

COMPARISON OF HOUSE PRICE INCREASES: 2000 TO 2007

By Type of Urban Planning Market

United States Markets Over 1,000,000 Population

With Comparison to "Costs of Sprawl 2000" Projection

RESPONSIVE MARKETS (Little or No Land Shortage)	2007 Median House	2000 Median House Price (2007\$)	Change (2007\$)	Change in %
Atlanta	\$175,300	\$161,000	\$14,300	12.0%
Austin	\$188,200	\$186,500	\$1,700	3.8%
Birmingham	\$165,900	\$163,400	\$2,500	4.4%
Buffalo	\$110,900	\$119,500	(\$8,600)	-4.6%
Charlotte	\$220,100	\$149,700	\$70,400	51.2%
Cincinnati	\$145,300	\$143,000	\$2,300	4.5%
Cleveland	\$132,700	\$139,500	(\$6,800)	-2.2%
Columbus	\$151,600	\$153,100	(\$1,500)	1.8%
Dallas-Fort Worth	\$146,800	\$162,000	(\$15,200)	-6.8%
Detroit	\$142,900	\$160,200	(\$17,300)	-8.3%
Houston	\$155,800	\$144,200	\$11,600	11.1%
Indianapolis	\$123,500	\$165,000	(\$41,500)	-23.0%
Kansas City	\$157,000	\$133,800	\$23,200	20.6%
Louisville	\$141,900	\$139,300	\$2,600	4.7%
Memphis	\$141,300	\$128,100	\$13,200	13.4%
Nashville	\$160,000	\$163,200	(\$3,200)	0.8%
Oklahoma City	\$130,000	\$108,200	\$21,800	23.6%
Philadelphia	\$243,000	\$189,300	\$53,700	32.0%
Pittsburgh	\$127,700	\$130,700	(\$3,000)	0.4%
Richmond	\$238,800	\$160,800	\$78,000	52.7%
Rochester	\$123,000	\$124,100	(\$1,100)	1.9%
Salt Lake City	\$246,700	\$181,600	\$65,100	39.7%
San Antonio	\$154,700	\$129,700	\$25,000	22.6%
St. Louis	\$150,500	\$136,800	\$13,700	13.1%
Average of Cases	\$161,400	\$148,900	\$12,500	11.5%

PRESCRIPTIVE MARKETS (Land Shortages due to Smart Growth & Other Policies)	2007 Median House	2000 Median House Price (2007\$)	Change (2007\$)	Change in %
Baltimore	\$291,400	\$189,000	\$102,400	58.6%
Boston	\$414,700	\$211,200	\$203,500	101.9%
Chicago	\$286,400	\$205,400	\$81,000	43.4%
Denver	\$254,100	\$169,600	\$84,500	54.1%
Hartford	\$270,100	\$147,500	\$122,600	88.3%
Jacksonville	\$189,200	\$126,500	\$62,700	53.7%
Las Vegas	\$295,500	\$157,200	\$138,300	93.3%
Los Angeles	\$588,400	\$199,900	\$388,500	202.7%
Miami	\$346,800	\$131,700	\$215,100	170.8%
Milwaukee	\$231,100	\$131,600	\$99,500	80.6%
Minneapolis-St. Paul	\$229,600	\$159,500	\$70,100	48.1%
New Orleans	\$160,200	\$118,400	\$41,800	39.1%
New York	\$476,100	\$225,000	\$251,100	117.6%
Orlando	\$266,800	\$132,600	\$134,200	106.8%
Phoenix	\$255,500	\$161,800	\$93,700	62.4%
Portland	\$299,700	\$206,600	\$93,100	49.1%
Providence	\$291,000	\$134,300	\$156,700	122.7%
Riverside-San Bernardino	\$377,000	\$152,300	\$224,700	154.6%
Sacramento	\$335,700	\$189,500	\$146,200	82.2%
San Diego	\$589,300	\$232,100	\$357,200	161.0%
San Francisco	\$825,400	\$419,100	\$406,300	102.5%
San Jose	\$862,500	\$378,900	\$483,600	134.1%
Seattle	\$394,700	\$226,300	\$168,400	79.4%
Tampa-St. Petesburg	\$218,300	\$115,600	\$102,700	94.1%
Virginia Beach	\$255,000	\$145,300	\$109,700	80.5%
Washington	\$438,000	\$252,400	\$185,600	78.4%
Average of Cases	\$363,200	\$189,200	\$174,000	97.4%

AVERAGE: 2000-2007	2007 Median House	2000 Median House Price (2007\$)	Change (2007\$)	Change in %
Responsive Markets	\$161,400	\$148,900	\$12,500	11.5%
Prescriptive Markets	\$363,200	\$189,200	\$174,000	97.4%
Prescriptive Markets Increase Over Responsive Markets: 2000-2006			\$161,500	
Prediction in "Costs of Sprawl 2000": 2000-2025 (2007\$)			(\$13,400)	
2007 at 2000-2025 Rate			(\$3,800)	
Difference: Prediction v. Actual			\$165,300	

Median house price data from National Association of Realtors

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, except for Nashville and Memphis, where urban growth boundaries have been drawn far enough from the urban areas to have no perceivable impact on land prices.

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

<http://www.demographia.com>