10 Best Places for Downsizing in Retirement

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Downsizing in retirement may provide a financial answer for those with limited retirement savings who hope to remain in a real estate market that has become very expensive.

Downsizing can be a difficult choice for retirees.

It's a multi-faceted decision that is often clouded by emotional attachments to one's family and community, concerns about health and safety, and the need to manage retirement savings effectively.

It is important to determine how downsizing in retirement could affect your retirement housing expenses. In some communities, the economics of retirement downsizing are decidedly favorable. In other communities, a compelling case can be made against it.

Whether downsizing would improve your situation is not simply a matter of looking at the cheapest places to retire. It's a question of where the economics of renting a modest apartment make more sense than continuing to own a home.

How we identified the best places to retire when downsizing

MoneyRates.com set out to identify the best places to downsize in retirement with the real-world assumption that people may not want to move away from the community and family attachments they'd spent years forming.

> **To explore the economics, MoneyRates.com considered the average proceeds a homeowner in each of 387 U.S. metropolitan areas could get from selling a home.**
>
> **Then we looked at how far those proceeds would go toward renting a two-bedroom apartment for many years, after also factoring in the savings from not having to pay property taxes any longer.**
>
> **The results showed that, in many cases, the proceeds from the sale of a home would finance decades' worth of the net cost of renting compared to paying property taxes.**

Not only does the study identify the cities that offer the best economic conditions for [downsizing in retirement](), it could also be a welcome financial answer for people with limited retirement savings who are trying to remain in real estate markets that have become very expensive.

The 10 best cities for retirement downsizing

Ranked according to the ratio between potential-home-sale proceeds and the net difference between renting and continuing to pay property taxes, the following are the 10 best cities for retirement downsizing.

1. San Francisco, CA
(Downsizing ratio: 43 to 1)

With the nation's second-highest average rent for a two-bedroom apartment, San Francisco might not seem like a natural choice as a good place to downsize in retirement.

However, if you currently own a home there, you should already have benefited from the hot real estate market that makes rents so expensive, because San Francisco also has the second-highest average home value in the United States, at $849,500.

It also has the sixth-highest average property tax, so that's a potential savings from downsizing that would partially offset the cost of rent.

Do the math and it turns out that the ratio between the average property value and the net difference between paying rent or paying property tax is 43 to 1. That means selling a home in San Francisco could finance 43 years of an apartment rental, which should be more than enough to see you through your retirement years.

2. San Jose/Sunnyvale/Santa Clara, CA
(Downsizing ratio: 42.35 to 1)

The characteristics of the San Jose area are very similar to those of San Francisco. San Jose has both the highest average housing value at $957,700 and the highest average rent for a two-bedroom apartment at $26,748 per year.

Throw in the nation's third highest average property tax bill at $4,134.58 and it adds to the cost of continuing to own a home.

The ratio of a potential home sale to your net retirement spending on a two-bedroom apartment is 42.35 to 1; so again, San Jose's characteristics are very similar to San Francisco's.

3. Santa Cruz/Watsonville, CA
(Downsizing ratio: 42.33 to 1)

Move a little south from the Bay Area and you'll find the story is still much the same. Santa Cruz/Watsonville ranks third nationally in both home values and the cost of a two-bedroom rental.

However, the ratio between the two makes a strong argument for downsizing, especially when you factor in the potential savings from high property taxes.

4. Kahului/Wailuku/Lahaina, HI

(Downsizing ratio: 38.6 to 1)

Though far from the mainland, this area of Hawaii has the nation's fifth-highest home values. That makes having the fifteenth-highest cost for a two-bedroom apartment a relative bargain and this a good place to downsize in retirement.

5. The Villages, FL

(Downsizing ratio: 37.67 to 1)

This retirement community in Florida is much more reasonably priced than the Bay Area or Hawaii. Even so, having an average property value in the top 20 percent nationally while the average cost of a two-bedroom rental is in the bottom 20 percent combine for a compelling case in favor of downsizing.

6. San Luis Obispo/Paso Robles/Arroyo Grande, CA

(Downsizing ratio: 37.27 to 1)

As is the case a few hours north in the Bay Area, this region that combines coastal vistas and beautiful vineyards has both expensive home prices and expensive rents, but the ratio between the two, when you factor in the potential savings from property taxes, is 37.27 to 1, which means downsizing makes a lot of economic sense.

