

ECONOMIC AND FINANCIAL HIGHLIGHTS

REAL ESTATE MARKET

Primary Mortgage Market Survey	2
Mortgage Loan Applications	3
Housing Starts	4

CONSUMER SECTOR

Reuters/University of Michigan Consumer Sentiment Index	5
Retail Sales	6

MANUFACTURING SECTOR

Industrial Production	7
-----------------------	---

CONSUMER PRICES

Consumer Price Index	8
Sticky and Flexible Consumer Price Index	9

PRODUCER PRICES

Producer Price Index	10
----------------------	----

APRIL 18, 2012



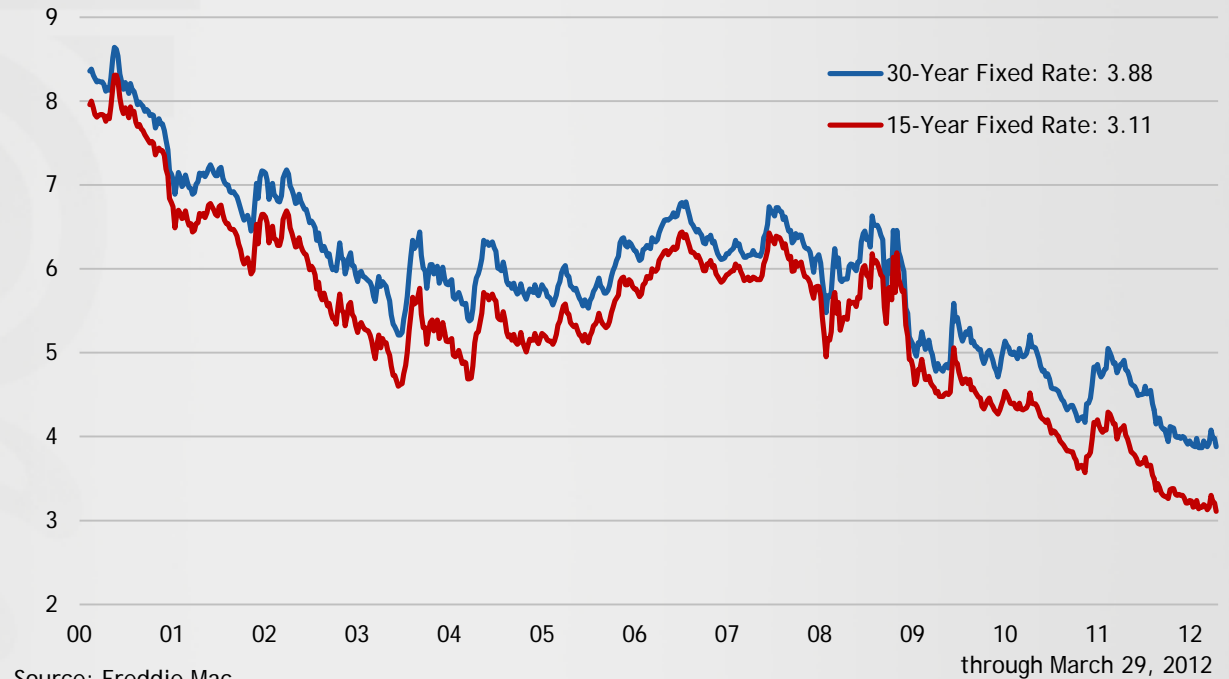
REAL ESTATE MARKET

SUMMARY

The average mortgage rates for 15-year fixed rate mortgages fell one-tenth of a percent from the week earlier to 3.11 percent, an all-time low for the series.

The rate for 30-year fixed rate mortgages also dropped from the prior week reaching 3.88 percent, only one one-hundredth of a point above its series low.

