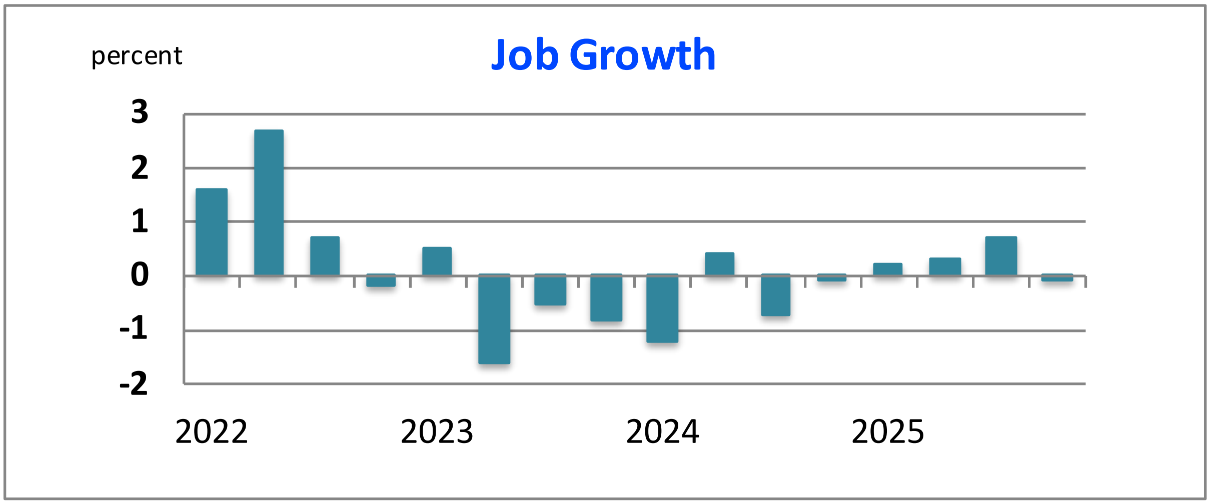
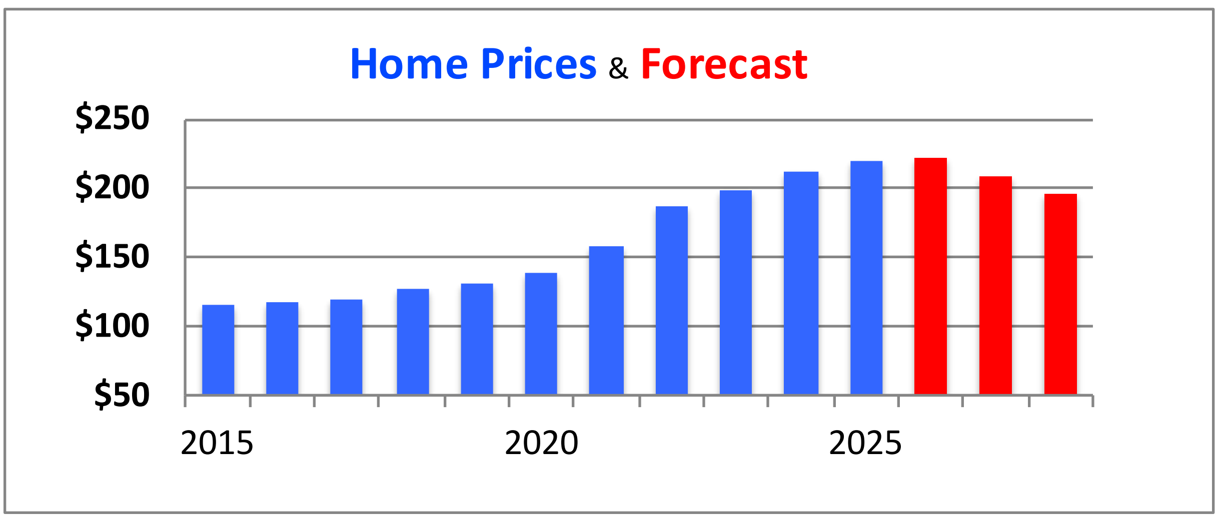
Quick Economy

Macon GA

March 2026



The local economy features large finance (GEICO) and healthcare sectors, with a big college presence and a large military facility In nearby Warner Robins. 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).

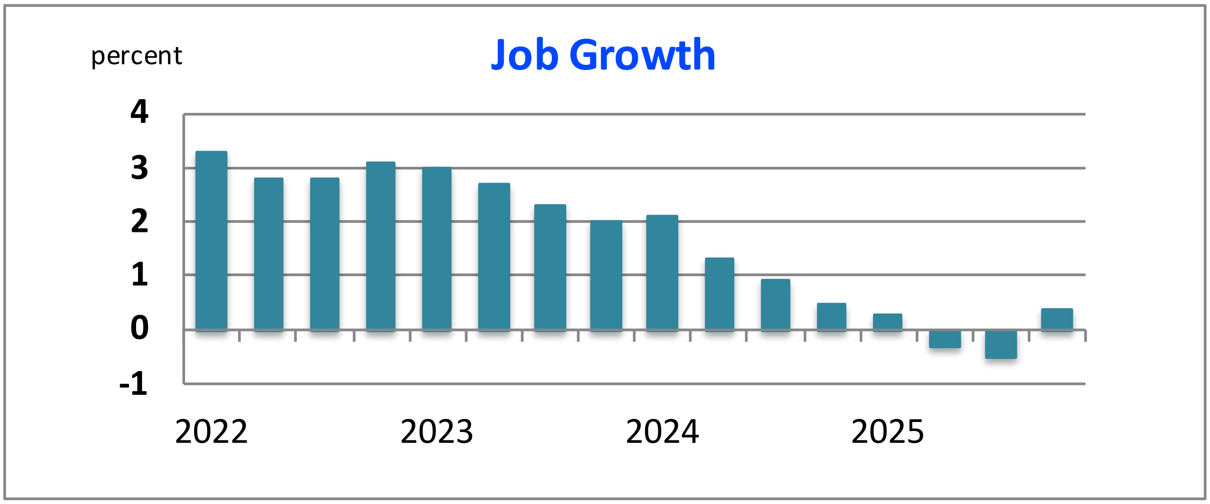


Population growth in Macon has been low. Over the last three years HOME PRICES rose 21 percent, 7 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 11 percent over the next three years. In a bad recession prices could fall 47 percent.

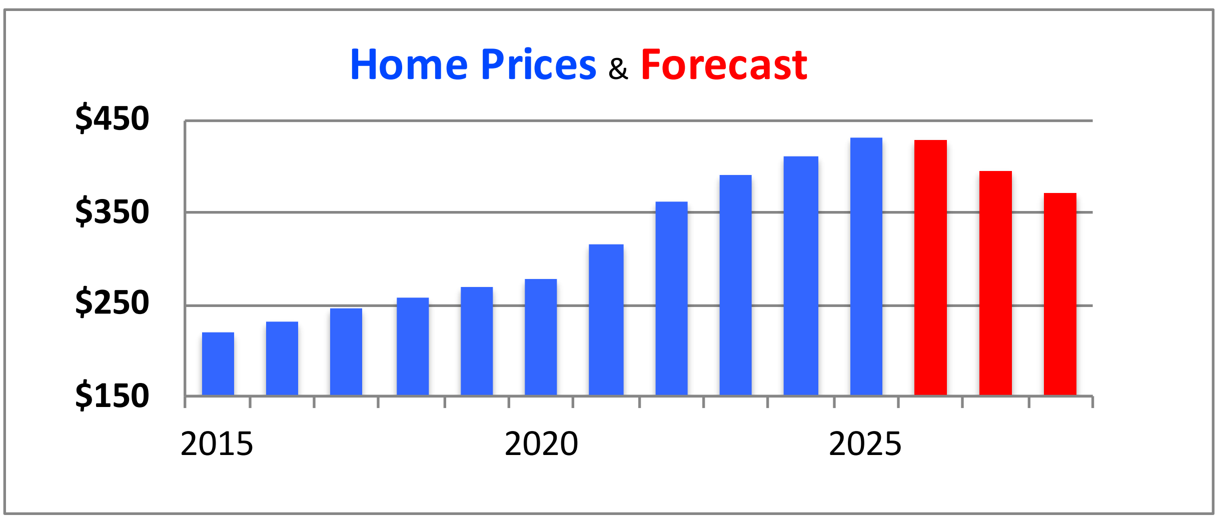
Quick Economy

Madison WI

March 2026



The local economy features large government (state, university) and information sectors. JOB GROWTH is better than last quarter. Unemployment is a low 2 percent. In the last two years, total area income grew 10 percent (US average: 10 percent).

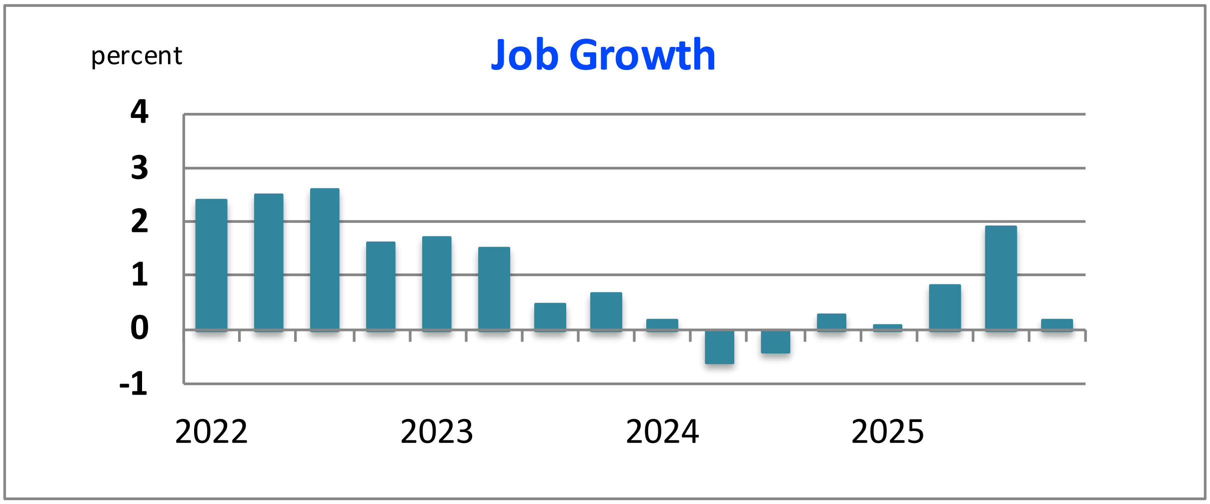


Population growth in Madison has been low. Over the last three years HOME PRICES rose 21 percent, 4 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 14 percent over the next three years. In a bad recession prices could fall 30 percent.

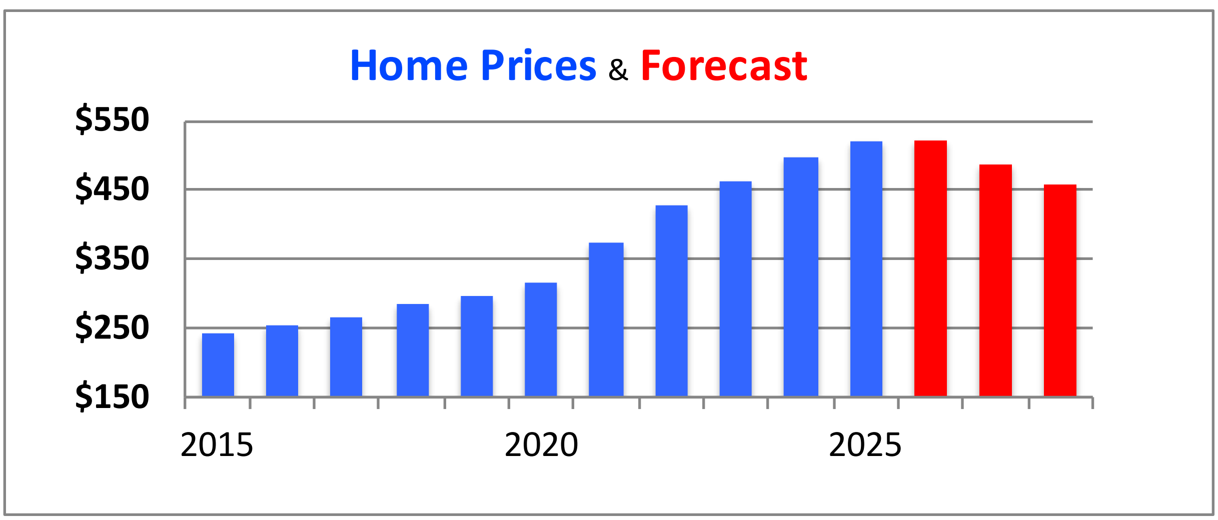
Quick Economy

Manchester NH

March 2026



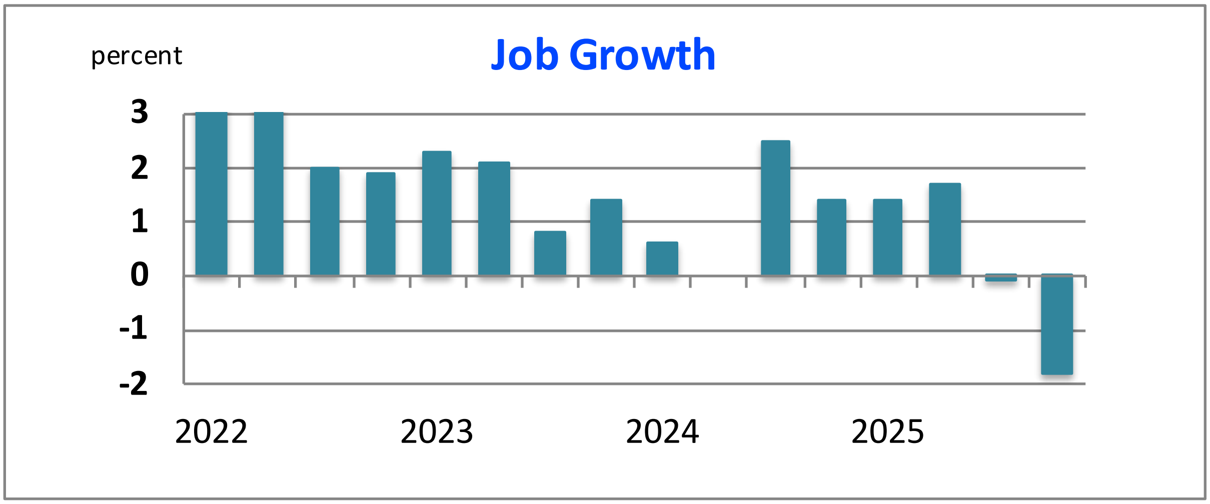
The local economy features a large healthcare sector and important information sector. JOB GROWTH is worse than last quarter. Unemployment is a low 3 percent. In the last two years, total area income grew 10 percent (US average: 10 percent).



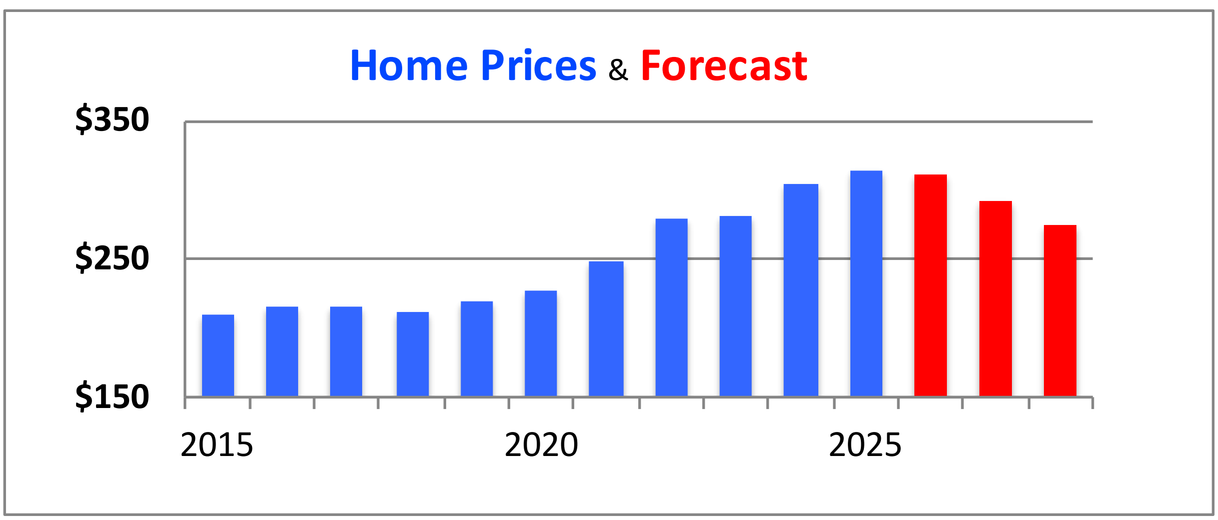
Population growth in Manchester has been low. Over the last three years HOME PRICES rose 22 percent, 5 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 12 percent over the next three years. In a bad recession prices could fall 46 percent.

