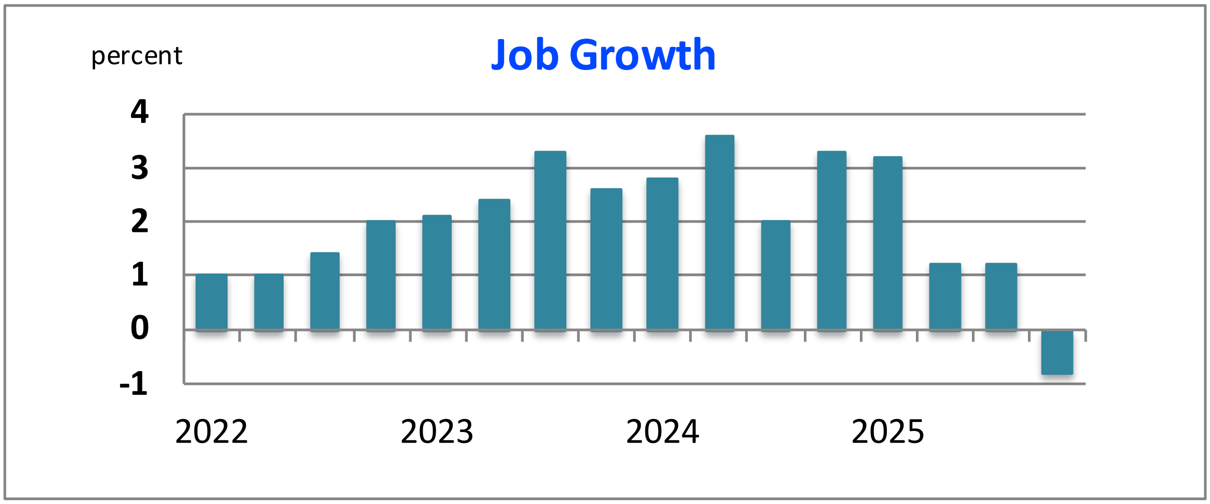
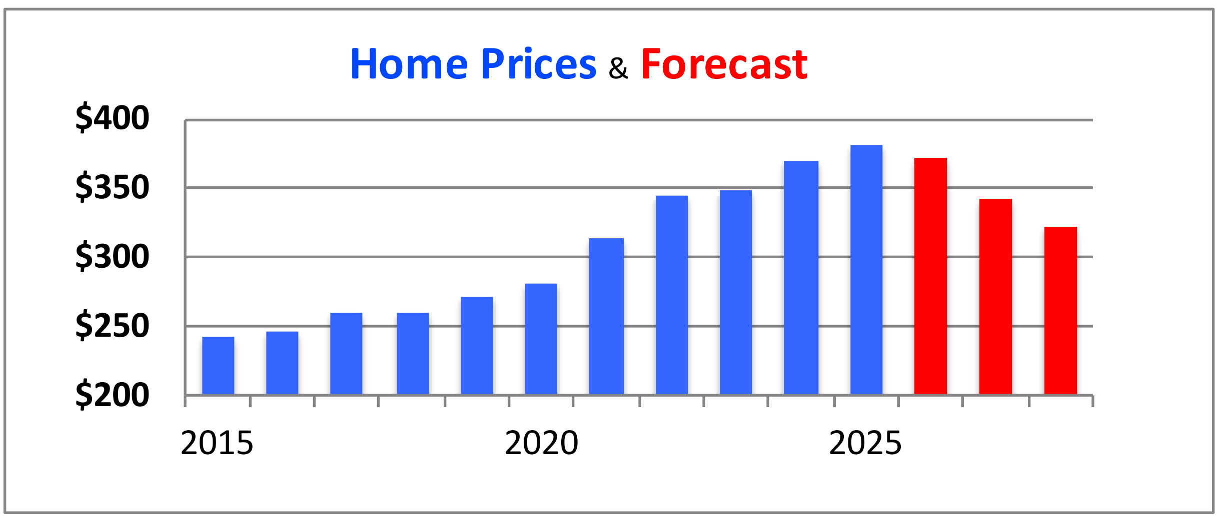
Quick Economy

Fairbanks AK

March 2026



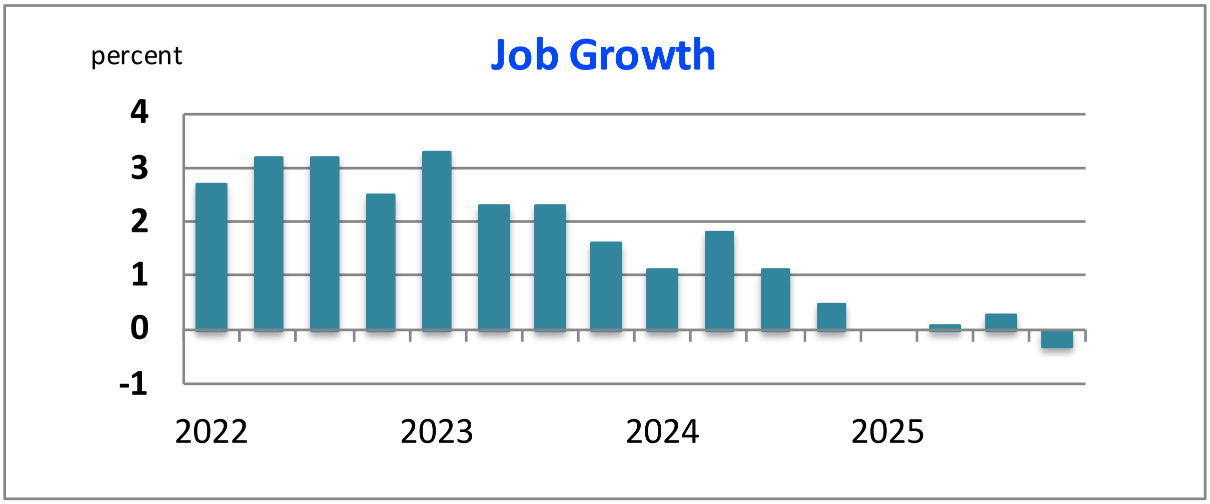
The local economy features a large government sector. JOB GROWTH is worse than last quarter. Unemployment is a moderate 4 percent. In the last two years, total area income grew 6 percent (US average: 10 percent).



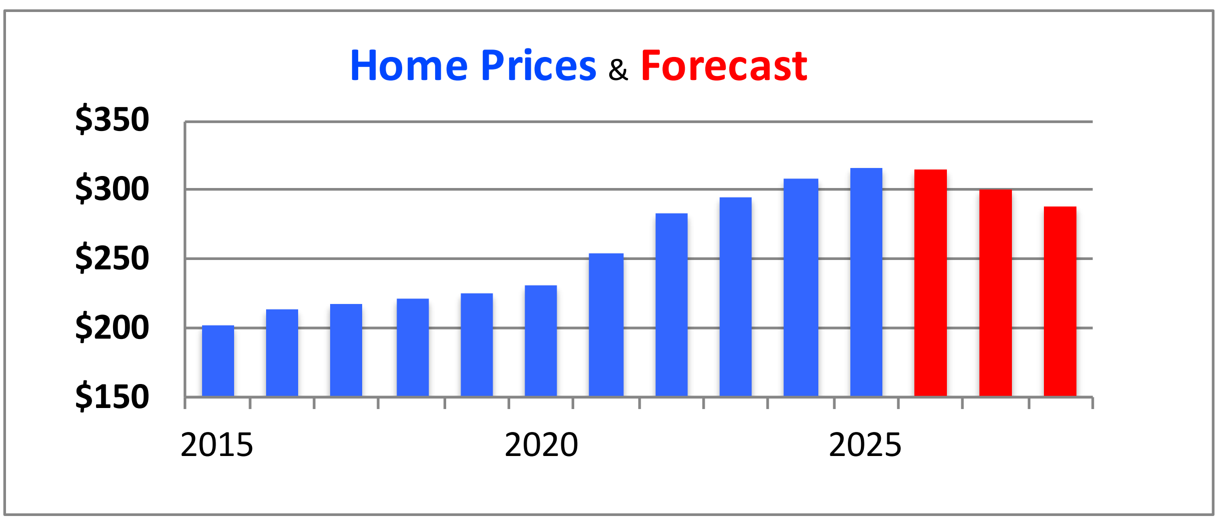
Population growth in Fairbanks has been NEGATIVE. Over the last three years HOME PRICES rose 18 percent, 3 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 15 percent over the next three years. In a bad recession prices could fall 25 percent.

