

# Monthly Economic Data Summary South Region

April 2026

Regions Bank Economics Division

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Economics Division

**CENTRAL ALABAMA:**

	Nonfarm Employment, ths			% change year ago			Nonfarm Employment, Q1 2020 peak (ths)	% from peak, Jan-26
	Nov-25	Dec-25	Jan-26	Nov-25	Dec-25	Jan-26		
Auburn-Opelika, AL	82.500	82.500	82.700	2.10	1.48	1.35	73.200	12.98
Dothan, AL	63.700	63.400	63.800	0.79	0.32	1.43	60.600	5.28
Montgomery, AL	184.400	184.100	184.500	-0.49	-0.65	-0.11	177.700	3.83

**NORTH ALABAMA:**

Decatur, AL	63.400	63.300	63.500	0.79	0.80	0.79	58.300	8.92
Florence-Muscle Shoals, AL	59.500	59.800	59.700	-0.67	0.00	-0.33	57.500	3.83
Huntsville, AL	291.300	291.100	292.000	0.97	0.76	0.76	250.200	16.71

**NORTH-CENTRAL ALABAMA:**

Anniston-Oxford, AL	46.100	46.000	46.400	-1.07	-1.50	-0.64	47.600	-2.52
Birmingham, AL	566.800	567.500	569.400	0.05	0.28	0.44	551.300	3.28
Gadsden, AL	34.900	34.900	34.900	0.29	0.29	-1.41	36.900	-5.42
Tuscaloosa, AL	117.000	117.000	117.400	-0.85	-0.93	-0.17	116.300	0.95

**SOUTH ALABAMA/FLORIDA PANHANDLE:**

Crestview-Fort Walton Beach-Destin, FL	130.500	130.300	130.000	-0.38	-0.38	-0.69	118.600	9.61
Daphne-Fairhope-Foley, AL	93.900	94.100	94.500	2.62	2.73	2.94	81.300	16.24
Mobile, AL	185.900	186.000	187.400	-2.62	-2.36	-1.73	186.600	0.43
Panama City-Panama City Beach, FL	92.200	92.400	92.300	-1.28	-0.54	-0.86	83.200	10.94
Pensacola-Ferry Pass-Brent, FL	202.900	202.900	203.700	0.74	0.74	0.44	190.300	7.04

**SOUTH LOUISIANA:**

Baton Rouge, LA	431.200	433.500	434.600	-1.03	-0.28	-0.05	413.700	5.05
Houma-Bayou Cane-Thibodaux, LA	86.300	86.100	86.300	0.12	0.00	-0.35	87.300	-1.15
Lafayette, LA	188.400	188.600	189.100	0.53	0.48	0.96	178.300	6.06
New Orleans-Metairie, LA	471.600	470.000	468.900	-1.15	-1.38	-1.43	497.000	-5.65
Slidell-Mandeville-Covington, LA	102.000	102.300	102.800	0.29	0.89	0.69	94.800	8.44

**SOUTH MISSISSIPPI:**

Gulfport-Biloxi, MS	172.100	172.500	171.300	0.76	1.11	0.35	163.500	4.77
Hattiesburg, MS	67.700	67.500	67.500	0.89	0.75	-0.15	65.300	3.37
Jackson, MS	300.700	300.600	299.800	-0.76	-0.66	-1.09	295.000	1.63

**U.S.**

	158,449	158,432	158,592	0.23	0.07	0.20	152,293	4.14
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**REGIONS TOTAL**

	46,492	46,544	46,635	0.13	0.19	0.32	43,282	7.75
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**SOUTH REGION**

	4,035	4,036	4,043	-0.22	-0.11	-0.08	3,882	4.13
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Economics Division

**CENTRAL ALABAMA:**

	Manufacturing Employment, ths			% change year ago			Manufacturing Employment, Q1 2020 peak (ths)	% from peak, Jan-26
	Nov-25	Dec-25	Jan-26	Nov-25	Dec-25	Jan-26		
Auburn-Opelika, AL	7.549	7.507	7.405	-2.11	-1.18	-2.90	6.762	9.51
Dothan, AL	5.872	5.808	5.880	4.04	1.93	5.46	5.484	7.22
Montgomery, AL	20.158	20.032	19.906	-1.42	-2.08	-1.77	18.125	9.82

