

U.S. REAL ESTATE OUTLOOK:

# The Strongest & Weakest Markets

# 2018

March 1, 2018 to March 1, 2019

97% of U.S. Metro Markets Forecast to Appreciate

VeroFORECAST PROJECTIONS

## +4.3%

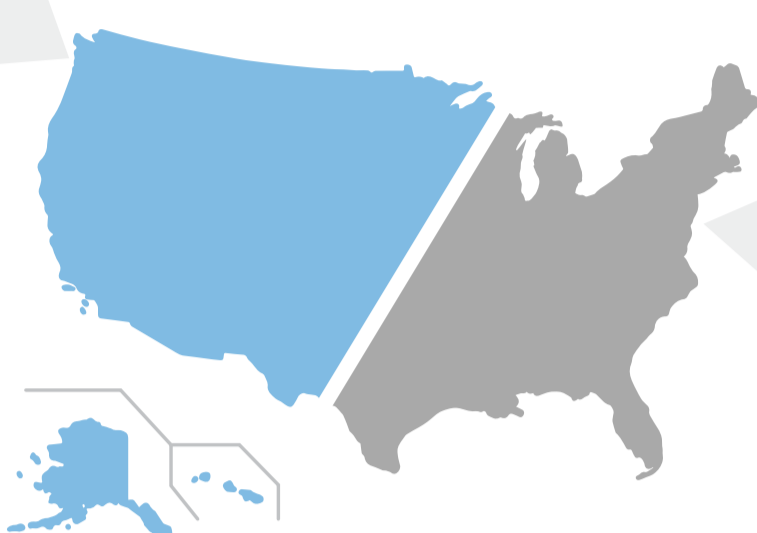
Nationwide Home Price Appreciation Over 12 Months\*

\*Only 3% of U.S. Markets Expected to Depreciate

4 of Top 5

### Top 5

Washington State continues to shine with 4 of 5 top spots.



3 of Bottom 5

### Bottom 5

The Eastern Region has 3 of 5 bottom markets. Only 3 of bottom 10 are west of the Mississippi River.

Metro Areas Covered

## 342

Counties Covered

## 985

Zip Codes Covered

## 13,638

## TOP 10 MARKETS

VeroFORECAST Projections

## +9.0% TO +11.1%

Home Price Appreciation Over 12 Months

Seattle & Denver Dominate Appreciation Forecast

23 OF THE TOP 25 MARKETS ARE WEST OF THE MISSISSIPPI



The Western Region of the U.S. dominates the appreciating markets, showing continued growth and extremely tight housing supply.

