

U.S. & Wyoming  
*Economic Conditions & Outlook*

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*Vice President & Denver Branch Executive*

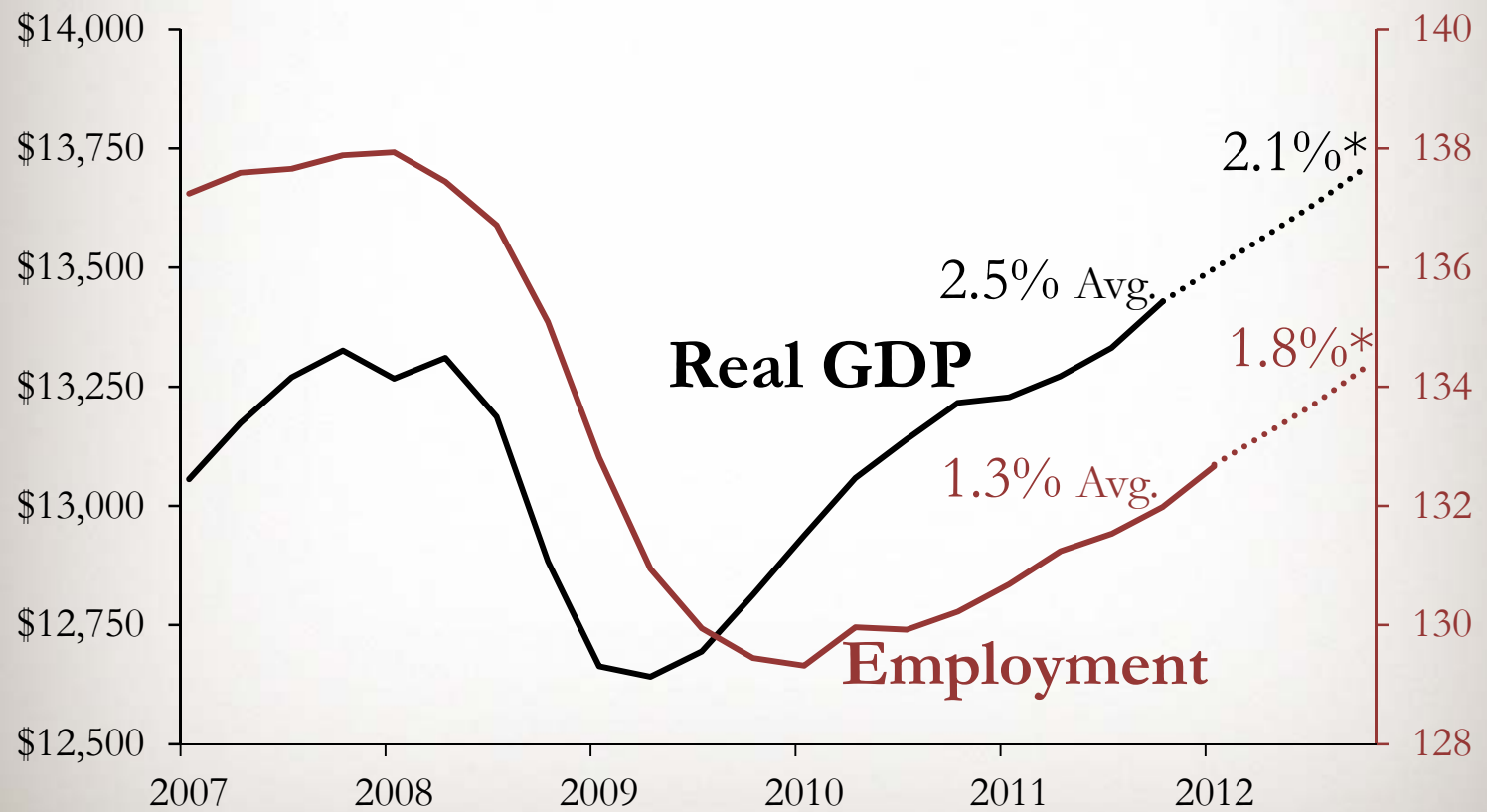
<sup>2012</sup>  
*Regulatory Update*  
— SEMINAR —