**NORTH ALABAMA:**

Decatur, AL	15.232	15.142	15.091	2.16	1.64	1.18	13.752	9.74
Florence-Muscle Shoals, AL	8.374	8.396	8.415	-2.34	-1.01	0.34	8.662	-2.85
Huntsville, AL	35.235	35.017	35.221	-1.03	-0.93	-1.83	26.542	32.70

**NORTH-CENTRAL ALABAMA:**

Anniston-Oxford, AL	6.321	6.288	6.438	-4.29	-4.50	-1.75	6.722	-4.23
Birmingham, AL	40.044	39.983	40.089	0.25	-0.34	-0.34	39.122	2.47
Gadsden, AL	4.197	4.133	4.246	-2.62	-2.35	-2.04	5.396	-21.31
Tuscaloosa, AL	19.611	19.452	19.505	-2.01	-1.83	-2.42	18.385	6.09

**SOUTH ALABAMA/FLORIDA PANHANDLE:**

Crestview-Fort Walton Beach-Destin, FL	3.374	3.338	3.368	2.36	1.37	-1.57	3.402	-1.00
Daphne-Fairhope-Foley, AL	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Mobile, AL	18.716	18.621	18.757	1.90	1.94	2.08	18.729	0.15
Panama City-Panama City Beach, FL	3.718	3.671	3.626	-2.61	-3.54	-8.73	3.312	9.49
Pensacola-Ferry Pass-Brent, FL	6.864	6.833	7.030	1.21	0.91	-0.32	7.324	-4.01

**SOUTH LOUISIANA:**

Baton Rouge, LA	31.265	31.198	31.360	-0.32	-0.27	1.39	30.676	2.23
Houma-Bayou Cane-Thibodaux, LA	6.850	6.699	6.773	-4.01	-5.65	-2.40	7.294	-7.15
Lafayette, LA	14.404	14.468	14.495	2.27	2.24	2.41	13.080	10.82
New Orleans-Metairie, LA	26.160	26.030	25.960	-0.36	-0.77	-1.34	27.050	-4.03
Slidell-Mandeville-Covington, LA	3.200	3.296	3.222	0.00	3.12	0.00	3.125	3.11

**SOUTH MISSISSIPPI:**

Gulfport-Biloxi, MS	18.464	18.630	18.325	-2.18	-1.35	-2.48	18.404	-0.43
Hattiesburg, MS	4.297	4.310	4.370	0.56	0.02	-0.17	4.805	-9.07
Jackson, MS	24.476	24.298	23.827	-5.70	-6.18	-6.57	27.414	-13.08

**U.S.**

	12,593	12,580	12,582	-0.93	-0.89	-0.72	12,745	-1.28
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**REGIONS TOTAL**

	3,292	3,284	3,288	-1.05	-1.16	-0.80	3,168	3.80
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**SOUTH REGION**

	324	323	323	-0.85	-1.00	-1.07	312	3.68
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Economics Division

