



Economic Outlook for Kansas and Missouri

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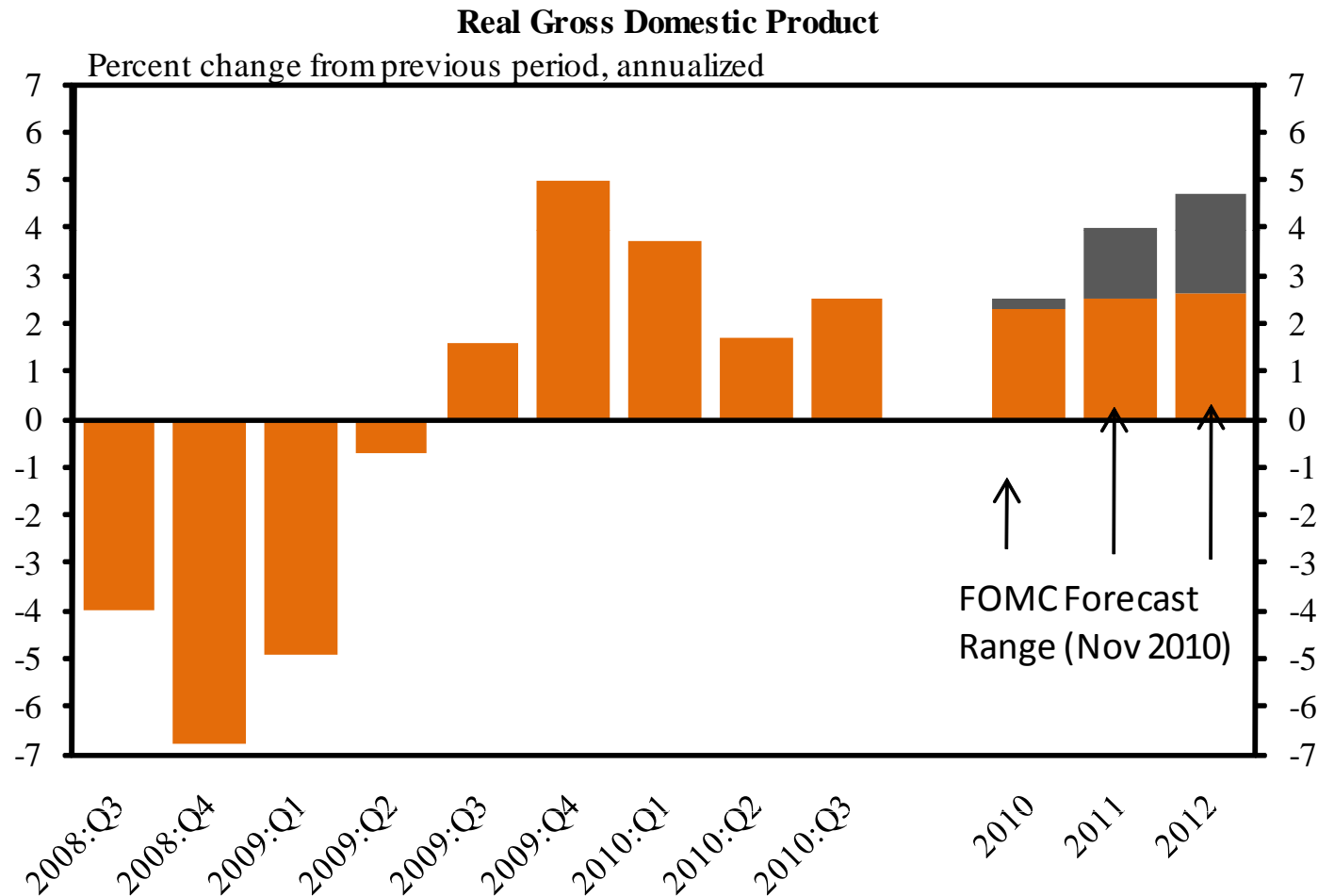
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U.S. Economic Overview

- ⦿ Incoming data suggest that the U.S. economy continues to recover at a modest pace.
 - Manufacturing activity is expanding.
 - Consumer spending remains above year-ago levels.
 - The energy and agriculture sectors are booming.
- ⦿ However, the U.S. economy faces many challenges over the next few years.
 - Unemployment rates are likely to remain stubbornly high.
 - Commercial and residential construction activity remains weak.
 - Eventually fiscal and monetary stimulus must be removed.



A modest recovery is expected to continue over the next few years.

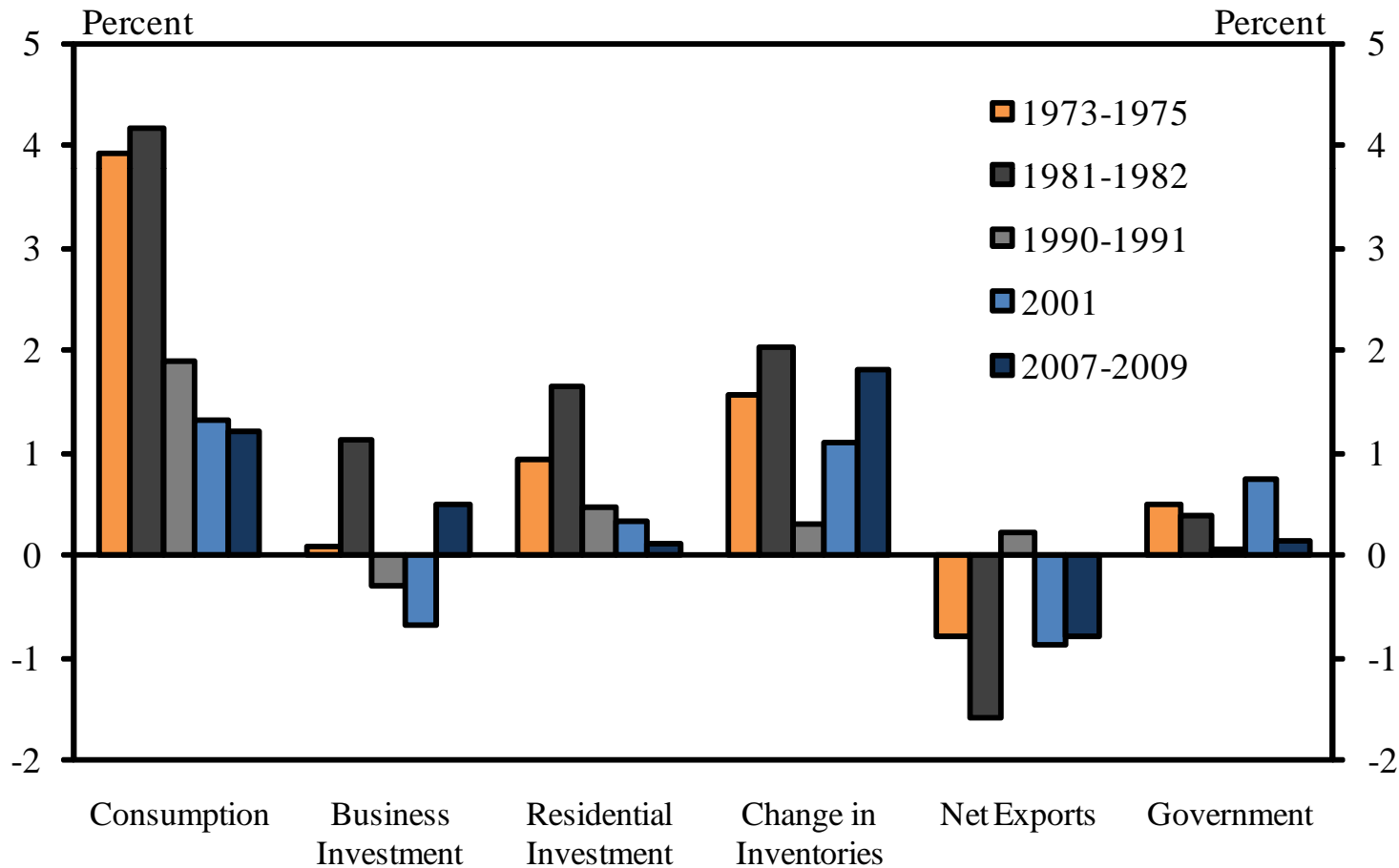


Source: Bureau of Economic Analysis; FOMC



Consumption and residential investment are contributing less to growth than after previous sharp downturns.

Contributions to Real GDP by Component in the Year Following a Recession
Average quarterly rate (at an annualized rate)

