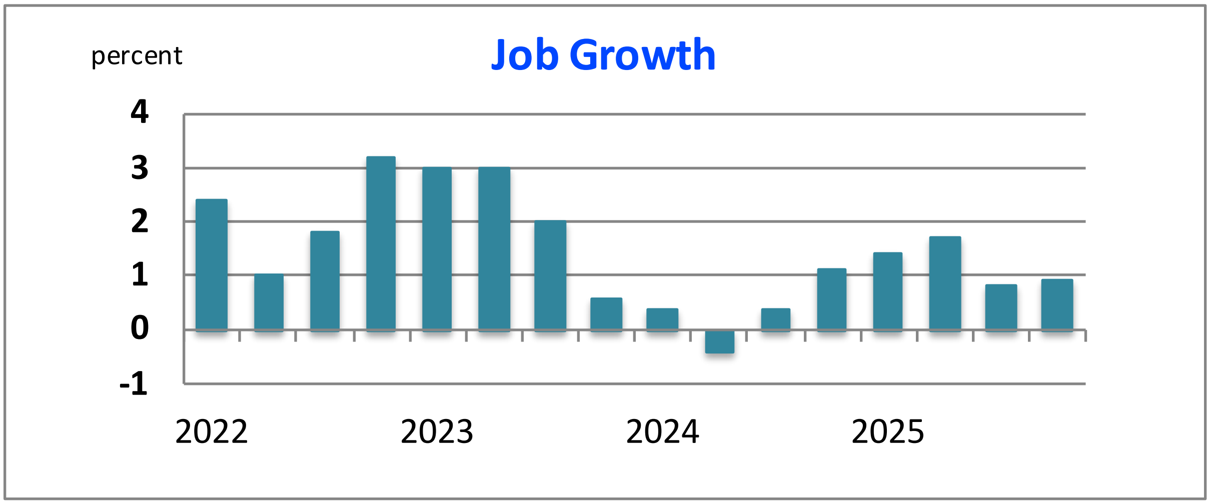
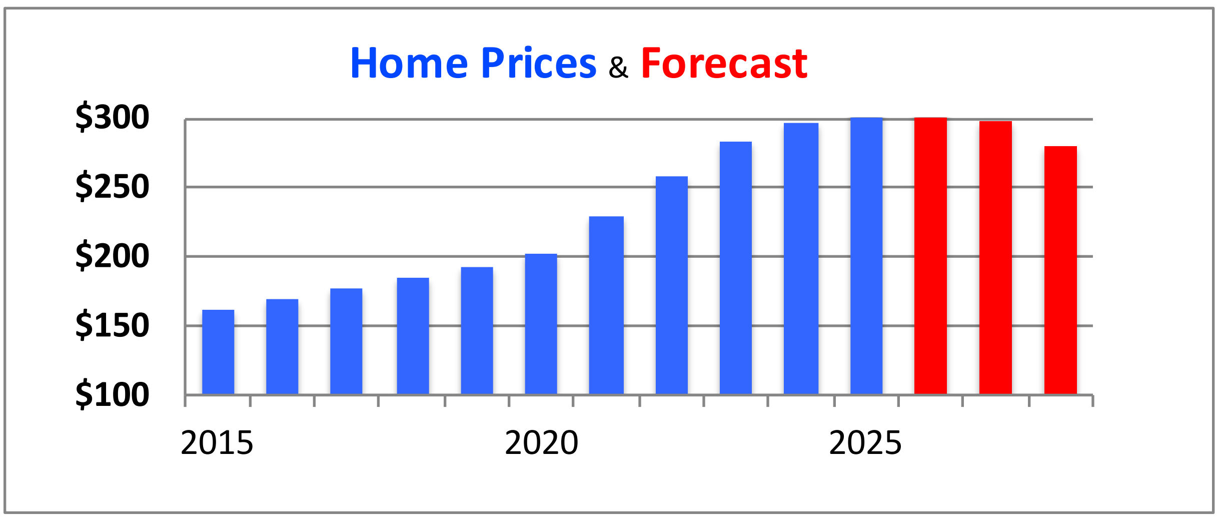
Quick Economy

La Crosse WI

March 2026



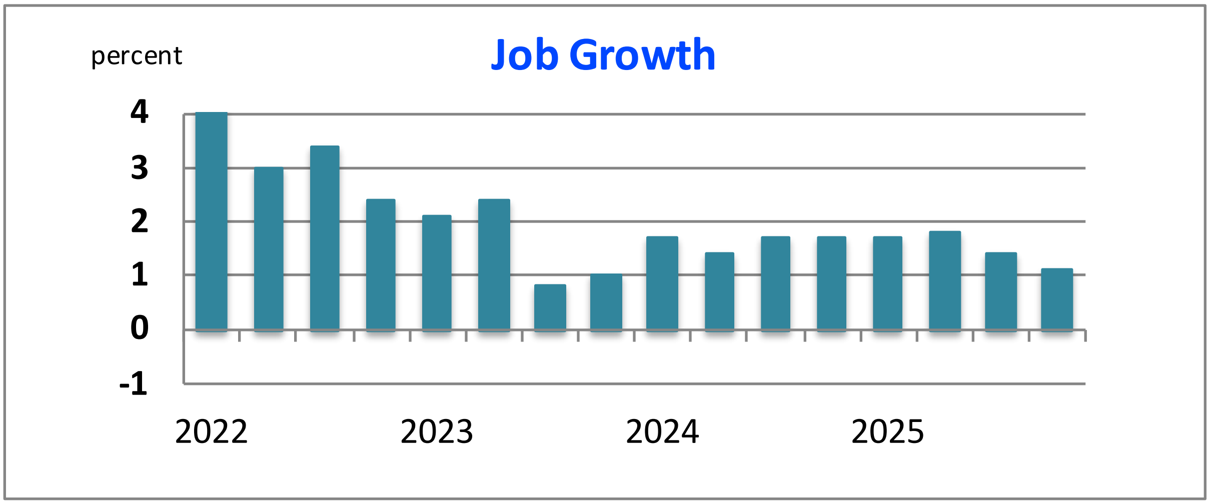
The local economy features a large healthcare-education sector (university). JOB GROWTH is little different than last quarter. Unemployment is a low 3 percent. In the last two years, total area income grew 10 percent (US average: 10 percent).



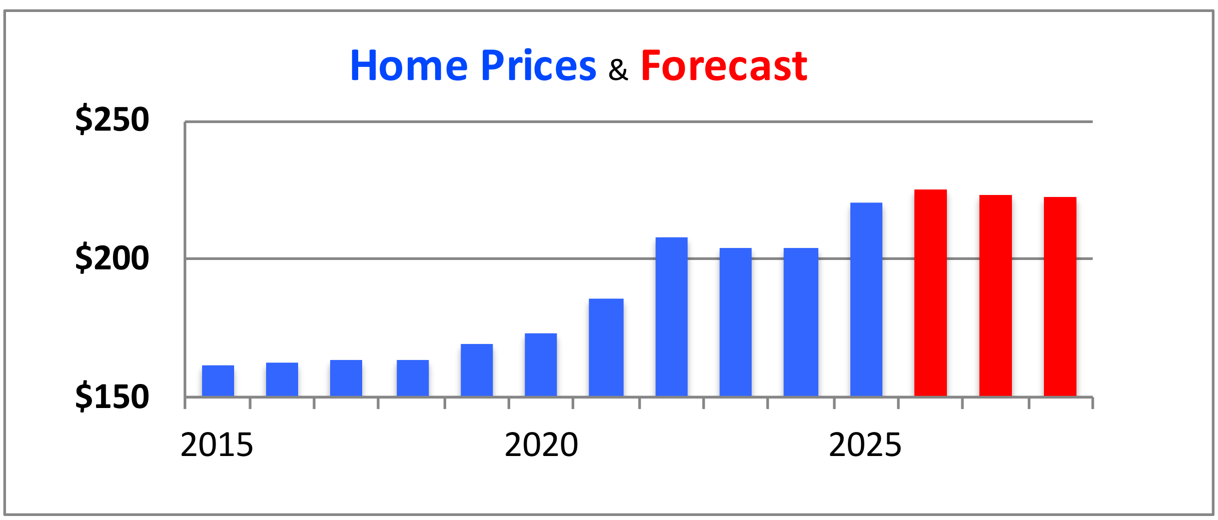
Population growth in La Crosse has been low. Over the last three years HOME PRICES rose 20 percent, 6 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 10 percent over the next three years. In a bad recession prices could fall 35 percent.

Lafayette LA

March 2026



The local economy depends heavily on the oil refining industry. 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).

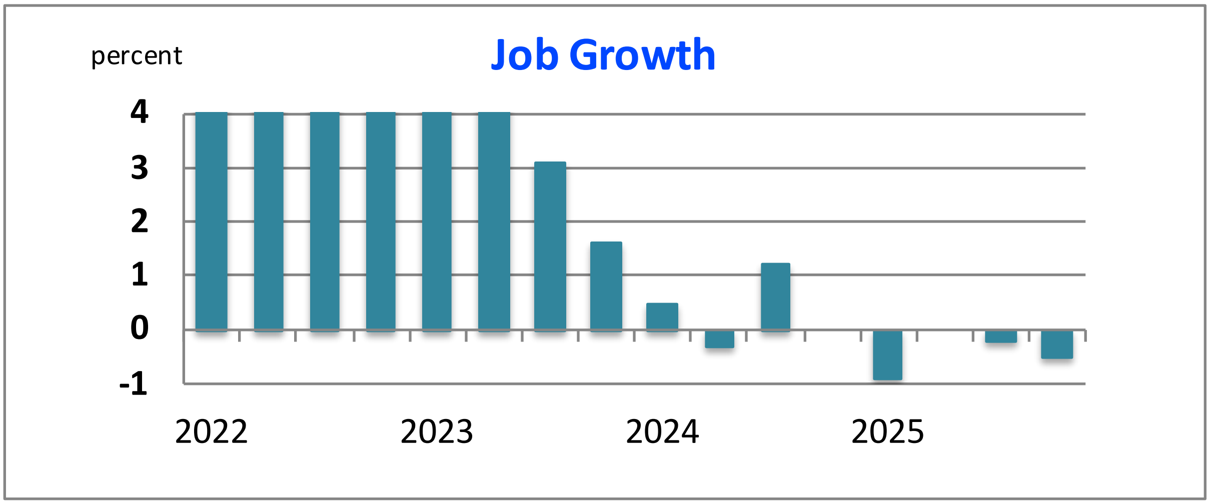


Population growth in Lafayette has been low. Over the last three years HOME PRICES rose 6 percent, 3 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to RISE 1 percent over the next three years. In a bad recession prices could fall 15 percent.

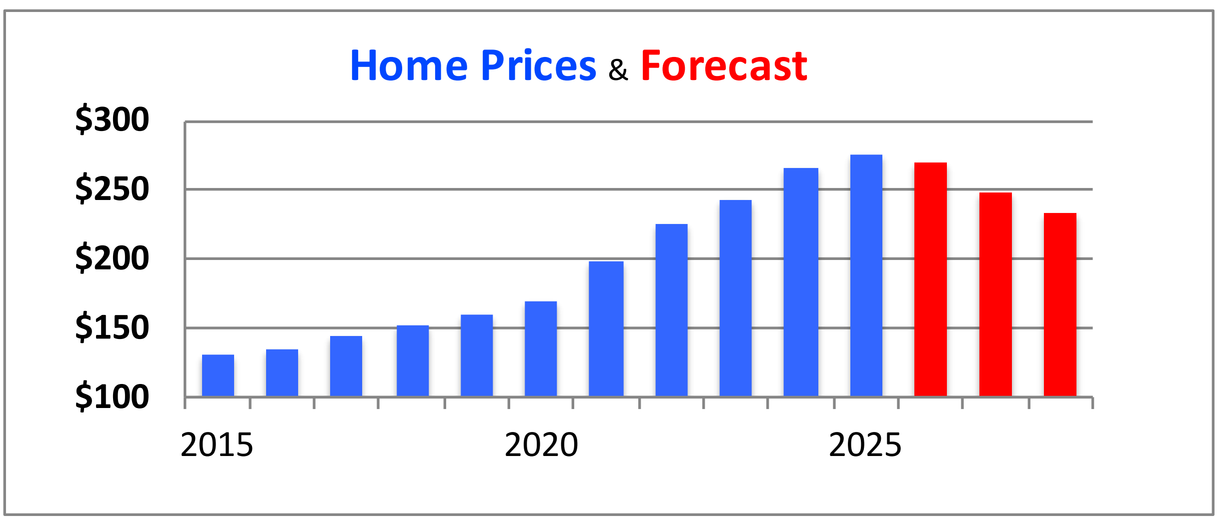
Quick Economy

Lafayette IN

March 2026



Economic growth has been erratic over the years, typical of smaller markets. The local economy features a large government sector (university) and a large manufacturing sector (Subaru, Caterpillar). JOB GROWTH is little different than last quarter. Unemployment is a low 2 percent. In the last two years, total area income grew 11 percent (US average: 10 percent).

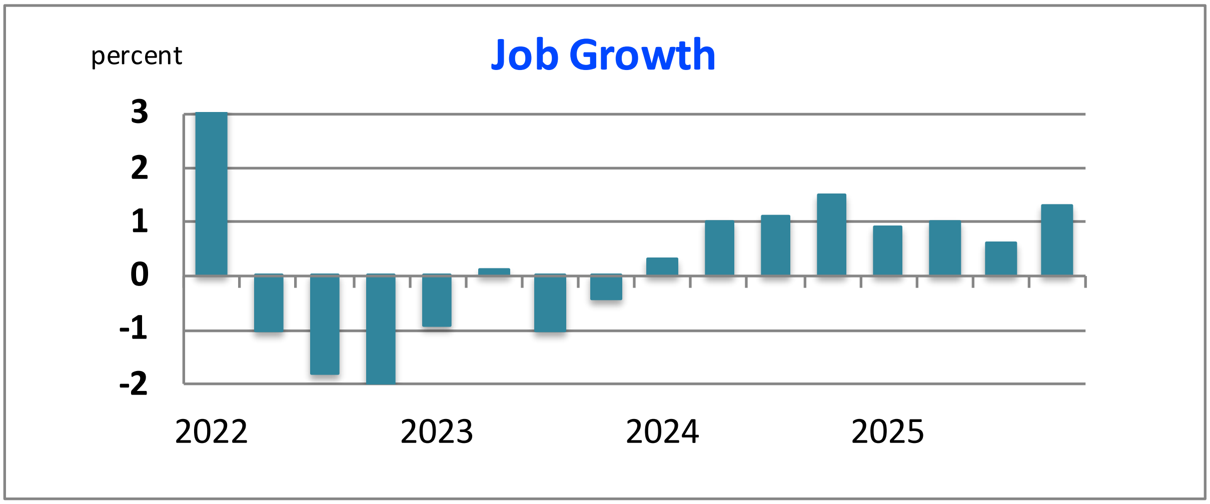


Population growth in Lafayette has been low. Over the last three years HOME PRICES rose 23 percent, 4 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 15 percent over the next three years. In a bad recession prices could fall 46 percent.

