

viewing: real estate trends

May 2014 Real Estate Data

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Monthly Housing Summary

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The realtor.com National Housing Trend Report for May 2014 shows a more complete, widespread real estate recovery than this time last year.

Data from realtor.com found that median list prices of homes in May 2014 rose 8 percent to \$214,900 compared to May 2013. May's data shows all but eight of 146 markets reporting year-over-year price increases. The median age of inventory stands at 78 days and May home inventories are down 5.8 percent from May 2013.

Search Ranking		Area/Region	Median List Prices			Total Listings			Median Age of Inventory		
Current Month	Previous Month	United States	\$214,900	8.0%	2.4%	1,743,065	-5.8%	-0.4%	78.0	0.0%	-4.9%
May-14 ↕	Apr-14	City	\$	YY	MM	#	YY	MM	#	YY	MM
1	1	Chicago, IL	\$229,900	15.2%	2.2%	57,536	-5.0%	7.9%	62	-23.5%	-3.1%
2	2	Dallas, TX	\$241,945	10.0%	3.0%	14,135	-11.0%	-4.0%	44	-4.4%	-4.4%
4	4	Boston-Wrcstr-Lwrnce-Lowll-Brcktn, MA-NH(MA)	\$369,500	5.6%	2.7%	20,254	0.0%	8.8%	45	0.0%	0.0%
5	5	Philadelphia, PA-NJ(PA)	\$239,900	2.1%	2.1%	27,263	-7.0%	9.2%	74	-7.5%	-10.8%
6	6	Los Angeles-Long Beach, CA	\$479,000	6.4%	-1.8%	17,160	2.0%	-2.6%	54	17.4%	0.0%
7	7	Atlanta, GA	\$208,900	15.3%	4.5%	34,782	-15.0%	0.7%	68	1.5%	7.9%
8	8	Tampa-St. Petersburg-Clearwater, FL	\$185,000	11.5%	5.8%	17,882	6.0%	-10.2%	86	7.5%	-14.0%
9	9	Orlando, FL	\$205,000	10.8%	5.1%	12,367	26.0%	-8.3%	75	11.9%	0.0%
10	10	Fort Lauderdale, FL	\$200,000	8.1%	0.1%	15,150	19.0%	-2.1%	66	-8.3%	3.1%
11	11	Phoenix-Mesa, AZ	\$255,000	8.5%	2.0%	21,908	39.0%	-8.6%	65	32.7%	4.8%
12	13	Fort Worth-Arlington, TX	\$193,900	7.8%	3.8%	7,480	-13.0%	-5.1%	47	-7.8%	-4.1%
13	15	New Haven-Brdgprt-Stmfrd-Dnbry-Wtrbry,CT	\$349,900	-0.5%	0.3%	16,522	1.0%	10.0%	71	-5.3%	-4.1%

