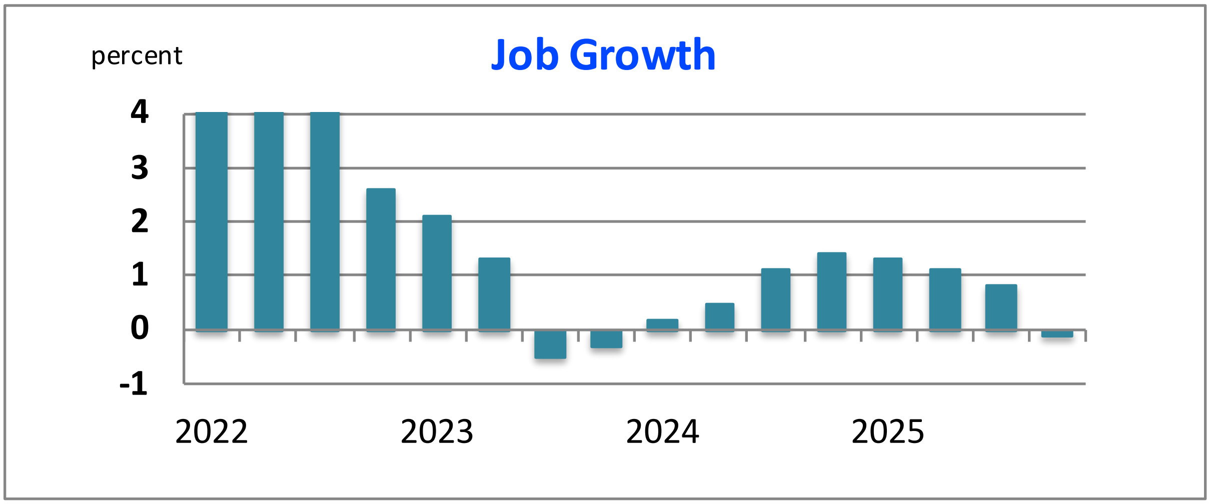
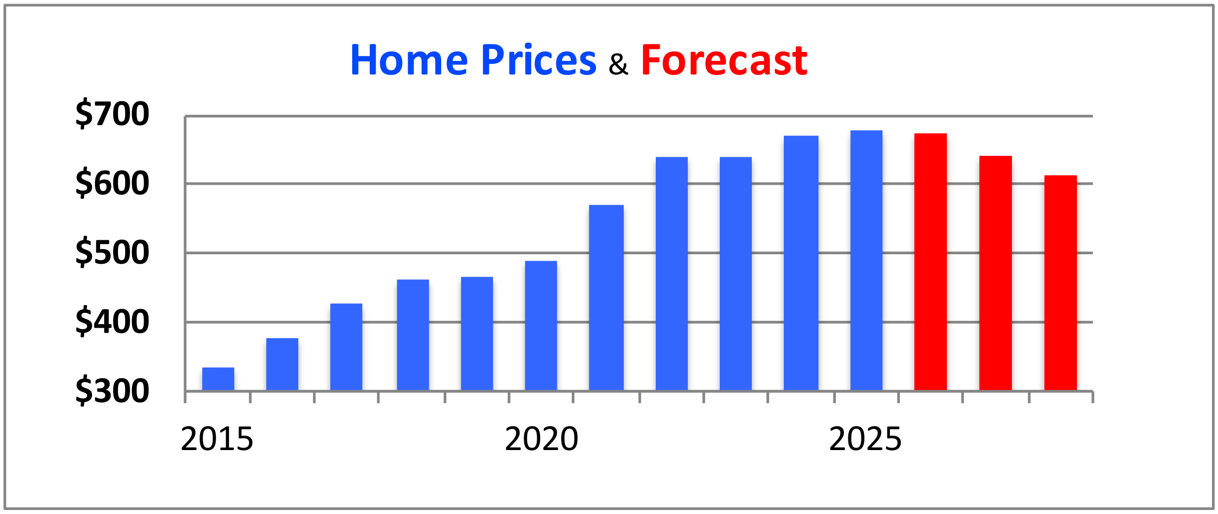
Quick Economy

Seattle WA

March 2026



The local economy features large information (technology) and manufacturing (Boeing) sectors. 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).

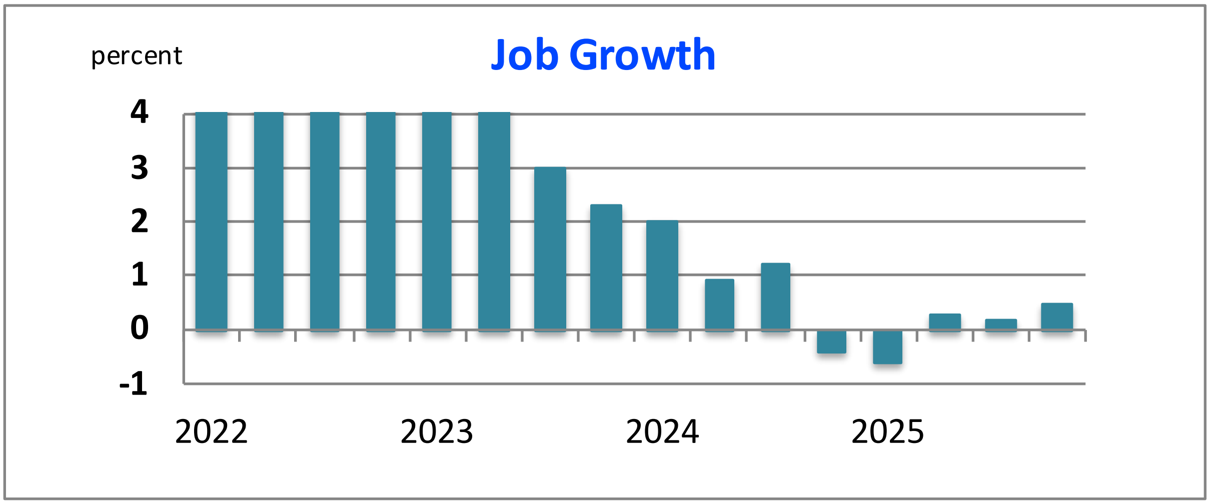


Population growth in Seattle has been low. Over the last three years HOME PRICES rose 10 percent, 2 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 10 percent over the next three years. In a bad recession prices could fall 20 percent.

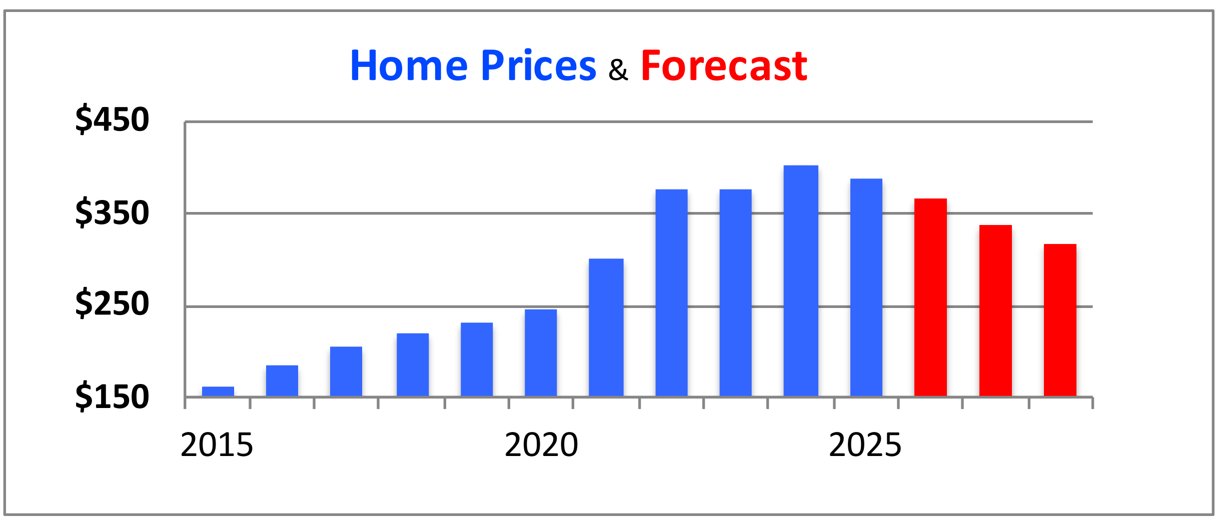
Quick Economy

Sebastian-Vero Beach FL

March 2026



The local economy features a large tourism sector and a large retirement population that feeds the big 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 15 percent (US average: 10 percent).

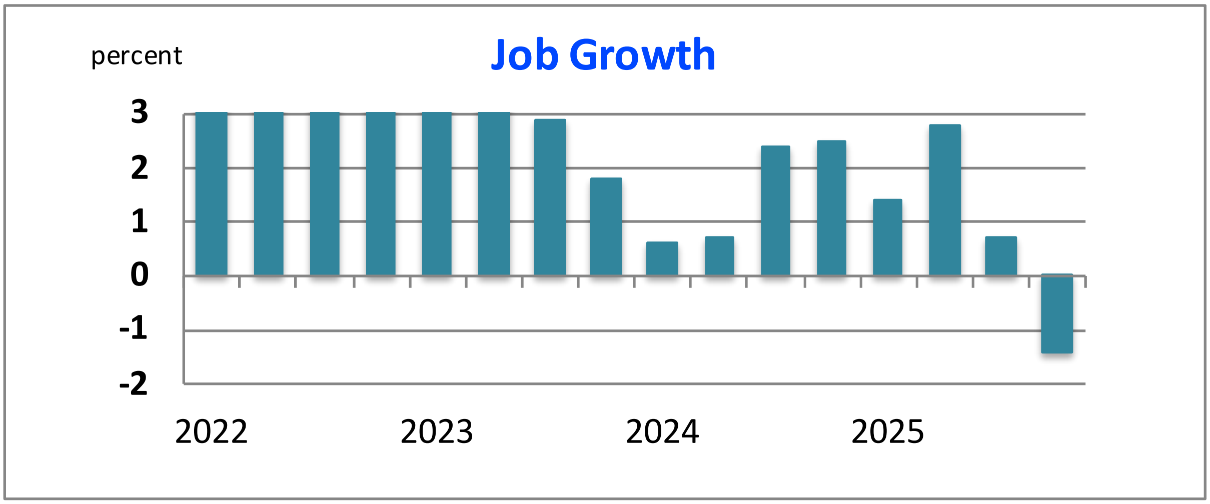


Population growth in Sebastian has been moderate. Over the last three years HOME PRICES rose 6 percent, 0 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 18 percent over the next three years. In a bad recession prices could fall 35 percent.

