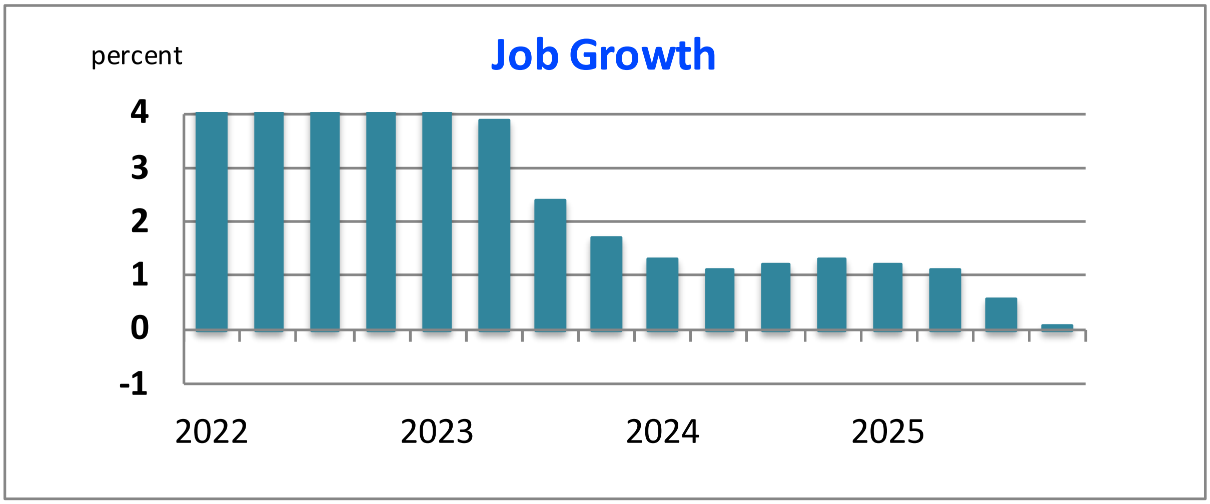
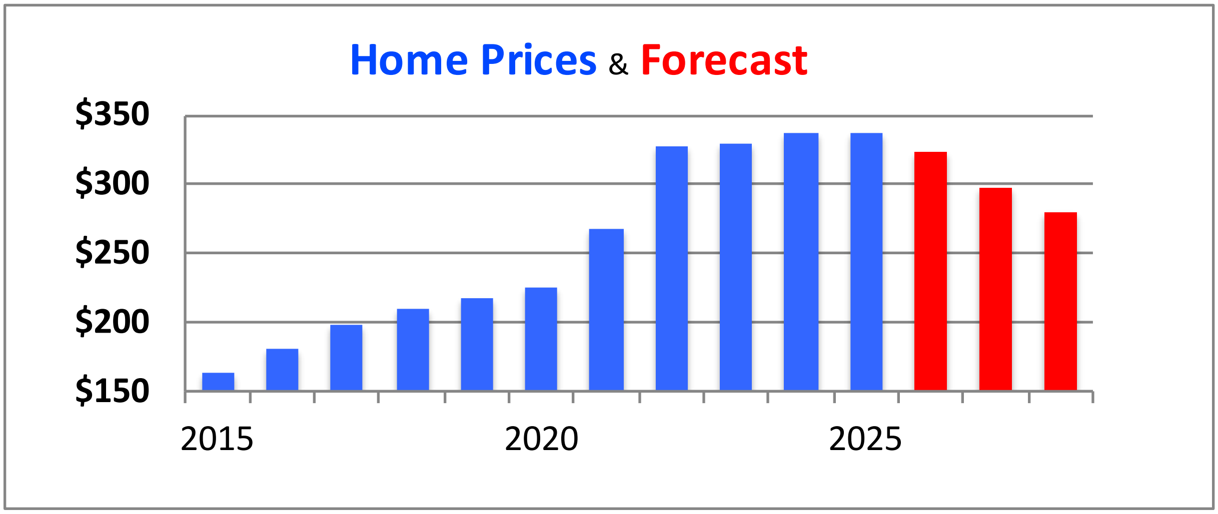
Quick Economy

Dallas TX

March 2026



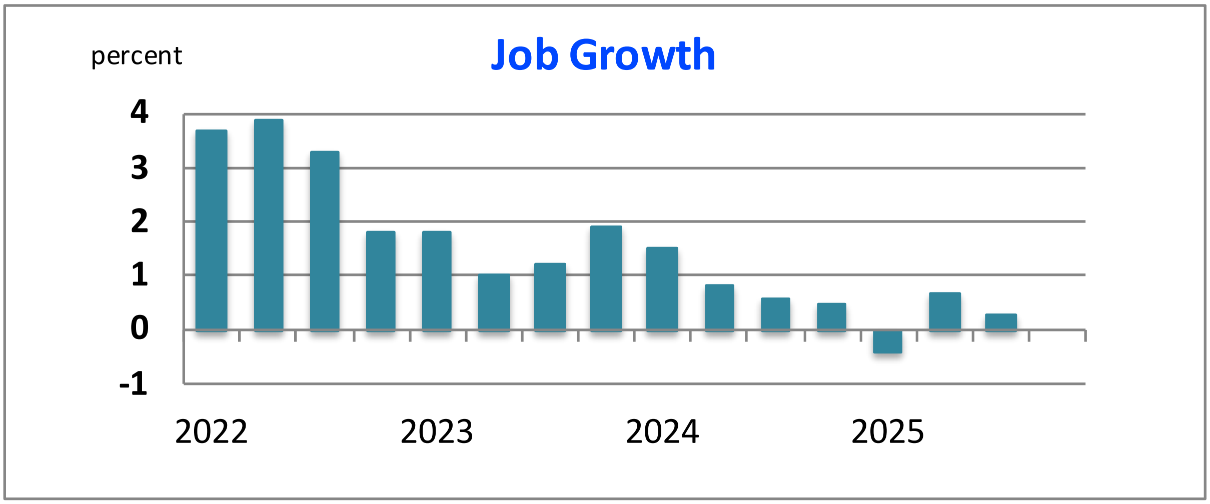
The local economy features important finance (banking) and business services sectors. JOB GROWTH is little different than last quarter. Unemployment is a moderate 4 percent. In the last two years, total area income grew 14 percent (US average: 10 percent).



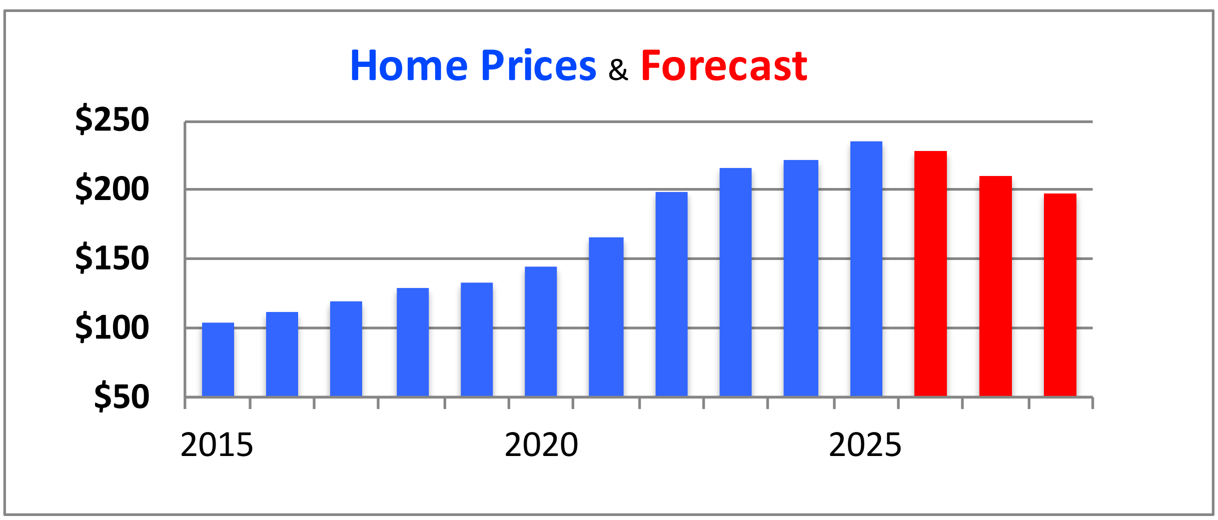
Population growth in Dallas has been high. Over the last three years HOME PRICES rose 6 percent, 0 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 17 percent over the next three years. In a bad recession prices could fall 27 percent.

Dalton GA

March 2026



The local economy depends on the heavy concentration of carpet and floor-covering manufacturers. JOB GROWTH is little different than last quarter. Unemployment is a moderate 4 percent. In the last two years, total area income grew 14 percent (US average: 10 percent).