Freddie Mac, Primary Mortgage Market Survey (PMMS)
percent

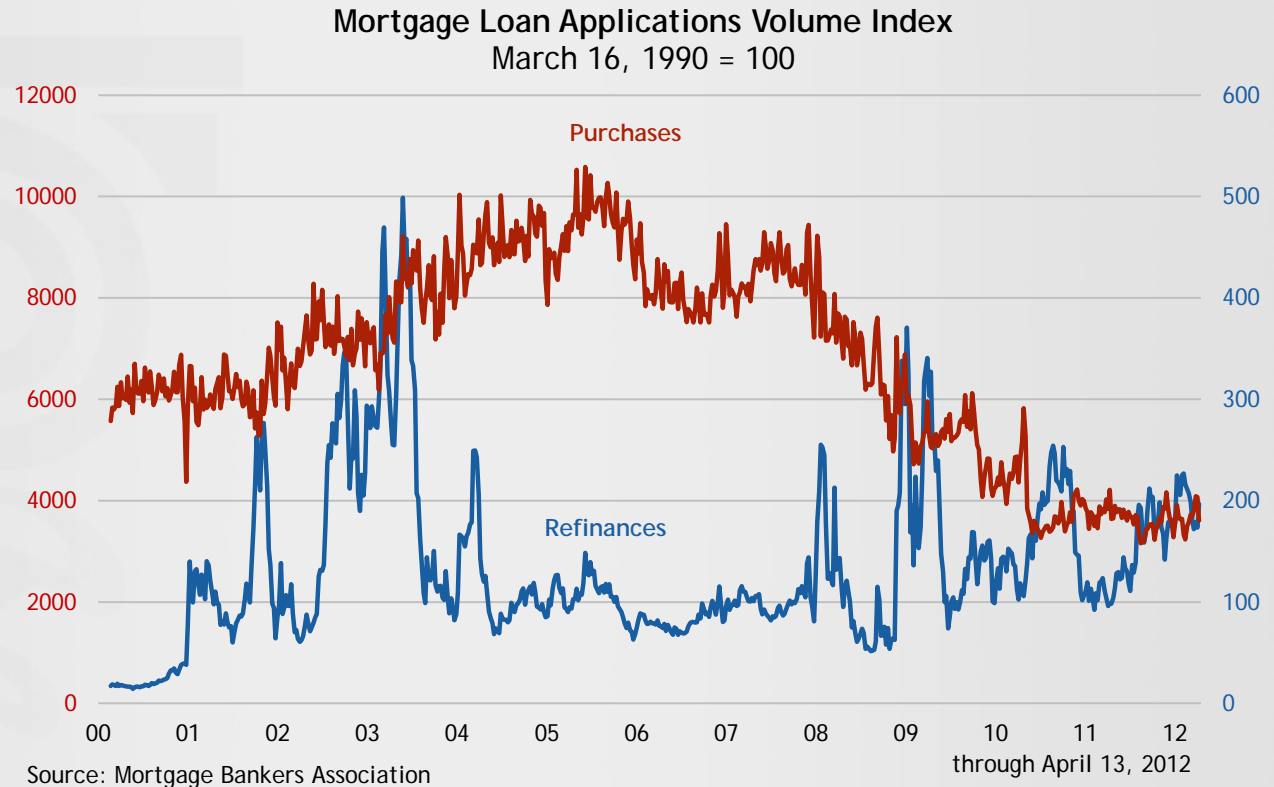


REAL ESTATE MARKET

SUMMARY

Mortgage loan applications for purchases are down 2.22 percent over the month and 11.21 percent over the week.

