



## **HOW TO FIND THE BEST (AND WORST) REAL ESTATE MARKETS**

A faint, light blue line graph is visible in the background of the lower half of the page. It shows several jagged lines representing market trends over time, with peaks and valleys.

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## This Is Part #11 of a Multi-Part Educational Video Series

You may watch the entire series (free of charge) at  
<http://www.housingalerts.net/cycles11>

**DISCLAIMER:** This presentation is intended for educational purposes only.  
It is not to be construed as legal, accounting or investment advice.

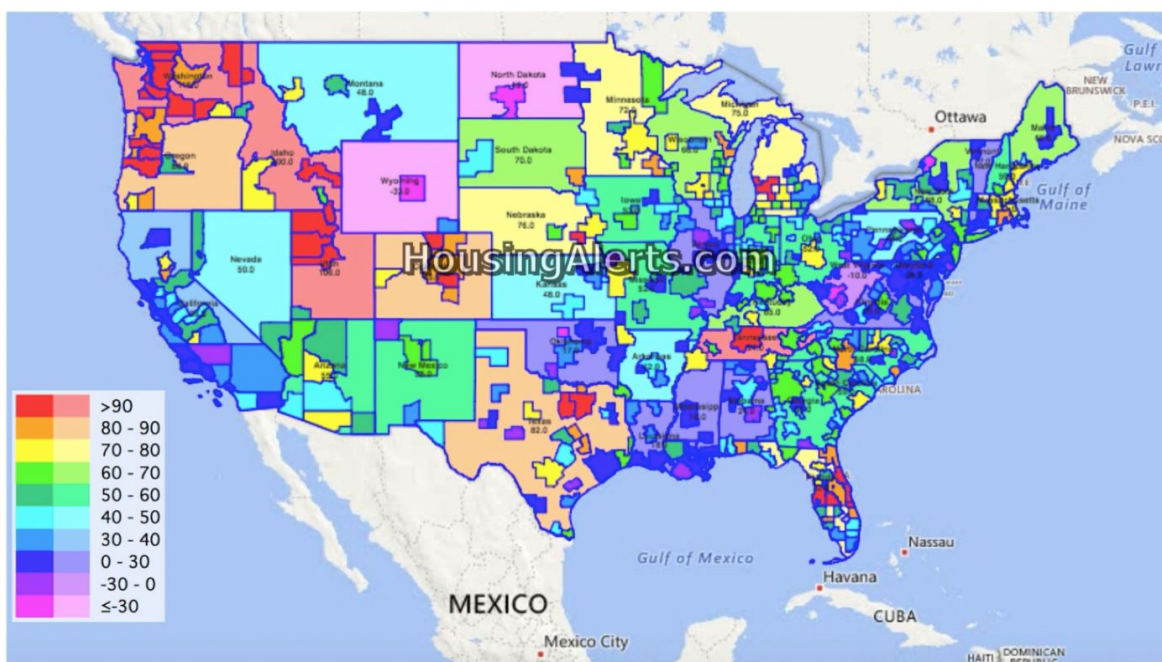
**Note:** Due to image sizes, some blank white space will appear on some pages. Please read the report all the way to the end.

I've spent most of my adult life figuring out how to accurately and reliably predict local real estate cycles

**...because my success depended on it.**

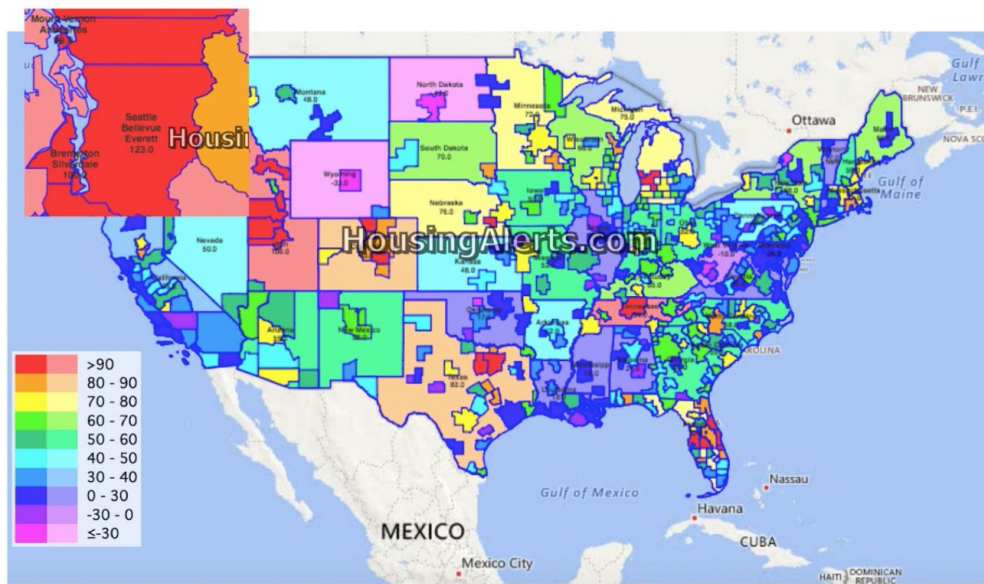
**So does yours.**

I'll show you right here, right now what to look out for and how to avoid the financial havoc it'll wreak.



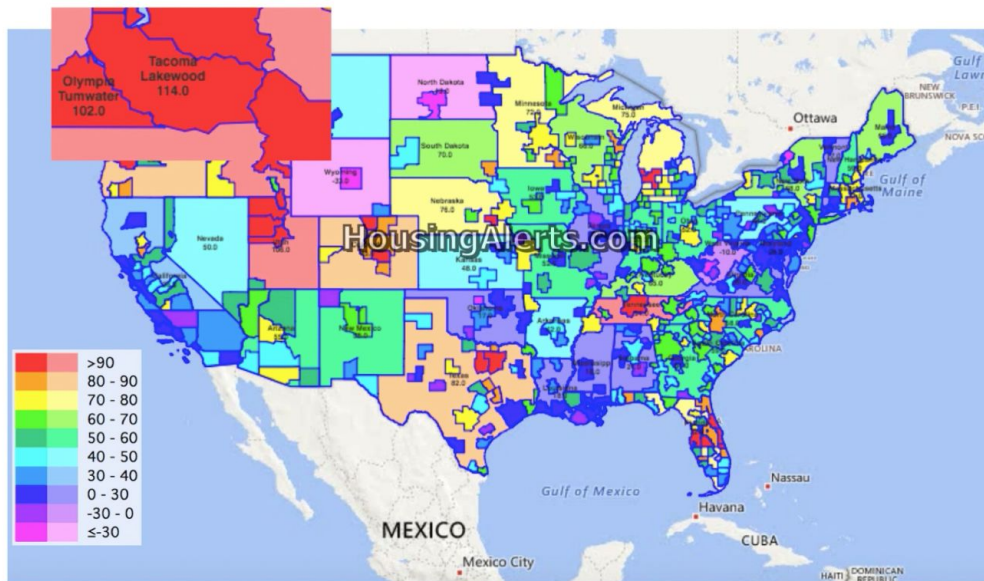
We identify current and FUTURE hot and emerging markets across the country using our time-tested and proven market algorithms.

Here are some of the best markets right now.