Fargo ND

March 2026



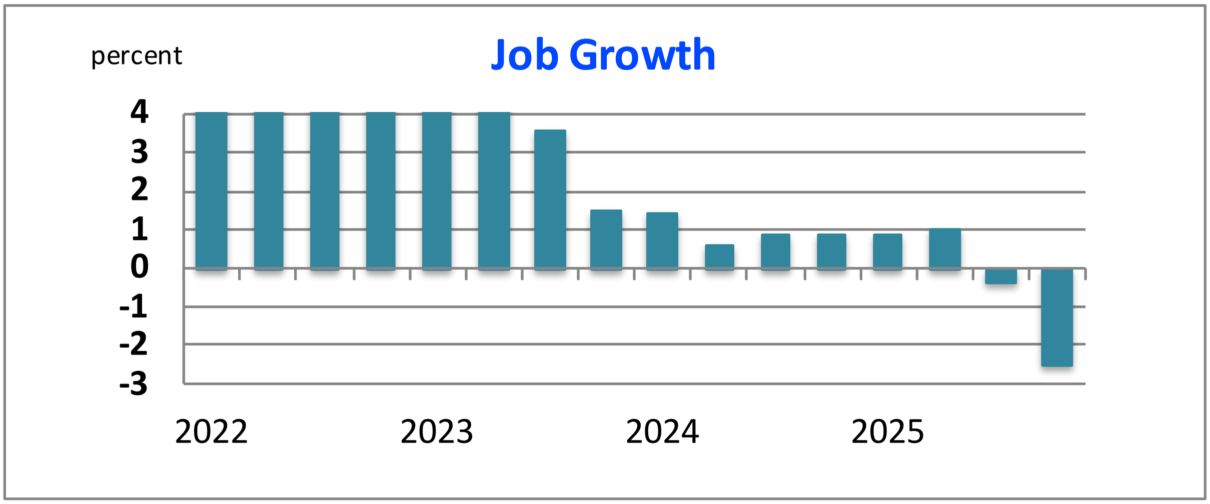
Economic growth has been strongly affected by the development of shale oil fields in North Dakota. JOB GROWTH is worse than last quarter. Unemployment is a low 3 percent. In the last two years, total area income grew 9 percent (US average: 10 percent).



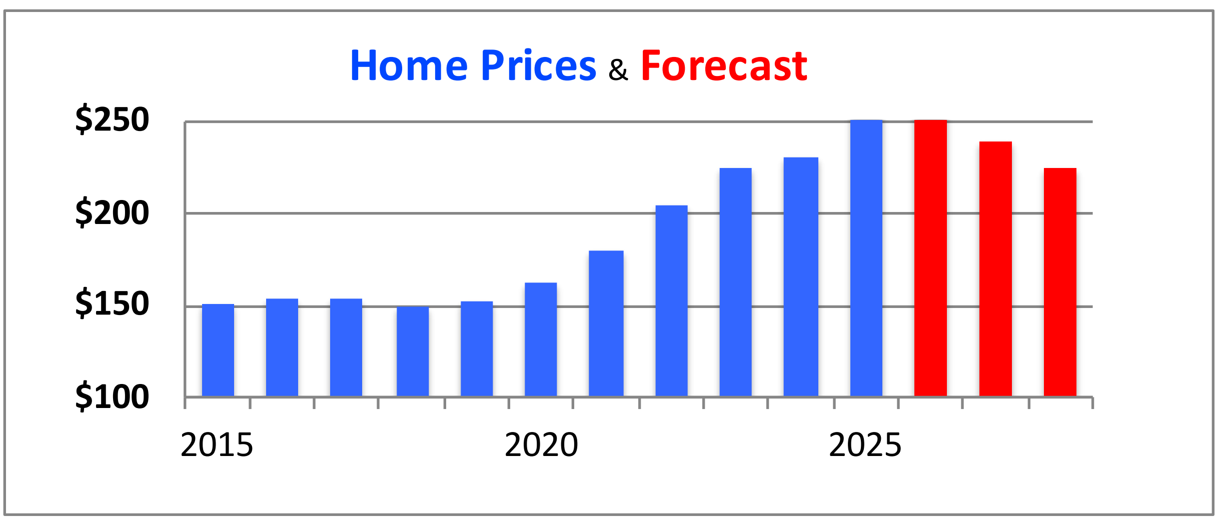
Population growth in Fargo has been moderate. Over the last three years HOME PRICES rose 10 percent, 2 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 9 percent over the next three years. In a bad recession prices could fall 19 percent.

Farmington NM

March 2026



The local economy features a large government sector. JOB GROWTH is worse than last quarter. Unemployment is a moderate 5 percent. In the last two years, total area income grew 12 percent (US average: 10 percent).

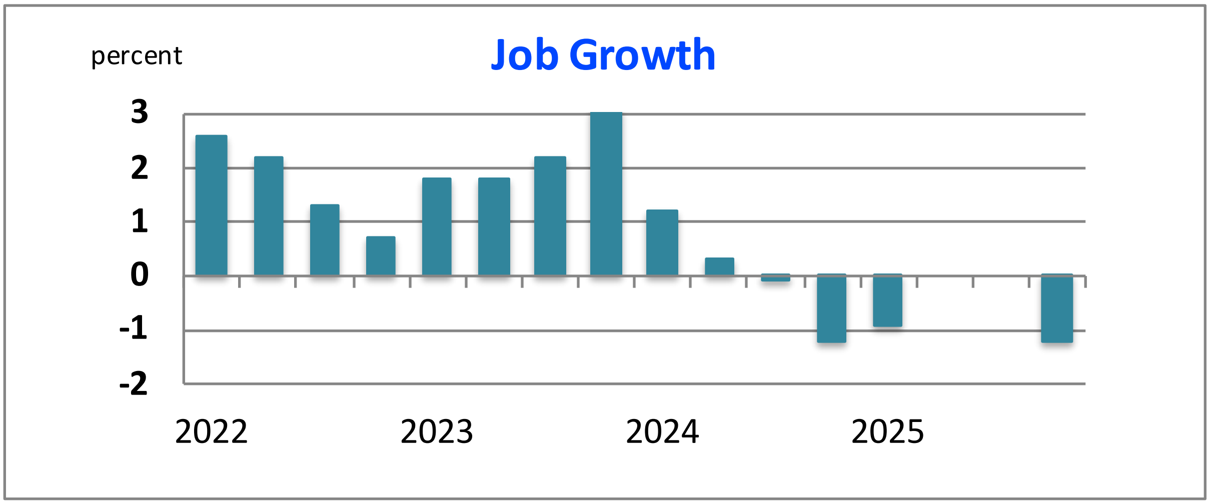


Population growth in Farmington has been NEGATIVE. Over the last three years HOME PRICES rose 19 percent, 5 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 15 percent over the next three years. In a bad recession prices could fall 41 percent.

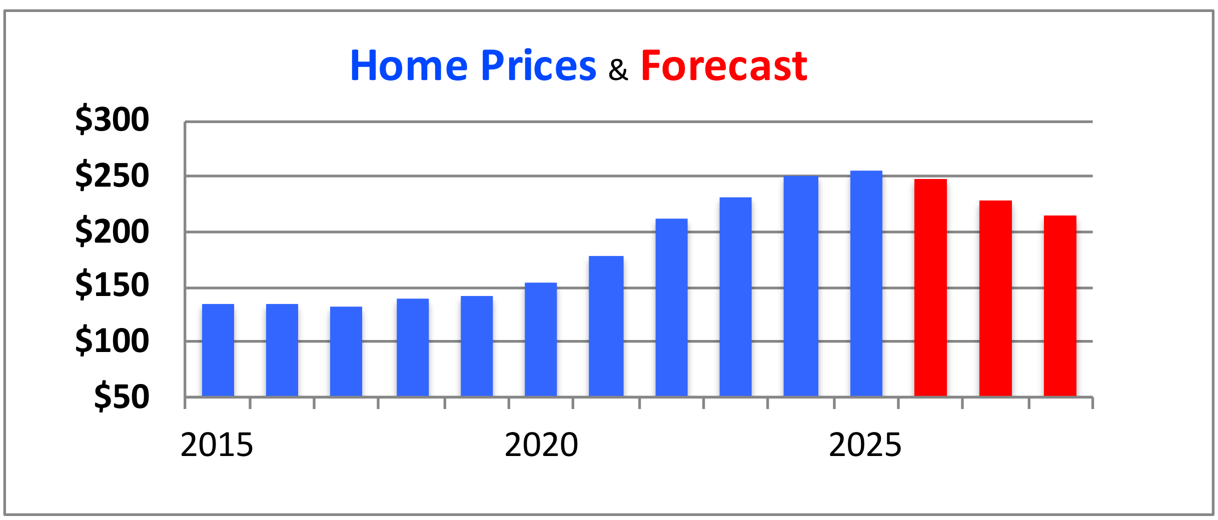
Quick Economy

Fayetteville NC

March 2026



Economic growth has been affected by changing conditions at Fort Liberty, which dominates the local economy. JOB GROWTH is worse than last quarter. Unemployment is a moderate 4 percent. In the last two years, total area income grew 14 percent (US average: 10 percent).

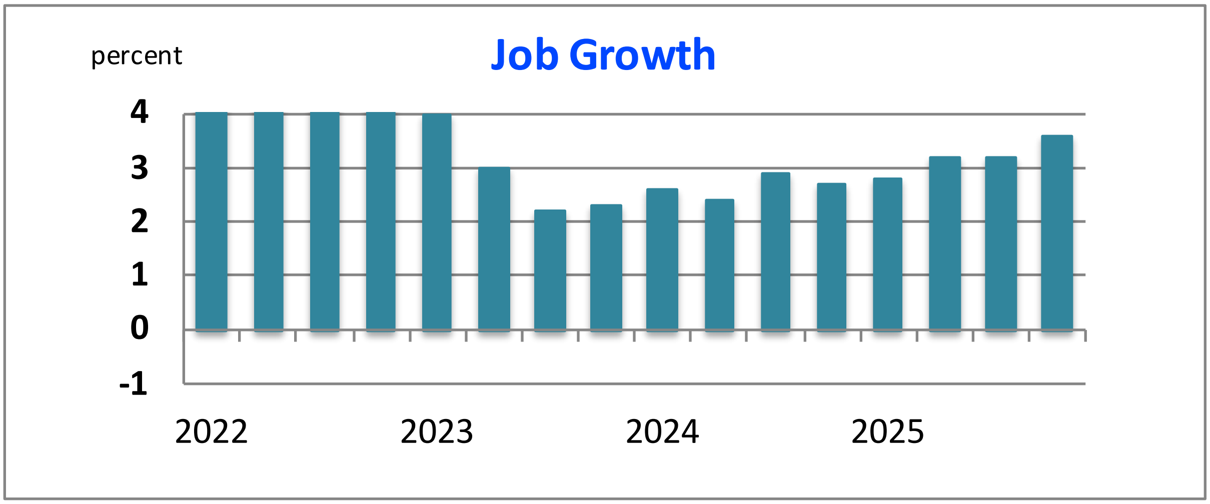


Population growth in Fayetteville has been low. Over the last three years HOME PRICES rose 21 percent, 3 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 16 percent over the next three years. In a bad recession prices could fall 43 percent.