14	12	West Palm Beach-Boca Raton, FL	\$269,900	15.8%	0.3%	15,227	-15.0%	-4.7%	82	-16.3%	3.8%
15	14	Las Vegas, NV-AZ(NV)	\$186,085	24.1%	1.1%	12,564	-28.0%	-13.7%	93	14.8%	4.5%
16	17	Washington, DC-MD-VA-WV(VA)	\$429,000	1.1%	0.9%	13,895	4.0%	-0.4%	57	32.6%	21.3%
17	16	Miami, FL	\$295,000	5.7%	0.0%	16,970	20.0%	-0.6%	74	0.0%	2.8%
18	19	Riverside-San Bernardino, CA	\$309,900	19.7%	3.3%	18,010	20.0%	-3.3%	72	26.3%	2.9%
19	22	Austin-San Marcos, TX	\$299,000	17.3%	1.4%	7,221	-20.0%	-1.2%	47	-4.1%	2.2%
20	18	Columbus, OH	\$160,000	6.7%	2.1%	9,043	-25.0%	-3.1%	61	-9.0%	-4.7%
21	20	Denver, CO	\$349,900	20.7%	2.1%	5,930	-20.0%	3.9%	20	-25.9%	-9.1%
22	21	San Diego, CA	\$500,250	17.7%	6.4%	6,571	-15.0%	-10.9%	47	0.0%	-11.3%
23	26	New York, NY	\$405,000	8.0%	1.3%	14,712	-27.0%	11.2%	61	-29.1%	-6.2%
24	23	Raleigh-Durham-Chapel Hill, NC	\$239,900	6.2%	0.4%	9,727	-17.0%	5.3%	71	-2.7%	1.4%
25	30	Orange County, CA	\$645,000	8.9%	2.4%	7,820	12.0%	-5.4%	61	52.5%	0.0%
26	25	Baltimore, MD	\$275,000	6.9%	1.9%	14,839	2.0%	-0.7%	74	13.9%	8.8%
27	24	Houston, TX	\$245,000	23.1%	4.3%	16,687	-32.0%	-4.8%	51	-13.6%	4.1%
28	27	St. Louis, MO-IL(MO)	\$170,000	0.1%	0.7%	11,102	-17.0%	0.9%	67	-8.2%	8.1%
29	28	Pittsburgh, PA	\$149,900	2.0%	3.4%	12,670	-5.0%	4.9%	73	-8.8%	-13.1%
30	31	Hartford, CT	\$249,900	0.0%	0.4%	8,849	7.0%	11.8%	65	-3.0%	-8.5%
31	29	Cleveland-Lorain-Elyria, OH	\$130,000	0.8%	0.1%	12,921	-6.0%	6.5%	78	-2.5%	-1.3%
32	32	San Antonio, TX	\$215,000	8.6%	-2.1%	8,715	-1.0%	0.8%	63	-1.6%	6.8%
33	35	Newark, NJ	\$319,000	6.4%	4.6%	10,685	-4.0%	4.4%	67	-9.5%	-4.3%
34	33	Philadelphia, PA-NJ(NJ)	\$184,900	1.3%	2.8%	11,809	-5.0%	4.3%	98	-7.6%	-8.4%
35	37	Monmouth-Ocean, NJ	\$335,000	4.7%	1.8%	11,098	2.0%	7.0%	74	-6.3%	-3.9%
36	34	Jacksonville, FL	\$219,900	2.3%	4.7%	9,133	10.0%	-1.9%	80	9.6%	-3.6%
37	36	Oakland, CA	\$535,000	8.1%	4.9%	3,358	27.0%	9.0%	27	68.8%	0.0%
38	39	Charlotte-Gastonia-Rock Hill,	\$204,900	3.5%	-0.5%	12,466	-5.0%	-1.6%	69	-9.2%	

		NC-SC(NC)									
39	41	New Orleans, LA	\$183,000	4.6%	1.7%	5,928	-10.0%	-2.8%	85	-1.2%	0.0%
40	38	Middlesex-Somerset-Hunterdon, NJ	\$339,000	5.9%	2.8%	6,738	-9.0%	1.5%	68	-8.1%	-1.5%
41	42	Washington, DC-MD-VA-WV(MD)	\$329,900	10.0%	3.1%	9,734	-1.0%	-0.3%	65	16.1%	10.2%
42	44	Sacramento, CA	\$340,000	19.3%	1.5%	6,110	-27.0%	4.0%	40	-16.7%	0.0%
43	45	Nashville, TN	\$244,900	14.1%	0.0%	9,364	-15.0%	-4.0%	61	8.9%	13.0%
44	40	Minneapolis-St. Paul, MN-WI(MN)	\$239,900	6.6%	2.1%	21,331	64.0%	15.2%	55	12.2%	0.0%
45	43	Sarasota-Bradenton, FL	\$279,900	8.1%	3.7%	7,210	0.0%	-12.9%	92	0.0%	4.6%
46	46	Indianapolis, IN	\$149,900	7.5%	3.5%	10,335	-13.0%	6.0%	56	-16.4%	-3.5%
47	47	Fort Myers-Cape Coral, FL	\$225,585	-6.0%	0.3%	11,018	16.0%	-9.7%	110	3.8%	10.0%
49	51	Portland, ME	\$267,500	1.7%	3.3%	4,519	-6.0%	4.8%	74	-6.3%	-19.6%
50	48	Charleston-North Charleston, SC	\$249,970	4.2%	0.0%	7,118	-6.0%	-13.9%	111	16.8%	4.7%
51	50	Oklahoma City, OK	\$178,500	11.6%	3.5%	5,160	-26.0%	-4.8%	60	0.0%	-1.6%
52	52	San Jose, CA	\$720,000	6.0%	0.7%	2,284	-14.0%	2.6%	32	10.3%	10.3%
53	55	Greenville-Spartanburg-Anderson, SC	\$179,750	5.8%	2.8%	9,149	-7.0%	-2.0%	94	1.1%	0.0%
54	53	Richmond-Petersburg, VA	\$225,000	7.1%	2.3%	5,885	-1.0%	2.3%	61	1.7%	0.0%
55	57	Kansas City, MO-KS(MO)	\$145,000	0.4%	0.7%	7,777	-1.0%	3.4%	68	-4.2%	-5.6%
56	54	Daytona Beach, FL	\$189,900	6.1%	2.7%	5,886	2.0%	-6.0%	100	5.3%	7.5%
57	56	Melbourne-Titusville-Palm Bay, FL	\$164,900	10.0%	2.1%	5,434	-11.0%	-13.9%	86	-2.3%	7.5%
58	65	Portland-Vancouver, OR-WA(OR)	\$319,000	11.9%	6.3%	5,397	-20.0%	-0.8%	50	4.2%	0.0%
59	58	Milwaukee-Waukesha, WI	\$190,000	5.6%	2.7%	8,043	-9.0%	3.5%	60	-13.0%	-1.6%
60	62	Greensboro-Winston Salem-High Point, NC	\$156,200	4.2%	0.8%	10,196	-2.0%	4.6%	86	-3.4%	-5.5%
62	66	Grand Rapids-Muskegon-Holland, MI	\$159,900	6.7%	3.2%	4,632	-16.0%	6.5%	47	-16.1%	-16.1%
63	67	Seattle-Bellevue-Everett, WA	\$398,800	2.5%	4.6%	6,130	13.0%	11.2%	30	3.5%	-6.3%

