

Economic Highlights

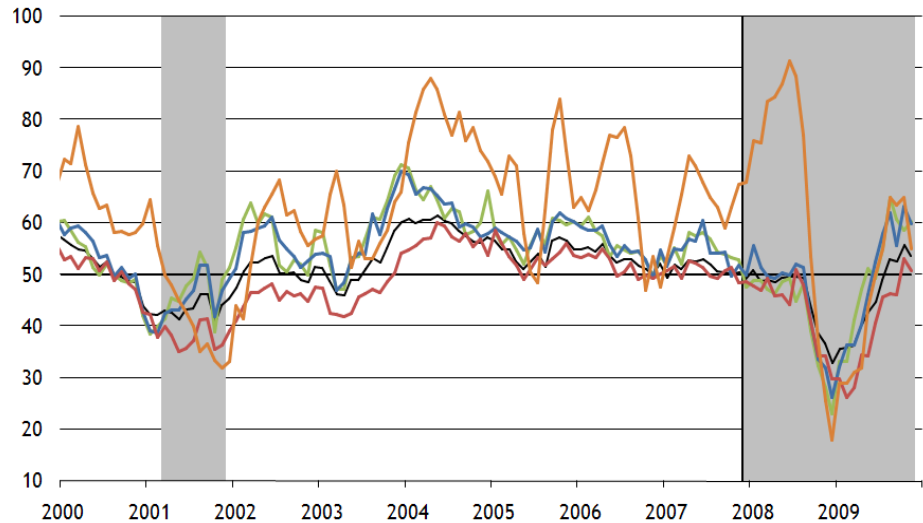
Manufacturing	
ISM Manufacturing Index	1
Durable Goods Report	2
Consumer Spending	
Auto Sales	3
Real Estate	
Pending Home Sales Index	4
U.S. Private Construction Spending	5
U.S. Office, Retail, and Warehouse Construction Activity	6
Home Price Indices	7
Single-Family Home Sales and Home Inventory	8

Summary

The Institute for Supply Management's Purchasing Managers Index dipped 2.1 index points to reach 53.6 in November. This reading indicates the manufacturing sector is still expanding but at a slower rate than in October.

ISM Manufacturing Index and Components

50+ = expansion, November 2009



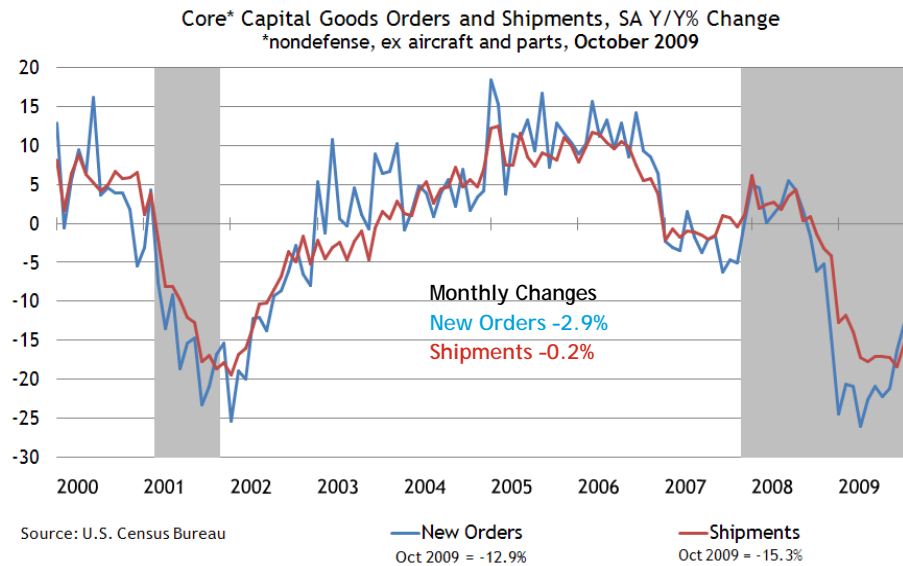
Source: Institute for Supply Management — Index 53.6 — New Orders 60.3 — Production 59.9 — Employment 50.8 — Prices 55.0