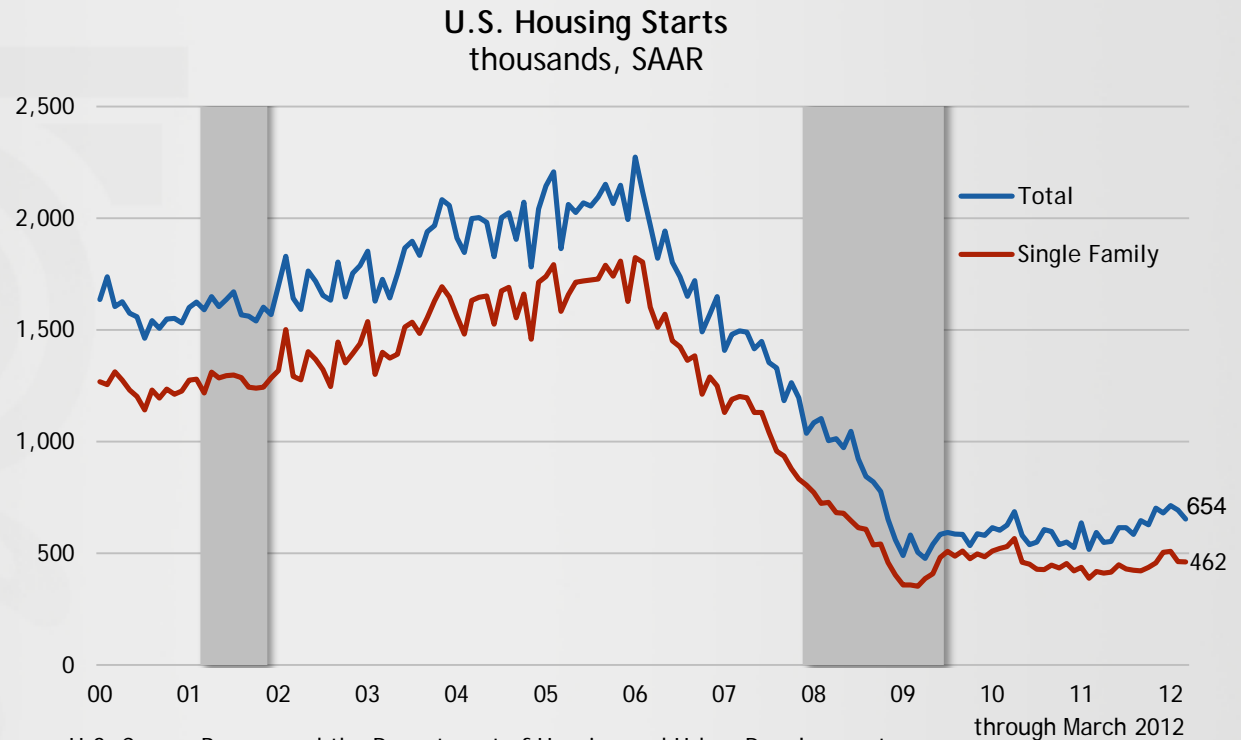
However, applications for refinancing were up 13.53 percent over the week and 9.24 percent over the month.



REAL ESTATE MARKET

SUMMARY

The U.S. Census Bureau and the U.S. Department of Housing and Urban Development jointly reported that total housing starts declined nearly 6 percent from February to March and that single-family starts were essentially unchanged. Both series exceeded the year-earlier level by more than 10 percent.