7. Los Angeles/Long Beach/Anaheim, CA

(Downsizing ratio: 36.44 to 1)

This is yet another area where home prices are very high - the average of $617,100 ranks eighth nationally. So, cashing in that value by downsizing makes sense as the ratio between that average price and the net difference between paying rent and paying property tax is 36.44 to 1.

8. Santa Rosa, CA

(Downsizing ratio: 35.97 to 1)

California has eight of the ten most expensive housing markets in the U.S., which is a big reason why it dominates this list. Santa Rosa ranks seventh in home prices and, while rents aren't cheap, the price of home ownership is way out of proportion with the cost of renting, especially when you factor in the potential savings on property taxes.

9. Salinas, CA

(Downsizing ratio: 35.48 to 1)

Unlike the other California entries on this list, Salinas doesn't rank in the top ten for home values. Its average of $517,200 is thirteenth nationally, but its average rent for a two-bedroom apartment is even further down the list, ranking 22nd. That tilts the math in favor of downsizing.

10. Napa, CA

(Downsizing ratio: 35.34 to 1)

Even with the fourth-highest cost of renting a two-bedroom apartment in the nation, the ratio of home values to the net cost of renting versus paying property tax is 35.34 to 1, so the argument for downsizing is compelling.

This list is dominated by some of the most expensive real estate markets in the United States. However, it seems in several cases that the cost of ownership has run well ahead of the cost of renting. That means that downsizing could help make living in one of these expensive areas relatively affordable.

For retirees who don't want to uproot themselves from family and community after many years, downsizing in any of the top 10 cities could be just the economic solution they need.

Here is the full ranking of cities:

Rank (By Ratio)	Metropolitan Area	Home Value To Extra Rent Cost Ratio

Rank (By Ratio)	Metropolitan Area	Home Value To Extra Rent Cost Ratio
1	San Francisco-Oakland-Hayward, CA Metro Area	43.00
2	San Jose-Sunnyvale-Santa Clara, CA Metro Area	42.35
3	Santa Cruz-Watsonville, CA Metro Area	42.33
4	Kahului-Wailuku-Lahaina, HI Metro Area	38.60
5	The Villages, FL Metro Area	37.67
6	San Luis Obispo-Paso Robles-Arroyo Grande, CA Metro Area	37.27
7	Los Angeles-Long Beach-Anaheim, CA Metro Area	36.44
8	Santa Rosa, CA Metro Area	35.97
9	Salinas, CA Metro Area	35.48
10	Napa, CA Metro Area	35.34
11	Urban Honolulu, HI Metro Area	34.94
12	Corvallis, OR Metro Area	34.64
13	Bridgeport-Stamford-Norwalk, CT Metro Area	34.00
14	Bend-Redmond, OR Metro Area	33.92
15	New York-Newark-Jersey City, NY-NJ-PA Metro Area	33.72
16	Missoula, MT Metro Area	33.53
17	Bellingham, WA Metro Area	33.51
18	Oxnard-Thousand Oaks-Ventura, CA Metro Area	33.50
19	Stockton-Lodi, CA Metro Area	33.13
20	San Diego-Carlsbad, CA Metro Area	32.67
21	Boulder, CO Metro Area	32.31

Rank (By Ratio)	Metropolitan Area	Home Value To Extra Rent Cost Ratio
22	Santa Maria-Santa Barbara, CA Metro Area	32.05
23	Coeur d'Alene, ID Metro Area	31.69
24	Provo-Orem, UT Metro Area	31.40
25	Sacramento -- Roseville -- Arden-Arcade, CA Metro Area	31.35
26	Reno, NV Metro Area	31.25
27	Wenatchee, WA Metro Area	31.13
28	Boston-Cambridge-Newton, MA-NH Metro Area	31.13
29	Arecibo, PR Metro Area	30.98
30	Medford, OR Metro Area	30.69
31	Portland-Vancouver-Hillsboro, OR-WA Metro Area	30.69
32	St. George, UT Metro Area	30.52
33	Seattle-Tacoma-Bellevue, WA Metro Area	29.90
34	Providence-Warwick, RI-MA Metro Area	29.83
35	Lewiston, ID-WA Metro Area	29.49
36	Logan, UT-ID Metro Area	29.12
37	Hilton Head Island-Bluffton-Beaufort, SC Metro Area	28.87
38	Greeley, CO Metro Area	28.86
39	Barnstable Town, MA Metro Area	28.60
40	Bremerton-Silverdale, WA Metro Area	28.55
41	Mount Vernon-Anacortes, WA Metro Area	28.24
42	Naples-Immokalee-Marco Island, FL Metro Area	27.89