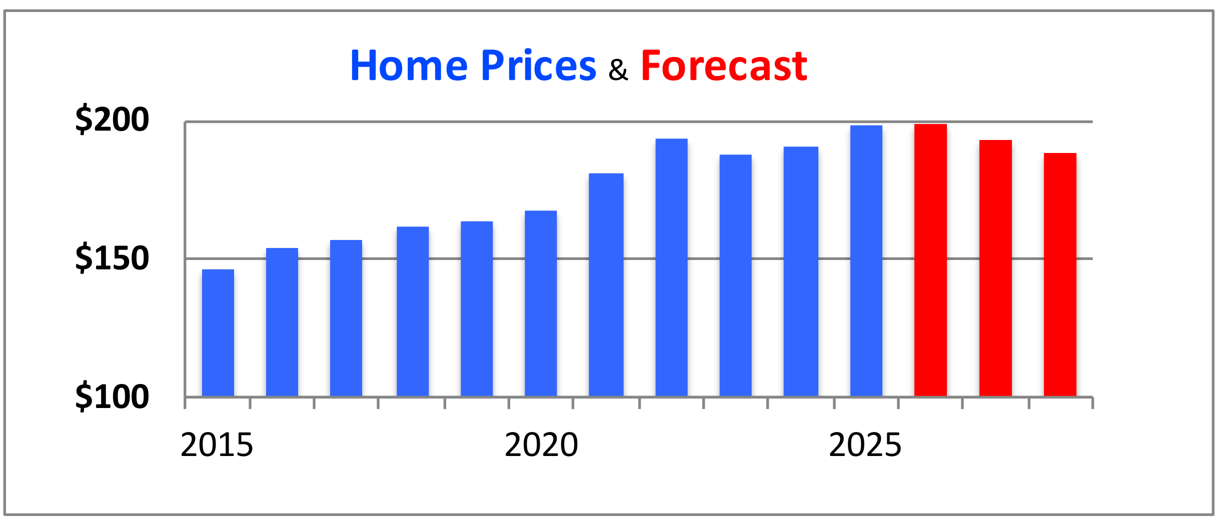
Quick Economy

Lake Charles LA

March 2026



The local economy is closely tied to manufacturing (refineries), construction (refineries), and tourism (casinos). JOB GROWTH is better than last quarter. Unemployment is a moderate 4 percent. In the last two years, total area income grew 7 percent (US average: 10 percent).

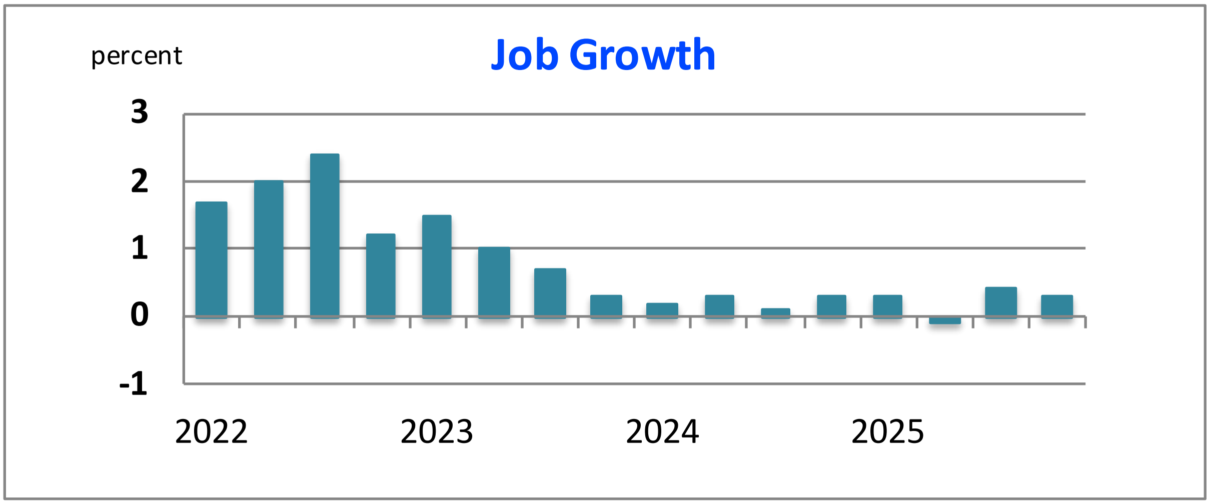


Population growth in Lake Charles has been NEGATIVE. Over the last three years HOME PRICES rose -1 percent, 2 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 5 percent over the next three years. In a bad recession prices could fall 15 percent.

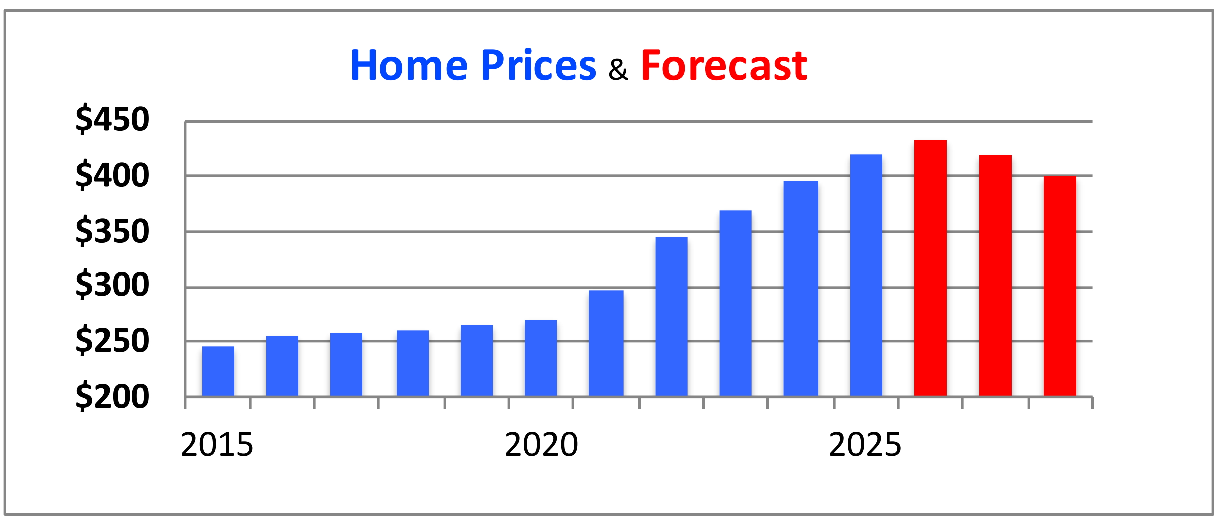
Quick Economy

Lake County IL

March 2026



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

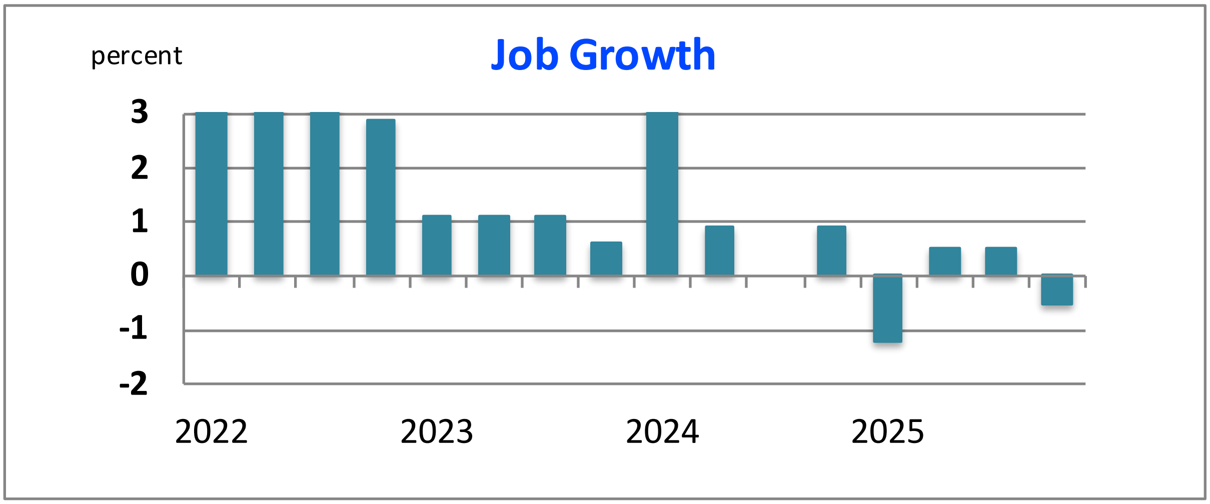


Population growth in Lake County has been low. Over the last three years HOME PRICES rose 26 percent, 7 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 5 percent over the next three years. In a bad recession prices could fall 28 percent.

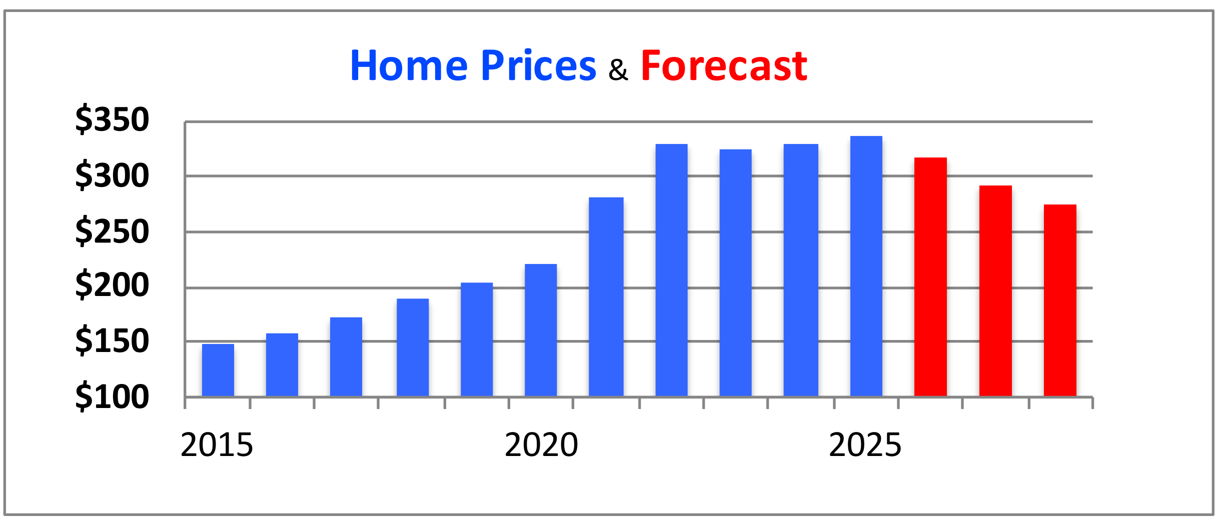
Quick Economy

Lake Havasu City AZ

March 2026



This is a planned community with a large retirement population, low average income and a big healthcare sector. JOB GROWTH is worse than last quarter. Unemployment is a moderate 5 percent. In the last two years, total area income grew 16 percent (US average: 10 percent).

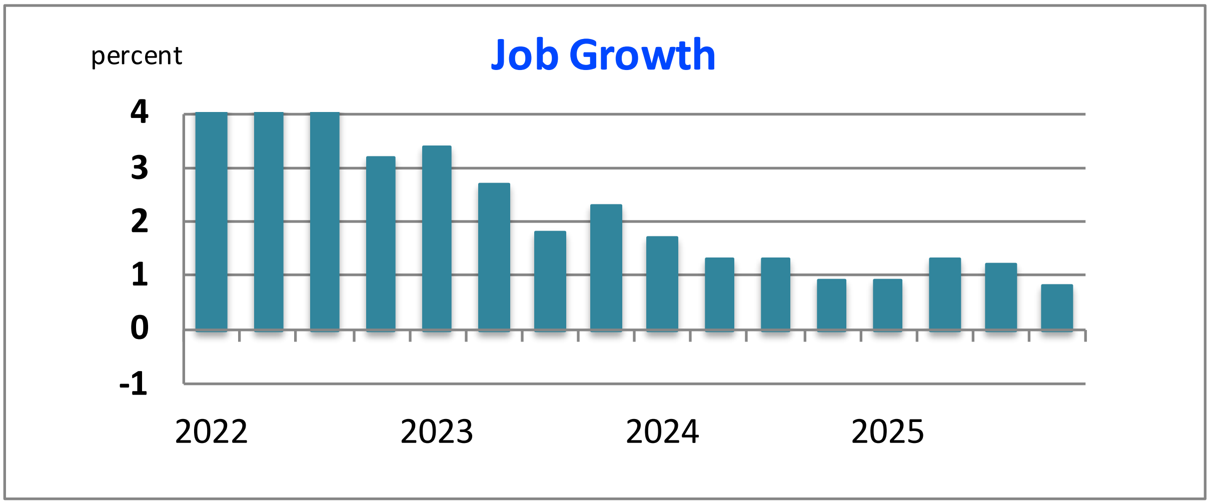


Population growth in Lake Havasu has been moderate. Over the last three years HOME PRICES rose 6 percent, 0 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 19 percent over the next three years. In a bad recession prices could fall 29 percent.

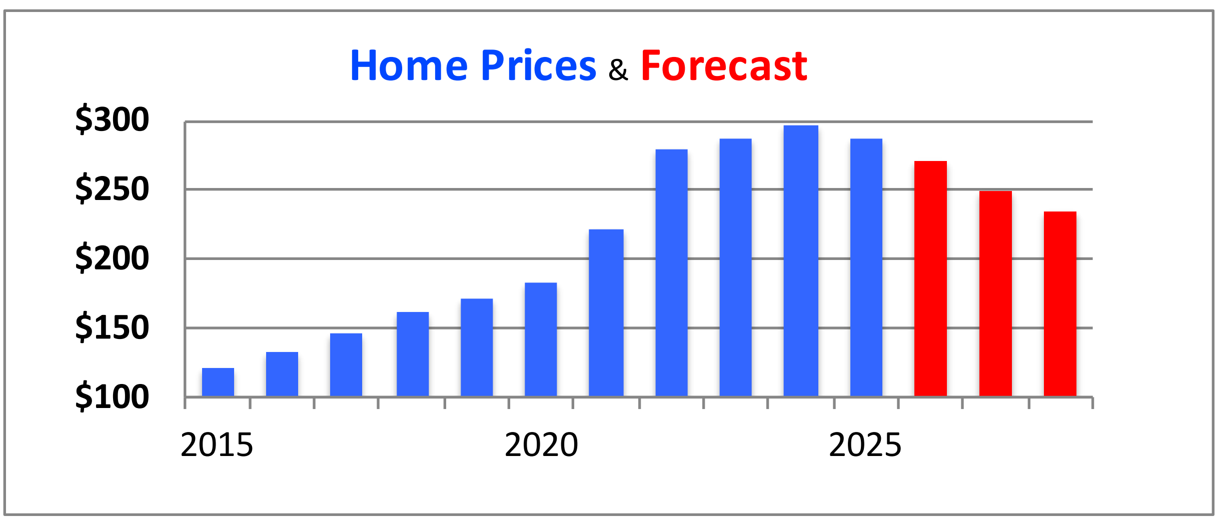
Quick Economy

Lakeland FL

March 2026



There is a large transport-warehouse sector. There is a large retirement population. JOB GROWTH is little different than last quarter. Unemployment is a moderate 6 percent. In the last two years, total area income grew 20 percent (US average: 10 percent).

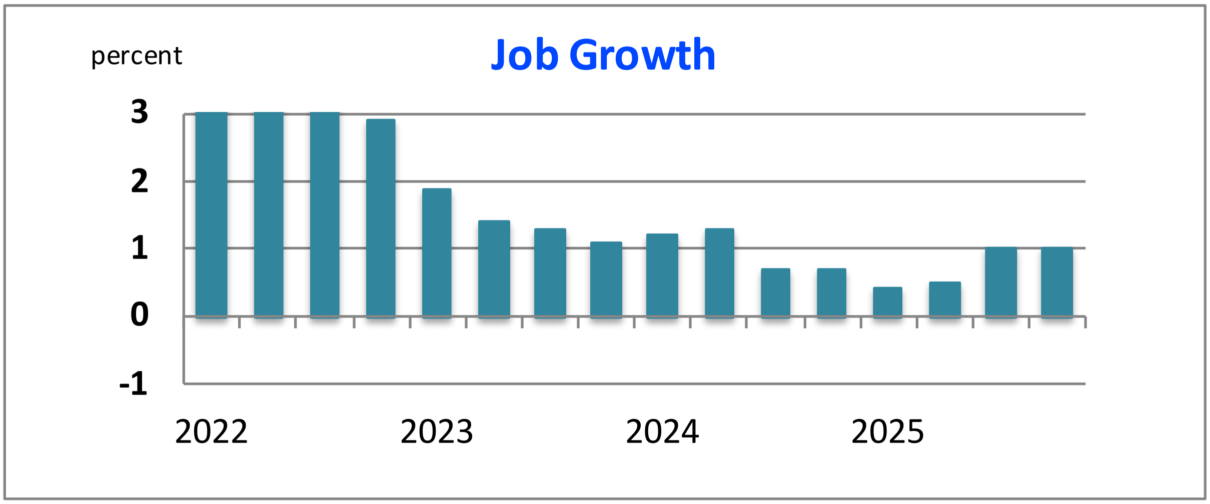


Population growth in Lakeland has been high. Over the last three years HOME PRICES rose 7 percent, -1 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 19 percent over the next three years. In a bad recession prices could fall 50 percent.

