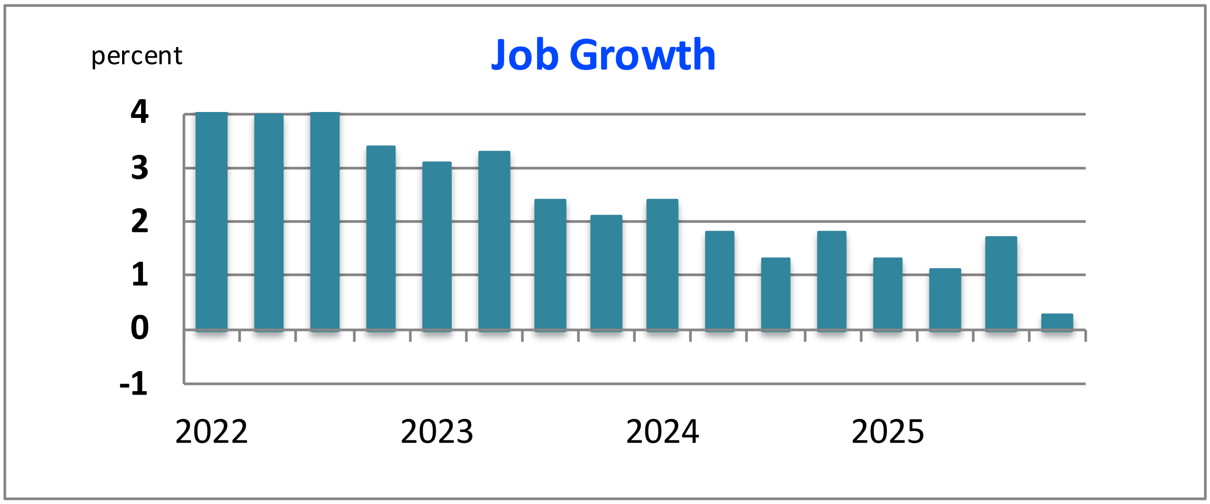
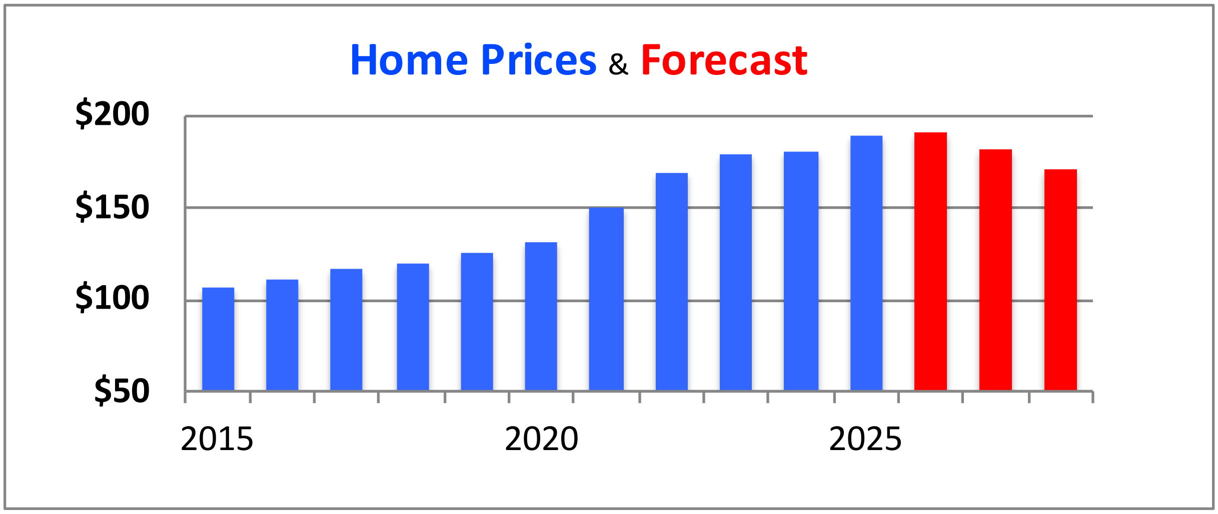
Quick Economy

Abilene TX

March 2026



Economic growth has been erratic on development of shale oil deposits. The local economy features a large healthcare sector. JOB GROWTH is worse than last quarter. Unemployment is a low 3 percent. In the last two years, total area income grew 11 percent (US average: 10 percent).

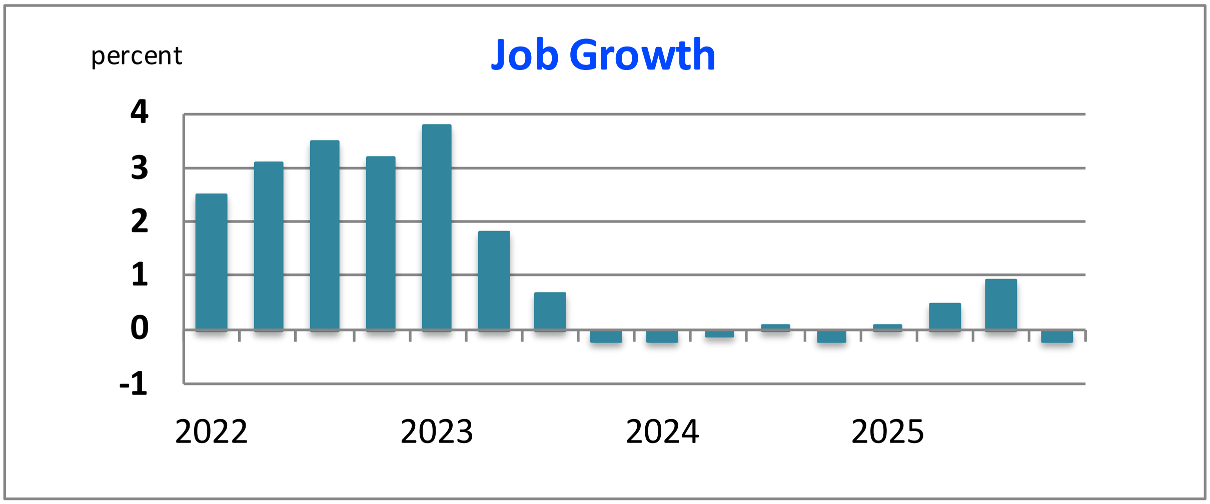


Population growth in Abilene has been moderate. Over the last three years HOME PRICES rose 24 percent, 5 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 10 percent over the next three years. In a bad recession prices could fall 21 percent.

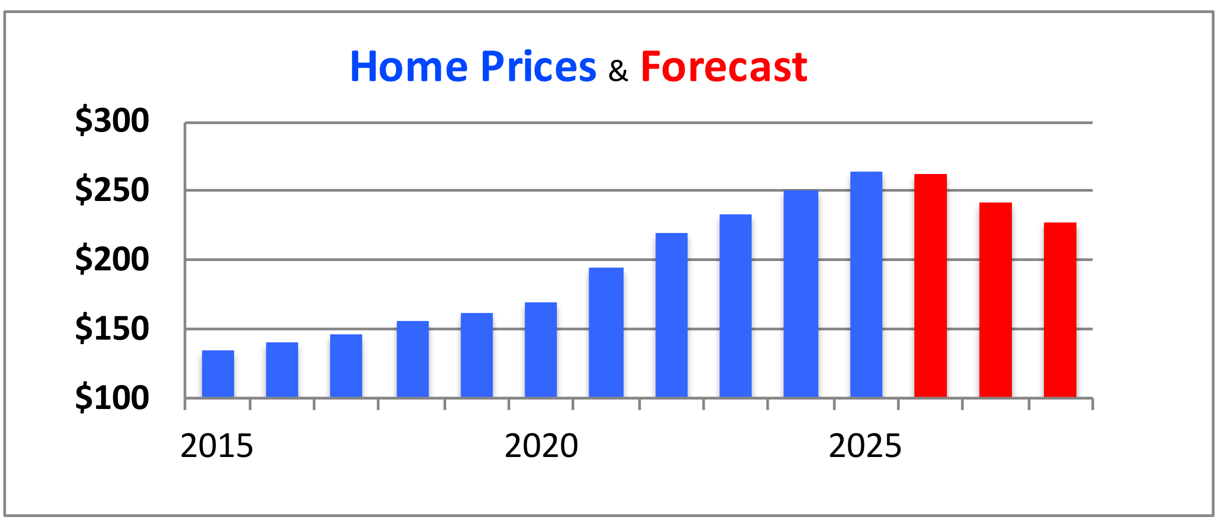
Quick Economy

Akron OH

March 2026



The local economy features a large manufacturing sector (chemicals, rubber) associated with the auto industry. JOB GROWTH is worse than last quarter. Unemployment is a moderate 4 percent. In the last two years, total area income grew 6 percent (US average: 10 percent).

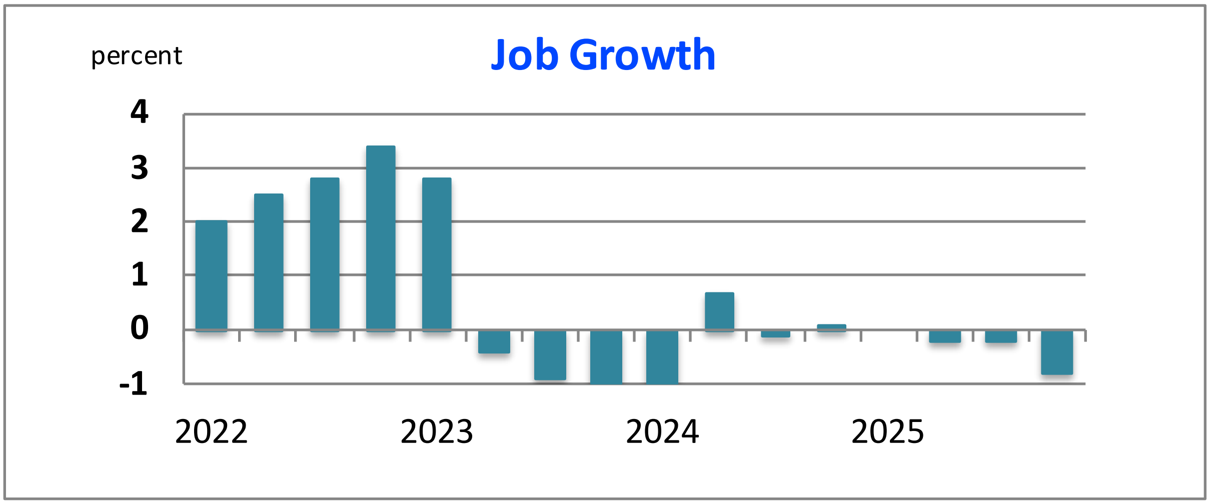


Population growth in Akron has been NEGATIVE. Over the last three years HOME PRICES rose 23 percent, 5 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 14 percent over the next three years. In a bad recession prices could fall 37 percent.

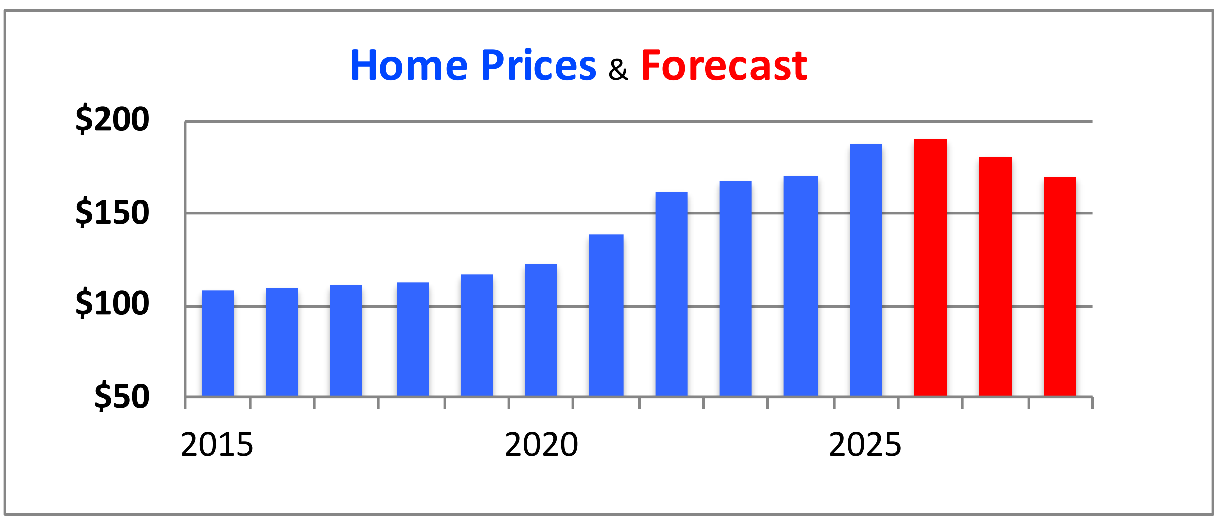
Quick Economy

Albany GA

March 2026



The local economy features a large military presence. JOB GROWTH is worse than last quarter. Unemployment is a moderate 4 percent. In the last two years, total area income grew 7 percent (US average: 10 percent).

