



WORKFORCE AND ECONOMIC BRIEFING

JUNE 2011

Governor Brian Sandoval

Chief Economist William Anderson, Principal Author Research and Analysis Division



RESEARCH AND
ANALYSIS
BUREAU



BRIAN SANDOVAL
GOVERNOR

DENNIS PEREA
INTERIM DIRECTOR

WILLIAM D. ANDERSON
CHIEF ECONOMIST

July 22, 2011

MEMORANDUM

TO: All Recipients

FROM: Bill Anderson, Chief Economist *Bill*

RE: *Nevada Workforce & Economic Briefing*

The Department of Employment, Training and Rehabilitation, through its Research and Analysis Bureau, strives to make available the most comprehensive and timely Nevada labor market and economic information and analyses possible. DETR's information releases are designed to assist public officials as they go about formulating policy, the business community as they make investment decisions, and employees assessing their work options.

Please find attached the June issue of the Bureau's *Nevada Workforce & Economic Briefing*. I think that it will be a very useful tool and provide recipients with quick and easy access to information necessary to interpret current trends.

I trust that you will find the information and analyses in the *Briefing*, which is updated on a quarterly basis, to be extremely useful and insightful. If you have any questions or need additional insights, please contact me, at 684-0387, and I will be happy to assist you.

HIGHLIGHTS & SUMMARY

Highlights

- Despite some encouraging signals of forward momentum in the nation's labor market in late-2010 into the early months of 2011, well-publicized signs of weakness emerged by mid-2011, with only 18,000 new jobs generated in June. Some encouraging signs were also beginning to emerge in Nevada, as job losses eased and the jobless rate fell in the first several months of the year. However, June results suggest that the weakness at the national level may have caught up with the Silver State.
- Nevada's unemployment rate (seasonally adjusted¹) stood barely above 4% at the beginning of 2006. It rose essentially non-stop through 2010, topping out at 14.9%. The jobless rate fell during the first five months of this year, reaching 12.1% in May, before ticking back up to 12.4% in June. Still, through the first half of the year, the unemployment rate has declined noticeably, by two full percentage points, from the same period in 2010. Despite the downtrend evident throughout much of the first half of 2011, the State's jobless rate remains the highest in the nation, and is 3.2 percentage points higher than the U.S. average, as of June.

¹ The seasonal adjustment process removes the month-to-month seasonal effects from a data series. Over the course of a year, the levels of employment and unemployment undergo sharp fluctuations due to such seasonal developments as changes in weather, the planting and harvesting of crops, major holidays, and the opening and closing of schools. Since these seasonal events follow a more or less regular pattern each year, their influence on statistical trends can be eliminated by adjusting the statistics from month to month.

- Through the first half of 2011, Clark County's unemployment rate has averaged 13.2%, down two full percentage points from a year ago. In Washoe County, 2011's unemployment rate has averaged 12.7%, compared to 14.5% a year ago. All told, 11 of the State's 17 counties are home to double-digit unemployment rates. Lyon (17.7% year-to-date) and Nye (15.8%) lead the way. The lowest jobless rate is in Esmeralda County, at 5.7%, followed by Lander and Eureka (each at 6.5%).
- Job losses in Nevada peaked in mid-2009 (at double-digit readings, in percentage terms) and have eased considerably since. Through the first half of 2011, job readings are down just 0.1% from a year ago. All told, about 400,000 jobs were created in the State in the decade ending with 2007. Since then, approximately 175,000 have been lost.
- Losses are most pronounced in the construction sector, where an additional 5,200 jobs were lost during the first half of this year, relative to the same period in 2010. However, both leisure/hospitality (up 6,600) and professional/business services (up 4,000), added jobs over the period, reversing cyclical declines from previous years.
- At the sub-State level, jobs in both the Las Vegas and Reno metro areas are hovering just below year-ago levels. There does appear to be some job growth in the State's rural regions.
- During the first quarter of 2011, Nevada average weekly wages came in at \$802. During the same period in 2010, wages averaged \$780 per week, which translates into a 2.8% gain, the third consecutive quarterly increase.
- The growth in initial claims for unemployment insurance in Nevada continued to moderate through the first half of 2011, a trend consistent with the stabilization in the labor market, but far short of outright improvement. During the last six months, claims activity is down 17% from the first half of 2010. After reaching a peak of 36,000 at year-end 2008, claims have gradually eased. They have been below 20,000 in each of the past five months.
- The number of recipients receiving final State benefit payments averaged 5,700 per month in the first half of 2011, down from 8,500 a year ago. The vast majority of these individuals became eligible for federally-funded extended benefit programs upon the expiration of their regular State benefits.
- Growth in the number of Nevada employers has been easing since mid-2006, but growth turned negative in 2009, and has remained so ever since. However, 2011:1Q's 2.5% year-over-year decline (to 56,000) is the smallest drop since the second quarter of 2009.

- Nevada's taxable sales, which comprise the tax base for the State's largest General Fund revenue source (the sales tax), have increased for ten consecutive months, through April. So far in 2011, sales are up 5.7% over a year ago. This follows declines in each year over the 2007-2009 period, including a 17.1% fall in 2009, and a very weak (0.7%) gain in 2010.
- For the year, Las Vegas visitation is up 3.3% relative to the first five months of 2010. With May's 3.3% year-over-year gain, visitation has increased in each of the past 15 months. May Statewide gaming win, at \$984 million, was the highest since September 2008, and the year-over-year increase (16.2%) was the strongest since December 2006. Through the first five months of the year, win is up 2.5% from a year ago. This economic barometer has significant impacts on gaming tax collections, the second-largest General Fund revenue source.
- Personal income in Nevada grew 3.3% in the first quarter of 2011 in Nevada, to \$101.6 billion, the highest reading since 2008. Growth has been positive (and increasing) in each of the past three quarters, following a nearly two-year period in which income was on the decline. Of the three major components of personal income, earnings grew 3.8%, the strongest gain since 2007, while transfer payment growth has been easing markedly.
- The U.S. Census Bureau estimates that there were 2,500 residential housing permits issued in Nevada during the first five months of 2011. This translates into a decline of 23% relative to the prior year. At the height of the housing boom, permits totaled nearly 22,000 during the first five months of 2004 and 2006.
- Although they remain weak, measures of southern Nevada residential construction and real estate activity continue to show some tentative signs of bottoming out. Perhaps the most encouraging signs come from the resale market, where first-half 2011 activity is up 5% relative to the prior year. Resales have been above year-ago readings for five consecutive months, through June. Both new home closings (-44%) and permits (-29%) are down from a year ago so far in 2011. However, June permit activity was up in excess of ten percent relative to the previous year. Prices, both for new homes and resale properties, remain fairly stagnant.

2010 and 2011 Summary (continued)

Retail and Gaming Activity Summary

	January	February	March	April	May	June	July	August	September	October	November	December
Taxable Sales (millions of \$)												
2010 YTD Total	\$2,823	\$5,626	\$8,956	\$12,238	\$15,372	\$18,703	\$21,943	\$25,168	\$28,412	\$31,549	\$34,647	\$38,710
2011 YTD Total	\$3,009	\$5,933	\$9,581	\$12,938								
2010-2011 Change	6.6%	5.4%	7.0%	5.7%								
Las Vegas Visitor Volume												
2010 YTD Total	2,877,716	5,734,172	8,958,869	12,158,410	15,421,241	18,528,206	21,858,864	25,060,526	28,184,075	31,516,703	34,450,600	37,335,436
2011 YTD Total	3,126,364	6,010,951	9,417,336	12,771,619	16,140,881							
2010-2011 Change	8.6%	4.8%	5.1%	5.0%	4.7%							
Gaming Win (millions of \$)												
2010 YTD Total	\$883	\$1,830	\$2,742	\$3,553	\$4,400	\$5,164	\$5,993	\$6,938	\$7,856	\$8,744	\$9,566	\$10,405
2011 YTD Total	\$877	\$1,759	\$2,718	\$3,524	\$4,508							
2010-2011 Change	-0.7%	-3.9%	-0.9%	-0.8%	2.5%							

Personal Income Summary (billions of \$; seasonally adjusted at annual rates)

	IQ	IIQ	IIIQ	IVQ
2010 YTD Average	\$98.4	\$99.0	\$99.3	\$99.5
2011 YTD Average	\$101.6			
2010-2011 Change	3.3%			

Nevada Residential Housing Permit Activity Summary

	January	February	March	April	May	June	July	August	September	October	November	December
2010 YTD Total	573	1,207	2,071	2,767	3,268	4,019	4,422	4,890	5,187	5,617	5,857	6,402
2011 YTD Total	643	955	1,496	1,928	2,531							
2010-2011 Change	12.2%	-20.9%	-27.8%	-30.3%	-22.6%							

Southern Nevada Real Estate and Construction Summary (confidential)

	January	February	March	April	May	June	July	August	September	October	November	December
New Home Closings												
2010 YTD Total	240	562	1,049	1,520	2,026	2,998	3,407	3,808	4,246	4,570	4,978	7,012
2011 YTD Total	232	469	762	1,020	1,311	1,673						
2010-2011 Change	-3.3%	-16.5%	-27.4%	-32.9%	-35.3%	-44.2%						
New Home Permits												
2010 YTD Total	380	854	1,584	2,065	2,460	2,862	3,233	3,571	3,801	4,081	4,243	4,550
2011 YTD Total	232	468	807	1,130	1,565	2,024						
2010-2011 Change	-38.9%	-45.2%	-49.1%	-45.3%	-36.4%	-29.3%						
New Home Median Price												
2010	\$200,716	\$209,000	\$211,028	\$203,085	\$195,752	\$186,957	\$210,360	\$220,000	\$212,870	\$212,498	\$200,850	\$218,080
2011	\$208,145	\$198,500	\$200,000	\$188,450	\$192,070	\$200,826						
2010-2011 Change	3.7%	-5.0%	-5.2%	-7.2%	-1.9%	7.4%						
Recorded Resales												
2010 YTD Total	3,111	6,094	10,122	13,846	17,475	21,773	25,365	28,678	32,218	35,484	38,838	42,673
2011 YTD Total	3,098	6,339	10,526	14,375	18,331	22,872						
2010-2011 Change	-0.4%	4.0%	4.0%	3.8%	4.9%	5.0%						

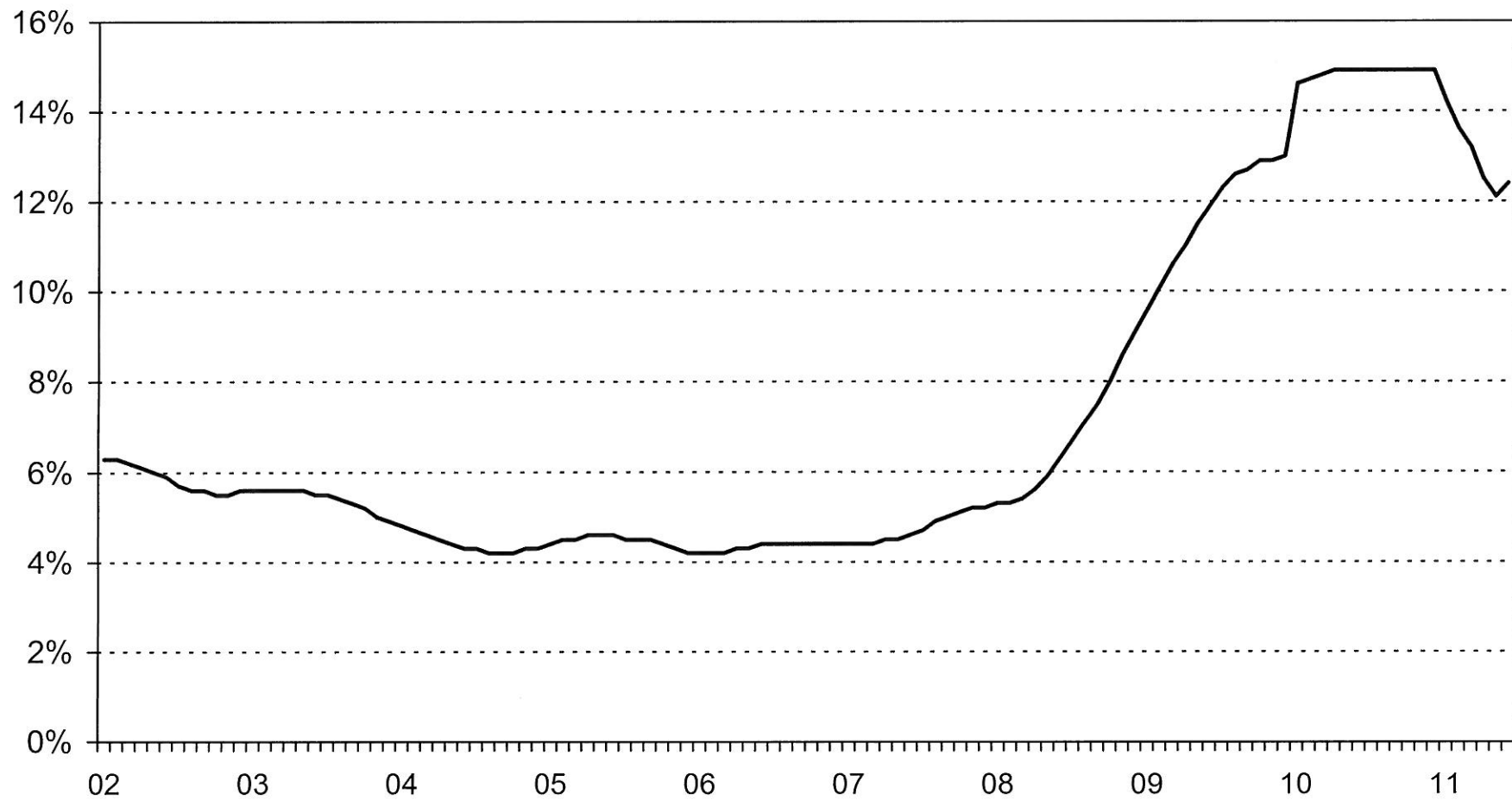
UNEMPLOYMENT RATE

Nevada Unemployment Rate
(seasonally adjusted)

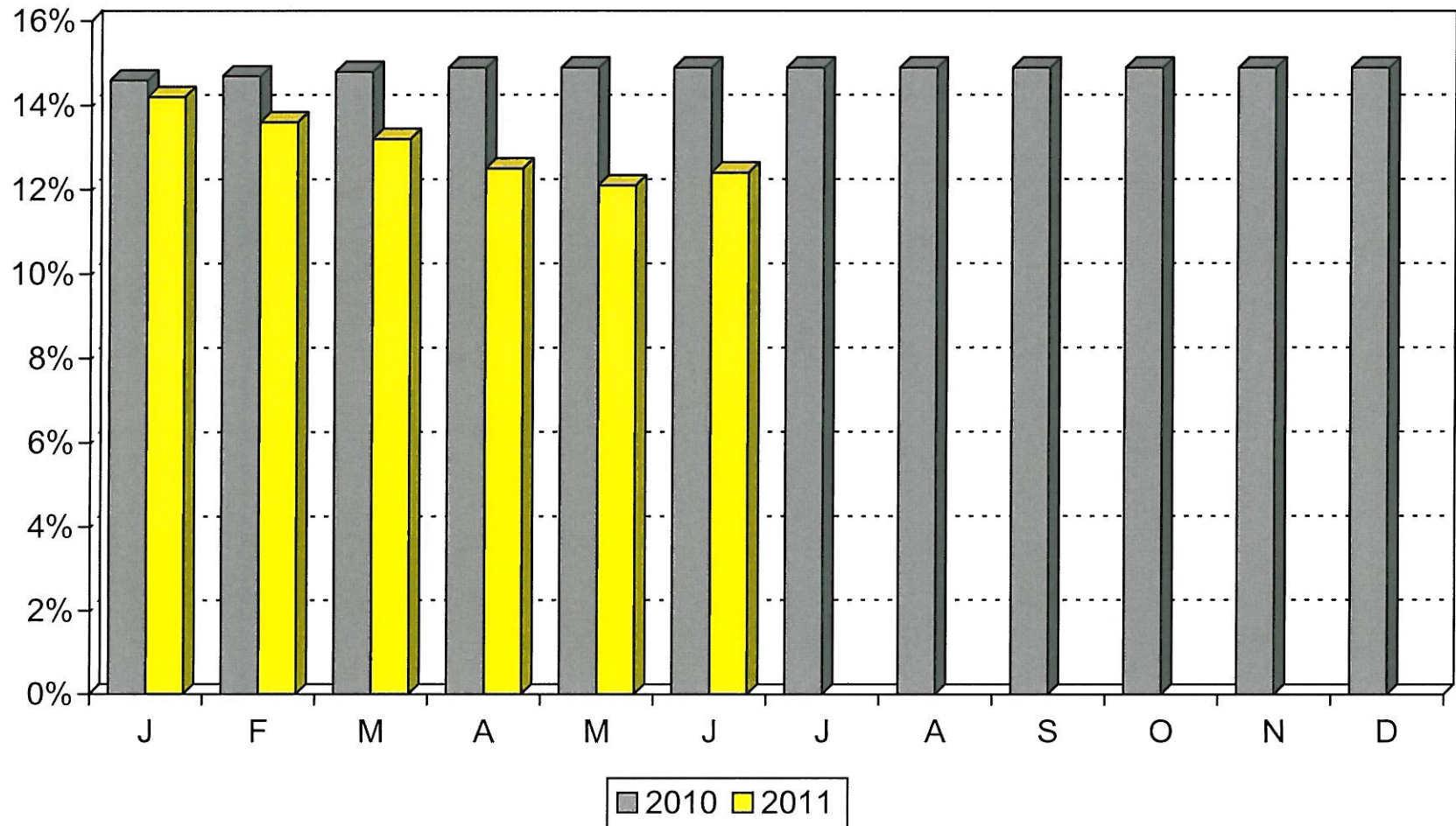
	January	February	March	April	May	June	July	August	September	October	November	December	Annual Average
2002	6.3%	6.3%	6.2%	6.1%	6.0%	5.9%	5.7%	5.6%	5.6%	5.5%	5.5%	5.6%	5.7%
2003	5.6%	5.6%	5.6%	5.6%	5.6%	5.5%	5.5%	5.4%	5.3%	5.2%	5.0%	4.9%	5.2%
2004	4.8%	4.7%	4.6%	4.5%	4.4%	4.3%	4.3%	4.2%	4.2%	4.2%	4.3%	4.3%	4.4%
2005	4.4%	4.5%	4.5%	4.6%	4.6%	4.6%	4.5%	4.5%	4.5%	4.4%	4.3%	4.2%	4.5%
2006	4.2%	4.2%	4.2%	4.3%	4.3%	4.4%	4.4%	4.4%	4.4%	4.4%	4.4%	4.4%	4.3%
2007	4.4%	4.4%	4.4%	4.5%	4.5%	4.6%	4.7%	4.9%	5.0%	5.1%	5.2%	5.2%	4.8%
2008	5.3%	5.3%	5.4%	5.6%	5.9%	6.3%	6.7%	7.1%	7.5%	8.0%	8.6%	9.1%	6.7%
2009	9.6%	10.1%	10.6%	11.0%	11.5%	11.9%	12.3%	12.6%	12.7%	12.9%	12.9%	13.0%	12.5%
2010	14.6%	14.7%	14.8%	14.9%	14.9%	14.9%	14.9%	14.9%	14.9%	14.9%	14.9%	14.9%	14.9%
2011	14.2%	13.6%	13.2%	12.5%	12.1%	12.4%							
2010-2011 Change (pct. points)	-0.4	-1.1	-1.6	-2.4	-2.8	-2.5							

The federal/state cooperative program under which employment and unemployment estimates for states and local areas are developed is the Local Area Unemployment Statistics Program (LAUS). These estimates are prepared by state employment security agencies in accordance with Bureau of Labor Statistics definitions and procedures. They are used for planning and budgetary purposes, as an indication of need for employment and training programs, and to allocate federal funds under the Workforce Investment Act (WIA), Federal Emergency Management Agency (FEMA), etc.

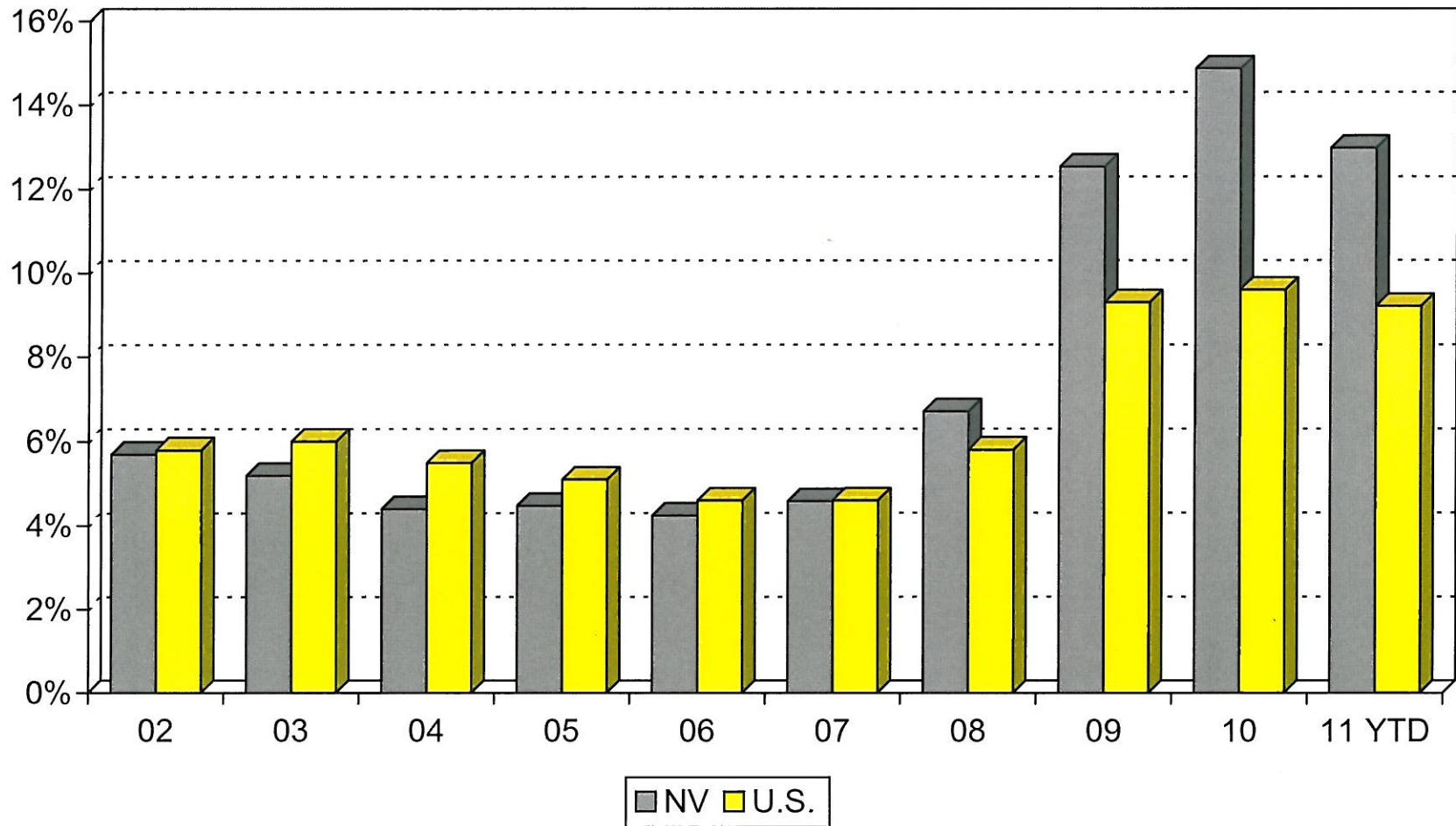
Nevada Unemployment Rate (seasonally adjusted)



