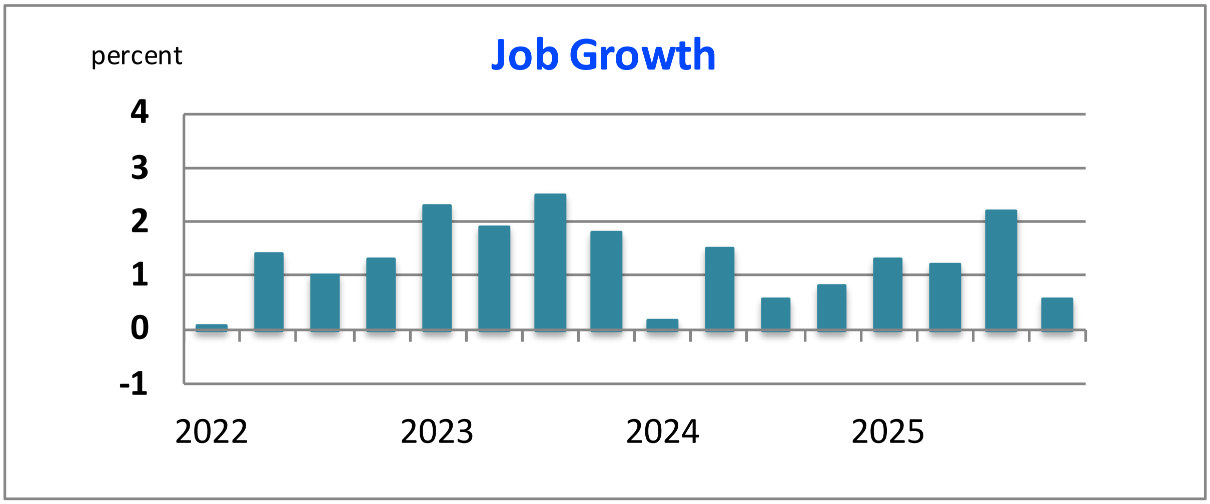
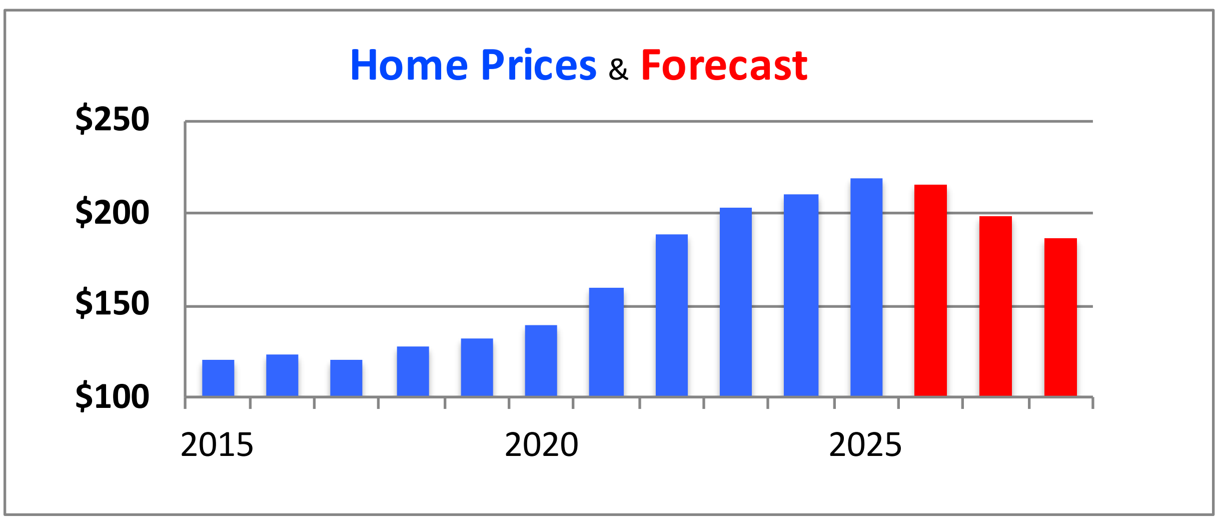
# Quick Economy

## Gadsden AL

March 2026



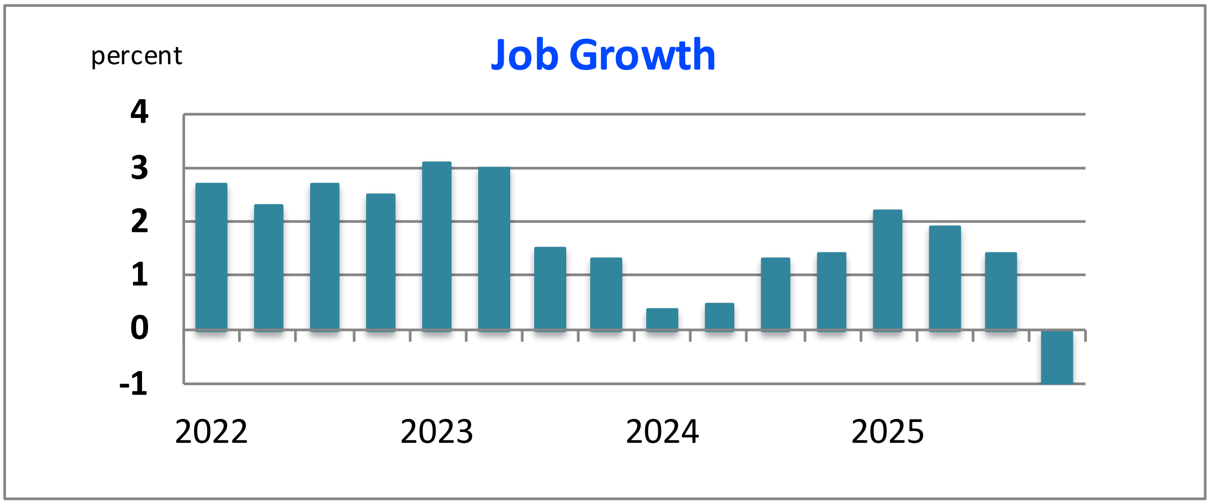

The local economy features big retail and education & healthcare sectors. JOB GROWTH is worse than last quarter. Unemployment is a low 2 percent. In the last two years, total area income grew 7 percent (US average: 10 percent).



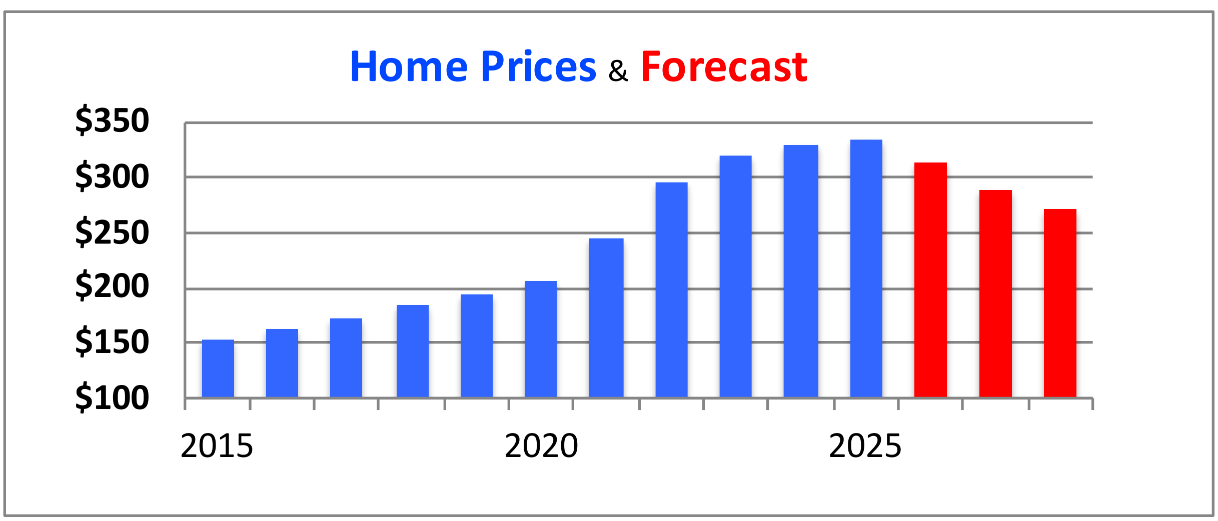

Population growth in Gadsden has been NEGATIVE. Over the last three years HOME PRICES rose 18 percent, 4 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 15 percent over the next three years. In a bad recession prices could fall 43 percent.

# Gainesville FL

March 2026



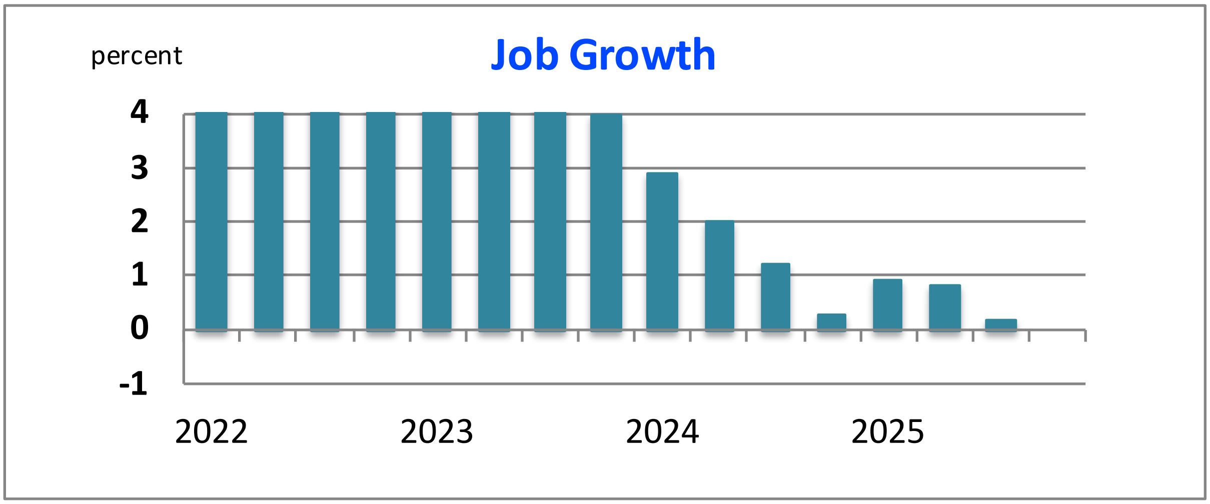

Growth is often spotty in an local economy dominated by the University of Florida and the associated Shands hospital. JOB GROWTH is worse than last quarter. Unemployment is a moderate 5 percent. In the last two years, total area income grew 15 percent (US average: 10 percent).