64	61	Louisville, KY-IN(KY)	\$164,900	9.9%	3.1%	3,625	-26.0%	8.6%	65	4.8%	0.0%
65	64	Dayton-Springfield, OH	\$110,000	6.9%	0.1%	7,063	-2.0%	3.6%	82	6.5%	-8.9%
66	69	Ventura, CA	\$554,950	7.5%	2.8%	2,860	32.0%	3.3%	58	9.4%	1.8%
67	60	San Francisco, CA	\$899,000	9.0%	0.5%	2,205	-26.0%	2.9%	34	-2.9%	3.0%
69	63	Birmingham, AL	\$177,950	4.7%	2.9%	7,908	-11.0%	-0.5%	82	-10.9%	-9.9%
70	70	Colorado Springs, CO	\$264,948	10.5%	5.6%	4,345	-9.0%	3.8%	62	5.1%	3.3%
71	68	Cincinnati, OH-KY-IN(OH)	\$150,000	2.8%	0.7%	8,786	-20.0%	-8.7%	92	18.0%	1.1%
72	73	Myrtle Beach, SC	\$179,000	5.9%	0.0%	7,473	-11.0%	-11.8%	144	19.0%	-1.4%
73	75	Kansas City, MO-KS(KS)	\$209,000	13.0%	-0.4%	4,189	-9.0%	6.0%	52	-5.5%	0.0%
75	74	Akron, OH	\$120,000	-3.9%	0.4%	3,781	-10.0%	5.3%	73	-7.6%	-5.2%
76	76	Tulsa, OK	\$156,155	4.2%	2.0%	4,928	4.0%	4.1%	66	11.9%	-2.9%
77	77	Fort Wayne, IN	\$109,900	7.5%	4.8%	2,715	-2.0%	3.0%	61	3.4%	-11.6%
78	79	Harrisburg-Lebanon-Carlisle, PA	\$174,900	0.0%	0.0%	4,953	1.0%	5.2%	85	-13.3%	-4.5%
79	78	Wilmington, NC	\$250,000	4.2%	0.0%	5,346	-5.0%	2.4%	105	-11.0%	-2.8%
80	80	Memphis, TN-AR-MS(TN)	\$154,900	3.3%	6.8%	4,670	-8.0%	-10.2%	72	-1.4%	-26.5%
81	81	Rochester, NY	\$144,900	0.0%	3.6%	4,421	-16.0%	1.6%	64	12.3%	-25.6%
83	83	Mobile, AL	\$189,999	2.8%	0.1%	5,953	-9.0%	0.8%	102	-2.9%	-1.9%
84	87	Toledo, OH	\$110,000	0.5%	0.1%	3,068	-15.0%	9.6%	59	-20.3%	-9.2%
85	84	Lakeland-Winter Haven, FL	\$159,900	14.2%	3.8%	3,682	16.0%	-7.6%	94	6.8%	11.9%
86	88	Syracuse, NY	\$154,900	3.3%	3.3%	3,743	-9.0%	9.1%	69	-5.5%	-18.8%
87	85	Wilmington-Newark, DE-MD(DE)	\$224,900	4.8%	2.3%	3,162	-9.0%	2.7%	81	2.5%	-9.0%
88	90	Fresno, CA	\$244,900	11.3%	2.5%	2,538	25.0%	-1.4%	57	16.3%	3.6%
89	96	Baton Rouge, LA	\$185,000	2.8%	0.3%	3,384	-5.0%	-3.8%	79	2.6%	-4.8%
90	93	Allentown-Bethlehem-Easton, PA	\$182,500	1.5%	1.5%	4,445	-8.0%	5.3%	75	-7.4%	-17.6%
91	86	South-SC-RSA	\$288,450	6.9%	-0.5%	5,889	-7.0%	-8.1%	172	19.4%	

