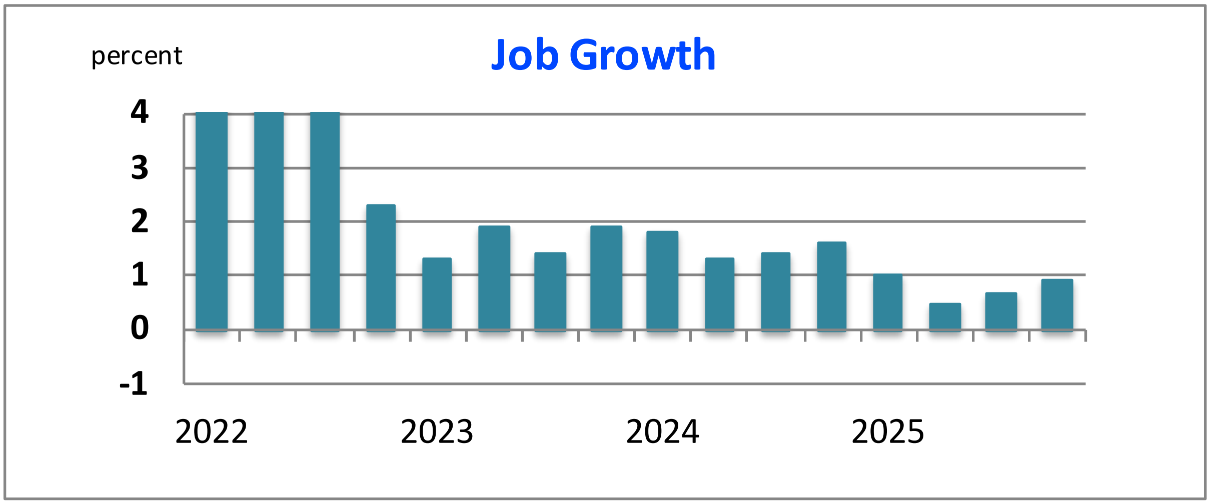
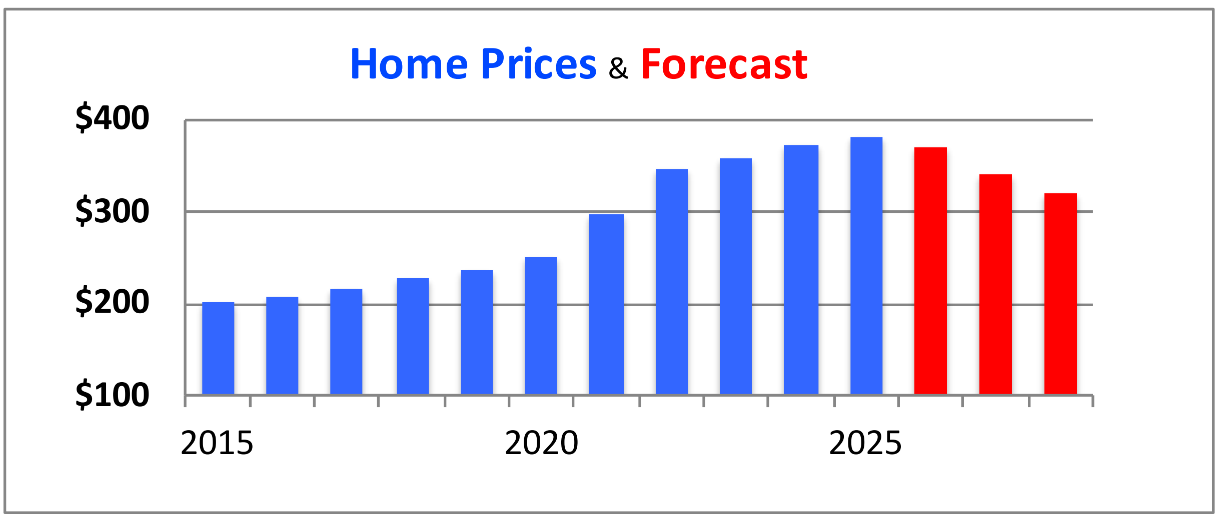
Quick Economy

Bakersfield CA

March 2026



The local economy features a large military presence and the oil industry. JOB GROWTH is little different than last quarter. Unemployment is a high 8 percent. In the last two years, total area income grew 9 percent (US average: 10 percent).

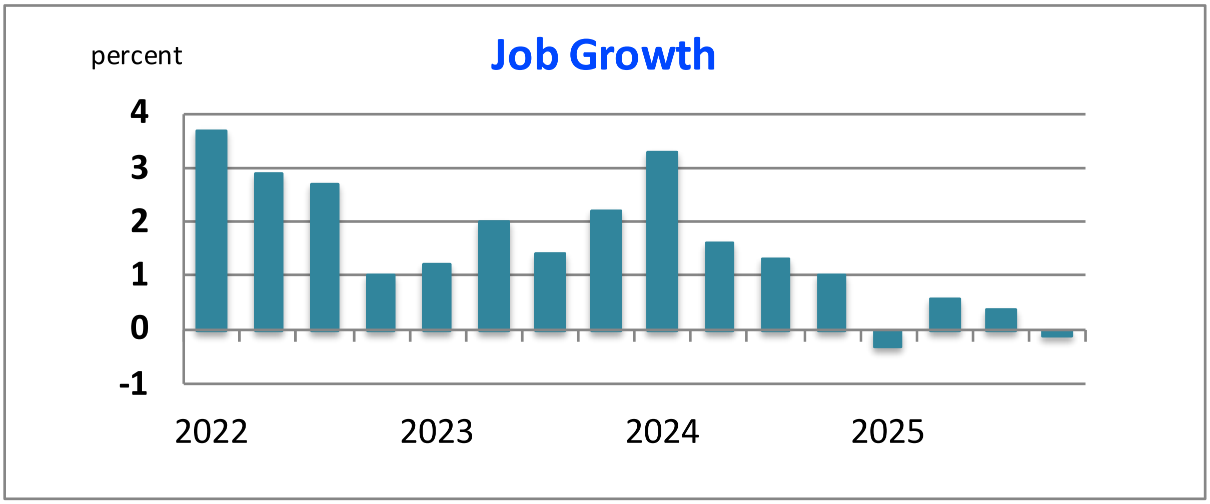


Population growth in Bakersfield has been low. Over the last three years HOME PRICES rose 12 percent, 2 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 16 percent over the next three years. In a bad recession prices could fall 39 percent.

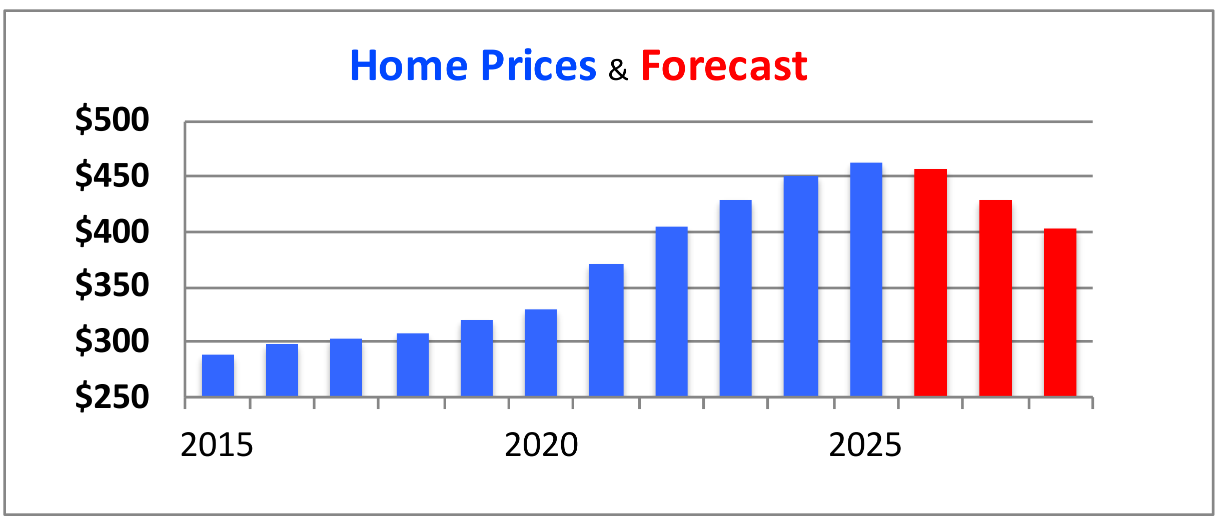
Quick Economy

Baltimore MD

March 2026



The local economy features a large healthcare-education sector (Johns Hopkins). JOB GROWTH is little different than last quarter. Unemployment is a moderate 4 percent. In the last two years, total area income grew 7 percent (US average: 10 percent).

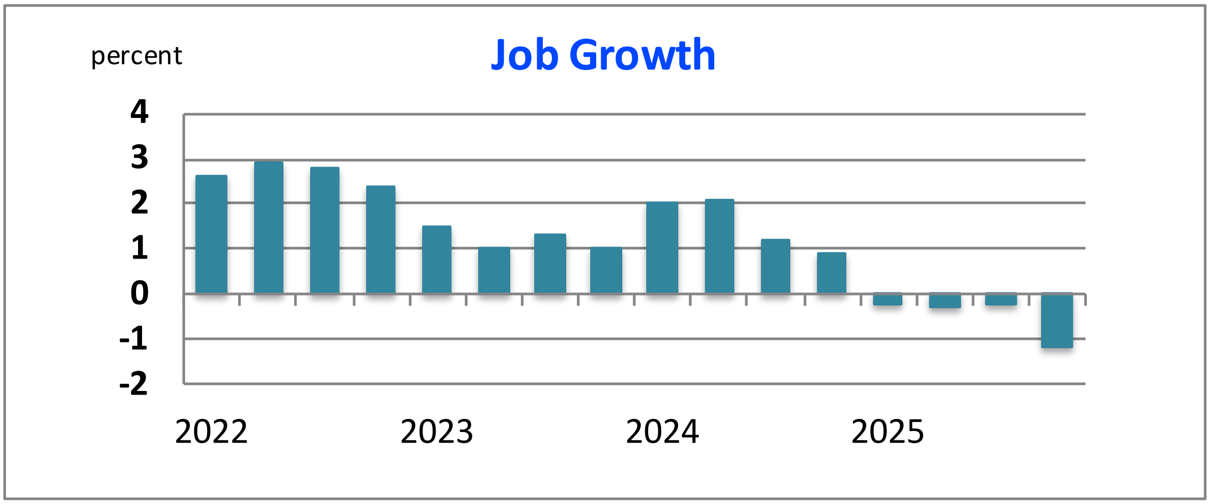


Population growth in Baltimore has been low. Over the last three years HOME PRICES rose 14 percent, 3 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 13 percent over the next three years. In a bad recession prices could fall 23 percent.

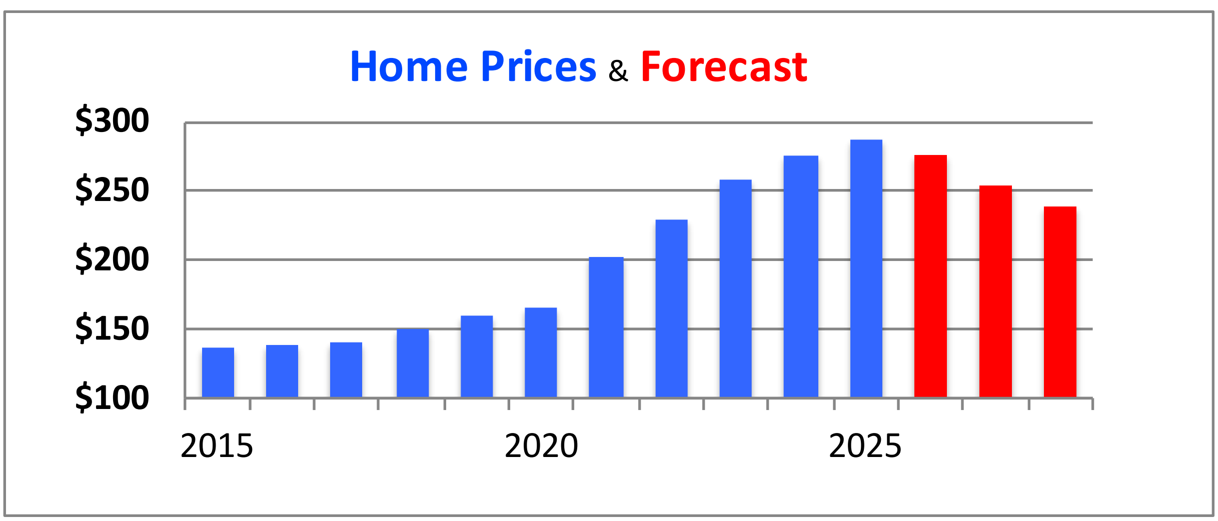
Quick Economy

Bangor ME

March 2026



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 14 percent (US average: 10 percent).

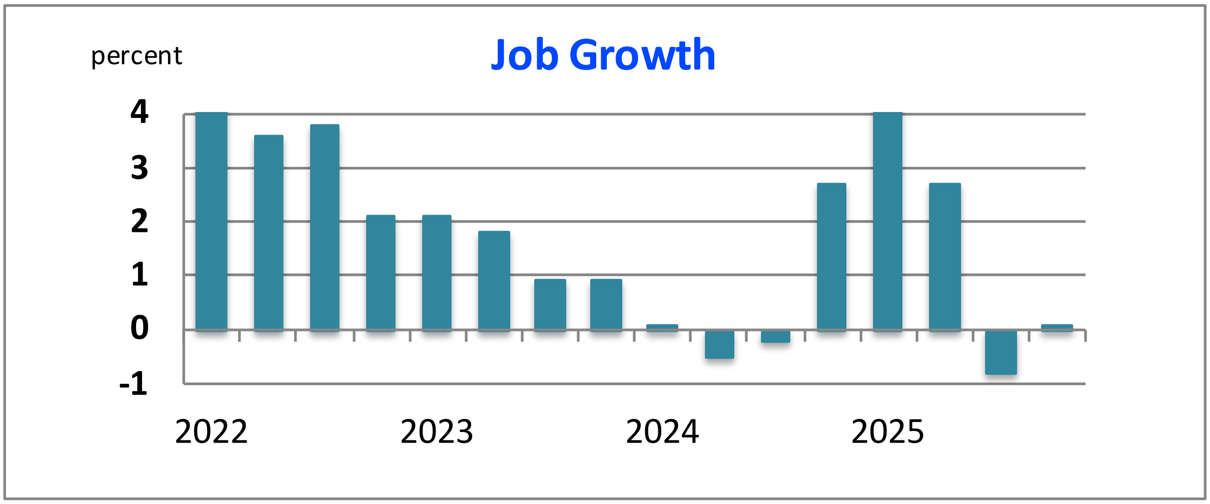


Population growth in Bangor has been low. Over the last three years HOME PRICES rose 24 percent, 2 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 17 percent over the next three years. In a bad recession prices could fall 47 percent.

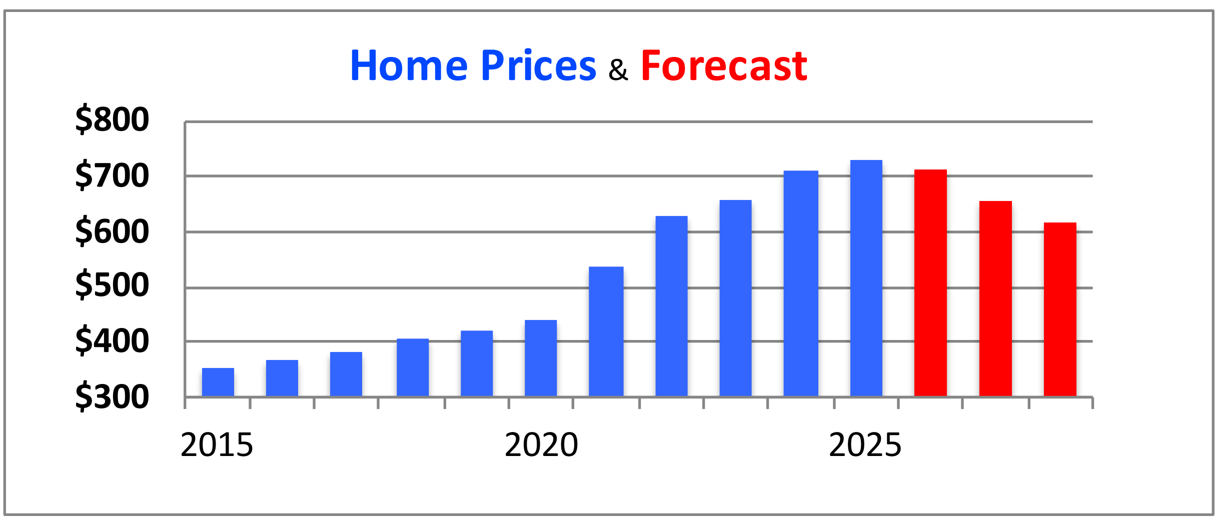
QUICK ECONOMY

Barstable-Cape Cod MA

March 2026



Economic growth depends on a highly seasonal tourist business and spending by a large population of retirees. JOB GROWTH is better than last quarter. Unemployment is a moderate 6 percent. In the last two years, total area income grew 14 percent (US average: 10 percent).