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Tomorrow's Real Estate Today

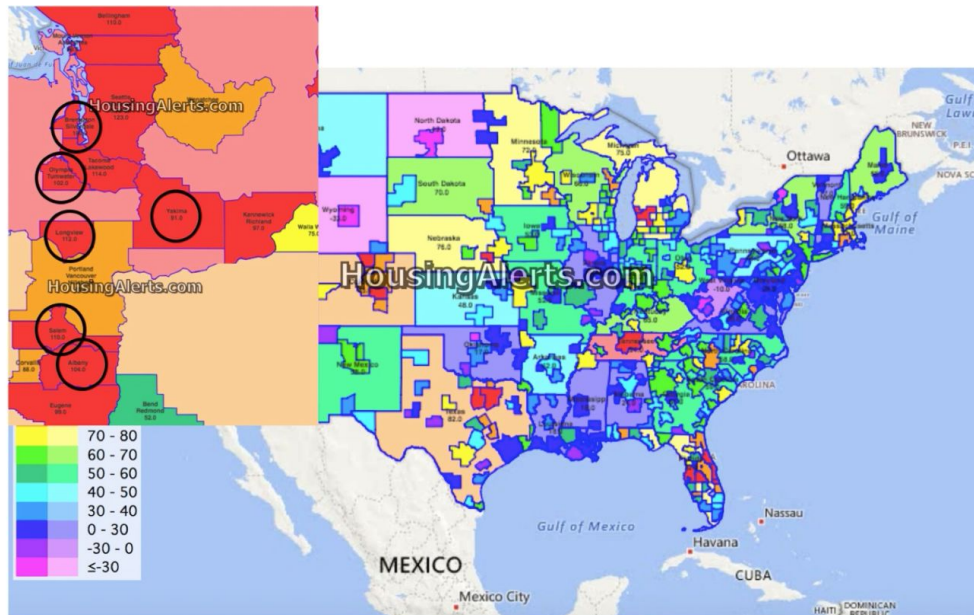
Seattle WA



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Tacoma WA...

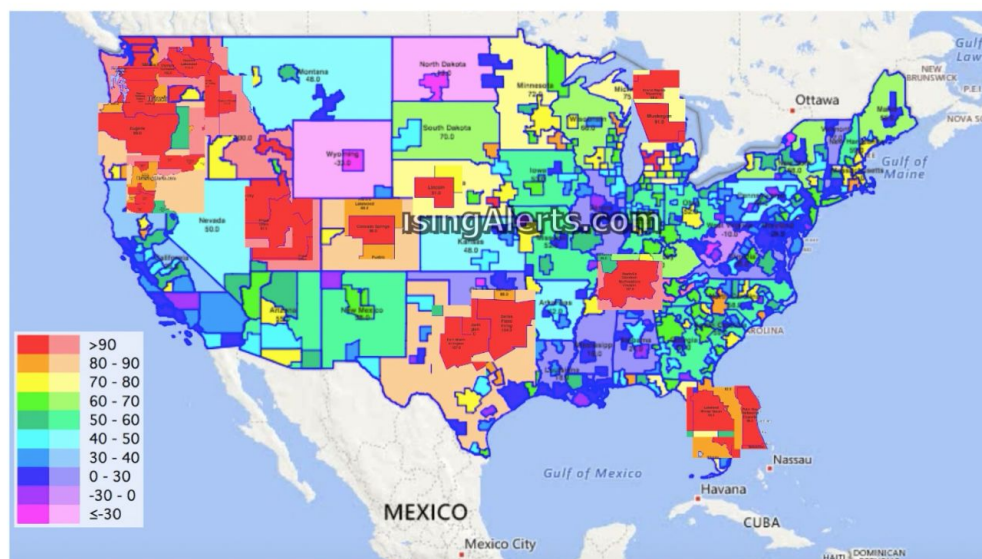




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Actually most of Washington state and Oregon are pretty hot – see all these markets in red?

For informed investors, these hot markets will create more wealth in a few years than other investors – those who ignore the market cycles - will ever create in a lifetime.



HousingAlerts.com  
Tomorrow's Real Estate Today

Here's some more hot markets...

Coeur d'Alene, ID  
Salem, OR  
Fort Worth, TX  
Nashville, TN  
Daytona Beach, FL  
Dallas, TX  
Salt Lake City, UT  
Eugene, OR  
Lakeland, FL  
Palm Bay & Melbourne, FL  
Grand Rapids, MI  
Provo, UT  
Colorado Springs, CO  
Muskegon, MI  
Lincoln, NE

They're spread all over. From Florida to Oregon and from Texas to Michigan (and yes, you heard that right ...even some of the old Rust Belt markets have been coming back to life!)

You should ONLY invest in hot markets like these. It's the ONLY way you can use real estate to build quick wealth and minimize your effort and downside risk.

There are plenty of other high-profit, lower risk markets right now, as you can see on this map above.

Chat With Us

Hot Market Finder

	Market Name	Current Period						Prior Quarter						Year Ago				
Rank	State: All Enter market n Market	Master Score ▼	T.A.P.S. Overall	T.A.P.S. Local	S.T.A.R. Momo	1-Yr THAR	4-Yr THAR	Master Score	T.A.P.S. Overall	T.A.P.S. Local	S.T.A.R. Momo	1-Yr THAR	4-Yr THAR	Master Score	T.A.P.S. Overall	T.A.P.S. Local	S.T.A.R. Momo	1-Yr THAR
1	Seattle-Bellevue-Everett, WA (MSAD)	[100]	[100]	[100]	[98]	[100]	[99]	[100]	[100]	[100]	[97]	[100]	[97]	[100]	[100]	[100]	[93]	[100]
2	Tacoma-Lakewood, WA (MSAD)	[100]	[100]	[100]	[94]	[99]	[95]	[100]	[100]	[99]	[91]	[97]	[90]	[98]	[99]	[99]	[95]	[97]
3	Coeur d'Alene, ID	[100]	[100]	[100]	[93]	[100]	[89]	[97]	[97]	[96]	[86]	[92]	[86]	[84]	[87]	[83]	[36]	[92]
4	Longview, WA	[100]	[99]	[98]	[100]	[98]	[90]	[98]	[96]	[95]	[95]	[95]	[87]	[82]	[86]	[78]	[80]	[95]
5	Bellingham, WA	[99]	[100]	[99]	[99]	[98]	[84]	[98]	[98]	[98]	[100]	[97]	[79]	[96]	[96]	[96]	[98]	[97]
6	Salem, OR	[99]	[99]	[100]	[98]	[100]	[94]	[100]	[99]	[100]	[98]	[99]	[90]	[96]	[97]	[96]	[90]	[99]
7	Fort Worth-Arlington, TX (MSAD)	[99]	[99]	[99]	[94]	[96]	[90]	[98]	[99]	[99]	[91]	[95]	[87]	[96]	[96]	[96]	[90]	[95]

This is our new “Hot Market Finder” tool.

There are millions of calculations that go behind what you see here... it’s so powerful we just moved it onto a special new platform.

I can now SHOW you, visually, in a few clicks, what would have taken all day to explain.

What you’re looking at is a ranked list of all US markets – this one is ranked from best to worst using our “Master Score” indicator.

## SPECIAL OFFER:

Want to get our **Hot Market Finder** and new micro market ranking tools?

If you act fast, [you can lock-in the lowest prices we’ve had in 12 years.](#) You’ll need the **GOLD** or **PRO** levels to access these tools.

