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## THE MONEY LIST



# Most expensive housing markets

See how yours stacks up.

**NEW YORK (CNN/Money) --** Most homeowners know that how much house you get for your money depends entirely on where you live.

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But Coldwell Banker's annual Home Price Comparison Index (HPCI), released **Wednesday 10-22-03**, shows just how huge this affordability gap can be, comparing selling prices of similar homes in similar neighborhoods in more than 300 markets.

Specifically, Coldwell Banker looked at a 2,200-square-foot house with 4 bedrooms, 2.5 bathrooms, a family room and a two-car garage. The neighborhood—a more subjective measure—is one "typical for corporate middle-management transferees."

See how much that home would cost in your city—or in the city you dream of moving to.

State of Market	Name of Market	Avg Sales Price, 2003
<b>Alaska</b>		
AK	Juneau	\$402,833
AK	Anchorage	\$234,850
AK	Fairbanks	\$213,300
<b>Alabama</b>		
AL	Huntsville	\$182,075
AL	Mobile	\$179,325
<b>Arkansas</b>		
AR	Fayetteville	\$172,350
AR	Little Rock	\$161,125
AR	Fort Smith	\$157,100
<b>Arizona</b>		
AZ	Flagstaff	\$321,900
AZ	Scottsdale	\$319,300
AZ	Phoenix	\$242,333
AZ	Tucson	\$201,000
AZ	Mesa	\$178,666



**California**

CA	La Jolla	\$1,362,375
CA	Palo Alto	\$1,179,000
CA	Beverly Hills	\$1,097,250
CA	San Francisco	\$971,750
CA	Newport Beach	\$916,000
CA	Manhattan Beach	\$904,500
CA	San Mateo	\$883,500
CA	Santa Monica	\$812,875
CA	Santa Barbara	\$801,750
CA	Monterey Peninsula	\$763,000
CA	Long Beach	\$740,375
CA	Fremont	\$739,000
CA	San Rafael	\$710,667
CA	Oakland/ Montclair	\$705,317
CA	Santa Cruz	\$690,192
CA	Palos Verdes	\$685,250
CA	Walnut Creek	\$657,000
CA	Pleasanton	\$650,875
CA	San Jose	\$644,000
CA	Pasadena	\$625,500
CA	Napa	\$567,250
CA	Irvine	\$551,000
CA	Mission Viejo	\$530,225
CA	Encinitas	\$525,000
CA	Davis	\$498,000
CA	Fullerton	\$492,000
CA	Santa Rosa	\$480,712
CA	Thousand Oaks	\$464,500
CA	Rancho Bernardo	\$458,300
CA	Santa Clarita	\$440,500
CA	San Diego	\$425,332
CA	Grass Valley	\$352,875
CA	Modesto	\$309,000
CA	Riverside/ Ontario*	\$300,250
CA	Fresno	\$276,125
CA	Sacramento	\$273,800
CA	Bakersfield	\$215,842

**Colorado**

CO	Boulder	\$424,475
CO	Denver	\$284,225
CO	Highlands Ranch	\$282,825
CO	Fort Collins	\$247,093
CO	Colorado Springs	\$170,505

**Connecticut**

CT	Greenwich	\$1,170,600
CT	New Canaan	\$963,750
CT	Westport	\$737,400
CT	Stamford	\$598,333
CT	Ridgefield	\$542,600
CT	Norwalk	\$510,166
CT	Danbury	\$365,775
CT	Naugatuck	\$276,250
CT	Litchfield County/Torrington	\$258,625

**Delaware**

DE	Wilmington	\$313,250
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**Florida**

FL	Miami/Coral Gables	\$588,000
FL	Key West	\$502,301
FL	Ft. Lauderdale/ Coral Springs	\$282,334
FL	Naples	\$278,100
FL	Daytona Beach	\$272,250
FL	West Palm Beach	\$268,300
FL	Boca Raton	\$260,833
FL	Sarasota	\$253,683
FL	Port Charlotte	\$253,487
FL	Tallahassee	\$243,475
FL	Ft. Myers	\$235,625
FL	Clearwater/St. Petersburg	\$223,625
FL	Tampa	\$221,667
FL	Jacksonville	\$208,975
FL	Gainesville	\$204,975
FL	Orlando	\$190,000
FL	Pensacola	\$162,333

**Georgia**

GA	Atlanta	\$271,250
GA	Savannah	\$221,650
GA	Columbus	\$188,000
GA	Athens	\$186,762
GA	Macon	\$176,400
GA	Dalton	\$166,000

