

U.S. Economic Outlook: November 2009

	2008	2008	2009	2009	2009	2009	2010	2010	2010	2010	Annual			
	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	2007	2008	2009	2010
U.S. Economy														
<i>Annual Growth Rate</i>														
Real GDP	-2.7	-5.4	-6.4	-0.7	3.5	2.5	2.7	3.5	3.1	2.9	2.1	0.4	-2.5	2.8
Nonfarm Payroll Employment	-1.5	-3.7	-5.9	-4.5	-2.8	-1.5	0.7	1.1	1.5	1.8	1.1	-0.4	-3.7	-0.2
Consumer Prices	6.2	-8.3	-2.4	1.3	3.6	2.0	1.3	0.9	1.5	1.2	2.9	3.8	-0.4	1.6
Real Disposable Income	-8.5	3.4	0.2	3.8	-3.4	-0.9	2.3	3.7	1.2	3.2	2.2	0.5	0.4	1.2
Consumer Confidence	57	41	30	48	52	51	50	53	56	63	103	58	45	56
<i>Percent</i>														
Unemployment	6.0	6.9	8.1	9.2	9.6	10.1	10.2	10.0	9.7	9.5	4.6	5.8	9.3	9.8
<i>Interest Rates, Percent</i>														
Fed Funds Rate	1.9	0.5	0.2	0.2	0.2	0.2	0.2	0.2	0.5	1.0	5.0	1.9	0.2	0.5
3-Month T-Bill Rate	1.5	0.3	0.2	0.2	0.2	0.2	0.2	0.2	0.5	1.0	4.4	1.4	0.2	0.5
Prime Rate	5.0	4.1	3.3	3.3	3.3	3.2	3.3	3.3	3.4	3.8	8.1	5.1	3.2	3.5
Corporate Aaa Bond Yield	5.7	5.8	5.3	5.5	5.3	5.1	5.1	5.1	5.2	5.4	5.6	5.6	5.3	5.2
10-Year Government Bond	3.9	3.3	2.7	3.3	3.5	3.4	3.5	3.6	3.8	4.0	4.6	3.7	3.2	3.7
30-Year Government Bond	4.4	3.7	3.5	4.2	4.3	4.0	4.0	4.2	4.3	4.6	4.8	4.3	4.0	4.3
<i>Mortgage Rates, percent</i>														
30-Year Fixed Rate	6.3	5.9	5.1	5.0	5.2	5.3	5.5	5.6	5.7	5.8	6.3	6.1	5.2	5.7
1-Year Adjustable	5.2	5.2	4.9	4.8	4.8	4.8	4.9	5.0	5.1	5.3	5.5	5.2	4.8	5.1
Housing Indicators														
<i>Thousands</i>														
Existing Home Sales*	5,007	4,740	4,583	4,757	5,300	5,293	5,564	5,870	5,597	5,716	5,652	4,913	5,011	5,694
New Single-Family Sales	460	391	338	372	411	454	514	578	540	555	776	485	397	549
Housing Starts	868	658	528	540	590	599	694	776	760	776	1,355	904	564	752
Single-Family Units	598	461	358	425	496	505	574	615	600	603	1,046	622	446	598
Multifamily Units	270	197	169	115	94	95	120	162	160	173	309	282	118	154
Residential Construction**	443	415	368	344	363	361	372	390	402	406	454	451	359	393
<i>Percent Change -- Year Ago</i>														
Existing Home Sales	-8.2	-6.0	-7.0	-2.9	5.9	11.7	21.4	23.4	5.6	8.0	-12.8	-13.1	2.0	13.6
New Single-Family Sales	-36.2	-40.9	-40.1	-27.1	-10.7	16.1	52.0	55.3	31.4	22.2	-26.3	-37.5	-18.1	38.2
Housing Starts	-32.7	-43.6	-50.2	-46.9	-32.0	-8.9	31.5	43.7	28.8	29.5	-24.8	-33.3	-37.6	33.2
Single-Family Units	-38.9	-45.0	-51.2	-36.6	-17.0	9.4	60.2	44.6	20.9	19.6	-28.6	-40.5	-28.3	34.0
Multifamily Units	-13.1	-39.9	-47.8	-66.8	-65.3	-51.9	-29.2	40.6	71.0	82.6	-8.0	-8.7	-58.1	30.0
Residential Construction	-22.6	-21.0	-23.9	-25.6	-18.2	-13.1	1.1	13.3	10.7	12.6	-17.9	-0.6	-20.4	9.3
Median Home Prices														
<i>Thousands of Dollars</i>														
Existing Home Prices	201.6	180.8	167.6	174.4	177.9	168.7	172.5	180.3	184.7	175.4	219.0	198.1	172.6	178.8
New Home Prices	227.8	221.5	207.8	218.7	206.8	210.4	213.8	227.2	216.5	220.7	247.9	232.1	211.1	219.9
<i>Percent Change -- Year Ago</i>														
Existing Home Prices	-8.8	-12.9	-15.6	-16.2	-11.8	-6.7	2.9	3.4	3.8	4.0	-1.4	-9.5	-12.9	3.6
New Home Prices	-5.5	-6.5	-11.8	-7.6	-9.2	-5.0	2.9	3.9	4.7	4.9	0.3	-6.4	-9.0	4.2
Housing Affordability Index	124	142	174	169	159	161	156	147	140	142	114	135	165	147

Quarterly figures are seasonally adjusted annual rates.

* Existing home sales of single-family homes and condo/coops; ** billion dollars