Market Name		Current Period						Prior Quarter						Year Ago					
Rank	State:	Master Score	T.A.P.S. Overall	T.A.P.S. Local	S.T.A.R. Momo	1-Yr THAR	4-Yr THAR	Master Score	T.A.P.S. Overall	T.A.P.S. Local	S.T.A.R. Momo	1-Yr THAR	4-Yr THAR	Master Score	T.A.P.S. Overall	T.A.P.S. Local	S.T.A.R. Momo	1-Yr THAR	4-Yr THAR
	Enter market name																		
23	Spokane-Spokane Valley, WA	[95]	[95]	[92]	[97]	[88]	[76]	[94]	[94]	[93]	[96]	[93]	[73]	[90]	[92]	[88]	[99]	[93]	
24	Colorado Springs, CO	[95]	[94]	[94]	[96]	[91]	[77]	[94]	[93]	[91]	[99]	[87]	[76]	[79]	[83]	[75]	[77]	[87]	
25	Logan, UT-ID	[94]	[94]	[91]	[95]	[85]	[67]	[89]	[88]	[85]	[94]	[82]	[67]	[87]	[85]	[85]	[99]	[82]	
26	Tampa-St. Petersburg-Clearwater, FL	[94]	[92]	[95]	[78]	[94]	[92]	[97]	[98]	[98]	[68]	[94]	[93]	[94]	[94]	[93]	[39]	[94]	
27	Yakima, WA	[94]	[93]	[89]	[97]	[86]	[62]	[83]	[79]	[62]	[95]	[52]	[54]	[60]	[78]	[53]	[92]	[52]	
28	Sebastian-Vero Beach, FL	[94]	[93]	[96]	[47]	[99]	[99]	[96]	[96]	[97]	[45]	[98]	[98]	[100]	[100]	[100]	[89]	[98]	
29	Muskegon, MI	[93]	[93]	[96]	[75]	[94]	[80]	[84]	[79]	[80]	[79]	[69]	[75]	[72]	[67]	[75]	[33]	[69]	
30	Fort Collins, CO	[93]	[91]	[89]	[71]	[87]	[96]	[99]	[99]	[98]	[91]	[96]	[94]	[99]	[99]	[99]	[75]	[96]	
31	Lincoln, NE	[93]	[92]	[94]	[100]	[89]	[70]	[88]	[86]	[88]	[97]	[71]	[66]	[46]	[38]	[38]	[65]	[71]	
32	Idaho Falls, ID	[93]	[92]	[86]	[94]	[82]	[72]	[92]	[92]	[90]	[91]	[90]	[73]	[88]	[90]	[89]	[82]	[90]	

Don't worry about these other columns right now, they're some of the other indicators we use to track and predict market cycles. For now, just get a sense of where all these hot markets are.

See how they're spread all over the country?

If you know how to find them, there's pretty much always a hot or emerging market where you can create a lifetime of wealth in a short period.



Hot Market Finder

Market Name		Current Period						Prior Quarter						Year Ago				
Rank	State:																	
	All	Master Score ▲	T.A.P.S. Overall	T.A.P.S. Local	S.T.A.R. Momo	1-Yr THAR	4-Yr THAR	Master Score	T.A.P.S. Overall	T.A.P.S. Local	S.T.A.R. Momo	1-Yr THAR	4-Yr THAR	Master Score	T.A.P.S. Overall	T.A.P.S. Local	S.T.A.R. Momo	1-Yr THAR
	Enter market name																	
	Market																	
1	<a href="#">Puerto Rico, PR</a>	[0]	[0]	[1]	[1]	[1]	[0]	[0]	[0]	[0]	[1]	[1]	[0]	[2]	[1]	[2]	[2]	[1]
2	<a href="#">Casper, WY</a>	[1]	[1]	[0]	[1]	[2]	[5]	[1]	[1]	[1]	[1]	[3]	[12]	[1]	[1]	[1]	[1]	[3]
3	<a href="#">Watertown-Fort Drum, NY</a>	[1]	[1]	[1]	[2]	[0]	[1]	[1]	[1]	[1]	[2]	[2]	[1]	[1]	[1]	[1]	[3]	[2]
4	<a href="#">Bismarck, ND</a>	[1]	[2]	[4]	[0]	[14]	[43]	[1]	[2]	[4]	[0]	[25]	[59]	[2]	[2]	[3]	[1]	[25]
5	<a href="#">Charleston, WV</a>	[1]	[1]	[1]	[3]	[1]	[2]	[2]	[2]	[3]	[9]	[6]	[10]	[9]	[9]	[20]	[4]	[6]
6	<a href="#">Enid, OK</a>	[2]	[3]	[3]	[2]	[4]	[38]	[2]	[1]	[2]	[3]	[2]	[31]	[43]	[51]	[54]	[22]	[2]
7	<a href="#">Gadsden, AL</a>	[2]	[2]	[2]	[12]	[1]	[2]	[6]	[6]	[7]	[15]	[7]	[9]	[56]	[48]	[54]	[88]	[7]
8	<a href="#">Williamsport, PA</a>	[2]	[3]	[3]	[3]	[8]	[7]	[5]	[9]	[7]	[8]	[14]	[32]	[2]	[2]	[2]	[3]	[14]

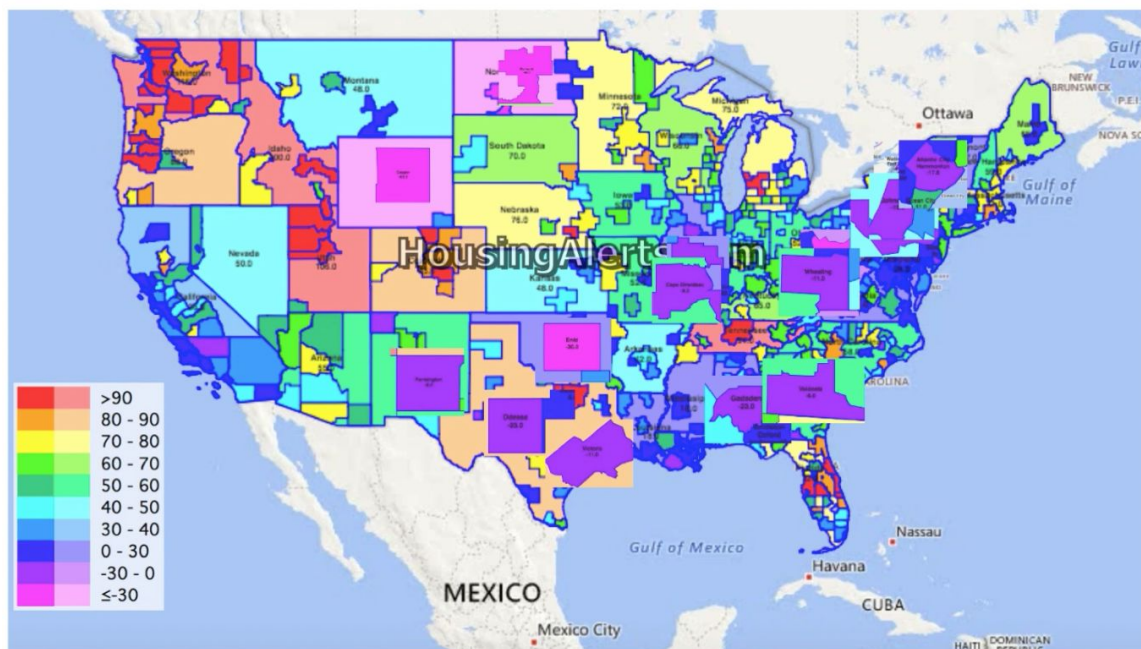
We can also re-order this list by clicking up – we’re now looking at the **WORST** markets in the U.S. and that’s what I want you to focus on.

We’re at the very early stage of a unique type of market reversal. Call it a “stealth” or “selective” down cycle.

It doesn’t matter what name you give it, it’ll feel just like the last crash if you get blindsided by it.

See how these crummy markets are also spread all across the country? ...in different states?

That’s the troubling part.



Here they are on that same Master Score MAP.

This time – we’re looking at the **WEAKEST** markets in the country. Those with the **LOWEST** scores.