*Federal Reserve Bank of Kansas City*

# Steady Recovery *but* Impediments Remain

REAL GDP  
*Billions*

NONFARM EMPLOYMENT  
*Millions*



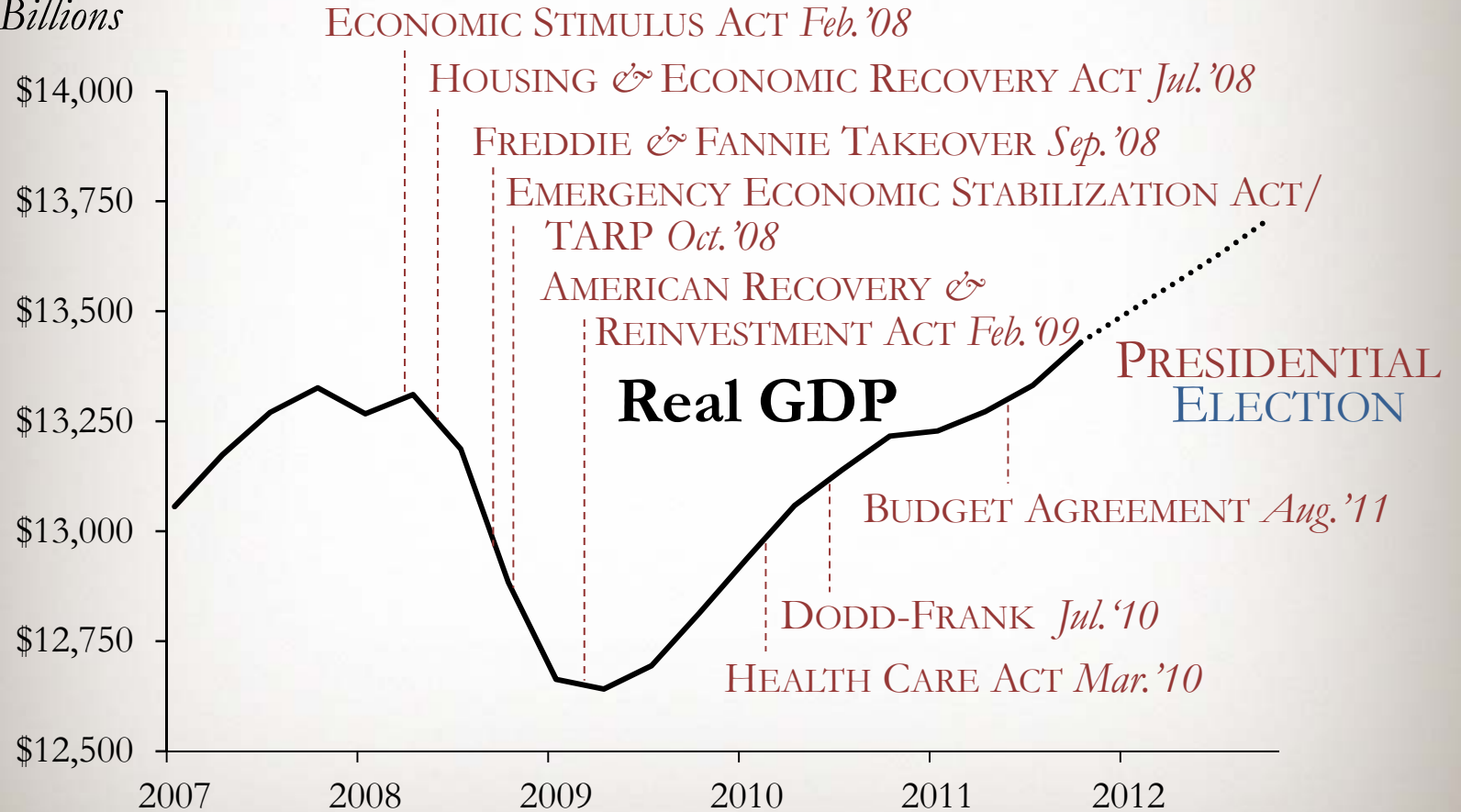
*\*Outlook for 2012*

Source: Bureau of Economic Analysis, Bureau of Labor Statistics & Global Insight

# Regulatory & Fiscal Policy Uncertainty

## REAL GDP

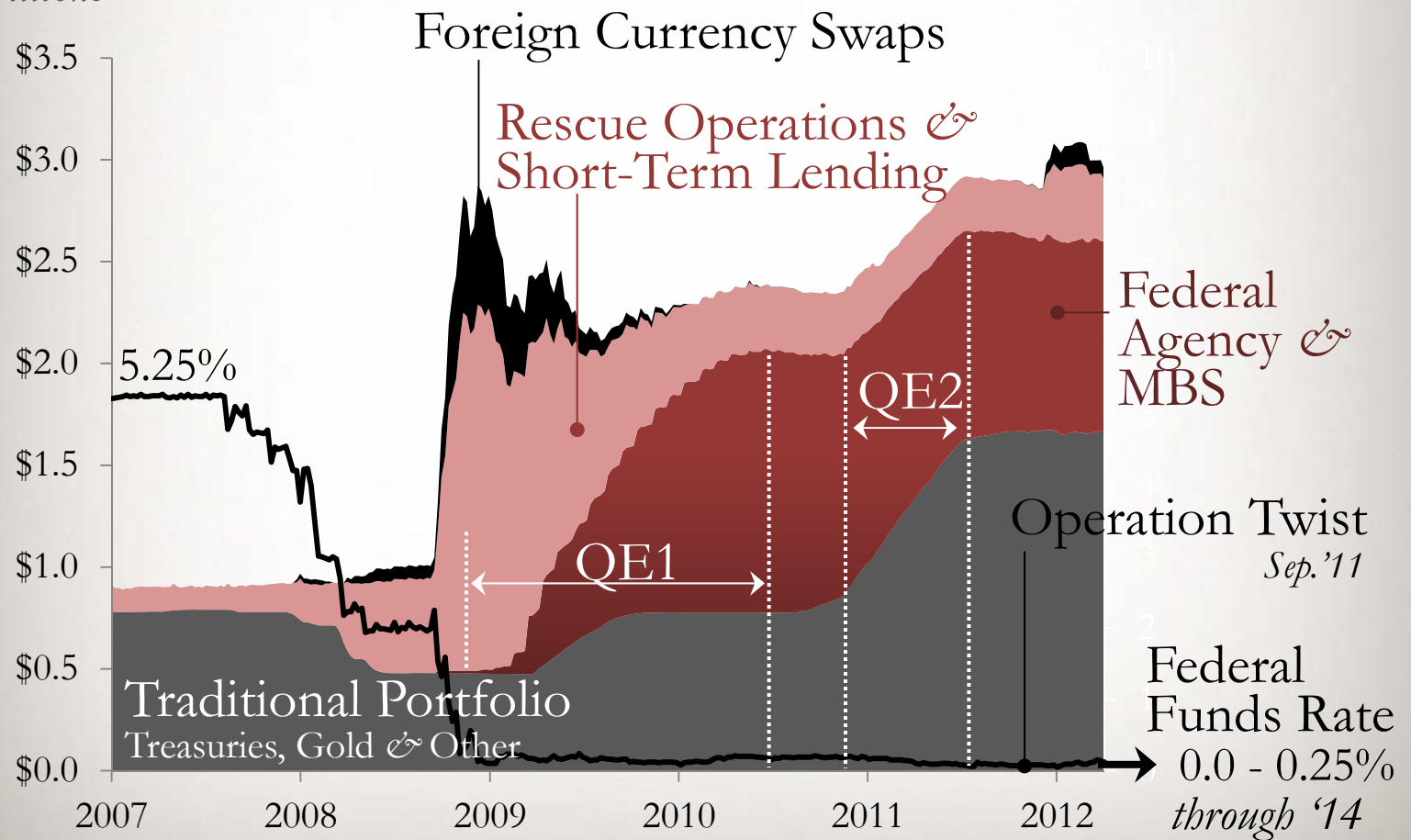
