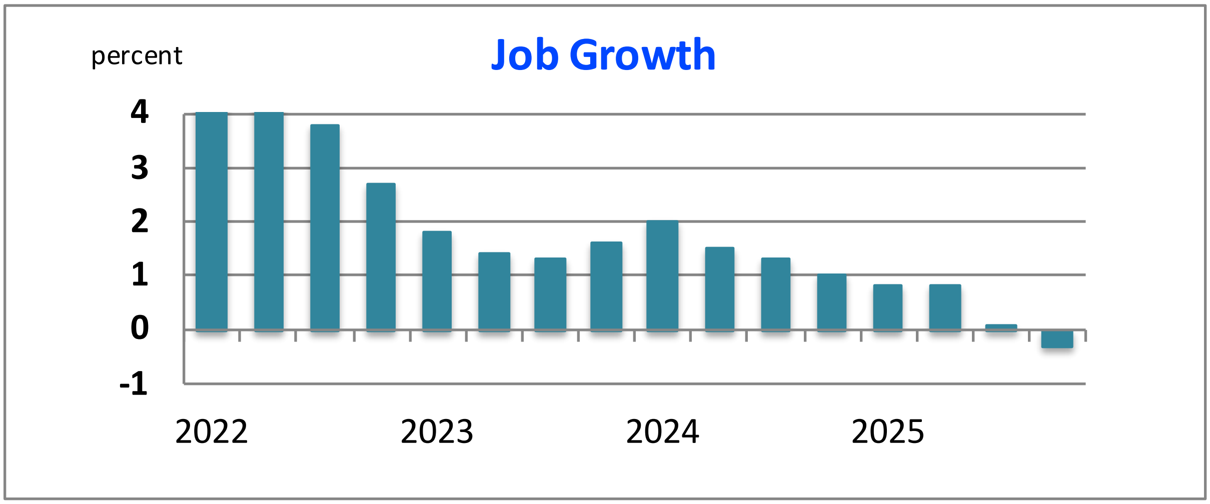
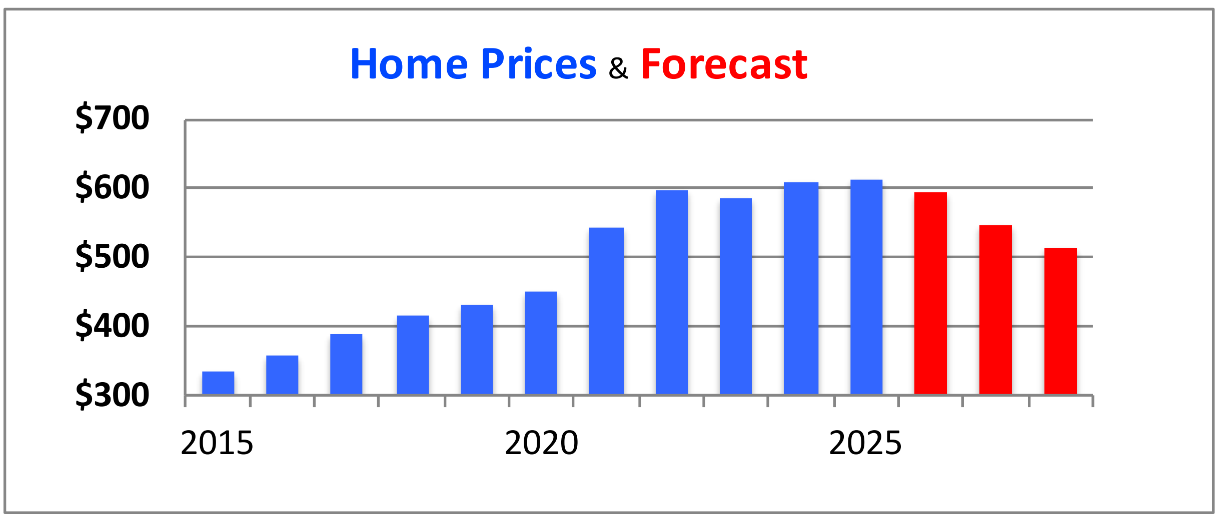
QUICK ECONOMY

Sacramento CA

March 2026



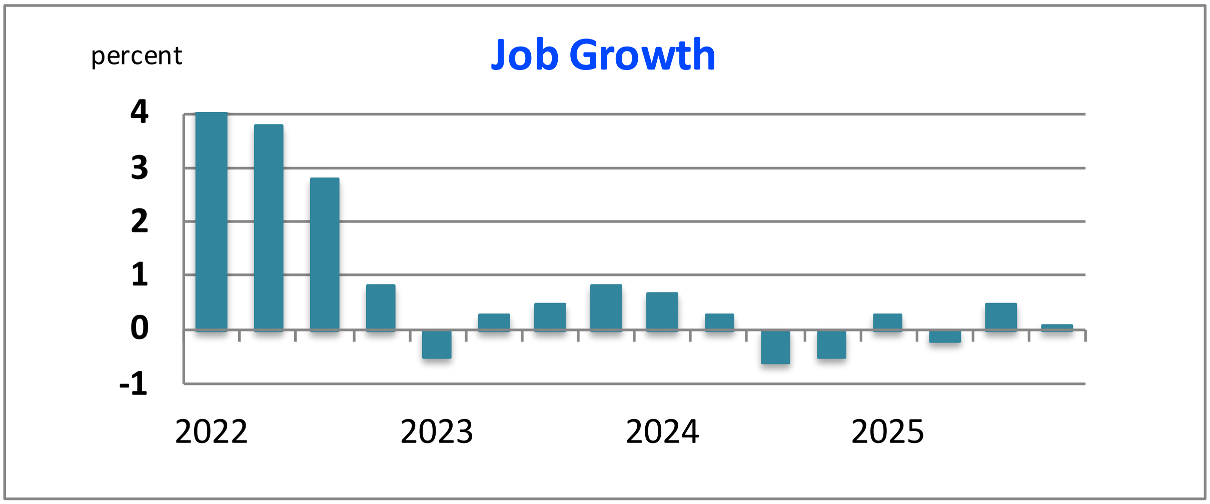
The local economy is dominated by the very large government sector (state government, state universities). JOB GROWTH is little different than last quarter. Unemployment is a moderate 5 percent. In the last two years, total area income grew 10 percent (US average: 10 percent).



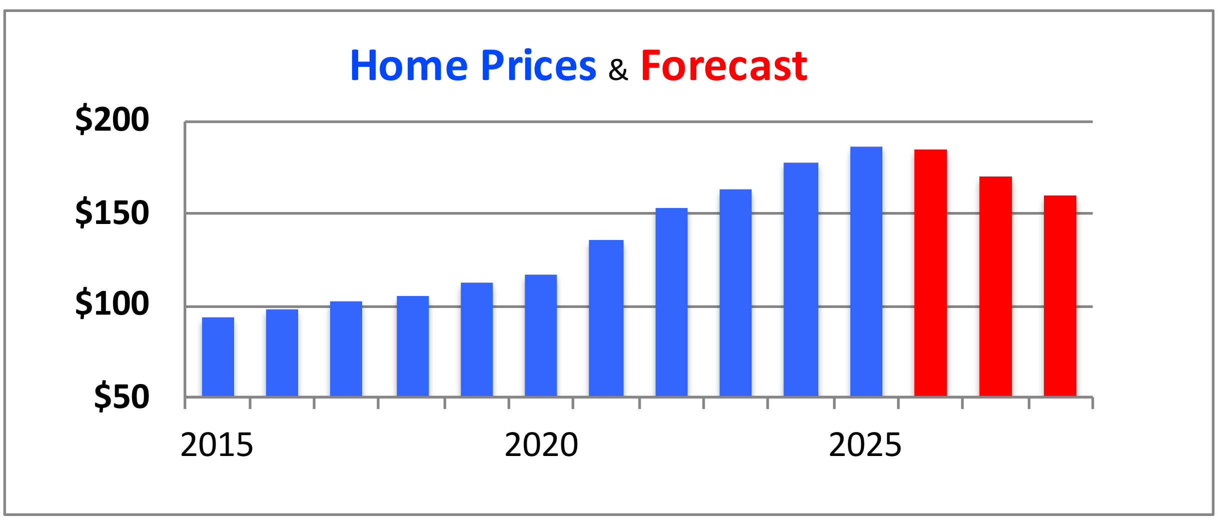
Population growth in Sacramento has been low. Over the last three years HOME PRICES rose 10 percent, 1 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 16 percent over the next three years. In a bad recession prices could fall 26 percent.

Saginaw MI

March 2026



The local economy features large manufacturing (autos), retail and healthcare sectors. JOB GROWTH is little different than last quarter. Unemployment is a moderate 6 percent. In the last two years, total area income grew 4 percent (US average: 10 percent).

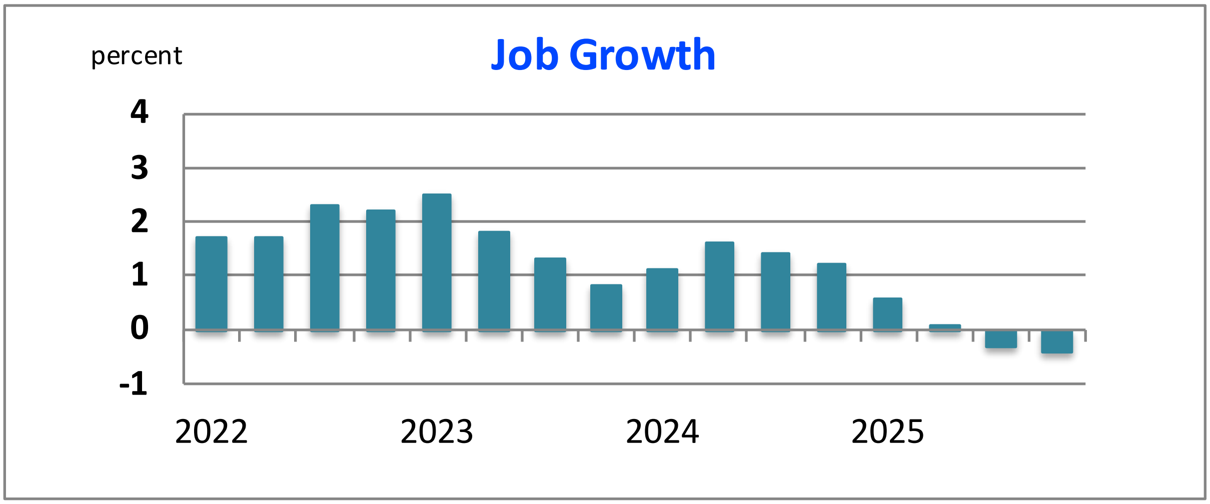


Population growth in Saginaw has been NEGATIVE. Over the last three years HOME PRICES rose 22 percent, 4 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 15 percent over the next three years. In a bad recession prices could fall 43 percent.

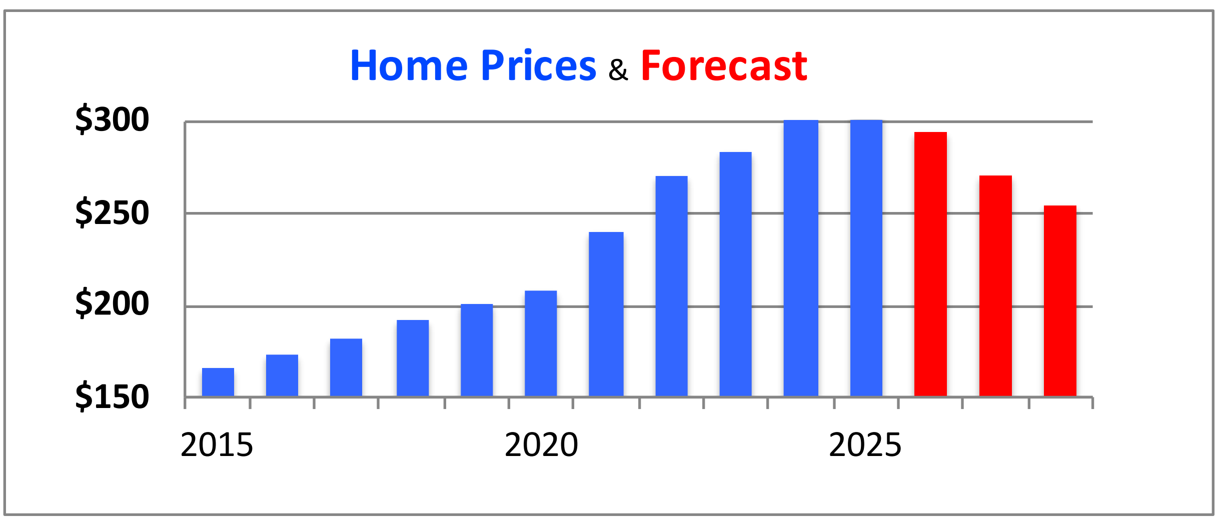
Quick Economy

St. Cloud MN

March 2026



The local economy features big manufacturing (Electrolux) and healthcare sectors. JOB GROWTH is little different than last quarter. Unemployment is a moderate 5 percent. In the last two years, total area income grew 8 percent (US average: 10 percent).