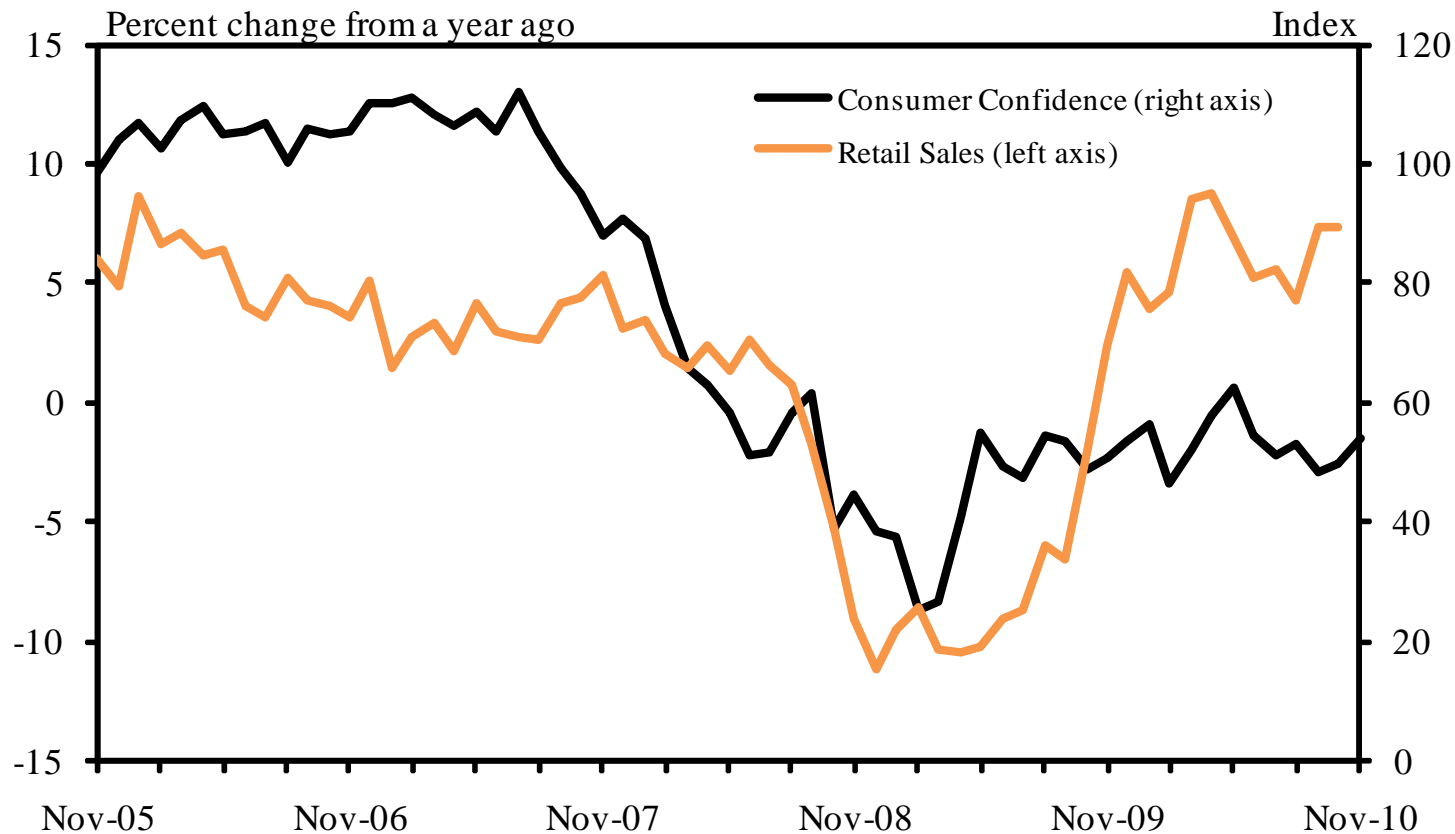


Source: BEA



With confidence levels above last year's low, consumers are spending more.

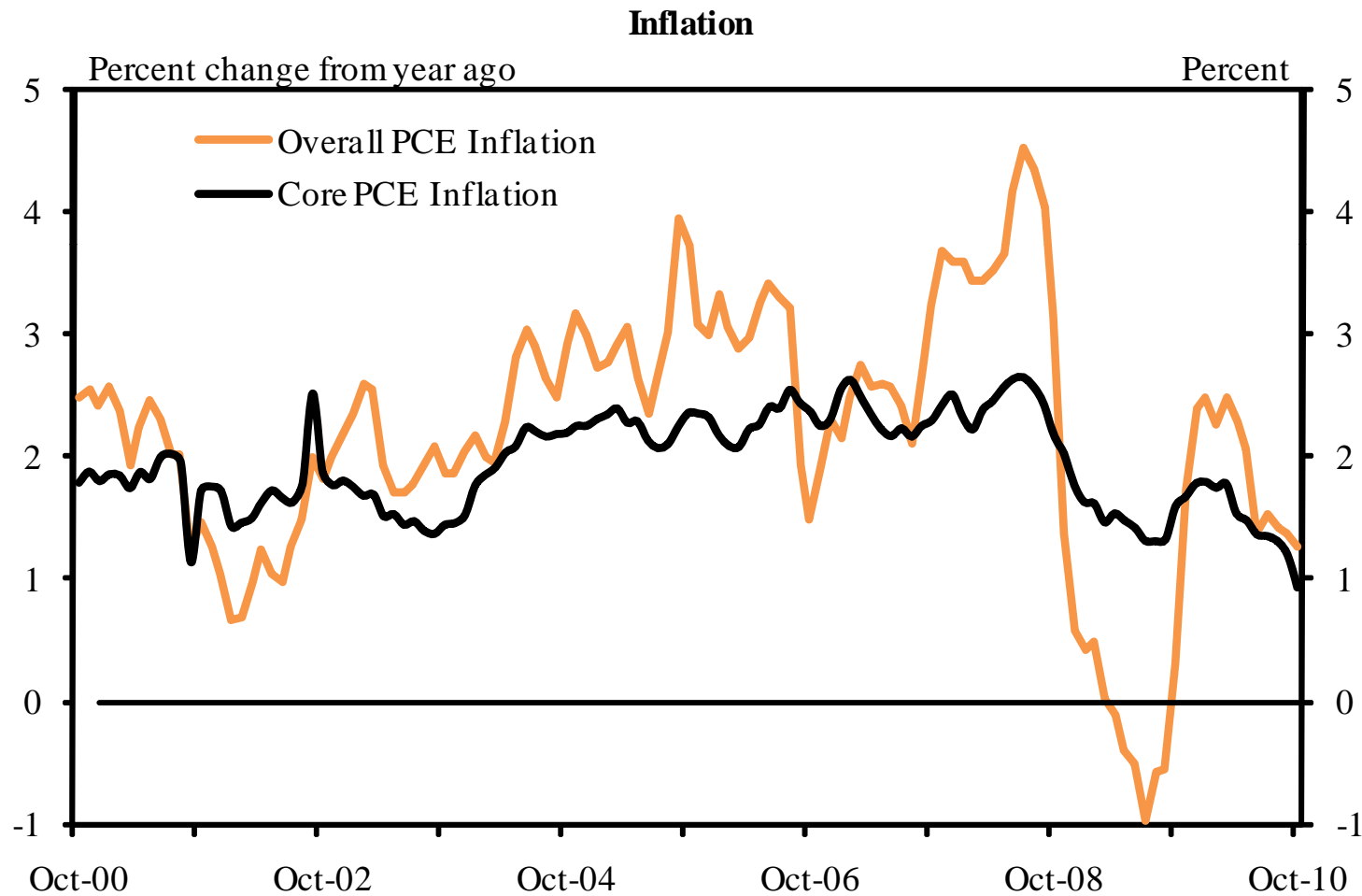
Retail Sales and Consumer Confidence



Source: Census Bureau and Consumer Confidence Board



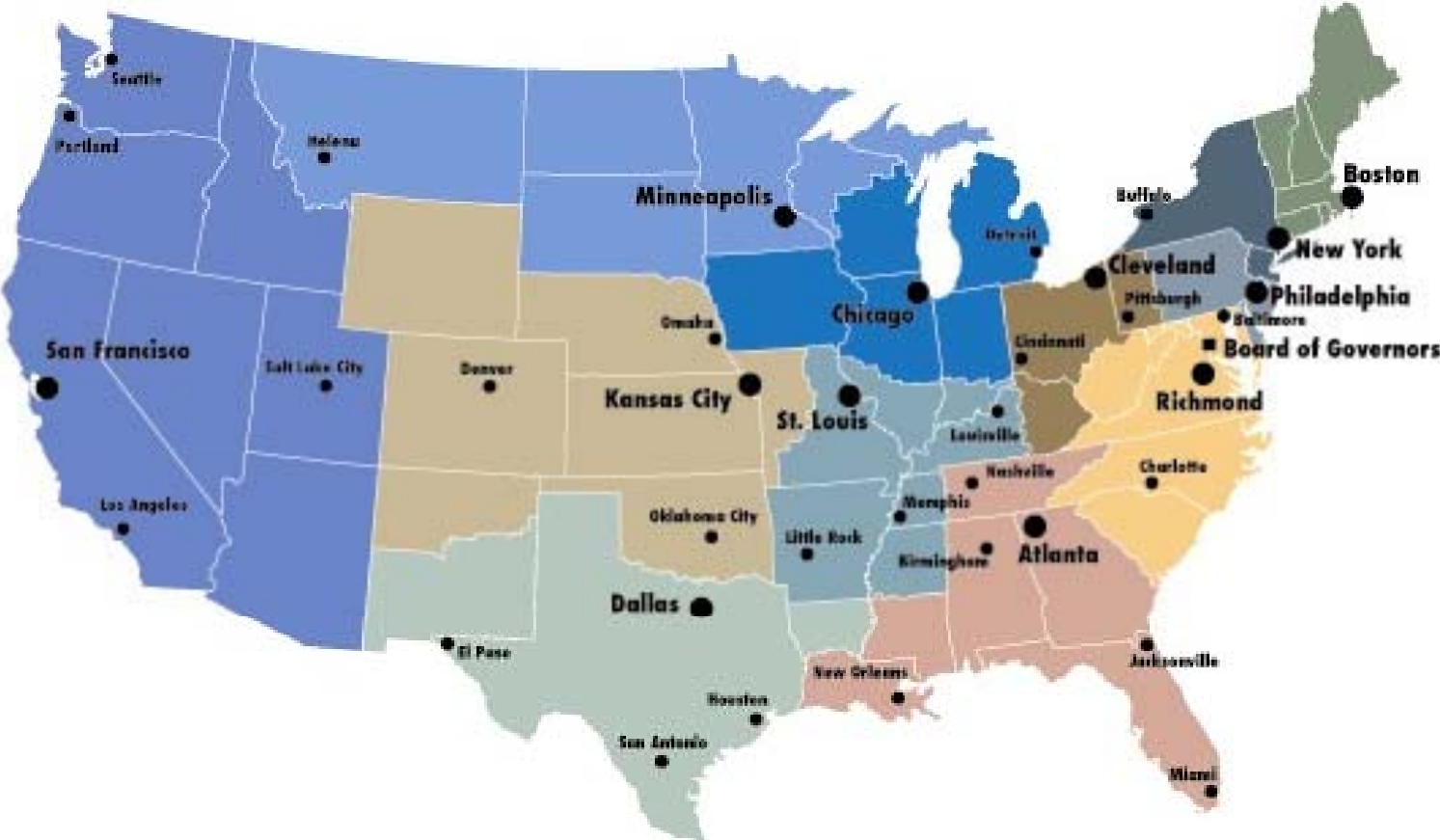
Inflation pressures remain subdued.