Billions



# Aggressive Federal Reserve Policy Actions

## FEDERAL RESERVE ASSETS

Trillions

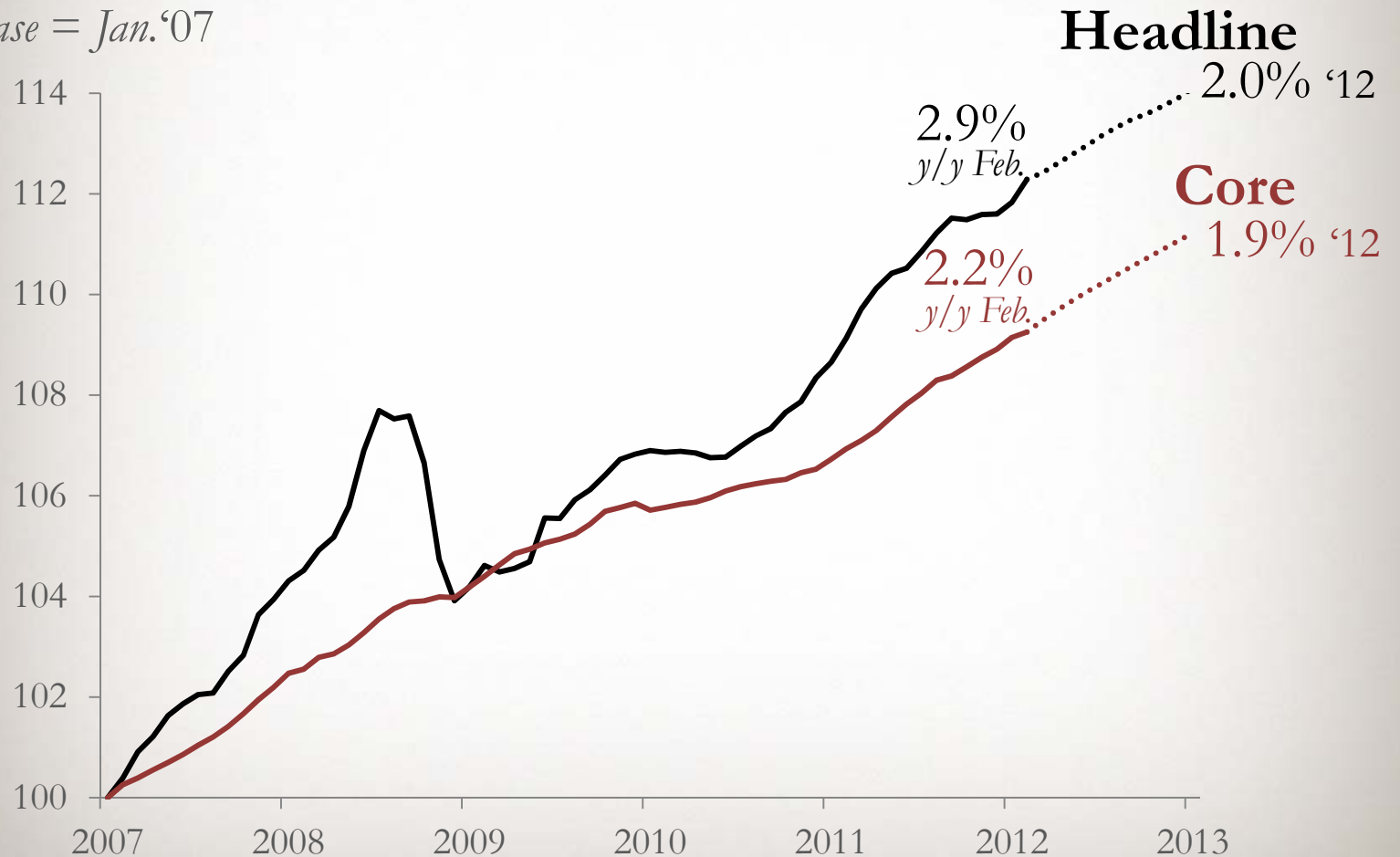


Source: Federal Reserve Board

# Inflation Tame Despite Rising Energy Costs

## CPI & INFLATION

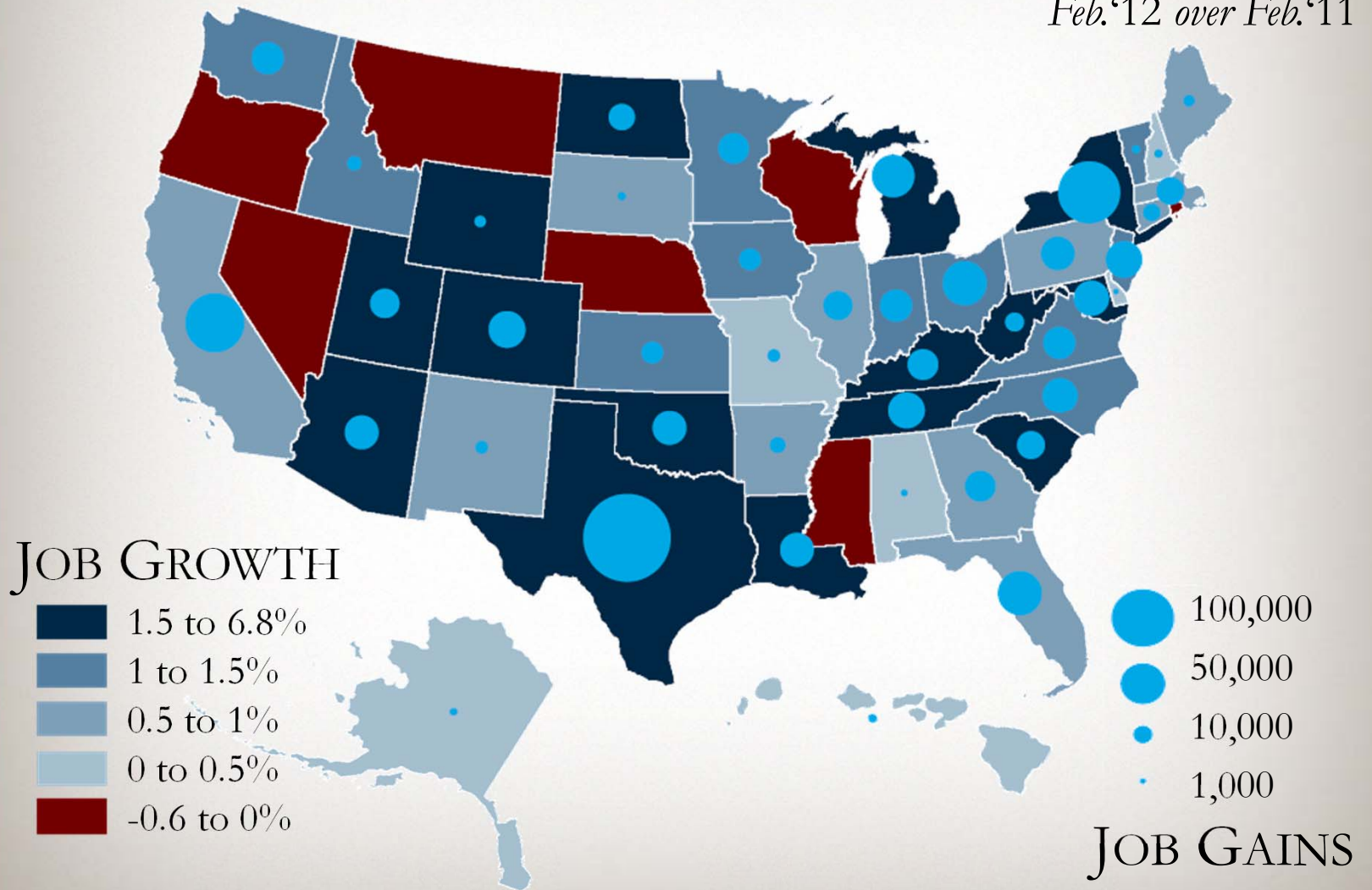
Base = Jan. '07



Source: Bureau of Labor Statistics & Global Insight