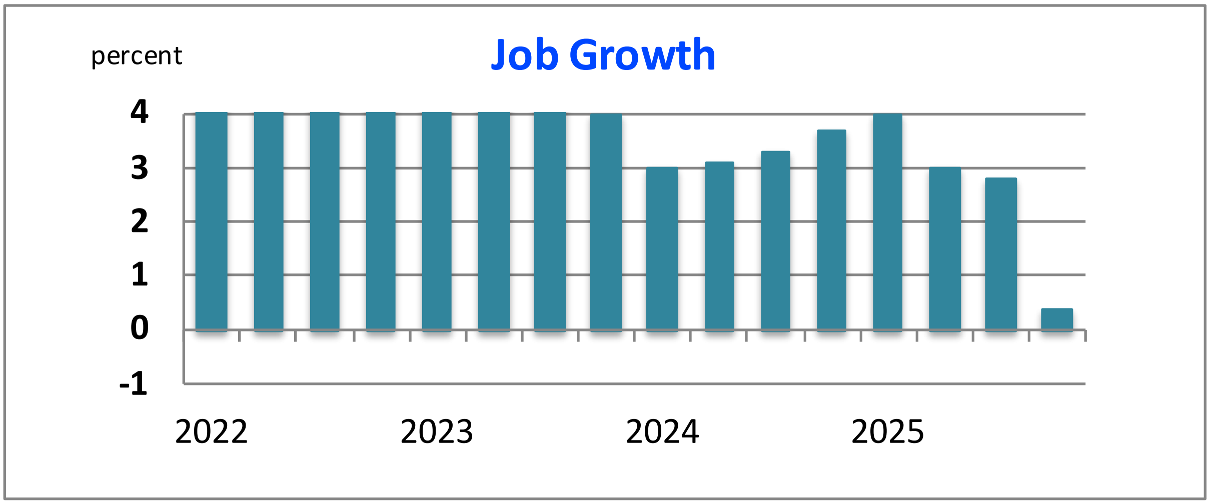


Population growth in St. Cloud has been low. Over the last three years HOME PRICES rose 15 percent, 1 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 16 percent over the next three years. In a bad recession prices could fall 26 percent.

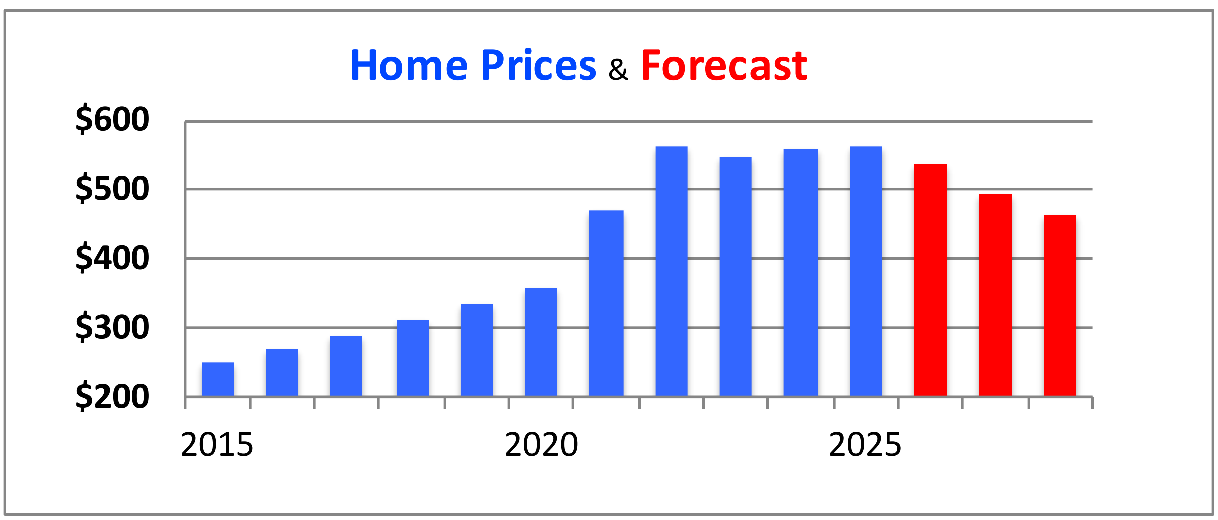
QUICK ECONOMY

St. George UT

March 2026



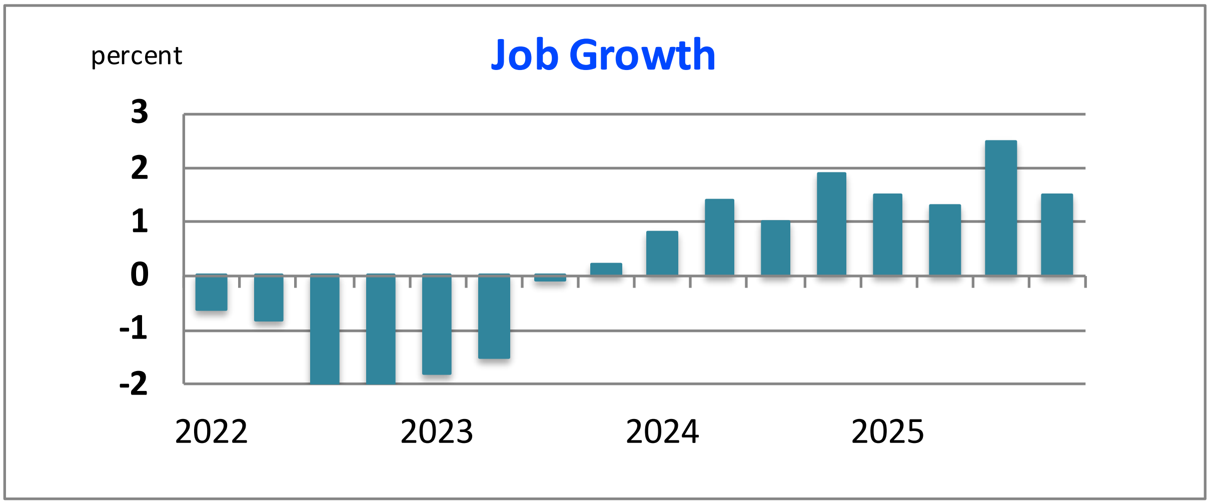
The local economy features a big tourist industry. A large retirement population feeds the retail and healthcare sectors. JOB GROWTH is worse than last quarter. Unemployment is a moderate 4 percent. In the last two years, total area income grew 18 percent (US average: 10 percent).



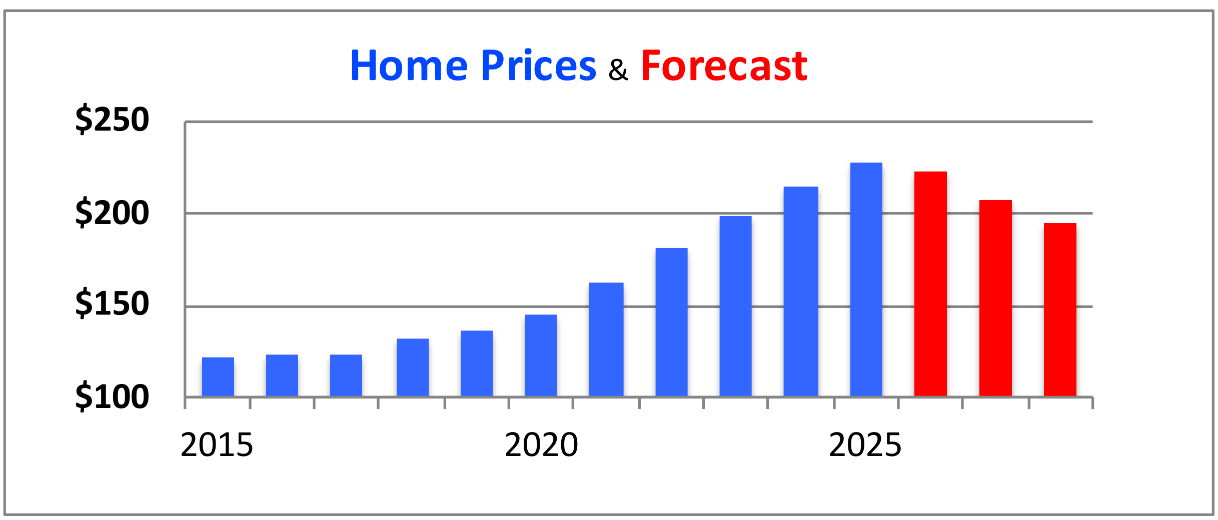
Population growth in St. George has been high. Over the last three years HOME PRICES rose 6 percent, 0 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 18 percent over the next three years. In a bad recession prices could fall 33 percent.

St. Joseph MO

March 2026



Economic growth has been erratic over the years, depending on the fortunes of the large food processing operations (pork). 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).

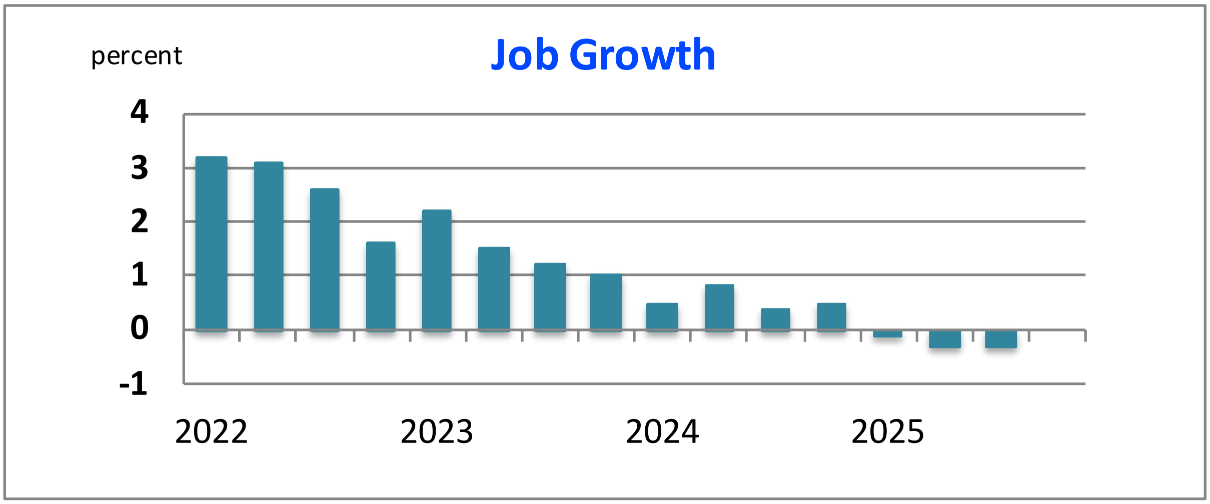


Population growth in St. Joseph has been NEGATIVE. Over the last three years HOME PRICES rose 20 percent, 2 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 14 percent over the next three years. In a bad recession prices could fall 28 percent.

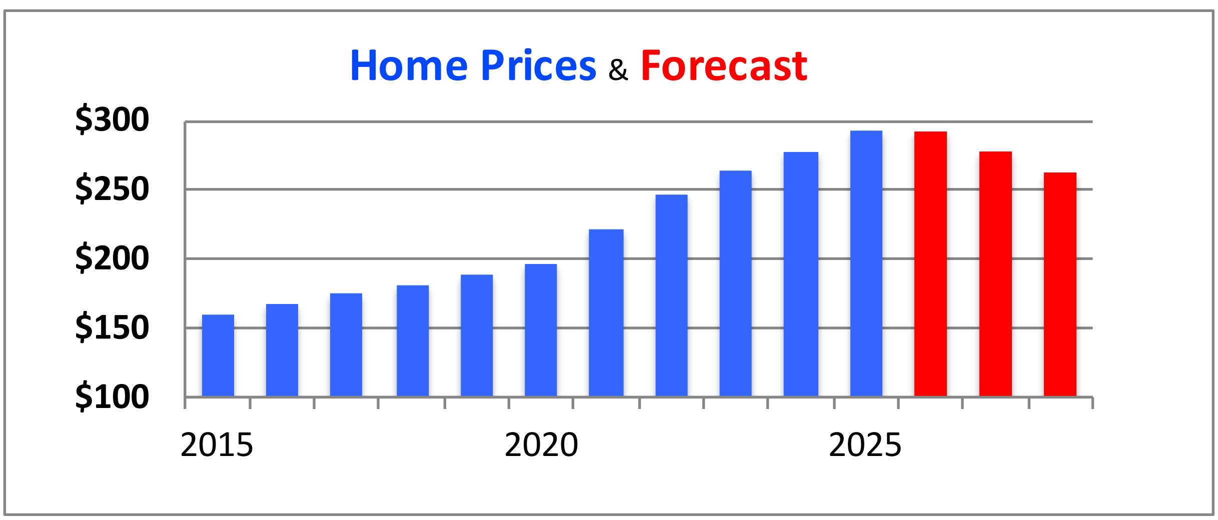
Quick Economy

St. Louis MO

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 8 percent (US average: 10 percent).

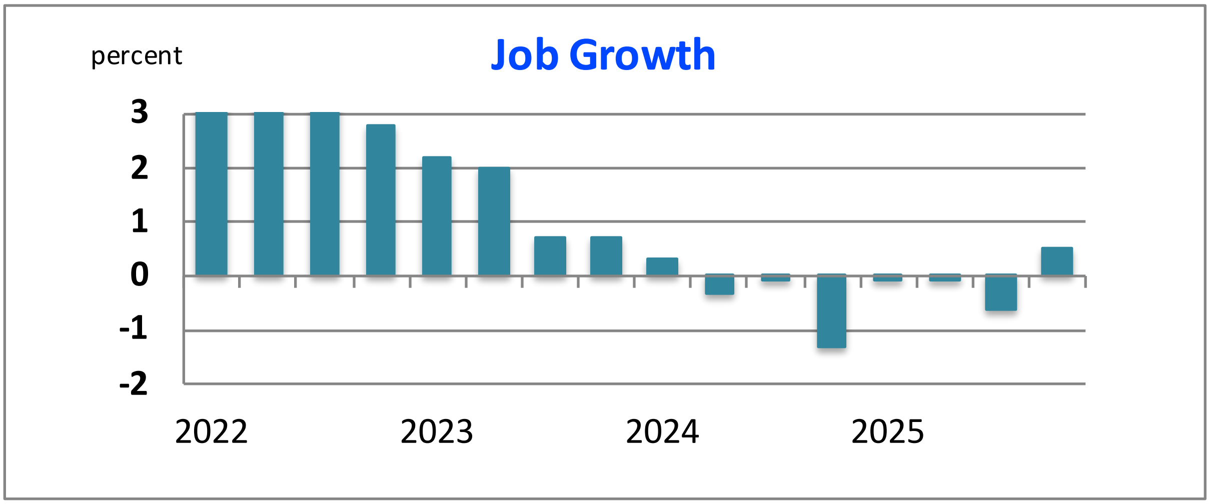


Population growth in St. Louis has been NEGATIVE. Over the last three years HOME PRICES rose 19 percent, 4 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 10 percent over the next three years. In a bad recession prices could fall 20 percent.

