

The Strongest & Weakest Markets

Q2 2020 to Q2 2021

Veros: Home Prices Remain Resilient Despite the Pandemic

VeroFORECAST PROJECTIONS

+3.5%

Home Price Appreciation Over Next 12 Months in 100 Most Populated Metros

Overall Trend

The Q2 2020 VeroFORECAST™ indicates an average projected appreciation rate for residential real estate in the nation's largest 100 housing markets has rebounded sharply from last quarter for an average of 3.5% through the second quarter of 2021.

Metro Areas Covered

332

Counties Covered

1034

Population Covered

82%

Zip Codes Covered

16,915

TOP 10 MARKETS

VeroFORECAST Projections

+6.9% TO +9.3%

Home Price Appreciation Over 12 Months

Many top-performing cities are now trending back toward their pre-pandemic levels.

All Top 10 Markets are in the far western states of the US. Idaho, Washington, and Arizona occupy 8 of the spots in the Top 10.

TOP 5 MARKETS: FORECAST APPRECIATION OVER NEXT 12 MONTHS

1

+9.3%
Boise City, ID

2

+8.6%
Spokane, WA

3

+8.6%
Idaho Falls, ID

4

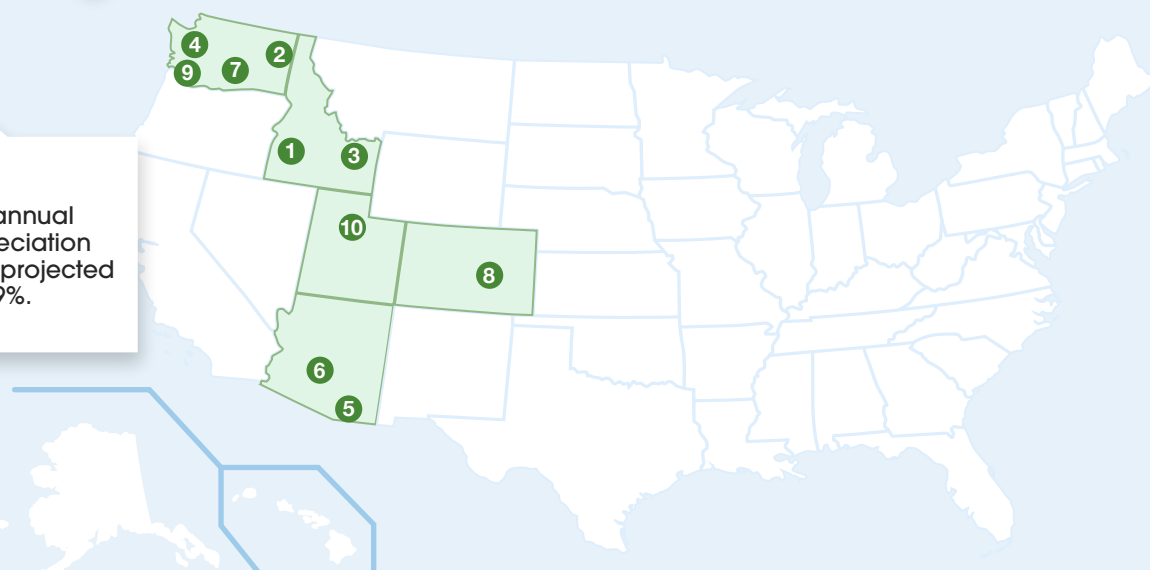
+8.1%
Olympia, WA

5

+7.6%
Sierra Vista, AZ

TREND

The average annual forecast appreciation of the Top 10 is projected to be up to 7.9%.