Source: Bureau of Economic Analysis

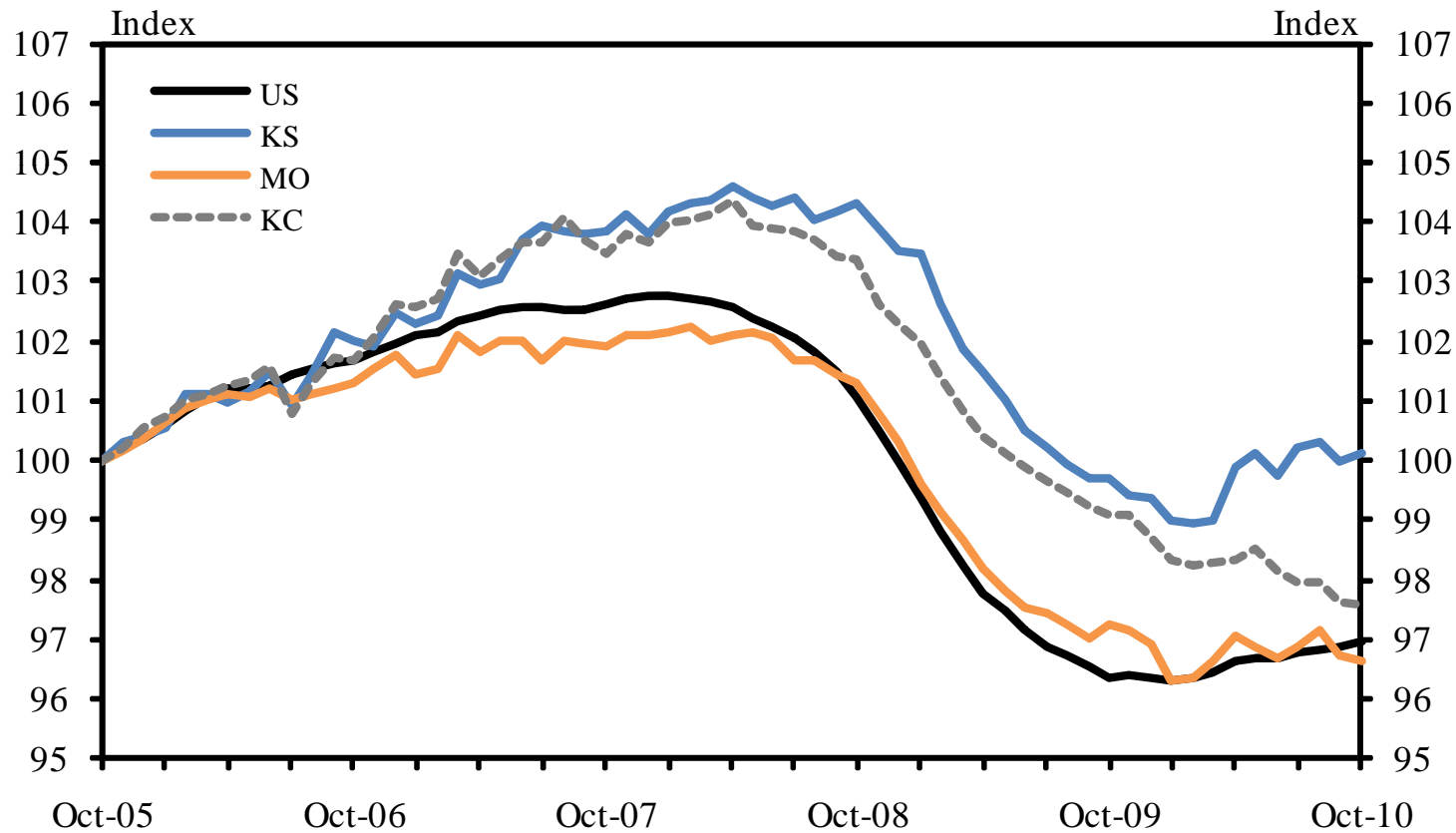


The Federal Reserve's Tenth District



Employment fell sharply during the recession but has increased in 2010.

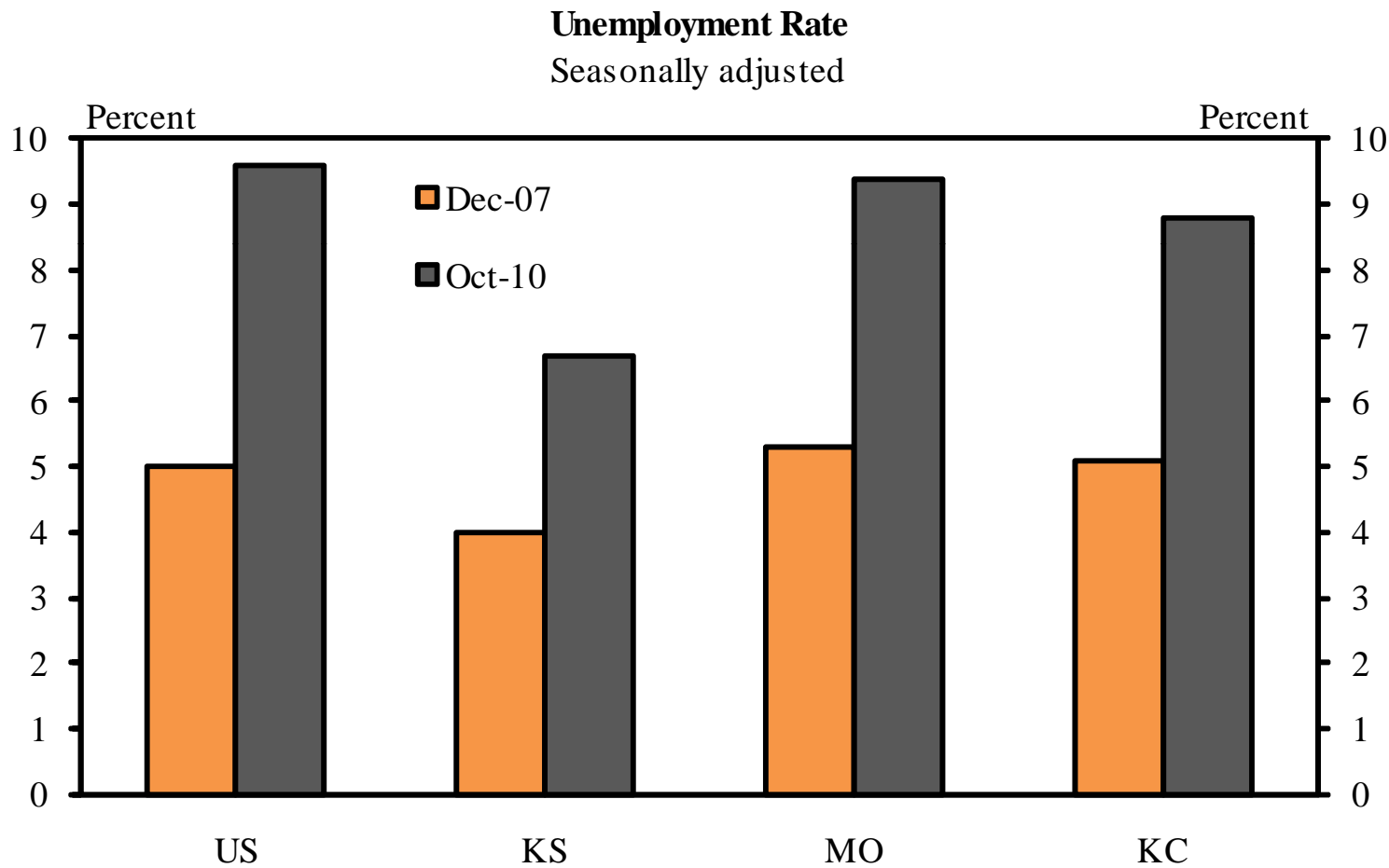
Nonfarm Employment (Excluding Federal Government)
Seasonally adjusted



Source: Bureau of Labor Statistics



Unemployment rates remain elevated.