# Job Gains Concentrated *in the* Large States

Feb.'12 over Feb.'11



Source: Bureau of Labor Statistics

# Wyoming Job Recovery Tracking U.S.

## NONFARM EMPLOYMENT

Index (100 = Feb.'10)

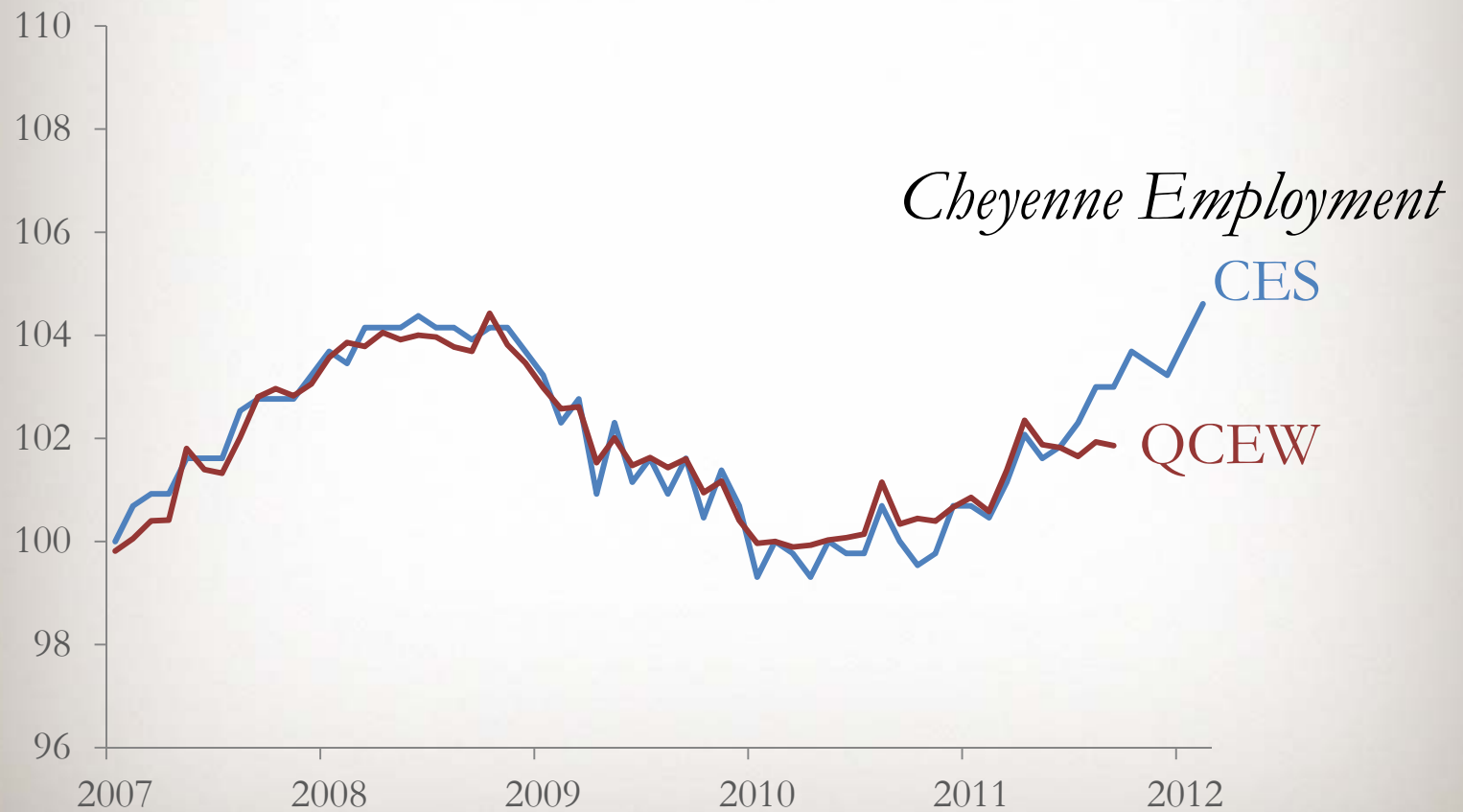


Source: Bureau of Labor Statistics

# Cheyenne Job Gains Overstated?

## NONFARM EMPLOYMENT

Index (100 = Feb. '10)