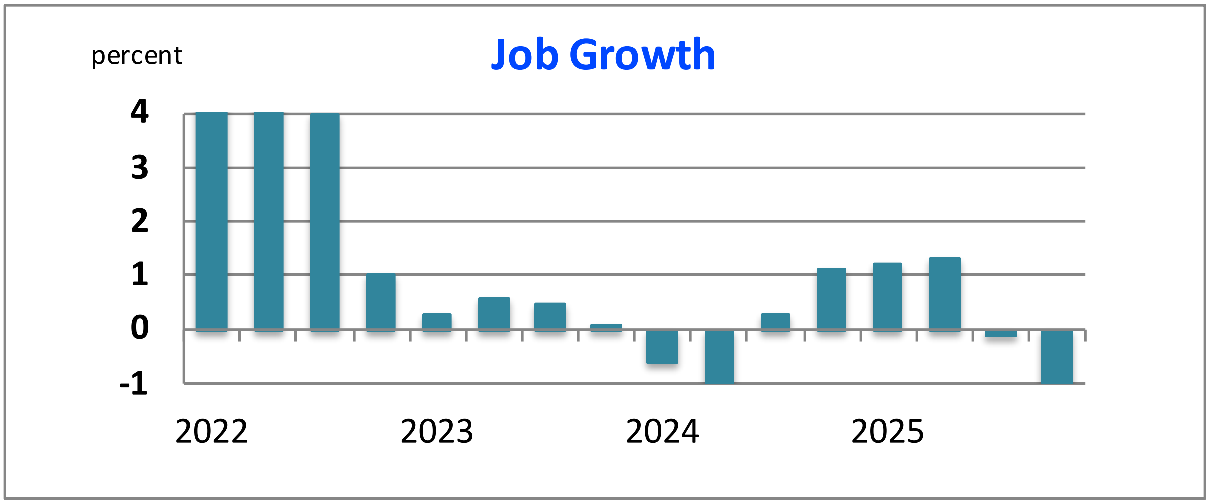


Population growth in Albany has been NEGATIVE. Over the last three years HOME PRICES rose 19 percent, 7 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 10 percent over the next three years. In a bad recession prices could fall 27 percent.

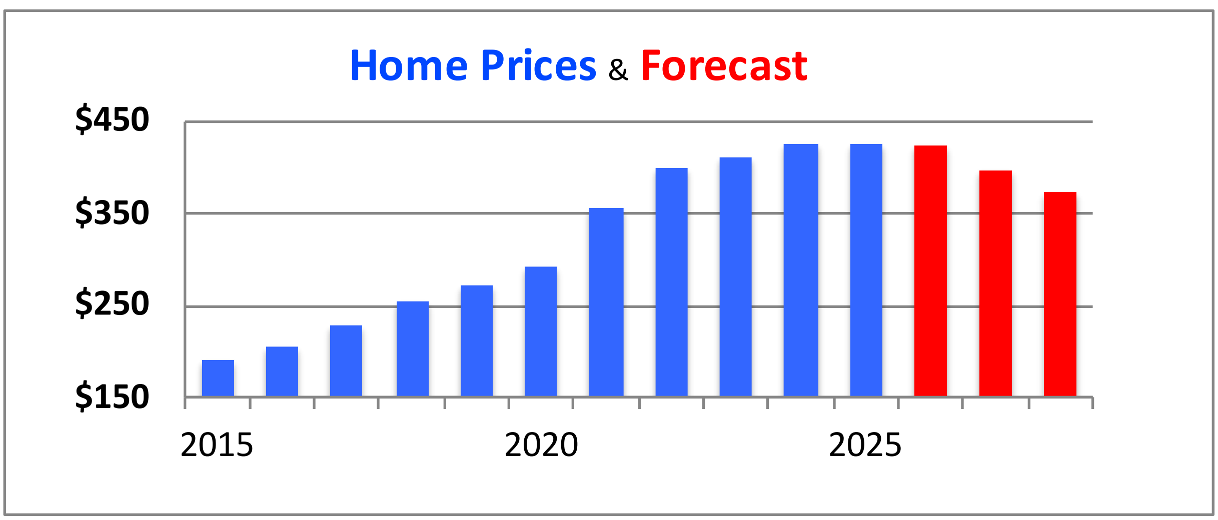
Quick Economy

Albany OR

March 2026



The local economy features a large manufacturing sector. JOB GROWTH is worse than last quarter. Unemployment is a moderate 5 percent. In the last two years, total area income grew 10 percent (US average: 10 percent).

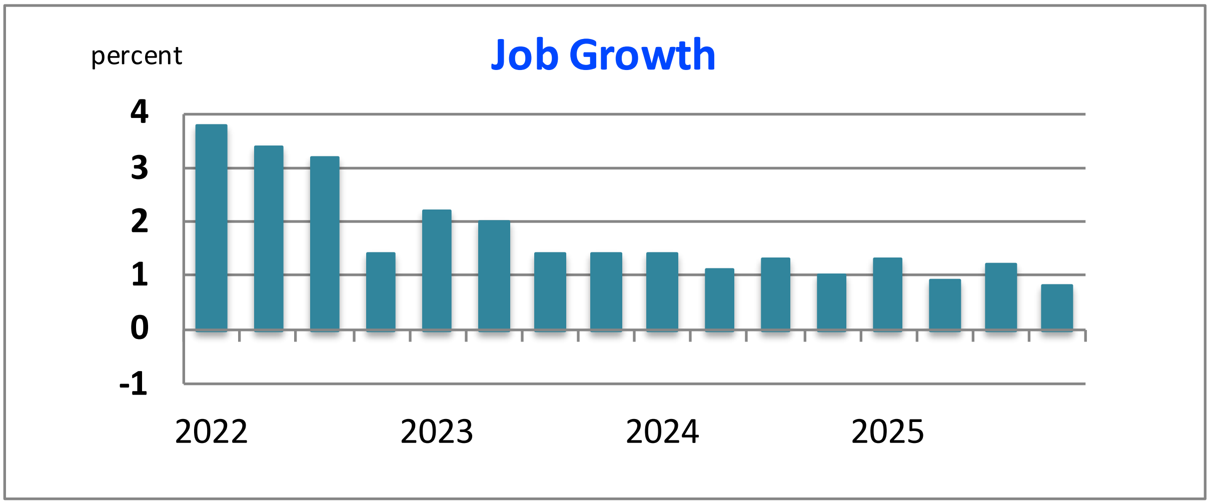


Population growth in Albany has been low. Over the last three years HOME PRICES rose 11 percent, 5 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 12 percent over the next three years. In a bad recession prices could fall 28 percent.

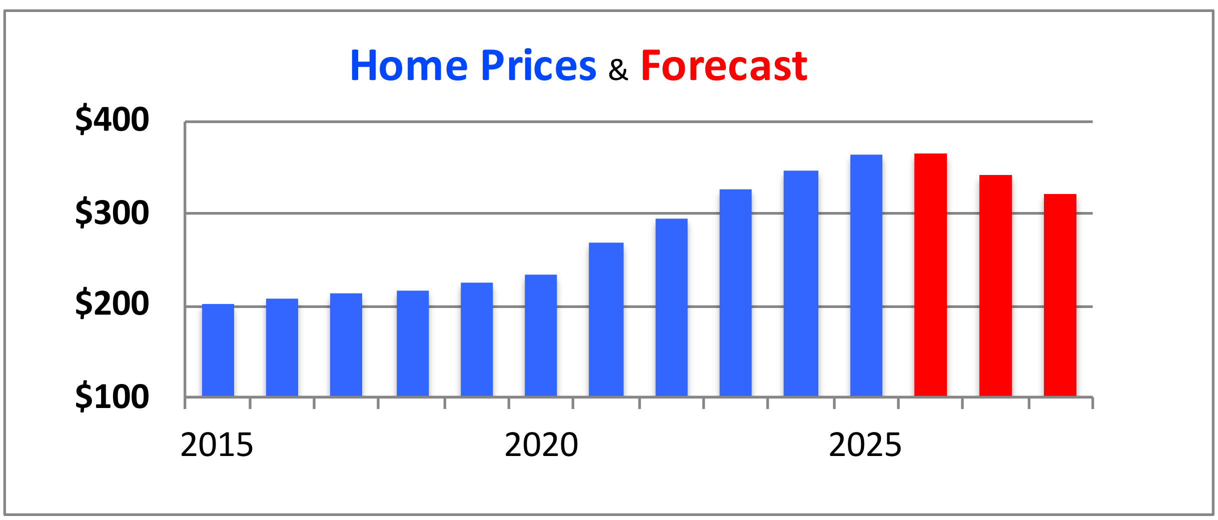
Quick Economy

Albany NY

March 2026



The local economy features a large state government sector and private colleges. JOB GROWTH is little different than last quarter. Unemployment is a low 3 percent. In the last two years, total area income grew 11 percent (US average: 10 percent).

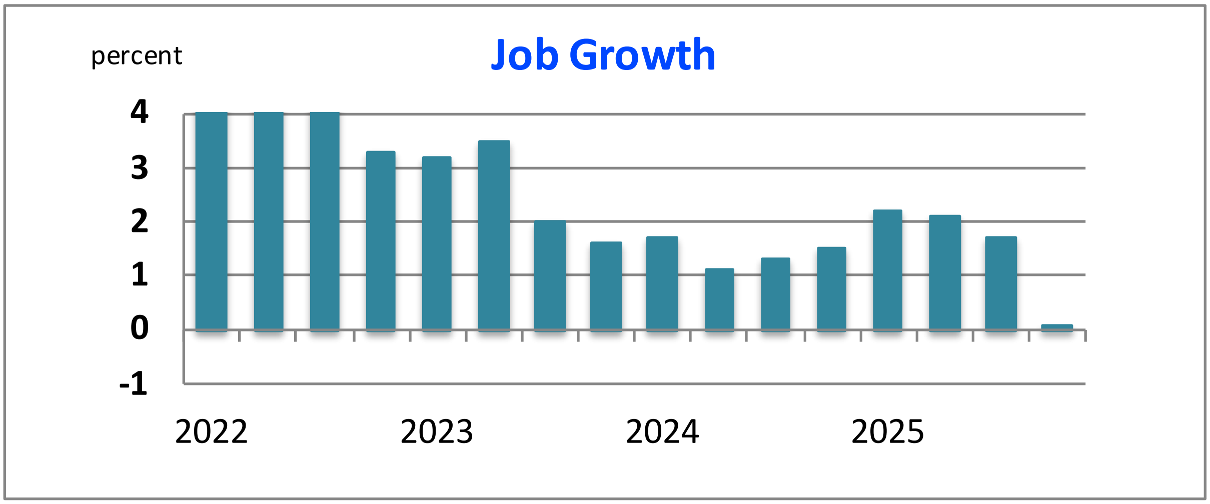


Population growth in Albany has been low. Over the last three years HOME PRICES rose 23 percent, 6 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 12 percent over the next three years. In a bad recession prices could fall 34 percent.

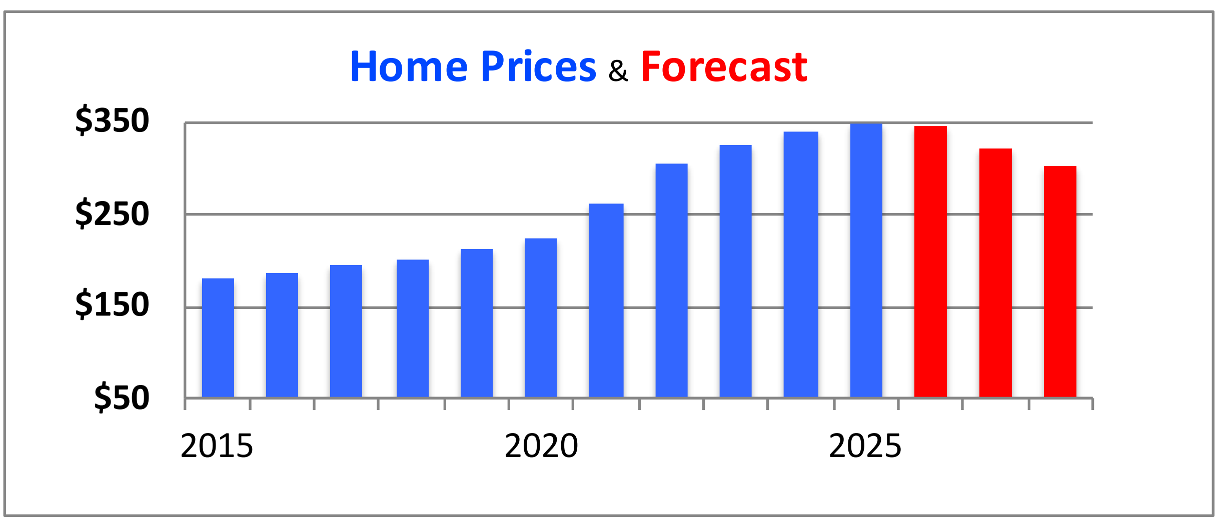
Quick Economy

Albuquerque NM

March 2026



The local economy features a large government sector (university, federal). JOB GROWTH is worse than last quarter. Unemployment is a moderate 4 percent. In the last two years, total area income grew 12 percent (US average: 10 percent).

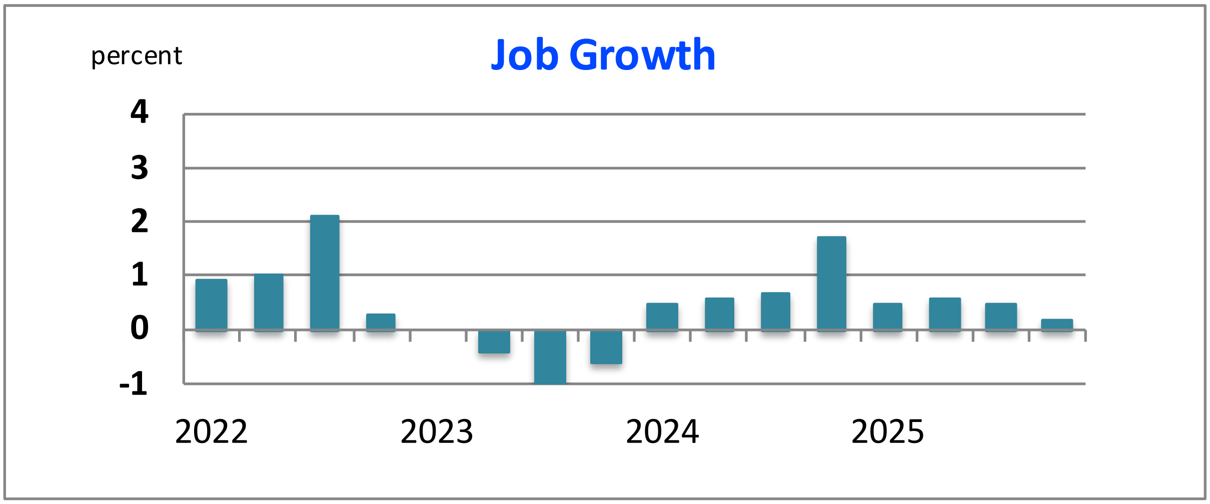


Population growth in Albuquerque has been low. Over the last three years HOME PRICES rose 14 percent, 3 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 13 percent over the next three years. In a bad recession prices could fall 28 percent.