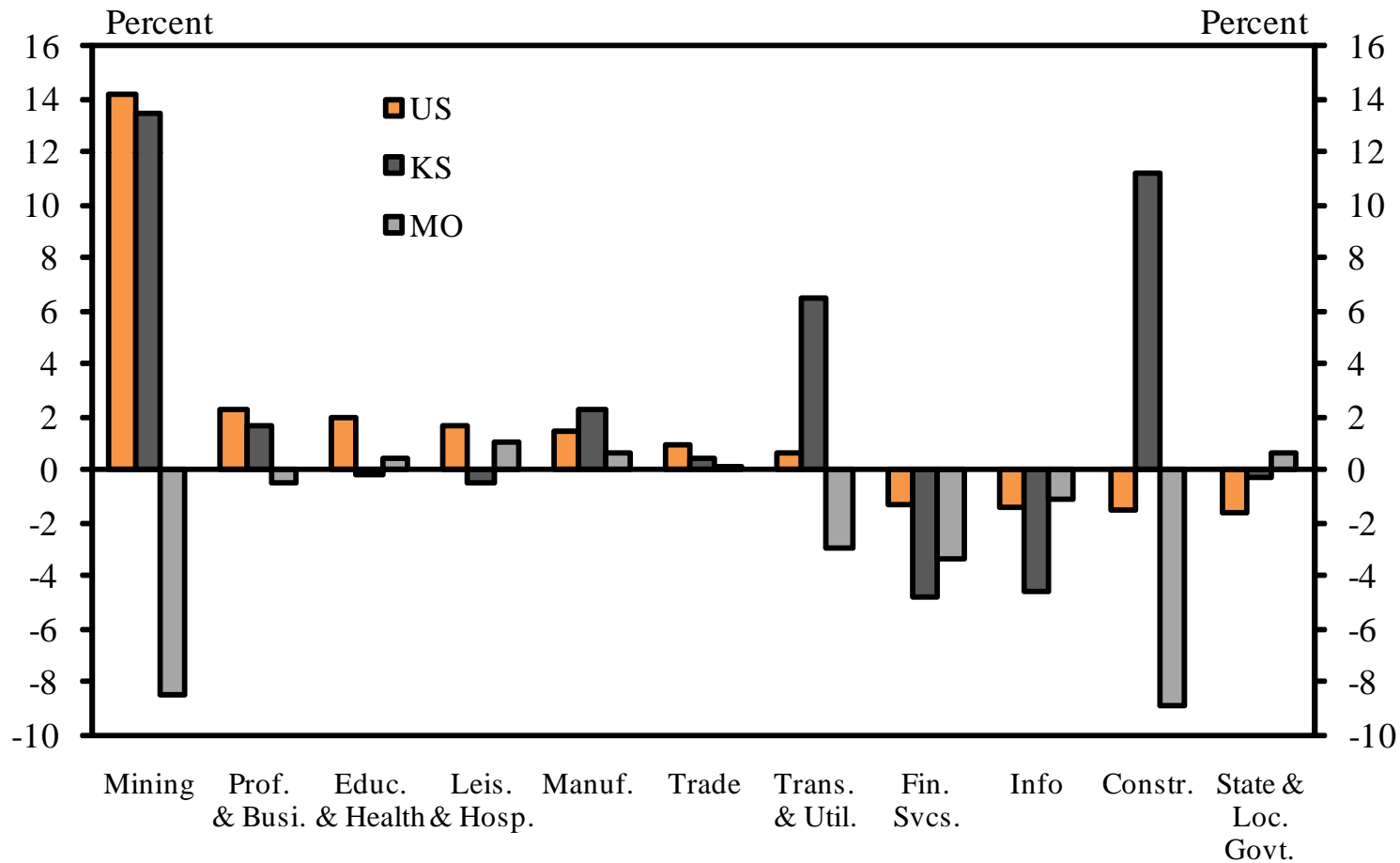


Source: Bureau of Labor Statistics



Employment conditions have varied by industry.

Employment Growth by Industry, Dec. 2009 to Oct. 2010
Seasonally adjusted

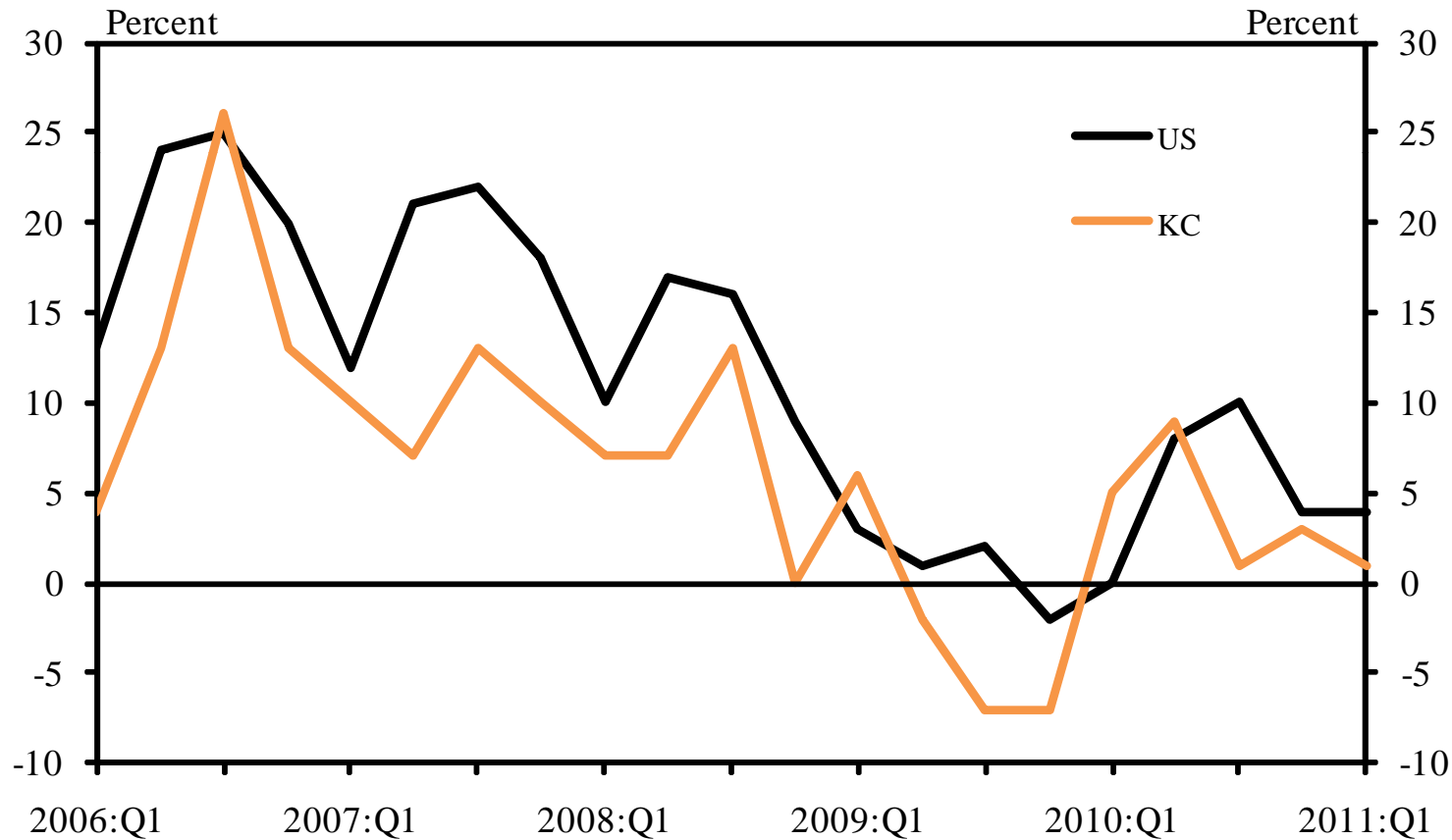


Source: Bureau of Labor Statistics



Hiring expectations remain sluggish.

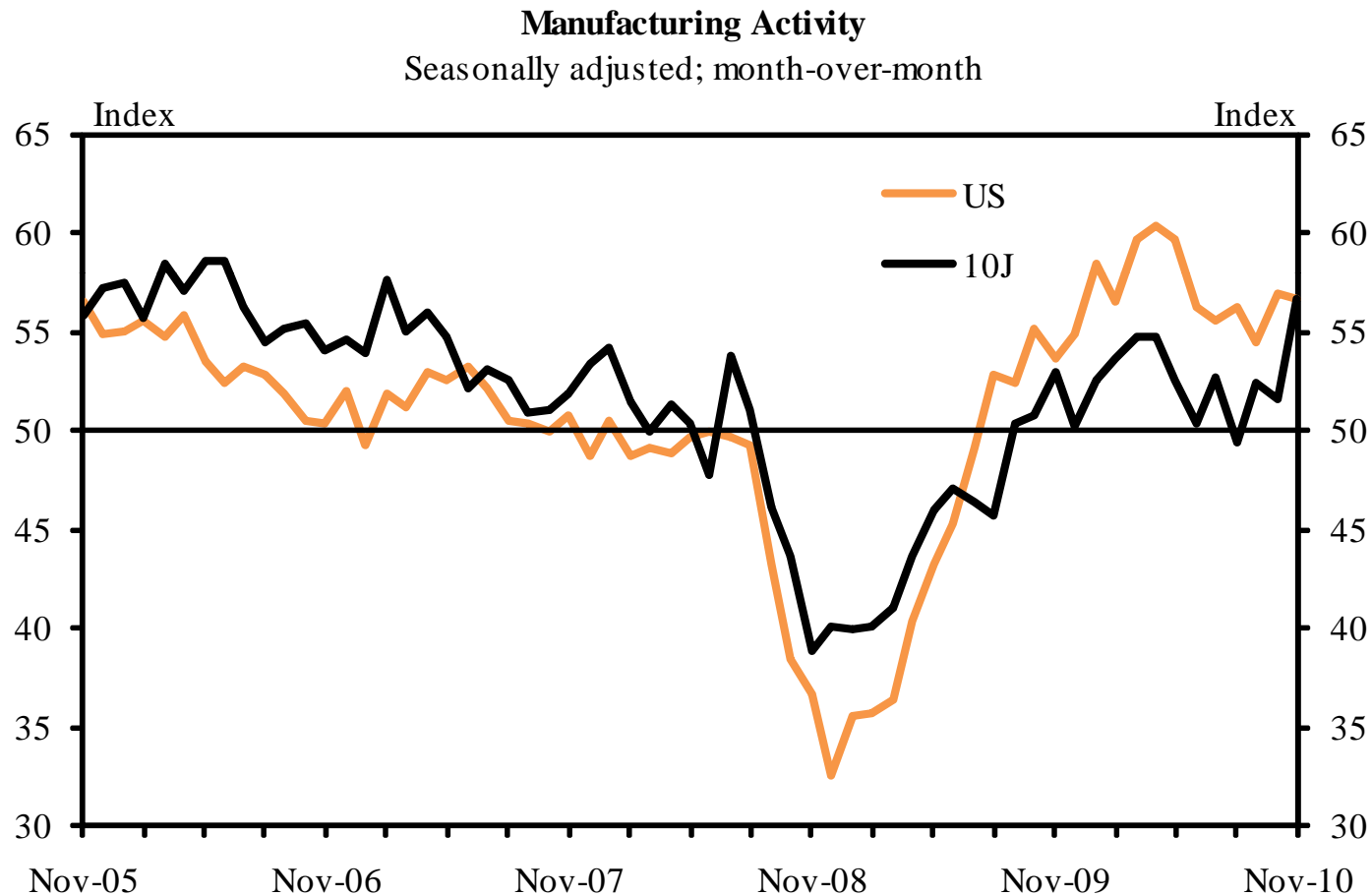
Net Percentage of Firms Expecting to Increase Employment



Source: Manpower Inc.