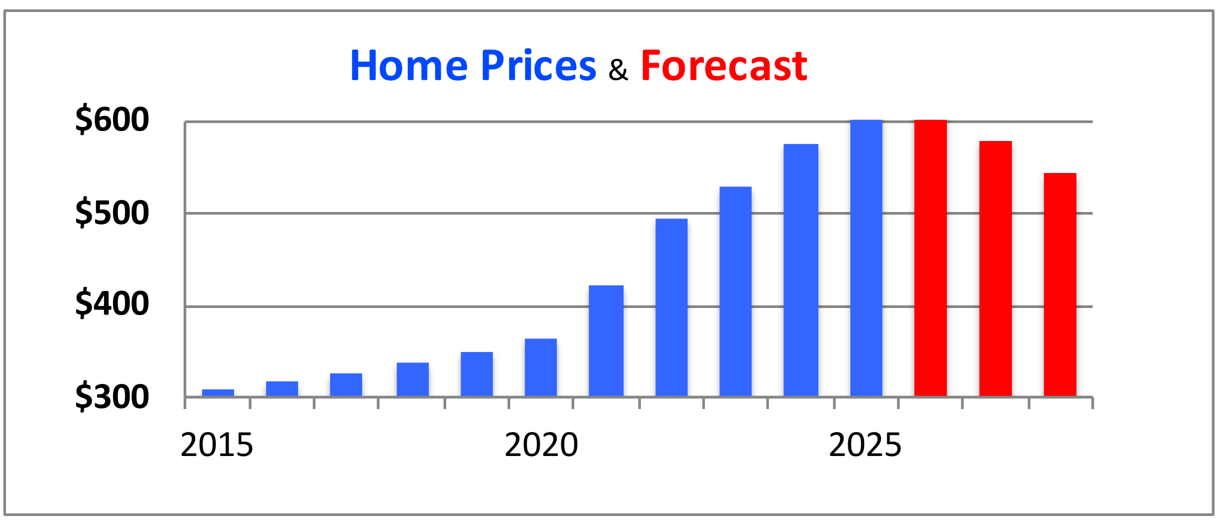
Quick Economy

Lakewood-New Brunswick NJ

March 2026



The local economy features a large business services sector. 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).

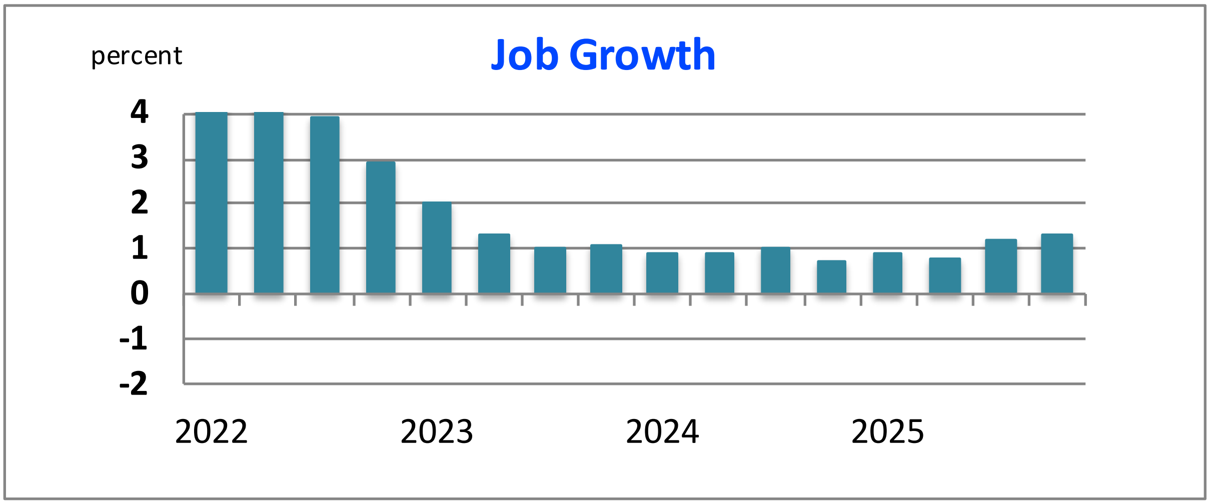


Population growth in Lakewood has been low. Over the last three years HOME PRICES rose 25 percent, 6 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 11 percent over the next three years. In a bad recession prices could fall 44 percent.

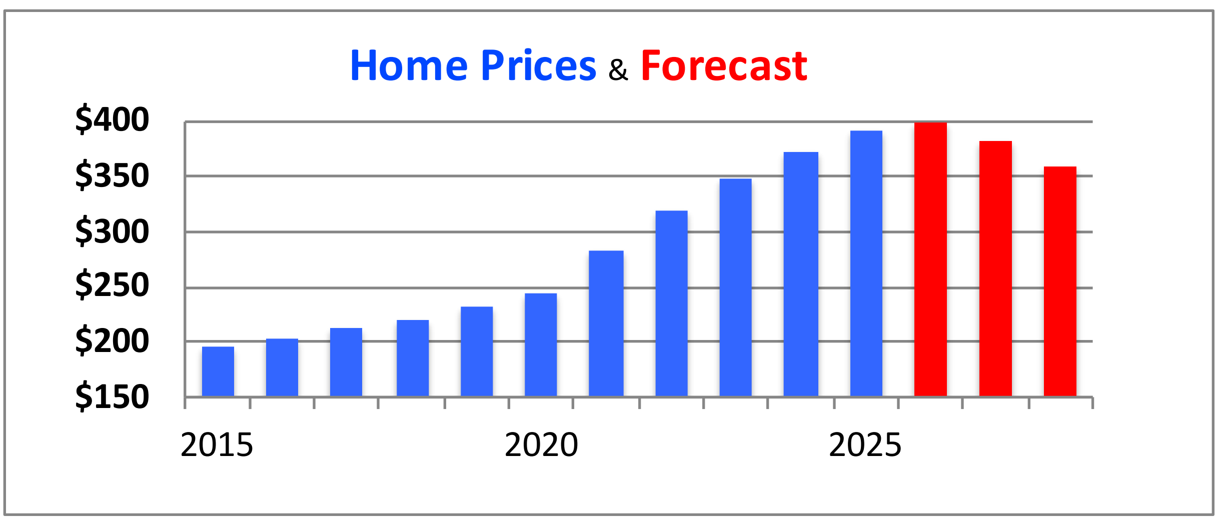
QUICK ECONOMY

Lancaster PA

March 2026



The local economy features large manufacturing and healthcare sectors. Agriculture is important to the local economy (dairy). 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).

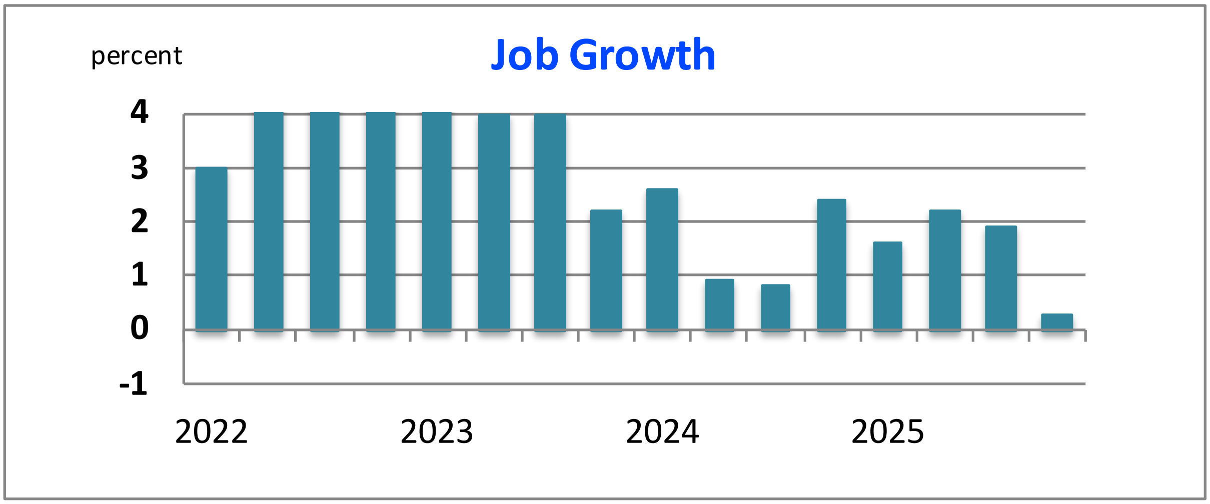


Population growth in Lancaster has been low. Over the last three years HOME PRICES rose 20 percent, 6 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 8 percent over the next three years. In a bad recession prices could fall 38 percent.

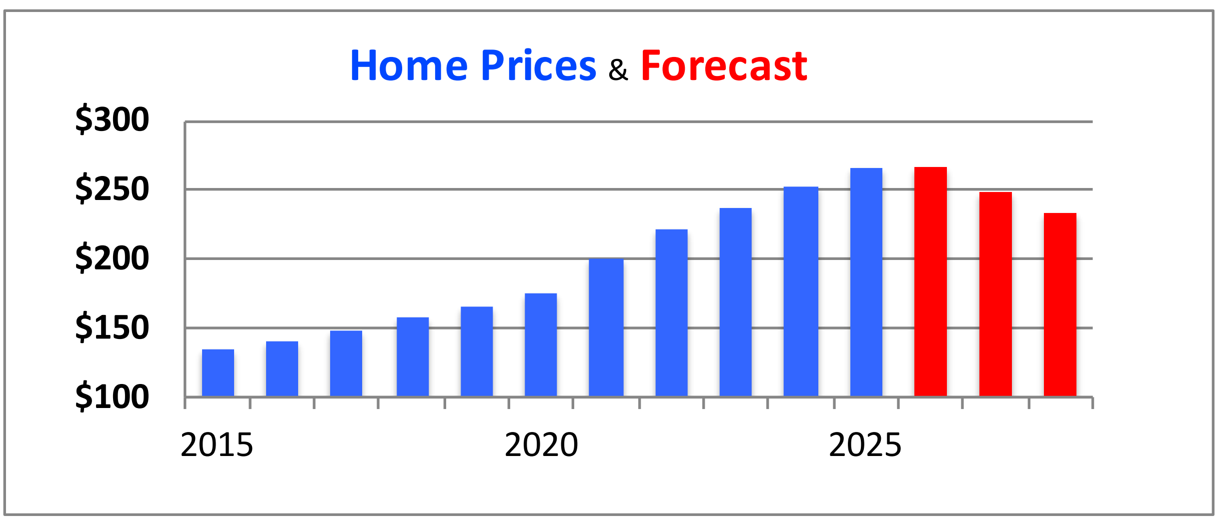
Quick Economy

Lansing MI

March 2026



The local economy depends on the large government sector (state, university). 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).

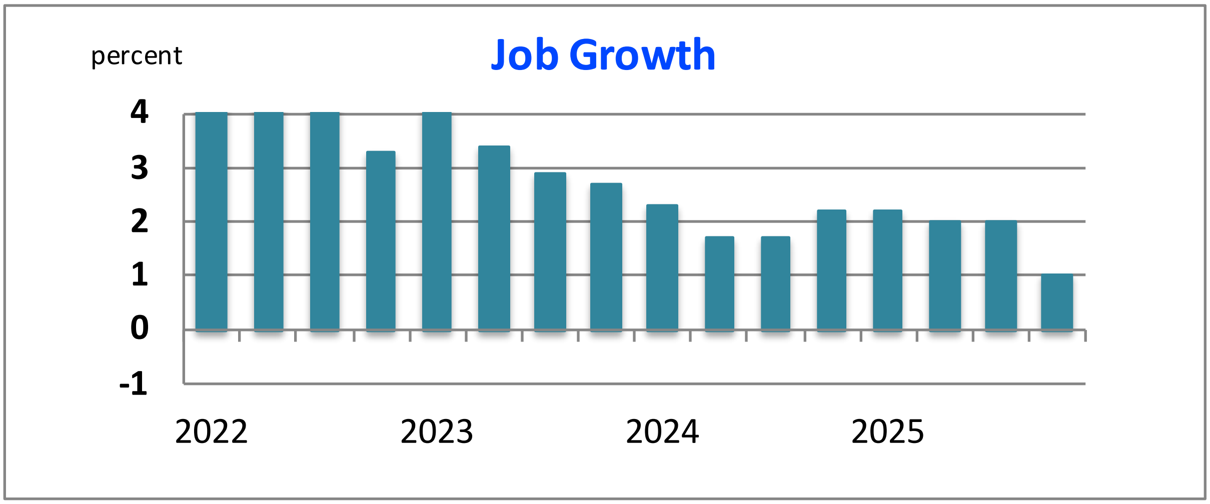


Population growth in Lansing has been low. Over the last three years HOME PRICES rose 22 percent, 5 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 12 percent over the next three years. In a bad recession prices could fall 32 percent.

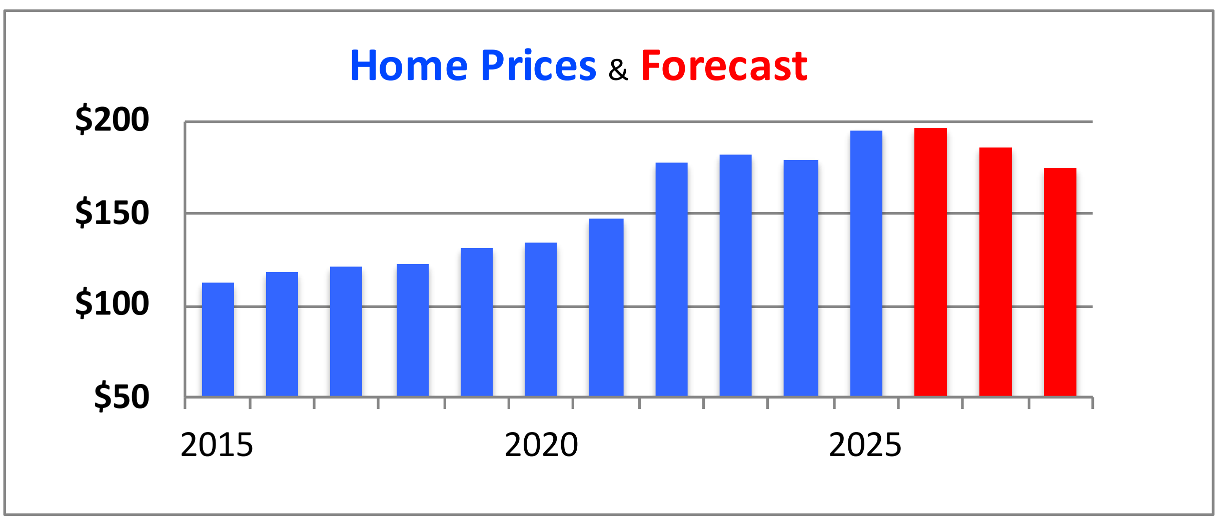
Quick Economy

Laredo TX

March 2026



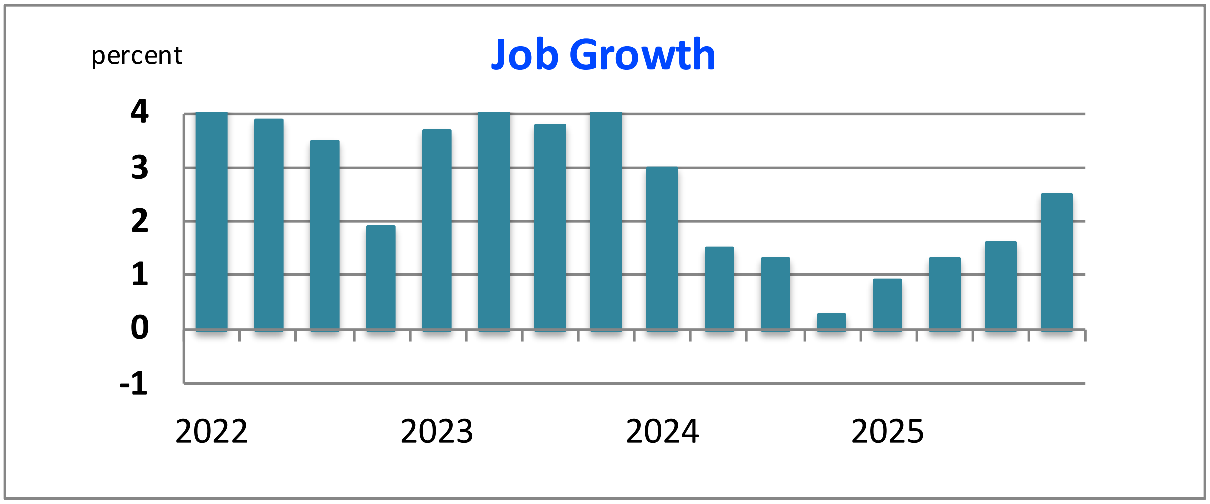
The local economy features a large government sector (US Customs) and big retail trade with Mexico. JOB GROWTH is worse than last quarter. Unemployment is a moderate 4 percent. In the last two years, total area income grew 8 percent (US average: 10 percent).