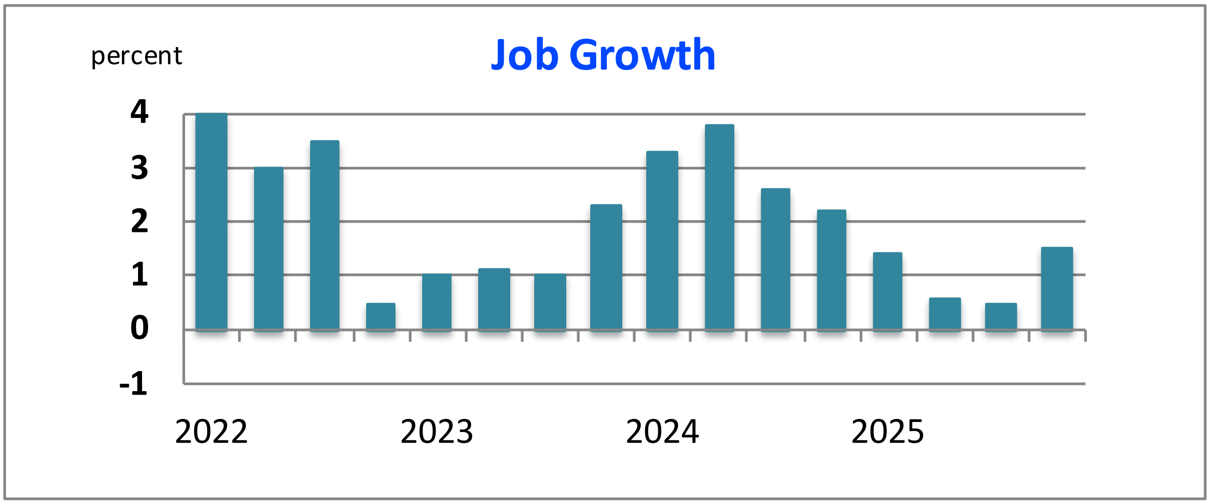


Population growth in Cape Cod has been low. Over the last three years HOME PRICES rose 18 percent, 2 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 16 percent over the next three years. In a bad recession prices could fall 30 percent.

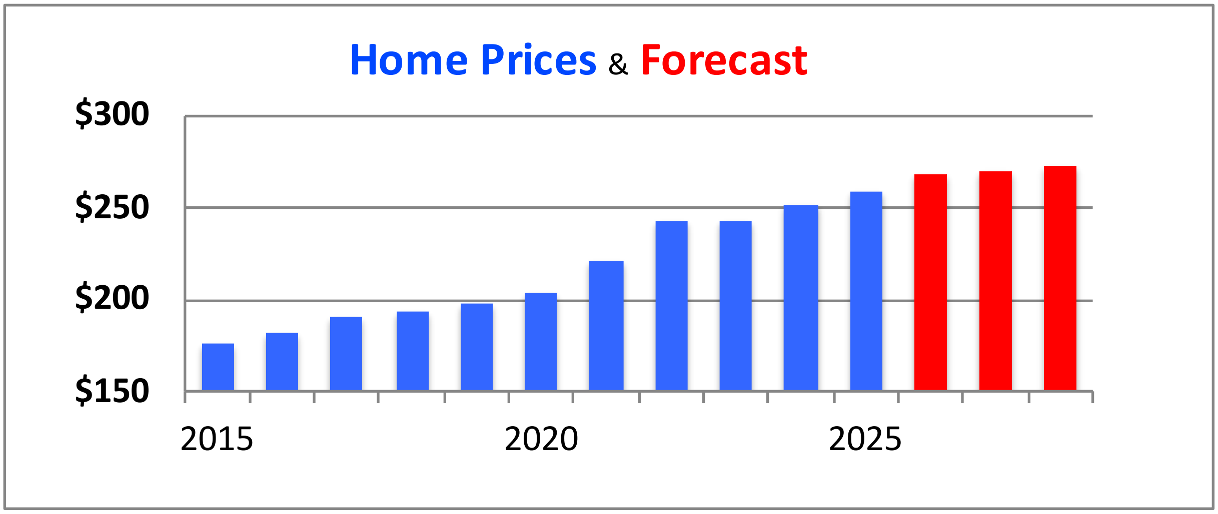
Quick Economy

Baton Rouge LA

March 2026



The local economy features a large government sector and construction companies that have a national presence. JOB GROWTH is better than last quarter. Unemployment is a moderate 4 percent. In the last two years, total area income grew 6 percent (US average: 10 percent).

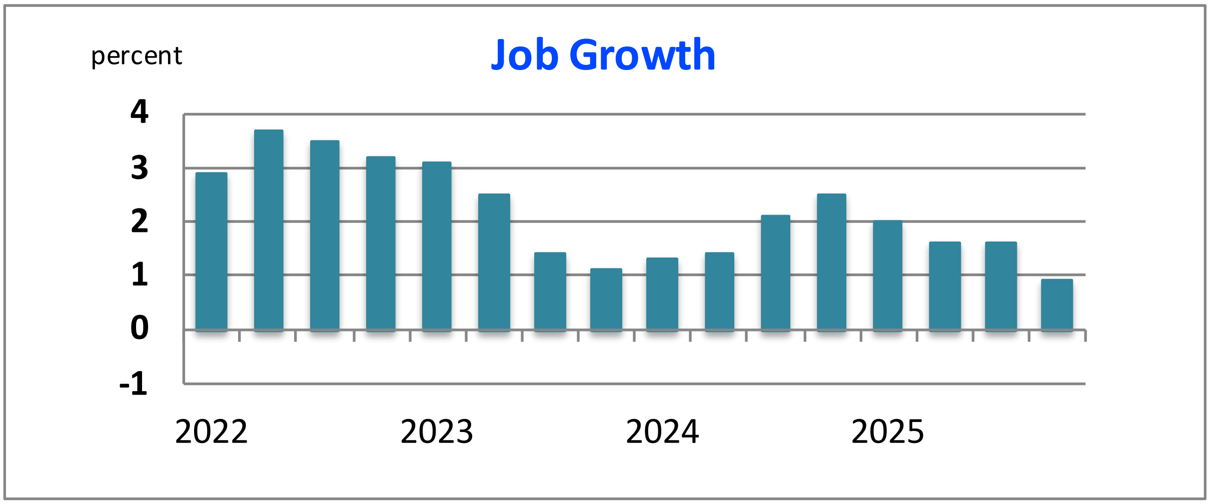


Population growth in Baton Rouge has been low. Over the last three years HOME PRICES rose 7 percent, 5 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to RISE 5 percent over the next three years. In a bad recession prices could fall 15 percent.

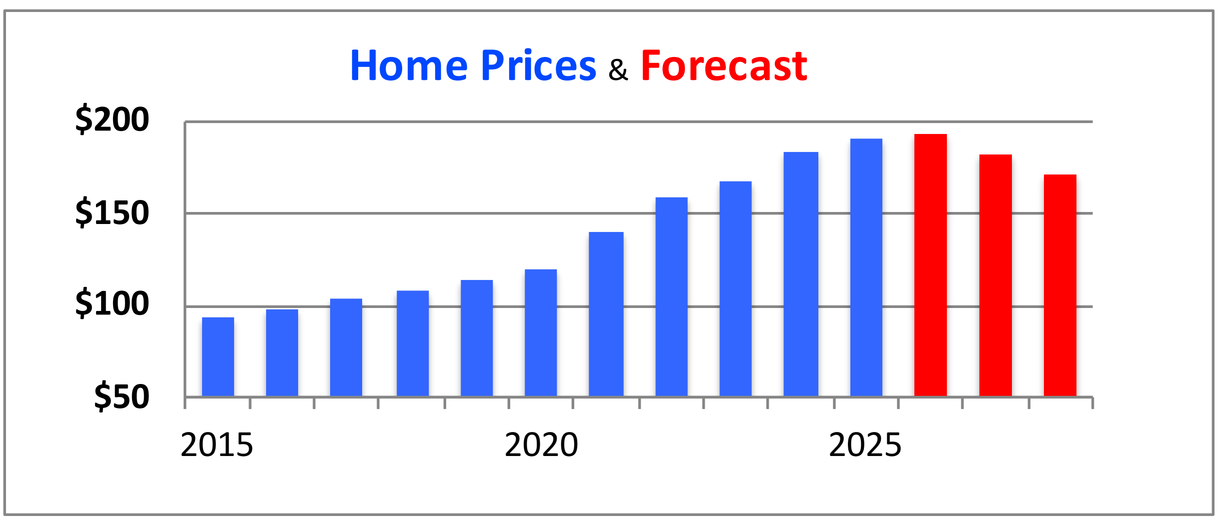
QUICK ECONOMY

Battle Creek MI

March 2026



The local economy features a large manufacturing sector (Kellogg cereals, auto parts). 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).

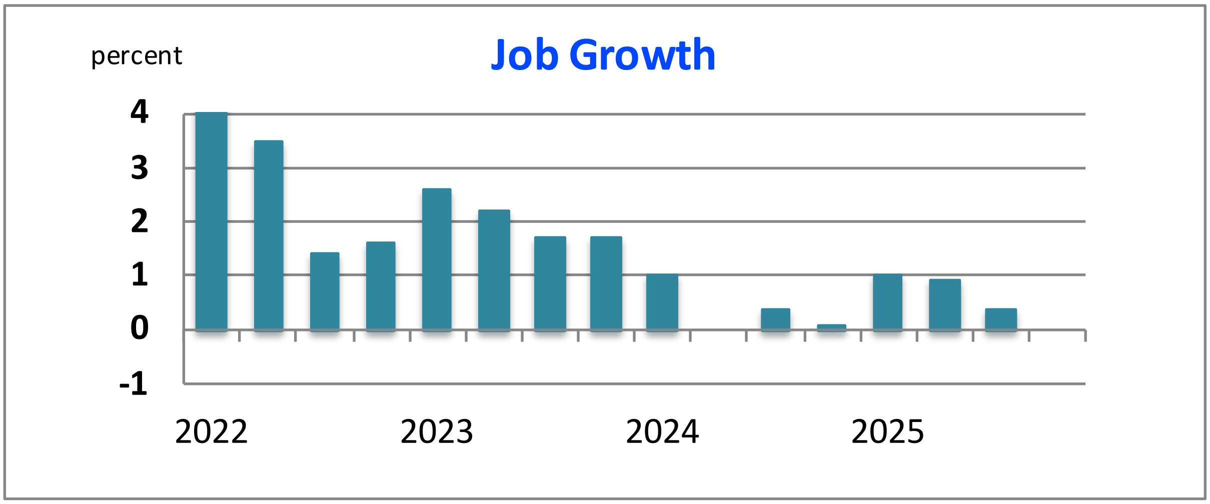


Population growth in Battle Creek has been NEGATIVE. Over the last three years HOME PRICES rose 23 percent, 6 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 10 percent over the next three years. In a bad recession prices could fall 47 percent.

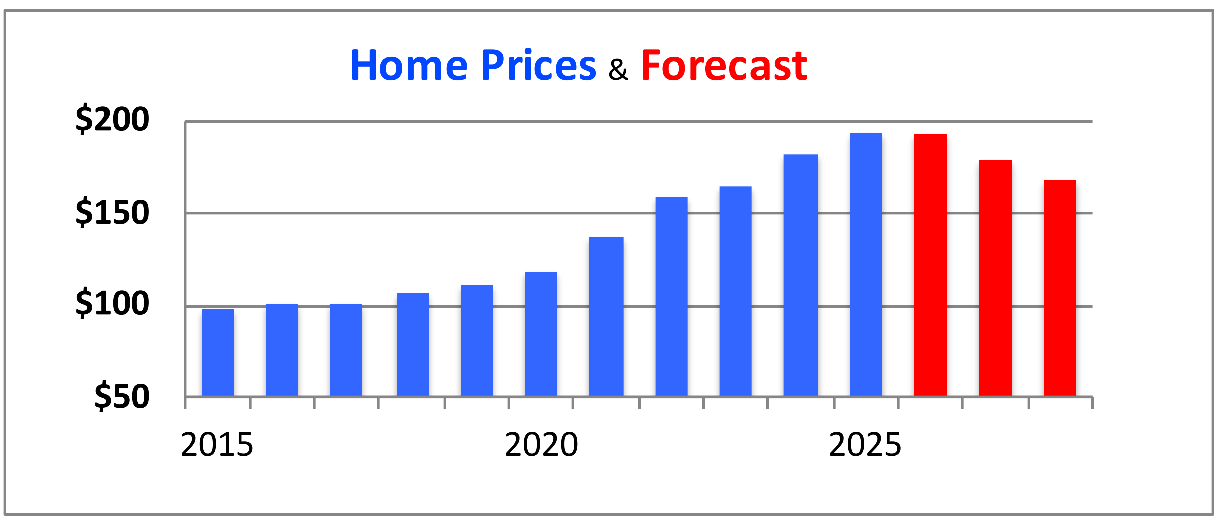
Quick Economy

Bay City MI

March 2026



The local economy features a large manufacturing sector. JOB GROWTH is little different than last quarter. Unemployment is a moderate 6 percent. In the last two years, total area income grew 5 percent (US average: 10 percent).

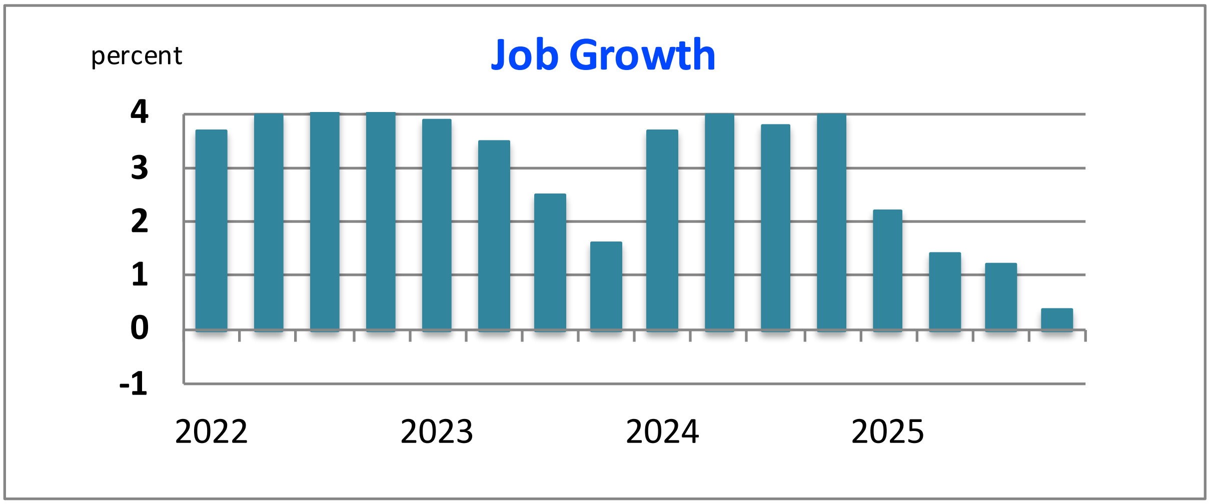


Population growth in Bay City has been NEGATIVE. Over the last three years HOME PRICES rose 28 percent, 6 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 13 percent over the next three years. In a bad recession prices could fall 47 percent.