**Hawaii**

HI	Kailua Kona	\$906,250
HI	Honolulu	\$515,947
HI	Kihei, Maui	\$493,025

**Iowa**

IA	Des Moines	\$196,600
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IA	Dubuque	\$176,976
IA	Cedar Rapids	\$175,723
IA	Sioux City	\$139,500
<b>Idaho</b>		
ID	Boise	\$184,958
ID	Coeur d' Alene	\$173,800
<b>Illinois</b>		
IL	Chicago	\$610,375
IL	Deerfield	\$467,250
IL	Barrington	\$401,000
IL	Carol Stream	\$298,875
IL	Naperville	\$292,625
IL	Schaumburg	\$282,200
IL	Orland Park	\$281,000
IL	Aurora	\$274,800
IL	Elgin	\$255,000
IL	Flossmoor	\$240,600
IL	Joliet	\$212,152
IL	Champaign	\$204,874
IL	Peoria	\$196,481
IL	Bloomington	\$186,700
IL	Springfield	\$162,100
IL	Rockford	\$151,225
<b>Indiana</b>		
IN	Munster	\$268,936
IN	Schererville	\$217,833
IN	Valpariso	\$192,750
IN	Indianapolis	\$182,200
IN	South Bend	\$162,633
IN	Evansville	\$159,375
IN	Fort Wayne	\$155,075
<b>Kansas</b>		
KS	Overland Park	\$223,414
KS	Leavenworth/Lansing	\$184,600
KS	Lawrence	\$150,875
KS	Wichita/Sedgwick County	\$142,875
KS	Topeka/Shawnee County	\$136,266
<b>Kentucky</b>		
KY	Louisville	\$212,125
KY	Lexington	\$199,000
KY	Northern Kentucky/Florence	\$187,300

**Louisiana**

LA	New Orleans	\$229,350
LA	Shreveport/Bossier City	\$207,500
LA	Baton Rouge	\$187,125
LA	Lafayette	\$160,666

**Massachusetts**

MA	Wellesley	\$959,048
MA	Lexington	\$751,688
MA	Boston	\$704,480
MA	Acton	\$568,086
MA	Barnstable/ Cape Cod	\$485,250
MA	Framingham	\$465,218
MA	Taunton	\$356,923
MA	Worcester	\$305,450

**Maryland**

MD	Bethesda/ Chevy Chase / Montgomery County	\$345,050
MD	Annapolis/ Anne Arundel County	\$289,650
MD	Columbia/Howard County	\$289,275
MD	Metro Baltimore	\$288,475
MD	Frederick	\$284,634
MD	Westminster/Carroll County	\$258,793
MD	Bel Air/Harford County	\$245,750
MD	Eastern Shore	\$239,737
MD	Hagerstown/ Washington County	\$212,521
MD	Waldorf/Charles County	\$199,624

**Maine**

ME	Portland	\$307,775
ME	Bangor	\$189,750
ME	Lewiston/Auburn	\$155,300

**Michigan**

MI	Ann Arbor	\$296,800
MI	Detroit Metro	\$282,600
MI	Auburn Hills/Lake Orion	\$247,875
MI	Petoskey	\$239,000
MI	Greater Lansing	\$219,825
MI	Port Huron	\$217,975
MI	Mt. Pleasant	\$211,600
MI	Flint Metro/Grand Blanc	\$206,925
MI	Midland/ Saginaw/ Bay City	\$202,000
MI	Grand Rapids	\$195,415
MI	Grayling	\$185,625
MI	Cadillac	\$182,500
MI	Jackson	\$182,333
MI	Indian River	\$162,000

MI	Traverse City	\$224,833
<b>Minnesota</b>		
MN	Edina	\$334,000
MN	Minneapolis	\$324,875
MN	St. Paul	\$311,000
MN	Duluth	\$270,075
MN	St. Cloud	\$211,567
MN	Rochester	\$197,300
MN	Moorhead/ Clay County	\$155,800
<b>Missouri</b>		
MO	St Louis	\$193,466
MO	Kansas City	\$192,250
MO	Springfield	\$158,250
<b>Mississippi</b>		
MS	Jackson	\$184,250
MS	Tupelo	\$160,100
MS	Gulfport/Biloxi	\$149,520
<b>Montana</b>		
MT	Kalispell	\$198,250
MT	Bozeman	\$182,650
MT	Helena	\$144,900
MT	Billings	\$138,725
<b>North Carolina</b>		
NC	Raleigh	\$211,167
NC	Charlotte	\$194,336
NC	Wilmington	\$186,975
NC	Winston-Salem	\$179,600
NC	Greensboro	\$178,500
NC	Fayetteville	\$164,668
<b>North Dakota</b>		
ND	Fargo	\$171,171
ND	Bismarck	\$152,625
ND	Minot	\$129,075
<b>Nebraska</b>		
NE	North Platte	\$185,666
NE	Kearney	\$177,125
<b>New Hampshire</b>		
NH	Hanover	\$458,915
NH	Portsmouth	\$316,533
NH	Amherst	\$296,625
<b>New Jersey</b>		
NJ	Ridgewood	\$701,000