Manufacturing activity has been expanding for more than a year.



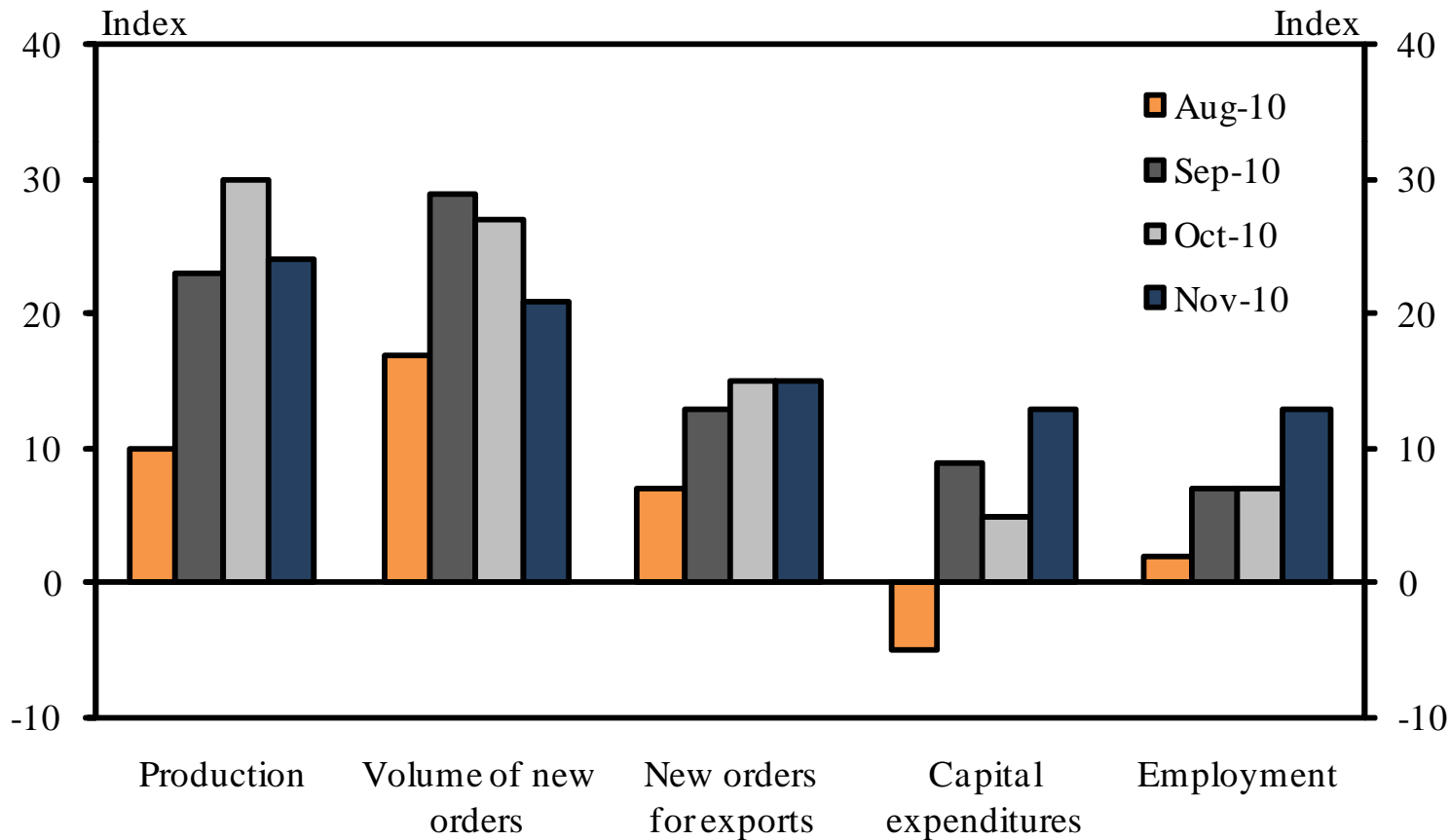
Sources: ISM, FRBKC Manufacturing Survey

Note: 10J index is computed on ISM basis (50 = zero change)



Manufacturers expect further expansion over the next six months.

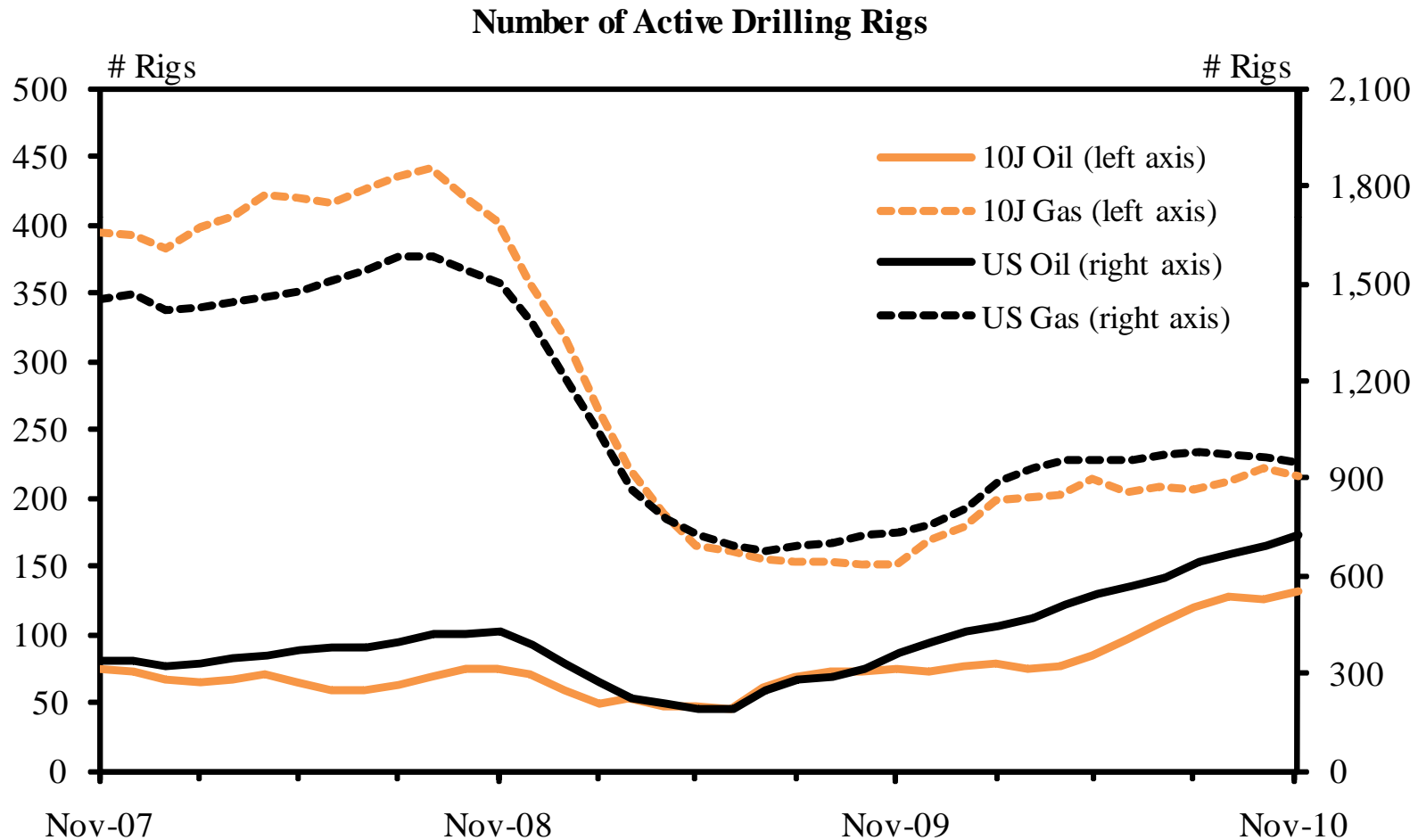
Tenth District Manufacturing Expectations
Seasonally adjusted; six months ahead



Source: FRBKC Manufacturing Survey



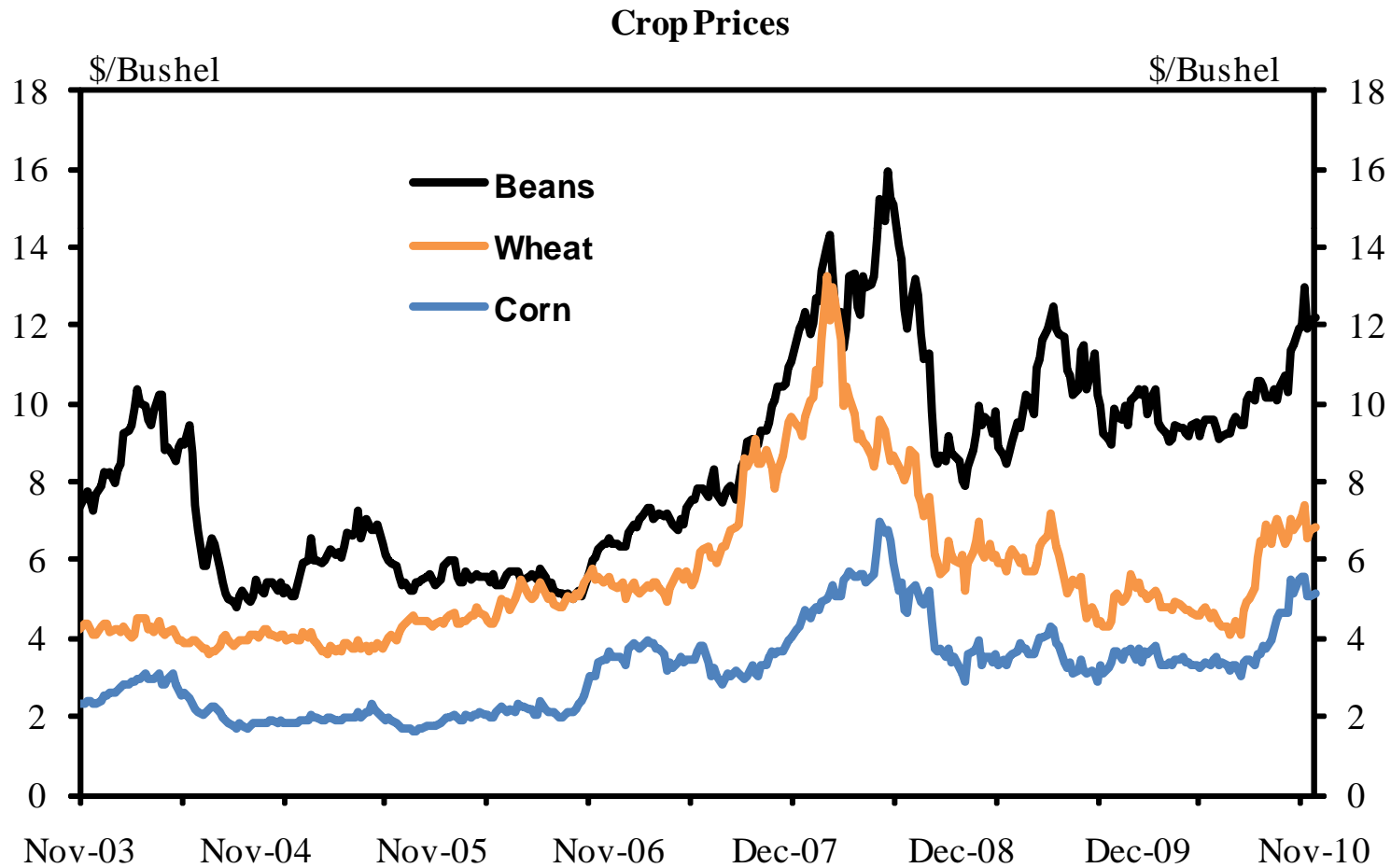
The energy sector is expanding, especially for oil producers.