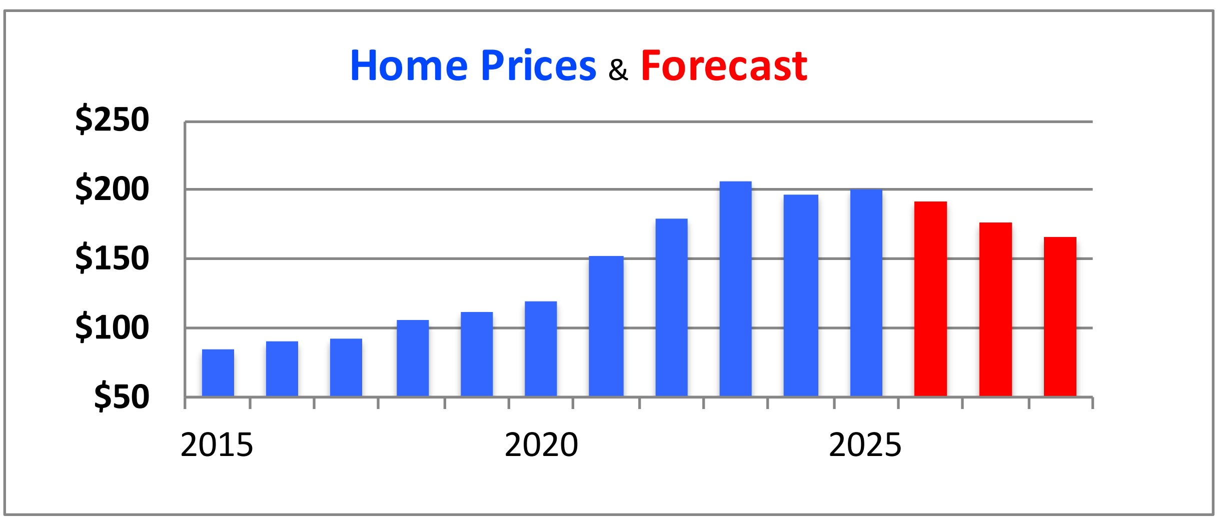
Quick Economy

Sebring FL

March 2026



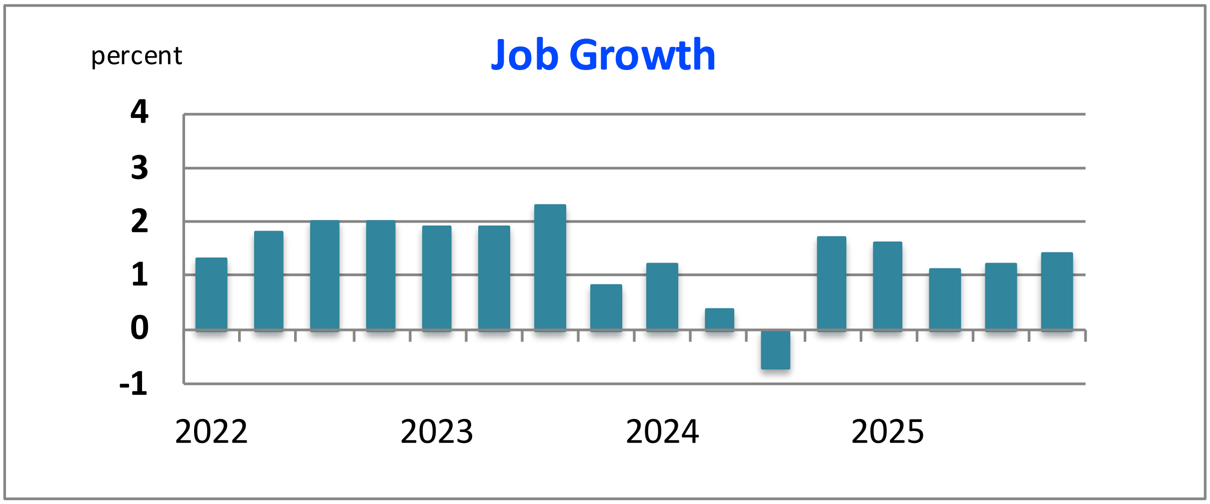
A large retirement population feeds the retail and healthcare sectors. JOB GROWTH is worse than last quarter. Unemployment is a moderate 6 percent. In the last two years, total area income grew 7 percent (US average: 10 percent).



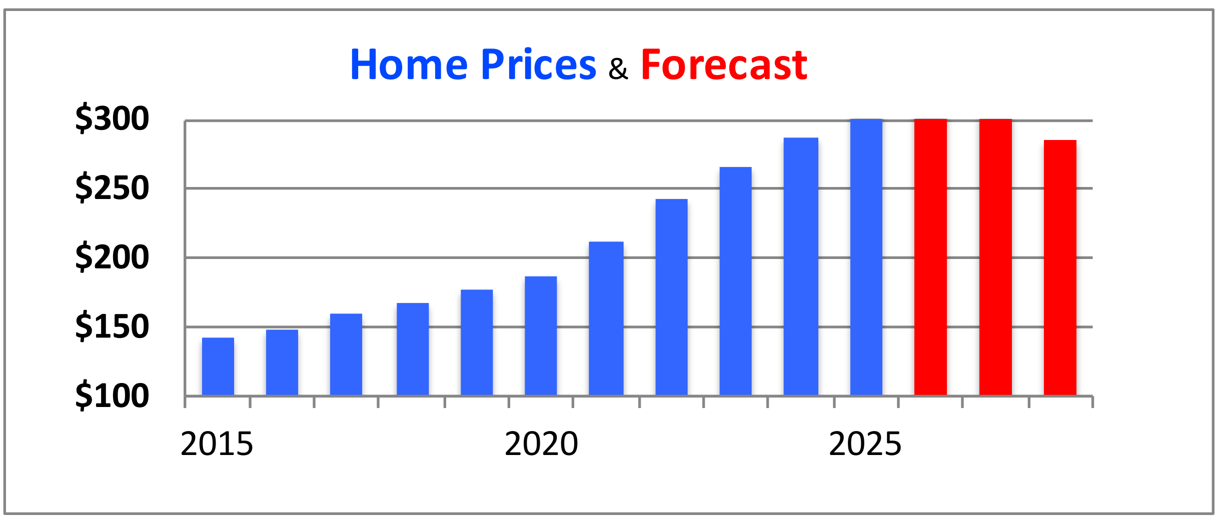
Population growth in Sebring has been moderate. Over the last three years HOME PRICES rose 19 percent, 1 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 18 percent over the next three years. In a bad recession prices could fall 47 percent.

Sheboygan WI

March 2026



The local economy is dominated by the 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 8 percent (US average: 10 percent).

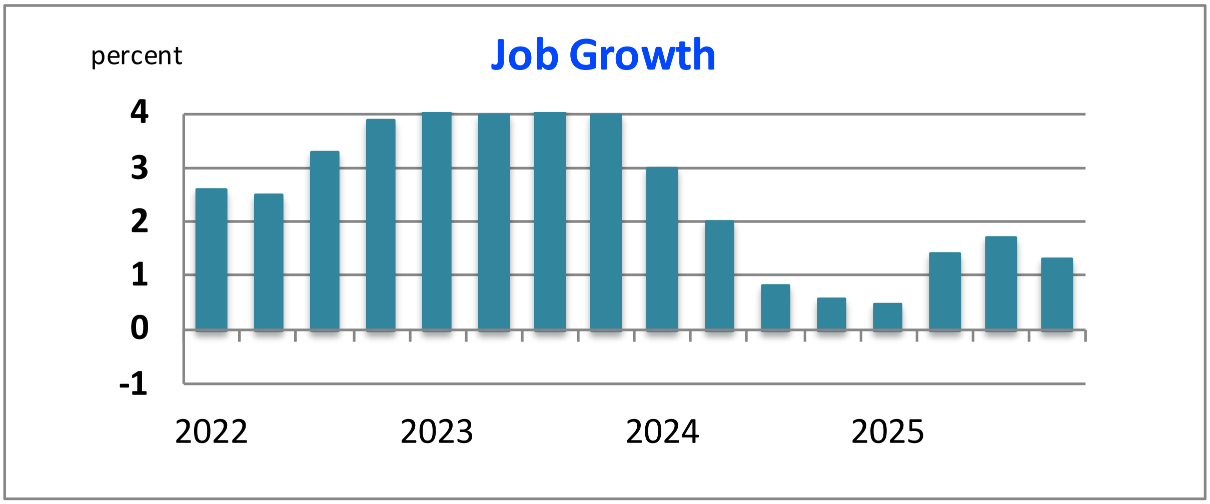


Population growth in Sheboygan has been low. Over the last three years HOME PRICES rose 30 percent, 6 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 8 percent over the next three years. In a bad recession prices could fall 50 percent.

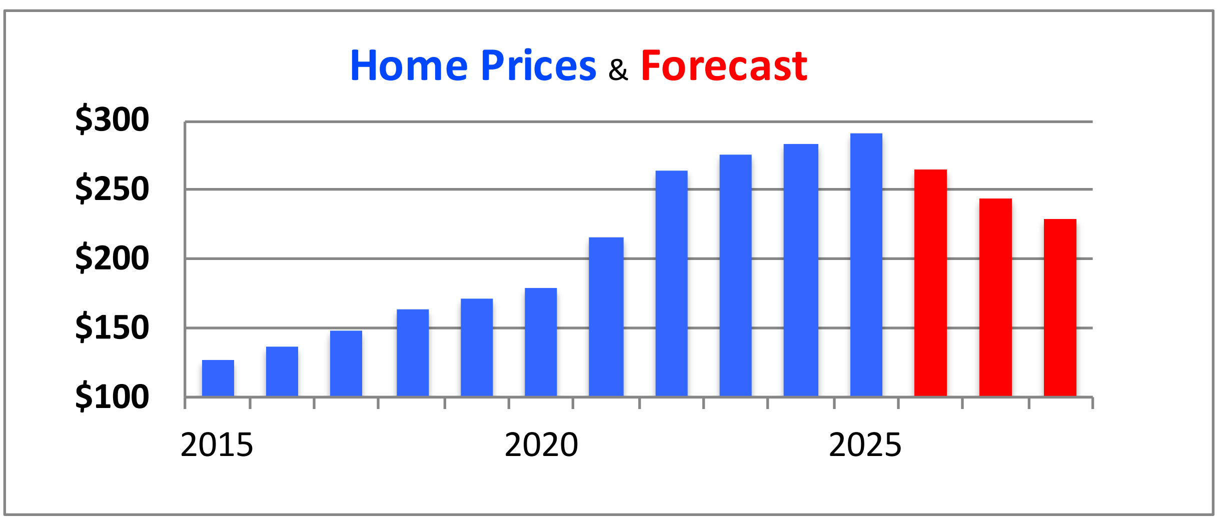
QUICK ECONOMY

Sherman-Denison TX

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 17 percent (US average: 10 percent).

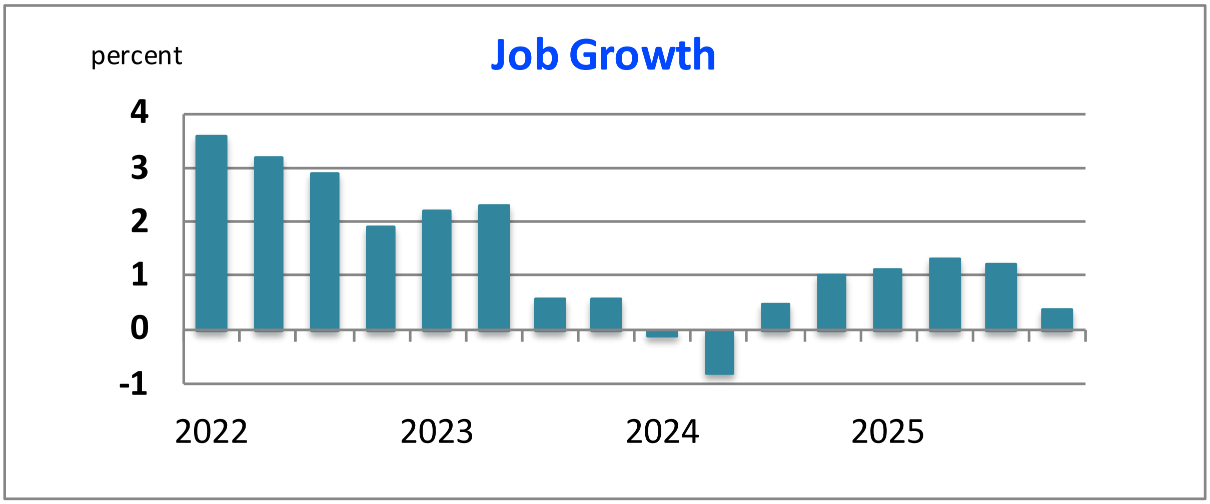


Population growth in Sherman has been high. Over the last three years HOME PRICES fell 0 percent, -5 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 22 percent over the next three years. In a bad recession prices could fall 41 percent.

