

4514 Travis Street  
Suite 316  
Dallas, Texas 75205  
**T** 214.443.9300  
**F** 214.443.9325  
[www.alcoker.com](http://www.alcoker.com)

### **D-FW homes unlikely to see values shrink**

Risk of widespread decline is about 7%, insurer predicts

By Steve Brown  
Real Estate Editor

It's getting less and less likely that North Texas will see a decline in home prices.

That's what the folk at PMI Group—one of the country's largest mortgage insurance firms—are predicting in their latest report on the risks of declining home prices.

The California-based insurance company tracks market conditions in the nation's 50 biggest housing markets.

The Dallas and Fort Worth areas rank among the 10 U.S. markets with the least chance of a home-price plunge, according to PMI Group surveys, the average risk of home prices declining is more than 25 percent.

Many of the country's over-heated housing markets on the West and East Coasts and in the Southwest are cooling, PMI analysts said in their report released Tuesday.

"This quarter's data signals that in many areas, the expansion of the housing balloon has slowed substantially," Mark Milner, PMI's chief risk officer, said.

With the economy still strong in most areas, Mr. Milner said, "this makes a gradual cooling of the market the most likely outcome."

The cities PMI Group highlighted as having the greatest risk of a home-price shakeout include San Diego; Nassau-Suffolk, N.Y., and Boston.

All major Texas cities were ranked among the markets with the lowest chance of a home-price drop.

PMI Group is among several firms that have recently issued forecasts that North Texas is unlikely to see a sharp decline in home prices.

**D-FW homes unlikely to see values shrink**

4514 Travis Street  
 Suite 316  
 Dallas, Texas 75205  
**T** 214.443.9300  
**F** 214.443.9325  
[www.alcoker.com](http://www.alcoker.com)

# D-FW homes unlikely to see values shrink

**Risk of widespread decline is about 7%, insurer predicts**

**By STEVE BROWN**  
*Real Estate Editor*

It's getting less and less likely that North Texas will see a decline in home prices.

That's what the folks at PMI Group — one of the country's largest mortgage insurance firms — are predicting in their latest report on the risks of declining home prices.

The California-based insurance company tracks market conditions in the nation's 50 biggest housing markets.

The Dallas and Fort Worth areas rank among the 10 U.S. markets with the least chance of a home-price plunge, according to PMI Group's researchers.

They say there is about a 7 percent risk of widespread home-price declines in the Dallas area. And Dallas' risk numbers have declined slightly since earlier in the year, when the company made the same comparison.

Among the cities PMI Group surveys, the average risk of home prices declining is more than 20 percent.

Many of the country's overheated housing markets on the West and East Coasts and in the Southwest are cooling, PMI analysts said in their report released Tuesday.

"This quarter's data signals that in many areas, the expansion of the housing balloon has slowed substantially," Mark Milner, PMI's chief risk officer, said.

With the economy still strong in most areas, Mr. Milner said, "this makes a gradual cooling of the market the most likely outcome."

The cities PMI Group highlighted as having the greatest risk of a home-price shakeout include San Diego, Nassau-Suffolk, N.Y., and Boston.

All major Texas cities were ranked among the markets with the lowest chance of a home-price drop.

PMI Group is among several firms that have recently issued forecasts that North Texas is unlikely to see a sharp decline in home prices.

© 2004 Steve Brown at Dallasarea.com

**WHERE THE HOUSING BUBBLE IS — AND ISN'T**

One of the country's largest mortgage insurance firms estimates there is about a 24 percent chance of home prices declining nationwide. A score of 100 means there is a 10 percent chance home prices will drop during the next two years.

Riskiest markets	Least risky
San Diego	Pittsburgh
Nassau-Suffolk, N.Y.	Indianapolis
Boston	Memphis, Tenn.
Santa Ana-Anaheim, Calif.	Cincinnati
Sacramento, Calif.	San Antonio
Riverside, Calif.	Columbus, Ohio
Oakland, Calif.	Cleveland
Los Angeles	<b>Fort Worth</b>
Providence, R.I.	Nashville, Tenn.
San Francisco	<b>Dallas</b>

SOURCE: PMI Group