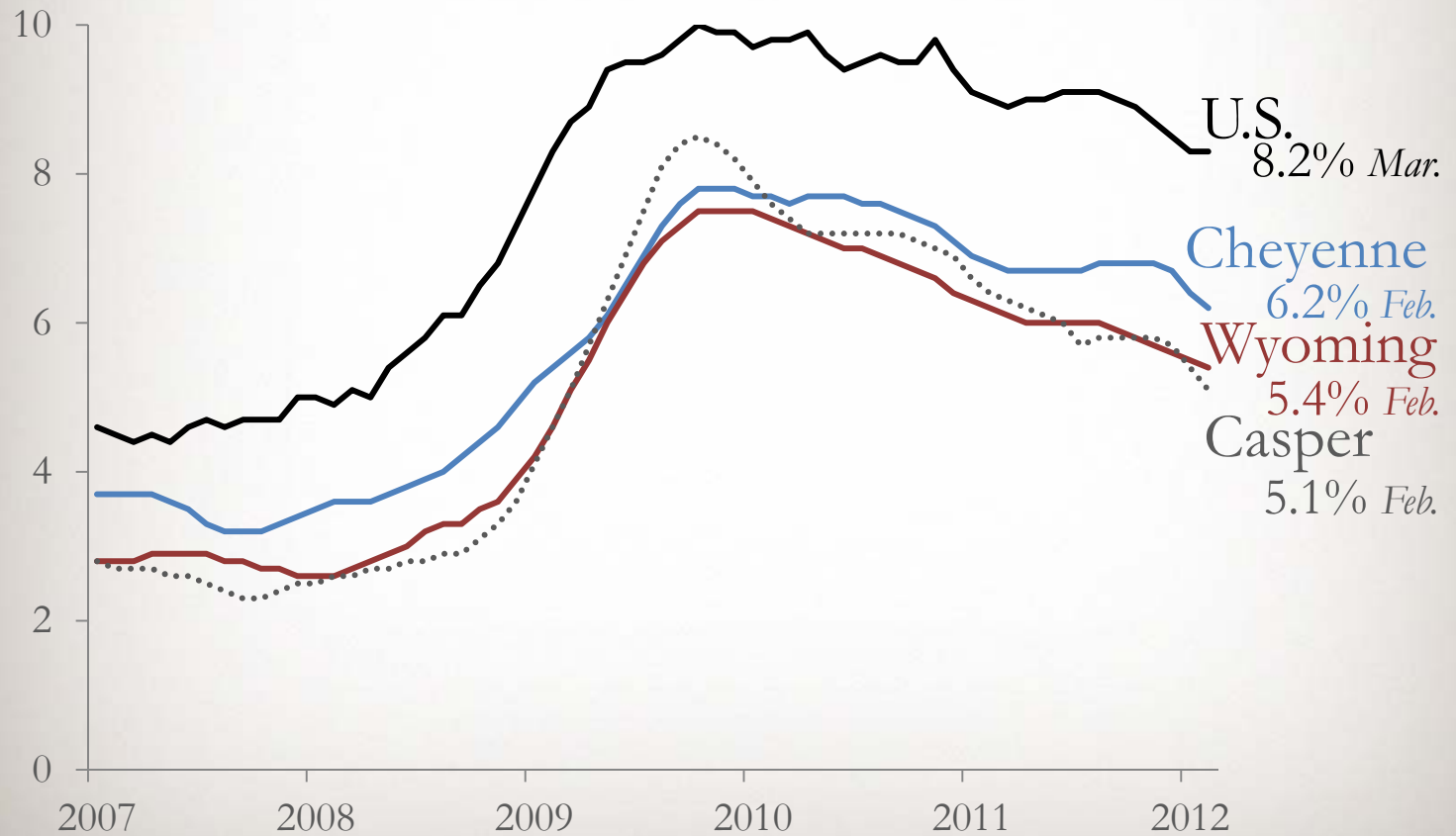


Source: Bureau of Labor Statistics



# Wyoming Jobless Rate Approaches 5%

## UNEMPLOYMENT Rate



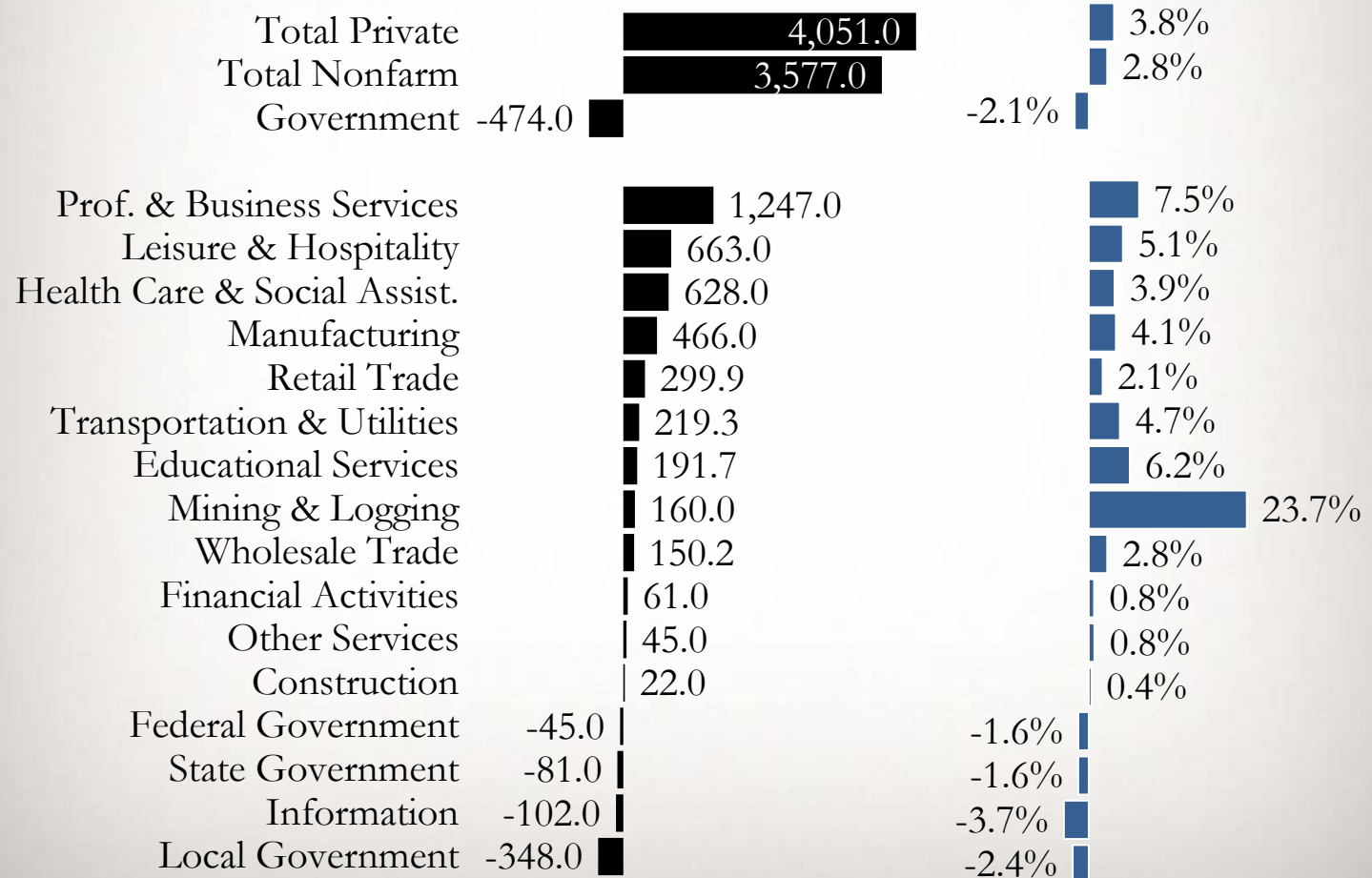
Source: Bureau of Labor Statistics

# U.S. Job Gains & Losses

TROUGH TO CURRENT  
Feb.'10 to Mar.'12

*Thousands of Jobs*