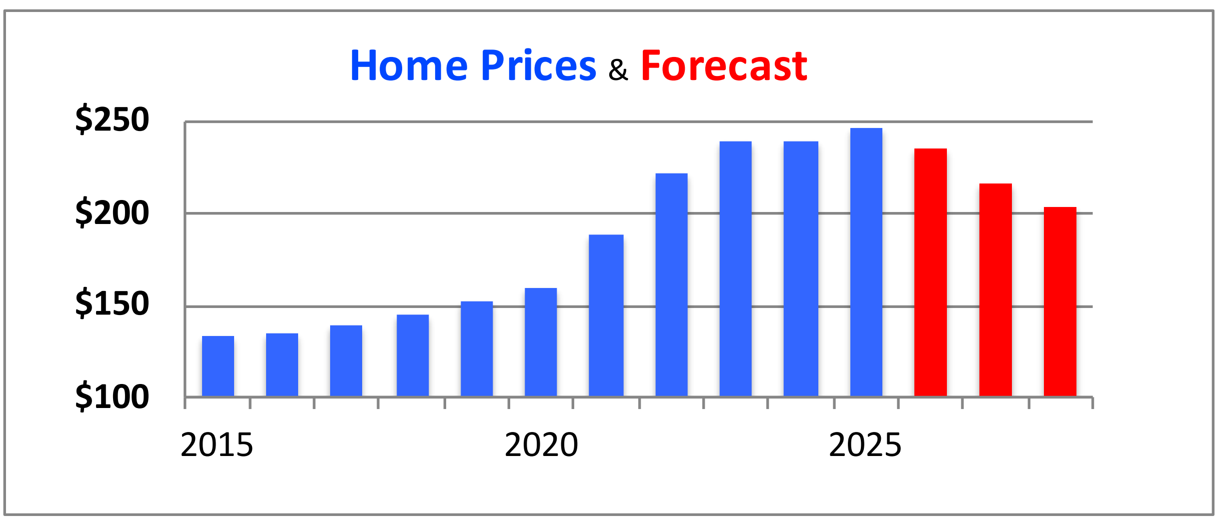
Population growth in Laredo has been low. Over the last three years HOME PRICES rose 16 percent, 5 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 10 percent over the next three years. In a bad recession prices could fall 23 percent.

Las Cruces NM

March 2026



The local economy features large government (university, military) and healthcare sectors. JOB GROWTH is better than last quarter. Unemployment is a moderate 5 percent. In the last two years, total area income grew 13 percent (US average: 10 percent).

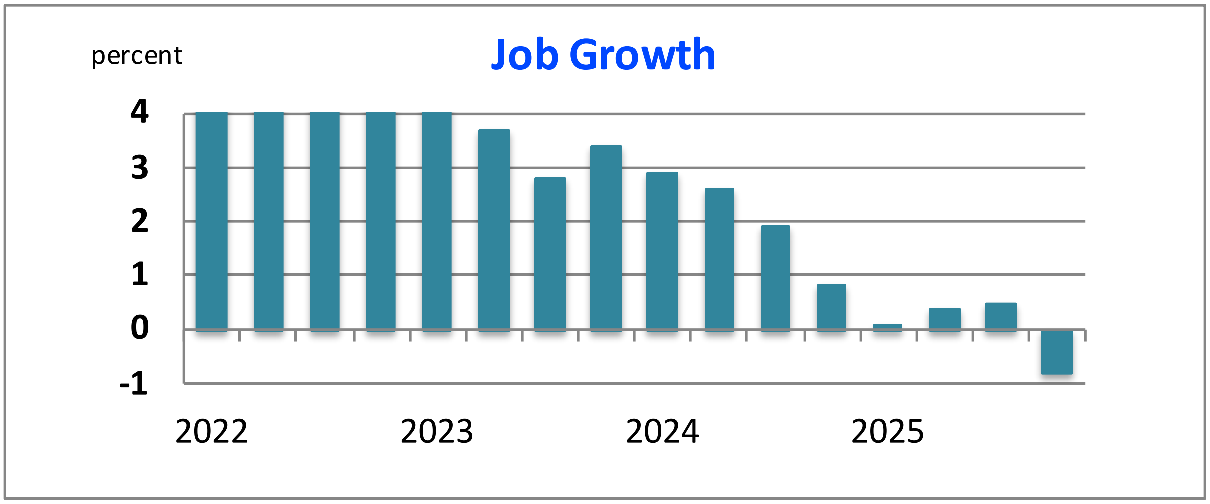


Population growth in Las Cruces has been low. Over the last three years HOME PRICES rose 9 percent, 0 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 17 percent over the next three years. In a bad recession prices could fall 31 percent.

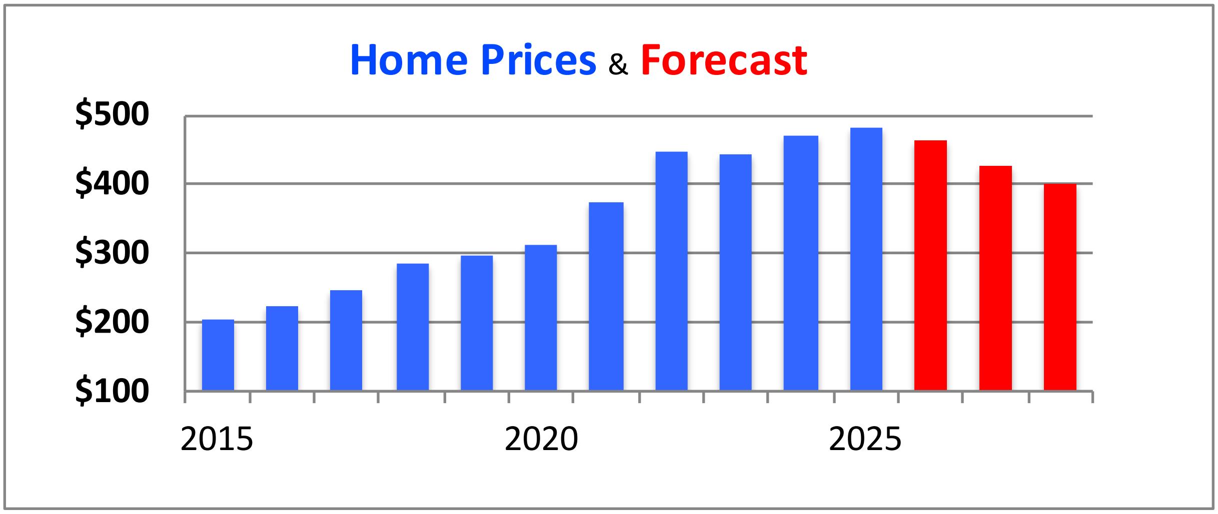
Quick Economy

Las Vegas NV

March 2026



The local economy depends entirely on the large tourism (gambling) sector. The transport-warehouse sector has grown rapidly. JOB GROWTH is worse than last quarter. Unemployment is a moderate 5 percent. In the last two years, total area income grew 13 percent (US average: 10 percent).

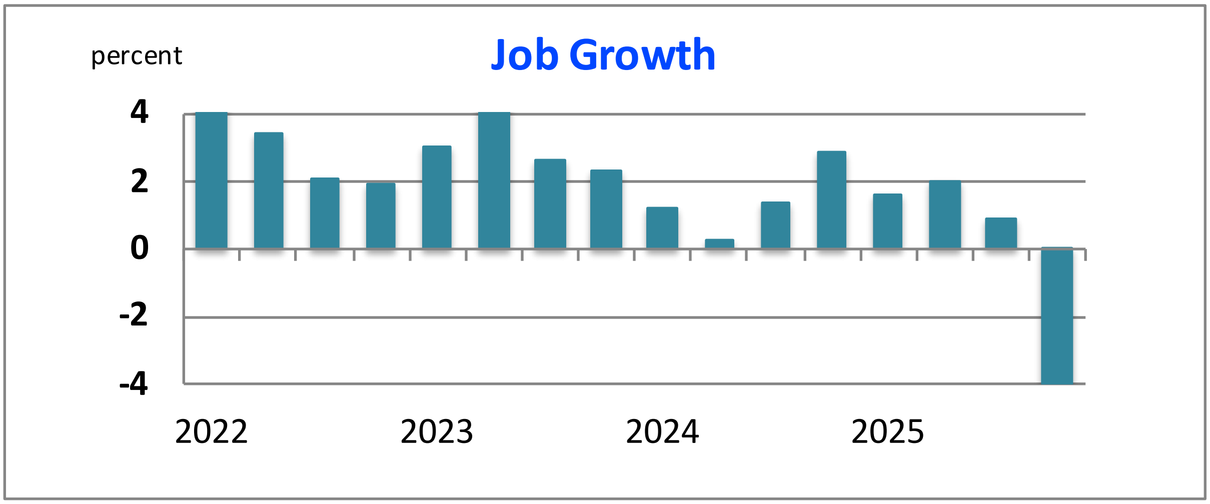


Population growth in Las Vegas has been moderate. Over the last three years HOME PRICES rose 11 percent, 1 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 17 percent over the next three years. In a bad recession prices could fall 27 percent.

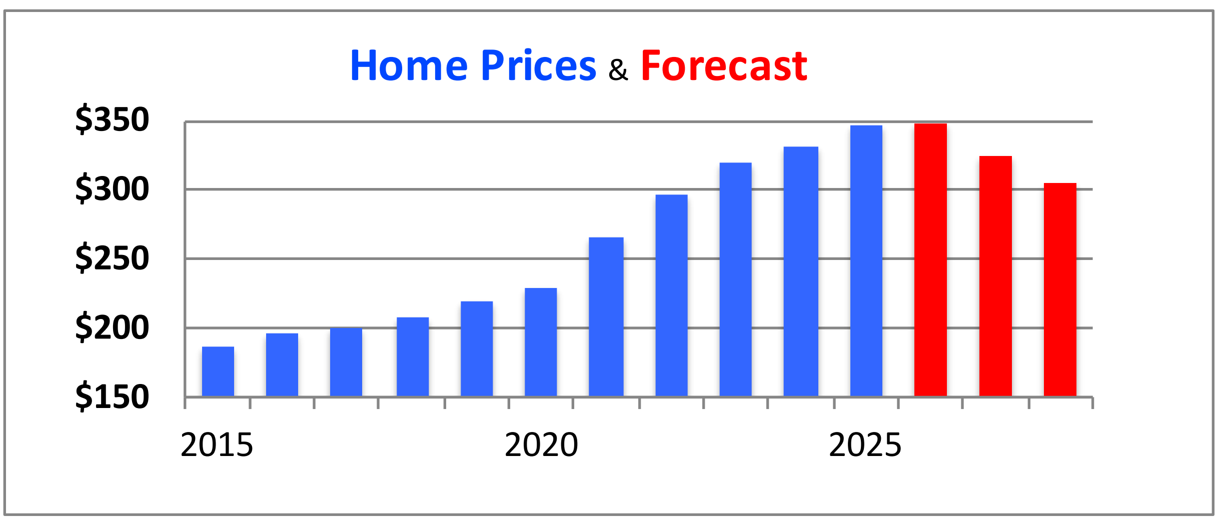
Quick Economy

Lawrence KS

March 2026



The local economy features a large government sector. 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).

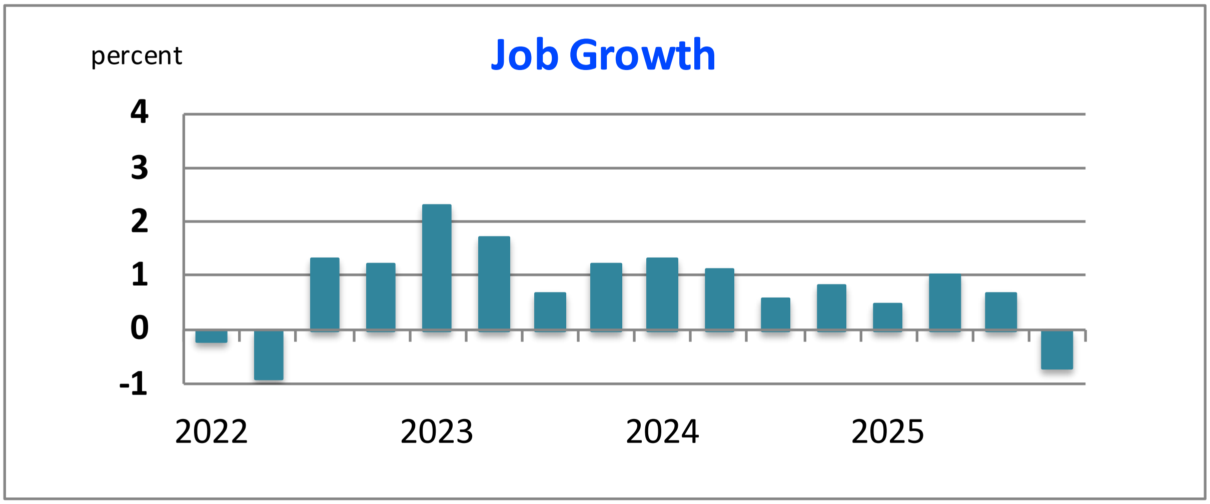


Population growth in Lawrence has been low. Over the last three years HOME PRICES rose 18 percent, 6 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 12 percent over the next three years. In a bad recession prices could fall 36 percent.

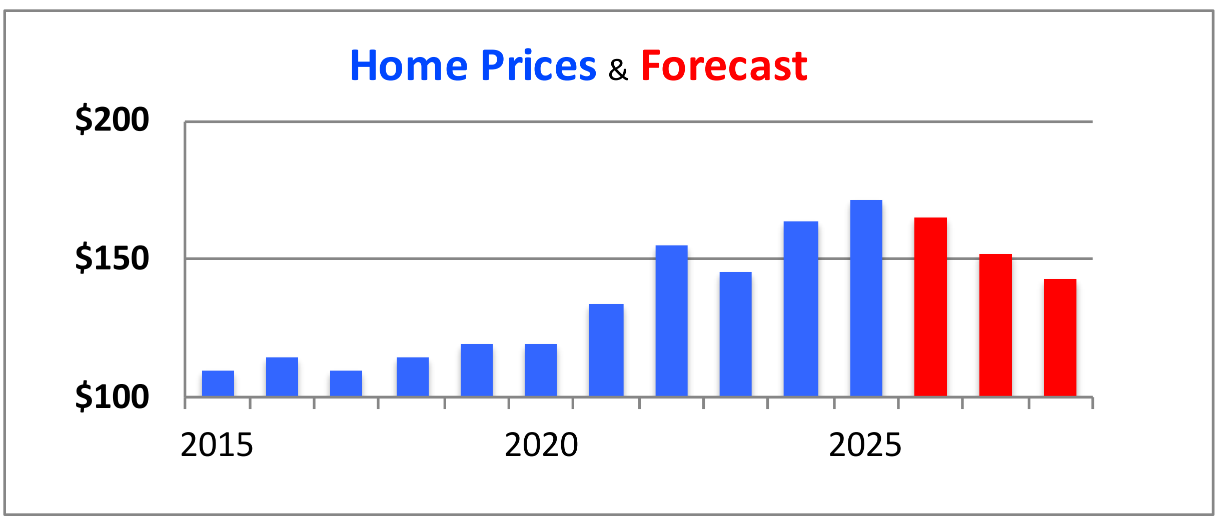
Quick Economy

Lawton OK

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 4 percent (US average: 10 percent).

