

# Northeast Continues to Outperform the Sunbelt Boomtowns

THE .....  
**OVERALL**  
METRO MARKET  
**TREND**

**3.10%**

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

SEPT. 1, 2024 - SEPT. 1, 2025

MARKETS COVERED	COUNTIES COVERED	ZIP CODES COVERED	POPULATION COVERED
<b>325</b>	<b>977</b>	<b>16,446</b>	<b>82%</b>

“ The housing market is poised for modest appreciation over the next year amidst falling mortgage rates and increasing inventory.

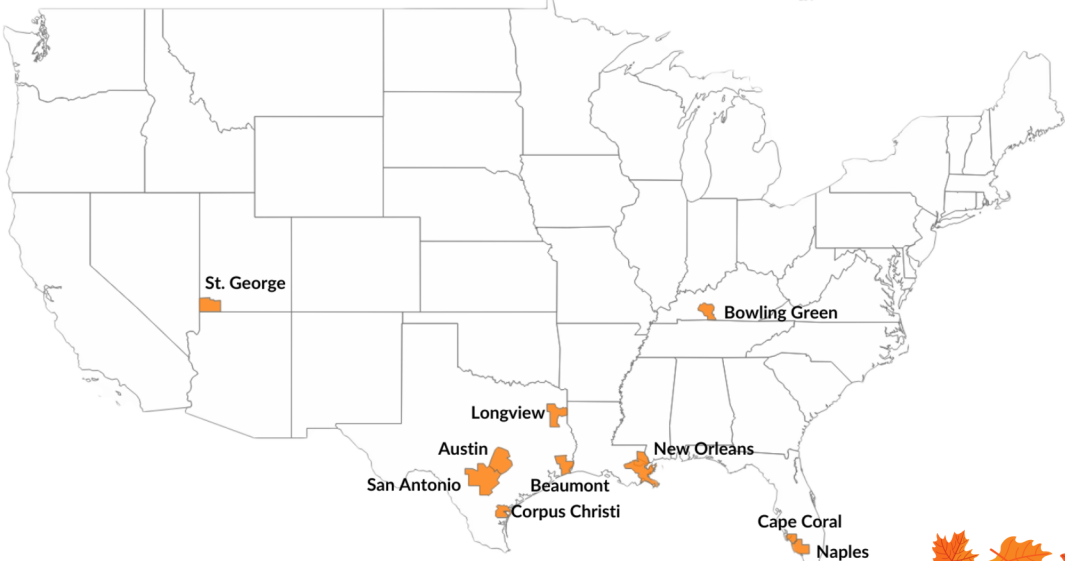
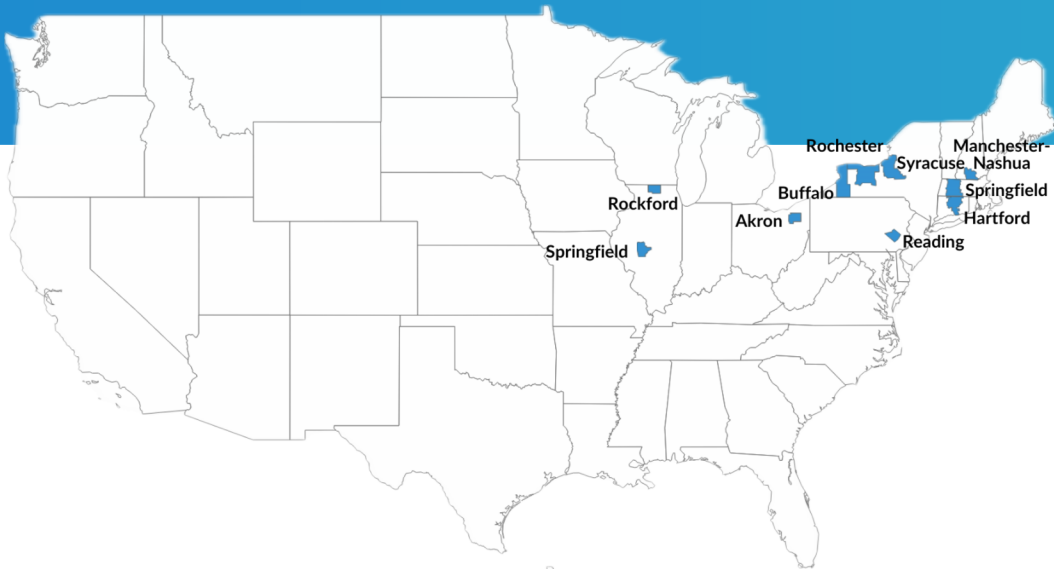
Many potential buyers have been waiting for prices or rates to decline, and they may see this as an opportunity to enter the market.

- Reena Agrawal  
Research Economist

## TOP 10 METRO MARKETS

Many cities in the Northeast and Midwest remain attractive options, combining job opportunities with desirable family-friendly environments.

- |                                      |  |
|--------------------------------------|--|
| 1. ROCHESTER, NY ..... +7.6%         | 6. BUFFALO-CHEEKTOWAGA, NY ..... +6.7%                   |
| 2. ROCKFORD, IL ..... +7.5%          | 7. SYRACUSE, NY ..... +6.4%                              |
| 3. READING, PA ..... +7.3%           | 8. AKRON, OH ..... +6.1%                                 |
| 4. SPRINGFIELD, IL ..... +7.2%       | 9. SPRINGFIELD, MA ..... +6.0%                           |
| 5. MANCHESTER-NASHUA, NH ..... +6.8% | 10. HARTFORD-WEST HARTFORD-EAST HARTFORD, CT ..... +5.9% |



## BOTTOM 10 METRO MARKETS

Five of the ten weakest forecast housing markets are in Texas, while two are in Florida. Both states experienced significant home price growth during the pandemic years.

- |   |  |
|---|--|
| 1. BEAUMONT-PORT ARTHUR, TX ..... -1.5%         | 6. SAN ANTONIO-NEW BRAUNFELS, TX ..... -1.0% |
| 2. ST. GEORGE, UT ..... -1.4%                   | 7. CORPUS CHRISTI, TX ..... -0.9%            |
| 3. NAPLES-MARCO ISLAND, FL ..... -1.3%          | 8. LONGVIEW, TX ..... -0.8%                  |
| 4. CAPE CORAL-FORT MYERS, FL ..... -1.1%        | 9. BOWLING GREEN, KY ..... -0.8%             |
| 5. AUSTIN-ROUND ROCK-SAN MARCOS, TX ..... -1.0% | 10. NEW ORLEANS-METAIRIE, LA ..... -0.8%     |