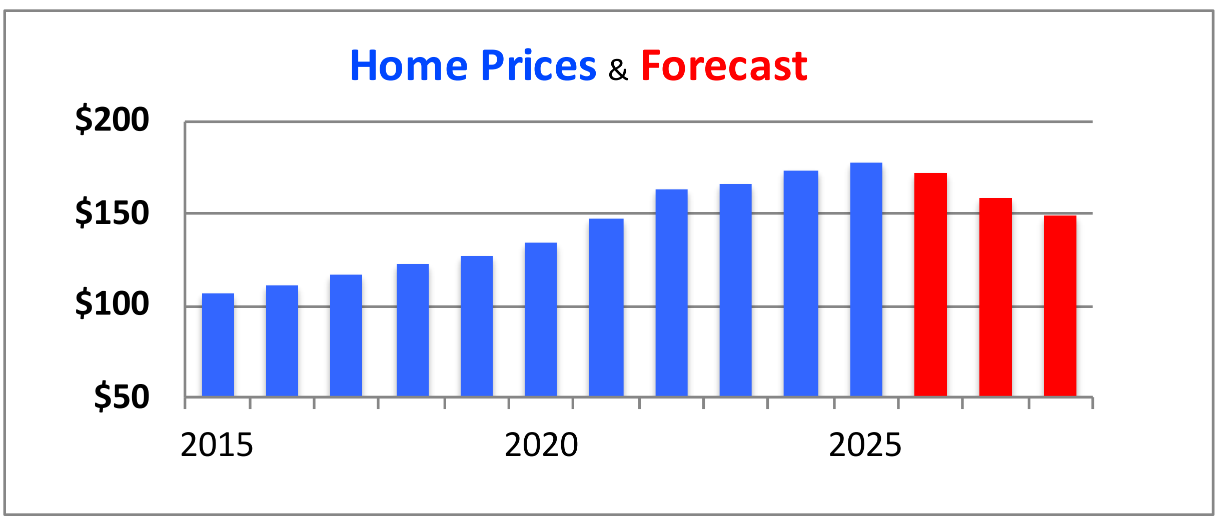
Quick Economy

Beaumont TX

March 2026



The local economy features a large refinery sector. 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).

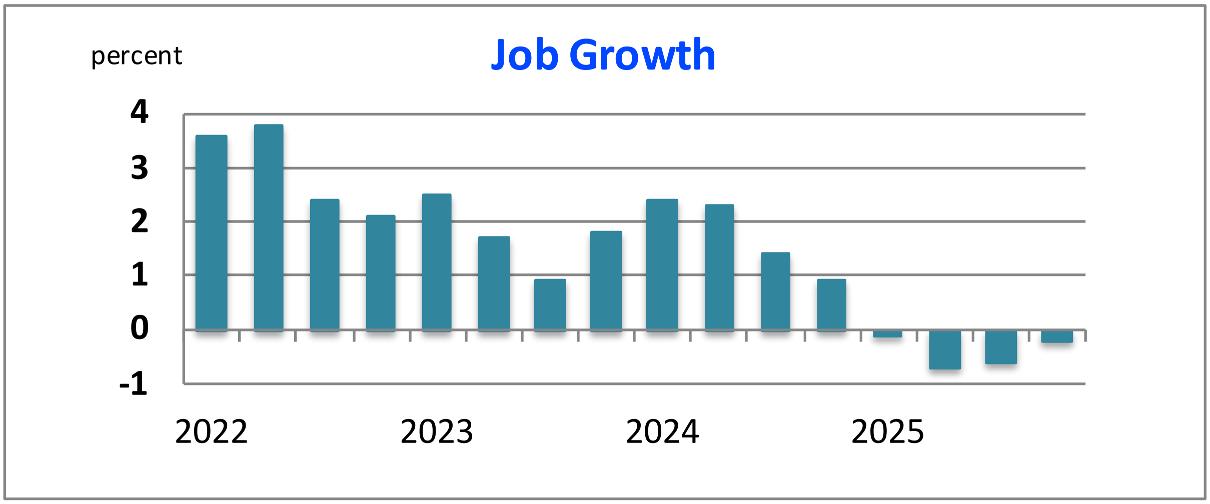


Population growth in Beaumont has been low. Over the last three years HOME PRICES rose 9 percent, 2 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 16 percent over the next three years. In a bad recession prices could fall 29 percent.

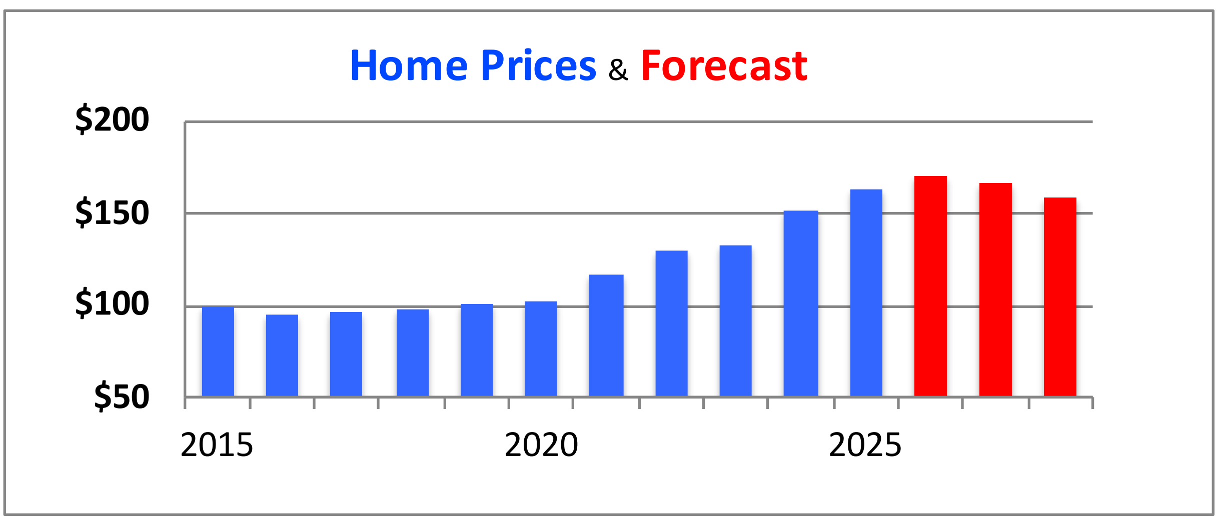
Quick Economy

Beckley WV

March 2026



The local economy features a large government sector. JOB GROWTH is little different than last quarter. Unemployment is a moderate 5 percent. In the last two years, total area income grew 6 percent (US average: 10 percent).

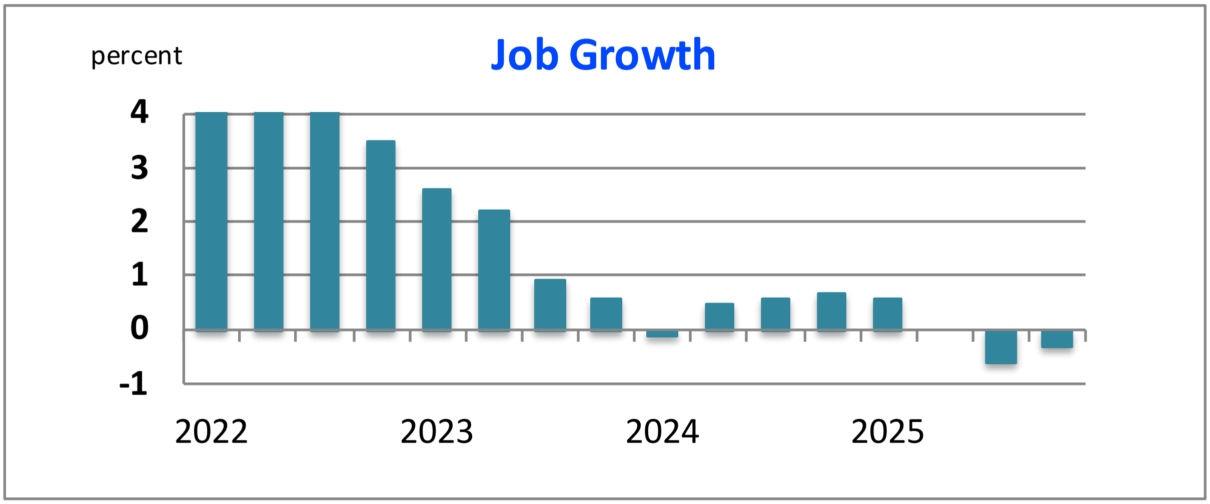


Population growth in Beckley has been NEGATIVE. Over the last three years HOME PRICES rose 35 percent, 12 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 3 percent over the next three years. In a bad recession prices could fall 32 percent.

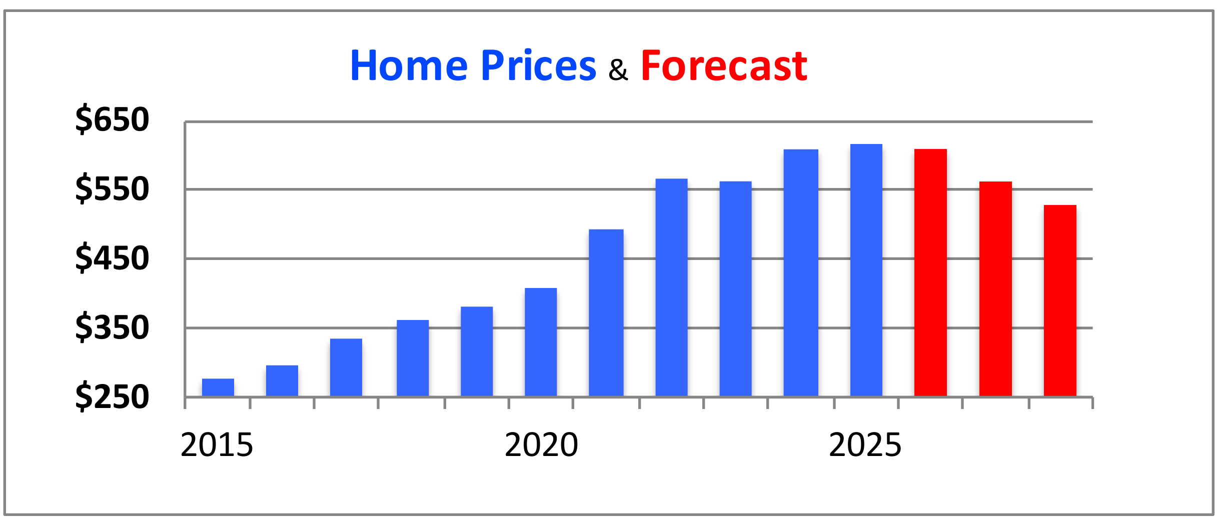
Quick Economy

Bellingham WA

March 2026



The local economy is tied to a large government sector (university) and retail. JOB GROWTH is little different than last quarter. Unemployment is a moderate 5 percent. In the last two years, total area income grew 13 percent (US average: 10 percent).

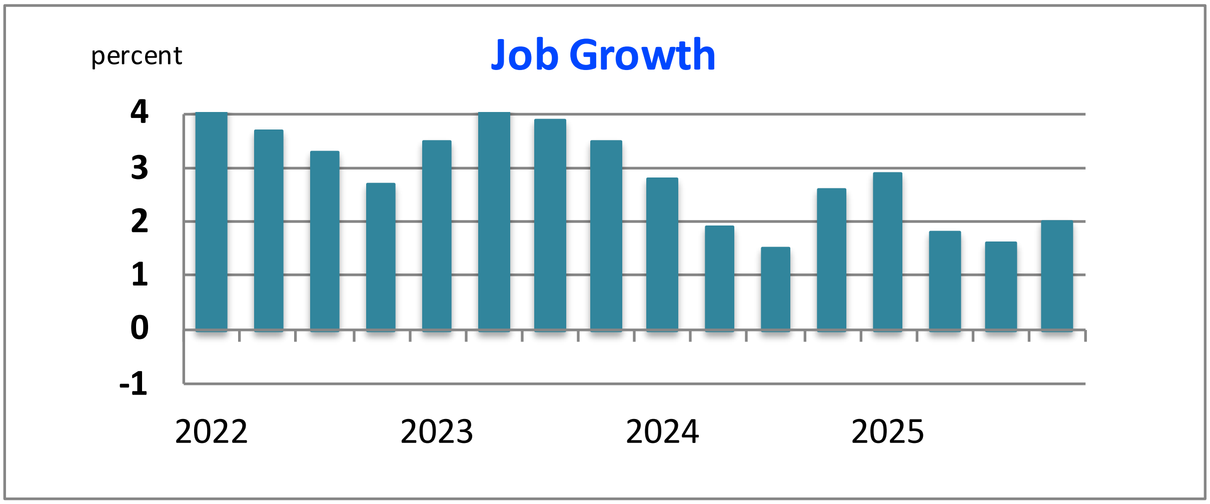


Population growth in Bellingham has been low. Over the last three years HOME PRICES rose 16 percent, 5 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 14 percent over the next three years. In a bad recession prices could fall 36 percent.

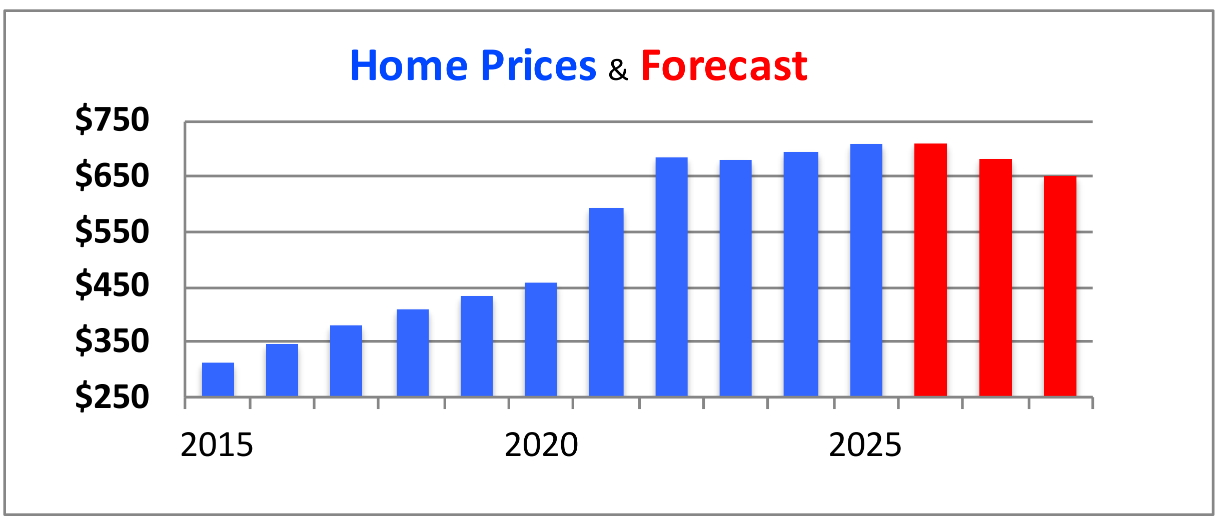
Quick Economy

Bend OR

March 2026



The local economy depends on a large tourism industry and agriculture. JOB GROWTH is little different than last quarter. Unemployment is a moderate 5 percent. In the last two years, total area income grew 17 percent (US average: 10 percent).

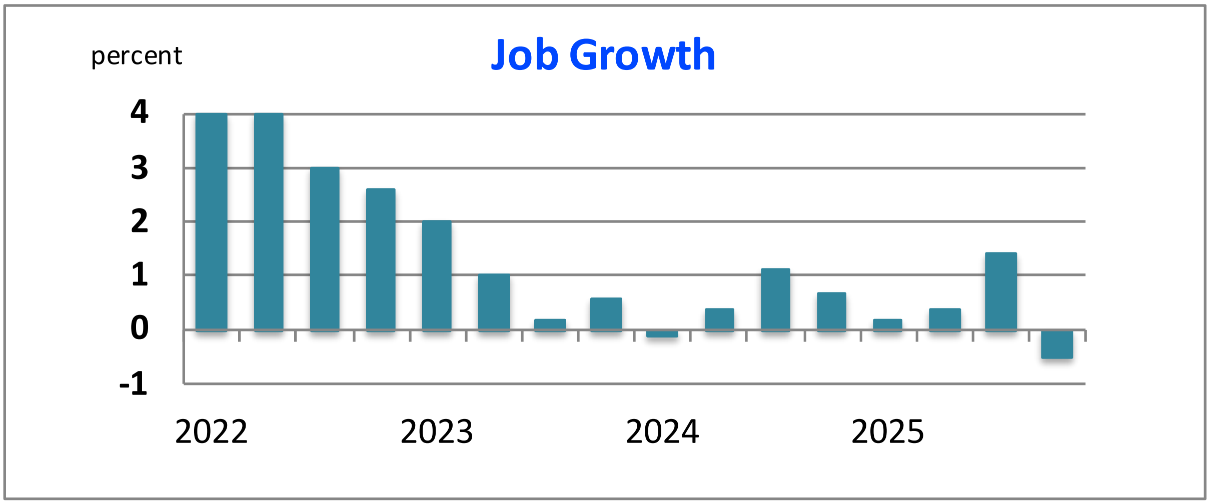


Population growth in Bend has been moderate. Over the last three years HOME PRICES rose 7 percent, 2 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 8 percent over the next three years. In a bad recession prices could fall 18 percent.