Rank (By Ratio)	Metropolitan Area	Home Value To Extra Rent Cost Ratio
43	Vallejo-Fairfield, CA Metro Area	27.85
44	Ogden-Clearfield, UT Metro Area	27.62
45	Bismarck, ND Metro Area	27.58
46	Fort Collins, CO Metro Area	27.45
47	Riverside-San Bernardino-Ontario, CA Metro Area	27.35
48	Merced, CA Metro Area	27.24
49	Yuba City, CA Metro Area	27.23
50	Billings, MT Metro Area	27.13
51	Santa Fe, NM Metro Area	27.08
52	Prescott, AZ Metro Area	26.93
53	Eugene, OR Metro Area	26.92
54	Ocean City, NJ Metro Area	26.73
55	Gettysburg, PA Metro Area	26.70
56	Modesto, CA Metro Area	26.65
57	Salt Lake City, UT Metro Area	26.61
58	Fargo, ND-MN Metro Area	26.60
59	Carson City, NV Metro Area	26.53
60	Grand Junction, CO Metro Area	26.50
61	Worcester, MA-CT Metro Area	26.38
62	Manchester-Nashua, NH Metro Area	26.18
63	Milwaukee-Waukesha-West Allis, WI Metro Area	26.17

Rank (By Ratio)	Metropolitan Area	Home Value To Extra Rent Cost Ratio
64	California-Lexington Park, MD Metro Area	25.90
65	Redding, CA Metro Area	25.90
66	Hanford-Corcoran, CA Metro Area	25.76
67	Chico, CA Metro Area	25.65
68	Sioux Falls, SD Metro Area	25.50
69	Denver-Aurora-Lakewood, CO Metro Area	25.48
70	Springfield, MA Metro Area	25.43
71	Fresno, CA Metro Area	25.34
72	Madison, WI Metro Area	25.33
73	Great Falls, MT Metro Area	25.30
74	Washington-Arlington-Alexandria, DC-VA-MD-WV Metro Area	25.29
75	Grants Pass, OR Metro Area	25.28
76	Spokane-Spokane Valley, WA Metro Area	25.24
77	Hartford-West Hartford-East Hartford, CT Metro Area	25.04
78	Chicago-Naperville-Elgin, IL-IN-WI Metro Area	24.92
79	Boise City, ID Metro Area	24.90
80	Kennewick-Richland, WA Metro Area	24.81
81	Ann Arbor, MI Metro Area	24.70
82	Appleton, WI Metro Area	24.63
83	Trenton, NJ Metro Area	24.61
84	Salem, OR Metro Area	24.58

Rank (By Ratio)	Metropolitan Area	Home Value To Extra Rent Cost Ratio
85	Portland-South Portland, ME Metro Area	24.37
86	Iowa City, IA Metro Area	24.34
87	Olympia-Tumwater, WA Metro Area	24.30
88	Idaho Falls, ID Metro Area	24.24
89	Casper, WY Metro Area	24.14
90	Wilmington, NC Metro Area	24.12
91	San Juan-Carolina-Caguas, PR Metro Area	24.10
92	Dover, DE Metro Area	24.04
93	Madera, CA Metro Area	23.98
94	Grand Forks, ND-MN Metro Area	23.91
95	Racine, WI Metro Area	23.83
96	El Centro, CA Metro Area	23.82
97	Ponce, PR Metro Area	23.78
98	Des Moines-West Des Moines, IA Metro Area	23.77
99	Blacksburg-Christiansburg-Radford, VA Metro Area	23.67
100	Charlottesville, VA Metro Area	23.62
101	Anchorage, AK Metro Area	23.61
102	Colorado Springs, CO Metro Area	23.61
103	Longview, WA Metro Area	23.58
104	Harrisonburg, VA Metro Area	23.56
105	La Crosse-Onalaska, WI-MN Metro Area	23.38