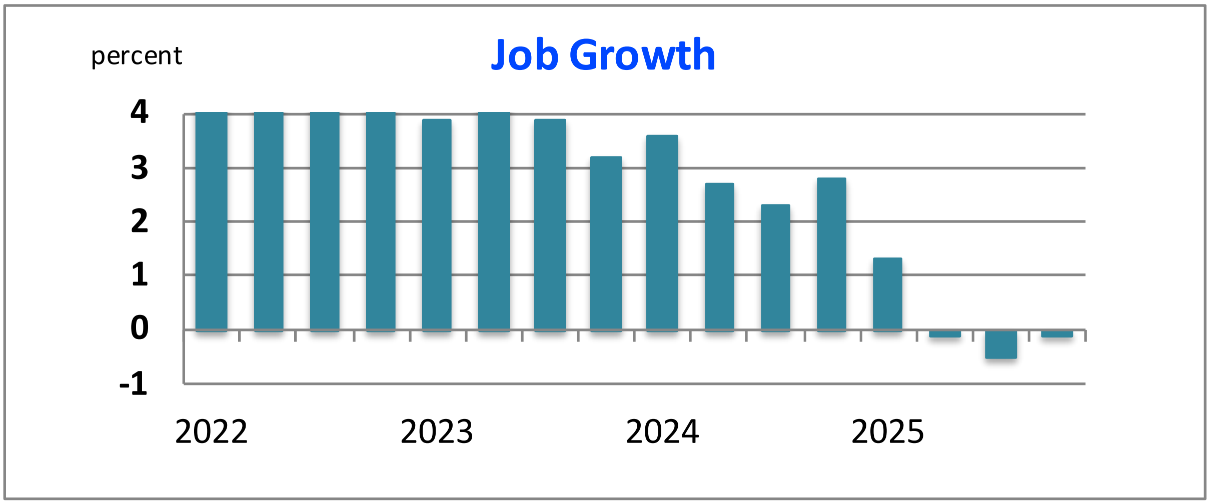


Population growth in Dalton has been low. Over the last three years HOME PRICES rose 20 percent, 3 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 16 percent over the next three years. In a bad recession prices could fall 48 percent.

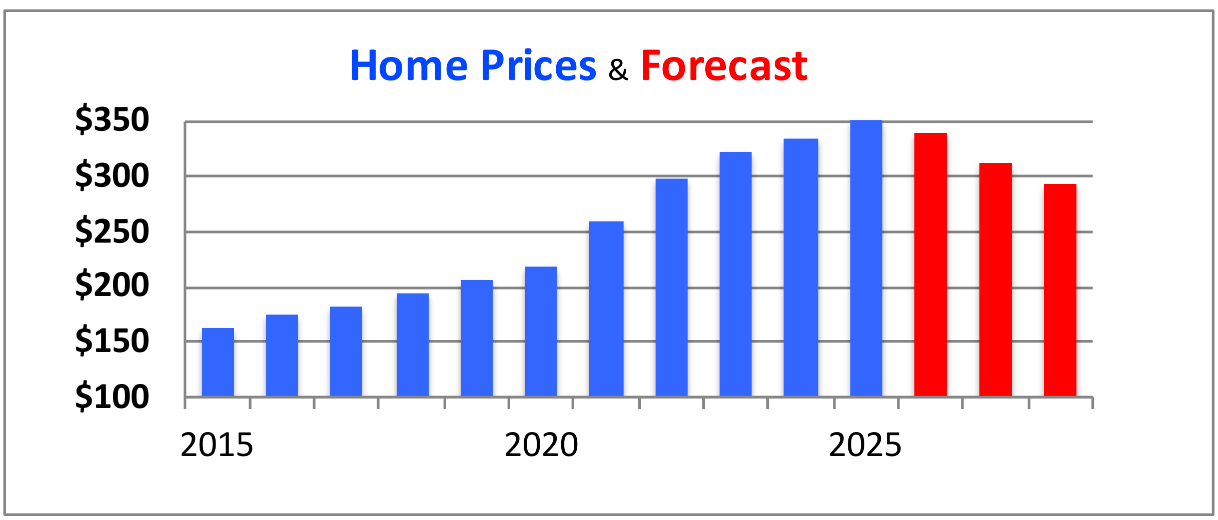
Quick Economy

Daphne AL

March 2026



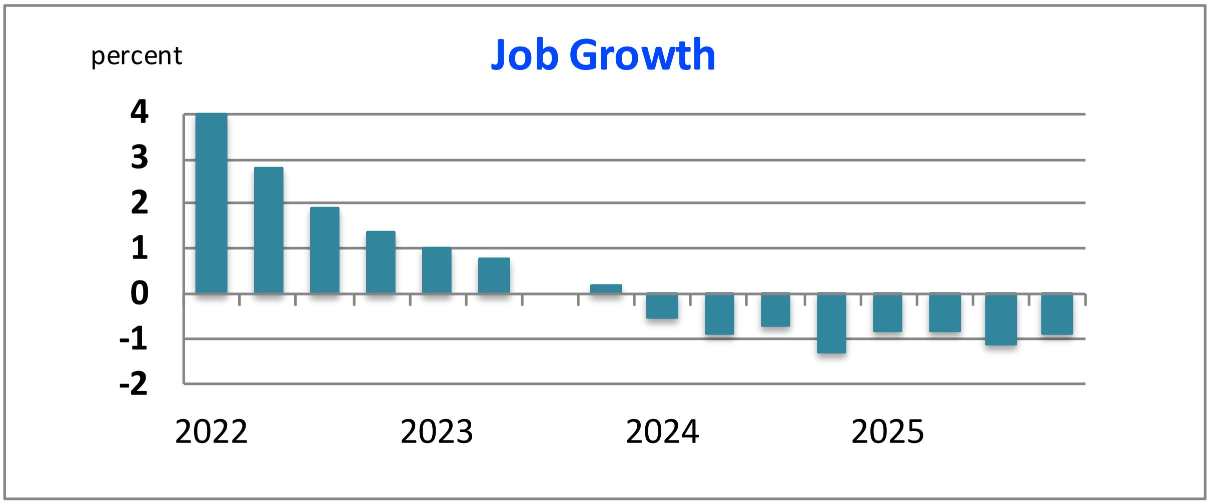
The local economy features a large retail sector. JOB GROWTH is little different than last quarter. Unemployment is a low 2 percent. In the last two years, total area income grew 17 percent (US average: 10 percent).



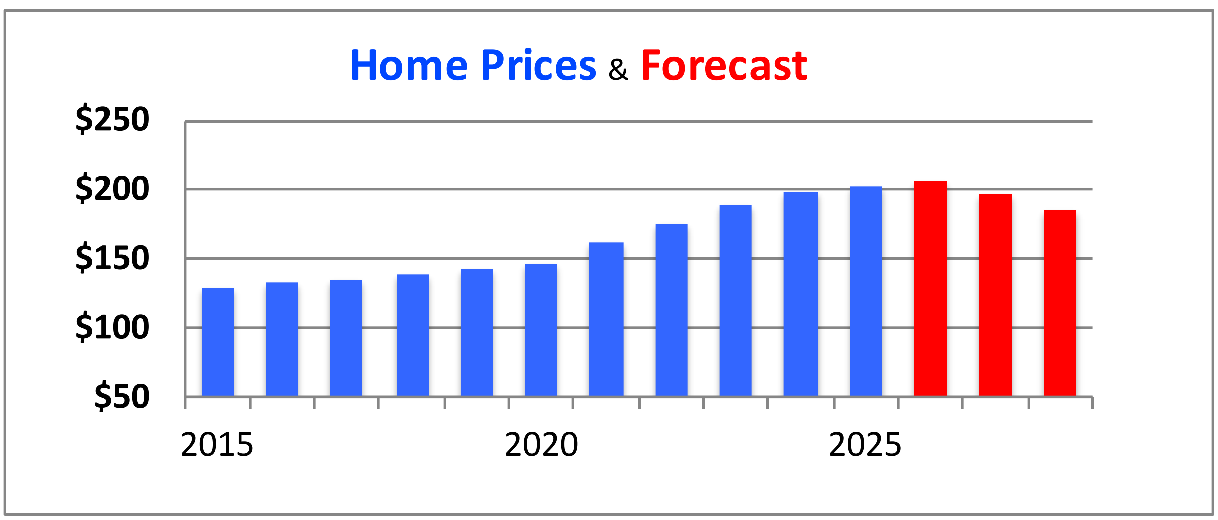
Population growth in Daphne has been high. Over the last three years HOME PRICES rose 10 percent, 3 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 16 percent over the next three years. In a bad recession prices could fall 37 percent.

Davenport-Moline IA

March 2026



The local economy depends on the large manufacturing sector (John Deere). 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).