- The ISM's manufacturing purchasing managers composite index dipped 2.1 index points in November to reach 53.6.
- The new orders component posted a notable gain of 1.8 index points to reach 60.3, the highest reading of any component in November. The ISM PMI survey has shown growth, though varying in magnitude, in new orders for the past five months.
- November's second-highest index was the production component, which fell back 3.4 index points for the month to reach 59.9. This drop follows October's sizable 7.6 point gain in the index.
- Of note, the employment component lost 2.3 index points in November to reach 50.8. November was the second consecutive month the index was above 50.
- Often the most volatile component of the composite PMI, the ISM manufacturing price index dropped 10 points in November to reach 55, marking the index's fifth consecutive month above 50.
- November's price index was a result of 20% of manufacturing respondents reporting paying higher prices, 70% reporting paying the same prices as in the prior month, and 10% reporting lower prices in November than in October. (In the October PMI release, 37% of respondents reported paying higher prices than the previous month, 56% reported paying the same prices as the month prior, and 7% reported paying lower prices than in September.)

Manufacturing

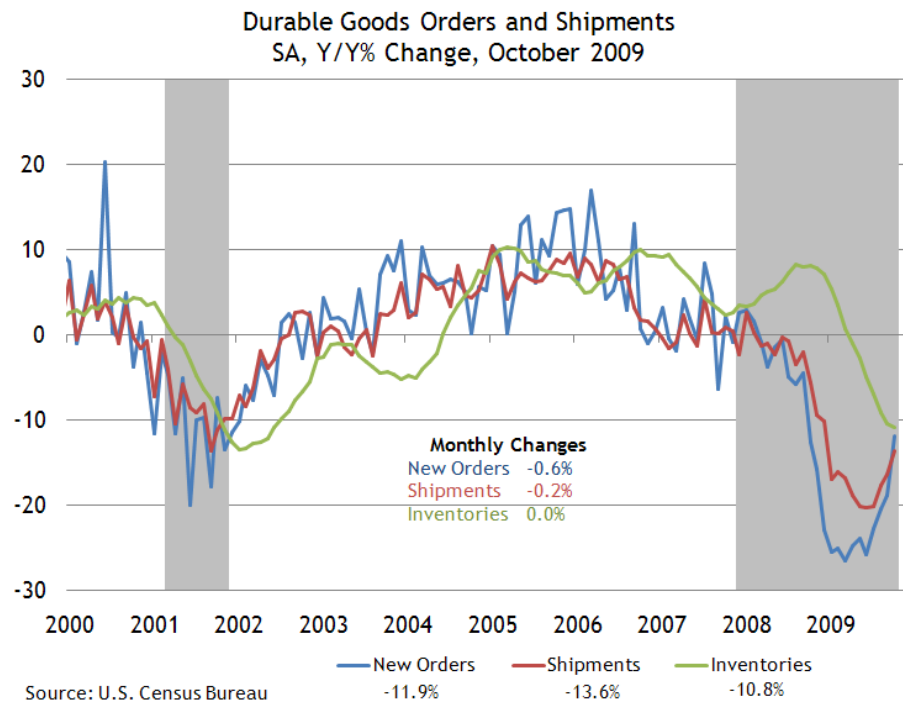
Summary

In October, new orders for core capital goods decreased 2.9% while shipments of core capital goods decreased 0.2%.



- New orders for core capital goods decreased 2.9% in October. The largest driver for the decrease was an 8% month-over-month decrease in machinery orders, which has become a volatile component of core capital goods. Another significant driver in the decrease was a 7.2% monthly decline in orders for computers and related products.
- Shipments for core capital goods decreased 0.2% in October.

New orders for all manufactured durable goods were down 0.6% in October. Inventories of manufactured durable goods remained flat on a monthly basis.

