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Monthly Report on Current Economic Conditions

August 18, 2008

Highlights

- **U.S. Economy:** National labor market conditions may continue to deteriorate due to slow economic growth. Failure to absorb the 1.6 million people entering the job market over the next year will push up the unemployment rate.
- **Financial Markets:** Financial markets remained fragile as the credit crunch entered its second year. The U.S. Treasury and the Fed intervened to prop up the mortgage giants Fannie Mae and Freddie Mac, while the FDIC closed IndyMac, the second largest bank failure since the inception of the FDIC. Total bank write-downs over the past year passed the \$500 billion mark.
- **Inflation:** Headline inflation jumped to over 5 percent in July and measures of inflation expectations have been climbing. However, declines in oil prices should temper future inflation and give the Fed enough room to hold off on interest rate increases through September.
- **New York City Labor Market:** Securities employment is down 10,300 on a year-over-year basis. Private non-finance growth has decelerated to 1.1 percent. Other measures confirm labor market weakness.
- **Commercial Real Estate:** Job losses on Wall Street have forced firms to return unused office space back to the market. As a result, vacancy rates climbed further in the second quarter of 2008.
- **Housing:** Permit activity spiked in NYC as developers raced to beat a July 1 deadline. It is likely that this mad rush simply shifted permit demand forward.

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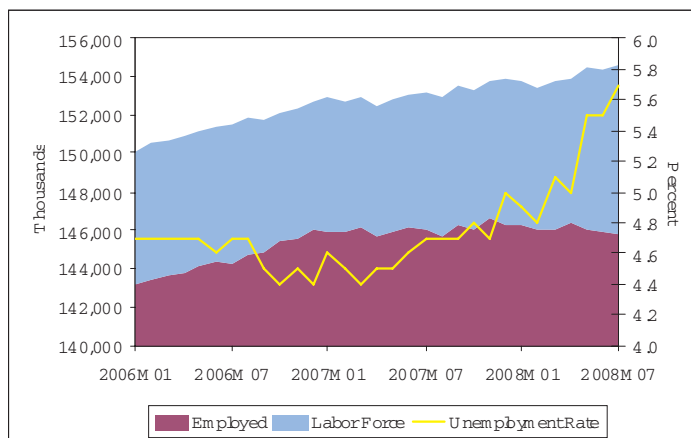
U.S. Economy

The U.S. economy continues to slog along in the face of the credit crunch, high oil prices and the erosion of household wealth from falling home prices. The persistence of below potential growth has its hazards. Though quick corrections tend to bring quick recoveries, a protracted growth recession tends to lead to a slow recovery. One of the long-term consequences of lackluster growth is that labor market conditions may continue to deteriorate.

The U.S. economy grew at an annual rate of less than 1.0 percent on average during the last three quarters. Productivity growth helps explain the economy's expansion despite the loss of 222,000 jobs since last September. Although the employment figures do not look devastating, the labor force has grown by over one million, causing the unemployment rate to soar from 4.7 percent in September 2007 to 5.7 percent in July 2008.

Private sector job growth has stalled with the exception of the noncyclical healthcare and education sectors. Losses in manufacturing and construction remain large and the professional & business services sector has begun to contract. If the job market fails to absorb the 1.6 million additional people projected to enter the labor force over the next year, the unemployment rate

Figure 1: The job market has failed to absorb the growth in the labor force, causing the unemployment rate to rise.



could climb further. The July Blue Chip Consensus predicts that the unemployment rate will peak at 5.9 percent in early 2009. This prediction implies that roughly half of the addition to the labor force will be able to find jobs. However, the unemployment insurance claims data do not suggest near-term stabilization in the labor market. Initial and continued claims are currently running about 30 percent higher than last year. Moreover, the July Beige Book reports that two-thirds of the Federal Reserve Districts report sluggish labor markets.

Even the federal tax rebates appear to have failed to produce the desired boost to spending.¹ Personal income data reveal that disposable income increased by roughly \$50 billion in May due to the rebate, but households diverted an estimated \$43 billion of that to savings, which includes repayment of debt. If households continue to save the stimulus at this rate, the anticipated boost to GDP growth will be hard to reach, especially in the third quarter.² Although advanced estimates show that real GDP grew 1.9 percent in the second quarter, it was primarily due to net exports, which contributed over 2.4 percent to GDP growth. Consumer spending inched up by only 1.5 percent, and retail sales excluding gasoline stations actually declined 0.1 percent in June and 0.2 percent in July. Much of the drop off was concentrated in stores that sell big-ticket discretionary items. With much of the temporary stimulus expiring in two months, the last quarter of the year will likely be weaker.

Financial Markets

Turmoil continues for the beleaguered financial markets as they pass the one-year anniversary of the credit crunch. In a grim testament to the scale of the crisis, estimates now place total bank writedowns of subprime and associated securities at over \$500 billion. The latest scare in July was the sudden share-price collapse of Fannie Mae and Freddie Mac, the two giant government sponsored entities (GSEs) that underwrite and securitize most of the mortgage loans made in the country. A mere three months ago regulators and

1) According to the Joint Committee on Taxation and the Congressional Budget Office, rebates to individuals are expected to total \$106.7 billion for 2008. The issuing of the rebates began April 28, 2008, and will continue through mid-July 2008.

2) Based on the history of previous fiscal stimulus programs, Global Insight, Inc. assumes that households spend 40% of rebates while the rest is saved or used to pay back debt. Under this assumption, based on their July U.S. macroeconomic outlook, real GDP growth (annualized) is forecast to increase 1.8% and 1.6% in the second and third quarter of 2008, respectively.

Congress hoped that loosening restrictions on Fannie and Freddie would mitigate the freefall in the housing market. At that time, regulators reduced already low capital requirements, lifted lending caps, and increased the loan sizes that counted as “conformable” in high-priced markets. However, as the housing market melt-down continued, investors became convinced that the GSEs themselves were in jeopardy. This suspicion was well founded. According to the Economist magazine, for every dollar of core capital, Fannie and Freddie have approximately \$65 of debt and guarantees. By way of comparison, most financial firms have about \$35 of debt for every dollar of equity.

Share prices for both GSEs declined over 60 percent in the first two weeks of July. In an effort to reassure the markets, Treasury Secretary Paulson announced plans to support Fannie and Freddie through an increase in Treasury lending and potential purchases of equity in either company. In a coordinated effort, the Federal Reserve authorized the New York Federal Reserve Bank to lend to the GSEs through the discount window if necessary. The “Paulson Plan” was later formalized as part of the housing relief bill passed by Congress and signed into law by President Bush at the end of July. These extraordinary measures essentially make explicit the formerly implicit belief that the GSEs were too important to the functioning of the mortgage market to fail, and that the government would support the GSE’s stocks and bonds to ensure stability.

While the GSEs were being propped up by the federal government, the FDIC closed down IndyMac, one of the country’s largest savings and loan institutions. With \$32 billion in assets, IndyMac was the second largest bank failure, behind the 1984 takeover of Continental Illinois National Bank. The FDIC estimates that after selling off marketable assets, the total cost of the clean-up will run from \$4 to \$8 billion, about 10 percent of the FDIC’s deposit insurance fund. Not surprisingly, images of IndyMac depositors lining up outside bank branches, as well as the failure of seven other smaller banks so far in 2008, have investors spooked. The S&P500 Thrifts and Mortgage Finance index plummeted nearly 30 percent through July.

Overall, the broader stock price indices are still hovering in bear market territory, with the S&P, Dow and Nasdaq all off about 19 percent from their 52-week highs. However, despite the turmoil in the financial markets, both the Dow and Nasdaq rose 0.2 and 1.4 percent, respectively, during July. The S&P has fallen a modest 1.0 percent during the same period. However, volatility has increased: nearly 60 percent of S&P 500 trading days in July had price changes greater than 1 percent, up from 33 percent in June and well above the five-year average of 20 percent.

Inflation

A well-known economic axiom states that successfully achieving multiple policy goals generally requires distinct and separate economic tools. This principle is haunting the Fed as it juggles the complex tasks of maintaining growth, supporting financial markets, and suppressing inflation, all with essentially one primary lever – monetary policy. While the first two problems have taken the limelight, the consumer price data suggests that inflation pressures are becoming increasingly inescapable. In July, headline inflation increased to 5.5 percent year-over-year, up substantially from 4.9 percent the previous month and the highest reported rate since 1991. The outlook for higher inflation has been evident in other measures such as the Cleveland Fed’s TIPS index of inflation expectations. The Fed’s own inflation forecasts have been drifting upwards over time and the last four Federal Open Market Committee (FOMC) meetings have witnessed dissent-

Figure 2: Fannie Mae and Freddie Mac shares have lost much of their value.

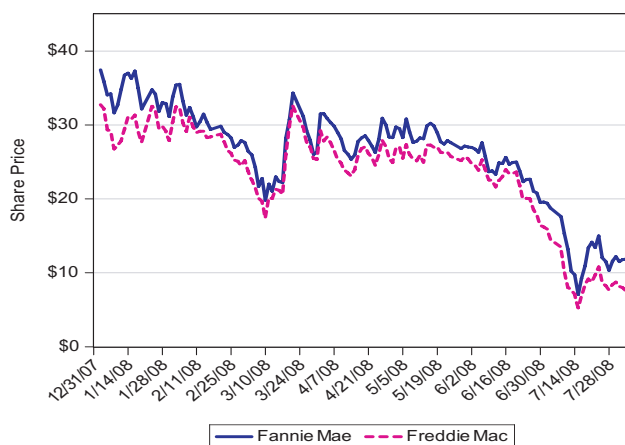
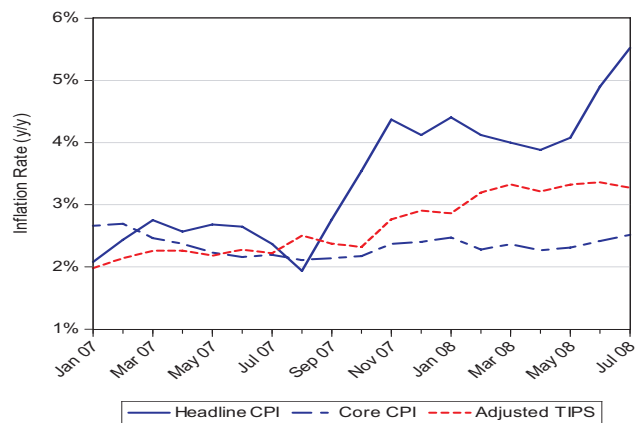


Figure 3: While headline inflation has spiked, the core measure and TIPS inflation expectations have remained well behaved.



ing voters arguing for tighter monetary policy actions.

Despite the drumbeat of gloomy economic news, one bright spot has been the retreat of oil prices. The price of crude oil peaked at \$146 bbl in the middle of July but has fallen by nearly 20 percent by mid-August. In percentage terms, this is the largest decline since the summer of 2006, when oil prices declined by a quarter. If sustained, lower energy prices should help temper the recent spike in headline inflation and give the Fed some room to put off increasing short-term interest rates. Meanwhile, the core measures of inflation, which exclude food and energy, have been relatively well behaved. Core CPI rose to 2.5 percent in July year-over-year, up slightly from 2.4 percent in June. The Fed's preferred price measure, core personal consumption expenditure inflation, was 2.3 percent in June, up from 2.1 percent in May. Consequently, markets are expecting little change in the Fed's stance after the FOMC voted to hold short term interest rates at two percent during the August meeting. The futures market is placing about 70 percent probability that they will remain there through the September meeting.

New York City area headline inflation in July also jumped to 5.1 percent, up from 4.5 percent in June, while core inflation rose to 2.4 percent, up from 2.2 percent in June. Over the last year, the local area's headline and core inflation rates have been more subdued than the nation's rates due to slower price growth in shelter, apparel, medical care and services.

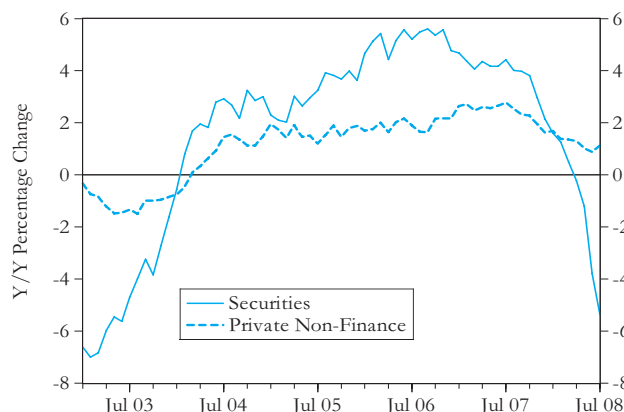
NYC Labor Markets

The financial crisis has begun to impact the New York City labor market. While there have been announcements of over 50,000 banking layoffs, employment data through May showed that the local securities sector remained relatively unaffected. The lag between announcements and data was likely due to the length of severance packages – for the duration of their severance package, most employees remain on their firm's payroll. In June, however, 4,000 securities jobs were lost, the largest monthly decrease since October 2001. The following month this sector cut 2,200 jobs. On a year-over-year basis, payroll employment in the securities industry was down 5.4 percent or 10,300 jobs. As severance packages run out over the next few months, a more accurate picture of securities job losses should emerge in the payroll data.

There are worrisome signs in the rest of the local labor market. Private non-finance employment growth has fallen to 1.1 percent. A year ago in July, the City had gained 76,200 non-finance jobs year-over-year. As of July 2008, non-finance jobs have increased by only 32,000. Professional & business services accounted for most of the drop off. This sector was growing at a 4.1 percent pace in July 2007, but has decelerated to 0.1 percent. The sub-sectors within professional & business services that have experienced the sharpest slowdown are accounting, consulting and temp services.

On a positive note, the City has benefitted from a strong summer in the movie industry, which employed approximately 3,000 additional workers in June and

Figure 4: NYC securities employment is contracting and private non-finance employment growth has slowed to 1.1 percent.



July of 2008, compared to the same period last year. This has helped lift information employment up approximately 6,500 over the same period. In addition the leisure & hospitality sector continues to expand as tourist flock to the City.

Unfortunately, other local employment data generally exhibit a pattern of overall labor market weakness. Since hitting a record low of 4.1 percent in February 2008, the unemployment rate in New York City has steadily climbed to 5.0 percent in July. During this time, the number of unemployed residents has increased by 36,000. The three-month moving average of unemployment insurance (UI) beneficiaries has also been rising since early 2008. On a year-over-year basis, City UI beneficiaries were up 12.8 percent in June.³ Moreover, initial unemployment claims have increased in the first half of 2008. The total number of claims in 2008 through July was 59,500 compared to 52,800 the previous year, a 6,700 difference.

NYC Office Market

The layoffs on Wall Street have begun to impact the City's office market. Office-using employment declined by 4,000 jobs in the past three months. As a result, a number of firms have started to recycle excess space to the market. Figure 5 shows a sample of recent office space returned to the market by major financial firms. It identifies nearly 2 million out of the 3.8 million square feet of newly available space, which has contributed to the increase in the overall primary mar-

Figure 5: Large financial firms have placed nearly 2 million square feet of office space back on the market over the past few months.