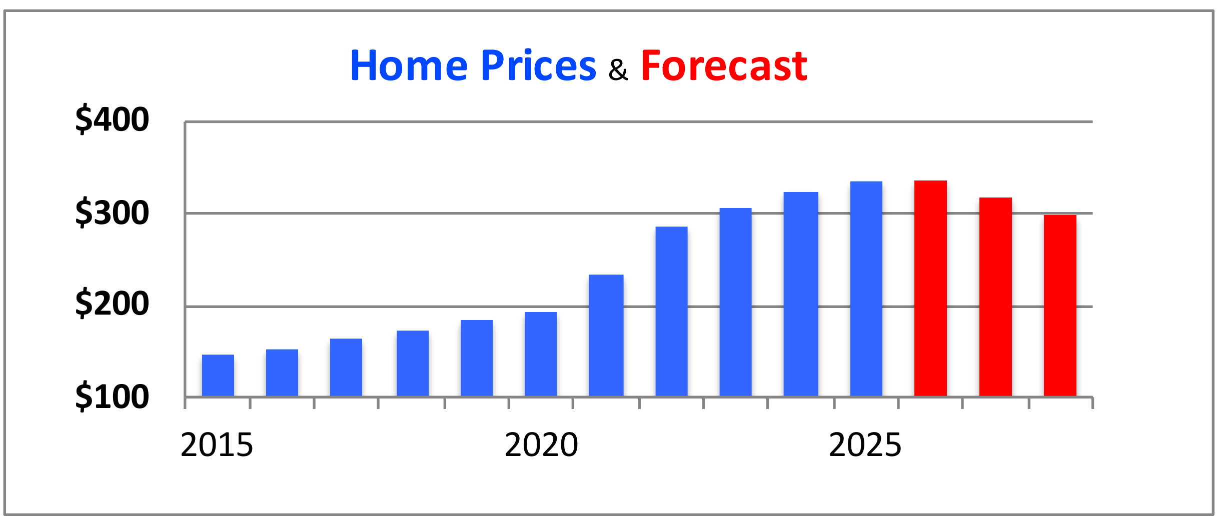
Quick Economy

Fayetteville AR

March 2026



The local economy depends on Walmart and large manufacturing (Tyson Foods), business services, and transport-warehouse sectors. JOB GROWTH is little different than last quarter. Unemployment is a low 3 percent. In the last two years, total area income grew 16 percent (US average: 10 percent).

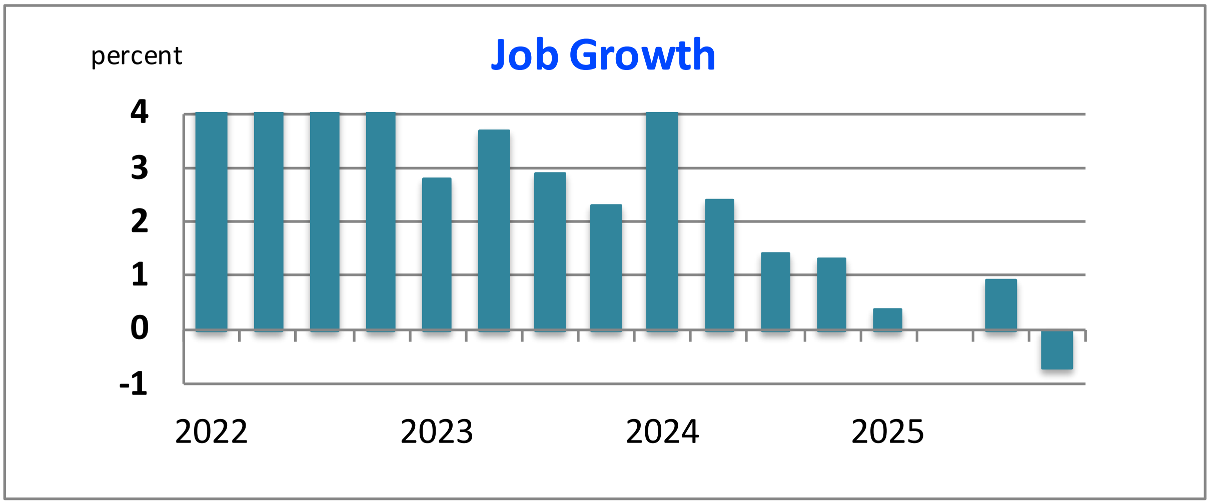


Population growth in Fayetteville has been high. Over the last three years HOME PRICES rose 19 percent, 4 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 11 percent over the next three years. In a bad recession prices could fall 39 percent.

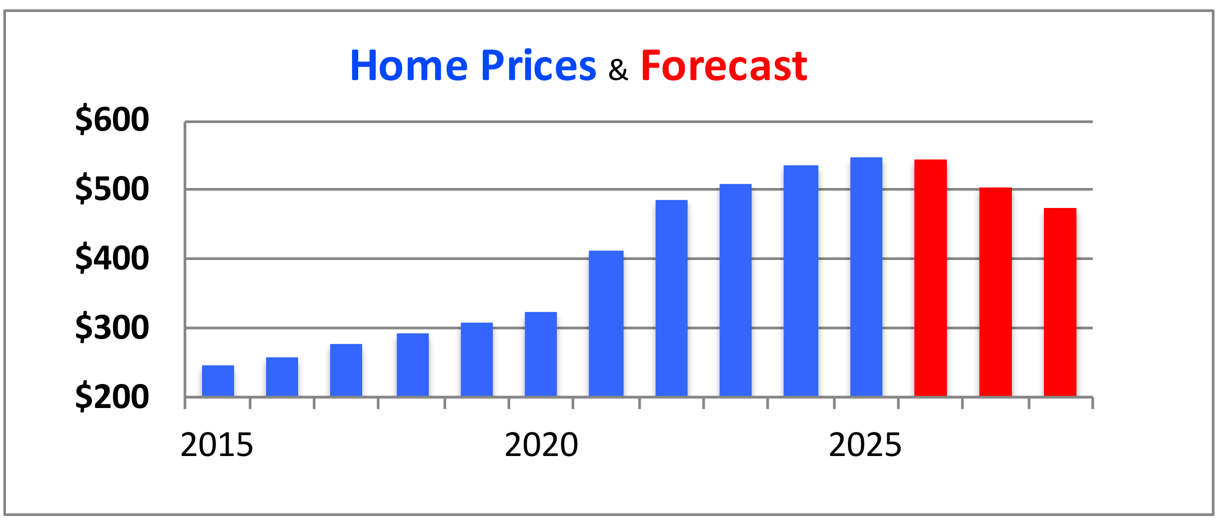
Quick Economy

Flagstaff AZ

March 2026



The local economy features a very large tourist sector (Grand Canyon and other national parks), and a large government sector. JOB GROWTH is worse than last quarter. Unemployment is a moderate 5 percent. In the last two years, total area income grew 21 percent (US average: 10 percent).

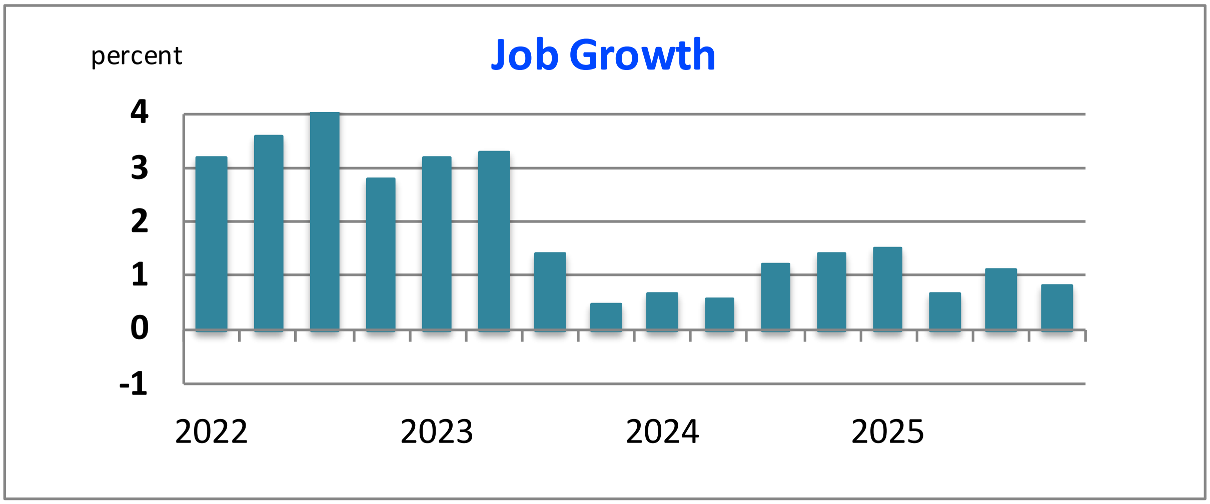


Population growth in Flagstaff has been NEGATIVE. Over the last three years HOME PRICES rose 17 percent, 6 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 13 percent over the next three years. In a bad recession prices could fall 45 percent.