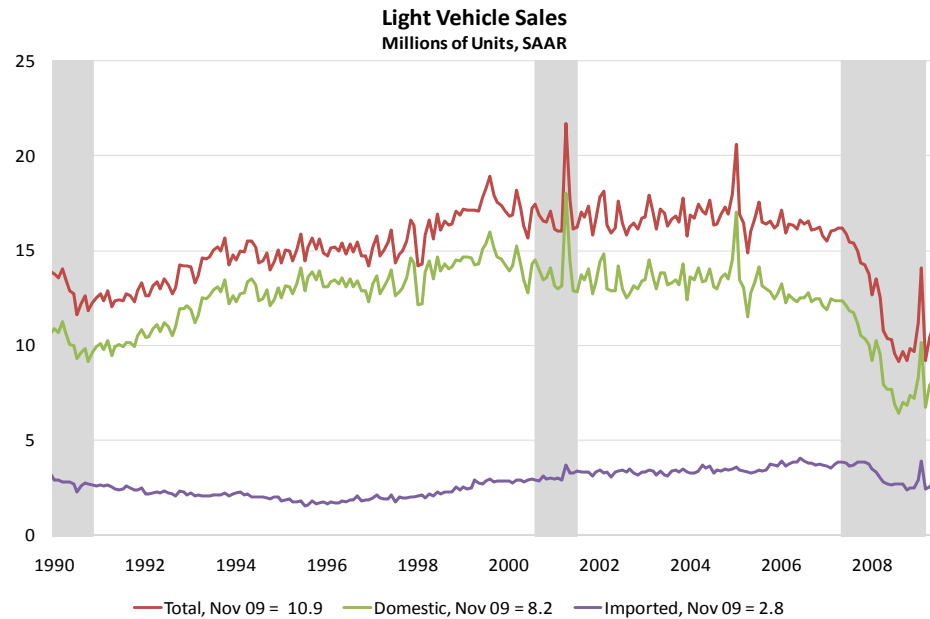


- New orders for manufactured durable goods decreased 0.6% in October.
- Shipments for manufactured durable goods decreased 0.2% in October.
- Inventories of manufactured durable goods stayed flat in October but were down 10.8% on an annual basis.

Consumer Spending

Summary

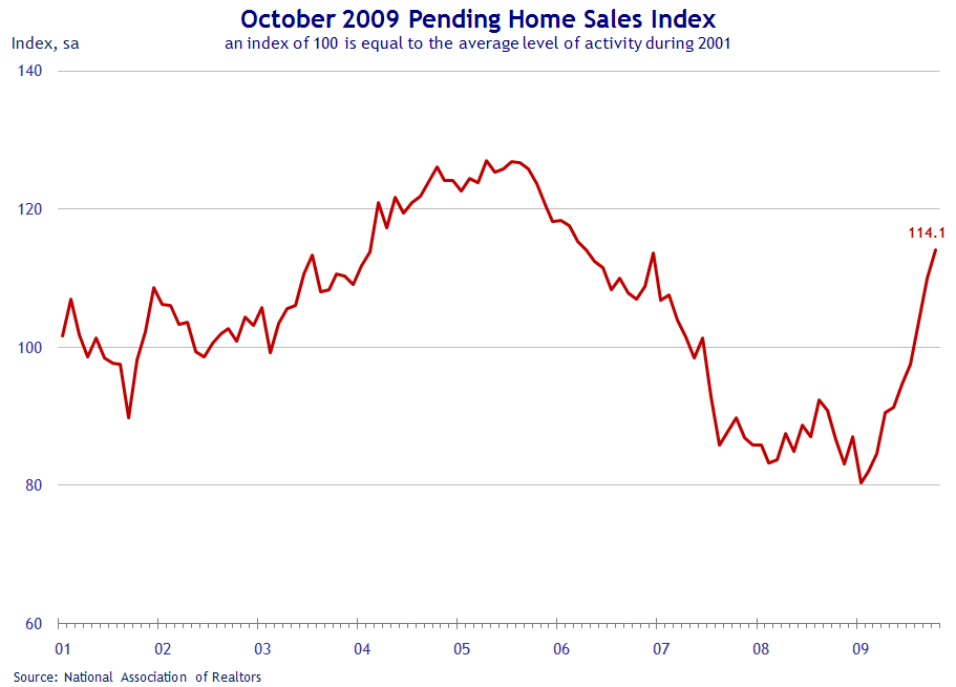
November auto sales rose 0.5 million units from October



- In November, total light vehicle sales experienced their highest monthly level this year excluding July and August, when the cash-for-clunkers program was in effect
- Domestic vehicle sales rose 4% from October to an annualized rate of 8.1 million units in November. Imported vehicle sales increased 8% to an annualized rate of 2.8 million units.