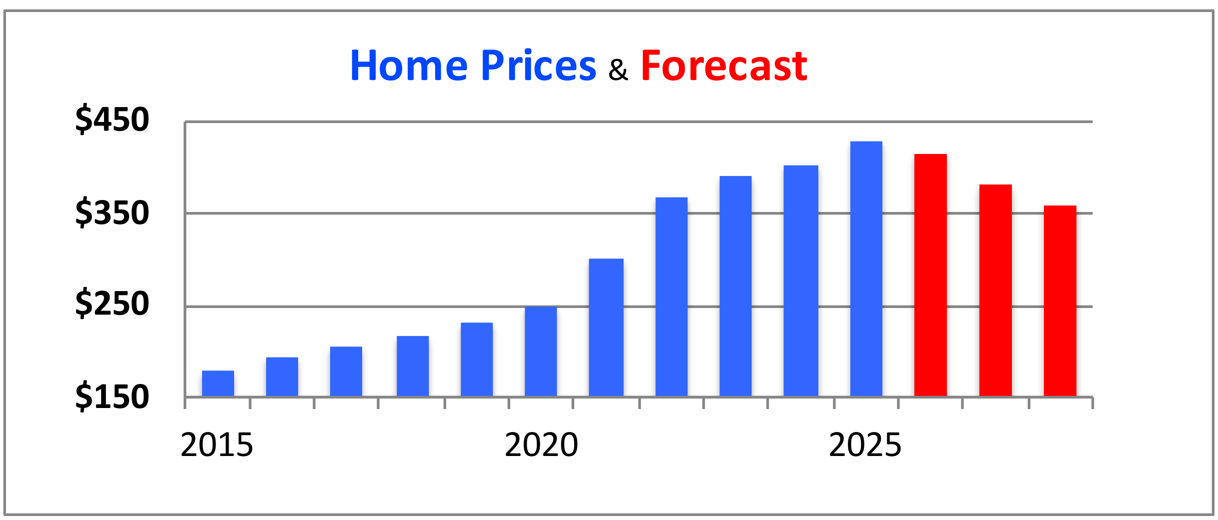

Population growth in Gainesville has been moderate. Over the last three years HOME PRICES rose 15 percent, 0 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 19 percent over the next three years. In a bad recession prices could fall 43 percent.

# Gainesville GA

March 2026



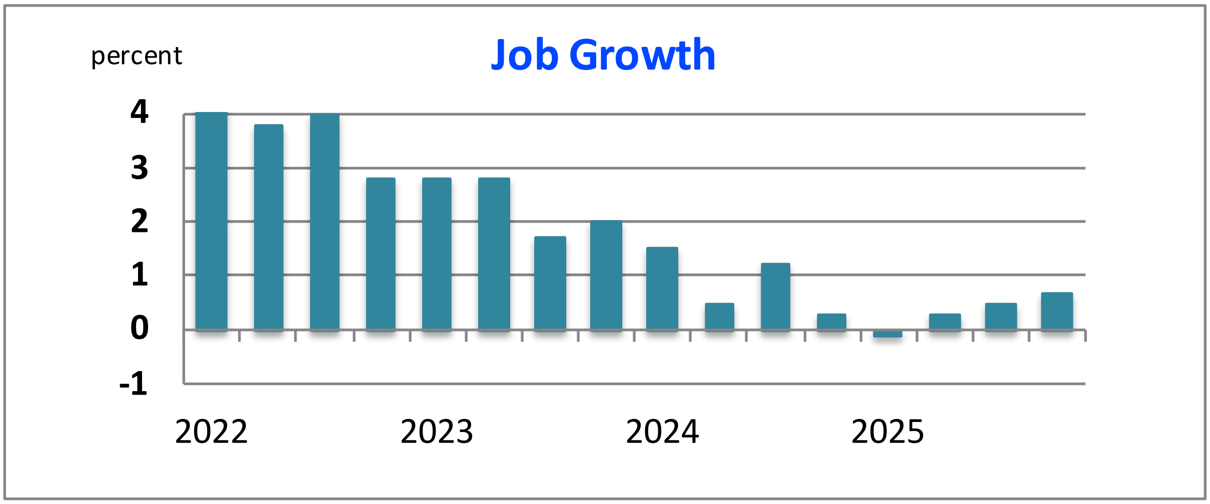

Poultry farming and processing is the major industry, vulnerable to the price of corn feed. JOB GROWTH is little different than last quarter. Unemployment is a low 3 percent. In the last two years, total area income grew 13 percent (US average: 10 percent).



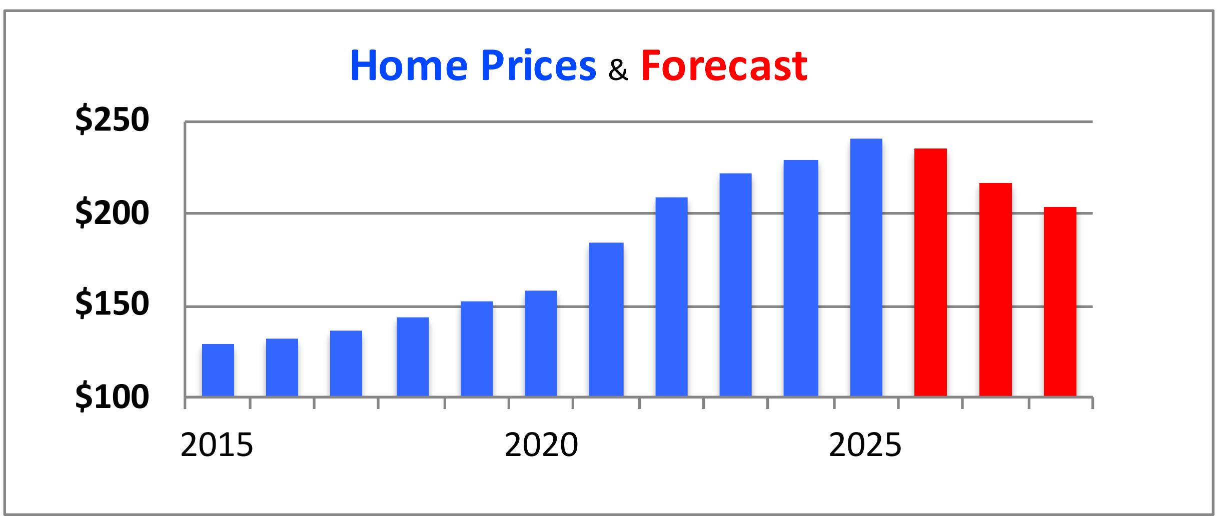

Population growth in Gainesville has been moderate. Over the last three years HOME PRICES rose 16 percent, 3 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 16 percent over the next three years. In a bad recession prices could fall 45 percent.

# Gary IN

March 2026




Economic growth has been erratic for years, with the progressive shrinking of the manufacturing base (steel). JOB GROWTH is little different than last quarter. Unemployment is a low 3 percent. In the last two years, total area income grew 9 percent (US average: 10 percent).

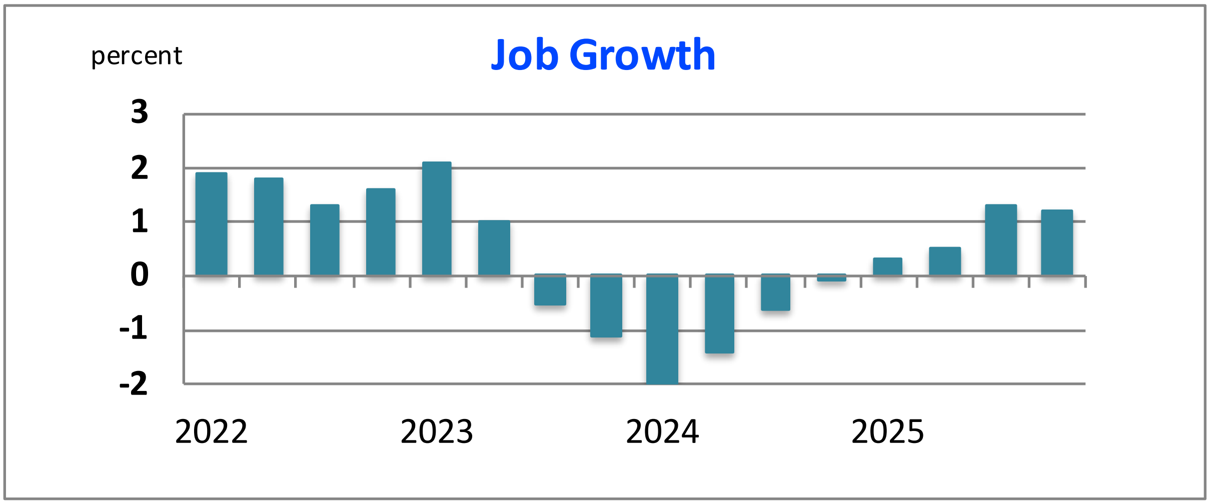



Population growth in Gary has been low. Over the last three years HOME PRICES rose 16 percent, 3 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 15 percent over the next three years. In a bad recession prices could fall 34 percent.

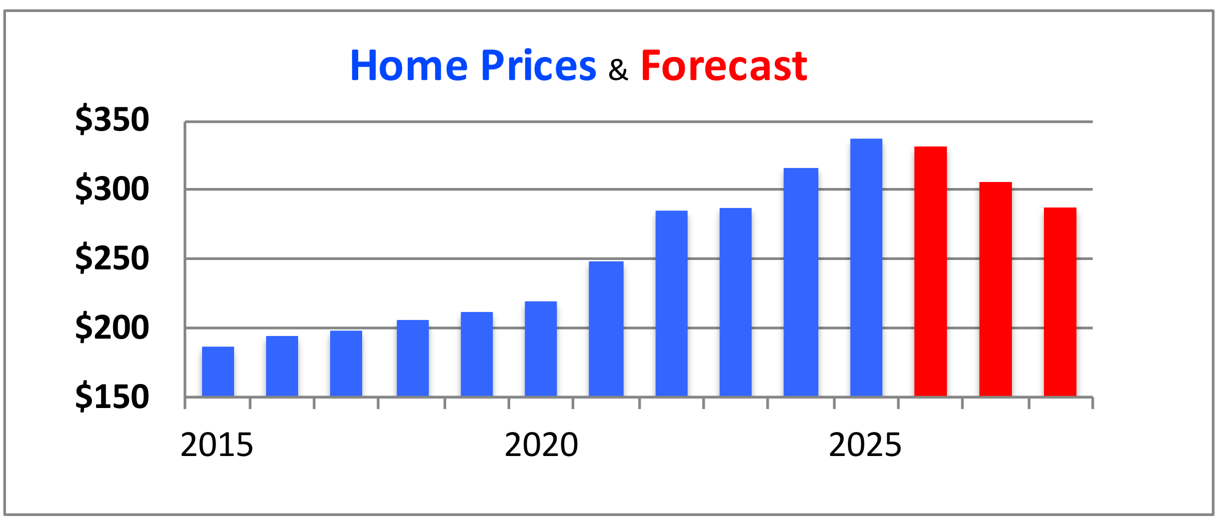
# Quick Economy

## Gettysburg PA

March 2026




The local economy features a 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).

