

Q4 DECEMBER **VERO FORECAST** 2022

Home Prices Are Forecast To Go Negative For the First in Nearly a Decade

U.S. HOME PRICE OUTLOOK
DECEMBER 2022 - DECEMBER 2023

The OVERALL Metro Market TREND

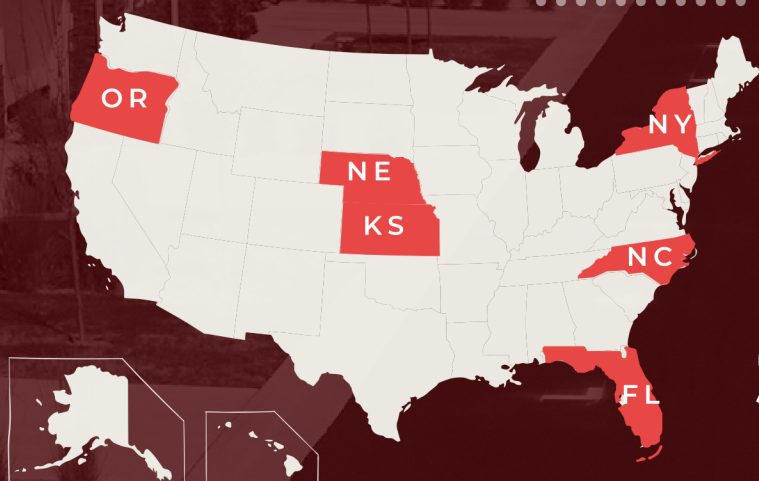
-0.5%

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

VeroFORECAST indicates that on average, for the top 100 most populated metro areas, we expect **-0.5% DEPRECIATION** over the next 12 months.

MARKETS COVERED	COUNTIES COVERED	ZIP CODES COVERED	POPULATION COVERED
318	987	16,805	82%

Nearly half of all markets are forecast to depreciate in the next year although many very slightly.



The 10 Strongest-Performing Metro Markets

3.8% To 6.1%

VeroFORECAST Projection of Home Price Appreciation Over the Next 12 Months

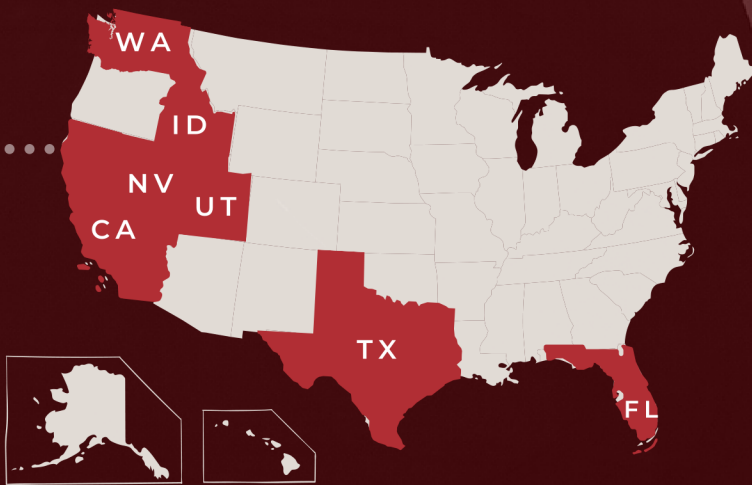
The state of North Carolina has five markets in the Top 10

1. FAYETTEVILLE, NC	+6.1%	6. CORVALLIS, OR	+4.1%
2. WICHITA, KS	+5.4%	7. GREENVILLE, NC	+4.1%
3. LINCOLN, NE	+5.2%	8. GREENSBORO-HIGH POINT, NC	+3.9%
4. CAPE CORAL-FORT MYERS, FL	+4.5%	9. GOLDSBORO, NC	+3.8%
5. BUFFALO-CHEEKTOWAGA, NY	+4.3%	10. BURLINGTON, NC	+3.8%

The 10 Least-Performing Metro Markets

-6.5% To -4.8%

VeroFORECAST Projection of Home Price Appreciation Over the Next 12 Months



1. ST. GEORGE, UT	-6.5%
2. PROVO-OREM, UT	-6.2%
3. SAN FRANCISCO-OAKLAND-BERKELEY, CA	-6.0%
4. SEATTLE-TACOMA-BELLEVUE, WA	-6.0%
5. AUSTIN-ROUND ROCK-GEORGETOWN, TX	-5.9%
6. BOISE CITY, ID	-5.8%
7. SAN JOSE-SUNNYVALE-SANTA CLARA, CA	-5.1%
8. LAS VEGAS-HENDERSON-PARADISE, NV	-5.0%
9. COEUR D'ALENE, ID	-5.0%
10. KEY WEST, FL	-4.8%