

U.S. HOME PRICE OUTLOOK

Oil Prices Spike, Prompting Homebuyers to Hit Pause as Mortgage Rates Edge Higher

VEROFORECAST Q1 2026 REPORT PREDICTS AN AVERAGE NATIONWIDE HOME PRICE GROWTH OF

THE
OVERALL
METRO MARKET
TREND

1.3%

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

MAR. 1, 2026 - MAR. 1, 2027

323	974	17,752	82%
MARKETS COVERED	COUNTIES COVERED	ZIP CODES COVERED	POPULATION COVERED

Amid Uncertainty, Where Will Prices Shift Next?



THE HOUSING MARKET IS BECOMING INCREASINGLY LOCALIZED

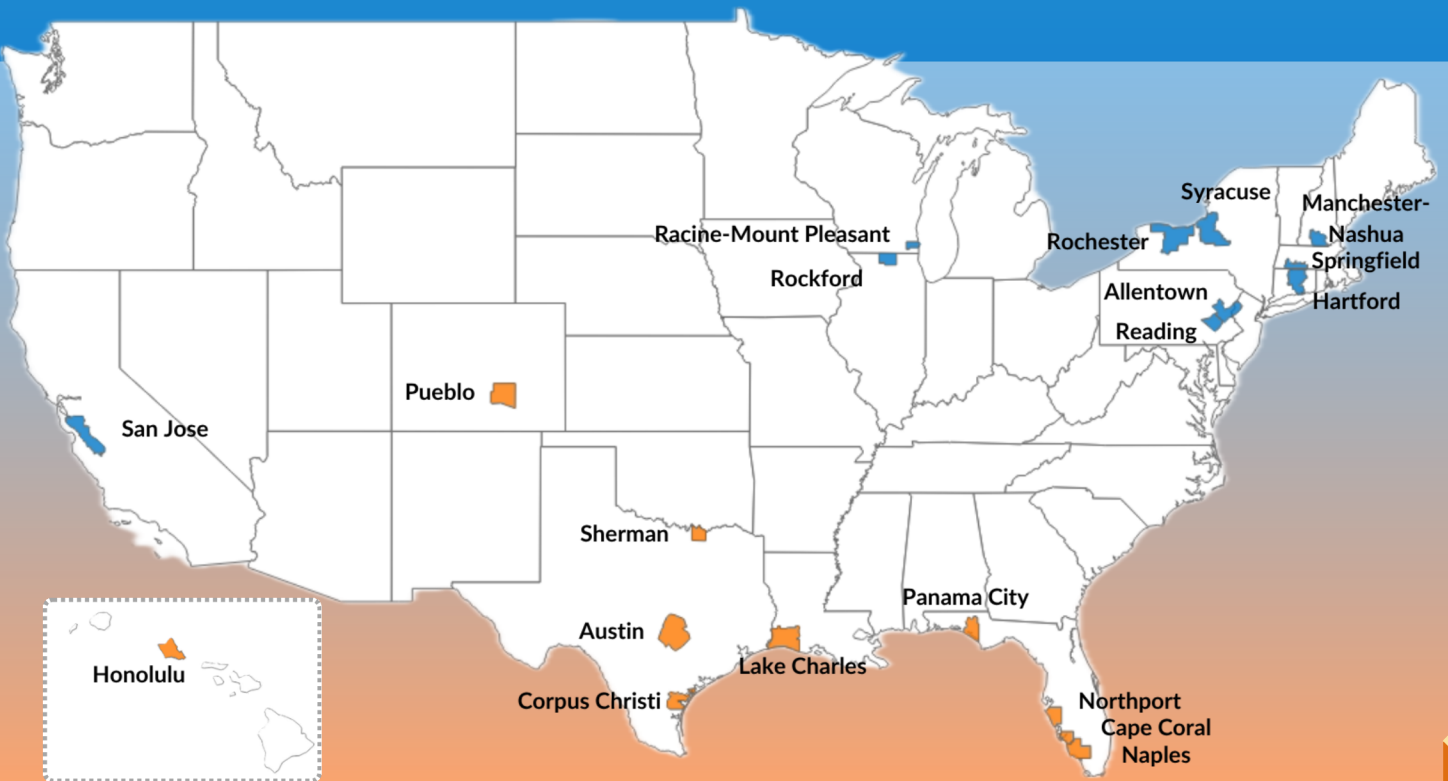
Amid ongoing uncertainty in the housing market, regional differences are expected to play a major role in determining which areas will see home prices rise or fall. VeroFORECAST indicates that the Northeast and Midwest are positioned to experience price gains, supported by robust demand and relatively stable local economies. Conversely, several Sun Belt markets may face challenges such as a combination of elevated home prices, rising insurance costs, and a surge in new construction, all of which are weighing on demand and increasing competition among sellers. Renewed mortgage rate pressure and fluctuating buyer demand could lead to price stagnation or declines. This uneven landscape highlights how economic forces and local dynamics are shaping the outlook for 2026, with some metros set for notable increases while others may see slower growth or sliding prices.

For buyers hoping 2026 would mark a turning point for affordability, the path to homeownership is likely to remain challenging.

TOP 10 METRO MARKETS

Buyers are increasingly drawn to parts of the Northeast and Midwest, where relative affordability and stable economic conditions offer a more accessible path to homeownership.

1. READING, PA +4.2%
2. SAN JOSE-SUNNYVALE-SANTA CLARA, CA..... +4.1%
3. ROCHESTER, NY +4.0%
4. SPRINGFIELD, MA +4.0%
5. ALLENTOWN-BETHLEHEM-EASTON, PA-NJ +3.9%
6. ROCKFORD, IL +3.8%
7. HARTFORD-WEST HARTFORD-EAST HARTFORD, CT ... +3.8%
8. RACINE-MOUNT PLEASANT, WI +3.7%
9. SYRACUSE, NY +3.7%
10. MANCHESTER-NASHUA, NH +3.6%



BOTTOM 10 METRO MARKETS

- In contrast, several Sun Belt markets that saw rapid growth during the pandemic are now facing headwinds.
- These areas have seen a combination of elevated home prices, rising insurance costs, and a surge in new construction, all of which are weighing on demand and increasing competition among sellers.

1. CAPE CORAL-FORT MYERS, FL -2.7%
2. NAPLES-MARCO ISLAND, FL -1.7%
3. AUSTIN-ROUND ROCK-SAN MARCOS, TX -1.4%
4. PANAMA CITY-PANAMA CITY BEACH, FL -1.1%
5. PUEBLO, CO -1.1%
6. CORPUS CHRISTI, TX -1.0%
7. SHERMAN-DENISON, TX -1.0%
8. LAKE CHARLES, LA -1.0%
9. URBAN HONOLULU, HI -0.9%
10. NORTH PORT-BRADENTON-SARASOTA, FL ... -0.8%