

U.S. HOME PRICE OUTLOOK

VeroFORECAST Predicts Modest House Price Gains Despite Rate Cuts

Key Insights from the VeroFORECAST Q3 2025

THE
OVERALL
METRO MARKET
TREND

VeroFORECAST Predicts An Average Nationwide Home Price Growth Of

1.8%

Over the Next 12 Months in 100 of the Most Populated Metro Areas

SEPT. 1, 2025 - SEPT. 1, 2026

327	981	17,498	82%
MARKETS COVERED	COUNTIES COVERED	ZIP CODES COVERED	POPULATION COVERED

Key Takeaway:

The Q3 2025 VeroFORECAST™ projects an average 1.8% nationwide home-price appreciation over the next 12 months, underscoring a housing market that remains resilient but subdued. The forecast confirms that, despite easing mortgage rates and improving inventory, affordability challenges and labor-market weakness will keep price gains modest and highly regional.

TOP 10 METRO MARKETS

These small and mid-sized metros are outperforming largely because they remain relatively affordable compared to sunbelt markets. Demand is further supported by a slowdown in out-migration from the Northeast and Midwest since the pandemic, which has helped keep buyers active and inventories tight in these regions.

- | | |
|---|-------------------------------------|
| 1. ROCKFORD, IL +5.2% | 6. CANTON-MASSILLON, OH +4.7% |
| 2. ROCHESTER, NY +5.1% | 7. YORK-HANOVER, PA +4.5% |
| 3. BUFFALO-CHEEKTOWAGA, NY +5.0% | 8. PEORIA, IL +4.4% |
| 4. HARTFORD-WEST HARTFORD-EAST HARTFORD, CT +4.9% | 9. READING, PA +4.3% |
| 5. SPRINGFIELD, IL +4.8% | 10. ERIE, PA +4.3% |



BOTTOM 10 METRO MARKETS

Florida and Texas dominate the list of the nation's softest housing markets. Both states are grappling with swelling inventories, slowing buyer interest, and persistent affordability hurdles that are weighing on sales. In many metros, new-home construction has surged faster than demand can absorb, leaving properties on the market for longer stretches and prompting price reductions.

- | | |
|--|---|
| 1. CAPE CORAL-FORT MYERS, FL -3.1% | 6. DELTONA-DAYTONA BEACH-ORMOND BEACH, FL -1.6% |
| 2. NAPLES-MARCO ISLAND, FL -2.6% | 7. MCALLEN-EDINBURG-MISSION, TX -1.5% |
| 3. PUNTA GORDA, FL -2.3% | 8. LAKELAND-WINTER HAVEN, FL -1.5% |
| 4. NORTH PORT-BRADENTON-SARASOTA, FL ... -2.1% | 9. PANAMA CITY-PANAMA CITY BEACH, FL -1.1% |
| 5. SHERMAN-DENISON, TX -1.8% | 10. LONGVIEW, TX -1.1% |

Forecast data is as of September 1, 2025. 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 Real Estate Solutions for additional information.

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