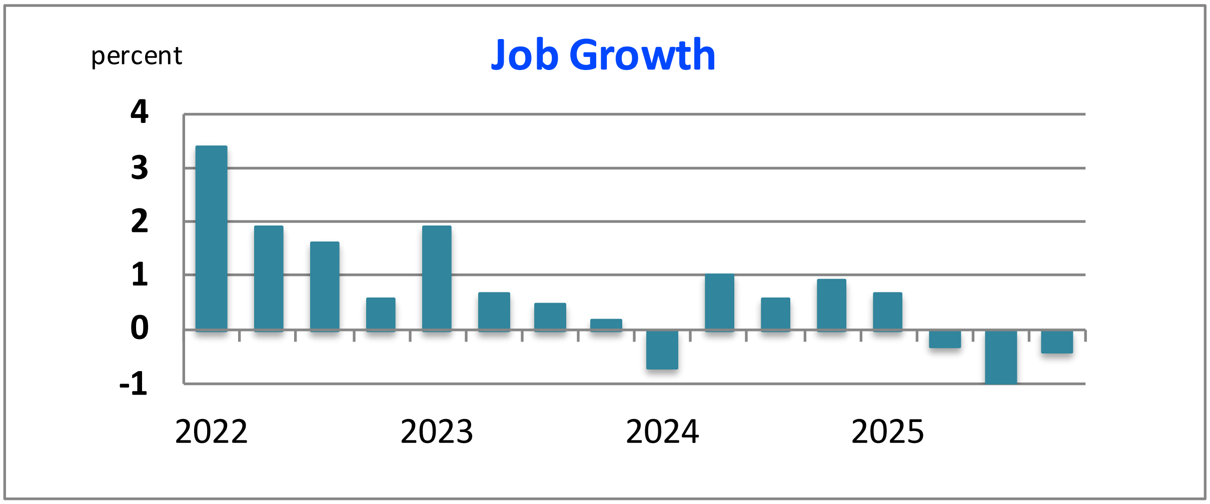



Population growth in Gettysburg has been low. Over the last three years HOME PRICES rose 15 percent, 2 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 15 percent over the next three years. In a bad recession prices could fall 41 percent.

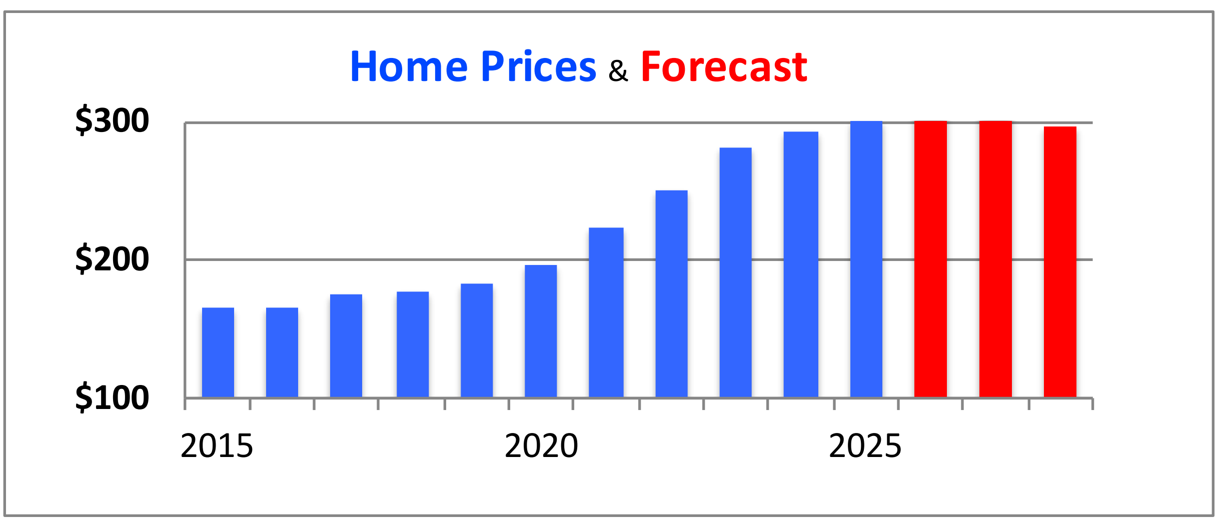
# Quick Economy

## Glens Falls NY

March 2026




Economic growth has been erratic for years, typical for a small market. The local economy features a big government sector and large retail sector. JOB GROWTH is better than last quarter. Unemployment is a moderate 4 percent. In the last two years, total area income grew 8 percent (US average: 10 percent).

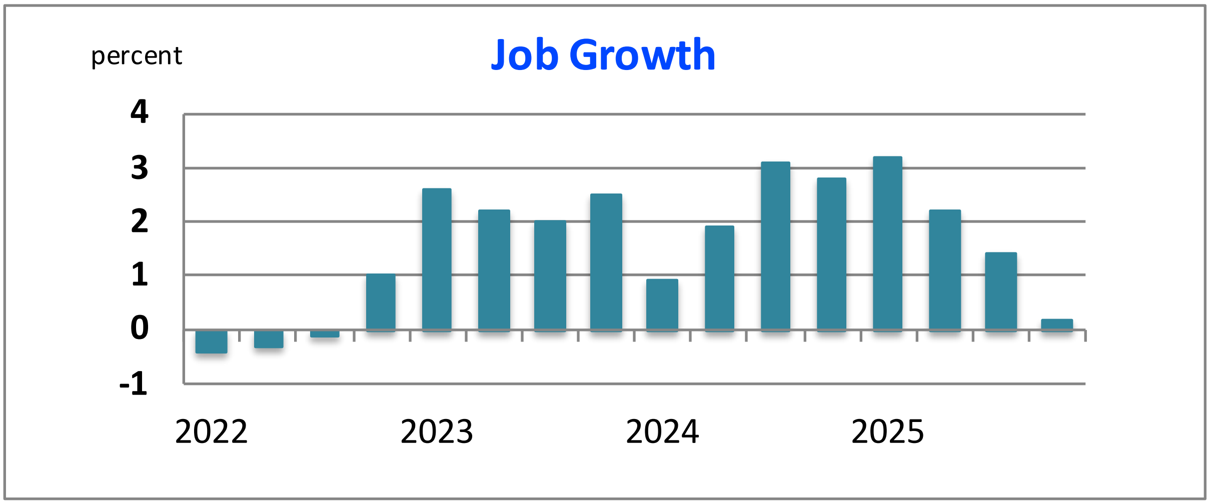



Population growth in Glens Falls has been NEGATIVE. Over the last three years HOME PRICES rose 25 percent, 11 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 1 percent over the next three years. In a bad recession prices could fall 34 percent.

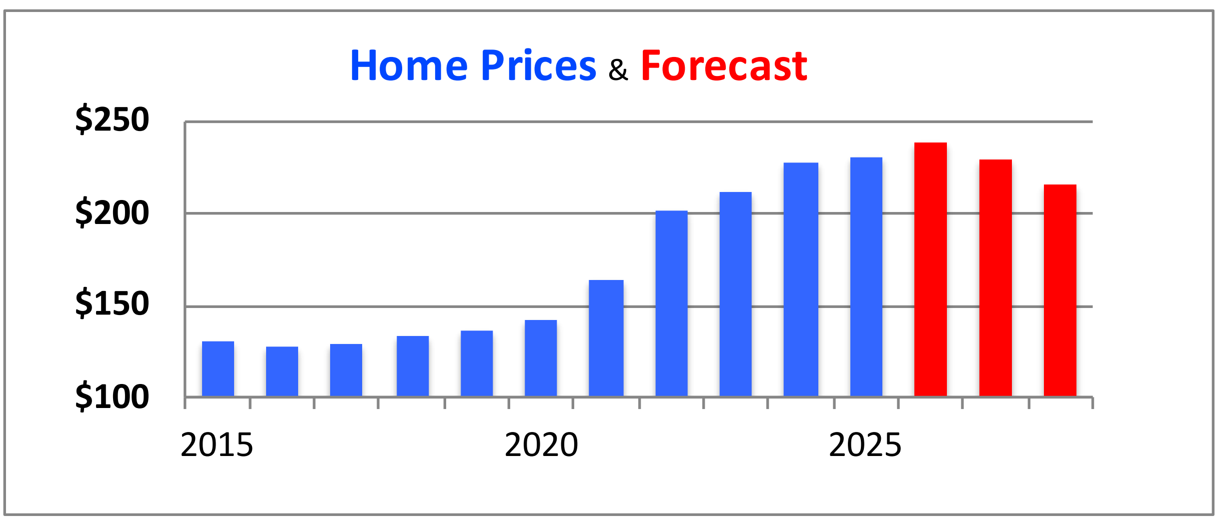
# Quick Economy

## Goldsboro NC

March 2026




The local economy features a large manufacturing sector (food products). 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).

