

<https://www.forbes.com/sites/ingowinzer/2018/07/06/booms-are-back-in-these-25-real-estate-markets/#5ad68c8a5386>

Booms Are Back In These 25 Real Estate Markets



EDITOR'S PICK

Ingo Winzer Contributor i

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Denver, Colorado. (Shutterstock)

Many investors like real estate because of the potential for steady, above-average returns with only a limited downside risk. Others, however, are more intrigued by the possibility of a quick strike in a real-estate boom, holding a property for a short time as values rise and magnifying their return with leverage from a mortgage or other low-cost loan.

Boom markets don't come along very often in real estate. There haven't been any since the big crash of 2008, and before that, they were usually limited to one or two places at a time, like Houston in the mid-1980s, New York later that decade or Southern California in the early 1990s.

But booms are back, with some already well under way and a good number in the early stages. Home building lagged almost everywhere in the last decade while strong economic growth has pumped up demand for housing in many local markets, creating the imbalance that drives a boom.

The 25 markets listed below are mainly in the early stages of a boom, even though home prices have already been rising at a brisk pace. Denver is the exception, with prices already into boom territory.

Boom Markets

		Price vs Income Price	1-Year Home Price Change	Job Growth Rate	3-Year Pop. Growth	\$(000) Avg. Home Price	Price/ Rent Ratio
2018	Population						
Denver, CO	2,814,330	47%	10%	2.6%	5%	395	23
Miami, FL	2,693,117	36%	8%	1.2%	3%	352	23
Riverside-San Bernardino, CA	4,489,159	32%	9%	3.6%	3%	312	20
San Francisco, CA	1,629,951	29%	8%	1.6%	4%	1,149	50
Fort Collins, CO	333,577	29%	8%	2.9%	6%	356	23
Tampa-St. Petersburg, FL	2,975,225	29%	11%	2.4%	6%	252	20
Seattle, WA	2,889,626	27%	13%	3.2%	5%	507	28
Charleston, SC	744,526	26%	9%	1.4%	7%	358	28
Los Angeles, CA	10,170,292	25%	8%	1.5%	1%	546	33
Boulder, CO	319,372	24%	8%	2.2%	3%	509	30
Salem, OR	410,091	24%	12%	1.4%	6%	266	23
Phoenix, AZ	4,574,531	23%	9%	3.0%	6%	280	22
Oakland, CA	2,764,960	23%	9%	2.0%	3%	631	30
North Port-Bradenton, FL	768,918	23%	8%	2.1%	8%	313	22
Salt Lake City, UT	1,170,266	22%	10%	2.8%	4%	322	25
Dallas, TX	4,707,151	22%	9%	3.2%	4%	270	22
West Palm Beach, FL	1,422,789	22%	8%	0.5%	5%	360	22
San Jose, CA	1,976,836	21%	10%	3.1%	2%	868	32
Reno, NV	450,890	21%	12%	4.2%	5%	323	27
Boise City, ID	676,909	20%	15%	3.6%	7%	255	24
San Diego, CA	3,299,521	19%	8%	2.0%	2%	497	26
Orlando, FL	2,387,138	19%	11%	3.5%	8%	261	19
Eugene, OR	362,895	17%	11%	1.9%	5%	274	23
Sacramento, CA	2,274,194	16%	9%	2.4%	4%	340	23
Asheville, NC	446,840	16%	8%	1.5%	4%	268	25

Local Market Monitor
Cary NC