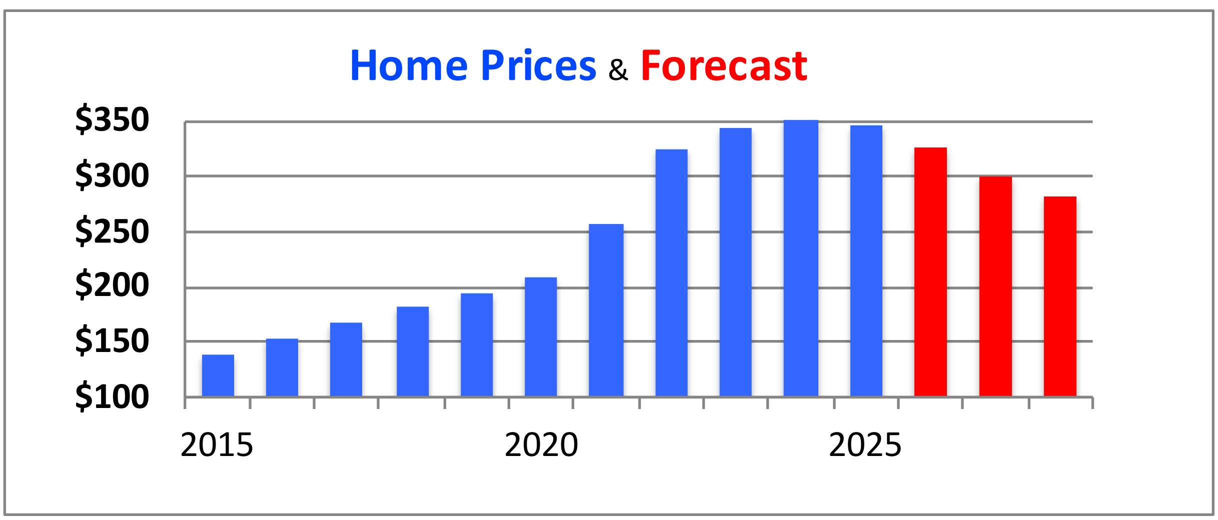
QUICK ECONOMY

St. Petersburg FL

March 2026



The local economy features a large business services sector. JOB GROWTH is better than last quarter. Unemployment is a moderate 4 percent. In the last two years, total area income grew 11 percent (US average: 10 percent).

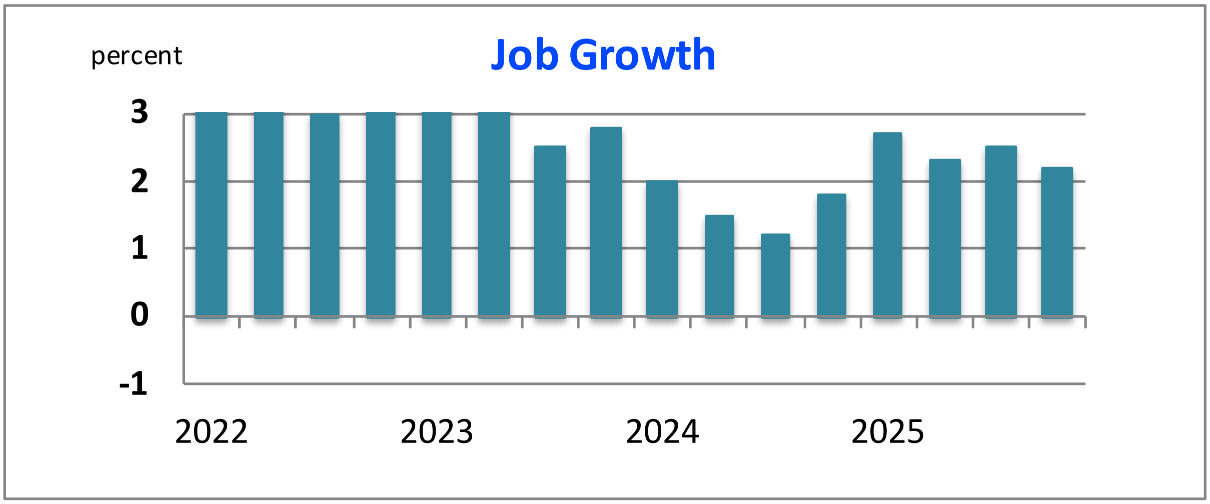


Population growth in St. Petersburg has been low. Over the last three years HOME PRICES rose 8 percent, -1 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 18 percent over the next three years. In a bad recession prices could fall 41 percent.

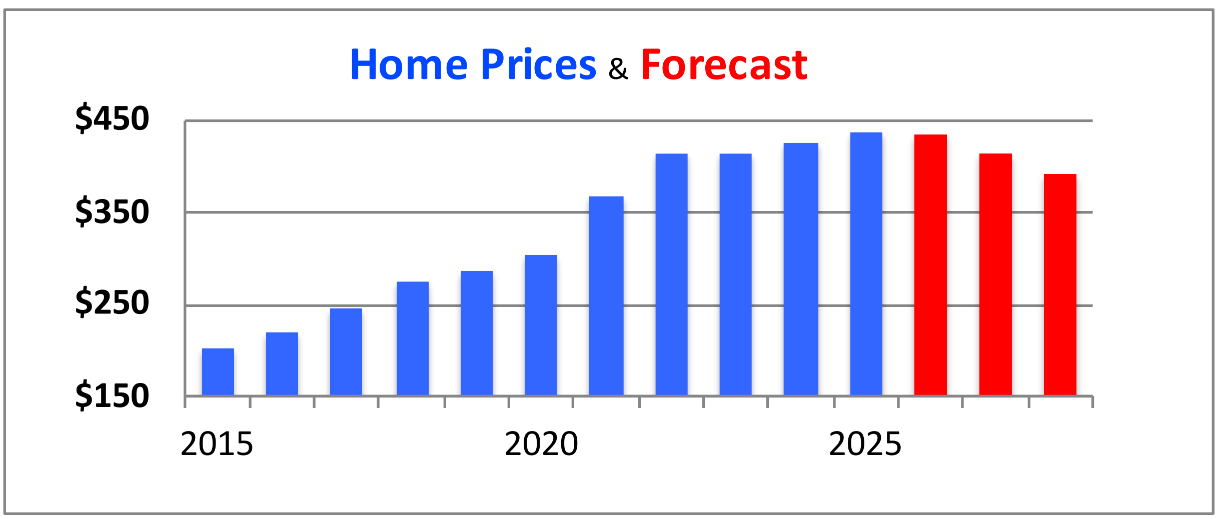
Quick Economy

Salem OR

March 2026



The local economy is dominated by the large government sector (state). Agriculture is important (wines). JOB GROWTH is little different than last quarter. Unemployment is a moderate 5 percent. In the last two years, total area income grew 12 percent (US average: 10 percent).

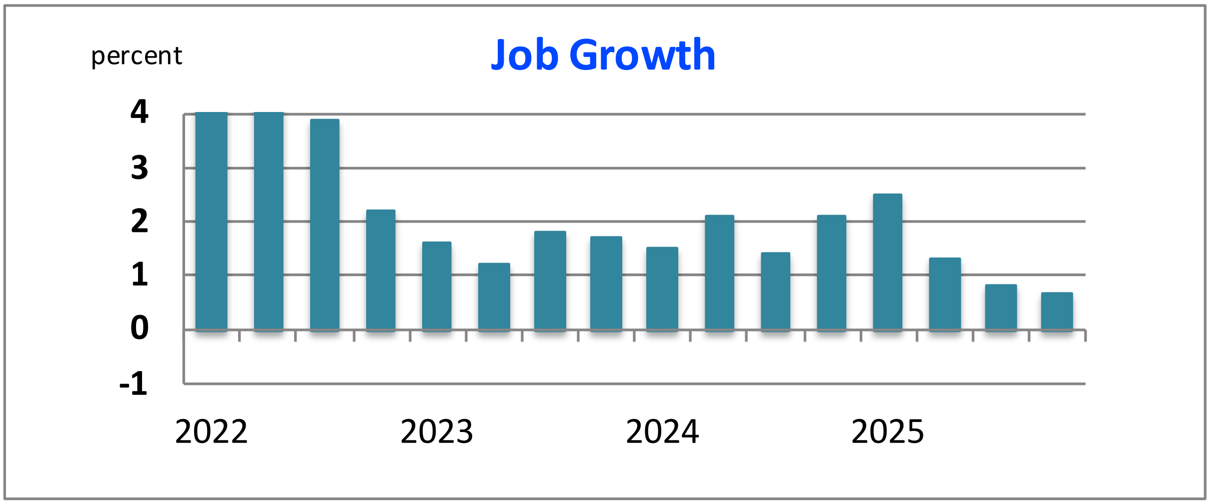


Population growth in Salem has been low. Over the last three years HOME PRICES rose 8 percent, 1 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 11 percent over the next three years. In a bad recession prices could fall 21 percent.

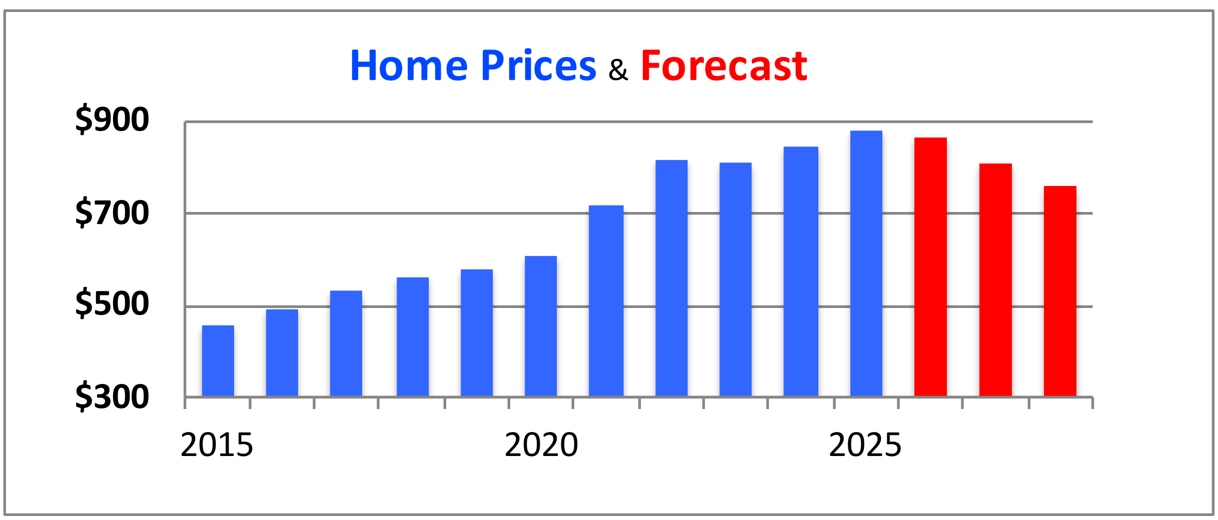
Quick Economy

Salinas CA

March 2026



The local economy features large government and tourism sectors. Agriculture (lettuce) is important. JOB GROWTH is little different than last quarter. Unemployment is a high 9 percent. In the last two years, total area income grew 8 percent (US average: 10 percent).

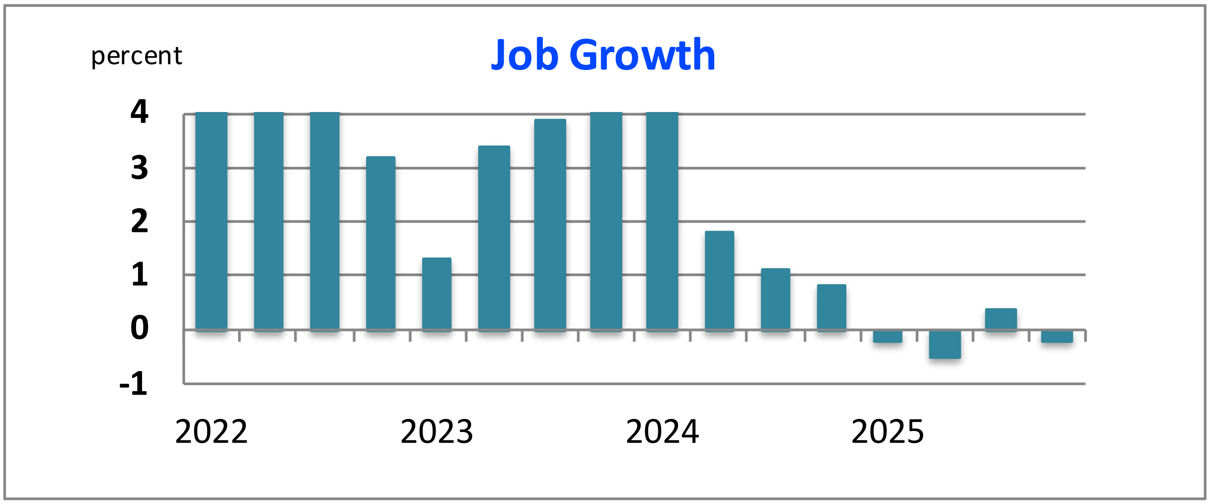


Population growth in Salinas has been low. Over the last three years HOME PRICES rose 14 percent, 1 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 13 percent over the next three years. In a bad recession prices could fall 23 percent.