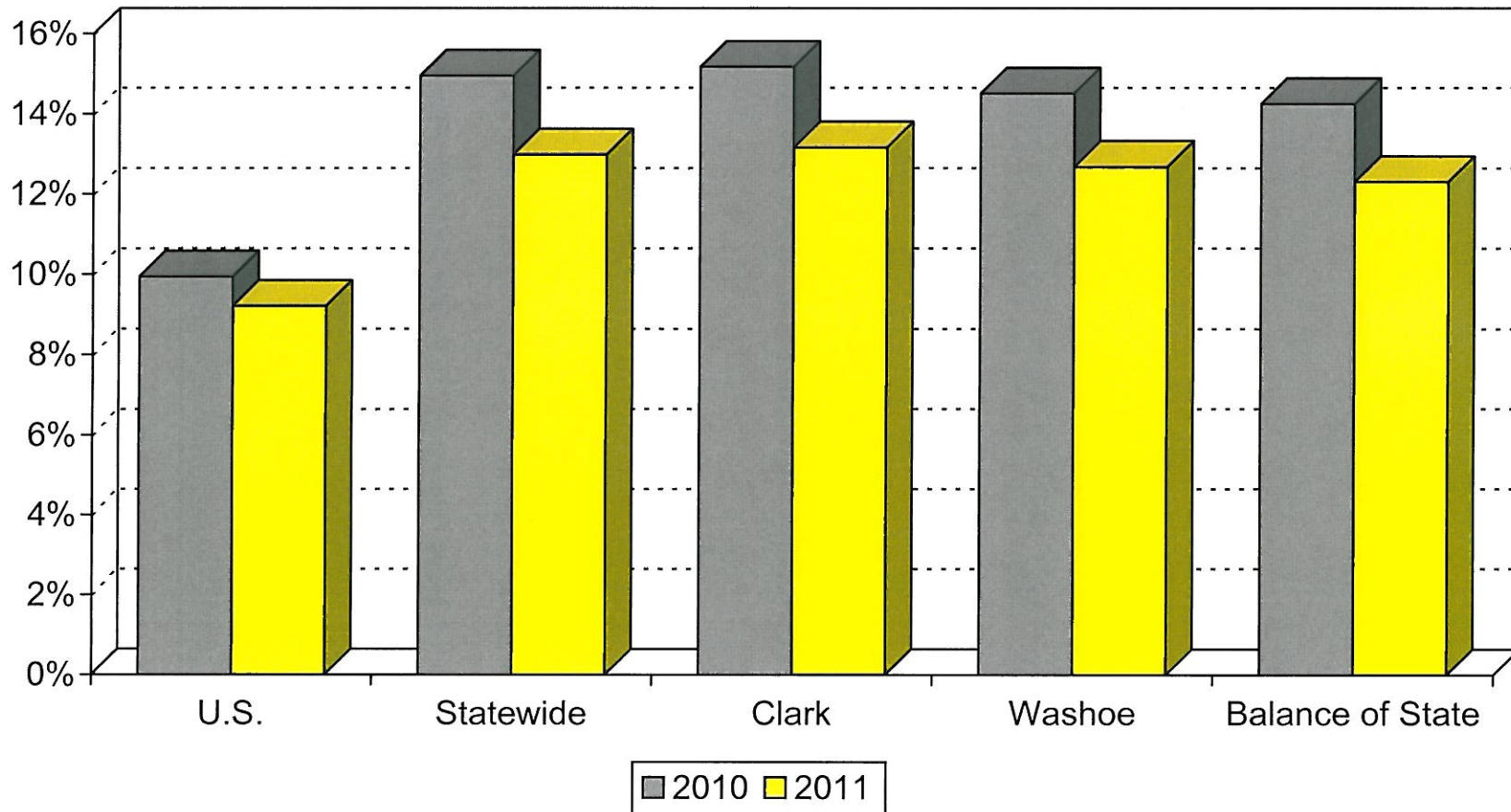
Nevada Unemployment Rate: 2011 vs. 2010 (seasonally adjusted)



Nevada Unemployment Rate vs. the U.S. (2011 YTD through June)



Regional Unemployment Rates (YTD through June)



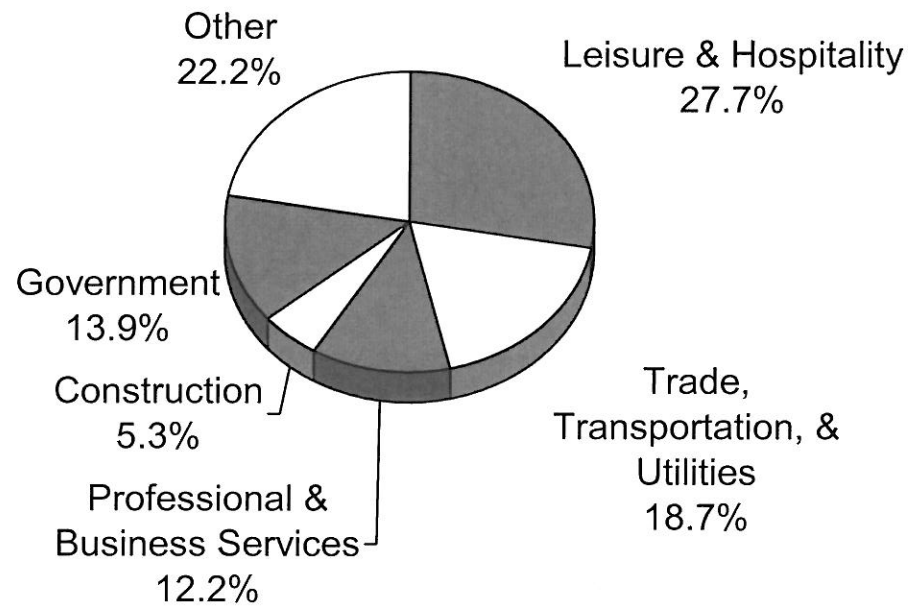
JOBS

Nevada Jobs

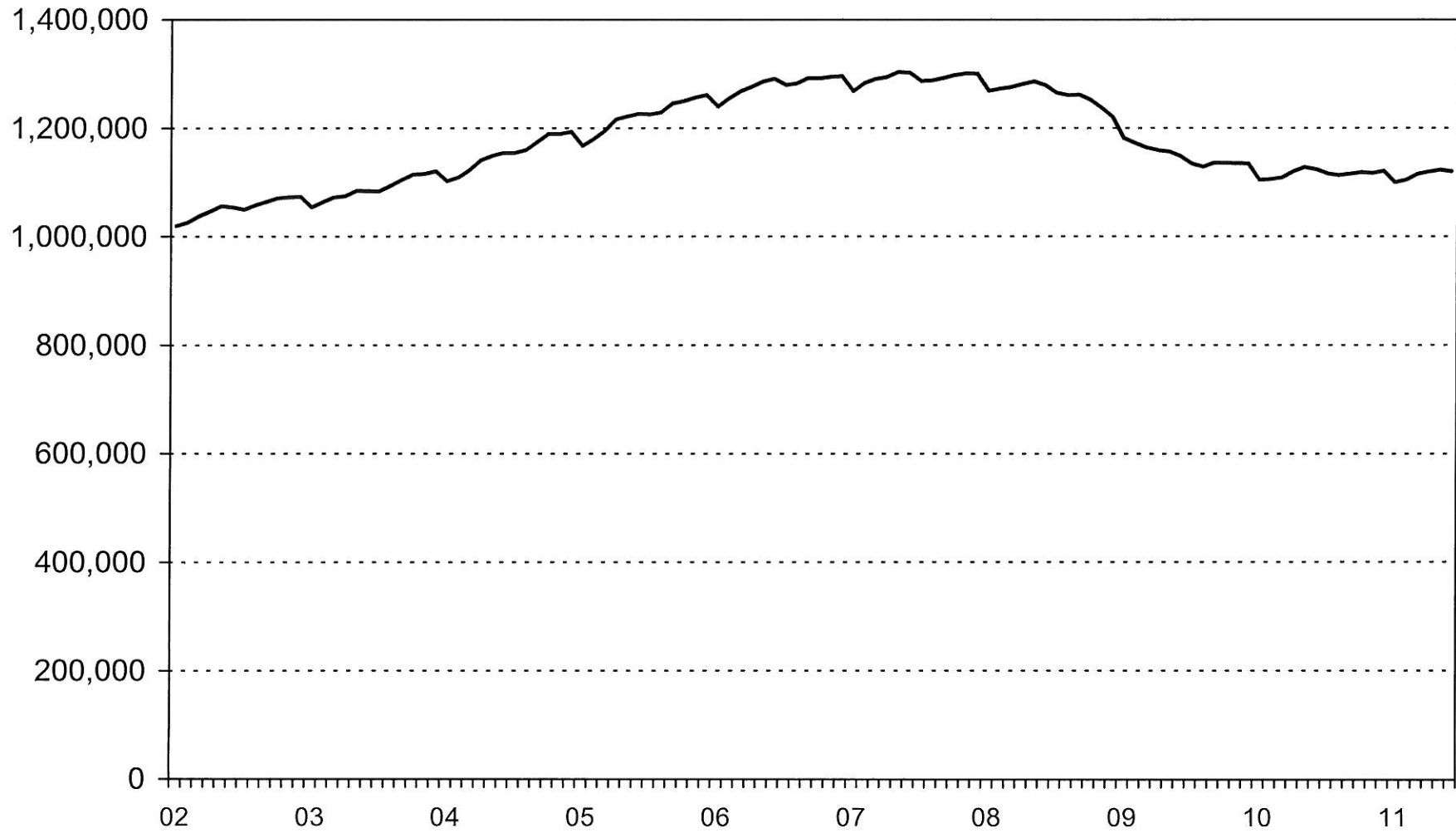
	January	February	March	April	May	June	July	August	September	October	November	December	Annual Average
2002	1,019,100	1,025,900	1,037,400	1,046,200	1,055,600	1,053,600	1,049,200	1,057,500	1,063,600	1,070,500	1,072,200	1,072,700	1,052,000
2003	1,053,500	1,062,900	1,071,800	1,074,100	1,084,100	1,083,600	1,083,200	1,093,200	1,103,900	1,114,300	1,115,200	1,119,900	1,088,300
2004	1,101,500	1,108,300	1,122,000	1,140,200	1,148,300	1,153,700	1,153,600	1,158,800	1,174,000	1,189,200	1,189,400	1,193,000	1,152,700
2005	1,166,700	1,179,500	1,195,000	1,216,500	1,221,800	1,226,700	1,225,700	1,229,500	1,246,400	1,250,300	1,256,300	1,261,500	1,223,000
2006	1,239,800	1,255,000	1,268,300	1,276,300	1,286,300	1,291,200	1,279,800	1,282,900	1,292,600	1,292,000	1,294,800	1,295,600	1,279,600
2007	1,268,200	1,283,300	1,290,900	1,294,500	1,303,800	1,302,100	1,287,200	1,288,100	1,292,300	1,297,700	1,301,000	1,300,400	1,292,500
2008	1,269,100	1,272,900	1,275,800	1,281,000	1,286,200	1,279,500	1,265,200	1,260,600	1,261,600	1,252,500	1,238,100	1,221,100	1,263,600
2009	1,180,800	1,171,800	1,163,400	1,158,400	1,156,000	1,147,600	1,133,600	1,128,000	1,135,500	1,135,400	1,134,600	1,134,100	1,148,300
2010	1,104,000	1,105,500	1,108,600	1,119,500	1,127,500	1,123,300	1,115,600	1,113,000	1,115,000	1,118,300	1,116,600	1,120,700	1,115,600
2011	1,099,200	1,103,900	1,114,900	1,119,100	1,122,400	1,119,500							
2010-2011													
Change	-4,800	-1,600	6,300	-400	-5,100	-3,800							
	-0.4%	-0.1%	0.6%	0.0%	-0.5%	-0.3%							

The federal/state cooperative program under which job estimates for states and local areas are developed is the Current Employment Statistics Program (CES). The Program revolves around a monthly survey of non-farm business establishments used to collect wage and salary employment, hours worked, and payroll, by industry and area.

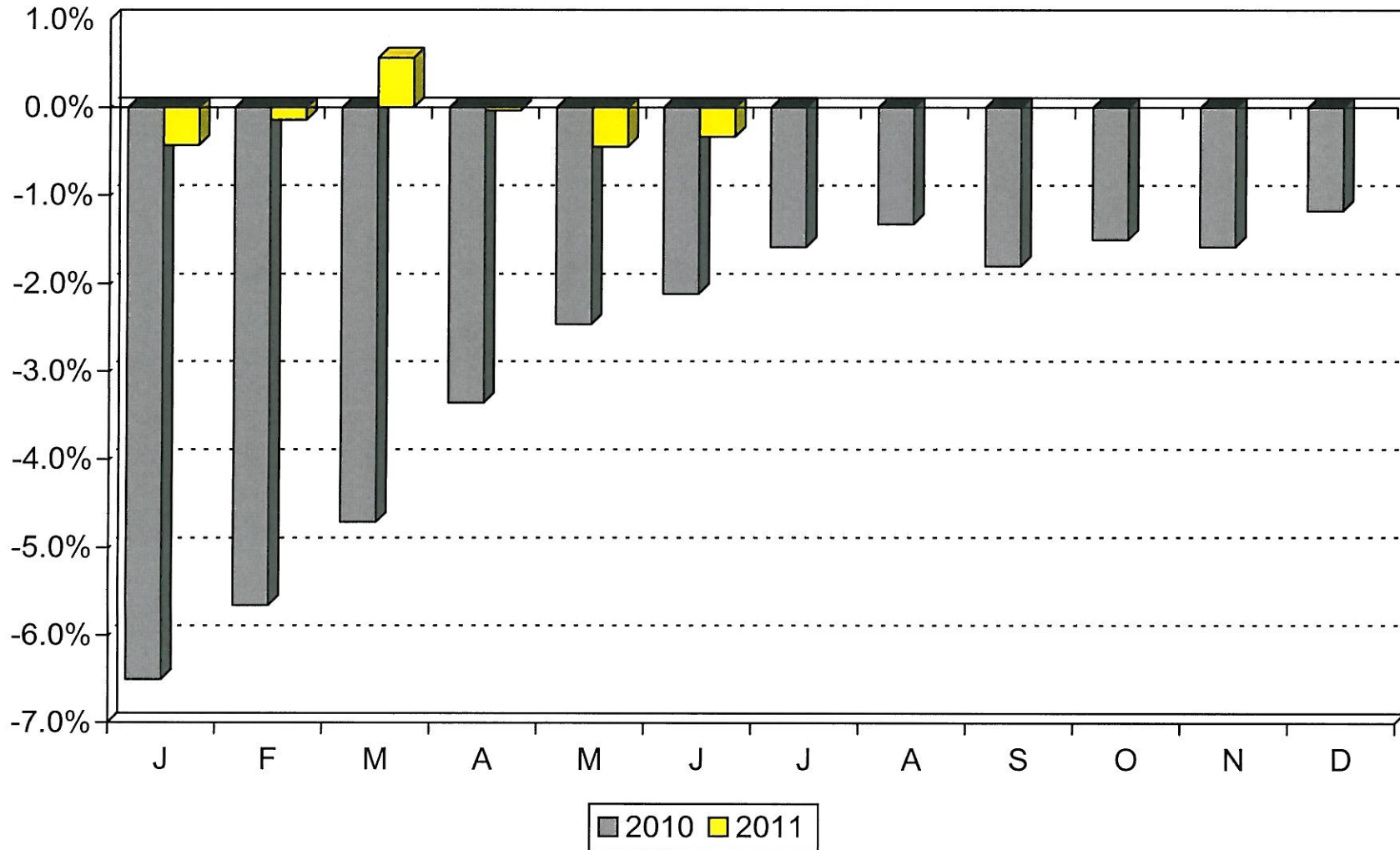
Nevada Jobs by Industry: 2010



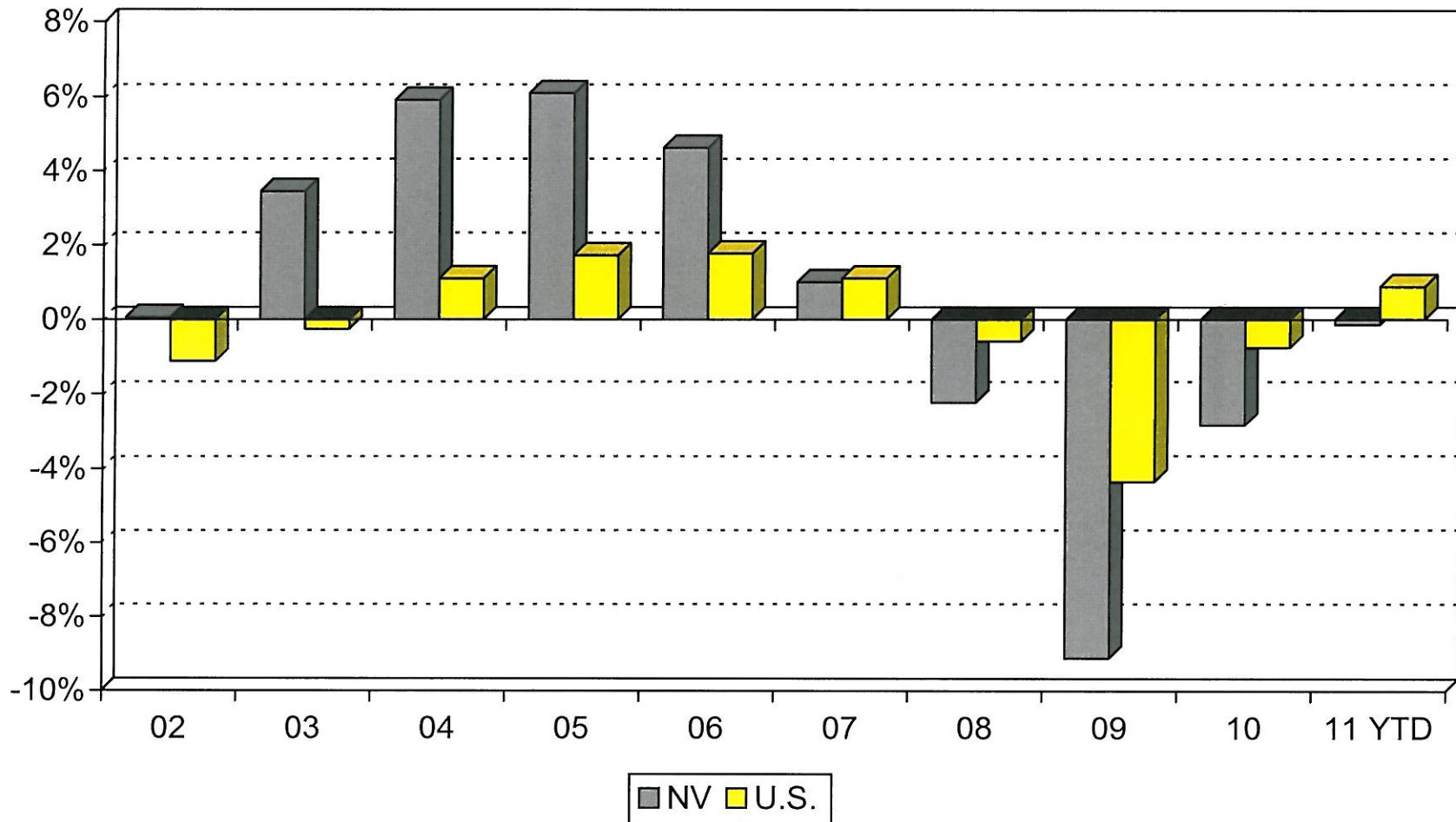
Nevada Jobs



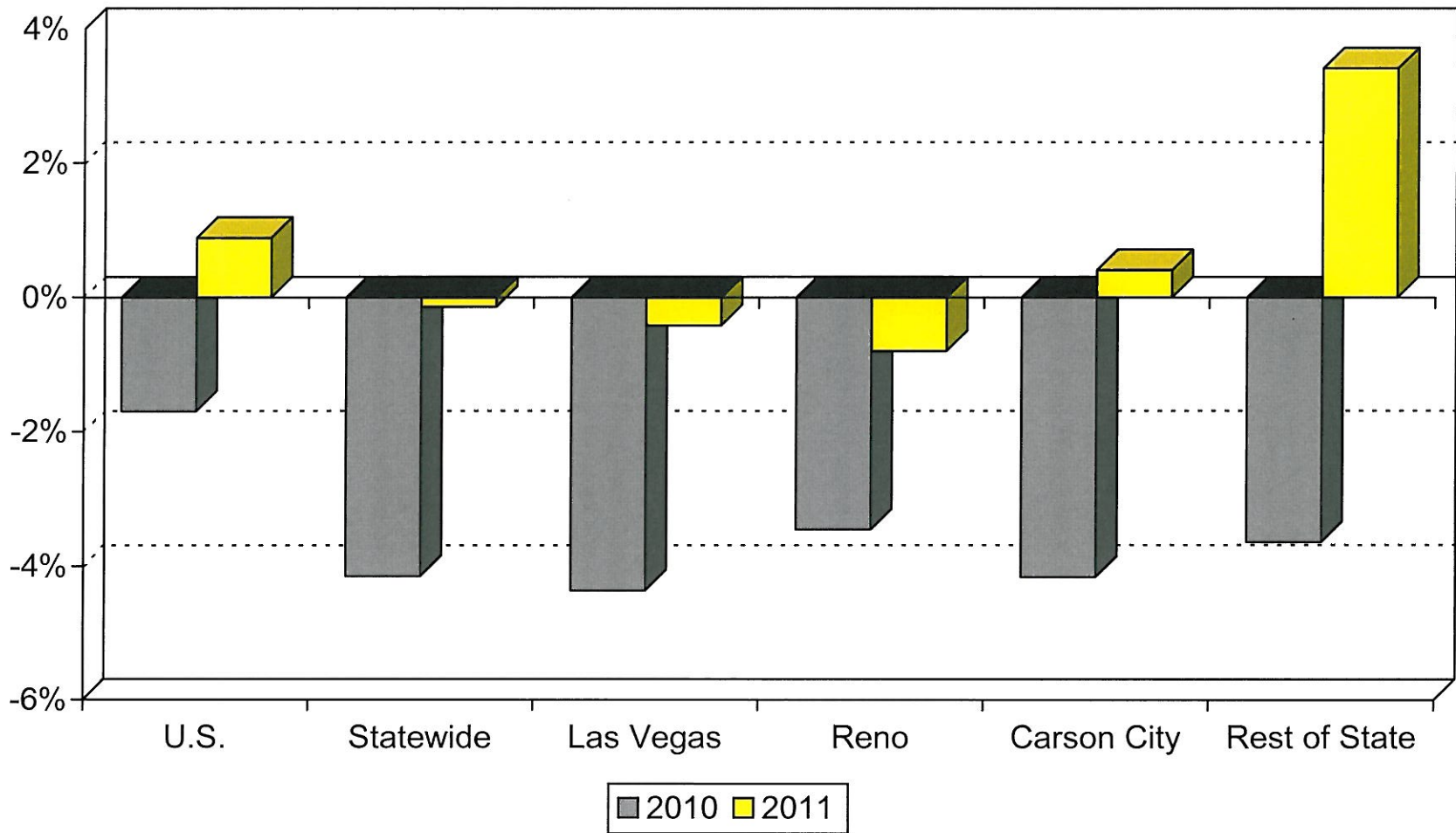
Nevada Job Growth: 2011 vs. 2010



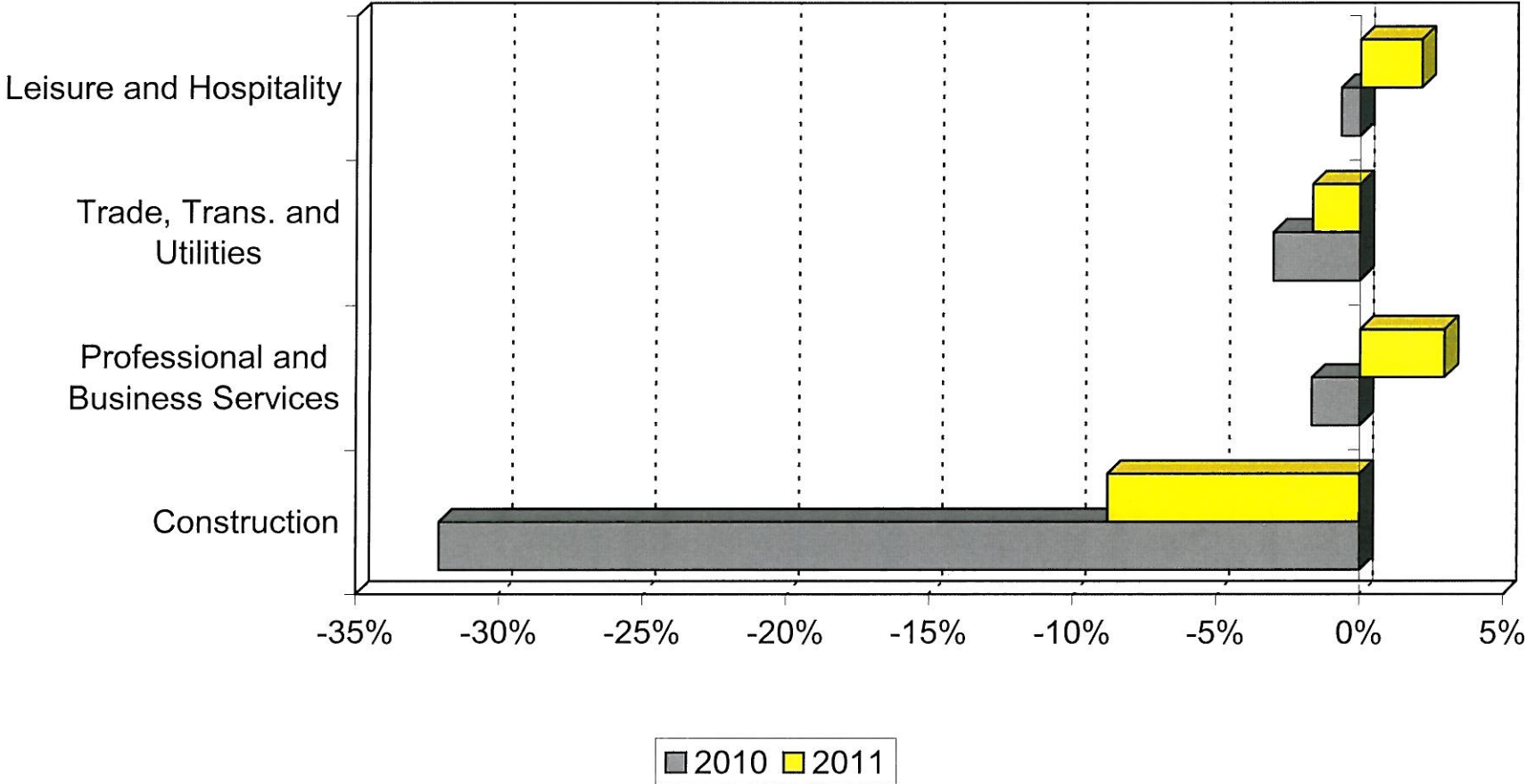
Nevada Job Growth vs. the U.S. (2011 YTD through June)