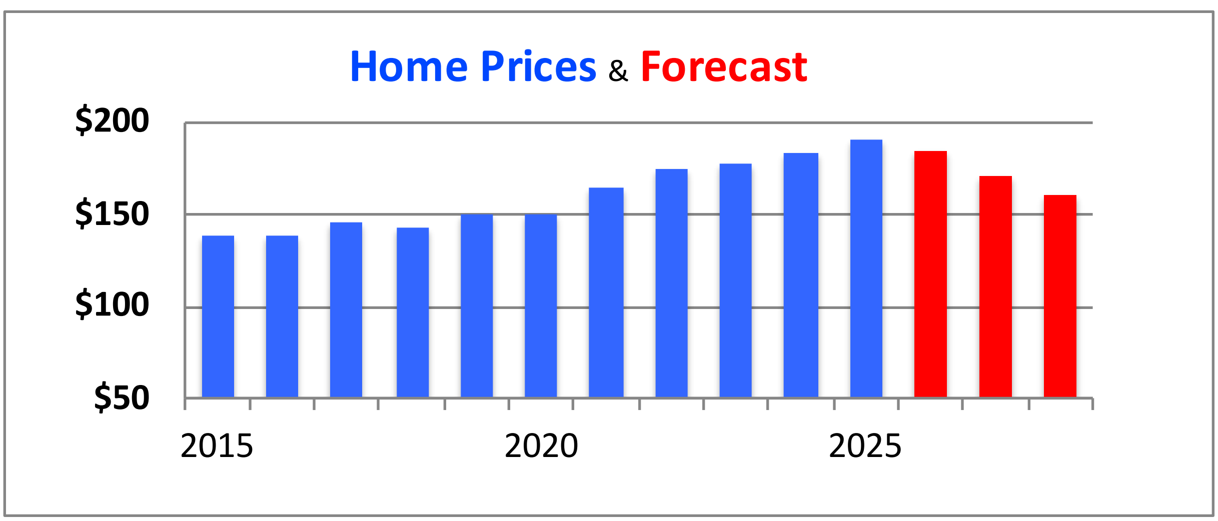
QUICK ECONOMY

Alexandria LA

March 2026



The local economy features a large military presence. JOB GROWTH is little different than last quarter. Unemployment is a moderate 4 percent. In the last two years, total area income grew 3 percent (US average: 10 percent).

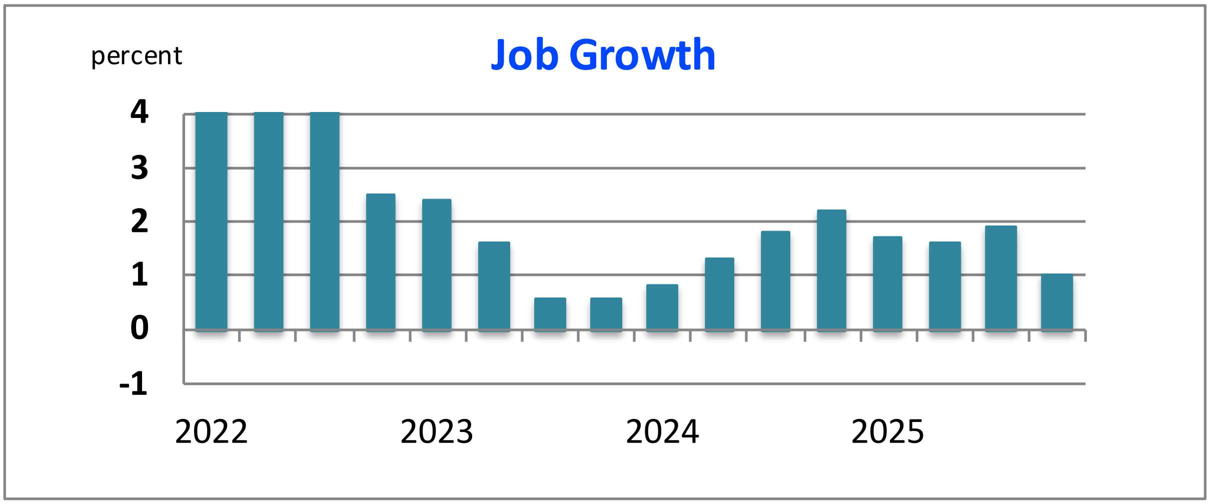


Population growth in Alexandria has been NEGATIVE. Over the last three years HOME PRICES rose 11 percent, 0 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 16 percent over the next three years. In a bad recession prices could fall 26 percent.

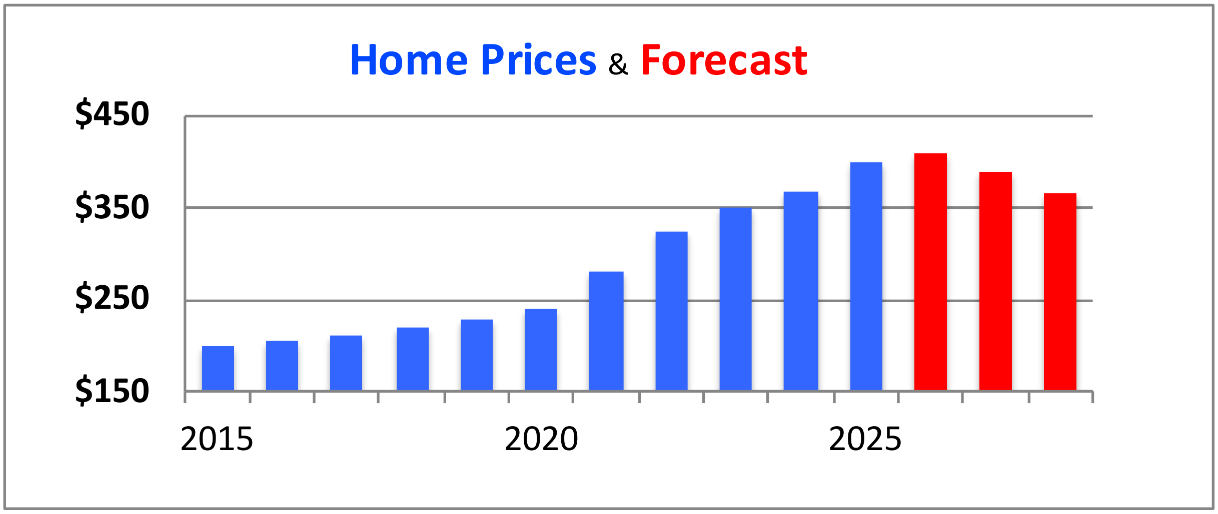
Quick Economy

Allentown PA

March 2026



The local economy features large healthcare and transport-warehouse sectors. JOB GROWTH is worse than last quarter. Unemployment is a moderate 4 percent. In the last two years, total area income grew 9 percent (US average: 10 percent).

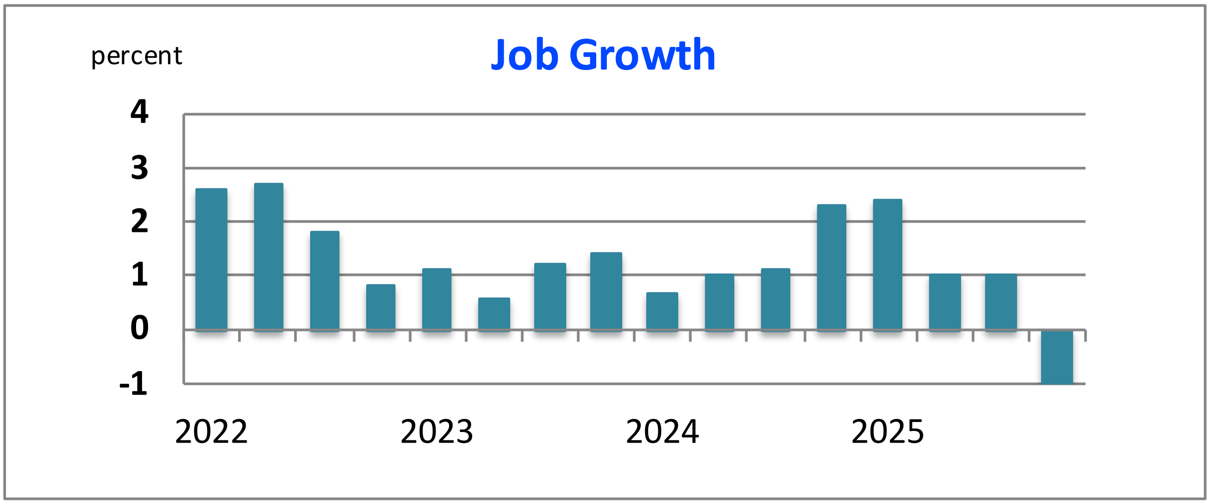


Population growth in Allentown has been low. Over the last three years HOME PRICES rose 25 percent, 7 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 9 percent over the next three years. In a bad recession prices could fall 45 percent.

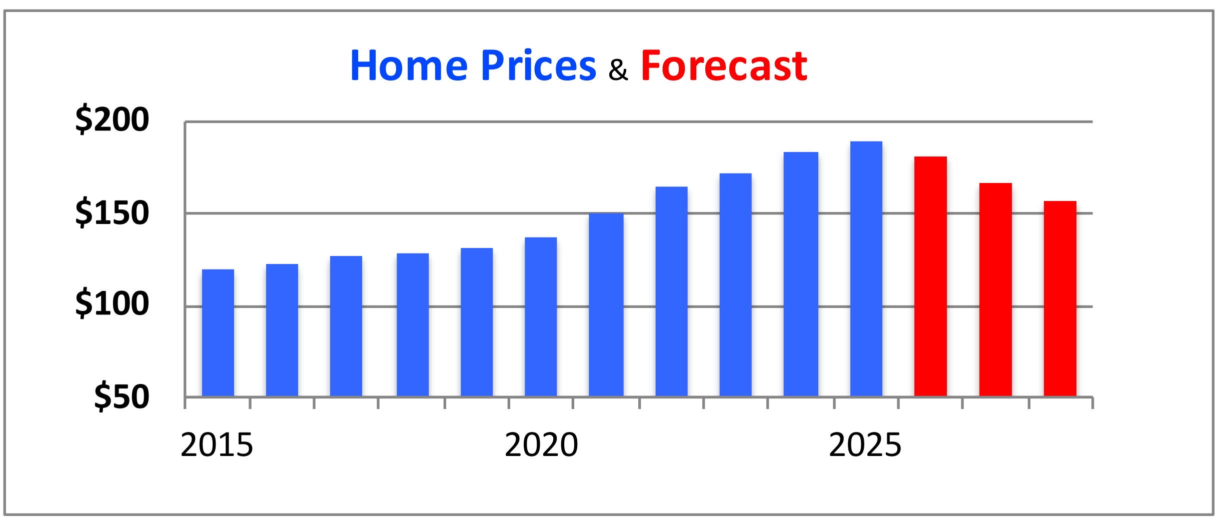
Quick Economy

Altoona PA

March 2026



Economic growth has been erratic for years, typical of small markets. The local economy features a large manufacturing sector. JOB GROWTH is worse than last quarter. Unemployment is a moderate 4 percent. In the last two years, total area income grew 4 percent (US average: 10 percent).

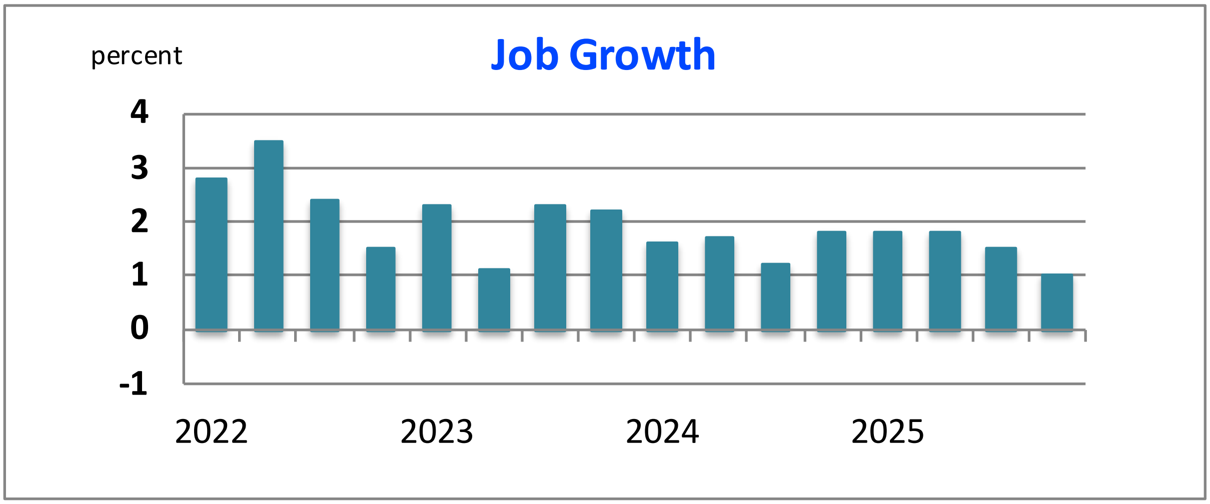


Population growth in Altoona has been NEGATIVE. Over the last three years HOME PRICES rose 14 percent, 0 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 17 percent over the next three years. In a bad recession prices could fall 27 percent.