	Unemployment Rate, %			Total Personal Income, Ex-Transfers			
				% change year ago			
	<u>Nov-25</u>	<u>Dec-25</u>	<u>Jan-26</u>	<u>Q1 2025</u>	<u>Q2 2025</u>	<u>Q3 2025</u>	<u>Q4 2025</u>
<b>CENTRAL ALABAMA:</b>							
Auburn-Opelika, AL	2.5	2.5	2.4	7.93	6.93	3.14	1.28
Dothan, AL	2.8	2.6	2.6	6.42	5.13	3.58	1.36
Montgomery, AL	2.8	2.7	2.6	6.14	4.89	3.11	2.80
<b>NORTH ALABAMA:</b>							
Decatur, AL	2.3	2.3	2.2	5.84	4.73	5.86	5.81
Florence-Muscle Shoals, AL	3.1	2.9	2.9	6.36	5.19	0.85	0.03
Huntsville, AL	2.2	2.3	2.4	5.18	5.28	5.14	5.15
<b>NORTH-CENTRAL ALABAMA:</b>							
Anniston-Oxford, AL	3.3	3.0	2.8	2.35	1.28	2.60	2.46
Birmingham, AL	2.5	2.6	2.5	4.31	3.90	2.98	2.86
Gadsden, AL	2.8	2.8	2.8	5.43	3.82	3.39	3.21
Tuscaloosa, AL	2.9	2.9	2.8	5.01	4.08	2.35	1.29
<b>SOUTH ALABAMA/FLORIDA PANHANDLE:</b>							
Crestview-Fort Walton Beach-Destin, FL	4.1	4.3	4.4	5.11	3.86	3.11	2.77
Daphne-Fairhope-Foley, AL	2.4	2.5	2.3	5.94	5.59	5.26	5.18
Mobile, AL	3.6	3.2	3.5	3.31	2.61	2.61	2.83
Panama City-Panama City Beach, FL	4.4	4.6	4.6	5.63	4.28	3.04	3.01
Pensacola-Ferry Pass-Brent, FL	4.7	5.0	5.0	5.68	4.20	2.83	2.63
<b>SOUTH LOUISIANA:</b>							
Baton Rouge, LA	4.0	3.9	3.9	3.93	2.64	1.89	2.23
Houma-Bayou Cane-Thibodaux, LA	3.9	3.8	3.8	3.27	2.98	2.05	2.29
Lafayette, LA	3.9	3.7	3.7	4.20	3.07	2.05	2.37
New Orleans-Metairie, LA	4.4	4.4	4.6	3.74	3.21	2.14	2.86
Slidell-Mandeville-Covington, LA	3.7	3.8	3.8	4.79	3.43	4.59	3.38
<b>SOUTH MISSISSIPPI:</b>							
Gulfport-Biloxi, MS	3.6	3.7	3.4	2.94	2.71	2.48	2.21
Hattiesburg, MS	3.4	3.3	3.4	4.67	3.75	3.40	2.87
Jackson, MS	3.4	3.4	3.3	5.07	3.85	3.25	2.29
<b>U.S.</b>	4.5	4.4	4.3	4.53	3.81	4.02	3.69
<b>REGIONS TOTAL</b>	3.9	4.0	4.1	4.57	3.99	3.81	3.63
<b>SOUTH REGION</b>	3.4	3.4	3.4	4.64	3.80	3.00	2.85