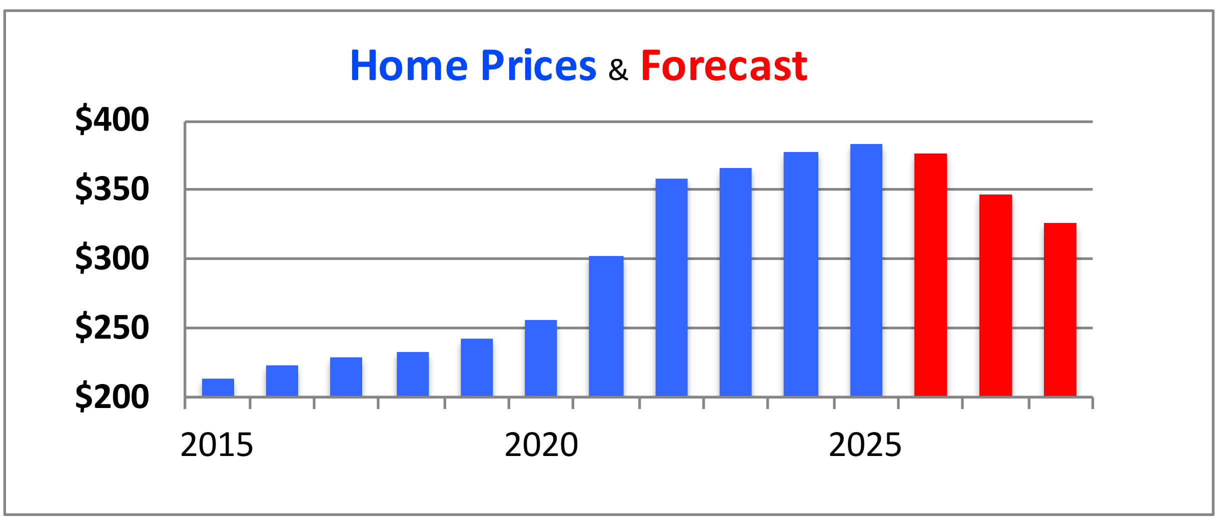
Quick Economy

Billings MT

March 2026



Economic growth has been erratic, partly due to the development of shale oil deposits. 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).

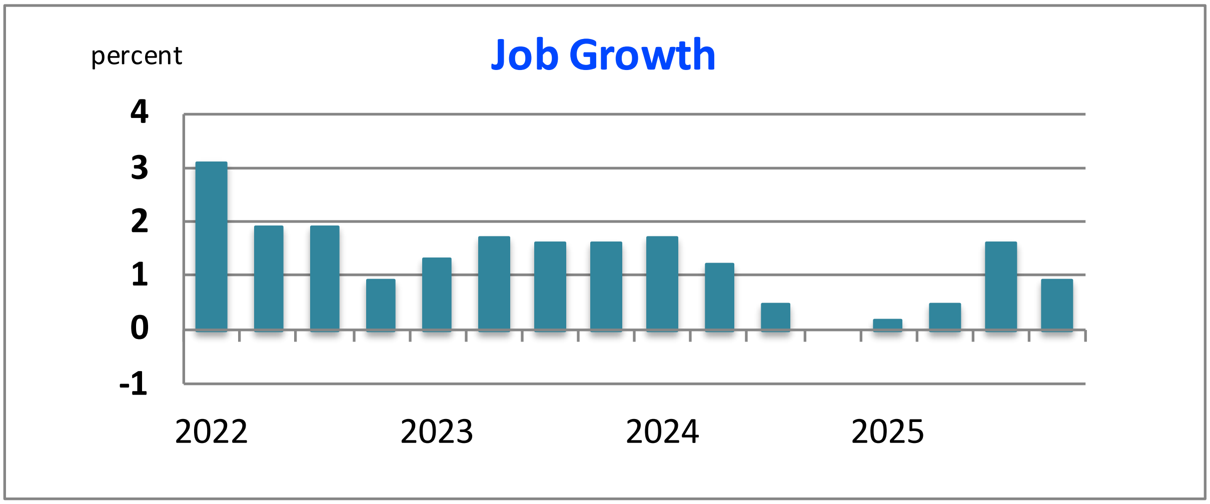


Population growth in Billings has been moderate. Over the last three years HOME PRICES rose 7 percent, 3 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 15 percent over the next three years. In a bad recession prices could fall 25 percent.

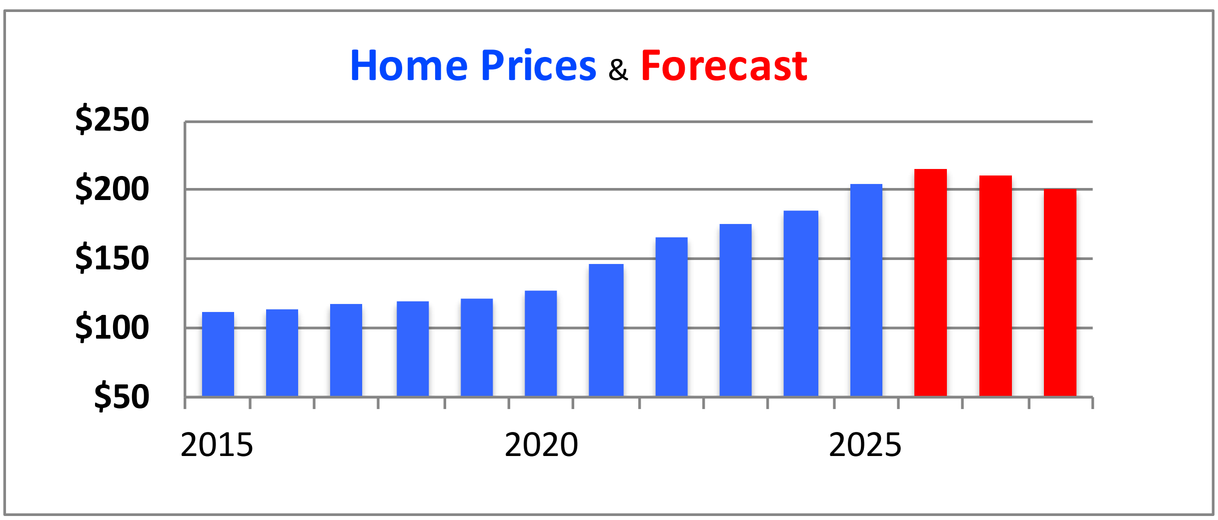
Quick Economy

Binghamton NY

March 2026



The local economy depends on the large government sector (university) and Defense business. JOB GROWTH is worse than last quarter. Unemployment is a moderate 4 percent. In the last two years, total area income grew 8 percent (US average: 10 percent).

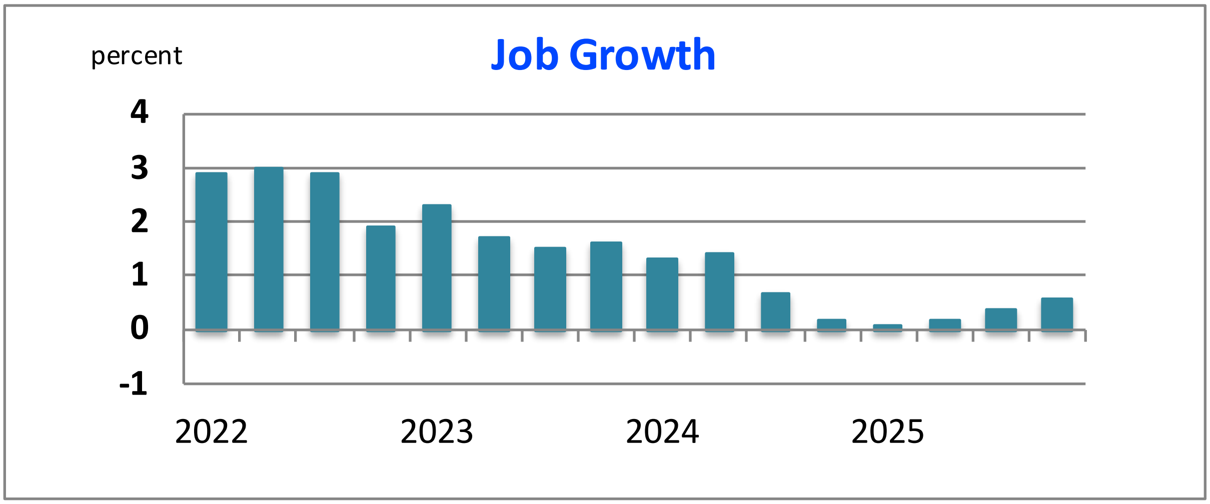


Population growth in Binghamton has been NEGATIVE. Over the last three years HOME PRICES rose 27 percent, 10 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 2 percent over the next three years. In a bad recession prices could fall 42 percent.

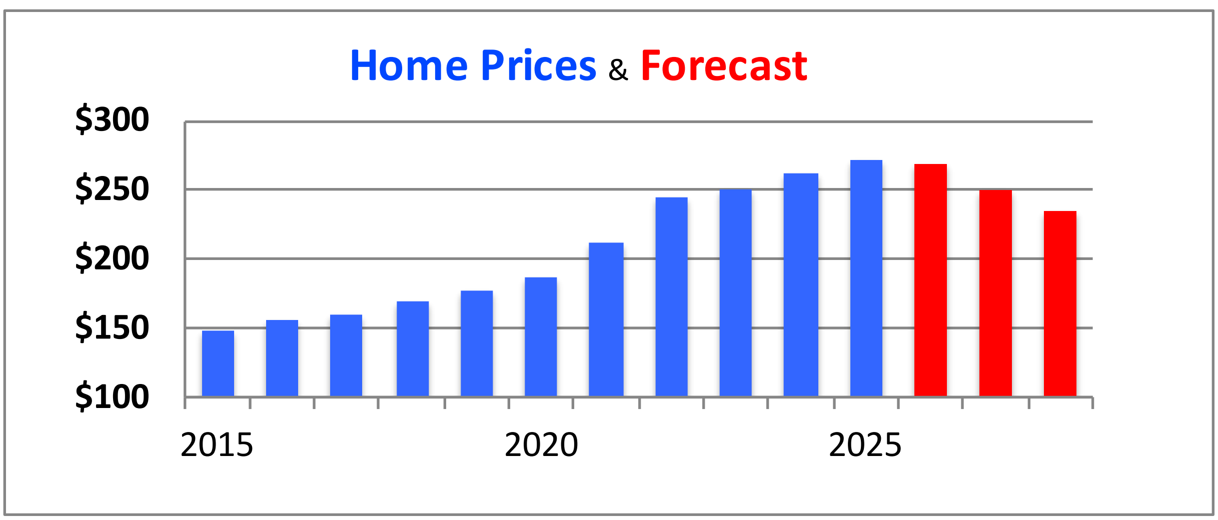
Quick Economy

Birmingham AL

March 2026



The local economy features big finance and government sectors. JOB GROWTH is little different than last quarter. Unemployment is a low 2 percent. In the last two years, total area income grew 9 percent (US average: 10 percent).

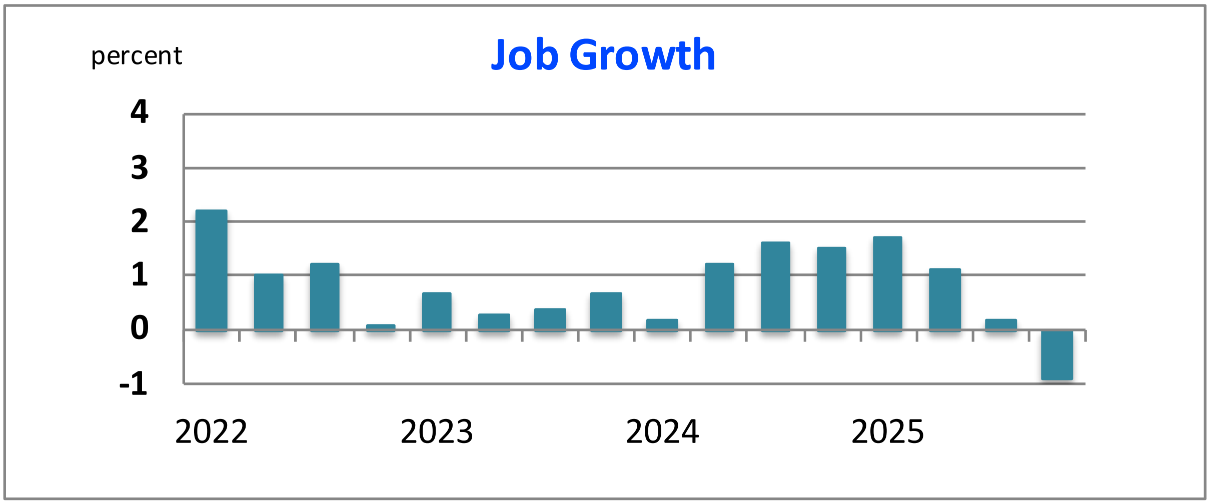


Population growth in Birmingham has been low. Over the last three years HOME PRICES rose 14 percent, 3 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 14 percent over the next three years. In a bad recession prices could fall 24 percent.

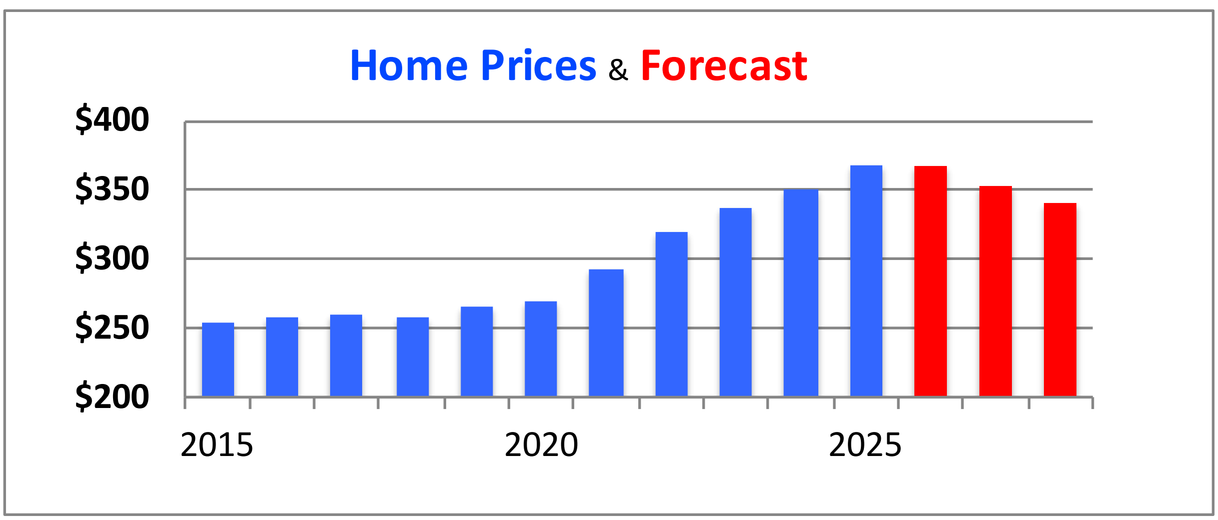
Quick Economy

Bismarck ND

March 2026



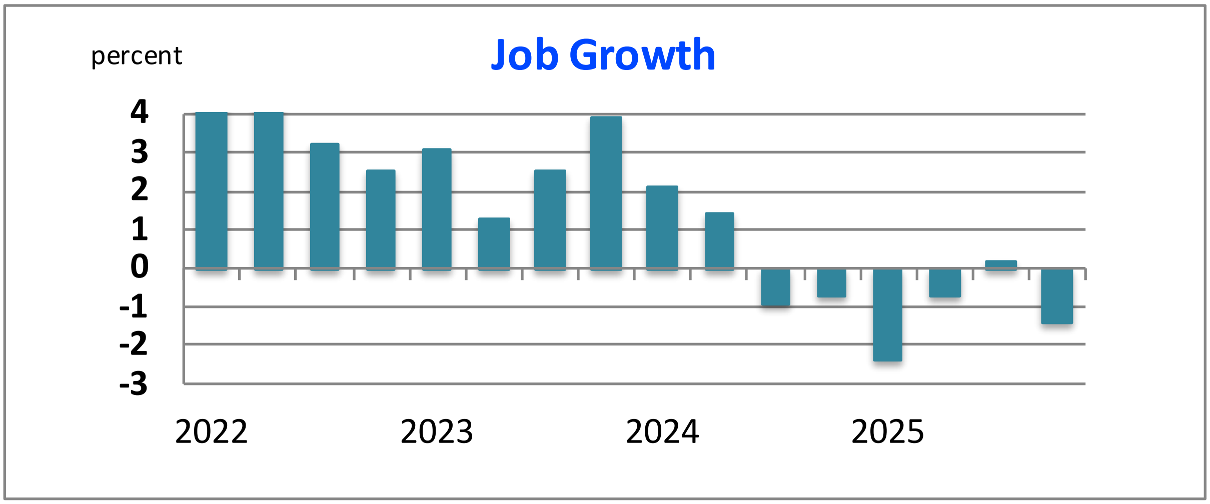
Economic growth has been erratic, with the development of shale oil fields in North Dakota. JOB GROWTH is worse than last quarter. Unemployment is a low 3 percent. In the last two years, total area income grew 9 percent (US average: 10 percent).