Manhattan 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 11 percent (US average: 10 percent).

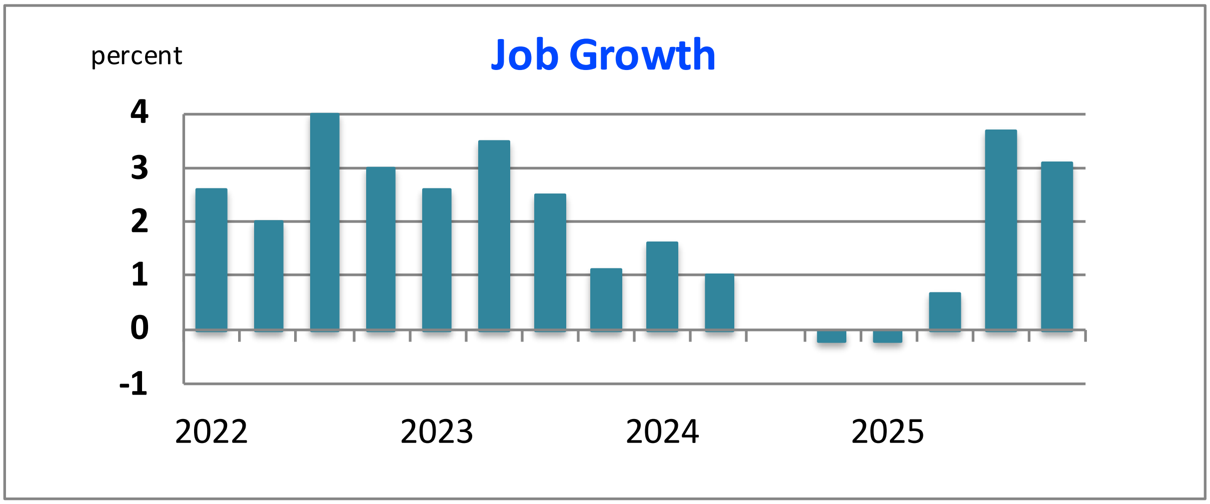


Population growth in Manhattan has been low. Over the last three years HOME PRICES rose 13 percent, 3 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 13 percent over the next three years. In a bad recession prices could fall 23 percent.

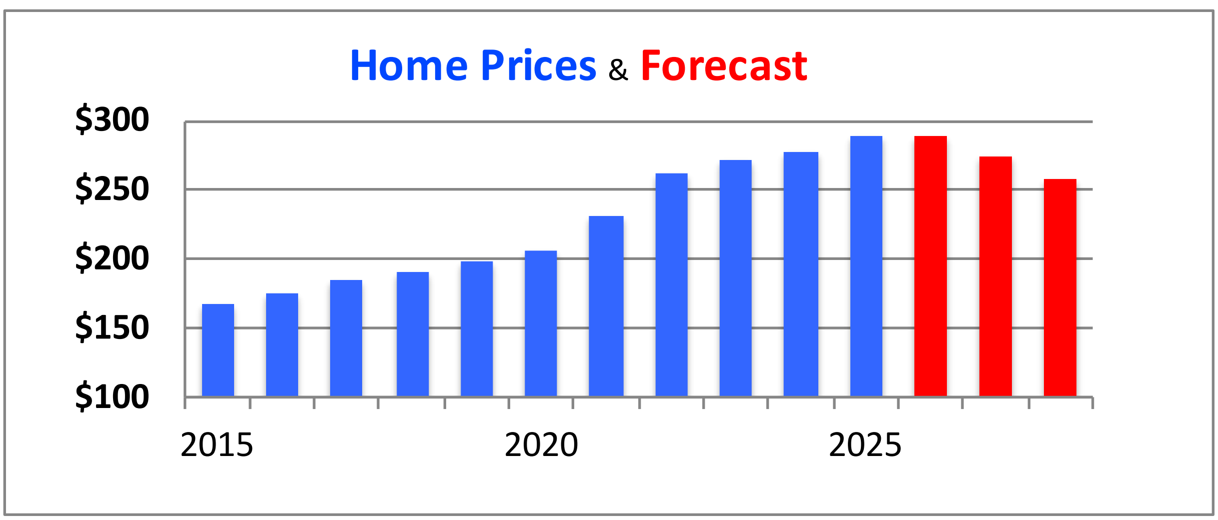
Quick Economy

Mankato MN

March 2026



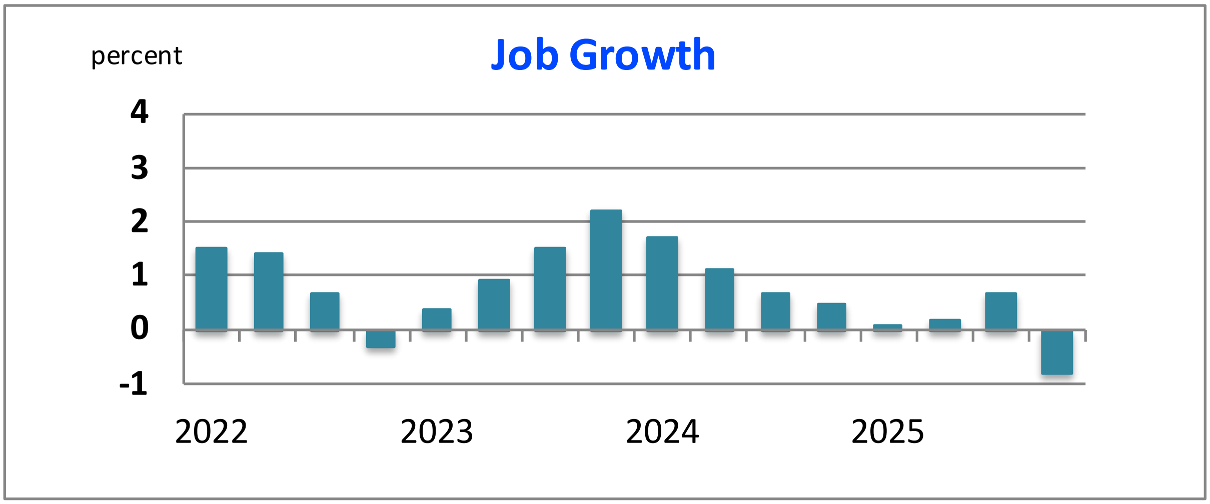
The local economy features a large manufacturing sector. JOB GROWTH is worse than last quarter. Unemployment is a moderate 4 percent. In the last two years, total area income grew 7 percent (US average: 10 percent).



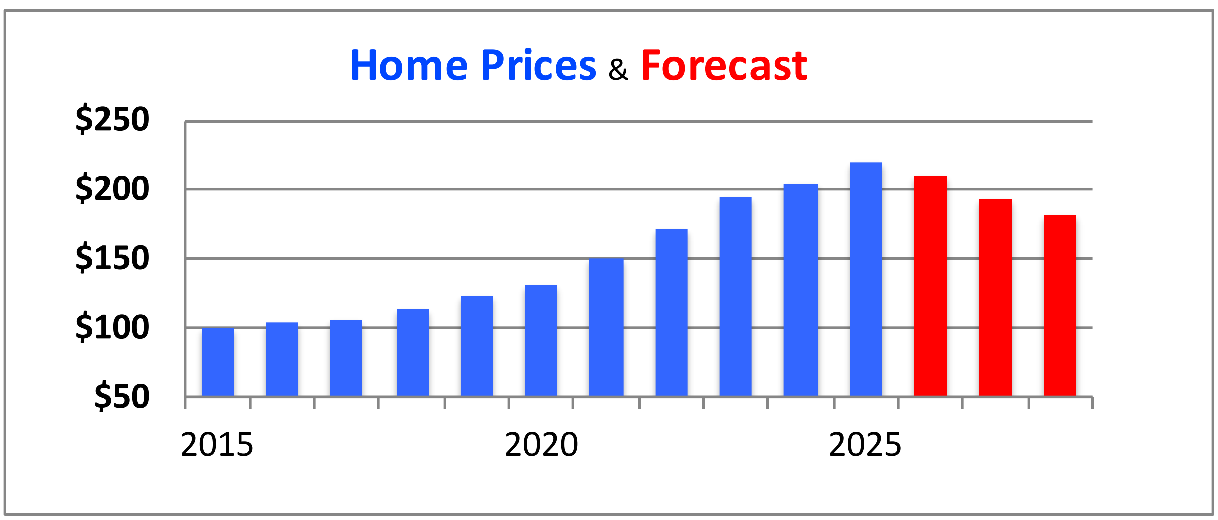
Population growth in Mankato has been low. Over the last three years HOME PRICES rose 14 percent, 3 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 11 percent over the next three years. In a bad recession prices could fall 23 percent.

Mansfield OH

March 2026



The local economy depends on a large manufacturing sector (autos). JOB GROWTH is worse than last quarter. Unemployment is a moderate 5 percent. In the last two years, total area income grew 7 percent (US average: 10 percent).

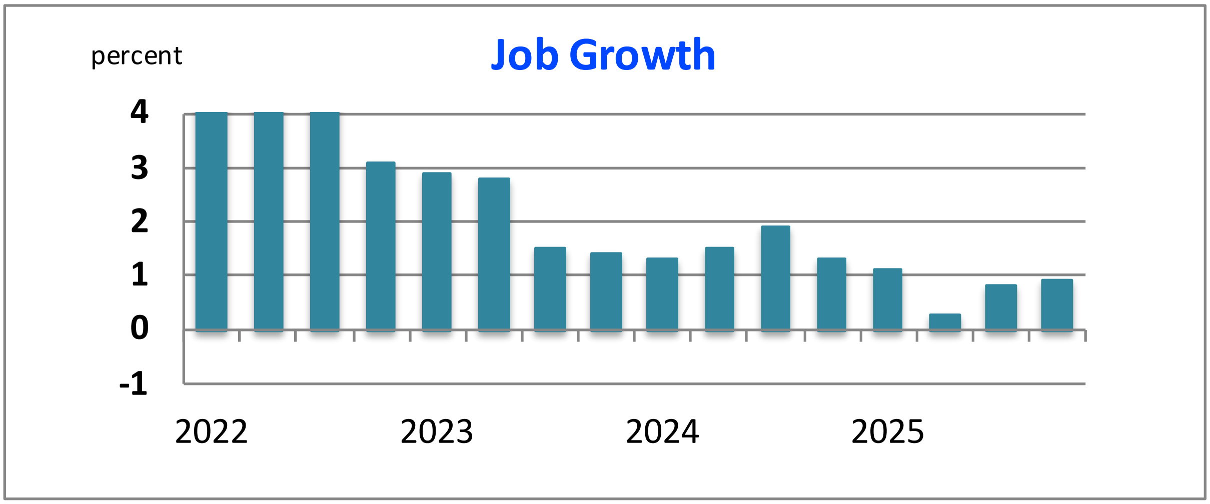


Population growth in Mansfield has been low. Over the last three years HOME PRICES rose 28 percent, 2 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 17 percent over the next three years. In a bad recession prices could fall 50 percent.

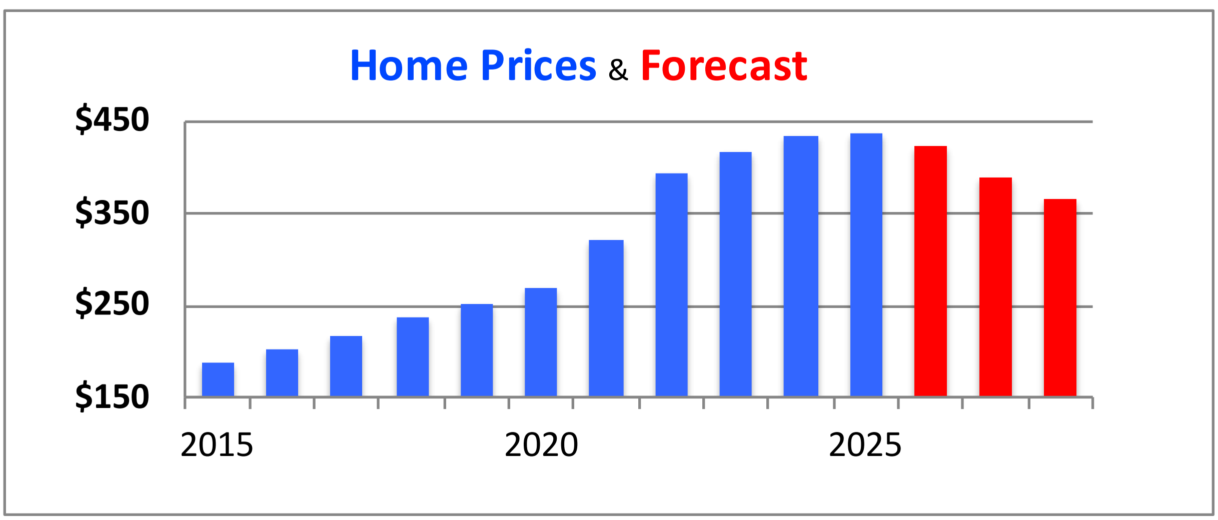
Quick Economy

Marietta GA

March 2026



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

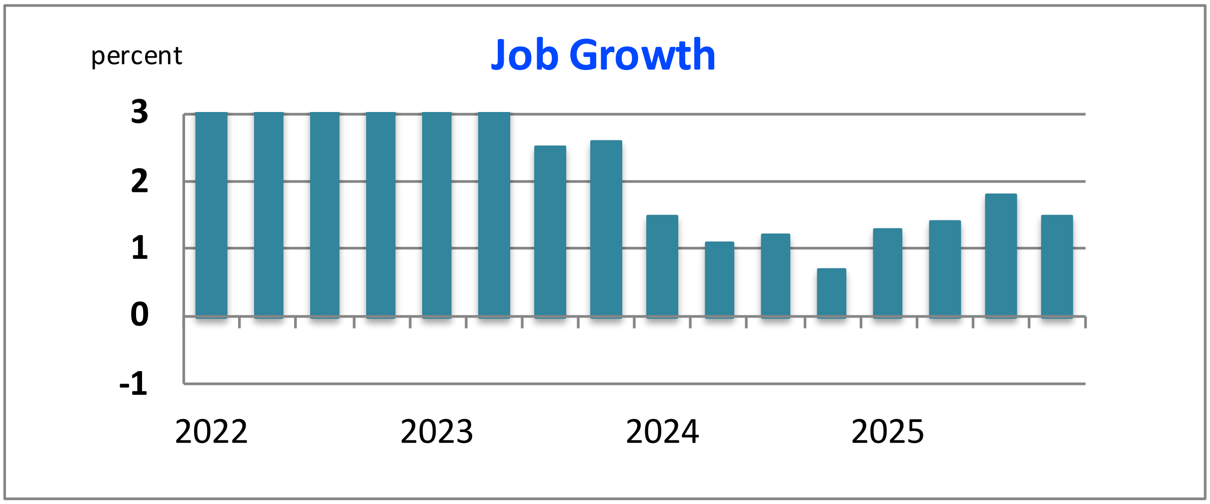


Population growth in Marietta has been moderate. Over the last three years HOME PRICES rose 13 percent, 2 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 16 percent over the next three years. In a bad recession prices could fall 42 percent.

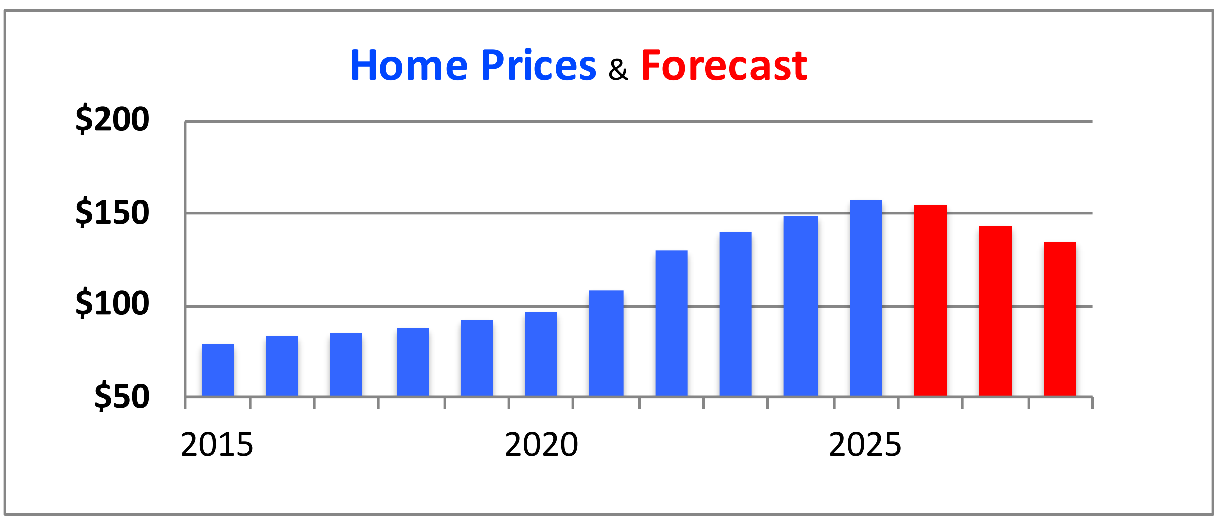
Quick Economy

McAllen TX

March 2026



The local economy features large retail, healthcare and government sectors linked to cross-border trade. 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).