Rank (By Ratio)	Metropolitan Area	Home Value To Extra Rent Cost Ratio
106	Ames, IA Metro Area	23.37
107	Green Bay, WI Metro Area	23.37
108	Roanoke, VA Metro Area	23.31
109	Walla Walla, WA Metro Area	23.26
110	Austin-Round Rock, TX Metro Area	23.11
111	Bloomington, IL Metro Area	23.06
112	Albany, OR Metro Area	23.03
113	Sheboygan, WI Metro Area	22.92
114	Kingston, NY Metro Area	22.89
115	Norwich-New London, CT Metro Area	22.75
116	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD Metro Area	22.72
117	Minneapolis-St. Paul-Bloomington, MN-WI Metro Area	22.67
118	Burlington-South Burlington, VT Metro Area	22.62
119	Durham-Chapel Hill, NC Metro Area	22.62
120	Pocatello, ID Metro Area	22.60
121	Las Vegas-Henderson-Paradise, NV Metro Area	22.59
122	Baltimore-Columbia-Towson, MD Metro Area	22.55
123	Bakersfield, CA Metro Area	22.55
124	Rochester, MN Metro Area	22.55
125	Richmond, VA Metro Area	22.50
126	Asheville, NC Metro Area	22.47

Rank (By Ratio)	Metropolitan Area	Home Value To Extra Rent Cost Ratio
127	Salisbury, MD-DE Metro Area	22.46
128	Jefferson City, MO Metro Area	22.43
129	Nashville-Davidson -- Murfreesboro -- Franklin, TN Metro Area	22.40
130	New Haven-Milford, CT Metro Area	22.33
131	Dubuque, IA Metro Area	22.30
132	St. Cloud, MN Metro Area	22.27
133	Lincoln, NE Metro Area	22.24
134	Lexington-Fayette, KY Metro Area	22.23
135	Albany-Schenectady-Troy, NY Metro Area	22.22
136	Albuquerque, NM Metro Area	22.18
137	Atlantic City-Hammonton, NJ Metro Area	22.18
138	Allentown-Bethlehem-Easton, PA-NJ Metro Area	22.17
139	Visalia-Porterville, CA Metro Area	22.14
140	Gainesville, GA Metro Area	22.07
141	Rapid City, SD Metro Area	22.05
142	Pittsfield, MA Metro Area	22.00
143	State College, PA Metro Area	21.99
144	Virginia Beach-Norfolk-Newport News, VA-NC Metro Area	21.99
145	Raleigh, NC Metro Area	21.93
146	Staunton-Waynesboro, VA Metro Area	21.92

Rank (By Ratio)	Metropolitan Area	Home Value To Extra Rent Cost Ratio
147	Lynchburg, VA Metro Area	21.88
148	Phoenix-Mesa-Scottsdale, AZ Metro Area	21.77
149	Columbia, MO Metro Area	21.75
150	Lawrence, KS Metro Area	21.71
151	Fayetteville-Springdale-Rogers, AR-MO Metro Area	21.69
152	Sebastian-Vero Beach, FL Metro Area	21.67
153	Fond du Lac, WI Metro Area	21.67
154	Cedar Rapids, IA Metro Area	21.66
155	Reading, PA Metro Area	21.59
156	Eau Claire, WI Metro Area	21.57
157	Buffalo-Cheektowaga-Niagara Falls, NY Metro Area	21.55
158	Lancaster, PA Metro Area	21.54
159	Chambersburg-Waynesboro, PA Metro Area	21.52
160	Hagerstown-Martinsburg, MD-WV Metro Area	21.38
161	Wausau, WI Metro Area	21.37
162	Waterloo-Cedar Falls, IA Metro Area	21.33
163	Oshkosh-Neenah, WI Metro Area	21.32
164	Winchester, VA-WV Metro Area	21.29
165	York-Hanover, PA Metro Area	21.27
166	Flagstaff, AZ Metro Area	21.22
167	Yakima, WA Metro Area	21.20

Rank (By Ratio)	Metropolitan Area	Home Value To Extra Rent Cost Ratio
168	Grand Island, NE Metro Area	21.19
169	Athens-Clarke County, GA Metro Area	21.19
170	Lebanon, PA Metro Area	21.15
171	Aguadilla-Isabela, PR Metro Area	21.11
172	Monroe, MI Metro Area	20.96
173	Glens Falls, NY Metro Area	20.96
174	Morgantown, WV Metro Area	20.84
175	Charleston-North Charleston, SC Metro Area	20.77
176	Kingsport-Bristol-Bristol, TN-VA Metro Area	20.77
177	Huntsville, AL Metro Area	20.73
178	Cheyenne, WY Metro Area	20.70
179	Lewiston-Auburn, ME Metro Area	20.69
180	Cincinnati, OH-KY-IN Metro Area	20.67
181	Cleveland, TN Metro Area	20.63
182	Johnson City, TN Metro Area	20.60
183	Las Cruces, NM Metro Area	20.57
184	Mankato-North Mankato, MN Metro Area	20.54
185	Midland, MI Metro Area	20.54
186	Bloomsburg-Berwick, PA Metro Area	20.41
187	Sierra Vista-Douglas, AZ Metro Area	20.38
188	Grand Rapids-Wyoming, MI Metro Area	20.37