*Percent Change*



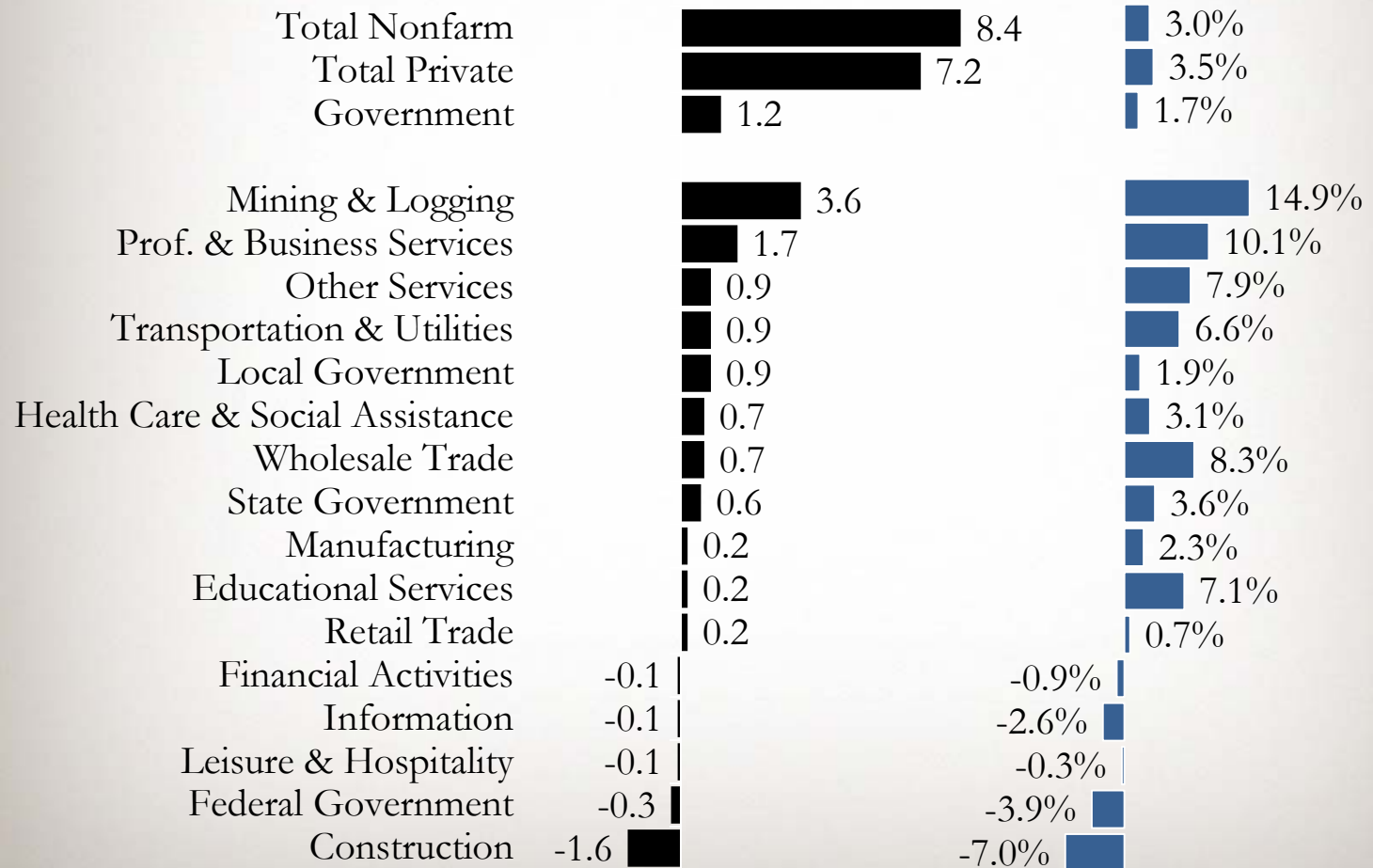
Source: Bureau of Labor Statistics

# Wyoming Job Gains & Losses

TROUGH TO CURRENT  
Jan. '11 to Feb. '12

*Thousands of Jobs*

*Percent Change*

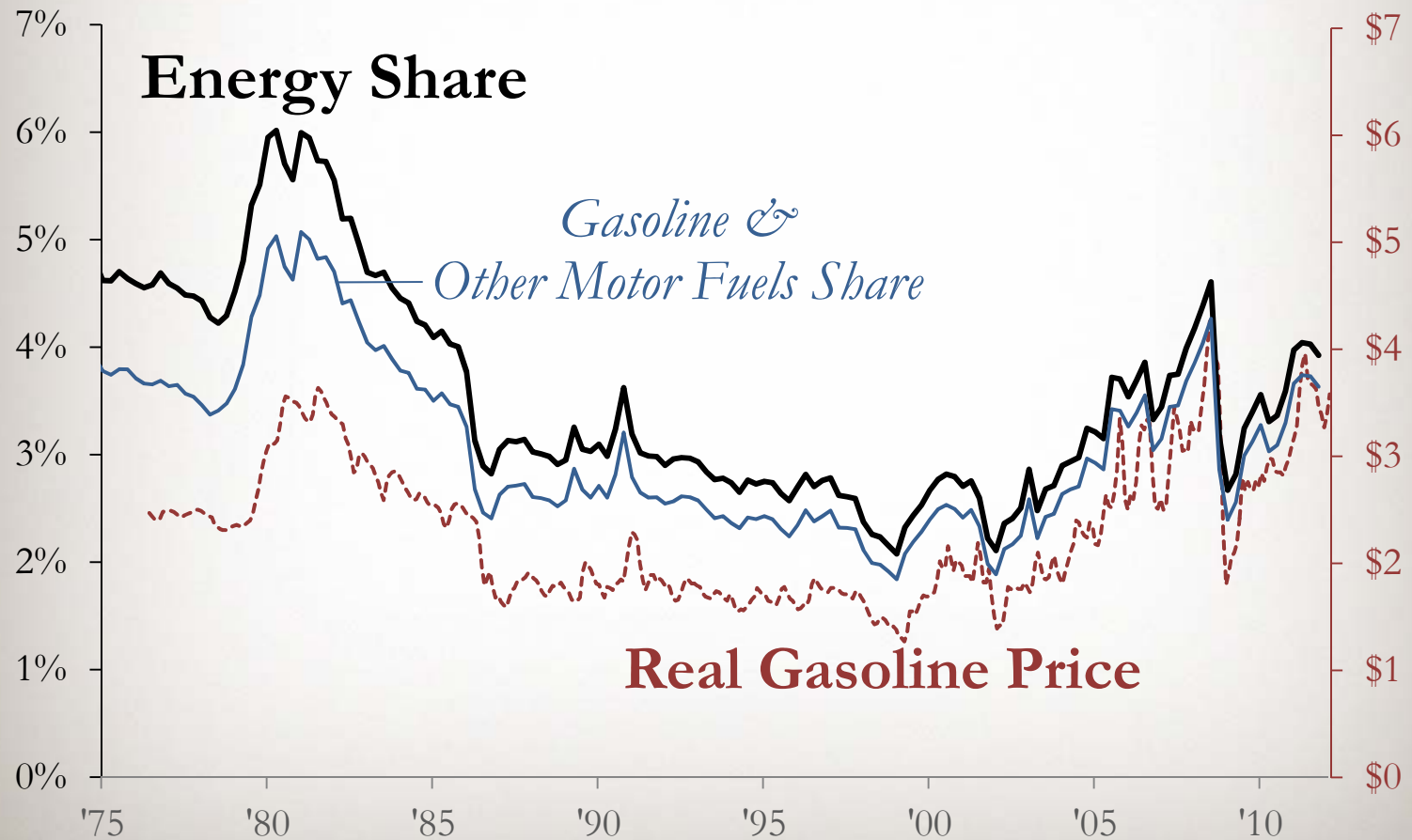


Source: Bureau of Labor Statistics