Source: Baker-Hughes



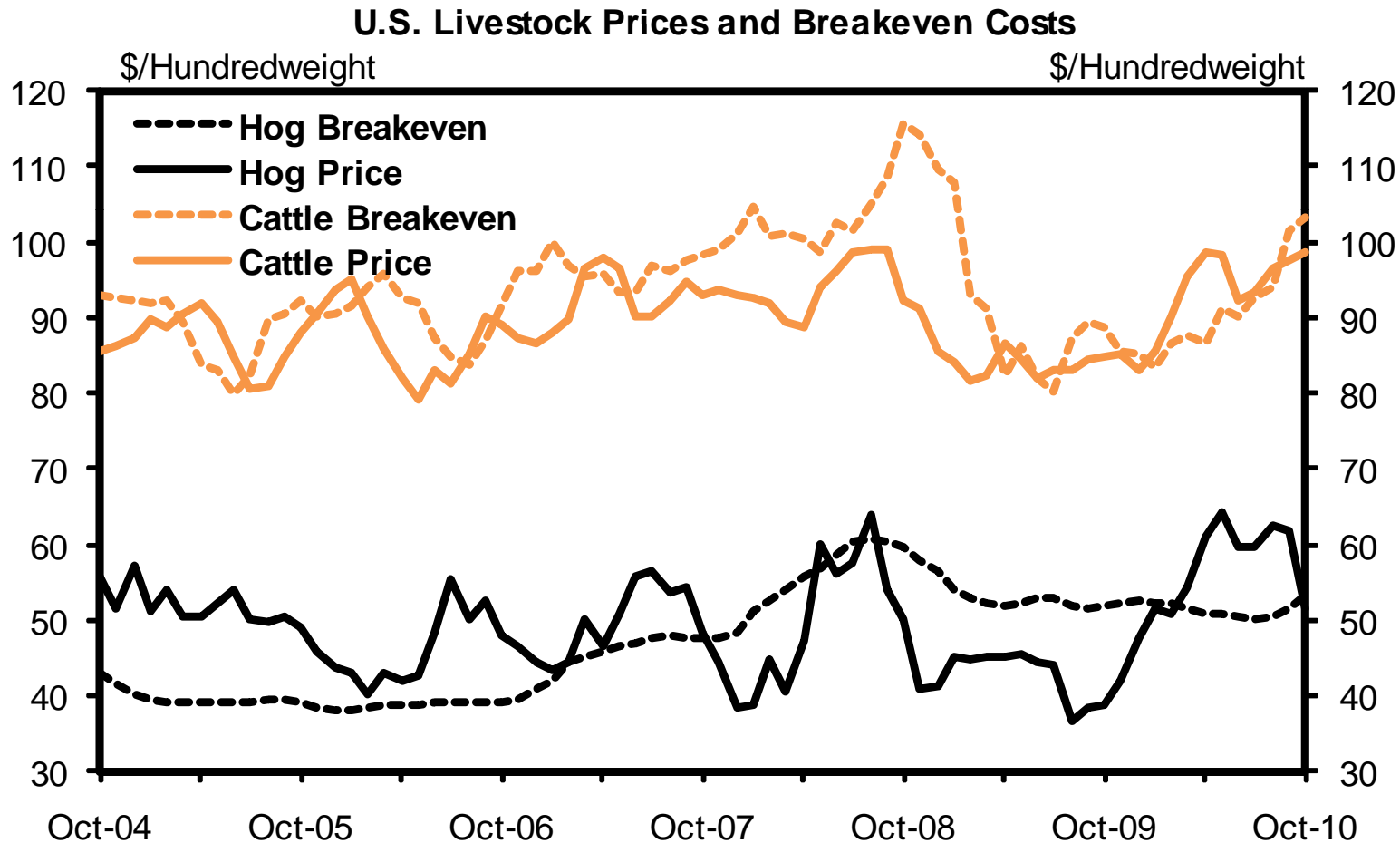
Lower supplies have led to higher crop prices.



Source: Commodity Research Bureau



Incomes have increased for livestock producers this year.

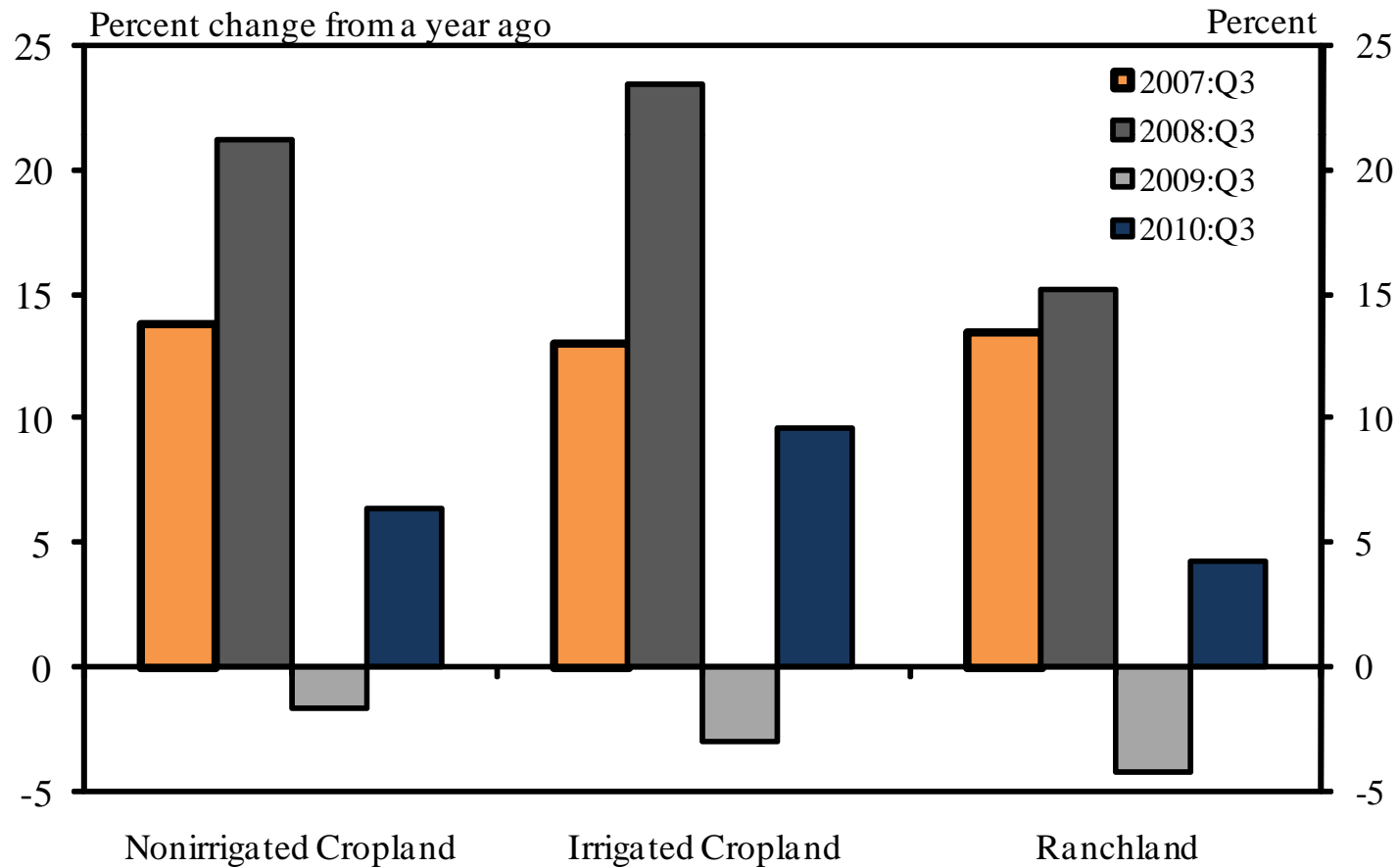


Source: USDA and Iowa State University



Farmland values have increased in 2010.