Regional Job Growth (YTD through June)



Job Growth by Industry (YTD through June)



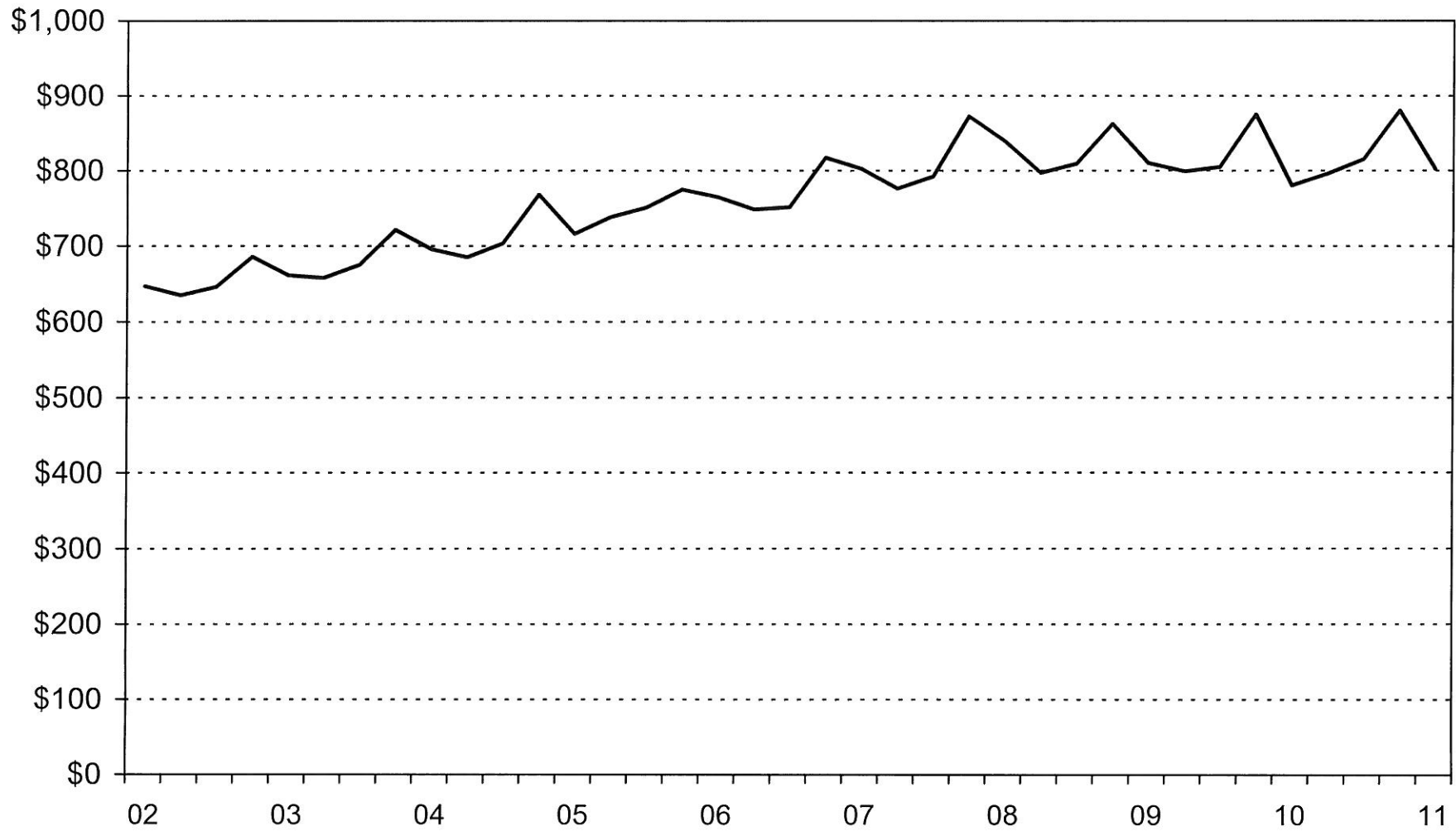
WAGES

Nevada Average Weekly Wages

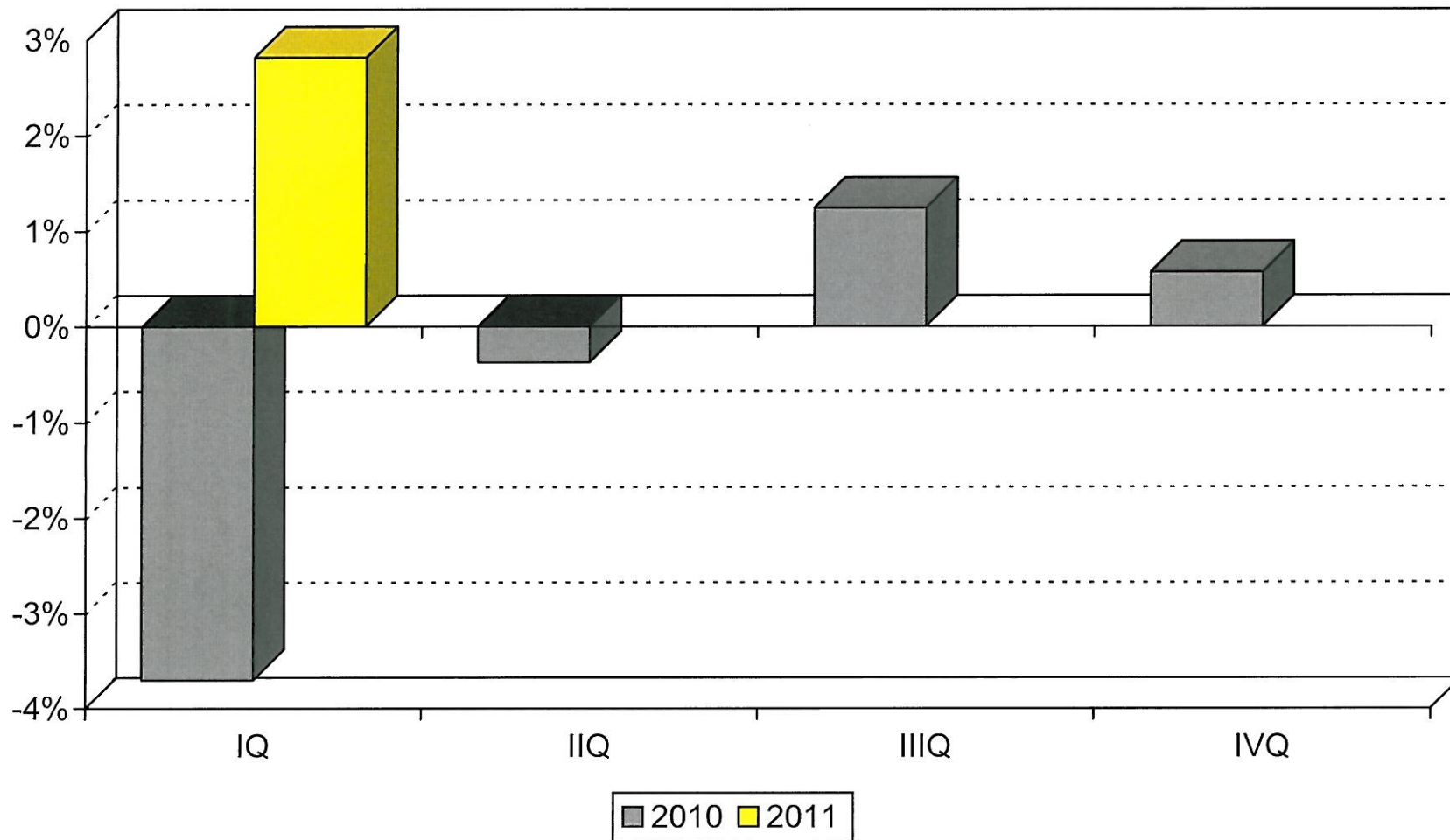
	IQ	IIQ	IIIQ	IVQ	Annual Average
2001	\$627	\$628	\$633	\$660	\$637
2002	\$647	\$635	\$646	\$686	\$654
2003	\$662	\$658	\$675	\$721	\$679
2004	\$696	\$685	\$703	\$768	\$714
2005	\$716	\$738	\$751	\$775	\$745
2006	\$764	\$748	\$751	\$817	\$770
2007	\$802	\$776	\$792	\$872	\$811
2008	\$839	\$797	\$809	\$862	\$827
2009	\$810	\$799	\$805	\$875	\$822
2010	\$780	\$796	\$815	\$880	\$818
2011	\$802				
<hr/>					
2010-2011 Change	2.8%				

Average weekly wage data is obtained via the Quarterly Census of Employment and Wages (QCEW) Program. The QCEW is a federal/state cooperative program that collects and compiles employment and wage data, by industry, for workers covered by state unemployment insurance (UI) laws.

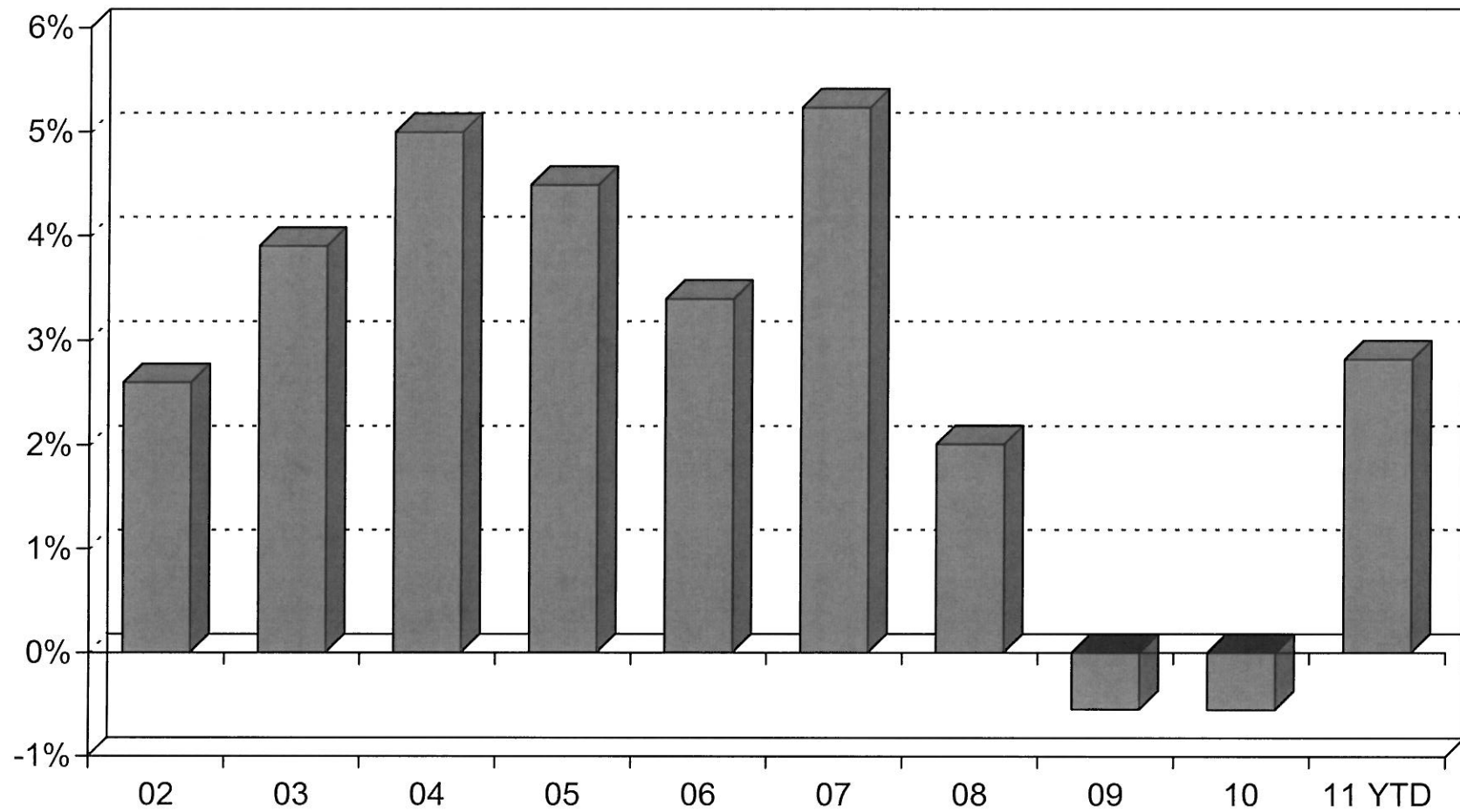
Nevada Average Weekly Wages



Nevada Average Weekly Wages Growth: 2011 vs. 2010



Nevada Average Weekly Wages Growth (2011 YTD through IQ)



UNEMPLOYMENT INSURANCE

Nevada Unemployment Insurance Indicators

Initial Claims

	January	February	March	April	May	June	July	August	September	October	November	December	Annual Average
2010	30,190	23,372	24,300	22,836	20,136	22,214	20,990	20,969	20,203	20,727	24,494	26,014	23,037
2011	25,289	17,980	18,155	19,553	17,948	19,457							
2010-2011 Change	-4,901 -16.2%	-5,392 -23.1%	-6,145 -25.3%	-3,283 -14.4%	-2,188 -10.9%	-2,757 -12.4%							

**Continued Claims
(weeks claimed)**

	January	February	March	April	May	June	July	August	September	October	November	December	Annual Average
2010	309,295	270,946	284,261	238,973	264,974	210,488	199,875	229,093	185,762	196,498	194,544	193,444	231,513
2011	231,375	185,706	176,826	164,071	191,798	155,047							
2010-2011 Change	-77,920 -25.2%	-85,240 -31.5%	-107,435 -37.8%	-74,902 -31.3%	-73,176 -27.6%	-55,441 -26.3%							

**Average Duration
(weeks)**

	January	February	March	April	May	June	July	August	September	October	November	December
2010	18.17	18.64	18.85	18.98	19.12	19.02	18.91	18.69	18.45	18.42	18.10	18.16
2011	17.92	17.83	17.57	17.29	16.97	16.68						
2010-2011 Change	-0.25 -1.4%	-0.81 -4.3%	-1.28 -6.8%	-1.69 -8.9%	-2.15 -11.2%	-2.34 -12.3%						

**Exhaustions
(number of final payments)**

	January	February	March	April	May	June	July	August	September	October	November	December	Annual Average
2010	9,534	7,933	8,632	7,989	9,319	7,579	7,478	8,210	5,987	6,941	6,005	5,493	7,592
2011	6,580	5,238	5,261	5,567	6,456	5,013							
2010-2011 Change	-2,954 -31.0%	-2,695 -34.0%	-3,371 -39.1%	-2,422 -30.3%	-2,863 -30.7%	-2,566 -33.9%							

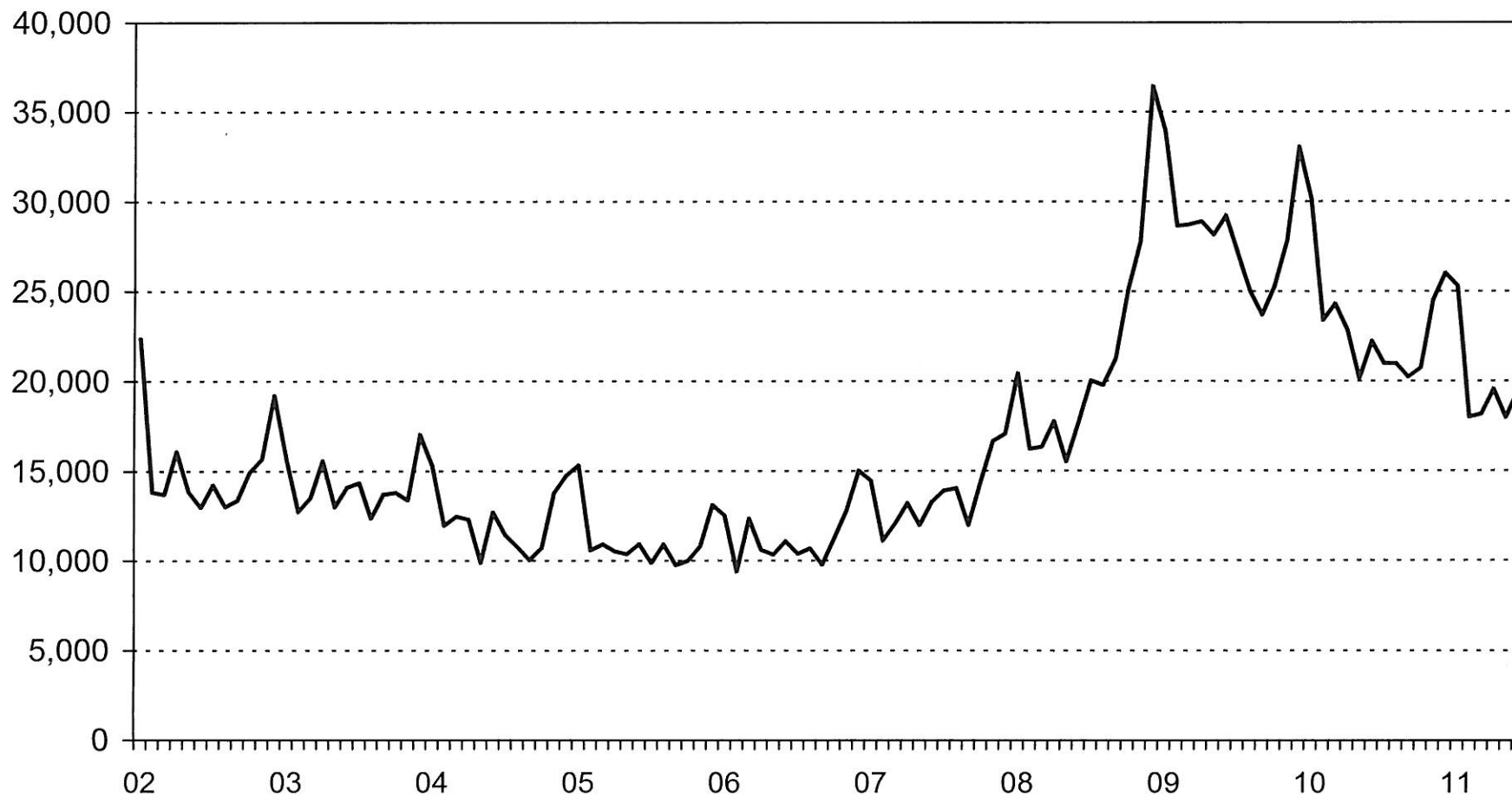
Initial Claim – An initial claim is any notice of unemployment filed by an individual to initiate 1) a determination of entitlement to and eligibility for compensation (a new claim); 2) a subsequent period of unemployment within a benefit year or period of eligibility (an additional claim); or 3) a new claim filed to request a determination of eligibility and establishment of a new benefit year within an existing spell of unemployment (transitional claim).

Continued Claim – A claim filed after the initial claim, by mail, telephone, electronically, or in person, for waiting-period credit or payment for a certified week of unemployment.

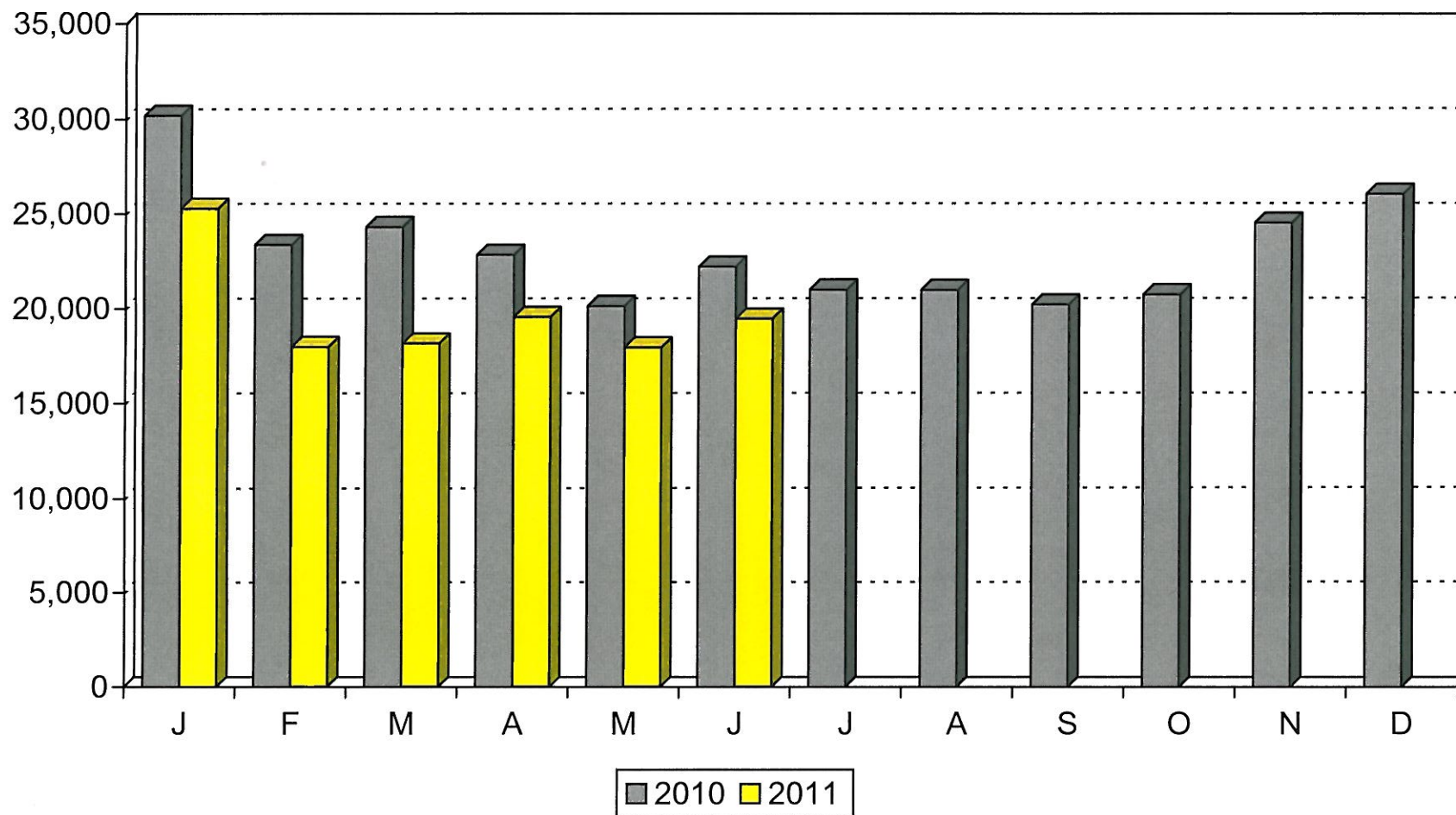
Average Duration -The average number of consecutive weeks a claim is paid, expressed on a 12-month moving average basis.

