

## FOR PROSPECTIVE REAL ESTATE INVESTORS (VIA PHOENIXTHOTTAM.COM)

### Most Recession-Resistant Cities (FOR NNN/1031 EXCHANGE)

Some cities have been hit much harder than others during the recession. Cities in California, Florida and Michigan, for instance, have been particularly hard hit, while others have seen their economy grow.

In a recent Brookings Institution study, researchers gathered key economic statistics about the 100 largest US metro areas, including employment, home values and Gross Metropolitan Product (GMP). Among the surprising results — 38 metro areas recorded an increase in home values, even though the national average declined 6%.



#### 15. Albuquerque, NM

Change in Employment: -1.6%

Change in Unemployment Rate: 2.6%

Change in GMP: -1.6%

Change In Housing Prices: -2.1%



14. WASHINGTON, DC

#### 14. Washington, D.C.

Change in Employment: -0.6%

Change in Unemployment Rate: 2.7%

Change in GMP: -0.1%

Change In Housing Prices: -8.8%

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13. DES MOINES, IOWA

#### 13. Des Moines, Iowa

Change in Employment: -1.3%

Change in Unemployment Rate: 1.2%

Change in GMP: -3.5%

Change In Housing Prices: 0.1%





12. Wichita, Kan.

Change in Employment: -0.5%

Change in Unemployment Rate: 2.7%

Change in GMP: -4.4%

Change In Housing Prices: 3.3%

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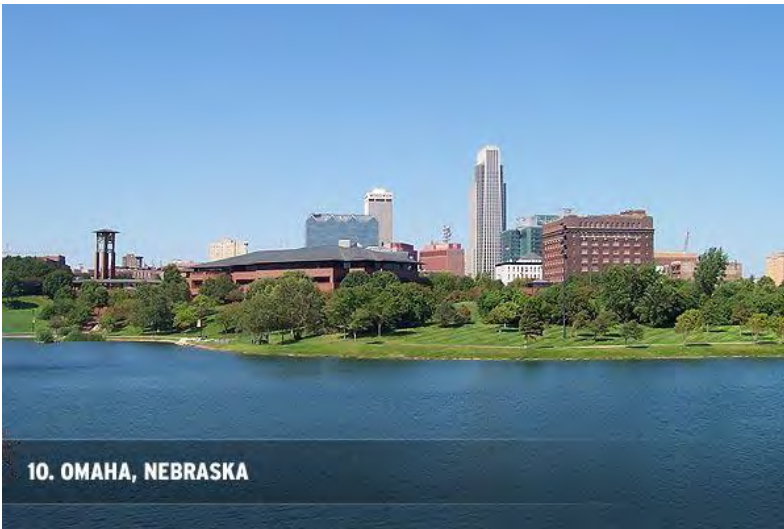
11. El Paso, Texas

Change in Employment: -0.7%

Change in Unemployment Rate: 2.5%

Change in GMP: -1.0%

Change In Housing Prices: -1.5%



## 10. Omaha, Neb.

Change in Employment: -1.0%

Change in Unemployment Rate: 1.5%

Change in GMP: -2.2%

Change In Housing Prices: 0.4%

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## 9. Tulsa, Okla.

Change in Employment: -0.6%

Change in Unemployment Rate: 2.9%

Change in GMP: -1.7%

Change In Housing Prices: 3.0%





8. Baton Rouge, La.

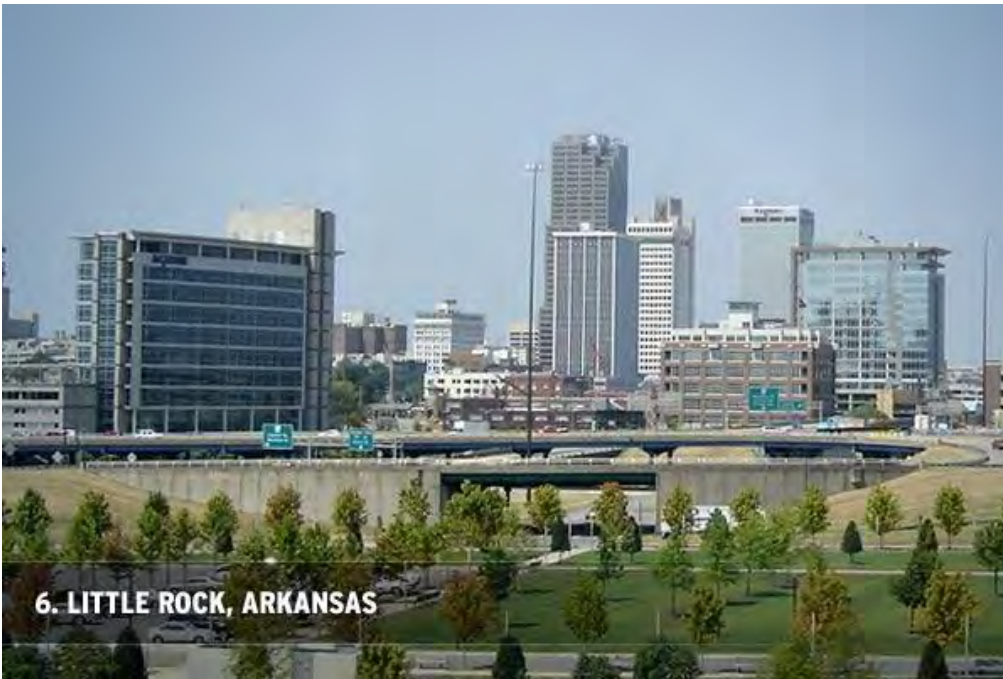
Change in Employment: -0.3%  
Change in Unemployment Rate: 1.5%  
Change in GMP: -2.3%  
Change In Housing Prices: 2.0%

