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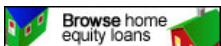
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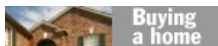
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Home forecast: Where the growth is...and isn't

MONEY Magazine turned to Fiserv Lending solutions and Moody's economy.com for exclusive forecasts on 380 markets.

By **Tara Kalwarski, MONEY Magazine**

May 17, 2006: 4:16 PM EDT



NEW YORK (MONEY Magazine) - The housing market is coming in for a landing - and so far, at least, it looks like a soft one.

Nationwide, single-family home prices will rise 3.5 percent between now and June 2007, according to forecasters at Fiserv Lending Solutions and Moody's Economy.com. "That's a decent increase," says Fiserv chief economist David Stiff.

Still, it's less than half the past year's clip and well under the 10 percent annual rate of the past five years.

How will your region fare? If it was hot, with few exceptions, now it's not. Appreciation will slow to a trickle in New York and Los Angeles.

Las Vegas prices will fall, and by next spring Sin City will have plenty of company in the loss column.

"This slowdown is the initial stage of correction in many markets," says Stiff.

On the other hand, a few ugly-duckling markets will see surprising gains as their affordability turns buyers' heads.

The markets below are ranked by forecast for the next four quarters.

Click on column headings to re-rank.

Click on city name for a full report of key market stats. ■

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Find the Next 10-Bagger

Alexandria, VA – The 10-baggers to 40-baggers of the next 15 years are out there right now, with their fuses lit and a wide-open sky above.

In his latest report, "3 Hidden Gems Ready to Run," Motley Fool Co-founder Tom Gardner reveals three unloved small-cap gems he expects to double in value at least over the next 3-5 years. Profit-minded investors will read this Special Report before Wall Street does.

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SPECIAL OFFER:

How does your town stack up?

Forecasts by Fiserv Lending Solutions and Moody's Economy.com

Metro	State	Median Price	Historical Gain (2001-2005)	Forecast (June 2006-June 2007)
Panama City-Lynn Haven	FL	\$124,555	102.70%	21.20%
Wenatchee	WA	\$184,650	38.40%	16.70%
Mount Vernon-Anacortes	WA	\$199,947	56.10%	14.50%
El Centro	CA	\$132,321	102.90%	14.10%
Lakeland	FL	\$170,000	85.50%	13.90%
Olympia	WA	\$198,871	64.50%	13.10%
Ocala	FL	\$161,000	86.40%	12.90%
Yakima	WA	\$135,000	23.70%	12.80%
Spokane	WA	\$169,000	50.20%	12.40%
Flagstaff	AZ	\$308,000	95.10%	12.10%
Bremerton-Silverdale	WA	\$156,353	69.00%	11.50%
Longview	WA	\$158,596	36.00%	11.40%
McAllen-Edinburg-Pharr	TX	\$100,992	25.40%	11.40%
Kennewick-Richland-Pasco	WA	\$158,000	29.00%	11.00%
Bellingham	WA	\$215,641	83.10%	10.80%
Cumberland	MD	\$86,000	41.30%	10.80%
Seattle-Bellevue-Everett	WA	\$360,000	49.30%	10.50%
Bend	OR	\$218,673	80.20%	10.40%
Boise City-Nampa	ID	NA	50.60%	10.10%
Pittsfield	MA	\$180,000	65.30%	9.70%
Tacoma	WA	\$250,000	53.80%	9.60%
Cape Coral-Fort Myers	FL	\$189,000	141.80%	9.30%
Naples-Marco Island	FL	\$407,000	149.00%	9.30%
Las Cruces	NM	\$129,156	49.40%	9.00%
Salisbury	MD	\$175,000	76.20%	9.00%
Glens Falls	NY	\$150,000	71.10%	8.80%
Brownsville-Harlingen	TX	\$69,290	23.30%	8.80%
Vineland-Millville-Bridgeton	NJ	\$120,622	76.40%	8.50%
Laredo	TX	\$95,321	25.30%	8.50%
Palm Bay-Melbourne-Titusville	FL	\$210,000	130.80%	8.40%
Myrtle Beach-Conway-North Myrtle Beach	SC	\$179,786	51.40%	8.40%
Albuquerque	NM	\$146,000	30.40%	8.30%
Jacksonville	FL	\$200,000	78.10%	8.00%
Dover	DE	\$186,000	65.20%	7.70%
Port St. Lucie-Fort Pierce	FL	\$250,000	153.50%	7.70%
Orlando	FL	\$257,000	109.60%	7.60%
Salt Lake City	UT	\$182,000	29.50%	7.60%
Eugene-Springfield	OR	\$209,000	53.40%	7.50%
St. George	UT	\$186,068	71.60%	7.50%
Corvallis	OR	\$205,823	35.30%	7.50%
Portland-Vancouver-Beaverton	OR	\$265,000	58.50%	7.50%
Farmington	NM	\$166,000	56.70%	7.40%
El Paso	TX	\$118,000	34.30%	7.40%
Coeur d'Alene	ID	\$118,794	80.50%	7.30%
Deltona-Daytona Beach-Ormond Beach	FL	\$200,000	122.70%	7.20%
Prescott	AZ	\$262,000	98.00%	7.20%
Wilmington	NC	\$193,873	50.50%	7.00%
Redding	CA	\$159,089	123.80%	7.00%
Allentown-Bethlehem-Easton	PA	\$243,000	64.50%	7.00%
Santa Cruz-Watsonville	CA	\$725,000	65.60%	6.90%
Camden	NJ	\$225,000	86.90%	6.80%
Florence-Muscle Shoals	AL	\$112,412	21.20%	6.80%
Visalia-Porterville	CA	\$260,000	138.40%	6.80%
Hagerstown-Martinsburg	MD	\$222,000	91.30%	6.80%
Burlington-South Burlington	VT	\$250,000	64.30%	6.50%

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