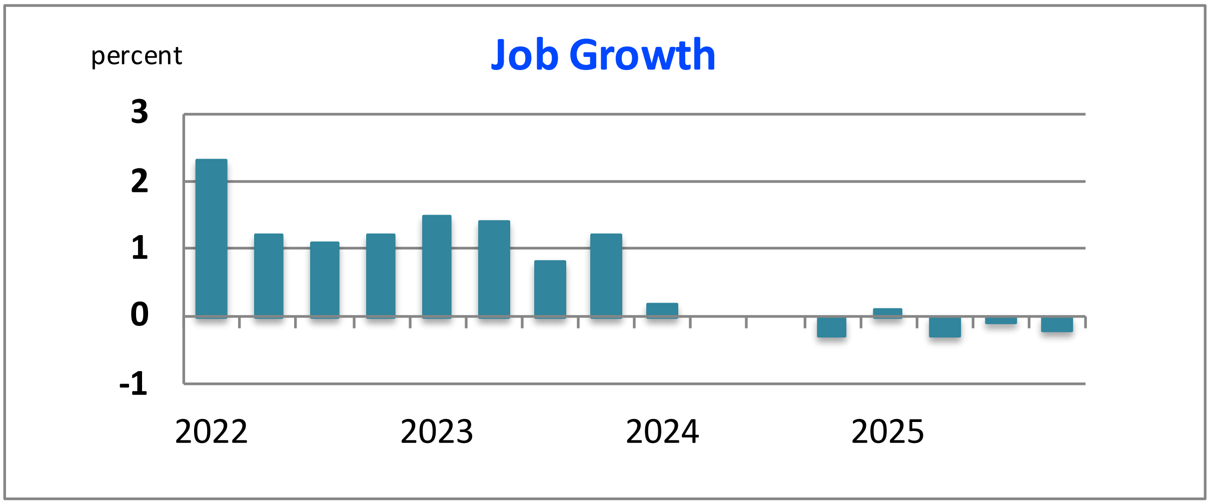


Population growth in McAllen has been moderate. Over the last three years HOME PRICES rose 15 percent, 3 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 14 percent over the next three years. In a bad recession prices could fall 42 percent.

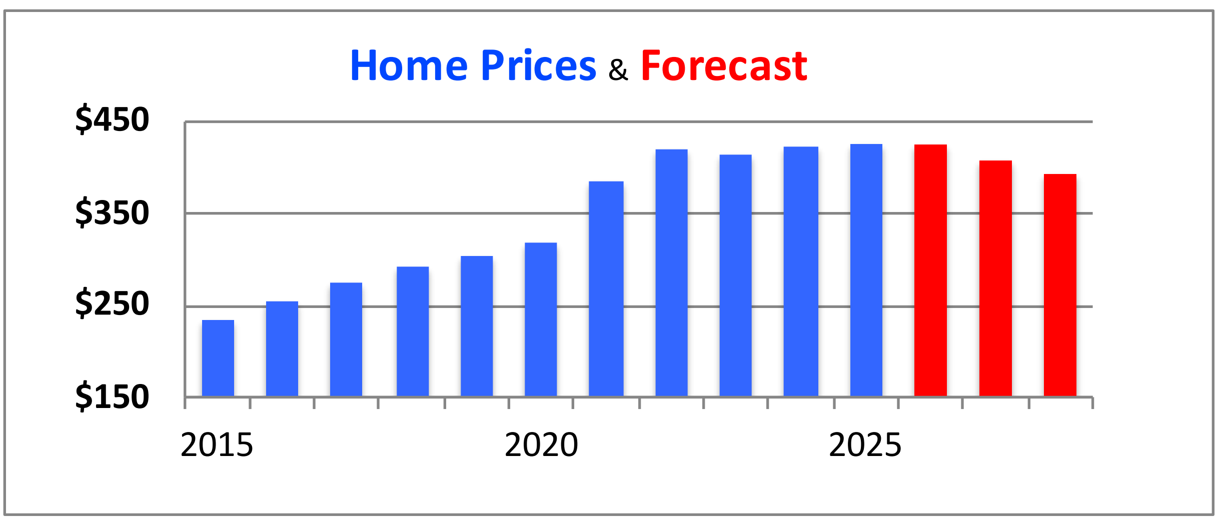
Quick Economy

Medford OR

March 2026



The local economy features a large retail sector. There is a large agricultural presence (fruit). 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).

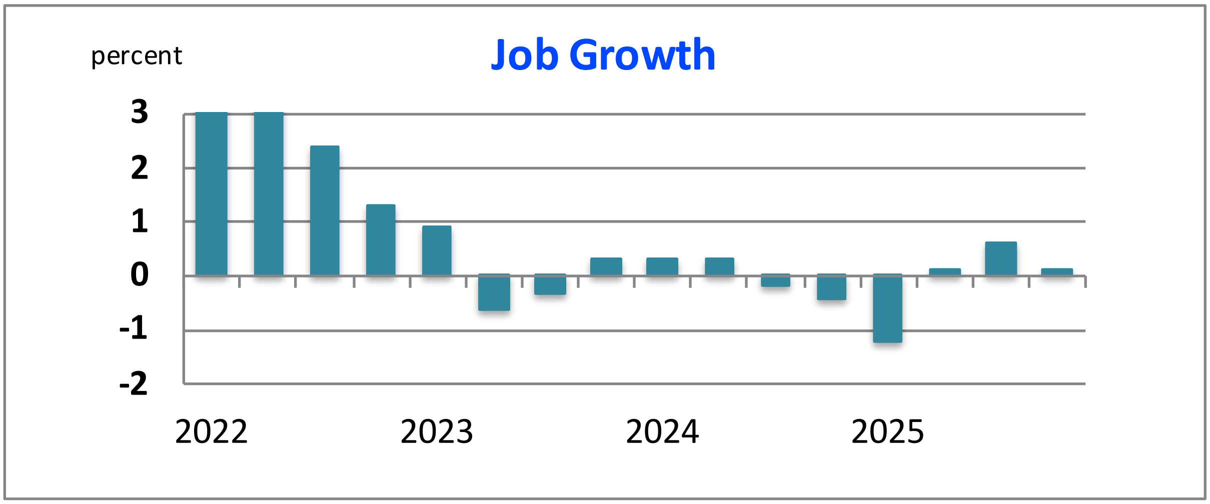


Population growth in Medford has been low. Over the last three years HOME PRICES rose 9 percent, 3 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 8 percent over the next three years. In a bad recession prices could fall 18 percent.

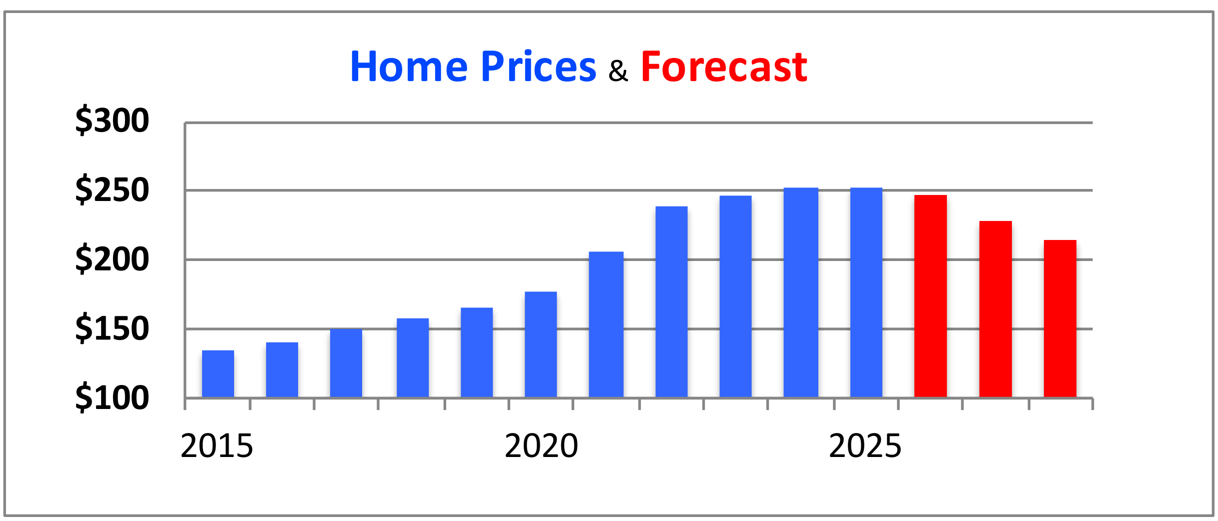
Quick Economy

Memphis TN

March 2026



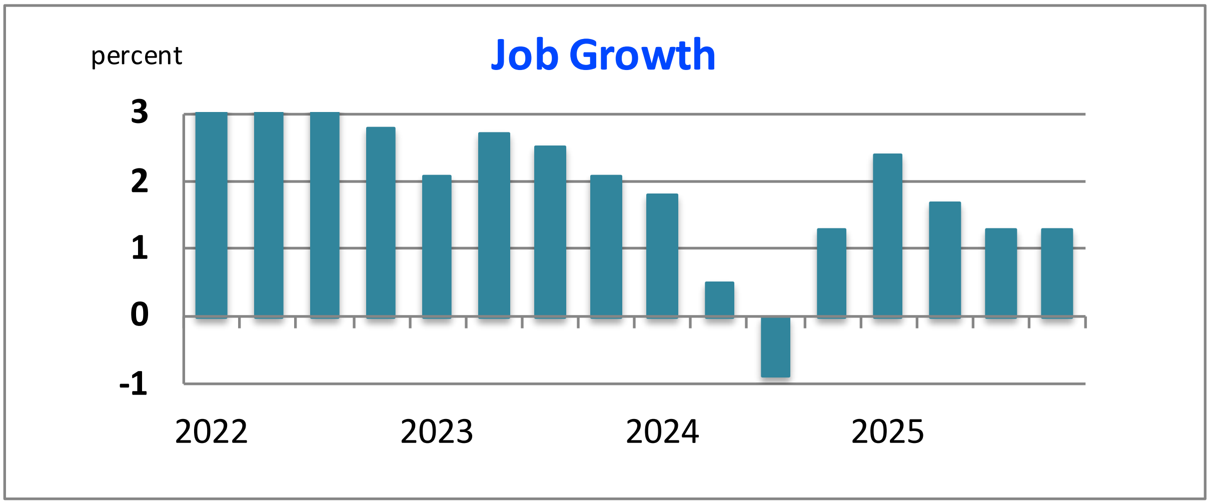
The local economy depends heavily on a few large employers (FedEx), a future vulnerability. JOB GROWTH is little different than last quarter. Unemployment is a moderate 4 percent. In the last two years, total area income grew 9 percent (US average: 10 percent).



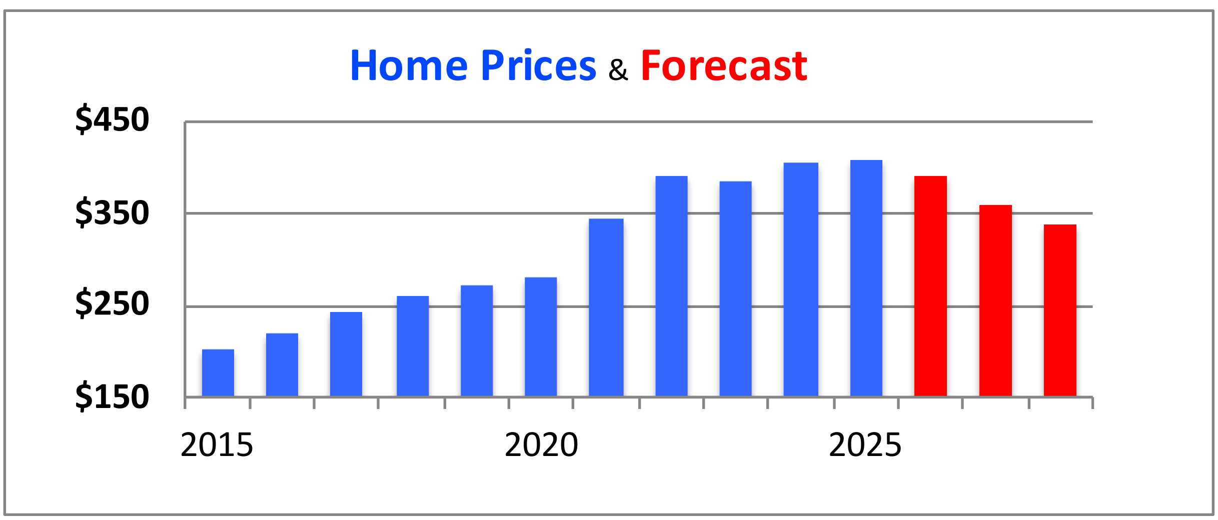
Population growth in Memphis has been NEGATIVE. Over the last three years HOME PRICES rose 5 percent, 2 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 15 percent over the next three years. In a bad recession prices could fall 25 percent.

Merced CA

March 2026



The local economy features large manufacturing (food processing) and government (state university) sectors and is heavily dependent on agriculture (dairy, chickens, almonds). JOB GROWTH is little different than last quarter. Unemployment is a high 10 percent. In the last two years, total area income grew 6 percent (US average: 10 percent).

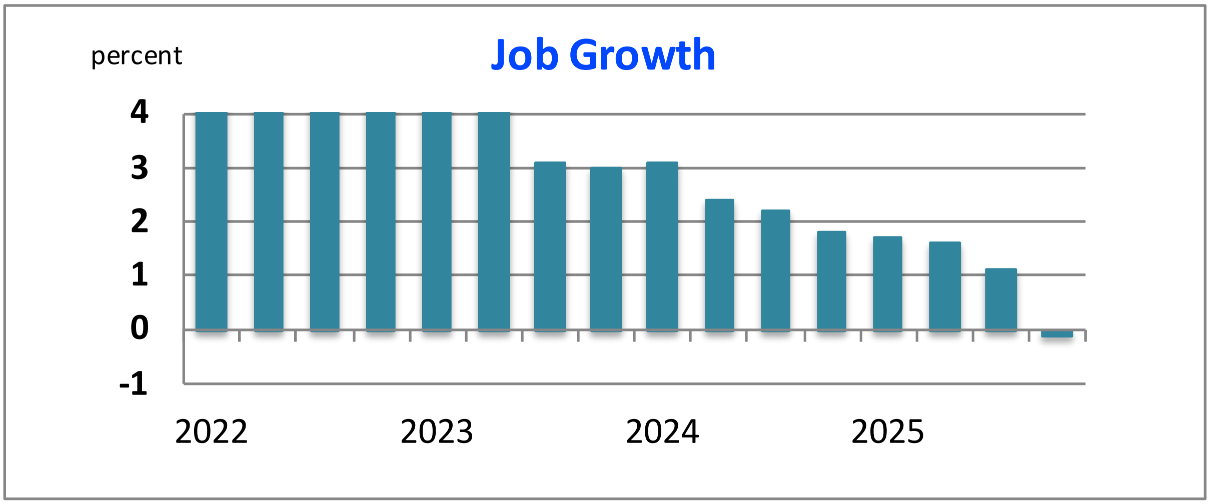


Population growth in Merced has been moderate. Over the last three years HOME PRICES rose 9 percent, -1 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 17 percent over the next three years. In a bad recession prices could fall 27 percent.