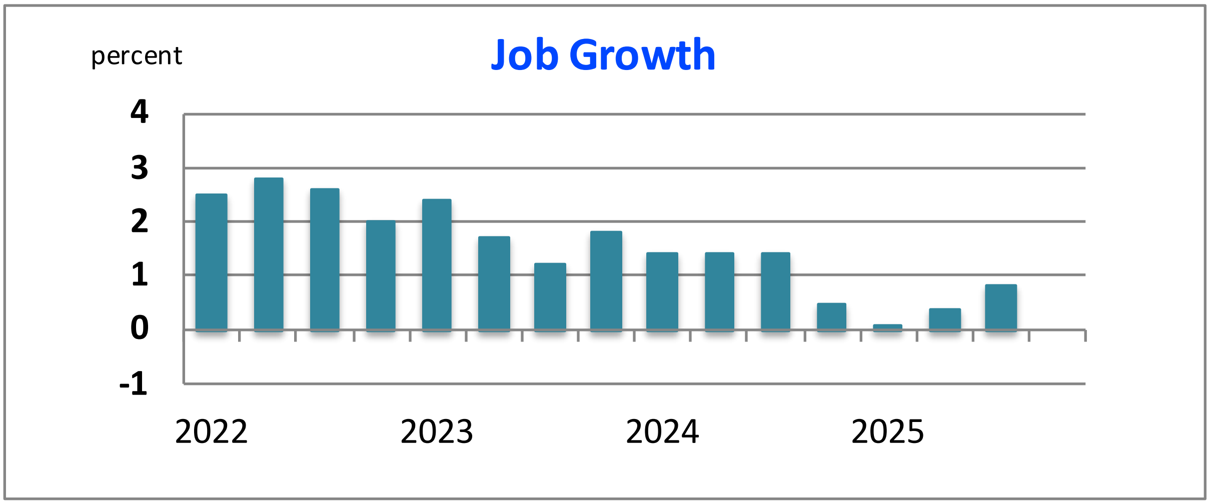


Population growth in Davenport has been NEGATIVE. Over the last three years HOME PRICES rose 20 percent, 7 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 9 percent over the next three years. In a bad recession prices could fall 19 percent.

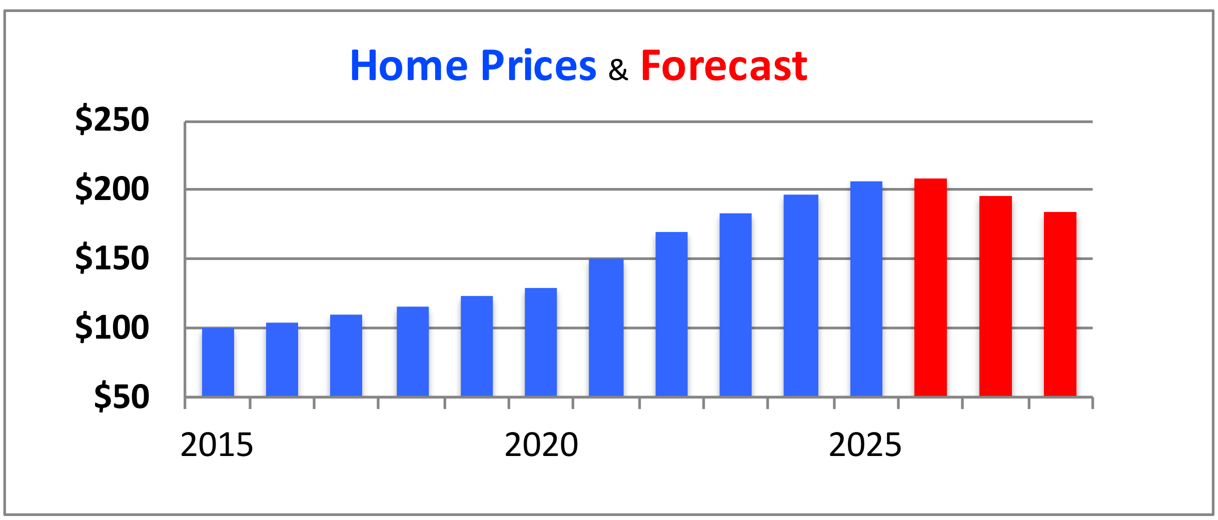
Quick Economy

Dayton OH

March 2026



The local economy features a large healthcare sector and military presence (Air Force). 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).

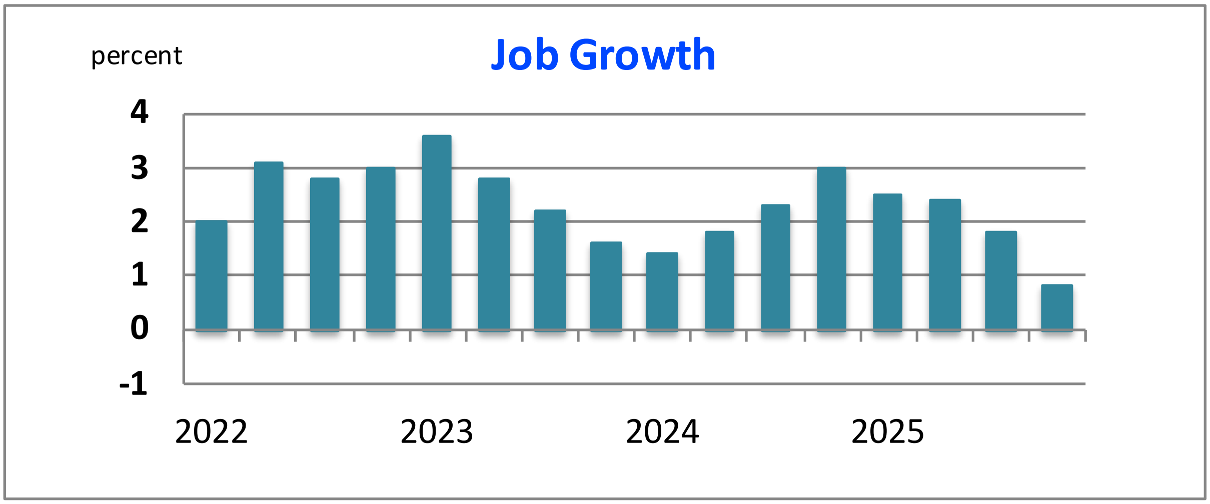


Population growth in Dayton has been low. Over the last three years HOME PRICES rose 22 percent, 7 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 11 percent over the next three years. In a bad recession prices could fall 43 percent.