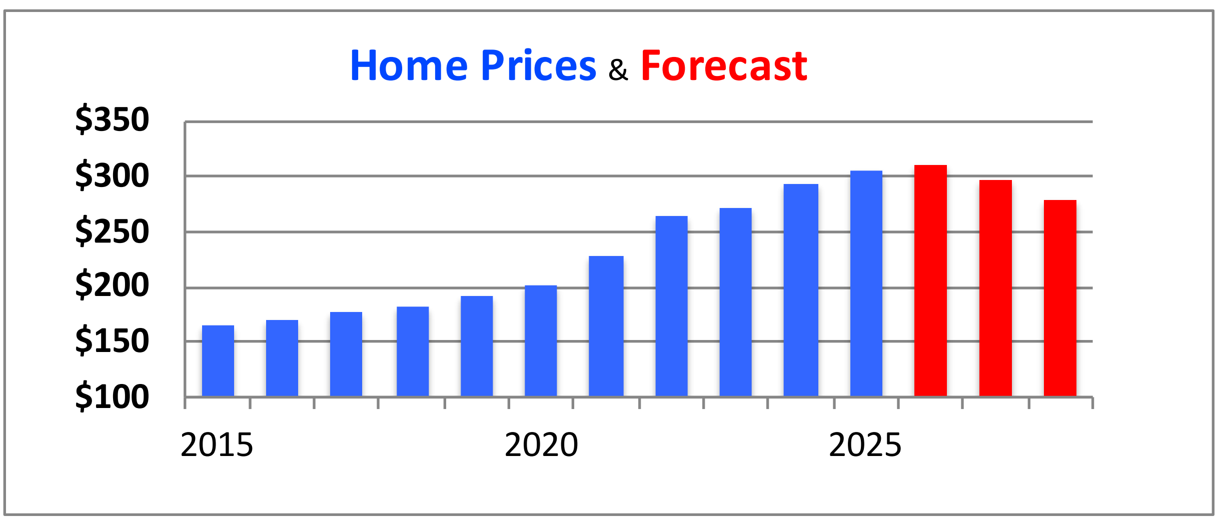
Population growth in Bismarck has been moderate. Over the last three years HOME PRICES rose 14 percent, 3 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 7 percent over the next three years. In a bad recession prices could fall 17 percent.

Blacksburg VA

March 2026



The local economy depends heavily on the large university presence. JOB GROWTH is worse than last quarter. Unemployment is a moderate 4 percent. In the last two years, total area income grew 15 percent (US average: 10 percent).

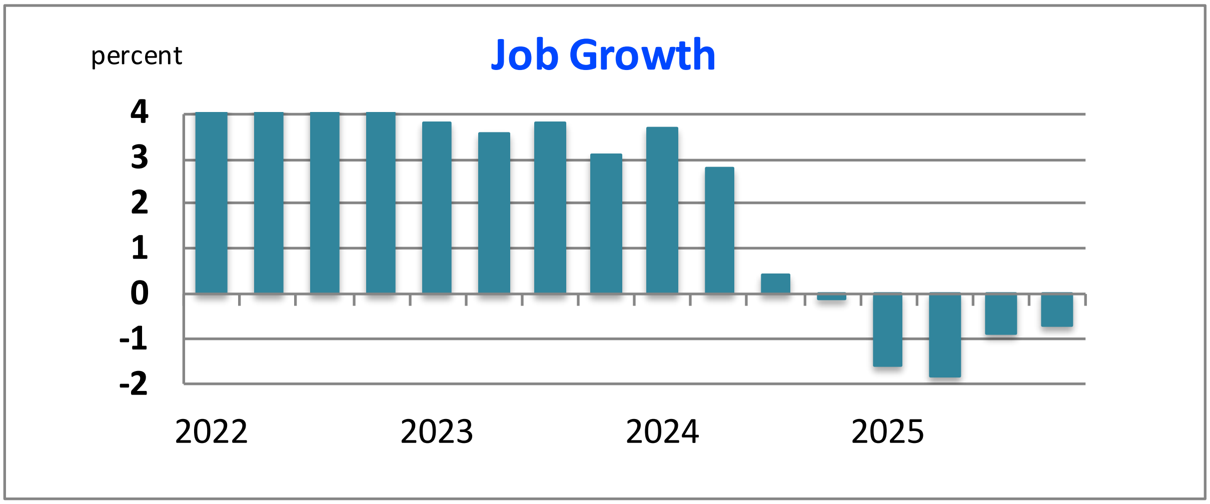


Population growth in Blacksburg has been NEGATIVE. Over the last three years HOME PRICES rose 24 percent, 7 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 9 percent over the next three years. In a bad recession prices could fall 25 percent.

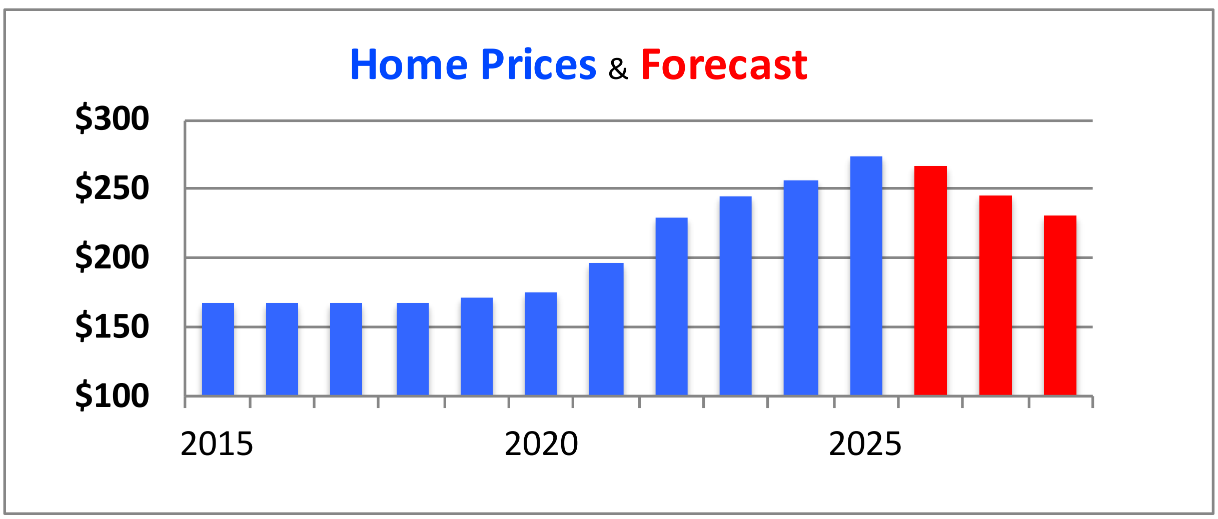
Quick Economy

Bloomington IL

March 2026



Economic growth has been highly erratic, typical of smaller markets. The local economy depends on the large finance sector (State Farm) and business services. Corn and soybeans are important crops. JOB GROWTH is little different than last quarter. Unemployment is a moderate 5 percent. In the last two years, total area income grew 8 percent (US average: 10 percent).

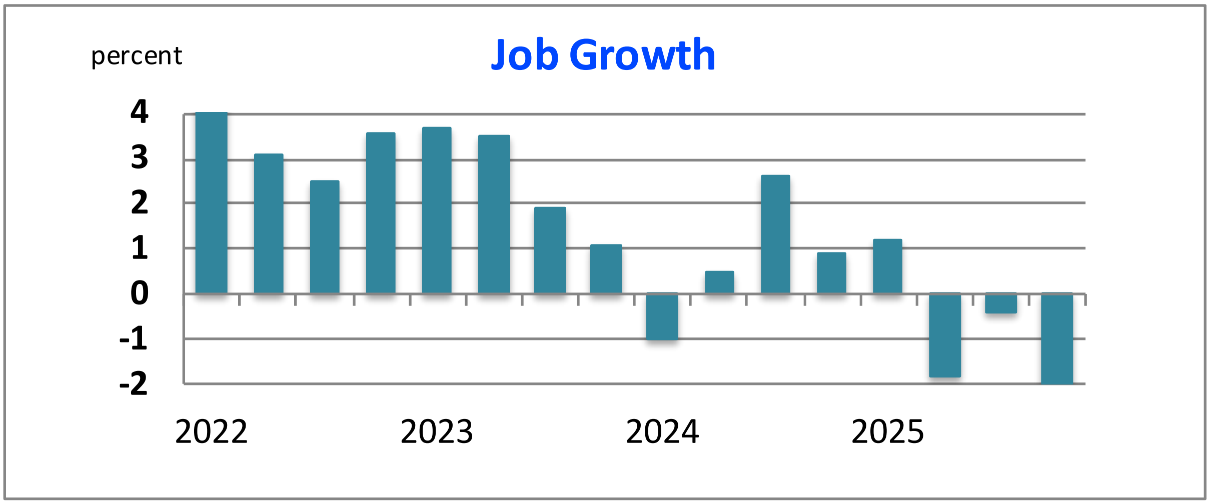


Population growth in Bloomington has been low. Over the last three years HOME PRICES rose 20 percent, 3 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 16 percent over the next three years. In a bad recession prices could fall 37 percent.

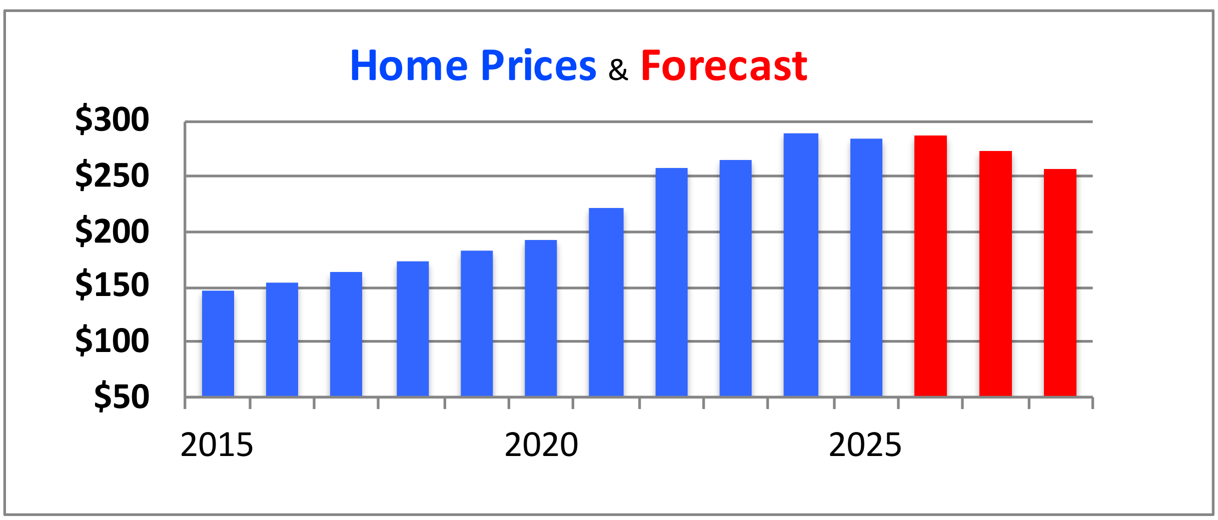
Quick Economy

Bloomington IN

March 2026



Economic growth has been highly erratic in the past. The local economy is tied to 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 14 percent (US average: 10 percent).

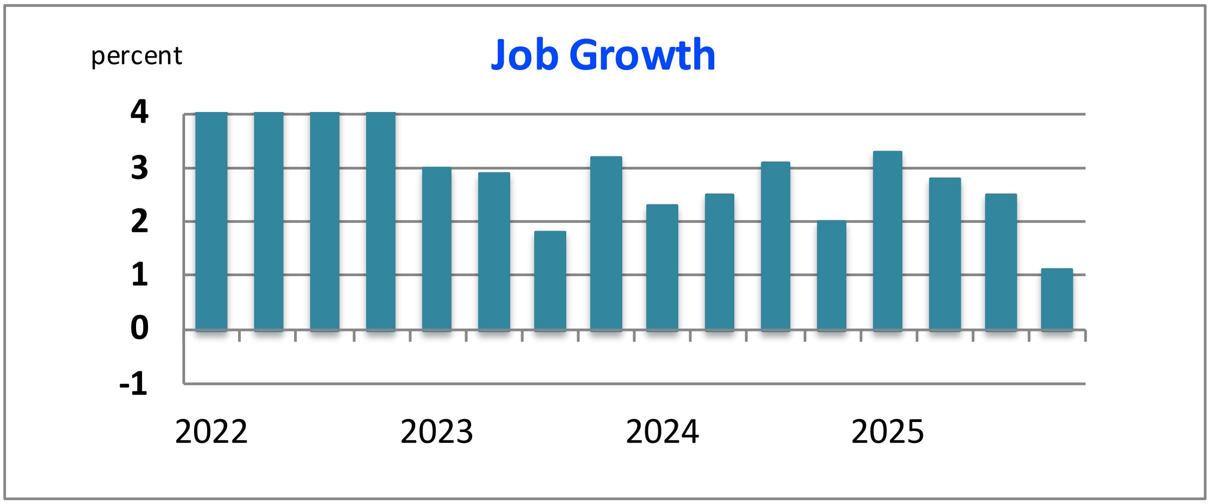


Population growth in Bloomington has been low. Over the last three years HOME PRICES rose 15 percent, 6 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 9 percent over the next three years. In a bad recession prices could fall 26 percent.

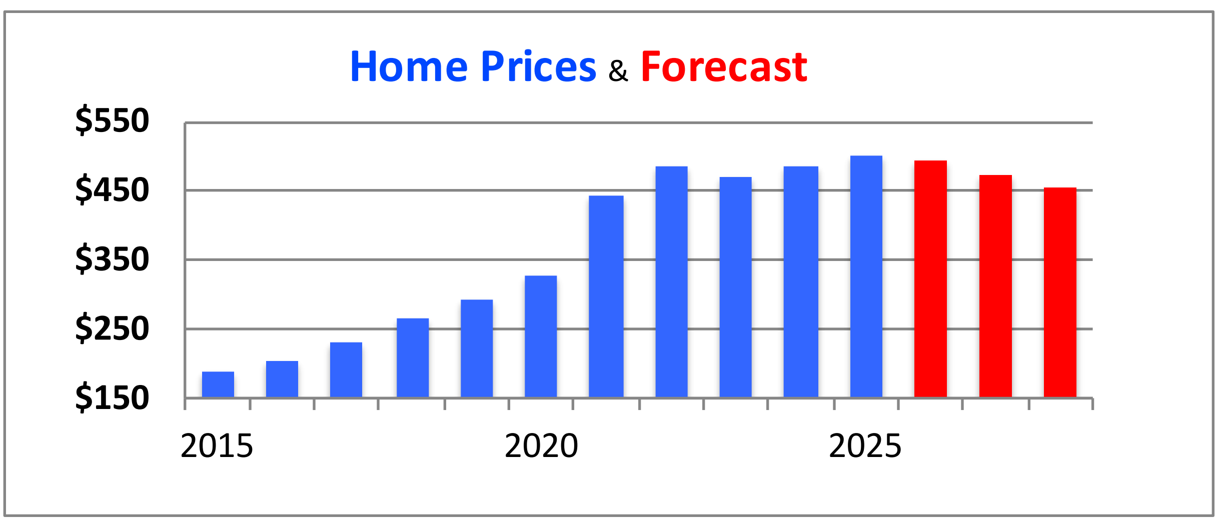
Quick Economy

Boise City ID

March 2026



The local economy features a large business services sector. Potatoes are an important crop. JOB GROWTH is worse than last quarter. Unemployment is a low 3 percent. In the last two years, total area income grew 18 percent (US average: 10 percent).