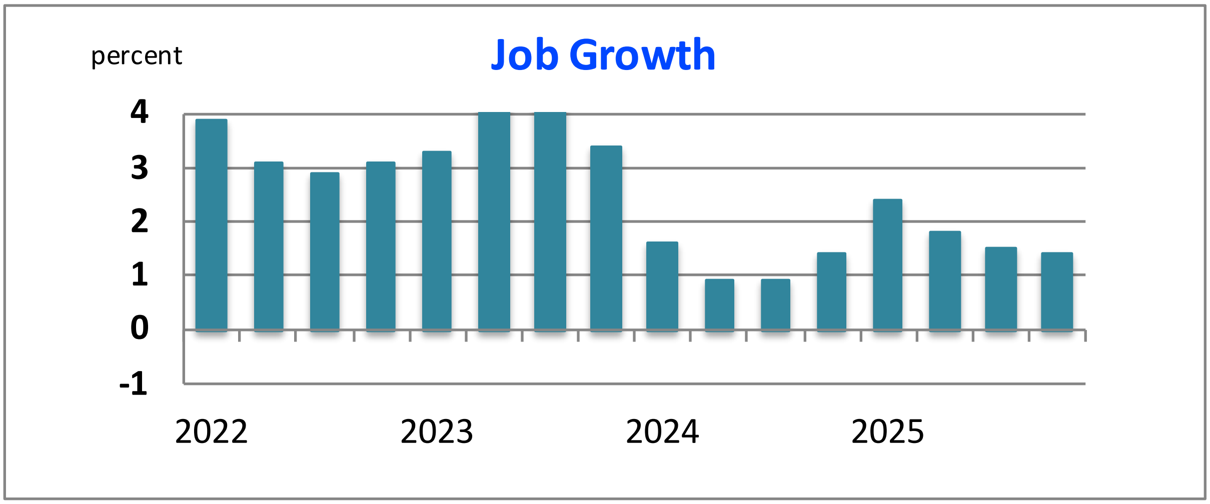


Population growth in Lawton has been NEGATIVE. Over the last three years HOME PRICES rose 11 percent, 1 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 17 percent over the next three years. In a bad recession prices could fall 27 percent.

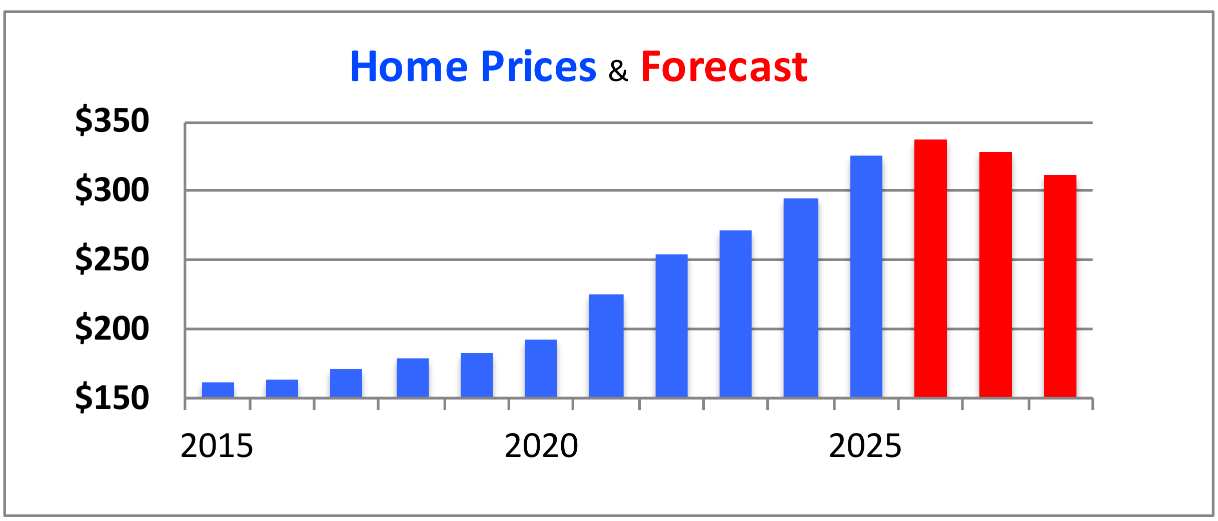
Quick Economy

Lebanon 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 13 percent (US average: 10 percent).

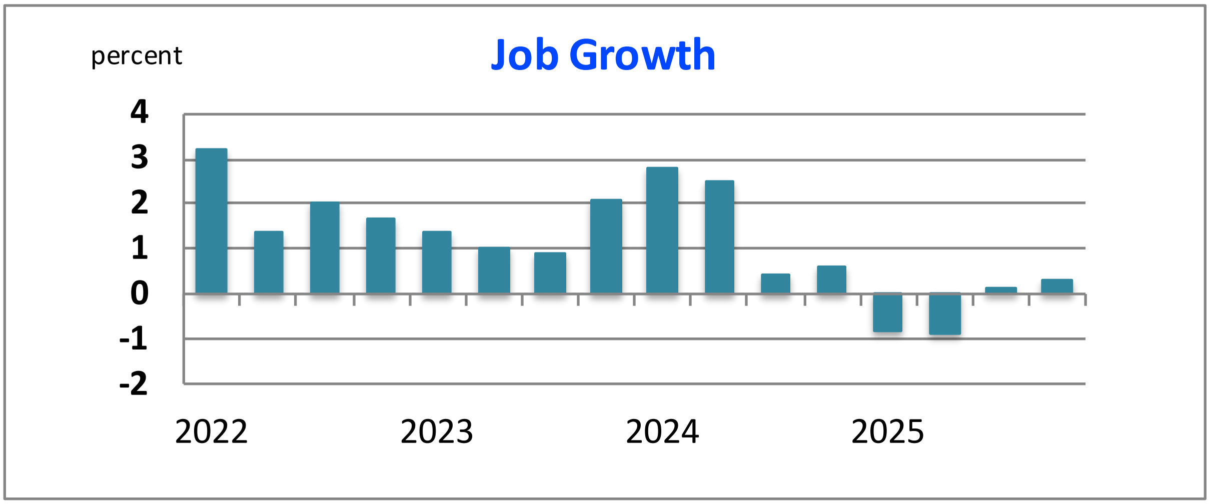


Population growth in Lebanon has been low. Over the last three years HOME PRICES rose 23 percent, 7 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 5 percent over the next three years. In a bad recession prices could fall 48 percent.

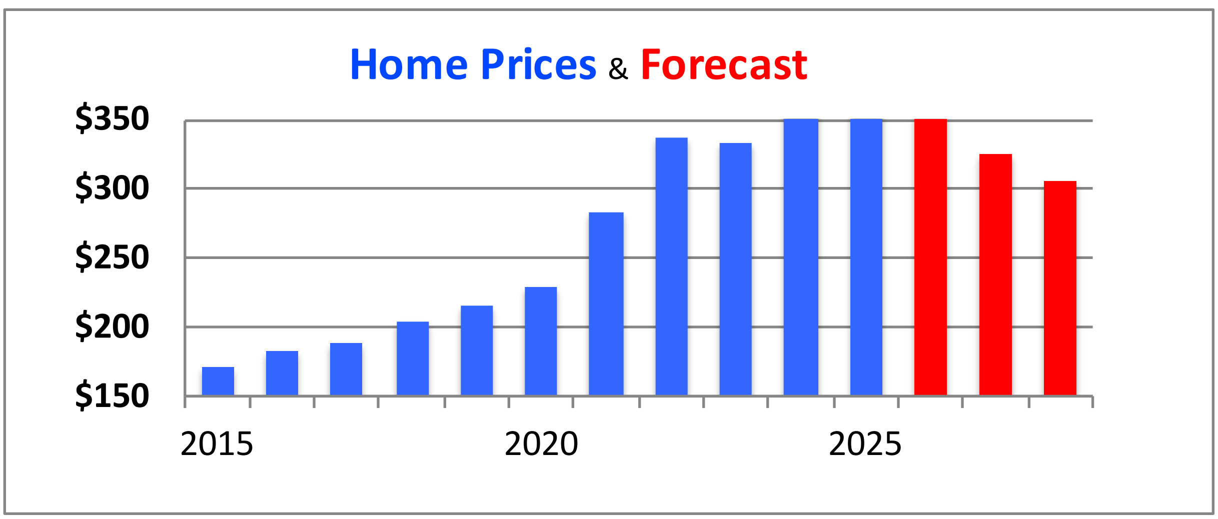
Quick Economy

Lewiston ID

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).

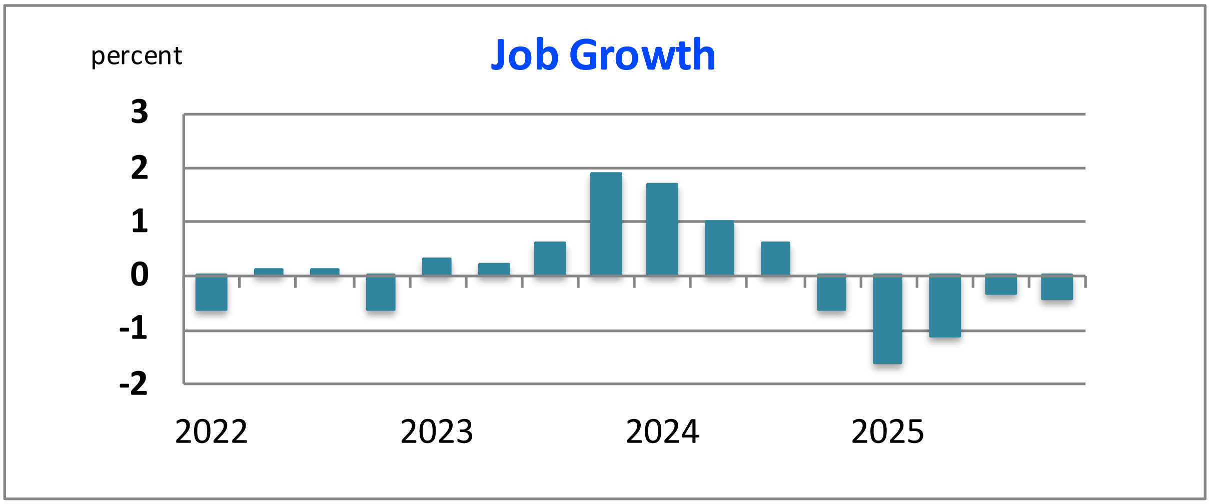


Population growth in Lewiston has been low. Over the last three years HOME PRICES rose 10 percent, 4 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 15 percent over the next three years. In a bad recession prices could fall 37 percent.

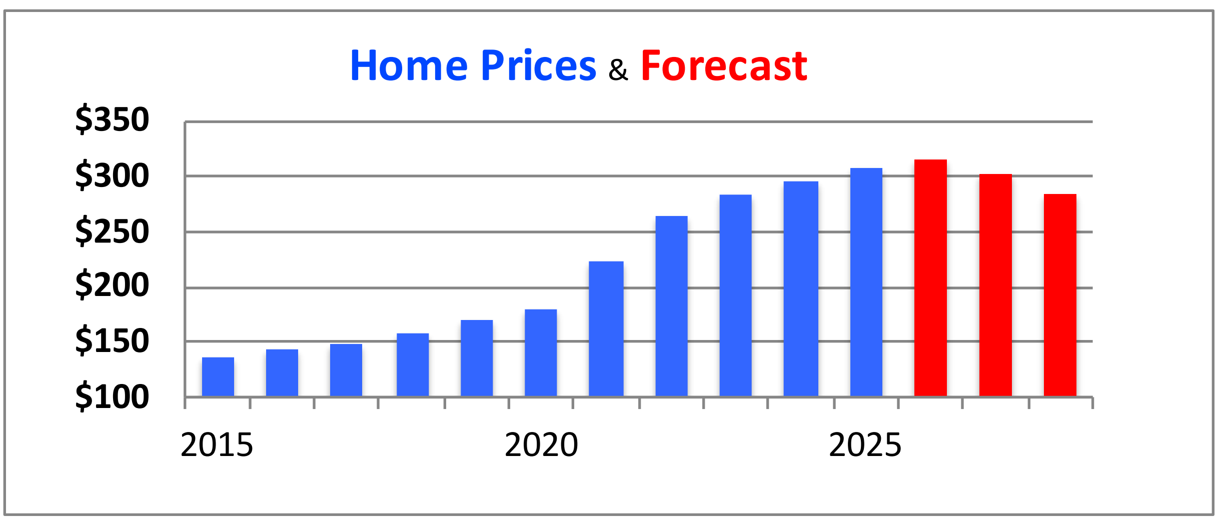
Quick Economy

Lewiston ME

March 2026



The local economy features a large education & healthcare sector. JOB GROWTH is little different than last quarter. Unemployment is a low 3 percent. In the last two years, total area income grew 7 percent (US average: 10 percent).

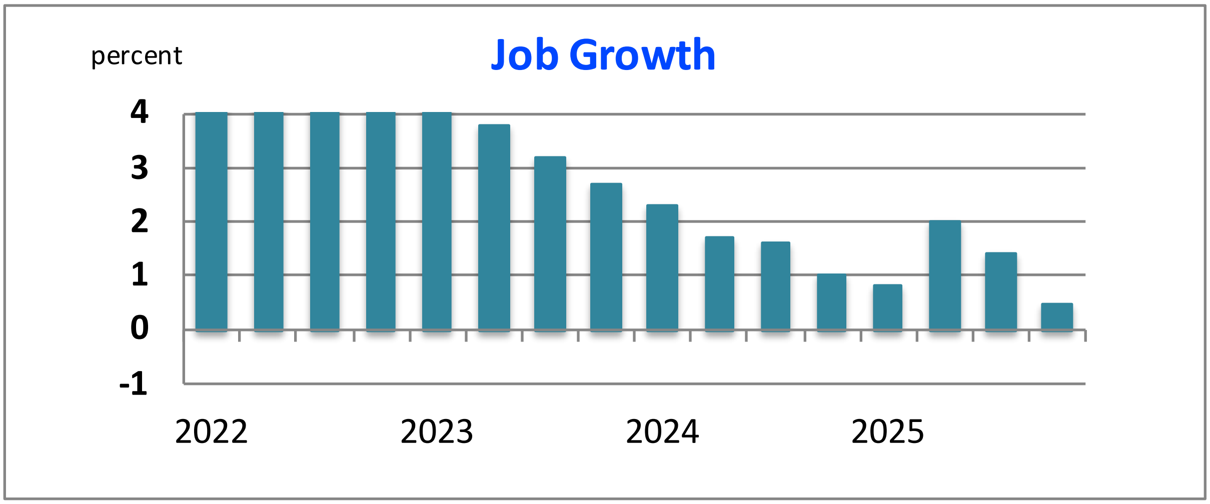


Population growth in Lewiston has been low. Over the last three years HOME PRICES rose 26 percent, 9 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 8 percent over the next three years. In a bad recession prices could fall 42 percent.