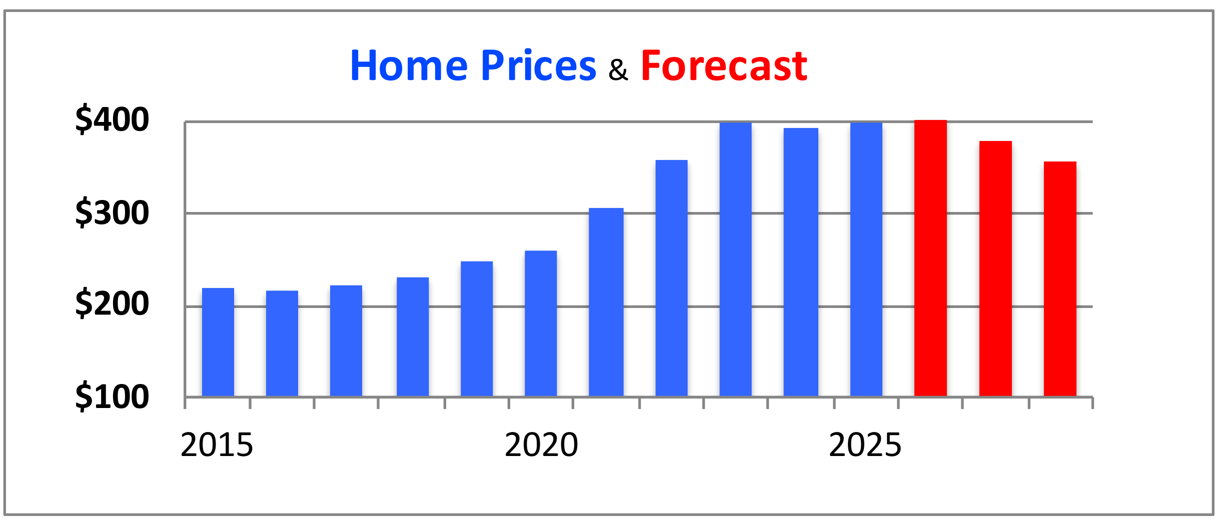
Quick Economy

Salisbury MD

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 9 percent (US average: 10 percent).

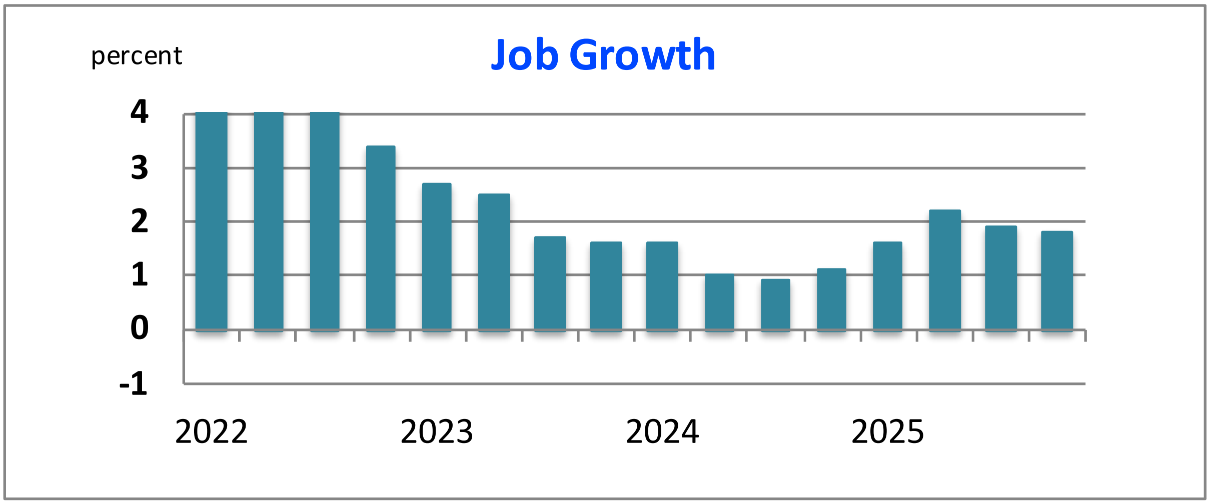


Population growth in Salisbury has been low. Over the last three years HOME PRICES rose 20 percent, 7 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 11 percent over the next three years. In a bad recession prices could fall 37 percent.

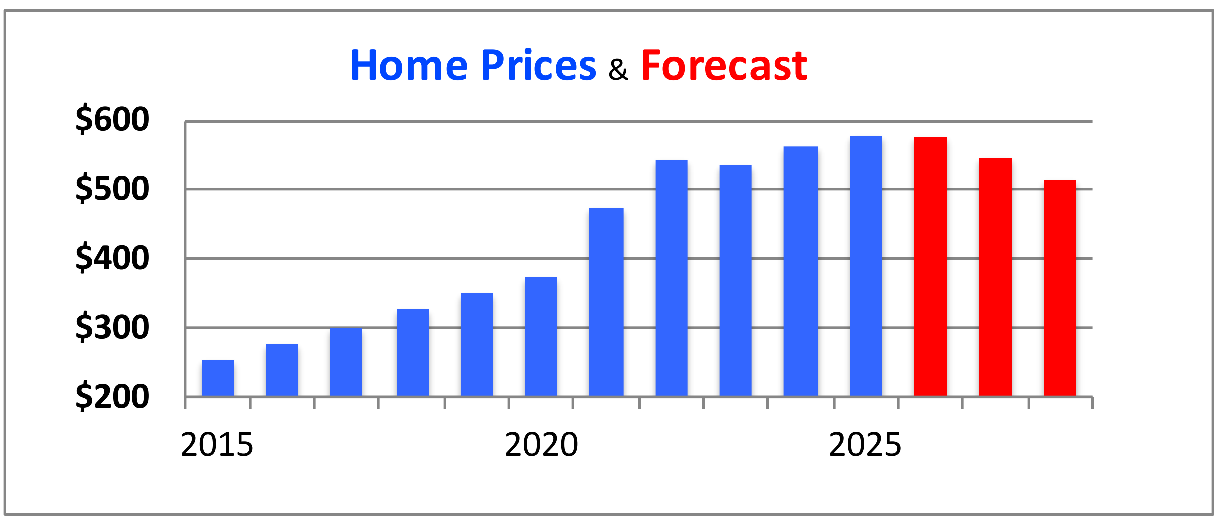
QUICK ECONOMY

Salt Lake City UT

March 2026



The local economy features large finance and business services sectors. 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).

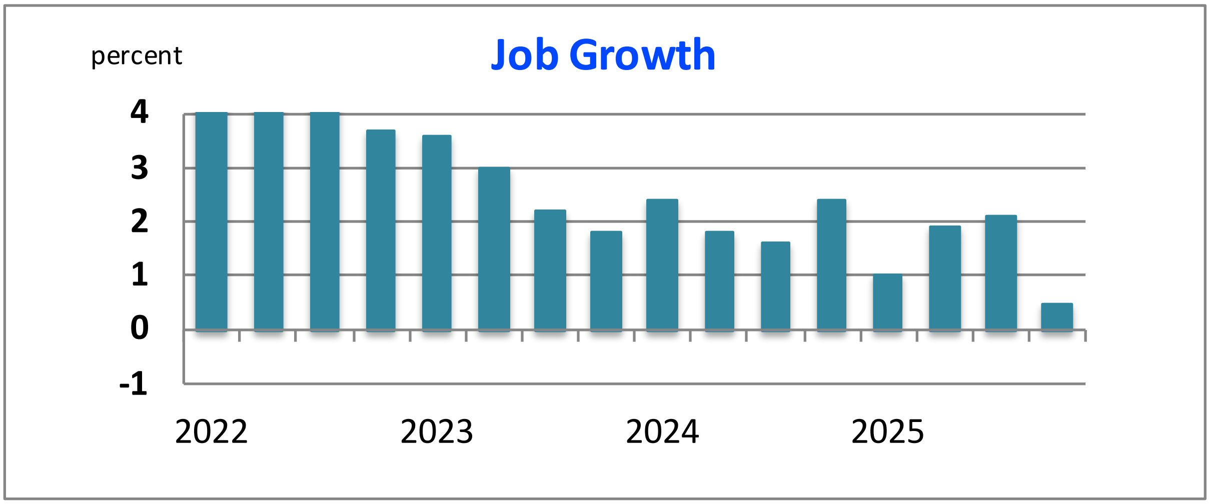


Population growth in Salt Lake City has been low. Over the last three years HOME PRICES rose 10 percent, 3 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 11 percent over the next three years. In a bad recession prices could fall 24 percent.

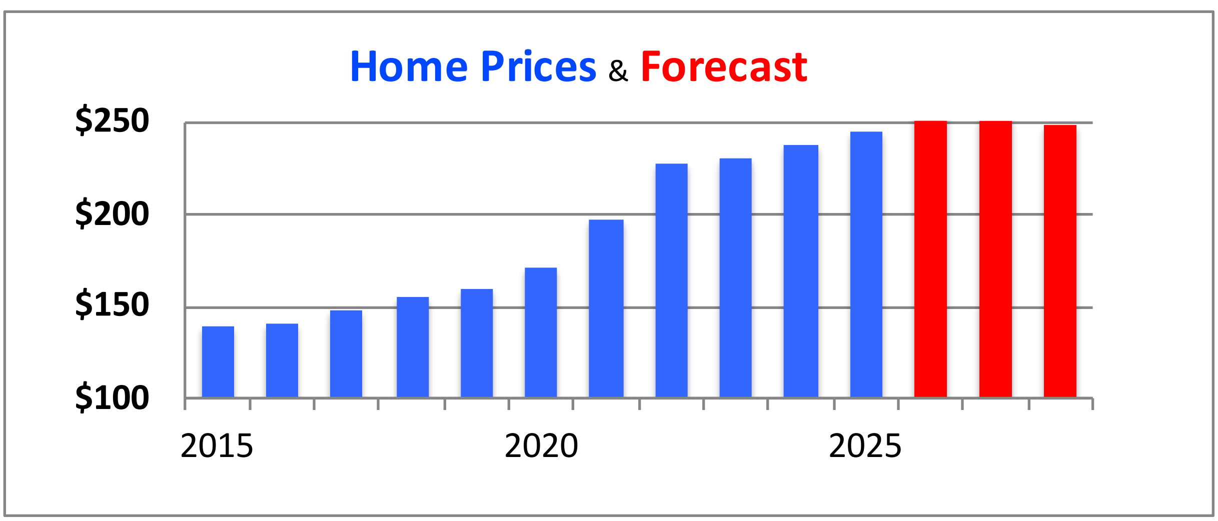
Quick Economy

San Angelo TX

March 2026



The local economy features a large education & healthcare 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).

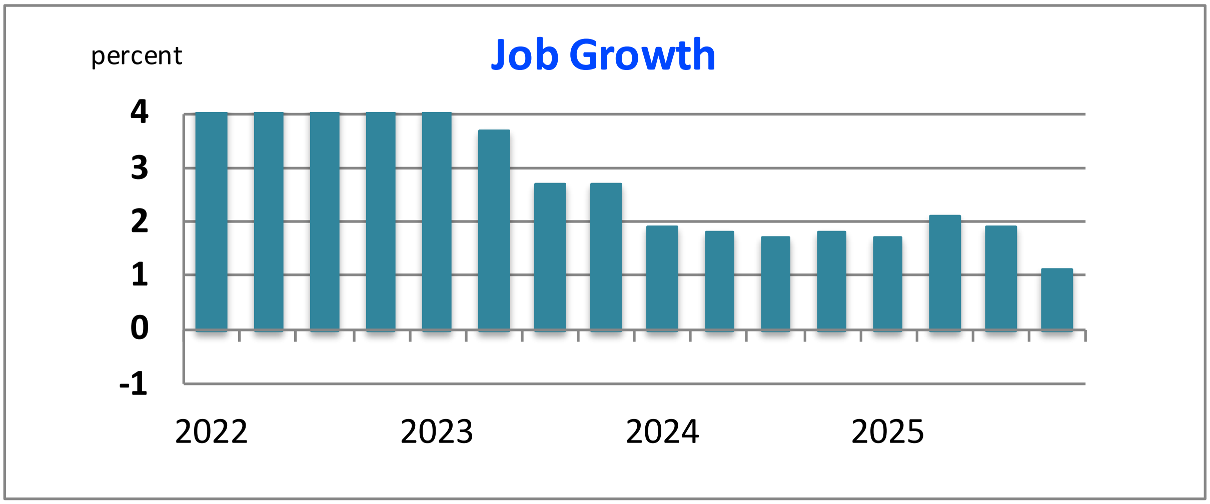


Population growth in San Angelo has been low. Over the last three years HOME PRICES rose 13 percent, 7 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to RISE 1 percent over the next three years. In a bad recession prices could fall 15 percent.

