

National Slowdown Ahead, Resilient Pockets of Growth

Key Insights from the VeroFORECAST Q2 2025

THE

OVERALL

METRO MARKET

TREND

JUNE 1, 2025 - JUNE. 1, 2026

VeroFORECAST Predicts An
Average Nationwide Home Price Growth Of

2.2%

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

326

MARKETS
COVERED

980

COUNTIES
COVERED

82%

POPULATION
COVERED

Key Takeaway:

Despite the broader national trends, real estate remains highly regional. While some markets in the Northeast and Midwest remain competitive due to tighter inventory and relatively affordable pricing...

“

As we head into the second half of 2025, the housing market shows no signs of a quick rebound. Until mortgage rates decline meaningfully or incomes catch up with housing costs, affordability will remain a central issue.

”

- Reena Agrawal
Research Economist

TOP 10 METRO MARKETS

These smaller metros have emerged as top performing markets due to a combination of relative affordability and growing buyer interest from those priced out of larger, more expensive urban centers.

1. ROCKFORD, IL +5.8%

2. READING, PA +5.5%

3. YORK-HANOVER, PA +5.3%

4. ROCHESTER, NY +5.2%

5. HARTFORD-WEST HARTFORD-EAST
HARTFORD, CT +5.0%
6. SPRINGFIELD, IL +5.0%

7. ERIE, PA +4.9%

8. TOPEKA, KS +4.9%

9. BLOOMINGTON, IL +4.7%

10. BUFFALO-CHEEKTOWAGA, NY +4.7%



BOTTOM 10 METRO MARKETS

The ten weakest housing markets are in Florida and Texas, where rising inventory levels, softening demand, and affordability pressures are weighing heavily on market activity. In some of these metros, a surge in new construction has outpaced buyer demand, leading to longer time on market and increasing price cuts.

1. CAPE CORAL-FORT MYERS, FL -2.8%

2. NAPLES-MARCO ISLAND, FL -2.8%

3. LAKE CHARLES, LA -2.6%

4. PUNTA GORDA, FL -2.4%

5. MCALLEN-EDINBURG-MISSION, TX -2.0%
6. BROWNSVILLE-HARLINGEN, TX -1.8%

7. WACO, TX -1.5%

8. LONGVIEW, TX -1.3%

9. SHERMAN-DENISON, TX -1.3%

10. NORTH PORT-BRADENTON-SARASOTA, FL . -1.2%