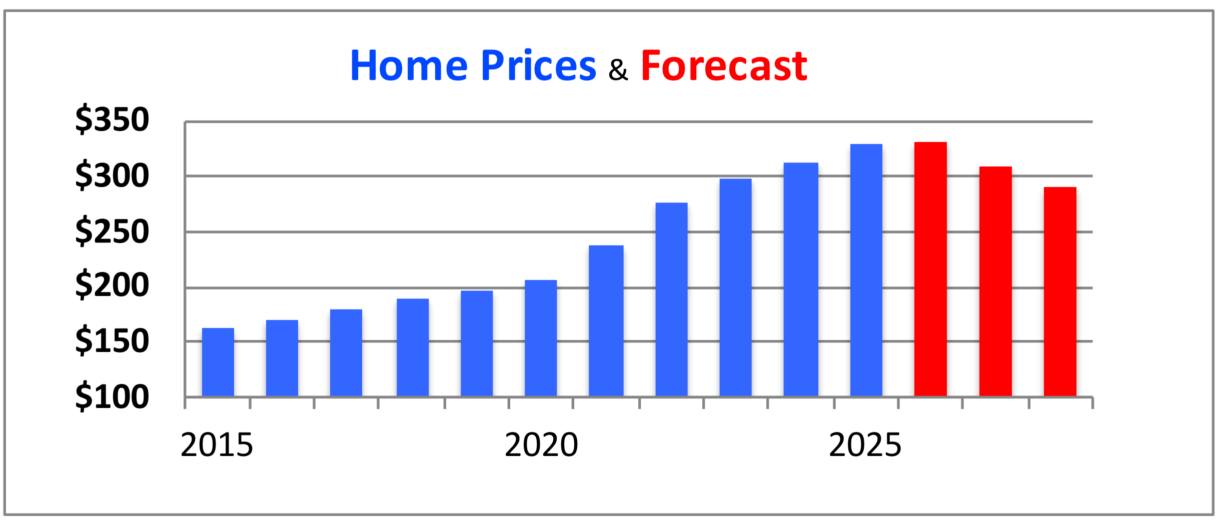
QUICK ECONOMY

Lexington KY

March 2026



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

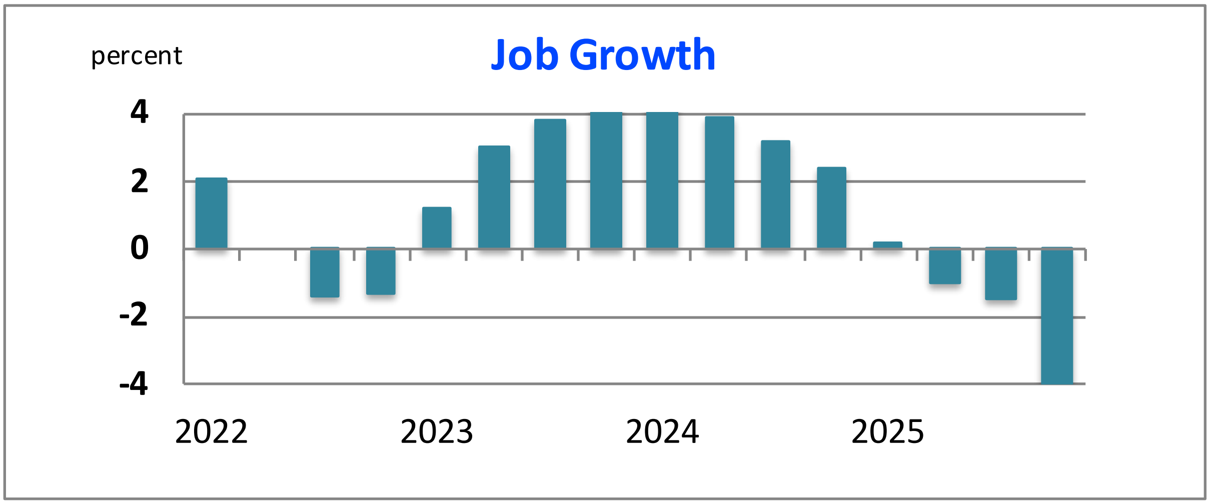


Population growth in Lexington has been low. Over the last three years HOME PRICES rose 21 percent, 5 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 12 percent over the next three years. In a bad recession prices could fall 33 percent.

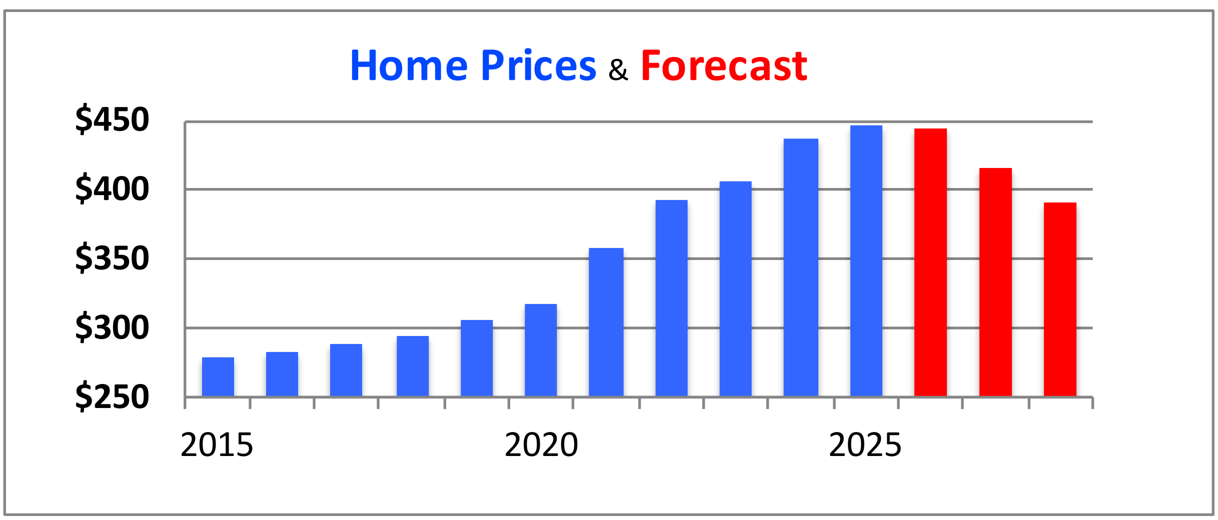
Quick Economy

Lexington Park MD

March 2026



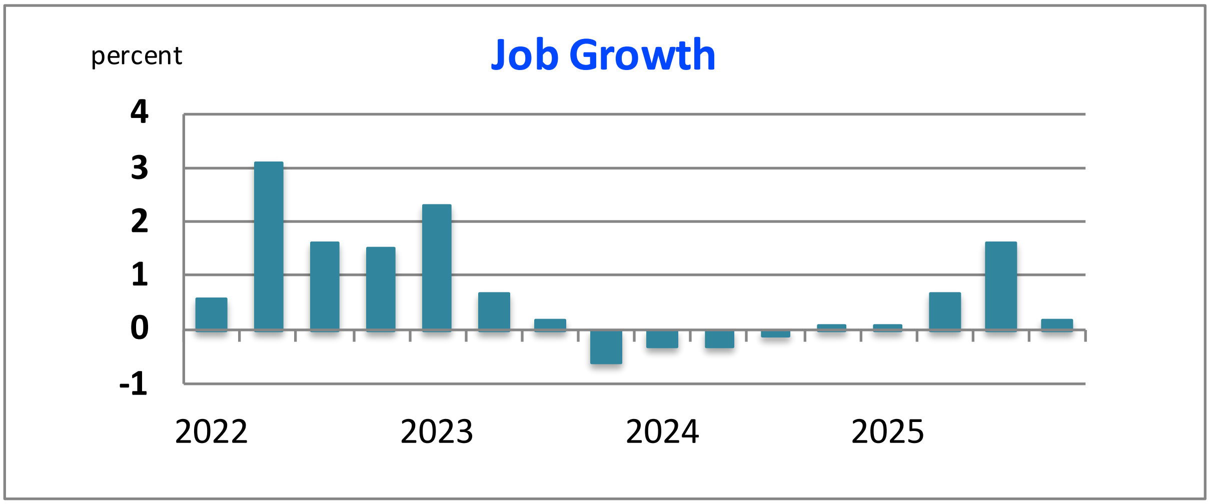
The local economy features big business services and government sectors. JOB GROWTH is worse than last quarter. Unemployment is a low 3 percent. In the last two years, total area income grew 9 percent (US average: 10 percent).



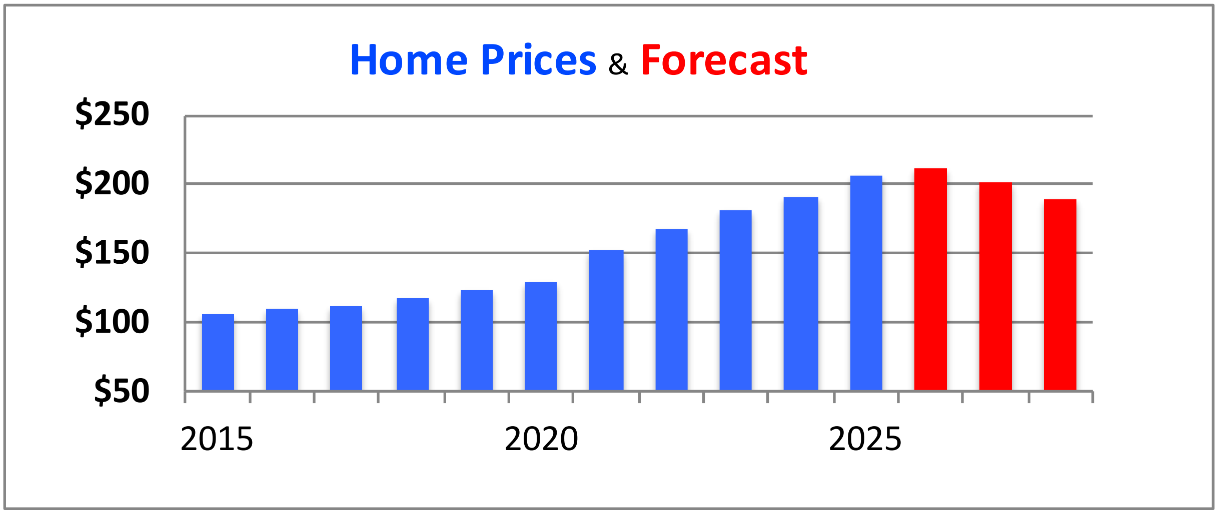
Population growth in Lexington Park has been low. Over the last three years HOME PRICES rose 17 percent, 5 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 12 percent over the next three years. In a bad recession prices could fall 25 percent.

Lima OH

March 2026



The local economy depends on large manufacturing (autos, Defense) and healthcare sectors. JOB GROWTH is worse than last quarter. Unemployment is a moderate 5 percent. In the last two years, total area income grew 9 percent (US average: 10 percent).

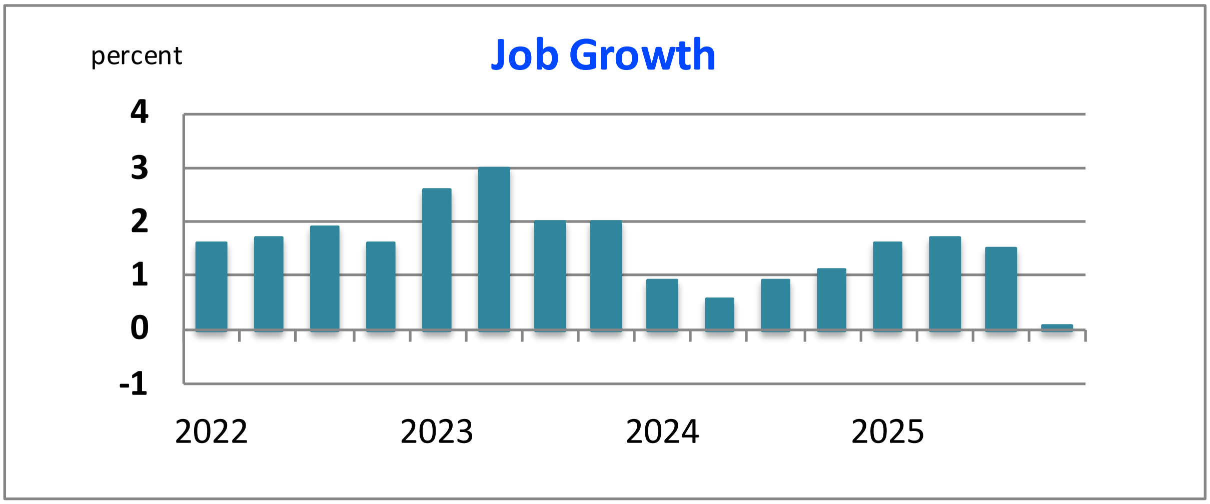


Population growth in Lima has been NEGATIVE. Over the last three years HOME PRICES rose 22 percent, 7 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 9 percent over the next three years. In a bad recession prices could fall 39 percent.

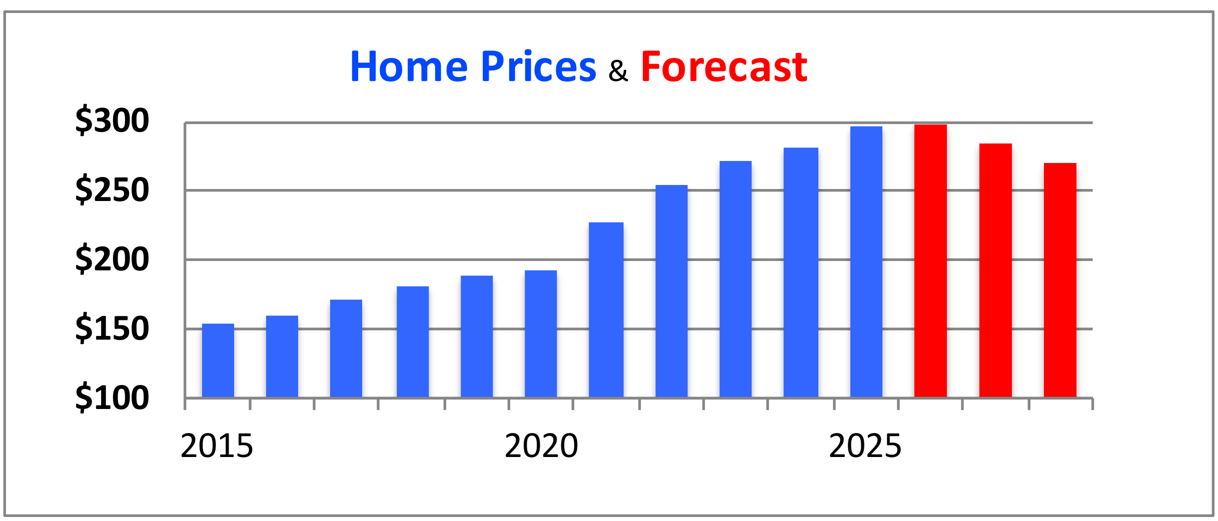
Quick Economy

Lincoln NE

March 2026



The local economy depends on the large government (state, university) and finance sectors. 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).

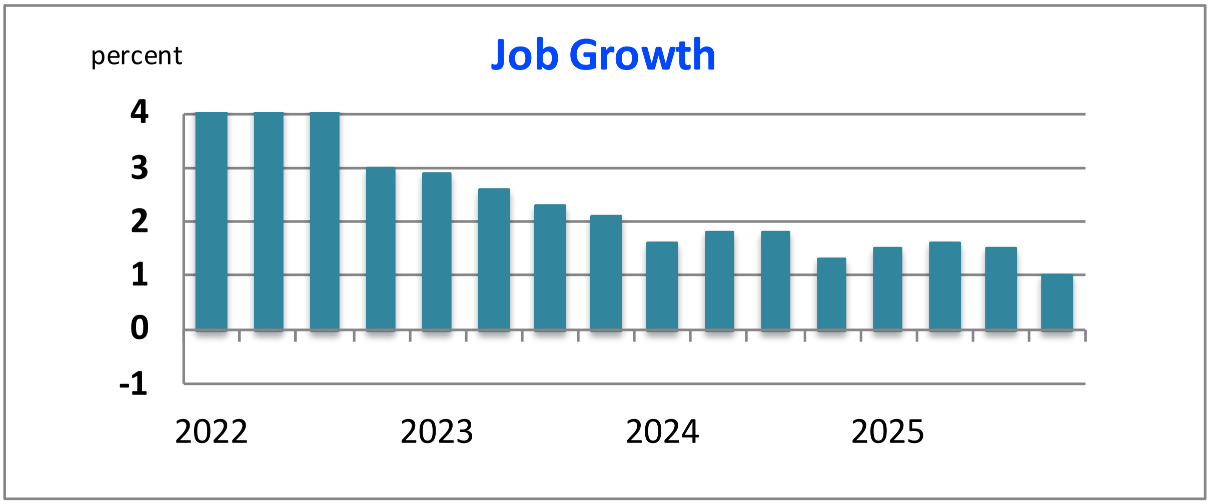


Population growth in Lincoln has been low. Over the last three years HOME PRICES rose 16 percent, 3 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 9 percent over the next three years. In a bad recession prices could fall 19 percent.