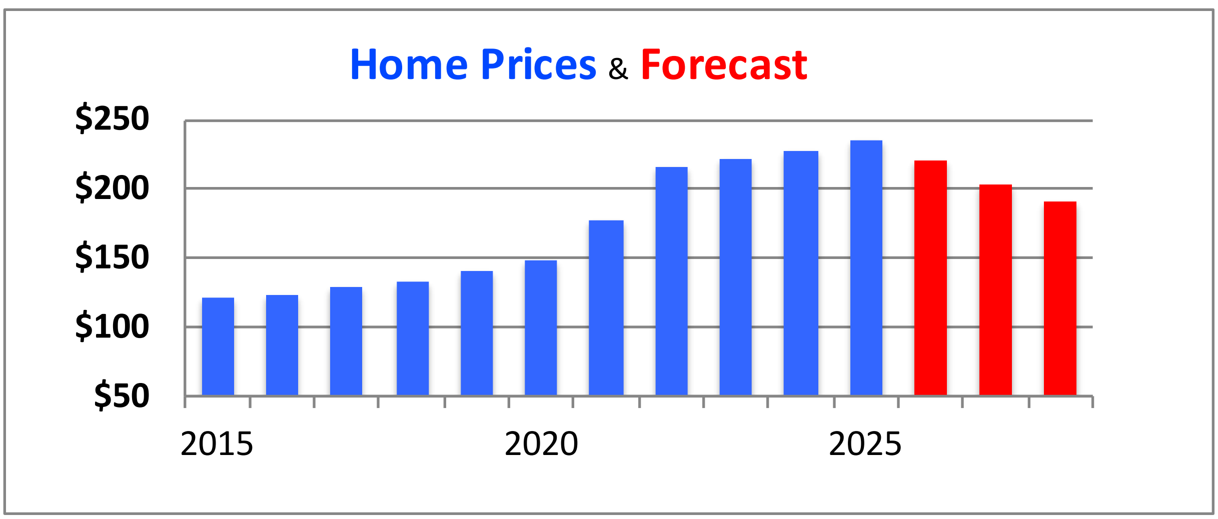
Quick Economy

Decatur AL

March 2026



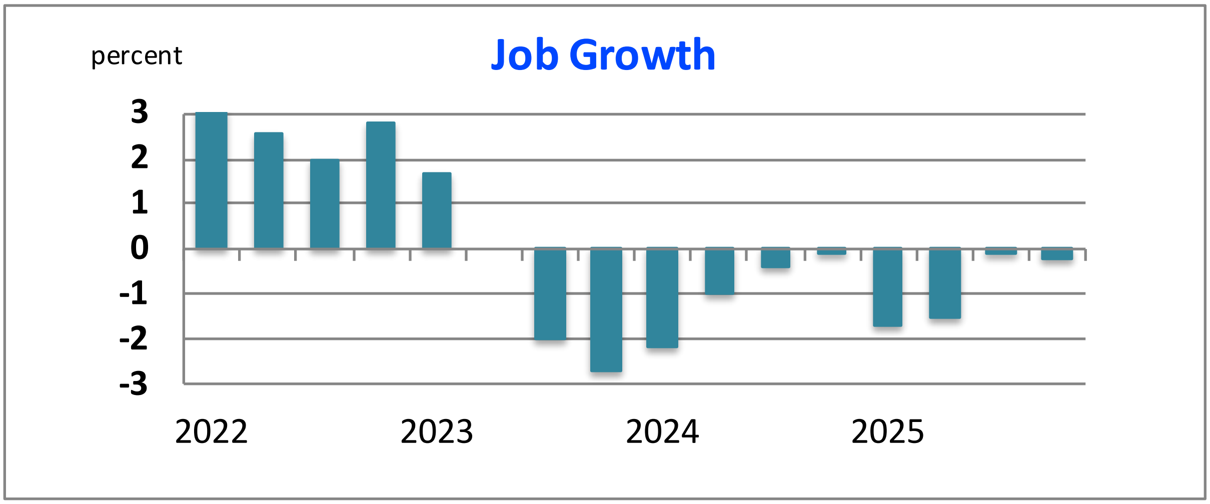
The local economy depends on the very large manufacturing sector (GE, space rockets). JOB GROWTH is worse than last quarter. Unemployment is a low 2 percent. In the last two years, total area income grew 12 percent (US average: 10 percent).



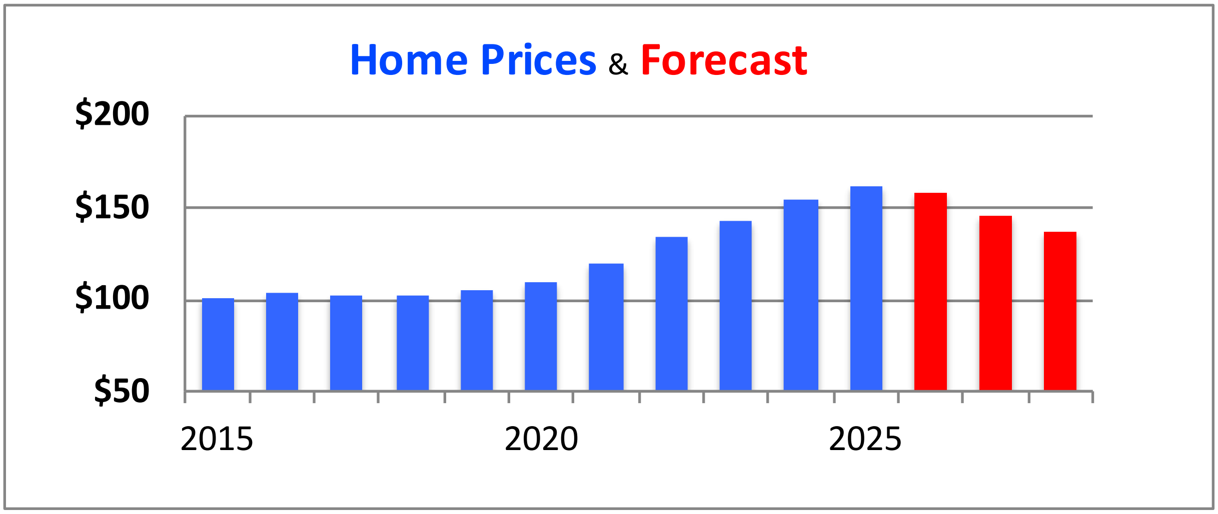
Population growth in Decatur has been low. Over the last three years HOME PRICES rose 9 percent, -1 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 19 percent over the next three years. In a bad recession prices could fall 41 percent.

Decatur IL

March 2026



The local economy depends on the big manufacturing sector (ADM, Caterpillar). JOB GROWTH is little different than last quarter. Unemployment is a moderate 7 percent. In the last two years, total area income grew 3 percent (US average: 10 percent).

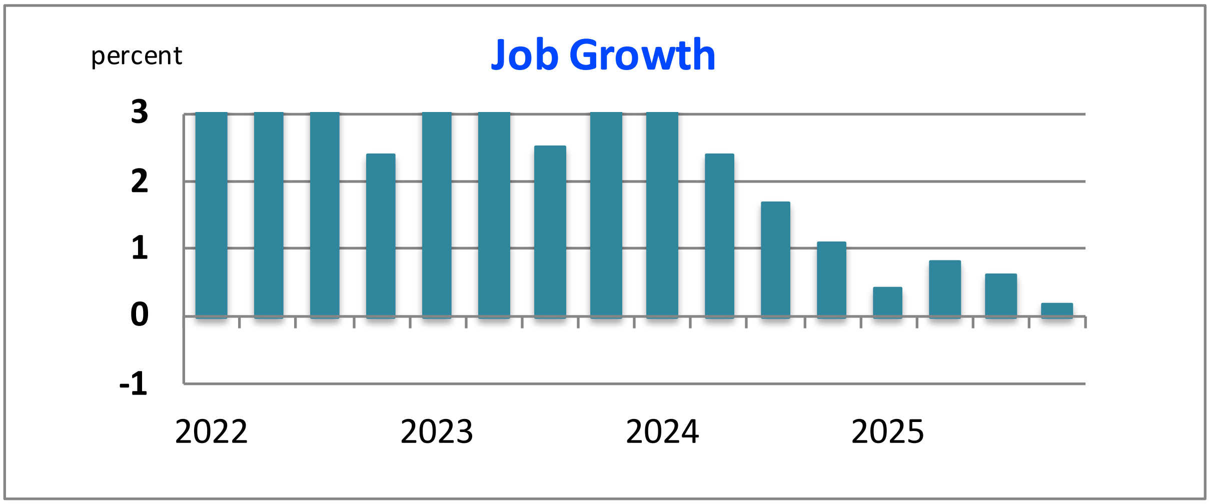


Population growth in Decatur has been NEGATIVE. Over the last three years HOME PRICES rose 20 percent, 4 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 16 percent over the next three years. In a bad recession prices could fall 29 percent.

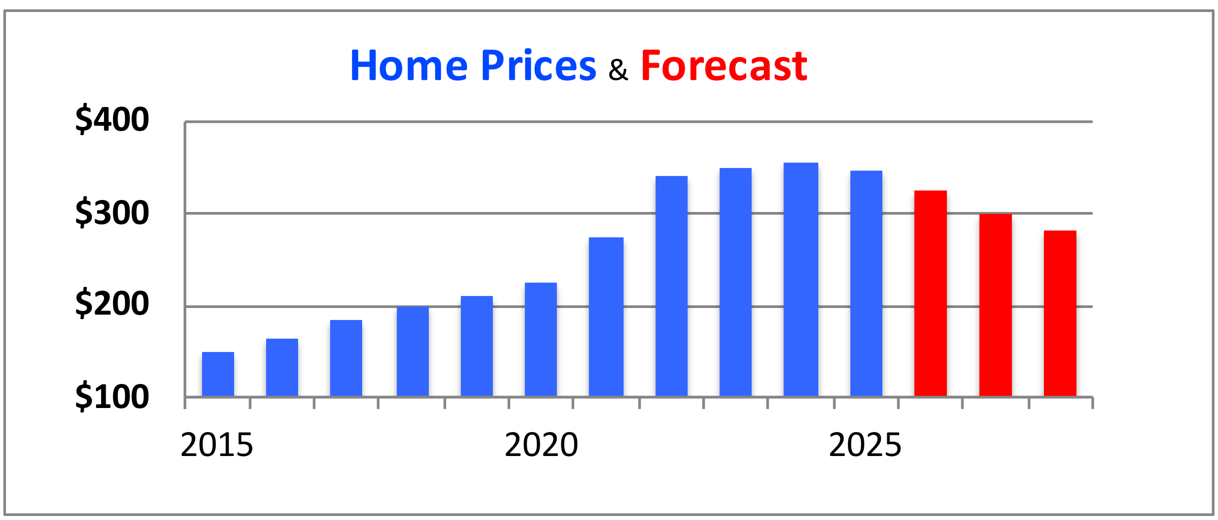
Quick Economy

Deltona-Daytona Beach FL

March 2026



The local economy features large tourism and healthcare sectors. There is a large retirement population. 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).