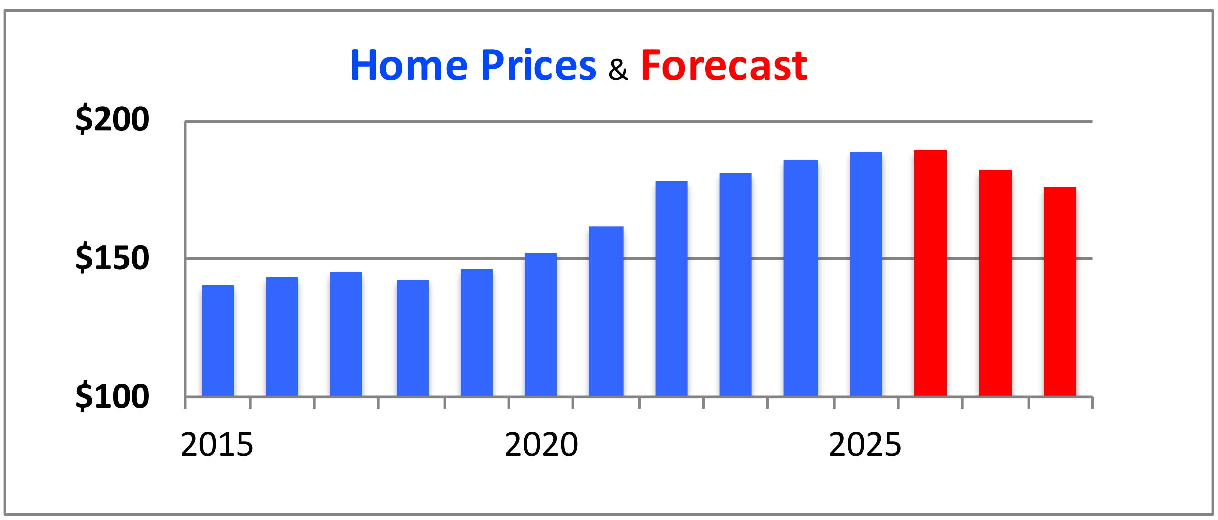
Quick Economy

Shreveport LA

March 2026



The local economy features big government (Air Force) and tourism sectors (gambling). 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).

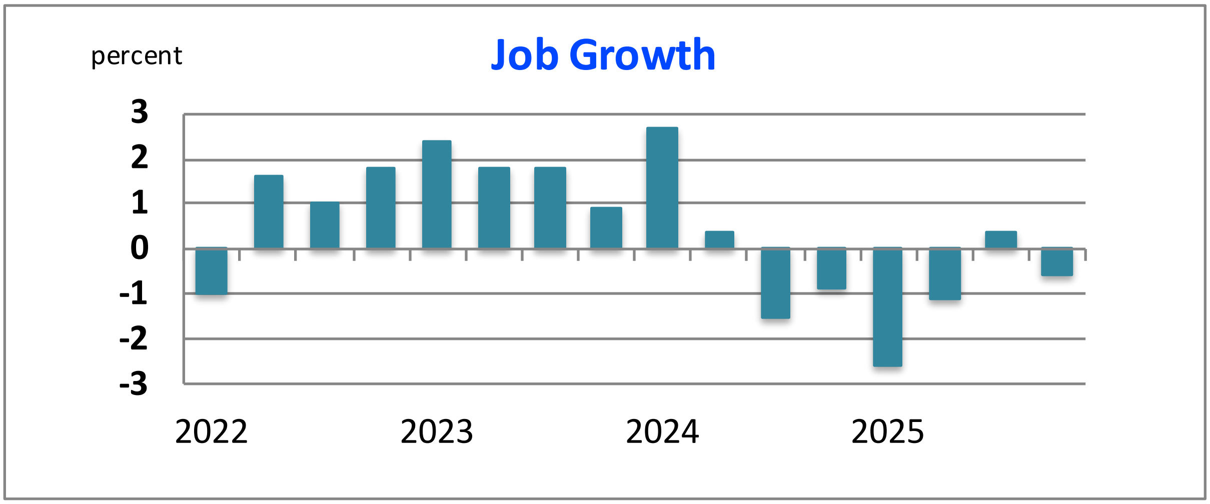


Population growth in Shreveport has been NEGATIVE. Over the last three years HOME PRICES rose 8 percent, 3 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 7 percent over the next three years. In a bad recession prices could fall 17 percent.

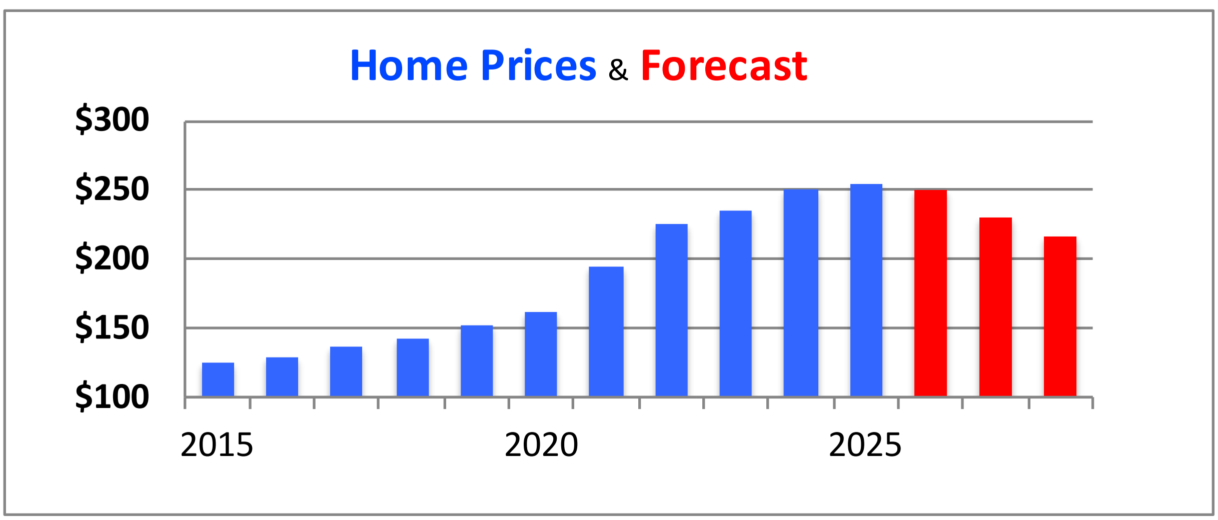
Quick Economy

Sierra Vista AZ

March 2026



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

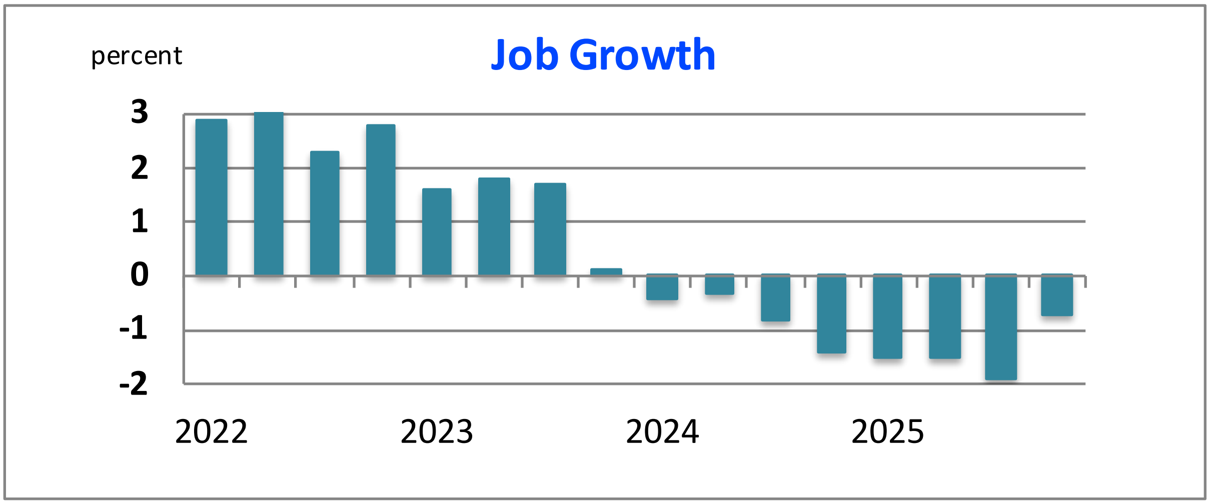


Population growth in Sierra Vista has been low. Over the last three years HOME PRICES rose 13 percent, 4 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 15 percent over the next three years. In a bad recession prices could fall 34 percent.

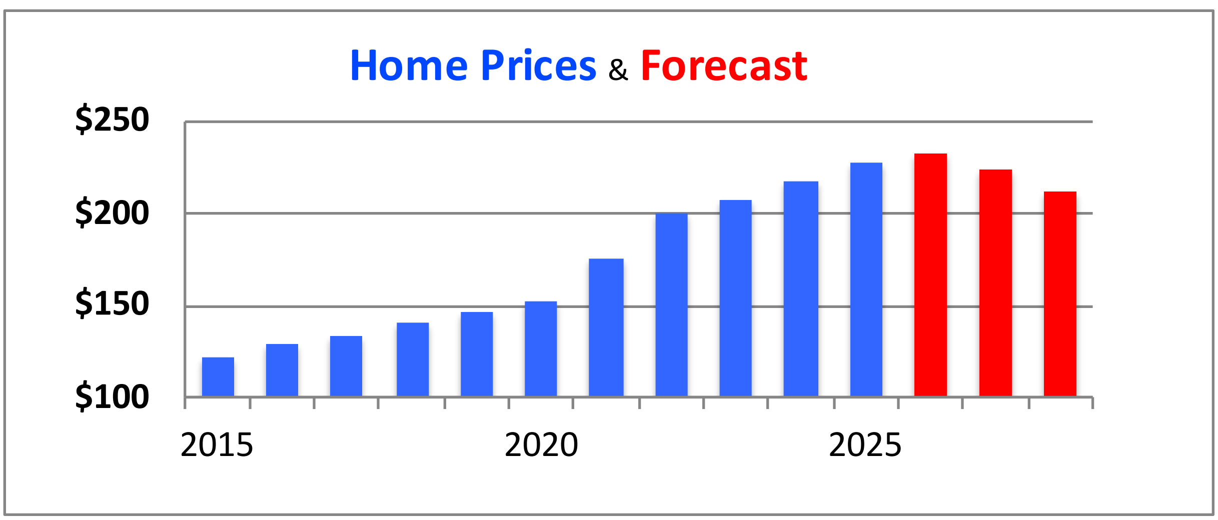
Quick Economy

Sioux City IA

March 2026



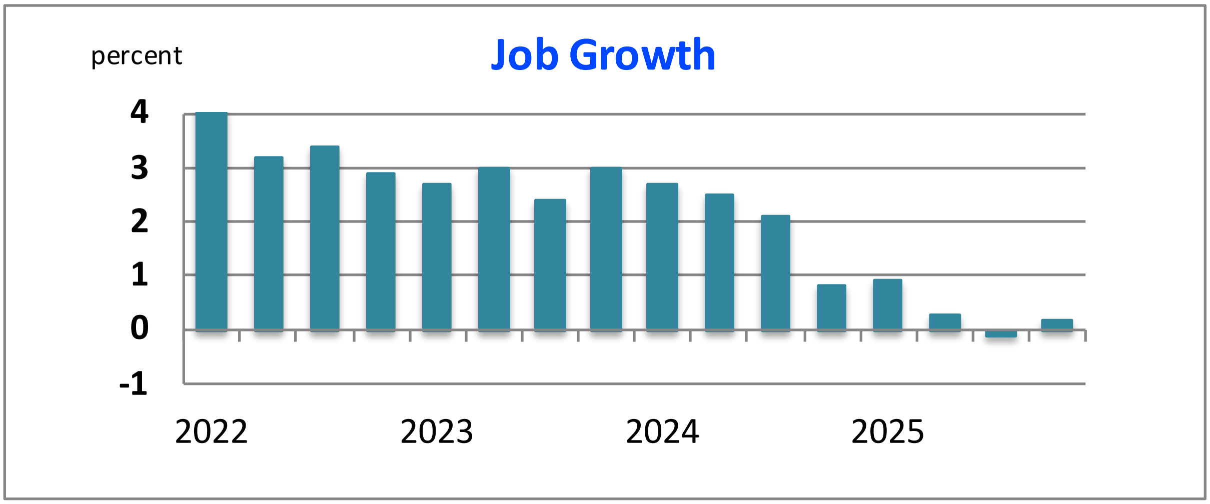
The local economy depends on the large food processing sector (corn, livestock). The volatility of corn prices is a vulnerability. JOB GROWTH is better than last quarter. Unemployment is a moderate 4 percent. In the last two years, total area income grew 9 percent (US average: 10 percent).