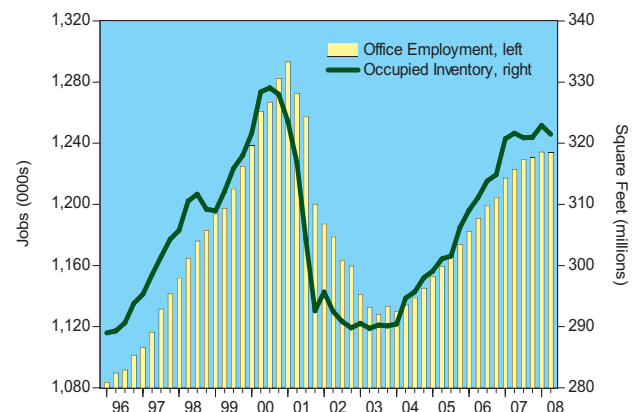
Firm	Location	Square Feet
Citibank	153 East 53rd	215,000
Bank of America	1633 Broadway	119,000
Goldman Sachs	77 Water Street	599,000
ABN AMRO	7 WTC	142,600
JPMorgan Chase	345 Park Avenue	291,000
Bank of America	9 West 57th	116,000
Lehman	399 Park Avenue	167,000
Lehman	605 Third Avenue	134,000
JPMorgan Chase	237 Park Avenue	117,000
JPMorgan Chase	320 Park Avenue	43,000

- 3) The unemployment beneficiaries data is not seasonally adjusted and is highly volatile. To show the trend in the data, a three-month moving average is used.
- 4) Sources of the list of leases: Colliers, CBRE, Cushman & Wakefield and Newmark Realty. The list only includes selected announcements and is not exhaustive.
- 5) Not listed in the table above is Goldman's lease of over 800,000 sf at 180 Maiden Lane that was taken over directly by AIG. As AIG begins to consolidate, they will likely relinquish office space.

ket vacancy rate in the City to 6.9 percent in the second quarter of 2008, up from 5.4 in the second quarter of 2007.⁴

While much of this is subleased space – including the locations vacated by JPMorgan Chase, Lehman, and Citibank – returning to the market due to the distress in the financial markets, Goldman Sachs and Bank of America are both relinquishing space because of consolidation into newly-built headquarters. The completion of One Bryant Park, for example, added 2.1 million square feet to the City's stock of inventory. While that building was largely pre-leased, Bank of America will be vacating two of its offices elsewhere in the City. Similarly, Goldman Sachs has begun to return its current occupied space as it prepares to fill its new Downtown headquarters scheduled for completion late 2009.⁵ Further new supply is expected Downtown, with the completion of the World Trade Center complex and the transformation of the Verizon building (375 Pearl Street) into an office tower. In Midtown, SJP is expected to complete 11 Times Square late next year (still unleased), while another spec building is being constructed by Boston Properties on 55th street.

Another factor that might lead to higher vacancy rates is the possibility that firms leased too much space during the upturn of this cycle. There is a close relationship between occupancy and office-using employment. From mid-2003 through the second quarter of 2008, Figure 6: Occupied inventory outpaced office employment since 2003.



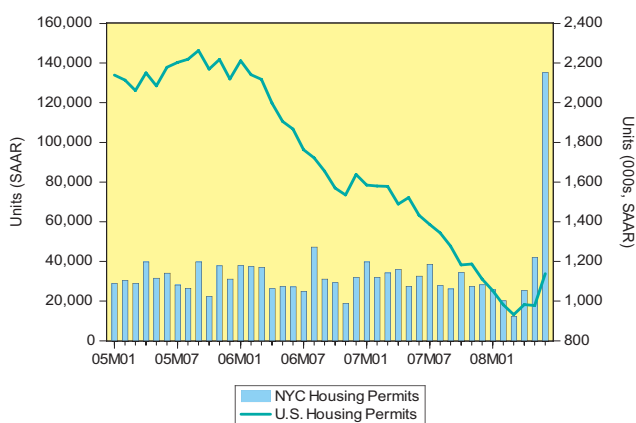
office-using employment increased by 9.4 percent, while occupancy increased by 10.9 percent. In level terms, the City added 105,000 office-using employees, while occupancy increased by nearly 30 million square feet. Assuming an industry average of 250 square feet per employee, the additional office employees would only require 26 million square feet, which may indicate that firms over-leased prior to the downturn. These three factors; new supply, weakening demand, and possibly some over-leasing in the expansion, suggest that office market conditions are poised to worsen in the near term.

NYC Housing Market

In what initially appeared to be a dramatic reversal in the nation's housing market, building permits spiked in June by 16 percent compared to May. Further examination revealed that the spike was almost entirely due to the enactment of a new building construction code for New York City, which went into effect on July 1, 2008. As a result, the number of building permits doubled in June to 713 from 350 in May, according to the NYC Department of Buildings. Census data confirms this, reporting a jump in residential building permits to 488 from 285.⁶

According to the Census, the 488 new building permits represented an astonishing 17,128 new units. (Figure 7 shows a seasonally adjusted annual rate of over 120,000 units, to compare with the nation). To put this in perspective, the City issued permits for only 9,723 units in the first five months of the year bringing the

Figure 7: The spike in U.S. housing permits was almost entirely due to a new building code in NYC.



total for the first six months of 2008 to 26,851. In comparison, the City issued 3,196 building permits with a total of 31,902 units in all of 2007, which at the time was the largest number of permits issued since 1972.

Of particular interest is the enormous increase in the number of units per permit. In 2007, the City averaged 8 units per permit. In June of 2008, this figure climbed to 35 units per permit. This is due to the fact that the new construction code requires stricter emergency requirements for all new high-rise buildings. Developers who filed the permit prior to the July 1 deadline would still be able to build under the older code. This is most evident in Brooklyn where the average number of units per permit was 42 in June 2008 compared to 10 in 2007. The increase in Queens to 30 from 5 was also notable. Interestingly, the size of Manhattan buildings at 76 units per permit was consistent with the 79 units per permit averaged in 2007, although there were 76 building permits issued in June 2008 compared to a total of 121 in all of 2007.

It is likely that the mad rush to meet the deadline simply shifted permit demand forward, essentially borrowing from future issuance. It is uncertain how many of these permits will result in future completions, and how quickly. In a normal business cycle it is estimated that approximately 75 percent of the permits for units result in completions within three years of permit issuance. This percentage is probably an overestimate in this case, as the overall softness in the housing market will probably force some developers to delay or abandon marginal projects. Moreover, it is likely that because of the rush, developers applied for permits just in case a project becomes feasible. Lastly, developers most likely applied for the maximum number of units in each permit so that they would not be required to reapply if they wanted to enlarge their development in the future.

6) The NYC Department of buildings figure includes all types of new buildings. The census report only refers to residential.

Forecasts of Selected United States and New York City Economic Indicators
Calendar Year 2007-2012

	2007	2008	2009	2010	2011	2012	1976-2006*
NATIONAL ECONOMY							
Real GDP							
Bil of 2000 Dollars	11,567	11,695	11,898	12,281	12,689	13,069	
Percent Change	2.2	1.1	1.7	3.2	3.3	3	3.1
Non-agricultural Empl							
Millions of Jobs	137.6	137.7	138.2	140.1	142.4	144.6	
Change from Prev Yr	1.5	0	0.6	1.8	2.4	2.2	
Percent Change	1.1	0	0.4	1.3	1.7	1.5	1.8
Consumer Price Index							
All Urban (1982-84=100)	207.3	214.4	218.2	222.4	226.8	231.4	
Percent Change	2.9	3.4	1.8	2.0	2.0	2.0	4.3
Wage Rate							
Dollars Per Year	46,214	47,824	49,410	51,085	52,917	54,919	
Percent Change	4.5	3.5	3.3	3.4	3.6	3.8	4.6
Personal Income							
Billions of Dollars	11,659	12,137	12,597	13,251	14,021	14,865	
Percent Change	6.1	4.1	3.8	5.2	5.8	6	6.9
Before-Tax Corp Profits							
Billions of Dollars	1,882	1,625	1,949	1,962	1,987	1,967	
Percent Change	4.2	-13.7	20	0.7	1.2	-1	8
Unemployment Rate							
Percent	4.6	5.4	5.9	5.7	5.3	4.9	6.2 (avg)
10-Year Treasury Bond Rate							
Percent	4.6	3.5	3.9	5.2	5.5	5.5	7.7 (avg)
Federal Funds Rate							
Percent	5	2.2	2.4	4.3	4.8	4.8	6.6 (avg)
NEW YORK CITY ECONOMY							
Real Gross City Product**							
Bil of 2000 Dollars	506.7	468.9	462.6	474.9	488.8	500.7	
Percent Change	3.2	-7.5	-1.3	2.7	2.9	2.4	3
Non-agricultural Empl							
Thousands of Jobs	3,745	3,734	3,688	3,715	3,756	3,795	
Change from Prev Yr	78.8	-10.7	-46.3	26.7	41.5	38.3	
Percent Change	2.1	-0.3	-1.2	0.7	1.1	1	0.4
Consumer Price Index							
All Urban (1982-84=100)	226.9	235.1	240.2	245.3	250.7	256.4	
Percent Change	2.8	3.6	2.1	2.2	2.2	2.3	4.4
Wage Rate							
Dollars Per Year	79,494	78,432	76,916	79,539	82,700	86,241	
Percent Change	8.1	-1.3	-1.9	3.4	4	4.3	5.9
Personal Income							
Billions of Dollars	399.5	399.5	398.1	416.4	438.4	462.9	
Percent Change	7.9	0	-0.3	4.6	5.3	5.6	6.3
NEW YORK CITY REAL ESTATE MARKET							
Manhattan Primary Office Market							
Asking Rental Rate***							
Dollars per sq ft	71.8	78.6	72.5	69.7	66.6	63.4	
Percent Change	33.2	9.5	-7.8	-3.8	-4.6	-4.7	NA
Vacancy Rate***							
Percent	5.4	7	10.4	10.5	10.6	10.2	NA

* Compound annual growth rates for 1976-2006. Compound growth rate for Real Gross City Product covers the period 1980-2006; for NYC wage rate, 1976-2006.

** GCP estimated by OMB. The GCP figures have been revised due to a methodological change.

*** Office market data are based on statistics published by Cushman & Wakefield.

not directly comparable to prior years due to a reclassification of many buildings by Cushman & Wakefield.

U.S. General Economic Indicators

	2004 Q2	2004 Q3	2004 Q4	2005 Q1	2005 Q2	2005 Q3	2005 Q4	2006 Q1	2006 Q2	2006 Q3	2006 Q4	2007 Q1	2007 Q2	2007 Q3	2007 Q4	2008 Q1	2008 Q2
GDP																	
Nominal GDP	11610.3	11779.4	11948.5	12155.4	12297.5	12538.2	12696.4	12959.6	13134.1	13249.6	13370.1	13510.9	13737.5	13950.6	14031.2	14150.8	14256.5
Real GDP	10634.2	10728.7	10796.4	10875.8	10946.1	11050	11086.1	11217.3	11291.7	11314.1	11356.4	11357.8	11491.4	11625.7	11620.7	11646	11700.6
(% ch. a.r.)	3.5	3.6	2.5	3	2.6	3.9	1.3	4.8	2.7	0.8	1.5	0	4.8	4.8	-0.2	0.9	1.9
(year % ch.)	4.1	3.2	3.1	3.2	2.9	3	2.7	3.1	3.2	2.4	2.4	1.3	1.8	2.8	2.3	2.5	1.8
Final Sales of Domestic Product	10666.6	10737	10799.3	10925.9	11035.5	11028.4	11167.6	11232.1	11257.8	11339.7	11370.5	11490.5	11605	11628	11653.7	11764.4	11764.4
(% ch. a.r.)	3.8	2.7	2.3	4.8	4.1	-0.3	5.1	2.3	0.9	2.9	1.1	4.3	4	0.8	0.9	3.9	0
(year % ch.)	2.7	2.8	2.8	3.4	3.5	2.7	3.4	2.8	2	2.8	1.8	2.3	3.1	2.5	2.5	2.4	1.4
Final Sales to Domestic Producers	11260.5	11359.7	11413.8	11518.9	11630.5	11658.4	11796.5	11844.6	11874.1	11918.6	11983.2	12057	12114.1	12109.8	12113.3	12153	--
(% ch. a.r.)	4	3.6	1.9	3.7	3.9	1	4.8	1.6	1	1.5	2.2	2.5	1.9	-0.1	0.1	1.3	--
(year % ch.)	3.3	3.6	3.3	3.3	3.3	2.6	3.4	2.8	2.1	2.2	1.6	1.8	2	1.6	1.1	0.8	--
<u>Personal Consumption Expenditures</u>																	
(% ch. a.r.)	2.5	3.5	4.2	1.7	3.6	3.7	1.4	4.3	2.8	2.2	3.7	3.9	2	2	1	0.9	1.5
(year % ch.)	3.7	3.2	3.7	3	3.3	3.3	2.6	3.2	3	2.7	3.2	3.1	2.9	2.9	2.2	1.5	1.3
Durable Goods	1071.3	1091.5	1110.1	1111.6	1143.7	1158.9	1123.3	1173.1	1178.3	1188.4	1200.7	1227.3	1242.3	1249.4	1250.6	1237	1227.7
(% ch. a.r.)	1.9	7.8	7	0.5	12.1	5.4	-11.7	18.9	1.8	3.5	4.2	9.2	5	2.3	0.4	-4.3	-3
(year % ch.)	6.1	4	5.6	4.3	6.8	6.2	1.2	5.5	3	2.5	6.9	4.6	5.4	5.1	4.2	0.8	-1.2
Nondurable Goods	2164.9	2181.4	2207.5	2220.7	2243.7	2260.1	2286.3	2310.8	2328.7	2342	2359.8	2380.1	2391.5	2398.6	2400.2	2397.9	2421.7
(% ch. a.r.)	1.5	3.1	4.9	2.4	4.2	3	4.7	4.4	3.1	2.3	3.1	3.5	1.9	1.2	0.3	-0.4	4
(year % ch.)	3.9	2.8	3.5	3	3.6	3.6	3.6	4.1	3.8	3.6	3.2	3	2.7	2.4	1.7	0.7	1.3
<u>Gross Private Domestic Investment</u>																	
(% ch. a.r.)	20.7	8	6.4	9.1	-5.1	4	12.2	6.2	-0.4	-5.3	-15	-9.6	6.2	3.5	-11.9	-5.8	-14.8
(year % ch.)	12.2	9.8	9.1	10.9	4.4	3.5	4.8	4.1	5.4	3	-3.9	-7.7	-6.2	-4.1	-3.3	-2.3	-7.5
Nonresidential	1127.5	1160.7	1189.7	1200.4	1219	1237.1	1248.2	1295.2	1315.4	1332.7	1329.3	1340.4	1373.8	1402.9	1414.7	1423.1	1431.3
(% ch. a.r.)	10.7	12.3	10.4	3.6	6.3	6.1	3.6	15.9	6.4	5.4	-1	3.4	10.3	8.7	3.4	2.4	2.3
(year % ch.)	4.9	5.6	7.5	9.2	8.1	6.6	4.9	7.9	7.9	7.7	6.5	3.5	4.4	5.3	6.4	6.2	4.2
Residential	561.7	567.5	570.9	582.1	595.8	601.7	602	596.5	570.1	536.7	508.4	486.4	471.7	445.3	411.6	383	367.1
(% ch. a.r.)	16.6	4.2	2.4	8.1	9.8	4	0.2	-3.6	-16.6	-21.5	-19.5	-16.2	-11.6	-20.6	-27	-25	-15.6
(year % ch.)	13.2	8.8	6.7	7.7	6.1	6	5.4	2.5	-4.3	-10.8	-15.5	-18.5	-17.3	-17	-19	-21.3	-22.2
<u>Net Exports of Goods & Services</u>																	
(% ch. a.r.)	34.3	8.1	21.1	-5.3	-13.6	1.5	24.7	-1.1	-10	2.3	-22.6	25.6	-27.3	-35.5	-19.7	-17.3	-46.5
(year % ch.)	12.2	17.3	19.8	13.6	1.7	0.1	0.9	2	3	3.2	-8.4	-2.7	-7.8	-17.8	-17.1	-25.3	-30.8
<u>Government Consumption & Investment</u>																	
(% ch. a.r.)	1.3	1.6	-1.8	-0.2	0.9	3.4	-1.7	3.9	1.3	1.7	1.6	0.9	3.9	3.8	0.8	1.9	3.4
(year % ch.)	1.3	1.3	0.7	0.2	0.1	0.6	0.6	1.6	1.7	1.3	2.1	1.4	2	2.6	2.4	2.6	2.5
Change in Private Inventories	64.9	60.1	57.2	74.6	16.7	11	53.5	45.9	56.9	53.3	13.1	-15	-2.8	16	-8.1	-10.2	-62.2
(dif)	29.9	-4.8	-2.9	17.4	-57.9	-5.7	42.5	-7.6	11	-3.6	-40.2	-28.1	12.2	18.8	-24.1	-2.1	-52
Additional U.S. Indicators																	
GDP Implicit Price Deflator (% ch. a.r.)	3.8	2.3	3.2	4	2.1	4.1	3.8	3.6	2.7	2.7	2.2	4.2	2	1.5	2.5	2.6	1.1
(year % ch.)	2.9	3	3.2	3.3	2.9	3.3	3.5	3.4	3.5	3.2	2.8	3	2.8	2.5	2.6	2.1	1.9
Corporate Profits	1227.4	1218.7	1294.8	1438.2	1472.4	1342.6	1538.6	1634.2	1681.6	1713.8	1644.5	1617.8	1672.5	1668.3	1611.1	1593.5	--
(% ch.)	3.7	-0.7	6.2	11.1	2.4	-8.8	14.6	6.2	2.9	1.9	-4	-1.6	3.4	-0.3	-3.4	-1.1	--
(year % ch.)	28.4	19.9	20.3	21.5	20	10.2	18.8	13.6	14.2	27.6	6.9	-1	-0.5	-2.7	-2	-1.5	--
ECI Private: Total Compensation	95.8	96.7	97.3	98.2	98.8	99.5	100.2	100.8	101.6	102.5	103.3	104	104.8	105.6	106.5	107.3	107.9
(% ch. a.r.)	3.8	3.8	2.5	3.8	2.5	2.9	2.8	2.4	3.2	3.6	3.2	2.7	3.1	3.1	3.5	3	2.3
(year % ch.)	3.9	3.8	3.7	3.5	3.1	2.9	3	2.6	2.8	3	3.1	3.2	3.1	3	3.1	3.2	3
NonFarm Business Productivity	131.7	132.1	132.2	133.4	133.5	135	134.5	135.2	135.7	135.1	135.6	136.1	137	139	139.6	140.5	--
(% ch. a.r.)	4.5	1.1	0.6	3.4	0.5	4.5	-1.5	2.2	1.3	-1.6	1.4	1.3	2.7	6	1.8	2.6	--
(year % ch.)	3.8	1.5	1.8	2.4	1.4	2.2	1.7	1.4	1.6	0.1	0.8	0.6	1	2.8	2.9	3.3	--
Unit Labor Costs	117.5	118.8	120.2	120.2	120.5	120.9	122.1	123.5	123.1	124	127.2	128.8	128.4	127.5	129	129.7	--
(% ch. a.r.)	0.5	4.4	4.7	0	1	1.3	4.3	4.5	-1.3	3.1	10.7	5	-1.3	-2.5	4.7	2.2	--
(year % ch.)	-0.4	1.9	2.1	2.4	2.5	1.7	1.6	2.8	2.2	2.6	4.2	4.3	4.3	2.8	1.4	0.7	--

