

Northeast and Midwest
Cities Top List for Projected
Home Price Gains

THE

OVERALL

METRO MARKET

TREND

JUNE 1, 2024 - JUNE 1, 2025

3.2%

Average Home Price Appreciation Over the Next
12 Months in 100 of the Most Populated Metro Areas.

325	976	16,424	82%
MARKETS COVERED	COUNTIES COVERED	ZIP CODES COVERED	POPULATION COVERED

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The projected average nationwide appreciation of 3.2% represents a marginal increase from the previous quarter's forecast of 2.9%.

While rising inventory provides more options for buyers compared to that in 2023, prices remain stubbornly high.

- Reena Agrawal
Research Economist

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TOP 10 METRO MARKETS

House prices are rising fastest in the Northeast and Midwest because compared to the high prices on the West Coast and Sun Belt, these areas offer significantly more affordable housing options. This attracts first-time homebuyers and those priced out of pricier markets.

1. READING, PA +7.7%

2. ROCHESTER, NY +7.5%

3. ROCKFORD, IL +7.3%

4. LANCASTER, PA +6.9%

5. LAFAYETTE-WEST LAFAYETTE, IN +6.8%
6. MANCHESTER-NASHUA, NH +6.6%

7. GRAND RAPIDS-KENTWOOD, MI +6.4%

8. TOPEKA, KS +6.4%

9. AKRON, OH +6.4%

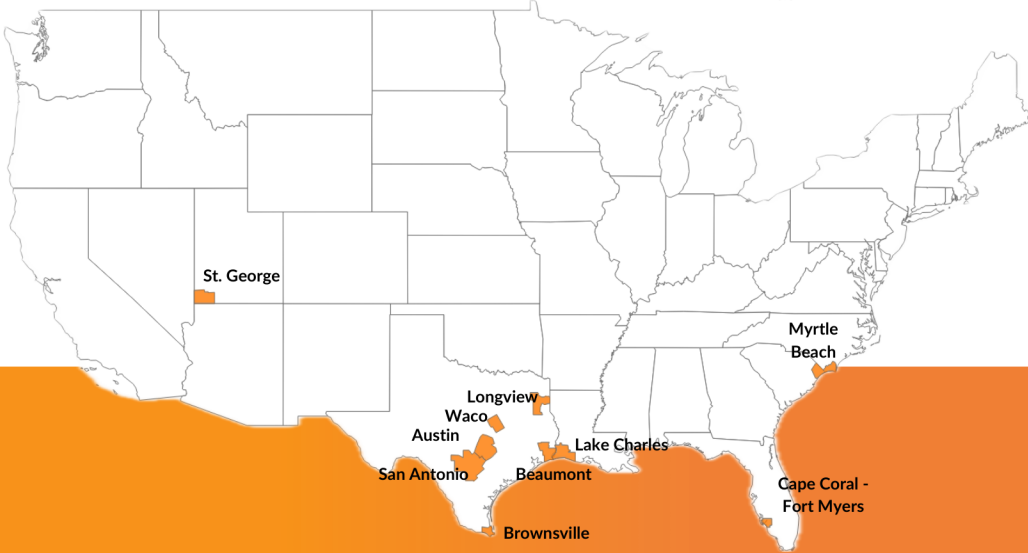
10. MANSFIELD, OH +6.3%



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The Northeast and Midwest dominate the list of top housing markets for the next year, with projected appreciation ranging from 6.3% to 7.7%. These regions offer a blend of strong economies and relatively affordable housing, attracting buyers

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BOTTOM 10 METRO MARKETS

These markets are diverse: some face high unemployment and struggle to attract residents, while others grapple with an oversupply of new construction dampening bidding wars. Additionally, rising property damage and insurance costs due to natural disasters in some Florida metros, coupled with potential affordability concerns in areas like Austin, are deterring buyers.

1. LAKE CHARLES, LA - 1.8%

2. LONGVIEW, TX - 1.7%

3. BROWNSVILLE-HARLINGEN, TX - 1.6%

4. WACO, TX - 1.4%

5. CAPE CORAL-FORT MYERS, FL - 1.4%
6. BEAUMONT-PORT ARTHUR, TX - 1.3%

7. AUSTIN-ROUND ROCK-SAN MARCOS, TX - 1.2%

8. ST. GEORGE, UT - 1.2%

9. SAN ANTONIO-NEW BRAUNFELS, TX - 1.1%

10. MYRTLE BEACH-CONWAY-NORTH MYRTLE BEACH, SC-NC - 1.0%