# Energy Expenditure Shares Elevated

SHARE OF  
TOTAL SPENDING

REAL PRICE  
*per Gallon*

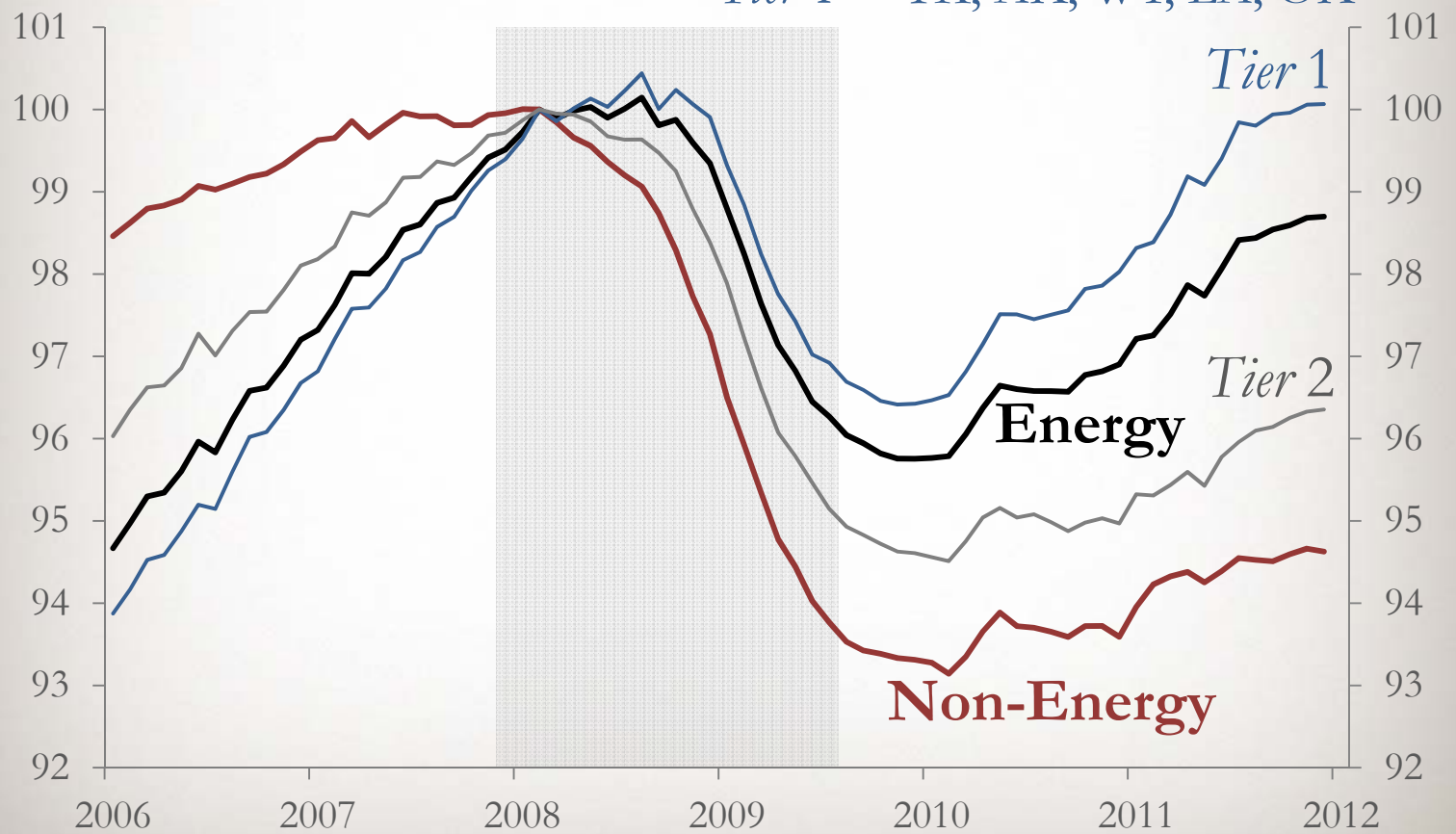


Source: Bureau of Economic Analysis & Department of Energy, Energy Information Administration

# The Energy States Are Still Energy States

## JOB GROWTH

Index (100.0 = Feb.'08)