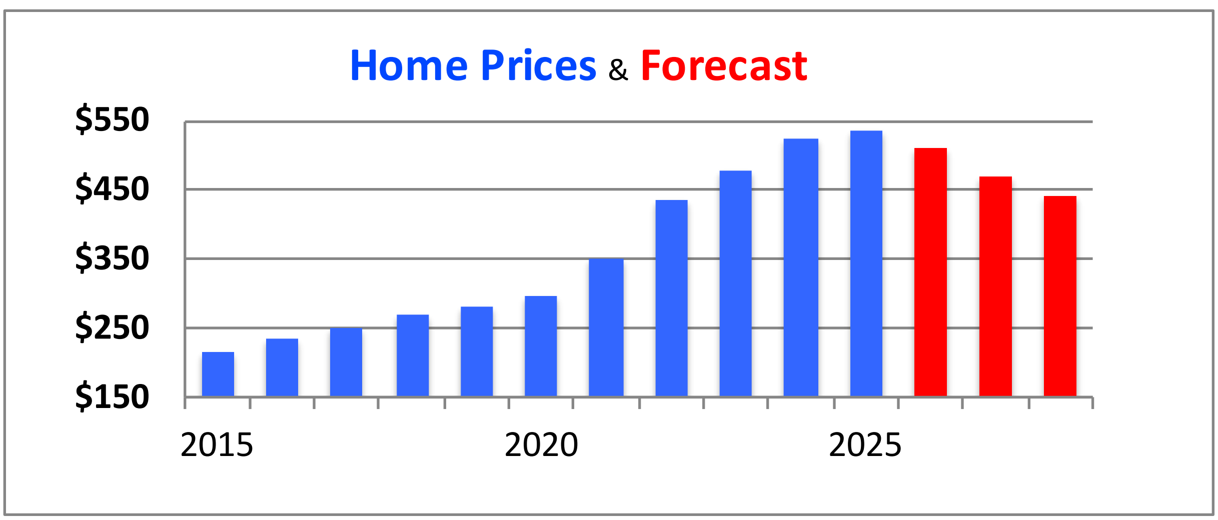
Quick Economy

Miami FL

March 2026



The local economy is well-diversified but partly dependent on foreign investment and spending. 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).

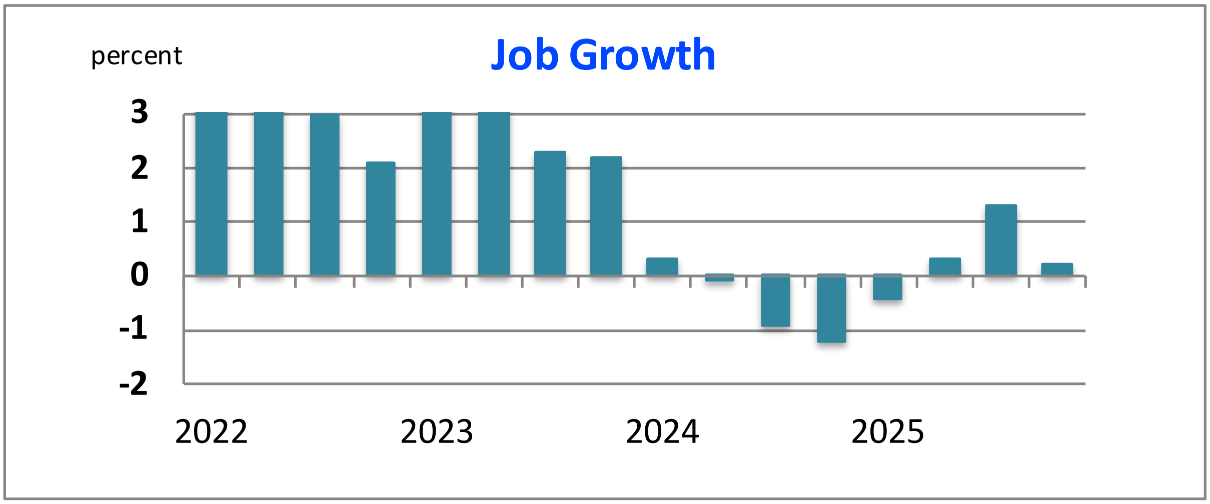


Population growth in Miami has been low. Over the last three years HOME PRICES rose 22 percent, 2 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 17 percent over the next three years. In a bad recession prices could fall 37 percent.

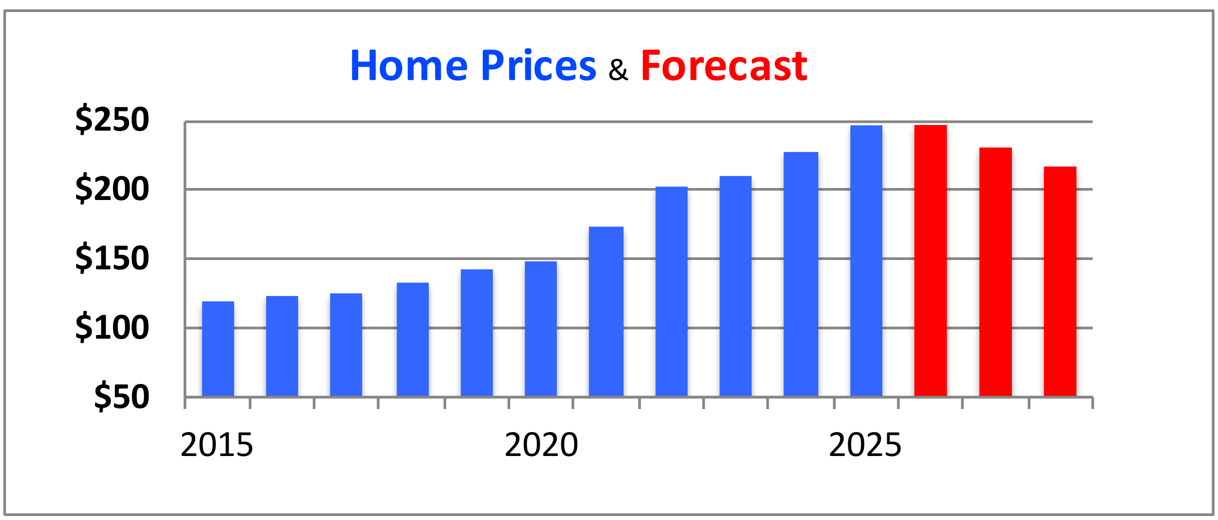
Quick Economy

Michigan City IN

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).

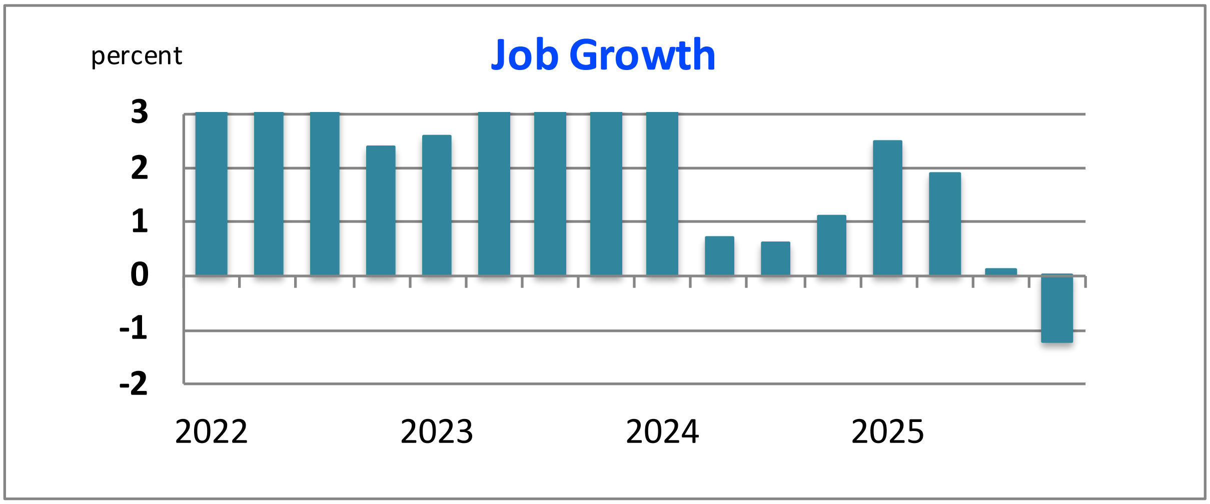


Population growth in Michigan City has been NEGATIVE. Over the last three years HOME PRICES rose 21 percent, 5 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 12 percent over the next three years. In a bad recession prices could fall 44 percent.

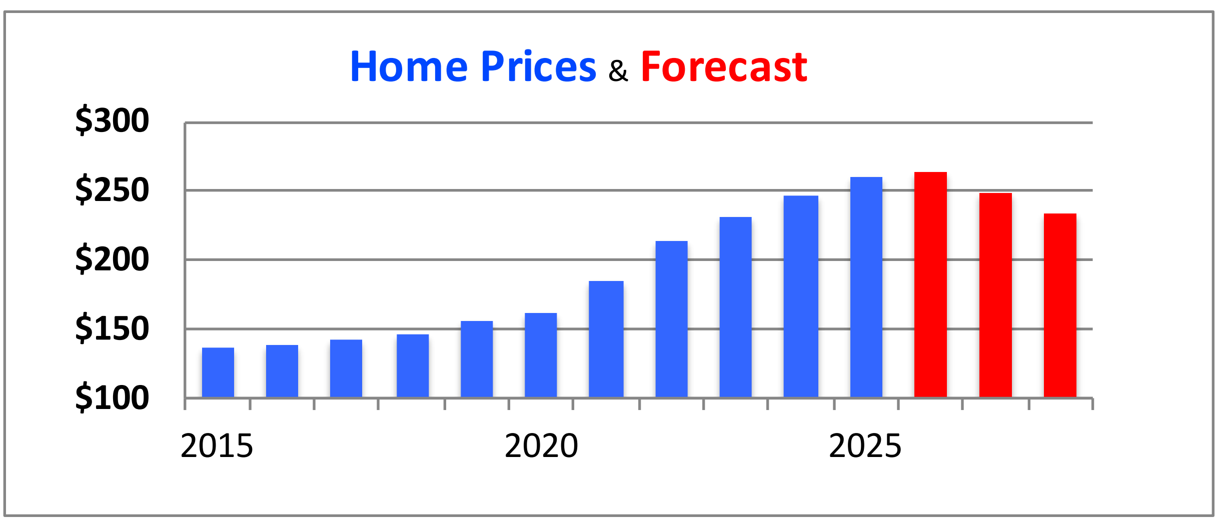
Quick Economy

Midland MI

March 2026



The local economy features a large manufacturing sector (chemicals). JOB GROWTH is worse than last quarter. Unemployment is a moderate 5 percent. In the last two years, total area income grew 7 percent (US average: 10 percent).

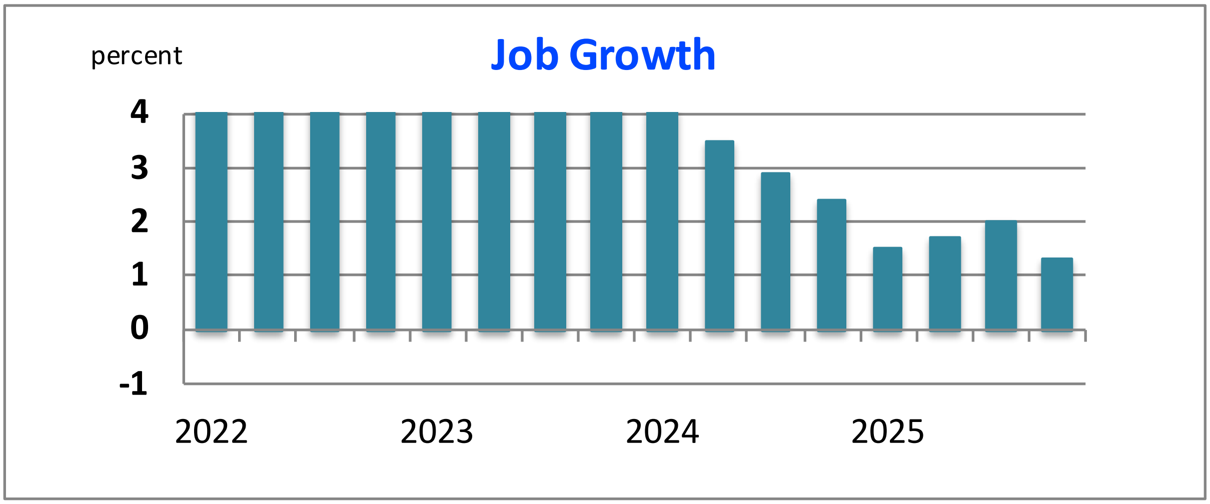


Population growth in Midland has been low. Over the last three years HOME PRICES rose 25 percent, 7 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 10 percent over the next three years. In a bad recession prices could fall 53 percent.

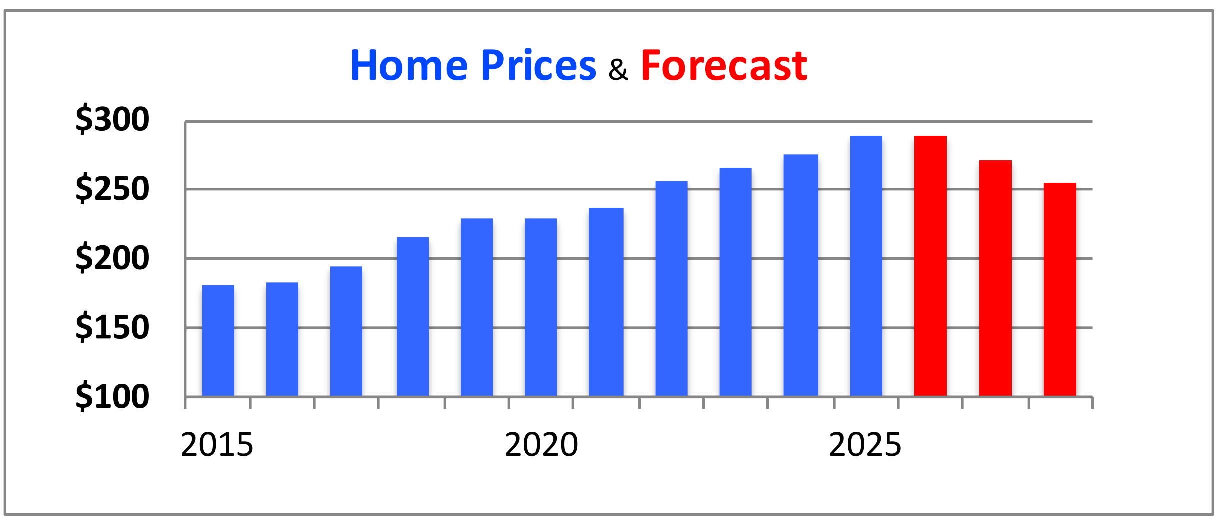
QUICK ECONOMY

Midland TX

March 2026



The large energy sector (shale oil) currently dominates the local economy. 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).

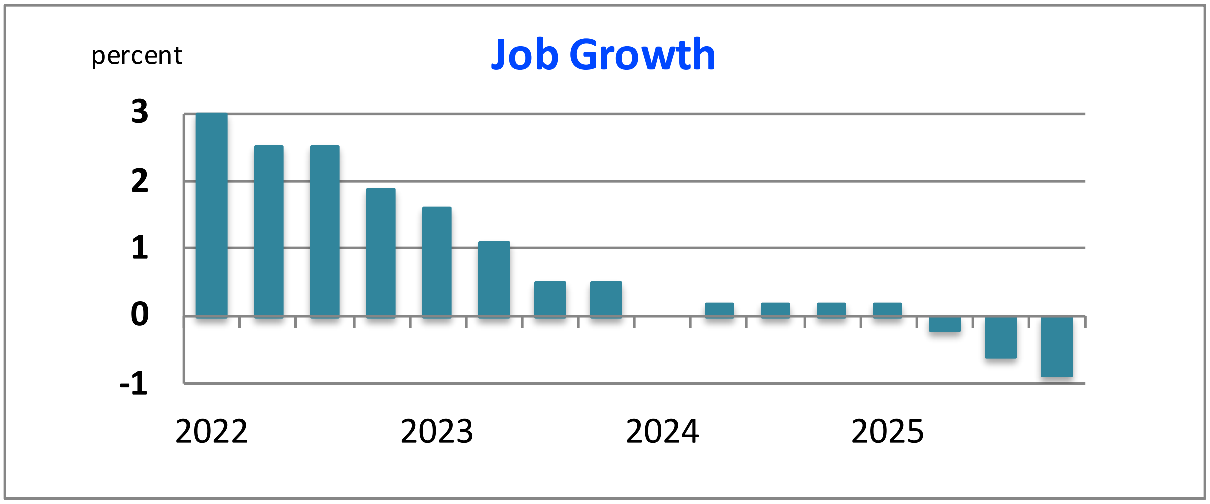


Population growth in Midland has been moderate. Over the last three years HOME PRICES rose 17 percent, 4 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 12 percent over the next three years. In a bad recession prices could fall 40 percent.