Rank (By Ratio)	Metropolitan Area	Home Value To Extra Rent Cost Ratio
189	Kankakee, IL Metro Area	20.35
190	North Port-Sarasota-Bradenton, FL Metro Area	20.34
191	Charlotte-Concord-Gastonia, NC-SC Metro Area	20.27
192	Cape Coral-Fort Myers, FL Metro Area	20.21
193	Columbus, OH Metro Area	20.20
194	Decatur, AL Metro Area	20.15
195	Dallas-Fort Worth-Arlington, TX Metro Area	20.11
196	Palm Bay-Melbourne-Titusville, FL Metro Area	19.91
197	Knoxville, TN Metro Area	19.84
198	Pueblo, CO Metro Area	19.80
199	Chattanooga, TN-GA Metro Area	19.79
200	Punta Gorda, FL Metro Area	19.72
201	Morristown, TN Metro Area	19.68
202	Harrisburg-Carlisle, PA Metro Area	19.64
203	Peoria, IL Metro Area	19.61
204	Cleveland-Elyria, OH Metro Area	19.57
205	Winston-Salem, NC Metro Area	19.56
206	Burlington, NC Metro Area	19.54
207	St. Louis, MO-IL Metro Area	19.51
208	Miami-Fort Lauderdale-West Palm Beach, FL Metro Area	19.44
209	Louisville/Jefferson County, KY-IN Metro Area	19.44

Rank (By Ratio)	Metropolitan Area	Home Value To Extra Rent Cost Ratio
210	Omaha-Council Bluffs, NE-IA Metro Area	19.40
211	College Station-Bryan, TX Metro Area	19.37
212	Kalamazoo-Portage, MI Metro Area	19.36
213	Hickory-Lenoir-Morganton, NC Metro Area	19.34
214	Manhattan, KS Metro Area	19.32
215	Williamsport, PA Metro Area	19.32
216	Jacksonville, FL Metro Area	19.28
217	Myrtle Beach-Conway-North Myrtle Beach, SC-NC Metro Area	19.27
218	Houston-The Woodlands-Sugar Land, TX Metro Area	19.24
219	Elizabethtown-Fort Knox, KY Metro Area	19.21
220	Tucson, AZ Metro Area	19.14
221	Duluth, MN-WI Metro Area	19.12
222	Atlanta-Sandy Springs-Roswell, GA Metro Area	19.05
223	Farmington, NM Metro Area	19.04
224	Champaign-Urbana, IL Metro Area	18.99
225	Niles-Benton Harbor, MI Metro Area	18.97
226	Crestview-Fort Walton Beach-Destin, FL Metro Area	18.88
227	Cumberland, MD-WV Metro Area	18.85
228	Kansas City, MO-KS Metro Area	18.84
229	Pittsburgh, PA Metro Area	18.84
230	Springfield, MO Metro Area	18.83

Rank (By Ratio)	Metropolitan Area	Home Value To Extra Rent Cost Ratio
231	Lafayette, LA Metro Area	18.78
232	Baton Rouge, LA Metro Area	18.75
233	Detroit-Warren-Dearborn, MI Metro Area	18.69
234	Bowling Green, KY Metro Area	18.67
235	Greenville-Anderson-Mauldin, SC Metro Area	18.61
236	Erie, PA Metro Area	18.59
237	Carbondale-Marion, IL Metro Area	18.48
238	Lake Charles, LA Metro Area	18.44
239	Clarksville, TN-KY Metro Area	18.42
240	New Bern, NC Metro Area	18.39
241	Cape Girardeau, MO-IL Metro Area	18.33
242	Sioux City, IA-NE-SD Metro Area	18.31
243	Akron, OH Metro Area	18.28
244	Killeen-Temple, TX Metro Area	18.26
245	Daphne-Fairhope-Foley, AL Metro Area	18.23
246	Mansfield, OH Metro Area	18.22
247	Scranton -- Wilkes-Barre -- Hazleton, PA Metro Area	18.21
248	Toledo, OH Metro Area	18.21
249	Davenport-Moline-Rock Island, IA-IL Metro Area	18.19
250	Savannah, GA Metro Area	18.19
251	Janesville-Beloit, WI Metro Area	18.19