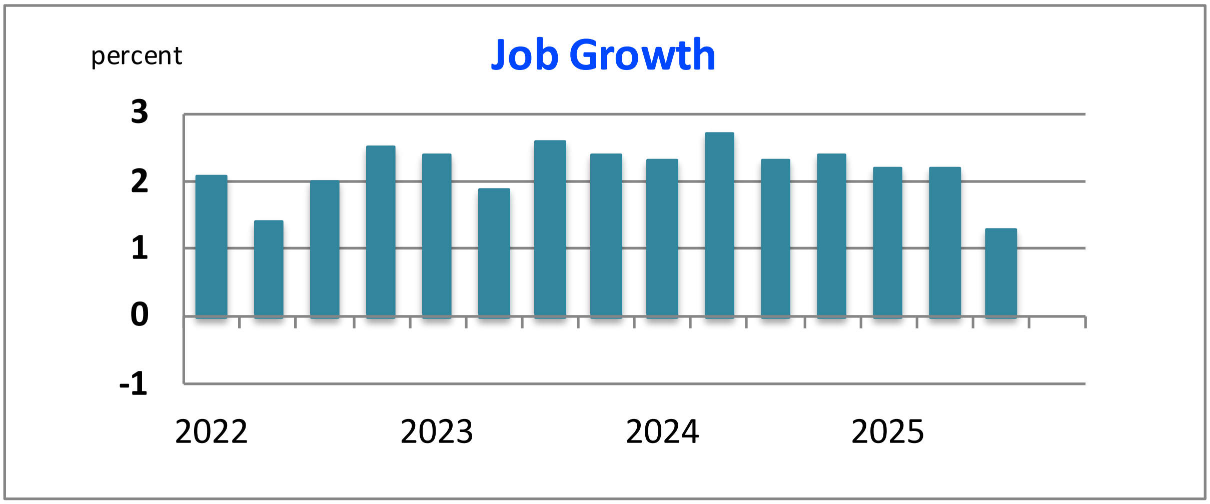



Population growth in Goldsboro has been low. Over the last three years HOME PRICES rose 28 percent, 8 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 7 percent over the next three years. In a bad recession prices could fall 37 percent.

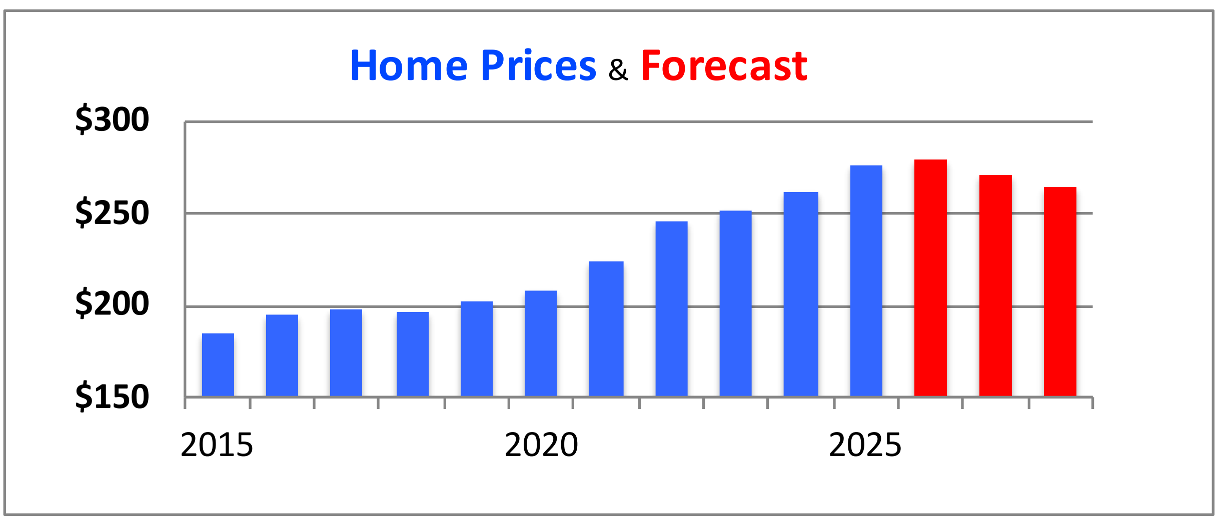
# Quick Economy

## Grand Forks ND

March 2026




The local economy features a large government sector (university). The development of shale oil deposits in the state has had little effect in this market. 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).

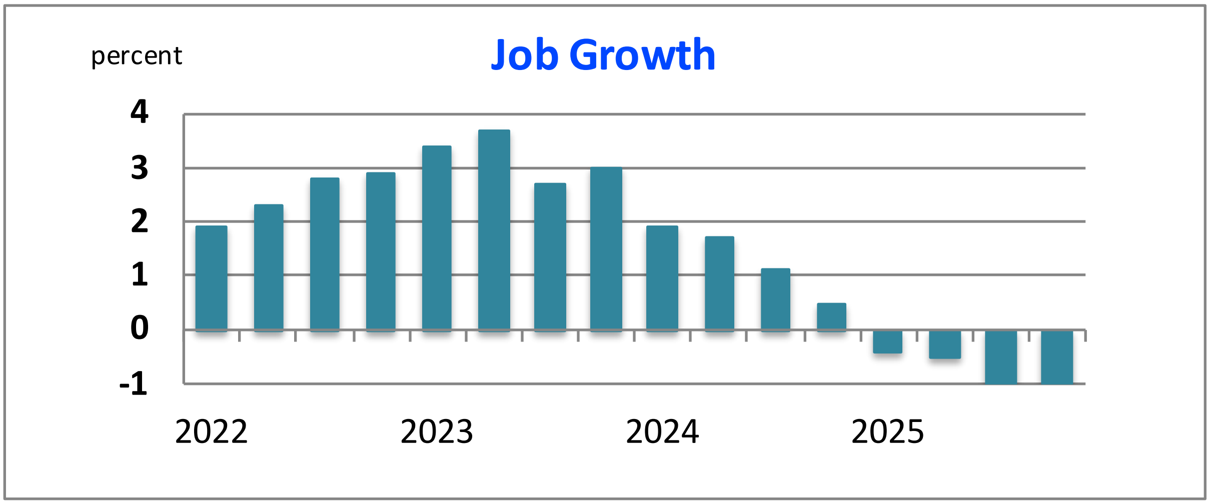



Population growth in Grand Forks has been NEGATIVE. Over the last three years HOME PRICES rose 12 percent, 4 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 4 percent over the next three years. In a bad recession prices could fall 14 percent.

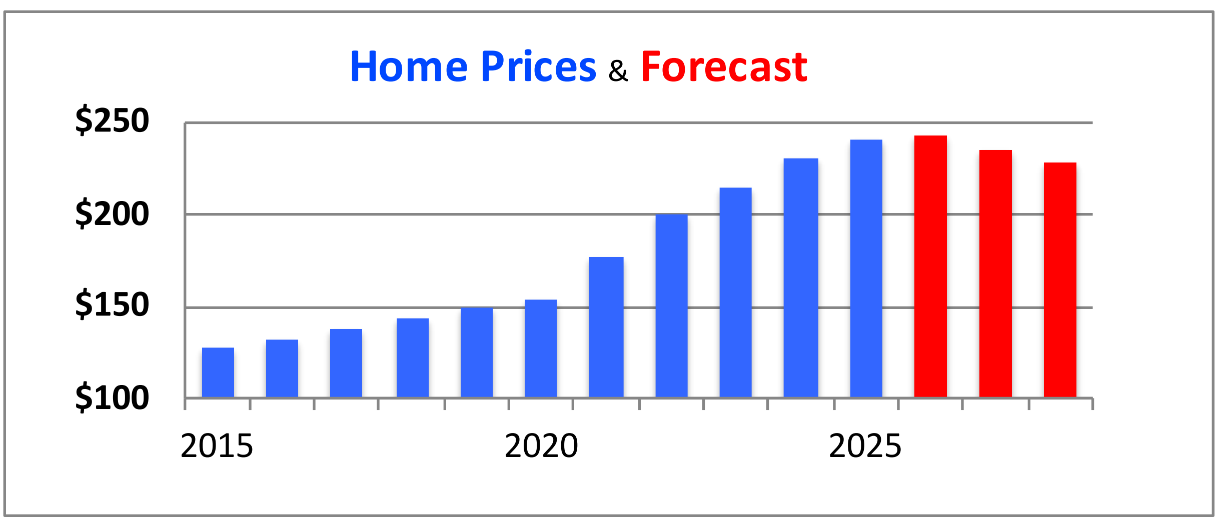
# Quick Economy

## Grand Island NE

March 2026




The local economy features a large manufacturing sector (food products). 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).

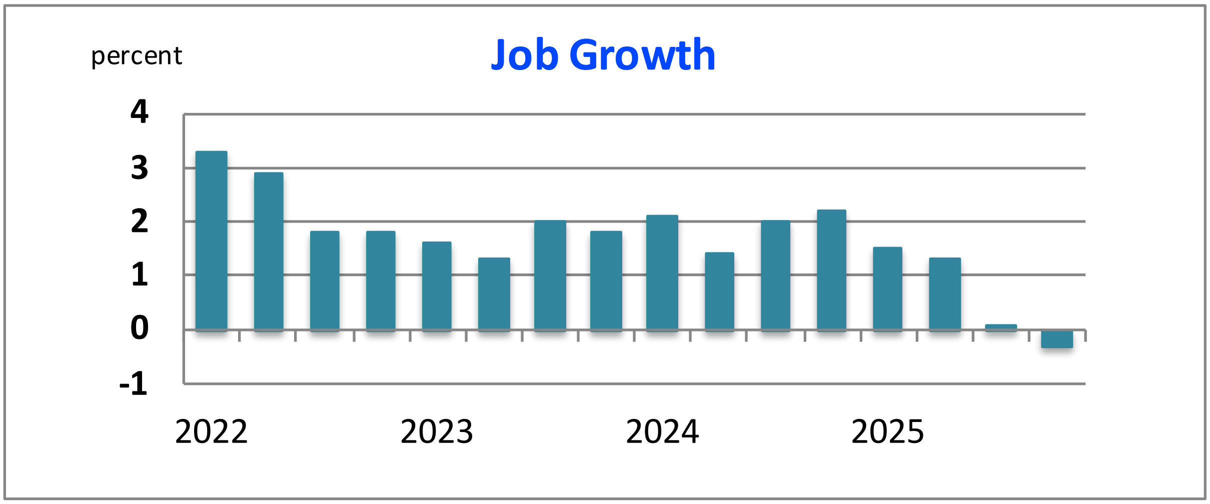



Population growth in Grand Island has been low. Over the last three years HOME PRICES rose 15 percent, 4 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 5 percent over the next three years. In a bad recession prices could fall 15 percent.

