

RED STATE VS BLUE STATE* REAL ESTATE

A GROWING DIVIDE IN HOME VALUES

1984

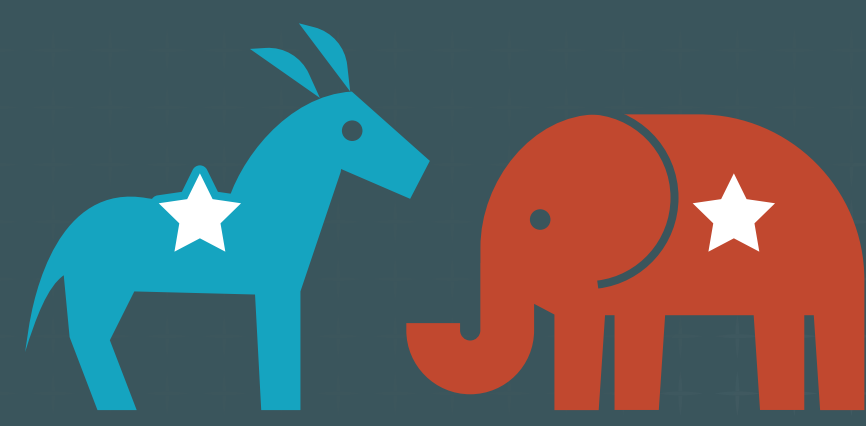
Republican or Democrat, red or blue state, the average value of your home was almost the same.