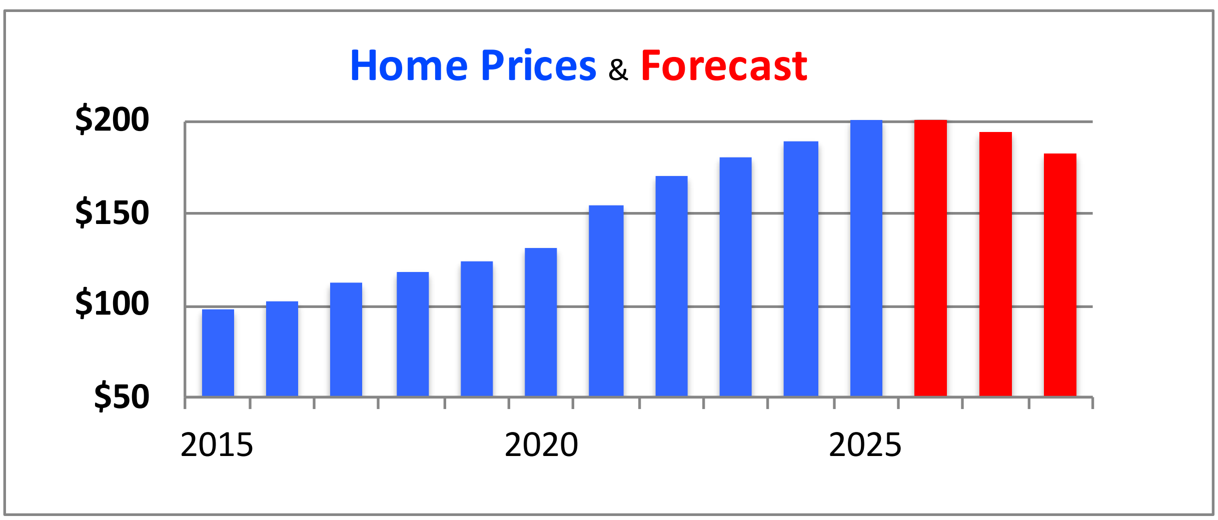
Quick Economy

Flint MI

March 2026



The local economy is tied to the auto industry. The local economy features large healthcare and retail sectors that serve an older population. 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).

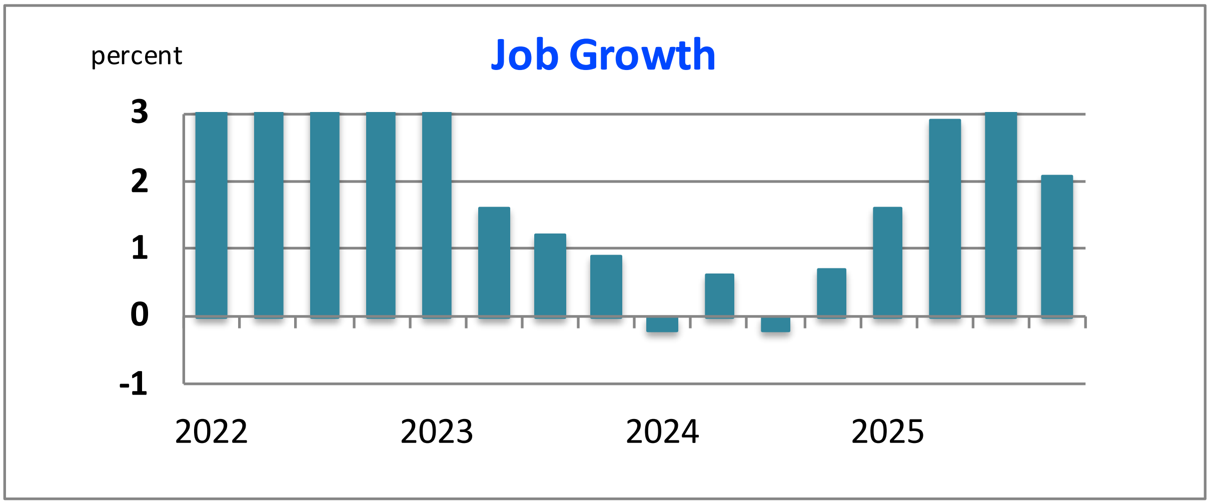


Population growth in Flint has been NEGATIVE. Over the last three years HOME PRICES rose 19 percent, 7 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 9 percent over the next three years. In a bad recession prices could fall 32 percent.

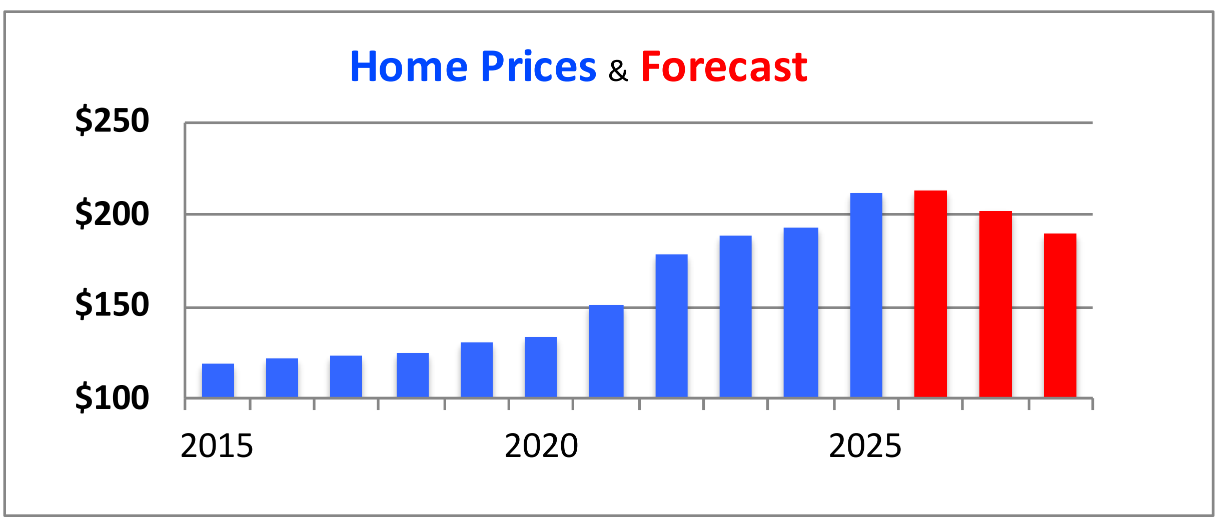
QUICK ECONOMY

Florence SC

March 2026



Economic growth has been erratic for years, typical of a small manufacturing market. The local economy features a large government 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).

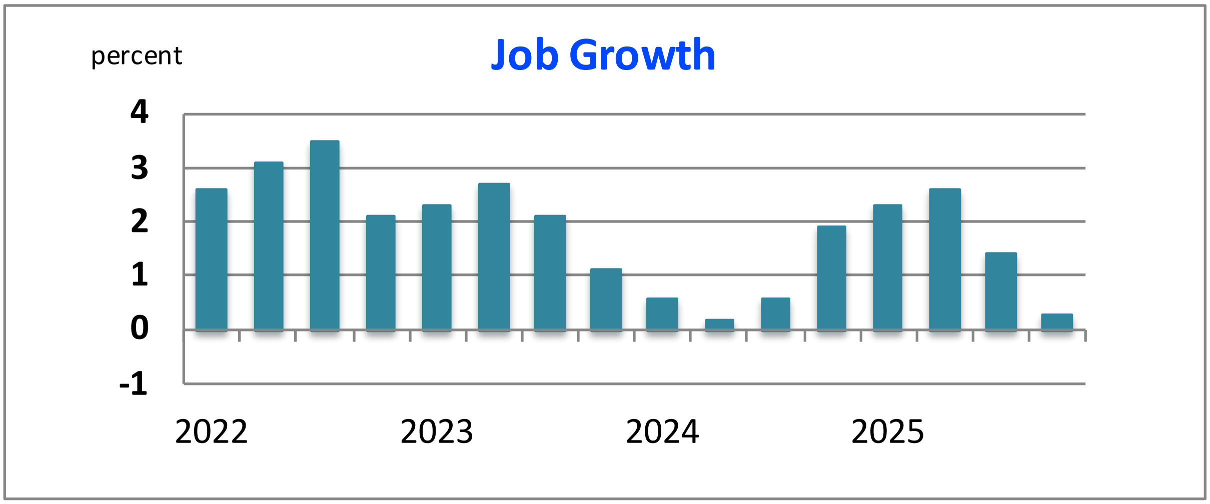


Population growth in Florence has been NEGATIVE. Over the last three years HOME PRICES rose 17 percent, 5 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 10 percent over the next three years. In a bad recession prices could fall 32 percent.