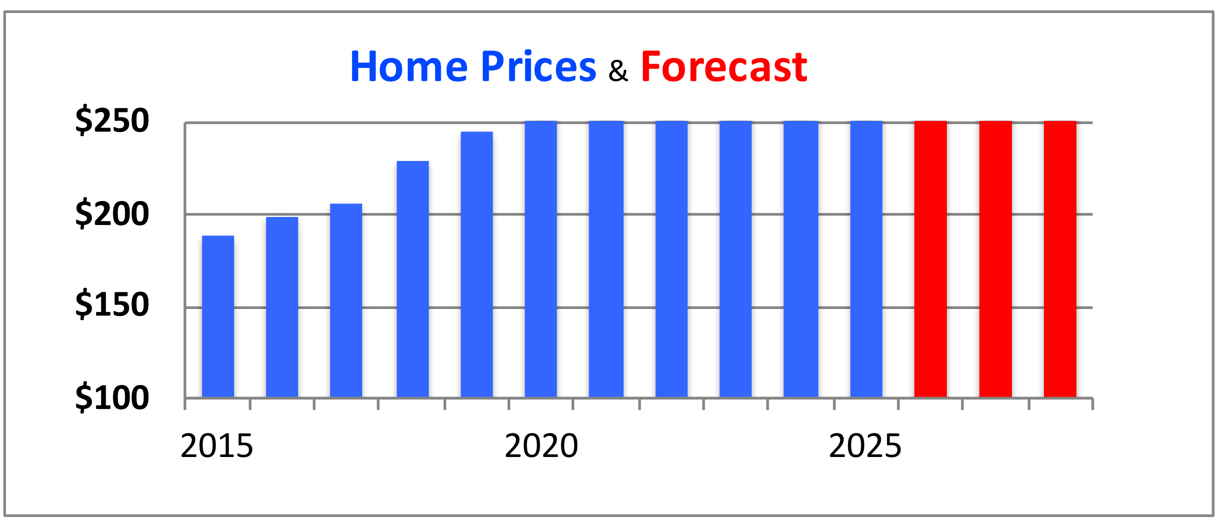
# Quick Economy

## Grand Junction CO

March 2026




The local economy features a growing energy sector. 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).

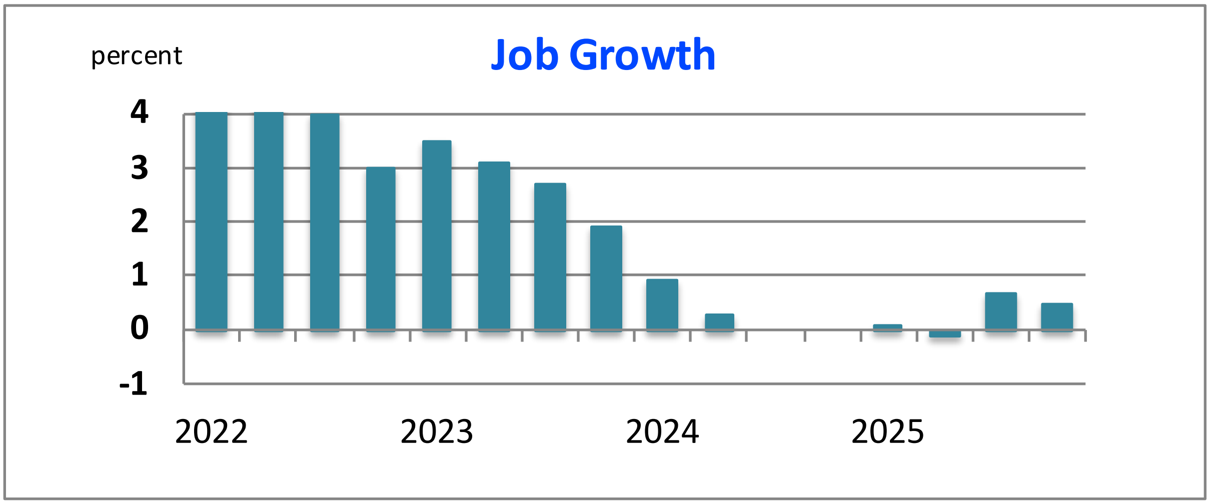



Population growth in Grand Junction has been low. Over the last three years HOME PRICES rose 19 percent, 5 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 14 percent over the next three years. In a bad recession prices could fall 36 percent.

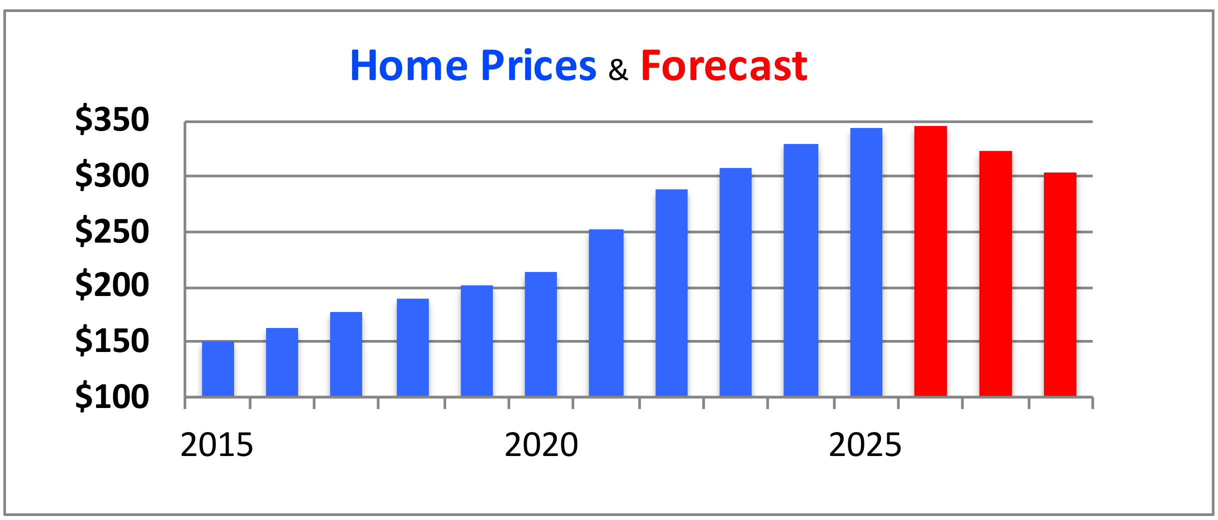
# Quick Economy

## Grand Rapids MI

March 2026




The local economy depends on a large manufacturing (office furniture) sector and associated business services. JOB GROWTH is little different than last quarter. Unemployment is a moderate 4 percent. In the last two years, total area income grew 11 percent (US average: 10 percent).

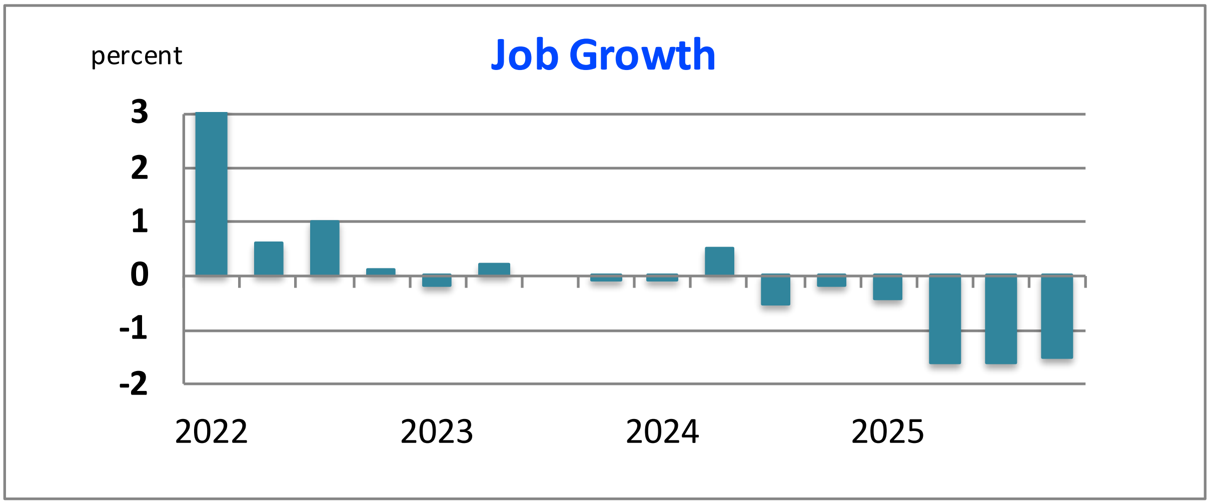



Population growth in Grand Rapids has been low. Over the last three years HOME PRICES rose 21 percent, 5 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 12 percent over the next three years. In a bad recession prices could fall 37 percent.

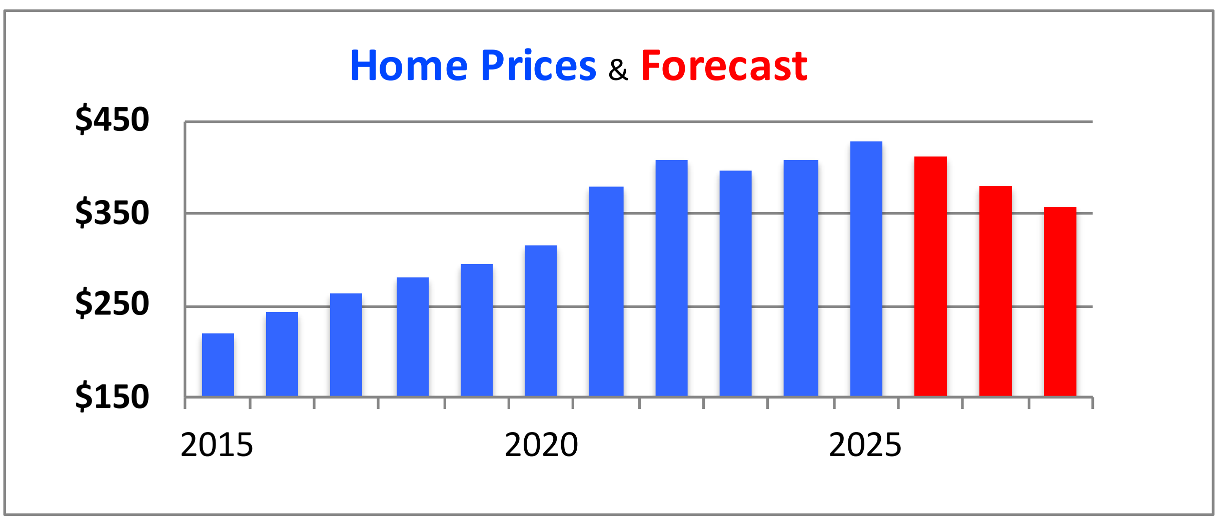
# Quick Economy

## Grants Pass OR

March 2026




The local economy features big retail and education & healthcare sectors. JOB GROWTH is little different than last quarter. Unemployment is a moderate 7 percent. In the last two years, total area income grew 10 percent (US average: 10 percent).