Data: Real GDP & Components in Bil. 2000 \$, SAAR
 Data: Profits with IDA & CCAdj in Bil \$, SA
 Data: ECI All Workers, Index Dec 2005=100, SA
 Data: Prod & Unit Labor All Persons, Index 1992=100, SA

U.S. Employment

	Mar 2007	Apr 2007	May 2007	Jun 2007	Jul 2007	Aug 2007	Sep 2007	Oct 2007	Nov 2007	Dec 2007	Jan 2008	Feb 2008	Mar 2008	Apr 2008	May 2008	Jun 2008	Jul 2008
Payroll Survey: Current Employment Statistics (CES)																	
Total Nonfarm	137,310	137,356	137,518	137,625	137,682	137,756	137,837	137,977	138,037	138,078	138,002	137,919	137,831	137,764	137,717	137,666	137,615
(dif)	177	46	162	107	57	74	81	140	60	41	-76	-83	-88	-67	-47	-51	-51
Total Private	115,167	115,195	115,332	115,423	115,512	115,544	115,610	115,715	115,759	115,745	115,666	115,557	115,454	115,363	115,264	115,170	115,094
(dif)	161	28	137	91	89	32	66	105	44	-14	-79	-109	-103	-91	-99	-94	-76
Financial Activities	8,333	8,315	8,322	8,317	8,331	8,312	8,294	8,283	8,260	8,252	8,244	8,231	8,231	8,229	8,226	8,213	8,213
(dif)	-14	-18	7	-5	14	-19	-18	-11	-23	-8	-8	-13	0	-2	-3	-13	0
Finance & Insurance	6,163	6,146	6,155	6,153	6,166	6,148	6,136	6,125	6,116	6,111	6,106	6,102	6,103	6,104	6,099	6,087	6,085
(dif)	-11	-18	10	-2	13	-17	-12	-12	-9	-4	-5	-4	1	0	-5	-12	-2
Securities	841	841	846	850	851	853	853	855	857	857	859	863	866	867	867	866	865
(dif)	2	0	5	3	2	1	1	2	2	0	3	3	3	1	-1	0	-1
Banking	2,917	2,898	2,897	2,886	2,892	2,870	2,857	2,845	2,834	2,829	2,825	2,820	2,812	2,808	2,801	2,792	2,789
(dif)	-11	-19	-1	-11	6	-22	-14	-12	-11	-5	-4	-5	-9	-4	-7	-8	-4
Real Estate & Rental & Leasing	2,170	2,169	2,166	2,164	2,165	2,163	2,158	2,159	2,145	2,141	2,138	2,129	2,128	2,125	2,127	2,126	2,129
(dif)	-2	-1	-3	-2	2	-2	-6	1	-14	-4	-3	-9	-1	-3	2	-1	2
Information	3,030	3,034	3,037	3,033	3,027	3,024	3,031	3,027	3,022	3,018	3,014	3,016	3,013	3,007	3,002	2,996	2,983
(dif)	-6	4	3	-4	-6	-3	7	-4	-5	-4	-4	2	-3	-6	-5	-6	-13
Professional & Business Services	17,875	17,903	17,938	17,935	17,958	17,979	18,000	18,070	18,079	18,131	18,101	18,073	18,014	18,031	17,982	17,943	17,919
(dif)	2	28	35	-3	23	21	21	70	9	52	-30	-28	-59	17	-49	-39	-24
Educational & Health Services	18,153	18,211	18,247	18,314	18,360	18,422	18,451	18,490	18,522	18,568	18,617	18,665	18,709	18,757	18,820	18,875	18,914
(dif)	42	58	36	67	46	62	29	39	32	46	49	48	44	48	63	55	39
Leisure & Hospitality	13,351	13,375	13,428	13,461	13,476	13,494	13,552	13,604	13,628	13,635	13,644	13,660	13,676	13,690	13,679	13,686	13,687
(dif)	20	24	53	33	15	18	58	52	24	7	9	16	16	14	-11	7	1
Other Services	5,479	5,486	5,495	5,496	5,501	5,497	5,495	5,496	5,506	5,507	5,508	5,517	5,522	5,525	5,527	5,521	5,527
(dif)	9	7	9	1	5	-4	-2	1	10	1	1	9	5	3	2	-6	6
Trade, Transportation & Utilities	26,584	26,571	26,593	26,600	26,617	26,640	26,649	26,644	26,693	26,658	26,631	26,579	26,552	26,496	26,451	26,436	26,397
(dif)	68	-13	22	7	17	23	9	-5	49	-35	-27	-52	-27	-56	-45	-15	-39
Manufacturing	13,953	13,922	13,910	13,890	13,884	13,844	13,822	13,797	13,794	13,772	13,737	13,690	13,644	13,592	13,571	13,536	13,501
(dif)	-35	-31	-12	-20	-6	-40	-22	-25	-3	-22	-35	-47	-46	-52	-21	-35	-35
Construction	7,694	7,660	7,643	7,656	7,632	7,605	7,589	7,577	7,520	7,465	7,426	7,382	7,343	7,284	7,246	7,197	7,175
(dif)	71	-34	-17	13	-24	-27	-16	-12	-57	-55	-39	-44	-39	-59	-38	-49	-22
Government	22,143	22,161	22,186	22,202	22,170	22,212	22,227	22,262	22,278	22,333	22,336	22,377	22,377	22,401	22,453	22,496	22,521
(dif)	16	18	25	16	-32	42	15	35	16	55	3	26	15	24	52	43	25
Other Employment Data																	
Unemployment Rate	4.4	4.5	4.5	4.6	4.7	4.7	4.7	4.8	4.7	5	4.9	4.8	5.1	5	5.5	5.5	5.7
(dif)	-0.1	0.1	0	0.1	0.1	0	0	0.1	-0.1	0.3	-0.1	-0.1	0.3	-0.1	0.5	0	0.2
Avg. Weekly Hours: Total Private	33.9	33.8	33.8	33.9	33.8	33.8	33.8	33.8	33.8	33.8	33.7	33.7	33.8	33.8	33.7	33.7	33.6
(% ch.)	0.6	-0.3	0	0.3	-0.3	0	0	0	0	0	-0.3	0	0.3	0	-0.3	0	-0.3
Avg. Wk. Earnings: Total Private	584.4	584.4	586.1	590.2	590.5	591.8	593.9	594.5	596.2	598.3	598.2	600.2	604	604.7	604.9	606.6	606.8
(% ch.)	1	0	0.3	0.7	0	0.2	0.3	0.1	0.3	0.3	0	0.3	0.6	0.1	0	0.3	0
Initial Claims, SA	1,567	1,286	1,220	1,586	1,234	1,299	1,594	1,319	1,344	1,718	1,335	1,391	1,843	1,457	1,844	1,562	1,572
(dif)	277	-281	-66	366	-352	65	295	-275	25	374	-383	56	452	-386	387	-282	10
Continued Claims, SA	2,505	2,526	2,504	2,524	2,550	2,572	2,562	2,571	2,609	2,684	2,723	2,755	2,883	3,002	3,093	3,126	--
(dif)	-13	21	-22	20	26	23	-10	9	38	74	39	32	128	119	92	33	--
ISM Employment Diffusion Index, SA	49.2	52.3	51.4	50.8	50.3	50.9	51.5	51.8	48.4	48.7	47.1	46	49.2	45.4	45.5	43.7	51.9
(dif)	-1.7	3.1	-0.9	-0.6	-0.5	0.6	0.6	0.3	-3.4	0.3	-1.6	-1.1	3.2	-3.8	0.1	-1.8	8.2
ISM Non-Mfg. Emp. Index, SA	51.3	51.9	53.5	53.5	51.9	48.6	52.5	52.4	51.4	51.8	43.9	46.9	46.9	50.8	48.7	43.8	47.1
(dif)	-0.8	0.6	1.6	0	-1.6	-3.3	3.9	-0.1	-1	0.4	-7.9	3	0	3.9	-2.1	-4.9	3.3

Data: CES and Claims in Ths.

The U.S. Consumer & Housing Market

	Feb 2007	Mar 2007	Apr 2007	May 2007	Jun 2007	Jul 2007	Aug 2007	Sep 2007	Oct 2007	Nov 2007	Dec 2007	Jan 2008	Feb 2008	Mar 2008	Apr 2008	May 2008	Jun 2008	
Personal Income, Consumption and Credit																		
Total Personal Income	11477.2	11545.9	11546.3	11572.6	11613.5	11675.2	11726.7	11789.2	11821	11871.3	11924	11948.2	11975.7	12019.7	12047.2	12266.5	12273.3	
(% ch.)	0.7	0.6	0	0.2	0.4	0.5	0.4	0.5	0.3	0.4	0.4	0.2	0.2	0.4	0.2	1.8	0.1	
(year % ch.)	6.4	6.7	6.1	6.2	6	6.1	6.1	6.1	6	5.9	5.4	4.8	4.3	4.1	4.3	6	5.7	
Disposable Personal Income	10017.7	10069.3	10062.9	10082.9	10118.3	10179.3	10227.5	10279.5	10306.9	10349.4	10398.3	10413.1	10434.9	10472	10506.6	11102	10891.7	
(% ch.)	0.6	0.5	-0.1	0.2	0.4	0.6	0.5	0.5	0.3	0.4	0.5	0.1	0.2	0.4	0.3	5.7	-1.9	
(year % ch.)	5.8	6.1	5.5	5.5	5.2	5.4	5.4	5.5	5.4	5.5	5.2	4.6	4.2	4	4.4	10.1	7.6	
Wage Rate (\$)	45896	46062	45893	45835	45960	46078	46235	46577	46631	46867	47025	47194	47390	47637	47704	47883	48019	
(% ch.)	0.5	0.4	-0.4	-0.1	0.3	0.3	0.3	0.7	0.1	0.5	0.3	0.4	0.4	0.5	0.1	0.4	0.3	
(year % ch.)	4.3	4.7	4.2	4.7	4.7	4.5	4.6	4.7	4.1	4.2	3.7	3.3	3.3	3.4	3.9	4.5	4.5	
Personal Consumption Expenditures (PCE)	9535.2	9560.6	9614	9665.1	9693.3	9731	9766.3	9799.7	9817.1	9919.6	9941.4	9984.6	9982.7	10039.7	10074.3	10150.8	10207.9	
(% ch.)	0.6	0.3	0.6	0.5	0.3	0.4	0.4	0.3	0.2	1	0.2	0.4	0	0.6	0.3	0.8	0.6	
(year % ch.)	5.5	5.6	5.4	5.5	5.4	4.9	5.1	5.6	5.4	6.3	5.5	5.3	4.7	5	4.8	5	5.3	
Consumer Installment Credit: Total Outstanding	2401.4	2415.7	2419	2437.9	2449.6	2465.5	2486.9	2499.6	2504.8	2522	2523.6	2535.6	2542.4	2555	2562.8	2570.6	--	
(% ch. a.r.)	3.1	7.4	1.6	9.8	5.9	8.1	10.9	6.3	2.6	8.5	0.8	5.8	3.3	6.1	3.7	3.7	--	
(year % ch.)	4.5	5	4.9	5.1	5.1	5.2	5.6	5.9	6	5.9	5.7	5.9	5.9	5.8	5.9	5.4	--	
Personal Saving as a % of Disposable Personal Income, (%)	1	1.3	0.6	0.2	0.1	0.3	0.4	0.6	0.7	0.1	0.4	0.2	0.5	0.3	0.3	4.9	2.5	
Retail Sales																		
Total Retail Sales & Food Services	368.3	371.3	370.6	376.2	372.9	373.6	374.3	376.8	376.8	381.3	377.9	380	378.1	380	380.8	383.9	384.2	
(% ch.)	0.7	0.8	-0.2	1.5	-0.9	0.2	0.2	0.7	0	1.2	-0.9	0.6	-0.5	0.5	0.2	0.8	0.1	
(year % ch.)	3.6	4.1	3.1	5	4.1	3.5	3.4	4.9	4.8	5.8	3.4	3.9	2.7	2.3	2.8	2.1	3	
excl. Food Services & Drinking Places	332.3	334.9	334.2	339.6	335.9	336.5	337.3	339.5	339.4	343.9	340.2	342.4	340.6	342.4	342.7	345.6	345.9	
(% ch.)	0.8	0.8	-0.2	1.6	-1.1	0.2	0.2	0.7	0	1.3	-1.1	0.6	-0.5	0.5	0.1	0.8	0.1	
(year % ch.)	3.5	4	2.9	4.9	3.8	3.1	3.2	4.9	4.7	5.9	3.4	3.9	2.5	2.2	2.6	1.8	3	
excl. Autos & Gasoline Stations	256.6	258.9	257.2	260	259.8	262.1	261	261.4	261.1	263.1	261.8	262.4	262.4	263.7	266.5	268.7	269.3	
(% ch.)	0.4	0.9	-0.7	1.1	-0.1	0.9	-0.4	0.2	-0.1	0.8	-0.5	0.3	0	0.5	1.1	0.8	0.2	
(year % ch.)	3.7	4.3	3.4	4.5	4.6	5.4	4.3	4.1	3.5	4.6	2.8	2.7	2.3	1.8	3.6	3.3	3.6	
TCB Consumer Confidence Index																		
Overall	111.2	108.2	106.3	108.5	105.3	111.9	105.6	99.5	95.2	87.8	90.6	87.3	76.4	65.9	62.8	58.1	51	
(dif)	0.9	-3	-1.9	2.2	-3.3	6.7	-6.4	-6.1	-4.2	-7.5	2.8	-3.3	-10.9	-10.5	-3.1	-4.7	-7.1	
Present Situation	137.1	138.5	133.5	136.1	129.9	138.3	130.1	121.2	118	115.7	112.9	114.3	104	90.6	81.9	74.2	65.4	
(dif)	3.2	1.4	-5	2.7	-6.2	8.4	-8.2	-8.9	-3.2	-2.3	-2.8	1.4	-10.3	-13.5	-8.7	-7.7	-8.7	
Expectations	93.8	87.9	88.2	90.1	88.8	94.4	89.2	85	80	69.1	75.8	69.3	58	49.4	50	47.3	41.4	
(dif)	-0.6	-5.9	0.2	1.9	-1.3	5.5	-5.2	-4.2	-4.9	-10.9	6.6	-6.5	-11.3	-8.6	0.6	-2.7	-6	
The Reuters/UM Index of Consumer Sentiment																		
Overall	91.3	88.4	87.1	88.3	85.3	90.4	83.4	83.4	80.9	76.1	75.5	78.4	70.8	69.5	62.6	59.8	56.4	
(dif)	-5.6	-2.9	-1.3	1.2	-3	5.1	-7	0	-2.5	-4.8	-0.6	2.9	-7.6	-1.3	-6.9	-2.8	-3.4	
Expectations	81.5	78.7	75.9	77.6	74.7	81.5	73.7	74.1	70.1	66.2	65.6	68.1	62.4	60.1	53.3	51.1	49.2	
(dif)	-6.1	-2.8	-2.8	1.7	-2.9	6.8	-7.8	0.4	-4	-3.9	-0.6	2.5	-5.7	-2.3	-6.8	-2.2	-1.9	
Housing Market																		
New Single-Family Homes Sold	820	823	907	857	793	796	702	694	723	629	600	597	572	513	542	533	530	
(% ch.)	-6	0.4	10.2	-5.5	-7.5	0.4	-11.8	-1.1	4.2	-13	-4.6	-0.5	-4.2	-10.3	5.7	-1.7	-0.6	
Existing Single-Family Homes Sold	5800	5330	5170	5160	5010	5010	4810	4450	4430	4410	4320	4350	4470	4360	4340	4410	4270	
(% ch.)	3.8	-8.1	-3	-0.2	-2.9	0	-4	-7.5	-0.4	-0.5	-2	0.7	2.8	-2.5	-0.5	1.6	-3.2	
Housing Starts	1486	1492	1487	1436	1458	1371	1337	1185	1275	1179	1000	1064	1107	988	1004	977	1066	
(% ch.)	7.5	0.4	-0.3	-3.4	1.5	-6	-2.5	-11.4	7.6	-7.5	-15.2	6.4	4	-10.7	1.6	-2.7	9.1	
Housing Permits	1580	1578	1489	1522	1433	1386	1343	1277	1182	1187	1111	1052	981	932	982	978	1138	
(% ch.)	-0.3	-0.1	-5.6	2.2	-5.8	-3.3	-3.1	-4.9	-7.4	0.4	-6.4	-5.3	-6.7	-5	5.4	-0.4	16.4	
Median New Single-Family Home Price	250.8	262.6	242.5	245	235.5	246.2	236.5	240.3	234.3	249.1	227.7	232.4	245.3	229.3	243.4	227.7	230.9	
(% ch.)	-1.4	4.7	-7.7	1	-3.9	4.5	-3.9	1.6	-2.5	6.3	-8.6	2.1	5.6	-6.5	6.1	-6.5	1.4	
Median Existing Single-Family Home Price	212.4	216.2	219.3	221.9	229.2	228.5	223.7	208.6	204.8	207.3	205	197.2	193.6	197.6	199.6	206	213.8	
(% ch.)	1.5	1.8	1.4	1.2	3.3	-0.3	-2.1	-6.8	-1.8	1.2	-1.1	-3.8	-1.8	2.1	1	3.2	3.8	