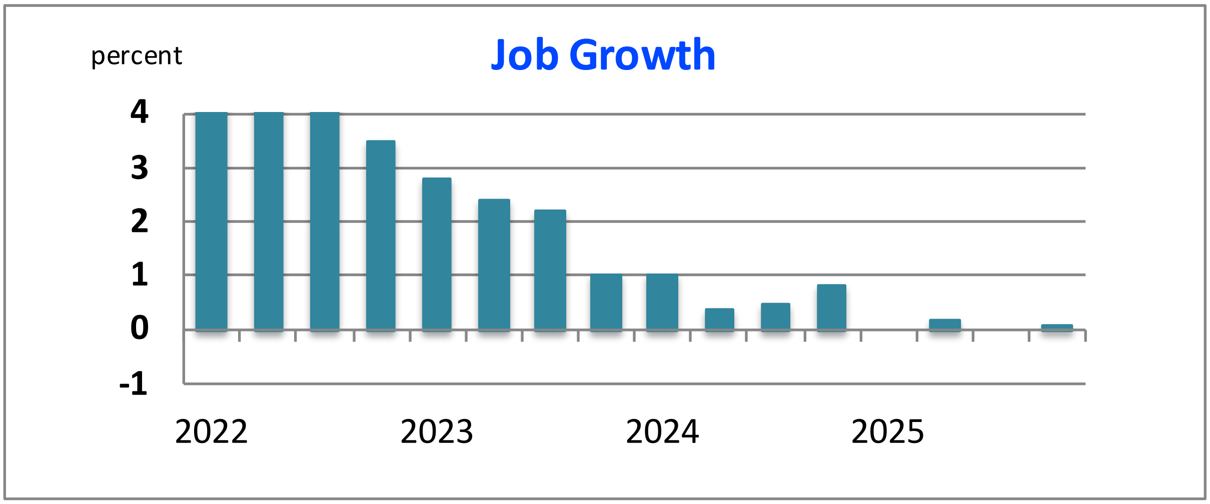


Population growth in Deltona has been high. Over the last three years HOME PRICES rose 3 percent, -1 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 19 percent over the next three years. In a bad recession prices could fall 36 percent.

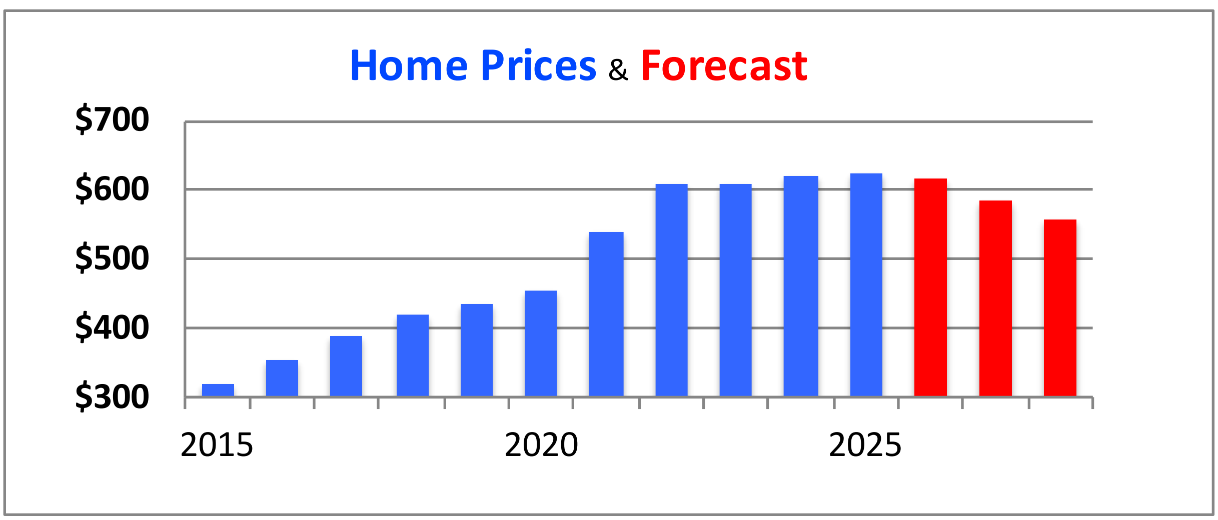
Quick Economy

Denver CO

March 2026



The local economy features a large business services sector (associated with the boom in shale oil and gas) and large information sector. JOB GROWTH is little different than last quarter. Unemployment is a moderate 4 percent. In the last two years, total area income grew 13 percent (US average: 10 percent).

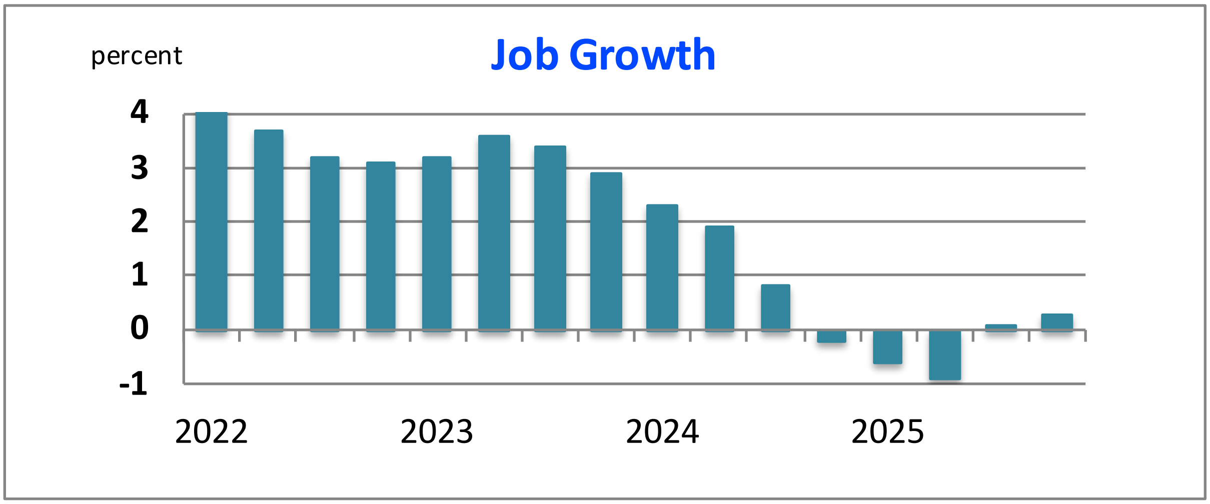


Population growth in Denver has been low. Over the last three years HOME PRICES rose 6 percent, 1 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 11 percent over the next three years. In a bad recession prices could fall 21 percent.

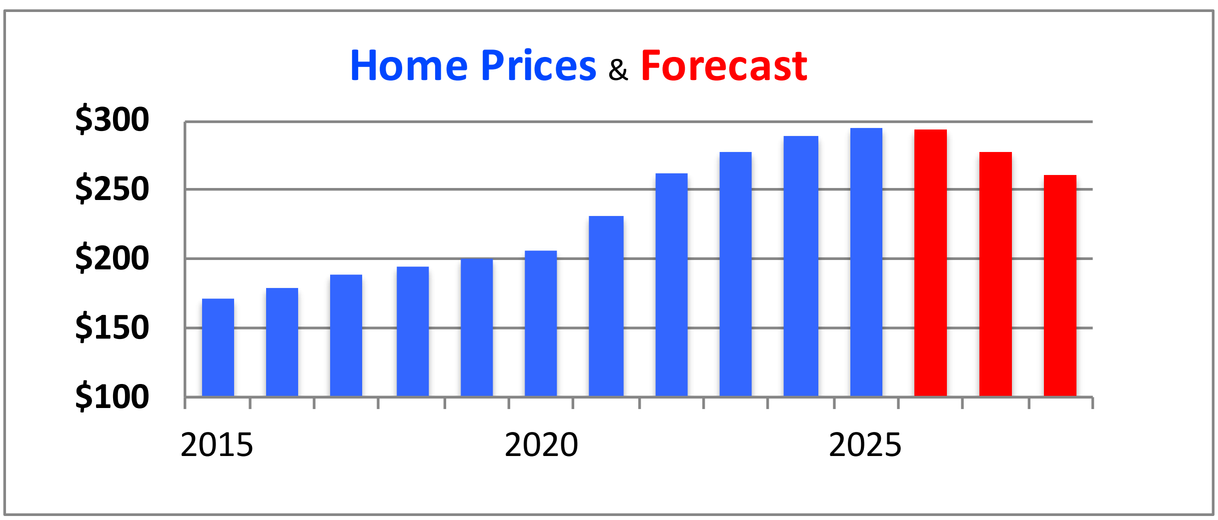
Quick Economy

Des Moines IA

March 2026



The local economy features a large finance sector (insurance, Wells Fargo). Agriculture (corn) is important to the local economy. 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).