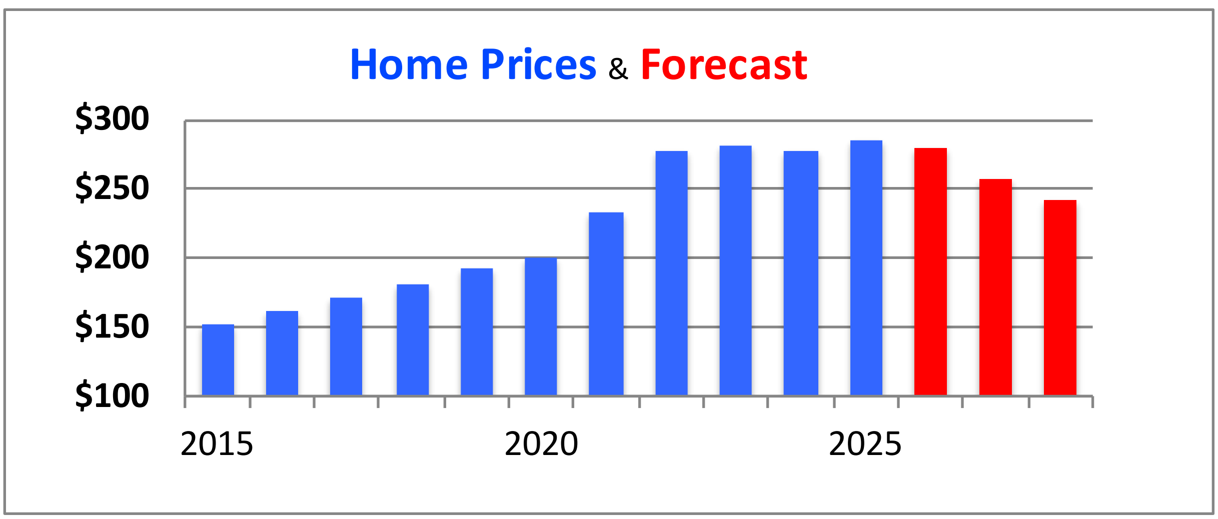
Quick Economy

San Antonio TX

March 2026



The local economy features a large tourist sector, an important finance sector, and a large military presence. JOB GROWTH is worse than last quarter. Unemployment is a moderate 4 percent. In the last two years, total area income grew 12 percent (US average: 10 percent).

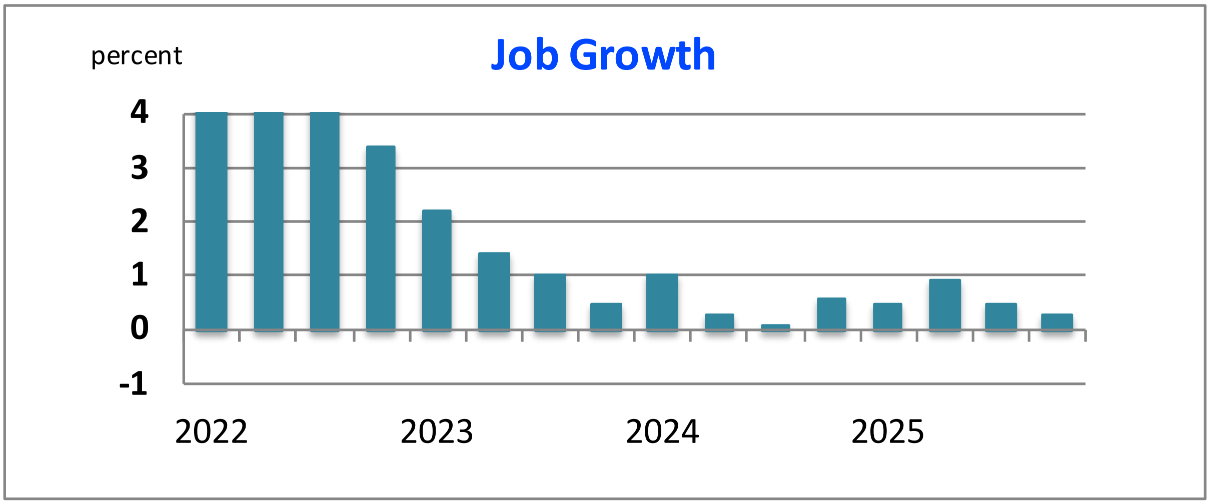


Population growth in San Antonio has been moderate. Over the last three years HOME PRICES rose 4 percent, 2 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 15 percent over the next three years. In a bad recession prices could fall 33 percent.

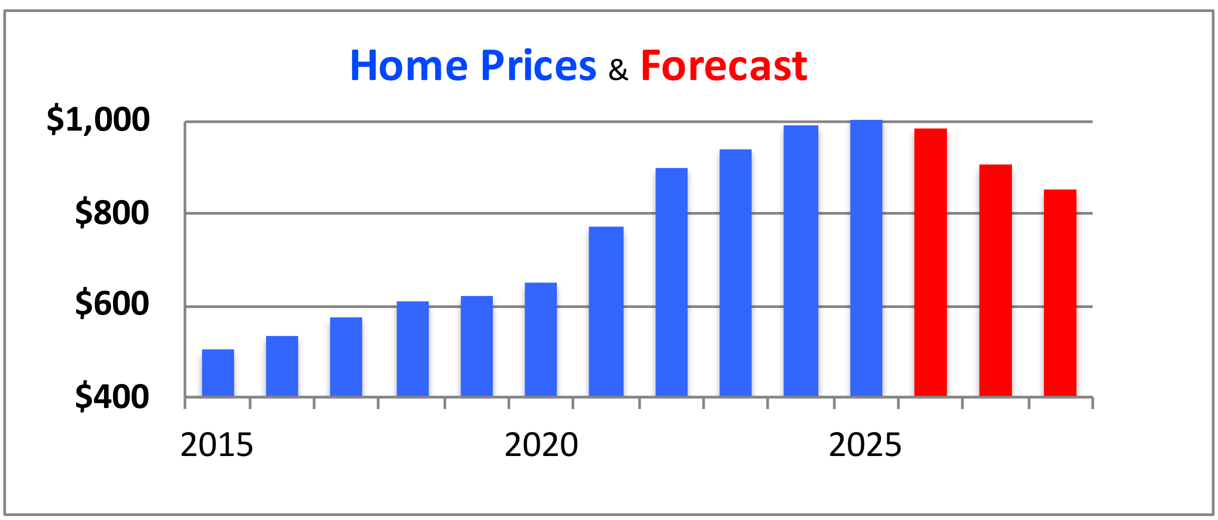
Quick Economy

San Diego CA

March 2026



The local economy features a large tourism sector, a large Navy presence, and a big business services (to the Navy) 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).

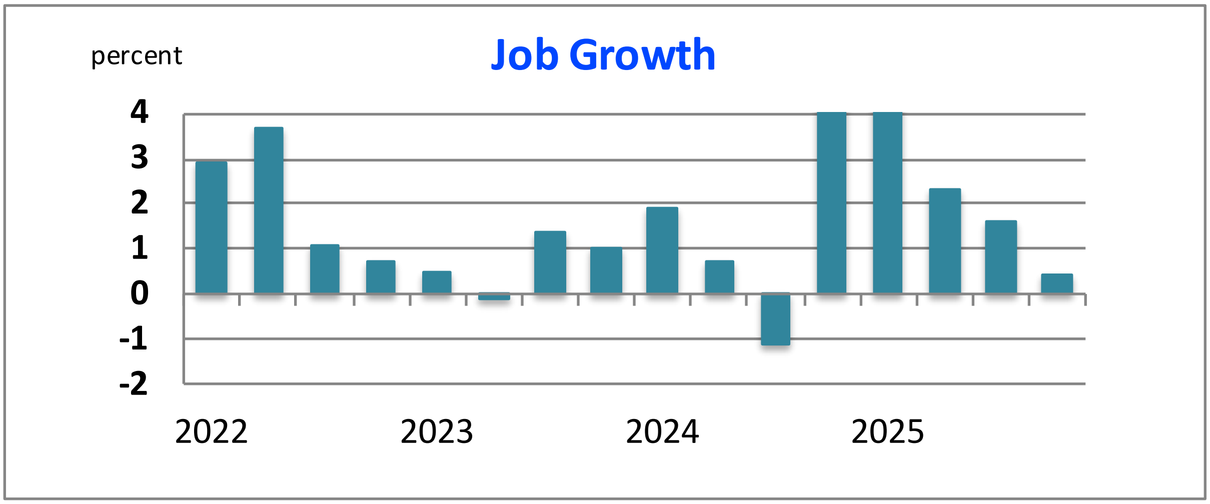


Population growth in San Diego has been NEGATIVE. Over the last three years HOME PRICES rose 15 percent, 2 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 16 percent over the next three years. In a bad recession prices could fall 26 percent.

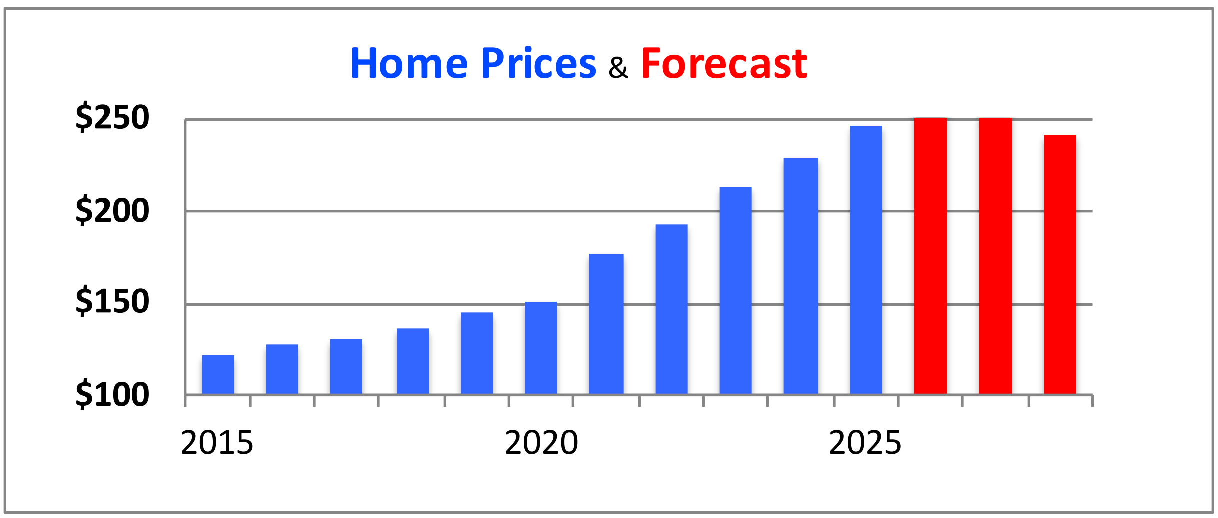
Quick Economy

Sandusky OH

March 2026



The local economy features a large tourism sector. JOB GROWTH is worse than last quarter. Unemployment is a moderate 6 percent. In the last two years, total area income grew 8 percent (US average: 10 percent).

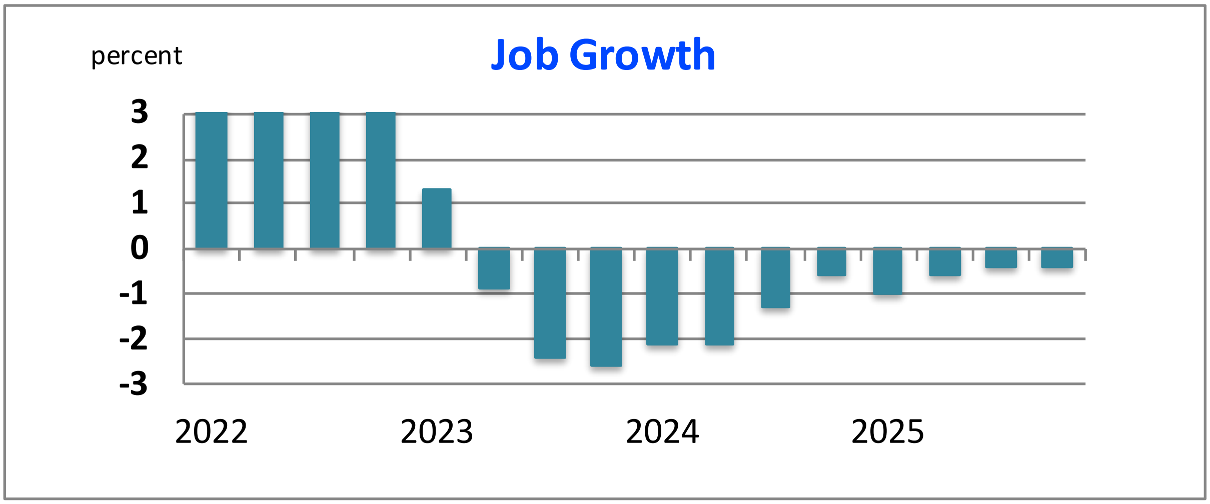


Population growth in Sandusky has been NEGATIVE. Over the last three years HOME PRICES rose 30 percent, 10 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 2 percent over the next three years. In a bad recession prices could fall 69 percent.