Data: Income & Consumption in Bil. \$, SAAR

Data: Credit & Retail Sales in Bil. \$, SA

Data: Home Sales, Starts & Permits in Ths., SAAR

Data: Home Prices in Ths. \$

U.S. Price and Production

	Feb 2007	Mar 2007	Apr 2007	May 2007	Jun 2007	Jul 2007	Aug 2007	Sep 2007	Oct 2007	Nov 2007	Dec 2007	Jan 2008	Feb 2008	Mar 2008	Apr 2008	May 2008	Jun 2008
Consumer Price Index, (1982-84=100, SA)																	
All Items	204.2	205.1	205.8	206.7	207.2	207.7	207.7	208.5	209.1	210.9	211.7	212.5	212.6	213.3	213.7	215.1	217.4
(% ch.)	0.3	0.5	0.3	0.5	0.3	0.2	0	0.4	0.3	0.9	0.4	0.4	0	0.3	0.2	0.6	1.1
(year % ch.)	2.4	2.8	2.6	2.7	2.6	2.4	1.9	2.8	3.5	4.4	4.1	4.4	4.1	4	3.9	4.1	4.9
Core (All Items Less Food & Energy)	209.1	209.2	209.7	210	210.4	210.9	211.3	211.7	212.1	212.6	213.1	213.8	213.9	214.2	214.4	214.8	215.5
(% ch.)	0.2	0.1	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.3	0	0.2	0.1	0.2	0.3
(year % ch.)	2.7	2.5	2.4	2.2	2.2	2.2	2.1	2.1	2.2	2.4	2.4	2.5	2.3	2.4	2.3	2.3	2.4
Commodities	164	165.3	165.9	167.2	167.5	167.9	167.5	168.3	168.7	171.7	172.5	173.4	173	173.6	173.7	175.3	178.6
(% ch.)	0.2	0.8	0.4	0.7	0.2	0.2	-0.2	0.5	0.2	1.8	0.5	0.5	-0.2	0.3	0.1	0.9	1.9
(year % ch.)	0.9	1.8	1.3	1.7	1.5	0.9	0.2	2.2	3.9	5.8	5.3	5.9	5.5	5	4.7	4.8	6.6
Services	244.1	244.6	245.3	245.9	246.7	247.2	247.6	248.4	249.1	249.8	250.5	251.3	251.8	252.7	253.5	254.6	255.9
(% ch.)	0.4	0.2	0.3	0.3	0.3	0.2	0.2	0.3	0.3	0.3	0.3	0.3	0.2	0.4	0.3	0.5	0.5
(year % ch.)	3.5	3.4	3.5	3.4	3.5	3.4	3.2	3.1	3.3	3.3	3.4	3.4	3.2	3.3	3.3	3.5	3.7
Personal Consumption Expenditures																	
PCE C-W Price Index, (2000 = 100, SA)	116.2	116.6	116.9	117.3	117.6	117.8	117.9	118.3	118.6	119.3	119.7	120.1	120.2	120.6	120.9	121.4	122.3
(% ch.)	0.2	0.4	0.3	0.3	0.2	0.2	0.1	0.4	0.3	0.6	0.3	0.3	0.1	0.3	0.2	0.5	0.8
(year % ch.)	2.3	2.5	2.4	2.4	2.4	2.2	2	2.6	3.1	3.7	3.5	3.6	3.5	3.4	3.4	3.5	4.1
PCE C-W Price Index Less Food & Energy, (2000 = 100, SA)	113.7	113.8	114	114.2	114.4	114.6	114.8	115.1	115.3	115.5	115.7	116	116.1	116.4	116.5	116.7	117
(% ch.)	0.2	0.1	0.2	0.1	0.2	0.1	0.2	0.3	0.2	0.1	0.2	0.2	0.1	0.2	0.1	0.2	0.3
(year % ch.)	2.4	2.2	2.1	2.1	2	2	2	2	2.1	2.2	2.3	2.2	2.1	2.2	2.2	2.2	2.3
Producer Price Index, (1982=100, SA)																	
Finished Goods	162.9	164.4	165.5	166.5	166.6	167.5	166.1	167	167.9	172.3	171.4	173.4	174	175.8	176.1	178.5	181.7
(% ch.)	1.2	0.9	0.7	0.6	0.1	0.5	-0.8	0.5	0.5	2.6	-0.5	1.2	0.3	1	0.2	1.4	1.8
(year % ch.)	2.6	3.2	3.2	3.7	3.2	4	2.3	4.4	6.2	7.6	6.4	7.8	6.8	6.9	6.4	7.2	9.1
Finished Goods Less Food and Energy	160.8	160.7	161	161.4	161.7	162	162.2	162.3	162.5	163	163.1	164	164.7	165.2	165.9	166.3	166.7
(% ch.)	0.4	-0.1	0.2	0.2	0.2	0.2	0.1	0.1	0.1	0.3	0.1	0.6	0.4	0.3	0.4	0.2	0.2
(year % ch.)	1.8	1.5	1.6	1.6	1.7	2.5	2.2	2	2.7	2	2	2.4	2.4	2.8	3	3	3.1
West Texas Intermediate Oil Price, (\$ per Bbl)	59.3	60.6	64	63.5	67.5	74.2	72.4	79.9	86.2	94.6	91.7	93	95.3	105.6	112.6	125.4	133.9
(% ch.)	8.6	2.2	5.6	-0.8	6.3	9.9	-2.4	10.4	7.8	9.8	-3.1	1.3	2.6	10.7	6.6	11.4	6.8
Production																	
Industrial Production, (Index 2002=100, SA)	110.5	110.4	111	111	111.4	112	112	112.3	111.8	112.3	112.4	112.6	112.2	112.2	111.4	111.2	111.7
(% ch.)	0.7	-0.1	0.5	0	0.3	0.6	0	0.3	-0.4	0.4	0.1	0.2	-0.4	0.1	-0.7	-0.2	0.5
Purchasing Managers Index	51.5	50.7	52.8	52.8	53.4	52.3	51.2	50.5	50.4	50	48.4	50.7	48.3	48.6	48.6	49.6	50.2
(dif)	2.2	-0.8	2.1	0	0.6	-1.1	-1.1	-0.7	-0.1	-0.4	-1.6	2.3	-2.4	0.3	0	1	0.6
Business Activity	54.9	53	56	58.4	59.7	55.9	56.3	55.7	55.5	54.6	54.4	41.9	50.8	52.2	50.9	53.6	49.9
(dif)	-3	-1.9	3	2.4	1.3	-3.8	0.4	-0.6	-0.2	-0.9	-0.2	-12.5	8.9	1.4	-1.3	2.7	-3.7
Total New Orders	212.6	217.3	221.9	216.9	217.8	229.5	218.9	215.6	215.9	215.2	224.1	213.7	216.1	215.6	213.5	213.8	215.4
(% ch.)	2.3	2.3	2.1	-2.3	0.4	5.4	-4.6	-1.5	0.1	-0.3	4.1	-4.7	1.1	-0.2	-1	0.1	0.8
(year % ch.)	-0.4	-1.9	4.2	1.9	-0.6	8.4	4.9	-6.4	2.2	-0.8	2.6	2.9	1.7	-0.8	-3.8	-1.4	-1.1
Excluding Defense	202.5	210	213.1	207.5	209.3	218.5	205.3	206.2	205.3	207.6	211	203.1	203.7	204	202.3	201.1	201.2
(% ch.)	2.1	3.7	1.5	-2.6	0.9	4.4	-6	0.5	-0.5	1.1	1.6	-3.8	0.3	0.1	-0.8	-0.6	0.1
(year % ch.)	-0.6	-0.8	4	0.9	0.7	7.8	3.3	-4.3	0.9	1.1	0.7	2.4	0.6	-2.9	-5.1	-3.1	-3.9
Inventory/Sales Ratios, SA																	
Total Business	1.29	1.28	1.27	1.26	1.27	1.26	1.27	1.27	1.26	1.24	1.26	1.26	1.28	1.26	1.25	1.24	--
Manufacturing	1.25	1.23	1.22	1.21	1.22	1.2	1.22	1.24	1.22	1.21	1.23	1.23	1.26	1.26	1.22	1.23	--

