

Zillow's Market Heat Index 12/24

Among the 200 largest metro area housing markets, these 10 are the **HOTTEST** markets, where **sellers** have the most power:

1. Rochester, NY → 146 rating
2. San Jose, CA → 120
3. San Francisco, CA → 91
4. Hartford, CT → 83
5. Syracuse, NY → 81
6. Bridgeport, CT → 76
7. Buffalo, NY → 75
8. Manchester, NH → 75
9. Boston, MA → 74
10. New York, NY → 73

Among the 200 largest metro area housing markets, these 10 are the **COLDEST** markets, where **buyers** have the most power:

1. Beaumont, TX → 9 rating
2. Gulfport, MS → 12
3. Macon, GA → 17
4. Brownsville, TX → 21
5. Evansville, IN → 23
6. Kennewick, WA → 23
7. Longview, TX → 24
8. Lubbock, TX → 26
9. Mobile, AL → 28
10. Cape Coral, FL → 32

Does ResiClub agree with Zillow's assessment?

Directionally, I (Lance Lambert) believe Zillow has correctly identified many regional housing markets where buyers have gained power—particularly around the Gulf—as well as markets where sellers have maintained their grip, including large portions of the Northeast and Southern California.

However, I believe **Zillow's model underestimates the strength sellers still hold across much of the Midwest.** These two maps better illustrate my perspective on the current power dynamic.

Lance Lambert ResiClub Source Zillow's Market Heat Index 12/24