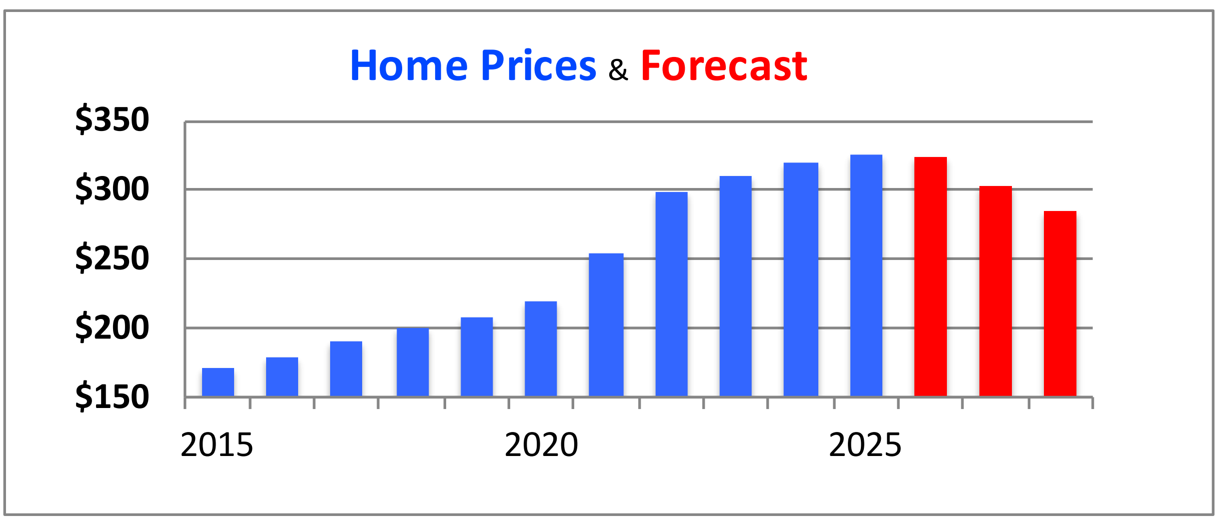
Population growth in Sioux City has been low. Over the last three years HOME PRICES rose 18 percent, 7 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 7 percent over the next three years. In a bad recession prices could fall 21 percent.

Sioux Falls SD

March 2026



The local economy depends on the important finance (credit card processing) and healthcare sectors. JOB GROWTH is little different than last quarter. Unemployment is a low 2 percent. In the last two years, total area income grew 16 percent (US average: 10 percent).

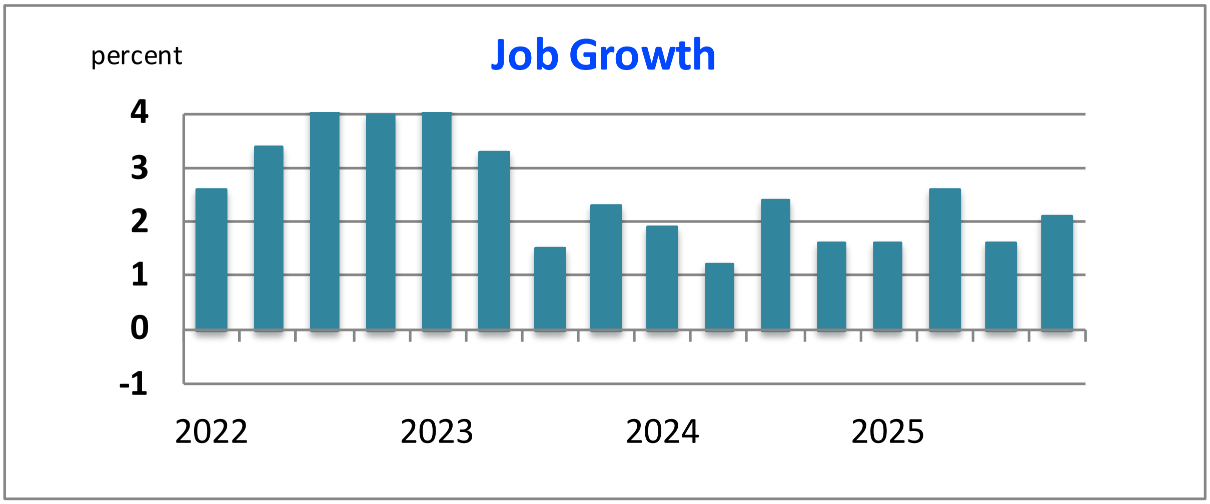


Population growth in Sioux Falls has been moderate. Over the last three years HOME PRICES rose 12 percent, 3 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 13 percent over the next three years. In a bad recession prices could fall 23 percent.

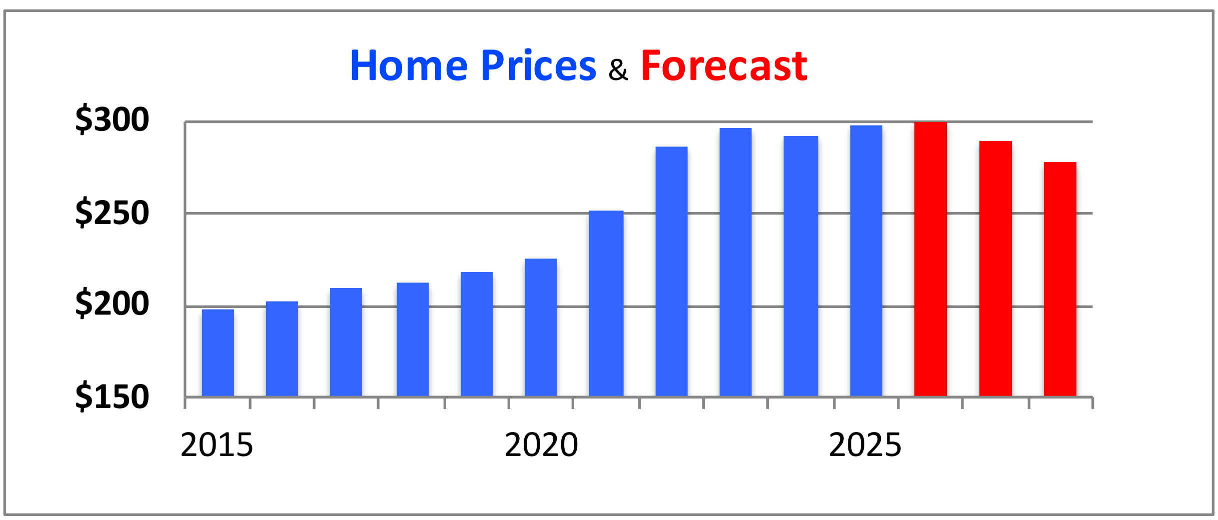
QUICK ECONOMY

Slidell-Mandeville LA

March 2026



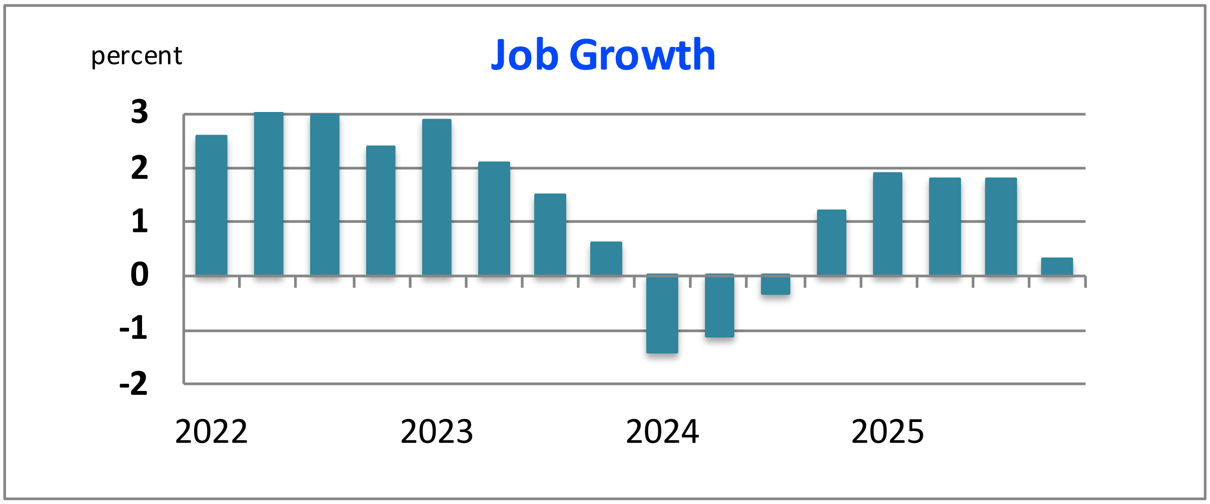
The local economy features a large business services sector. JOB GROWTH is little different than last quarter. Unemployment is a moderate 4 percent. In the last two years, total area income grew 10 percent (US average: 10 percent).



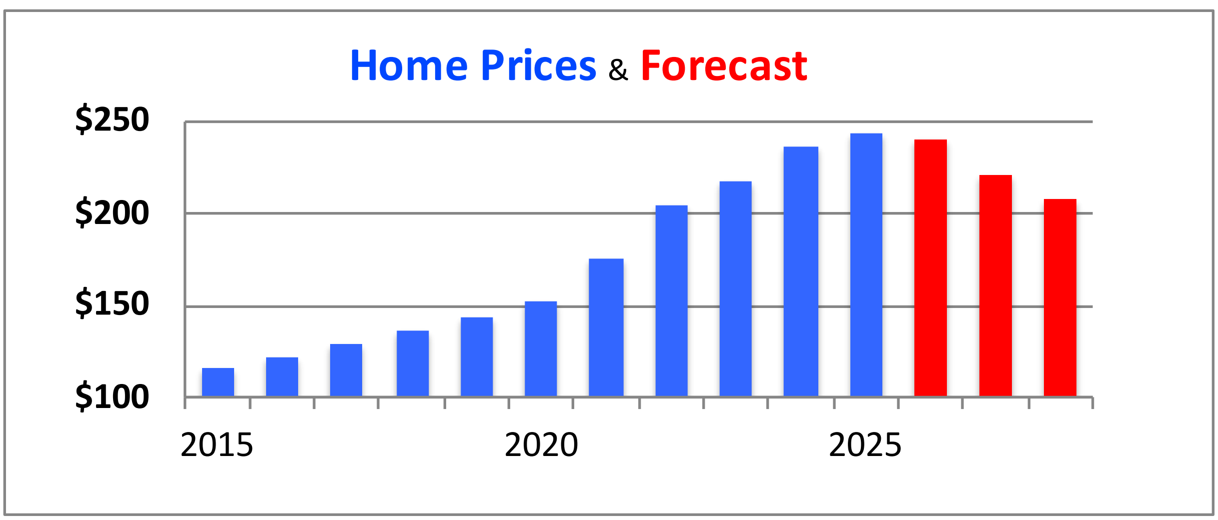
Population growth in Slidell has been moderate. Over the last three years HOME PRICES rose 3 percent, 3 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 7 percent over the next three years. In a bad recession prices could fall 17 percent.

South Bend IN

March 2026



The local economy depends on the big healthcare & education sector (university) and a big manufacturing sector (military). 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).