Summary

The National Association of Realtors (NAR) reported that its pending home sales index rose again, up 3.7% in October. This was the ninth consecutive monthly increase.

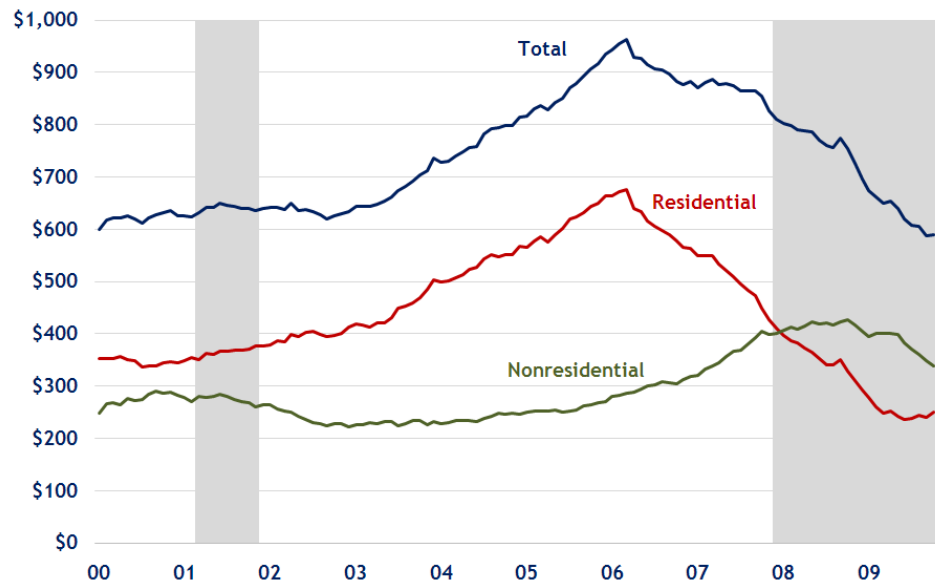


- The NAR noted that sales could dip in the months ahead because “the expanded tax credit has only been available for the past three weeks, but the time between when buyers start looking at homes until they close on a sale can take anywhere from three to five months.”

Summary

Total construction spending held steady in October. Improvements in private residential construction spending continued to largely offset softening private nonresidential construction spending.

October 2009 U.S. Private Construction Spending
billions, SAAR



Source: U.S. Census Bureau

October 2009 Construction Spending Put in Place

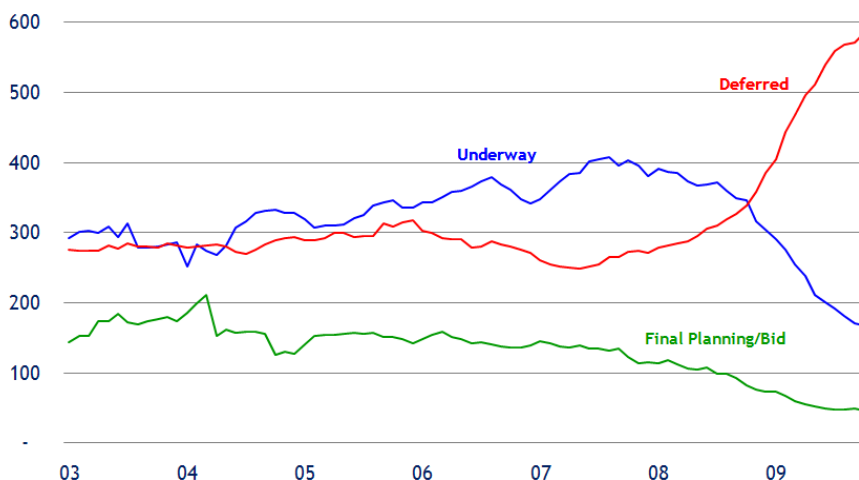
	millions, SAAR	y/y change	m/m change
Total	\$910,767	-14.4%	0.0%
Total nonresidential	\$652,221	-10.5%	-1.5%
Private nonresidential	\$338,618	-20.6%	-2.5%
Public nonresidential	\$313,603	3.7%	-0.4%
Total residential	\$258,546	-22.9%	4.2%
Private residential	\$250,333	-23.6%	4.4%

Summary

TWR/Dodge Pipeline data for October indicated that commercial construction activity under way continued to slow, declining 2% from September to October.