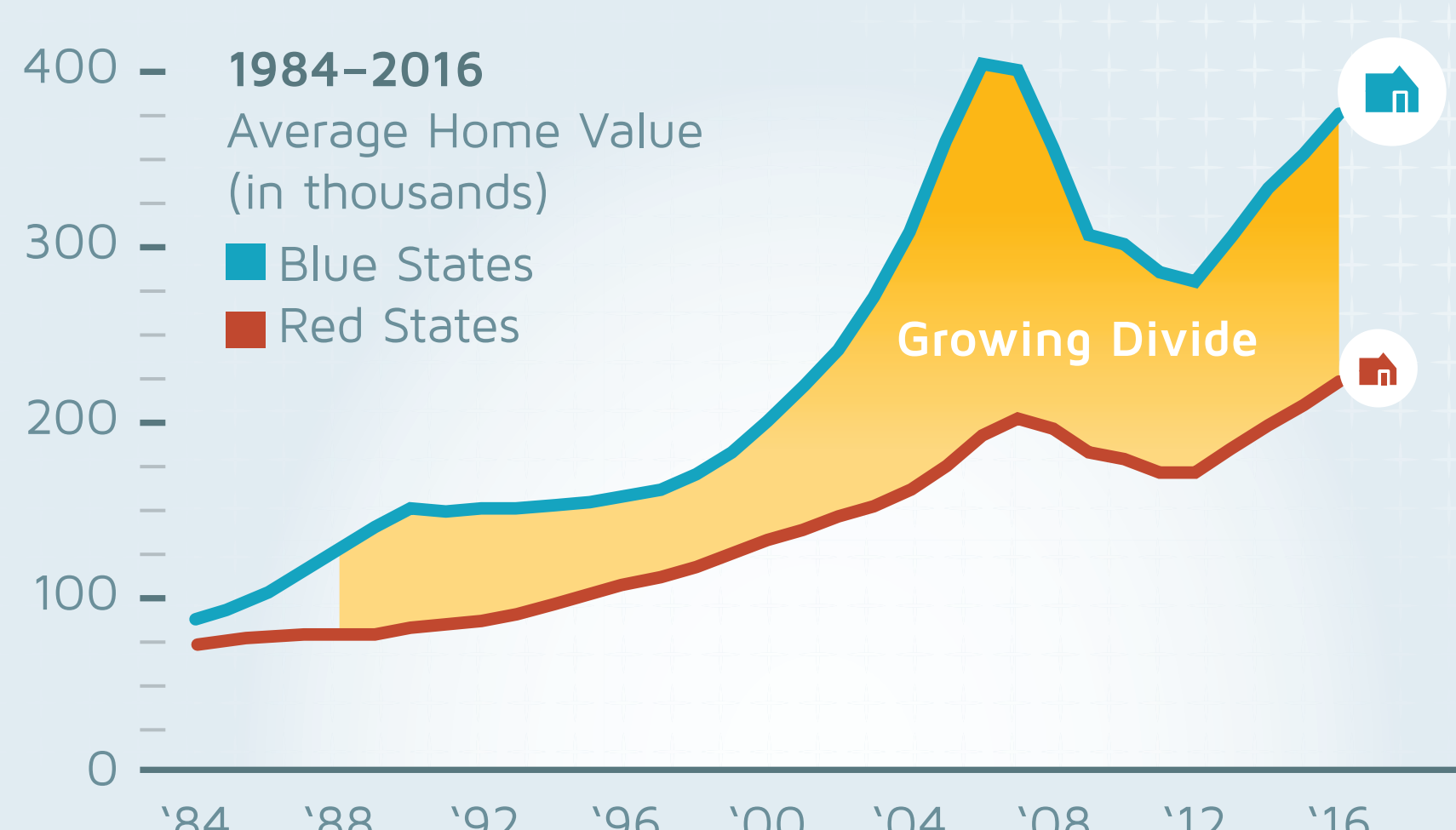
\$85K



\$75K



Since 1988, through a real estate roller coaster of bubbles and busts, a growing divide in housing prices has emerged.



2016

Current Average Home Value



\$312K



\$184K

+\$128K for blue state homes;
1.7X more value than red state homes.

WHERE DID THE VALUE GO?



\$21T

2012

U.S. Housing Market Value

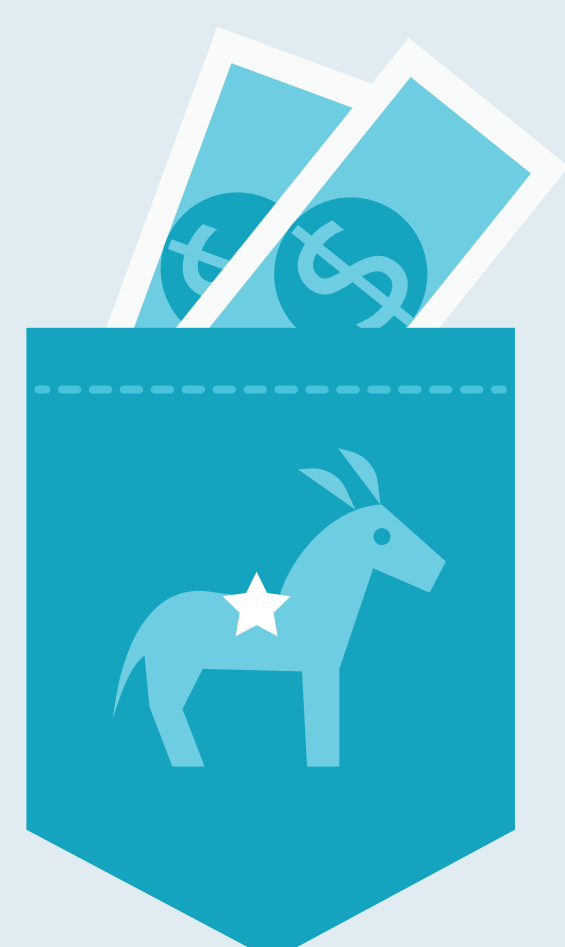


\$27T

2016

Since the last election in 2012, the U.S. housing market value has grown by \$6 trillion—for a total value of \$27 trillion.