Sources: U.S. Census Bureau and the Department of Housing and Urban Development

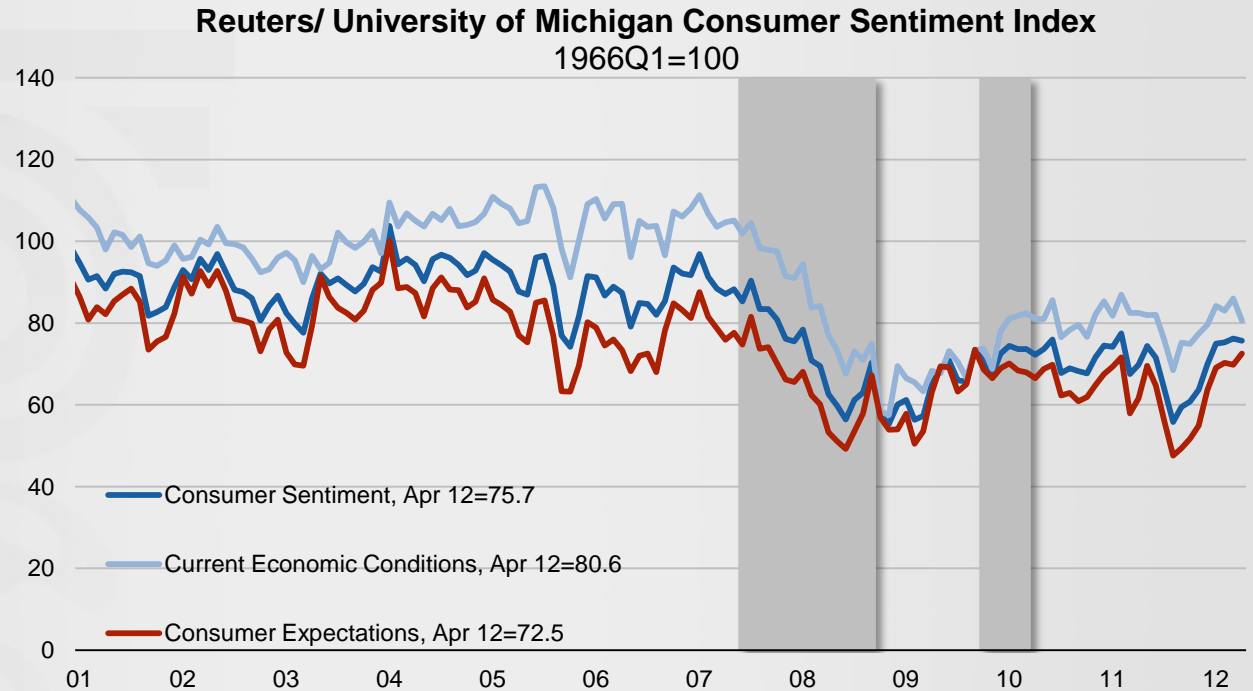
CONSUMER SECTOR

SUMMARY

Final measures of consumer sentiment for March released by Reuters and the University of Michigan were revised up.

According to the March [report](#), in the March survey more consumers than ever reported hearing of improved employment conditions.

April's preliminary measures of consumers' expectations were an improvement from the March figures. However, preliminary measures of current economic conditions declined from March.



Source: Reuters/University of Michigan

through April 2012

ADDITIONAL DETAIL

- The overall consumer sentiment measure for March was revised up from 75.3 points to 76.2 points.
- Preliminary estimates for the consumer sentiment index edged down from 76.2 points in March to 75.7 points in April.
- Preliminary estimates for the index based on current economic conditions questions declined from 86 points in March to 80.6 points in April.
- Preliminary estimates for the index based on consumer expectations increased from 69.8 points in March to 72.5 points in April.