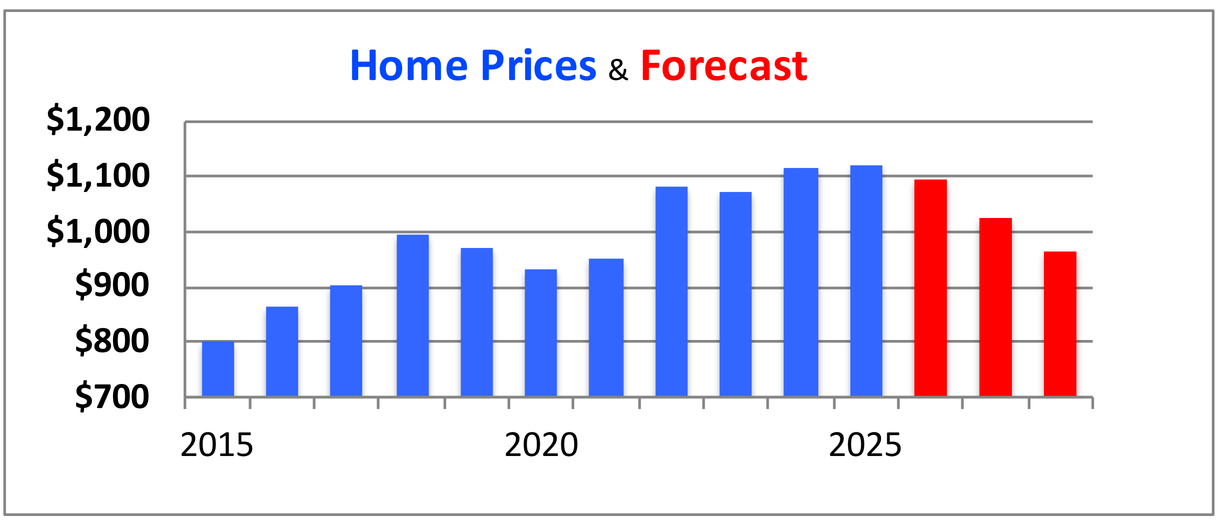
Quick Economy

San Francisco CA

March 2026



The local economy features large finance, tourism, business services and technology sectors. JOB GROWTH is little different than last quarter. Unemployment is a moderate 4 percent. In the last two years, total area income grew 6 percent (US average: 10 percent).

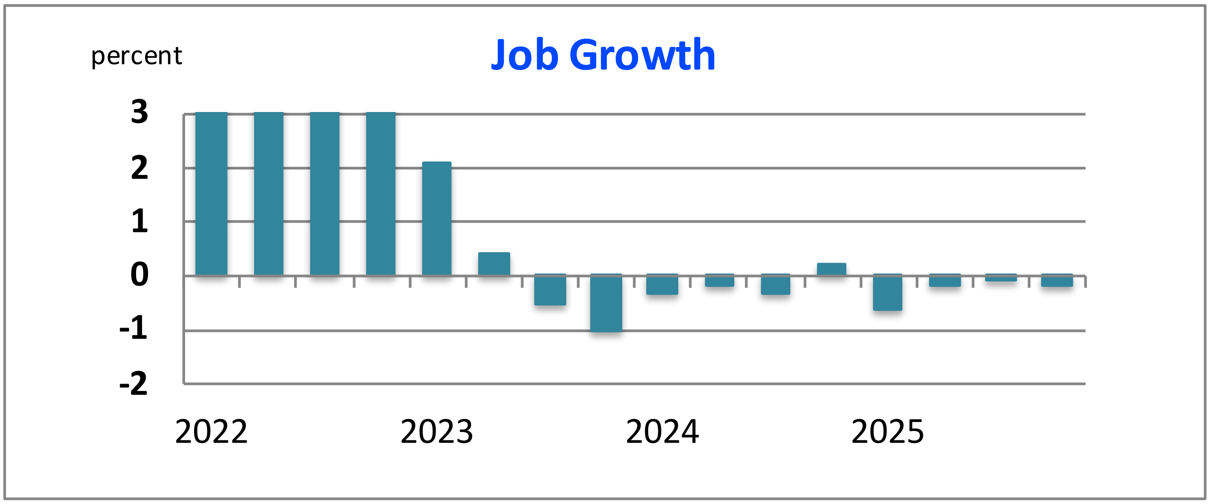


Population growth in San Francisco has been NEGATIVE. Over the last three years HOME PRICES rose 6 percent, 2 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 14 percent over the next three years. In a bad recession prices could fall 24 percent.

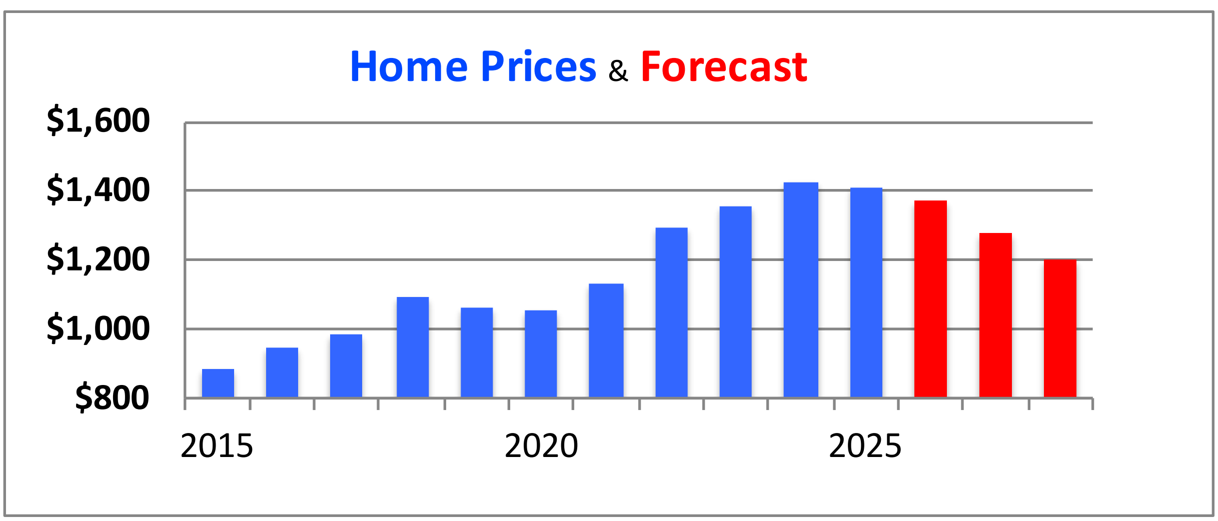
Quick Economy

San Jose CA

March 2026



The local economy is dominated by the large business services, information and manufacturing sectors. 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).

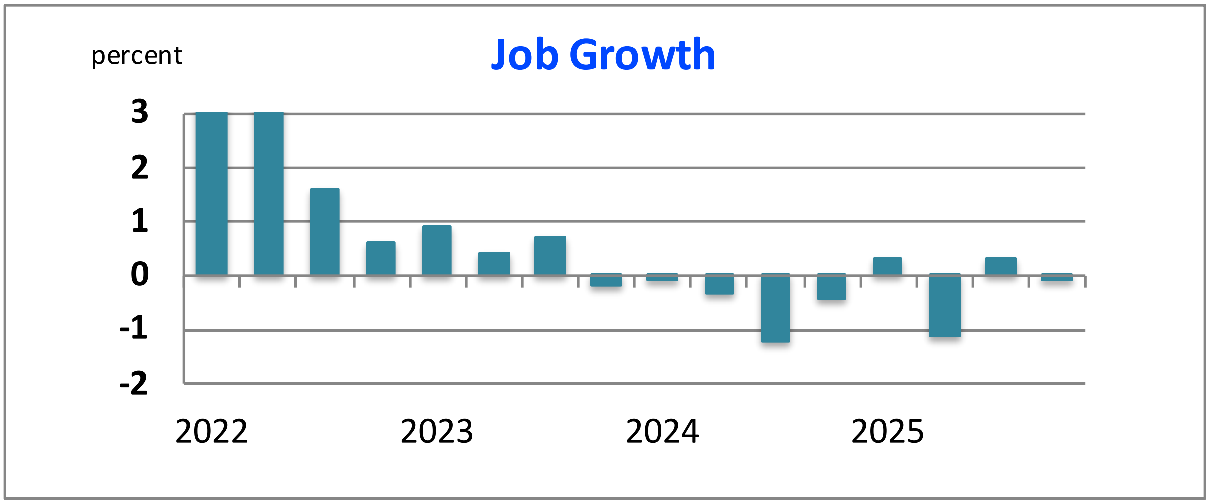


Population growth in San Jose has been NEGATIVE. Over the last three years HOME PRICES rose 10 percent, 0 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 15 percent over the next three years. In a bad recession prices could fall 25 percent.

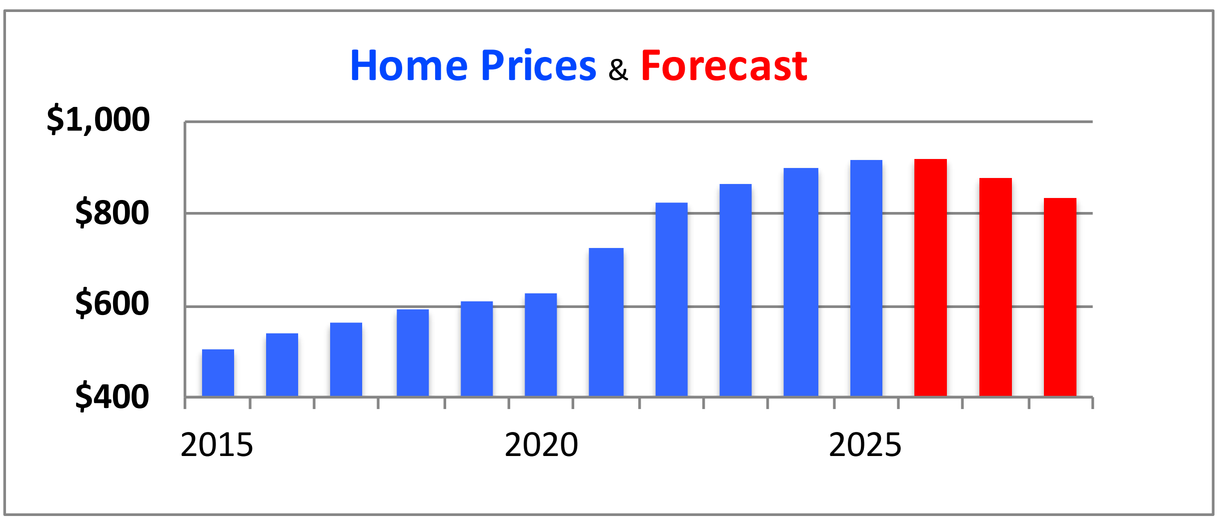
Quick Economy

San Luis Obispo CA

March 2026



The local economy features large government (Polytech) and tourist sectors. Strawberries and grapes are important crops. 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).

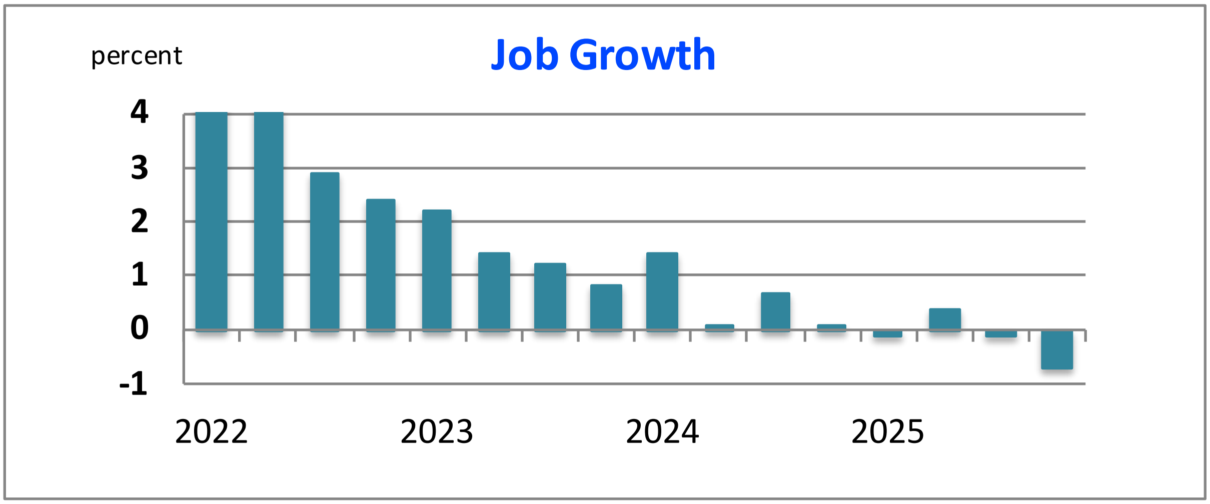


Population growth in San Luis Obispo has been NEGATIVE. Over the last three years HOME PRICES rose 14 percent, 4 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 9 percent over the next three years. In a bad recession prices could fall 19 percent.

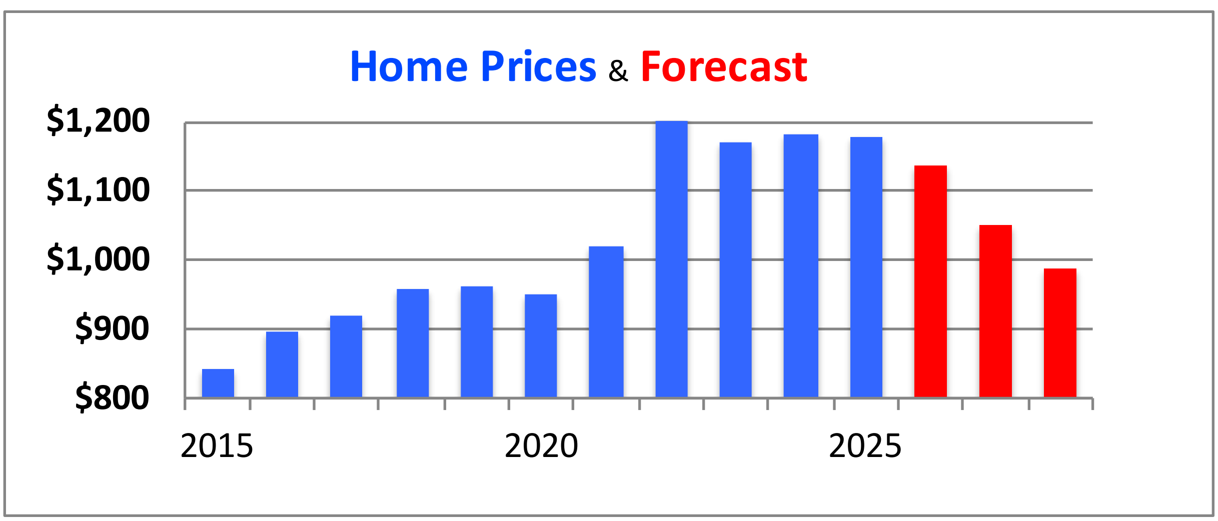
Quick Economy

San Rafael CA

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 7 percent (US average: 10 percent).