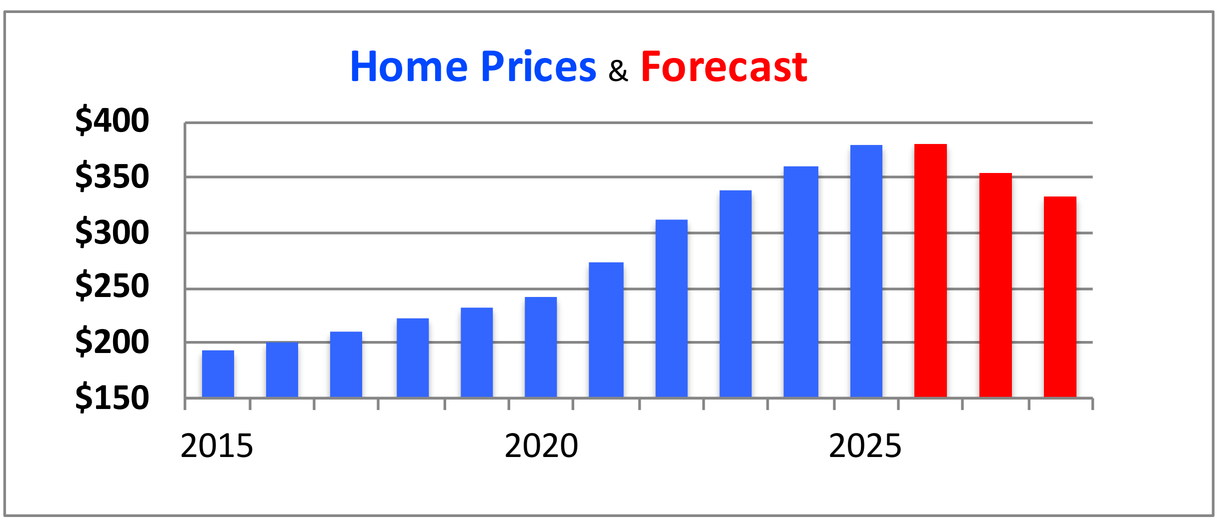
Quick Economy

Milwaukee WI

March 2026



The local economy features large manufacturing and healthcare sectors. JOB GROWTH is little different than last quarter. Unemployment is a low 3 percent. In the last two years, total area income grew 8 percent (US average: 10 percent).

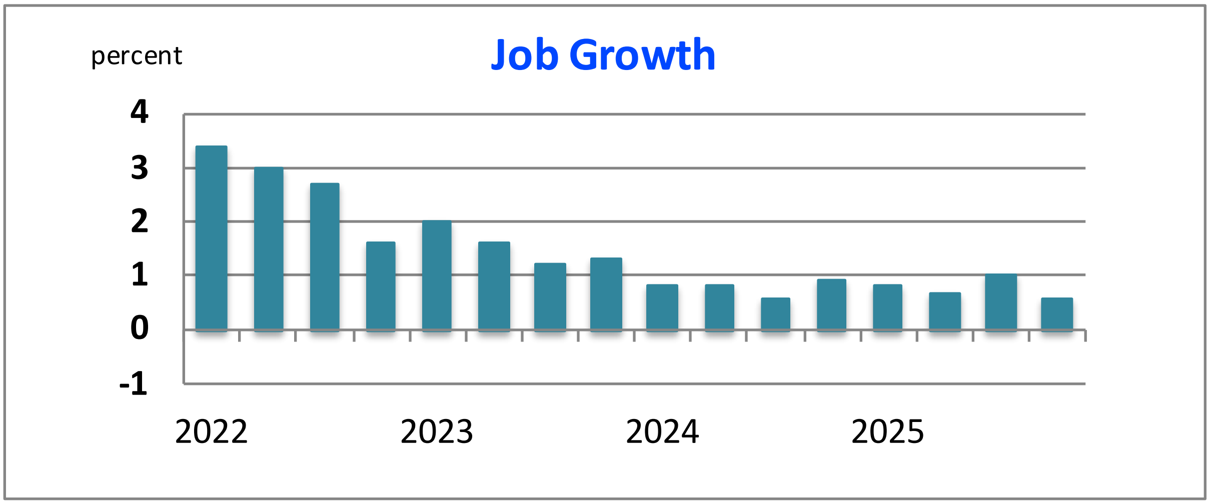


Population growth in Milwaukee has been NEGATIVE. Over the last three years HOME PRICES rose 24 percent, 6 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 13 percent over the next three years. In a bad recession prices could fall 36 percent.

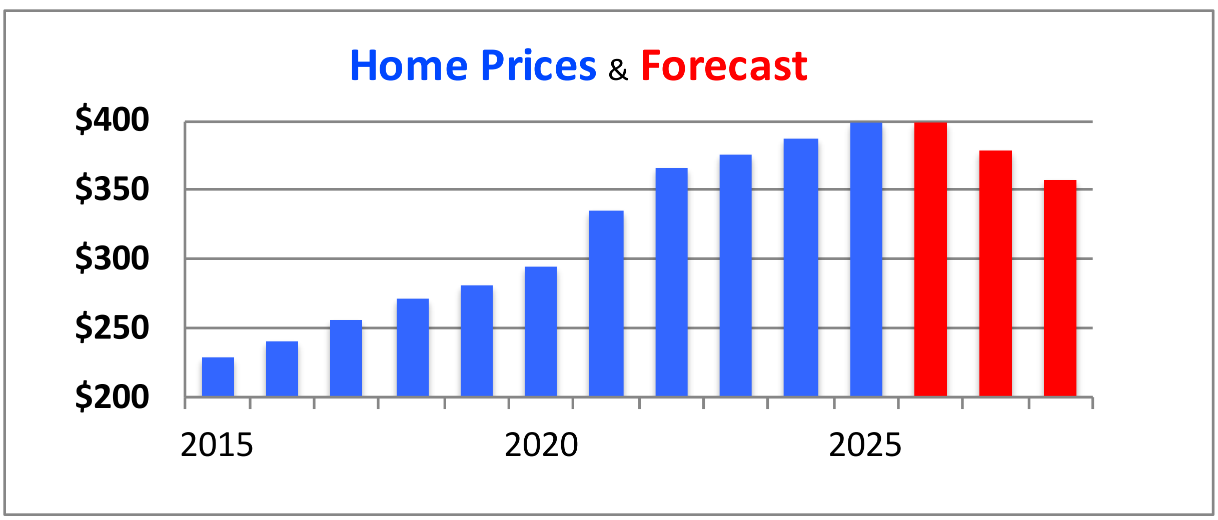
QUICK ECONOMY

Minneapolis-St. Paul MN

March 2026



The local economy is well-diversified, with an important finance 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).

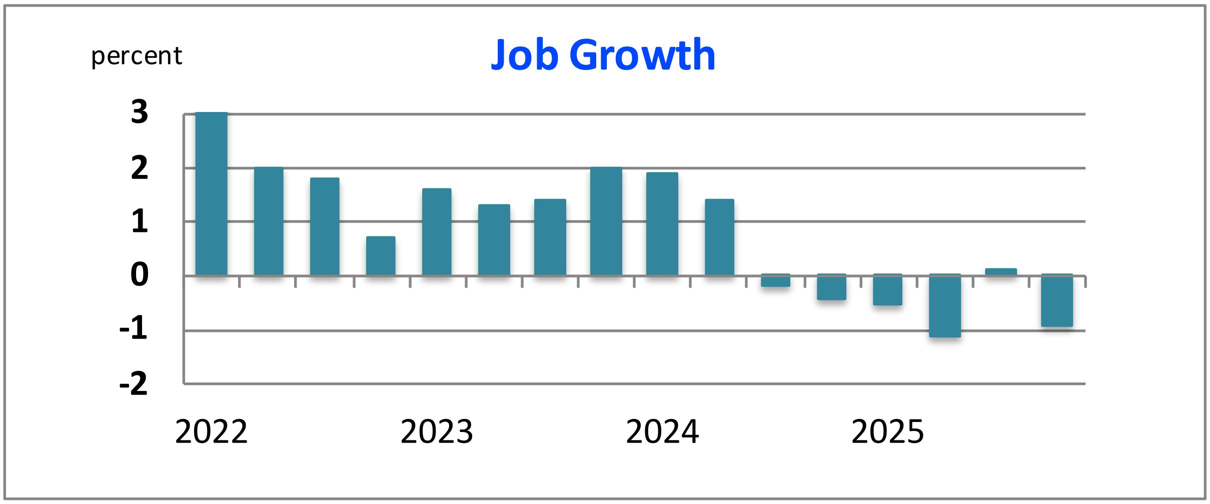


Population growth in Minneapolis-St. Paul has been low. Over the last three years HOME PRICES rose 11 percent, 3 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 11 percent over the next three years. In a bad recession prices could fall 21 percent.

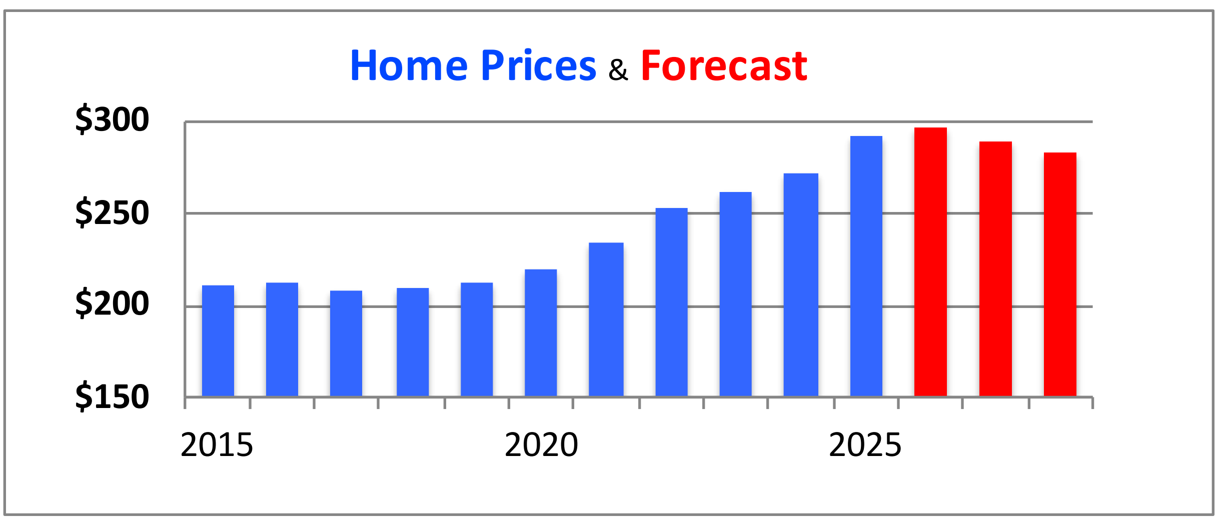
Quick Economy

Minot ND

March 2026



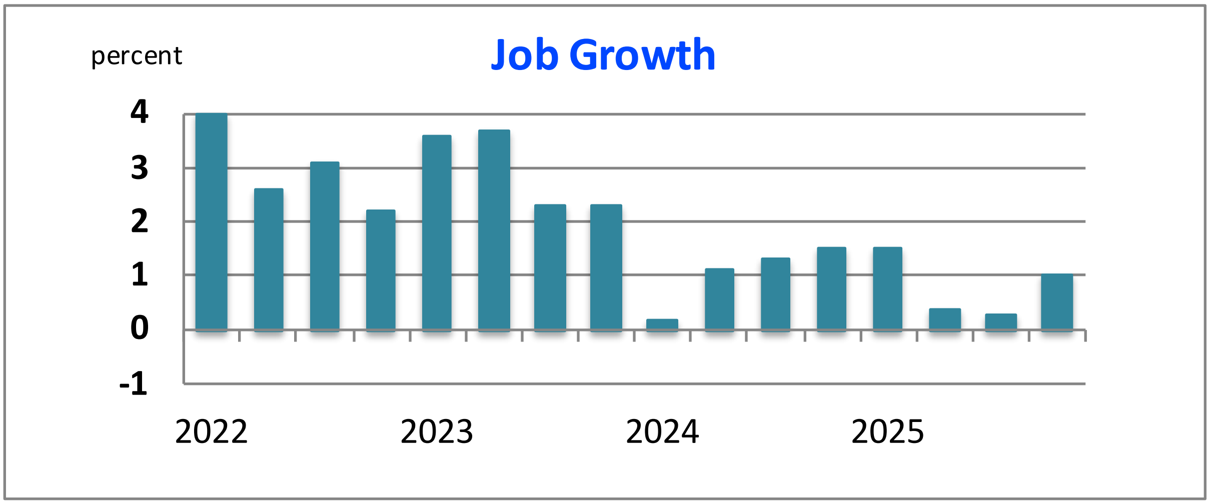
The local economy features a large retail sector. JOB GROWTH is worse than last quarter. Unemployment is a low 3 percent. In the last two years, total area income grew 5 percent (US average: 10 percent).



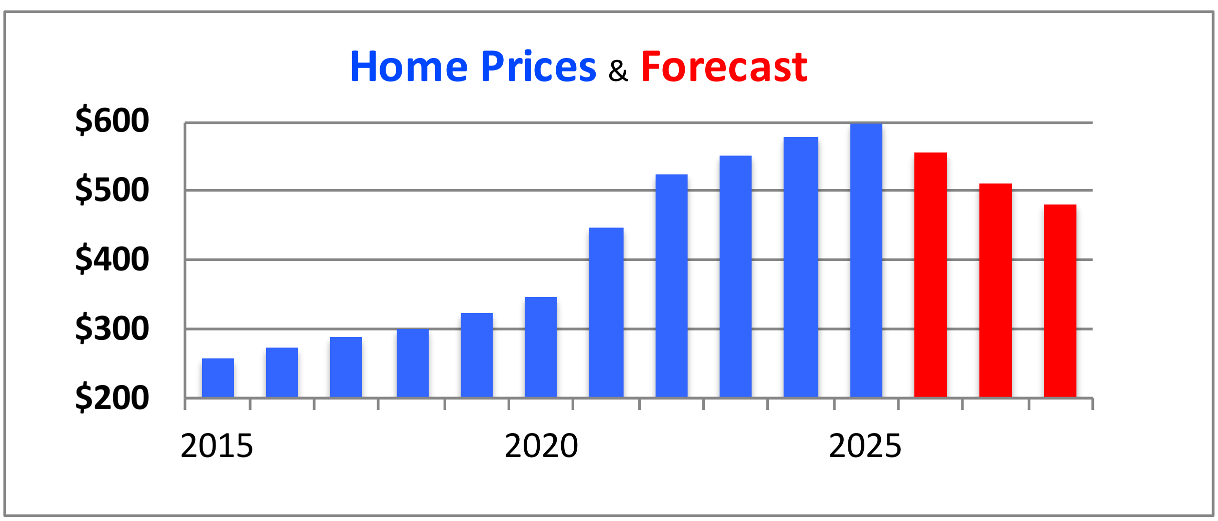
Population growth in Minot has been NEGATIVE. Over the last three years HOME PRICES rose 12 percent, 4 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 3 percent over the next three years. In a bad recession prices could fall 13 percent.

Missoula MT

March 2026



The local economy features a big government sector (university). JOB GROWTH is better than last quarter. Unemployment is a moderate 4 percent. In the last two years, total area income grew 16 percent (US average: 10 percent).

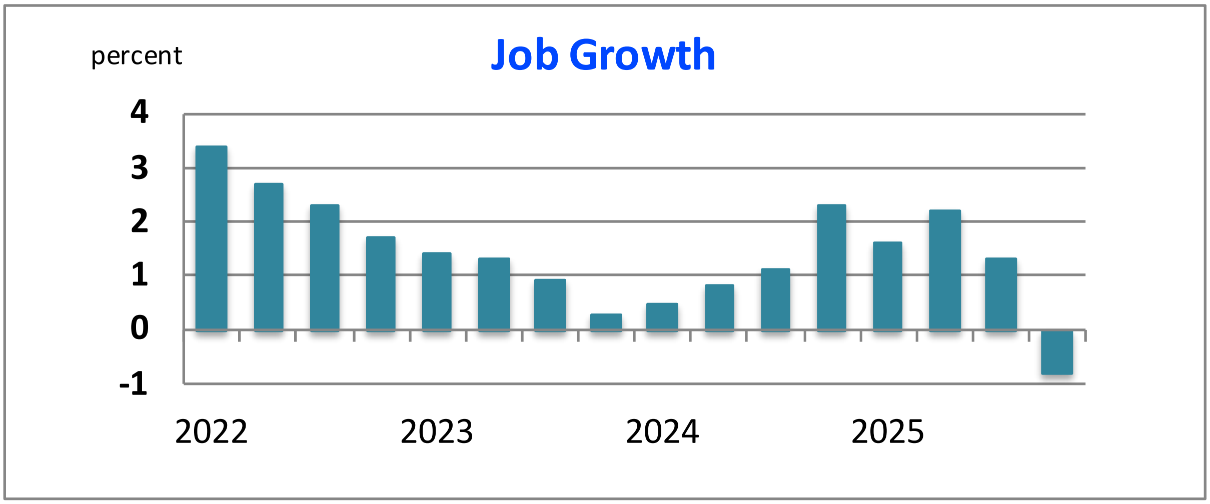


Population growth in Missoula has been low. Over the last three years HOME PRICES rose 10 percent, -2 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 20 percent over the next three years. In a bad recession prices could fall 43 percent.