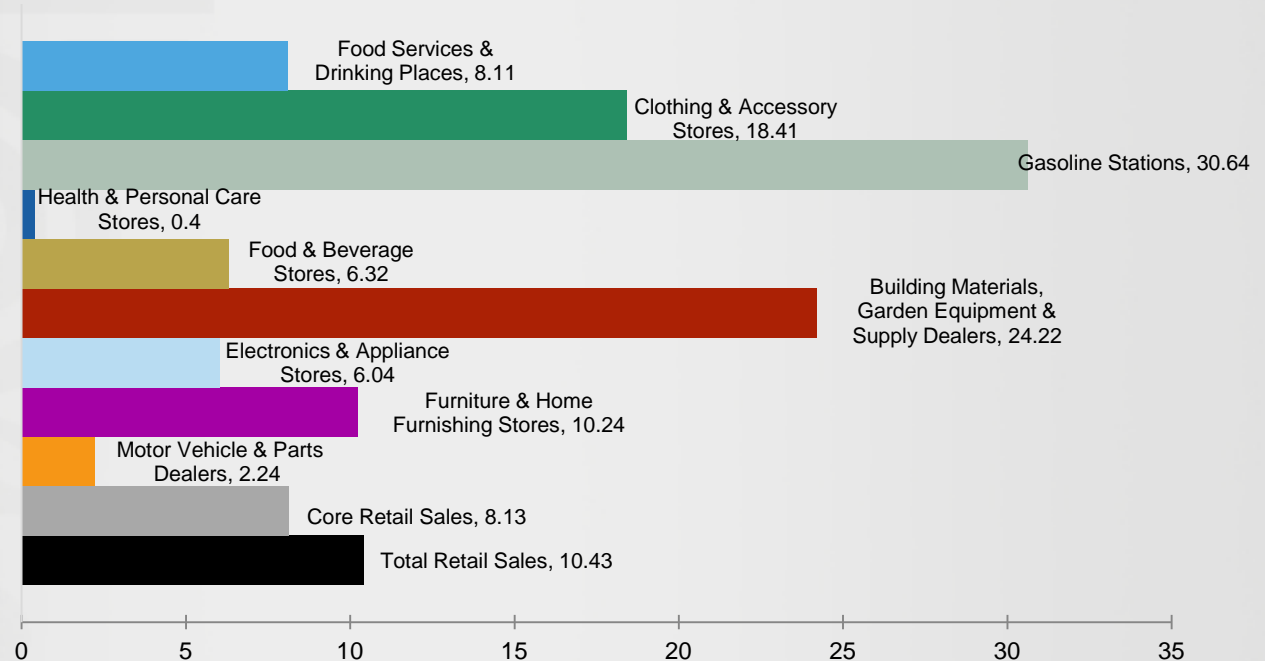
CONSUMER SECTOR

SUMMARY

Advance estimates indicate that adjusted retail sales rose 0.8 percent in March. Retail sales are adjusted for seasonal variation, holidays, and the number of days in a month, but not for inflation.

The pace of growth has picked up recently. From November to January, total retail sales grew at annualized rate of 5.3 percent compared with an annualized rate of growth of 10.4 percent from January to March 2012.

U.S. Retail Sales Components
January 2012 to March 2012 annualized percent change, SA



Source: U.S. Census Bureau

ADDITIONAL DETAIL

- Recent increases in retail sales have been broad based. The fastest-growing components in March were building materials, gasoline stations, and clothing stores. Although the pace of spending on auto sales has slowed in recent months, the number of vehicles purchased per month is close to prerecession levels.
- While the pace of growth for spending on gasoline has increased in recent months, the portion of total retail spending has not changed much. Spending at gasoline stations made up 11 percent of total retail sales in January and 11.6 percent in March.