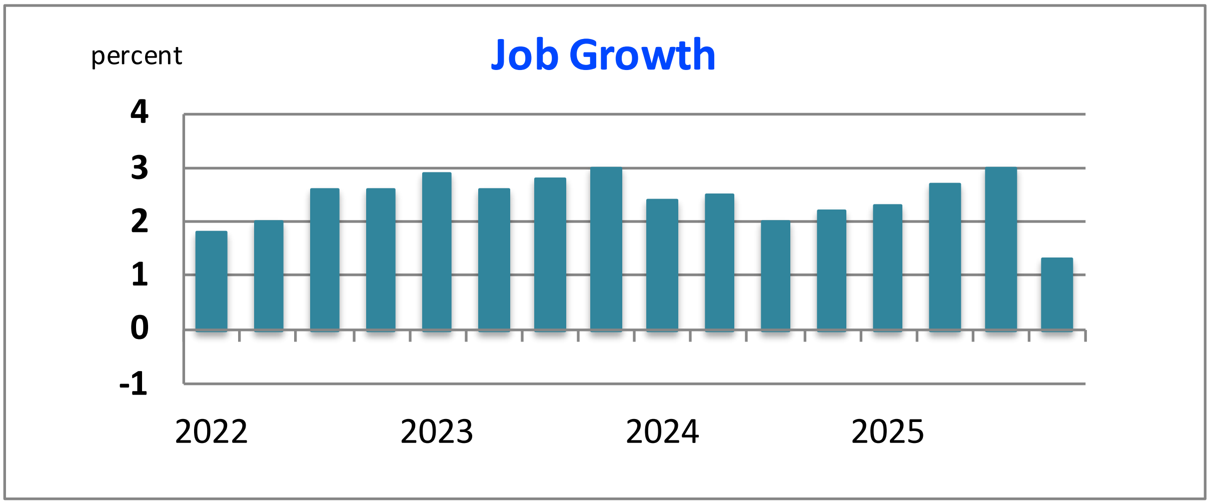


Population growth in South Bend has been low. Over the last three years HOME PRICES rose 20 percent, 3 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 15 percent over the next three years. In a bad recession prices could fall 51 percent.

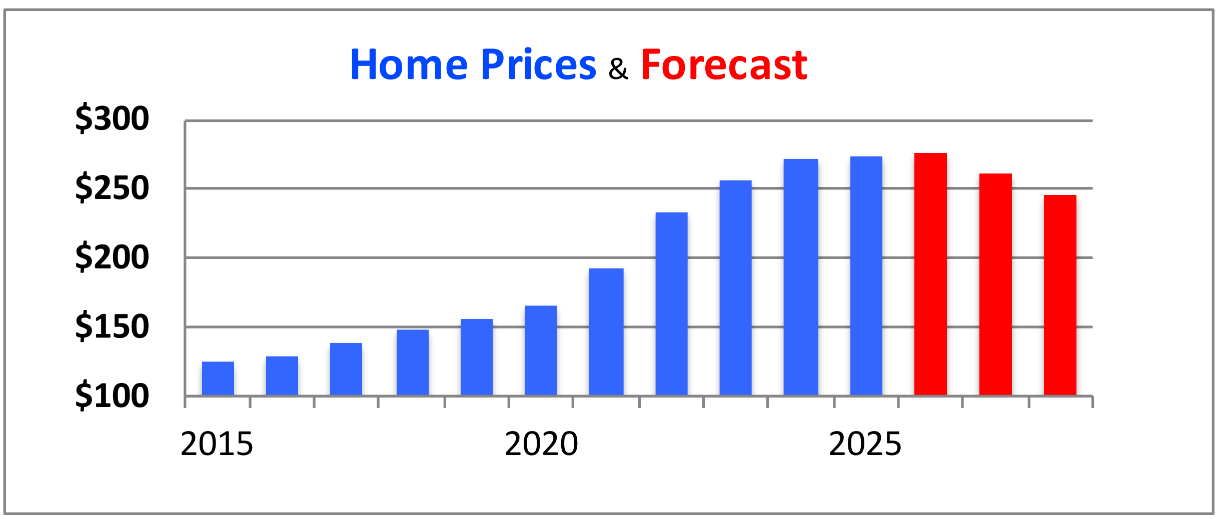
Quick Economy

Spartanburg SC

March 2026



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

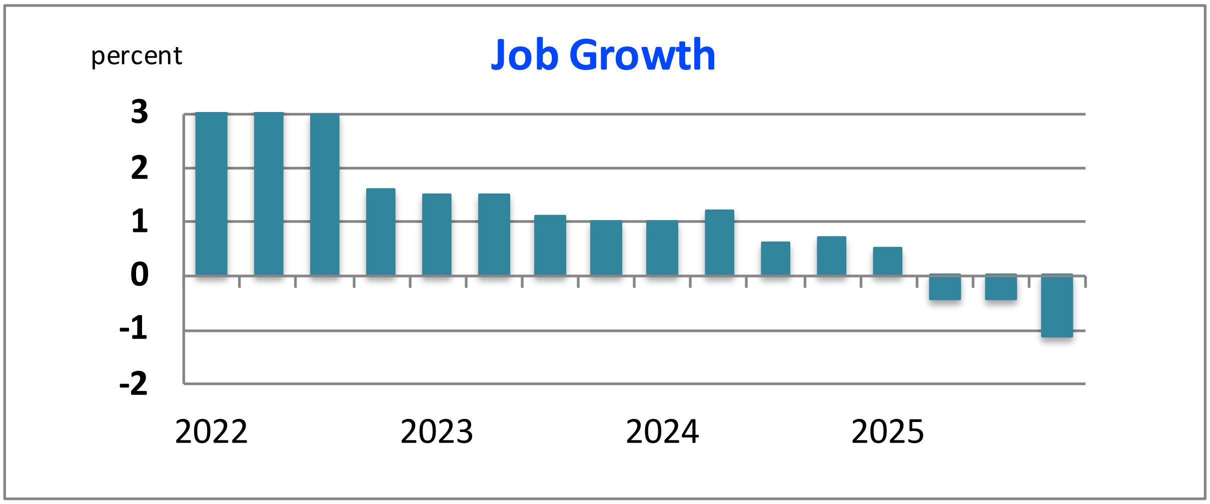


Population growth in Spartanburg has been high. Over the last three years HOME PRICES rose 15 percent, 5 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 10 percent over the next three years. In a bad recession prices could fall 46 percent.

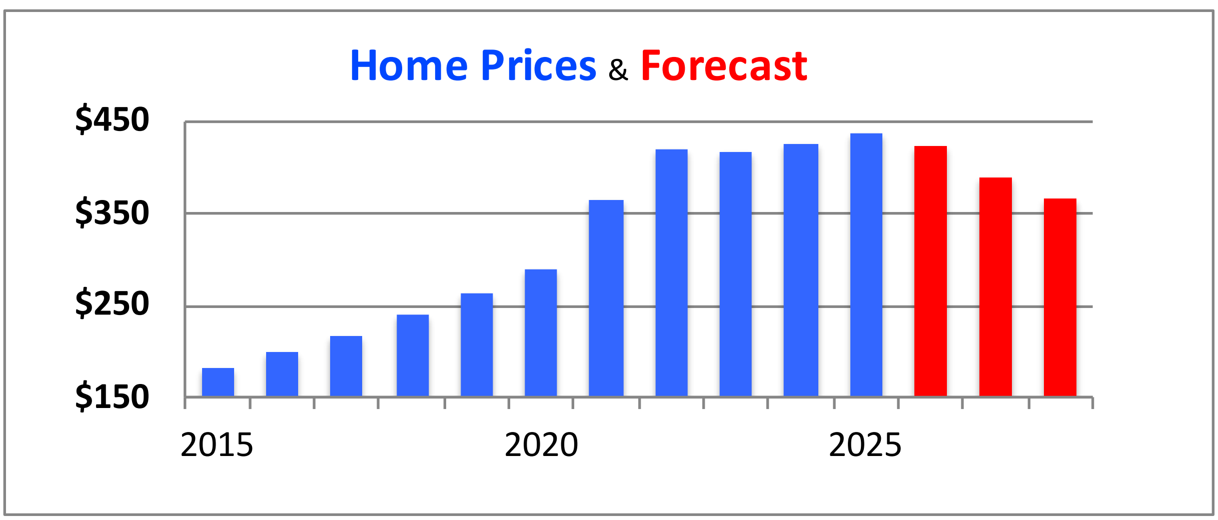
Quick Economy

Spokane WA

March 2026



The local economy features a big healthcare and education sector (university). 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).

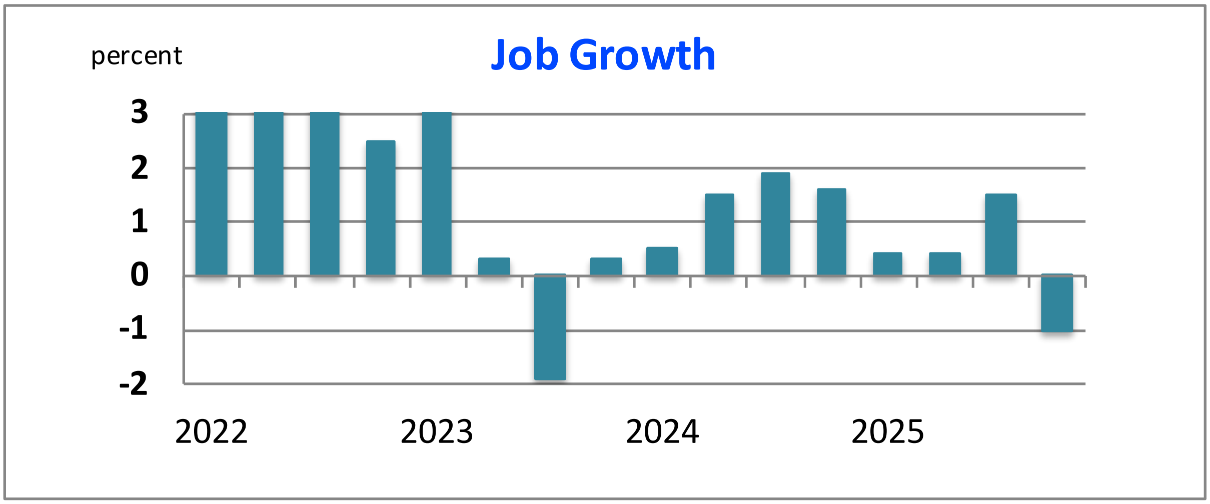


Population growth in Spokane has been low. Over the last three years HOME PRICES rose 7 percent, 3 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 16 percent over the next three years. In a bad recession prices could fall 39 percent.

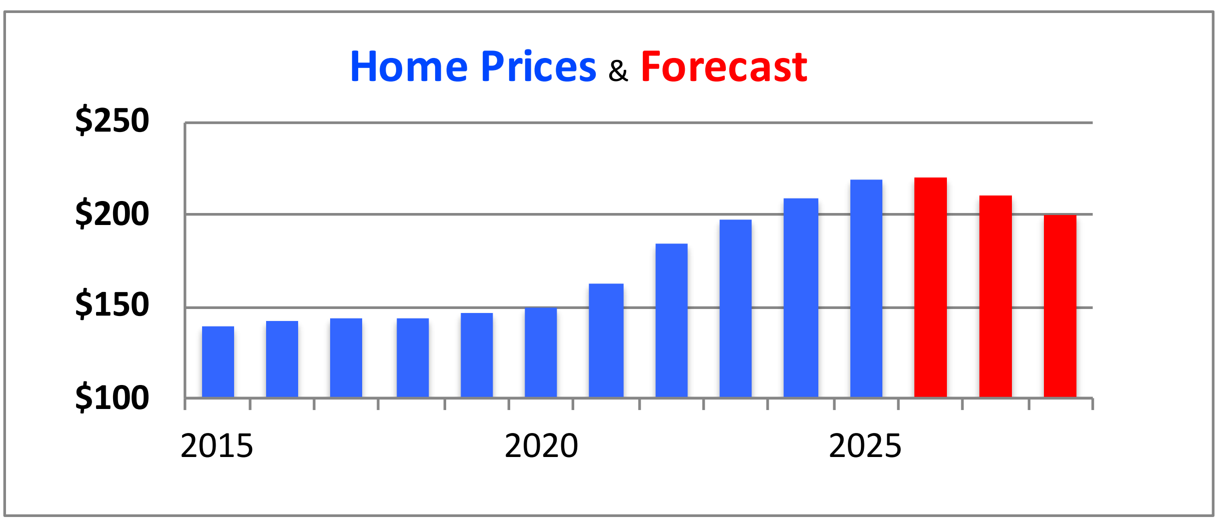
Quick Economy

Springfield IL

March 2026



The local economy depends on the big government sector (state) and a large healthcare sector. JOB GROWTH is worse than last quarter. Unemployment is a moderate 5 percent. In the last two years, total area income grew 6 percent (US average: 10 percent).