Exhaustions - Benefit payments in a claimant's final week of eligibility.

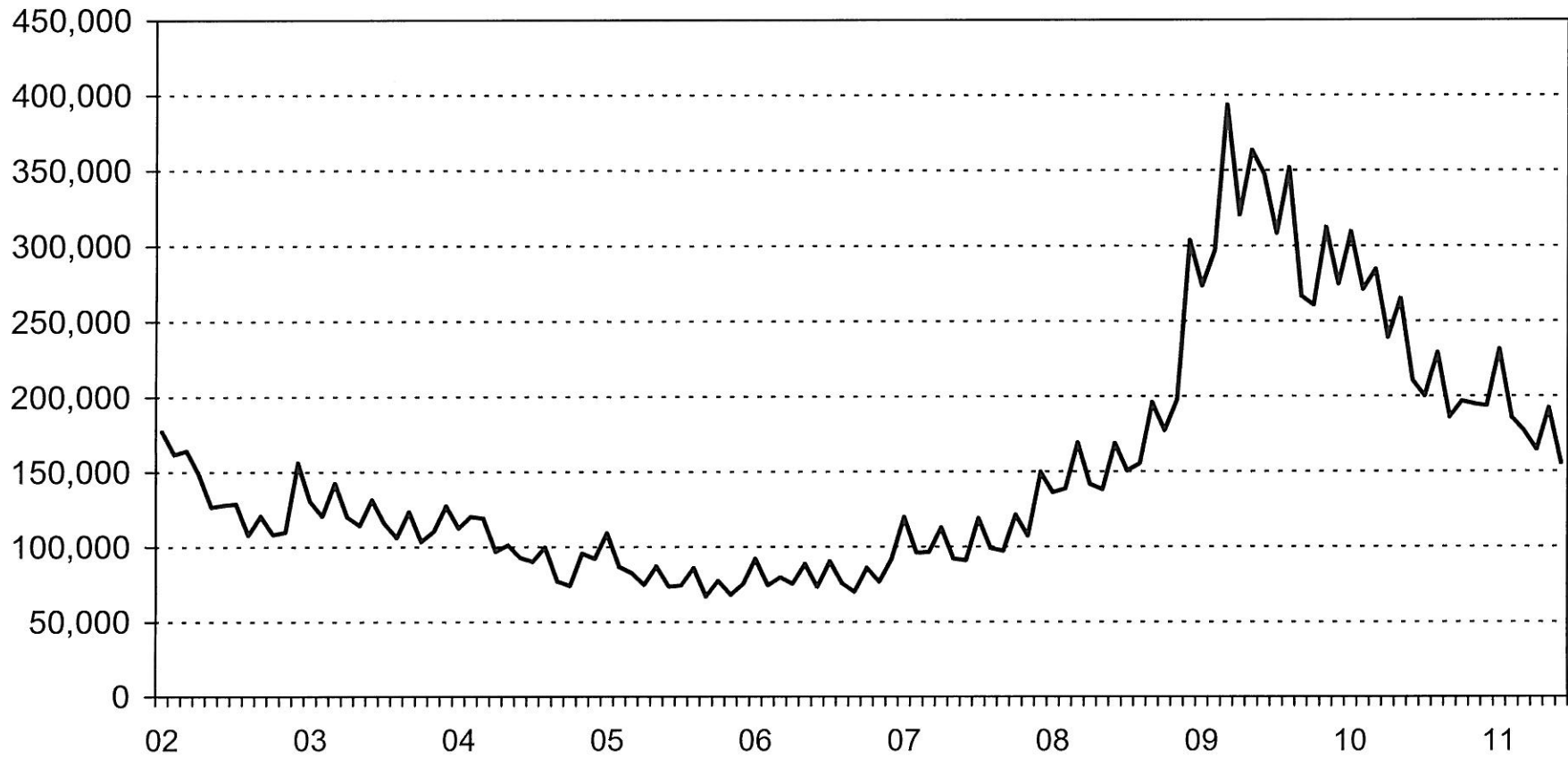
Nevada Initial Claims for Unemployment Insurance



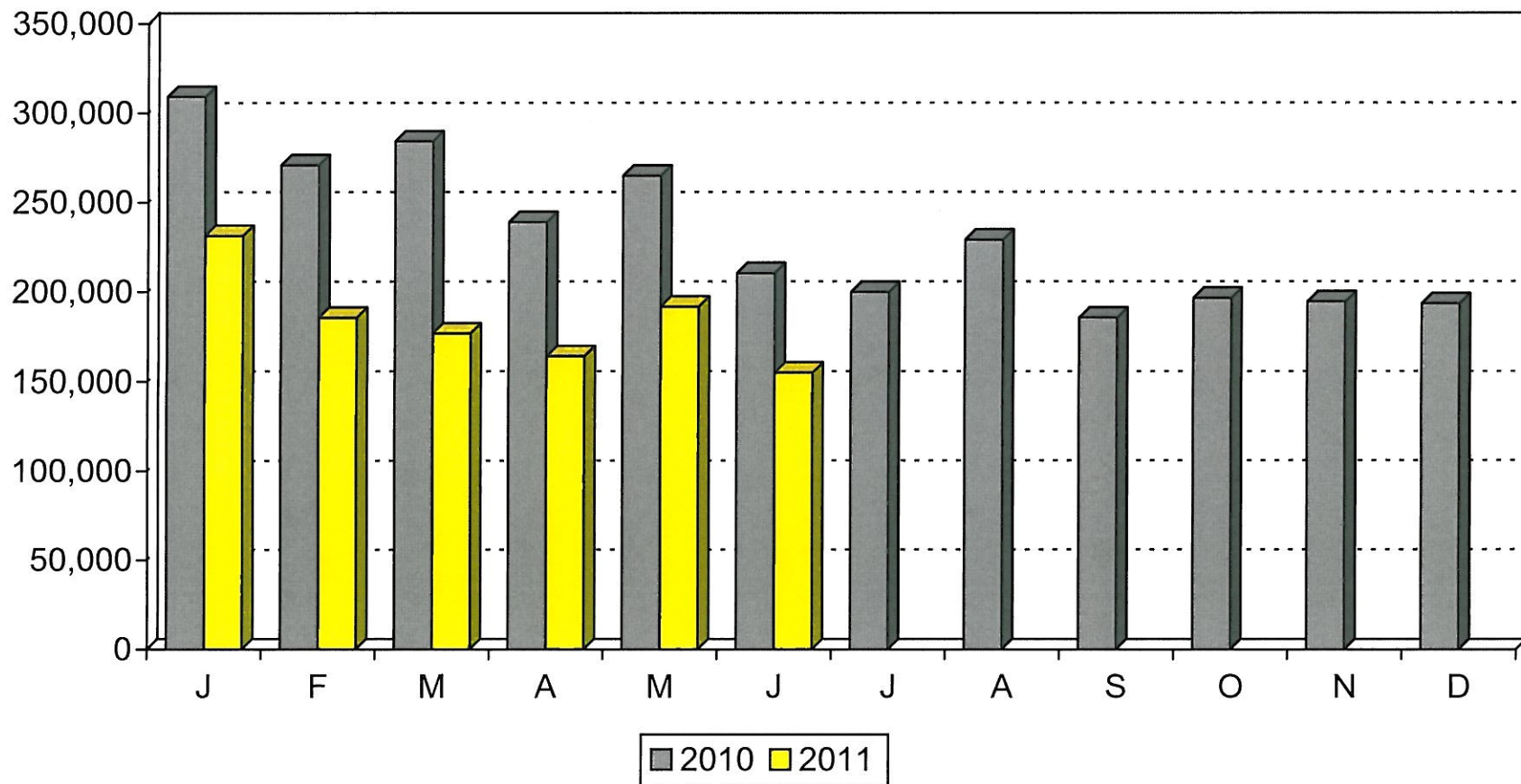
Nevada Initial Claims for Unemployment Insurance: 2011 vs. 2010



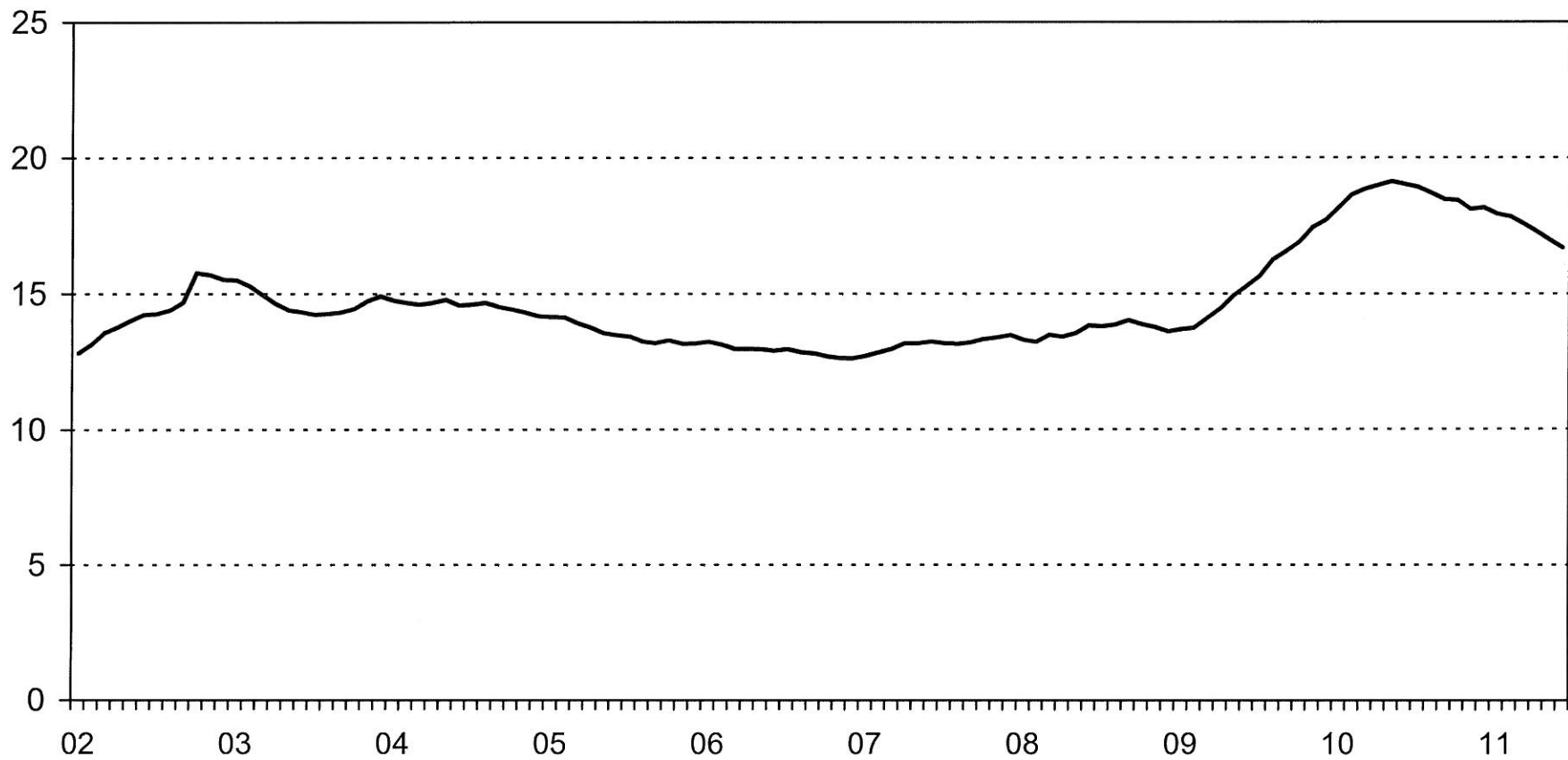
Nevada Continued Claims for Unemployment Insurance (weeks claimed)



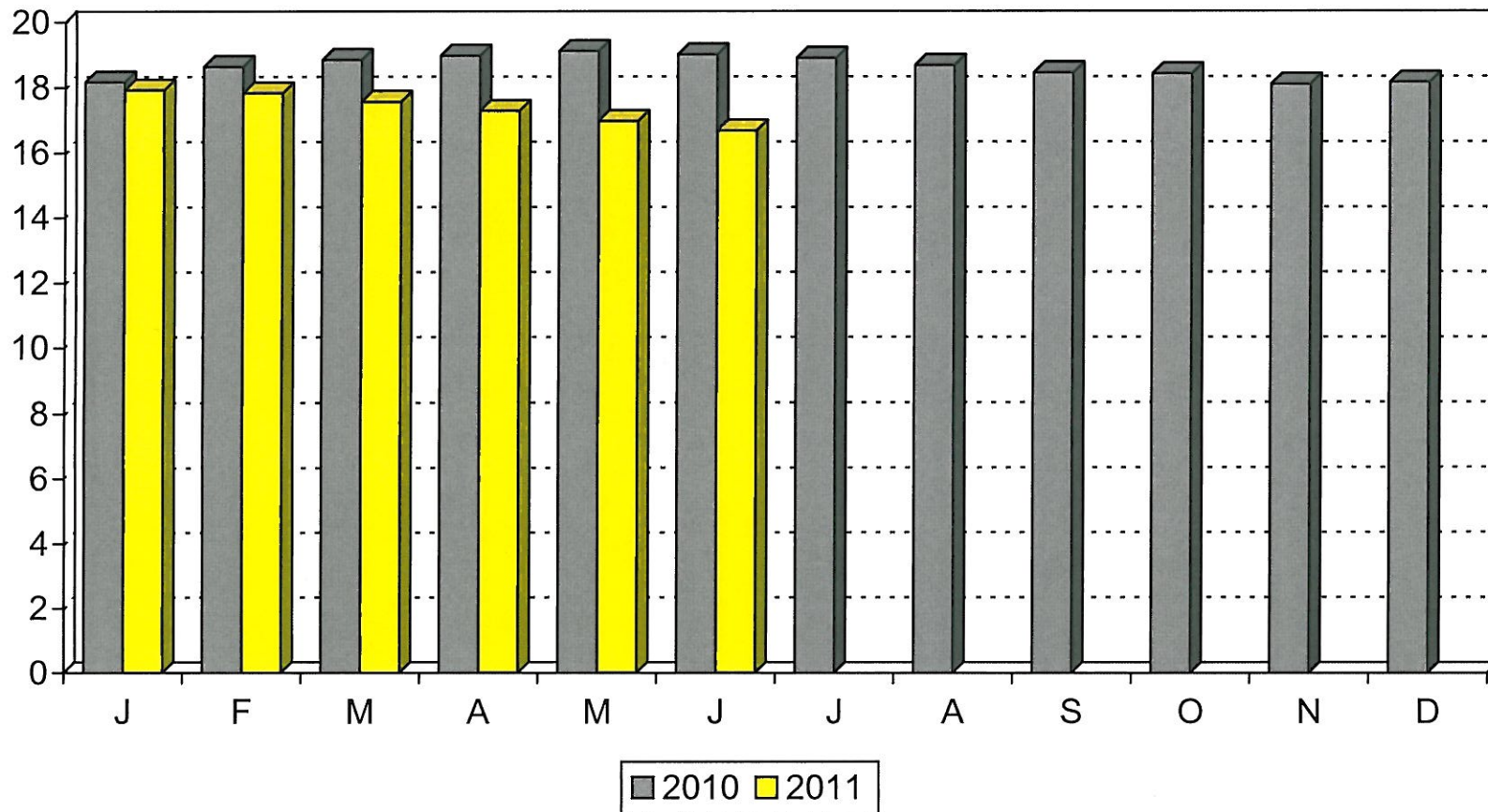
Nevada Continued Claims for Unemployment Insurance: 2011 vs. 2010 (weeks claimed)



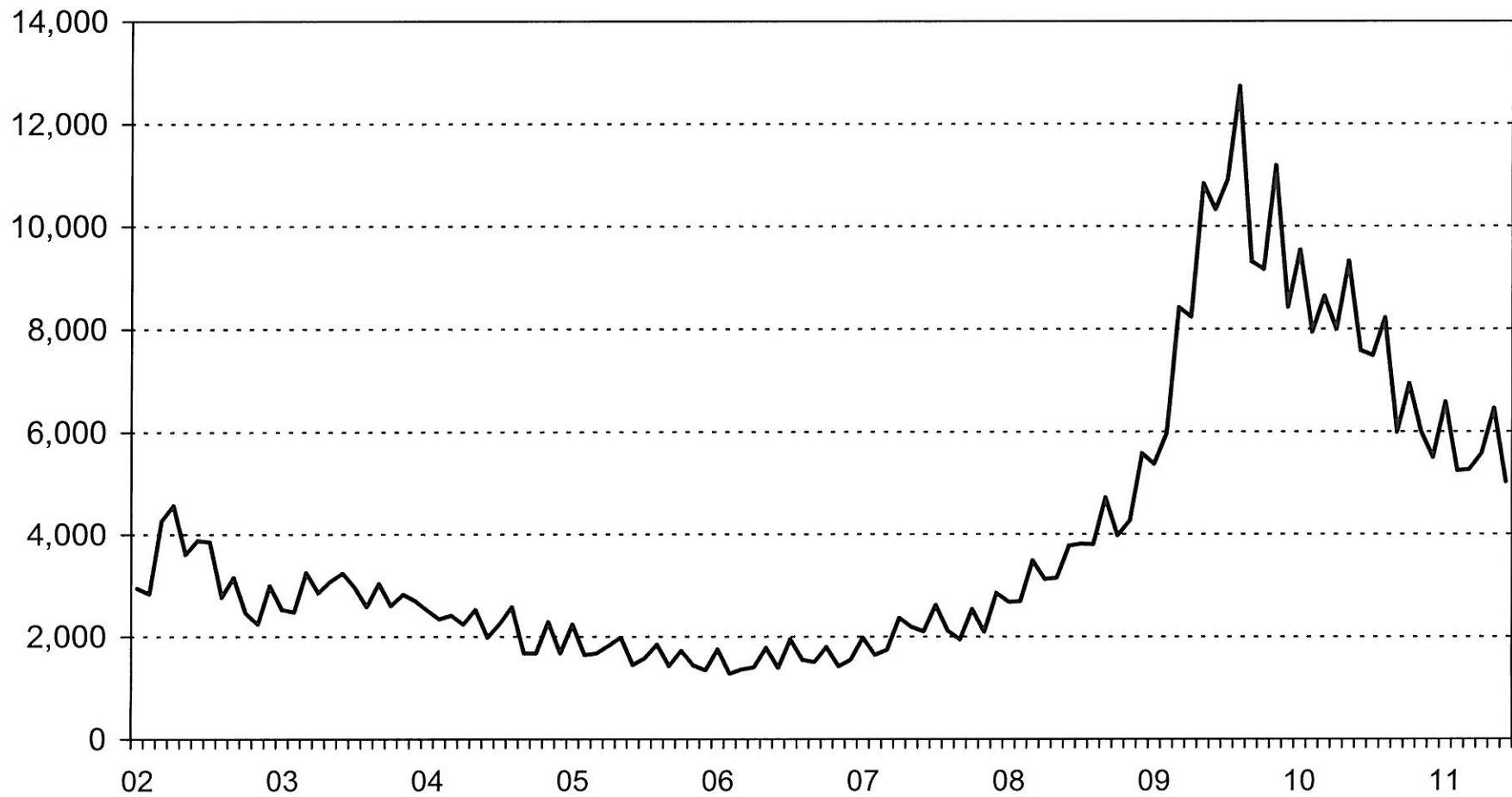
Average Duration of Nevada Unemployment Insurance Claims (weeks; 12-month moving average)



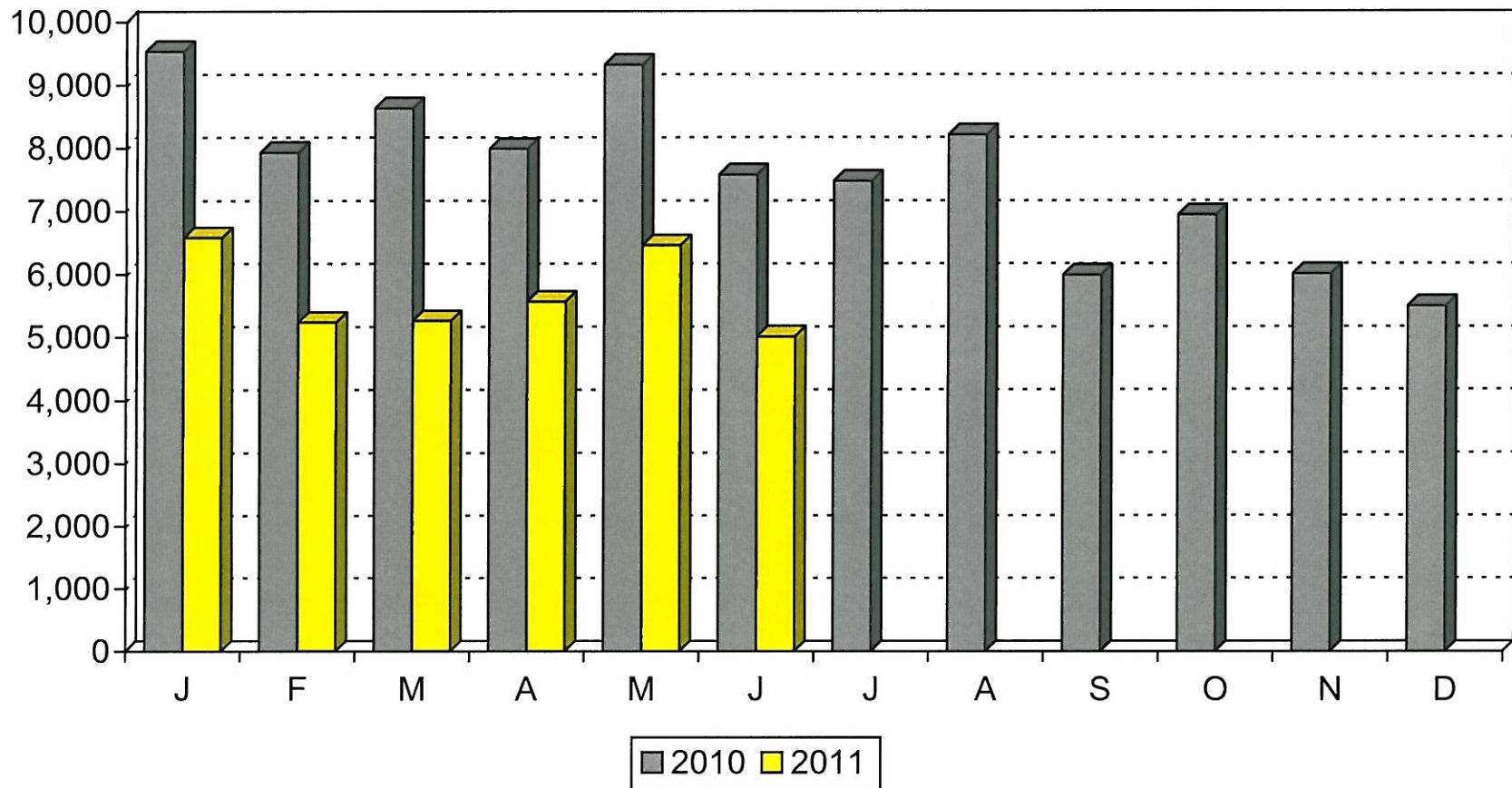
Average Duration of Nevada Unemployment Insurance Claims: 2011 vs. 2010 (weeks; 12-month moving average)