Casper, WY  
 Watertown-Fort Drum, NY  
 Bismarck, ND  
 Charleston, WV  
 Enid, OK  
 Gadsden, AL  
 Williamsport, PA  
 Odessa, TX  
 Johnstown, PA  
 Peoria, IL  
 Atlantic City, NJ  
 Victoria, TX  
 Wheeling, WV-OH  
 Cape Girardeau, MO-IL  
 Valdosta, GA  
 Farmington, NM

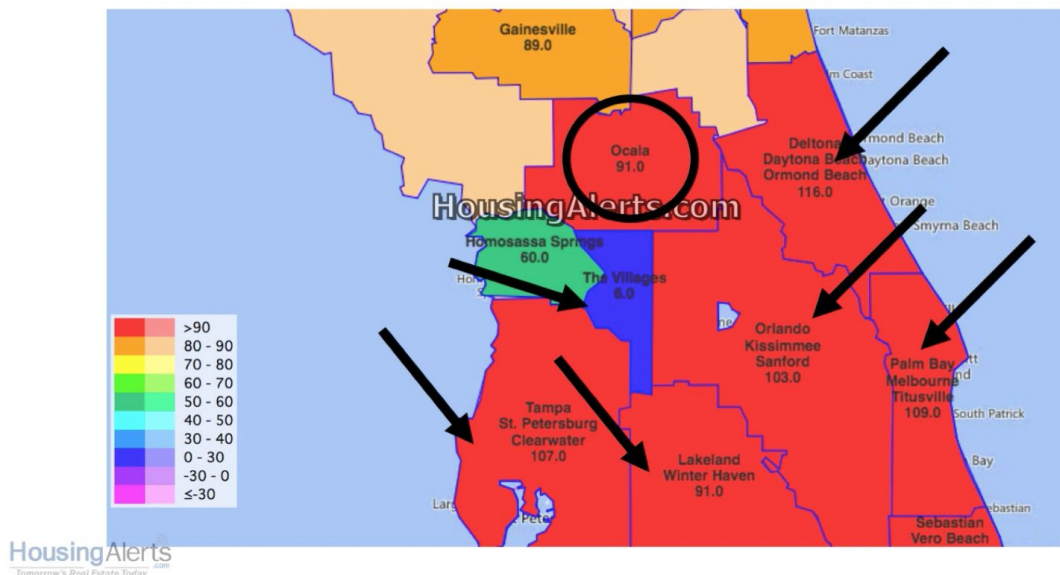
It's unusual when the crummiest markets in the country are popping up like whack-a-moles in different states creating pockets of extreme weakness alongside otherwise healthy local markets...

You can't find safety simply by being in a 'strong' state or region anymore.

In the last crash, by the time most of you – and the media - became aware of what was going on, it was already too late to save yourself. This crash will be even harder to spot because it's so local.

Instead of a huge tidal wave this one seems more like a guerilla ambush picking off investors and markets one-by-one.

### Ocala, FL Master Score Map



Let's use MY market as an example. I live in Ocala. Florida.

This shows the Master Scores for the previous quarter. Here's Ocala. See all the red colored markets nearby? Those are all great wealth building markets.

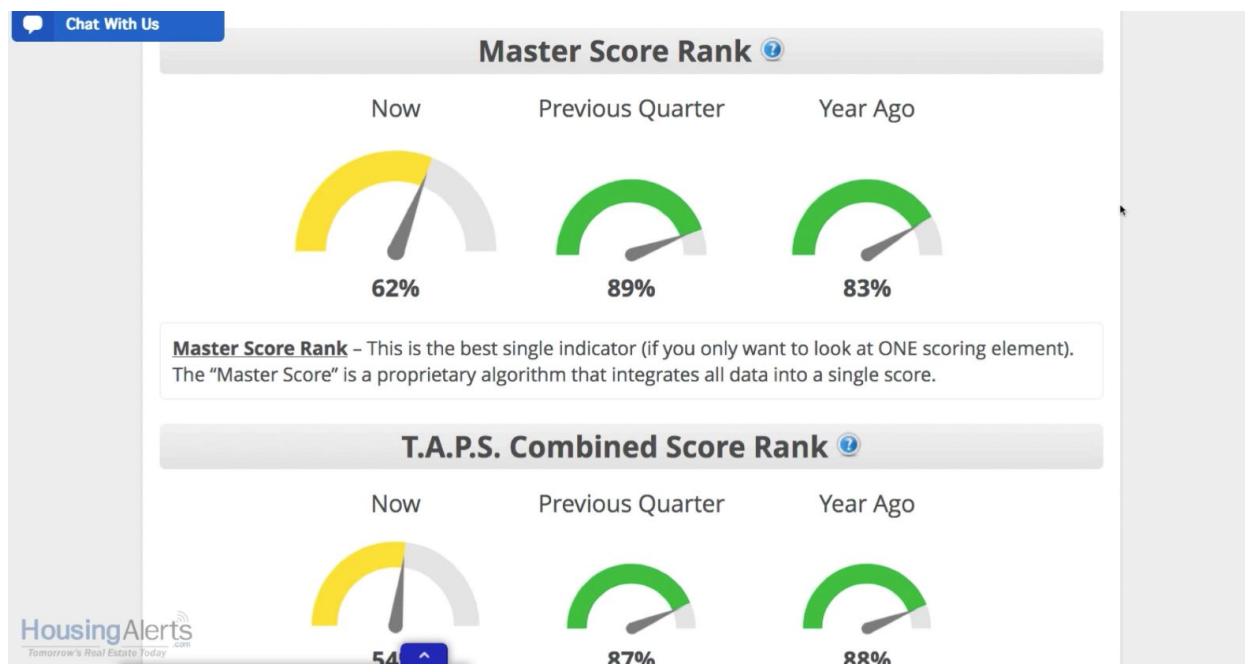
Except this blue one – The Villages. It's one of the weakest markets in the country and it's **RIGHT NEXT TO ME** and **ALL THESE OTHER** hot markets.

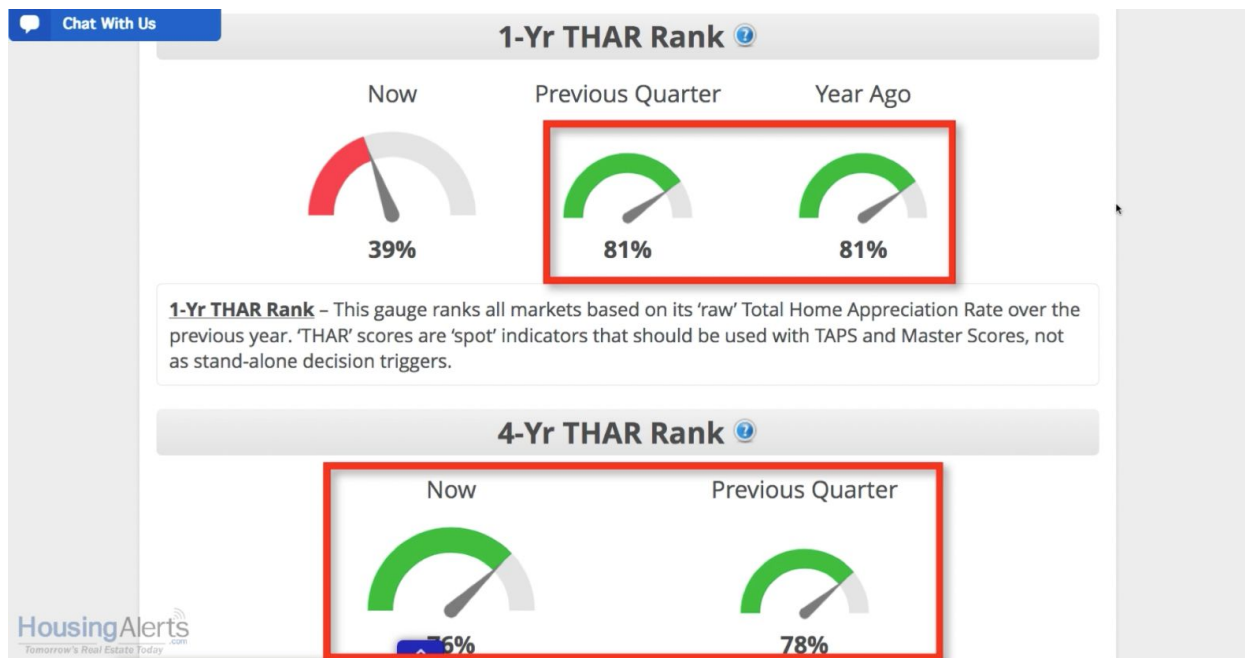
That's not normal, and I'm starting to see similar anomalies all over the country, where you'd least expect it, and getting worse.