DRIVERS

- Population Growth
- Low Unemployment
- Low Inventory

TOP 5 MARKETS: FORECAST APPRECIATION OVER NEXT 12 MONTHS

1

**+11.1%**  
Seattle, WA

2

**+10.1%**  
Bellingham, WA

3

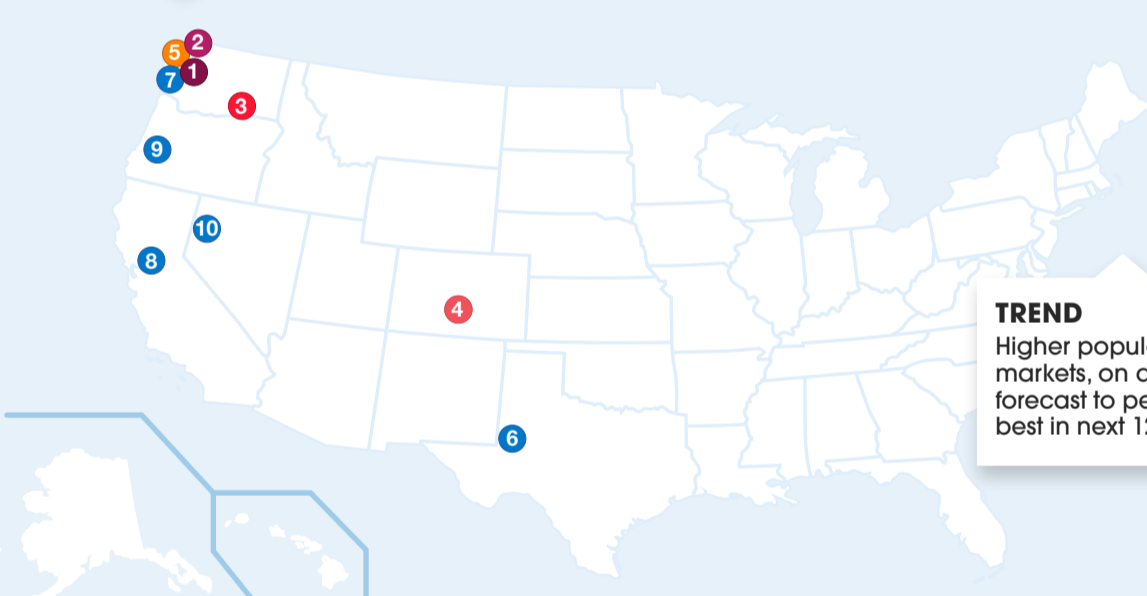
**+10.0%**  
Kennewick, WA

4

**+9.9%**  
Denver, CO

5

**+9.9%**  
Mt. Vernon, WA



**TREND**  
Higher populated markets, on average forecast to perform best in next 12 months.

### Top 10 Markets

1. Seattle-Tacoma-Bellevue, WA	+11.1%	6. Midland, TX	+ 9.5%
2. Bellingham, WA	+10.1%	7. Bremerton-Silverdale, WA	+ 9.5%
3. Kennewick-Pasco-Richland, WA	+10.0%	8. Vallejo-Fairfield, CA	+ 9.4%
4. Denver-Aurora-Broomfield, CO	+ 9.9%	9. Eugene-Springfield, OR	+ 9.1%
5. Mount Vernon-Anacortes, WA	+ 9.9%	10. Reno-Sparks, NV	+ 9.0%

## BOTTOM 10 MARKETS

VeroFORECAST Projections

## +0.0% TO -2.9%

Home Price Appreciation & Depreciation Over 12 Months

Atlantic City Forecast To Be Poorest Performing Market

18 OF THE BOTTOM 25 MARKETS ARE EAST OF THE MISSISSIPPI

The Eastern Region of the U.S. remains weaker with key factors of long-term flat or declining population and higher unemployment.

DRIVERS

- Flat/Declining Population
- Higher Unemployment
- High Inventory

WEAKEST 5 MARKETS: FORECAST DEPRECIATION OVER NEXT 12 MONTHS

1

**-2.9%**  
Atlantic City, NJ

2

**-1.4%**  
Joplin, MO

3

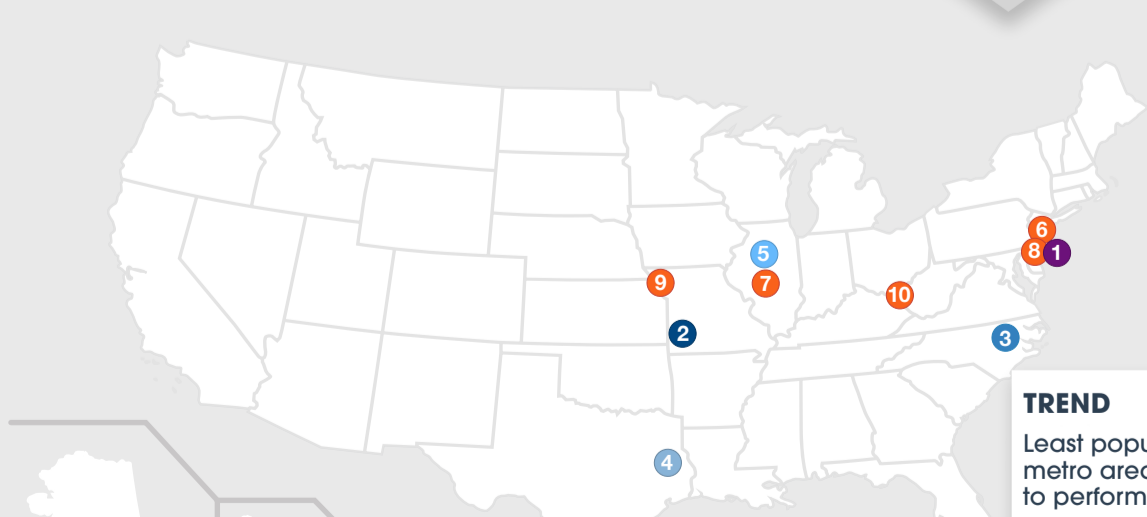
**-1.1%**  
Goldsboro, NC

4

**-0.8%**  
Longview, TX

5

**-0.6%**  
Peoria, IL



**TREND**  
Least populated metro areas forecast to perform worst.

### Bottom 10 Markets

1. Atlantic City-Hammonton, NJ	- 2.9%	6. Trenton-Ewing, NJ	- 0.6%
2. Joplin, MO	- 1.4%	7. Springfield, IL	- 0.5%
3. Goldsboro, NC	- 1.1%	8. Vineland-Millville-Bridgeton, NJ	- 0.5%
4. Longview, TX	- 0.8%	9. St. Joseph, MO-KS	- 0.1%
5. Peoria, IL	- 0.6%	10. Huntington-Ashland, WV-KY-OH	+ 0.0%