Southwest and Plains: Worst Is Over

Employment, 3-mo MA, % change yr ago

Sources: BLS, Moody’s Analytics
Local Recessions Are Few and Dispersed

Business cycle index, August 2016

Source: Moody’s Analytics
Little Weakness in the Southeast or West

Total payroll employment, Aug 2016, 3-mo MA, % change yr ago

U.S.=1.7

Sources: BLS, Moody’s Analytics
Job Quality and Diversity Define the West

Employment growth by wage cohort, % change yr ago, Aug 2016

Sources: BLS, BEA, Moody’s Analytics
Income Growth Is Weak in Energy States…

Total personal income, % change yr ago, 2016Q2

- Declines in North Dakota & Wyoming

Sources: BEA, BLS, Moody’s Analytics
But Energy Investment Begins to Return

Sources: EIA, Baker Hughes, Moody's Analytics
Commodity Producers and Northeast Exposed

Exports of goods and commodities, $, % change yr ago, Jul 2016

Sources: Census Bureau, Moody’s Analytics

3-mo MA

- > 0
- 0 to -9
- -10 to -30
- U.S. = -6

Map shows the change in exports for different states, with color coding indicating the percentage change.
More Jobs Dynamism in West and Southeast…

Job reallocation rate: $100 \times \frac{\text{gross job gain rate}}{\text{gross job loss rate}}$

Sources: BLS, Moody’s Analytics
Where There Is Also More Labor Slack

Difference between U-6 and U-3 unemployment rates, 2016Q2

Sources: BLS, Moody’s Analytics

U.S.=4.8
State avg=4.9
Percentage points

Looser
4.4 to 5.3
Tighter
Entrepreneurship Benefits Most of the West

Number of private establishments, % change, 2013 to 2015

Sources: BLS QCEW, Moody's Analytics

U.S. = 3.8
Demographic Reversion to Norm Continues

Population, % change

Sources: Census Bureau, Moody’s Analytics
Housing Markets Tighten…

Vacant homes for sale or rent, % of housing stock, 4-qtr MA

Sources: Census Bureau, Moody’s Analytics
…Driving a Pickup in Homebuilding

Residential construction permits, Jan 2011=100, 3-mo MA, SAAR

Sources: Census Bureau, Moody’s Analytics
Remaining Foreclosures Mostly in FL, Northeast

Foreclosure inventory per 1,000 households, 3-mo MA, Aug 2016

U.S. = 7.4

- 0 to 3.6
- Near avg.
- > 9.6

Sources: RealtyTrac, Moody’s Analytics
Household Balance Sheets in Plains Look Good

Total delinquency rate, consumer credit, June 2016, % of $ vol

Sources: Equifax, Moody's Analytics