NJ	Warren	\$651,000
NJ	Westfield	\$625,000
NJ	Montclair	\$608,500
NJ	Madison	\$560,312
NJ	Sparta	\$539,300
NJ	Basking Ridge	\$538,000
NJ	Princeton Junction	\$515,000
NJ	Clinton	\$431,450
NJ	Marlboro/Manalapan	\$422,000
NJ	Wayne	\$394,375
NJ	Metuchen/Edison	\$329,625
NJ	Ocean County/Toms River	\$275,950
NJ	Atlantic County/Abescon	\$266,333
NJ	Camden County/Cherry Hill	\$224,300
NJ	Turnersville/ Gloucester County	\$206,000
NJ	Bridgewater	\$484,375
<b>New Mexico</b>		
NM	Santa Fe	\$407,875
NM	Albuquerque	\$201,166
<b>Nevada</b>		
NV	Reno/Sparks	\$270,424
NV	Las Vegas	\$204,975
<b>New York</b>		
NY	Nassau	\$806,250
NY	Queens, (Bayside)	\$583,000
NY	Briarcliff Manor	\$555,055
NY	Suffolk County/North Shore, LI	\$490,600
NY	Yorktown Heights	\$451,233
NY	Staten Island	\$396,500
NY	Orange County	\$290,666
NY	Albany	\$257,472
NY	Rochester/ SE Suburbs	\$229,600
NY	Syracuse	\$183,000
NY	Buffalo	\$177,725
NY	Binghamton	\$121,400
<b>Ohio</b>		
OH	Columbus	\$216,100
OH	Greater Cleveland	\$199,000
OH	Canton	\$195,000
OH	Akron	\$176,000
OH	Dayton	\$166,975
OH	Cincinnati	\$221,166
OH	Harrison	\$202,100

**Oklahoma**

OK	Tulsa	\$136,625
OK	Oklahoma City	\$132,670

**Oregon**

OR	Bend	\$298,411
OR	Medford	\$251,250
OR	Eugene	\$245,725
OR	Portland	\$245,600
OR	Salem	\$215,725

**Pennsylvania**

PA	Philadelphia County/Center City Philadelphia	\$466,225
PA	Doylestown/Bucks County	\$388,500
PA	Montgomery County/Conshohocken	\$322,000
PA	Delaware County/Media	\$319,725
PA	Westchester/Chester County	\$317,250
PA	Allentown	\$274,320
PA	Pittsburgh	\$226,815
PA	Lancaster	\$219,933
PA	Stroudsburg/Poconos	\$203,625
PA	Harrisburg	\$185,675
PA	Erie	\$182,700
PA	York	\$171,000
PA	Reading	\$169,372

**Puerto Rico**

PR	Puerto Rico	\$251,500
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**Rhode Island**

RI	Providence	\$275,100
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**South Carolina**

SC	Charleston	\$274,666
SC	Columbia	\$200,850
SC	Greenville	\$154,746

**South Dakota**

SD	Sioux Falls	\$161,475
SD	Rapid City	\$160,225
SD	Yankton	\$148,520
SD	Aberdeen	\$138,000

**Tennessee**

TN	Nashville	\$183,975
TN	Chattanooga	\$166,375
TN	Memphis	\$163,425
TN	Knoxville	\$141,625

**Texas**

TX	Dallas	\$228,725
TX	Austin	\$204,225
TX	San Antonio	\$186,725
TX	Bryan-College Station	\$186,000
TX	Lubbock	\$178,475
TX	Amarillo	\$170,200
TX	Corpus Christi	\$169,027
TX	Houston	\$165,250
TX	Plano	\$164,466
TX	El Paso	\$155,750
TX	Arlington	\$147,405
TX	Fort Worth	\$144,250
TX	Killeen	\$127,175

**Utah**

UT	Salt Lake City	\$226,941
UT	Provo	\$207,440

**Virginia**

VA	Alexandria City	\$675,000
VA	McLean/Fairfax County	\$471,500
VA	Reston/Fairfax County	\$413,975
VA	Leesburg/Loudoun County	\$323,625
VA	Lake Ridge/Prince William County	\$264,450
VA	Manassas/Prince William County	\$264,450
VA	Winchester/Fredrick	\$233,225
VA	Richmond	\$227,725
VA	Roanoke/Blacksburg	\$197,237
VA	Lynchburg	\$196,966
VA	Norfolk/ Virginia Beach	\$183,300

**Vermont**

VT	Burlington	\$276,250
VT	Rutland	\$223,000
VT	Montpelier	\$210,500

**Washington**

WA	Bellevue	\$450,967
WA	Seattle	\$326,250
WA	Tacoma	\$287,338
WA	Tri-Cities	\$225,125
WA	Spokane	\$193,039

**Wisconsin**

WI	Milwaukee	\$253,000
WI	Fox Cities	\$221,825
WI	Madison	\$210,166

WI	Wausau	\$205,333
WI	Green Bay	\$186,475
WI	Fond du lac	\$157,633
WI	Eau Claire	\$146,400
<b>West Virginia</b>		
WV	Charleston	\$190,667
WV	Beckley	\$153,067
WV	Parkersburg	\$141,250
<b>Wyoming</b>		
WY	Cheyenne	\$177,200

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