	\$160,400	40.1%
Seattle	\$302,600	\$238,700	\$63,900	26.8%
Tampa-St. Petesburg	\$133,900	\$121,900	\$12,000	9.8%
Virginia Beach	\$195,000	\$153,200	\$41,800	27.3%
Washington	\$292,600	\$266,200	\$26,400	9.9%
Average of Cases	\$239,600	\$197,200	\$52,600	21.5%

2010 2000 Median Median **House Price** Change Change in % AVERAGE: 2000-2007 House Price (2010\$)(2010\$)**Responsive Markets** \$139,900 \$158,000 -\$9,800 -11.5% \$239,600 \$197,200 \$52,600 21.5% **Prescriptive Markets** Prescriptive Markets Increase Over Responsive Markets: 2000-2010 \$62,400 37.2% Prediction in "Costs of Sprawl 2000": 2000-2025 (2010\$) -\$14,000 2010 at 2000-2025 Rate -\$5,600

\$68,000

Median house price data from National Association of Realtors and local realtor associations

Prescriptive planning markets include those classified as "growth management," "growth control," "containment" and "contain-lite" and "exclusions: in "From Traditional to Reformed A Review of the Land Use Regulations in the Nation's 50 largest Metropolitan Areas" (Brookings Institution, 2006) and markets with significant large lot zoning and land preservation restrictions (New York, Chicago, Hartford, Milwaukee, Minneapolis-St. Paul, and Virginia Beach).

Responsive planning markets are all others.

Difference: Prediction v. Actual (Error)

Part of Philadelphia is in New Jersey, which has prescriptive planning.

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