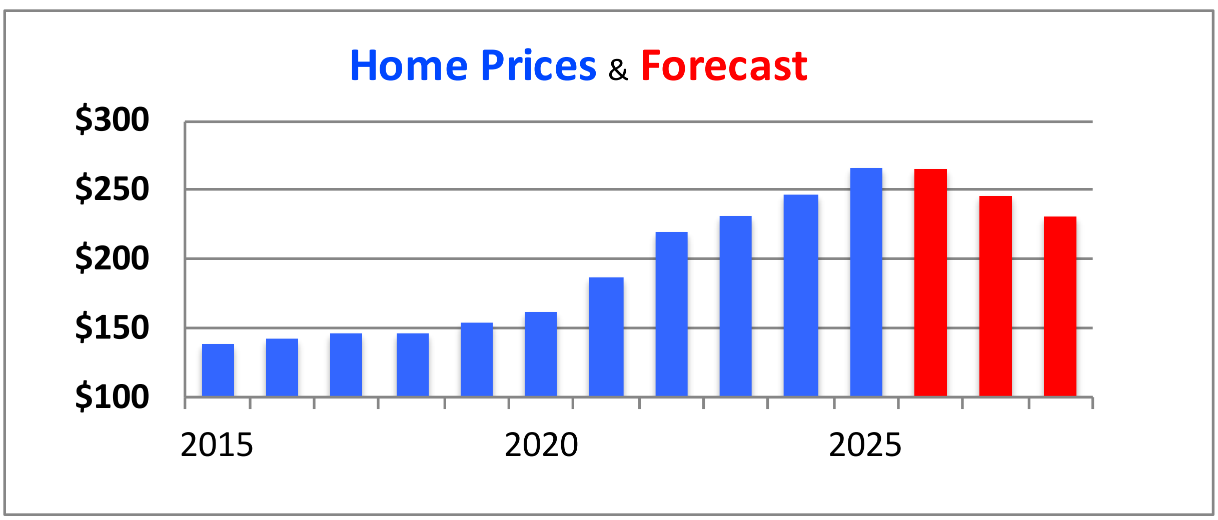
Quick Economy

Florence AL

March 2026



The local economy features a large manufacturing sector. JOB GROWTH is worse than last quarter. Unemployment is a low 3 percent. In the last two years, total area income grew 13 percent (US average: 10 percent).

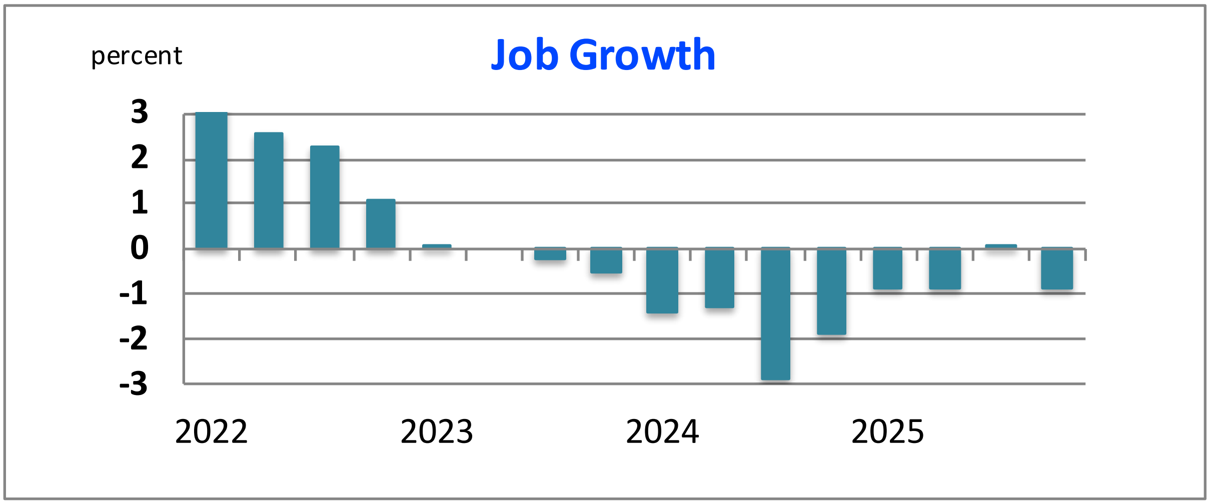


Population growth in Florence has been low. Over the last three years HOME PRICES rose 23 percent, 5 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 13 percent over the next three years. In a bad recession prices could fall 42 percent.

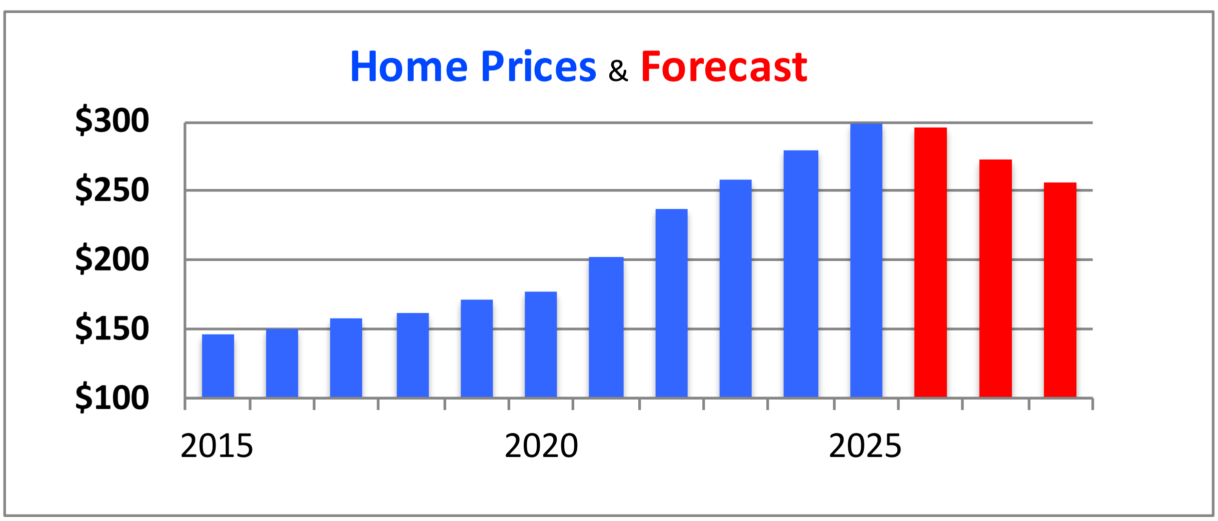
Quick Economy

Fond du Lac WI

March 2026



The local economy features a large manufacturing sector. 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).

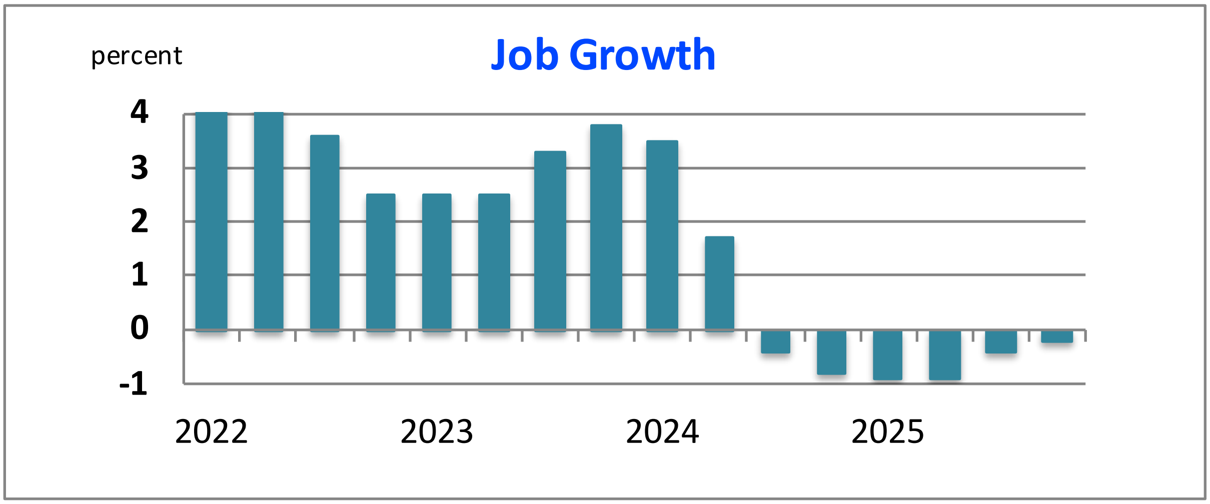


Population growth in Fond du Lac has been low. Over the last three years HOME PRICES rose 28 percent, 5 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 14 percent over the next three years. In a bad recession prices could fall 48 percent.