MANUFACTURING SECTOR

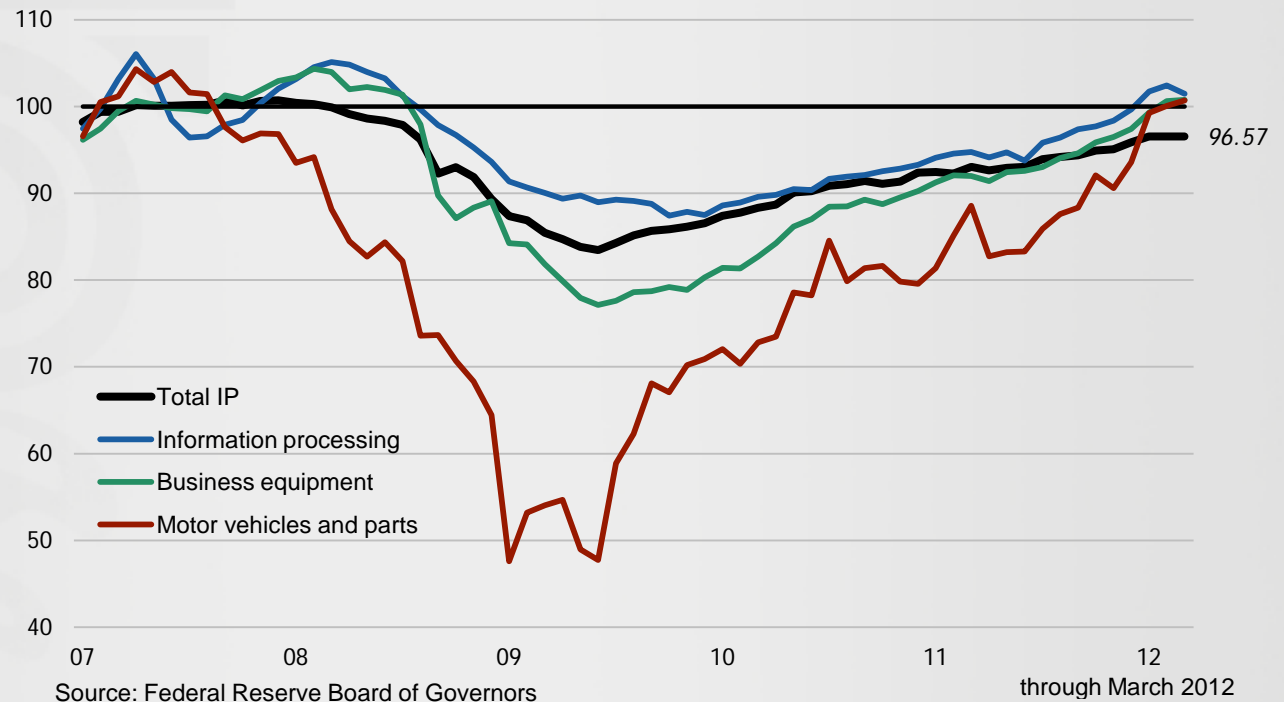
SUMMARY

The Federal Reserve Board announced Tuesday that industrial production (IP) was unchanged from February to March. Manufacturing output declined 0.2 percent in March but jumped 10.4 percent at an annual rate in the first quarter. The output of mines gained 0.2 percent in March, while utility output increased 1.5 percent over February.

March's IP data also reflects mostly upward revisions from the Federal Reserve Board's annual revision, released March 30.

