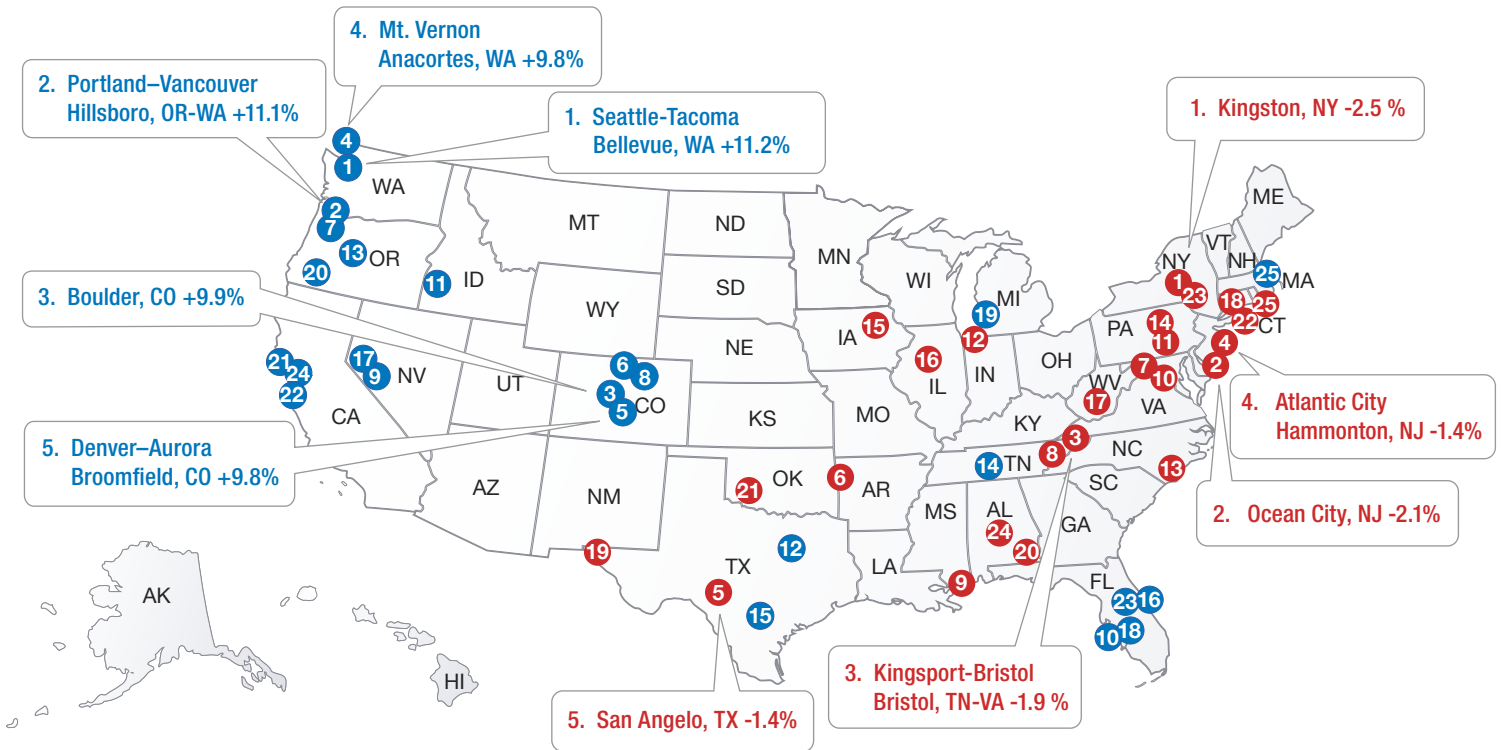


VeroFORECASTSM

Strongest & Weakest Markets

Forecast: June 1, 2016 to June 1, 2017



● Top 25 Markets

1. Seattle-Tacoma-Bellevue, WA	+ 11.2%
2. Portland-Vancouver-Hillsboro, OR-WA	+ 11.1%
3. Boulder, CO	+ 9.9%
4. Mount Vernon-Anacortes, WA	+ 9.8%
5. Denver-Aurora-Broomfield, CO	+ 9.8%
6. Fort Collins-Loveland, CO	+ 9.7%
7. Salem, OR	+ 9.0%
8. Greeley, CO	+ 8.8%
9. Carson City, NV	+ 8.7%
10. Tampa-St. Petersburg-Clearwater, FL	+ 8.5%
11. Boise City-Nampa, ID	+ 8.5%
12. Dallas-Fort Worth-Arlington, TX	+ 8.5%
13. Bend, OR	+ 8.3%
14. Nashville-Davidson-Murfreesboro-Franklin, TN	+ 8.0%
15. Austin-Round Rock-San Marcos, TX	+ 8.0%
16. Palm Bay-Melbourne-Titusville, FL	+ 7.9%
17. Reno-Sparks, NV	+ 7.9%
18. Lakeland-Winter Haven, FL	+ 7.8%
19. Grand Rapids-Wyoming, MI	+ 7.8%
20. Medford, OR	+ 7.7%
21. Santa Rosa-Petaluma, CA	+ 7.7%
22. Santa Cruz-Watsonville, CA	+ 7.6%
23. Orlando-Kissimmee-Sanford, FL	+ 7.5%
24. San Francisco-Oakland-Fremont, CA	+ 7.5%
25. Boston-Cambridge-Quincy, MA-NH	+ 7.4%

● Bottom 25 Markets

1. Kingston, NY	- 2.5%
2. Ocean City, NJ	- 2.1%
3. Kingsport-Bristol-Bristol, TN-VA	- 1.9%
4. Atlantic City-Hammonton, NJ	- 1.4%
5. San Angelo, TX	- 1.4%
6. Fort Smith, AR-OK	- 1.3%
7. Cumberland, MD-WV	- 1.2%
8. Johnson City, TN	- 0.9%
9. Pascagoula, MS	- 0.8%
10. Hagerstown-Martinsburg, MD-WV	- 0.8%
11. Lebanon, PA	- 0.7%
12. Michigan City-La Porte, IN	- 0.7%
13. Jacksonville, NC	- 0.7%
14. Scranton-Wilkes-Barre, PA	- 0.7%
15. Waterloo-Cedar Falls, IA	- 0.6%
16. Peoria, IL	- 0.5%
17. Charleston, WV	- 0.5%
18. Torrington, CT	- 0.4%
19. El Paso, TX	- 0.2%
20. Dothan, AL	- 0.2%
21. Lawton, OK	- 0.2%
22. New Haven-Milford, CT	- 0.2%
23. Poughkeepsie-Newburgh-Middletown, NY	- 0.1%
24. Montgomery, AL	- 0.1%
25. Norwich-New London, CT	0.0%

Forecast data is as of June 2016. Markets demonstrated are for residential real estate in major areas (typically greater than 300,000 residents and could include areas in which population is relatively low such as 100,000 residents) among single-family homes in the median price tier. Map not to scale. Contact Veros for additional information.

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