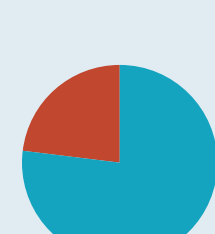
80% (\$4.8T)
went to blue states



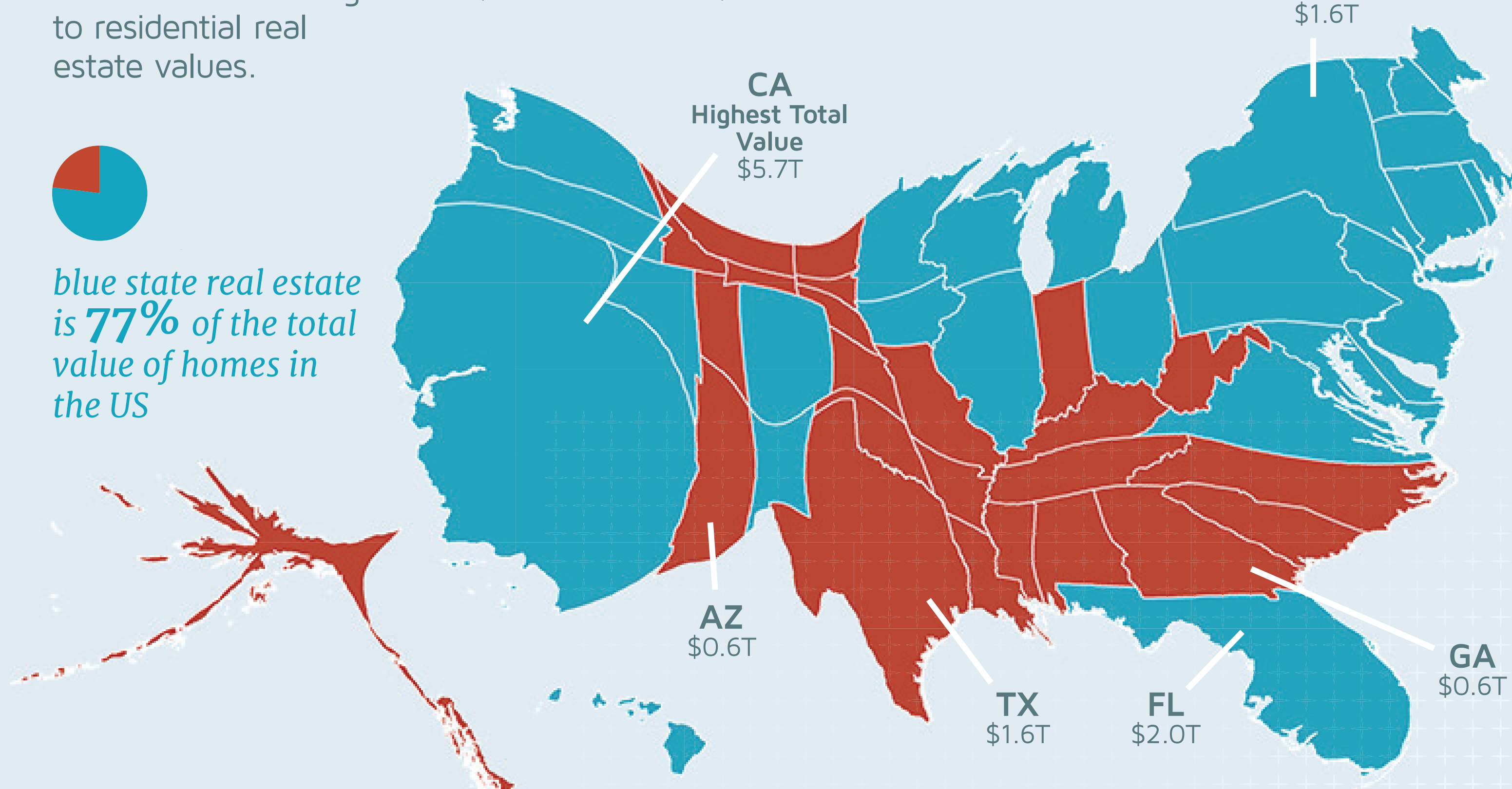
Here's how America would look if states were sized according to residential real estate values.