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7. McAllen, Texas

Change in Employment: -0.3%  
Change in Unemployment Rate: 3.1%  
Change in GMP: At Peak  
Change In Housing Prices: 2.3%



6. Little Rock, Ark.

Change in Employment: -1.5%

Change in Unemployment Rate: 1.4%

Change in GMP: -2.2%

Change In Housing Prices: 2.8%

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5. Dallas, Texas

Change in Employment: -1.0%

Change in Unemployment Rate: 2.6%

Change in GMP: -0.4%

Change In Housing Prices: 3.4%



#### 4. Austin, Texas

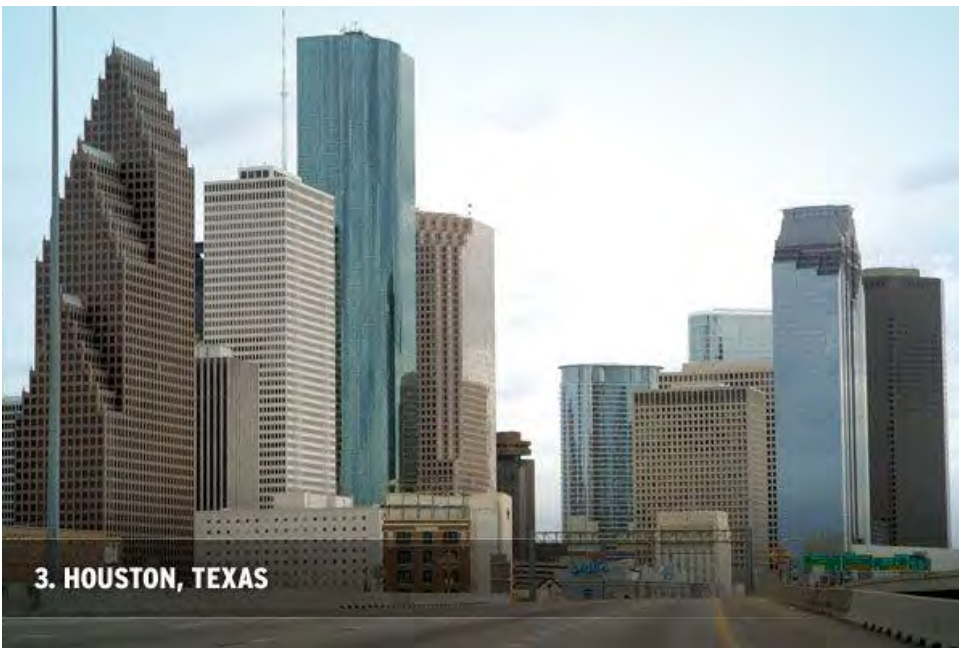
Change in Employment: -0.5%

Change in Unemployment Rate: 2.3%

Change in GMP: At Peak

Change In Housing Prices: 2.4%

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#### 3. Houston, Texas

Change in Employment: -0.6%

Change in Unemployment Rate: 2.3%

Change in GMP: -0.7%

Change In Housing Prices: 4.7%





## 2. Oklahoma City, Okla.

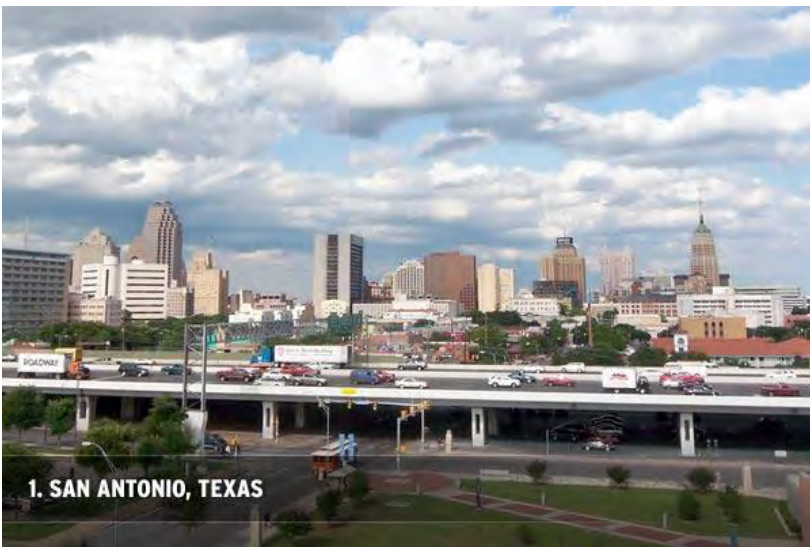
Change in Employment: -0.2%

Change in Unemployment Rate: 2.3%

Change in GMP: -0.5%\*

Change In Housing Prices: 2.8%

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## 1. San Antonio, Texas

Change in Employment: -0.4%

Change in Unemployment Rate: 1.9%

Change in GMP: -0.5%

Change In Housing Prices: 2.6%



The recession isn't lingering everywhere. Some cities have shaken it off and are back or better than they ever were in the pre-recession salad days.

New Orleans, Louisiana, and Louisville, Kentucky, have climbing home values, and poverty rates in El Paso and Brownsville, Texas, have dropped, according to a report released last week by personal-finance social network WalletHub that analyzes the largest U.S. cities recovering from the Great Recession of 2008.

The most recession-improved city was Laredo, Texas, which came in first in the economic environment category, and at the bottom was San Bernardino, California, which ranked poorly for economic opportunities and earnings.

### **Bouncing back**

Six years after the crash, cities that still struggle the most are those hit hardest by the housing bubble, in places like California, Arizona and Florida.