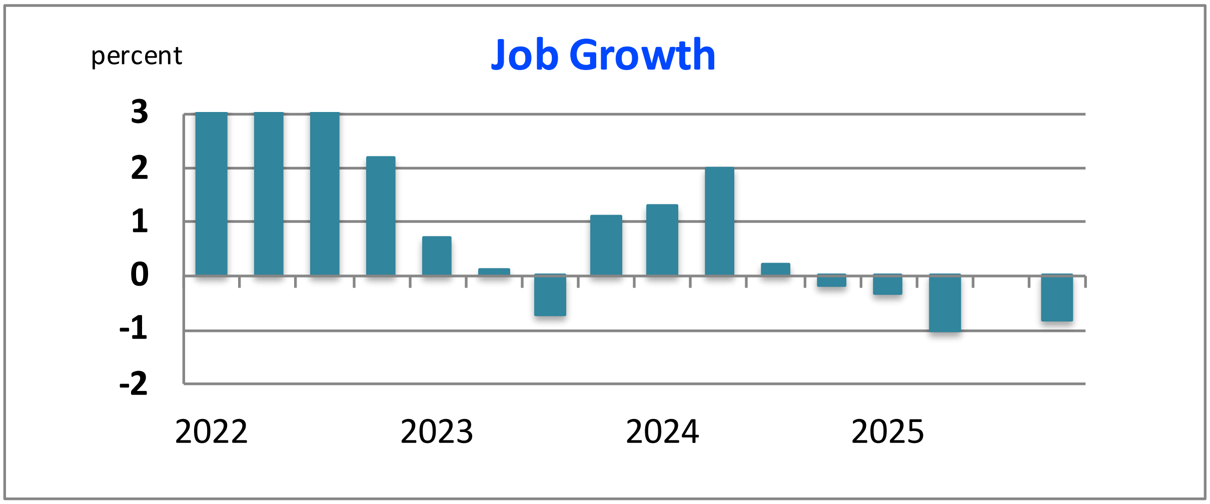



Population growth in Grants Pass has been low. Over the last three years HOME PRICES rose 5 percent, -1 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 17 percent over the next three years. In a bad recession prices could fall 27 percent.

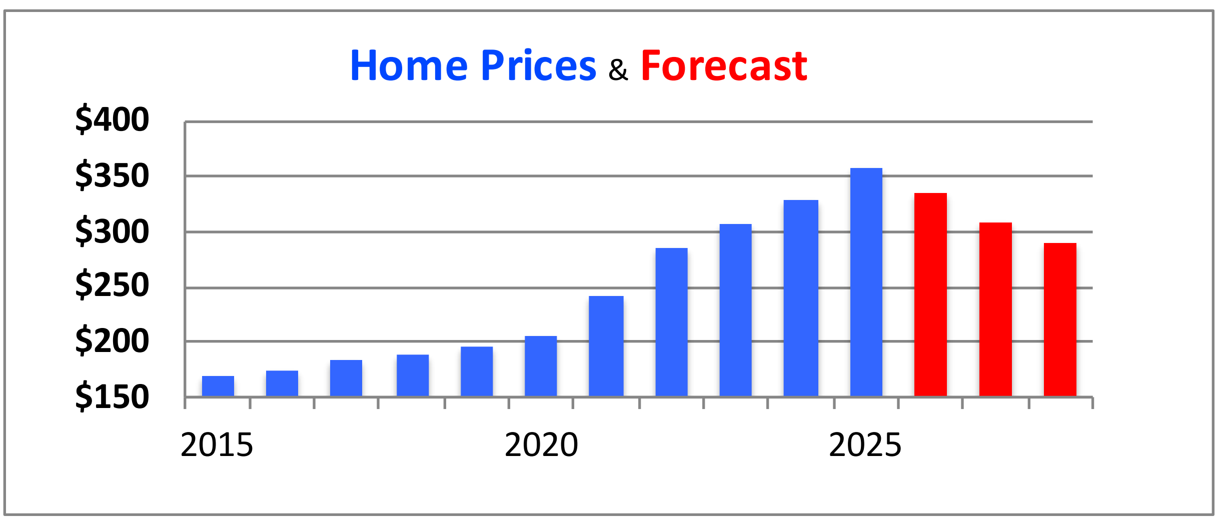
# Quick Economy

## Great Falls MT

March 2026




The local economy features a large education & healthcare sector. 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).

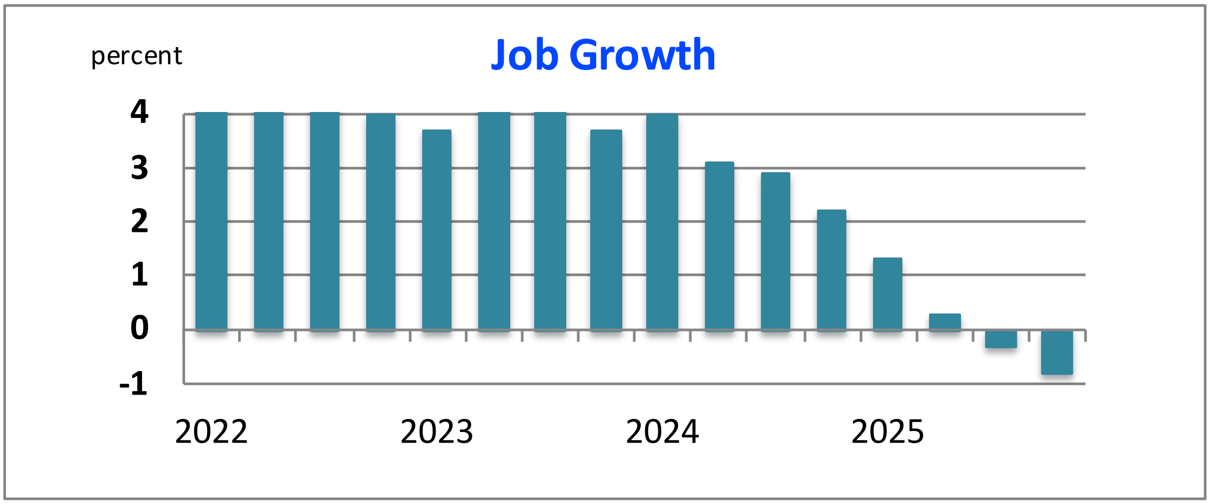



Population growth in Great Falls has been low. Over the last three years HOME PRICES rose 18 percent, 0 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 19 percent over the next three years. In a bad recession prices could fall 45 percent.

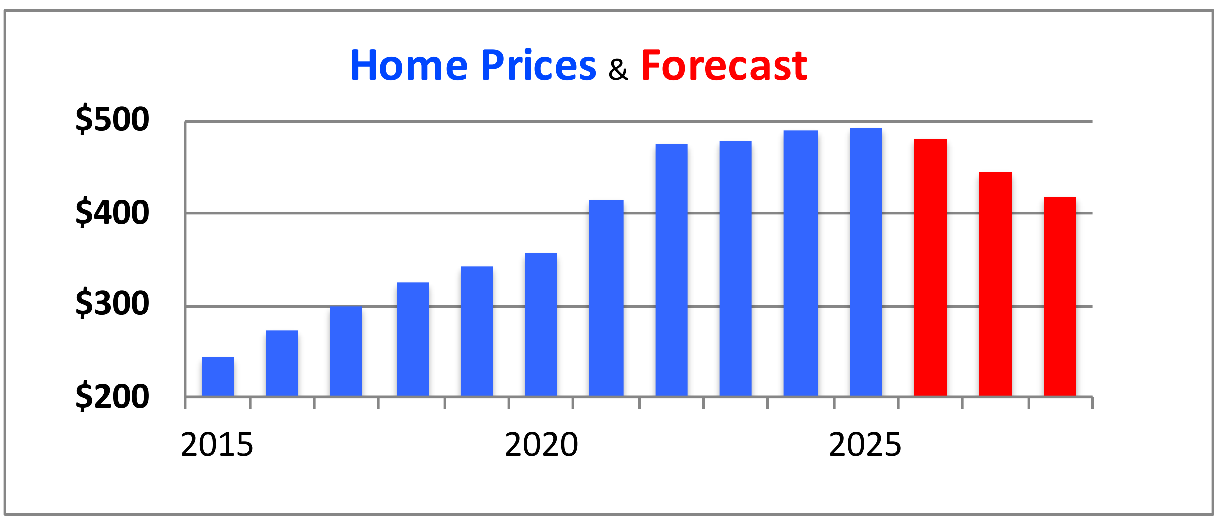
# Quick Economy

## Greeley CO

March 2026



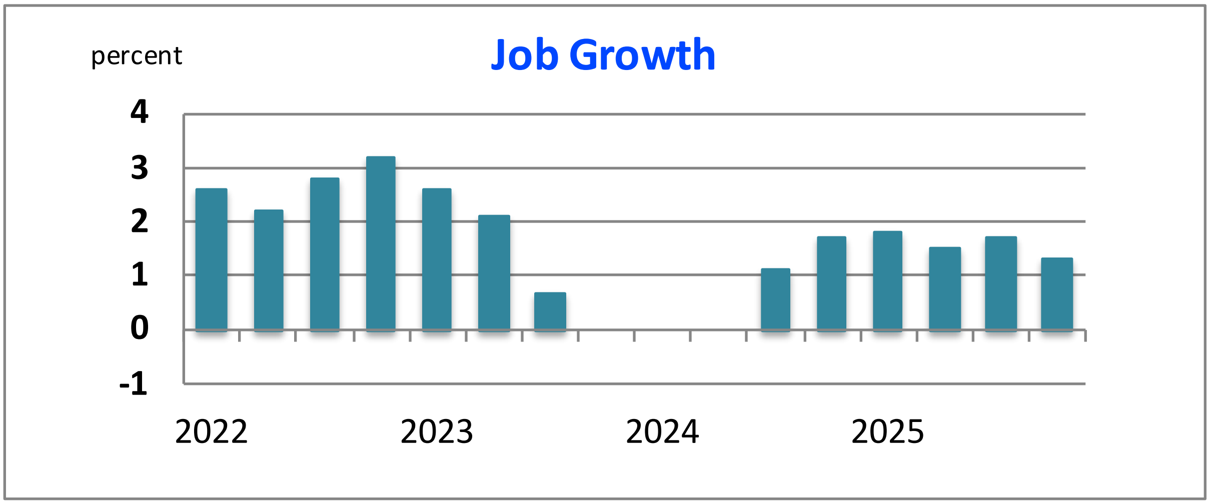

The local economy features a big energy sector (shale oil) and large ranching and food processing industries. JOB GROWTH is little different than last quarter. Unemployment is a moderate 4 percent. In the last two years, total area income grew 17 percent (US average: 10 percent).