U.S. Office, Retail & Warehouse Construction Activity

SF in Mill. (thru October)

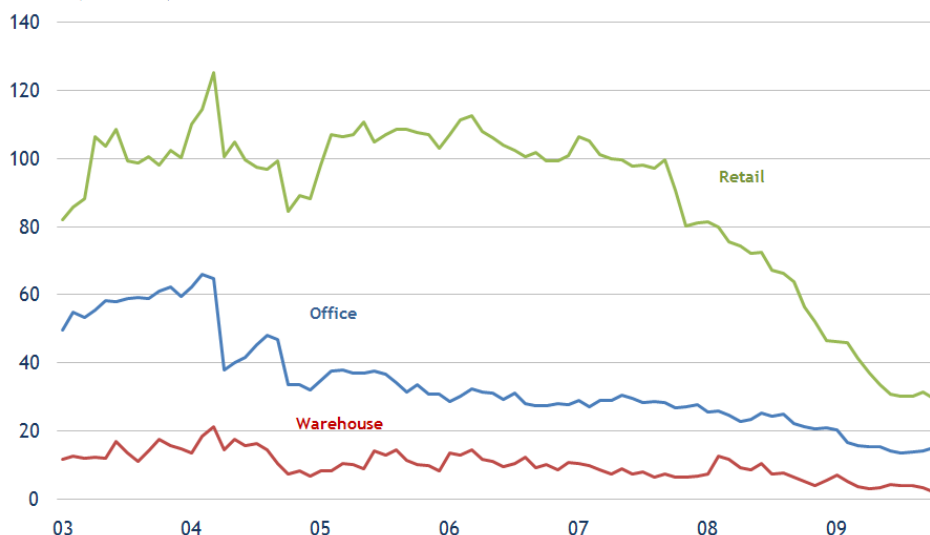


Source: McGraw-Hill/TWR Pipeline

Space in the final planning or bid phase softened again in October overall following small improvements the previous two months. However, modest improvement continued to be noted in the office sector.

U.S. Commercial Construction in the Final Planning or Bid Phase

SF in Mill. (thru October)



Source: McGraw-Hill/TWR Pipeline

Note: TWR/Dodge Pipeline tracks commercial real estate projects through development phases.

Final planning—projects moving toward final approvals with a high probability that a construction contract will be awarded within the next six months

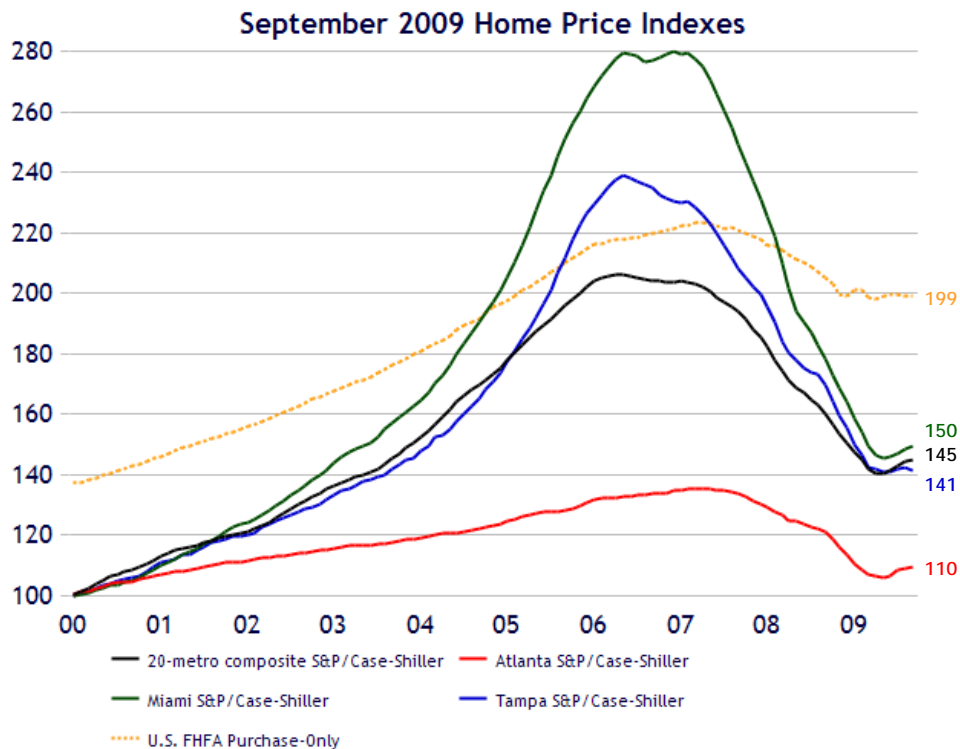
Bid—projects that have been finalized, are put out to bid by general contractors, are very close to being awarded, and have a very high probability of coming to market