Economics Division

**CoreLogic House Price Index**

% change year ago

**CoreLogic 90+ Day Delinquency Rate**

% of loans

	<u>Nov-25</u>	<u>Dec-25</u>	<u>Jan-26</u>	<u>Feb-26</u>	<u>Jan-23</u>	<u>Jan-24</u>	<u>Jan-25</u>	<u>Jan-26</u>
<b>CENTRAL ALABAMA:</b>								
Auburn-Opelika, AL	2.03	2.46	2.48	2.52	1.23	0.87	0.94	1.07
Dothan, AL	-0.31	0.60	1.28	-0.21	1.71	1.49	1.46	1.53
Montgomery, AL	2.68	3.08	2.97	2.41	1.85	1.59	1.56	1.85
<b>NORTH ALABAMA:</b>								
Decatur, AL	-0.97	0.40	-0.28	2.30	1.38	1.43	1.16	1.36
Florence-Muscle Shoals, AL	7.00	3.22	2.58	2.61	1.40	1.04	0.98	1.07
Huntsville, AL	1.05	0.32	-0.01	0.58	0.96	0.75	0.79	0.94
<b>NORTH-CENTRAL ALABAMA:</b>								
Anniston-Oxford, AL	2.90	3.79	3.80	3.84	2.20	1.88	1.44	1.95
Birmingham, AL	2.45	1.44	1.63	1.00	1.73	1.49	1.50	1.68
Gadsden, AL	1.37	0.80	0.82	0.86	2.22	2.14	1.71	1.92
Tuscaloosa, AL	1.55	2.59	2.51	3.77	2.12	1.86	1.88	2.25
<b>SOUTH ALABAMA/FLORIDA PANHANDLE:</b>								
Crestview-Fort Walton Beach-Destin, FL	2.04	-1.37	-1.57	2.08	1.03	0.93	1.10	1.29
Daphne-Fairhope-Foley, AL	-1.37	-0.90	-0.22	-0.10	0.91	0.79	0.90	0.87
Mobile, AL	3.57	1.66	1.18	-0.33	2.58	2.35	2.26	2.59
Panama City-Panama City Beach, FL	2.84	1.32	0.67	-0.58	1.65	1.35	1.46	1.71
Pensacola-Ferry Pass-Brent, FL	0.72	0.20	-0.16	-0.51	1.65	1.50	1.60	1.66
<b>SOUTH LOUISIANA:</b>								
Baton Rouge, LA	1.15	1.10	0.75	0.42	2.47	2.16	2.45	2.58
Houma-Bayou Cane-Thibodaux, LA	2.56	4.45	3.99	2.70	2.60	2.45	2.98	2.62
Lafayette, LA	0.84	-0.80	-0.95	1.21	2.23	1.68	1.84	2.08
New Orleans-Metairie, LA	-1.64	0.26	1.46	0.04	2.33	2.27	2.75	2.65
Slidell-Mandeville-Covington, LA	0.49	0.80	-0.63	-2.93	1.94	1.75	1.95	2.12
<b>SOUTH MISSISSIPPI:</b>								
Gulfport-Biloxi, MS	5.36	4.86	4.65	3.27	2.34	1.69	1.86	1.94
Hattiesburg, MS	10.24	8.64	8.29	4.49	1.85	1.66	1.64	1.89
Jackson, MS	-0.98	0.13	0.31	1.83	2.53	2.22	2.21	2.24
<b>U.S.</b>	1.08	0.94	0.85	0.55	1.24	1.03	1.11	1.18
<b>REGIONS TOTAL</b>	0.60	0.53	0.40	0.40	1.57	1.26	1.45	1.50
<b>SOUTH REGION</b>	1.82	1.42	1.26	1.20	1.87	1.62	1.67	1.82



Economics Division

**SINGLE FAMILY HOUSING PERMITS**

	Year-To-Date Through January, # units					Annual Totals, # units			
	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>
<b>CENTRAL ALABAMA:</b>									
Auburn-Opelika, AL	120	61	105	141	212	1,127	1,366	1,722	1,560
Dothan, AL	27	30	41	33	41	484	442	451	379
Montgomery, AL	79	53	67	45	88	793	740	751	809
<b>NORTH ALABAMA:</b>									
Decatur, AL	17	13	8	26	12	275	307	234	263
Florence-Muscle Shoals, AL	26	15	6	13	20	204	171	189	188
Huntsville, AL	386	261	318	291	287	3,617	3,908	3,972	3,342
<b>NORTH-CENTRAL ALABAMA:</b>									
Anniston-Oxford, AL	7	3	2	7	6	76	62	126	133
Birmingham, AL	271	236	266	241	234	3,237	3,102	3,165	3,127
Gadsden, AL	14	9	14	3	6	157	106	117	106
Tuscaloosa, AL	63	41	46	41	35	714	575	528	502
<b>SOUTH ALABAMA/FLORIDA PANHANDLE:</b>									
Crestview-Fort Walton Beach-Destin, FL	273	166	164	171	265	2,784	2,814	2,602	2,414
Daphne-Fairhope-Foley, AL	275	214	229	250	248	3,141	3,316	3,394	2,517
Mobile, AL	48	62	149	74	66	738	851	1,377	990
Panama City-Panama City Beach, FL	121	95	187	144	144	2,210	1,989	2,103	1,890
Pensacola-Ferry Pass-Brent, FL	279	253	171	301	394	3,343	2,797	3,297	3,230
<b>SOUTH LOUISIANA:</b>									
Baton Rouge, LA	343	223	270	261	266	3,481	3,013	3,250	2,872
Houma-Bayou Cane-Thibodaux, LA	83	41	64	61	44	762	591	615	556
Lafayette, LA	182	191	165	155	192	1,944	1,886	2,001	2,075
New Orleans-Metairie, LA	152	87	88	75	53	1,619	1,047	1,007	866
Slidell-Mandeville-Covington, LA	165	56	122	89	61	1,482	818	1,062	1,096
<b>SOUTH MISSISSIPPI:</b>									
Gulfport-Biloxi, MS	217	294	249	212	260	2,695	2,942	2,920	2,757
Hattiesburg, MS	12	5	9	10	6	135	131	132	123
Jackson, MS	107	89	111	67	106	1,229	1,141	1,377	1,327
<b>U.S.</b>	83,404	53,062	75,906	73,115	62,034	975,584	919,973	981,911	909,280
<b>REGIONS TOTAL</b>	40,149	25,300	36,113	33,431	28,384	443,084	424,708	443,663	401,511
<b>SOUTH REGION</b>	3,267	2,498	2,851	2,711	3,046	36,247	34,115	36,392	33,122