Top 10 Markets

1. Boise City, ID	+ 9.3%	6. Phoenix—Mesa—Glendale, AZ	+ 7.5%
2. Spokane—Spokane Valley, WA	+ 8.6%	7. Yakima, WA	+ 7.4%
3. Idaho Falls, ID	+ 8.6%	8. Colorado Springs, CO	+ 7.3%
4. Olympia—Lacey—Tumwater, WA	+ 8.1%	9. Longview, WA	+ 7.2%
5. Sierra Vista—Douglas, AZ	+ 7.6%	10. Salt Lake City, UT	+ 6.9%

THE 10 LOWEST-PERFORMING MARKETS

VeroFORECAST Projections

+0.2% TO +1.6%

Home Price Appreciation Over 12 Months

Chicago is expected to be nearly flat.

Illinois and Connecticut occupy 5 of the spots in the Bottom 10 Markets. Chicago is forecast to be the least performing market. While overall metro forecasts are flat to appreciating, pockets in these metros are expected to have depreciation.

BOTTOM 5 MARKETS: FORECAST FLAT TO APPRECIATION OVER NEXT 12 MONTHS

1

+0.2%
Chicago, IL

2

+0.7%
Bridgeport, CT

3

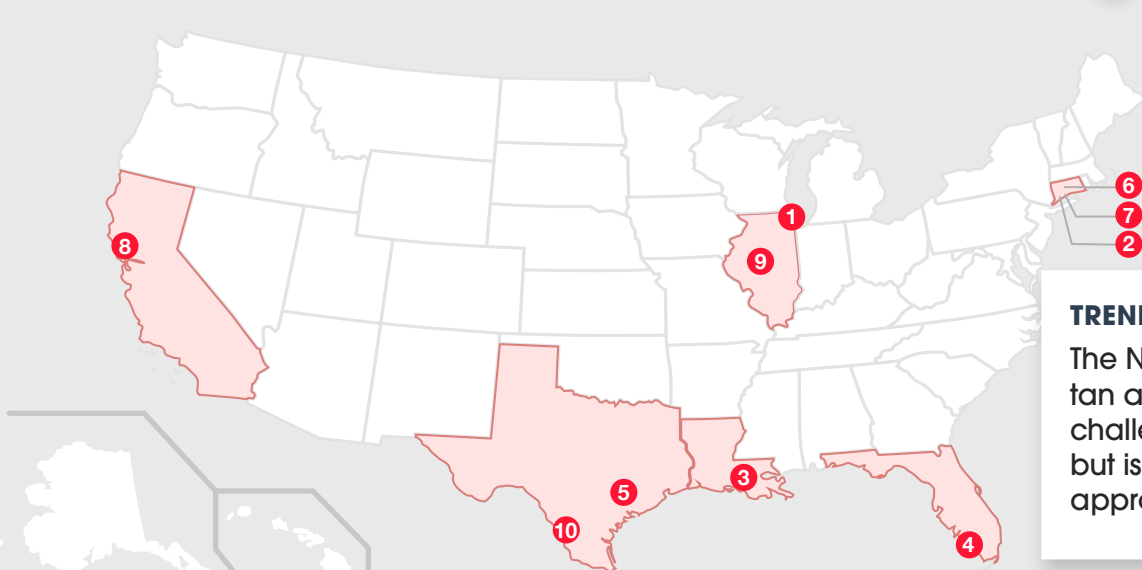
+1.2%
Baton Rouge, LA

4

+1.2%
Naples, FL

5

+1.3%
Victoria, TX



TREND

The New York metropolitan area is deeply challenged by COVID-19, but is predicted to rise approximately 2.5%.

The 10 Lowest-Performing Markets

1. Chicago—Naperville—Elgin, IL-IN-WI	+ 0.2%	6. Hartford—West Hartford—East Hartford, CT	+ 1.3%
2. Bridgeport—Stamford—Norwalk, CT	+ 0.7%	7. New Haven—Milford, CT	+ 1.4%
3. Baton Rouge, LA	+ 1.2%	8. Santa Rosa—Petaluma, CA	+ 1.5%
4. Naples—Marco Island, FL	+ 1.2%	9. Springfield, IL	+ 1.5%
5. Victoria, TX	+ 1.3%	10. Laredo, TX	+ 1.6%