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## REAL Trends E-mail Update - #792

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### ===Bankrate's forecast for the changing real estate market===

Bankrate.com has unveiled its forecast for the changing real estate market in the U.S. over the next few years - ten markets where housing prices and values will continue to remain strong, ten markets where appreciation will pretty much top out and the ten markets that are most likely to experience a decline. They talked to experts, studied public and private databases, analyzed market trends and examined the analyses of many others. The results are as follows:

The ten "bubble blowers," where appreciation should continue to grow, are: Boise (ID); El Paso (TX); Albuquerque (NM); Seattle (WA)/Portland (OR); Salt Lake City (UT); Raleigh (NC); Philadelphia (PA); Atlanta (GA); Little Rock (AR); and Cincinnati (OH)/Birmingham (AL) (they were too close to call).

The ten "bubble sitters," where appreciation may have peaked, are: Washington (DC); Ft. Myers/Cape Coral (FL); Chicago (IL); Honolulu (HI); Tucson (AZ); San Francisco (CA); Detroit (MI); Minneapolis (MN); Baltimore (MD); and Denver (CO).

The ten "bubble busters," where values are expected to decline, are: Las Vegas (NV); Sacramento (CA); Phoenix (AZ); Boston (MA); Los Angeles (CA); Naples (FL); Miami/Ft. Lauderdale (FL); Edison (NJ); Newark (NJ); and Nassau/Suffolk (NY).

### ===American's Top 100 Places to Live in 2006===

Relocate-America.com, a Web site that assists consumers in finding communities that best fit their needs, has just released "America's Top 100 Places to Live in 2006." For ranking, the editorial team reviewed such things as the people and neighbors, the beauty of area, the schools, low crime rates, activities such as museums, theaters and sports, and economic health, including employment opportunities and affordable housing.

The top 10 communities in their ranking are: Naperville (IL); Cary (NC); Boulder (CO); Ithaca (NY); Charlottesville (VA); Ann Arbor (MI); New York (NY); Columbia (MO); State College (PA); and **Bend (OR)**.