Nevada Unemployment Insurance Exhaustions (number of final payments--regular State benefits)



Nevada Unemployment Insurance Exhaustions: 2011 vs. 2010 (number of final payments)



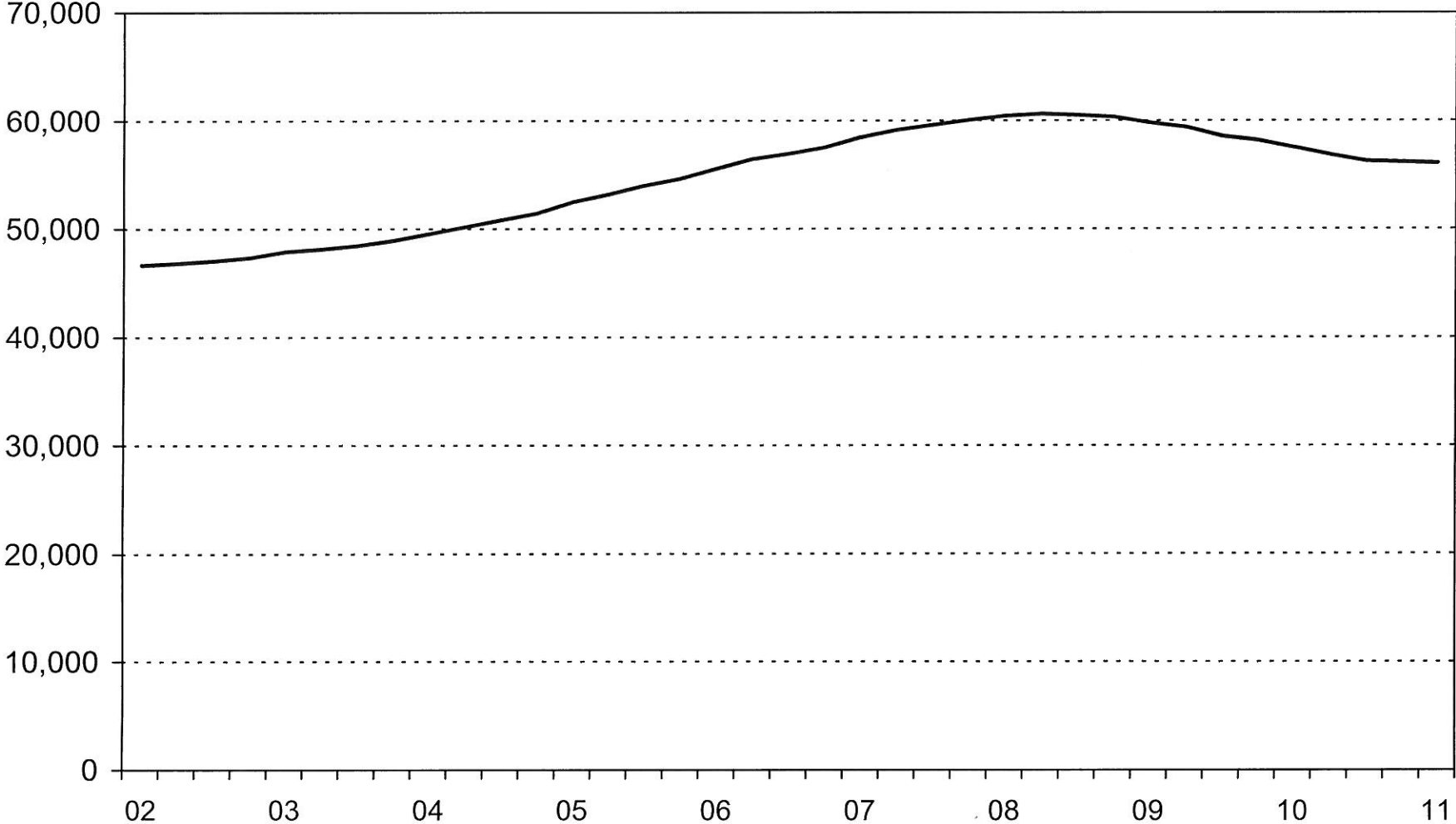
NUMBER
OF
EMPLOYERS

Nevada Employers

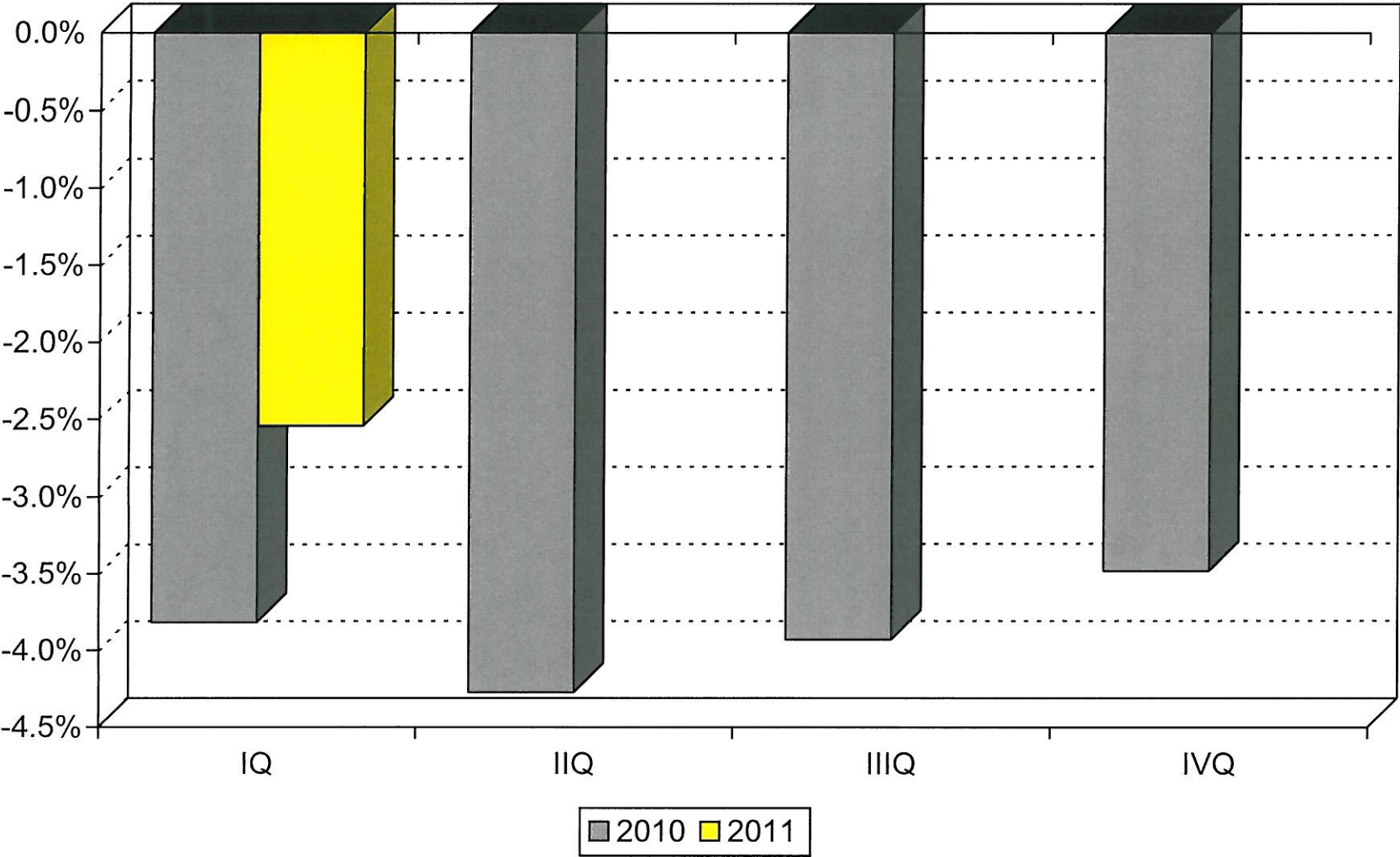
	IQ	IIQ	IIIQ	IVQ	Annual Average
2002	46,655	46,842	47,045	47,340	46,847
2003	47,900	48,156	48,465	48,929	48,174
2004	49,547	50,188	50,806	51,424	50,180
2005	52,483	53,195	53,998	54,641	53,225
2006	55,564	56,444	56,938	57,512	56,615
2007	58,459	59,108	59,584	60,041	59,298
2008	60,443	60,627	60,499	60,346	60,479
2009	59,772	59,347	58,536	58,146	58,950
2010	57,489	56,810	56,235	56,118	56,663
2011	56,027				
<hr/>					
2010-2011 Change	-2.5%				

The end-of-quarter count of employers with recorded unemployment insurance contributions.

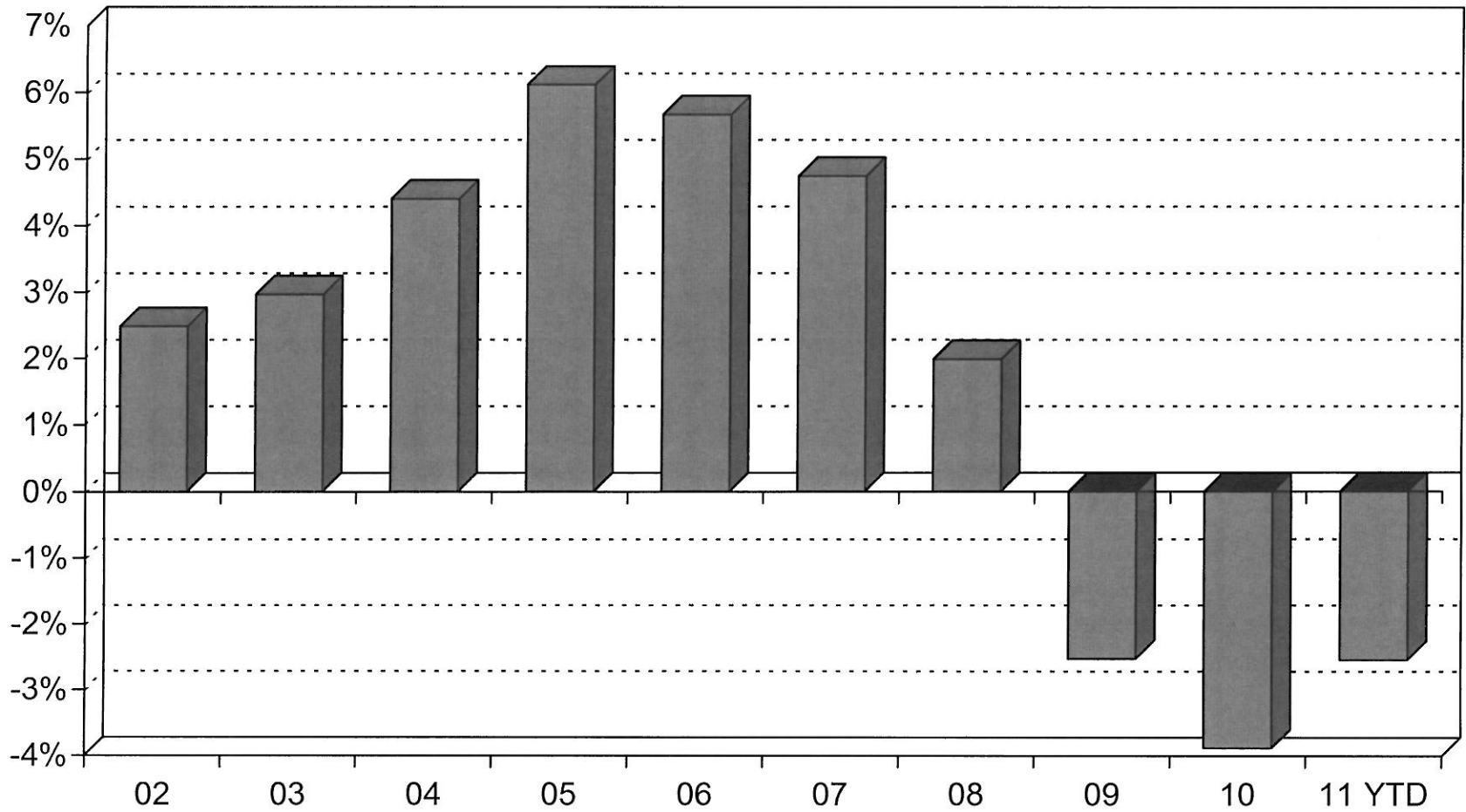
Nevada Employers



Nevada Employers Growth: 2011 vs. 2010



Nevada Employers Growth (2011 YTD through IQ)



SALES & GAMING ACTIVITY

Nevada Retail and Gaming Indicators

Nevada Taxable Sales

	January	February	March	April	May	June	July	August	September	October	November	December	Annual Total
2010	\$2,822,563,000	\$2,803,796,000	\$3,329,193,000	\$3,282,824,000	\$3,133,840,000	\$3,330,807,000	\$3,239,479,000	\$3,225,442,000	\$3,243,984,000	\$3,137,100,000	\$3,097,559,000	\$4,063,478,000	\$38,710,065,000
2011	\$3,008,797,000	\$2,923,771,000	\$3,648,542,000	\$3,357,064,000									
2010-2011 Change	6.6%	4.3%	9.6%	2.3%									

Las Vegas Visitor Volume

	January	February	March	April	May	June	July	August	September	October	November	December	Annual Total
2010	2,877,716	2,856,456	3,224,697	3,199,541	3,262,831	3,106,965	3,330,658	3,201,662	3,123,549	3,332,628	2,933,897	2,884,836	37,335,436
2011	3,126,364	2,884,587	3,406,385	3,354,283	3,369,262								
2010-2011 Change	8.6%	1.0%	5.6%	4.8%	3.3%								

Nevada Gaming Win

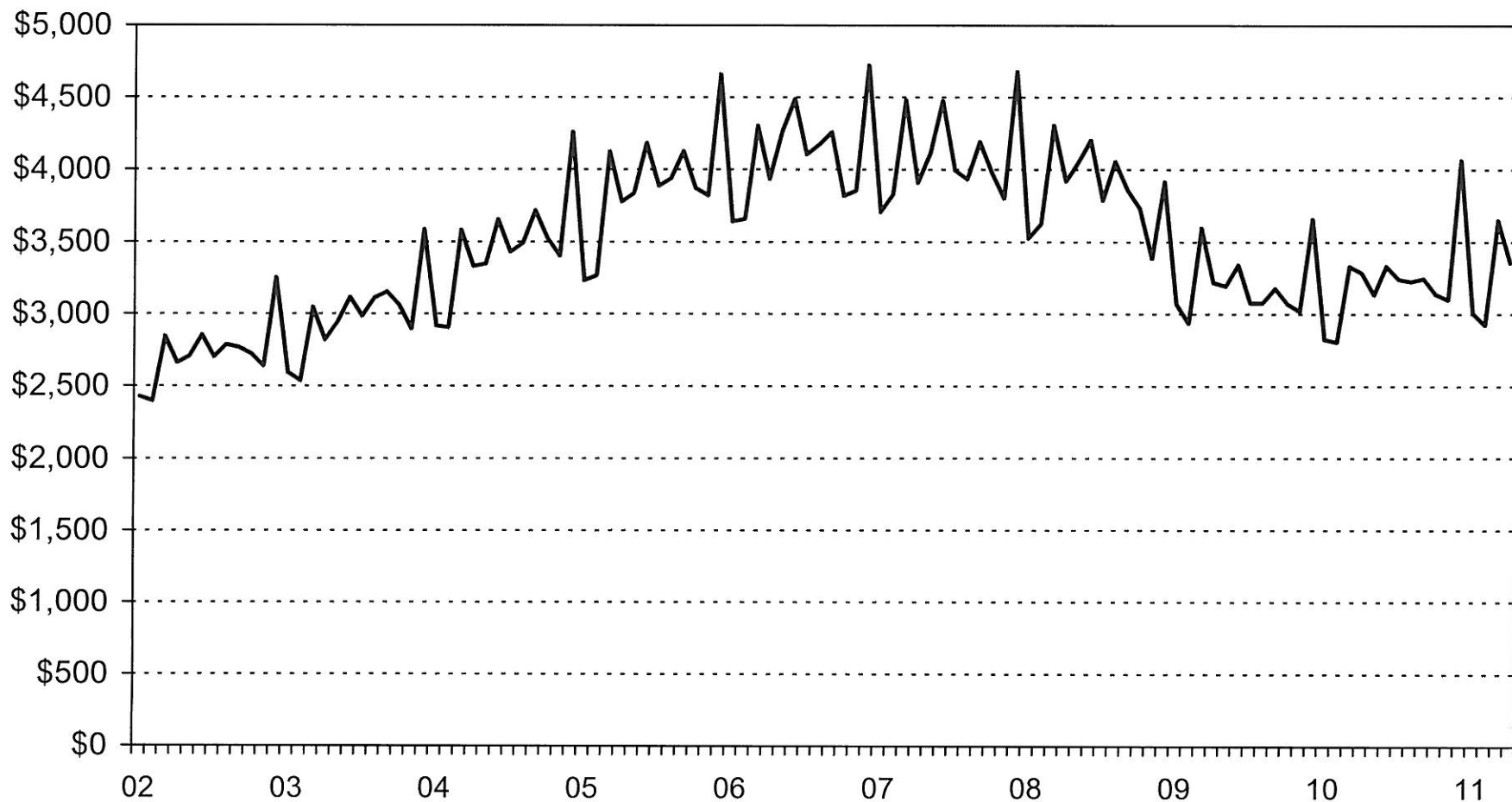
	January	February	March	April	May	June	July	August	September	October	November	December	Annual Total
2010	\$883,335,822	\$946,614,689	\$912,159,122	\$810,456,284	\$847,136,303	\$763,813,883	\$829,674,083	\$944,473,186	\$917,877,391	\$888,574,261	\$822,097,967	\$838,789,136	\$10,405,002,127
2011	\$877,412,366	\$881,829,244	\$958,728,161	\$806,049,852	\$984,014,981								
2010-2011 Change	-0.7%	-6.8%	5.1%	-0.5%	16.2%								

Taxable Sales – Sales of tangible personal property subject to the Nevada sales tax.

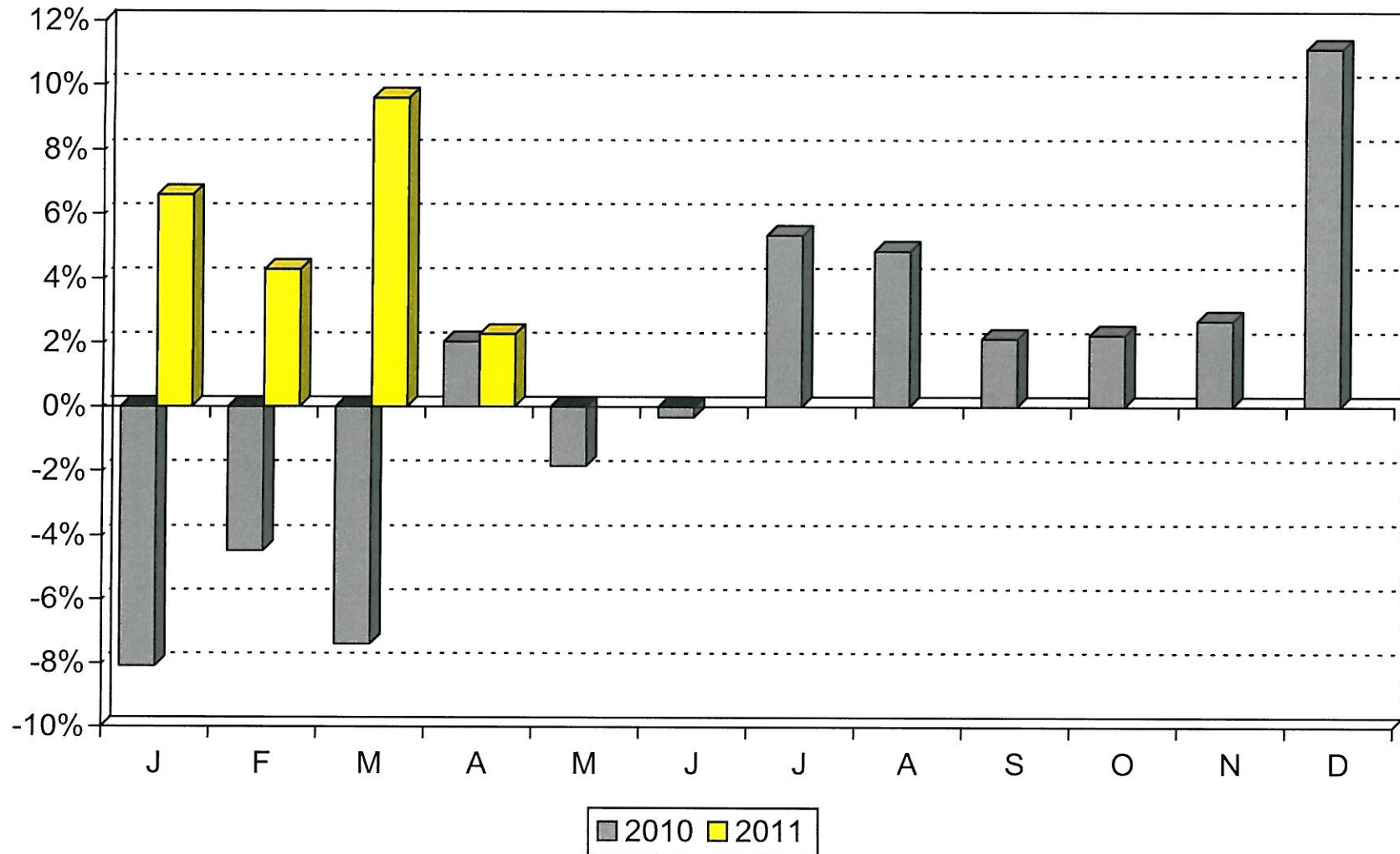
Visitor Volume – The number of visitors to Las Vegas based upon responses to a survey administered by the Las Vegas Convention and Visitors Authority.

Gaming Win – Casino winnings from gaming operations reported to the Nevada Gaming Control Board.

