

2022

VeroFORECASTSM

Expect Slightly Slower Home-price Growth, Market Still Booming in 2022

U.S. HOME PRICE PREDICTION
Q4 2021 - Q4 2022 U.S. HOUSING OUTLOOK

VEROS PREDICTS A SLIGHT SLOWDOWN IN HOME APPRECIATION FOR AMERICA'S OVERLY HOT HOUSING MARKET, THOUGH RECORD HOME PRICES ARE STILL EXPECTED IN MOST MARKETS.

The OVERALL Metro Market TREND

6.8%

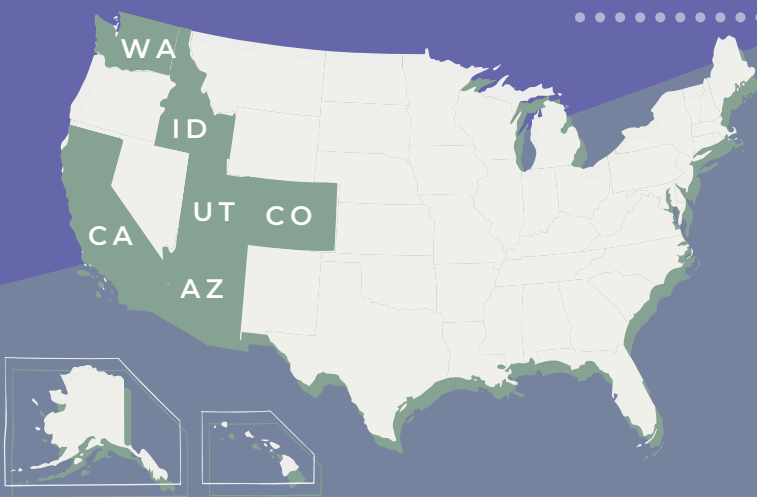
Home Price Appreciation Over the Next 12 Months in 100 Most Populated Metros

VeroFORECAST indicates that many of the top-performing cities are trending upwards at a double-digit rate

338	1030	16,991	82%
MARKETS COVERED	COUNTIES COVERED	ZIP CODES COVERED	POPULATION COVERED

"Market fundamentals such as declining unemployment and low interest rates continue to keep house prices trending upward."

- ERIC FOX
Veros Real Estate Solutions Chief Economist.



The 10 Strongest-Performing Metro Markets

13.3 % to 14.5%

VeroFORECAST Projection of Home Price Appreciation Over the Next 12 Months

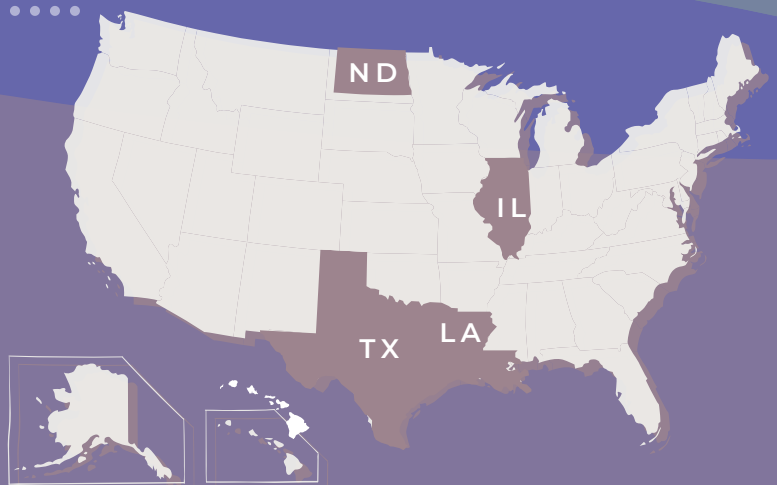
Utah cities to cement the state's lock on the top 10 fastest-growing markets in 2022.

- | | |
|--|---|
| 1. SALT LAKE CITY, UT..... +14.5% | 6. COEUR D'ALENE, ID..... +13.9% |
| 2. PHOENIX-MESA-CHANDLER, AZ +14.3% | 7. SAN DIEGO-CHULA VISTA-CARLSBAD, CA..... +13.7% |
| 3. OGDEN-CLEARFIELD, UT..... +14.3% | 8. FLAGSTAFF, AZ +13.7% |
| 4. PROVO-OREM, UT..... +14.0% | 9. COLORADO SPRINGS, CO +13.3% |
| 5. OLYMPIA-LACEY-TUMWATER, WA +14.0% | 10. LOGAN, UT-ID +13.3% |

The 10 LEAST-PERFORMING Metro Markets

2.2% to 3.9%

VeroFORECAST Projection of Home Price Appreciation Over the Next 12 Months



Of the 100 most-populated markets, Texas oil country – Odessa and Midland – will continue to see the slowest growth. All of these markets are forecast to still appreciate slightly – less than 1% to well in the 3% range

- | | |
|-----------------------------------|--|
| 1. ODESSA, TX + 2.2% | 6. SHREVEPORT-BOSSIER CITY, LA +3.4% |
| 2. MIDLAND, TX +2.5% | 7. BISMARCK, ND +3.4% |
| 3. HOUMA-THIBODAU, LA +2.9% | 8. LAFAYETTE, LA +3.8% |
| 4. LAKE CHARLES, LA +3.1% | 9. GRAND FORKS, ND-MN +3.9% |
| 5. DECATUR, IL +3.2% | 10. SPRINGFIELD, IL +3.9% |



Forecast data is as of December 2021. 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.