I began warning locals how The Villages market was starting to fall off a cliff three years ago.

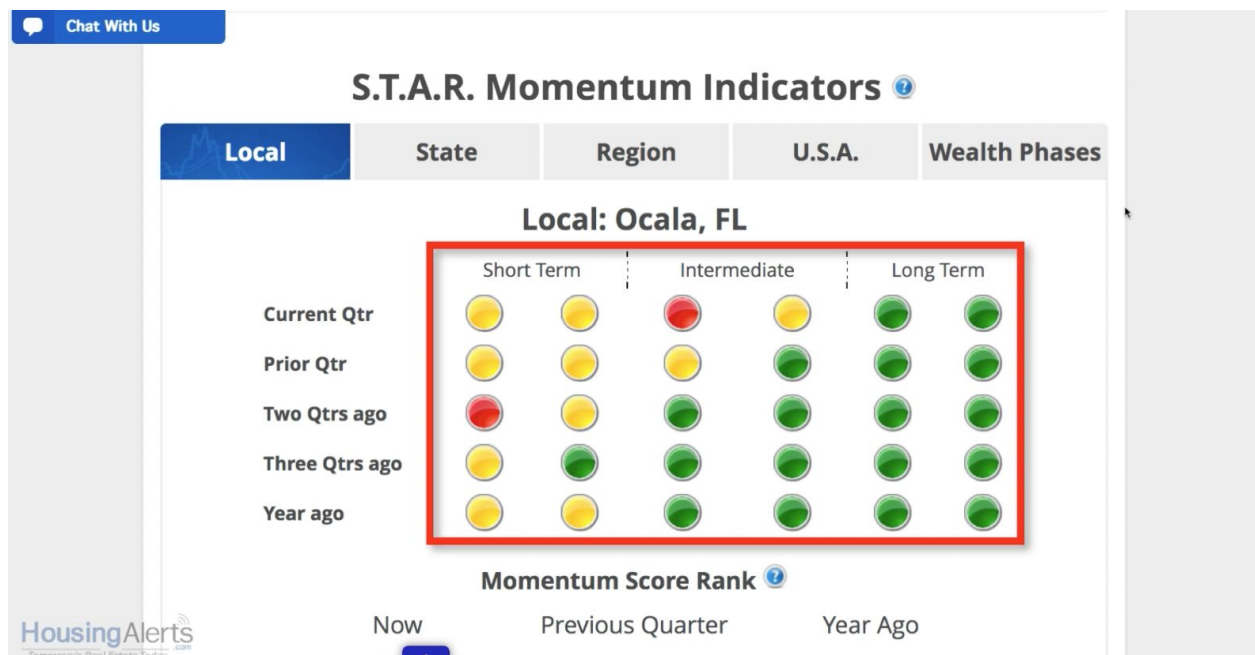
Look at how different these two are – a quick scroll through their market report tells you all you need to know.

For most of the last year, Ocala was in the top 20% or so nationwide.





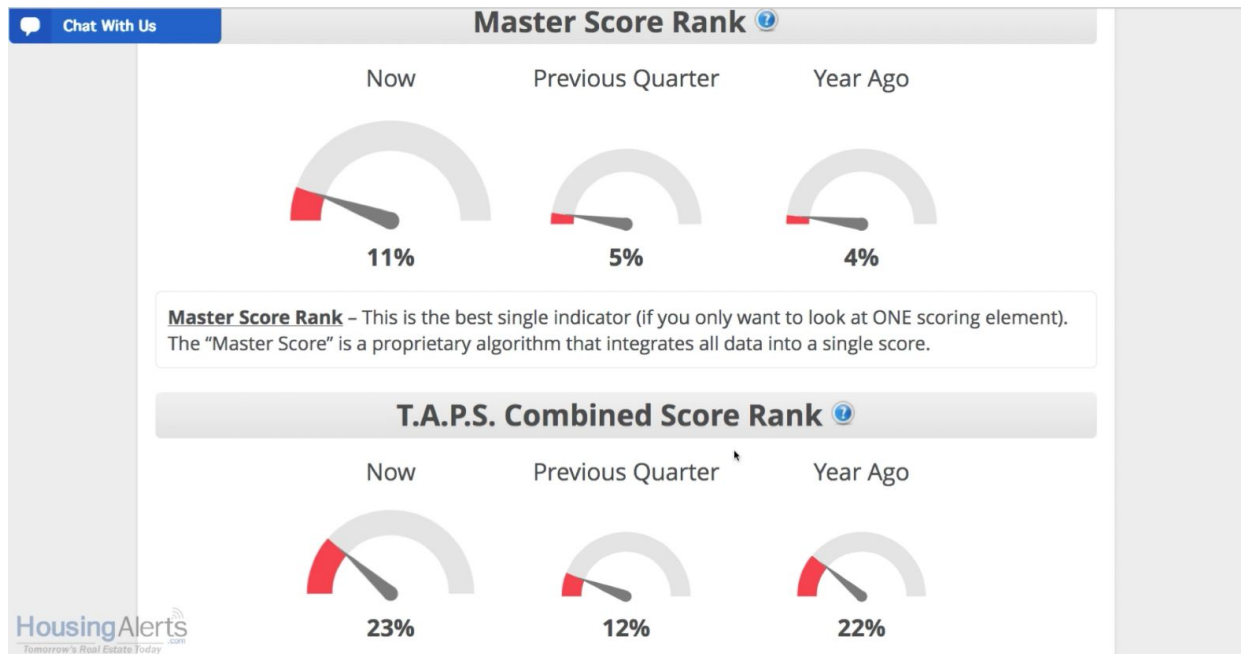
The Master Score, the TAPS score – THAR – Total Home Appreciation Rate ... all of these gauges were showing Ocala with top rankings until this most recent period.



It's not until you get down here - to the STAR indicators – that you start seeing ANY weakness creeping in to the Ocala market.