State size indicates residential real estate values

■ Blue States \$20.8T ■ Red States \$6.2T

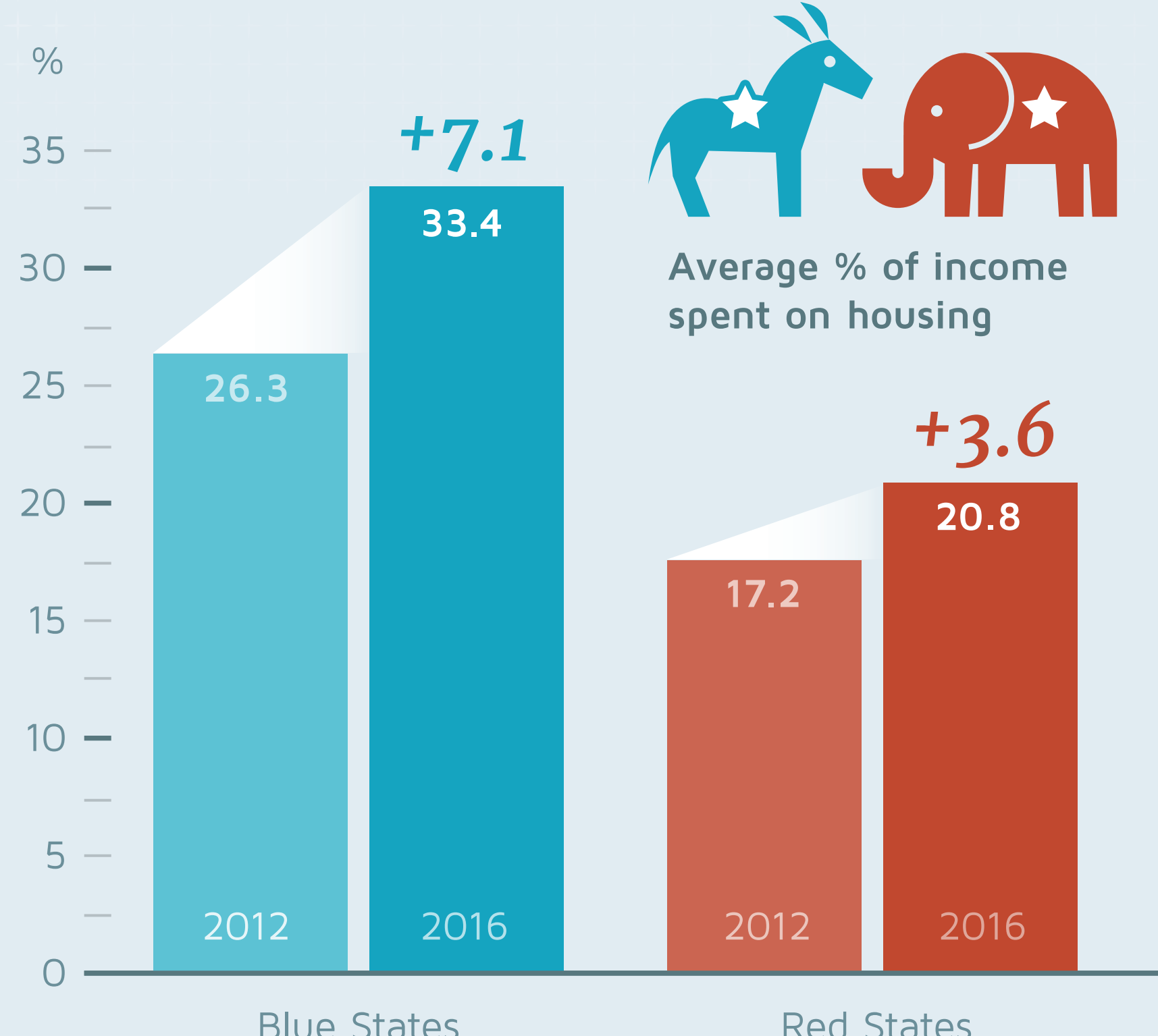


blue state real estate is **77%** of the total value of homes in the US



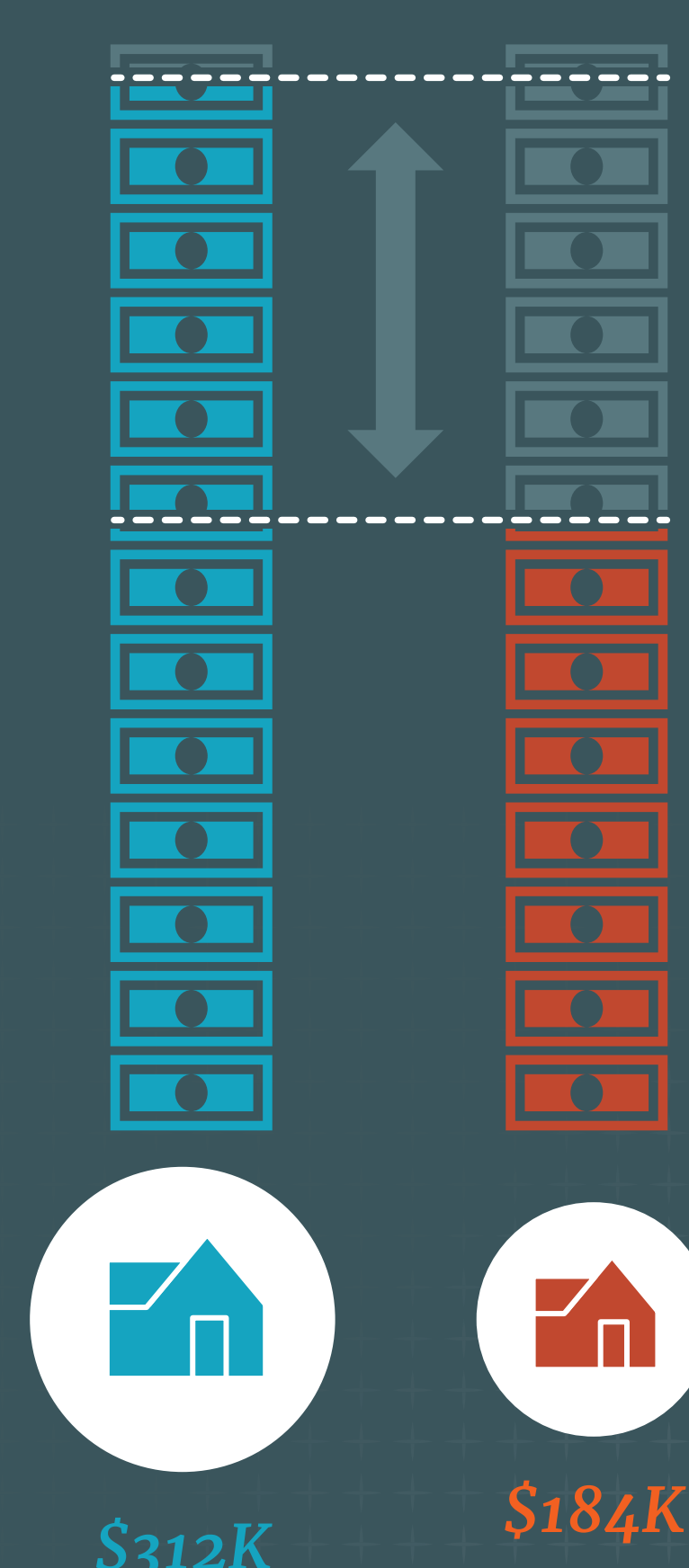
WHO IS PAYING THE PRICE?

Since 2012, the average percentage of income spent on housing increased across the board. But those who live in blue states saw an average increase of 7.1 percentage points, which is nearly double the 3.6 percentage point increase for those in red states.



Today

The average price of a home in Democratic states is 1.7 times the price of a home in Republican states.



WHAT ABOUT THE FUTURE?

Over the next 3 years the growth will be the same. But, because today the value is 70% higher in blue states, the growing divide is increasing.

