

U.S. Economic Outlook: March 2010

	2009	2009	2009	2009	2010	2010	2010	2010	2011	2011	Annual			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	2008	2009	2010	2011
U.S. Economy														
<i>Annual Growth Rate</i>														
Real GDP	-6.4	-0.7	2.2	5.9	2.5	1.8	2.2	2.7	3.0	3.5	0.4	-2.4	2.7	2.9
Nonfarm Payroll Employment	-6.4	-5.1	-3.1	-1.4	0.6	1.0	1.5	1.4	1.3	2.0	-0.6	-4.3	-0.4	1.5
Consumer Prices	-2.2	1.9	3.7	2.6	2.2	1.6	2.2	2.2	2.3	2.4	3.8	-0.3	2.1	2.3
Real Disposable Income	0.2	6.2	-3.6	1.9	-0.7	2.8	1.1	2.0	2.7	2.2	0.5	0.9	0.8	2.9
Consumer Confidence	30	48	52	51	50	54	55	58	61	64	58	45	54	63
<i>Percent</i>														
Unemployment	8.2	9.3	9.7	10.0	10.4	10.1	10.0	10.0	9.8	9.7	5.8	9.3	10.1	9.7
<i>Interest Rates, Percent</i>														
Fed Funds Rate	0.2	0.2	0.2	0.1	0.2	0.2	0.5	1.0	1.8	2.2	1.9	0.2	0.5	2.3
3-Month T-Bill Rate	0.2	0.2	0.2	0.1	0.2	0.2	0.5	1.0	1.7	2.1	1.4	0.2	0.5	2.2
Prime Rate	3.3	3.3	3.3	3.3	3.2	3.3	3.4	3.8	4.5	5.0	5.1	3.3	3.5	5.3
Corporate Aaa Bond Yield	5.3	5.5	5.3	5.2	5.3	5.3	5.4	5.4	5.6	5.8	5.6	5.3	5.4	5.9
10-Year Government Bond	2.7	3.3	3.5	3.5	3.7	3.8	4.0	4.0	4.2	4.4	3.7	3.3	3.9	4.5
30-Year Government Bond	3.5	4.2	4.3	4.3	4.3	4.4	4.5	4.6	4.8	5.0	4.3	4.1	4.4	5.0
<i>Mortgage Rates, percent</i>														
30-Year Fixed Rate	5.1	5.0	5.2	4.9	5.1	5.3	5.5	5.8	5.9	6.1	6.1	5.1	5.4	6.1
1-Year Adjustable	4.9	4.8	4.7	4.4	4.3	4.3	4.4	4.7	5.0	5.2	5.2	4.7	4.4	5.2
Housing Indicators														
<i>Thousands</i>														
Existing Home Sales*	4,610	4,780	5,280	5,970	5,126	5,822	5,359	5,576	5,506	5,583	4,913	5,156	5,493	5,700
New Single-Family Sales	338	372	406	370	362	384	418	510	588	647	485	374	421	629
Housing Starts	528	540	587	559	561	596	628	770	905	1,007	904	553	639	1,036
Single-Family Units	358	425	498	480	470	492	523	622	718	789	622	440	527	802
Multifamily Units	169	115	88	79	91	104	105	149	188	219	282	113	112	233
Residential Construction**	368	344	360	364	355	357	365	384	415	447	451	359	365	458
<i>Percent Change -- Year Ago</i>														
Existing Home Sales	-6.8	-2.8	5.7	26.7	11.2	21.8	1.5	-6.6	7.4	-4.1	-13.1	4.9	6.5	3.8
New Single-Family Sales	-40.1	-27.1	-11.7	-5.4	7.0	3.2	3.1	37.8	62.8	68.5	-37.5	-22.8	12.4	49.4
Housing Starts	-50.2	-46.9	-32.4	-15.0	6.2	10.4	7.0	37.7	61.5	68.9	-33.3	-38.8	15.4	62.1
Single-Family Units	-51.2	-36.6	-16.6	4.1	31.0	15.8	5.0	29.5	52.8	60.3	-40.5	-29.2	19.6	52.4
Multifamily Units	-47.8	-66.8	-67.3	-59.7	-46.2	-9.5	18.9	87.6	106.0	110.0	-8.7	-59.9	-0.7	108.0
Residential Construction	-23.9	-25.6	-18.9	-12.3	-3.6	3.6	1.4	5.4	17.0	25.4	-0.6	-20.4	1.7	25.3
Median Home Prices														
<i>Thousands of Dollars</i>														
Existing Home Prices	167.6	174.4	178.1	170.8	167.6	177.2	184.0	177.5	174.1	184.6	198.1	172.5	177.3	184.9
New Home Prices	207.8	218.7	212.6	216.6	205.1	220.4	220.0	225.5	214.3	231.0	232.1	214.3	218.6	230.0
<i>Percent Change -- Year Ago</i>														
Existing Home Prices	-15.6	-16.2	-11.6	-5.5	0.0	1.6	3.3	3.9	3.9	4.2	-9.5	-12.9	2.8	4.3
New Home Prices	-11.8	-7.6	-6.7	-2.2	-1.3	0.8	3.5	4.1	4.5	4.8	-6.4	-7.7	2.0	5.2
Housing Affordability Index	174	169	159	167	172	158	144	142	141	127	135	170	153	130

Quarterly figures are seasonally adjusted annual rates.

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