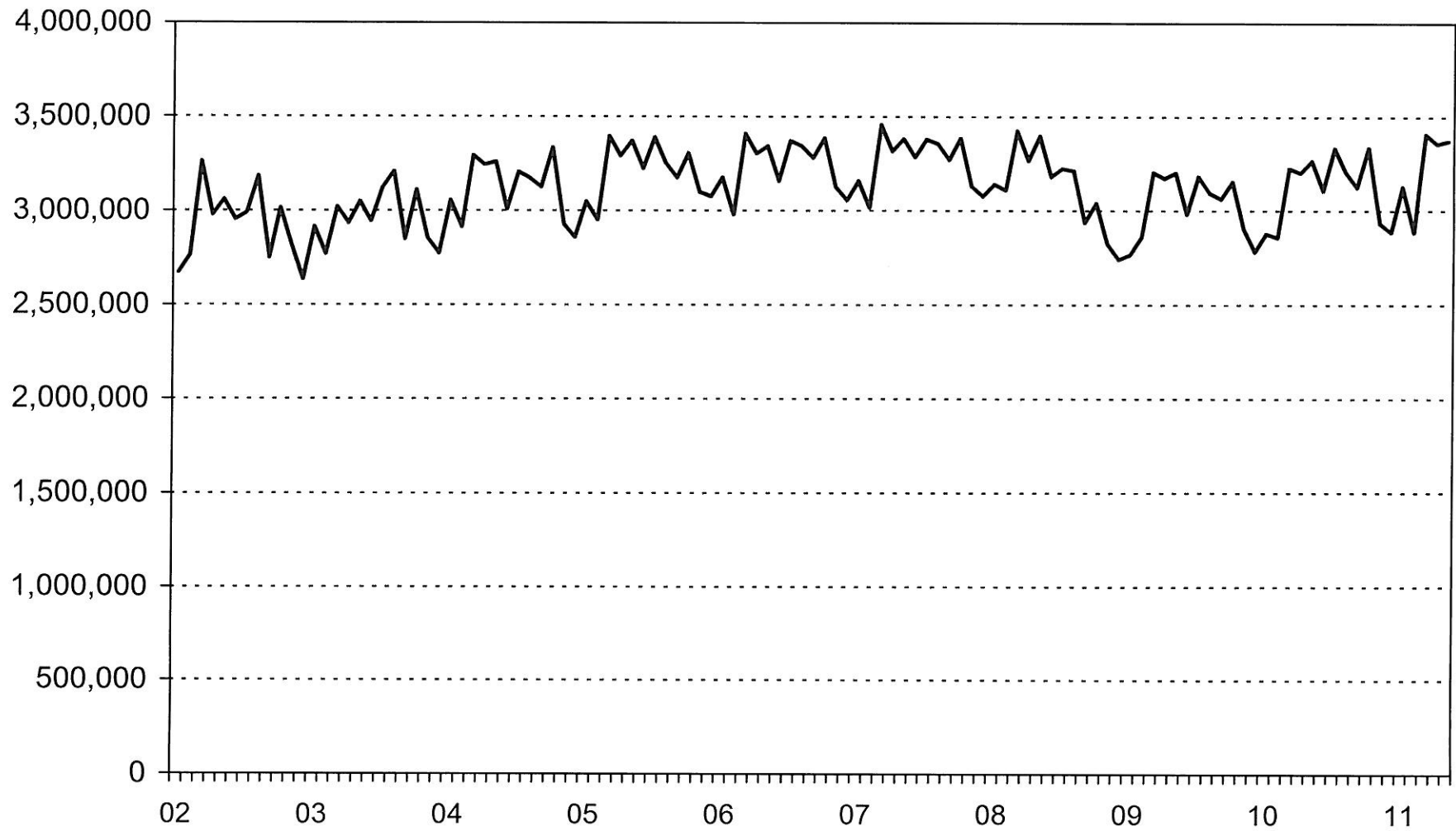
Nevada Taxable Sales (millions of \$)



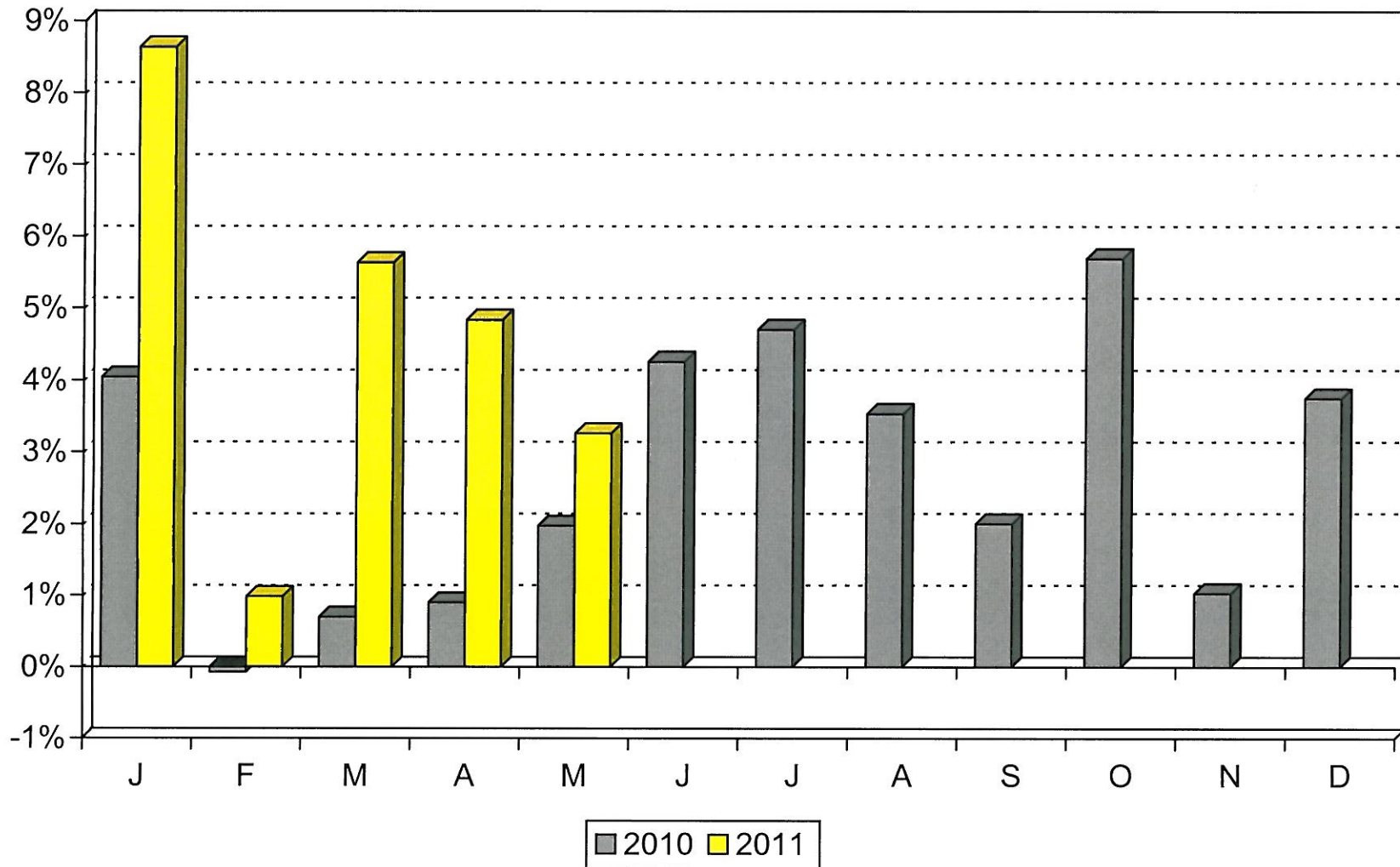
Nevada Taxable Sales Growth: 2011 vs. 2010



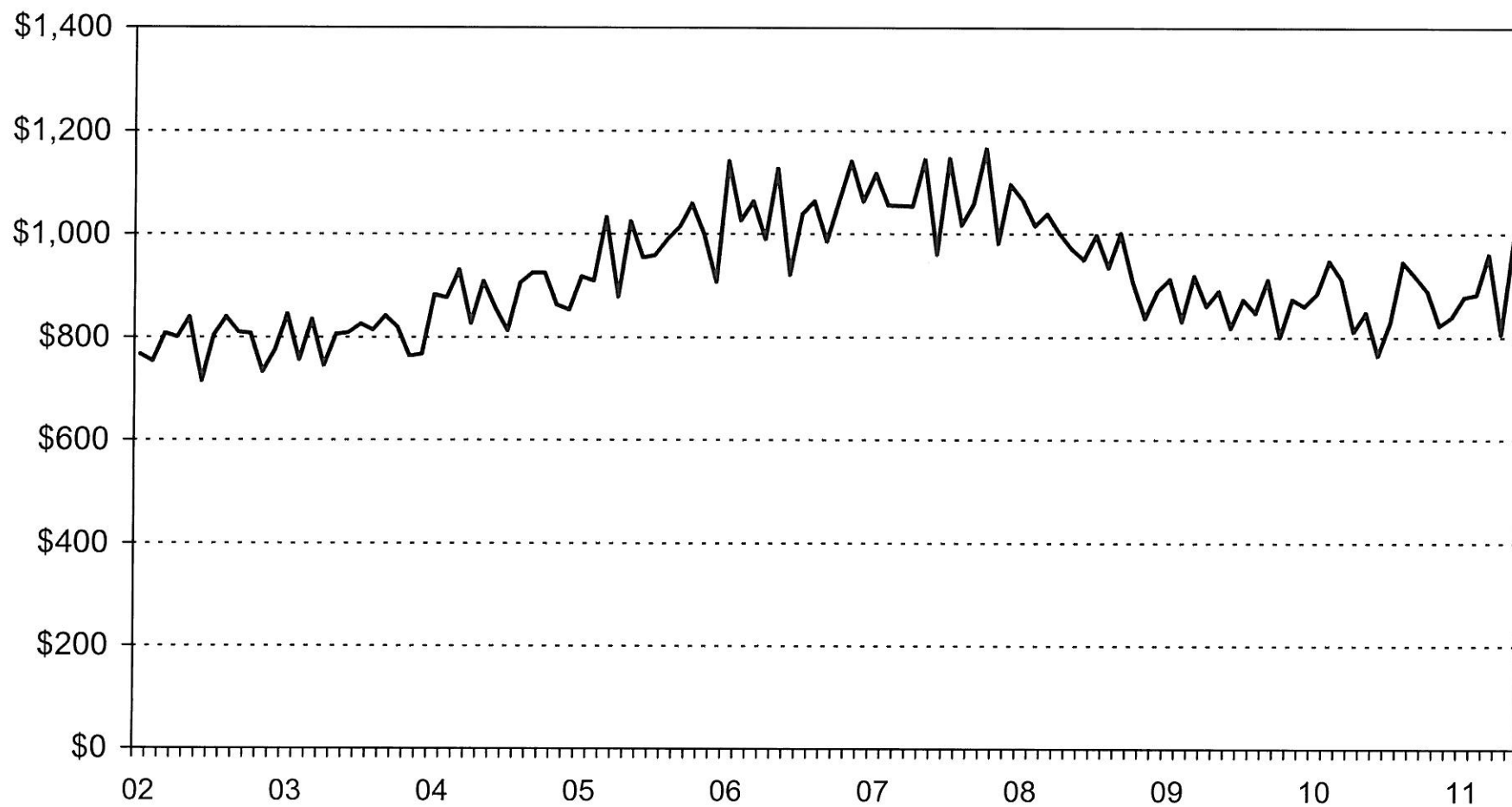
Las Vegas Visitor Volume



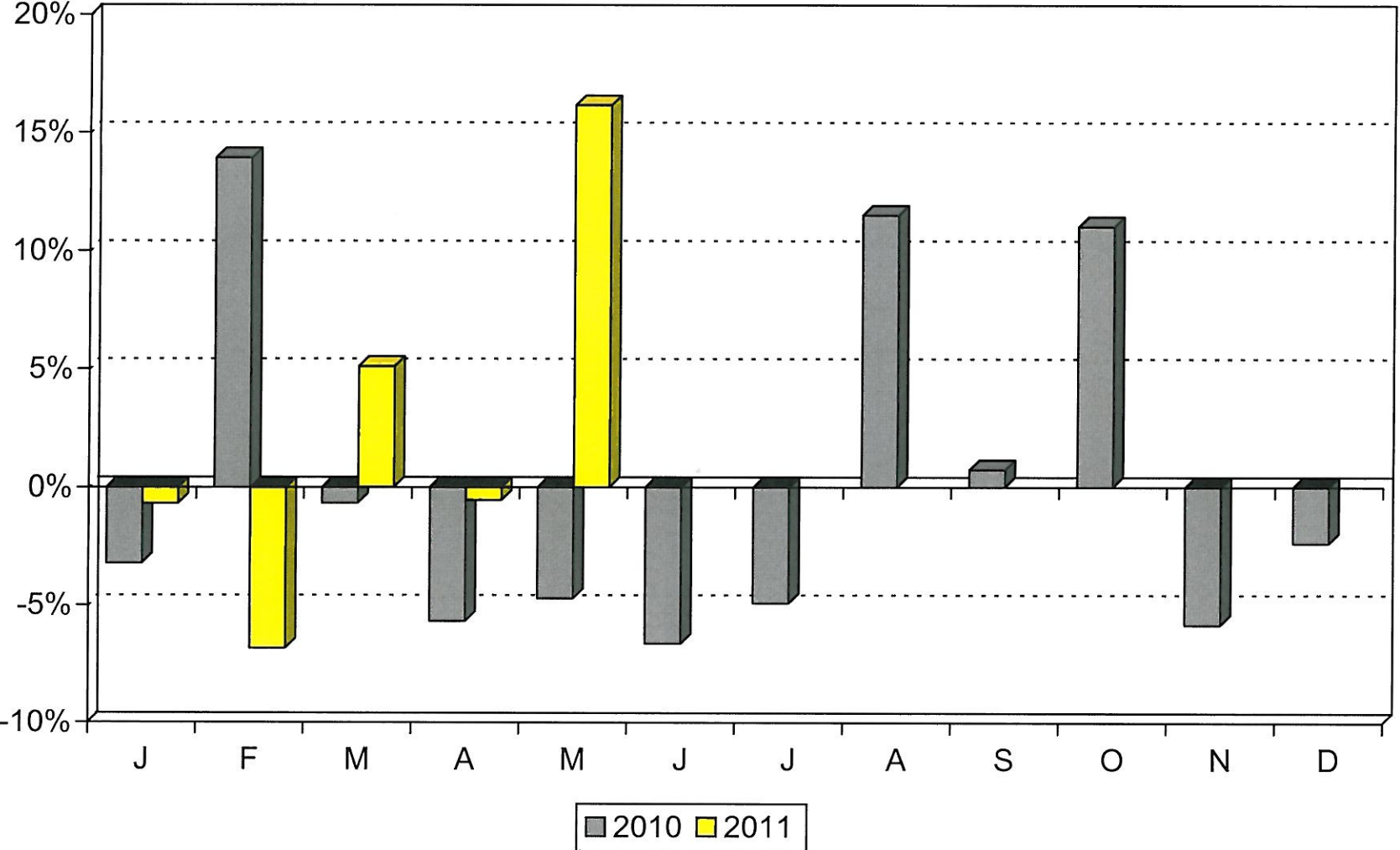
Las Vegas Visitor Volume Growth: 2011 vs. 2010



Nevada Gaming Win (millions of \$)



Nevada Gaming Win Growth: 2011 vs. 2010



PERSONAL INCOME

Nevada Personal Income

(billions of \$; seasonally adjusted at annual rates)

	IQ	IIQ	IIIQ	IVQ	Annual Average
2002	\$66.9	\$67.5	\$67.9	\$69.0	\$67.8
2003	\$70.6	\$71.8	\$73.8	\$76.1	\$73.1
2004	\$78.5	\$80.8	\$83.1	\$86.2	\$82.2
2005	\$89.3	\$92.1	\$92.6	\$93.4	\$91.8
2006	\$95.8	\$97.6	\$98.0	\$99.9	\$97.8
2007	\$101.5	\$102.8	\$104.0	\$106.5	\$103.7
2008	\$105.9	\$105.4	\$104.9	\$102.8	\$104.7
2009	\$100.1	\$100.3	\$99.1	\$98.8	\$99.6
2010	\$98.4	\$99.7	\$99.8	\$100.0	\$99.5
2011	\$101.6				

2010-2011

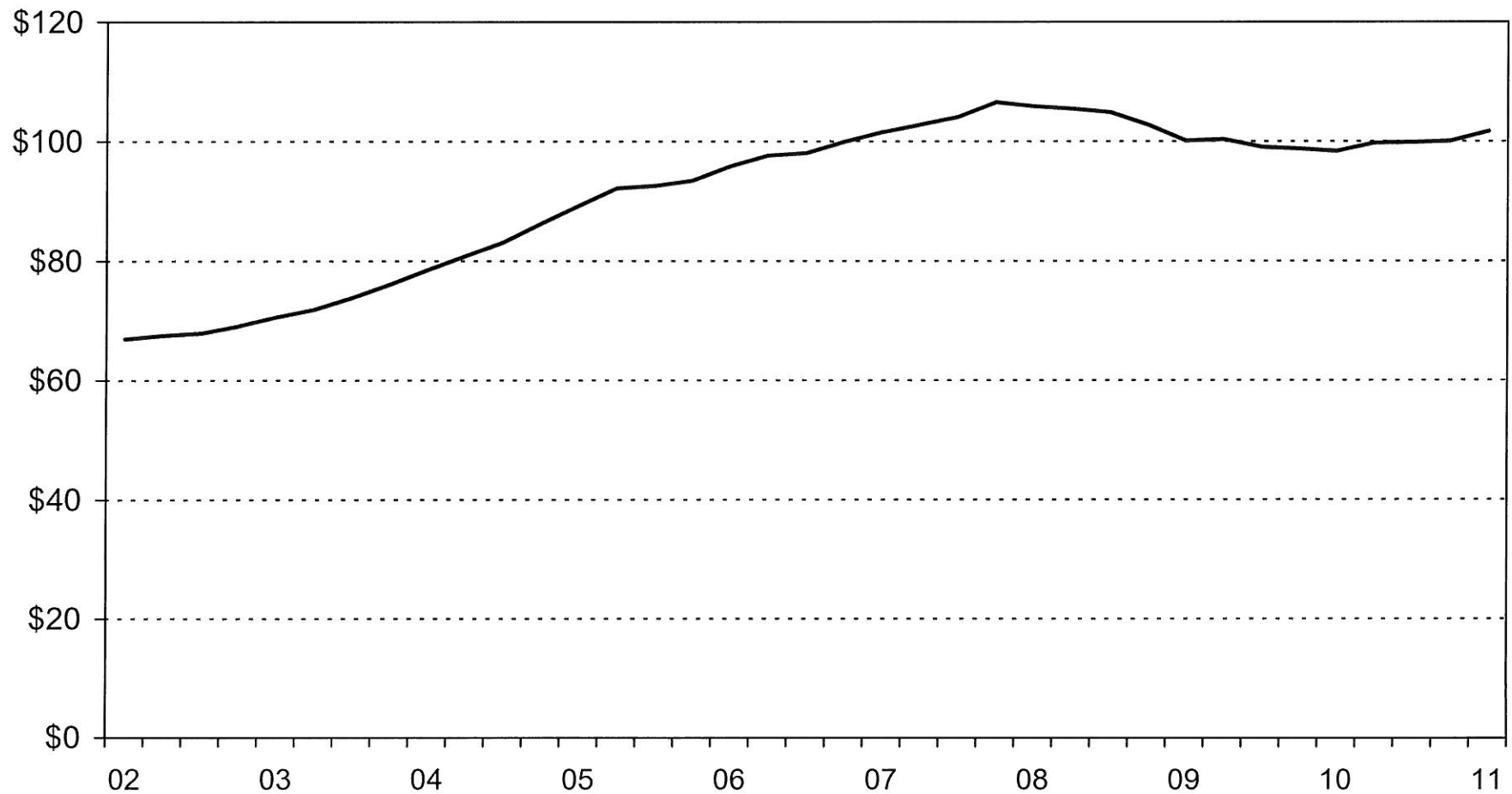
Change

3.3%

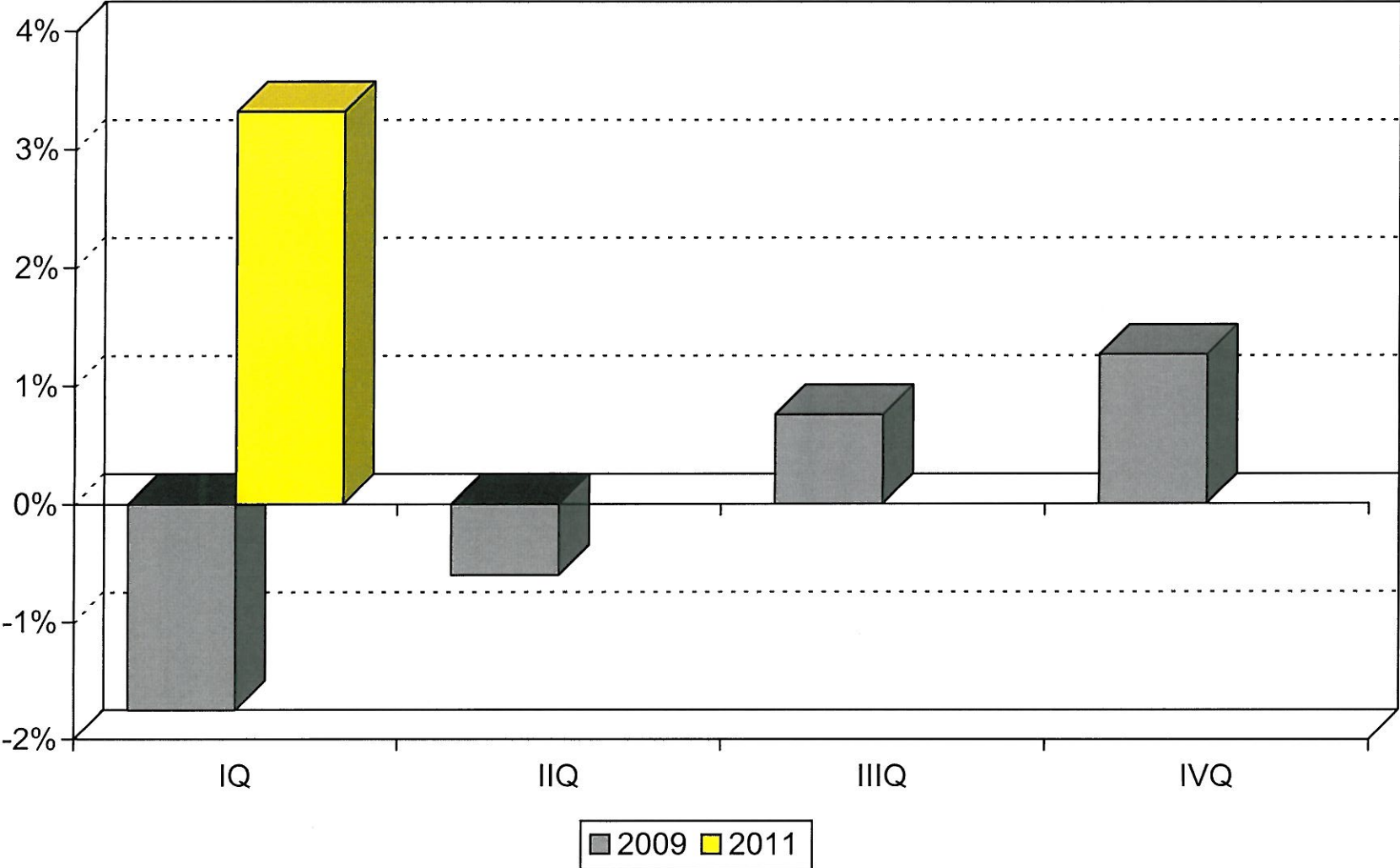
Personal income is defined as the income that is received by persons from participation in production, from both government and business transfer payments, and from government interest (which is treated like a transfer payment). It is calculated as the sum of wage and salary disbursements, other labor income, proprietors' income with inventory valuation and capital consumption adjustments, rental income of persons with capital consumption adjustment, personal dividend income, personal interest income, and transfer payments to persons, less personal contributions for social insurance.

