

America's Housing Market Is Stuck, Not Sinking

VEROFORECAST Q2 2026 REPORT PREDICTS AN AVERAGE NATIONWIDE HOME PRICE GROWTH OF

THE
OVERALL
METRO MARKET
TREND

1.1%

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

JUN. 1, 2026 - JUN. 1, 2027

324	975	17,860	82%
MARKETS COVERED	COUNTIES COVERED	ZIP CODES COVERED	POPULATION COVERED



The Housing Market's Biggest Problem Isn't Mortgage Rates



Buyers and sellers are both equally frustrated.

The biggest surprise of 2026 is not that the housing market has slowed. It is that the housing market continues to hold its ground. Housing activity remains well below the frenzied pace of the pandemic years, but the collapse many expected has never materialized. Instead, the market has settled into an uncomfortable equilibrium where buyers and sellers are both frustrated, yet neither has enough incentive to fundamentally change the market's direction.

Affordability remains the defining problem.

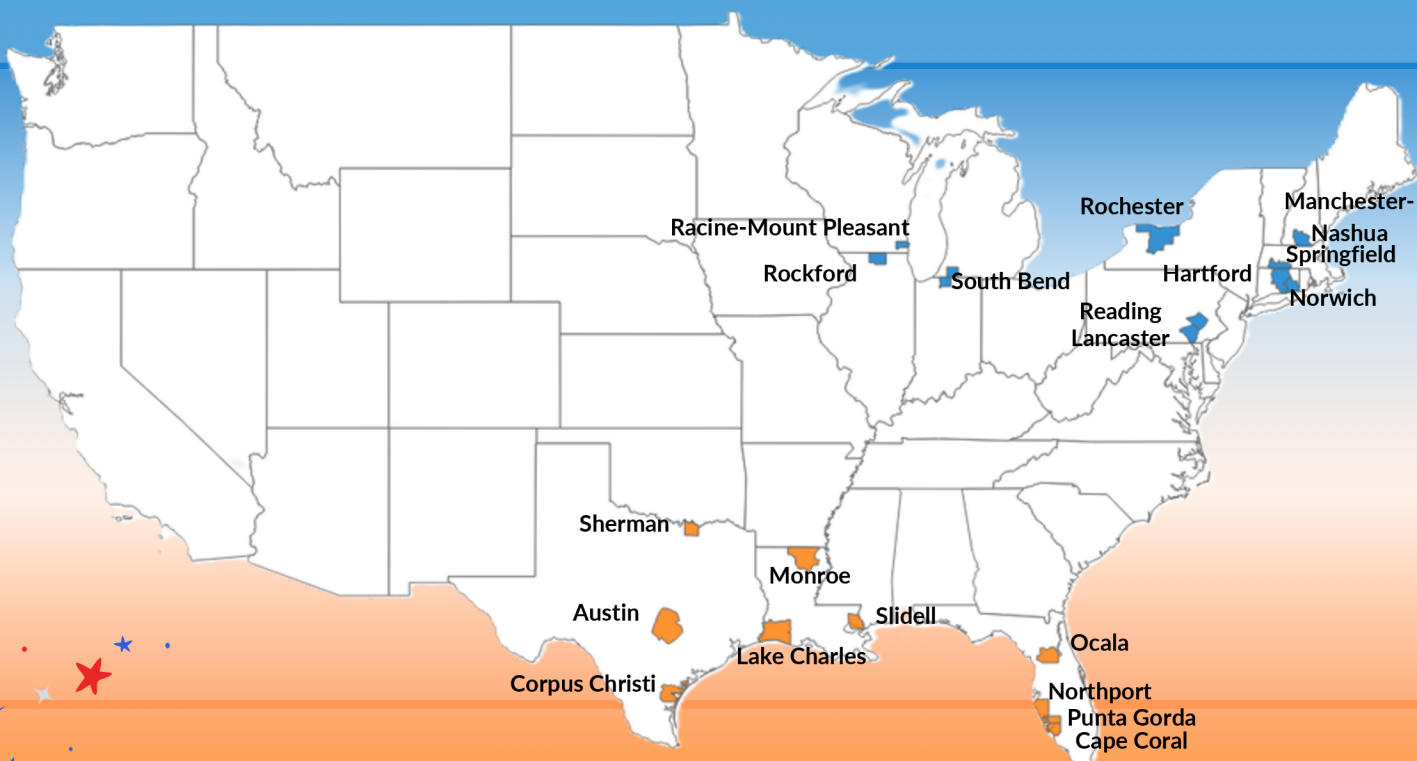
The Q2 2026 VeroFORECASTSM suggests that the U.S. housing market has avoided a major downturn, but it has not escaped its deeper problem. Until affordability improves meaningfully, housing will continue to move forward slowly, unevenly, and with far less momentum than buyers, sellers, or the broader economy would like.



TOP 10 METRO MARKETS

- Northeast and Midwest are quietly outperforming the national average. These markets are being driven by something much more fundamental: affordability.
- Buyers are increasingly gravitating toward communities where home prices remain within reach, local economies are stable, and limited housing supply continues to support home values.

1. MANCHESTER-NASHUA, NH 4.2%
2. ROCHESTER, NY 4.1%
3. SOUTH BEND-MISHAWAKA, IN-MI 4.0%
4. ROCKFORD, IL 4.0%
5. NORWICH-NEW LONDON-WILLIMANTIC, CT 3.9%
6. HARTFORD-WEST HARTFORD-EAST HARTFORD, CT ... 3.8%
7. READING, PA 3.8%
8. RACINE-MOUNT PLEASANT, WI 3.7%
9. SPRINGFIELD, MA 3.7%
10. LANCASTER, PA 3.6%



BOTTOM 10 METRO MARKETS

- By contrast, several Sun Belt markets that surged during the pandemic boom are now facing the other side of that cycle.
- These are forecast to post modest price declines over the next 12 months.

1. CAPE CORAL-FORT MYERS, FL -2.7%
2. AUSTIN-ROUND ROCK-SAN MARCOS, TX -1.7%
3. MONROE, LA -1.4%
4. CORPUS CHRISTI, TX -1.1%
5. SHERMAN-DENISON, TX -1.1%
6. PUNTA GORDA, FL -1.0%
7. LAKE CHARLES, LA -1.0%
8. OCALA, FL -1.0%
9. NORTH PORT-BRADENTON-SARASOTA, FL ... -0.9%
10. SLIDELL-MANDEVILLE-COVINGTON, LA -0.8%

Forecast data is as of June 1, 2026. 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.