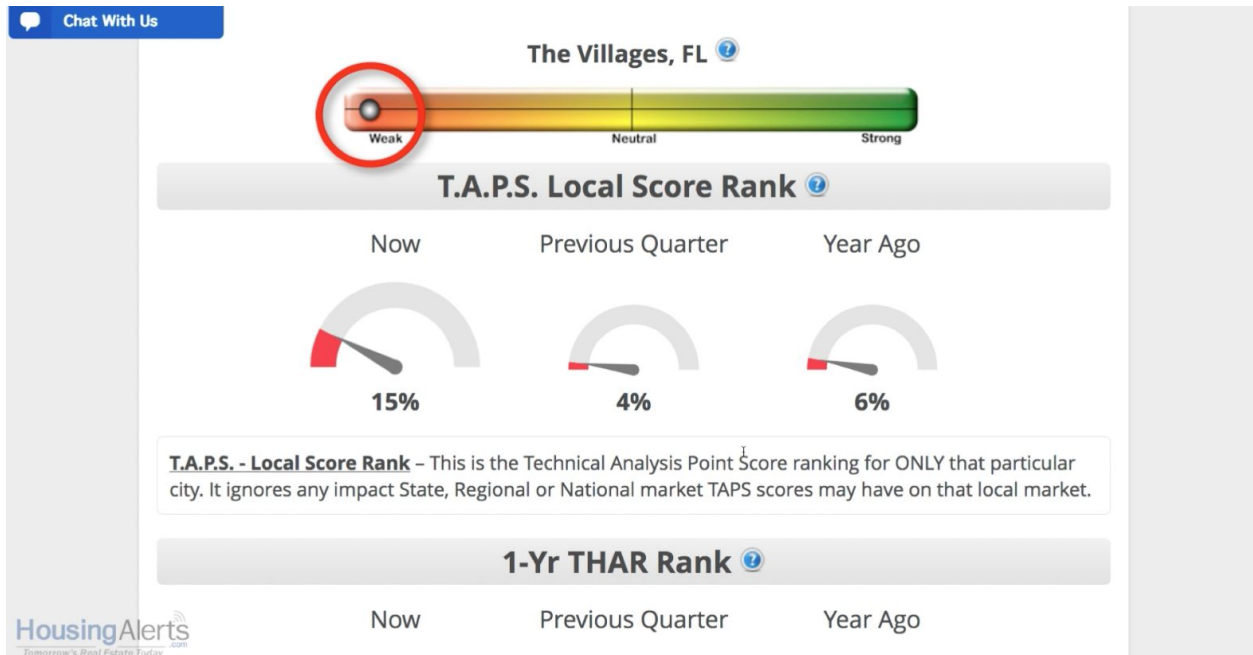


These red, yellow and green lights... they're like advance warning indicators. As long as they stay green, you can go back to sleep... nothing to worry about.

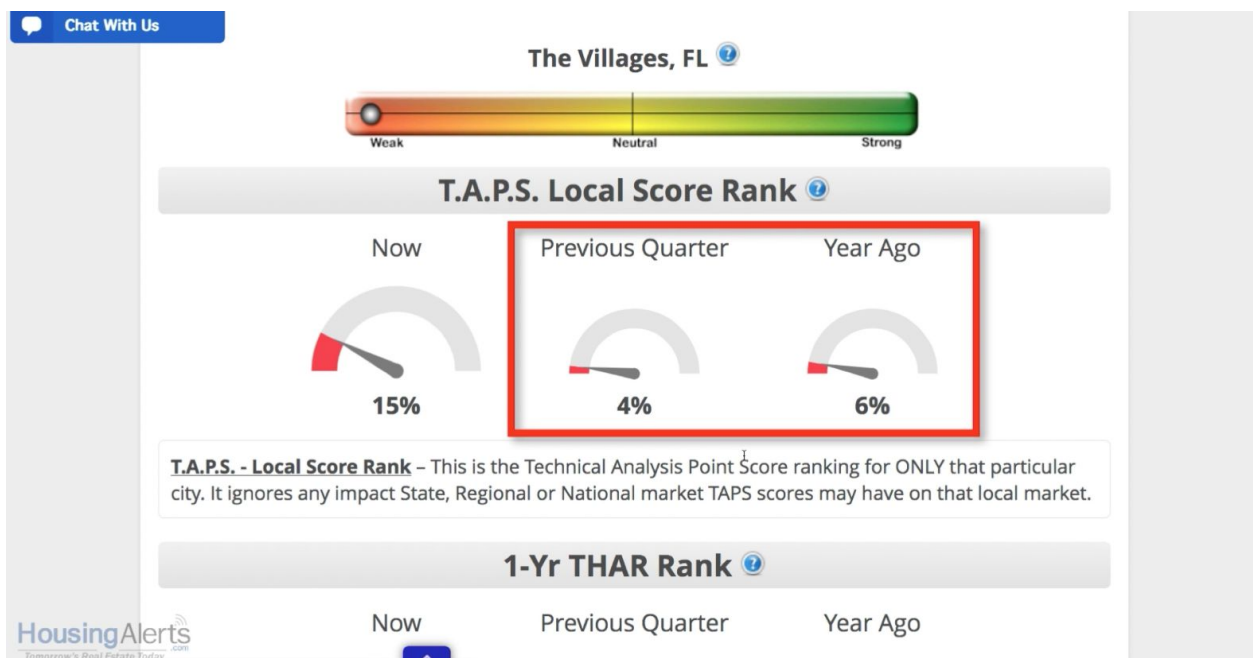


Compare that market report to this next one, for The Villages... six miles away.

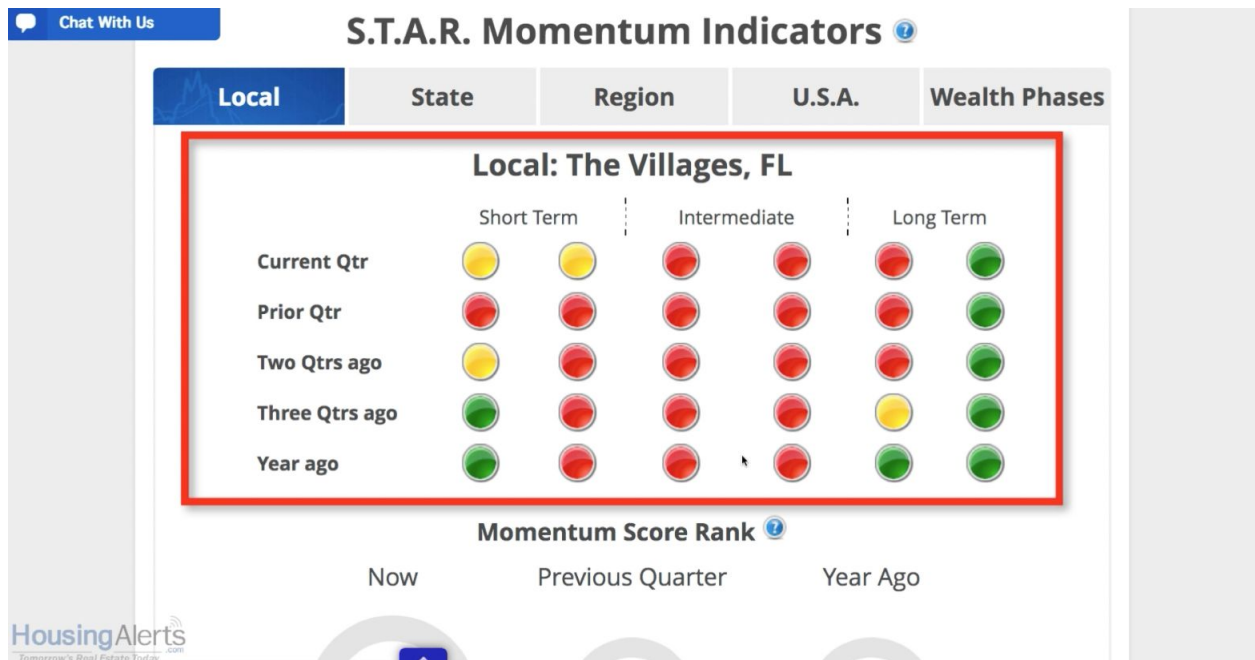
It shows a completely different story, doesn't it?



These ranking gauges look horrible. The TAPS slider balls are all the way left – at the weakest level.



The Villages is and has been one of the worst markets in the country... literally in the bottom 5% or 10% for most of our indicators over the last couple years.



The STAR indicator here looks nasty – red everywhere. They actually started turning from green to red back in 2014 and deteriorated ever since.