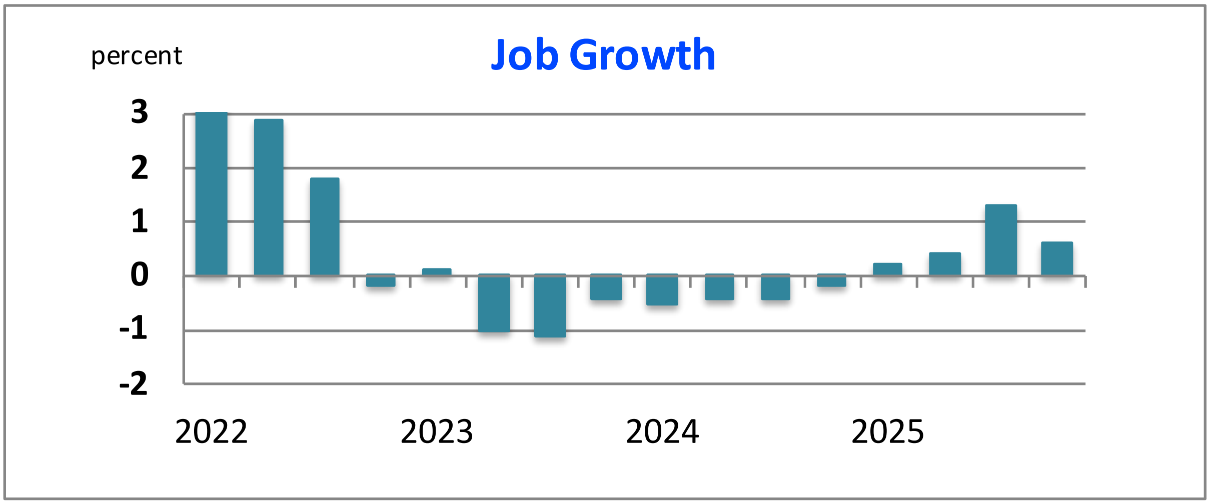


Population growth in Springfield has been NEGATIVE. Over the last three years HOME PRICES rose 18 percent, 5 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 9 percent over the next three years. In a bad recession prices could fall 19 percent.

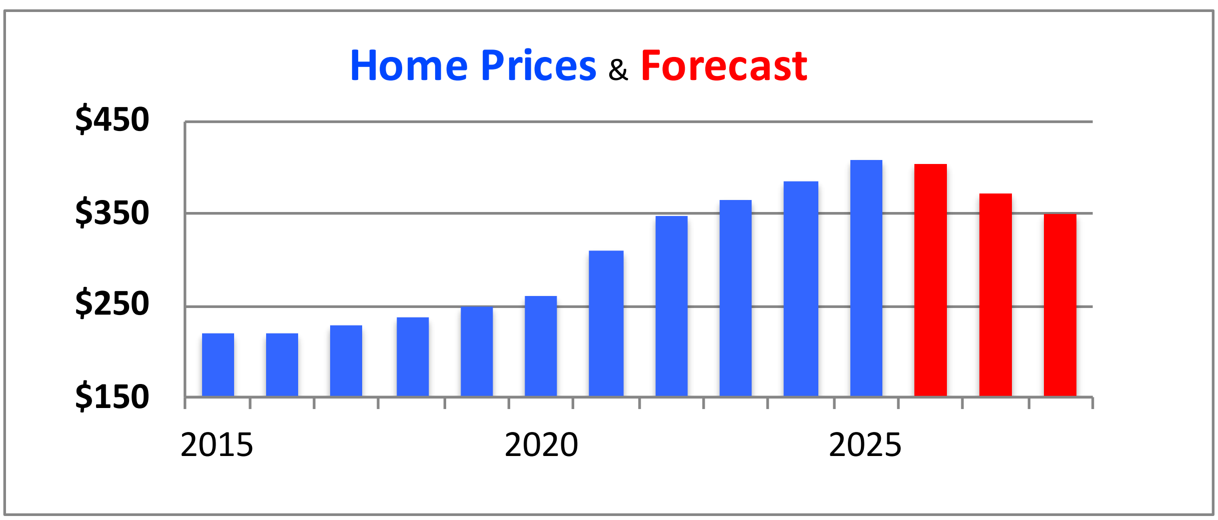
Quick Economy

Springfield MA

March 2026



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

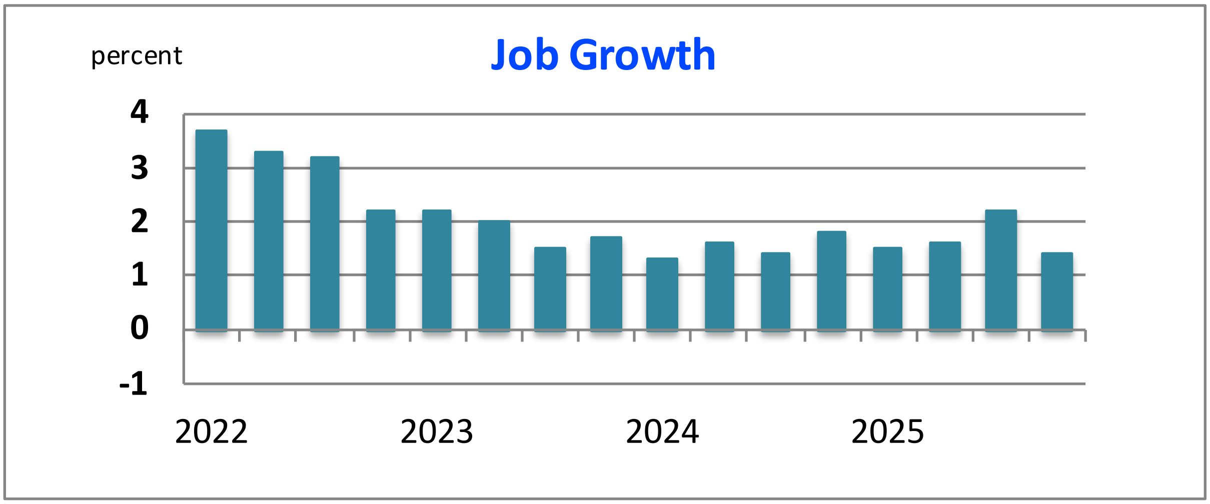


Population growth in Springfield has been NEGATIVE. Over the last three years HOME PRICES rose 21 percent, 4 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 14 percent over the next three years. In a bad recession prices could fall 42 percent.

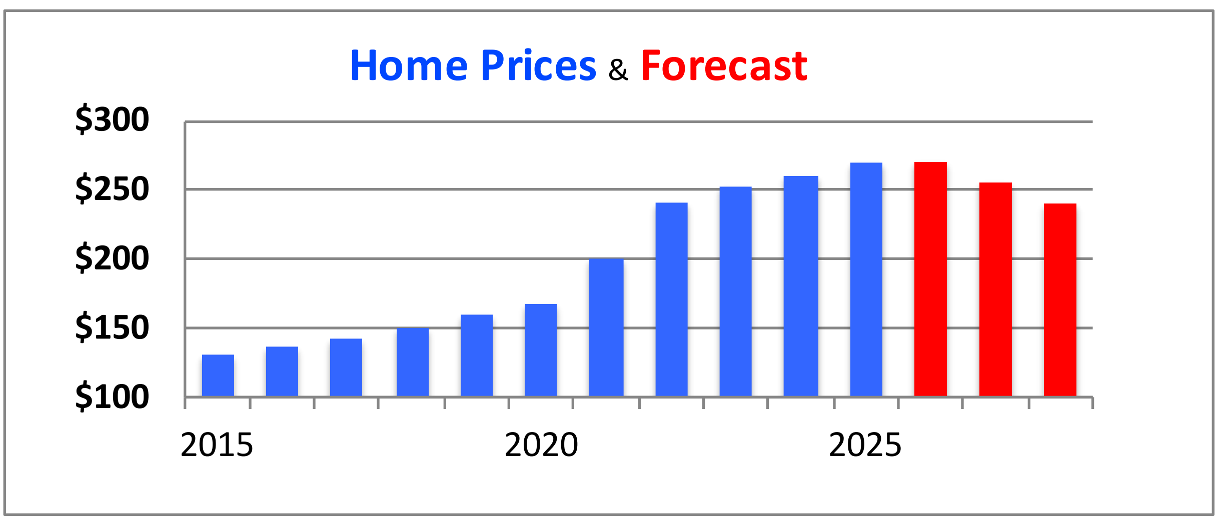
Quick Economy

Springfield MO

March 2026



The local economy features a large healthcare sector. JOB GROWTH is worse than last quarter. Unemployment is a low 3 percent. In the last two years, total area income grew 12 percent (US average: 10 percent).

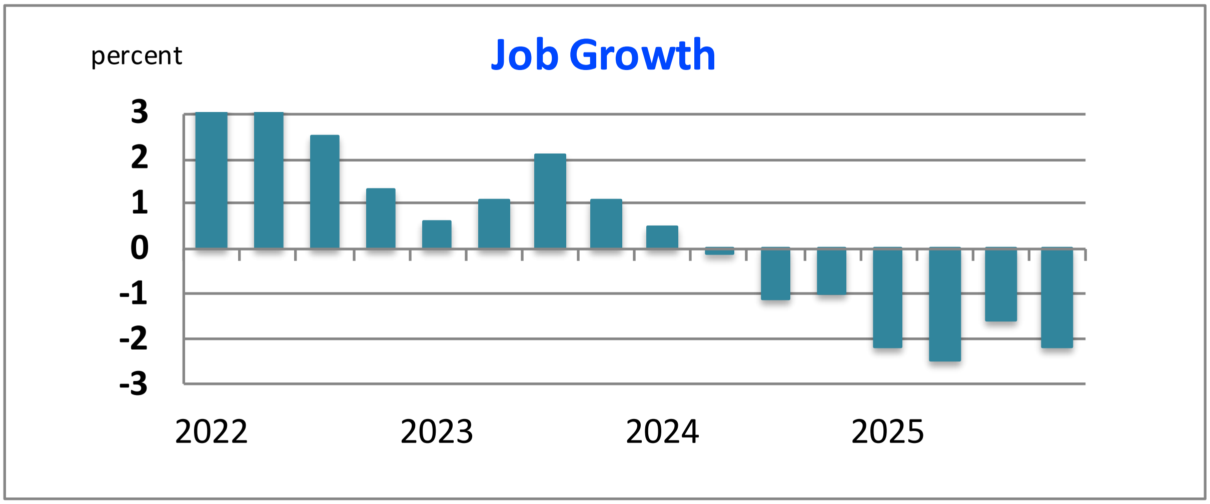


Population growth in Springfield has been moderate. Over the last three years HOME PRICES rose 16 percent, 4 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 11 percent over the next three years. In a bad recession prices could fall 39 percent.