Tenth District Farmland Values

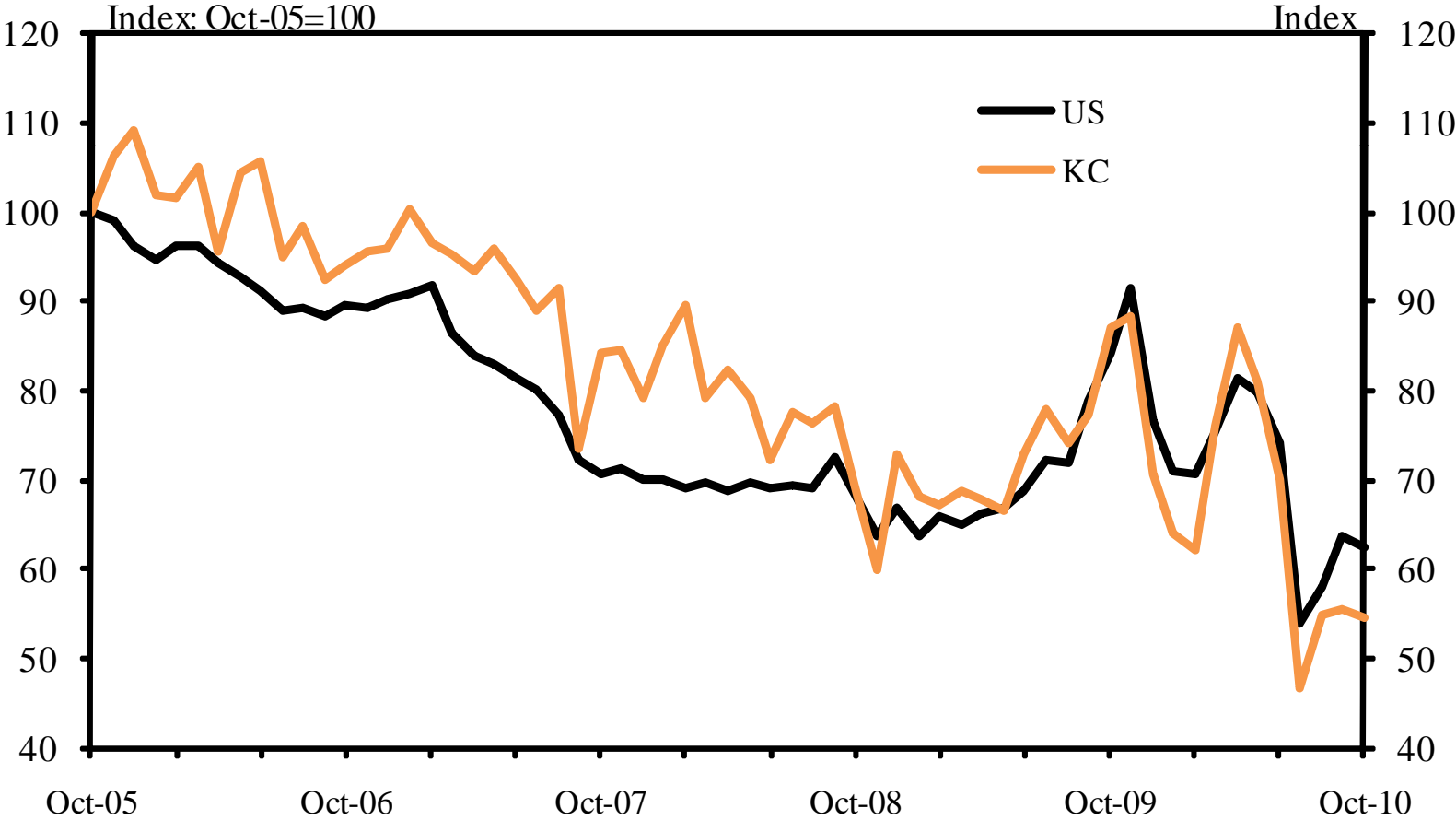


Source: FRBKC Ag Survey



As expected, home sales plummeted after the expiration of the tax credit.

Existing Home Sales
Seasonally adjusted

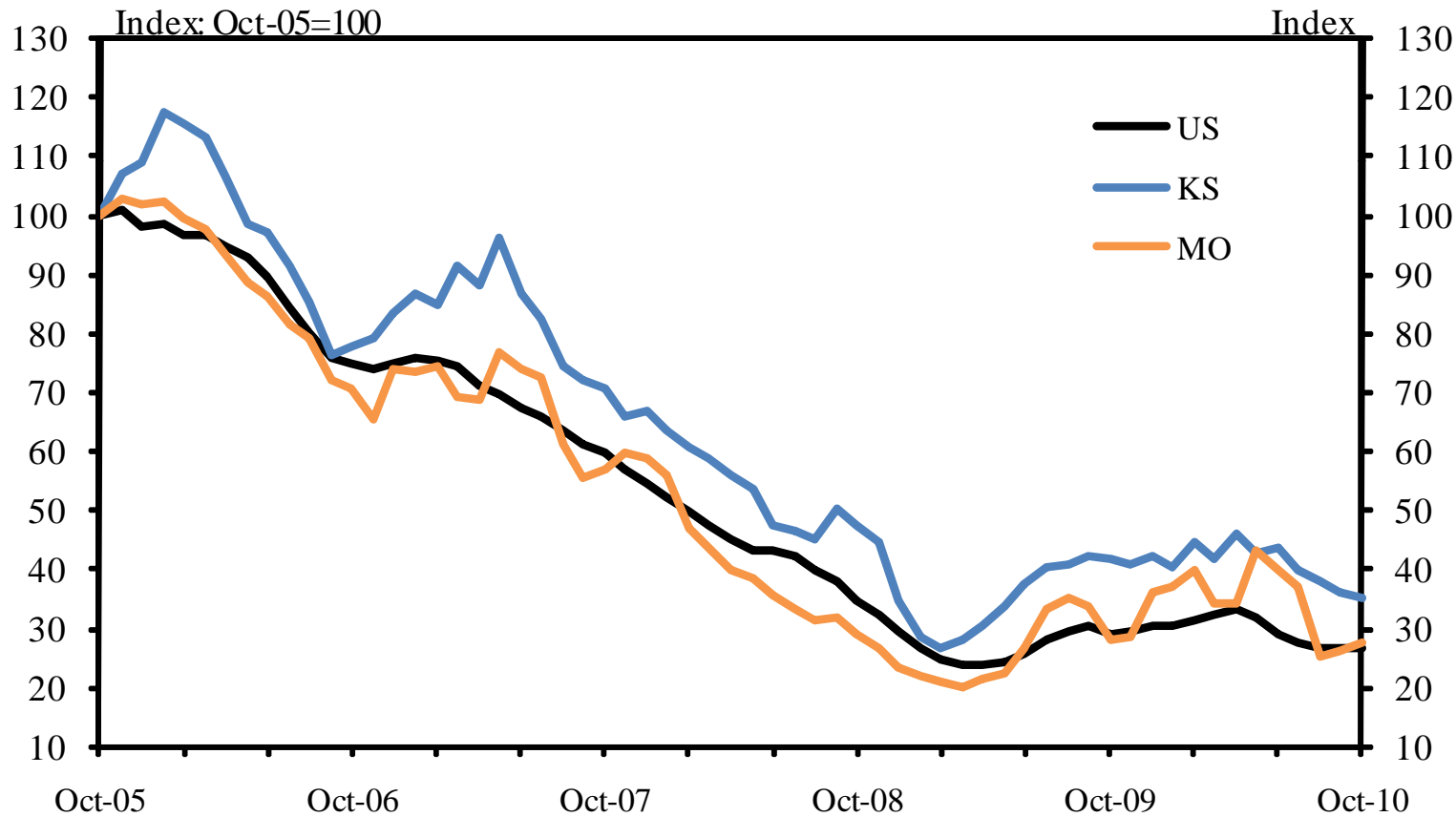


Source: NAR and Local Realtor Reports



Residential construction activity remains slow.

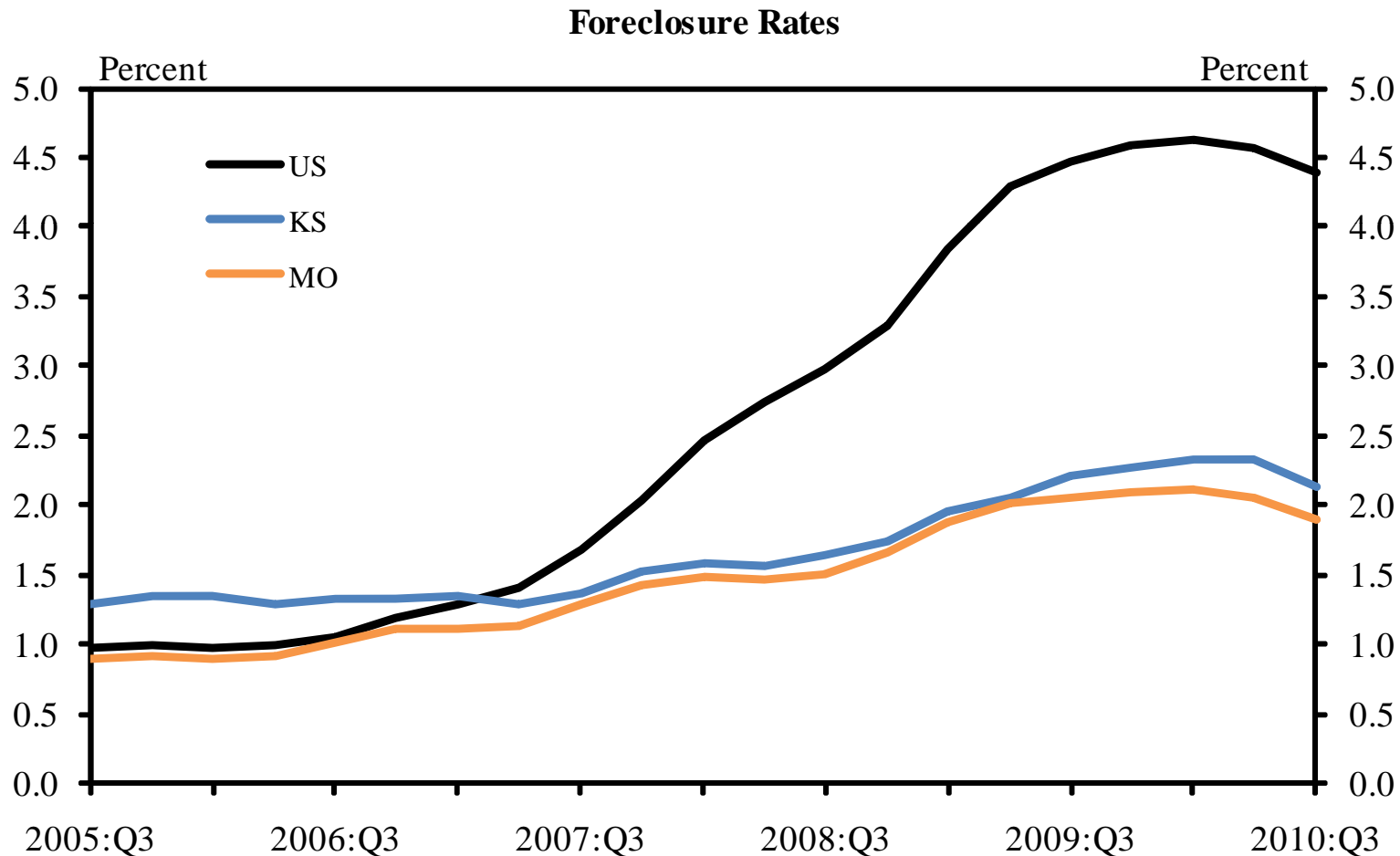
Value of Residential Construction Contracts
Seasonally adjusted



