

Table 14.12-- HOUSING'S MOST EXPENSIVE AND MOST AFFORDABLE MARKETS IN EACH STATE AND THE DISTRICT OF COLUMBIA: 2008

[The home market values shown in the table below are based on 2,200 sq. ft. (approximately), single-family dwelling with 4-bedroom, 2.5-bath, family room (or equivalent) and 2-car garage in a corporate middle-management neighborhood. The sampling of locations studied in the annual Coldwell Banker® Home Price Comparison Index (HPCI) is based on an analysis of 315 United States markets listings' average sales price through July 2008]

State	Most expensive	Average sales price	Most affordable	Average sales price
Alabama	Mobile	228,750	Huntsville	218,267
Alaska	Juneau	402,873	Anchorage	337,725
Arizona	Scottsdale	472,833	Mesa	231,720
Arkansas	Fayetteville	248,528	Fort Smith	185,450
California	La Jolla	1,841,667	Bakersfield	273,457
Colorado	Boulder	645,000	Colorado Springs	198,500
Connecticut	Greenwich	1,787,000	West Hartford	394,500
Delaware	Wilmington	409,000	(1/)	(1/)
District of Columbia	District of Columbia	785,000	(1/)	(1/)
Florida	Key West	818,239	Ormond Beach	201,233
Georgia	Atlanta	314,333	Macon	169,048
Hawaii	Kihei, Maui	934,950	Honolulu	780,000
Idaho	Coeur d'Alene	232,967	Boise	232,750
Illinois	Chicago	863,300	Rockford	199,875
Indiana	Munster	342,667	Muncie	144,250
Iowa	Des Moines	236,875	Sioux City	133,459
Kansas	Leavenworth	239,500	Topeka	150,075
Kentucky	Lexington	291,000	Florence	223,257
Louisiana	New Orleans	306,900	Shreveport	229,925
Maine	Portland	352,250	Augusta	152,947
Maryland	Bethesda	767,453	Hagerstown	264,825
Massachusetts	Boston	1,493,750	Worcester	269,333
Michigan	Ann Arbor	263,783	Jackson	134,325
Minnesota	Edina	413,325	Rochester	201,900
Mississippi	Jackson	238,938	Tupelo	195,790
Missouri	Kansas City	229,000	Springfield	183,300
Montana	Bozeman	331,332	Great Falls	175,500
Nebraska	Kearney	223,750	North Platte	195,762
Nevada	Reno	302,625	Las Vegas	272,125
New Hampshire	Hanover	584,500	Portsmouth	276,667
New Jersey	Ridgewood	955,938	Haddon Heights	275,680
New Mexico	Santa Fe	627,500	Albuquerque	329,185
New York	Katonah	888,750	Syracuse	198,600
North Carolina	Wilmington	356,355	Greensboro	187,967

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State	Most expensive	Average sales price	Most affordable	Average sales price
North Dakota	Fargo	224,426	Minot	142,000
Ohio	Cincinnati	243,583	Akron	135,780
Oklahoma	Oklahoma City	165,000	Tulsa	154,200
Oregon	Bend	404,250	Salem	299,437
Pennsylvania	Philadelphia	511,750	Erie	211,625
Rhode Island	Providence	464,000	(1/)	(1/)
South Carolina	Charleston	389,750	Columbia	189,262
South Dakota	Rapid City	213,925	(1/)	(1/)
Tennessee	Nashville	239,500	Chattanooga	158,000
Texas	Dallas	326,425	Arlington	143,775
Utah	Salt Lake City	389,400	Provo	347,850
Vermont	Burlington	367,750	Rutland	278,898
Virginia	Alexandria	744,190	Winchester	264,500
Washington	Bellevue	814,483	Tri-Cities	225,988
West Virginia	Charleston	184,950	Parkersburg	165,333
Wisconsin	Milwaukee	374,825	Eau Claire	147,300
Wyoming	Casper	220,000	(1/)	(1/)

1/ Only one market included in the study.

Source: Coldwell Banker, "Annual Coldwell Banker Home Price Comparison Index Finds \$1.7 Million Difference between Nation's Most Expensive and Affordable Housing Markets" (September 9, 2008)
<http://hpci.coldwellbanker.com/hpci_press.aspx#US> accessed September 30, 2008.