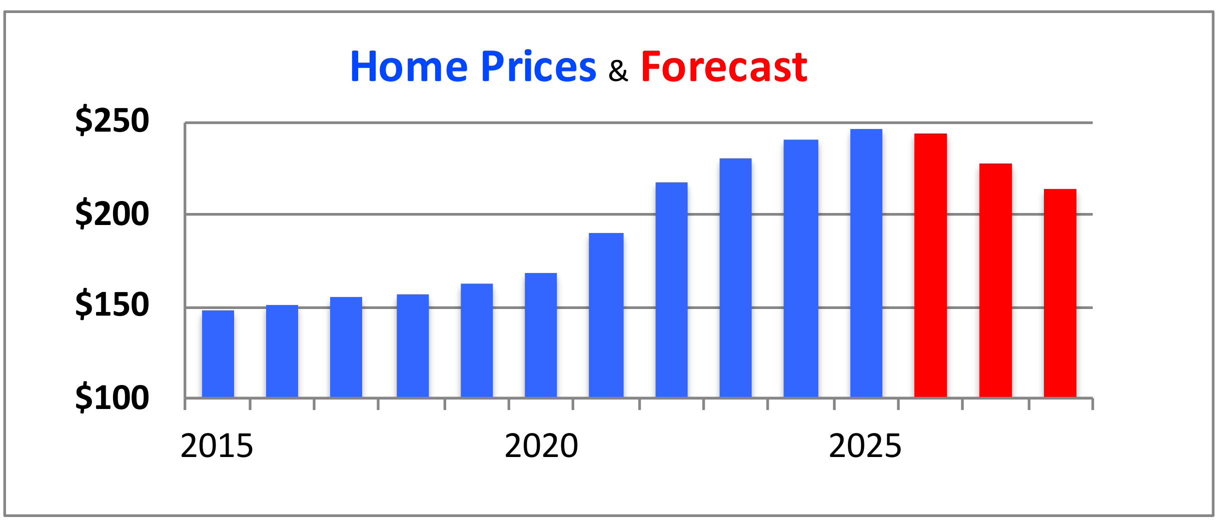
Quick Economy

Little Rock AR

March 2026



The local economy depends on the large government sector (State). 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).

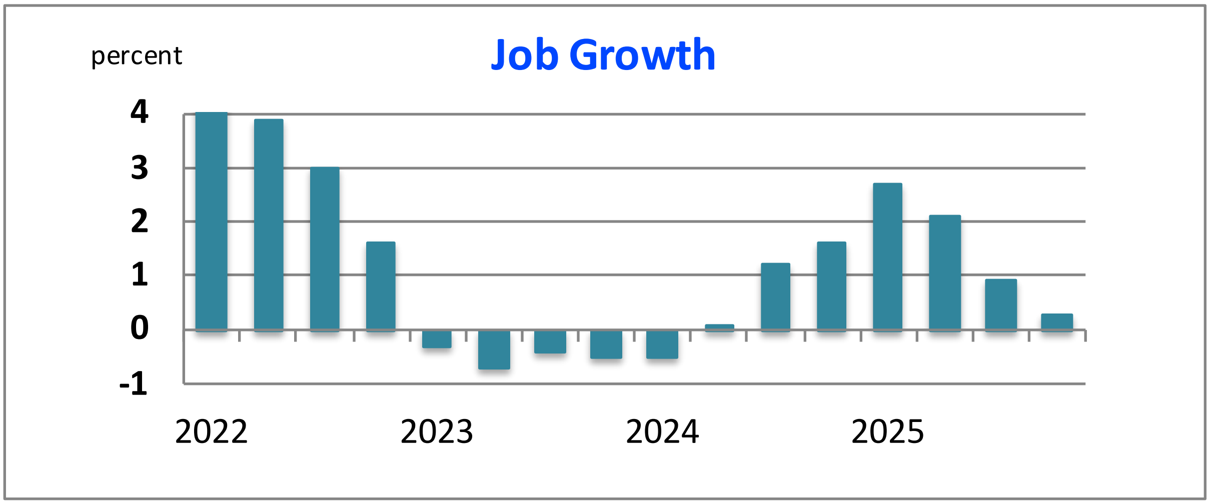


Population growth in Little Rock has been low. Over the last three years HOME PRICES rose 13 percent, 3 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 13 percent over the next three years. In a bad recession prices could fall 23 percent.

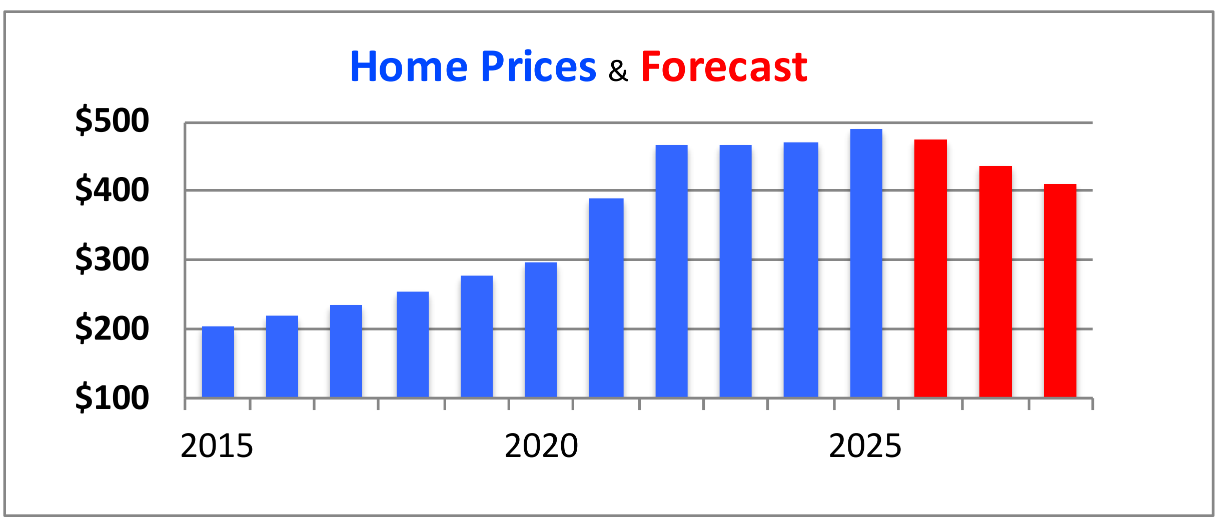
Quick Economy

Logan UT

March 2026



The local economy features big manufacturing and government sectors. 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).

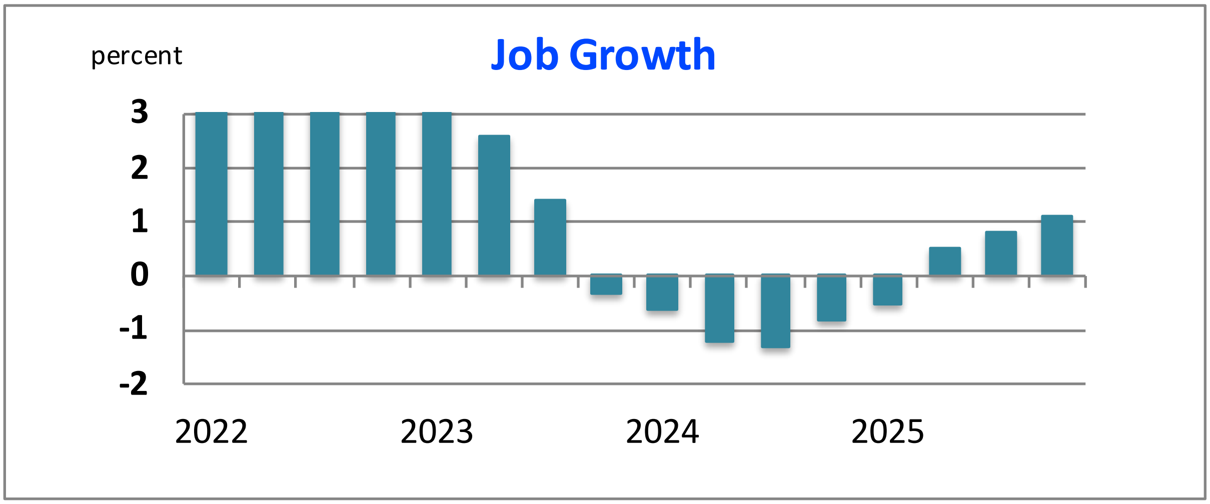


Population growth in Logan has been high. Over the last three years HOME PRICES rose 6 percent, 2 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 16 percent over the next three years. In a bad recession prices could fall 47 percent.

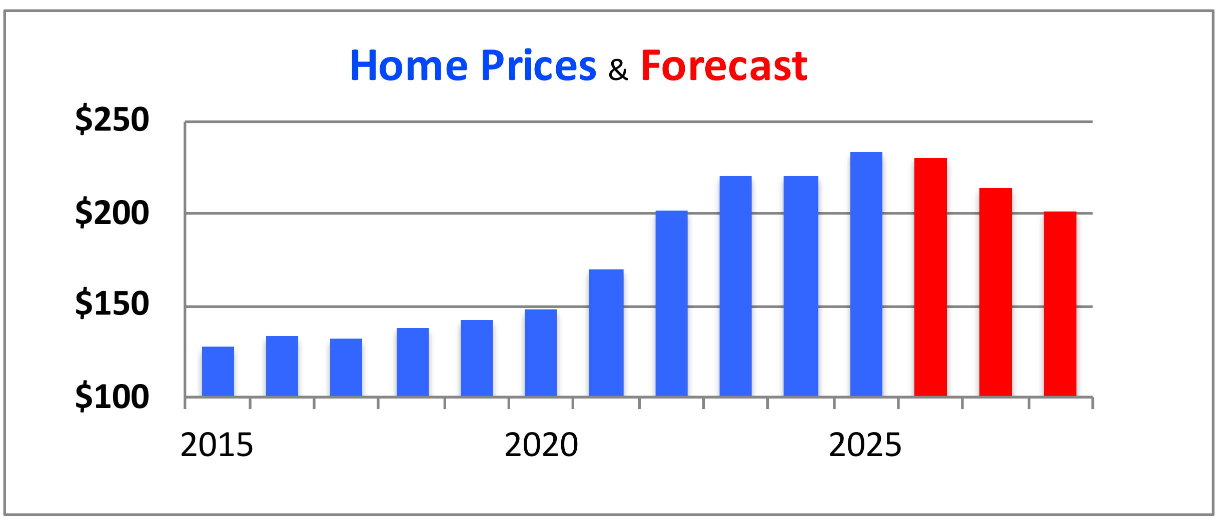
Quick Economy

Longview TX

March 2026



Economic growth is tied to development of shale oil deposits. 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).

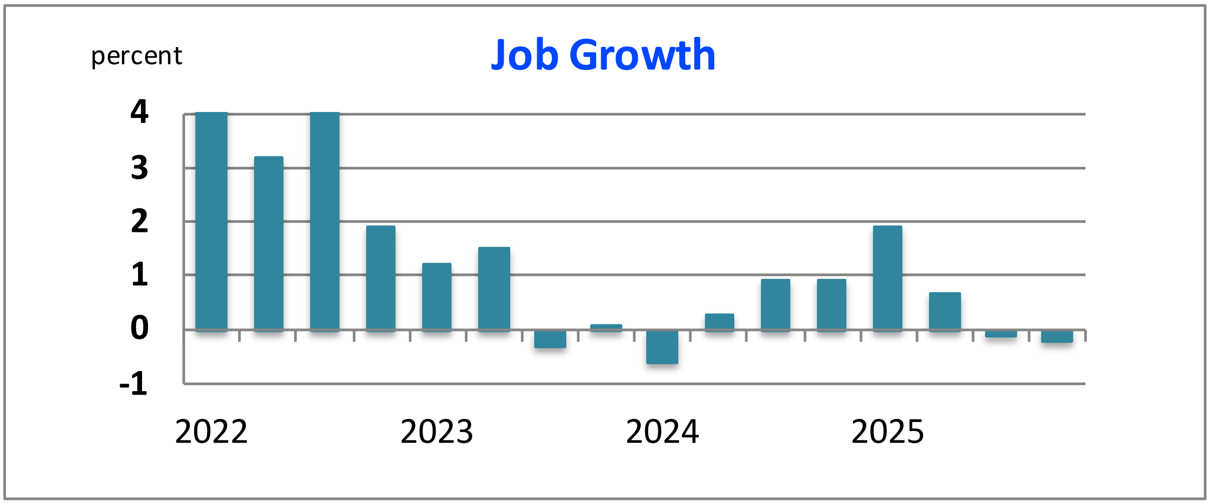


Population growth in Longview has been low. Over the last three years HOME PRICES rose 14 percent, 3 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 14 percent over the next three years. In a bad recession prices could fall 38 percent.

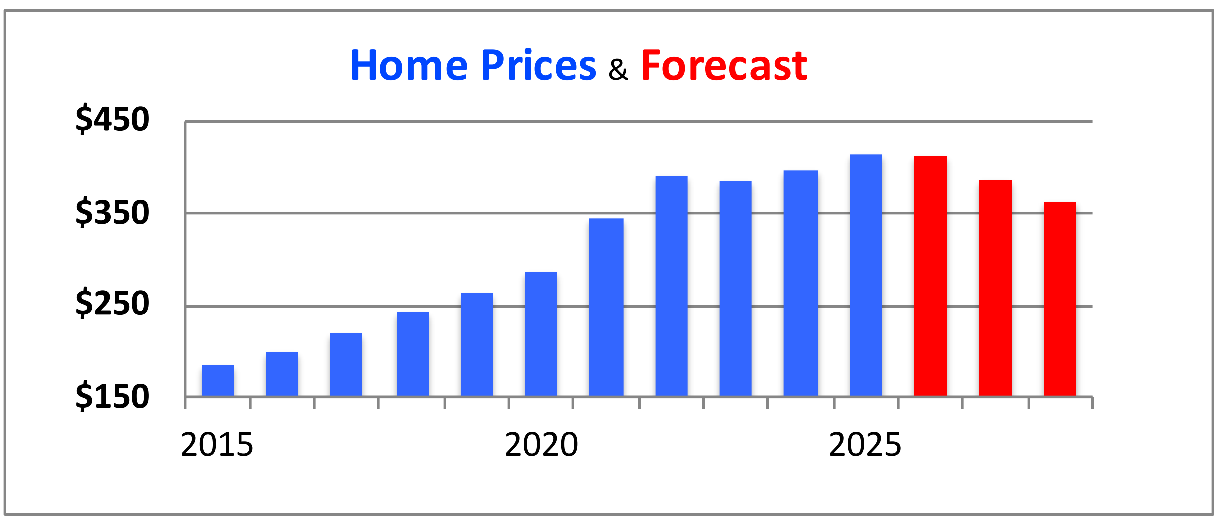
Quick Economy

Longview WA

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 9 percent (US average: 10 percent).

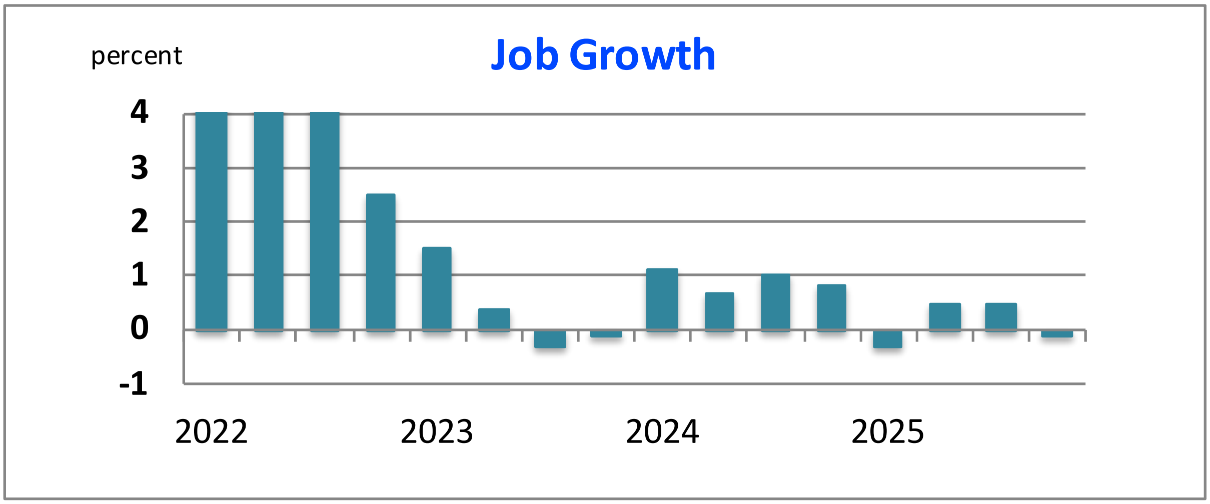


Population growth in Longview has been low. Over the last three years HOME PRICES rose 5 percent, 5 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 12 percent over the next three years. In a bad recession prices could fall 28 percent.