Production Indices for Selected Series

2007 = 100, SA



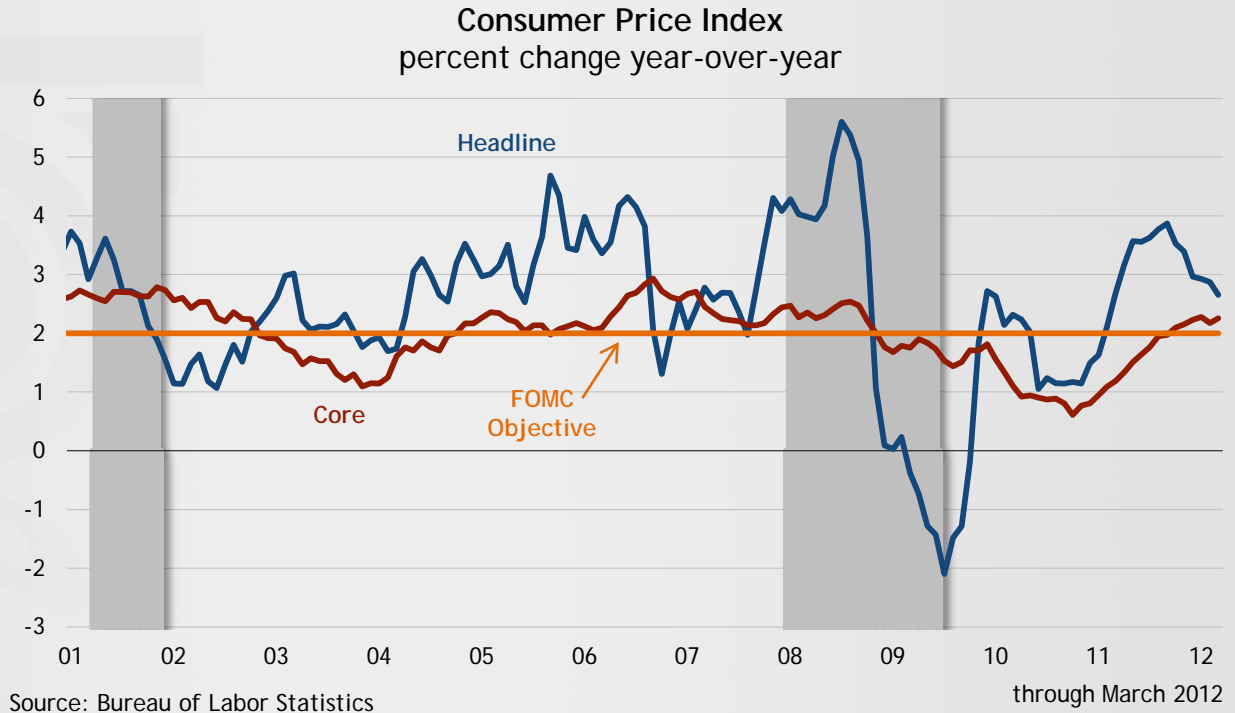
ADDITIONAL DETAIL

- Though industrial production was **unchanged from February to March**, the measure **increased at an annual rate of 10.4 percent in the first quarter**. Even excluding motor vehicles and parts, manufacturing output moved at an annual rate of 8.3 percent.
- The index measuring motor vehicles and parts added 0.7 index points in March; **the output of motor vehicles and parts surged nearly 40 percent at an annual rate in the first quarter**.

CONSUMER PRICES

SUMMARY

The headline consumer price index (CPI) rose at a 3.6 percent annualized rate in March, following a 5 percent increase in February. Excluding food and energy, core CPI accelerated to 2.8 percent (annualized rate), up from 1.2 percent the month before. Core CPI is now up 2.3 percent on a 12-month basis.