Rank (By Ratio)	Metropolitan Area	Home Value To Extra Rent Cost Ratio
252	Dalton, GA Metro Area	18.16
253	Greensboro-High Point, NC Metro Area	18.13
254	Midland, TX Metro Area	18.12
255	Springfield, IL Metro Area	18.11
256	Greenville, NC Metro Area	18.05
257	Dayton, OH Metro Area	18.04
258	Dothan, AL Metro Area	18.04
259	Orlando-Kissimmee-Sanford, FL Metro Area	18.03
260	Port St. Lucie, FL Metro Area	18.01
261	Little Rock-North Little Rock-Conway, AR Metro Area	17.99
262	New Orleans-Metairie, LA Metro Area	17.96
263	Lansing-East Lansing, MI Metro Area	17.86
264	East Stroudsburg, PA Metro Area	17.85
265	Deltona-Daytona Beach-Ormond Beach, FL Metro Area	17.82
266	Hot Springs, AR Metro Area	17.82
267	Syracuse, NY Metro Area	17.81
268	Canton-Massillon, OH Metro Area	17.81
269	Lake Havasu City-Kingman, AZ Metro Area	17.80
270	Gulfport-Biloxi-Pascagoula, MS Metro Area	17.79
271	Fairbanks, AK Metro Area	17.76
272	Lawton, OK Metro Area	17.70

Rank (By Ratio)	Metropolitan Area	Home Value To Extra Rent Cost Ratio
273	Auburn-Opelika, AL Metro Area	17.69
274	Bloomington, IN Metro Area	17.66
275	Tallahassee, FL Metro Area	17.63
276	Rockford, IL Metro Area	17.57
277	Hattiesburg, MS Metro Area	17.56
278	Tyler, TX Metro Area	17.46
279	Michigan City-La Porte, IN Metro Area	17.43
280	Jackson, MI Metro Area	17.43
281	Shreveport-Bossier City, LA Metro Area	17.41
282	Birmingham-Hoover, AL Metro Area	17.35
283	Rochester, NY Metro Area	17.33
284	Springfield, OH Metro Area	17.27
285	Lima, OH Metro Area	17.20
286	San Antonio-New Braunfels, TX Metro Area	17.19
287	Oklahoma City, OK Metro Area	17.14
288	Hammond, LA Metro Area	17.12
289	Florence-Muscle Shoals, AL Metro Area	17.04
290	Tuscaloosa, AL Metro Area	17.02
291	Longview, TX Metro Area	16.99
292	Evansville, IN-KY Metro Area	16.97
293	Fort Smith, AR-OK Metro Area	16.97

Rank (By Ratio)	Metropolitan Area	Home Value To Extra Rent Cost Ratio
294	Laredo, TX Metro Area	16.91
295	Tulsa, OK Metro Area	16.86
296	Wichita, KS Metro Area	16.86
297	Altoona, PA Metro Area	16.84
298	Fort Wayne, IN Metro Area	16.76
299	Muskegon, MI Metro Area	16.75
300	Columbus, GA-AL Metro Area	16.74
301	Ithaca, NY Metro Area	16.73
302	Indianapolis-Carmel-Anderson, IN Metro Area	16.72
303	Anniston-Oxford-Jacksonville, AL Metro Area	16.68
304	Pensacola-Ferry Pass-Brent, FL Metro Area	16.68
305	Rome, GA Metro Area	16.64
306	Tampa-St. Petersburg-Clearwater, FL Metro Area	16.64
307	Houma-Thibodaux, LA Metro Area	16.64
308	Augusta-Richmond County, GA-SC Metro Area	16.60
309	Amarillo, TX Metro Area	16.55
310	Binghamton, NY Metro Area	16.53
311	Jonesboro, AR Metro Area	16.53
312	Battle Creek, MI Metro Area	16.52
313	Columbus, IN Metro Area	16.50
314	Brunswick, GA Metro Area	16.46

