

Economic Highlights

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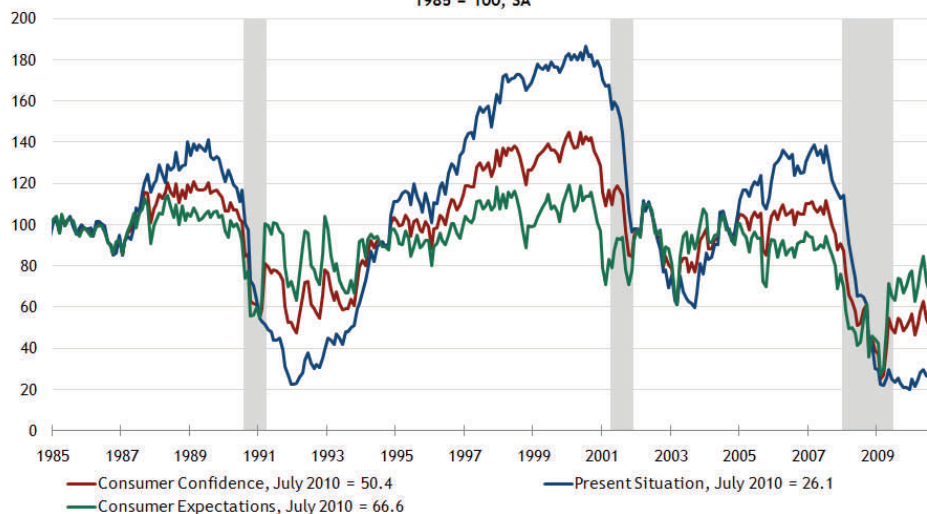
Consumer Spending

Summary

The Conference Board's consumer confidence index dropped further in July.

The Conference Board Consumer Confidence Index

1985 = 100, SA



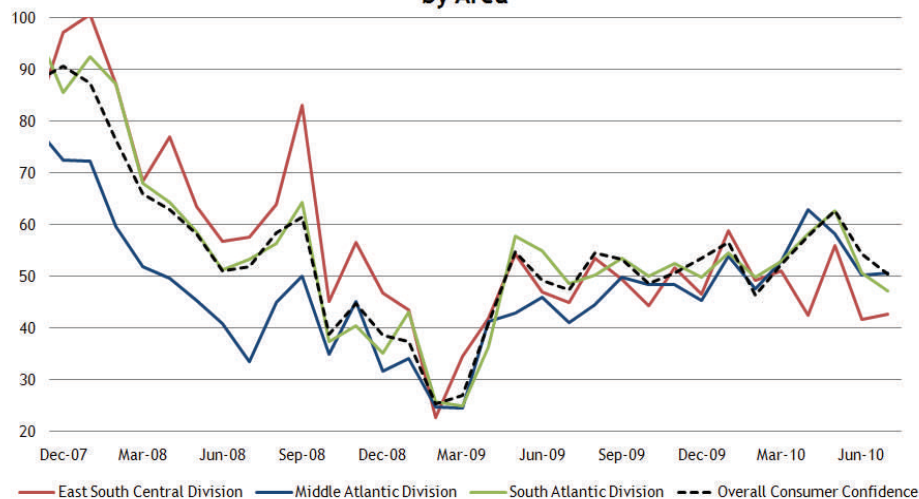
Source: The Conference Board

Assumes recession ended June 2009

- In July, the Conference Board's index of consumer confidence fell 4 points to 50.4, the lowest level since February. The index is still a ways from prerecession levels, though above its historic lows of late 2008 and early 2009.
- The decline was led by the expectations component of the index, which fell 6 points to 71.2, back to the level seen at the beginning of the recession. The present situation component fell less than a point, to 25.5.

Consumer confidence in the Southeast remained low in July.