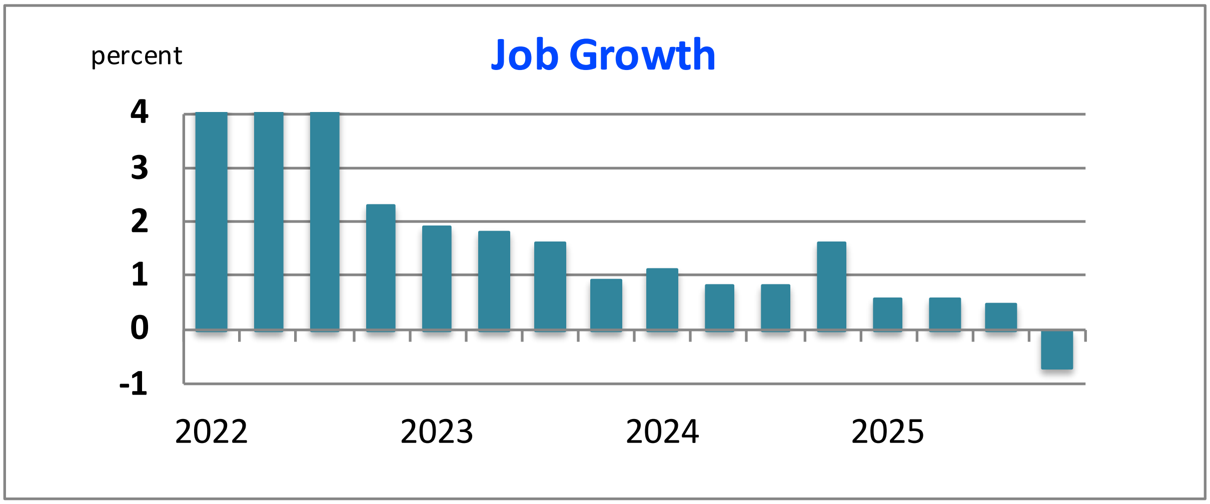


Population growth in Des Moines has been moderate. Over the last three years HOME PRICES rose 12 percent, 2 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 12 percent over the next three years. In a bad recession prices could fall 22 percent.

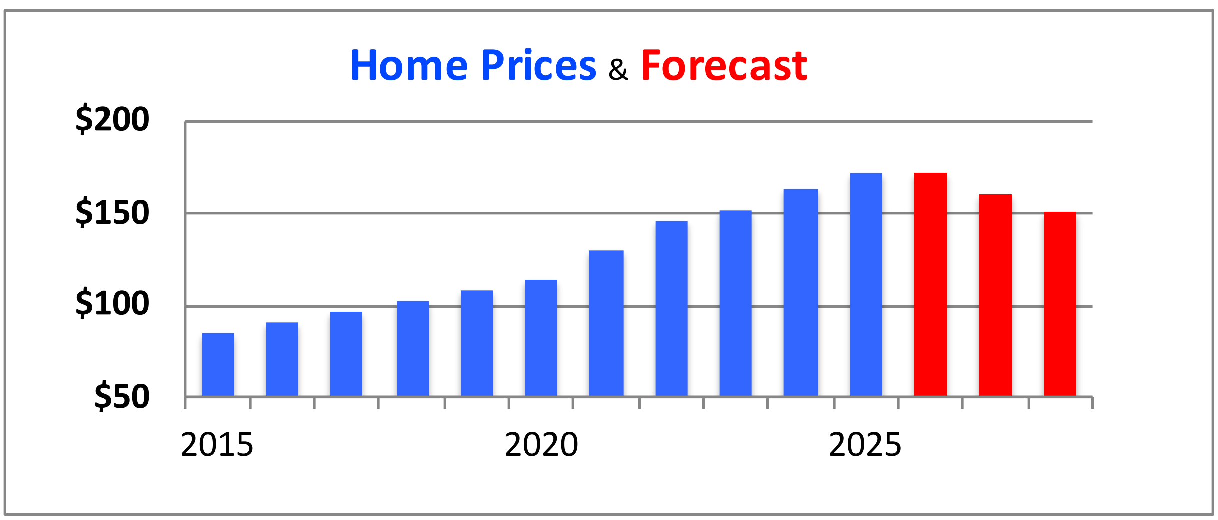
QUICK ECONOMY

Detroit MI

March 2026



The local economy features large healthcare, business services and transport-warehouse sectors. JOB GROWTH is worse than last quarter. Unemployment is a moderate 6 percent. In the last two years, total area income grew 7 percent (US average: 10 percent).

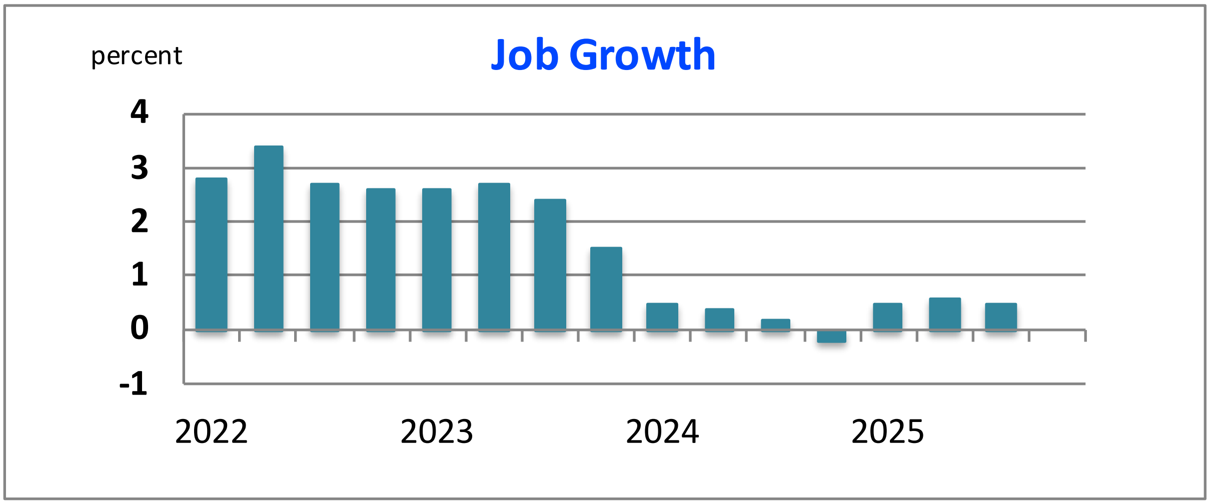


Population growth in Detroit has been NEGATIVE. Over the last three years HOME PRICES rose 22 percent, 6 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 12 percent over the next three years. In a bad recession prices could fall 37 percent.