Data: Orders in Bil. \$, SA

Rates & Trade

	Feb 2007	Mar 2007	Apr 2007	May 2007	Jun 2007	Jul 2007	Aug 2007	Sep 2007	Oct 2007	Nov 2007	Dec 2007	Jan 2008	Feb 2008	Mar 2008	Apr 2008	May 2008	Jun 2008	
Rates																		
M2 Money Stock, (Bil. \$, SA)	7109.5	7160	7208.1	7228.3	7244.8	7268.7	7320.4	7348.6	7372	7400	7430.6	7480.1	7586.1	7664.5	7679.7	7688.2	7687.2	
(year % ch.)	5.2	5.7	6.1	6.2	6	6	6.4	6.5	6	5.9	5.7	5.6	6.7	7	6.5	6.4	6.1	
Discount Rate, (% P.A.)	6.25	6.25	6.25	6.25	6.25	6.25	6.01	5.53	5.24	5	4.83	4.48	3.5	3.04	2.49	2.25	2.25	
Federal Funds Target Rate, (%)	5.25	5.25	5.25	5.25	5.25	5.25	5.25	4.75	4.5	4.5	4.25	3	3	2.25	2	2	2	
Federal Funds Effective Rate, (% P.A.)	5.26	5.26	5.25	5.25	5.25	5.26	5.02	4.94	4.76	4.49	4.24	3.94	2.98	2.61	2.28	1.98	2	
Prime Rate, (% P.A.)	8.25	8.25	8.25	8.25	8.25	8.25	8.25	8.03	7.74	7.5	7.33	6.98	6	5.66	5.24	5	5	
3-Month T-Bill Auction Average, (%)	5.02	4.96	4.87	4.76	4.66	4.83	4.34	4	3.96	3.49	3.08	2.99	2.24	1.38	1.32	1.71	1.89	
10-Year T-Bond Nominal, (% P.A.)	4.72	4.56	4.69	4.75	5.1	5	4.67	4.52	4.53	4.15	4.1	3.74	3.74	3.51	3.68	3.88	4.1	
10-Year T-Bond minus FFunds Rate (Y.Curve)	-54	-70	-56	-50	-15	-26	-35	-42	-23	-34	-14	-20	76	90	140	190	210	
Moody's AAA Corporate, (% P.A.)	5.39	5.3	5.47	5.47	5.79	5.73	5.79	5.74	5.66	5.44	5.49	5.33	5.53	5.51	5.55	5.57	5.68	
AAA minus 10-Year Bond	67	74	78	72	69	73	112	122	113	129	139	159	179	200	187	169	158	
Municipal Bond Yield Average, (% Seasoned)	4.14	4.07	4.2	4.24	4.3	4.47	4.5	4.46	4.39	4.51	4.52	4.42	4.79	4.96	4.84	4.72	4.84	
New York Stock Exchange Vol. (Mil.)	36809	46830	38305	43625	45825	47160	61154	37157	45424	51509	38103	59656	45623	53174	46837	42822	51050	
Dow Jones Industrials, (Index 1920=100, Monthly End)	12269	12354	13063	13628	13409	13212	13358	13896	13930	13372	13265	12650	12266	12263	12820	12638	11350	
S&P 500 Stock Price (Index 1941-43=10, Monthly Avg)	1445	1407	1464	1511	1514	1521	1455	1497	1540	1463	1479	1379	1355	1317	1370	1403	1341	
S&P Common Stock P/E Ratio, (% NSA, Month Avg)	17.8	17.1	17.9	18.3	18.1	18.4	17.4	17.6	18.2	17.8	18.8	17.5	18.6	20	20.9	22.5	21.2	
Nasdaq Composite Index, (Index Feb 05 1971=100)	2480	2401	2500	2562	2595	2655	2539	2634	2780	2663	2662	2418	2326	2255	2368	2483	2427	
Trade, (Bil. \$, SA)																		
Total Exports	127	130.1	130.5	133.7	135.7	140	142.1	142.8	144.1	145.2	146.1	150.2	153.5	150.6	156.2	157.6	--	
(% ch.)	-1	2.5	0.3	2.4	1.5	3.1	1.5	0.5	0.9	0.8	0.6	2.8	2.2	-1.9	3.7	0.9	--	
(year % ch.)	9.4	10.3	10.7	11.5	11.3	16.3	15.3	15.1	14.7	14.1	14.6	17.1	20.9	15.7	19.6	17.8	--	
Total Imports	185.8	192.5	190.8	193.1	194.9	197.3	197.4	198.2	200.4	205.1	203.7	208.1	214.1	207.1	216.7	217.3	--	
(% ch.)	-0.5	3.6	-0.9	1.2	0.9	1.2	0.1	0.4	1.1	2.3	-0.7	2.1	2.9	-3.3	4.6	0.3	--	
(year % ch.)	4.2	7.4	5.7	4.3	4.8	5.4	3.9	5.5	9.3	11.4	8.5	11.4	15.2	7.6	13.6	12.5	--	
Total Trade Balance	-58.8	-62.3	-60.3	-59.4	-59.1	-57.3	-55.3	-55.5	-56.3	-59.9	-57.6	-57.9	-60.6	-56.5	-60.5	-59.8	--	
(% ch.)	0.7	6	-3.3	-1.4	-0.5	-3.1	-3.5	0.2	1.6	6.3	-3.8	0.5	4.7	-6.7	7.1	-1.2	--	
(year % ch.)	-5.6	1.7	-3.9	-8.8	-7.6	-14.4	-17.1	-13	-2.4	5.3	-4.5	-1	3	-9.4	0.4	0.6	--	
Import Price Index, (2000=100, NSA)																		
Total Imports	114.1	115.9	117.5	118.6	120	121.5	121.1	121.8	123.6	127.5	127.3	129.2	129.5	133.5	137.3	140.9	144.6	
(% ch.)	0.4	1.6	1.4	0.9	1.2	1.2	-0.3	0.6	1.5	3.2	-0.2	1.5	0.2	3.1	2.8	2.6	2.6	
(year % ch.)	1.2	2.8	2.1	1.2	2.3	2.8	1.9	4.8	9.1	12	10.6	13.6	13.5	15.2	16.9	18.8	20.5	
Excluding Fuels	108.2	108.4	108.7	109.2	109.5	109.8	110.1	110.1	110.6	111	111.4	112.2	112.8	113.9	115.3	115.8	116.7	
(% ch.)	-0.2	0.2	0.3	0.5	0.3	0.3	0.3	0	0.5	0.4	0.4	0.7	0.5	1	1.2	0.4	0.8	
(year % ch.)	2.5	2.6	2.7	2.4	2.1	2.4	2.4	2.1	2.7	3	3.1	3.5	4.3	5.1	6.1	6	6.6	
Canada (% ch.)	0.4	1.6	1.5	1	1.1	0.4	-0.2	-0.1	1.3	5	-0.9	1.5	1.5	3.8	4	3.8	3.4	
Mexico (% ch.)	0.7	1.2	2.2	0.7	1.9	1.7	0.4	1.6	1.7	2.7	0.6	2.1	-1.9	3.3	2.7	2.8	2.1	
European Union (% ch.)	0.2	0.4	-0.1	-0.1	0.4	0.4	-0.2	0.4	0.2	0.6	0.7	2.1	0.7	1.6	1.6	0.5	0.6	
Japan (% ch.)	-0.2	0.1	0	0	0.1	-0.2	0	0.1	0.1	-0.1	0.3	0	0.4	0	0.3	0	0.2	
China (% ch.)	0	0.2	0	0.3	0.4	0.4	0.4	0.2	0.2	0.2	0.1	0.9	0	0.6	0.4	0.7	0.6	
Export Price Index, (2000=100, NSA)																		
Total Exports	113.9	114.7	115.2	115.5	116	116.1	116.3	116.7	117.6	118.7	119.3	120.7	121.8	123.8	124.3	124.8	126	
(% ch.)	0.8	0.7	0.4	0.3	0.4	0.1	0.2	0.3	0.8	0.9	0.5	1.2	0.9	1.6	0.4	0.4	1	
(year % ch.)	4.9	5.4	5.1	4.6	4.3	4	3.7	4.5	5.6	6.2	6	6.8	6.9	7.9	7.9	8.1	8.6	
Yen Per U.S. \$	120.5	117.3	118.9	120.8	122.7	121.4	116.7	115	115.9	111.1	112.5	107.8	107	100.8	102.7	104.4	106.9	
\$ per EURO	1.3	1.3	1.4	1.4	1.3	1.4	1.4	1.4	1.4	1.5	1.5	1.5	1.5	1.6	1.6	1.6	1.6	
Total Surplus or Deficit, (\$Mil.)	-119993	-96270	177674	-67699	27481	-36447	-116973	111585	-55557	-98238	48261	17839	-175563	-48212	159282	-165927	50725	

	2004 Q2	2004 Q3	2004 Q4	2005 Q1	2005 Q2	2005 Q3	2005 Q4	2006 Q1	2006 Q2	2006 Q3	2006 Q4	2007 Q1	2007 Q2	2007 Q3	2007 Q4	2008 Q1	2008 Q2
NYC Economic Data																	
Wage Rate	56,338	57,680	68,265	81,054	58,485	61,240	70,870	95,313	62,498	61,483	74,738	109,602	66,223	66,157	78,222	--	--
(year % ch.)	3.5	6.2	7.4	5	3.8	6.2	3.8	17.6	6.9	0.4	5.5	15	6	7.6	4.7	--	--
Finance Wage Rate	133,521	132,458	193,631	351,182	140,675	143,456	202,306	463,691	156,082	144,422	216,817	578,666	167,910	168,880	228,397	--	--
(year % ch.)	4.9	13.5	13.8	8	5.4	8.3	4.5	32	11	0.7	7.2	24.8	7.6	16.9	5.3	--	--
Securities Wage Rate	164,583	165,874	271,900	524,656	175,833	185,926	278,561	691,395	199,412	182,951	298,737	864,304	212,206	214,988	321,600	--	--
(year % ch.)	1.1	14.6	14.5	9.3	6.8	12.1	2.4	31.8	13.4	-1.6	7.2	25	6.4	17.5	7.7	--	--
Private Non-Finance Wage Rate	48,607	49,343	56,543	54,685	50,327	52,363	58,315	58,685	52,779	52,758	61,493	62,923	56,039	55,768	64,390	--	--
(year % ch.)	2.89	4.25	4.33	4.01	3.54	6.12	3.13	7.31	4.87	0.75	5.45	7.22	6.18	5.71	4.71	--	--
Total Wage Earnings	193.9	197.9	238.6	278.9	204	213.2	251.2	332.9	222.1	217.8	270.3	392.9	241.1	239.8	290	--	--
(year % ch.)	3.9	7.3	8.4	6.6	5.2	7.7	5.3	19.4	8.9	2.2	7.6	18	8.5	10.1	7.3	--	--
Finance Wage Earnings	41.6	41.9	61	111.3	45	46.6	65.6	150.7	51.4	48.7	72.7	194.5	56.9	58.5	78.6	--	--
(year % ch.)	5.1	14.5	15.5	10.6	8.1	11.2	7.6	35.4	14.4	4.6	10.8	29.1	10.8	20.1	8.1	--	--
Securities Wage Earnings	26.5	27.3	44.5	86.2	29.2	31.9	47.8	118.2	34.7	33	53.5	154.8	38.7	40.5	60	--	--
(year % ch.)	3.7	18.4	19.1	13.1	10.1	16.7	7.6	37.2	18.9	3.3	11.8	31	11.4	22.8	12.1	--	--
Private Non-Finance Wage Earnings	125.5	127.3	149	141.1	131.8	137.1	156	154	141.3	140.8	168.2	169.9	154.3	152.7	181.1	--	--
(year % ch.)	3.4	5.6	5.6	5.8	5	7.7	4.7	9.2	7.2	2.7	7.8	10.3	9.2	8.4	7.7	--	--
NYSE Member-Firm Profits, (Bil. \$)	1.7	2.2	4.7	2.6	1.7	2.8	2.3	4.7	4.5	4.1	7.6	4.7	4.2	-3.8	-16.4	-22.4	--
(year % ch.)	-68.2	-27	-2.5	-48.5	0.4	27.2	-50.8	81	160.5	45.4	229.4	-1.5	-6.7	-194.2	-316.4	-580	--
Total Employment, SA	3542.9	3558.6	3564.4	3578.1	3595.2	3613.9	3621.5	3640.2	3657.8	3670.1	3696	3725.9	3740.4	3751	3762.4	3773.8	3774.1
(year % ch.)	0.43	1.18	0.96	1.33	1.48	1.55	1.6	1.73	1.74	1.56	2.06	2.35	2.26	2.2	1.8	1.29	0.9
Private Employment, SA	2987.1	3004.9	3012.2	3024.5	3038.3	3055.7	3067.5	3084.9	3103	3115.5	3139.8	3166.7	3183.1	3193.1	3199.9	3211.8	3212
(year % ch.)	0.55	1.36	1.28	1.66	1.71	1.69	1.84	2	2.13	1.95	2.36	2.65	2.58	2.49	1.91	1.42	0.91
Unemployment Rate	7.3	6.83	6.23	5.8	5.8	5.73	5.77	5.37	5.07	4.87	4.67	4.8	5.03	5.2	5.1	4.77	5.1
(dif)	-0.53	-0.47	-0.6	-0.43	0	-0.07	0.03	-0.4	-0.3	-0.2	-0.2	0.13	0.23	0.17	-0.1	-0.33	0.33
Consumer Price Index, (1982-84=100, SA)																	
All Items	204.8	205.7	207.1	209.8	211.5	214.1	215.4	216.8	221.5	223.4	221.3	223.1	227.1	228.4	229.2	231.3	236.2
(year % ch.)	4.07	3.47	3.77	4.14	3.29	4.1	3.99	3.35	4.7	4.31	2.75	2.9	2.53	2.26	3.55	3.68	4.02
Core (All Items Less Food & Energy)	217.3	217.5	218.9	222.4	223	223.6	224.9	227.2	231.4	232.6	233	233.9	236.2	237.6	237.8	239	241.2
(year % ch.)	3.48	2.66	2.93	3.72	2.64	2.77	2.73	2.16	3.75	4.03	3.59	2.98	2.1	2.17	2.09	2.18	2.09

	Feb 2007	Mar 2007	Apr 2007	May 2007	Jun 2007	Jul 2007	Aug 2007	Sep 2007	Oct 2007	Nov 2007	Dec 2007	Jan 2008	Feb 2008	Mar 2008	Apr 2008	May 2008	Jun 2008
NYC Real Estate																	
Primary Asking Rent (\$)	62.74	64.53	65.51	66.96	69.6	74.23	74.54	75.51	75.91	76.71	77.69	78.61	80.47	79.8	80.73	84.87	85.18
(dif)	2.83	1.79	0.98	1.44	2.64	4.63	0.32	0.97	0.4	0.8	0.98	0.92	1.85	-0.66	0.93	4.14	0.3
Midtown Asking Rent (Pri, \$)	67.38	69.69	70.12	71.76	75.37	80.1	80.62	81.47	81.43	82.1	83.11	82.64	84.28	85.67	86.91	91.31	91.76
(dif)	2.62	2.31	0.44	1.64	3.6	4.74	0.51	0.85	-0.04	0.67	1	-0.47	1.64	1.4	1.24	4.39	0.45
Downtown Asking Rent (Pri, \$)	47.53	47.41	48.59	50.06	50.59	50.81	51.3	51.43	52.28	53.15	53.16	55.65	56.72	56.5	56.66	56.7	56.97
(dif)	1.79	-0.12	1.18	1.47	0.53	0.22	0.49	0.13	0.85	0.87	0.01	2.49	1.07	-0.22	0.16	0.04	0.27
Primary Vacancy Rate	5.6	5.4	5.5	5.2	5.3	5.6	5.4	5.4	5.4	5.4	5.4	5.5	5.3	5.9	6.1	6.8	6.9
Midtown Vacancy Rate (Pr)	5.3	5.1	5.4	5.1	5.1	5.6	5.4	5.4	5.5	5.5	5.6	5.8	5.8	5.9	6	6.9	7
Downtown Vacancy Rate (Pri)	6.6	6.3	6	5.9	6.3	5.7	5.7	5.4	5.2	5.1	5	4.1	3.7	5.9	6.2	6.4	6.6
NYC Housing Permits	1863	2788	2809	2549	4028	3582	2315	1832	2532	2366	2641	1722	1156	1015	1989	3841	17128
(dif)	-750	925	21	-260	1479	-446	-1267	-483	700	-166	275	-919	-566	-141	974	1852	13287
NY Metro Area CSW Index	212.5	212.4	211.6	210.5	209.5	208.4	207.2	206.4	205.5	204.6	202.5	200.8	198.4	196.5	194.8	193.9	--
(year % ch.)	-0.9	-0.9	-1.6	-2.3	-2.9	-3.2	-3.4	-3.6	-4.1	-4.5	-5.3	-5.6	-6.6	-7.5	-8	-7.9	--