Conference Board Consumer Confidence by Area



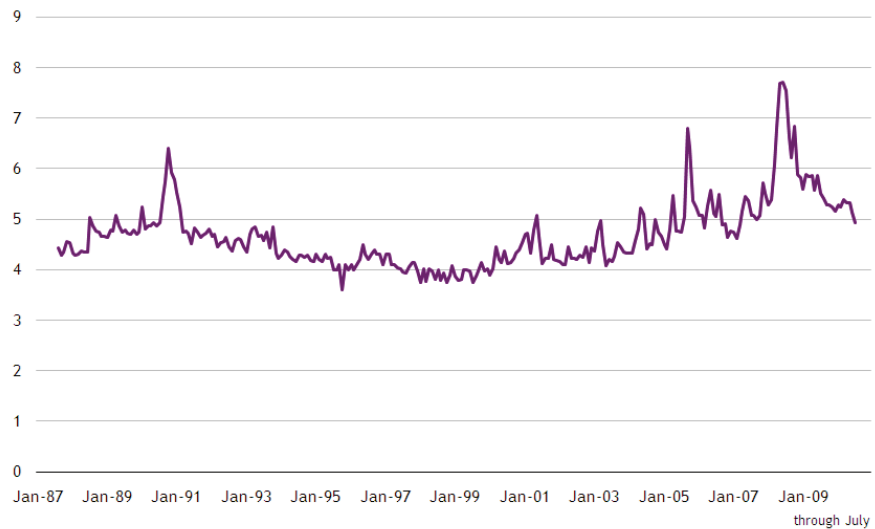
Source: The Conference Board

Summary

Consumer inflation expectations declined for the second consecutive month in July, according to the Conference Board survey.

Inflation Expectations for 12 Months Hence

% Average, not seasonally adjusted

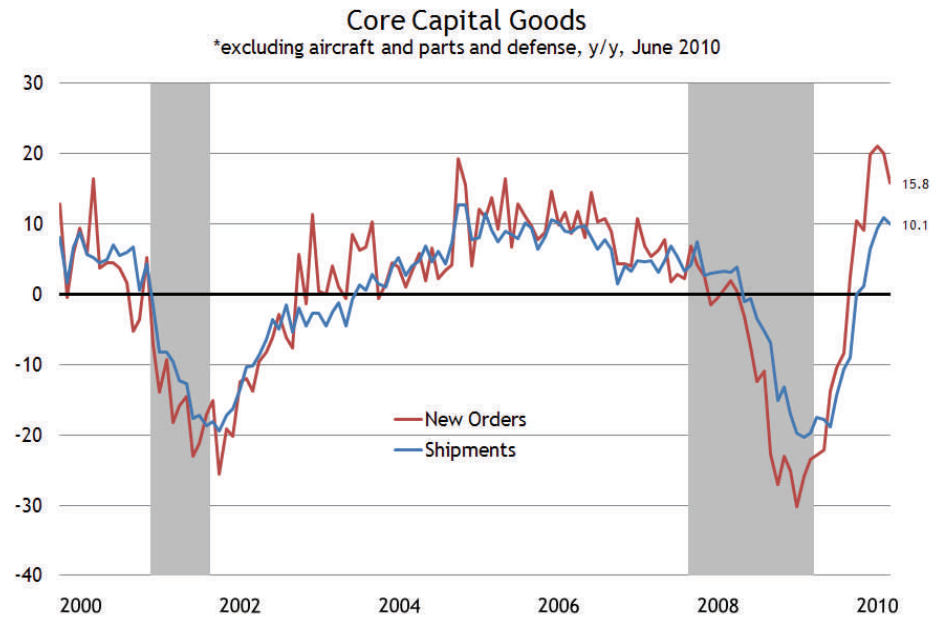


Source: The Conference Board

- Twelve-month-out inflation expectations moderated to 4.9 percent in July, down from 5.1 percent in June and 5.3 percent in both April and May.
- July marked the first time since September 2007 that expectations fell below 5 percent, according to the Conference Board survey of consumers.

Summary

Despite negative new order figures for all durable goods, new orders for core capital goods gained 0.6% in June after a large 4.6% addition in May.