Hot Market Finder

Market Name		Current Period						Prior Quarter						Year Ago				
State:		📊	📊	📊	📊	📊	📊											
Rank	All	Master Score	T.A.P.S. Overall	T.A.P.S. Local	S.T.A.R. Momo	1-Yr THAR	4-Yr THAR	Master Score	T.A.P.S. Overall	T.A.P.S. Local	S.T.A.R. Momo	1-Yr THAR	4-Yr THAR	Master Score	T.A.P.S. Overall	T.A.P.S. Local	S.T.A.R. Momo	1-Yr THAR
	Enter market name																	
	Market																	
1	<a href="#">Puerto Rico, PR</a>	[0]	[0]	[1]	[1]	[1]	[0]	[0]	[0]	[0]	[1]	[1]	[0]	[2]	[1]	[2]	[2]	[1]
2	<a href="#">Casper, WY</a>	[1]	[1]	[0]	[1]	[2]	[5]	[1]	[1]	[1]	[1]	[3]	[12]	[1]	[1]	[1]	[1]	[3]
3	<a href="#">Watertown-Fort Drum, NY</a>	[1]	[1]	[1]	[2]	[0]	[1]	[1]	[1]	[1]	[2]	[2]	[1]	[1]	[1]	[1]	[3]	[2]
4	<a href="#">Bismarck, ND</a>	[1]	[2]	[4]	[0]	[14]	[43]	[1]	[2]	[4]	[0]	[25]	[59]	[2]	[2]	[3]	[1]	[25]
5	<a href="#">Charleston, WV</a>	[1]	[1]	[1]	[3]	[1]	[2]	[2]	[2]	[3]	[9]	[6]	[10]	[9]	[9]	[20]	[4]	[6]
6	<a href="#">Enid, OK</a>	[2]	[3]	[3]	[2]	[4]	[38]	[2]	[1]	[2]	[3]	[2]	[31]	[43]	[51]	[54]	[22]	[2]
7	<a href="#">Gadsden, AL</a>	[2]	[2]	[2]	[12]	[1]	[38]	[6]	[6]	[7]	[15]	[7]	[9]	[56]	[48]	[54]	[88]	[7]
8	<a href="#">Williamsport, PA</a>	[2]	[3]	[3]	[3]	[8]	[7]	[5]	[9]	[7]	[8]	[14]	[32]	[2]	[2]	[2]	[3]	[14]

It's not just The Villages – look at **ALL** these crummy markets.

We're looking at the Hot Market Finder in reverse order again.

Chat With Us		Current Period						Prior Quarter						Year Ago				
Market Name																		
State:																		
All																		
Enter market n																		
Market																		
Rank		Master Score ▲	T.A.P.S. Overall	T.A.P.S. Local	S.T.A.R. Momo	1-Yr THAR	4-Yr THAR	Master Score	T.A.P.S. Overall	T.A.P.S. Local	S.T.A.R. Momo	1-Yr THAR	4-Yr THAR	Master Score	T.A.P.S. Overall	T.A.P.S. Local	S.T.A.R. Momo	1-Yr THAR
38	Vienna, WV	[10]	[8]	[12]	[20]	[17]	[26]	[20]	[37]	[59]	[13]	[90]	[44]	[27]	[21]	[33]	[27]	[90]
39	San Rafael, CA (MSAD)	[10]	[14]	[10]	[5]	[25]	[78]	[7]	[13]	[8]	[6]	[34]	[84]	[54]	[60]	[62]	[7]	[34]
40	Lafayette, LA	[10]	[12]	[15]	[13]	[24]	[24]	[4]	[4]	[6]	[13]	[17]	[30]	[7]	[5]	[5]	[32]	[17]
41	Decatur, IL	[10]	[10]	[13]	[18]	[10]	[7]	[8]	[10]	[14]	[20]	[9]	[8]	[14]	[7]	[11]	[49]	[9]
42	Bridgeport-Stamford-Norwalk, CT	[11]	[5]	[8]	[28]	[9]	[8]	[12]	[9]	[15]	[28]	[15]	[16]	[18]	[8]	[16]	[41]	[15]
43	The Villages, FL	[11]	[23]	[15]	[4]	[30]	[56]	[5]	[12]	[4]	[3]	[15]	[65]	[4]	[22]	[6]	[2]	[15]
44	Vineland-Bridgeton, NJ	[11]	[7]	[7]	[35]	[5]	[3]	[14]	[7]	[11]	[53]	[5]	[7]	[6]	[4]	[5]	[44]	[5]
45	Bloomsburg-Berwick, PA	[11]	[20]	[19]	[13]	[20]	[22]	[4]	[4]	[3]	[16]	[4]	[4]	[10]	[18]	[17]	[7]	[4]
46	Huntington-Ashland, WV-KY-OH	[12]	[6]	[11]	[36]	[10]	[8]	[30]	[27]	[43]	[41]	[47]	[24]	[31]	[17]	[29]	[57]	[47]

There are lots of other weak and declining markets we didn't go over - you need to avoid them all!

Here's The Villages –

Its Master Score is in the bottom 11% - that's what this '11' means in this first column... its percentile.

To the right, you can also see where it stands with these other market indicators.

Chat With Us		Current Period						Prior Quarter						Year Ago				
Market Name																		
Rank	State:	Master Score ▲	T.A.P.S. Overall	T.A.P.S. Local	S.T.A.R. Momo	1-Yr THAR	4-Yr THAR	Master Score	T.A.P.S. Overall	T.A.P.S. Local	S.T.A.R. Momo	1-Yr THAR	4-Yr THAR	Master Score	T.A.P.S. Overall	T.A.P.S. Local	S.T.A.R. Momo	1-Yr THAR
	Enter market n																	
38	Vienna, WV	[10]	[8]	[12]	[20]	[17]	[26]	[20]	[37]	[59]	[13]	[90]	[44]	[27]	[21]	[33]	[27]	[90]
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41	Decatur, IL	[10]	[10]	[13]	[18]	[10]	[7]	[8]	[10]	[14]	[20]	[9]	[8]	[14]	[7]	[11]	[49]	[9]
42	Bridgeport-Stamford-Norwalk, CT	[11]	[5]	[8]	[28]	[9]	[8]	[12]	[9]	[15]	[28]	[15]	[16]	[18]	[8]	[16]	[41]	[15]
43	The Villages, FL	[11]	[23]	[15]	[4]	[30]	[56]	[5]	[12]	[4]	[3]	[15]	[65]	[4]	[22]	[6]	[2]	[15]
44	Vineland-Bridgeton, NJ	[11]	[7]	[7]	[35]	[5]	[3]	[14]	[7]	[11]	[53]	[5]	[7]	[6]	[4]	[5]	[44]	[5]
45	Bloomsburg-Berwick, PA	[11]	[20]	[19]	[13]	[20]	[22]	[4]	[4]	[3]	[16]	[4]	[4]	[10]	[18]	[17]	[7]	[4]
46	Huntington-Ashland, WV	[12]	[6]	[11]	[36]	[10]	[8]	[30]	[27]	[43]	[41]	[47]	[24]	[31]	[17]	[29]	[57]	[47]

Moving further right, you see how it ranked last quarter, and a year ago for those same indicators.

As a market's rank gets weaker, its numbers drop.

They're also color coded. Dark RED is the lowest – weakest color. Dark GREEN is the strongest.



