

## List: Fresno low risk for home investors

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Fresno was named among the safest real estate markets for investors looking into single family homes, according to quarterly data by HomeVestors of America, Inc.

[HomeVestors](#) considered job growth, unemployment, latest price changes and similar income to compile its [Best Markets](#) report for the third quarter.

The Fresno area landed in the low risk category for investments in single family homes, ranking 63 out of 300 U.S. markets identified in the report.

With an overall score of 7.2, Fresno was rated for a 3-year population growth of 2.9 percent and job growth of 4.2 percent. An average home price of \$186,000 also helped.

Unemployment in Fresno lagged behind at 10.8 percent, while prices versus income price ratio (total cost of a home compared to the price of a home relative to an area's median annual income) came in at -18 percent and the latest price change was listed at 13 percent.

The Madera metro was also considered a low-risk area for investment, ranking 107 on the list and achieving an overall score of 6.1.

The data listed the area as having an average home price of \$212,000, a 3-year population growth of 2.2 percent and job growth of 0.2 percent.

Unemployment was listed at 10 percent, while price versus income price ratio was shown at -25 percent and the latest price change came in at 18 percent.

In the medium risk category, the Visalia-Porterville metro landed at No. 115 on the list with an overall score of 6.

That considered an average home price of \$169,000, a 3-year population growth of 3.5 percent and job growth of 0.6 percent.

Unemployment was high at 12.6 percent, while prices versus income price ratio was low at -24 percent and the latest price change was up at 11 percent.

The Hanford-Corcoran metro was also considered medium risk for investment, ranking 266 overall with a score of 3.4.

With an average home price of \$187,000, the area showed nothing for its 3-year population growth and just 0.3 percent for job growth, as well as a higher unemployment rate of 11.5 percent.

Hanford also had a prices versus income price ratio of -34 percent and a latest price change of 8 percent.

Topping the list was Orlando, Florida, which managed an average home price of \$185,000, a 3-year population growth of 5.3 percent and job growth of 3.5 percent, as well as a low unemployment rate of 6.3 percent.

The area had a -13 percent prices versus income price ratio and a latest price change of 11 percent.