**MULTI-FAMILY HOUSING PERMITS**

	Year-To-Date Through January, # units					Annual Totals, # units			
	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>
<b>CENTRAL ALABAMA:</b>									
Auburn-Opelika, AL	99	32	24	0	155	1,065	44	161	24
Dothan, AL	0	0	0	0	0	14	16	110	142
Montgomery, AL	0	0	0	7	0	4	104	39	264
<b>NORTH ALABAMA:</b>									
Decatur, AL	0	0	0	0	0	4	12	0	0
Florence-Muscle Shoals, AL	0	0	0	27	12	70	30	72	203
Huntsville, AL	9	28	370	264	2	418	2,032	1,234	1,206
<b>NORTH-CENTRAL ALABAMA:</b>									
Anniston-Oxford, AL	0	0	0	0	0	2	2	12	14
Birmingham, AL	0	10	313	20	57	1,114	350	581	1,103
Gadsden, AL	0	0	0	0	0	0	0	16	0
Tuscaloosa, AL	0	78	19	7	9	329	120	121	115
<b>SOUTH ALABAMA/FLORIDA PANHANDLE:</b>									
Crestview-Fort Walton Beach-Destin, FL	112	737	426	303	12	1,338	2,782	1,549	1,042
Daphne-Fairhope-Foley, AL	5	14	0	0	45	276	1,047	489	148
Mobile, AL	0	0	0	62	0	12	66	338	116
Panama City-Panama City Beach, FL	4	35	9	54	13	184	508	587	387
Pensacola-Ferry Pass-Brent, FL	178	3	0	0	0	176	26	148	68
<b>SOUTH LOUISIANA:</b>									
Baton Rouge, LA	0	0	0	12	56	292	268	556	1,582
Houma-Bayou Cane-Thibodaux, LA	5	0	0	0	2	110	26	8	32
Lafayette, LA	11	216	4	10	0	20	378	18	2
New Orleans-Metairie, LA	76	137	140	66	56	1,063	1,199	604	714
Slidell-Mandeville-Covington, LA	0	0	0	2	0	2	8	4	6
<b>SOUTH MISSISSIPPI:</b>									
Gulfport-Biloxi, MS	13	0	0	4	0	208	107	10	557
Hattiesburg, MS	0	0	3	5	0	19	38	0	0
Jackson, MS	0	2	0	0	0	13	97	21	168
<b>U.S.</b>	48,912	47,936	38,870	38,402	38,215	689,504	591,129	496,089	516,886
<b>REGIONS TOTAL</b>	21,544	22,979	14,868	17,584	12,139	282,919	231,257	186,482	199,273
<b>SOUTH REGION</b>	512	1,292	1,308	843	419	6,733	9,260	6,678	7,893