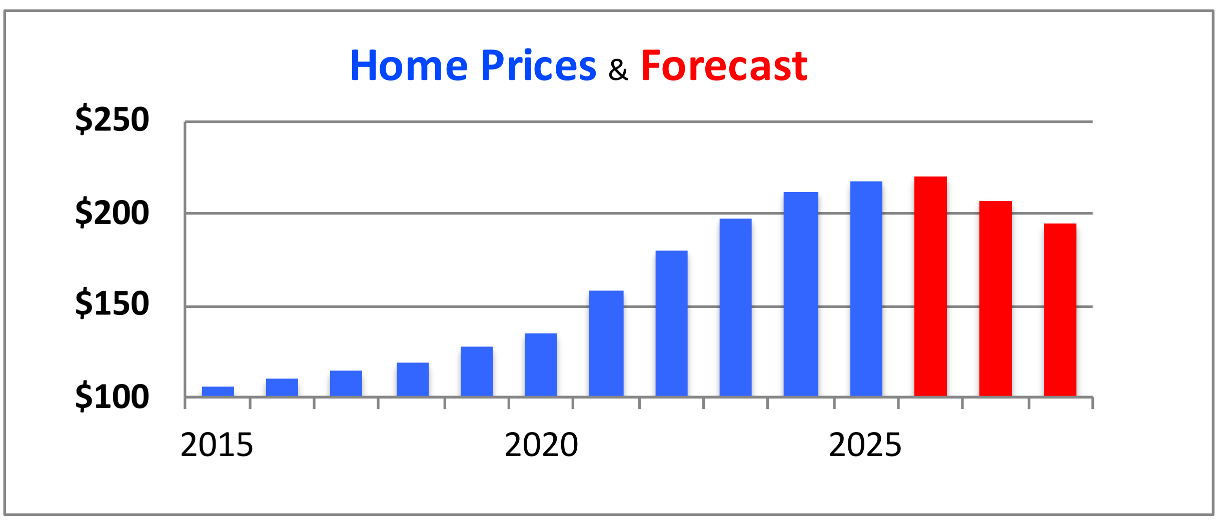
Quick Economy

Springfield OH

March 2026



The local economy features big healthcare and manufacturing (auto) sectors. 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).

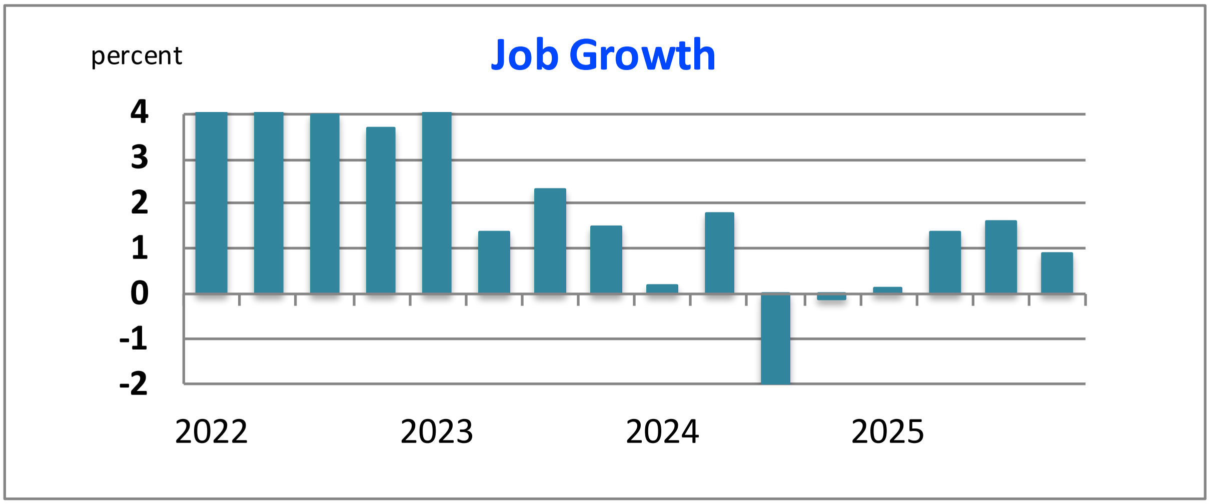


Population growth in Springfield has been NEGATIVE. Over the last three years HOME PRICES rose 25 percent, 7 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 11 percent over the next three years. In a bad recession prices could fall 44 percent.

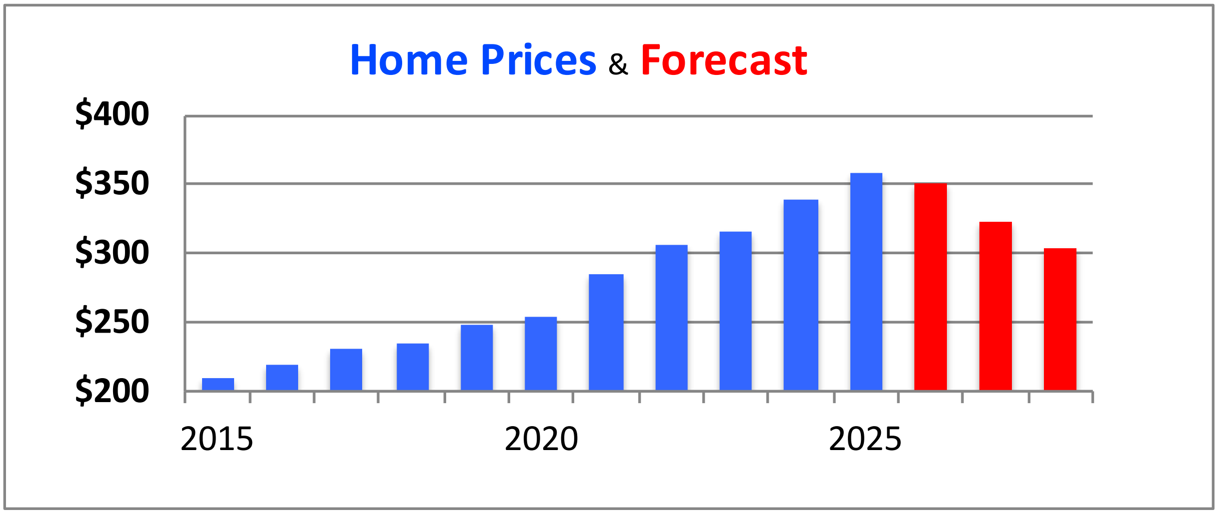
Quick Economy

State College PA

March 2026



The local economy is dominated by the 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 7 percent (US average: 10 percent).

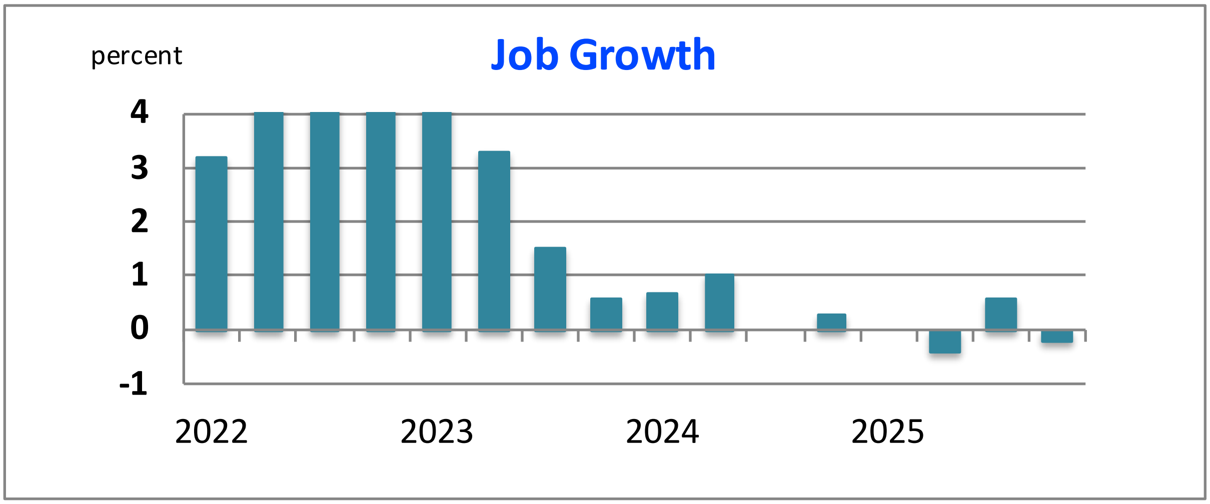


Population growth in State College has been NEGATIVE. Over the last three years HOME PRICES rose 14 percent, 2 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 15 percent over the next three years. In a bad recession prices could fall 26 percent.

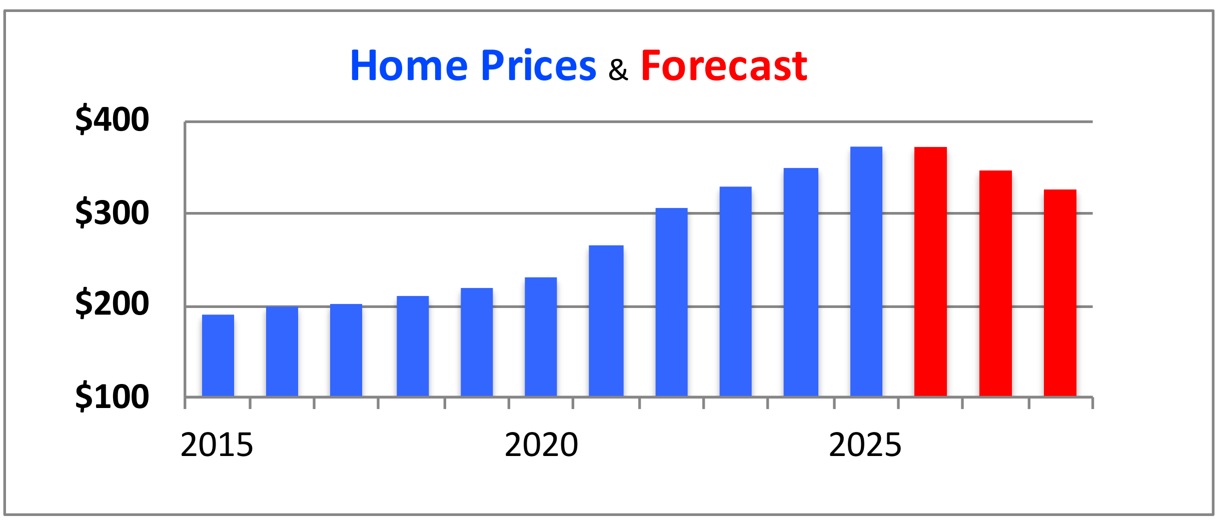
Quick Economy

Staunton VA

March 2026



The local economy features a large manufacturing sector (car parts). 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).

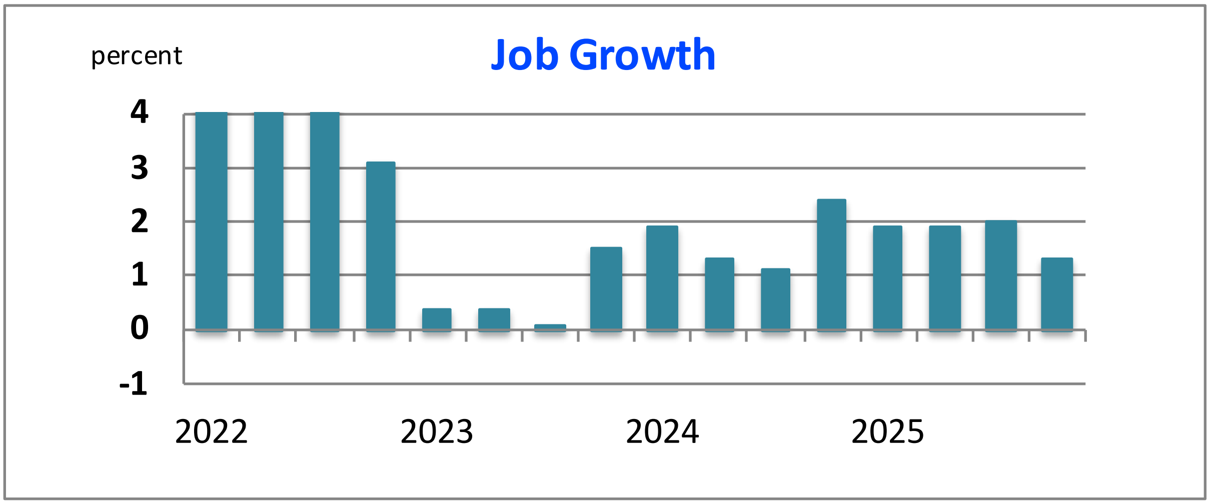


Population growth in Staunton has been low. Over the last three years HOME PRICES rose 20 percent, 6 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 12 percent over the next three years. In a bad recession prices could fall 39 percent.