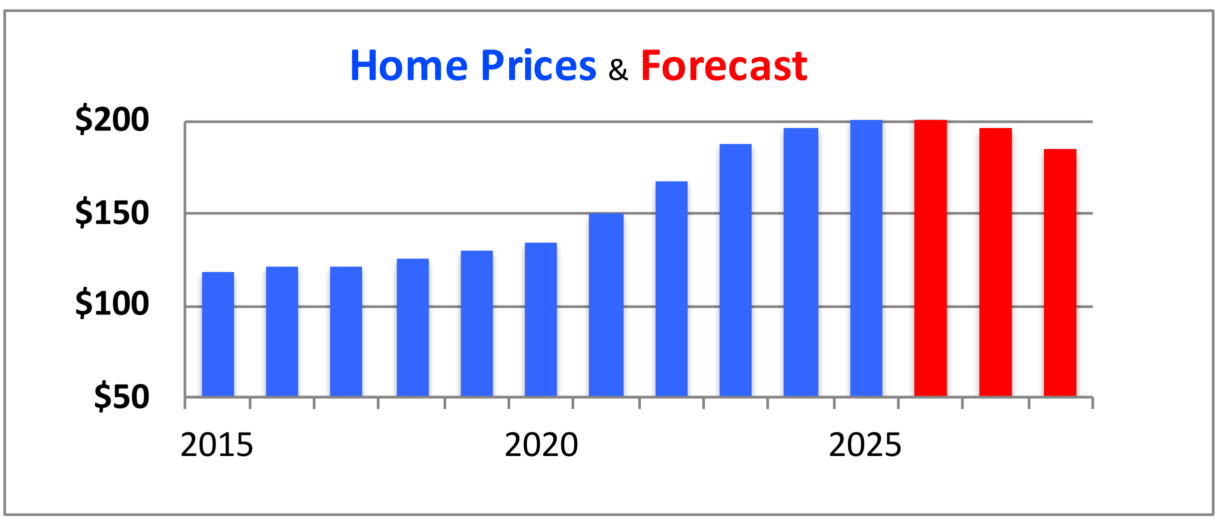
Quick Economy

Dothan AL

March 2026



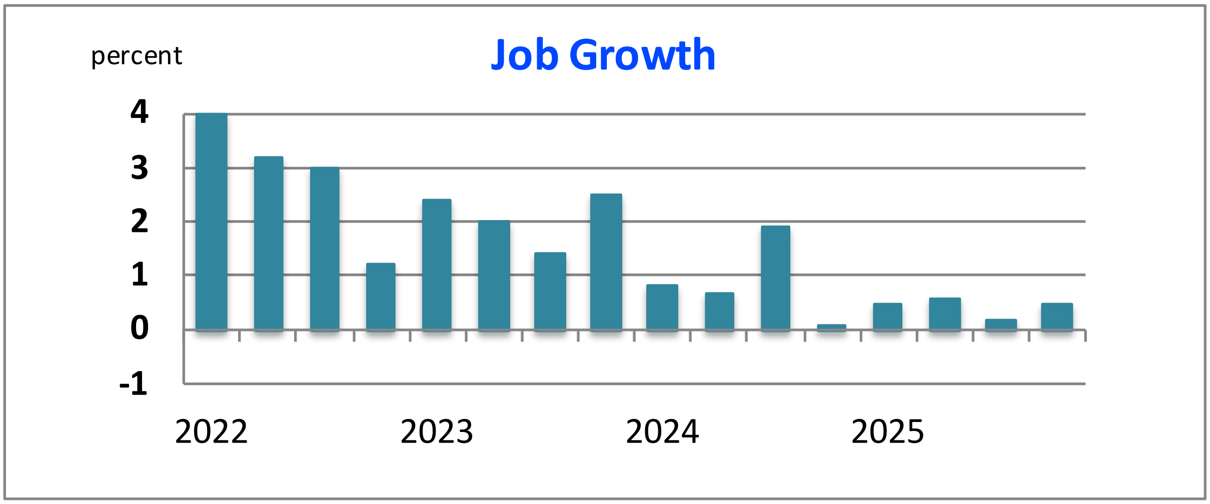
Peanuts and tomatoes are important crops. The big retail sector depends heavily on travelers heading to Florida. JOB GROWTH is little different than last quarter. Unemployment is a low 2 percent. In the last two years, total area income grew 10 percent (US average: 10 percent).



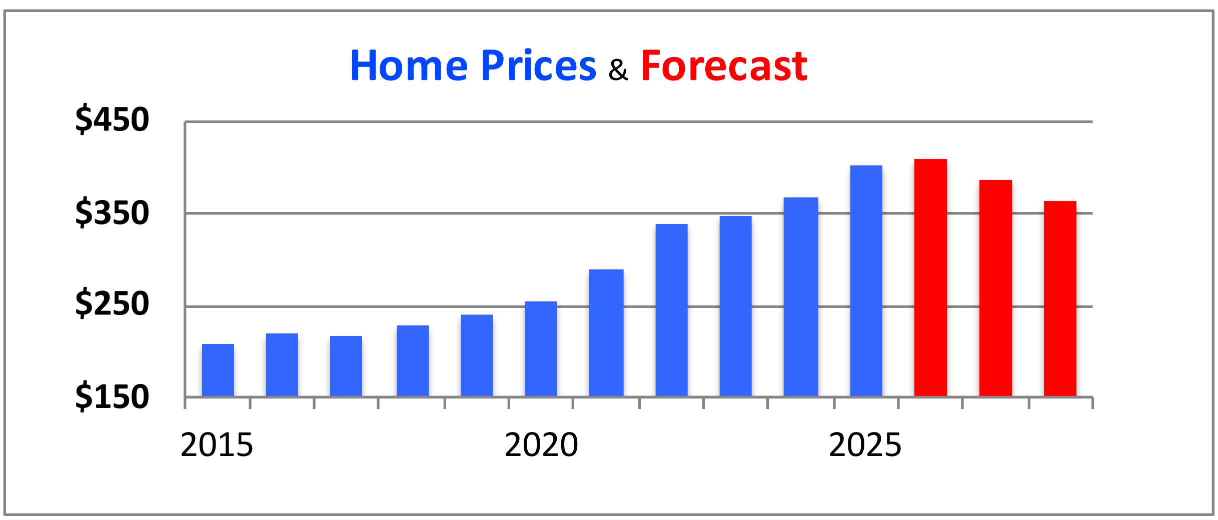
Population growth in Dothan has been low. Over the last three years HOME PRICES rose 20 percent, 7 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 8 percent over the next three years. In a bad recession prices could fall 26 percent.

Dover DE

March 2026



The local economy depends on the big government sector (state government, Air Force). JOB GROWTH is little different than last quarter. Unemployment is a moderate 6 percent. In the last two years, total area income grew 13 percent (US average: 10 percent).

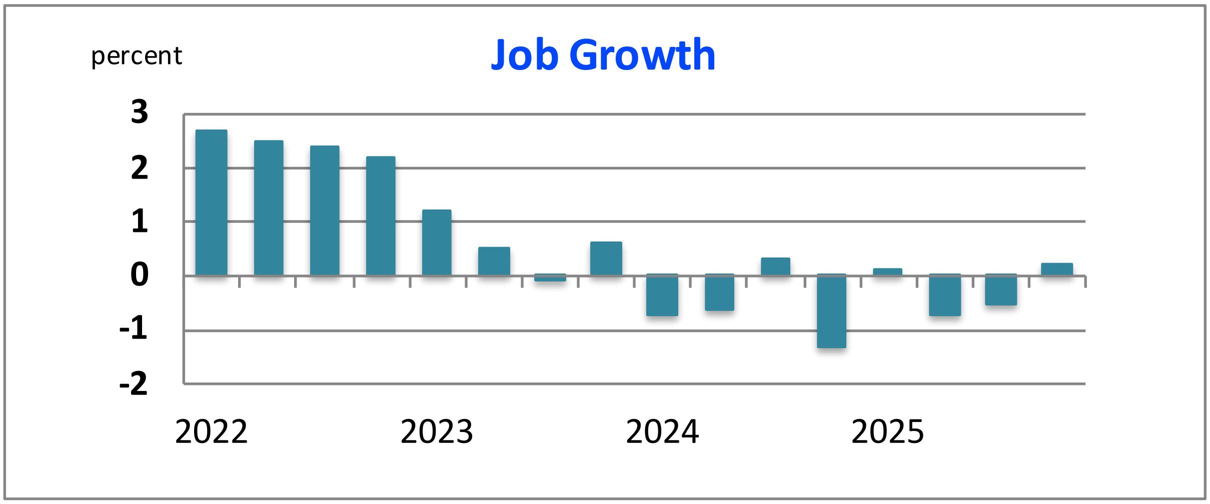


Population growth in Dover has been moderate. Over the last three years HOME PRICES rose 12 percent, 6 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 10 percent over the next three years. In a bad recession prices could fall 48 percent.

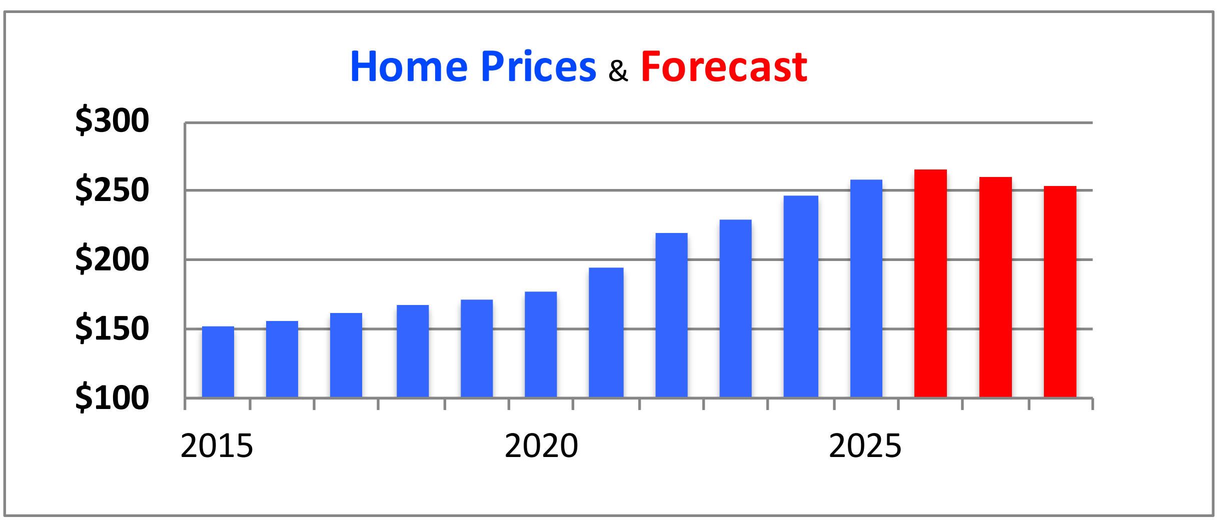
Quick Economy

Dubuque IA

March 2026



Agriculture is important to the local economy and the cause of seasonal unemployment. JOB GROWTH is better than last quarter. Unemployment is a low 3 percent. In the last two years, total area income grew 8 percent (US average: 10 percent).