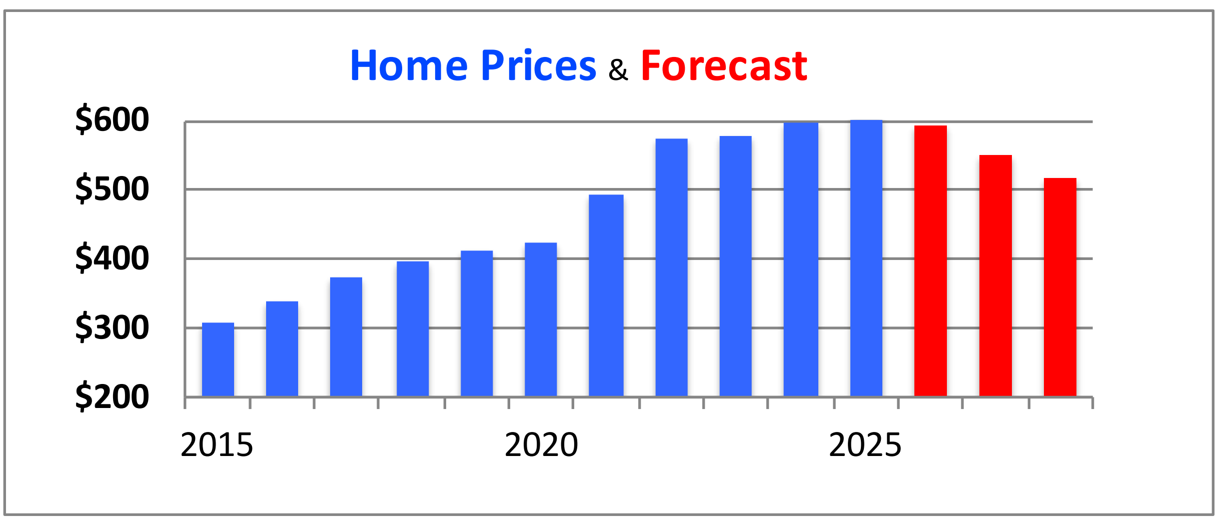
Quick Economy

Fort Collins CO

March 2026



The local economy features a large government sector (university). 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).

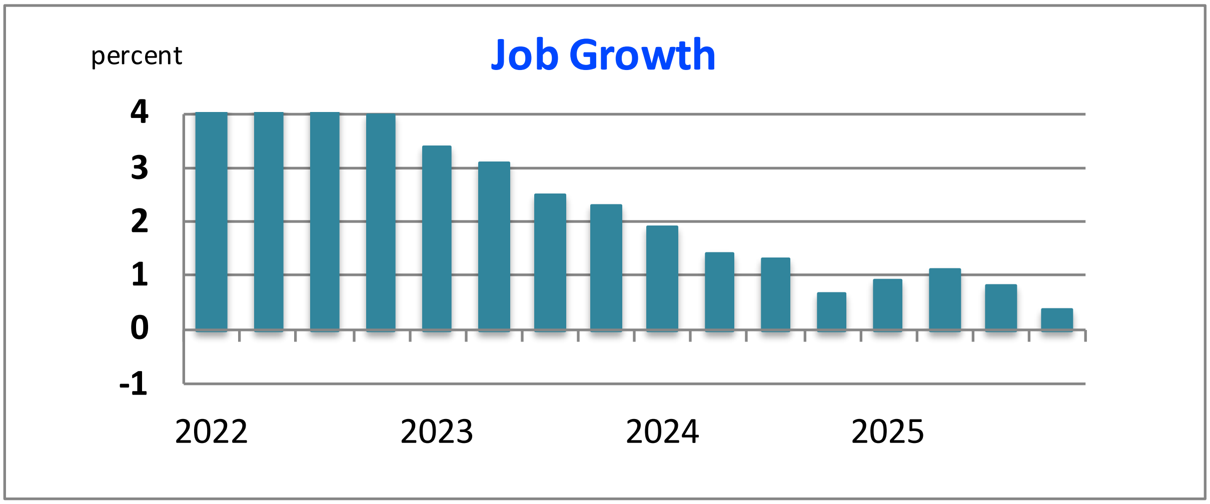


Population growth in Fort Collins has been moderate. Over the last three years HOME PRICES rose 7 percent, 2 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 15 percent over the next three years. In a bad recession prices could fall 25 percent.

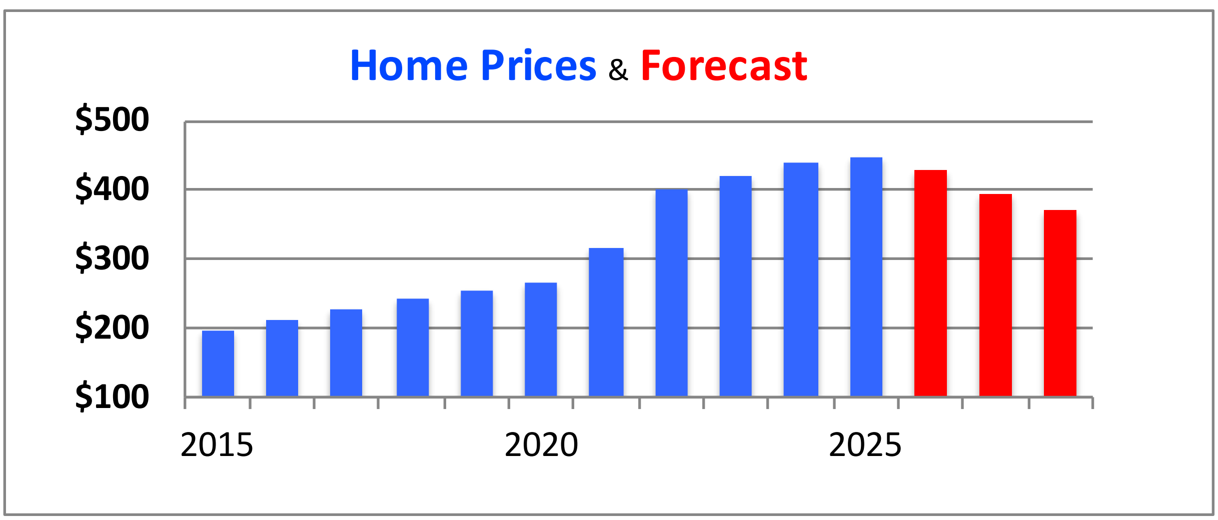
Quick Economy

Fort Lauderdale FL

March 2026



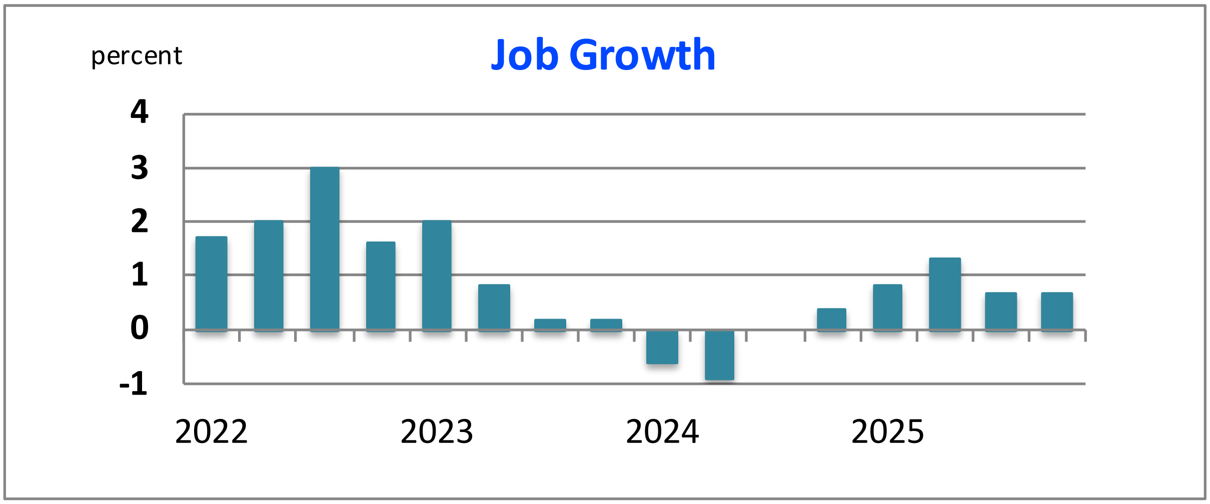
The local economy features a large business services sector. There is a large retirement population. JOB GROWTH is little different than last quarter. Unemployment is a moderate 4 percent. In the last two years, total area income grew 10 percent (US average: 10 percent).



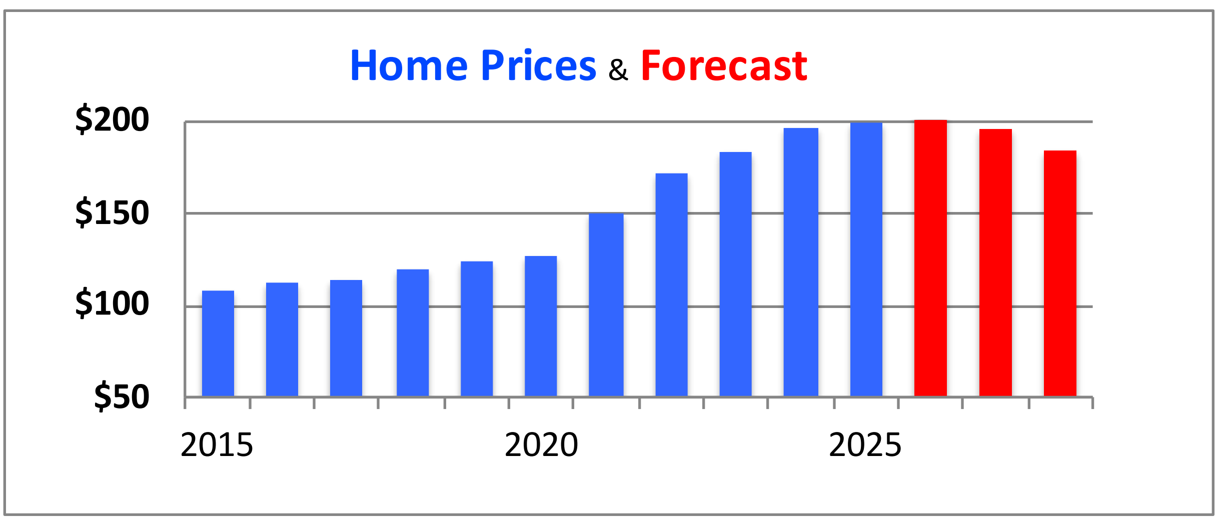
Population growth in Fort Lauderdale has been low. Over the last three years HOME PRICES rose 13 percent, 1 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 17 percent over the next three years. In a bad recession prices could fall 30 percent.