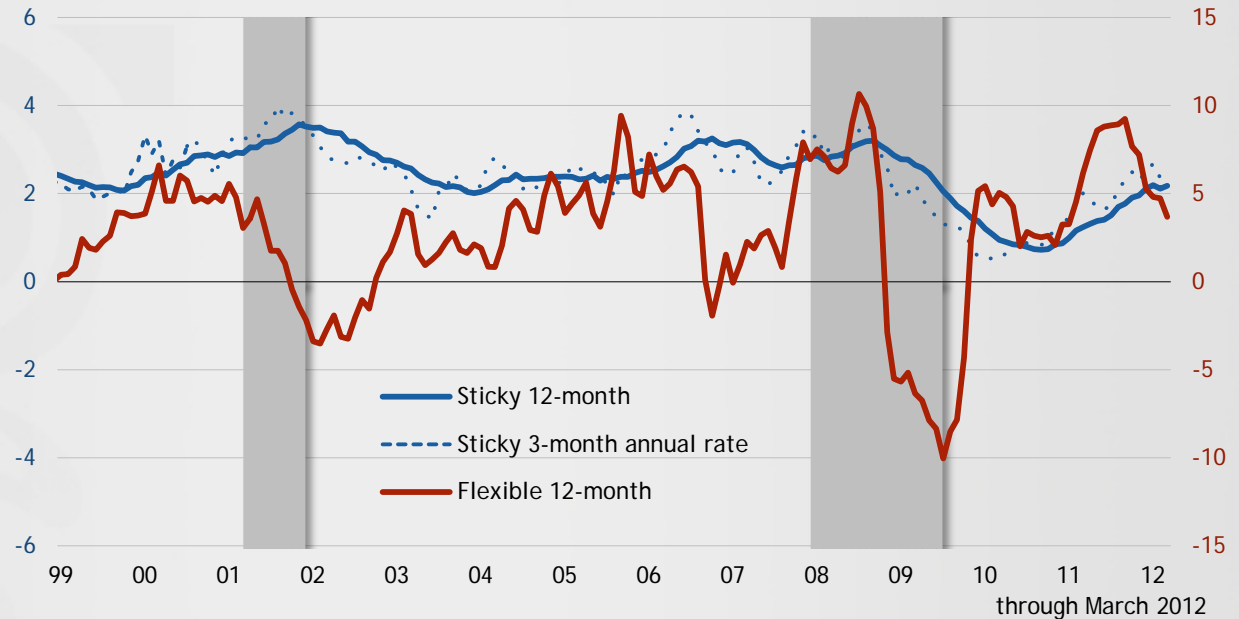


CONSUMER PRICES

SUMMARY

The Atlanta Fed's sticky price CPI rose at a 2.3 percent annualized pace in March and is up 2.2 percent on a 12-month basis.

Sticky and Flexible CPI
percent change over given period



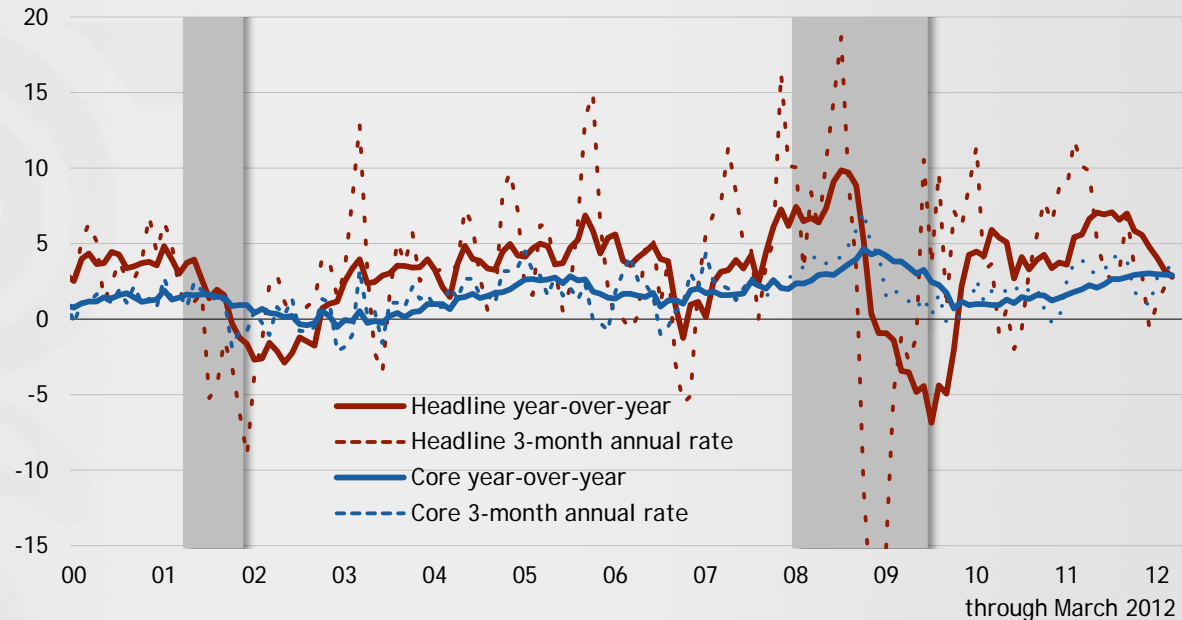
Sources: Bureau of Labor Statistics, Atlanta Fed

PRODUCER PRICES

SUMMARY

The producer price index (PPI) for finished goods went unchanged at 0.0 percent (annualized rate) in March, following a 4.4 percent gain in February. The index for finished energy goods declined 11 percent in March, while the index for food increased 1.9 percent. Finished core PPI accelerated from 2 percent to 3.4 percent (annualized rate).

Finished Goods Producer Price Index
percent change over given period



Source: U.S. Bureau of Labor Statistics