92	95	Columbia, SC	\$162,450	4.8%	-0.6%	5,040	-2.0%	-6.2%	96	9.1%	-3.0%
93	97	Albany-Schenectady-Troy, NY	\$224,900	0.0%	0.0%	5,595	-4.0%	6.8%	83	1.2%	-16.2%
94	89	Central-FL-RSA	\$169,900	6.2%	0.1%	3,779	-13.0%	-9.9%	116	-2.5%	9.4%
95	91	Little Rock-North Little Rock, AR	\$157,950	1.6%	1.9%	4,589	-7.0%	0.1%	79	1.3%	-7.1%
96	94	Peoria-Pekin, IL	\$133,900	3.4%	3.0%	2,053	3.0%	-0.5%	70	0.0%	-18.6%
97	92	Wichita, KS	\$148,250	9.9%	5.9%	2,431	-26.0%	-1.6%	60	-18.9%	-3.2%
98	101	Boise City, ID	\$209,000	5.6%	2.0%	4,076	31.0%	8.0%	53	6.0%	-1.9%
99	98	Salt Lake City-Ogden, UT	\$245,000	11.4%	2.1%	7,448	19.0%	-6.4%	62	34.8%	6.9%
100	103	York, PA	\$169,900	3.3%	0.0%	2,328	-16.0%	2.3%	76	-5.0%	-3.8%
101	99	Tucson, AZ	\$199,000	10.6%	1.7%	6,706	11.0%	-4.7%	81	12.5%	5.2%
102	100	Albuquerque, NM	\$209,900	5.2%	3.8%	4,293	-1.0%	1.2%	74	10.5%	15.6%
103	102	Pensacola, FL	\$190,000	6.7%	5.6%	3,684	6.0%	-4.6%	93	-2.1%	-7.0%
104	109	Trenton, NJ	\$249,900	2.2%	4.7%	2,769	-9.0%	7.8%	82	-5.8%	-7.9%
105	105	Des Moines, IA	\$179,000	2.4%	-0.5%	3,448	-9.0%	0.3%	60	-4.8%	-15.5%
106	110	West-AZ-RSA	\$328,950	19.6%	1.5%	2,312	16.0%	-0.1%	94	20.5%	-1.1%
107	106	Madison, WI	\$239,900	6.6%	0.8%	3,338	-14.0%	2.4%	61	-9.0%	-6.2%
108	111	Washington, DC-MD-VA-WV(DC)	\$499,000	5.1%	-0.2%	1,706	-9.0%	-7.5%	51	41.7%	24.4%
109	112	Bakersfield, CA	\$198,500	16.8%	4.5%	2,452	30.0%	-1.8%	59	20.4%	0.0%
110	104	Omaha, NE-IA(NE)	\$167,000	4.9%	1.2%	3,009	-14.0%	3.9%	43	-14.0%	-2.3%
111	108	Honolulu, HI	\$519,900	7.2%	1.9%	3,277	8.0%	8.5%	62	5.1%	-3.1%
112	114	Stockton-Lodi, CA	\$285,000	42.7%	5.6%	1,291	-38.0%	-2.2%	39	-20.4%	5.4%
113	117	Asheville, NC	\$269,500	8.2%	1.7%	2,294	-18.0%	2.7%	87	-13.0%	-17.9%
114	113	Fort Collins-Loveland, CO	\$306,500	9.5%	2.6%	2,260	-8.0%	6.1%	51	-15.0%	-7.3%
115	115	Corpus Christi, TX	\$204,900	17.1%	0.0%	1,541	-17.0%	-3.6%	68	-15.0%	-4.2%
116	121	Spokane, WA	\$189,900	2.7%	0.0%	3,694	5.0%	-0.4%	71	20.3%	