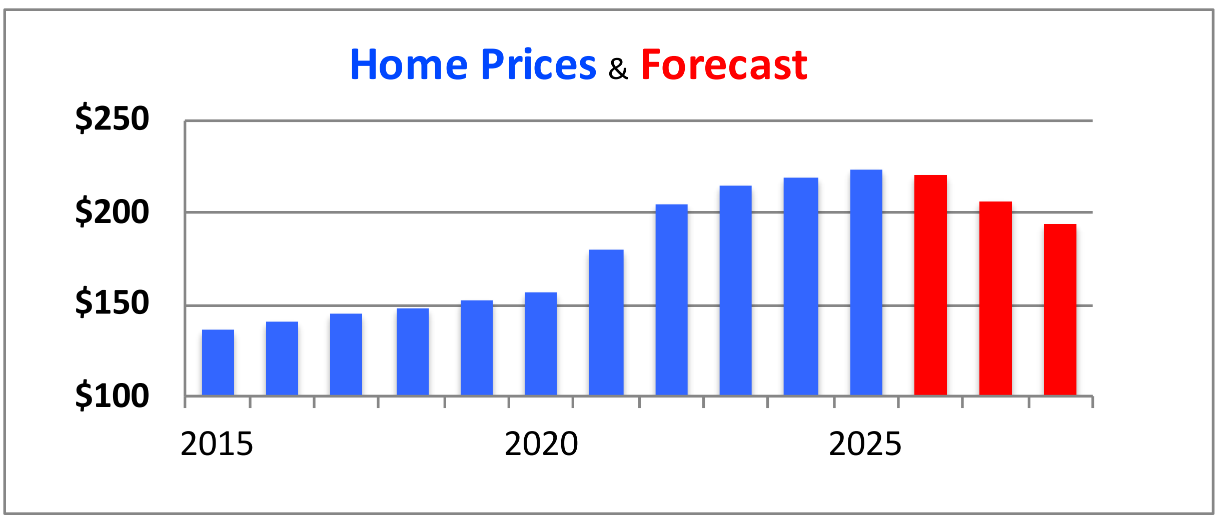
Quick Economy

Amarillo TX

March 2026



The local economy features an important beef processing industry. JOB GROWTH is little different than last quarter. Unemployment is a low 3 percent. In the last two years, total area income grew 11 percent (US average: 10 percent).

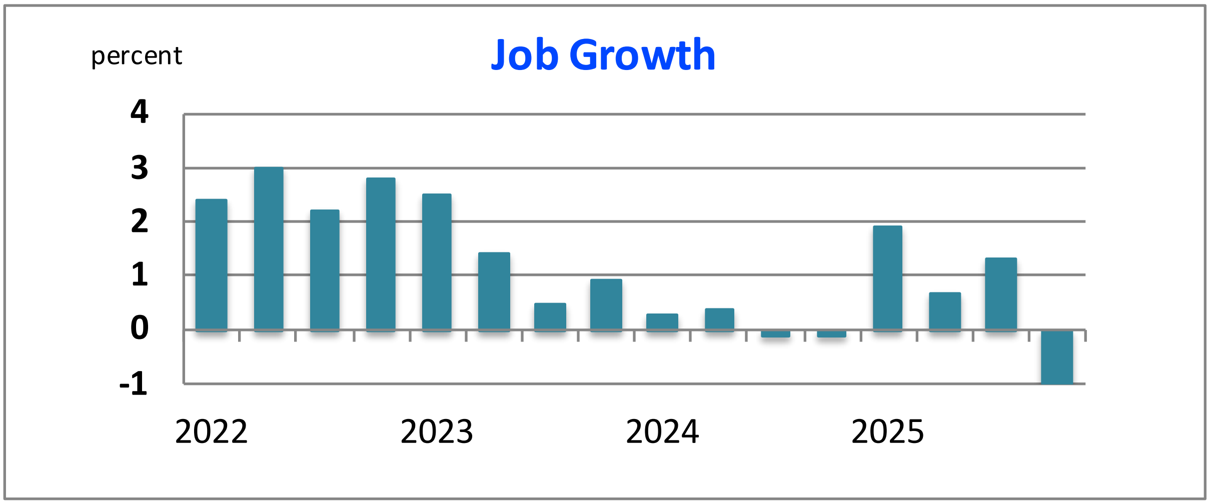


Population growth in Amarillo has been low. Over the last three years HOME PRICES rose 8 percent, 2 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 13 percent over the next three years. In a bad recession prices could fall 23 percent.

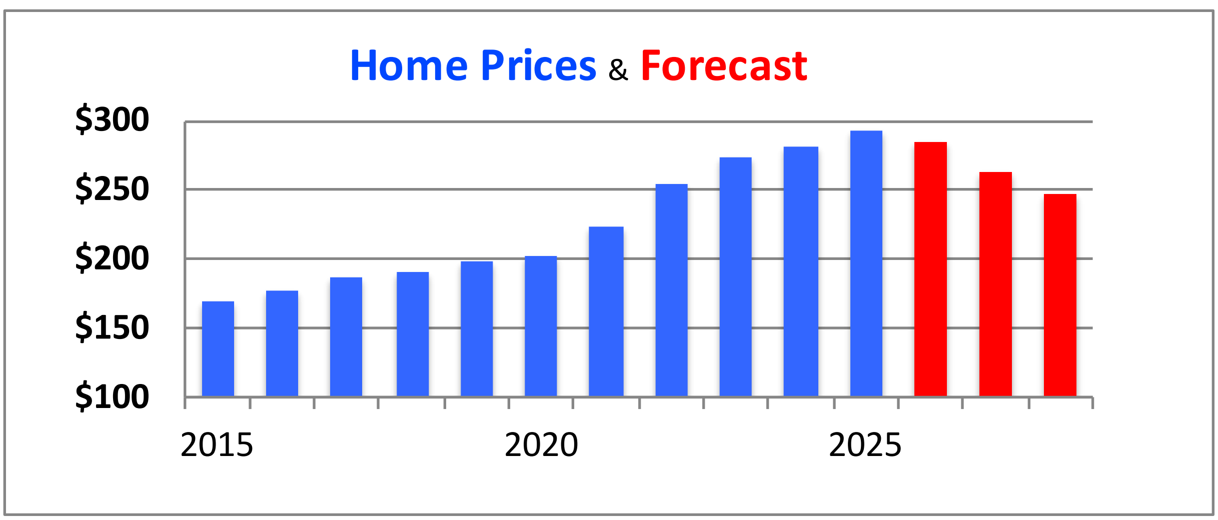
Quick Economy

Ames IA

March 2026



The local economy features a large government sector. JOB GROWTH is worse than last quarter. Unemployment is a low 2 percent. In the last two years, total area income grew 10 percent (US average: 10 percent).

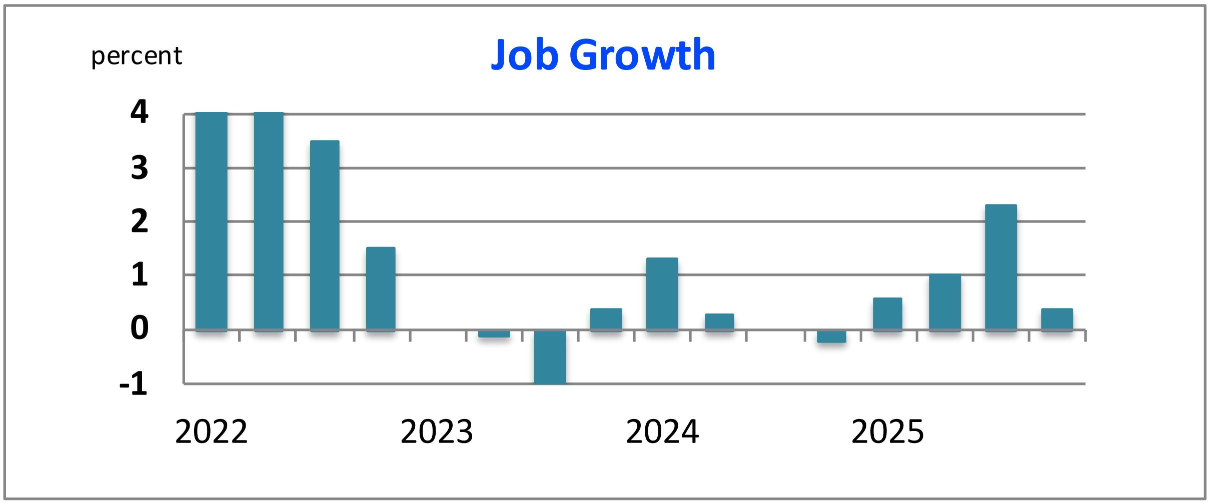


Population growth in Ames has been low. Over the last three years HOME PRICES rose 17 percent, 1 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 16 percent over the next three years. In a bad recession prices could fall 26 percent.

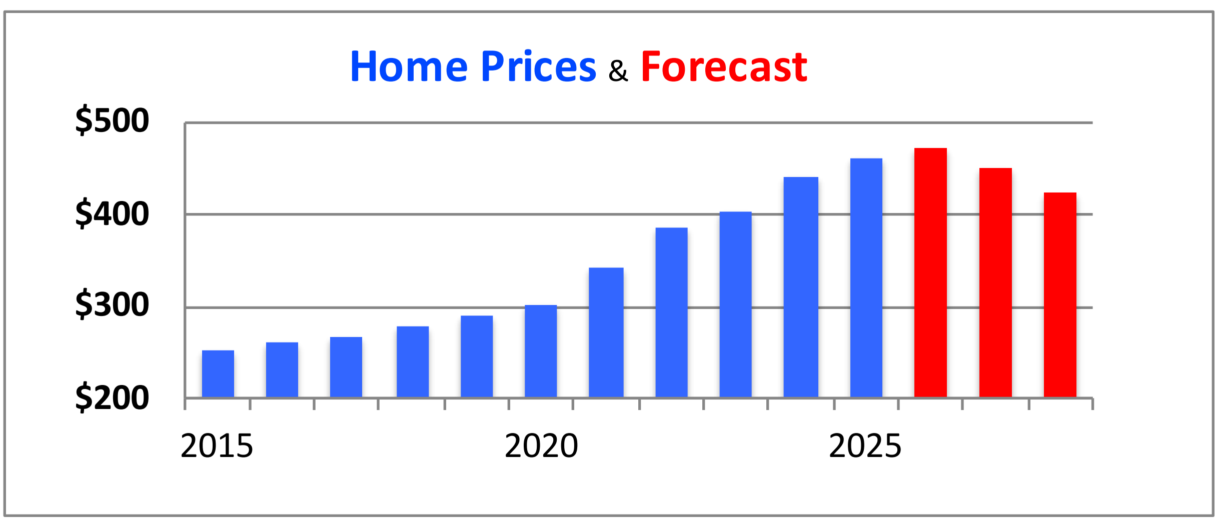
Quick Economy

Amherst MA

March 2026



The local economy features big education & healthcare and government sectors. JOB GROWTH is worse than last quarter. Unemployment is a moderate 5 percent. In the last two years, total area income grew 8 percent (US average: 10 percent).

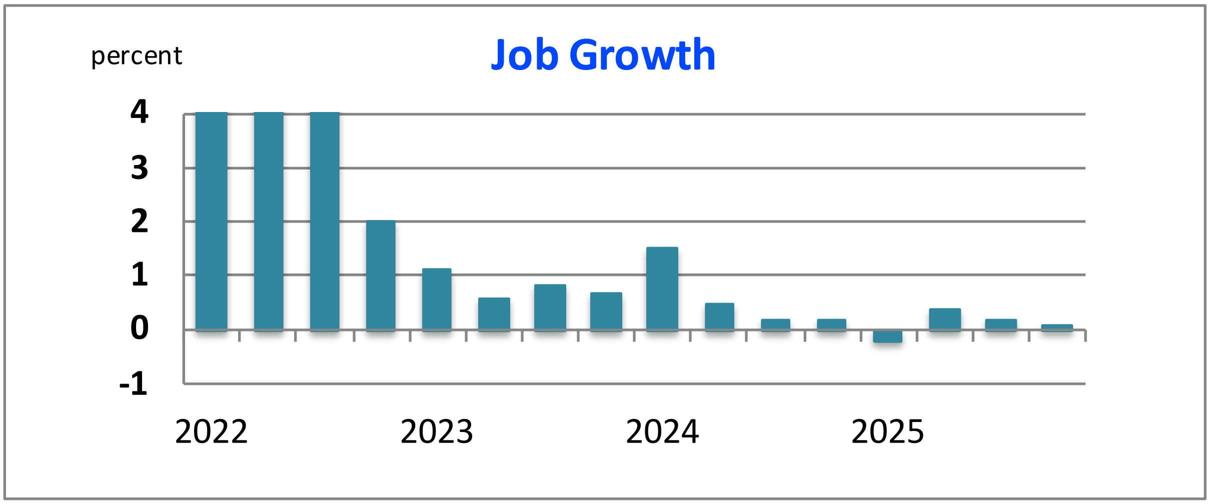


Population growth in Amherst has been high. Over the last three years HOME PRICES rose 24 percent, 7 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 8 percent over the next three years. In a bad recession prices could fall 42 percent.