Under way—projects that are under construction

Deferred—projects delayed at any point in the planning cycle for reasons including problems with financing or design approvals or deterioration in market conditions

Summary

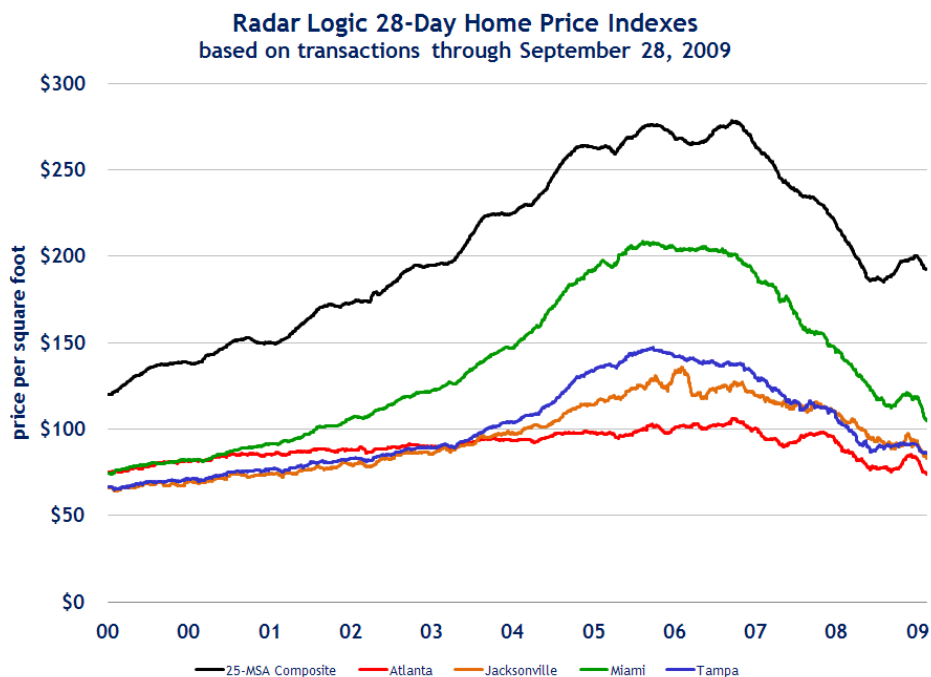
Both the U.S. FHFA purchase-only and S&P Case-Shiller 20-metro composite indexes indicated home prices held steady from August to September. Prices held up among Southeastern cities with the exception of Tampa, where the home price index declined nearly 1%.



Note: S&P/Case-Shiller Index January 2000 = 100; FHFA Purchase-only index January 1991 = 100
 Source: Federal Housing Finance Agency, Standard & Poor's, and Fiserv Inc.

Radar Logic Analytic's home price index, which measures home prices in terms of price per square foot, indicated that national home prices softened from August to September, down nearly 3%.

Among Southeastern cities tracked, home price indexes have now fallen below lows set earlier this year.