117	119	Santa Barbara-Santa Maria-Lompoc, CA	\$869,000	9.3%	2.5%	1,120	4.0%	2.5%	66	13.8%	6.5%
118	116	Reno, NV	\$289,900	22.9%	3.9%	2,377	3.0%	5.7%	61	-6.2%	-4.7%
119	118	Boulder-Longmont, CO	\$465,000	19.3%	5.7%	1,569	-34.0%	10.8%	38	-17.4%	-7.3%
120	120	Chattanooga, TN-GA(TN)	\$179,900	-1.3%	0.0%	3,114	10.0%	-13.1%	114	29.6%	2.7%
122	122	Roanoke, VA	\$184,865	8.8%	2.8%	1,701	-14.0%	5.0%	75	2.7%	-9.6%
123	124	Ocala, FL	\$136,000	4.6%	0.8%	3,050	-11.0%	-5.2%	96	-8.6%	0.0%
124	126	Lexington, KY	\$169,900	6.3%	0.5%	3,811	-15.0%	0.1%	73	-5.2%	-6.4%
125	123	Reading, PA	\$169,900	1.7%	0.5%	3,325	-6.0%	3.2%	110	6.8%	-15.4%
126	125	Tallahassee, FL	\$165,000	6.5%	3.2%	2,093	-2.0%	1.7%	82	-16.3%	-5.8%
127	127	Jersey City, NJ	\$319,900	0.3%	0.0%	1,920	-11.0%	1.5%	65	6.6%	8.3%
128	128	Tyler, TX	\$195,000	11.0%	0.1%	1,311	3.0%	0.5%	78	-1.3%	1.3%
129	131	South Bend, IN	\$99,900	0.0%	0.7%	1,559	-11.0%	6.9%	71	-7.8%	-20.2%
130	130	Macon, GA	\$139,900	7.7%	3.6%	2,266	-8.0%	0.7%	93	8.1%	-2.1%
131	129	Charleston, WV	\$146,900	0.8%	-1.4%	1,057	-4.0%	-2.6%	85	10.4%	-4.5%
132	132	El Paso, TX	\$158,950	6.0%	0.0%	4,081	8.0%	-0.1%	91	3.4%	4.6%
133	133	Norfolk-Virginia Bch-Newport News, VA-NC(VA)	\$239,900	5.5%	1.4%	11,757	4.0%	1.9%	75	-3.9%	2.7%
134	137	Portland-Vancouver, OR-WA(WA)	\$295,900	14.7%	5.9%	1,910	-12.0%	-0.8%	62	-3.1%	-8.8%
135	136	Shreveport-Bossier City, LA	\$174,900	-5.0%	0.0%	2,209	3.0%	-1.4%	82	17.1%	15.5%
136	134	Springfield, IL	\$129,000	9.0%	-0.7%	1,052	-21.0%	-11.0%	88	20.6%	0.0%
137	135	Gainesville, FL	\$169,500	10.1%	-0.2%	1,767	-7.0%	-8.3%	89	-9.2%	8.5%
138	138	Columbia, MO	\$198,900	14.3%	2.0%	833	-14.0%	-5.8%	66	15.8%	13.8%
139	141	Santa Fe, NM	\$399,000	2.6%	1.0%	1,709	-6.0%	1.7%	109	6.9%	-23.2%
140	142	Salem, OR	\$229,000	9.1%	2.3%	1,797	-20.0%	17.9%	68	-15.0%	-18.1%
141	146	Pueblo, CO	\$155,000	3.4%	-1.4%	805	-17.0%	6.2%	73	-1.4%	