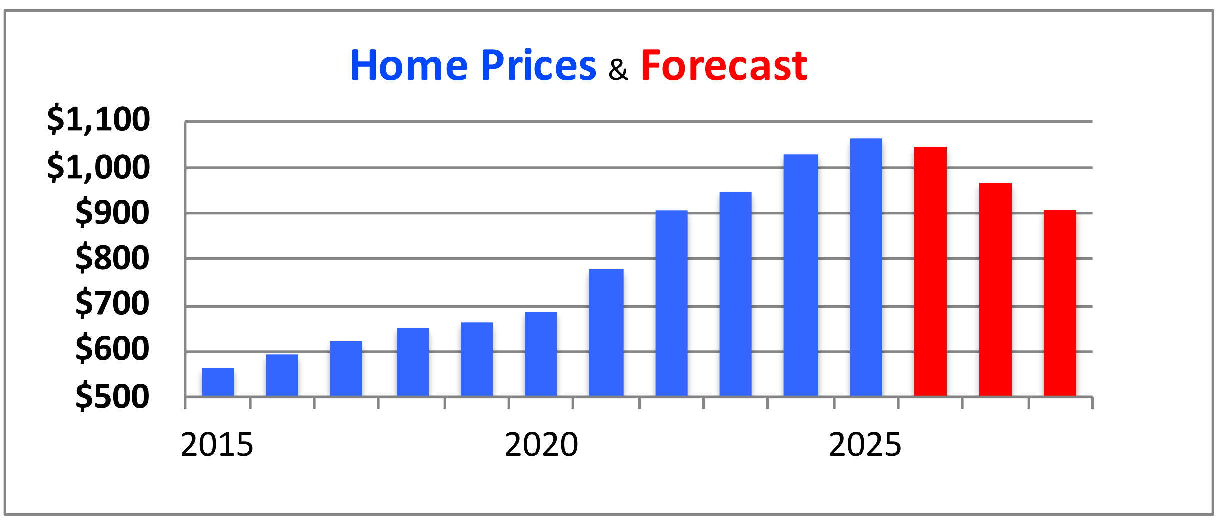
QUICK ECONOMY

Anaheim CA

March 2026



The local economy features large business services and tourism sectors. JOB GROWTH is little different than last quarter. Unemployment is a moderate 4 percent. In the last two years, total area income grew 8 percent (US average: 10 percent).

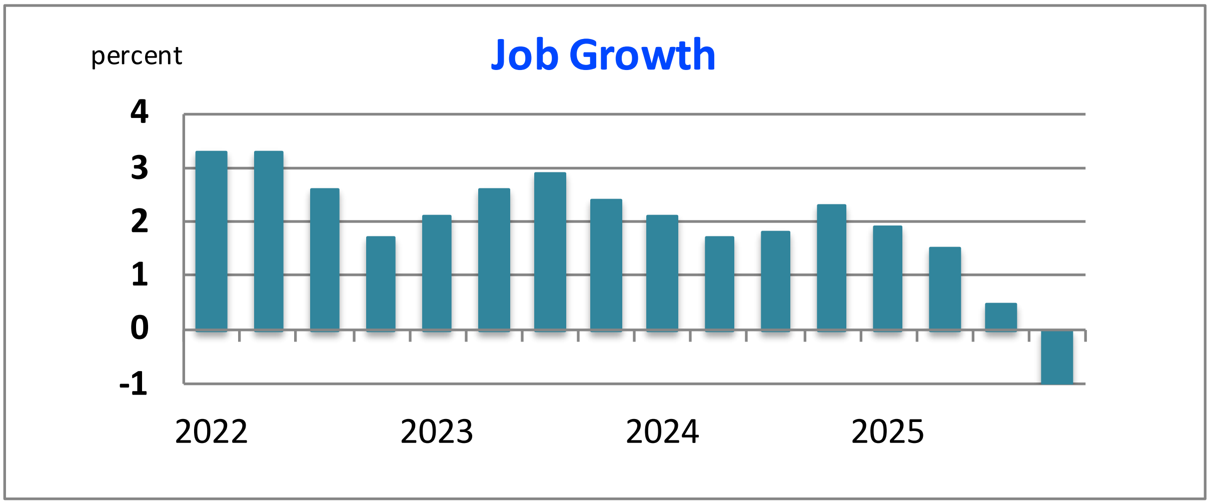


Population growth in Anaheim has been NEGATIVE. Over the last three years HOME PRICES rose 18 percent, 2 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 15 percent over the next three years. In a bad recession prices could fall 25 percent.

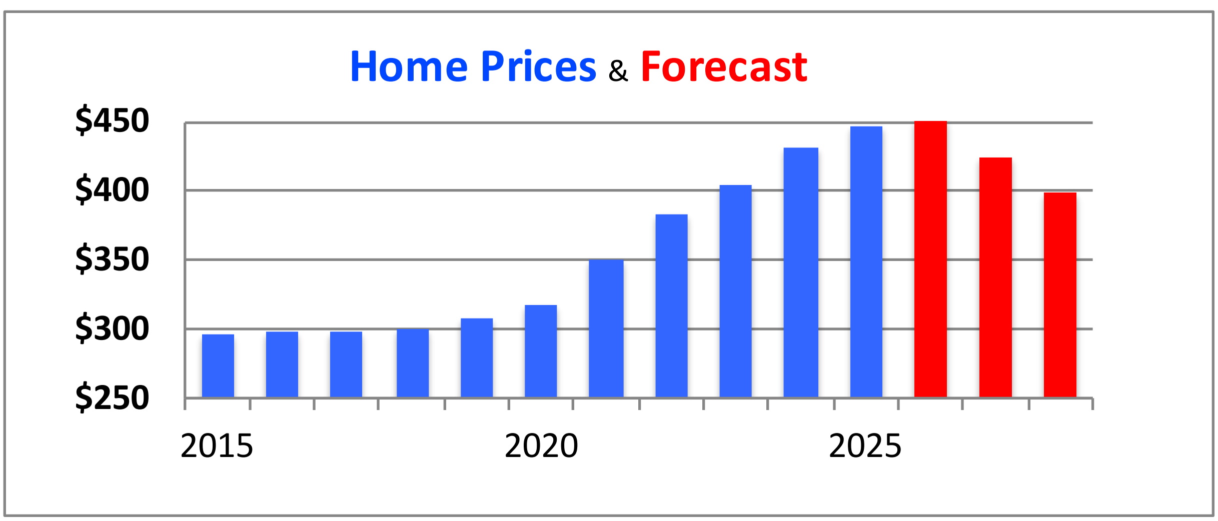
Quick Economy

Anchorage AK

March 2026



The local economy has a large military presence and a big transport-warehouse sector. The shale oil boom makes Alaskan oil less attractive. JOB GROWTH is worse than last quarter. Unemployment is a moderate 4 percent. In the last two years, total area income grew 10 percent (US average: 10 percent).

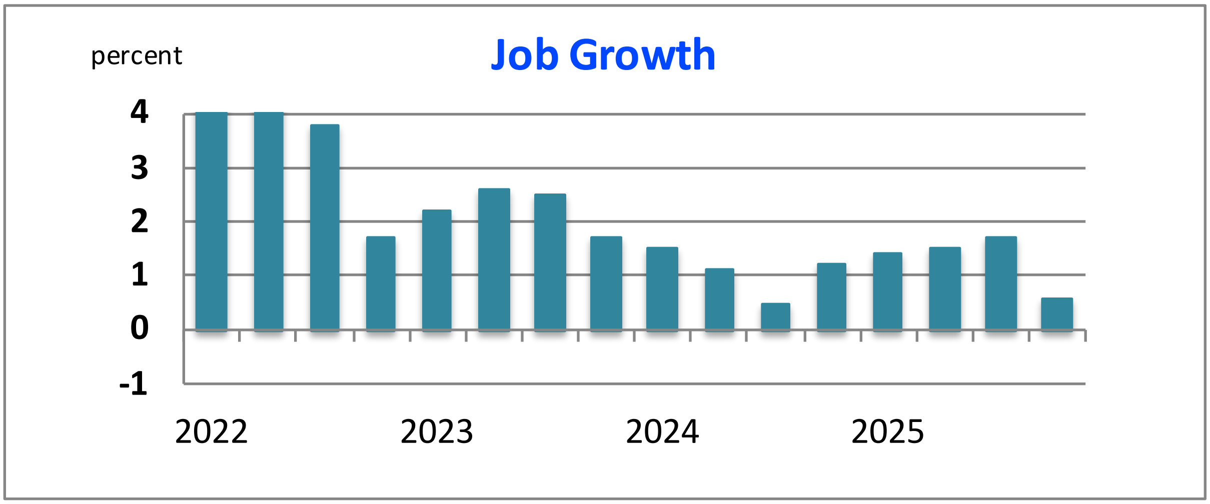


Population growth in Anchorage has been low. Over the last three years HOME PRICES rose 18 percent, 7 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 11 percent over the next three years. In a bad recession prices could fall 30 percent.

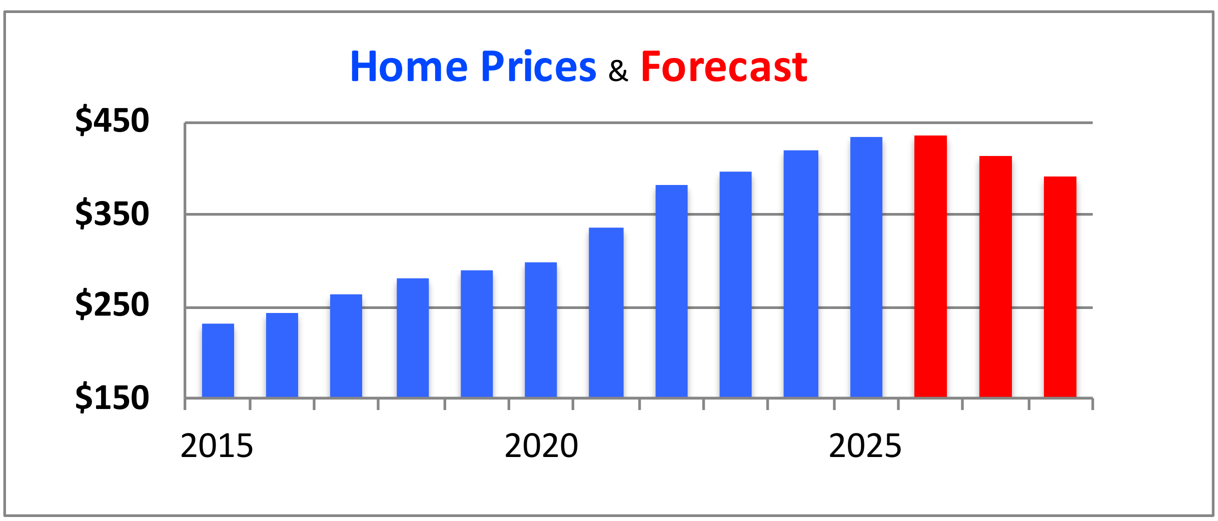
Quick Economy

Ann Arbor MI

March 2026



The university dominates the local economy and provides stability except when state budgets are tight. JOB GROWTH is worse than last quarter. Unemployment is a moderate 4 percent. In the last two years, total area income grew 7 percent (US average: 10 percent).

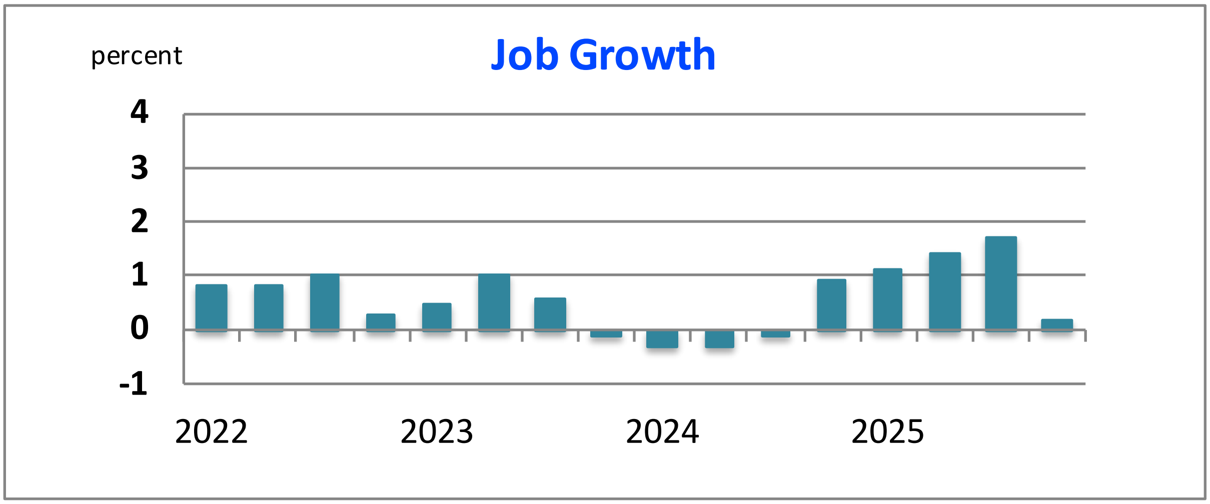


Population growth in Ann Arbor has been NEGATIVE. Over the last three years HOME PRICES rose 18 percent, 3 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 10 percent over the next three years. In a bad recession prices could fall 20 percent.