Fort Smith AR

March 2026



The local economy features a large manufacturing sector. JOB GROWTH is little different than last quarter. Unemployment is a moderate 4 percent. In the last two years, total area income grew 9 percent (US average: 10 percent).

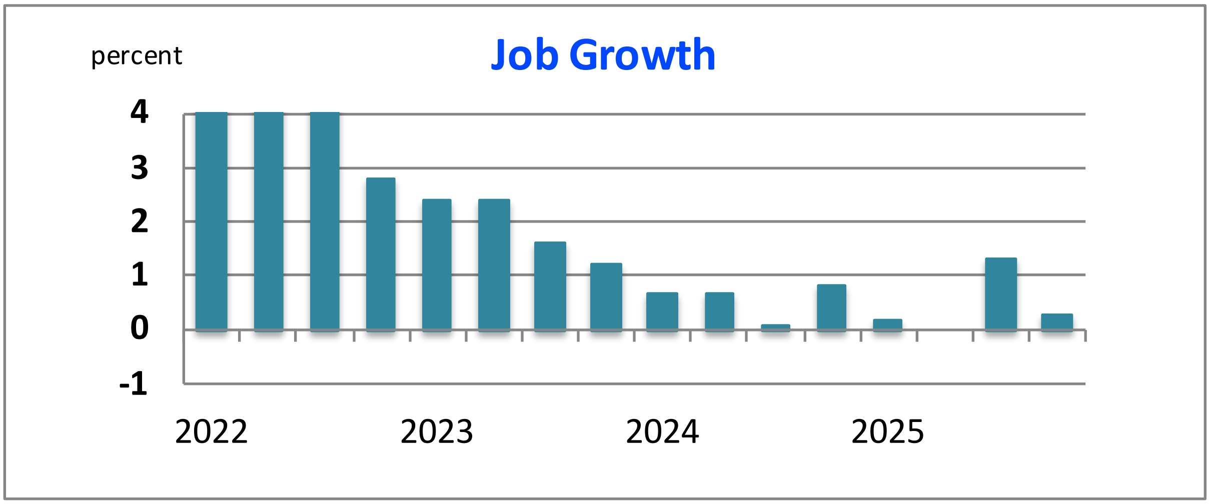


Population growth in Fort Smith has been low. Over the last three years HOME PRICES rose 21 percent, 8 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 7 percent over the next three years. In a bad recession prices could fall 38 percent.

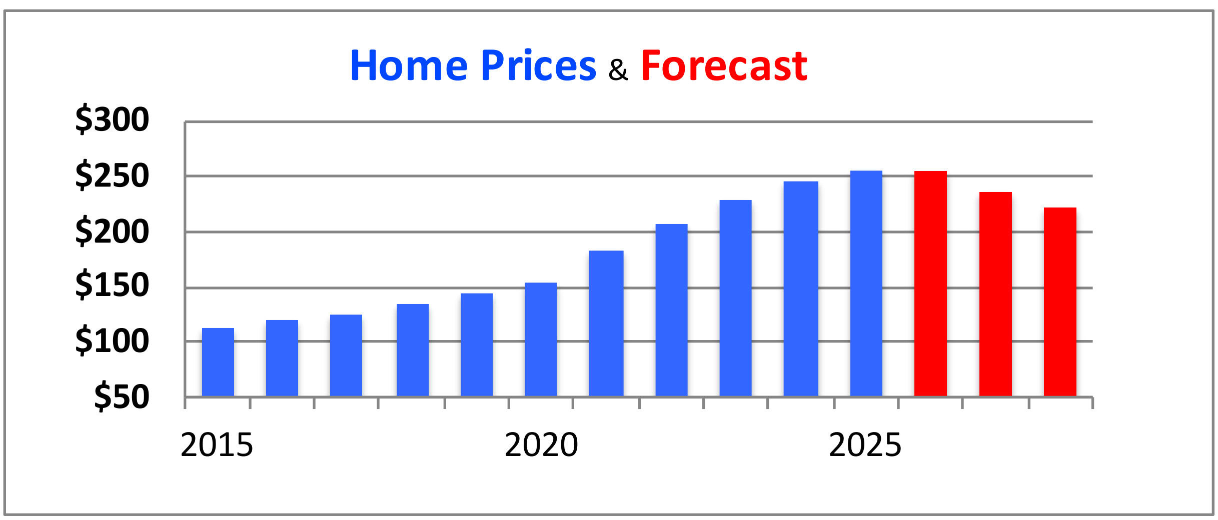
Quick Economy

Fort Wayne IN

March 2026



Economic growth has been highly cyclical in the past, because of the varied fortunes of the large manufacturing sector (cars, Defense). 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).

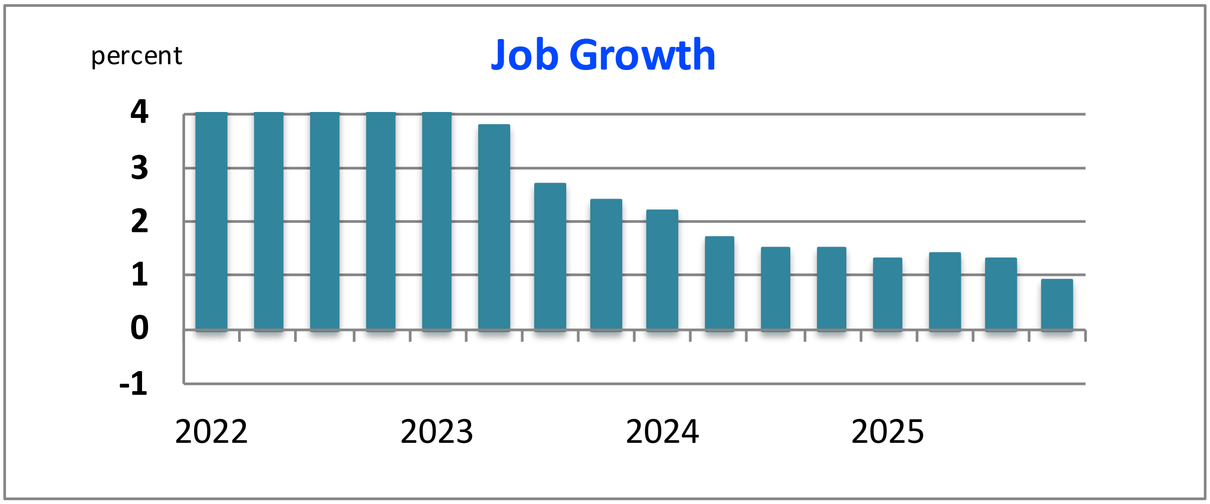


Population growth in Fort Wayne has been low. Over the last three years HOME PRICES rose 24 percent, 5 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 13 percent over the next three years. In a bad recession prices could fall 43 percent.

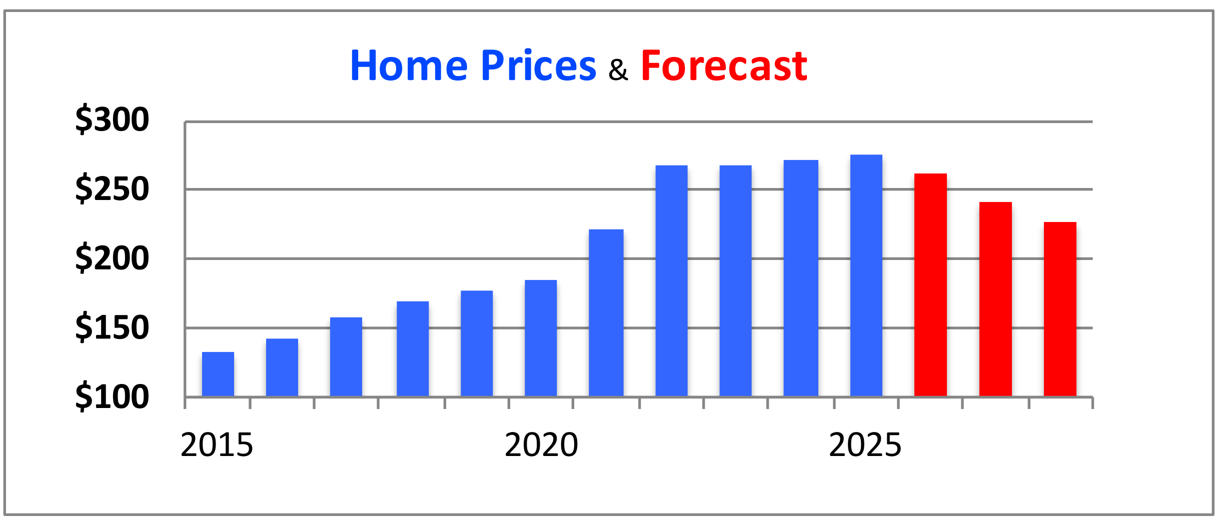
Quick Economy

Fort Worth TX

March 2026



Economic growth is linked to the aerospace industry and a large transport-warehouse (airlines) sector. JOB GROWTH is little different than last quarter. Unemployment is a moderate 4 percent. In the last two years, total area income grew 12 percent (US average: 10 percent).