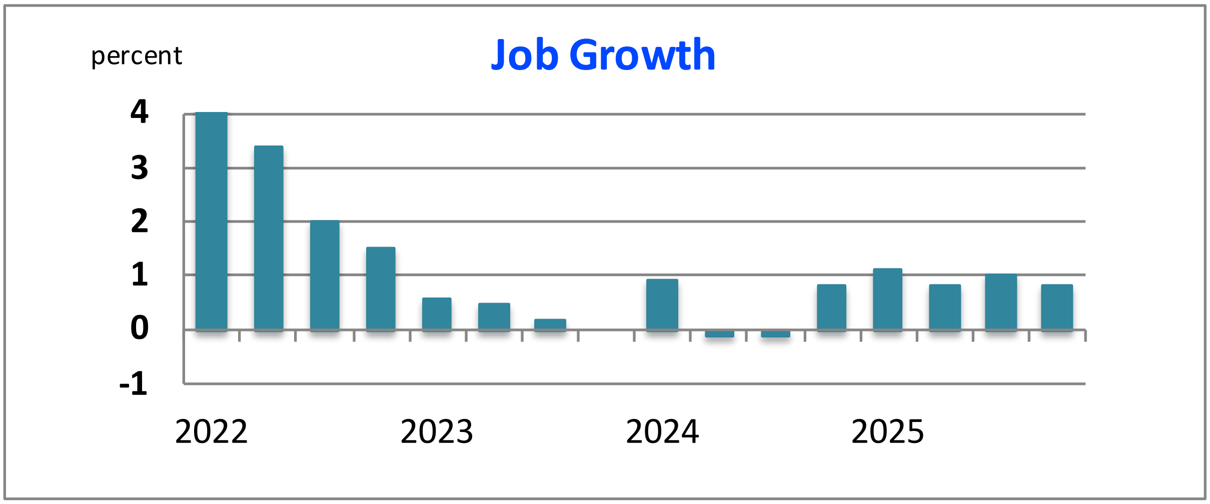


Population growth in San Rafael has been NEGATIVE. Over the last three years HOME PRICES rose 1 percent, -1 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 16 percent over the next three years. In a bad recession prices could fall 26 percent.

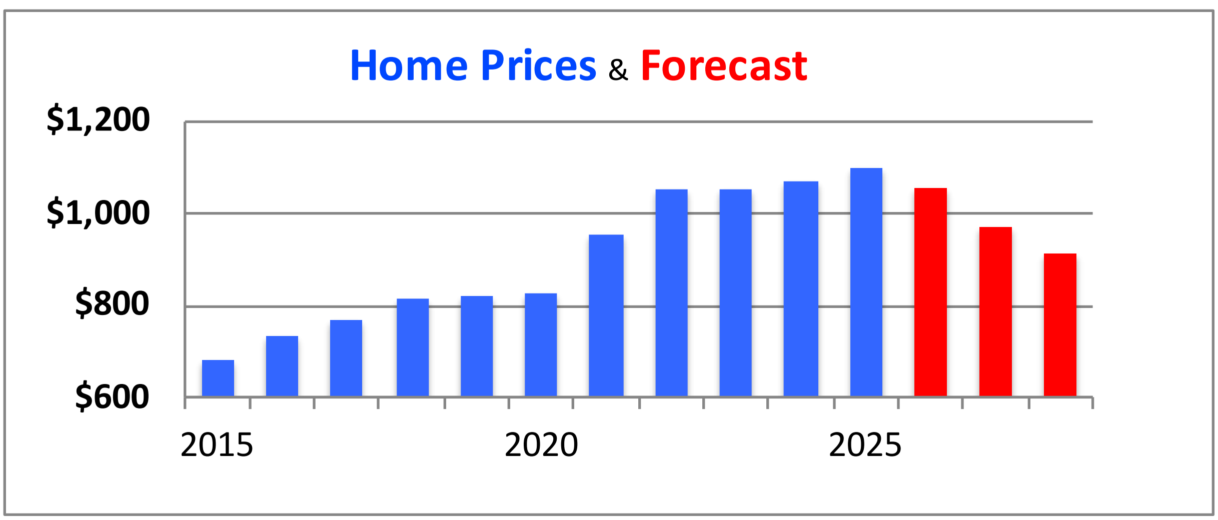
Quick Economy

Santa Cruz CA

March 2026



The local economy depends on the large government sector (university). Agriculture is important (strawberries, raspberries). 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).

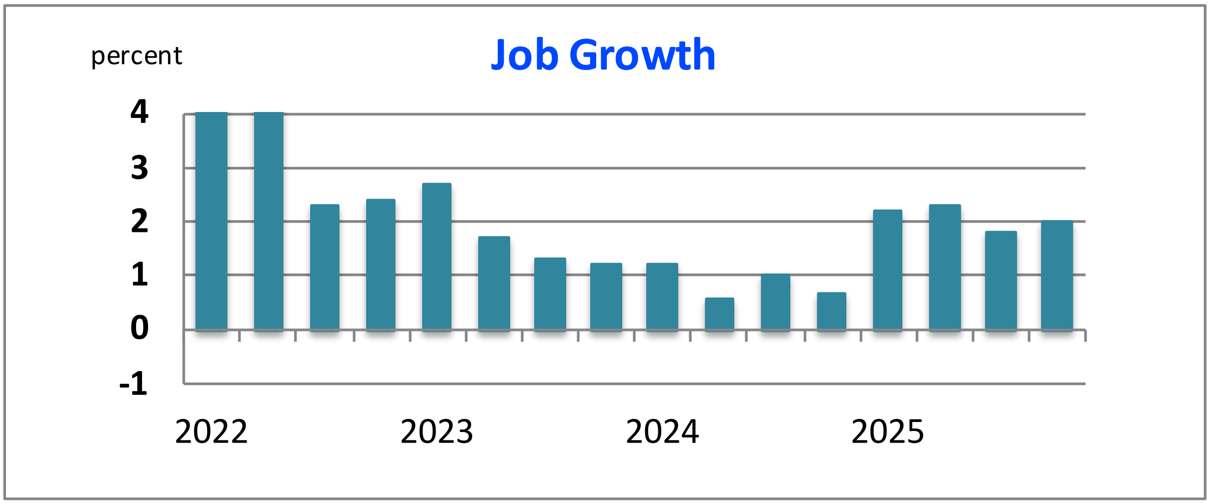


Population growth in Santa Cruz has been NEGATIVE. Over the last three years HOME PRICES fell 0 percent, -1 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 17 percent over the next three years. In a bad recession prices could fall 27 percent.

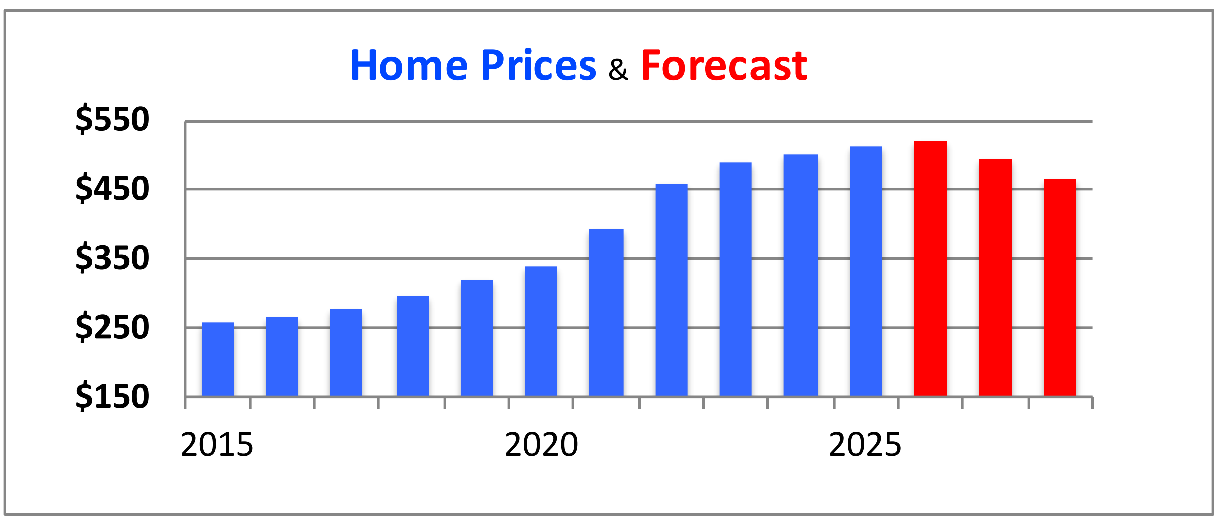
Quick Economy

Santa Fe NM

March 2026



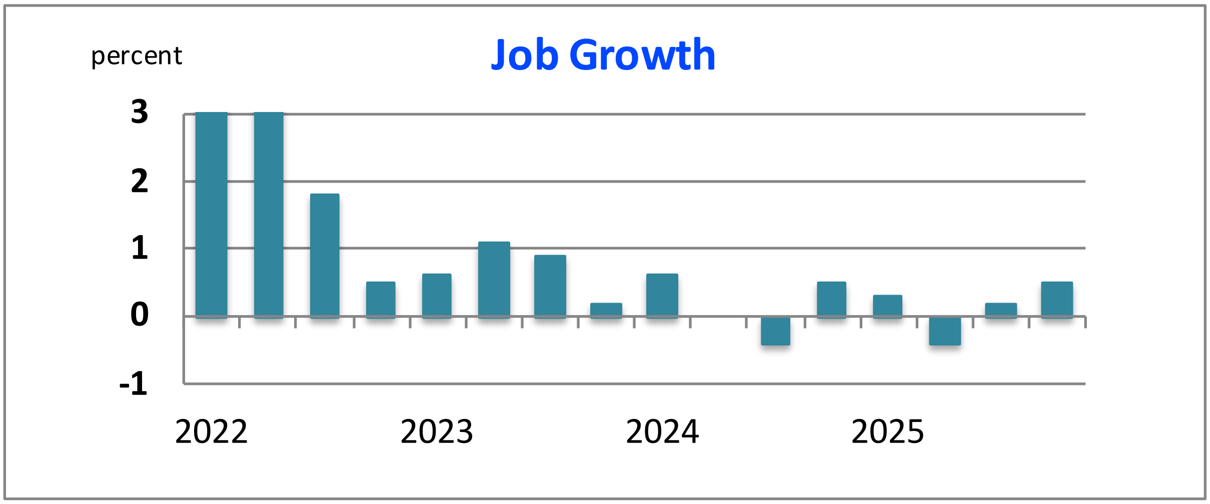
The local economy is dominated by the large government (state) and tourism sectors. JOB GROWTH is little different than last quarter. Unemployment is a moderate 4 percent. In the last two years, total area income grew 17 percent (US average: 10 percent).



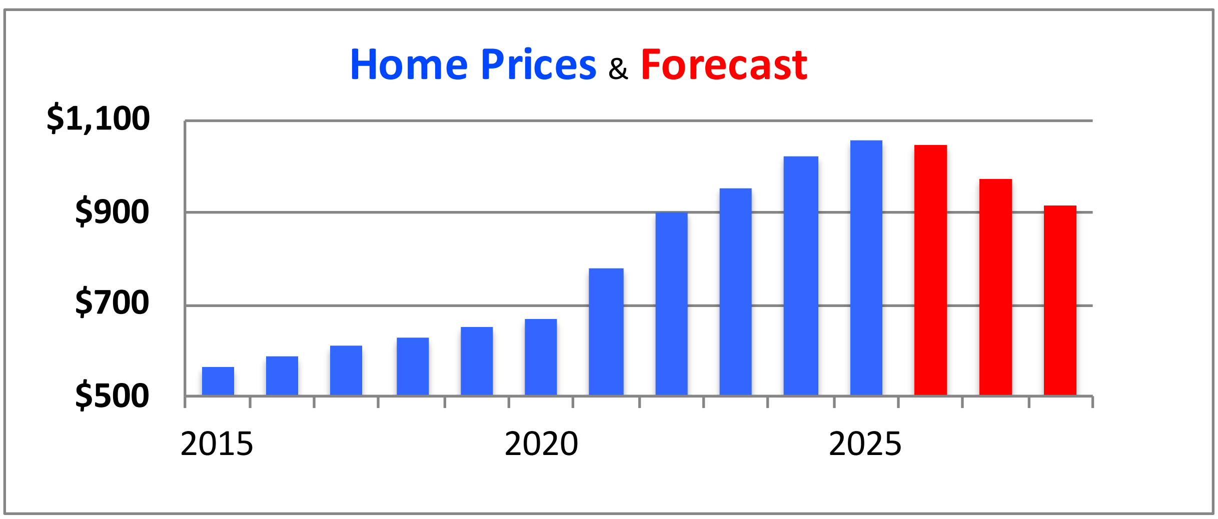
Population growth in Santa Fe has been low. Over the last three years HOME PRICES rose 15 percent, 5 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 10 percent over the next three years. In a bad recession prices could fall 30 percent.