Source: FW Dodge



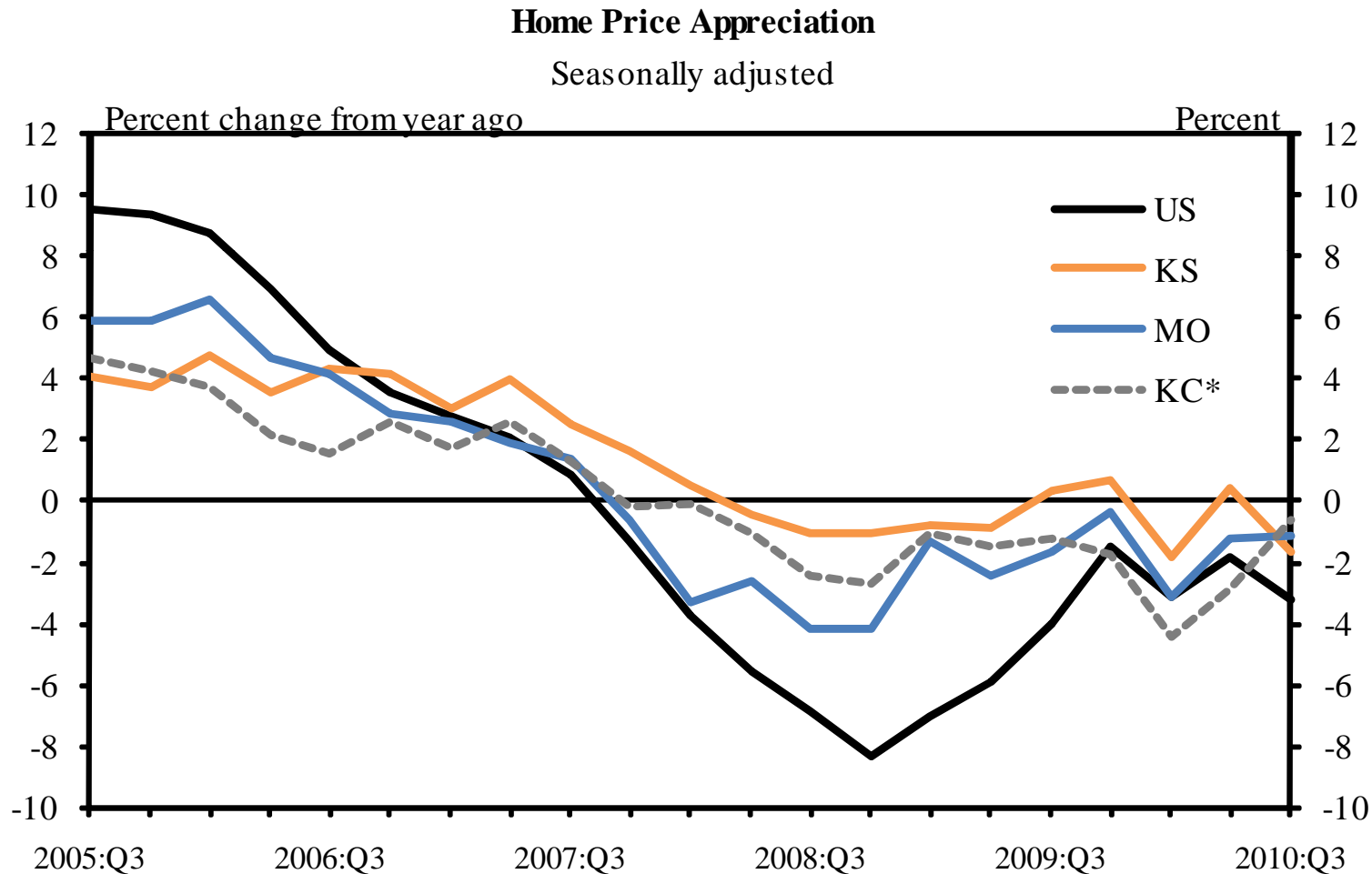
Foreclosure rates are much lower in Kansas and Missouri than in the nation.



Source: Mortgage Bankers Association



Home prices have held up relatively well in Kansas and Missouri.



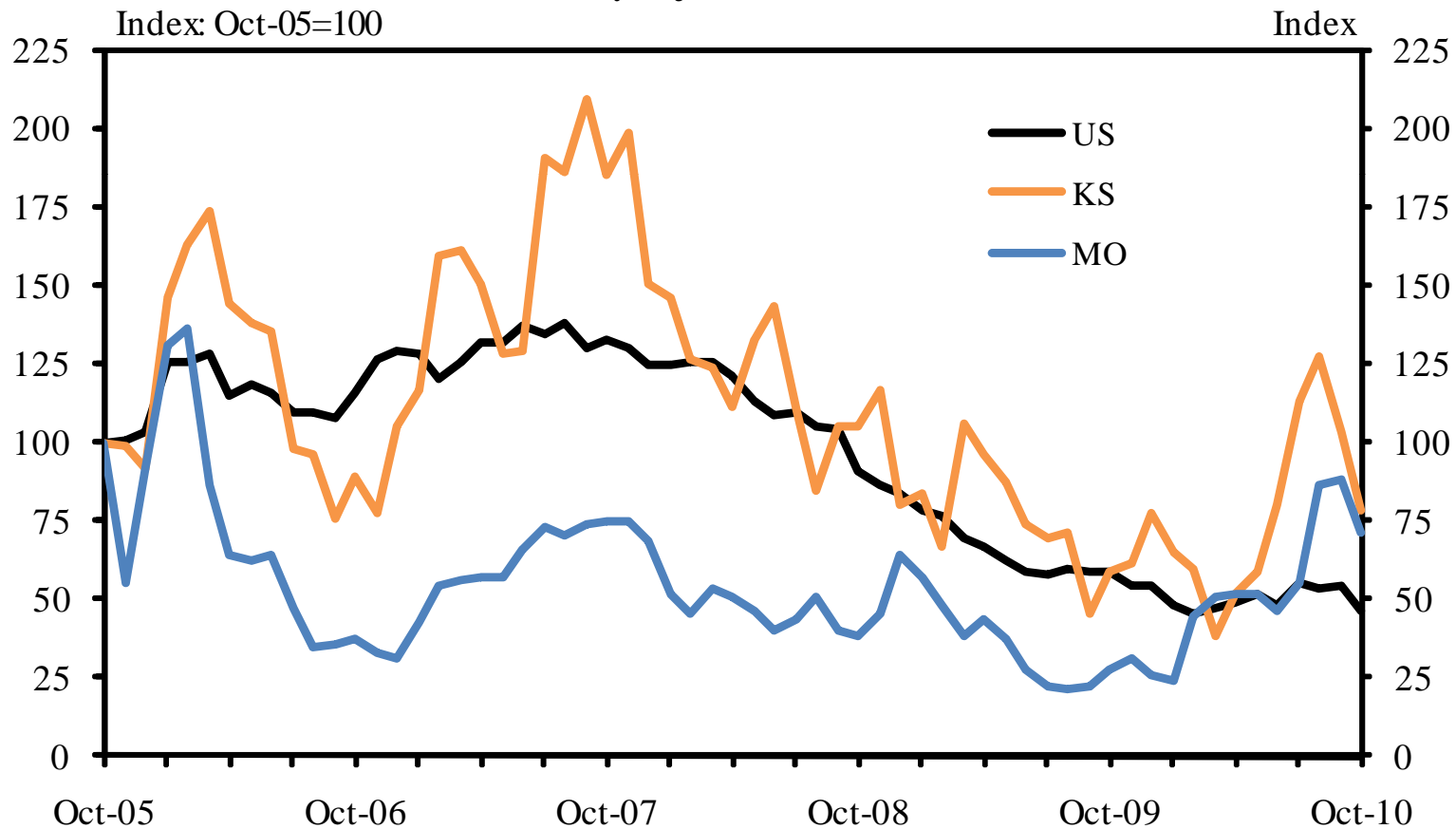
Source: FHFA

*Includes refinances



Commercial construction activity increased earlier this year in Kansas and Missouri.

Value of Commercial Construction Contracts
Seasonally adjusted, 3-mo. mov. av.



Source: F.W. Dodge Inc.



Conclusions

- ◉ Most economists expect the U.S., Kansas, and Missouri economies to recover gradually over the next couple of years.
- ◉ There are several factors that will likely prevent a more robust recovery.
 - Real estate activity may be sluggish in the near term.
 - Consumer confidence remains below pre-recession levels which may translate into less spending.
 - Unemployment is likely to remain high for some time.

