

Economic Update -- August 2006

All Indicators are for MAG Region, unless specified

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	<u>Change</u>	<u>Current</u>	<u>Previous</u>	<u>Source</u>		<u>Change</u>	<u>Current</u>	<u>Previous</u>	<u>Source</u>
<u>Employment Situation</u>					<u>Real Estate Indicators</u>				
Labor Force	4.19%	1,904,500	1,827,957	BLS	Appreciation		39.60%	16.20%	OFHEO
% Unemployed	--	4.00%	4.10%	BLS	Housing Apprec (US)		13.00%	12.00%	OFHEO
% Unemployed - US	--	4.80%	5.20%	BLS					
Employment	5.13%	1,807,000	1,718,800	BLS	Housing Affordability (US)		27.4	49.3	NAHB/Wells Farg
Employment Chg (Y/Y)		5.13%		BLS	Housing Affordability		40.6	45.9	
Employ Chg (Y/Y) - US		1.35%		BLS					
<u>Wages Levels</u>					<u>Income Measures</u>				
Avg Wage	3.85%	\$19.44	\$18.72	BLS (QCEW)					
Avg Wage - US	4.10%	\$16.71	\$16.05	BLS					
<u>Cost and Price Levels</u>					<u>Fiscal Conditions</u>				
Consumer Price Index (CPI(U))	3.10%	110.6	107.3	BLS (12/01=100)					
CPI(U) - US	4.10%	203.5	195.4	BLS (1967=100)					
Producer Price	4.20%	162	155.2	BLS (1982=100)					
Gasoline Prices	25.30%	\$2.94	\$2.20	US EIA (Westw/o)					
Interest Rate (Fed Funds Rate)	50.0%	5.25%	3.50%	FRB-Open Mkt					
Interest Rate (30yr Mrtg)	18.60%	6.76%	5.70%	Fannie Mae					
<u>Construction</u>					<u>Other</u>				
					GDP		2.50%	3.70%	BEA
					Consumer Spending		1.70%	2.40%	BEA
					Consumer Confidence (Y/Y)		106.5		Conference Board

Note: Change is Year over Year through the latest reporting period.