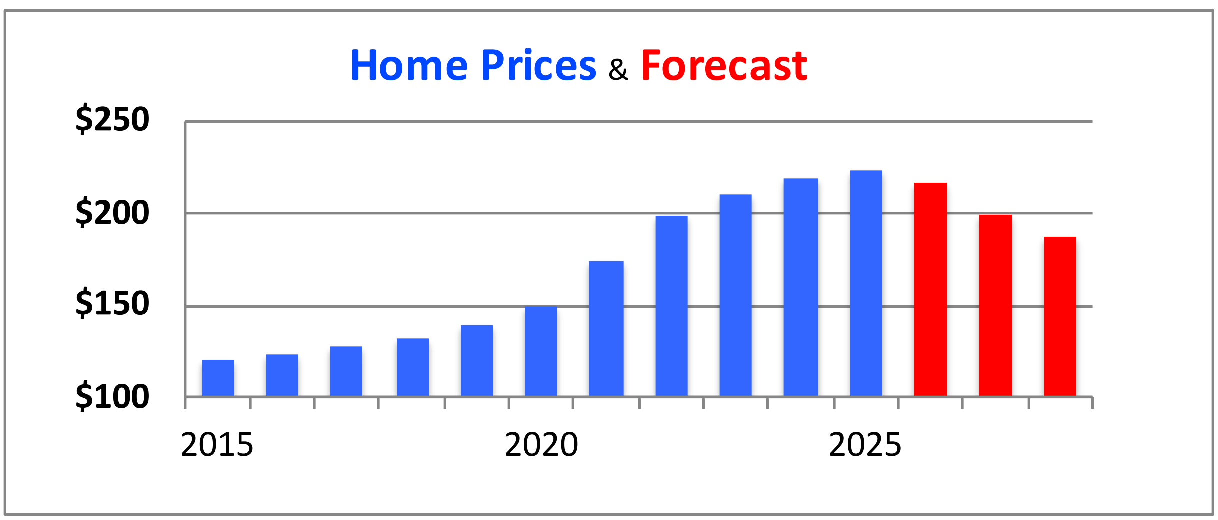
Quick Economy

Mobile AL

March 2026



The local economy is well-diversified, a long-term advantage. JOB GROWTH is worse than last quarter. Unemployment is a low 3 percent. In the last two years, total area income grew 10 percent (US average: 10 percent).

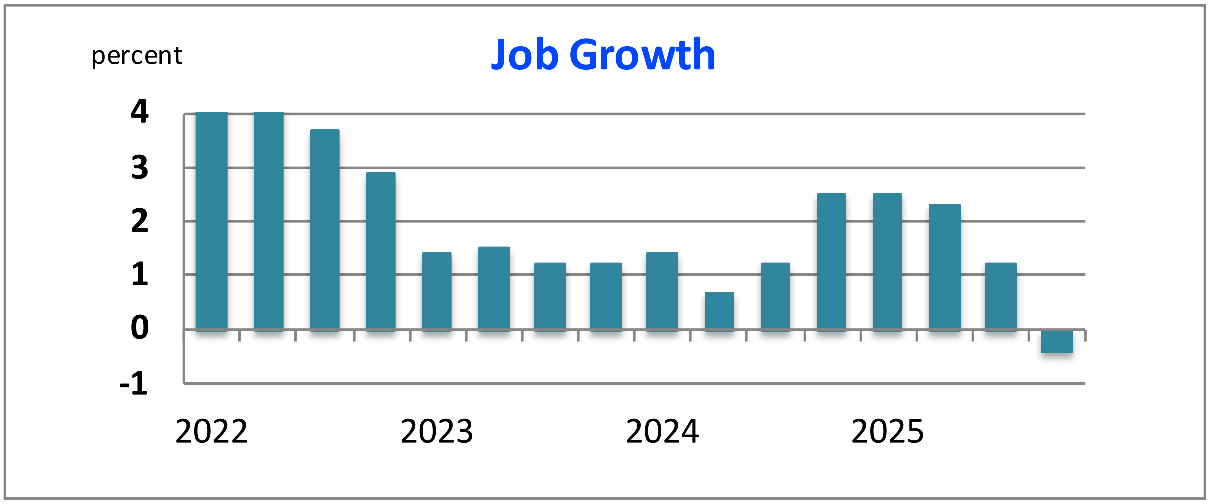


Population growth in Mobile has been NEGATIVE. Over the last three years HOME PRICES rose 15 percent, 3 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 16 percent over the next three years. In a bad recession prices could fall 29 percent.

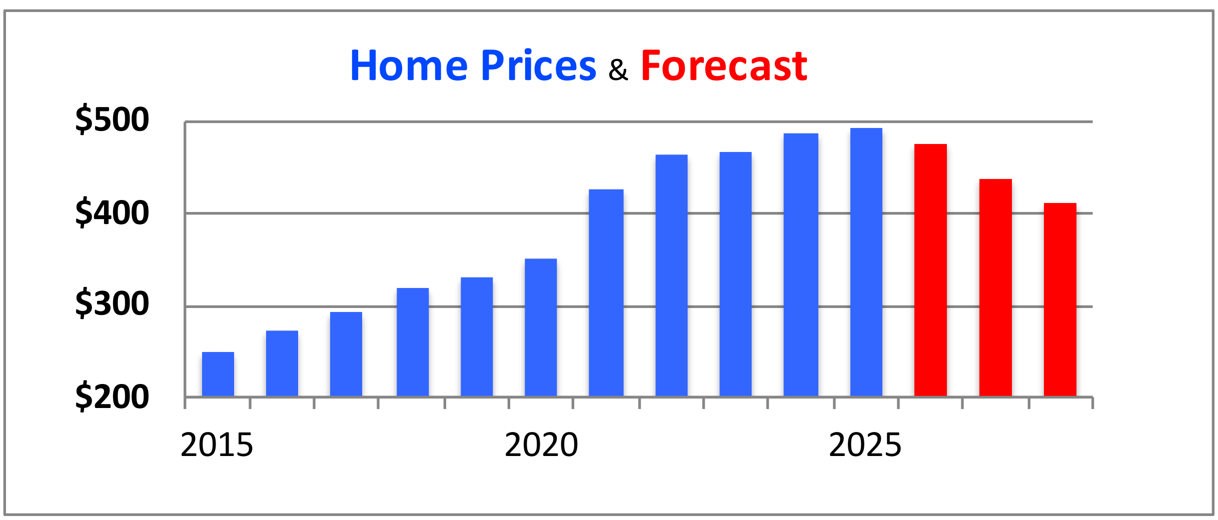
Quick Economy

Modesto CA

March 2026



The local economy is heavily dependent on agriculture (dairy, almonds) and food processing, with a large retail sector. JOB GROWTH is worse than last quarter. Unemployment is a moderate 7 percent. In the last two years, total area income grew 10 percent (US average: 10 percent).

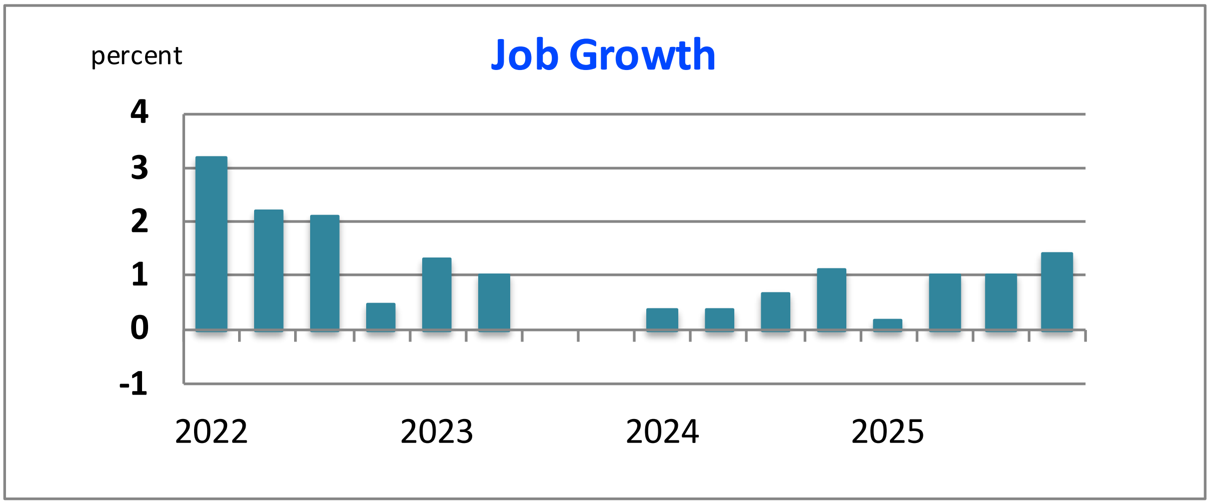


Population growth in Modesto has been low. Over the last three years HOME PRICES rose 9 percent, 1 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 17 percent over the next three years. In a bad recession prices could fall 27 percent.

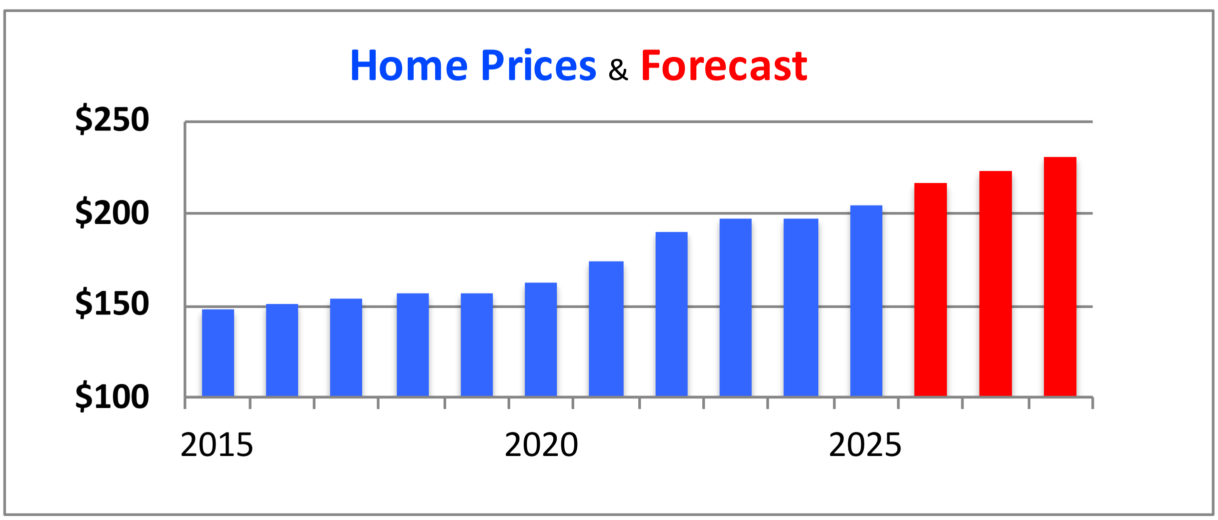
Quick Economy

Monroe LA

March 2026



The local economy features a large healthcare sector. 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).

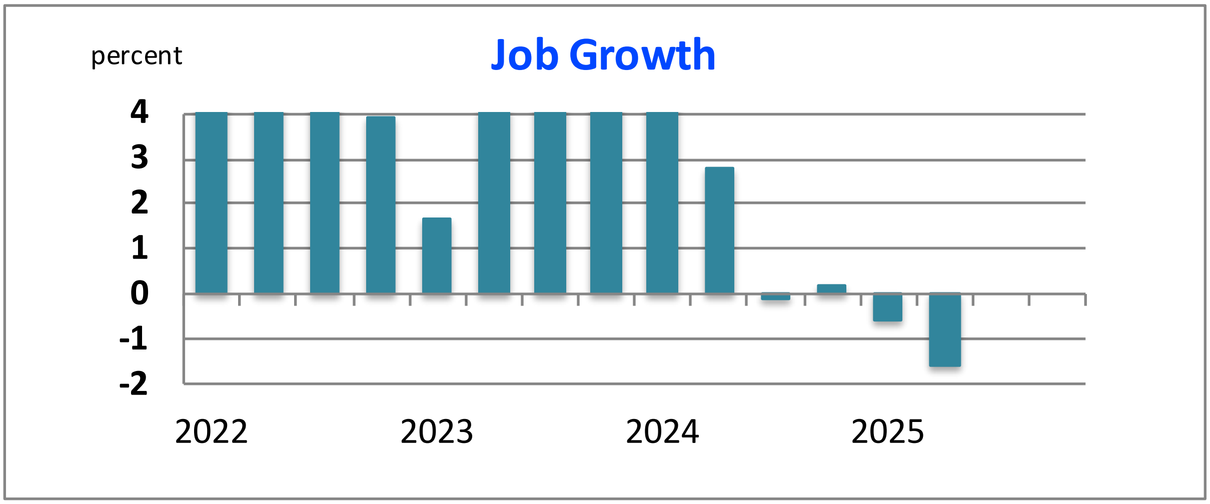


Population growth in Monroe has been NEGATIVE. Over the last three years HOME PRICES rose 9 percent, 8 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to RISE 13 percent over the next three years. In a bad recession prices could fall 15 percent.

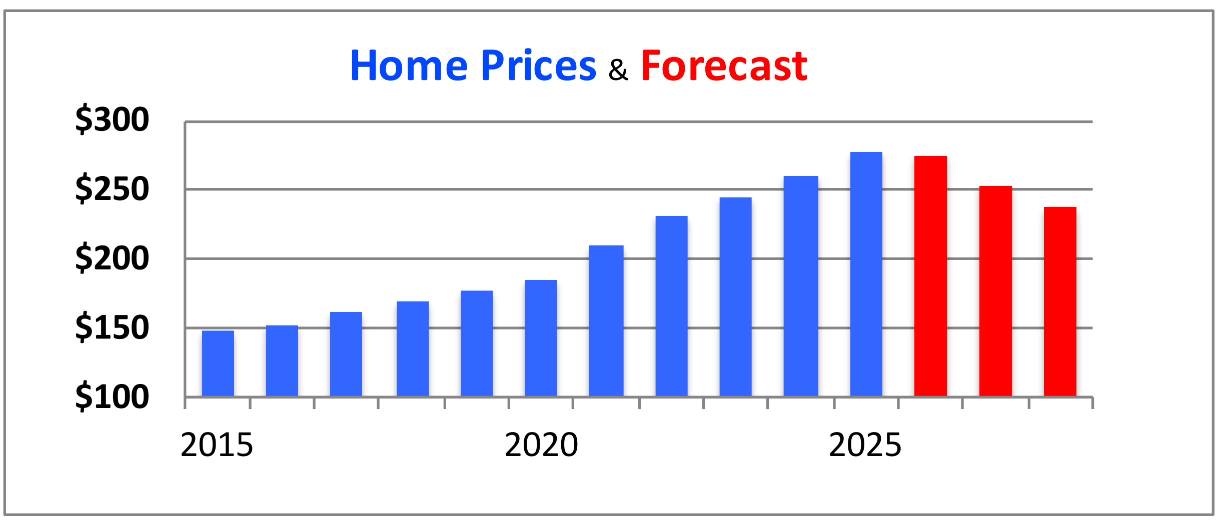
Quick Economy

Monroe MI

March 2026



The local economy features a large manufacturing sector. JOB GROWTH is little different than last quarter. Unemployment is a moderate 5 percent. In the last two years, total area income grew 7 percent (US average: 10 percent).

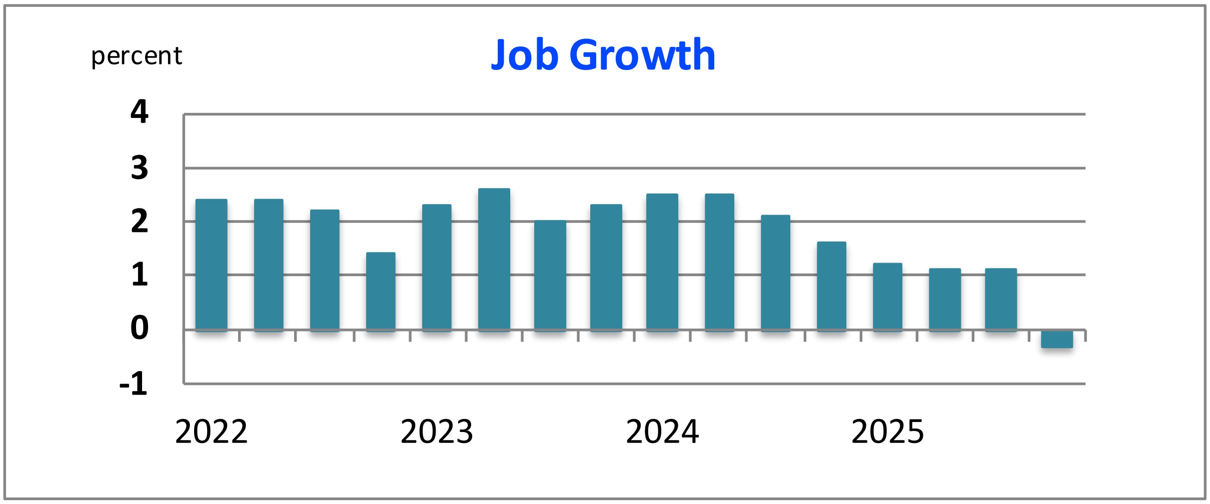


Population growth in Monroe has been low. Over the last three years HOME PRICES rose 18 percent, 5 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 14 percent over the next three years. In a bad recession prices could fall 30 percent.