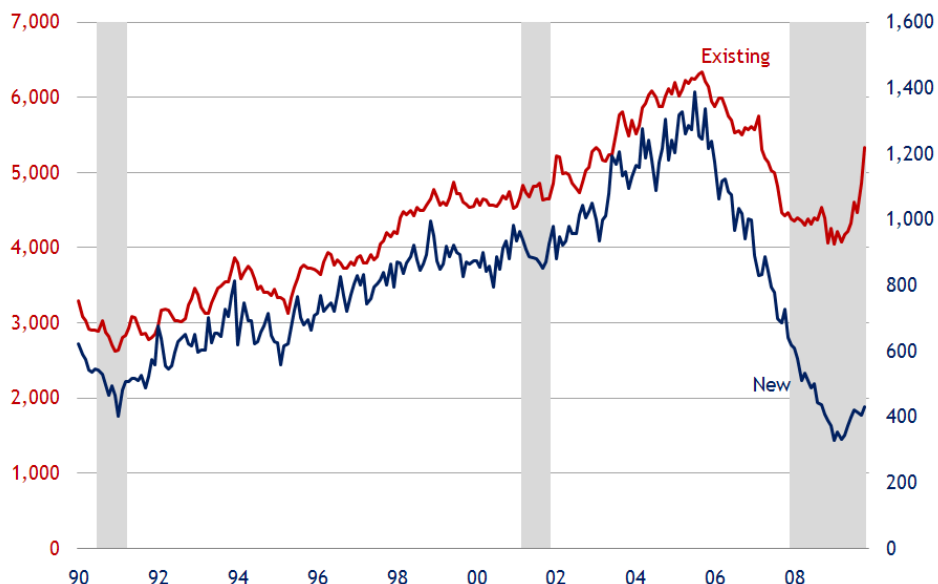
Note: The 28-day index is a daily price index that reflects all transactions that day and the preceding 27 days.
 Source: Radar Logic Analytics

Summary

Both existing and new home sales improved during October, up 10% and 6%, respectively.

October 2009 U.S. Single-family Home Sales

SAAR, Thousands



Source: U.S. Census Bureau, National Association of Realtors

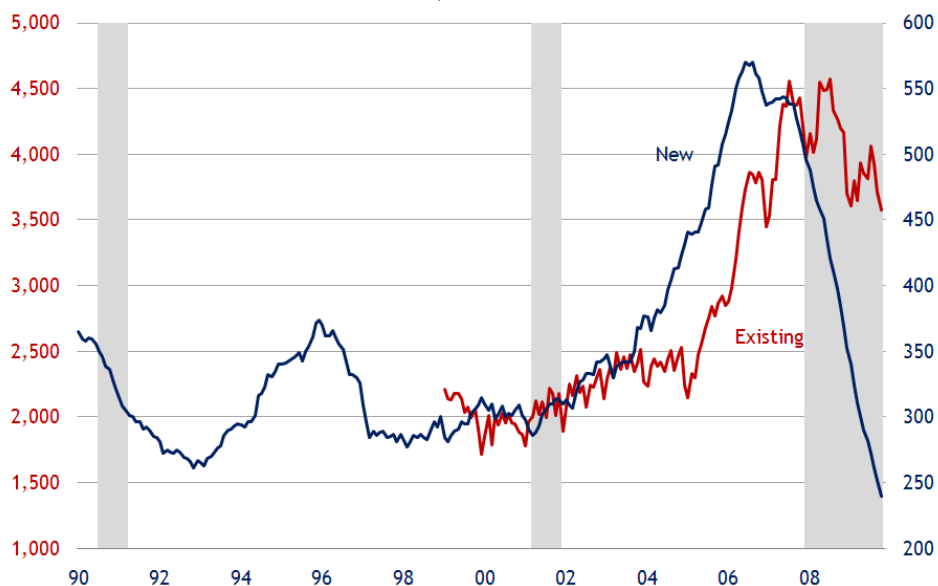
October Existing Home Sales

	thousands, SAAR	y/y change	m/m change
Existing home sales	6,100	23.5%	10.1%
Existing single-family	5,330	21.4%	9.7%
Existing multifamily	770	40.8%	13.2%
New single-family	430	5.1%	6.2%

Listing inventories for new and existing single-family homes continued to decline in October.

October 2009 U.S. Single-family Home Inventory

NSA, Thousands



Source: U.S. Census Bureau, National Association of Realtors