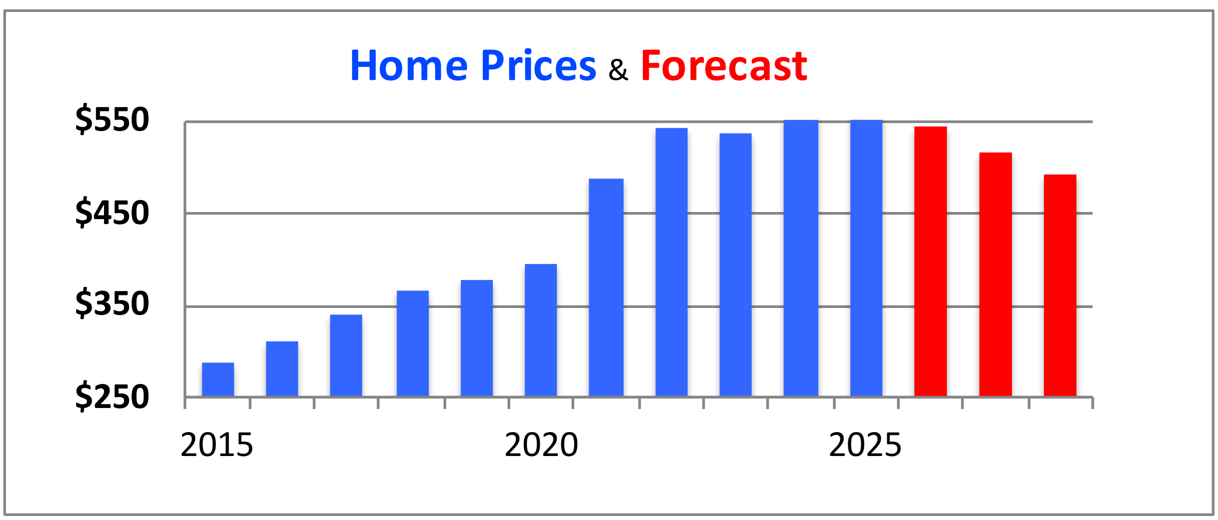
Quick Economy

Stockton CA

March 2026



The local economy features large government, food processing and transport-warehouse (Amazon) sectors. JOB GROWTH is worse than last quarter. Unemployment is a moderate 6 percent. In the last two years, total area income grew 13 percent (US average: 10 percent).

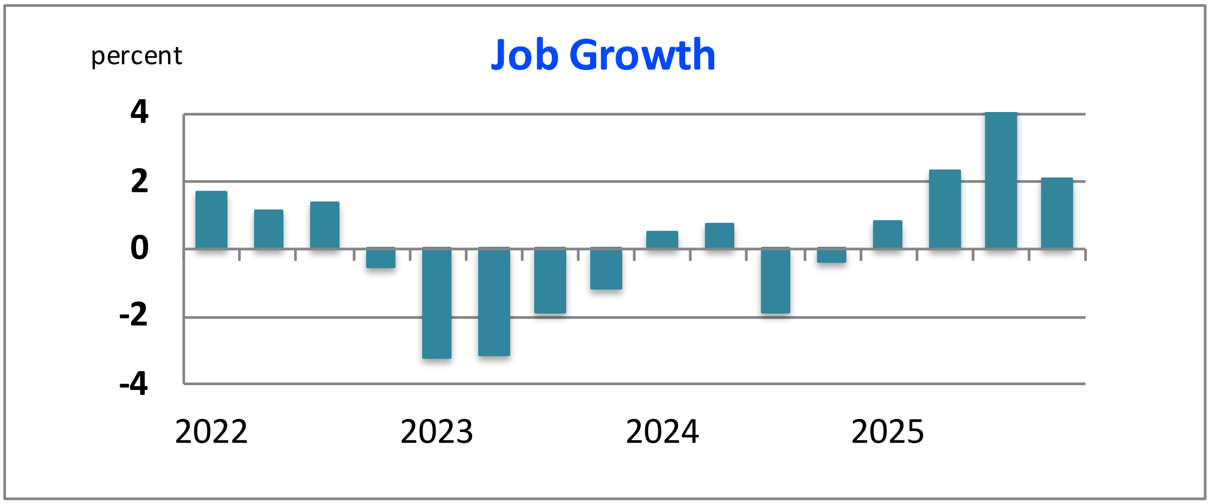


Population growth in Stockton has been moderate. Over the last three years HOME PRICES rose 4 percent, -1 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 12 percent over the next three years. In a bad recession prices could fall 22 percent.

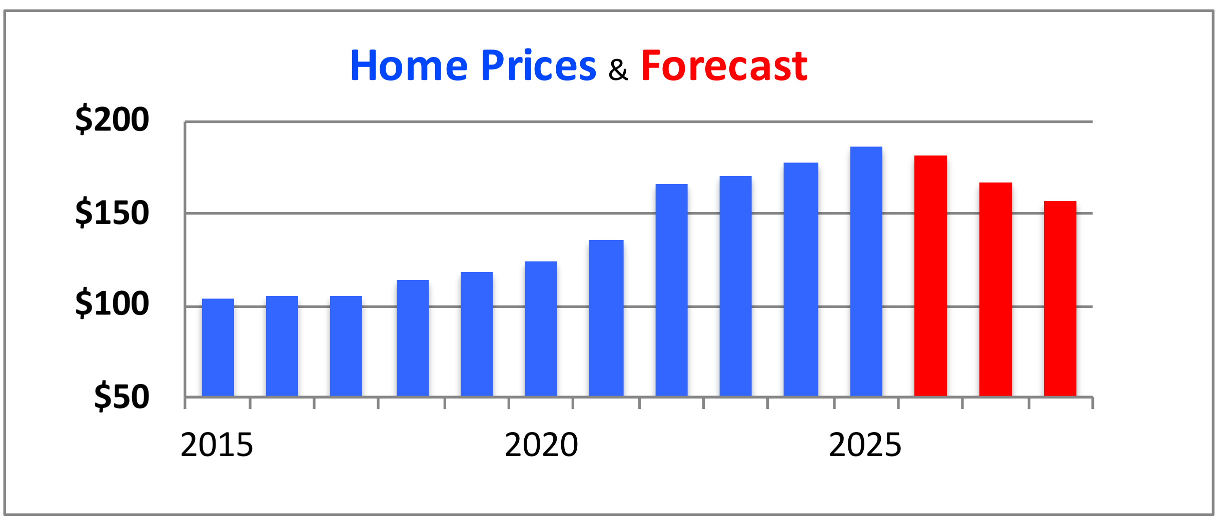
Quick Economy

Sumter SC

March 2026



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

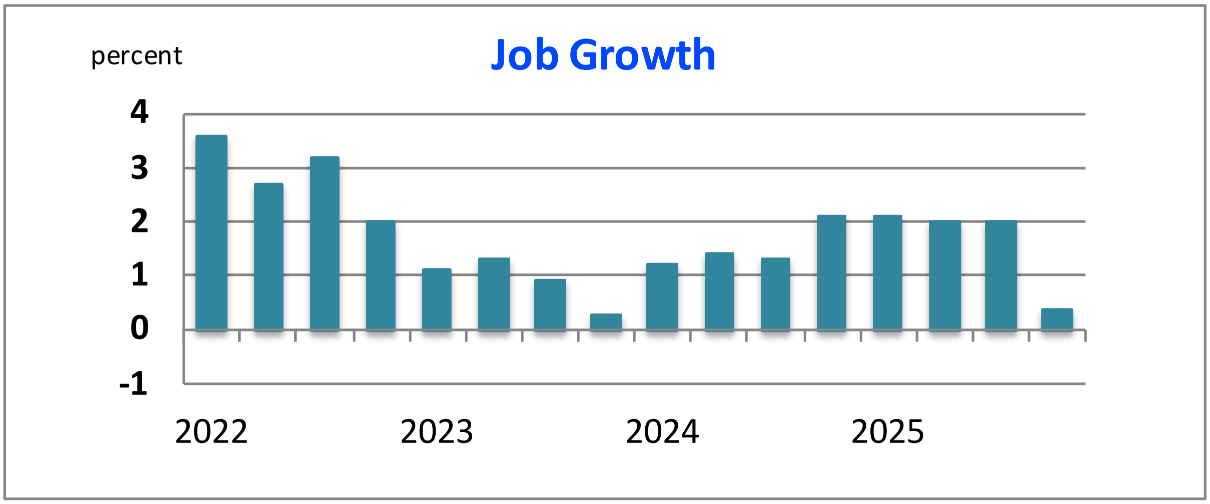


Population growth in Sumter has been NEGATIVE. Over the last three years HOME PRICES rose 21 percent, 1 percent in the last 12 months. Prices will soften this year as the US economy weakens. Expect prices to FALL 16 percent over the next three years. In a bad recession prices could fall 30 percent.

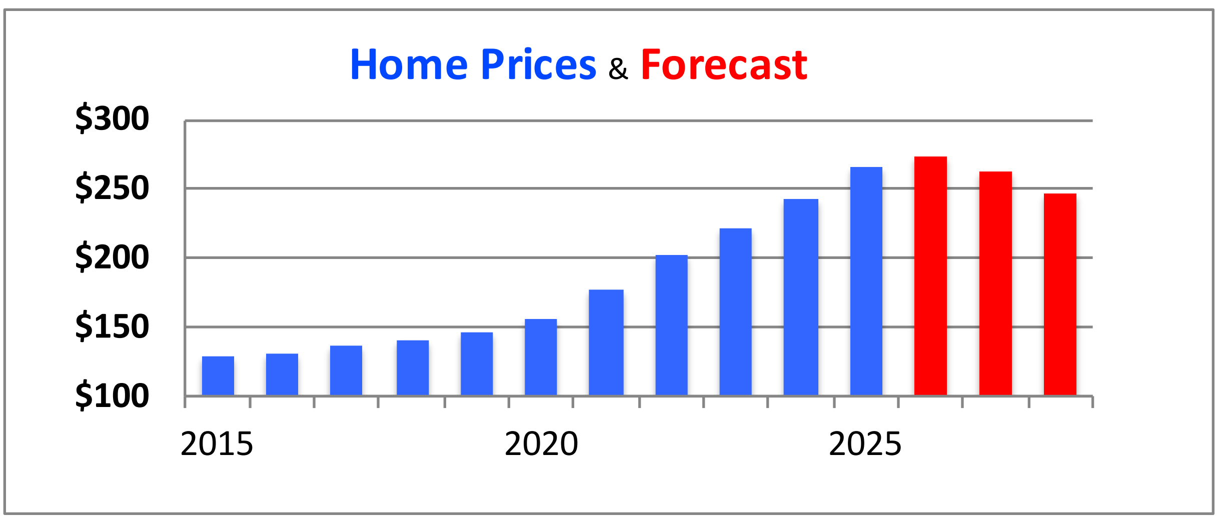
Quick Economy

Syracuse NY

March 2026



The local economy features big healthcare-education (university) and government sectors. JOB GROWTH is worse 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 Syracuse has been NEGATIVE. Over the last three years HOME PRICES rose 33 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 50 percent.