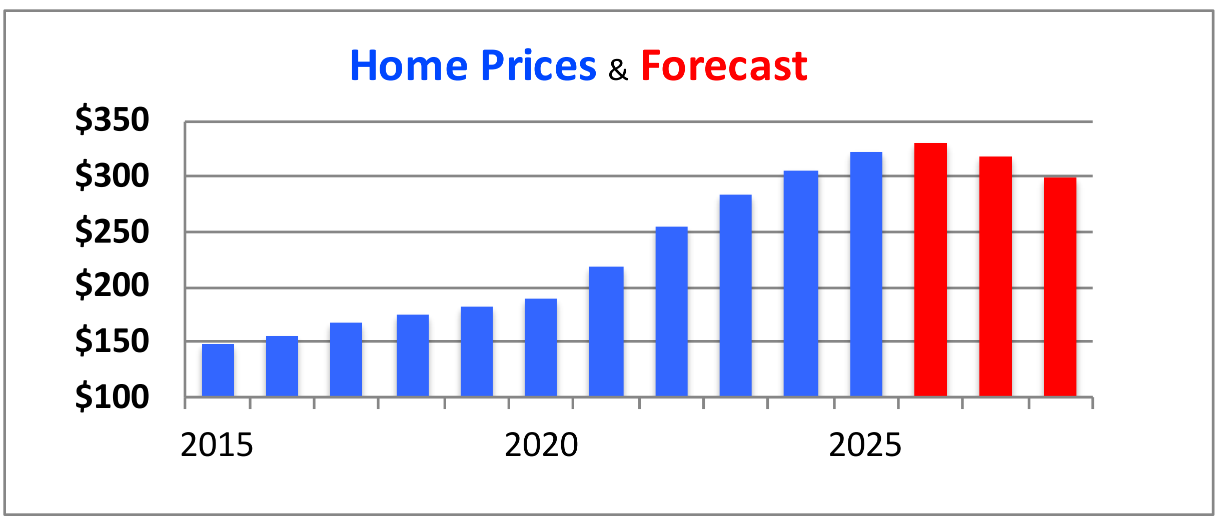

Population growth in Greeley has been high. Over the last three years HOME PRICES rose 7 percent, 1 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 15 percent over the next three years. In a bad recession prices could fall 25 percent.

# Green Bay WI

March 2026




The local economy features a large manufacturing sector (paper, food). Agriculture is important. 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).

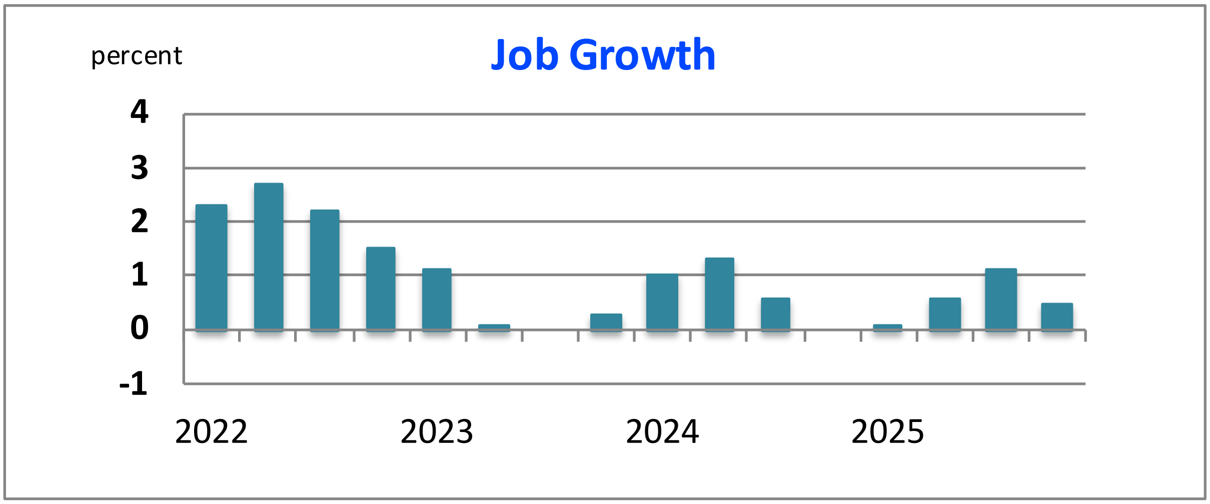



Population growth in Green Bay has been low. Over the last three years HOME PRICES rose 23 percent, 6 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 8 percent over the next three years. In a bad recession prices could fall 48 percent.

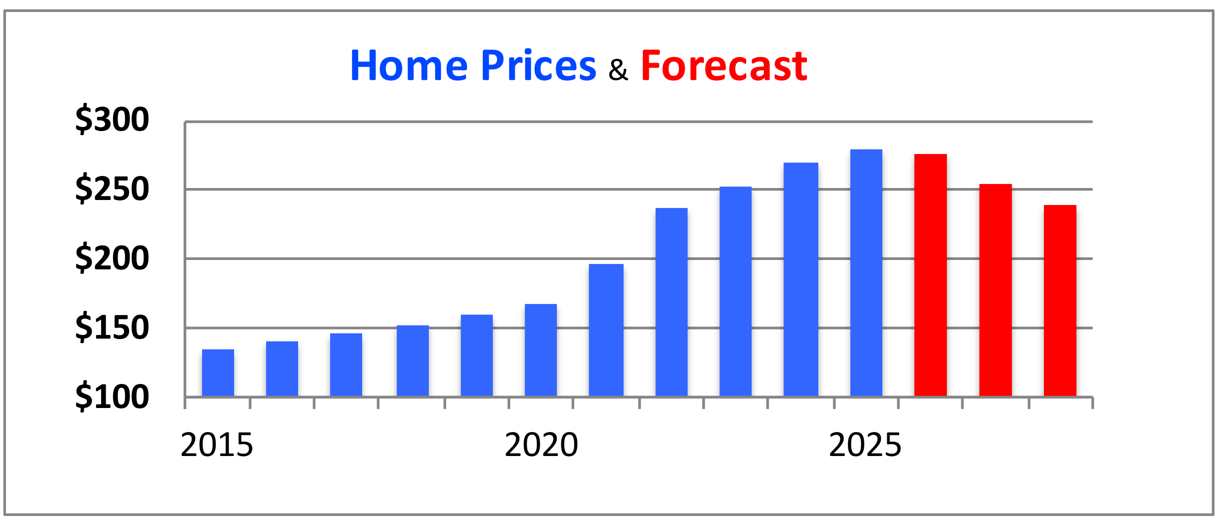
# Quick Economy

## Greensboro NC

March 2026




The local economy depends on the large furniture manufacturing industry. JOB GROWTH is worse than last quarter. Unemployment is a moderate 4 percent. In the last two years, total area income grew 11 percent (US average: 10 percent).

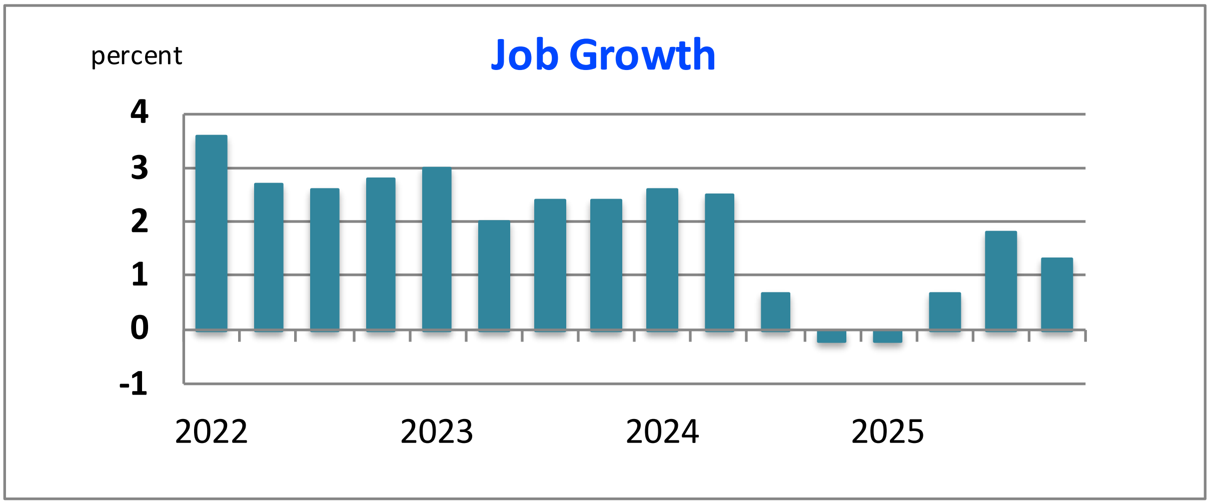



Population growth in Greensboro has been low. Over the last three years HOME PRICES rose 19 percent, 4 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 14 percent over the next three years. In a bad recession prices could fall 40 percent.

