

When will **BIRMINGHAM**

Home Prices hit **Bottom** ??

There's no doubt all U.S. real estate markets have been affected by recession. But Birmingham has long been touted as having a very stable real estate market. How does Birmingham rank compared to others? Here's what the experts say:

According to MONEY MAGAZINE'S April 2009 issue:

- **BIRMINGHAM** home prices will **BOTTOM** in **2nd Quarter 2009** (This is now!)
- **BIRMINGHAM** home prices are projected to **INCREASE** over the next 12 months
- **BIRMINGHAM** is ranked **7th best** out of the top 100 U.S. markets for recovery
- See below how **BIRMINGHAM**'s projections compare to the big cities that dominate the national news:

<u>City</u>	<u>Projected Bottom</u>	<u>Price change over next 12 months</u>
Miami	2 nd Qtr 2011	- 27.8%
New York	1 st Qtr 2011	- 15.3%
Las Vegas	3 rd Qtr 2010	- 17.0%
Los Angeles	3 rd Qtr 2010	- 15.3%
Detroit	2 nd Qtr 2010	- 4.1%
Atlanta	1 st Qtr 2010	- 2.4%
Houston	4 th Qtr 2009	- 0.1%
Memphis	3 rd Qtr 2009	- 0.3%
BIRMINGHAM	2 nd Qtr 2009	+ 0.2%

According to FORTUNE MAGAZINE's December 2008 issue:

- **BIRMINGHAM** is rated **4th best** out of the top 100 U.S. markets for recovery
- **BIRMINGHAM** homes prices are expected to **INCREASE 2%** in 2010



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