NY Household Employment

	Mar 2007	Apr 2007	May 2007	Jun 2007	Jul 2007	Aug 2007	Sep 2007	Oct 2007	Nov 2007	Dec 2007	Jan 2008	Feb 2008	Mar 2008	Apr 2008	May 2008	Jun 2008	2007	2008	
New York City																			
Labor Force SA	3,823	3,829	3,842	3,851	3,858	3,860	3,854	3,861	3,864	3,869	3,903	3,838	3,832	3,868	3,871	3,896	3,847	3,868	
(dif)	-2.3	6.7	13	9	6.7	1.7	-5.8	7.1	2.6	4.8	35	-65.6	-5.6	35.9	2.5	25.4	44.8	21.4	
Labor Force NSA	3,838	3,812	3,808	3,832	3,896	3,861	3,842	3,860	3,874	3,872	3,901	3,843	3,840	3,852	3,842	3,888	3,847	3,861	
(year dif)	32.1	26.9	39.1	44.7	47.2	42.9	63.2	53.6	56.6	51.7	71.3	6.7	2.1	39.7	34.1	55.8	44.8	14.3	
(year % ch.)	0.8	0.7	1	1.2	1.2	1.1	1.7	1.4	1.5	1.4	1.9	0.2	0.1	1	0.9	1.5	1.2	0.9	
Employed Residents SA	3,642	3,645	3,647	3,650	3,653	3,656	3,660	3,663	3,667	3,670	3,680	3,680	3,659	3,685	3,671	3,686	3,652	3,677	
(dif)	2.5	2.5	2.7	2.8	3	3.1	3.3	3.5	3.6	3.7	9.8	-0.4	-21.1	26.5	-14.3	14.8	40.2	24.2	
Employed Residents NSA	3,663	3,641	3,631	3,639	3,669	3,656	3,648	3,659	3,680	3,672	3,661	3,675	3,662	3,679	3,657	3,683	3,652	3,670	
(year dif)	62	47.4	40.7	37.9	39	25.8	40.7	21.3	36	16.5	33.9	30.7	-0.9	38.1	26.5	44.3	40.2	17.2	
(year % ch.)	1.7	1.3	1.1	1.1	1.1	0.7	1.1	0.6	1	0.5	0.9	0.8	0	1	0.7	1.2	1.1	0.8	
Unemployed Residents SA	181	185	195	201	205	204	195	198	197	198	223	158	174	183	200	211	194	192	
(dif)	-4.8	4.2	10.3	6.2	3.8	-1.5	-9.1	3.7	-1	1	25.2	-65.2	15.7	9.3	16.6	10.7	4.6	-2.8	
Unemployed Residents NSA	175	171	178	193	227	205	194	201	193	200	239	168	178	173	185	205	194	191	
(year dif)	-29.9	-20.4	-1.6	6.8	8.2	17.2	22.5	32.3	20.6	35.2	37.4	-23.9	3	1.5	7.6	11.5	4.7	-2.9	
(year % ch.)	-14.6	-10.7	-0.9	3.6	3.7	9.1	13.1	19.1	11.9	21.4	18.5	-12.4	1.7	0.9	4.3	5.9	3.3	3.2	
LF Participation Rate SA	59.2	59.2	59.4	59.5	59.6	59.6	59.6	59.7	59.7	59.8	60.3	59.3	59.2	59.7	59.8	60.2	59.5	59.8	
LF Participation Rate NSA	59.4	59	58.9	59.2	60.2	59.7	59.4	59.6	59.8	59.8	60.3	59.4	59.3	59.5	59.3	60	59.5	59.6	
Emp Pop Ratio SA	56.4	56.4	56.4	56.4	56.5	56.5	56.5	56.6	56.6	56.7	56.9	56.8	56.5	56.9	56.7	56.9	56.5	56.8	
Emp Pop Ratio NSA	56.7	56.3	56.2	56.3	56.7	56.5	56.4	56.5	56.9	56.7	56.6	56.8	56.6	56.8	56.5	56.9	56.5	56.7	
Unemployment Rate SA	4.7	4.8	5.1	5.2	5.3	5.3	5	5.1	5.1	5.1	5.7	4.1	4.5	4.7	5.2	5.4	5	4.9	
Unemployment Rate NSA	4.6	4.5	4.7	5	5.8	5.3	5	5.2	5	5.2	6.1	4.4	4.6	4.5	4.8	5.3	5.1	5	
New York State																			
Labor Force SA	9,493	9,495	9,515	9,529	9,536	9,532	9,521	9,531	9,535	9,542	9,600	9,535	9,532	9,579	9,590	9,622	9,519	9,576	
(dif)	-6.8	1.7	19.6	14.3	7.4	-4.1	-11	9.5	4.2	7.3	57.9	-64.7	-3.4	47.2	11.1	31.4	27.2	57.1	
Labor Force NSA	9,469	9,418	9,441	9,586	9,694	9,599	9,482	9,506	9,544	9,537	9,560	9,496	9,493	9,504	9,532	9,703	9,519	9,548	
(year dif)	16.1	-12	5.8	19.5	33.4	8.1	60.2	29.9	50.6	37.4	77.1	23.9	23.6	85.9	90.7	117.1	27.1	28.6	
(year % ch.)	0.2	-0.1	0.1	0.2	0.3	0.1	0.6	0.3	0.5	0.4	0.8	0.3	0.2	0.9	1	1.2	0.3	0.7	
Employed Residents SA	9,077	9,075	9,083	9,090	9,092	9,090	9,089	9,093	9,097	9,100	9,121	9,111	9,078	9,126	9,090	9,107	9,087	9,106	
(dif)	-1	-1.9	8.2	6.1	2.8	-2.8	-0.6	4.2	4.1	2.8	21.1	-10	-33	47.9	-36.4	17.8	30.2	18.3	
Employed Residents NSA	9,053	9,027	9,046	9,160	9,217	9,167	9,059	9,089	9,122	9,087	9,024	9,022	9,013	9,072	9,060	9,198	9,087	9,065	
(year dif)	76.5	36.8	29.1	26.3	37.8	0.5	35.8	-13.2	22.8	-29.5	15.4	8.9	-39.4	45.3	14.1	37.9	30.2	-22.5	
(year % ch.)	0.9	0.4	0.3	0.3	0.4	0	0.4	-0.1	0.3	-0.3	0.2	0.1	-0.4	0.5	0.2	0.4	0.3	0.2	
Unemployed Residents SA	416	420	431	439	444	443	432	438	438	442	479	424	454	453	501	514	432	471	
(dif)	-5.6	3.5	11.3	8.3	4.6	-1.3	-10.3	5.1	0.2	4.5	36.7	-54.6	29.6	-0.7	47.5	13.6	-3.1	38.9	
Unemployed Residents NSA	417	392	395	426	477	432	423	418	422	450	536	474	480	432	472	505	432	483	
(year dif)	-60.4	-48.8	-23.3	-6.8	-4.4	7.7	24.3	43.1	27.7	67	61.7	15	63	40.6	76.6	79.2	-3	51.1	
(year % ch.)	-12.7	-11.1	-5.6	-1.6	-0.9	1.8	6.1	11.5	7	17.5	13	3.3	15.1	10.4	19.4	18.6	0	13.3	
LF Participation Rate SA	62.7	62.7	62.8	62.9	62.9	62.8	62.7	62.8	62.8	62.8	63.1	62.7	62.7	63	63	63.2	62.8	63	
LF Participation Rate NSA	62.5	62.2	62.3	63.2	63.9	63.3	62.5	62.6	62.8	62.7	62.9	62.4	62.4	62.5	62.6	63.7	62.8	62.8	
Emp Pop Ratio SA	59.9	59.9	59.9	60	60	59.9	59.9	59.9	59.9	59.9	60	59.9	59.7	60	59.7	59.8	59.9	59.9	
Emp Pop Ratio NSA	59.8	59.6	59.7	60.4	60.8	60.4	59.7	59.8	60	59.8	59.4	59.3	59.3	59.6	59.5	60.4	59.9	59.6	
Unemployment Rate SA	4.4	4.4	4.5	4.6	4.7	4.6	4.5	4.6	4.6	4.6	5	4.4	4.8	4.7	5.2	5.3	4.5	4.9	
Unemployment Rate NSA	4.4	4.2	4.2	4.4	4.9	4.5	4.5	4.4	4.4	4.7	5.6	5	5.1	4.5	4.9	5.2	4.5	5.1	

U.S. General Economic Indicators

	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007
GDP																	
Nominal GDP	5995.9	6337.8	6657.4	7072.2	7397.7	7816.8	8304.3	8747	9268.4	9817	10128	10469.6	10960.8	11685.9	12433.9	13194.7	13841.4
Real GDP	7100.5	7336.6	7532.7	7835.5	8031.7	8328.9	8703.5	9066.9	9470.4	9817	9890.7	10048.9	10301.1	10675.7	11003.5	11319.4	11566.8
(% ch.)	-0.2	3.3	2.7	4	2.5	3.7	4.5	4.2	4.4	3.7	0.8	1.6	2.5	3.6	3.1	2.9	2.2
Final Sales of Domestic Product	7115	7331.1	7522.3	7777.8	8010.2	8306.5	8636.6	8997.6	9404.1	9760.5	9921	10036.5	10285.1	10619.8	10966.9	11275.9	11561.5
(% ch.)	0.1	3	2.6	3.4	3	3.7	4	4.2	4.5	3.8	1.6	1.2	2.5	3.3	3.3	2.8	2.5
Final Sales to Domestic Producers	7115.2	7333	7566.4	7853.6	8076.8	8383.1	8740.5	9203.3	9701.3	10140	10320.6	10505.3	10799.5	11205.2	11576.4	11893.4	12112.3
(% ch.)	-0.6	3.1	3.2	3.8	2.8	3.8	4.3	5.3	5.4	4.5	1.8	1.8	2.8	3.8	3.3	2.7	1.8
<u>Personal Consumption Expenditures</u>	4778.4	4934.8	5099.9	5290.7	5433.5	5619.5	5831.8	6125.9	6438.6	6739.4	6910.4	7099.3	7295.4	7561.4	7803.6	8044.1	8277.8
(% ch.)	0.2	3.3	3.3	3.7	2.7	3.4	3.8	5	5.1	4.7	2.5	2.7	2.8	3.6	3.2	3.1	2.9
Durable Goods	427.9	453	488.5	529.4	552.6	595.9	646.9	720.3	804.5	863.3	900.7	964.8	1020.6	1084.8	1137.4	1180.5	1235.4
(% ch.)	-5.7	5.9	7.8	8.4	4.4	7.8	8.6	11.3	11.7	7.3	4.3	7.1	5.8	6.3	4.9	3.8	4.7
Nondurable Goods	1480.5	1510.1	1550.3	1603.9	1638.6	1680.4	1725.4	1794.5	1876.6	1947.2	1986.7	2037.1	2103.1	2177.6	2255.4	2337.7	2392.9
(% ch.)	-0.2	2	2.7	3.5	2.2	2.6	2.7	4	4.6	3.8	2	2.5	3.2	3.5	3.6	3.6	2.4
<u>Gross Private Domestic Investment</u>	822.3	889	968.3	1099.6	1134	1234.3	1387.7	1524.1	1642.6	1735.5	1598.4	1557.2	1613.1	1770.2	1869.3	1919.6	1825.5
(% ch.)	-8.1	8.1	8.9	13.6	3.1	8.8	12.4	9.8	7.8	5.7	-7.9	-2.6	3.6	9.7	5.6	2.7	-4.9
Nonresidential	563.2	581.3	631.9	690	762.5	833.6	934.2	1037.8	1133.3	1232.1	1180.5	1071.5	1081.8	1144.3	1225.8	1306.8	1368.3
(% ch.)	-5.4	3.2	8.7	9.2	10.5	9.3	12.1	11.1	9.2	8.7	-4.2	-9.2	1	5.8	7.1	6.6	4.7
Residential	270.2	307.6	332.7	364.8	353.1	381.4	388.6	418.3	443.6	446.9	448.5	469.9	509.4	560.1	597.1	569.5	472.8
(% ch.)	-9.6	13.8	8.2	9.6	-3.2	8	1.9	7.6	6	0.8	0.4	4.8	8.4	10	6.6	-4.6	-17
<u>Net Exports of Goods & Services</u>	-14.6	-16	-52.1	-79.4	-71	-79.7	-104.6	-203.7	-296.2	-379.5	-399.1	-471.4	-518.9	-593.8	-618	-624.5	-555.6
(% ch.)	-73.4	9.6	226.6	52.4	-10.6	12.2	31.4	94.7	45.4	28.1	5.2	18.1	10.1	14.4	4.1	1	-11
<u>Government Consumption & Investment</u>	1547.3	1555.3	1541	1541.3	1549.7	1564.9	1594	1624.4	1687	1721.6	1780.4	1858.8	1904.8	1931.8	1946.3	1981.4	2021.6
(% ch.)	1.1	0.5	-0.9	0	0.5	1	1.9	1.9	3.9	2.1	3.4	4.4	2.5	1.4	0.7	1.8	2
Change in Private Inventories	-0.5	16.4	20.6	63.6	29.9	28.7	71.2	72.6	68.9	56.5	-31.7	12.5	14.3	54.3	33.3	40.3	4.5
(dif)	-15.9	16.9	4.2	43	-33.7	-1.1	42.4	1.4	-3.7	-12.4	-88.2	44.2	1.8	40	-21.1	7	-35.7
Additional U.S. Indicators																	
GDP Implicit Price Deflator (% ch.)	3.5	2.3	2.3	2.1	2	1.9	1.7	1.1	1.4	2.2	2.4	1.7	2.1	2.9	3.2	3.2	2.7
Corporate Profits	451.2	479.3	541.9	600.3	696.7	786.2	868.5	801.6	851.3	817.9	767.3	886.3	993.1	1231.2	1372.8	1553.7	1595.3
(% ch.)	3.1	6.2	13.1	10.8	16.1	12.8	10.5	-7.7	6.2	-3.9	-6.2	15.5	12.1	24	11.5	13.2	2.7
ECI Private: Total Compensation	61.4	63.6	65.9	68.1	70	72	74.2	76.8	79.3	82.9	86.3	89.3	92.7	96.2	99.2	102.1	105.2
(% ch.)	4.4	3.7	3.6	3.4	2.8	2.8	3.1	3.5	3.2	4.5	4.1	3.5	3.8	3.8	3.1	2.9	3.1
NonFarm Business Productivity	96.1	100	100.4	101.5	102	104.7	106.4	109.4	112.5	115.6	118.6	123.5	128	131.6	134.1	135.4	137.9
(% ch.)	1.6	4.1	0.4	1.1	0.5	2.7	1.6	2.8	2.9	2.7	2.6	4.1	3.7	2.8	1.9	1	1.8
Unit Labor Costs	98.9	100	101.6	102.1	103.8	104.5	106	109.3	111.3	116	117.7	117.1	117.5	118.5	120.9	124.5	128.4
(% ch.)	3.4	1.1	1.6	0.5	1.6	0.7	1.4	3.1	1.8	4.2	1.5	-0.5	0.3	0.8	2.1	2.9	3.2