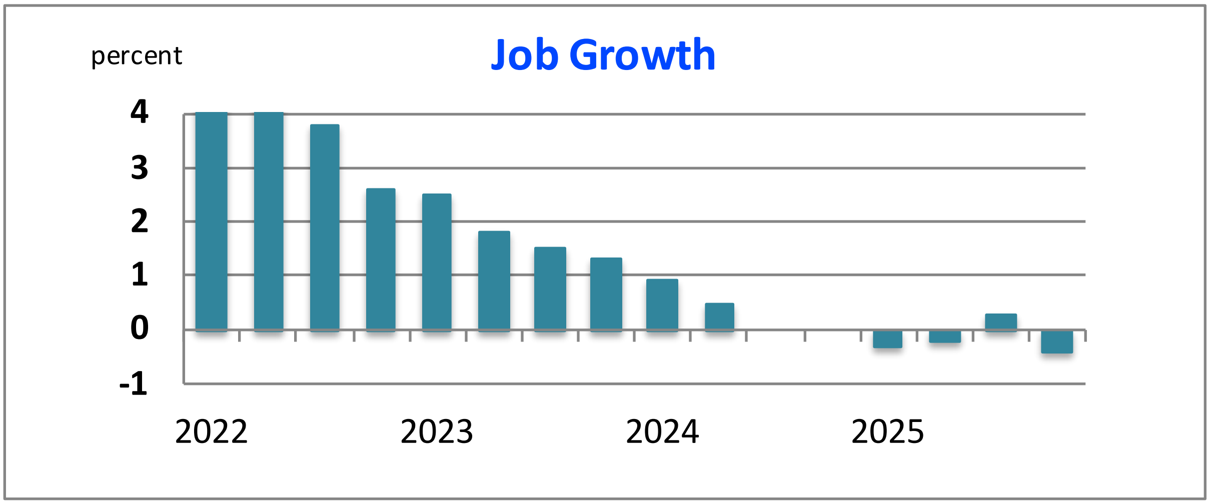


Population growth in Boise has been high. Over the last three years HOME PRICES rose 10 percent, 3 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 9 percent over the next three years. In a bad recession prices could fall 35 percent.

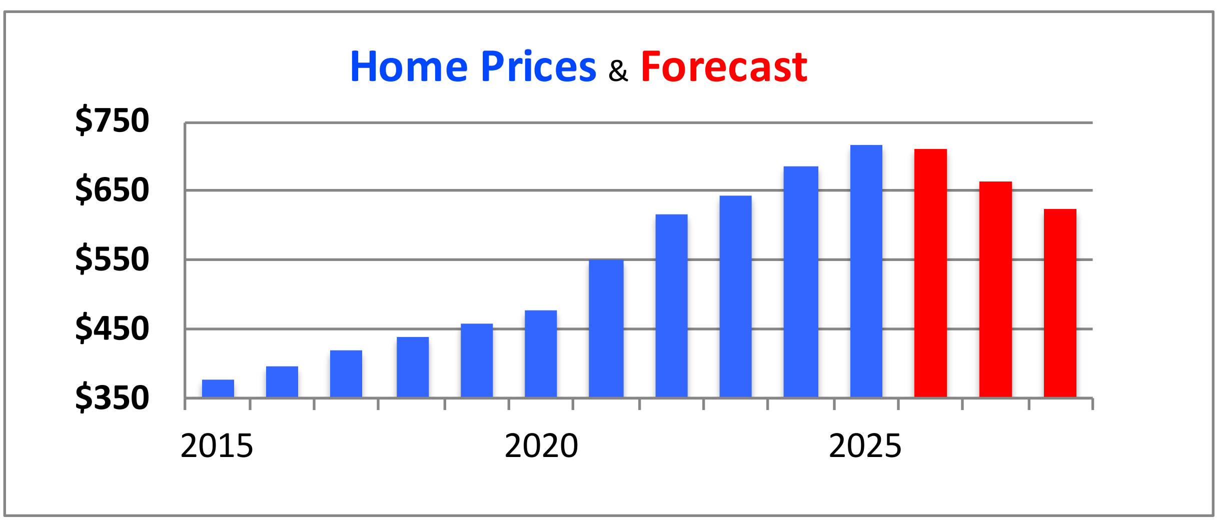
QUICK ECONOMY

Boston MA

March 2026



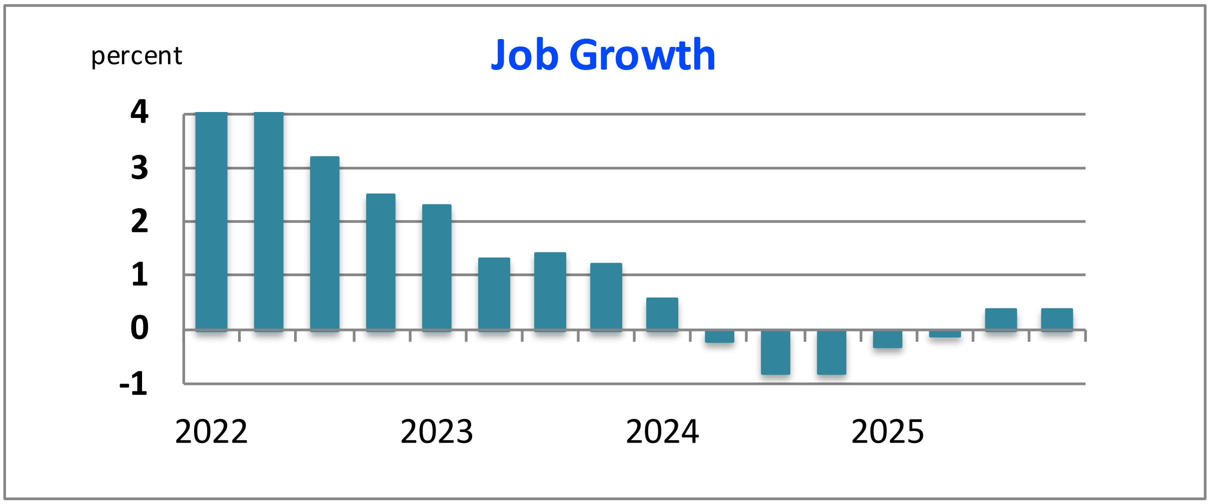
The local economy features big healthcare-education, business services, information and finance sectors. JOB GROWTH is worse than last quarter. Unemployment is a moderate 5 percent. In the last two years, total area income grew 10 percent (US average: 10 percent).



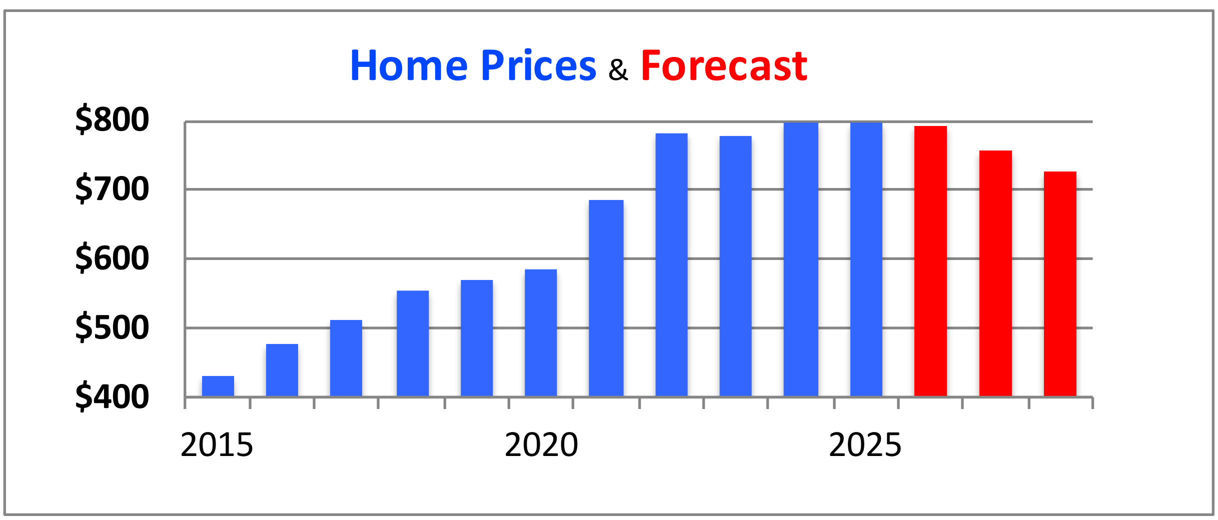
Population growth in Boston has been low. Over the last three years HOME PRICES rose 19 percent, 4 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 13 percent over the next three years. In a bad recession prices could fall 26 percent.

Boulder CO

March 2026



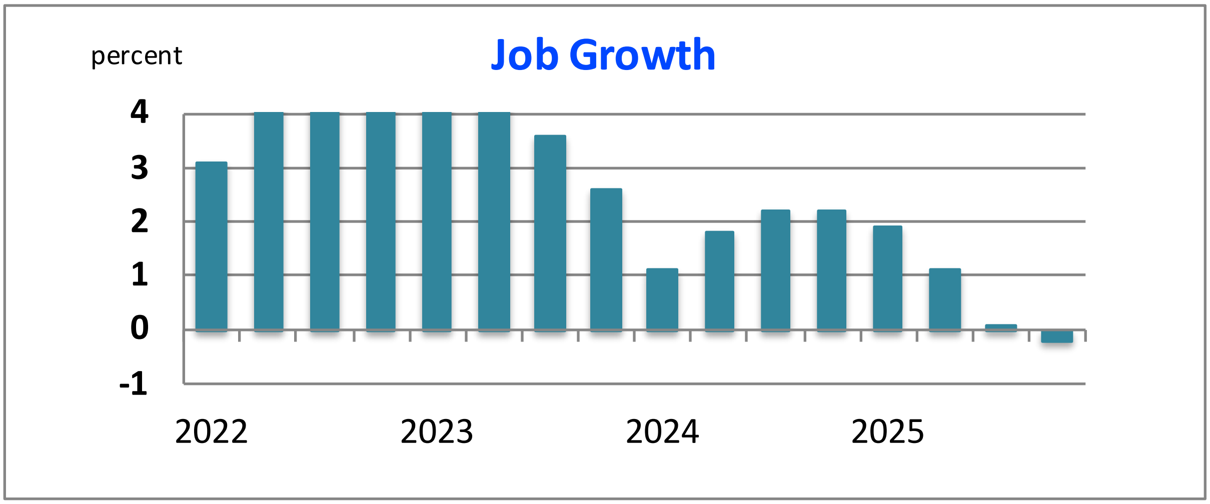
The local economy depends on the big government sector (university) as well as business services and information. JOB GROWTH is little different than last quarter. Unemployment is a low 3 percent. In the last two years, total area income grew 10 percent (US average: 10 percent).



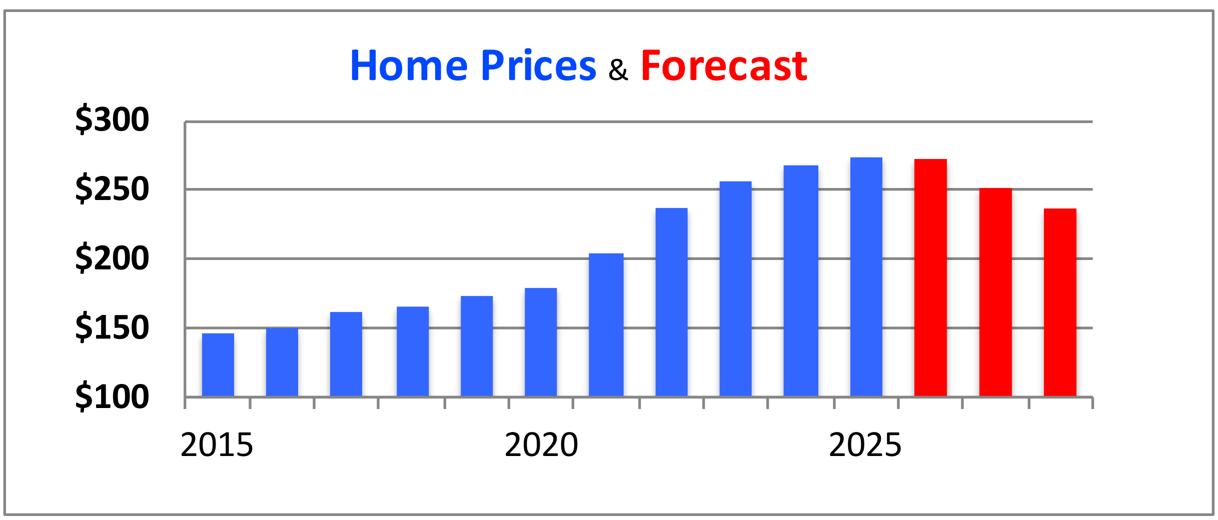
Population growth in Boulder has been low. Over the last three years HOME PRICES rose 5 percent, 1 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 9 percent over the next three years. In a bad recession prices could fall 19 percent.

Bowling Green KY

March 2026



Economic growth has been erratic, typical of a smaller market. The local economy depends on the large government sector (university) and on manufacturing (cars). 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).

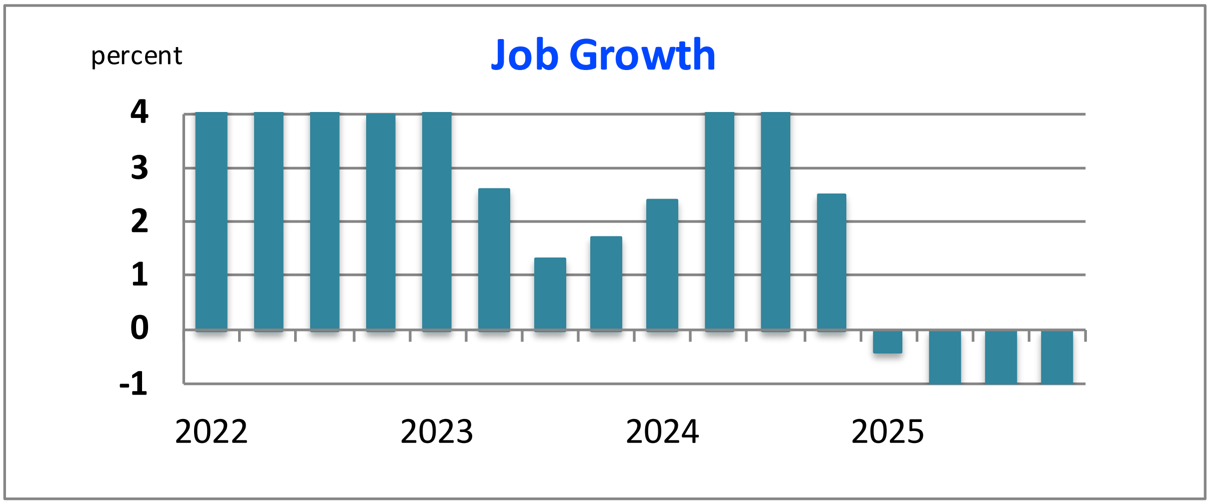


Population growth in Bowling Green has been moderate. Over the last three years HOME PRICES rose 12 percent, 5 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 14 percent over the next three years. In a bad recession prices could fall 30 percent.