Source: U.S. Census Bureau

*Assumes recession ended June 2009

- Despite negative new order figures for all durable goods in May, new orders for core capital goods gained 0.6% month over month. Compared with June 2009 levels, new orders for core capital goods were up 15.8%. The headline figure was dragged down largely by commercial and defense aircraft.
- In June, notable drivers for new orders growth of core capital included new orders for motor vehicles and parts, which added 2.5% over its May level, and computers and related products, which grew by 2.5% after a similar increase in May. Electrical equipment also saw a 3.7% rise in new orders for the month.
- Shipments of core capital goods rose 0.2% in June.

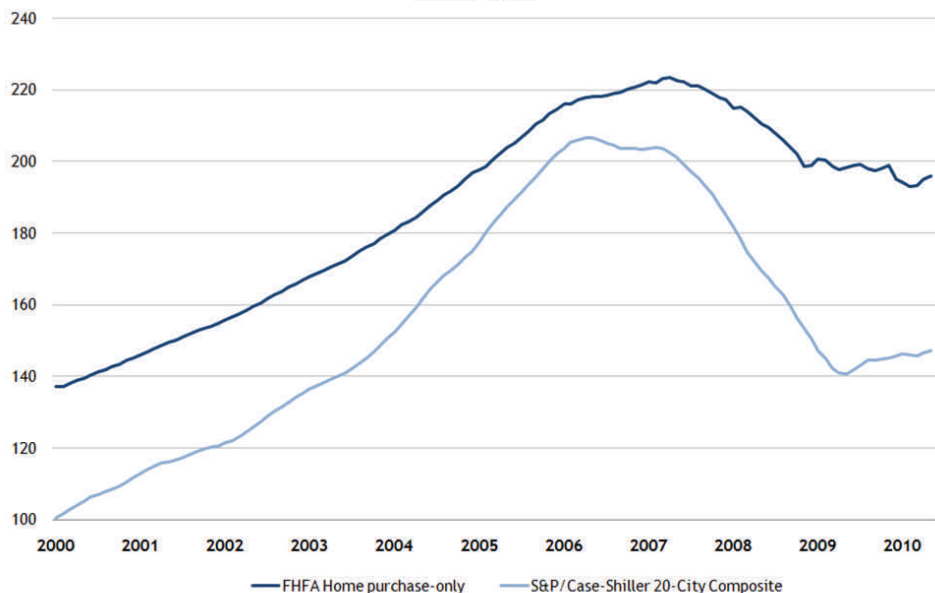
Real Estate

Summary

Both the FHFA purchase-only and S&P/Case-Shiller 20-city composites continued to indicate rising monthly home prices nationally in May; however, gains were more modest than in April.