143	144	Fayetteville, NC	\$138,000	-8.0%	-1.4%	2,530	-1.0%	3.4%	94	-4.1%	-5.1%
144	140	Anchorage, AK	\$315,000	3.3%	0.0%	898	-7.0%	9.8%	36	-5.3%	0.0%
145	143	Iowa City, IA	\$239,250	13.9%	1.9%	928	-21.0%	-6.7%	70	0.0%	20.7%
146	145	Cedar Rapids, IA	\$143,995	-0.6%	-0.6%	1,156	-15.0%	-6.8%	69	7.8%	-2.8%

Housing Data Validity

May Data Note

Data in the Knoxville, TN; Detroit, MI; Ann Arbor, MI; Naples, FL; Punta Gorda, FL; Fort Pierce-Port St. Lucie, FL; Buffalo-Niagara Falls, NY and Huntsville, AL MSA is under review for the month of May and will not be reported. We regularly review and update historical data to provide the most accurate and comprehensive market information available.

Listing/content source

Realtor.com displays more than 3 million for sale and for rent property listings fed directly to the site for free by all MLSs in the country (800+). If a property is listed for sale on an MLS, it's displayed on realtor.com. Our property collection is the most comprehensive of any real estate marketing web site today.

Data Accuracy

More than 90% of all listings on realtor.com are updated every 15 minutes with information including price changes, sold prices, and property status changes. The remaining properties are updated every one to 24 hours. The information is reliable and dependable since it's updated continuously and directly by the MLSs.

Consumer search trends

As the #1 homes-for-sale site, realtor.com currently offers potential home buyers access to over four million property listings, the Internet's largest real estate marketplace. Search behavior and trends taken from realtor.com can be used to gauge consumer interest in local markets and real estate in general.

Realtor.com real estate market reports

Each month, realtor.com reports on 146 Metro Statistical Areas (MSA) throughout the nation and monitors real estate trends including consumer search behavior, median list prices on for sale properties, active inventory counts, median age of inventory, supply and demand indicators, and more. This data comes directly from actual listings posted on the site by 800+ multiple listing services throughout the country. All data provided in these reports are not surveys or projections, but actual market activity in real time and reflect the snapshot in time from which the data was pulled. List price data are asking prices on listings set by sellers, not contract offers or closing sales prices. Median age of inventory is the days a listing is displayed on realtor.com, which may differ from days on market calculated by the MLS where the listing is posted. Data are corrected as necessary on a quarterly, bi-annually or annual basis. The information is released to local markets to help consumers and real estate professionals as they work together to successfully navigate their local market.

Glossary of Terms

Active Listings Inventory

("Listings" or "For Sale Listings") represents the average daily active listings count (all those listings active on a given day) for the time period in question (month, quarter, year). List price data are asking prices on listings set by sellers, not contract offers or closing sales prices.

Median age of inventory

Calculated by first determining all the selected listing categories active at any time during a given time period (month, quarter, year), calculating their days on site by subtracting their listed date from the earlier of their end listing date or the end of the time period, and taking the median of all the resulting individual days on site. This term accounts for properties that were withdrawn from an MLS and subsequently re-listed. Because median age of inventory in these reports is the days a listing is displayed on realtor.com, it may differ from days on market calculated by the MLS where the listing is posted.

Metro Statistical Area

Metropolitan and micropolitan statistical areas (metro and micro areas) are geographic entities defined by the U.S. Office of Management and Budget (OMB) for use by Federal statistical agencies in collecting, tabulating, and publishing Federal statistics.

Median List Price

The listing price for half the listings active at any time during the measured time is higher than this value.

Searches

The number of times visitors to the realtor.com site executed a search for real estate, by entering a zip code or some neighborhood/town/city/state combination and, optionally, additional criteria such as price range, number of beds, etc.

Disclaimer

Realtor.com has revised its December 2013 through April 2014 monthly data. Realtor.com regularly reviews and updates historical data in order to provide the most accurate and comprehensive market information available. To obtain a copy of revised reports, please email Lexie.Puckett@move.com.



Search ranking data pulled separately from EDW database

Search Data

Search ranking data is pulled separately from EDW database.

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