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Market Name		Current Period						Prior Quarter						Year Ago				
Rank	State:	Master	T.A.P.S.	T.A.P.S.	S.T.A.R.	1-Yr	4-Yr	Master	T.A.P.S.	T.A.P.S.	S.T.A.R.	1-Yr	4-Yr	Master	T.A.P.S.	T.A.P.S.	S.T.A.R.	1-Yr
	All	Score	Overall	Local	Momo	THAR	THAR	Score	Overall	Local	Momo	THAR	THAR	Score	Overall	Local	Momo	THAR
	Enter market n																	
Market																		
66	Huntsville, AL	[17]	[10]	[14]	[42]	[10]	[13]	[26]	[18]	[21]	[64]	[19]	[18]	[52]	[45]	[51]	[94]	[19]
67	Jonesboro, AR	[17]	[19]	[16]	[26]	[19]	[7]	[44]	[34]	[37]	[62]	[33]	[33]	[27]	[23]	[20]	[84]	[33]
68	Camden, NJ (MSAD)	[17]	[15]	[18]	[30]	[15]	[20]	[17]	[15]	[25]	[35]	[18]	[19]	[50]	[29]	[48]	[82]	[18]
69	Hattiesburg, MS	[17]	[13]	[19]	[34]	[21]	[26]	[16]	[8]	[13]	[59]	[17]	[13]	[5]	[3]	[4]	[26]	[17]
70	Redding, CA	[18]	[37]	[35]	[9]	[67]	[69]	[11]	[23]	[20]	[7]	[58]	[75]	[12]	[12]	[11]	[11]	[58]
71	Oxnard-Thousand Oaks-Ventura, CA	[18]	[34]	[32]	[9]	[62]	[75]	[20]	[42]	[41]	[7]	[67]	[84]	[24]	[27]	[24]	[10]	[67]
72	Hartford-West Hartford-East Hartford, CT	[18]	[16]	[22]	[36]	[15]	[5]	[13]	[11]	[17]	[31]	[15]	[6]	[9]	[4]	[6]	[46]	[15]
73	Tuscaloosa, AL	[18]	[15]	[21]	[33]	[16]	[18]	[44]	[44]	[57]	[42]	[50]	[28]	[46]	[39]	[43]	[76]	[50]
74	Houston-The Woodlands-Sugar Land, TX	[19]	[31]	[17]	[11]	[45]	[78]	[32]	[52]	[31]	[11]	[57]	[82]	[20]	[53]	[27]	[7]	[57]

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Take a look at these other crummy markets.

Hopefully you're NOT invested in them right now.

As we move away from the VERY worst markets – you start seeing some other colors coming in, especially in the Year Ago columns on the right.

Chat With Us		Current Period						Prior Quarter						Year Ago				
Market Name																		
Rank	State:																	
	All	Master Score ▲	T.A.P.S. Overall	T.A.P.S. Local	S.T.A.R. Momo	1-Yr THAR	4-Yr THAR	Master Score	T.A.P.S. Overall	T.A.P.S. Local	S.T.A.R. Momo	1-Yr THAR	4-Yr THAR	Master Score	T.A.P.S. Overall	T.A.P.S. Local	S.T.A.R. Momo	1-Yr THAR
71	Oaks-Ventura, CA	[18]	[34]	[32]	[9]	[62]	[75]	[20]	[42]	[41]	[7]	[67]	[84]	[24]	[27]	[24]	[10]	[67]
72	Hartford-West Hartford-East Hartford, CT	[18]	[16]	[22]	[36]	[15]	[5]	[13]	[11]	[17]	[31]	[15]	[6]	[9]	[4]	[6]	[46]	[15]
73	Tuscaloosa, AL	[18]	[15]	[21]	[33]	[16]	[18]	[44]	[44]	[57]	[42]	[50]	[28]	[46]	[39]	[43]	[76]	[50]
74	Houston-The Woodlands-Sugar Land, TX	[19]	[31]	[17]	[11]	[45]	[78]	[32]	[52]	[31]	[11]	[57]	[82]	[20]	[53]	[27]	[7]	[57]
75	Lake Charles, LA	[19]	[17]	[18]	[25]	[14]	[56]	[28]	[20]	[25]	[45]	[19]	[64]	[50]	[39]	[44]	[50]	[19]
76	Napa, CA	[19]	[33]	[30]	[5]	[66]	[91]	[33]	[54]	[59]	[5]	[83]	[94]	[76]	[74]	[76]	[16]	[83]
77	Trenton, NJ	[19]	[13]	[17]	[40]	[16]	[13]	[22]	[20]	[29]	[39]	[24]	[20]	[26]	[11]	[21]	[60]	[24]
78	San Jose- Sunnyvale-Santa Clara, CA	[20]	[32]	[30]	[6]	[65]	[90]	[16]	[23]	[19]	[7]	[50]	[92]	[63]	[59]	[61]	[9]	[50]
	Houston- The Woodlands-Sugar Land, TX																	
	San Jose- Sunnyvale-Santa Clara, CA																	
	Redwood City, CA																	

Here's an interesting one - Napa CA. I mean interesting in a bad way.

Chat With Us		Current Period						Prior Quarter						Year Ago				
Market Name																		
Rank	State:																	
	All	Master Score ▲	T.A.P.S. Overall	T.A.P.S. Local	S.T.A.R. Momo	1-Yr THAR	4-Yr THAR	Master Score	T.A.P.S. Overall	T.A.P.S. Local	S.T.A.R. Momo	1-Yr THAR	4-Yr THAR	Master Score	T.A.P.S. Overall	T.A.P.S. Local	S.T.A.R. Momo	1-Yr THAR
71	Oaks-Ventura, CA	[18]	[34]	[32]	[9]	[62]	[75]	[20]	[42]	[41]	[7]	[67]	[84]	[24]	[27]	[24]	[10]	[67]
72	Hartford-West Hartford-East Hartford, CT	[18]	[16]	[22]	[36]	[15]	[5]	[13]	[11]	[17]	[31]	[15]	[6]	[9]	[4]	[6]	[46]	[15]
73	Tuscaloosa, AL	[18]	[15]	[21]	[33]	[16]	[18]	[44]	[44]	[57]	[42]	[50]	[28]	[46]	[39]	[43]	[76]	[50]
74	Houston-The Woodlands-Sugar Land, TX	[19]	[31]	[17]	[11]	[45]	[78]	[32]	[52]	[31]	[11]	[57]	[82]	[20]	[53]	[27]	[7]	[57]
75	Lake Charles, LA	[19]	[17]	[18]	[25]	[14]	[56]	[28]	[20]	[25]	[45]	[19]	[64]	[50]	[39]	[44]	[50]	[19]
76	Napa, CA	[19]	[33]	[30]	[5]	[66]	[91]	[33]	[54]	[59]	[5]	[83]	[94]	[76]	[74]	[76]	[16]	[83]
77	Trenton, NJ	[19]	[13]	[17]	[40]	[16]	[13]	[22]	[20]	[29]	[39]	[24]	[20]	[26]	[11]	[21]	[60]	[24]
78	San Jose- Sunnyvale-Santa Clara, CA	[20]	[32]	[30]	[6]	[65]	[90]	[16]	[23]	[19]	[7]	[50]	[92]	[63]	[59]	[61]	[9]	[50]
	Houston- The Woodlands-Sugar Land, TX																	
	San Jose- Sunnyvale-Santa Clara, CA																	
	Redwood City, CA																	

See these different colors off to the right - how in the previous quarter a couple of Napa's indicators were yellow – that are now red?

And a year ago they were light green?

In Napa's case they're going from more GREEN and Yellow on the right to more red now. That means it's quickly getting worse, not better.

It's just an easy visual way you can scan for emerging, or in this case, falling markets.

Maybe the wildfires in Napa contributed to all the red. I've seen natural disasters like floods, fires, and hurricanes go BOTH ways in terms of real estate prices. In some cases it kills longer term Demand and prices fall. In other cases the reduced supply pushes prices higher.

Anyway, it's definitely not a market I'd be in right now.

It's not a complex decision when you have the right tools.

With a quick scan you've got your answer, don't you?

Getting caught in a DOWN cycle, or even a FLAT cycle, sucks the life right out of you.

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