

HOME PRICES EDGE HIGHER

Despite Slumping Sales, Soaring Mortgage Rates

THE
OVERALL
METRO MARKET
TREND

SEPT. 1, 2026 - SEPT. 1, 2027
.....

VEROFORECAST Q3 2026 REPORT PROJECTS AN
AVERAGE NATIONWIDE HOME PRICE GROWTH OF

1.0%

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

324

975

17,882

82%

MARKETS
COVERED

COUNTIES
COVERED

ZIP CODES
COVERED

POPULATION
COVERED

Why are home prices rising despite deep sale slump?

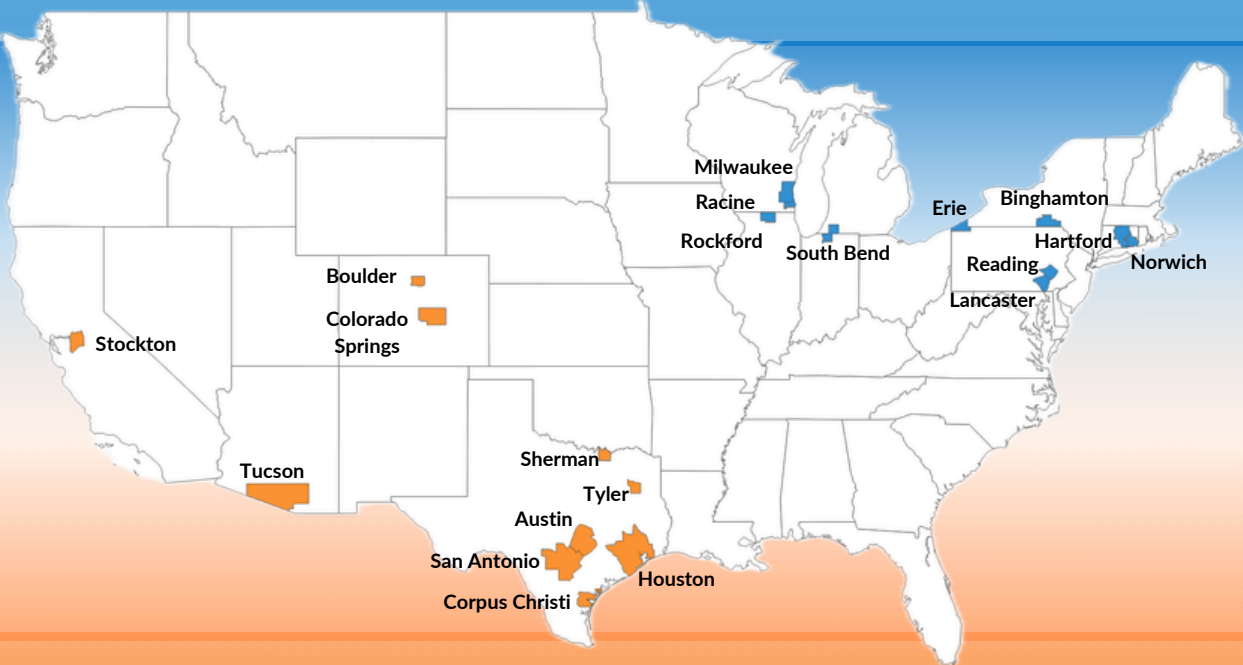
Despite mortgage rates above 7%, weak sales and severe affordability pressure, Q3 2026 VeroFORECASTSM still projects U.S. home prices to edge 1% higher over the next 12 months.

Mortgage rates have crossed 7% again. Home sales remain historically weak. Buyers are resisting today’s combination of prices and financing costs; sellers are resisting price reductions that would bring substantially more buyers back. The disagreement is being settled another way: **fewer homes change hands.**

TOP 10
METRO MARKETS

- Compared with many high-cost housing markets, the leading Northeast and Midwest metros may offer buyers more attainable price points amid elevated mortgage rates and rising ownership costs.
- Employment, migration, demographics and differences among price segments are helping the top metros outperform the modest 1% national forecast.

1. ROCKFORD, IL 4.7%
2. NORWICH-NEW LONDON-WILLIMANTIC, CT 4.3%
3. HARTFORD-WEST HARTFORD-EAST HARTFORD, CT... 4.0%
4. RACINE-MOUNT PLEASANT, WI 4.0%
5. ERIE, PA 4.0%
6. BINGHAMTON, NY 3.8%
7. LANCASTER, PA 3.7%
8. MILWAUKEE-WAUKESHA, WI 3.6%
9. SOUTH BEND-MISHAWAKA, IN-MI 3.5%
10. READING, PA 3.5%



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. CORPUS CHRISTI, TX -1.1%
2. STOCKTON-LODI, CA -1.0%
3. TYLER, TX -1.0%
4. SHERMAN-DENISON, TX -0.9%
5. AUSTIN-ROUND ROCK-SAN MARCOS, TX -0.9%
6. HOUSTON-PASADENA-THE WOODLANDS, TX ... -0.7%
7. COLORADO SPRINGS, CO -0.5%
8. TUCSON, AZ -0.5%
9. BOULDER, CO -0.5%
10. SAN ANTONIO-NEW BRAUNFELS, TX -0.5%

The forecast price change covers a period from September 1, 2026 to September 1, 2027. 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.