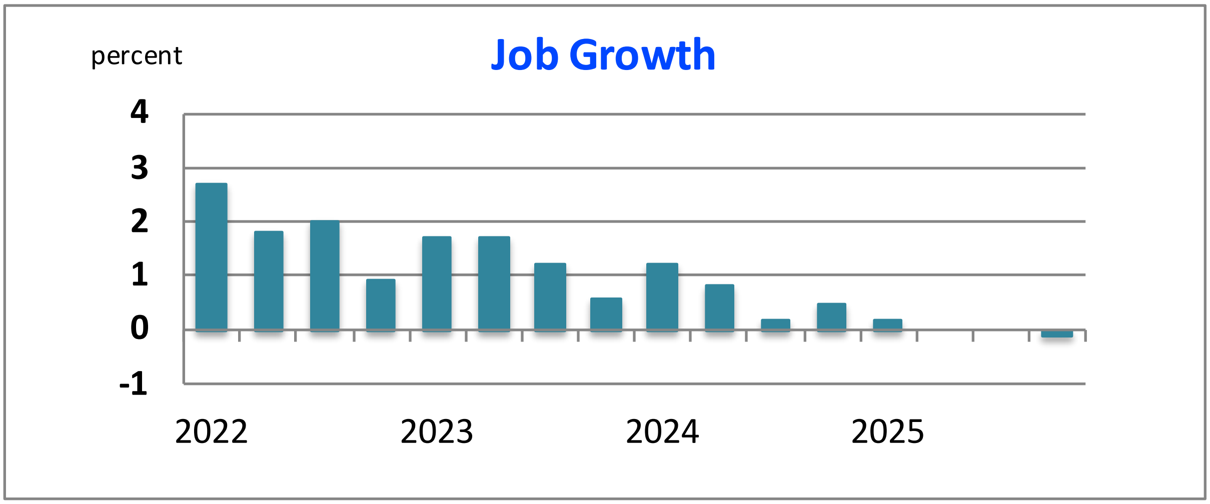


Population growth in Dubuque has been low. Over the last three years HOME PRICES rose 19 percent, 6 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 2 percent over the next three years. In a bad recession prices could fall 18 percent.

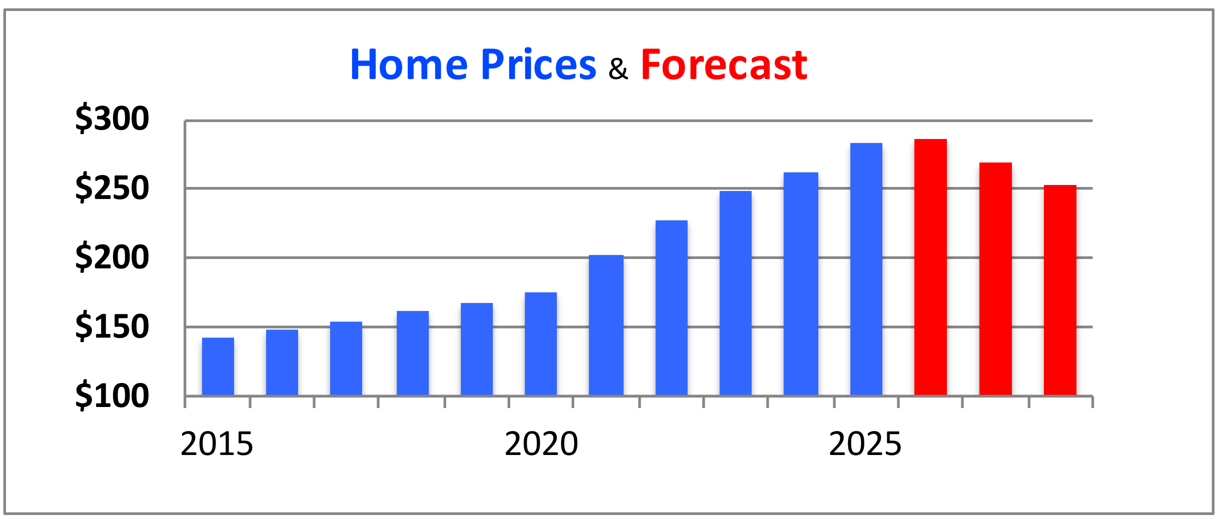
Quick Economy

Duluth MN

March 2026



Economic growth has been spotty for years, with the decline of the iron ore business. The local economy features large healthcare and government sectors. JOB GROWTH is little different than last quarter. Unemployment is a moderate 5 percent. In the last two years, total area income grew 10 percent (US average: 10 percent).

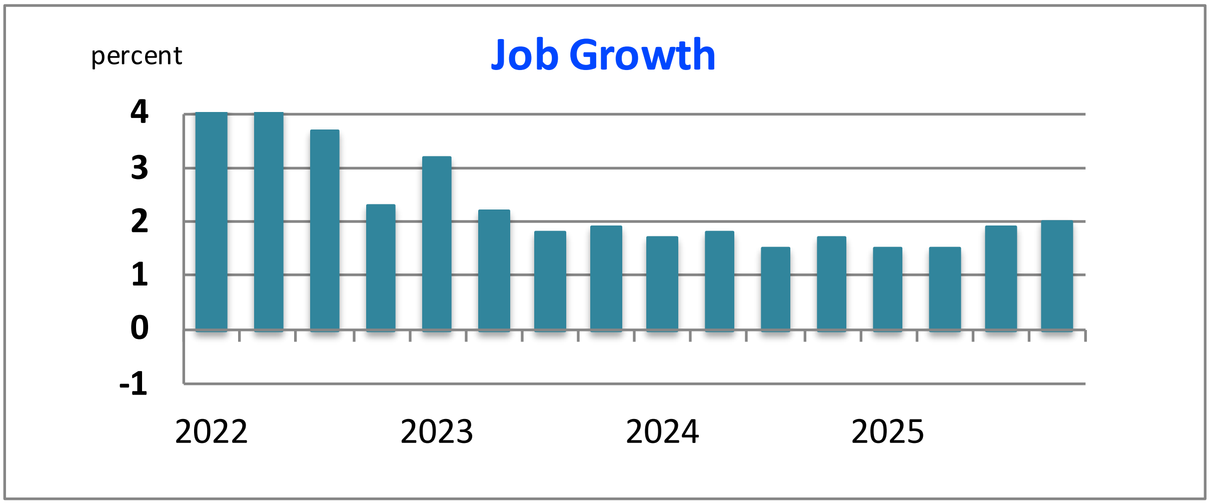


Population growth in Duluth has been low. Over the last three years HOME PRICES rose 20 percent, 7 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 11 percent over the next three years. In a bad recession prices could fall 43 percent.

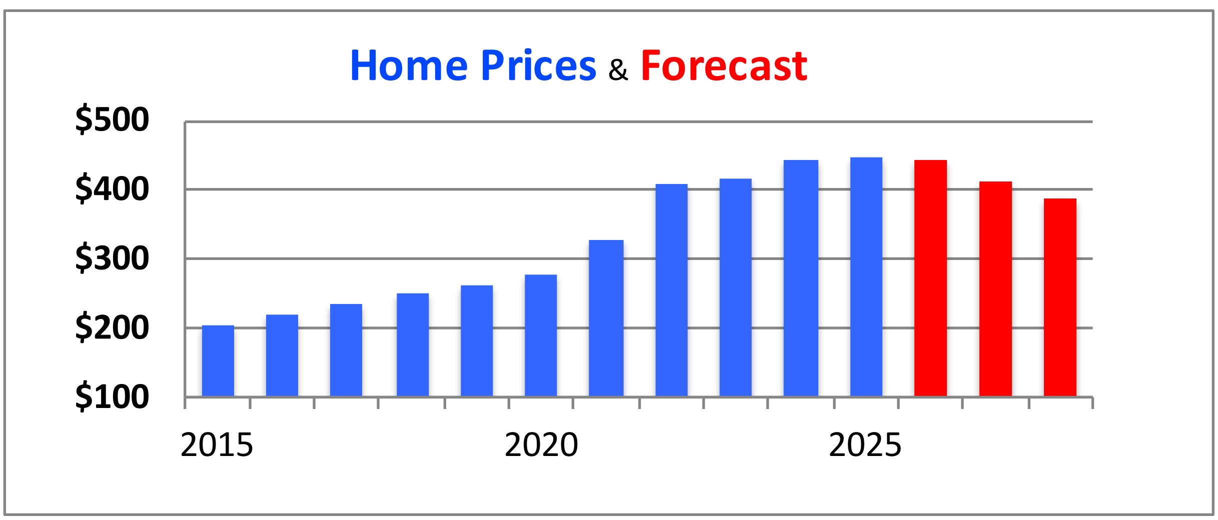
Quick Economy

Durham NC

March 2026



The local economy features a large healthcare and education sector (Duke), and a big government sector (UNC). JOB GROWTH is little different 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 Durham 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 14 percent over the next three years. In a bad recession prices could fall 38 percent.