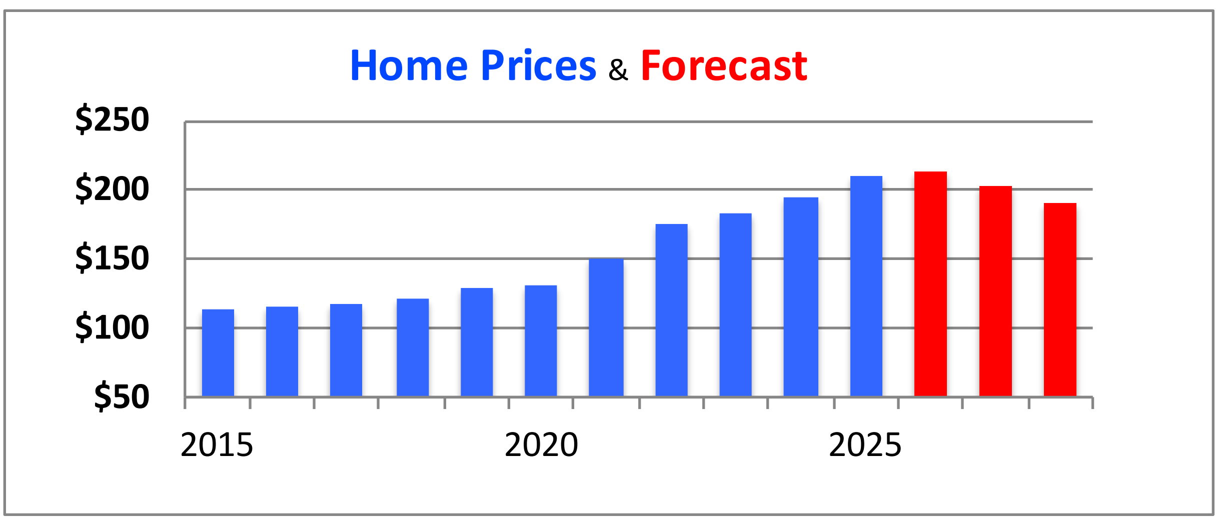
Quick Economy

Anniston AL

March 2026



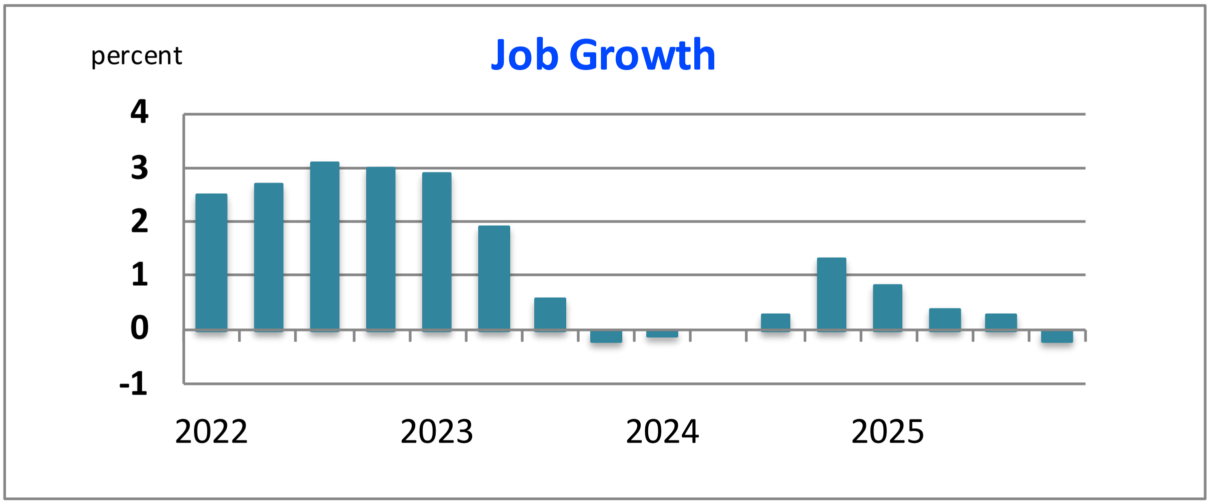
The local economy depends on the very large Army Depot and associated manufacturing. JOB GROWTH is worse than last quarter. Unemployment is a low 3 percent. In the last two years, total area income grew 7 percent (US average: 10 percent).



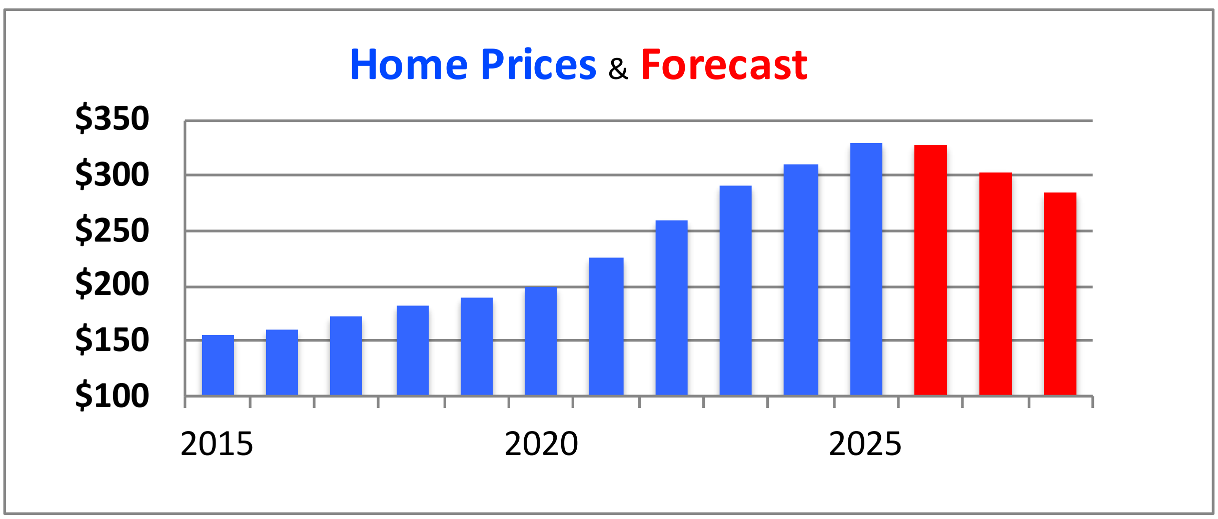
Population growth in Anniston has been NEGATIVE. Over the last three years HOME PRICES rose 20 percent, 7 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 9 percent over the next three years. In a bad recession prices could fall 42 percent.

Appleton WI

March 2026



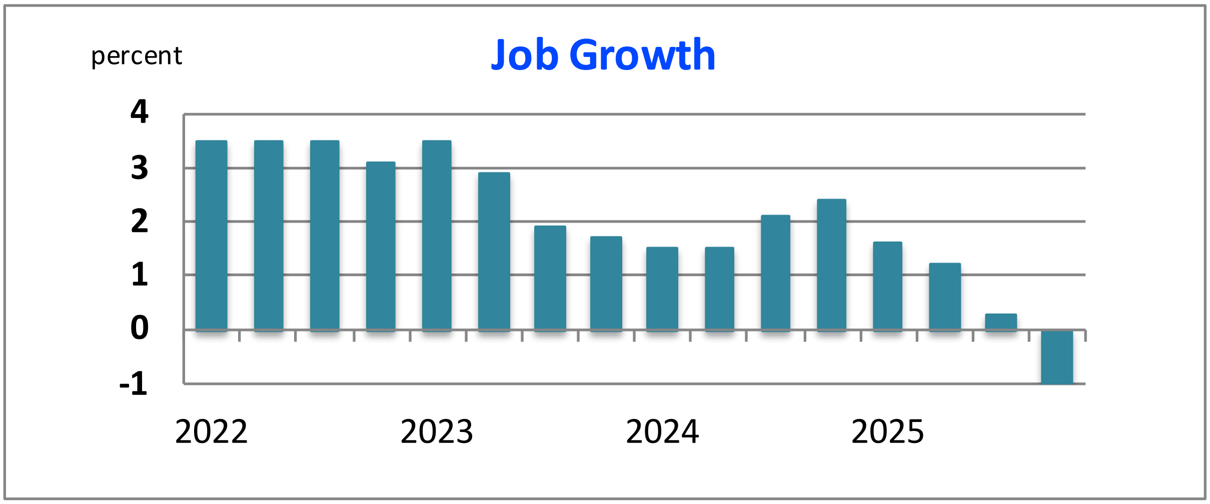
The local economy depends on the large manufacturing sector. JOB GROWTH is little different than last quarter. Unemployment is a low 3 percent. In the last two years, total area income grew 10 percent (US average: 10 percent).



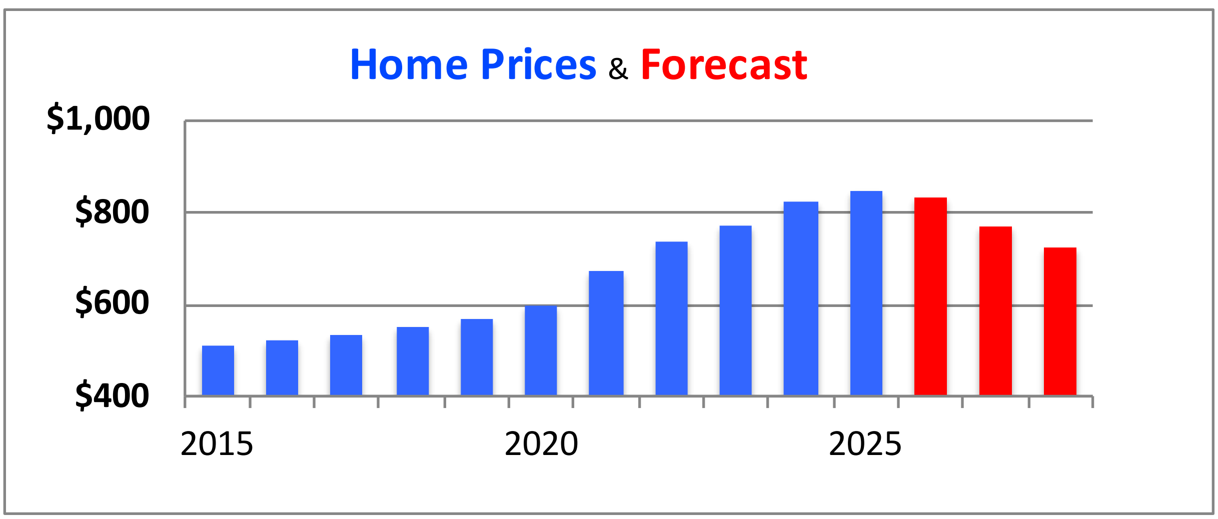
Population growth in Appleton has been low. Over the last three years HOME PRICES rose 23 percent, 5 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 14 percent over the next three years. In a bad recession prices could fall 44 percent.

Arlington-Alexandria VA

March 2026



The local economy depends on the large government sector and associated business services. JOB GROWTH is worse than last quarter. Unemployment is a low 3 percent. In the last two years, total area income grew 8 percent (US average: 10 percent).

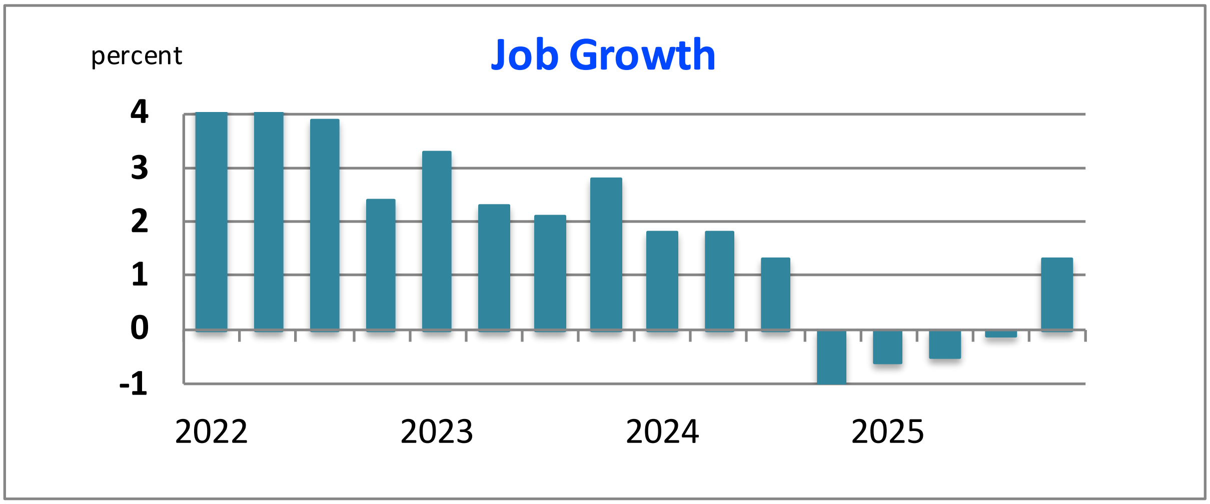


Population growth in Arlington has been low. Over the last three years HOME PRICES rose 17 percent, 3 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 15 percent over the next three years. In a bad recession prices could fall 25 percent.

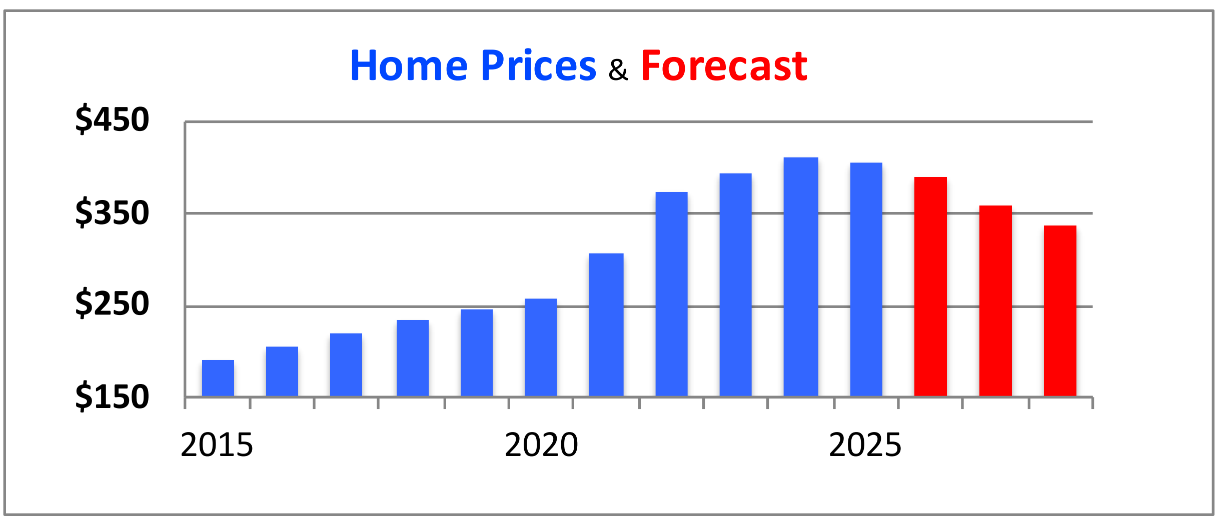
Quick Economy

Asheville NC

March 2026



The local economy depends on the university, healthcare and a large tourism industry. JOB GROWTH is better than last quarter. Unemployment is a low 3 percent. In the last two years, total area income grew 10 percent (US average: 10 percent).