Nevada Personal Income

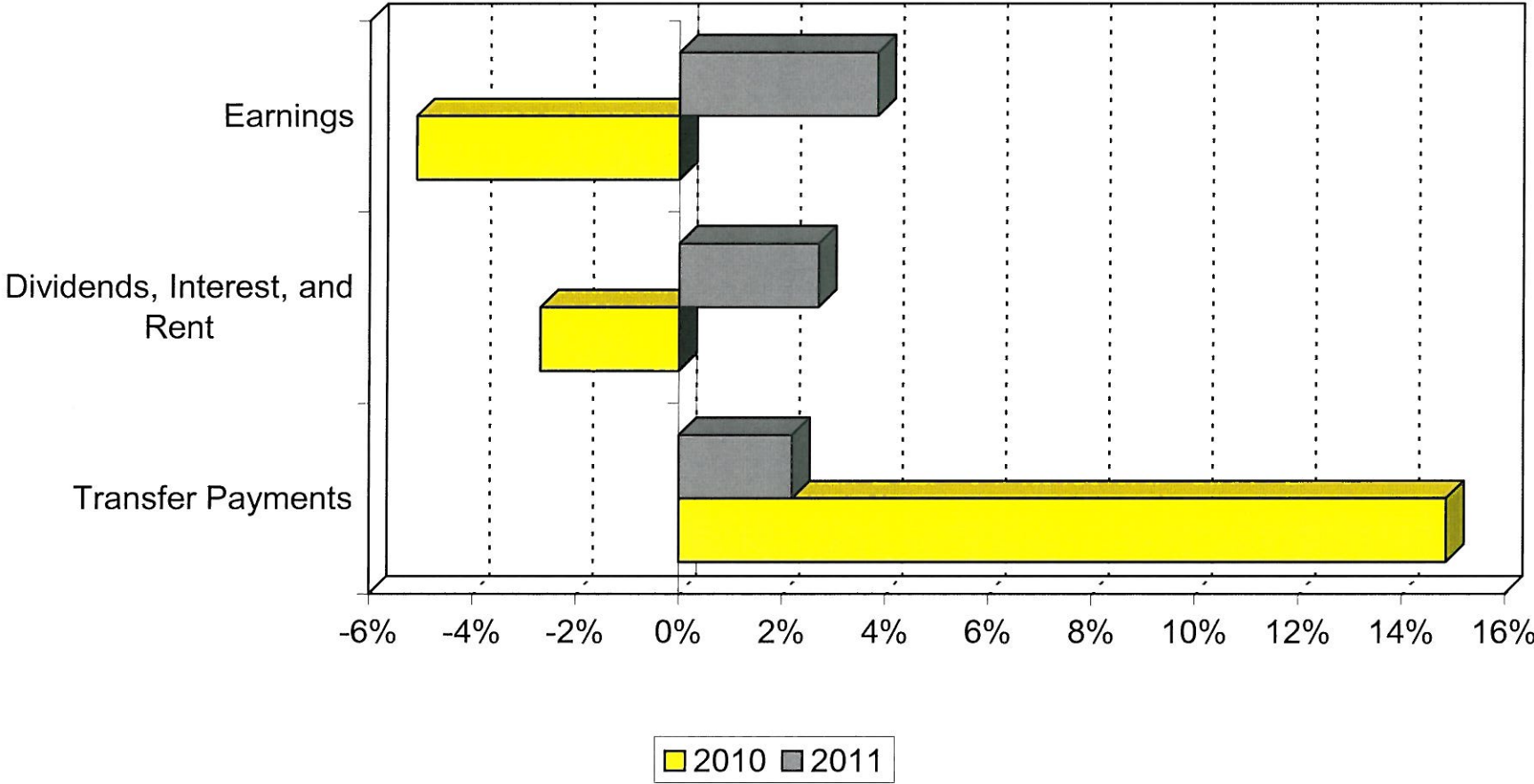
(billions of \$; seasonally adjusted at annual rates)



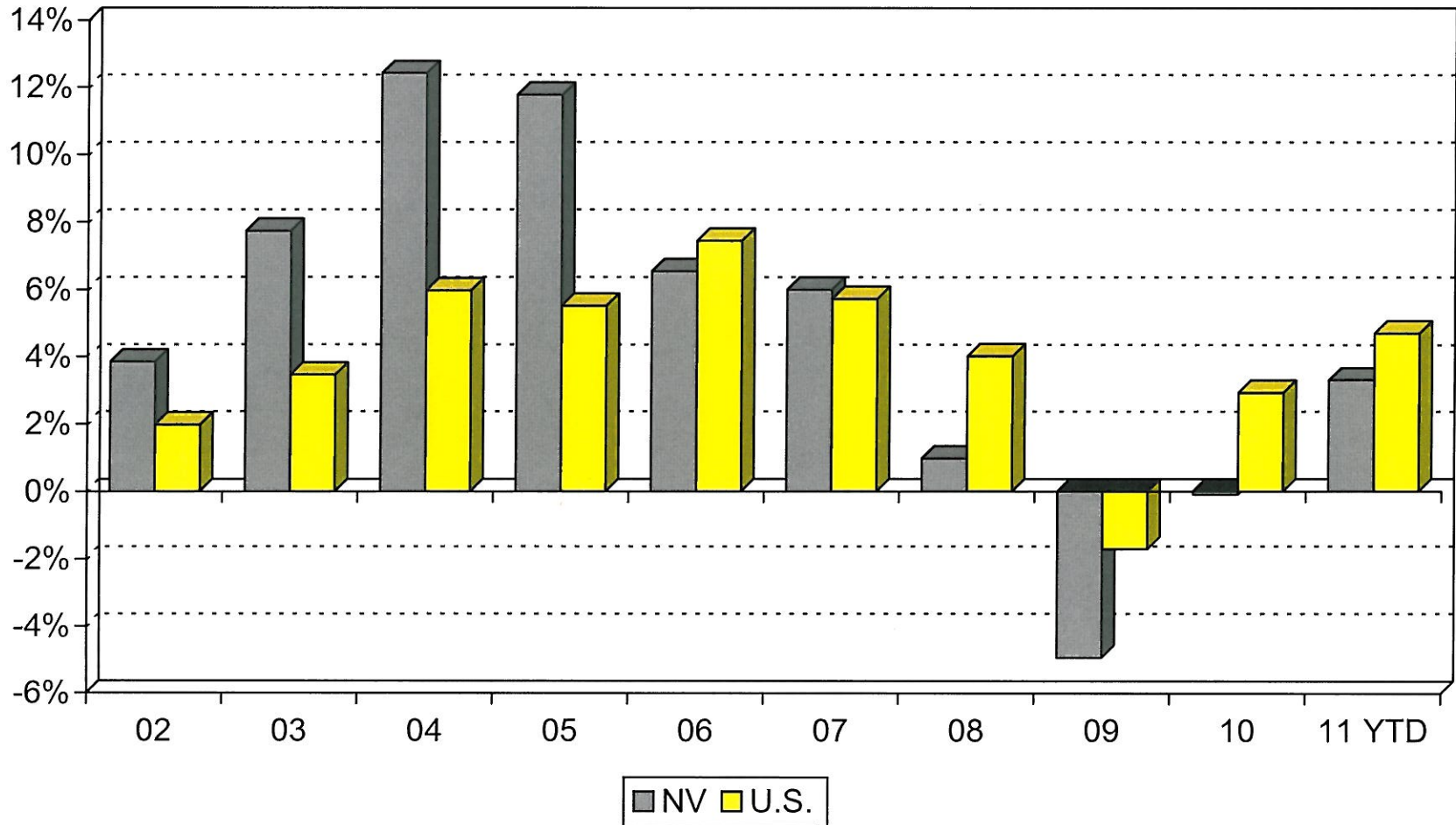
Nevada Personal Income Growth: 2011 vs. 2010



Components of Nevada Personal Income Growth (YTD through IQ)



Nevada Personal Income Growth vs. the U.S. (2011 YTD through IQ)



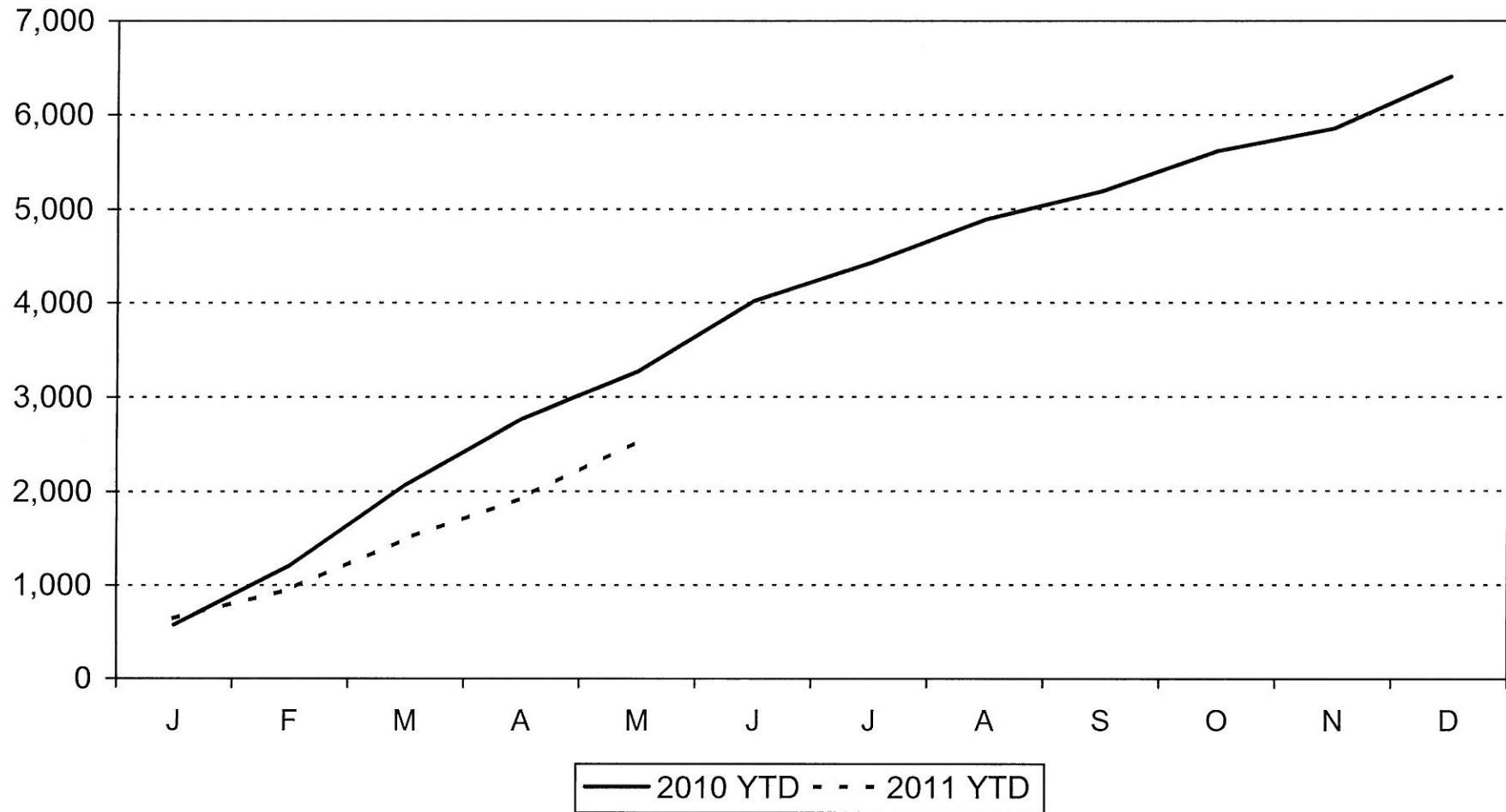
RESIDENTIAL HOUSING PERMITS

Nevada Residential Housing Permits

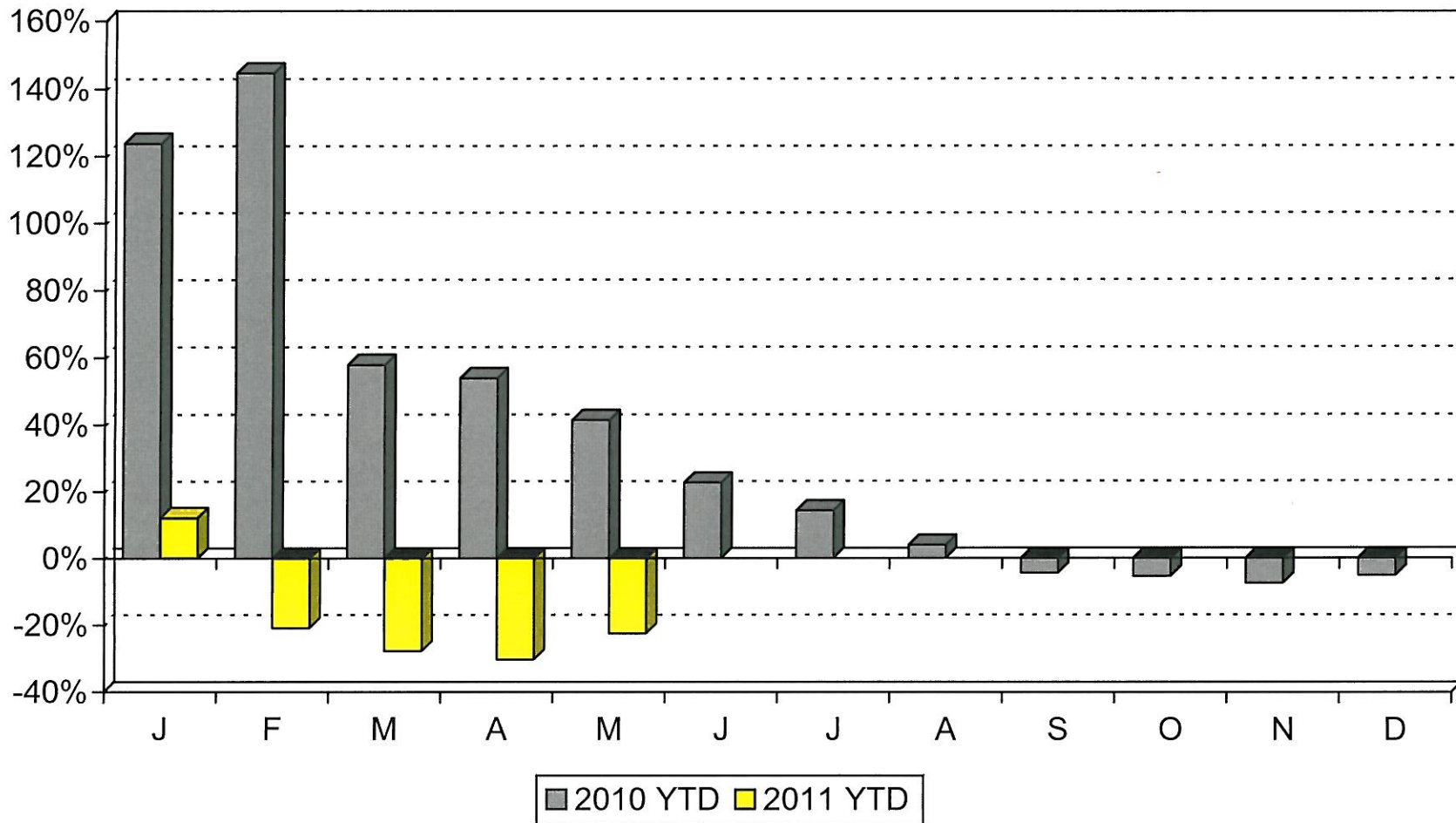
	January	February	March	April	May	June	July	August	September	October	November	December
2004 YTD Total	3,512	7,158	11,098	16,157	21,643	26,152	29,955	32,972	36,844	39,318	41,983	44,663
2005 YTD Total	1,996	5,430	9,196	13,329	17,195	22,699	26,955	31,302	36,260	39,526	43,426	47,038
2006 YTD Total	2,997	8,198	14,087	17,311	21,788	25,779	29,171	32,115	33,930	35,846	37,511	39,429
2007 YTD Total	1,538	3,426	5,699	8,105	10,322	12,282	13,539	16,186	19,300	24,358	25,158	27,168
2008 YTD Total	467	2,217	2,915	3,834	5,217	7,811	9,108	11,129	12,277	13,292	13,639	14,906
2009 YTD Total	256	493	1,312	1,798	2,311	3,276	3,869	4,703	5,430	5,941	6,332	6,752
2010 YTD Total	573	1,207	2,071	2,767	3,268	4,019	4,422	4,890	5,187	5,617	5,857	6,402
2011 YTD Total	643	955	1,496	1,928	2,531							
<hr/>												
2o10-2011												
Change	70	-252	-575	-839	-737							
	12.2%	-20.9%	-27.8%	-30.3%	-22.6%							

Statistics are based upon reports submitted by local building permit officials in response to a national mail survey administered by the Bureau of the Census.

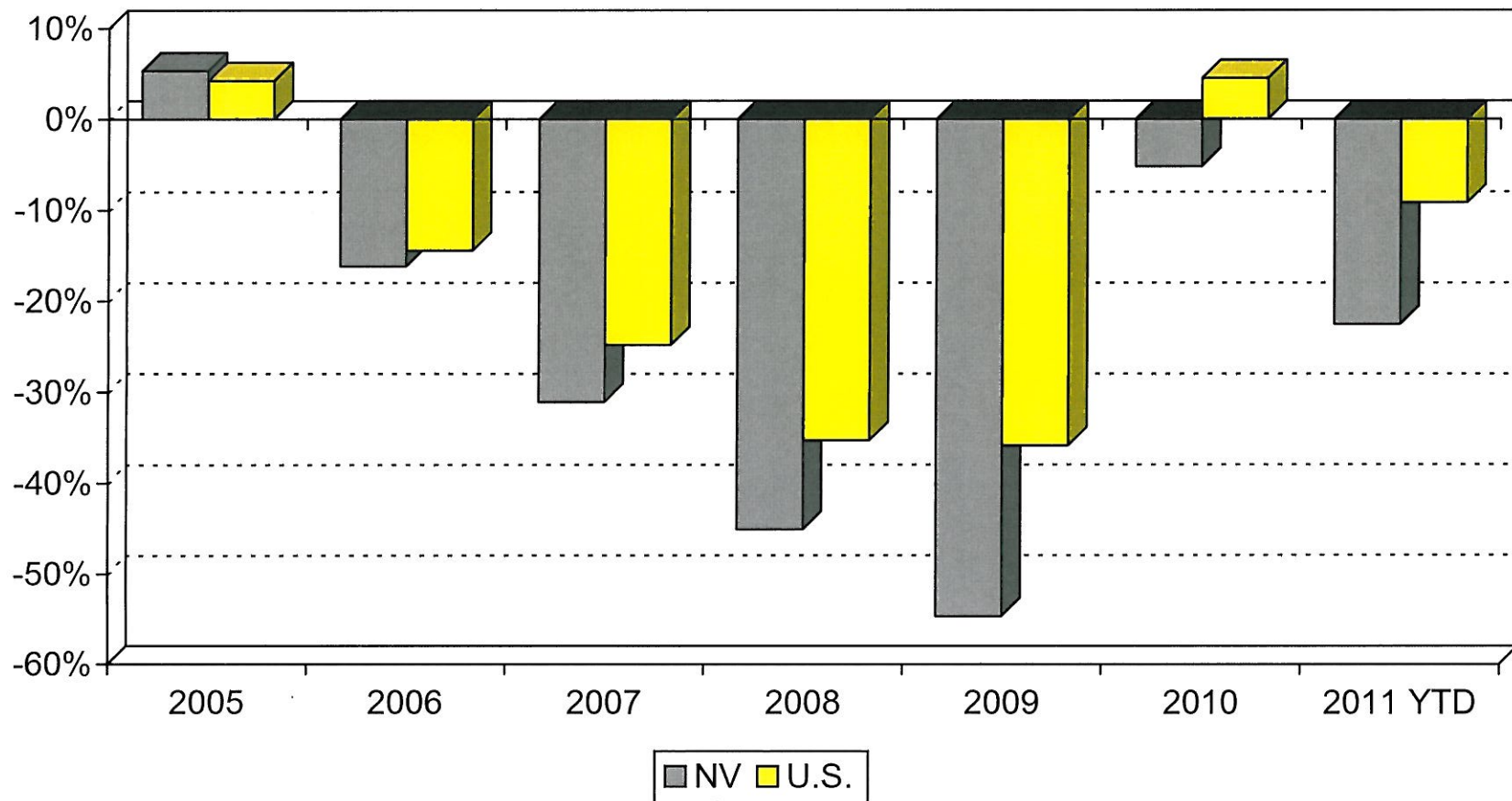
Nevada Residential Housing Permits: 2011 YTD vs. 2010 YTD



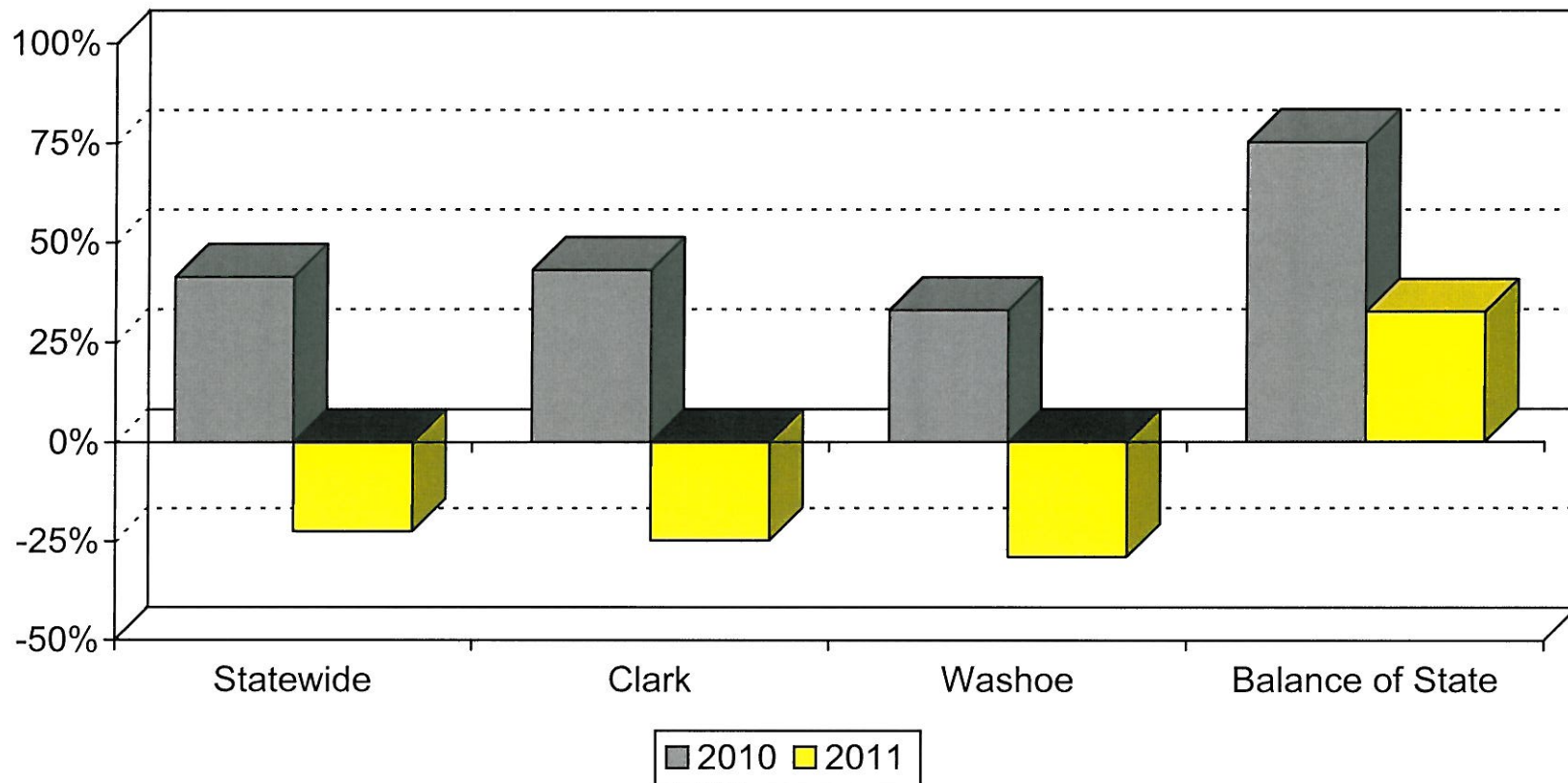
Nevada Residential Housing Permits Growth: 2011 YTD vs. 2010 YTD



Nevada Residential Housing Permit Growth vs. the U.S. (2011 YTD through May)



Regional Residential Housing Permit Growth: 2011 vs. 2010 (YTD through May)



**SOUTHERN NEVADA
RESIDENTIAL
MARKETS**

Southern Nevada Real Estate and Construction Indicators

New Home Closings

	January	February	March	April	May	June	July	August	September	October	November	December	Annual Total
2010	240	322	487	471	506	972	409	401	438	324	408	361	5,339
2011	232	237	293	258	291	362							
2010-2011 Change	-8 -3.3%	-85 -26.4%	-194 -39.8%	-213 -45.2%	-215 -42.5%	-610 -62.8%							

New Home Permits

	January	February	March	April	May	June	July	August	September	October	November	December	Annual Total
2010	380	474	730	481	395	402	371	338	230	280	162	307	4,550
2011	232	236	339	323	435	459							
2010-2011 Change	-148 -38.9%	-238 -50.2%	-391 -53.6%	-158 -32.8%	40 10.1%	57 14.2%							