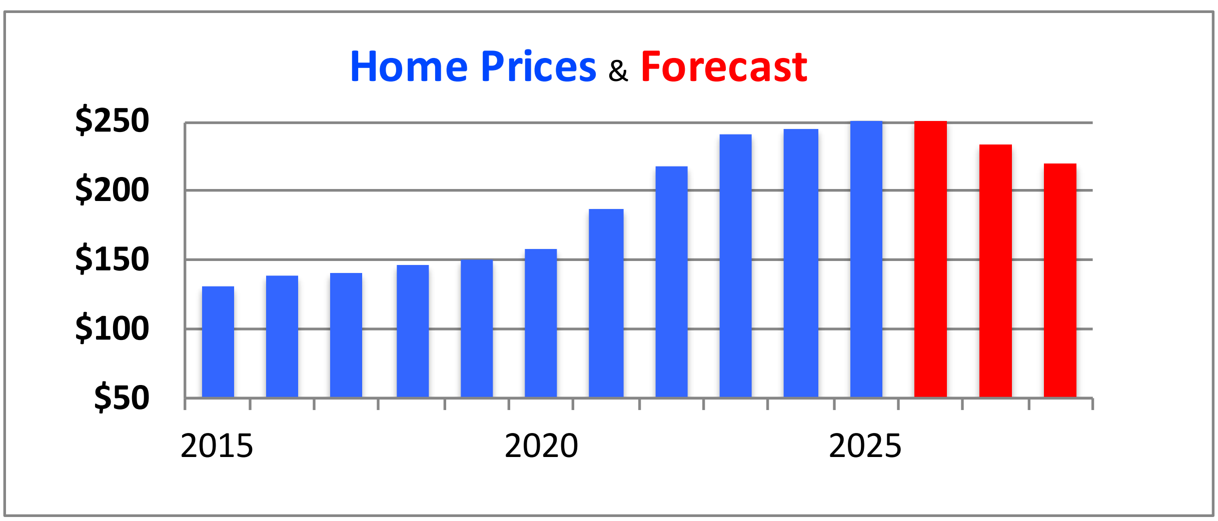
# Quick Economy

## Greenville NC

March 2026



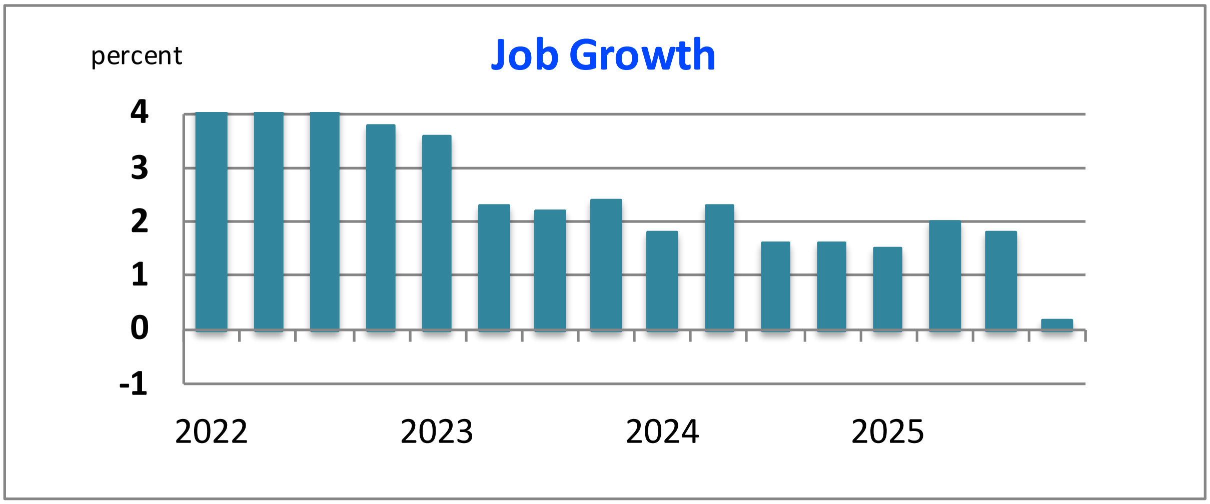

The local economy features a large government sector (university). JOB GROWTH is little different than last quarter. Unemployment is a moderate 4 percent. In the last two years, total area income grew 9 percent (US average: 10 percent).



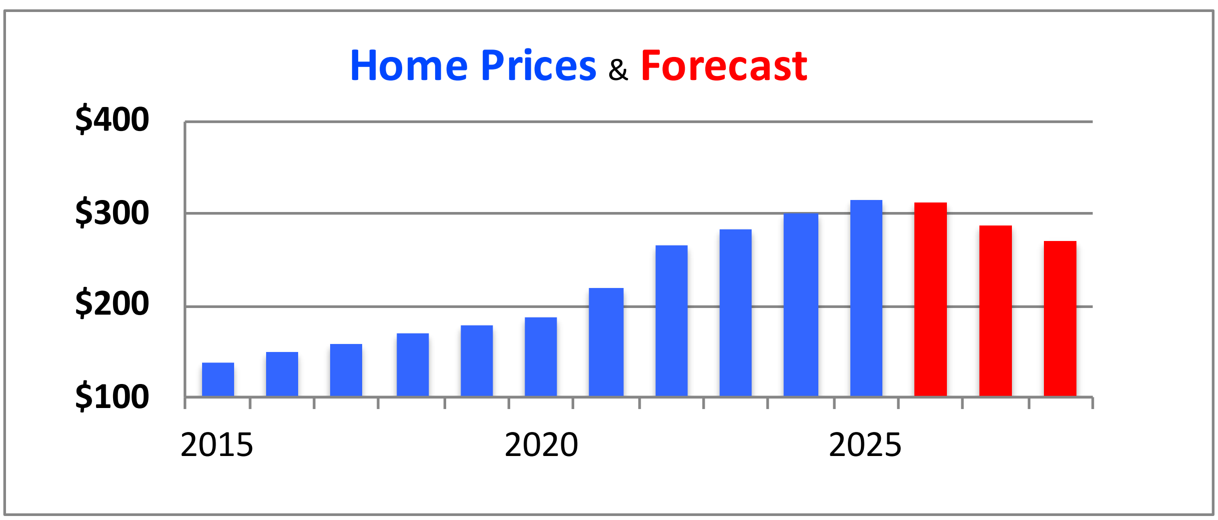

Population growth in Greenville has been moderate. Over the last three years HOME PRICES rose 12 percent, 3 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 13 percent over the next three years. In a bad recession prices could fall 34 percent.

# Greenville SC

March 2026




The local economy depends on the big business services (engineering) and manufacturing sectors. JOB GROWTH is worse than last quarter. Unemployment is a moderate 5 percent. In the last two years, total area income grew 11 percent (US average: 10 percent).

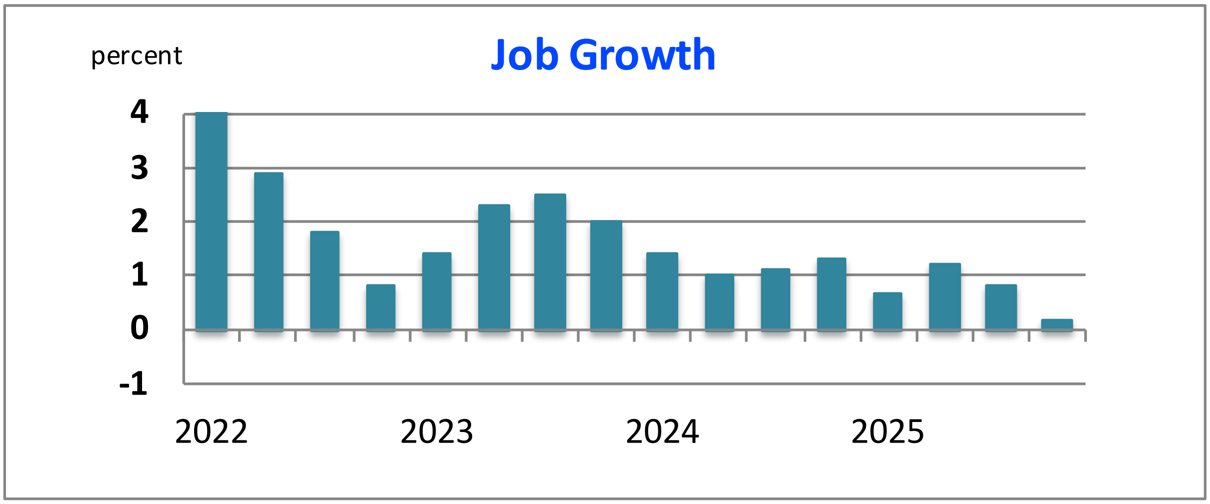



Population growth in Greenville has been moderate. Over the last three years HOME PRICES rose 19 percent, 4 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 14 percent over the next three years. In a bad recession prices could fall 48 percent.

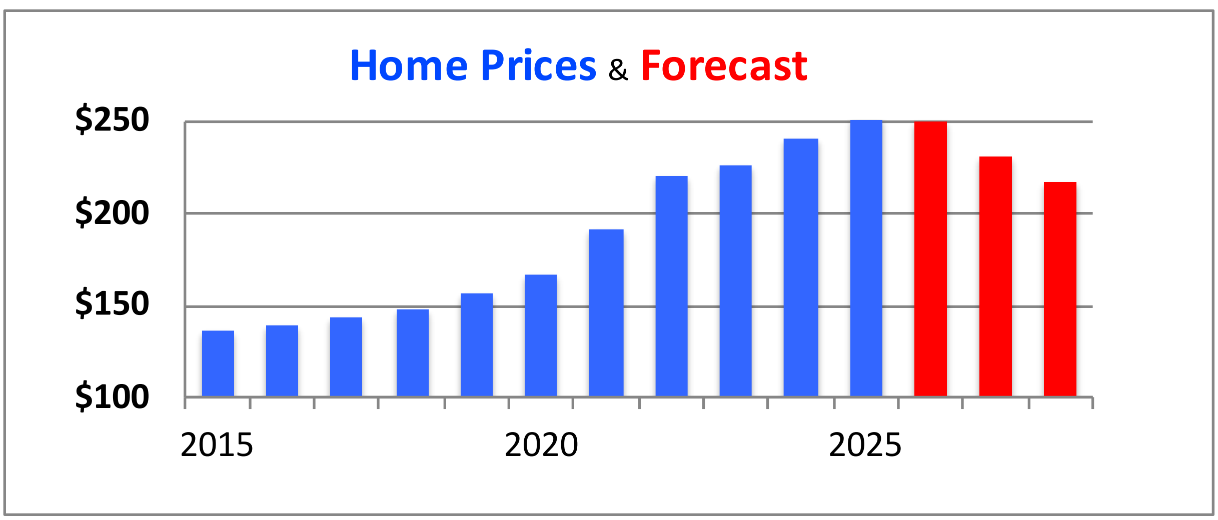
# Quick Economy

## Gulfport-Biloxi MS

March 2026




The local economy features a big tourism sector (casinos) and large government sector (Defense). 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 Gulfport has been low. Over the last three years HOME PRICES rose 14 percent, 4 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 32 percent.