Data: Real GDP & Components in Bil. 2000 \$, SA

Data: Profits with IDA & CCAAdj in Bil \$, SA

Data: ECI All Workers, Index Dec 2005=100, SA

Data: Prod & Unit Labor All Persons, Index 1992=100, SA

U.S. Employment

	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007
Payroll Survey: Current Employment Statistics (CES)																	
Total Nonfarm	108,384	108,722	110,847	114,282	117,307	119,698	122,767	125,923	128,992	131,794	131,830	130,340	129,996	131,419	133,695	136,092	137,618
(dif)	-1,106	338	2,125	3,435	3,025	2,392	3,069	3,156	3,069	2,802	36	-1,489	-344	1,423	2,276	2,397	1,527
Total Private	89,838	89,937	91,854	95,008	97,872	100,169	103,108	106,013	108,680	111,003	110,710	108,831	108,416	109,799	111,889	114,121	115,418
(dif)	-1,238	99	1,917	3,154	2,864	2,298	2,938	2,905	2,666	2,324	-294	-1,878	-415	1,383	2,090	2,232	1,297
Financial Activities	6,559	6,539	6,708	6,866	6,828	6,969	7,178	7,462	7,646	7,688	7,809	7,848	7,976	8,030	8,153	8,329	8,310
(dif)	-55	-20	169	158	-38	142	209	284	185	42	121	39	128	54	123	176	-19
Finance & Insurance	4,935	4,912	5,032	5,132	5,069	5,152	5,302	5,528	5,664	5,677	5,770	5,814	5,919	5,944	6,018	6,155	6,147
(dif)	-41	-23	120	100	-63	83	150	226	135	13	93	45	105	25	74	137	-8
Securities	455	475	508	553	562	590	636	692	737	805	831	790	757	766	786	819	848
(dif)	-3	20	32	46	9	27	46	56	45	68	26	-41	-32	8	20	32	29
Banking	2,352	2,317	2,361	2,376	2,314	2,368	2,433	2,532	2,591	2,548	2,598	2,686	2,793	2,817	2,869	2,924	2,882
(dif)	-72	-35	43	15	-62	54	65	98	59	-43	50	88	107	24	52	55	-42
Real Estate & Rental & Leasing	1,623	1,627	1,676	1,734	1,759	1,818	1,876	1,933	1,982	2,011	2,039	2,034	2,057	2,086	2,134	2,173	2,162
(dif)	-14	4	49	58	25	59	58	58	49	29	28	-5	23	29	49	39	-11
Information	2,678	2,641	2,668	2,739	2,843	2,940	3,084	3,219	3,418	3,630	3,629	3,394	3,189	3,117	3,061	3,037	3,029
(dif)	-11	-36	26	71	105	97	144	135	199	212	-1	-235	-205	-72	-56	-24	-8
Professional & Business Services	10,715	10,966	11,493	12,171	12,847	13,461	14,333	15,142	15,955	16,672	16,480	15,975	15,985	16,387	16,949	17,572	17,966
(dif)	-135	251	527	678	676	614	872	810	813	717	-192	-505	10	402	563	623	393
Educational & Health Services	11,507	11,890	12,303	12,806	13,288	13,683	14,088	14,445	14,795	15,109	15,643	16,201	16,588	16,951	17,372	17,825	18,327
(dif)	524	384	413	503	482	395	405	357	349	315	534	558	387	363	421	454	502
Leisure & Hospitality	9,256	9,439	9,733	10,098	10,499	10,774	11,016	11,232	11,544	11,860	12,032	11,986	12,175	12,494	12,813	13,107	13,470
(dif)	-31	183	294	365	401	274	243	216	312	316	173	-46	189	319	319	295	363
Other Services	4,249	4,240	4,350	4,429	4,572	4,691	4,825	4,976	5,087	5,168	5,258	5,372	5,401	5,409	5,395	5,438	5,491
(dif)	-12	-9	111	78	143	119	134	151	111	82	90	114	28	8	-14	43	53
Trade, Transportation & Utilities	22,283	22,127	22,377	23,123	23,833	24,240	24,700	25,186	25,770	26,225	25,986	25,500	25,287	25,532	25,960	26,278	26,605
(dif)	-384	-157	251	745	711	406	460	486	584	455	-239	-486	-213	246	428	318	327
Manufacturing	17,068	16,800	16,776	17,024	17,244	17,237	17,418	17,560	17,323	17,265	16,440	15,257	14,508	14,315	14,226	14,158	13,883
(dif)	-627	-268	-24	248	220	-7	182	142	-237	-57	-825	-1,184	-748	-193	-89	-69	-275
Construction	4,784	4,605	4,779	5,094	5,276	5,538	5,813	6,147	6,545	6,788	6,827	6,715	6,736	6,973	7,333	7,693	7,616
(dif)	-482	-178	174	315	182	262	275	334	397	243	39	-111	20	237	361	359	-77
Government	18,546	18,785	18,993	19,274	19,435	19,529	19,659	19,910	20,312	20,790	21,120	21,509	21,580	21,620	21,806	21,971	22,200
(dif)	132	239	208	281	161	94	130	251	402	478	330	389	71	40	185	165	230
Other Employment Data																	
Unemployment Rate	6.9	7.5	6.9	6.1	5.6	5.4	4.9	4.5	4.2	4	4.7	5.8	6	5.5	5.1	4.6	4.6
(dif)	1.2	0.6	-0.6	-0.8	-0.5	-0.2	-0.5	-0.4	-0.3	-0.3	0.8	1	0.2	-0.4	-0.5	-0.5	0
Avg. Weekly Hours: Total Private	34.1	34.2	34.3	34.5	34.3	34.3	34.5	34.5	34.4	34.3	34	33.8	33.7	33.7	33.8	33.9	33.8
(% ch.)	-0.6	0.3	0.4	0.4	-0.4	0	0.7	-0.1	-0.3	-0.3	-0.9	-0.3	-0.5	0.2	0.1	0.3	-0.1
Avg. Wk. Earnings: Total Private	358.3	368.4	379.4	390.7	399.8	413	431.7	448.8	463.9	480.2	493.7	506.6	517.3	529.3	544.2	567.2	589
(% ch.)	2	3	3	3	2	3	5	4	3	4	3	3	2	2	3	4	4
Initial Claims, SA	1,939	1,774	1,489	1,502	1,555	1,524	1,394	1,374	1,289	1,322	1,757	1,750	1,743	1,484	1,464	1,355	1,393
(dif)	270	-164	-285	12	53	-30	-131	-20	-85	33	435	-8	-6	-259	-20	-109	38
Continued Claims, SA	3,336	3,205	2,767	2,670	2,589	2,553	2,301	2,214	2,185	2,110	3,010	3,571	3,530	2,928	2,661	2,459	2,550
(dif)	801	-131	-438	-98	-81	-36	-251	-88	-29	-75	899	561	-41	-602	-267	-202	91
ISM Employment Diffusion Index, SA	40.2	45.4	45.1	50.1	46.9	46.3	51.1	47.5	50.6	50.4	38.3	45.8	46.3	56.8	53.6	51.7	50.5
(dif)	-3.3	5.2	-0.3	5	-3.2	-0.6	4.8	-3.6	3.1	-0.2	-12	7.5	0.4	10.6	-3.2	-1.9	-1.1
ISM Non-Mfg. Emp. Index, SA	--	--	--	--	--	--	--	52.9	52.3	53.5	46.9	46.3	50.6	54.3	55.9	53.8	52
(dif)	--	--	--	--	--	--	--	--	-0.7	1.2	-6.6	-0.6	4.4	3.6	1.7	-2.1	-1.9

Data: CES and Claims in Ths.

The U.S. Consumer & Housing Market

	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007
Personal Income, Consumption and Credit																	
Total Personal Income	5051	5362	5558.6	5842.5	6152.3	6520.6	6915.2	7423	7802.4	8429.7	8724.1	8881.9	9163.6	9727.2	10301.1	10983.4	11665.6
(% ch.)	3.5	6.2	3.7	5.1	5.3	6	6.1	7.3	5.1	8	3.5	1.8	3.2	6.2	5.9	6.6	6.2
Disposable Personal Income	4464.3	4751.4	4912	5151.8	5408.3	5688.5	5988.8	6395.9	6695	7194	7486.8	7830.1	8162.5	8680.9	9092	9629.1	10181.9
(% ch.)	4.2	6.4	3.4	4.9	5	5.2	5.3	6.8	4.7	7.5	4.1	4.6	4.2	6.4	4.7	5.9	5.7
Wage Rate (\$)	26047	27410	27807	28280	29147	30236	31582	33219	34622	36641	37494	38215	39330	41046	42392	44220	46258
(% ch.)	3.6	5.2	1.4	1.7	3.1	3.7	4.5	5.2	4.2	5.8	2.3	1.9	2.9	4.4	3.3	4.3	4.6
Personal Consumption Expenditures (PCE)	3986.1	4235.3	4477.9	4743.3	4975.8	5256.8	5547.4	5879.5	6282.5	6739.4	7055.1	7350.7	7703.6	8195.9	8707.8	9224.5	9734.2
(% ch.)	3.8	6.3	5.7	5.9	4.9	5.6	5.5	6	6.9	7.3	4.7	4.2	4.8	6.4	6.2	5.9	5.5
Consumer Installment Credit: Total Outstanding	798	806.1	865.7	997.3	1140.7	1253.4	1324.8	1420.5	1532.1	1717.5	1867.2	1974.1	2078	2191.3	2284.9	2387.5	2523.6
(% ch.)	-1.3	1	7.4	15.2	14.4	9.9	5.7	7.2	7.9	12.1	8.7	5.7	5.3	5.5	4.3	4.5	5.7
Personal Saving as a % of Disposable Personal Income, (%)	7.3	7.7	5.8	4.8	4.6	4	3.6	4.3	2.4	2.3	1.8	2.4	2.1	2.1	0.5	0.4	0.5
Retail Sales																	
Total Retail Sales & Food Services	159.8	167.7	179.7	194.5	204.9	216.9	227.9	238.4	257.6	274.2	282.2	288.9	301.2	319.4	339.9	359.5	373.8
(% ch.)	0.6	5	7.1	8.2	5.4	5.9	5	4.6	8.1	6.4	2.9	2.4	4.2	6.1	6.4	5.8	4
excl. Food Services & Drinking Places	143	150.8	161.7	175.7	185.4	196.7	206.3	215.7	233.9	248.8	255.7	261.3	272	288.5	307.1	324.4	336.9
(% ch.)	0.6	5.4	7.2	8.7	5.5	6.1	4.9	4.5	8.4	6.4	2.8	2.2	4.1	6.1	6.4	5.6	3.8
excl. Autos & Gasoline Stations	--	119.8	126.6	134.9	141.3	148.5	156.5	164.8	176.1	186.9	193.1	199.7	208.3	220.9	235	249.7	259.9
(% ch.)	--	--	5.7	6.6	4.7	5.1	5.4	5.3	6.8	6.1	3.3	3.4	4.3	6.1	6.4	6.2	4.1
TCB Consumer Confidence Index																	
Overall	68.5	61.6	65.9	90.6	100	104.6	125.4	131.7	135.3	139	106.6	96.6	79.8	96.1	100.3	105.9	103.3
(dif)	-23.1	-6.8	4.3	24.7	9.5	4.5	20.8	6.3	3.6	3.6	-32.4	-9.9	-16.8	16.3	4.2	5.6	-2.5
Present Situation	42.4	31	48.6	88	112.9	121	151.4	169.3	176.6	181	141.7	94.6	68	94.9	116.1	130.2	128.8
(dif)	-61	-11.4	17.6	39.3	24.9	8.1	30.5	17.9	7.3	4.4	-39.4	-47.1	-26.6	26.9	21.2	14.1	-1.4
Expectations	85.8	82	77.4	92.3	91.5	93.7	108	106.6	107.8	110.9	83.2	98	87.7	96.9	89.7	89.7	86.4
(dif)	2.2	-3.8	-4.6	14.9	-0.8	2.2	14.3	-1.4	1.2	3.1	-27.7	14.8	-10.3	9.1	-7.1	-0.1	-3.3
The Reuters/UM Index of Consumer Sentiment																	
Overall	77.6	77.3	82.8	92.3	92.2	93.6	103.2	104.6	105.8	107.6	89.2	89.6	87.6	95.2	88.6	87.3	85.6
(dif)	-4.1	-0.3	5.5	9.5	0	1.4	9.6	1.4	1.2	1.8	-18.3	0.3	-2	7.6	-6.7	-1.2	-1.7
Expectations	70.3	70.3	72.8	83.8	83.2	85.7	97.7	98.3	99.3	102.7	82.3	84.6	81.4	88.5	77.4	75.9	75.6
(dif)	0.1	0	2.6	11	-0.6	2.5	12	0.6	1	3.4	-20.4	2.3	-3.1	7.1	-11.1	-1.5	-0.3
Housing Market																	
New Single-Family Homes Sold	509	614	674	667	670	756	806	889	879	880	907	976	1091	1201	1279	1049	768
(% ch.)	-4.4	20.5	9.9	-1.1	0.3	12.9	6.7	10.3	-1.2	0.2	3.1	7.6	11.7	10.1	6.5	-18	-26.8
Existing Single-Family Homes Sold	2867	3143	3421	3554	3514	3782	3973	4492	4636	4614	4727	4998	5443	5914	6181	5703	4958
(% ch.)	-1.9	9.7	8.8	3.9	-1.1	7.6	5	13.1	3.2	-0.5	2.4	5.7	8.9	8.6	4.5	-7.7	-13.1
Housing Starts	1009	1201	1292	1446	1361	1469	1475	1621	1647	1573	1601	1710	1854	1950	2073	1812	1341
(% ch.)	-16.2	19.1	7.5	12	-5.9	7.9	0.4	9.9	1.6	-4.5	1.8	6.8	8.4	5.2	6.3	-12.6	-26
Housing Permits	946	1098	1207	1367	1336	1419	1442	1619	1664	1598	1637	1749	1889	2058	2160	1844	1389
(% ch.)	-15.8	16.1	9.9	13.2	-2.3	6.2	1.6	12.3	2.7	-3.9	2.4	6.8	8	8.9	5	-14.6	-24.6
Median New Single-Family Home Price	120	121.3	126.1	130.4	133.4	139.8	145.1	152	159.8	166.5	172.6	185	191.4	217.8	234.2	243.1	243.7
(% ch.)	-1.8	1.1	4	3.4	2.3	4.7	3.8	4.8	5.2	4.2	3.6	7.2	3.4	13.8	7.5	3.8	0.3
Median Existing Single-Family Home Price	102	105.1	108.3	112.7	115.8	121.9	128	135	140.3	146	154.5	166.2	178.3	192.8	217.5	221.9	215.5
(% ch.)	5.4	3	3	4.1	2.8	5.2	5.1	5.4	3.9	4.1	5.8	7.6	7.3	8.1	12.8	2	-2.9

Data: Income & Consumption in Bil. \$, SA

Data: Credit & Retail Sales in Bil. \$, SA

Data: Home Sales, Starts & Permits in Ths., SA

Data: Home Prices in Ths. \$

U.S. Price and Production

	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007
Consumer Price Index, (1982-84=100, SA)																	
All Items	136.2	140.3	144.5	148.2	152.4	156.9	160.5	163	166.6	172.2	177	179.9	184	188.9	195.3	201.6	207.3
(% ch.)	4.2	3	3	2.6	2.8	2.9	2.3	1.5	2.2	3.4	2.8	1.6	2.3	2.7	3.4	3.2	2.9
Core (All Items Less Food & Energy)	142.1	147.3	152.2	156.5	161.2	165.6	169.5	173.4	177	181.3	186.1	190.4	193.2	196.6	200.9	205.9	210.7
(% ch.)	4.9	3.7	3.3	2.8	3	2.7	2.4	2.3	2.1	2.4	2.7	2.3	1.5	1.8	2.2	2.5	2.3
Commodities	126.6	129.1	131.5	133.8	136.4	139.9	141.8	141.9	144.4	149.2	150.6	149.7	151.2	154.7	160.2	164	167.5
(% ch.)	3.2	2	1.9	1.7	2	2.5	1.4	0.1	1.8	3.3	1	-0.6	1	2.3	3.5	2.4	2.2
Services	146.3	152	157.9	163.1	168.6	174.1	179.4	184.2	188.8	195.3	203.4	209.8	216.5	222.8	230.1	238.9	246.9
(% ch.)	5.1	3.9	3.8	3.3	3.4	3.2	3.1	2.6	2.5	3.4	4.2	3.2	3.2	2.9	3.3	3.8	3.4
Personal Consumption Expenditures																	
PCE C-W Price Index, (2000 = 100, SA)	83.4	85.8	87.8	89.7	91.6	93.5	95.1	96	97.6	100	102.1	103.5	105.6	108.4	111.6	114.7	117.6
(% ch.)	3.6	2.9	2.3	2.1	2.1	2.2	1.7	0.9	1.7	2.5	2.1	1.4	2	2.6	2.9	2.8	2.5
PCE C-W Price Index Less Food & Energy, (2000 = 100, SA)	83.3	86.1	88.3	90.4	92.4	94.1	95.6	96.9	98.3	100	101.9	103.7	105.2	107.3	109.7	112.1	114.5
(% ch.)	3.9	3.4	2.6	2.3	2.2	1.9	1.6	1.3	1.5	1.7	1.9	1.8	1.4	2.1	2.2	2.2	2.1
Producer Price Index, (1982=100, SA)																	
Finished Goods	121.7	123.2	124.7	125.5	127.9	131.3	131.8	130.7	133	138	140.7	138.9	143.3	148.5	155.7	160.3	166.6
(% ch.)	2.2	1.2	1.2	0.6	1.9	2.6	0.4	-0.9	1.8	3.8	1.9	-1.3	3.2	3.6	4.9	3	3.9
Finished Goods Less Food and Energy	131.1	134.2	135.8	137.1	139.9	142	142.4	143.7	146.1	148	150	150.1	150.4	152.6	156.3	158.7	161.7
(% ch.)	3.5	2.4	1.2	1	2.1	1.5	0.3	0.9	1.6	1.3	1.4	0.1	0.2	1.5	2.4	1.5	1.9
West Texas Intermediate Oil Price, (\$ per Bbl)	21.5	20.6	18.5	17.2	18.4	22.2	20.6	14.4	19.3	30.3	25.9	26.1	31.1	41.4	56.5	66.1	72.4
(% ch.)	-12.3	-4.3	-10.2	-6.9	7.2	20.2	-7	-30.2	33.8	57.4	-14.4	0.7	19.3	33.1	36.3	17.1	9.5
Production																	
Industrial Production, (Index 2002=100, SA)	68.7	70.6	72.9	76.8	80.4	84	90.1	95.4	99.5	103.7	100.1	100	101.2	103.8	107.2	109.6	111.4
(% ch.)	-1.6	2.8	3.3	5.3	4.8	4.4	7.3	5.9	4.3	4.2	-3.4	-0.1	1.2	2.5	3.3	2.2	1.7
Purchasing Managers Index	47.1	52.6	52.5	57.8	49.5	50.1	55	50.2	54.6	51.6	43.4	50.8	51.7	59.1	54.4	53.1	51.1
(dif)	0.6	5.6	-0.1	5.3	-8.4	0.7	4.9	-4.8	4.4	-3	-8.2	7.4	0.9	7.4	-4.7	-1.3	-2
Business Activity	--	--	--	--	--	--	--	57.3	59.1	59.3	49	55.1	58.3	62.5	60.2	58	56
(dif)	--	--	--	--	--	--	--	--	1.8	0.1	-10.3	6.2	3.2	4.2	-2.3	-2.2	-2
Total New Orders	--	--	128.6	144.1	154.2	161.9	174.5	178.1	187.8	193.6	173	167.7	174.3	183.5	202.2	214.9	217.8
(% ch.)	--	--	--	12	7	5	7.8	2.1	5.4	3.1	-10.6	-3.1	3.9	5.3	10.2	6.2	1.4
Excluding Defense	--	--	121.6	137.2	147.9	153.9	168.5	172	181.3	185.9	165.2	160.7	165.1	175	193.2	205.7	207.9
(% ch.)	--	--	--	12.8	7.8	4.1	9.5	2	5.4	2.5	-11.1	-2.7	2.8	6	10.4	6.5	1.1
Inventory/Sales Ratios, SA																	
Total Business	--	1.53	1.5	1.46	1.48	1.46	1.42	1.43	1.4	1.41	1.42	1.36	1.34	1.3	1.27	1.27	1.27
Manufacturing	--	1.57	1.5	1.44	1.44	1.43	1.37	1.38	1.35	1.35	1.38	1.29	1.24	1.18	1.17	1.21	1.24