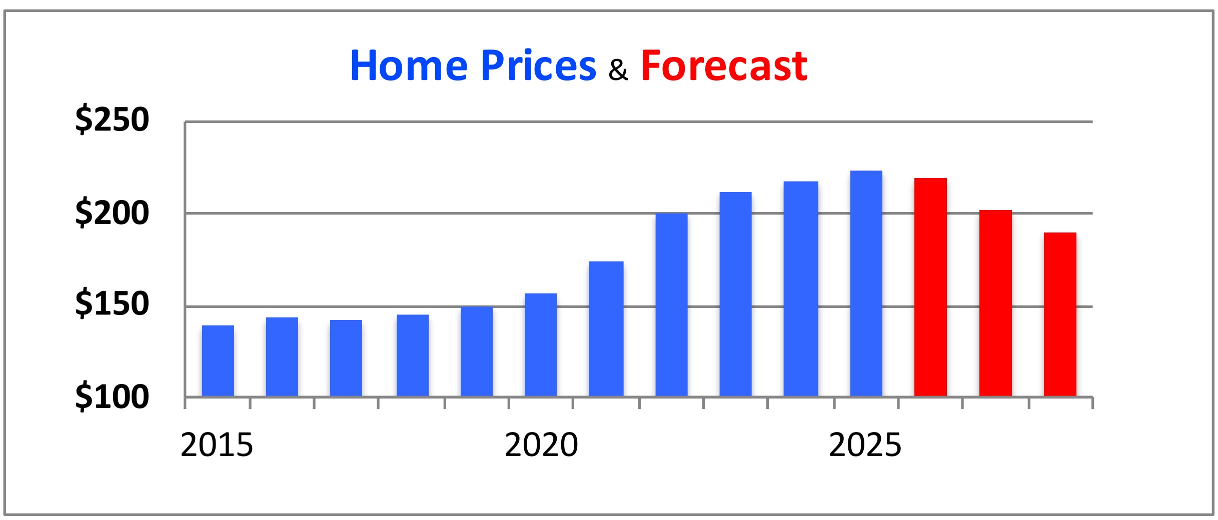
Quick Economy

Montgomery AL

March 2026



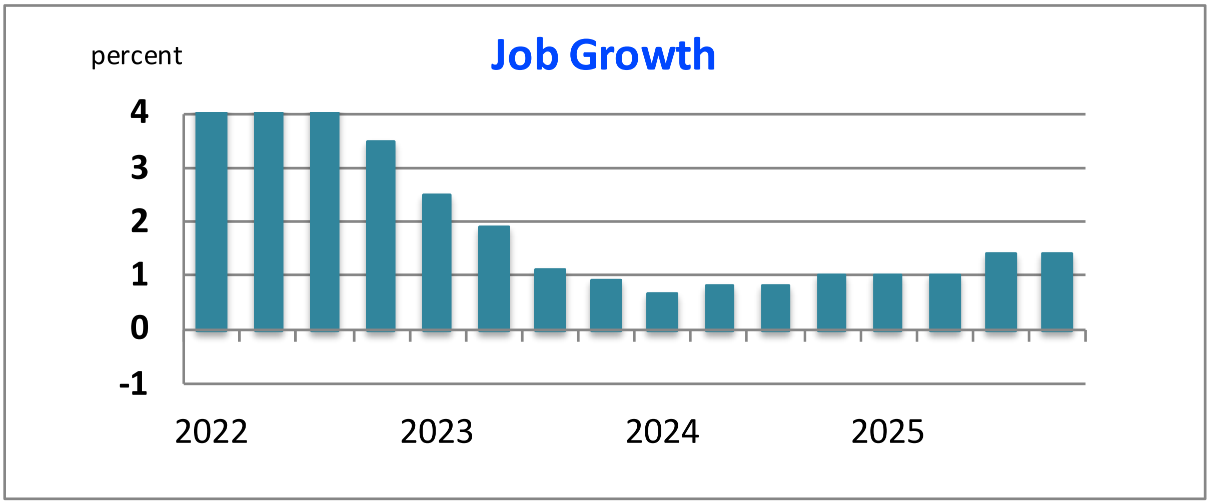
The local economy features a large government sector (Air Force, state government). JOB GROWTH is worse than last quarter. Unemployment is a low 2 percent. In the last two years, total area income grew 9 percent (US average: 10 percent).



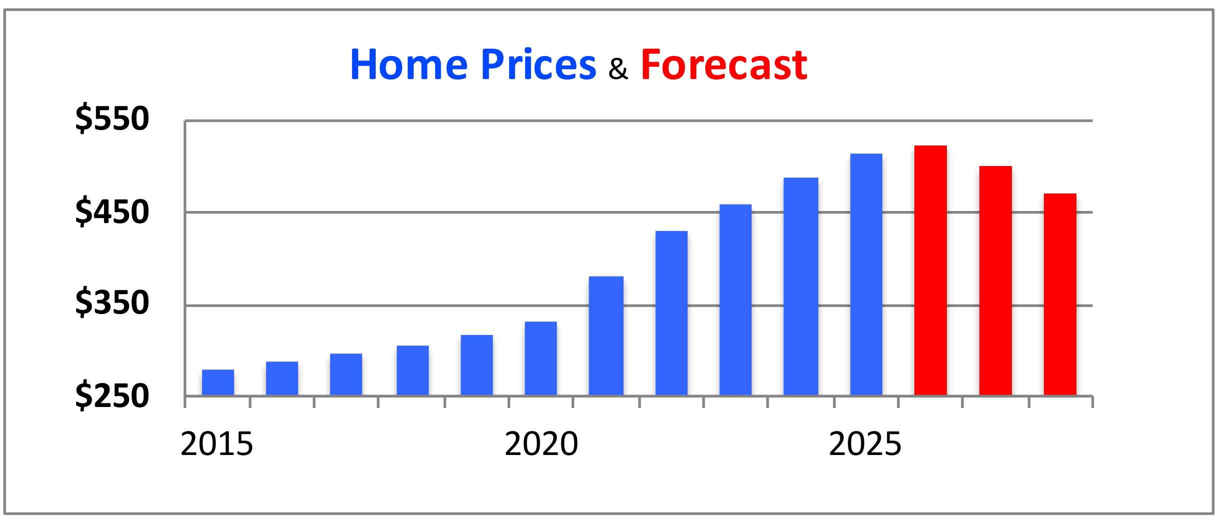
Population growth in Montgomery has been low. Over the last three years HOME PRICES rose 14 percent, 3 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 15 percent over the next three years. In a bad recession prices could fall 25 percent.

Montgomery-Bucks PA

March 2026



The local economy features a large business services sector. JOB GROWTH is little different than last quarter. Unemployment is a low 3 percent. In the last two years, total area income grew 8 percent (US average: 10 percent).

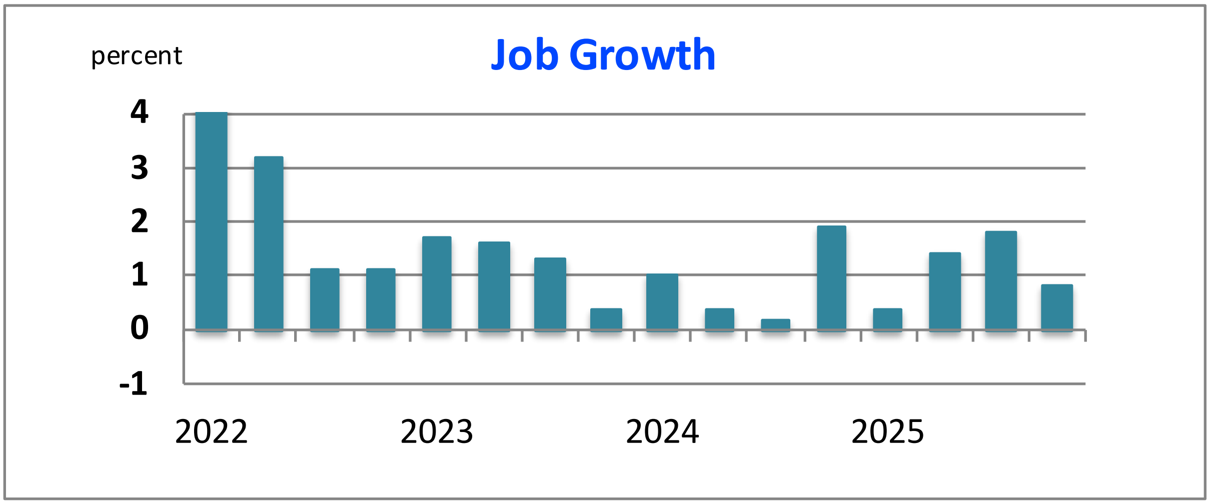


Population growth in Montgomery-Bucks has been low. Over the last three years HOME PRICES rose 20 percent, 6 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 8 percent over the next three years. In a bad recession prices could fall 31 percent.

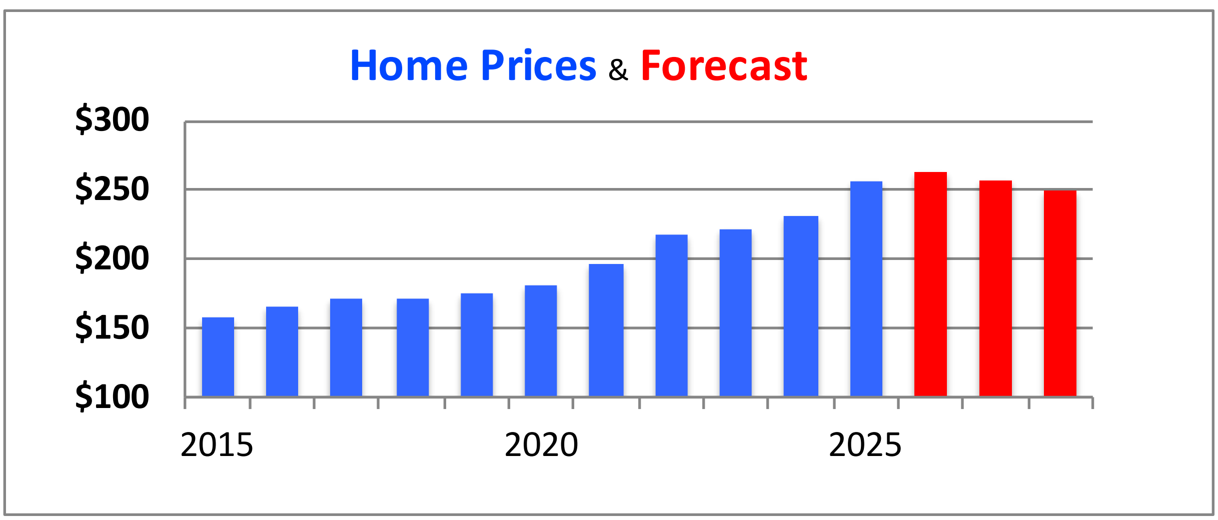
Quick Economy

Morgantown WV

March 2026



The local economy features large healthcare and government (university) sectors. JOB GROWTH is worse than last quarter. Unemployment is a moderate 4 percent. In the last two years, total area income grew 7 percent (US average: 10 percent).

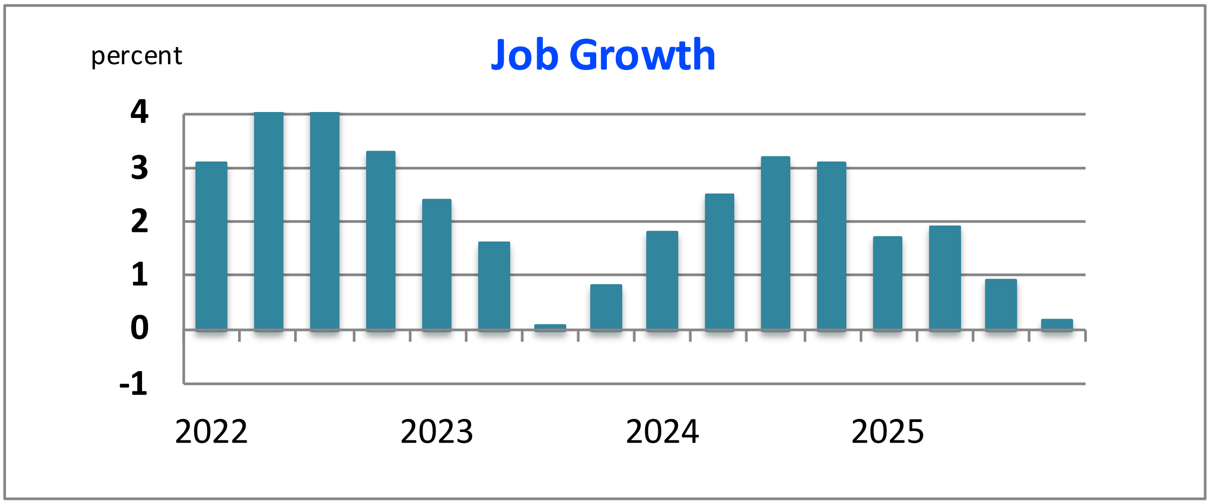


Population growth in Morgantown has been low. Over the last three years HOME PRICES rose 12 percent, 6 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 2 percent over the next three years. In a bad recession prices could fall 16 percent.

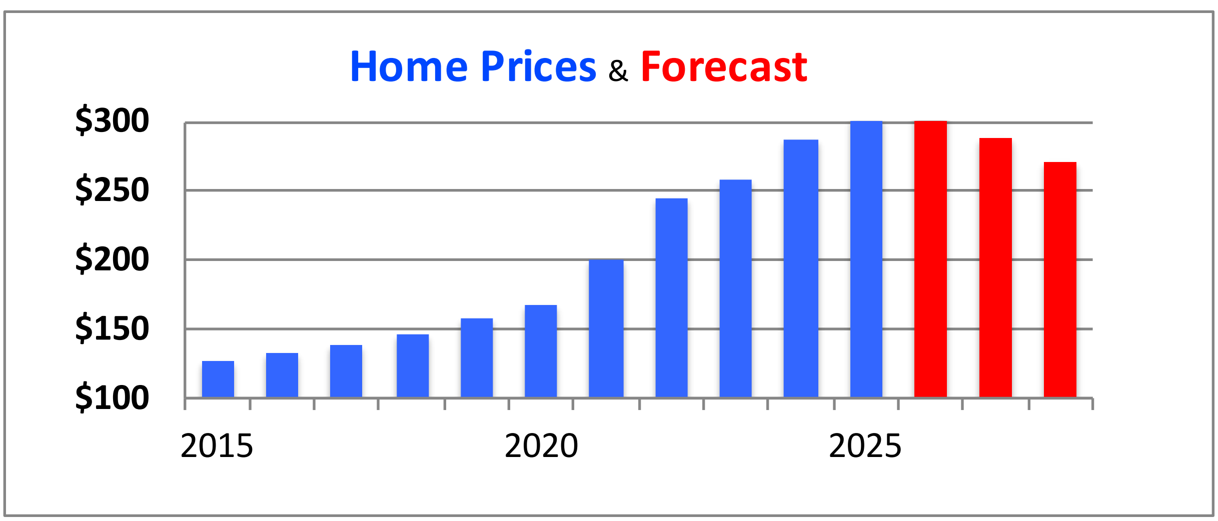
Quick Economy

Morristown TN

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 16 percent (US average: 10 percent).