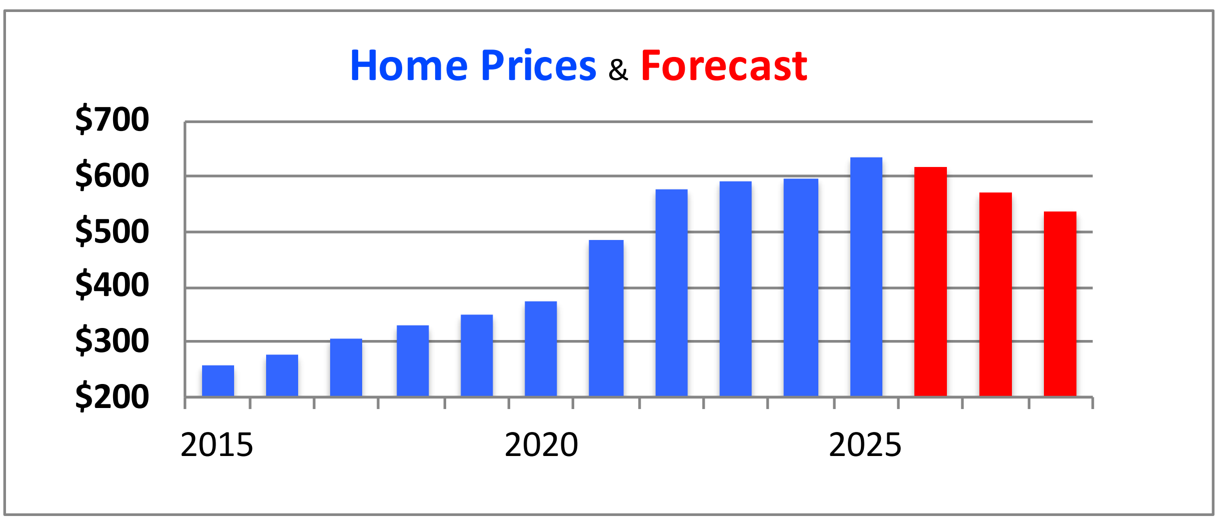
Quick Economy

Bozeman MT

March 2026



The local economy features a large tourism sector. JOB GROWTH is worse than last quarter. Unemployment is a low 3 percent. In the last two years, total area income grew 22 percent (US average: 10 percent).

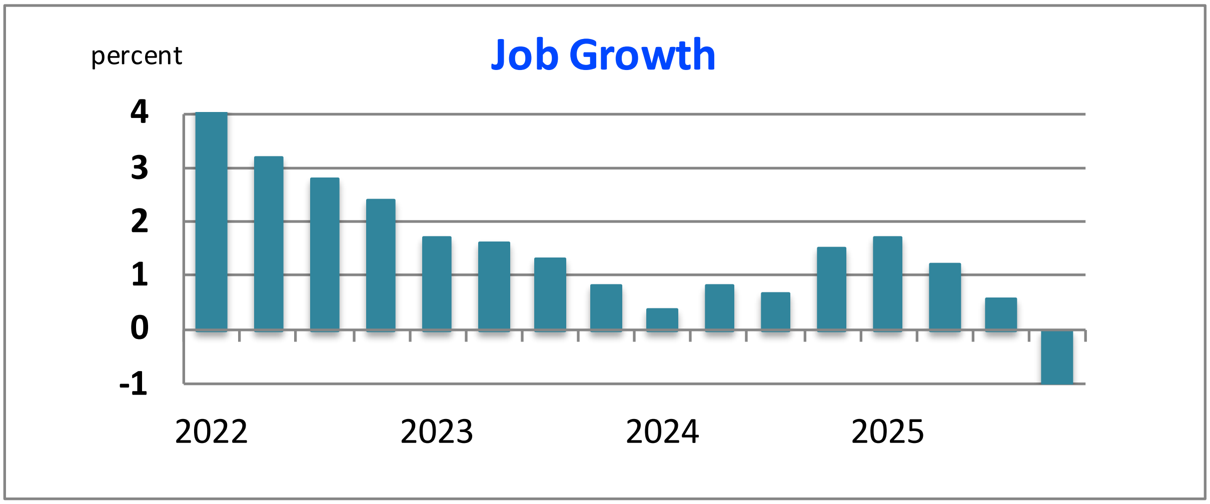


Population growth in Bozeman has been moderate. Over the last three years HOME PRICES rose 11 percent, 1 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 15 percent over the next three years. In a bad recession prices could fall 25 percent.

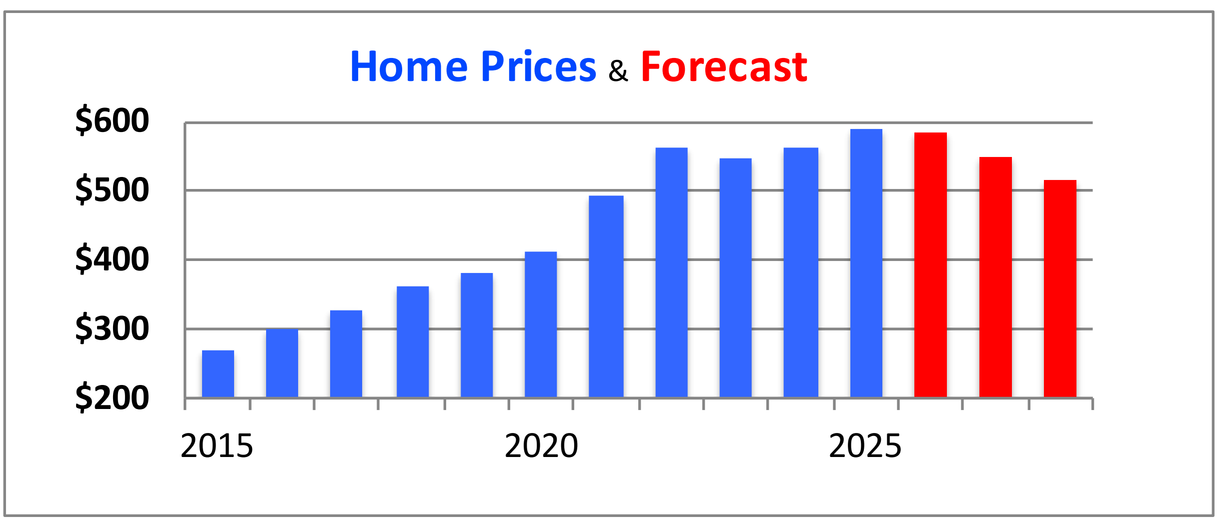
Quick Economy

Bremerton WA

March 2026



The local economy depends on the large government sector (navy). JOB GROWTH is worse than last quarter. Unemployment is a moderate 5 percent. In the last two years, total area income grew 14 percent (US average: 10 percent).

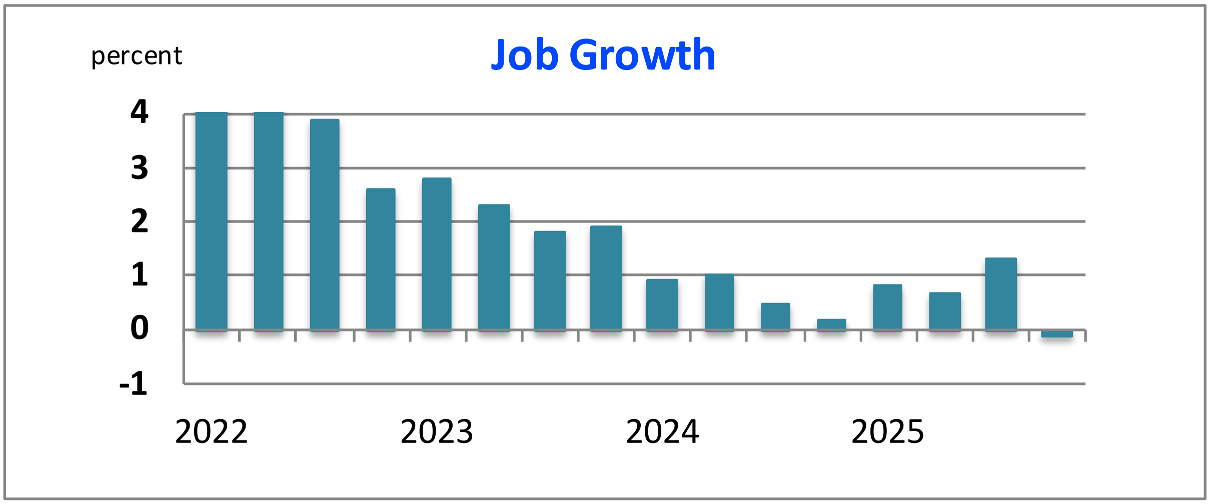


Population growth in Bremerton has been low. Over the last three years HOME PRICES rose 10 percent, 3 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 13 percent over the next three years. In a bad recession prices could fall 23 percent.

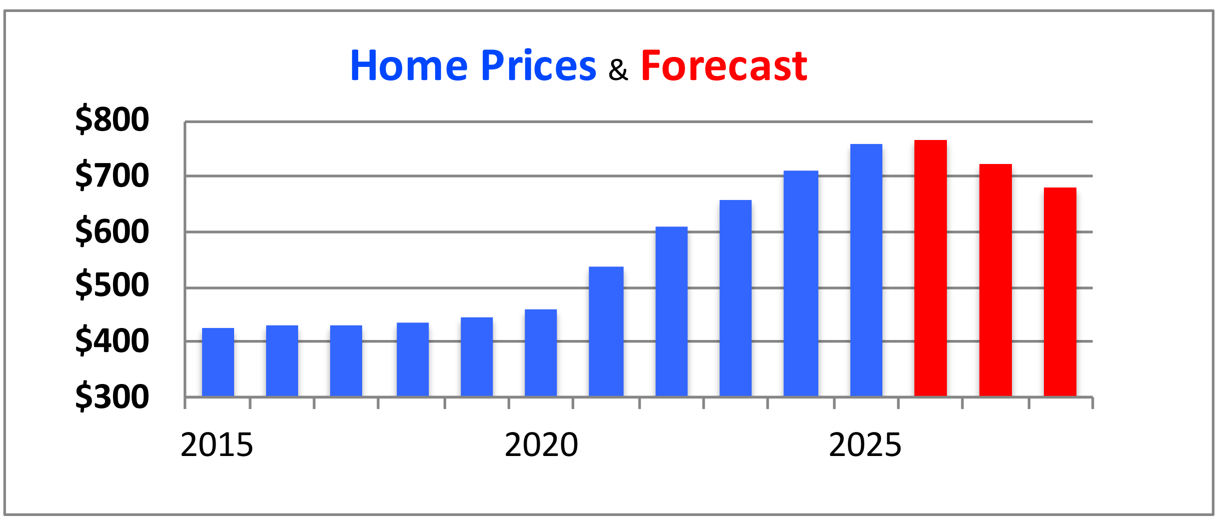
Quick Economy

Bridgeport-Stamford CT

March 2026



The local economy is tied to the large business services (to big corporations), finance (hedge funds) and information 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).

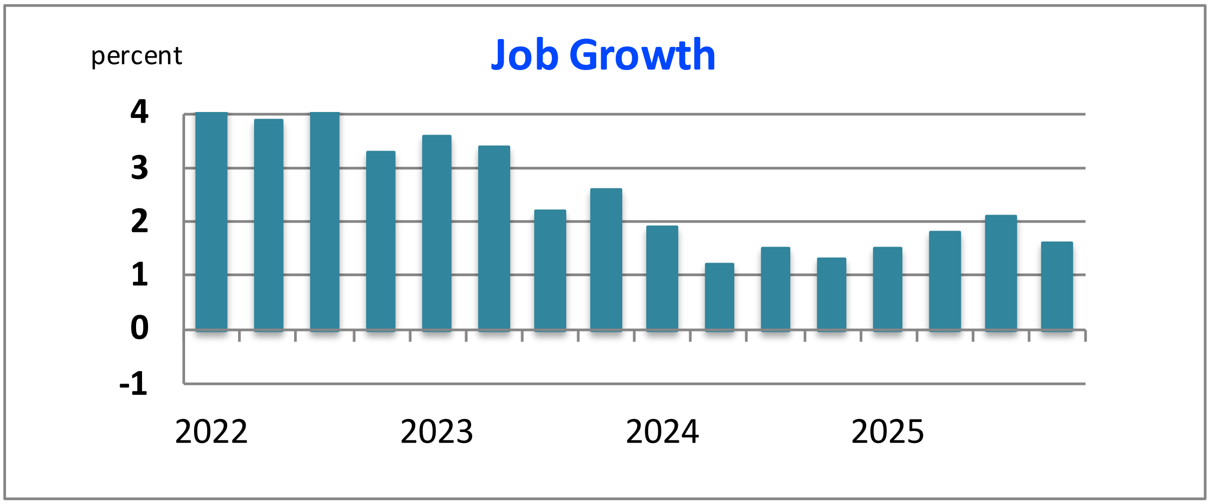


Population growth in Bridgeport has been low. Over the last three years HOME PRICES rose 24 percent, 7 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 10 percent over the next three years. In a bad recession prices could fall 46 percent.

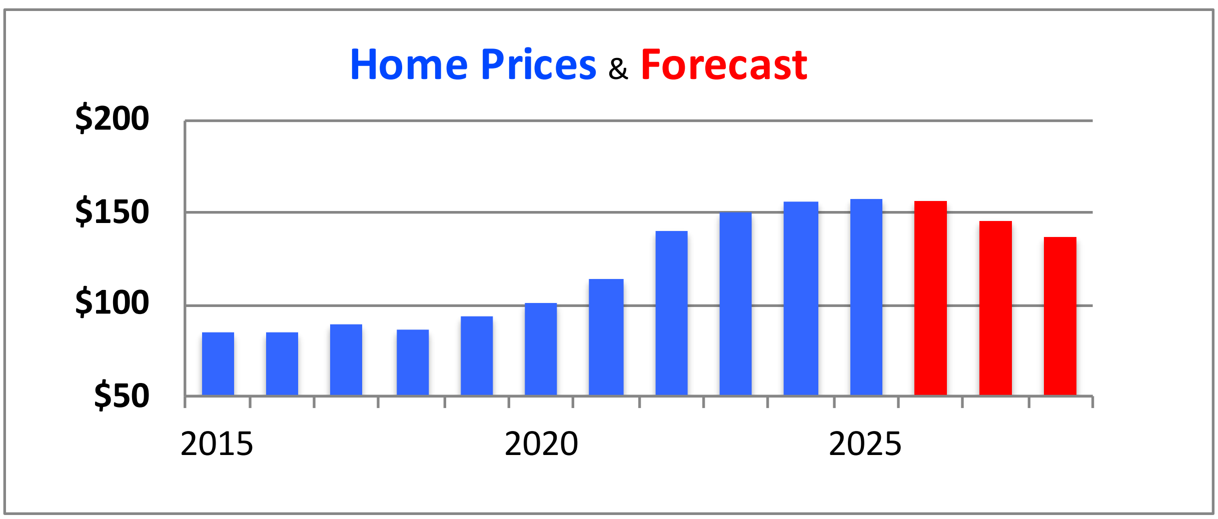
Quick Economy

Brownsville TX

March 2026



The local economy depends on the big government and healthcare sectors. Trade with Mexico is important. JOB GROWTH is little different than last quarter. Unemployment is a moderate 6 percent. In the last two years, total area income grew 14 percent (US average: 10 percent).

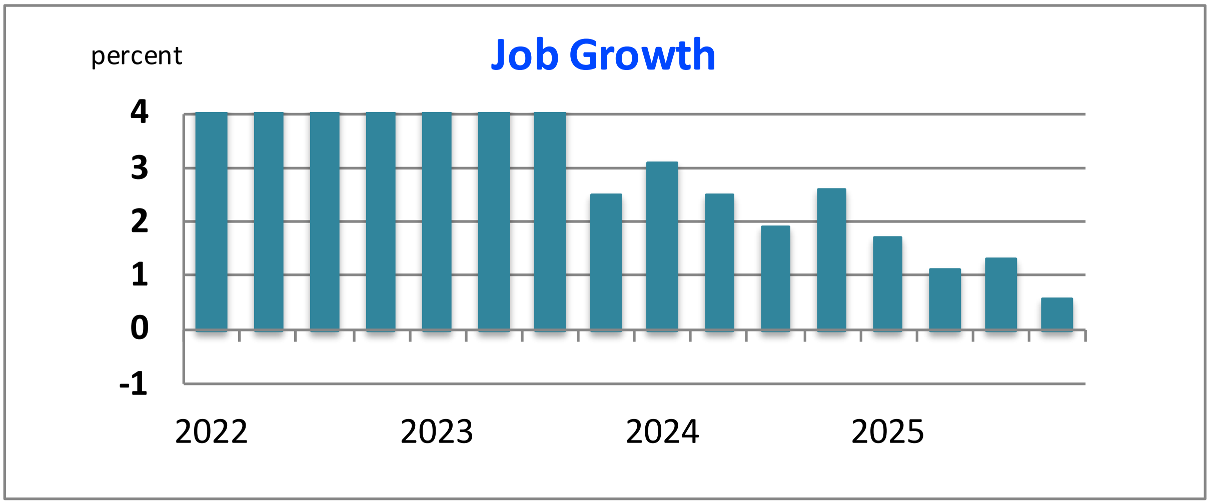


Population growth in Brownsville has been low. Over the last three years HOME PRICES rose 18 percent, 3 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 13 percent over the next three years. In a bad recession prices could fall 39 percent.