Data: Orders in Bil. \$, SA

Rates & Trade

	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	
Rates																		
M2 Money Stock, (Bil. \$, SA)	3378.1	3431.6	3482.2	3497.5	3640.6	3819.2	4033.4	4379.6	4636.8	4918.3	5429.7	5775.6	6068.1	6418.8	6689.1	7031.9	7428.1	
(% ch.)	3.1	1.6	1.5	0.4	4.1	4.9	5.6	8.6	5.9	6.1	10.4	6.4	5.1	5.8	4.2	5.1	5.6	
Discount Rate, (% P.A.)	5.45	3.25	3	3.6	5.21	5.02	5	4.92	4.62	5.73	3.41	1.17	2.12	2.34	4.19	5.96	5.86	
Federal Funds Target Rate, (%)	4	3	3	5.5	5.5	5.25	5.5	4.75	5.5	6.5	1.75	1.25	1	2.25	4.25	5.25	4.25	
Federal Funds Effective Rate, (% P.A.)	5.69	3.52	3.02	4.2	5.84	5.3	5.46	5.35	4.97	6.24	3.89	1.67	1.13	1.35	3.21	4.96	5.02	
Prime Rate, (% P.A.)	8.46	6.25	6	7.14	8.83	8.27	8.44	8.35	7.99	9.23	6.92	4.67	4.12	4.34	6.19	7.96	8.05	
3-Month T-Bill Auction Average, (%)	5.42	3.46	3.02	4.26	5.52	5.02	5.07	4.82	4.66	5.85	3.45	1.62	1.01	1.37	3.15	4.72	4.41	
10-Year T-Bond Nominal, (% P.A.)	7.86	7.01	5.87	7.08	6.58	6.44	6.35	5.26	5.64	6.03	5.02	4.61	4.01	4.27	4.29	4.79	4.63	
10-Year T-Bond minus FFunds Rate (Y.Curve)	217	349	285	288	74	114	89	-9	67	-21	113	294	289	293	108	-17	-39	
Moodys AAA Corporate, (% P.A.)	8.77	8.14	7.22	7.96	7.59	7.37	7.26	6.53	7.04	7.62	7.08	6.49	5.67	5.63	5.23	5.59	5.56	
AAA minus 10-Year Bond	91	113	135	88	101	93	91	127	141	159	206	188	165	135	94	79	93	
Municipal Bond Yield Average, (% Seasoned)	6.78	6.29	5.58	5.98	5.9	5.68	5.41	5.03	5.47	5.8	5.27	5.13	4.81	4.77	4.51	4.45	4.33	
New York Stock Exchange Vol. (Mil.)	--	--	--	--	--	--	--	--	--	--	--	--	--	31833	36539	40516	44336	
Dow Jones Industrials, (Index 1920=100, Monthly End)	3169	3301	3754	3834	5117	6448	7908	9181	11497	10787	10022	8342	10454	10783	10718	12463	13265	
S&P 500 Stock Price (Index 1941-43=10, Monthly Avg)	376	416	451	460	542	671	873	1084	1326	1427	1192	996	964	1131	1207	1311	1477	
S&P Common Stock P/E Ratio, (% NSA, Month Avg)	18.6	24.9	23.4	19.9	16.9	19.3	22.1	27.5	33.6	28.8	27.1	37.8	30.9	22.7	19.8	18.1	18	
Nasdaq Composite Index, (Index Feb 05 1971=100)	492	599	715	752	925	1165	1468	1793	2721	3778	2031	1543	1643	1986	2099	2265	2577	
Trade, (Bil. \$, SA)																		
Total Exports	--	51.4	53.6	58.6	66.2	71	77.9	77.8	80.5	89.2	83.7	81.2	84.8	96.7	107	121.4	137.1	
(% ch.)	--	--	4.2	9.4	13	7.2	9.7	-0.1	3.5	10.8	-6.1	-3	4.4	14	10.6	13.5	13	
Total Imports	--	54.7	59.4	66.8	74.2	79.6	86.9	91.6	102.6	120.9	114.2	116.5	126.2	147.4	166.3	184.2	195.5	
(% ch.)	--	--	8.7	12.4	11.1	7.3	9.1	5.4	12	17.8	-5.5	2.1	8.3	16.7	12.8	10.8	6.1	
Total Trade Balance	--	-3.3	-5.9	-8.2	-8	-8.7	-9	-13.8	-22.1	-31.7	-30.4	-35.3	-41.4	-50.6	-59.3	-62.8	-58.4	
(% ch.)	--	--	79.3	40.1	-2.1	8	4	53.4	59.6	43.3	-3.9	16	17.3	22.3	17.1	5.9	-7	
Import Price Index, (2000=100, NSA)																		
Total Imports	94.2	94.8	94.6	96.2	100.6	101.6	99.1	93.1	93.9	100	96.5	94.1	96.8	102.3	110	115.4	120.2	
(% ch.)	0.2	0.7	-0.3	1.7	4.5	1	-2.5	-6	0.9	6.5	-3.5	-2.5	2.9	5.6	7.5	4.9	4.2	
Excluding Fuels	--	--	--	--	--	--	--	--	--	--	--	99.9	100.4	102.9	104.9	106.9	109.6	
(% ch.)	--	--	--	--	--	--	--	--	--	--	--	--	0.5	2.4	1.9	1.9	2.6	
Canada (% ch.)	--	--	--	1.9	7	0.6	-0.9	-3.5	1.7	9.4	0.4	-2.6	5.9	8.7	9.7	4.4	4.4	
Mexico (% ch.)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	7.2	7.2	7.1	
European Union (% ch.)	--	--	--	1.4	5.6	2.5	-1.2	-1.1	0.4	0.5	-1.6	1.1	3.5	5.7	5	3.9	2.6	
Japan (% ch.)	--	--	--	4.9	4.5	-2.2	-4.9	-4.8	0.2	1.5	-1.6	-3.1	-1.2	1.2	0.5	-1.4	-0.5	
China (% ch.)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	-0.8	-1.1	0.8	
Export Price Index, (2000=100, NSA)																		
Total Exports	96.3	96.3	96.9	98.9	103.9	104.5	103.1	99.7	98.4	100	99.2	98.2	99.7	103.6	106.9	110.7	116.1	
(% ch.)	0.8	0.1	0.6	2.1	5	0.5	-1.4	-3.3	-1.3	1.6	-0.8	-1	1.6	3.9	3.2	3.6	4.9	
Yen Per U.S. \$	134.5	126.7	111.2	102.2	94.1	108.7	121	130.7	113.7	107.8	121.5	125.3	115.9	108.2	110.1	116.3	117.8	
\$ per EURO	1.2	1.3	1.2	1.2	1.4	1.3	1.1	1.1	1.1	0.9	0.9	0.9	1.1	1.2	1.2	1.3	1.4	
Total Surplus or Deficit, (\$Mil.)	-266830	-326992	-226348	-184982	-146454	-110891	-2440	54388	158616	254848	94263	-230644	-396771	-398474	-321779	-209219	-187940	

NYC Economic Data

	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007
Nominal GCP	254.8	269.5	282	294.2	306.8	331.7	356	366.2	399.3	441.1	432.4	427.7	453.3	488.5	536.5	590.9	571.8
(% ch.)	1	5.8	4.6	4.3	4.3	8.1	7.3	2.9	9	10.5	-2	-1.1	6	7.8	9.8	10.1	-3.2
Real GCP	300.7	309.1	316.1	323.7	331.7	352	371.6	377.7	406.9	441.2	423.5	407.9	420	436.5	461.8	490.3	462.4
(year % ch.)	-2.73	2.82	2.26	2.38	2.5	6.09	5.57	1.66	7.74	8.41	-3.99	-3.7	2.98	3.92	5.81	6.16	-5.7
Wage Rate	35,698	39,732	40,314	40,872	43,394	45,980	48,884	51,336	54,000	58,145	61,014	59,477	60,355	64,861	67,912	73,508	80,051
(% ch.)	3.8	11.3	1.5	1.4	6.2	6	6.3	5	5.2	7.7	4.9	-2.5	1.5	7.5	4.7	8.2	8.9
Finance Wage Rate	62,327	82,866	85,373	81,473	93,990	107,861	124,363	129,215	144,072	164,736	181,137	165,568	167,061	196,190	209,405	245,253	285,964
(% ch.)	6.7	33	3	-4.6	15.4	14.8	15.3	3.9	11.5	14.3	10	-8.6	0.9	17.4	6.7	17.1	16.6
Securities Wage Rate	90,877	131,495	129,624	113,424	132,451	160,102	176,802	195,568	196,054	230,318	247,252	225,750	226,519	270,589	291,244	343,123	403,275
(% ch.)	11.2	44.7	-1.4	-12.5	16.8	20.9	10.4	10.6	0.2	17.5	7.4	-8.7	0.3	19.5	7.6	17.8	17.5
Private Non-Finance Wage Rate	32,072	34,319	34,553	35,478	36,709	38,134	39,627	42,177	43,730	46,490	47,852	48,615	49,757	51,768	53,923	56,429	59,780
(% ch.)	3.61	7.01	0.68	2.68	3.47	3.88	3.92	6.44	3.68	6.31	2.93	1.59	2.35	4.04	4.16	4.65	5.94
Total Wage Earnings	118.2	127.9	129.8	132.5	140.7	150.9	163.2	175.9	189.5	209.8	217.4	205.9	206.7	223	236.8	260.8	290.9
(% ch.)	-1.4	8.2	1.5	2	6.2	7.3	8.2	7.8	7.7	10.7	3.7	-5.3	0.4	7.9	6.2	10.1	11.5
Finance Wage Earnings	23.7	29.8	30.4	29.3	33.1	37.4	43.4	45.9	51.2	59.2	64.8	53.9	52.1	61.3	67.1	80.9	97.1
(% ch.)	1.5	25.7	1.9	-3.6	13	13.1	15.8	5.8	11.6	15.7	9.4	-16.8	-3.4	17.6	9.5	20.5	20.1
Securities Wage Earnings	11.7	17.1	17.6	16.4	19.2	23.2	27.3	32	33.1	41.6	47.4	37.7	35.8	43.6	48.8	59.8	73.5
(% ch.)	5.1	45.4	3.4	-6.8	16.5	21.3	17.5	17.1	3.4	25.6	14	-20.5	-5.1	21.9	11.8	22.7	22.8
Private Non-Finance Wage Earnings	75.6	78.8	79.7	82.9	87	92.4	98.2	107.2	114.2	125.6	127.2	125.6	127.7	133.8	141.5	151.1	164.5
(% ch.)	-2.29	4.3	1.08	4.04	4.96	6.17	6.33	9.15	6.55	9.95	1.3	-1.31	1.73	4.74	5.76	6.78	8.88
Personal Income, (Bil. \$)	189.3	197.9	201.9	207.5	221.2	234.1	245.5	262	275.4	296	302.7	299.8	306.1	327.8	353.6	383.1	--
(% ch.)	1.76	4.59	2	2.75	6.63	5.81	4.87	6.73	5.13	7.45	2.28	-0.95	2.1	7.08	7.86	8.35	--
NYSE Member-Firm Profits, (Bil. \$)	5.8	6.2	8.6	1.1	7.4	11.3	12.2	9.8	16.3	21	10.4	6.9	16.7	13.7	9.4	20.9	-11.3
(% ch.)	-3695	5.7	39	-86.9	557.8	52.2	8.3	-19.8	66.2	28.9	-50.4	-33.5	142.1	-18.3	-30.9	121.2	-154.1
Total Employment, SA	3373.3	3280.5	3289.4	3320.4	3337.4	3367.1	3439.7	3526.8	3618.4	3717.1	3689.4	3581.2	3531.3	3549.3	3602.2	3666	3744.9
(% ch.)	-5.36	-2.75	0.27	0.94	0.51	0.89	2.16	2.53	2.6	2.73	-0.75	-2.93	-1.39	0.51	1.49	1.77	2.15
Private Employment, SA	2781.3	2696.6	2702.5	2742.8	2778	2822	2889.4	2966.4	3051.5	3148.3	3127.1	3015	2974.6	2994.9	3046.5	3110.8	3185.7
(% ch.)	-5.96	-3.04	0.22	1.49	1.28	1.58	2.39	2.67	2.87	3.17	-0.67	-3.59	-1.34	0.68	1.73	2.11	2.41
Unemployment Rate	8.7	11.1	10.4	8.8	8.2	8.8	9.4	8	6.9	5.8	6	8.1	8.3	7.1	5.8	5	5
(dif)	1.77	2.4	-0.78	-1.55	-0.58	0.6	0.6	-1.46	-1.11	-1.05	0.24	2.01	0.24	-1.24	-1.27	-0.78	0.04
Consumer Price Index, (1982-84=100, SA)																	
All Items	144.8	150	154.5	158.2	162.2	166.9	170.8	173.6	177	182.5	187.1	191.9	197.8	204.8	212.7	220.7	226.9
(% ch.)	4.52	3.61	2.99	2.38	2.51	2.94	2.33	1.63	1.94	3.11	2.55	2.55	3.07	3.53	3.88	3.78	2.81
Core (All Items Less Food & Energy)	151.5	158.2	163.2	167.4	171.9	176.9	181.4	185.4	188.8	193.5	198.7	205.8	210.9	217	223.5	231	236.4
(% ch.)	5.15	4.44	3.14	2.6	2.64	2.91	2.55	2.23	1.83	2.5	2.69	3.56	2.46	2.92	2.96	3.38	2.33