2019

Projected Average Home Value



\$351K

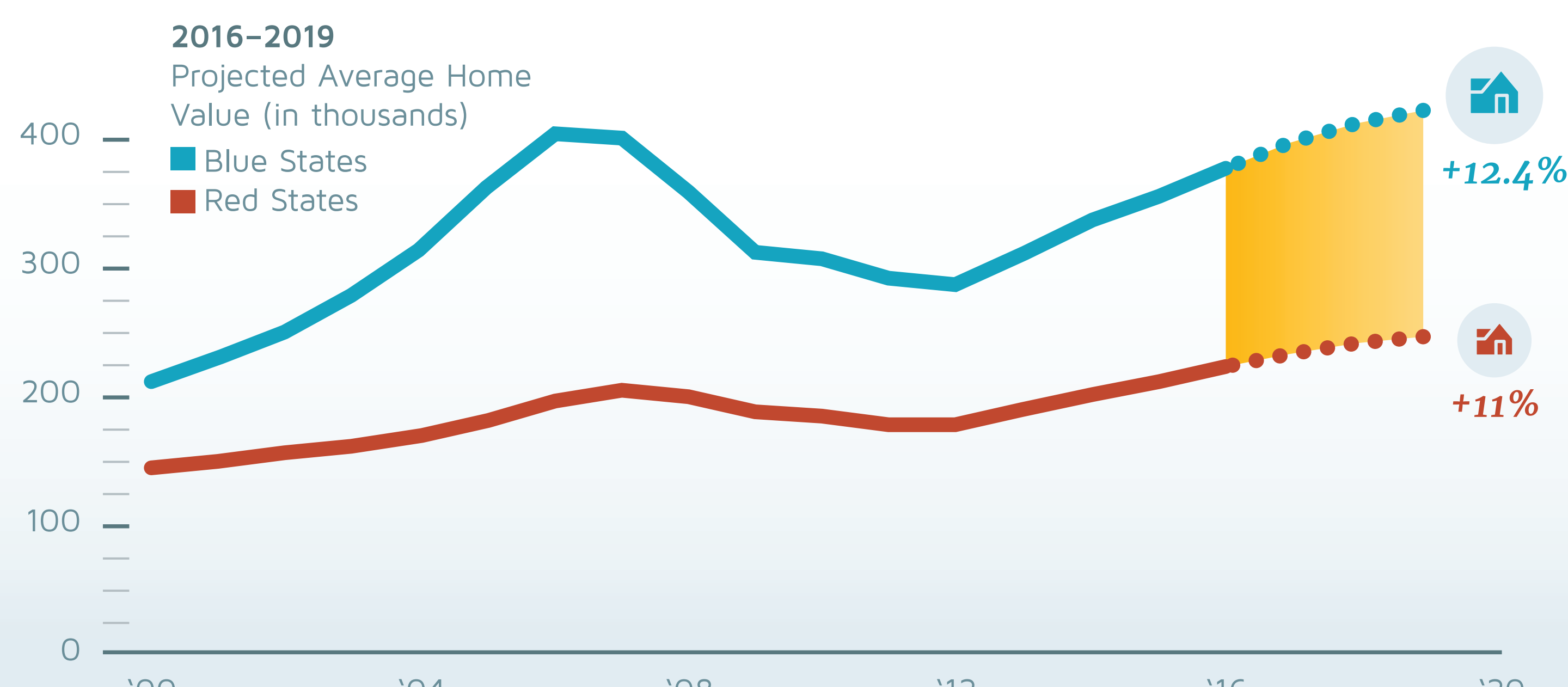
+\$39K



\$204K

+\$20K

With 2x dollar-growth rate, blue home values are forecast to eclipse red homes by **\$147K** by 2019.



Home Value and Forecast

Source: HouseCanary

For the most comprehensive and reliable data and analytics powering the residential real estate industry go to www.HouseCanary.com



Red States: Texas, Georgia, Arizona, Tennessee, South Carolina, Missouri, Indiana, Alabama, Louisiana, Kentucky, Utah, Oklahoma, Kansas, Arkansas, Idaho, Mississippi, Nebraska, Montana, West Virginia, Alaska, Wyoming, North Dakota, South Dakota
Blue States: California, Florida, New York, New Jersey, Massachusetts, Illinois, Washington, Virginia, Pennsylvania, North Carolina, Colorado, Michigan, Maryland, Ohio, Minnesota, Connecticut, Oregon, Wisconsin, Hawaii, Nevada, Iowa, New Hampshire, New Mexico, Washington D.C., Delaware, Rhode Island, Maine, Vermont

*Source: HouseCanary values as of August 2016. Red state and blue state designations are based on FiveThirtyEight's election projection as of August 16, 2016. (fivethirtyeight.com)