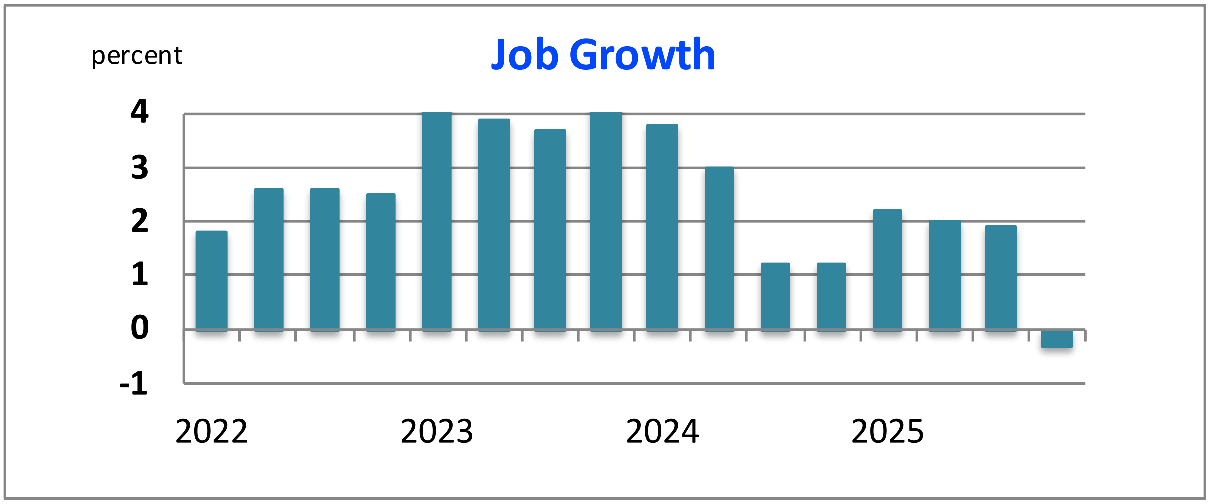


Population growth in Asheville has been low. Over the last three years HOME PRICES rose 10 percent, -1 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 17 percent over the next three years. In a bad recession prices could fall 27 percent.

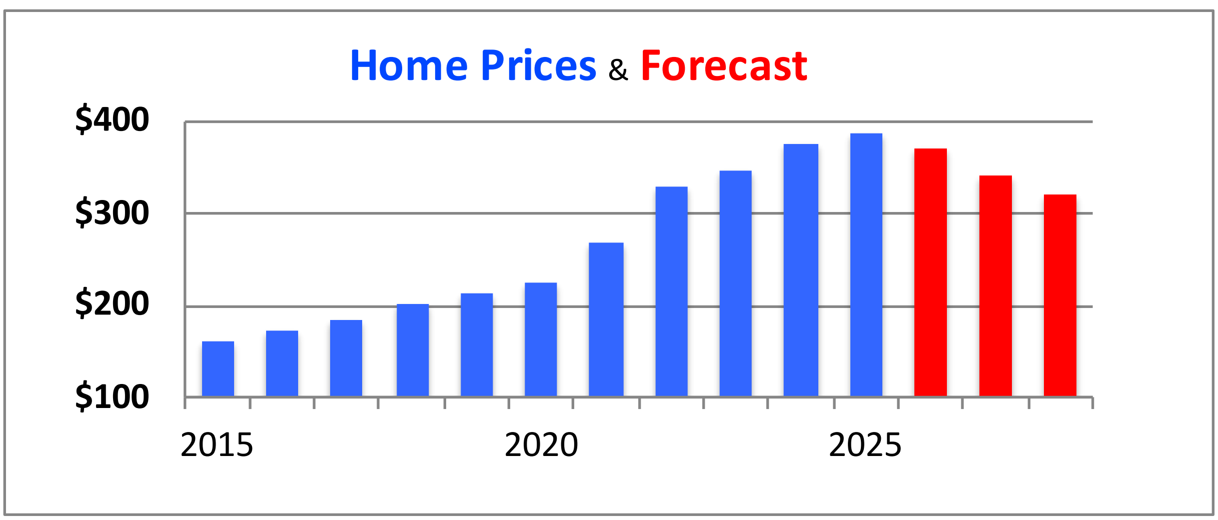
Quick Economy

Athens-Clarke County GA

March 2026



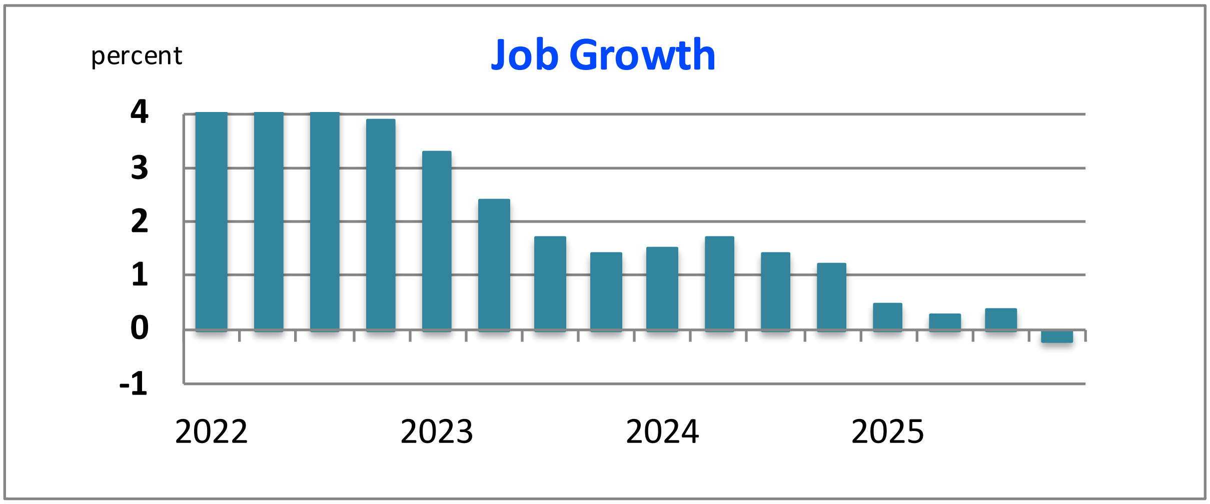
The local economy depends on the large university presence, which is vulnerable to budget cuts. JOB GROWTH is worse than last quarter. Unemployment is a low 3 percent. In the last two years, total area income grew 11 percent (US average: 10 percent).



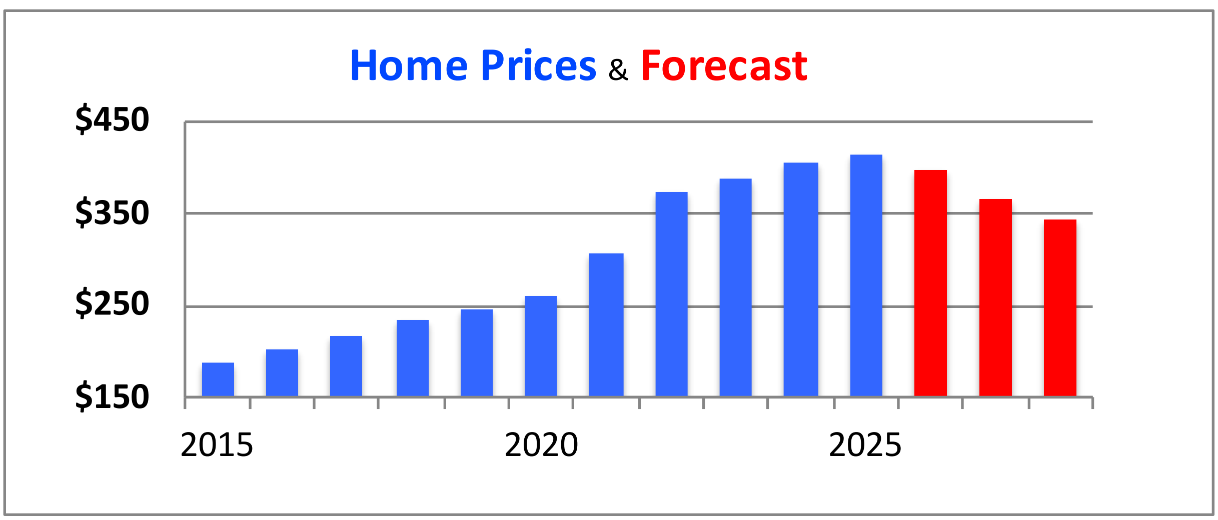
Population growth in Athens has been low. Over the last three years HOME PRICES rose 17 percent, 2 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 17 percent over the next three years. In a bad recession prices could fall 44 percent.

Atlanta GA

March 2026



The local economy features large business services and information sectors. JOB GROWTH is worse than last quarter. Unemployment is a low 3 percent. In the last two years, total area income grew 10 percent (US average: 10 percent).

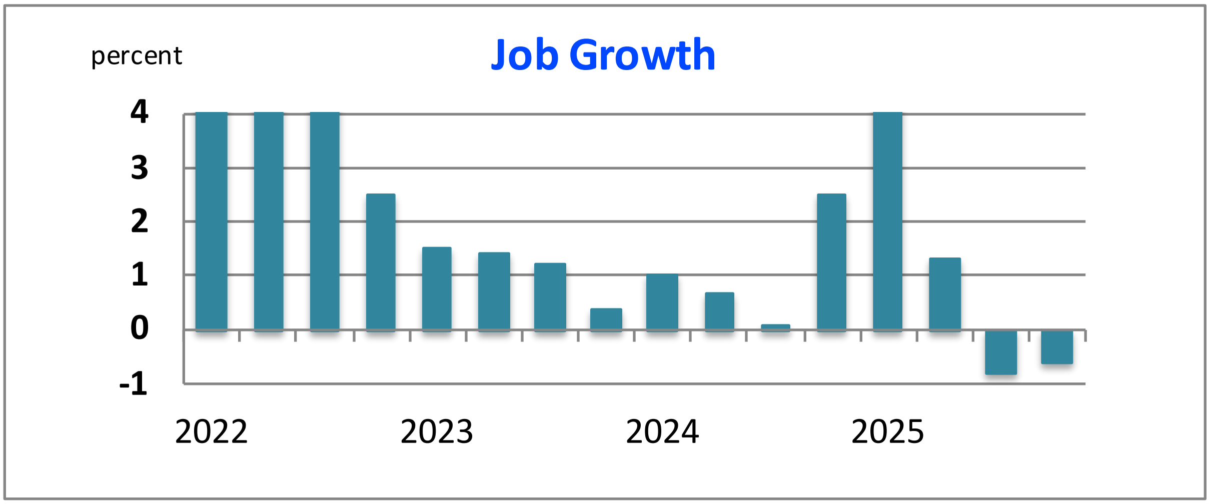


Population growth in Atlanta has been moderate. Over the last three years HOME PRICES rose 11 percent, 2 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 17 percent over the next three years. In a bad recession prices could fall 41 percent.

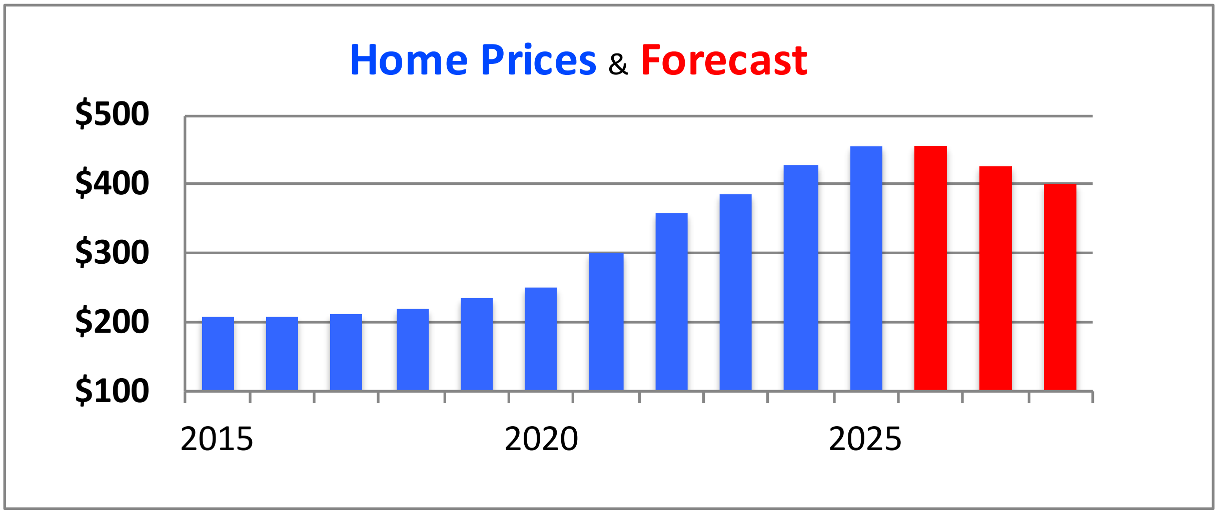
Quick Economy

Atlantic City NJ

March 2026



Economic growth has been erratic for many years as other markets siphon off parts of the gambling business. JOB GROWTH is little different than last quarter. Unemployment is a moderate 7 percent. In the last two years, total area income grew 8 percent (US average: 10 percent).