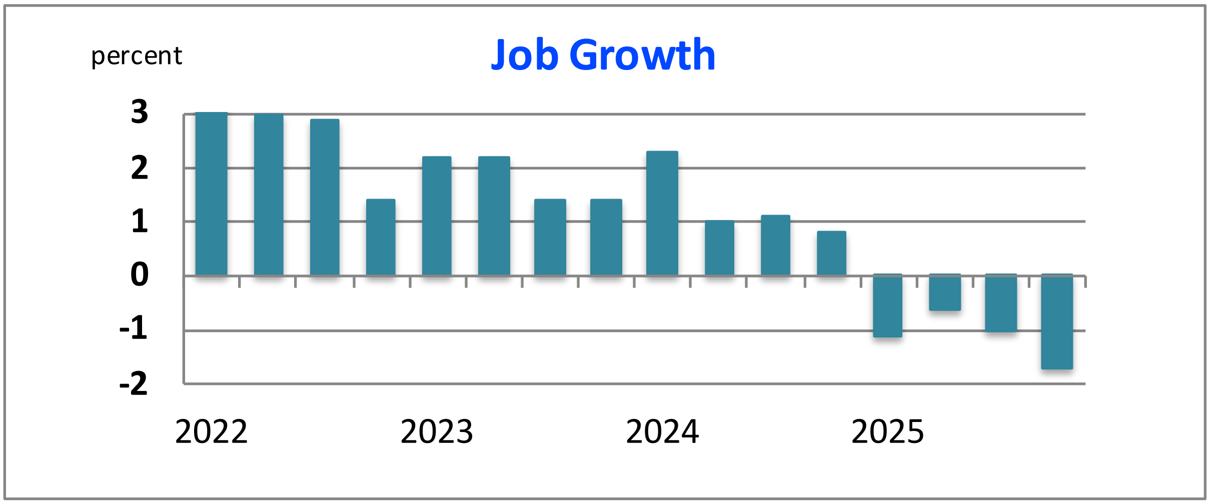


Population growth in Fort Worth has been moderate. Over the last three years HOME PRICES rose 5 percent, 0 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 18 percent over the next three years. In a bad recession prices could fall 30 percent.

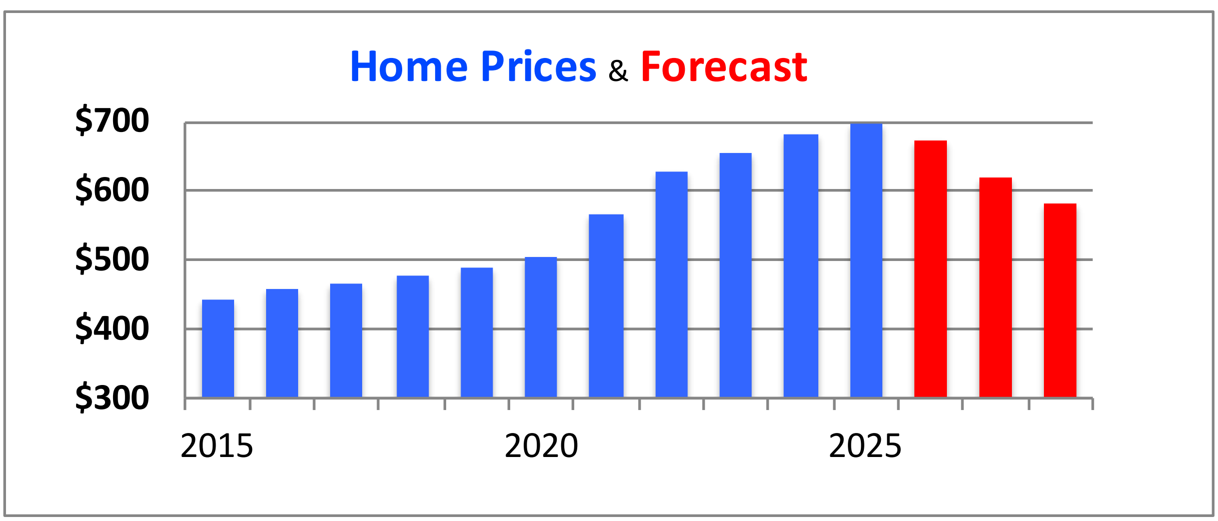
Quick Economy

Frederick-Gaithersburg MD

March 2026



The local economy features federal government jobs (National Institutes of Health, Defense) and a large business services sector dependent on the government. 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).

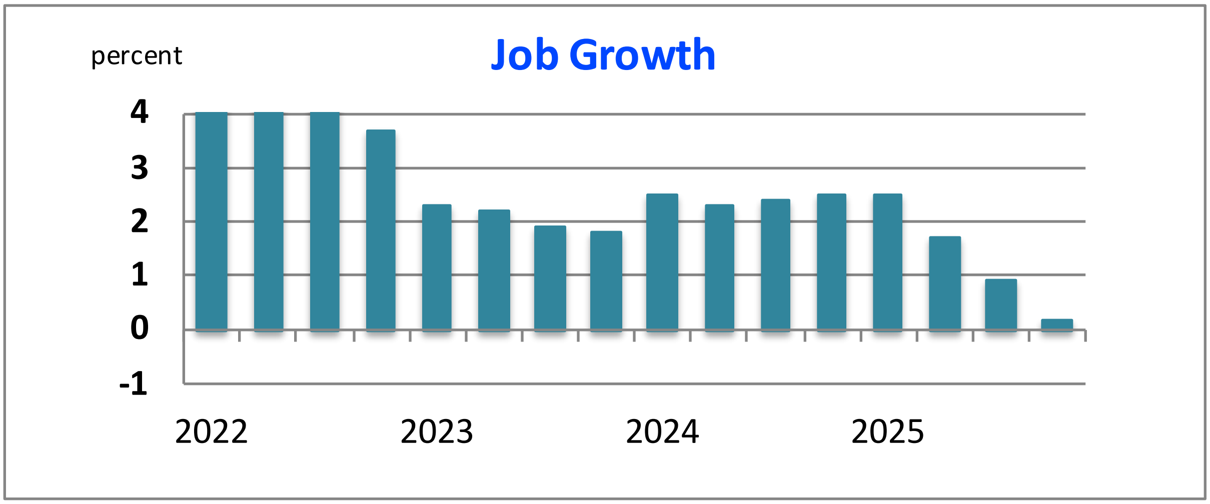


Population growth in Frederick has been low. Over the last three years HOME PRICES rose 15 percent, 2 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 17 percent over the next three years. In a bad recession prices could fall 31 percent.

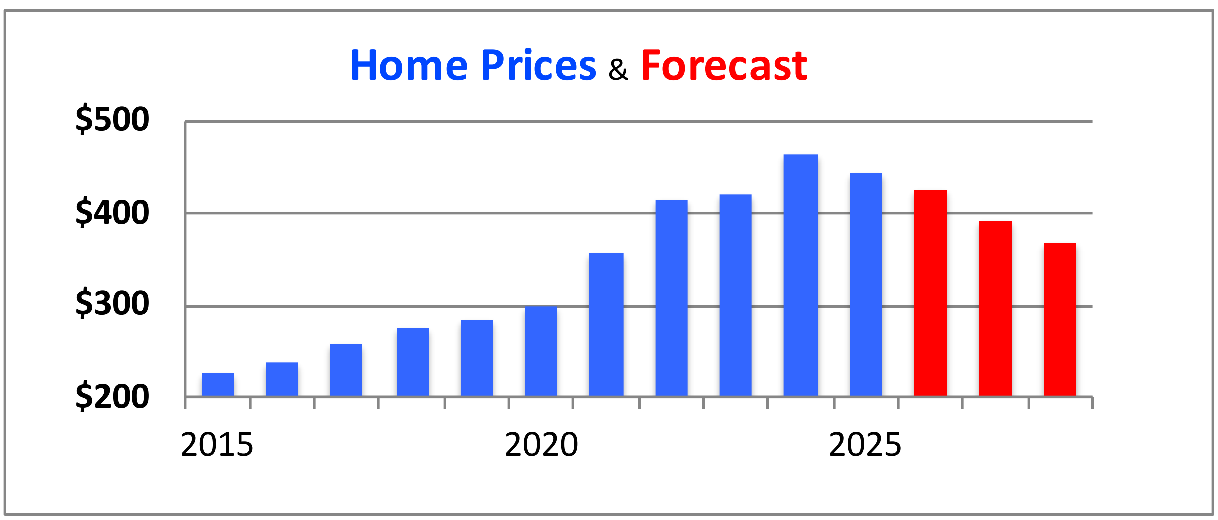
Quick Economy

Fresno CA

March 2026



Agriculture (grapes, almonds) is important. The local economy features a large government sector (university). JOB GROWTH is worse than last quarter. Unemployment is a high 8 percent. In the last two years, total area income grew 11 percent (US average: 10 percent).



Population growth in Fresno has been low. Over the last three years HOME PRICES rose 12 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 30 percent.