Santa Maria-Santa Barbara CA

March 2026



The local economy features large government (university), tourism and information sectors. Farming (strawberries, broccoli) is important. JOB GROWTH is little different than last quarter. Unemployment is a moderate 5 percent. In the last two years, total area income grew 8 percent (US average: 10 percent).

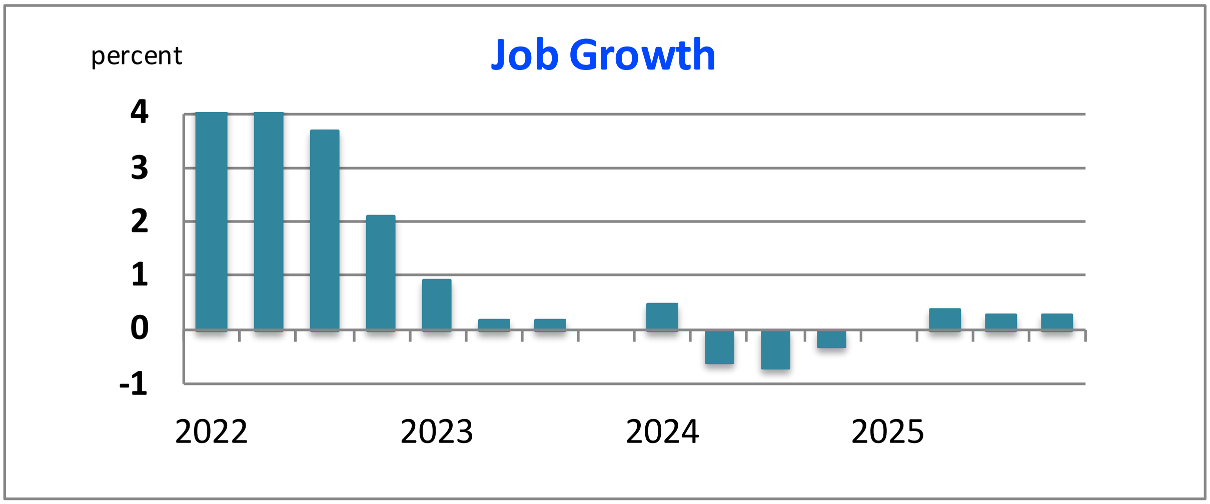


Population growth in Santa Maria has been NEGATIVE. Over the last three years HOME PRICES rose 15 percent, 3 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 14 percent over the next three years. In a bad recession prices could fall 24 percent.

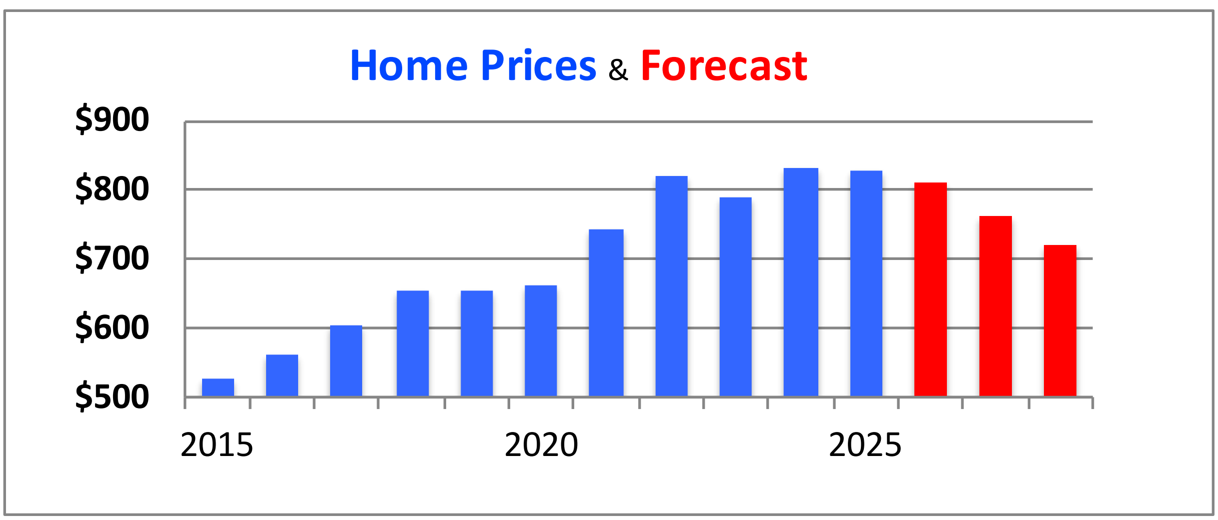
Quick Economy

Santa Rosa CA

March 2026



Growth depends on San Francisco. The local economy features a large tourist sector. Agriculture (wine) is important. 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).

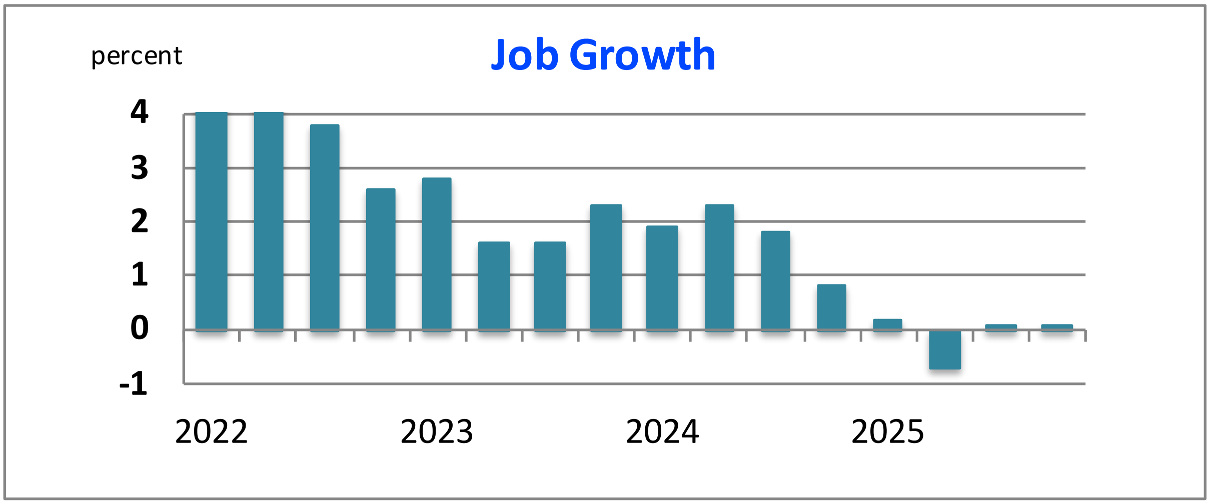


Population growth in Santa Rosa has been NEGATIVE. Over the last three years HOME PRICES rose 6 percent, 0 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 13 percent over the next three years. In a bad recession prices could fall 23 percent.

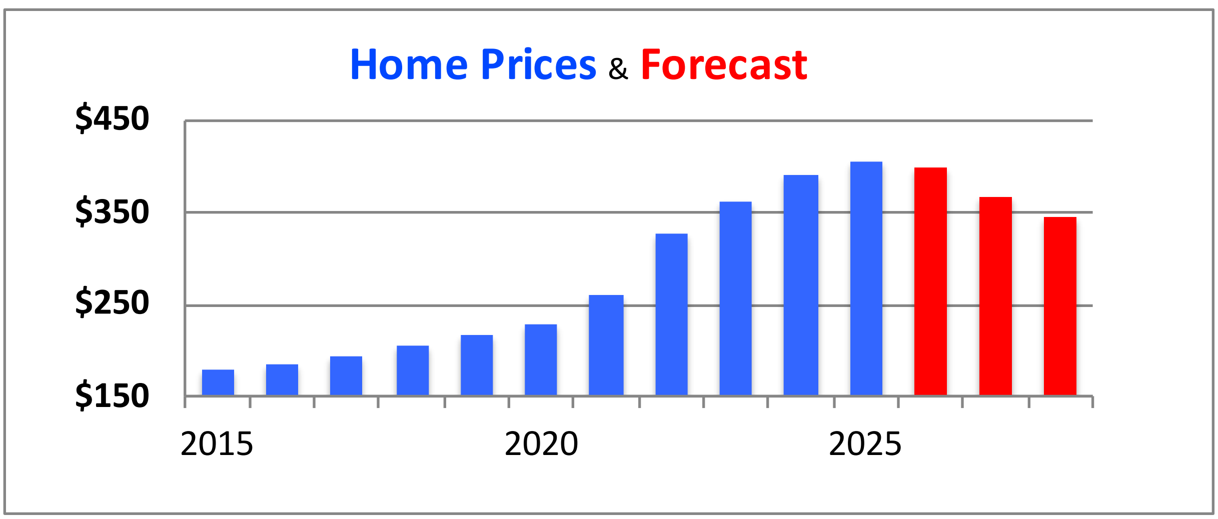
Quick Economy

Savannah GA

March 2026



The local economy features large tourism 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 11 percent (US average: 10 percent).

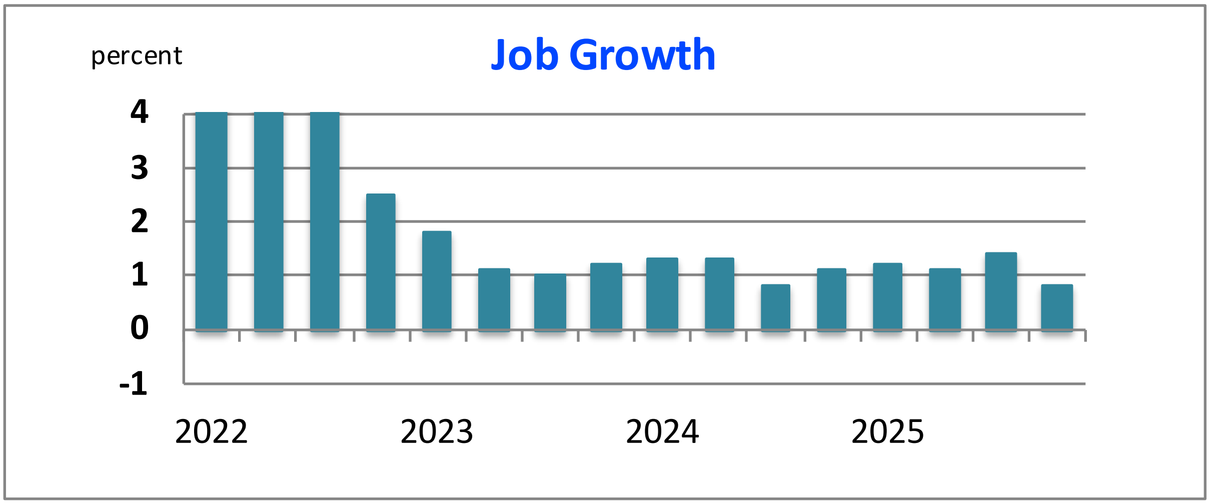


Population growth in Savannah has been moderate. Over the last three years HOME PRICES rose 20 percent, 4 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 15 percent over the next three years. In a bad recession prices could fall 52 percent.

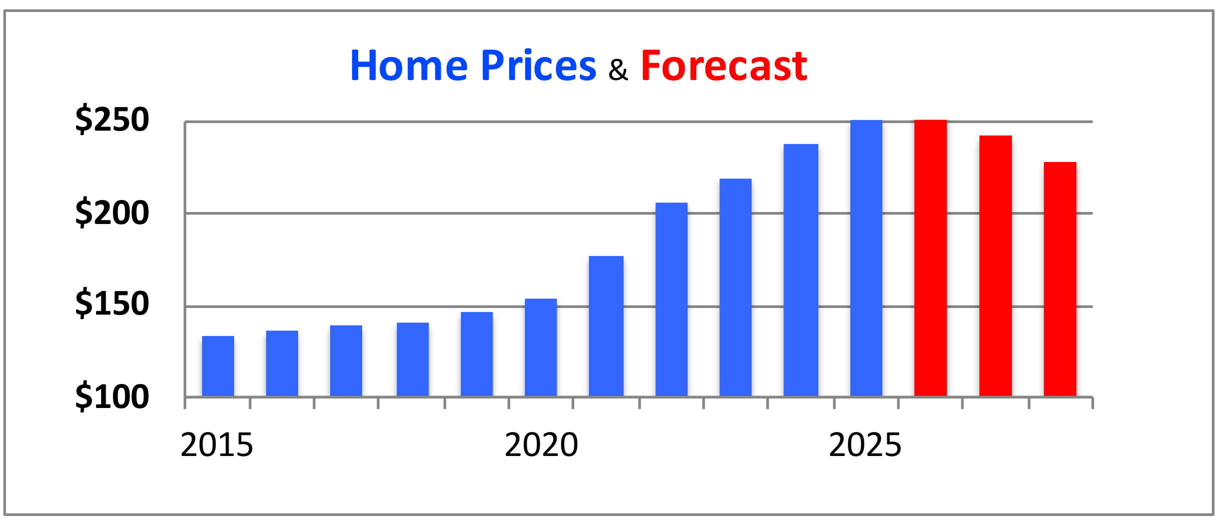
QUICK ECONOMY

Scranton PA

March 2026



The local economy features large healthcare and transport-warehouse sectors. 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 Scranton 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 9 percent over the next three years. In a bad recession prices could fall 47 percent.