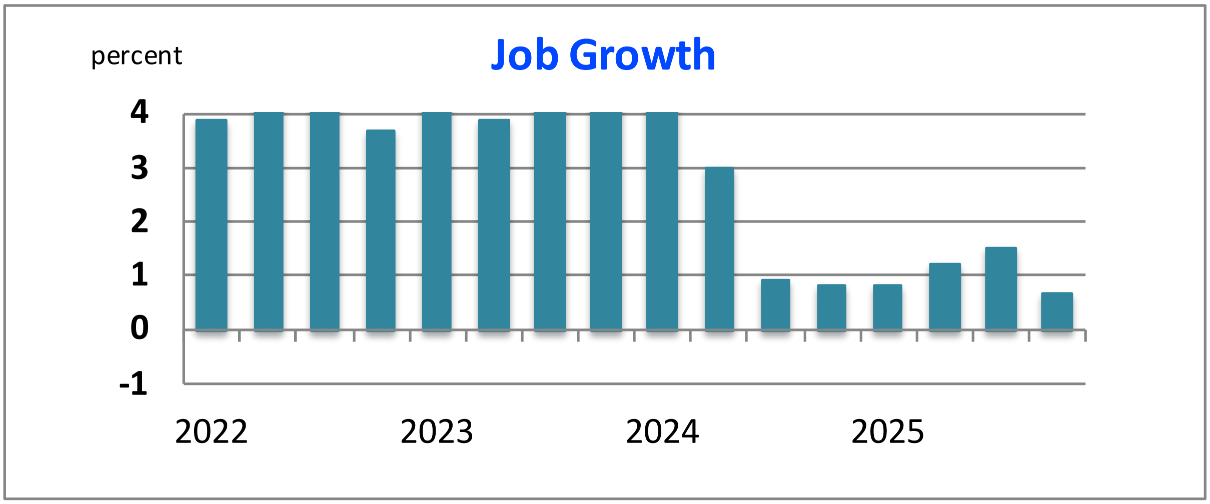


Population growth in Atlantic City has been low. Over the last three years HOME PRICES rose 33 percent, 6 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 12 percent over the next three years. In a bad recession prices could fall 52 percent.

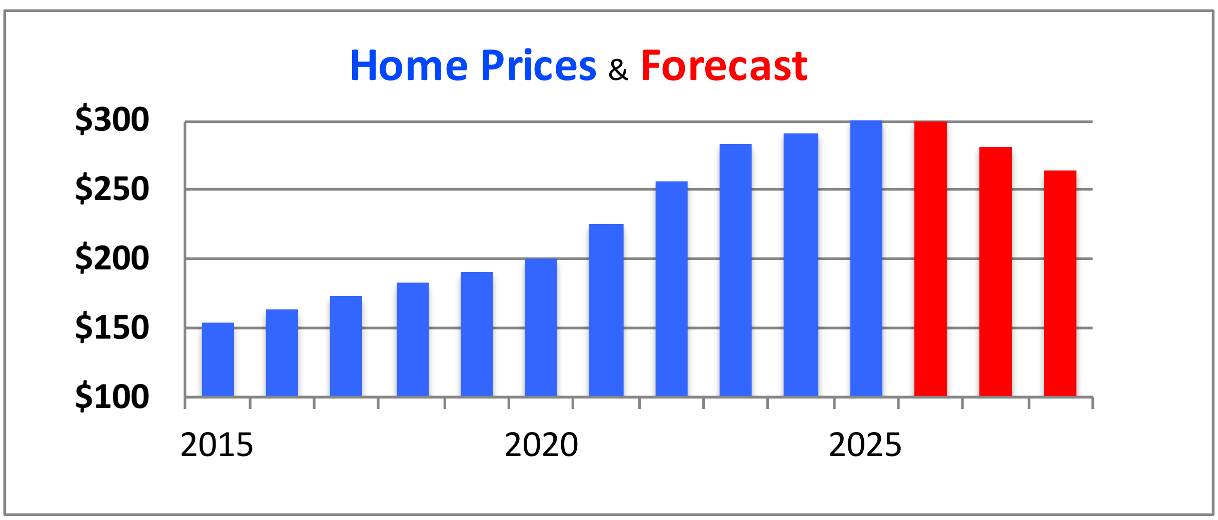
Quick Economy

Auburn AL

March 2026



The local economy depends on the large university presence. JOB GROWTH is worse than last quarter. Unemployment is a low 2 percent. In the last two years, total area income grew 13 percent (US average: 10 percent).

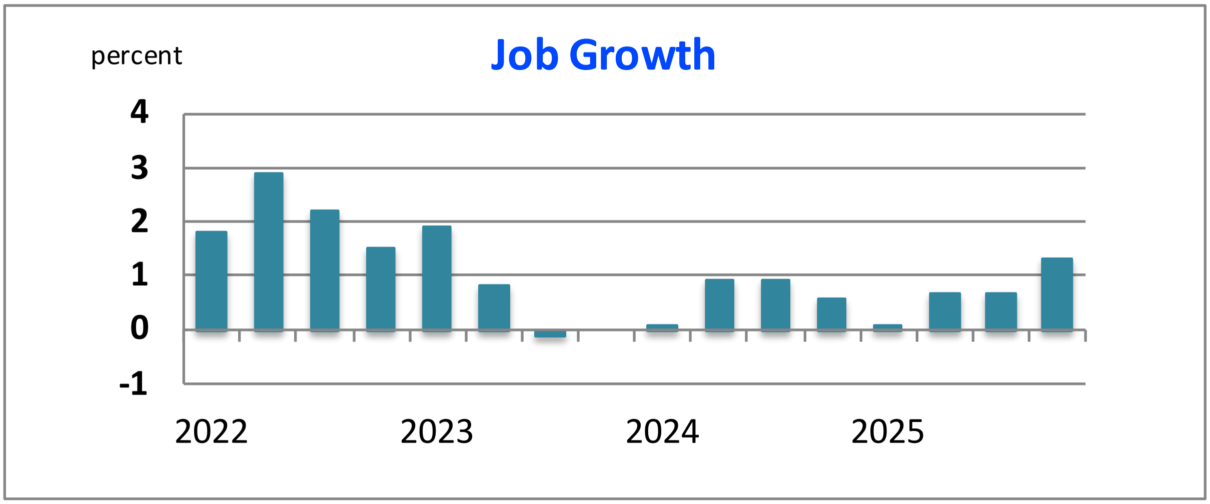


Population growth in Auburn has been moderate. Over the last three years HOME PRICES rose 17 percent, 4 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 12 percent over the next three years. In a bad recession prices could fall 23 percent.

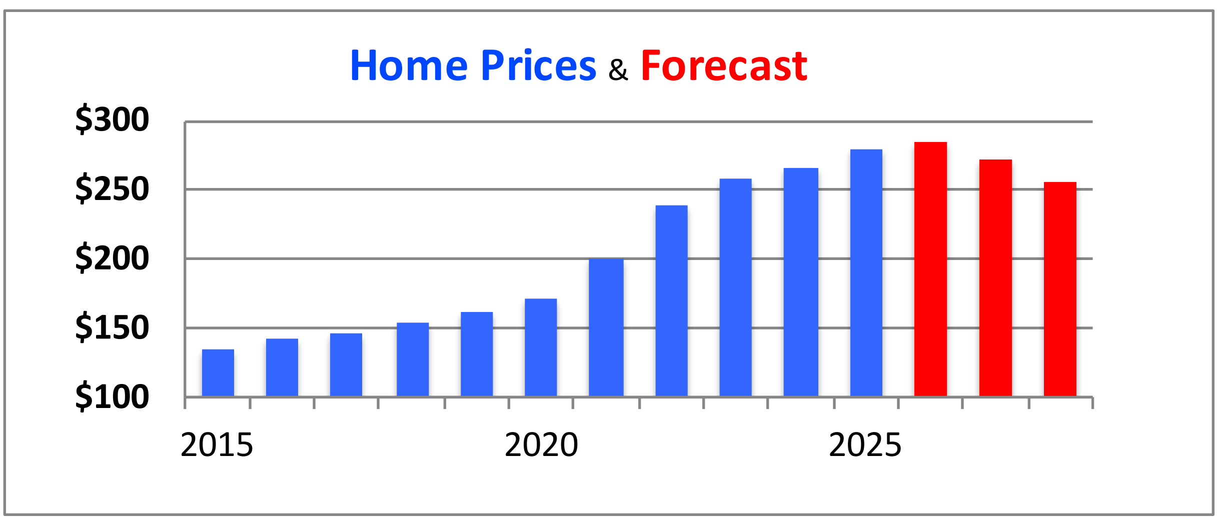
Quick Economy

Augusta-Richmond County GA

March 2026



The local economy is tied to the large government sector. JOB GROWTH is better than last quarter. Unemployment is a moderate 4 percent. In the last two years, total area income grew 14 percent (US average: 10 percent).

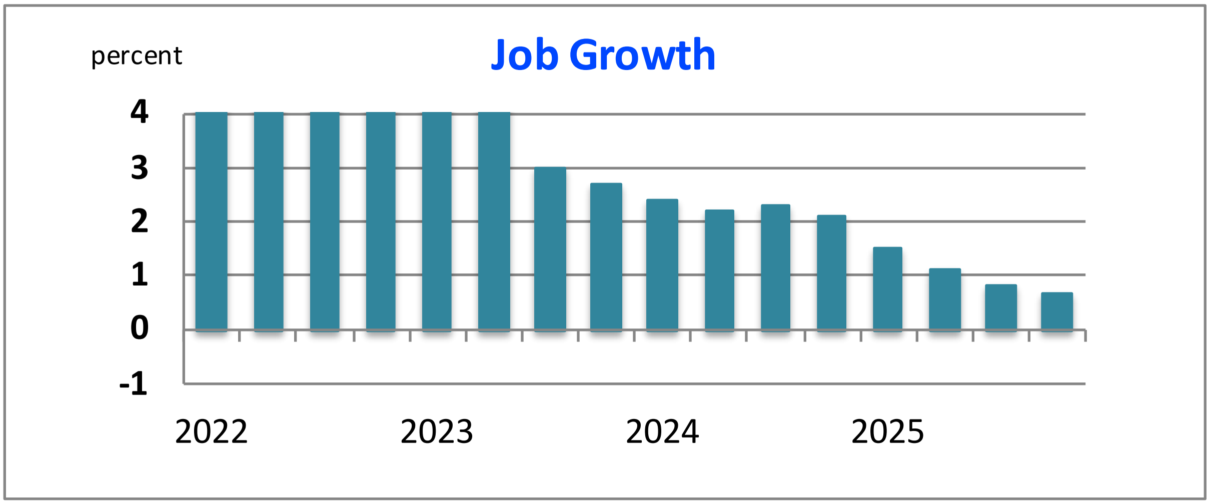


Population growth in Augusta has been low. Over the last three years HOME PRICES rose 16 percent, 6 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 9 percent over the next three years. In a bad recession prices could fall 47 percent.

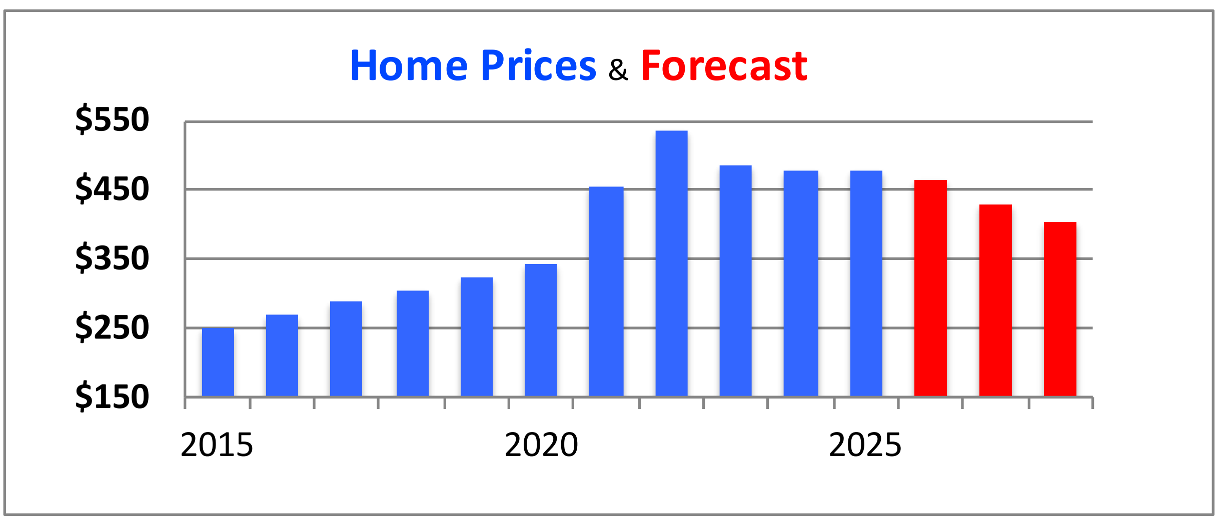
QUICK ECONOMY

Austin TX

March 2026



The local economy is tied to the large government sector, business services (to the government) and information. JOB GROWTH is little different than last quarter. Unemployment is a low 3 percent. In the last two years, total area income grew 20 percent (US average: 10 percent).



Population growth in Austin has been high. Over the last three years HOME PRICES rose -6 percent, 0 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 15 percent over the next three years. In a bad recession prices could fall 25 percent.