VeroFORECAST™

The Strongest & Weakest Markets

Q3 2020 to Q3 2021

Home Prices Will Continue to Climb Despite the Pandemic

VeroFORECAST PROJECTIONS

+5.0%

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

Overall Trend

The Q3 2020 VeroFORECAST indicates an average projected appreciation rate for residential real estate in the nation's largest 100 housing markets continues to accelerate from Q2 for an average of 5.0% through the third quarter of 2021.

Metro Areas Covered	Counties Covered	Population Covered	Zip Codes Covered
330	1014	82%	16,776

TOP 10 MARKETS

VeroFORECAST Projections

+9.0% TO +12.1%

Home Price Appreciation Over 12 Months

The Western United States continues to dominate. Low interest rates are fueling the fire for home prices.

TOP 5 MARKETS: FORECAST APPRECIATION OVER NEXT 12 MONTHS

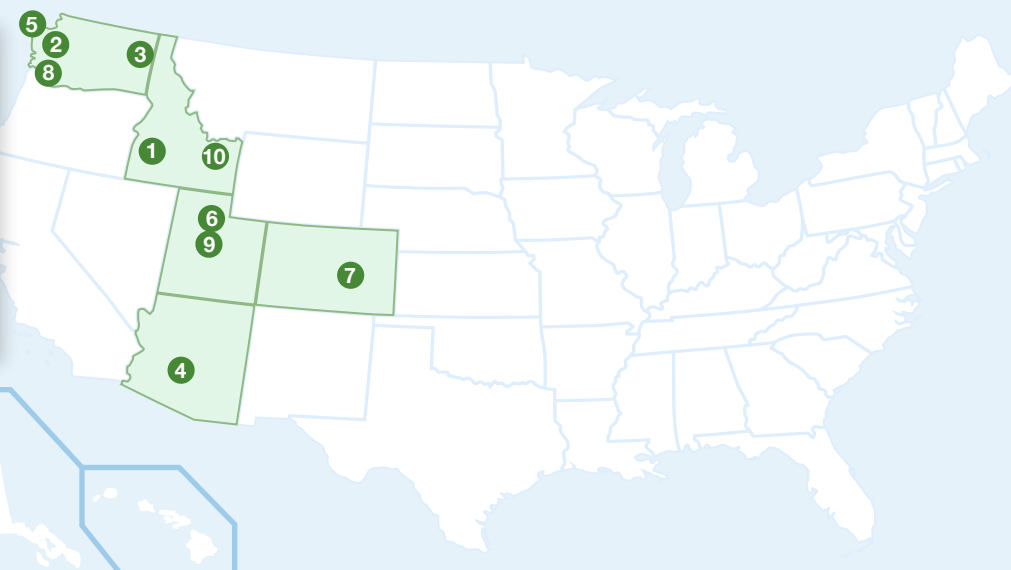| 1	2	3	4	5
+12.1%	+11.2%	+10.3%	+10.2%	+10.1%
Boise City, ID	Olympia, WA	Spokane, WA	Phoenix, AZ	Bremerton, WA

TREND
The average annual forecast appreciation across the Top 10 cities is expected to be up 10%.
Boise continues to be exceedingly strong with appreciation predicted to be 12.1% by Q3 2021.

Top 10 Markets

1. Boise City, ID	+ 12.1%	
2. Olympia–Lacey–Tumwater, WA	+ 11.2%	
3. Spokane–Spokane Valley, WA	+ 10.3%	
4. Phoenix–Mesa–Glendale, AZ	+ 10.2%	
5. Bremerton–Silverdale–Port Orchard, WA	+ 10.1%	
6. Ogden–Clearfield, UT	+ 9.7%	
7. Colorado Springs, CO	+ 9.3%	
8. Longview, WA	+ 9.2%	
9. Salt Lake City, UT	+ 9.2%	
10. Idaho Falls, ID	+ 9.0%	

THE 10 LOWEST-PERFORMING MARKETS

VeroFORECAST Projections

+0.9% TO +2.7%

Home Price Appreciation Over 12 Months

Markets are more geographically dispersed.

The two worst performing markets are forecast to be in Texas oil country. New York City (especially Manhattan) and San Francisco are expected to have depreciation.

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

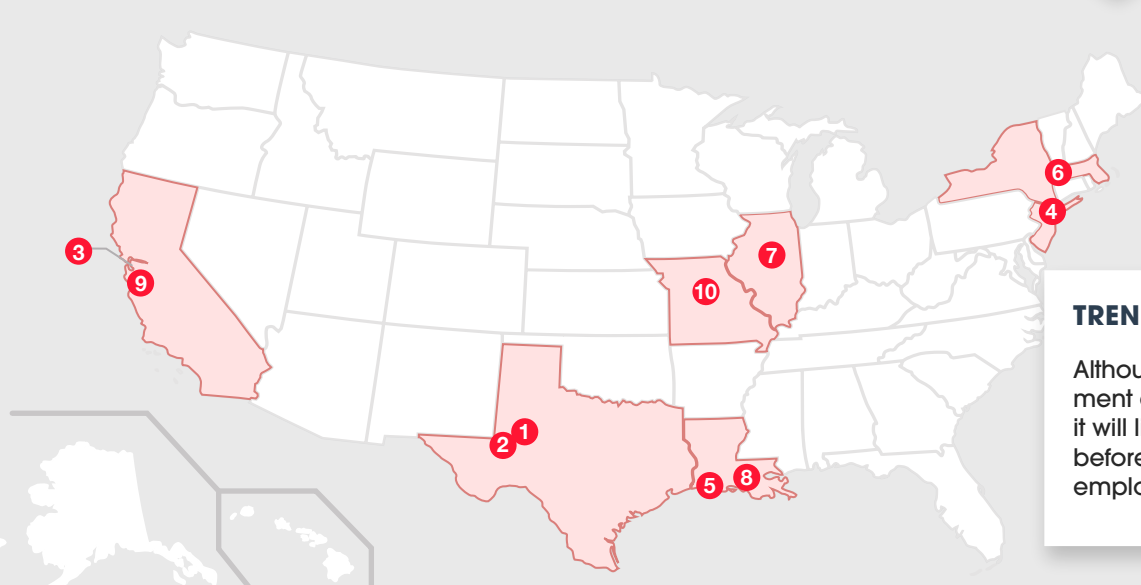| 1	2	3	4	5
+0.9%	+1.9%	+2.0%	+2.1%	+2.3%
Midland, TX	Odessa, TX	San Francisco, CA	New York City, NY	Lake Charles, LA

TREND
Although first-time unemployment claims have diminished, it will likely be some time before pre-pandemic employment returns.

The 10 Lowest-Performing Markets

1. Midland, TX	+ 0.9%	
2. Odessa, TX	+ 1.9%	
3. San Francisco–Oakland–Berkeley, CA	+ 2.0%	
4. New York–Newark–Jersey City, NY-NJ	+ 2.1%	
5. Lake Charles, LA	+ 2.3%	
6. Pittsfield, MA	+ 2.5%	
7. Bloomington, IL	+ 2.6%	
8. Baton Rouge, LA	+ 2.7%	
9. Santa Cruz–Watsonville	+ 2.7%	
10. Jefferson City, MO	+ 2.7%	

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