

SAN FRANCISCO PROJECTED TO LEAD THE COUNTRY IN NEW HOME APPRECIATION

- Information and Analysis on the Top 75 Housing Markets Now Available on
www.meyersgroup.com -

IRVINE, CALIF. - (July 18, 2000) - The Meyers Group, the nation's largest provider of new home real estate information and consulting services, announced today a new quarterly report, which is available at www.meyersgroup.com. **The Market Snapshot** is designed to provide an executive analysis of local market conditions in the largest 75 metropolitan areas in the United States, and includes the following:

- **Projections** and history on home prices, affordability, employment, building permits, and **housing demand / supply conditions**.
- An **Executive Summary** on the local economy, demographics, building permits, home prices, and our investment outlook.
- **Key factors specific to the local market**, such as change in market value of the local, publicly-traded companies, growing employment sectors, and the companies of demand that are growing fastest in each market (renters, entry-level, trade-up, etc.) it's forecast for new home appreciation in all 75 major metropolitan across the country.

The Meyers Group projected housing appreciation in all 75 markets. Their projections for 2000 are as follows:

Market	Median Price	Appreciation %
1. San Francisco-Oakland-San Jose - CMSA	\$422,500	15.7%
2. San Diego, CA - MSA	\$260,000	12.3%
3. Los Angeles-Long Beach, CA - PMSA	\$222,000	8.1%
4. Orange County, CA PMSA	\$304,000	8.0%
5. Riverside-San Bernardino, CA - PMSA	\$138,400	7.5%
6. Houston-Galveston-Brazoria - CMSA	\$112,700	7.0%
7. Northern & Central New Jersey	\$200,000	6.5%
8. Fort Myers-Cape Coral, FL - MSA	\$100,500	6.5%
9. Denver-Boulder-Greeley - CMSA	\$182,000	6.2%
10. Myrtle Beach, SC	\$146,700	6.0%
11. New York-Long Island	\$208,600	6.0%
12. Phoenix-Mesa, AZ - MSA	\$133,500	5.6%
13. Portland-Salem - CMSA	\$174,000	5.5%
14. Austin-San Marcos TX, - MSA	\$135,500	5.4%
15. Washington DC-MD-VA-WV-PMSA	\$185,500	5.1%

16. Milwaukee-Racine - CMSA	\$142,100	5.0%
17. Charleston, SC	\$138,300	5.0%
18. Cincinnati-Hamilton, CMSA	\$125,900	5.0%
19. Detroit-Ann Arbor-Flint - CMSA	\$147,000	5.0%
20. Minneapolis-St. Paul MN-WI - MSA	\$145,600	5.0%
21. Sarasota-Bradenton, FL - MSA	\$141,500	5.0%
22. Boston-Worcester-Lawrence - CMSA	\$245,000	5.0%
23. Grand Rapids-Muskegon-Holland, MI - MSA	\$112,000	5.0%
24. Greenville-Spartanburg-Anderson, SC - MSA	\$113,000	4.6%
25. West Palm Beach-Boca Raton, FL - MSA	\$137,000	4.6%

Rankings 26 - 75 follow:

