

# VeroFORECAST<sup>SM</sup>

## Strongest & Weakest Markets

Forecast: Sept 1, 2016 to Sept 1, 2017

### VeroFORECAST PROJECTS

# +3.5%

Nationwide Home Price Appreciation Over 12 Months

### TOP 10 MARKETS

VeroFORECAST PROJECTS

# 9% to 11%

Home Price Appreciation Over 12 Months

### WEAKEST MARKETS

VeroFORECAST PROJECTS

# -1% to -2%

Home Price Depreciation Over 12 Months

### MARKETS TO WATCH

#### TOP MARKETS 15 OF 25 ARE IN

Colorado  
Washington  
Idaho  
Oregon

#### WEAKEST MARKETS 20 OF 25 ARE IN

New Jersey  
Connecticut  
West Virginia  
New York (Hudson Valley)  
Oklahoma (Oil-based Economy)  
Texas (Oil-based Economy)

#### WEAKENING CONTINUES

San Francisco/Bay Area  
South Florida  
Texas (Oil-based Economy)

#### TOP 5 MARKETS

Denver, CO  
Boulder, CO  
Fort Collins, CO  
Seattle, WA  
Boise City, ID

#### DRIVERS

Population Growth  
Low Unemployment  
Low Inventory

#### TOP 3 STATES



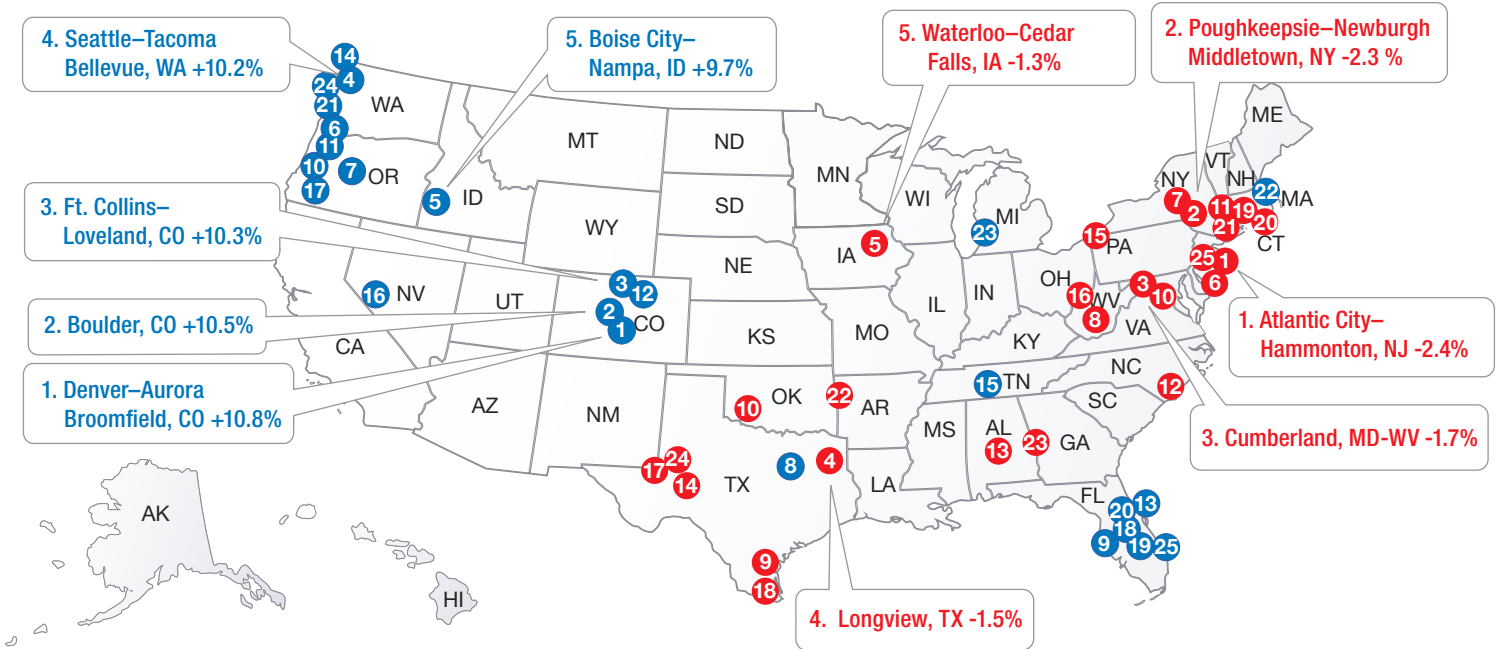
#### WEAKEST 5 MARKETS

Atlantic City, NJ  
Poughkeepsie, NY  
Cumberland, MD  
Longview, TX  
Waterloo, IA

#### DRIVERS

Unaffordability  
Oil Profits Down  
Inventory Up  
Foreign Investments Down

#### WEAKEST 3 STATES



### ● Top 25 Markets

1. Denver–Aurora–Broomfield, CO .....+10.8%
2. Boulder, CO .....+10.5%
3. Fort Collins–Loveland, CO .....+10.3%
4. Seattle–Tacoma–Bellevue, WA .....+10.2%
5. Boise City–Nampa, ID .....+ 9.7%
6. Portland–Vancouver–Hillsboro, OR-WA .....+ 9.6%
7. Bend, OR .....+ 9.5%
8. Dallas–Fort Worth–Arlington, TX .....+ 9.0%
9. Tampa–St. Petersburg–Clearwater, FL .....+ 9.0%
10. Eugene–Springfield, OR .....+ 8.9%