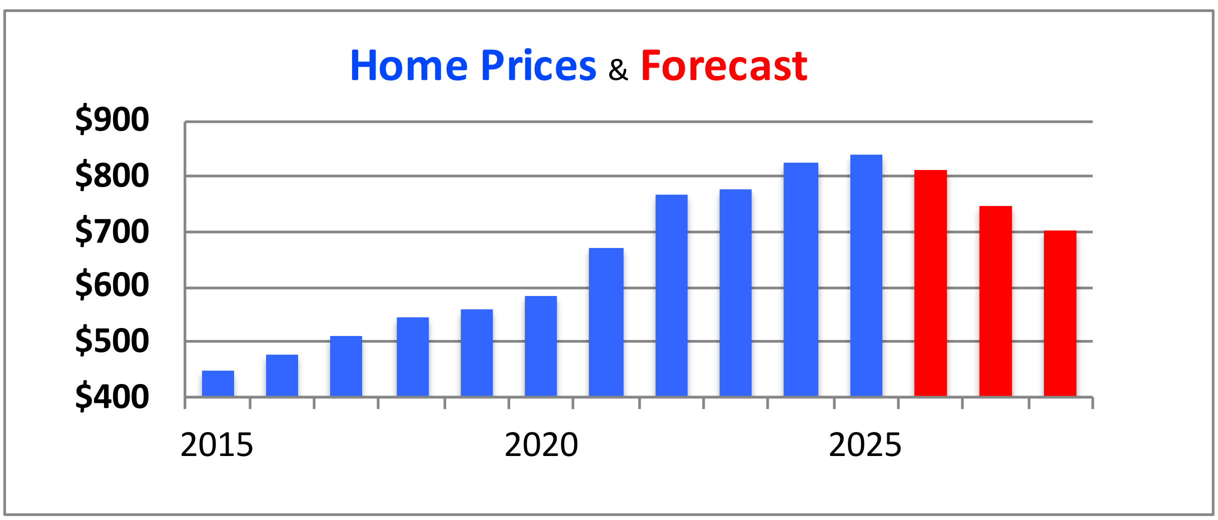
QUICK ECONOMY

Los Angeles CA

March 2026



The local economy is diversified but with important business services, information and healthcare sectors. JOB GROWTH is worse than last quarter. Unemployment is a moderate 5 percent. In the last two years, total area income grew 9 percent (US average: 10 percent).

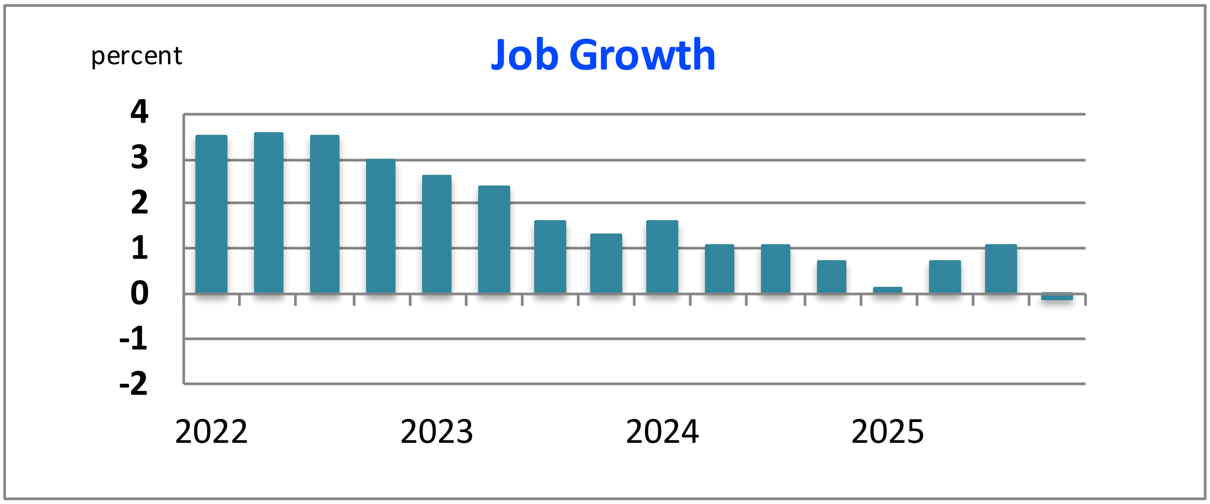


Population growth in Los Angeles has been NEGATIVE. Over the last three years HOME PRICES rose 12 percent, 2 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 16 percent over the next three years. In a bad recession prices could fall 26 percent.

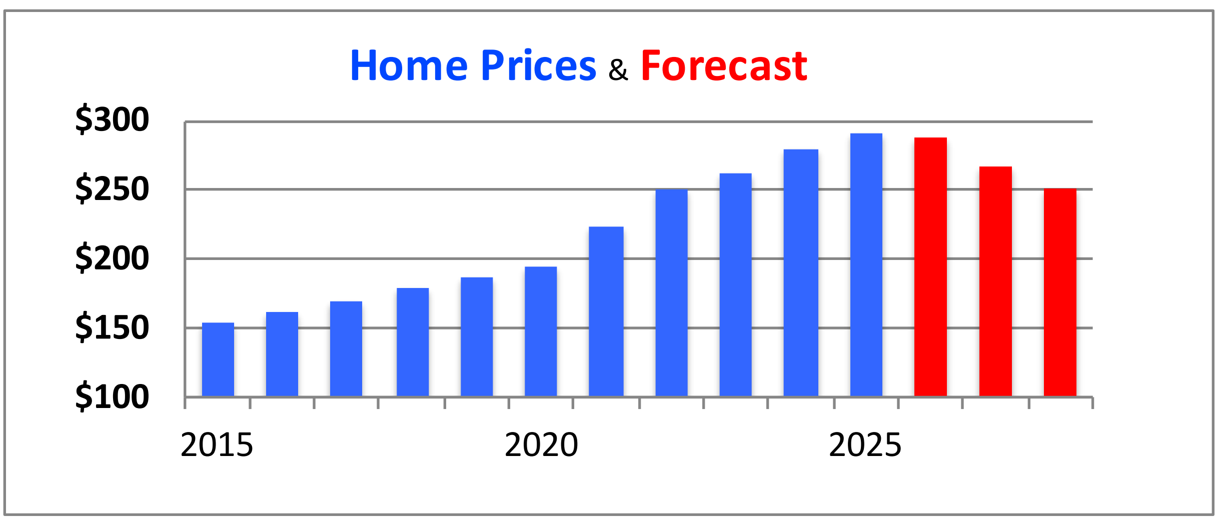
Quick Economy

Louisville KY

March 2026



The local economy is tied to the US local economy by the very large presence of UPS. The local economy also features a large manufacturing sector (cars). 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).

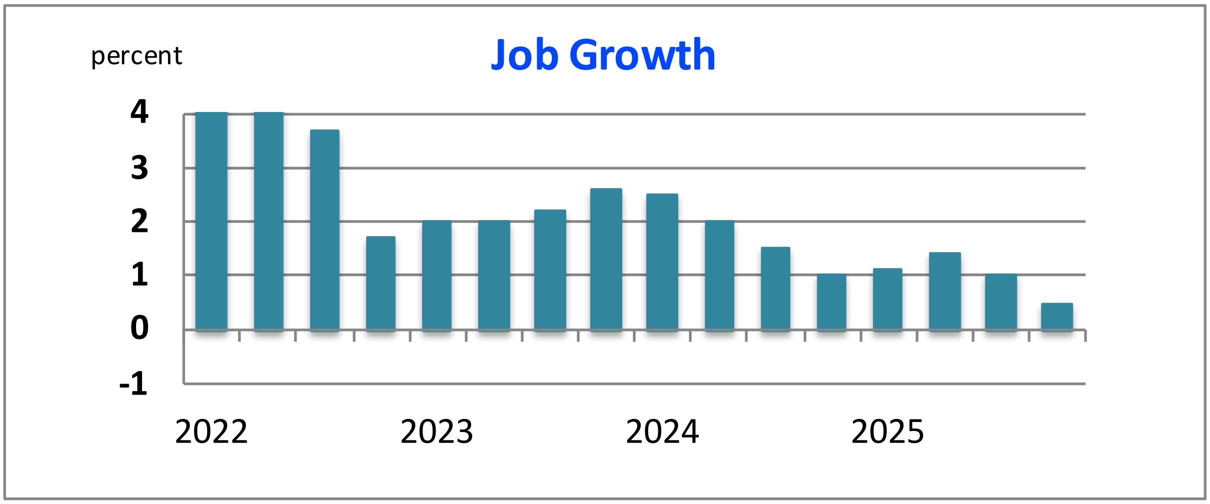


Population growth in Louisville has been low. Over the last three years HOME PRICES rose 16 percent, 4 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 14 percent over the next three years. In a bad recession prices could fall 26 percent.

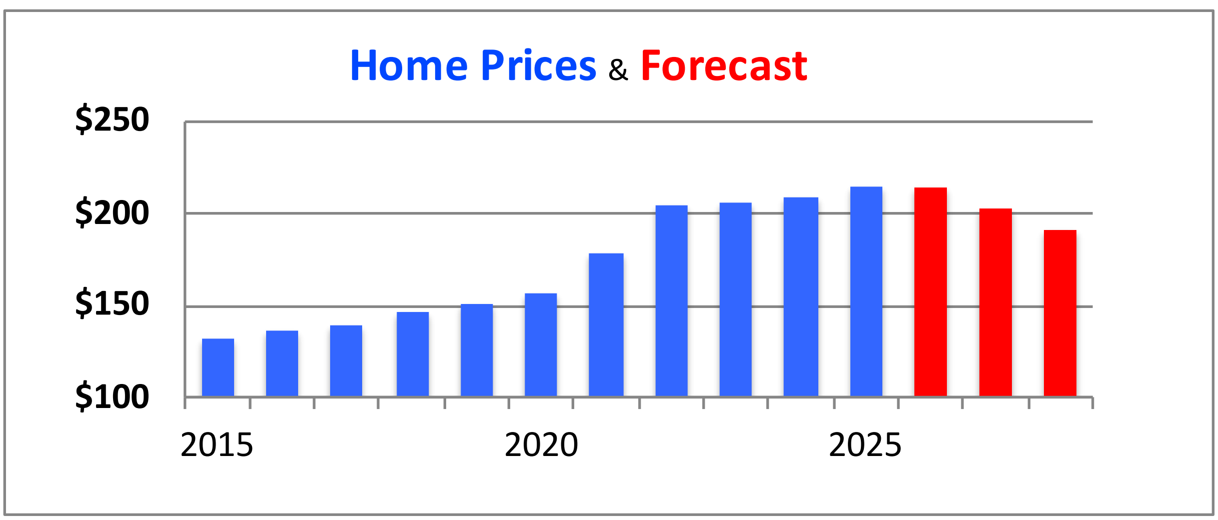
Quick Economy

Lubbock TX

March 2026



The local economy depends on the large government (university) sector. Agriculture (cotton) 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 9 percent (US average: 10 percent).

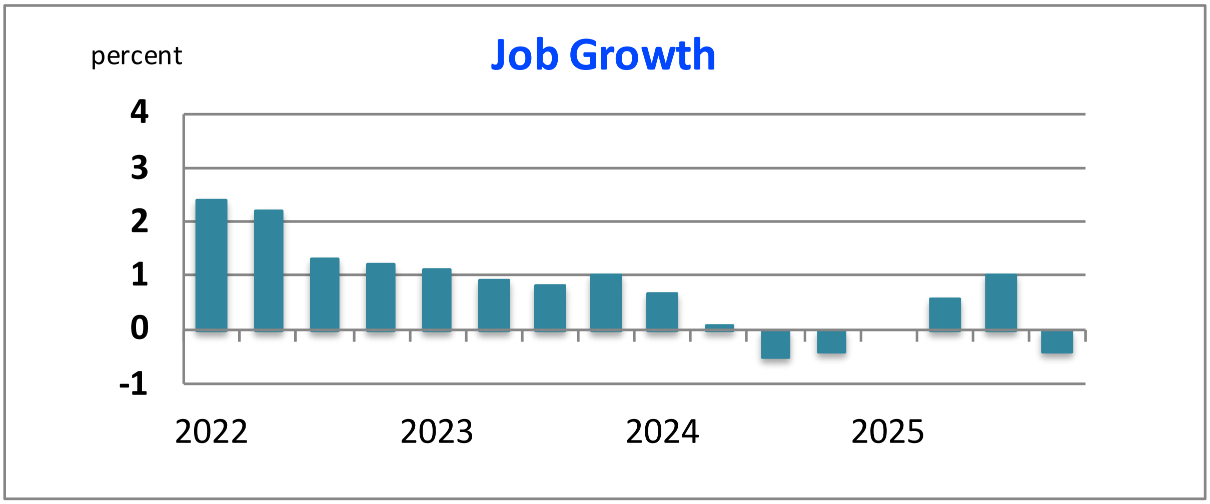


Population growth in Lubbock has been moderate. Over the last three years HOME PRICES rose 5 percent, 3 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 11 percent over the next three years. In a bad recession prices could fall 21 percent.

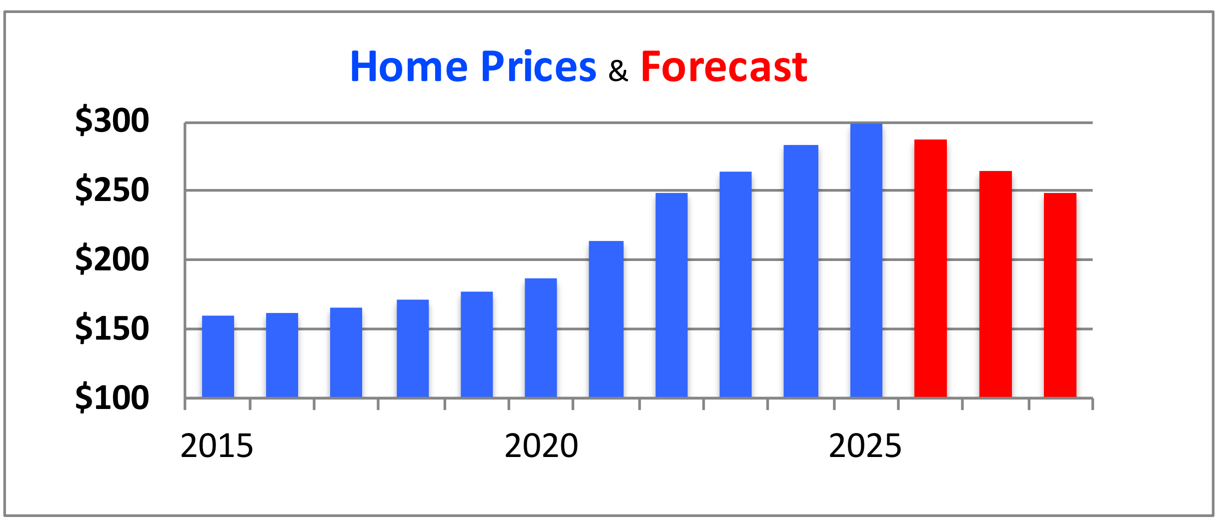
Quick Economy

Lynchburg VA

March 2026



The local economy depends on the 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 6 percent (US average: 10 percent).



Population growth in Lynchburg has been low. Over the last three years HOME PRICES rose 16 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 37 percent.