Rank (By Ratio)	Metropolitan Area	Home Value To Extra Rent Cost Ratio
315	Utica-Rome, NY Metro Area	16.41
316	Columbia, SC Metro Area	16.41
317	Texarkana, TX-AR Metro Area	16.40
318	Elkhart-Goshen, IN Metro Area	16.39
319	Gainesville, FL Metro Area	16.39
320	Memphis, TN-MS-AR Metro Area	16.37
321	Alexandria, LA Metro Area	16.33
322	San Angelo, TX Metro Area	16.28
323	Topeka, KS Metro Area	16.27
324	Homosassa Springs, FL Metro Area	16.26
325	Lafayette-West Lafayette, IN Metro Area	16.20
326	Youngstown-Warren-Boardman, OH-PA Metro Area	16.14
327	Jacksonville, NC Metro Area	16.06
328	Mayagüez, PR Metro Area	15.99
329	Panama City, FL Metro Area	15.94
330	Parkersburg-Vienna, WV Metro Area	15.93
331	Jackson, MS Metro Area	15.91
332	Monroe, LA Metro Area	15.90
333	El Paso, TX Metro Area	15.89
334	Gadsden, AL Metro Area	15.85
335	Owensboro, KY Metro Area	15.82

Rank (By Ratio)	Metropolitan Area	Home Value To Extra Rent Cost Ratio
336	Albany, GA Metro Area	15.81
337	Fayetteville, NC Metro Area	15.76
338	Huntington-Ashland, WV-KY-OH Metro Area	15.68
339	Vineland-Bridgeton, NJ Metro Area	15.68
340	Spartanburg, SC Metro Area	15.63
341	Waco, TX Metro Area	15.62
342	Valdosta, GA Metro Area	15.59
343	Bay City, MI Metro Area	15.54
344	Goldsboro, NC Metro Area	15.52
345	Sherman-Denison, TX Metro Area	15.45
346	Lakeland-Winter Haven, FL Metro Area	15.43
347	Joplin, MO Metro Area	15.42
348	South Bend-Mishawaka, IN-MI Metro Area	15.42
349	Ocala, FL Metro Area	15.28
350	Beckley, WV Metro Area	15.21
351	Lubbock, TX Metro Area	15.20
352	Decatur, IL Metro Area	15.06
353	Jackson, TN Metro Area	14.94
354	Johnstown, PA Metro Area	14.84
355	Montgomery, AL Metro Area	14.82
356	Macon-Bibb County, GA Metro Area	14.82

Rank (By Ratio)	Metropolitan Area	Home Value To Extra Rent Cost Ratio
357	Bangor, ME Metro Area	14.77
358	Victoria, TX Metro Area	14.76
359	St. Joseph, MO-KS Metro Area	14.69
360	Mobile, AL Metro Area	14.67
361	Weirton-Steubenville, WV-OH Metro Area	14.61
362	Rocky Mount, NC Metro Area	14.60
363	Wheeling, WV-OH Metro Area	14.51
364	Yuma, AZ Metro Area	14.36
365	Charleston, WV Metro Area	14.32
366	Odessa, TX Metro Area	14.24
367	Sumter, SC Metro Area	14.23
368	Hinesville, GA Metro Area	14.13
369	Watertown-Fort Drum, NY Metro Area	14.11
370	Florence, SC Metro Area	14.09
371	Saginaw, MI Metro Area	14.07
372	Warner Robins, GA Metro Area	14.07
373	Flint, MI Metro Area	13.97
374	Wichita Falls, TX Metro Area	13.53
375	Corpus Christi, TX Metro Area	13.53
376	Abilene, TX Metro Area	13.34
377	Beaumont-Port Arthur, TX Metro Area	13.23

Rank (By Ratio)	Metropolitan Area	Home Value To Extra Rent Cost Ratio
378	Enid, OK Metro Area	13.14
379	Kokomo, IN Metro Area	12.79
380	Elmira, NY Metro Area	12.72
381	Brownsville-Harlingen, TX Metro Area	12.50
382	McAllen-Edinburg-Mission, TX Metro Area	12.28
383	Muncie, IN Metro Area	11.48
384	Sebring, FL Metro Area	11.02
385	Danville, IL Metro Area	10.78
386	Terre Haute, IN Metro Area	10.66
387	Pine Bluff, AR Metro Area	10.08