

**U.S. REAL ESTATE OUTLOOK: Q1 2021 TO Q1 2022**

# Expect Hotter Real Estate Market Amid Rising Rates

The Q1 2021 VeroFORECAST indicates an average projected appreciation rate for residential real estate in the nation's largest 100 housing markets continues to accelerate from Q1 2021 for an average of 7.0% through the first quarter of 2022.

VeroFORECAST PROJECTIONS

**+7.0%**

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

**Metro Areas Covered**

**324**

**Counties Covered**

**1006**

**Population Covered**

**82%**

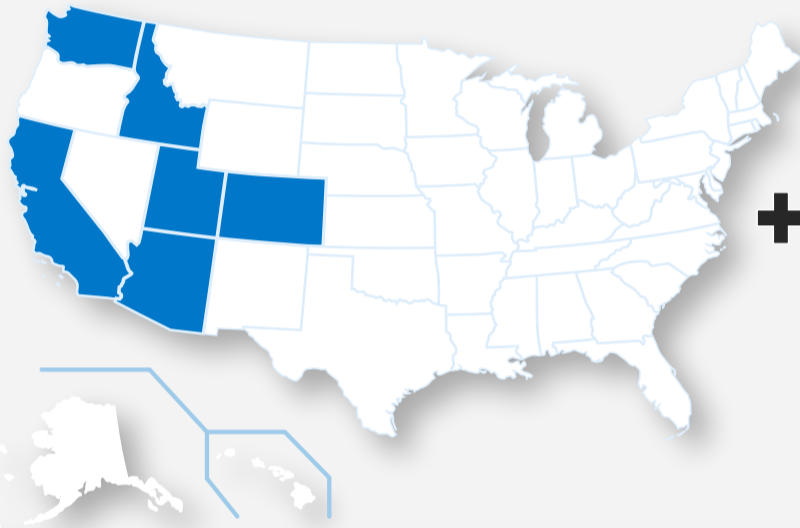
**Zip Codes Covered**

**16,717**

## The 10 STRONGEST Metro Markets

**+11.3% TO +17.1%**

VeroFORECAST Projections Home Price Appreciation Over 12 Months



Double-digit appreciation rates in the 10 Hottest Markets

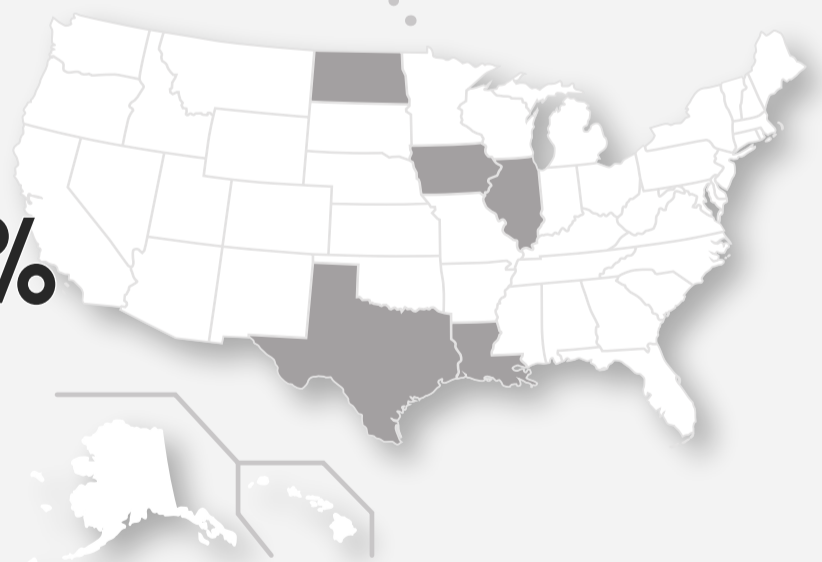
The Top Markets are even stronger than just one quarter ago. Idaho, Utah and Arizona are seeing effects of in-migration, notably from California.

- |   |  |
|---|--|
| 1. Boise City, ID ..... + 17.1%             | 6. Colorado Springs, CO ..... +12.4%                   |
| 2. Coeur D'Alene, ID ..... + 15.3%          | 7. Provo-Orem, UT ..... +12.0%                         |
| 3. Phoenix-Mesa-Glendale, AZ ..... + 13.2%  | 8. Idaho Falls, ID ..... +11.8%                        |
| 4. Spokane-Spokane Valley, WA ..... + 13.1% | 9. San Diego-Chula Vista-Carlsbad, CA ..... +11.6%     |
| 5. Salt Lake City, UT ..... + 13.1%         | 10. Bremerton-Silverdale-Port Orchard, WA ..... +11.3% |

## The 10 LEAST PERFORMING Metro Markets

**+1.8% TO +3.6%**

VeroFORECAST Projections Home Price Appreciation Over 12 Months



Five states comprise most of the Least-Performing Markets

The list of ten Least-Performing Markets is dominated by cities in Texas, Louisiana, and Illinois. Iowa and North Dakota round out the list.

- |                                  |   |
|----------------------------------|---|
| 1. Odessa, TX ..... + 1.8%       | 6. Shreveport-Bossier City, LA ..... + 3.5% |
| 2. Midland, TX ..... + 2.4%      | 7. Fargo, ND-MN ..... + 3.5%                |
| 3. Springfield, IL ..... + 3.0%  | 8. Decatur, IL ..... + 3.6%                 |
| 4. Lake Charles, LA ..... + 3.2% | 9. Iowa City, IA ..... + 3.6%               |
| 5. Monroe, LA ..... + 3.5%       | 10. Peoria, IL ..... + 3.6%                 |