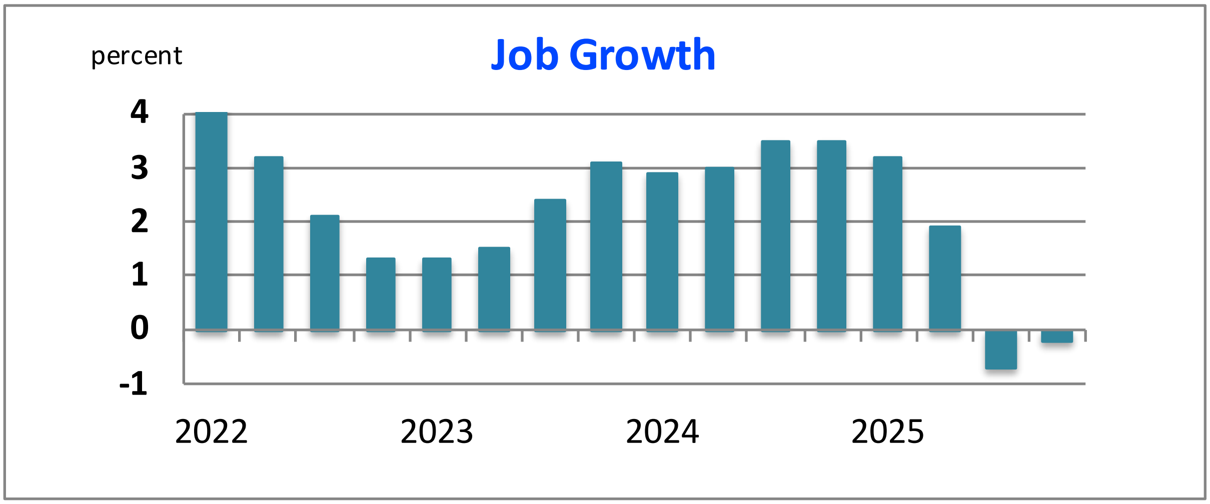


Population growth in Morristown has been moderate. Over the last three years HOME PRICES rose 19 percent, 6 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 10 percent over the next three years. In a bad recession prices could fall 48 percent.

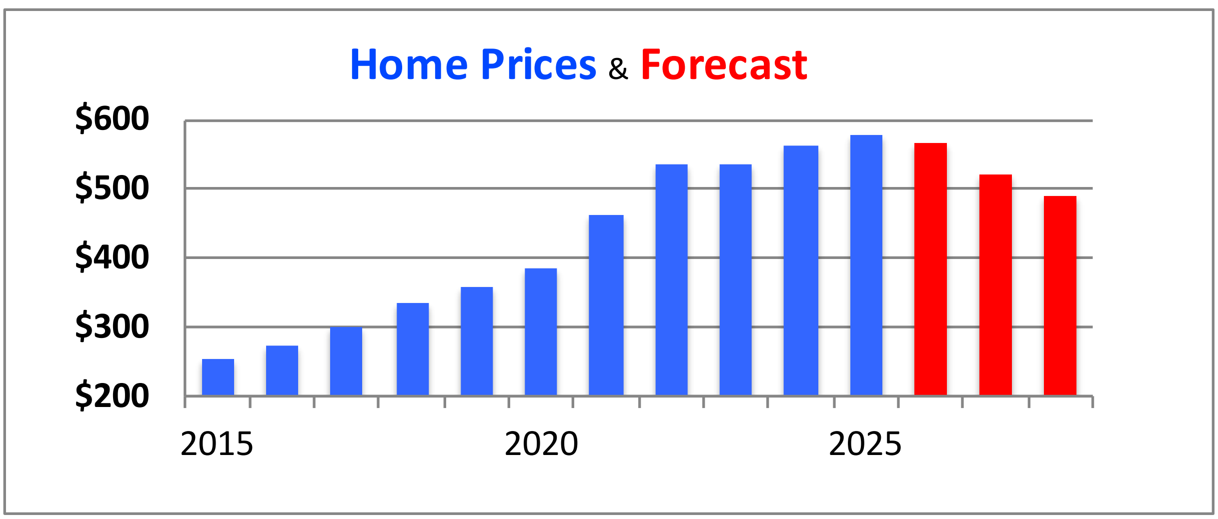
Quick Economy

Mount Vernon WA

March 2026



The local economy features a large government sector. JOB GROWTH is little different than last quarter. Unemployment is a moderate 6 percent. In the last two years, total area income grew 11 percent (US average: 10 percent).

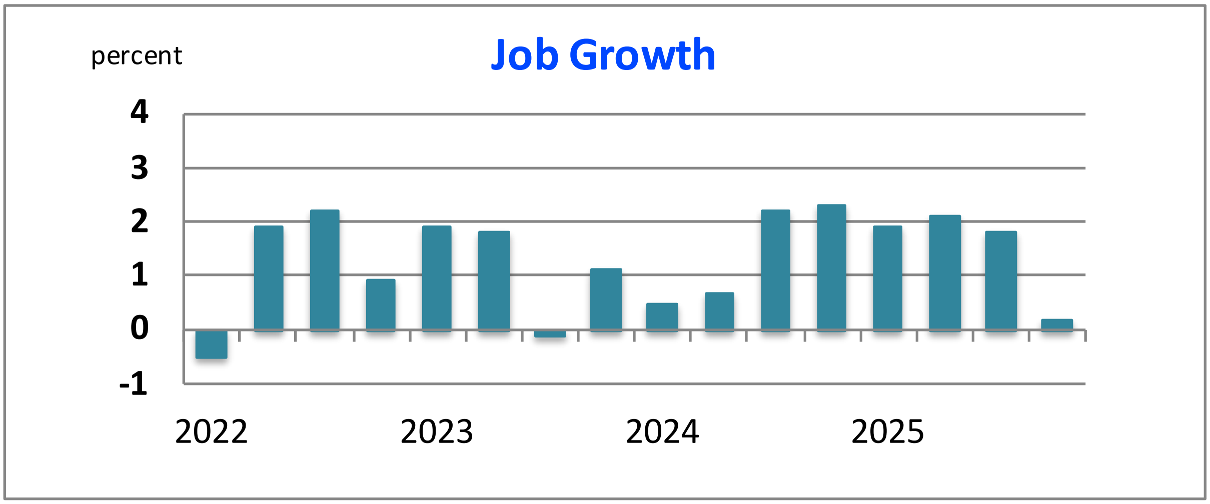


Population growth in Mount Vernon has been low. Over the last three years HOME PRICES rose 14 percent, 4 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 16 percent over the next three years. In a bad recession prices could fall 32 percent.

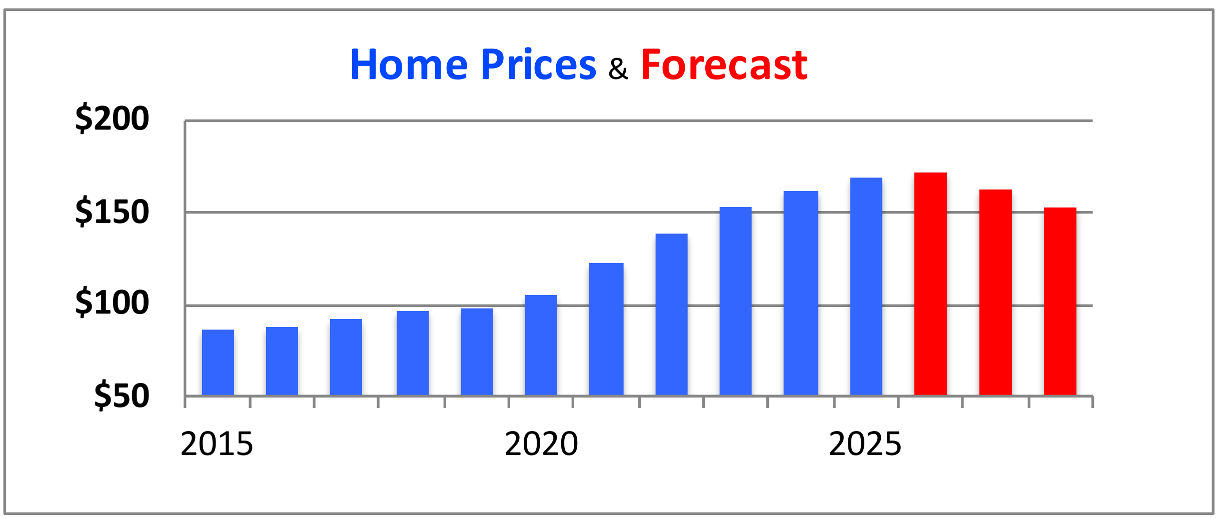
Quick Economy

Muncie IN

March 2026



The local economy features large healthcare and government (university) 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).

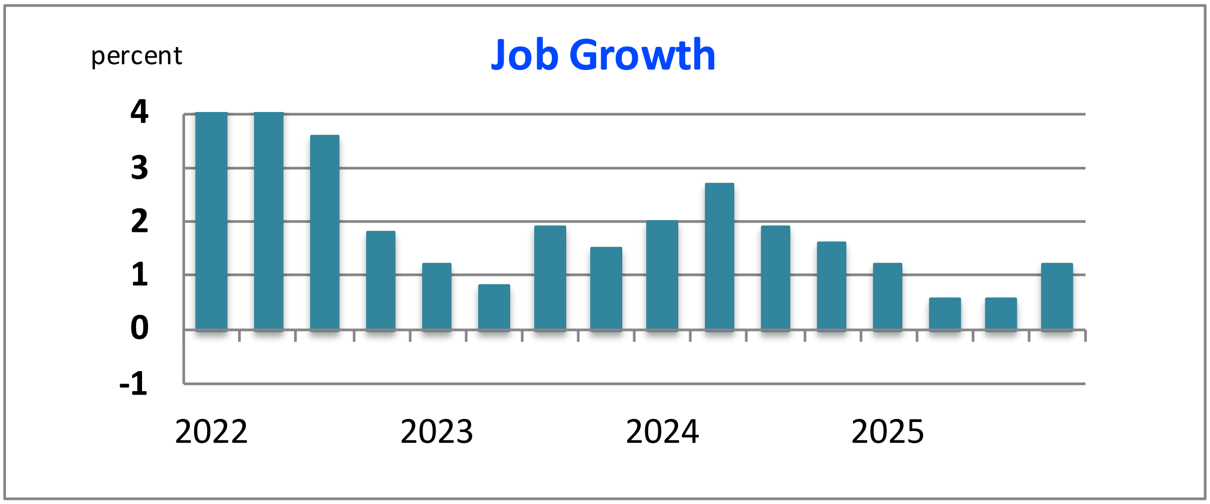


Population growth in Muncie has been low. Over the last three years HOME PRICES rose 22 percent, 7 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 10 percent over the next three years. In a bad recession prices could fall 39 percent.

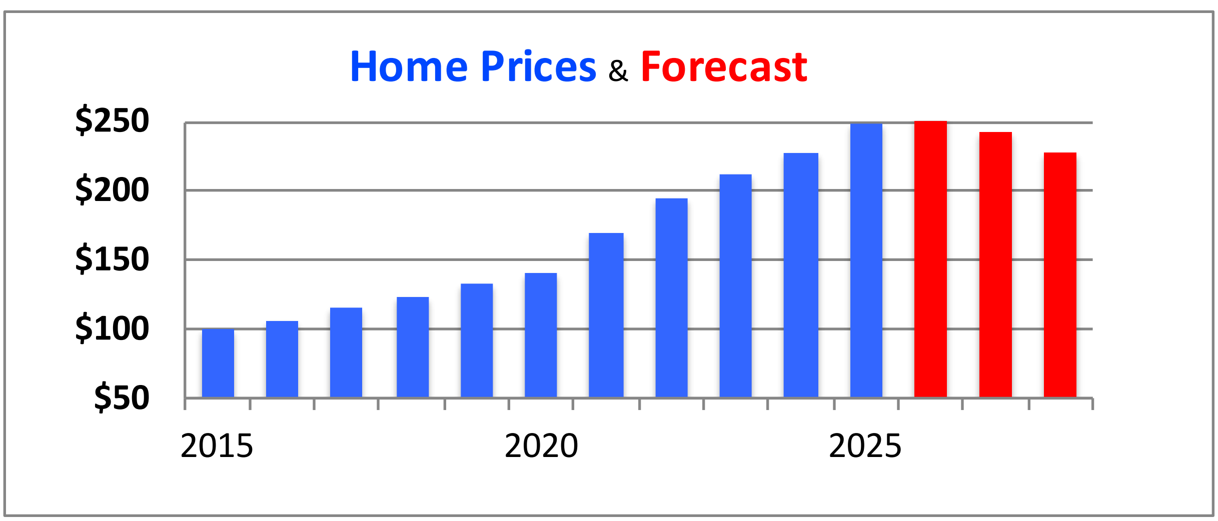
Quick Economy

Muskegon-North Shores MI

March 2026



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

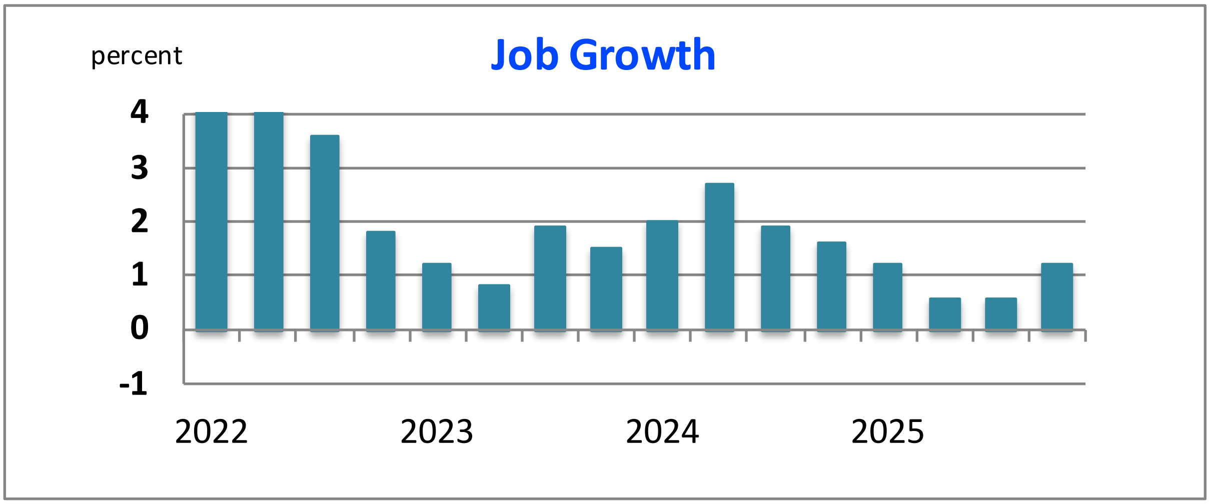


Population growth in Muskegon has been low. Over the last three years HOME PRICES rose 26 percent, 6 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 8 percent over the next three years. In a bad recession prices could fall 50 percent.

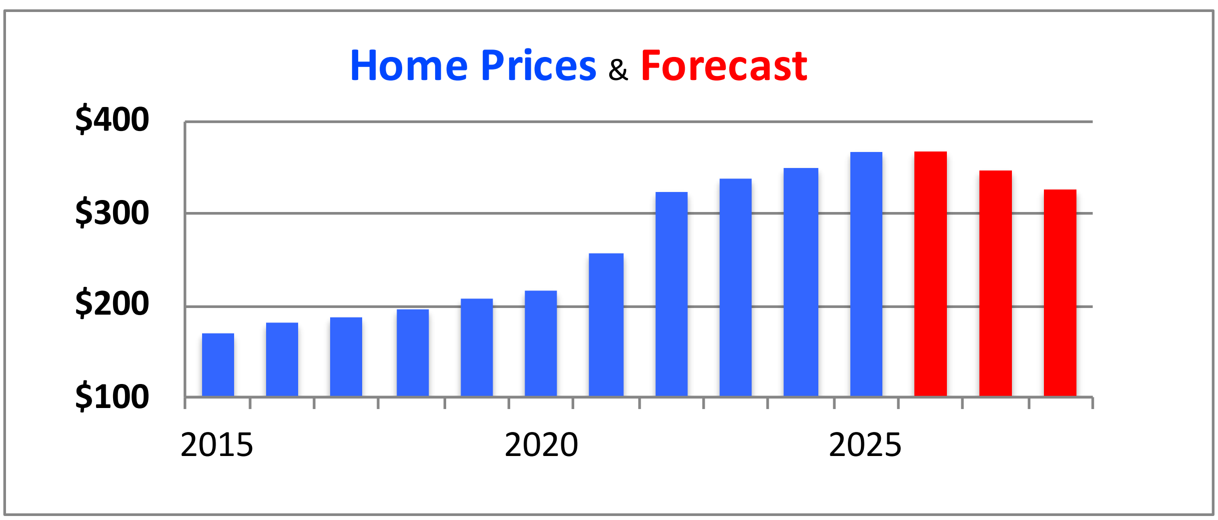
Quick Economy

Myrtle Beach SC

March 2026



The local economy depends on a big tourist sector and a large retirement population. JOB GROWTH is worse than last quarter. Unemployment is a moderate 6 percent. In the last two years, total area income grew 22 percent (US average: 10 percent).



Population growth in Myrtle Beach has been high. 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 11 percent over the next three years. In a bad recession prices could fall 43 percent.