26. Baltimore, MD (PMSA) - \$133,200 - 4.6%. **27.** Atlanta, GA (MSA) - \$129,300 - 4.5%. **28.** Dallas-Fort Worth, (CMSA) - \$133,700 - 4.5%. **29.** Tampa-St. Petersburg-Clearwater, FL (MSA) - \$97,900 - 4.1%. **30.** Dayton Beach, FL (MSA) - \$88,000 - 4.1%. **31.** Omaha, NE-IA (MSA) - \$113,800 - 4.0%. **32.** Miami-Fort Lauderdale (CMSA) - \$140,000 - 4.0%. **33.** Tulsa, OK (MSA) - \$96,500 - 4.0%. **34.** Charlotte-Gastonia-Rock Hill, NC-SC (MSA) - \$143,700 - 4.0%. **35.** Seattle-Tacoma-Bremerton (CMSA) - \$143,700 - 4.0%. **36.** Richmond-Petersburg, VA (MSA) - \$133,500 - 3.9%. **37.** Orlando, FL (MSA) - \$109,200 - 3.7%. **38.** Sacramento - Yolo (CMSA) - \$138,700 - 3.7%. **39.** Raleigh-Durham-Chapel Hill, NC (MSA) - \$171,000 - 3.6%. **40.** Provo-Orem, UT (MSA) - \$145,500 - 3.6%. **41.** Colorado Springs, CO (MSA) - \$150,000 - 3.5%. **42.** Boise City, ID (MSA) - \$128,200 - 3.5%. **43.** Pittsburgh, PA (MSA) - \$93,000 - 3.4%. **44.** San Antonio, TX (MSA) - \$94,000 - 3.2%. **45.** Naples, FL (MSA) - \$208,800 - 3.0%. **46.** Louisville, KY-IN (MSA) - \$113,000 - 3.0%. **47.** Norfolk-Virginia Beach-Newport News, VA-NC (MSA) - \$116,900 - 3.0%. **48.** Des Moines, IA (MSA) - \$113,800 - 3.0%. **49.** Hartford, CT (MSA) - \$155,200 - 3.0%. **50.** Kansas City, MO-KS (MSA) - \$124,300 - 3.0%. **51.** Las Vegas, NV-AZ (MSA) - \$134,700 - 3.0%. **52.** Greensboro-Winston-Salem-High Point, NC (MSA) - \$128,500 - 3.0%. **53.** Reno, NV (MSA) - \$155,000 - 2.9%. **54.** Providence-Fall River-Warwick, RI-MA (MSA) - \$132,000 - 2.5%. **55.** Columbus, OH (MSA) - \$128,100 - 2.5%. **56.** Columbia, SC (MSA) - \$112,200 - 2.5%. **57.** Salt Lake City-Ogden, UT (MSA) - \$141,200 - 2.4%. **58.** Birmingham, AL (MSA) - \$129,800 - 2.1%. **59.** Knoxville, TN (MSA) - \$110,500 - 2.0%. **60.** Indianapolis, IN (MSA) - \$113,100 - 2.0%. **61.** Tucson, AZ (MSA) - \$120,000 - 2.0%. **62.** Lexington, KY (MSA) - \$114,000 - 1.9%. **63.** New Orleans, LA (MSA) - \$111,000 - 1.7%. **64.** Chicago-Gary-Kenosha (CMSA) - \$173,800 - 1.5%. **65.** McAllen-Edinburg-Mission, TX (MSA) - \$60,700 - 1.3%. **66.** Albuquerque, NM (MSA) - \$132,000 - 1.3%. **67.** Philadelphia (PMSA) - \$126,400 - 1.3%. **68.** Fort Wayne, IN - \$93,900 - 1.2%. **69.** Memphis, TN-AR-MS (MSA) - \$112,500 - 1.1%. **70.** Jacksonville, FL (MSA) - \$96,200 - 1.1%. **71.** Melbourne-Titusville-Palm Bay, FL (MSA) - 91,200 - 1.0%. **72.** Nashville, TN (MSA) - 117,500 - 0.9%. **73.** Oklahoma City, OK (MSA) - 84,800 - 0.7%. **74.** Cleveland-Akron (CMSA) - 124,300 - (-0.6%). **75.** St. Louis, MO-IL (MSA) - 100,000 - (-2.8%).

Registered users of MeyersGroup.com are now able to obtain comprehensive reports on any of the nation's 75 largest housing markets in minutes. Market Snapshots can be obtained on-line by selecting Market snapshots in the Housing Analysis tab at www.meyersgroup.com.

The Company's Market Snapshot reports are only \$100 each per quarter (discounts for annual subscriptions or 20+ markets are available) and are the combined efforts of some of the most qualified experts in the country, including:

- **A regional market expert**, who monitors the local economy, purchases and analyzes national and local economic forecasts, and is a full-time real estate consultant in the region.
- The editor, research manager and the staff of **U.S. Housing Markets**,
- **Local Meyers Group market experts**, who collect and sell information on proposed and existing new home and apartment projects, and
- The **Meyers Group's renowned consulting staff**.

About The Meyers Group

The Meyers Group is the largest provider of new home real estate information and consulting services in the United States. Its mission is to provide the most accurate, timely, comprehensive and consistent real estate information possible, while the company's Consulting Services Division conducts feasibility studies for the real estate industry's top firms. Clients of The Meyers Group include many of the industry's appraisers, homebuilders, suppliers, service providers, land developers, real estate investors, financial institutions, and investment banking firms. For more information about the company, please visit us at www.meyersgroup.com.

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