11. Salem, OR .....+ 8.8%
12. Greeley, CO .....+ 8.8%
13. Palm Bay–Melbourne–Titusville, FL .....+ 8.6%
14. Mount Vernon–Anacortes, WA .....+ 8.3%
15. Nashville–Davidson–Murfreesboro–Franklin, TN .....+ 8.1%
16. Carson City, NV .....+ 8.0%
17. Medford, OR .....+ 7.7%
18. Lakeland–Winter Haven, FL .....+ 7.6%
19. Sebring, FL .....+ 7.5%
20. Orlando–Kissimmee–Sanford, FL .....+ 7.5%
21. Olympia, WA .....+ 7.4%
22. Boston–Cambridge–Quincy, MA-NH .....+ 7.4%
23. Grand Rapids–Wyoming, MI .....+ 7.3%
24. Bremerton–Silverdale, WA .....+ 7.3%
25. Port St. Lucie, FL .....+ 7.2%

### ● Bottom 25 Markets

1. Atlantic City–Hammonton, NJ .....- 2.4%
2. Poughkeepsie–Newburgh–Middletown, NY .....- 2.3%
3. Cumberland, MD-WV .....- 1.7%
4. Longview, TX .....- 1.5%
5. Waterloo–Cedar Falls, IA .....- 1.3%
6. Ocean City, NJ .....- 1.1%
7. Kingston, NY .....- 0.9%
8. Charleston, WV .....- 0.8%
9. Victoria, TX .....- 0.8%
10. Lawton, OK .....- 0.8%
11. Torrington, CT .....- 0.7%
12. Jacksonville, NC .....- 0.7%
13. Montgomery, AL .....- 0.3%
14. San Angelo, TX .....- 0.1%
15. Erie, PA .....- 0.0%
16. Parkersburg–Marietta–Vienna, WV-OH .....+ 0.1%
17. Odessa, TX .....+ 0.2%
18. Brownsville–Harlingen, TX .....+ 0.3%
19. Hartford–West Hartford–East Hartford, CT .....+ 0.3%
20. Norwich–New London, CT .....+ 0.3%
21. Bridgeport–Stamford–Norwalk, CT .....+ 0.4%
22. Fort Smith, AR-OK .....+ 0.4%
23. Columbus, GA-AL .....+ 0.4%
24. Midland, TX .....+ 0.6%
25. Trenton–Ewing, NJ .....+ 0.6%

Forecast data is as of September 2016. 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.

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