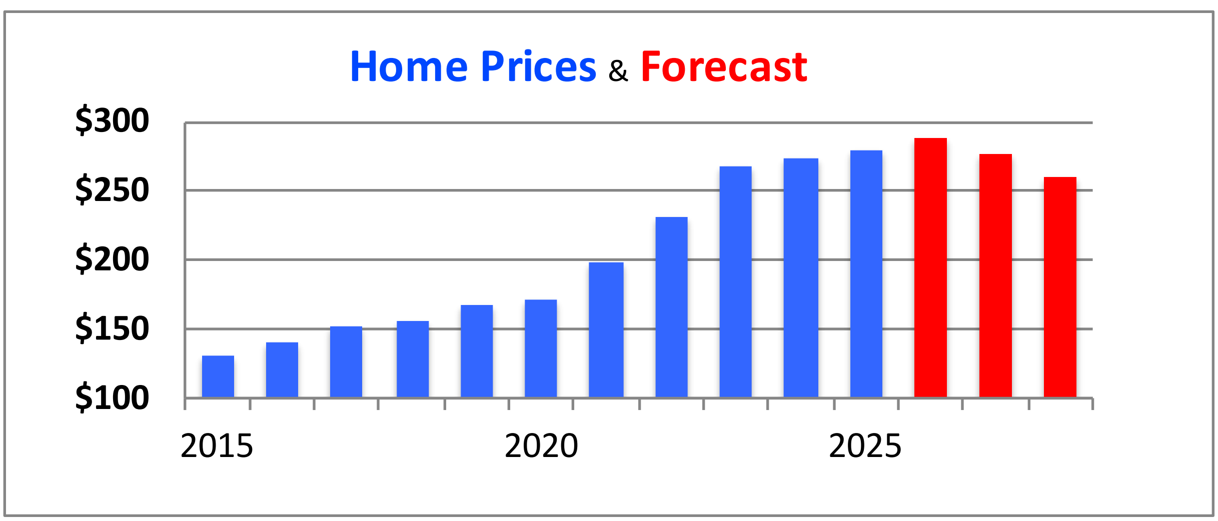
Quick Economy

Brunswick GA

March 2026



The local economy features a large tourism sector. JOB GROWTH is worse than last quarter. Unemployment is a low 3 percent. In the last two years, total area income grew 14 percent (US average: 10 percent).

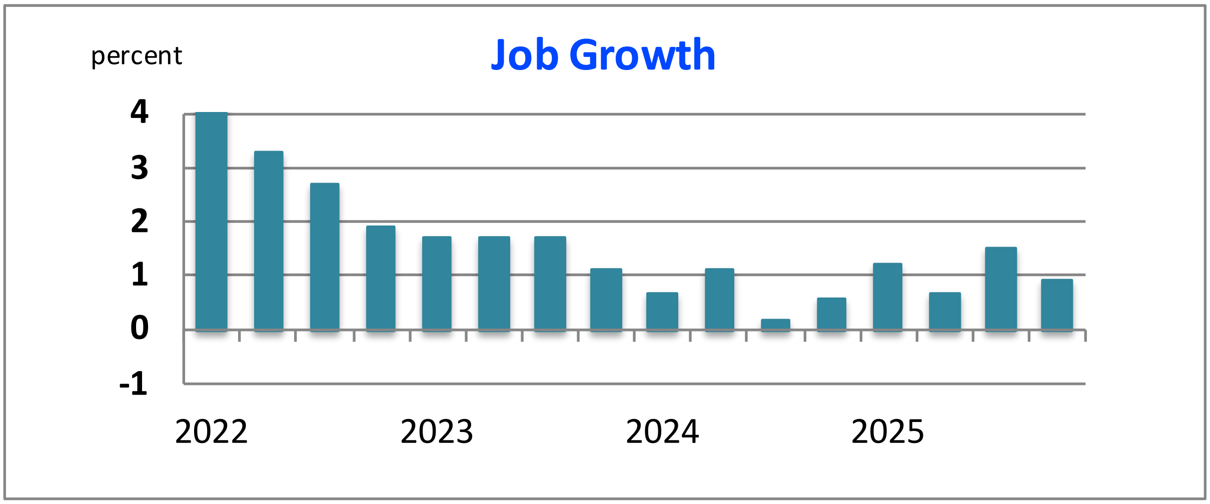


Population growth in Brunswick has been low. Over the last three years HOME PRICES rose 29 percent, 8 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 7 percent over the next three years. In a bad recession prices could fall 35 percent.

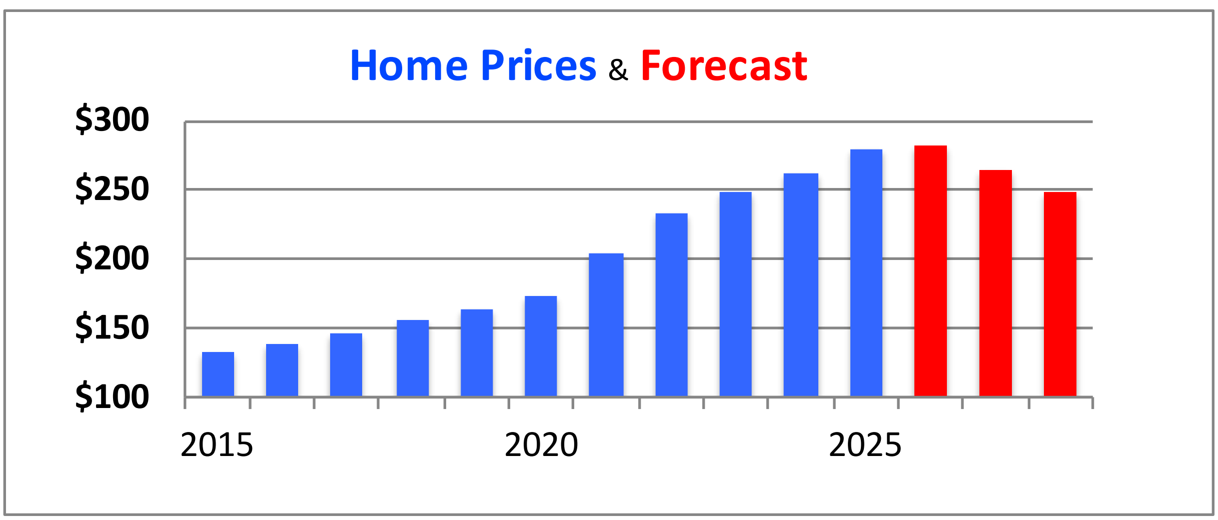
Quick Economy

Buffalo NY

March 2026



Economic growth has been spotty spotty for years in this former manufacturing center. JOB GROWTH is worse than last quarter. Unemployment is a moderate 4 percent. In the last two years, total area income grew 8 percent (US average: 10 percent).

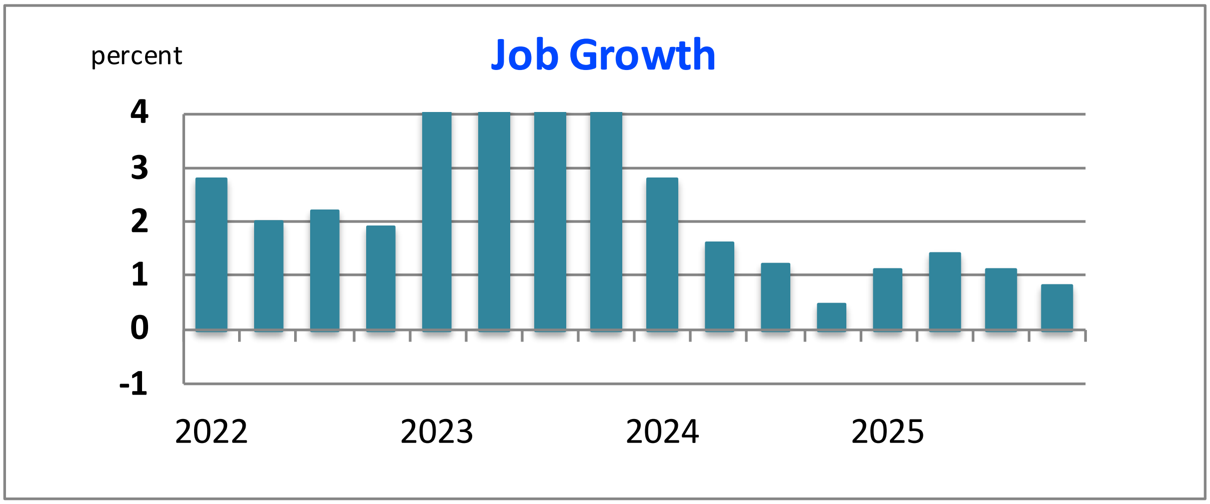


Population growth in Buffalo has been NEGATIVE. Over the last three years HOME PRICES rose 23 percent, 6 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 11 percent over the next three years. In a bad recession prices could fall 44 percent.

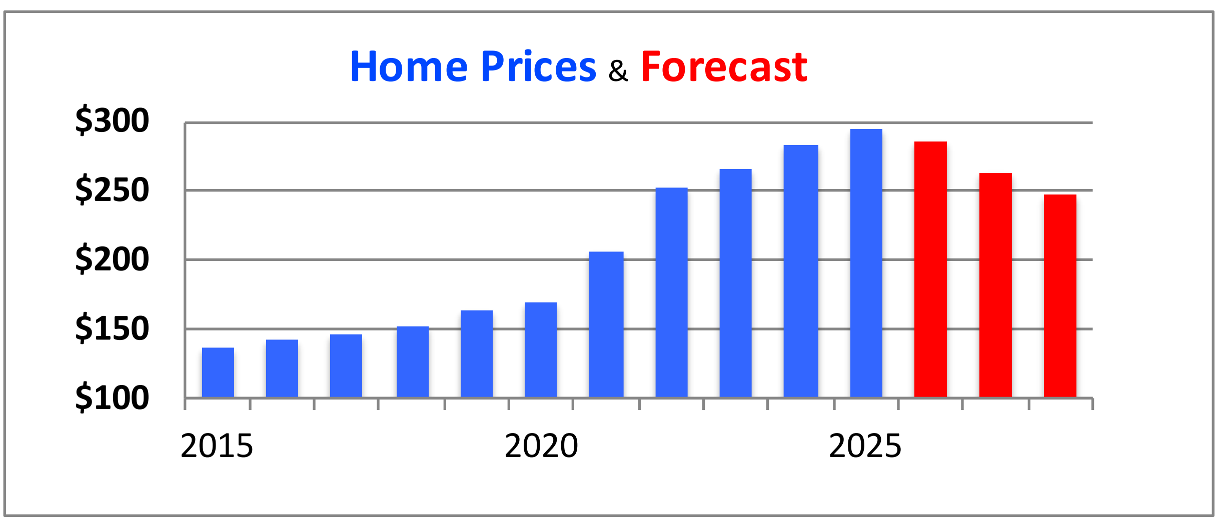
QUICK ECONOMY

Burlington NC

March 2026



The local economy depends on the big manufacturing sector (textiles) and healthcare. JOB GROWTH is little different than last quarter. Unemployment is a low 3 percent. In the last two years, total area income grew 12 percent (US average: 10 percent).

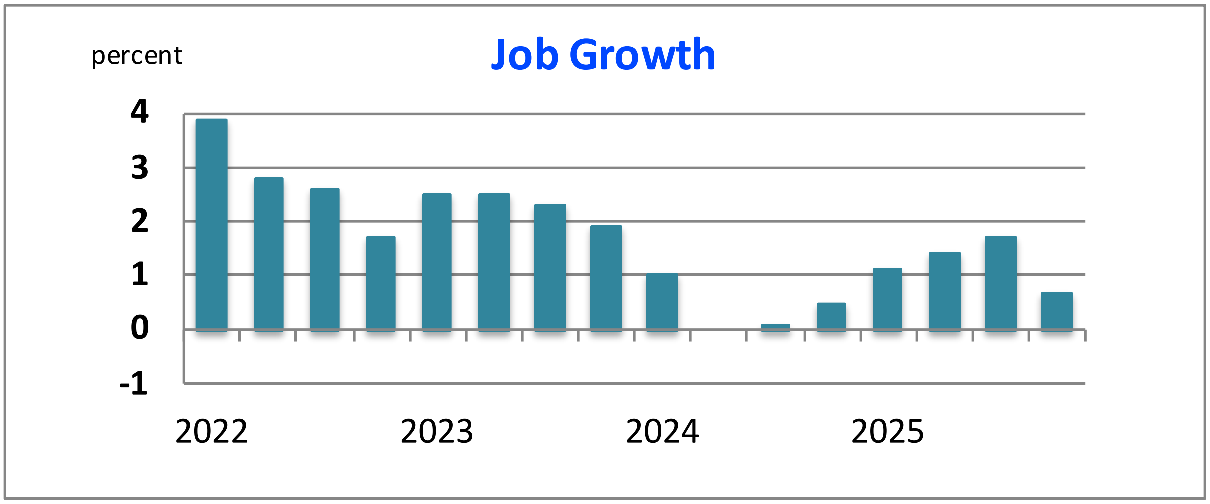


Population growth in Burlington has been moderate. Over the last three years HOME PRICES rose 12 percent, 2 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 16 percent over the next three years. In a bad recession prices could fall 46 percent.

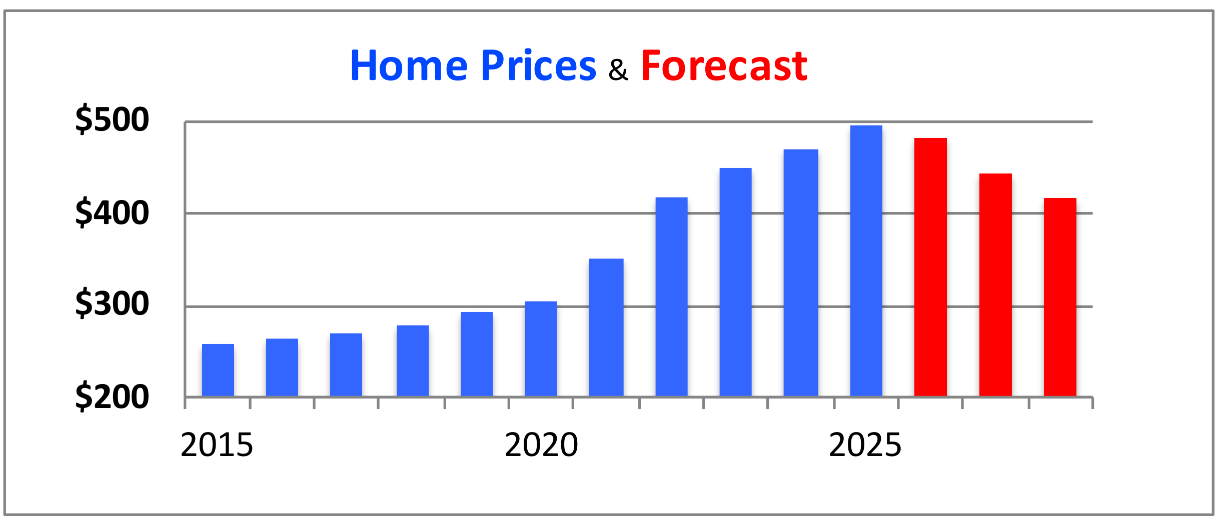
Quick Economy

Burlington VT

March 2026



The local economy depends on large manufacturing (IBM) and government (university) sectors. 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 Burlington has been low. Over the last three years HOME PRICES rose 20 percent, 2 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 41 percent.