Home Price Indexes

May 2010, sa

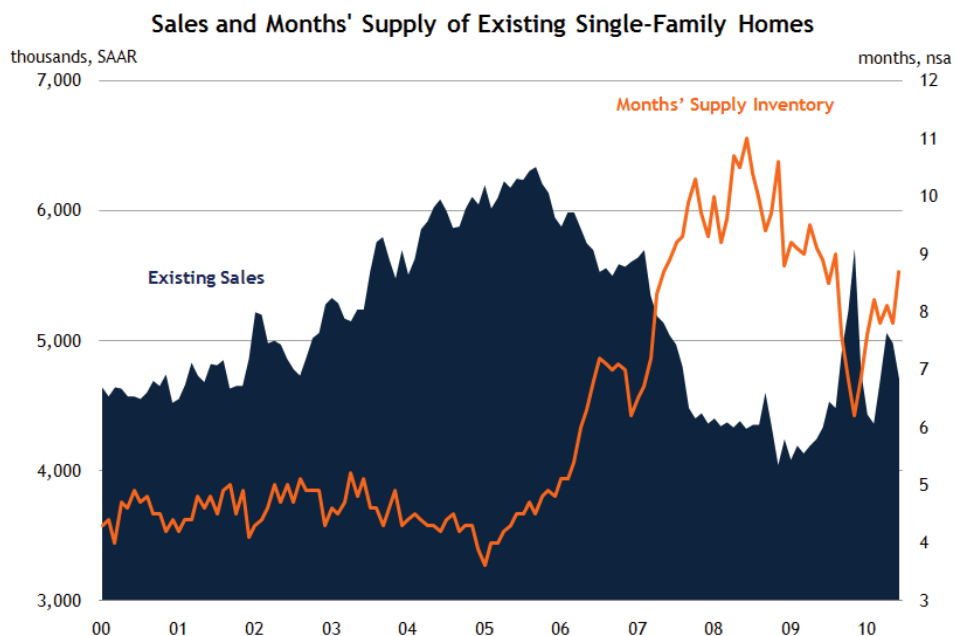


Source: Federal Home Finance Authority; Standard & Poor's and Fiserv Inc.

	May (NSA)	May (SA)	M/M (NSA)	M/M (SA)	Y/Y
S&P/Case-Shiller					
20-City Index	146.4	147.3	1.3%	0.5%	4.6%
10-City Index	159.4	160.3	1.3%	0.5%	5.4%
Atlanta	107.8	108.5	2.0%	1.1%	1.7%
Miami	146.3	147.4	0.9%	0.3%	1.2%
Tampa	138.3	139.4	0.9%	0.3%	-1.4%
U.S. FHFA Purchase-Only	198.5	196.0	1.2%	0.5%	-1.2%

Summary

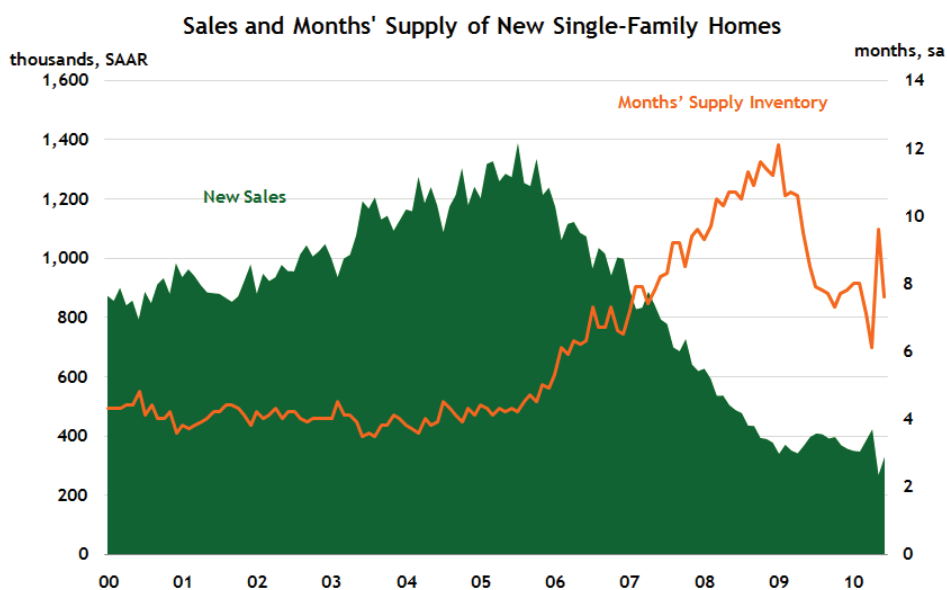
According to the National Association of Realtors, single-family existing home sales in June weakened, down 5.6% from May. Months' supply of homes available for sale rose to 8.7 months as home inventory rose and sales slowed.



Source: National Association of Realtors

The U.S. Census Bureau reported that new home sales (based on contracts signed) increased 24% in June from the prior month; however, June sales were the weakest June level since the series began in 1963.

Despite stronger sales, declining inventory pushed the months' supply down to 7.6 months in June.



Source: U.S. Census Bureau

June 2010 Home Sales

	thousands, SAAR	yr/yr change	mo/mo change
Existing home sales:	5,370	9.8%	-5.1%
Existing single-family:	4,700	8.6%	-5.6%
Existing multifamily:	670	20.5%	-1.5%
New single-family:	330	-16.7%	23.6%