New Home Median Price

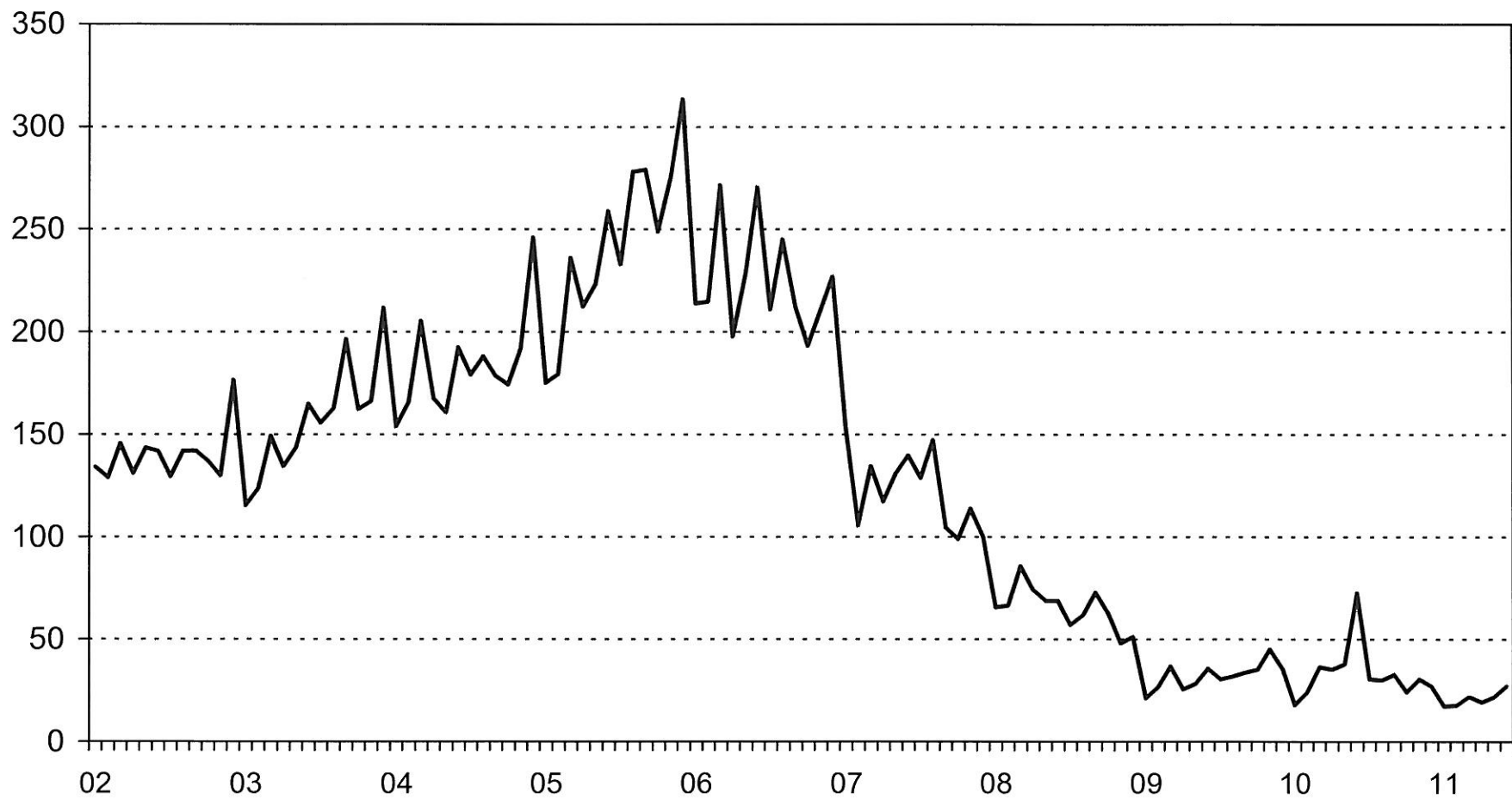
	January	February	March	April	May	June	July	August	September	October	November	December
2010	\$200,716	\$209,000	\$211,028	\$203,085	\$195,752	\$186,957	\$210,360	\$220,000	\$212,870	\$212,498	\$200,850	\$218,080
2011	\$208,145	\$198,500	\$200,000	\$188,450	\$192,070	\$200,826						
2010-2011 Change	\$7,429 3.7%	-\$10,500 -5.0%	-\$11,028 -5.2%	-\$14,635 -7.2%	-\$3,682 -1.9%	\$13,869 7.4%						

Recorded Resales

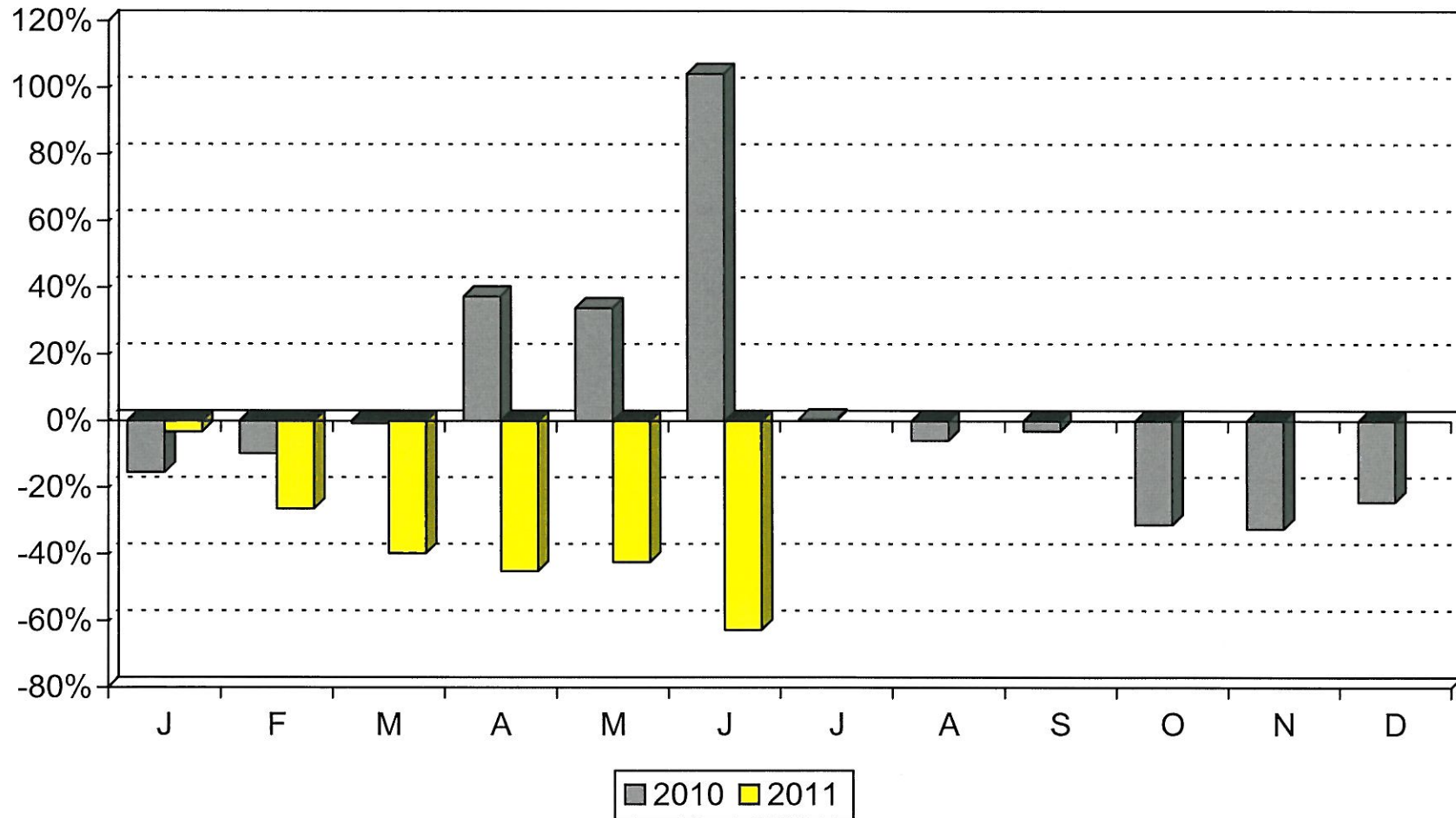
	January	February	March	April	May	June	July	August	September	October	November	December	Annual Total
2010	3,111	2,983	4,028	3,724	3,629	4,298	3,592	3,313	3,540	3,266	3,354	3,835	42,673
2011	3,098	3,241	4,187	3,849	3,956	4,541							
2010-2011 Change	-13 -0.4%	258 8.6%	159 3.9%	125 3.4%	327 9.0%	243 5.7%							

Information on Southern Nevada real estate and construction markets are provided to the Research and Analysis Bureau on a complementary basis by Home Builders Research, Inc., based in Las Vegas. These data are proprietary and are to be treated as confidential.

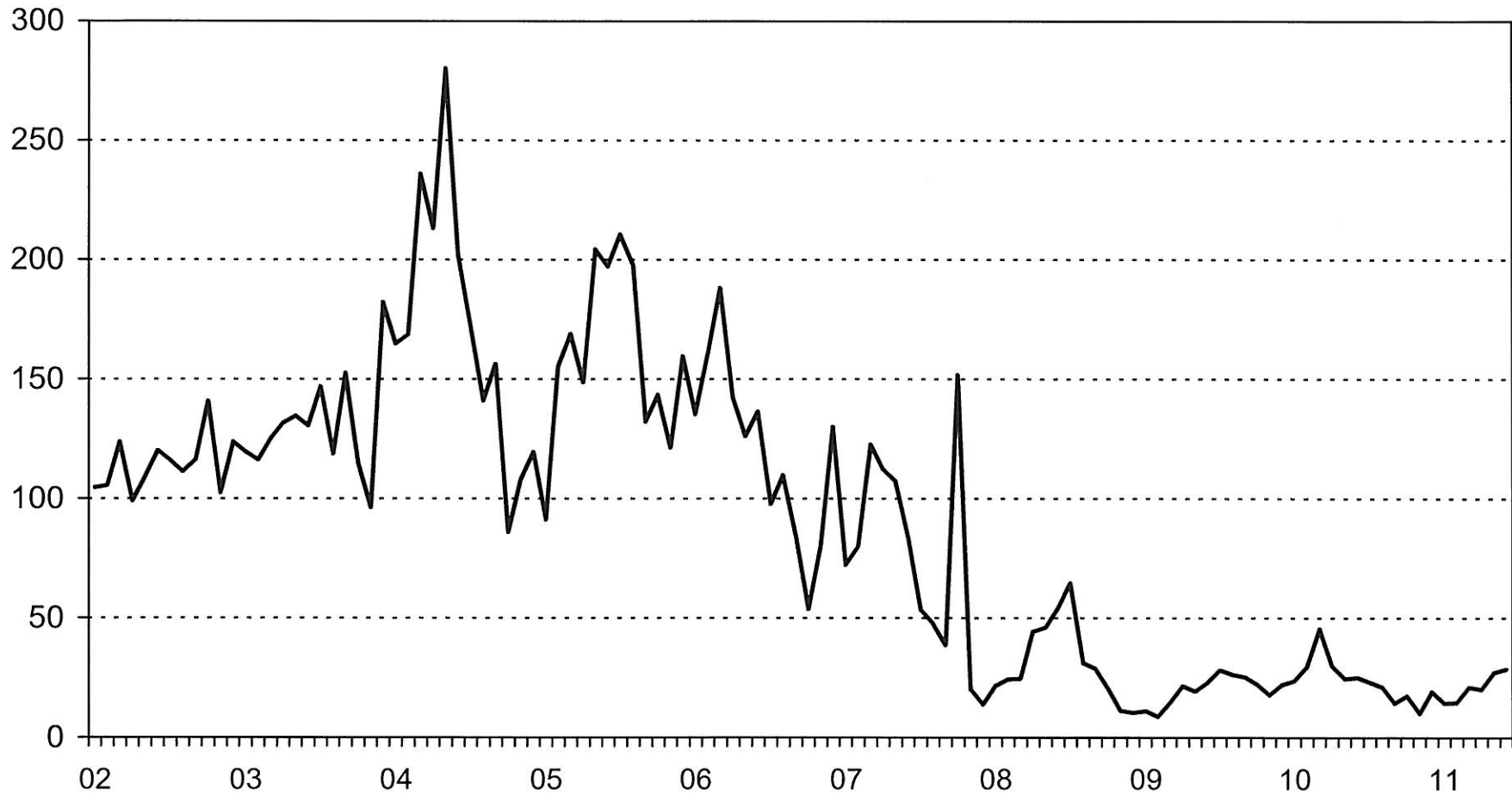
Southern Nevada New Home Closings (January 2000 = 100)



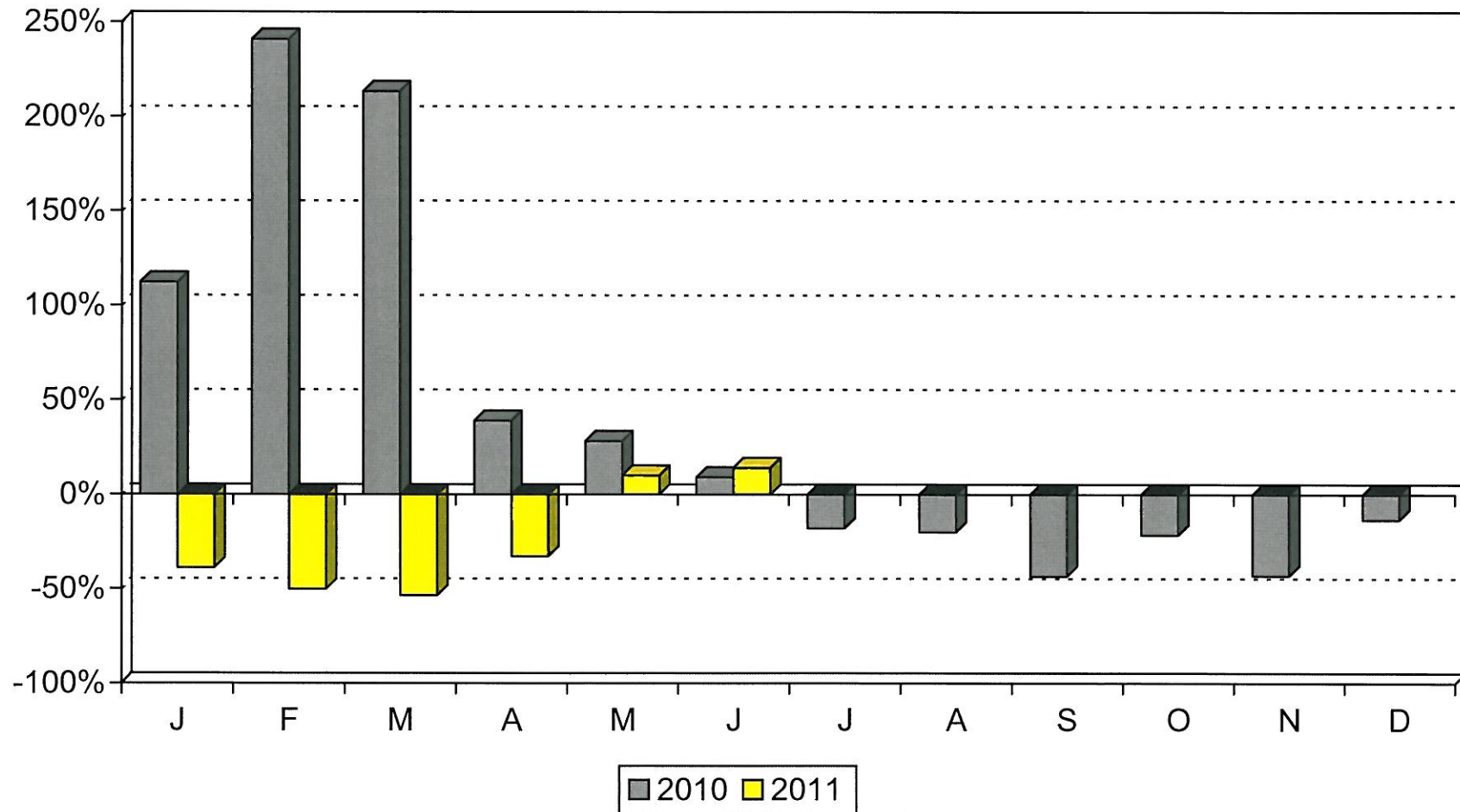
Southern Nevada New Home Closings Growth: 2011 vs. 2010



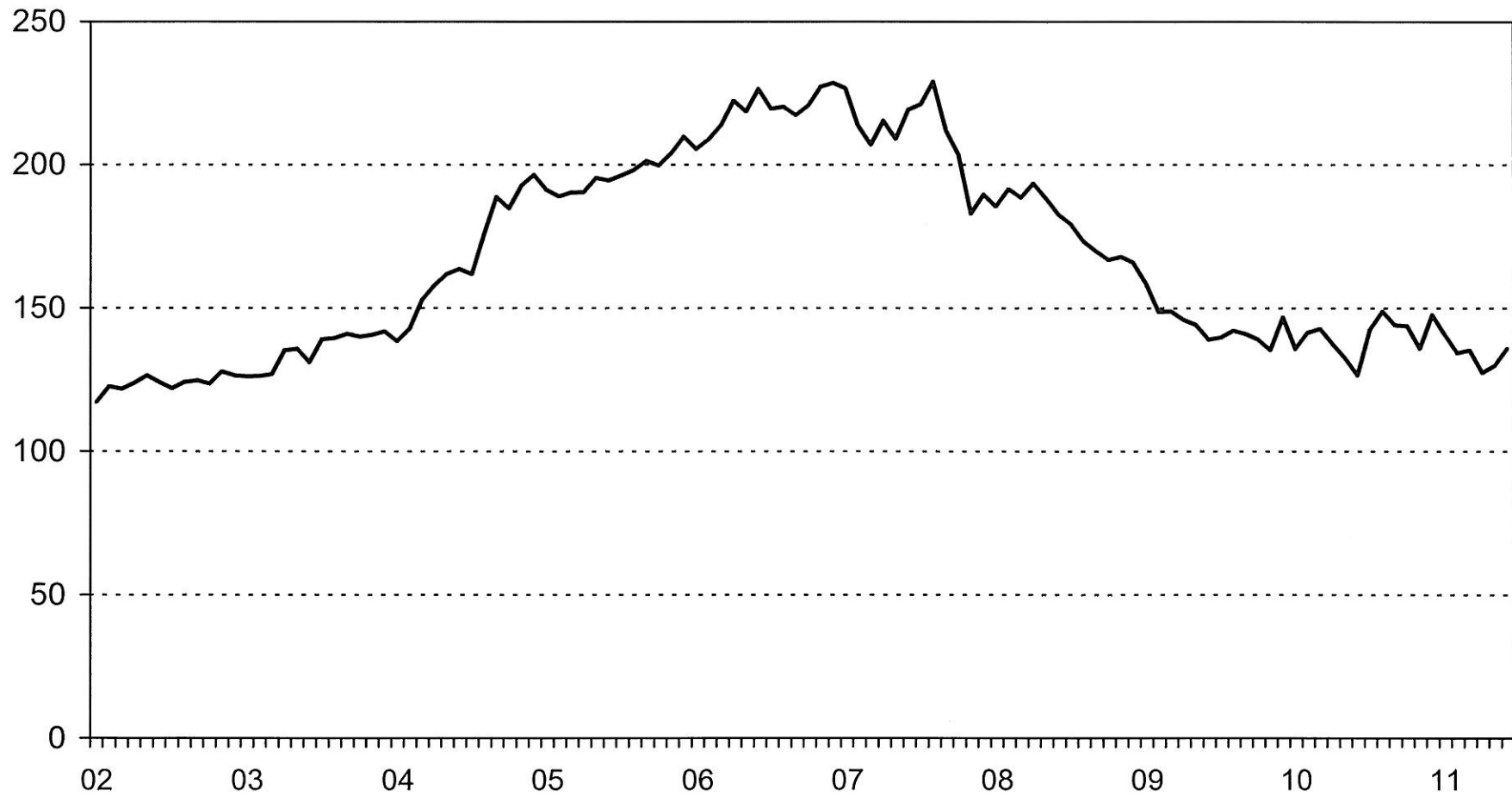
Southern Nevada New Home Permits (January 2000 = 100)



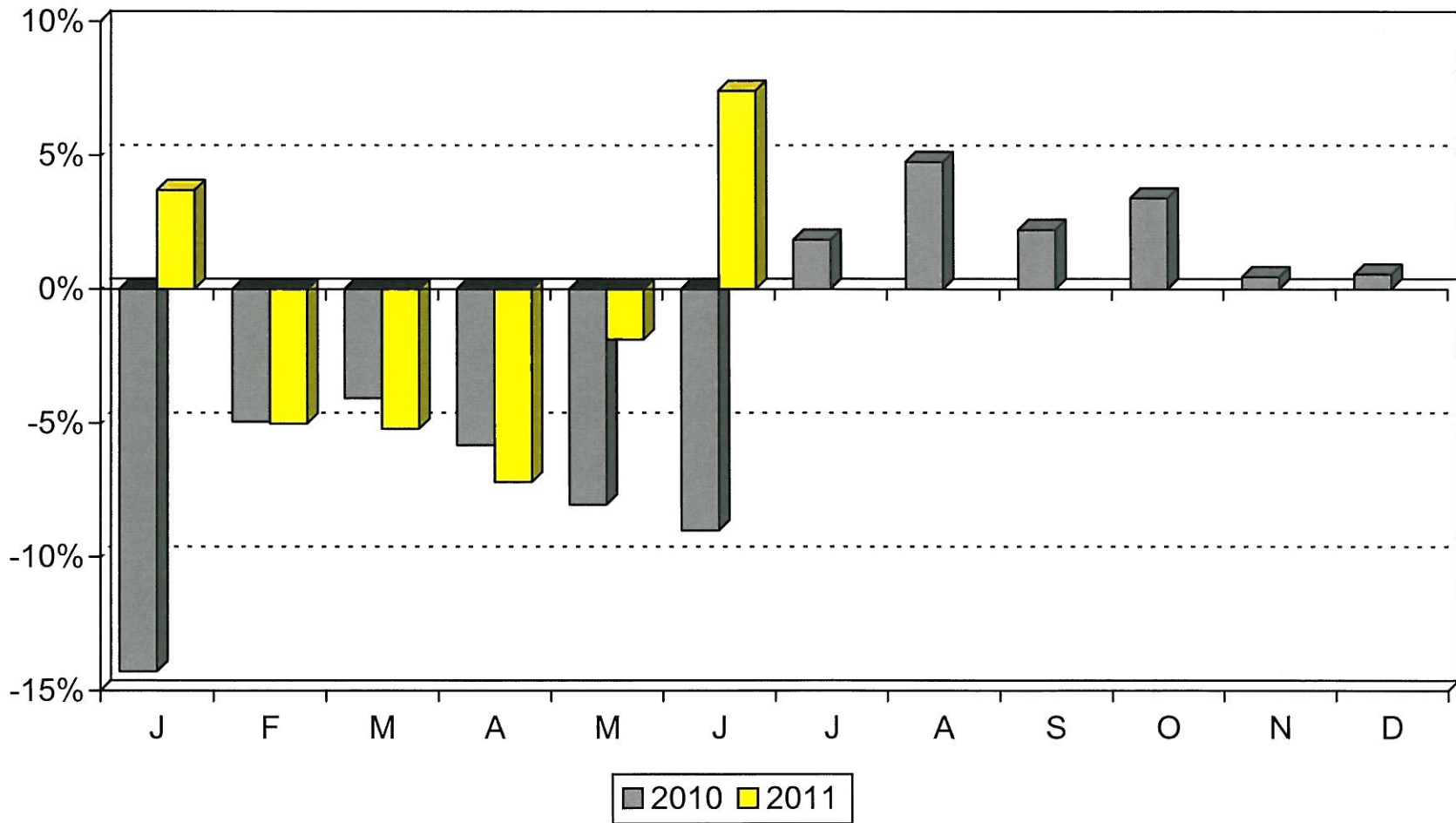
Southern Nevada New Home Permits Growth: 2011 vs. 2010



Southern Nevada New Home Median Price (January 2000 = 100)



Southern Nevada New Home Median Price Growth: 2011 vs. 2010



Southern Nevada Recorded Resales (January 2000 = 100)



Southern Nevada Recorded Resales Growth: 2011 vs. 2010