Tier 1 = TX, AK, WY, LA, OK

Energy

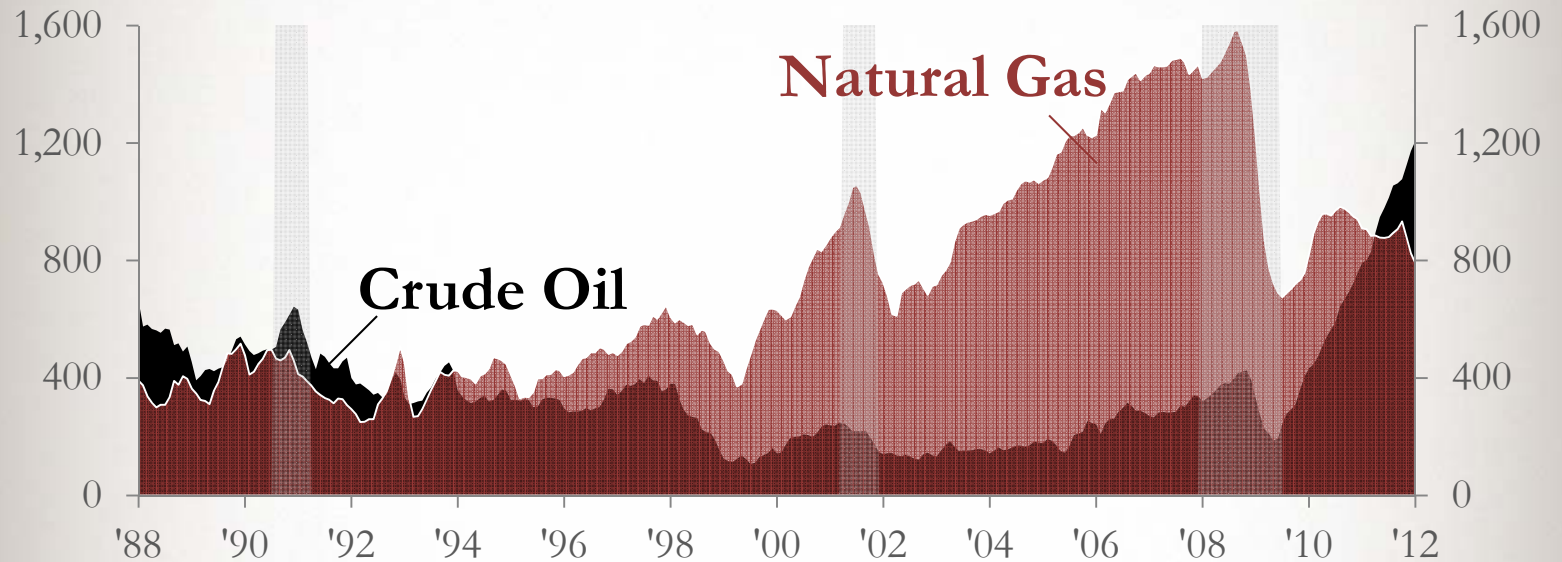
Non-Energy

Source: Bureau of Labor Statistics

Tier 2 = ND, NM, WV, KS, MT, MS, UT, CO 13

# Shift *from* Natural Gas *to* Crude Continues

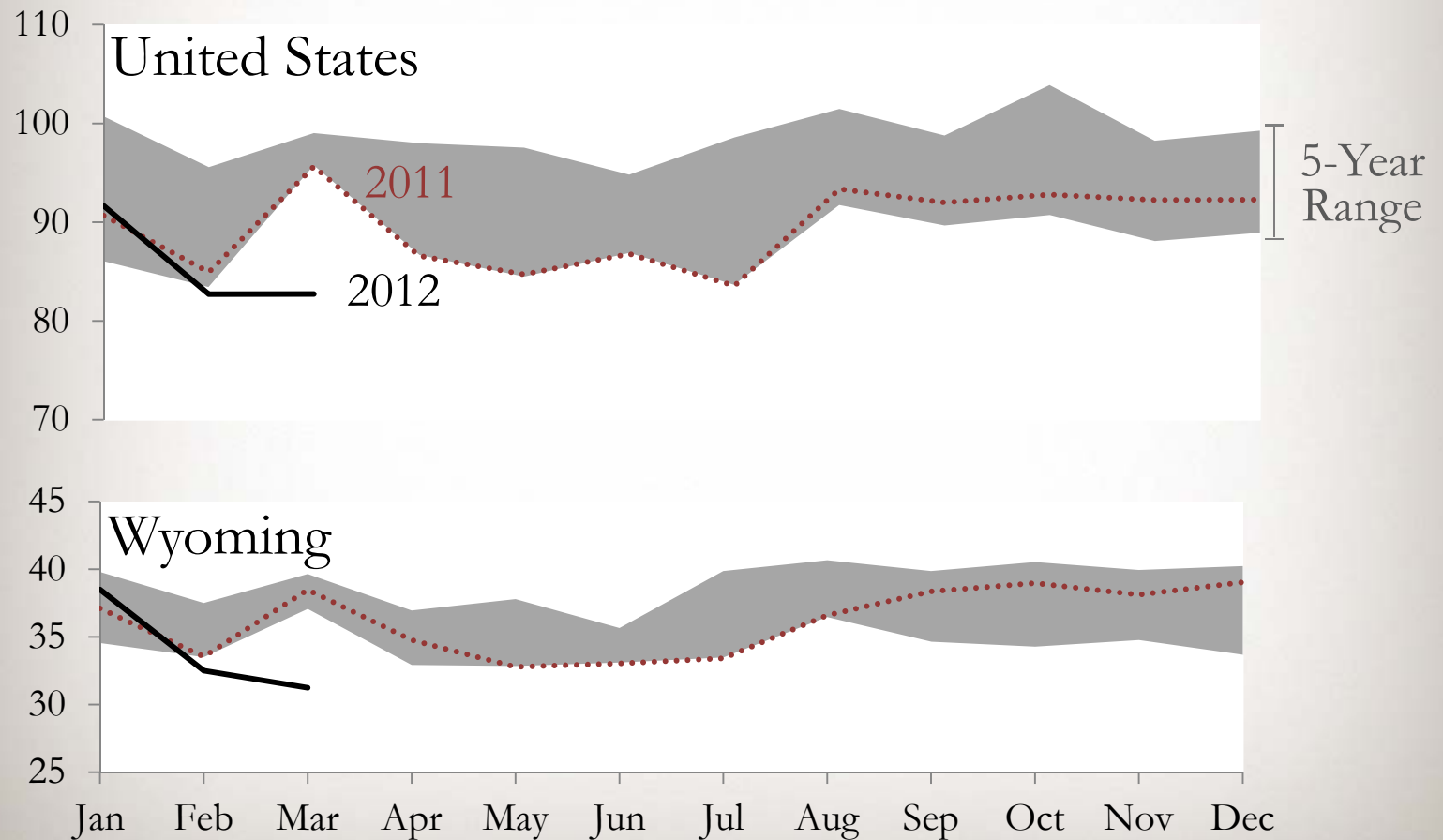
## UNITED STATES RIG COUNT



Source: U.S. Department of Energy, Energy Information Agency & Baker Hughes

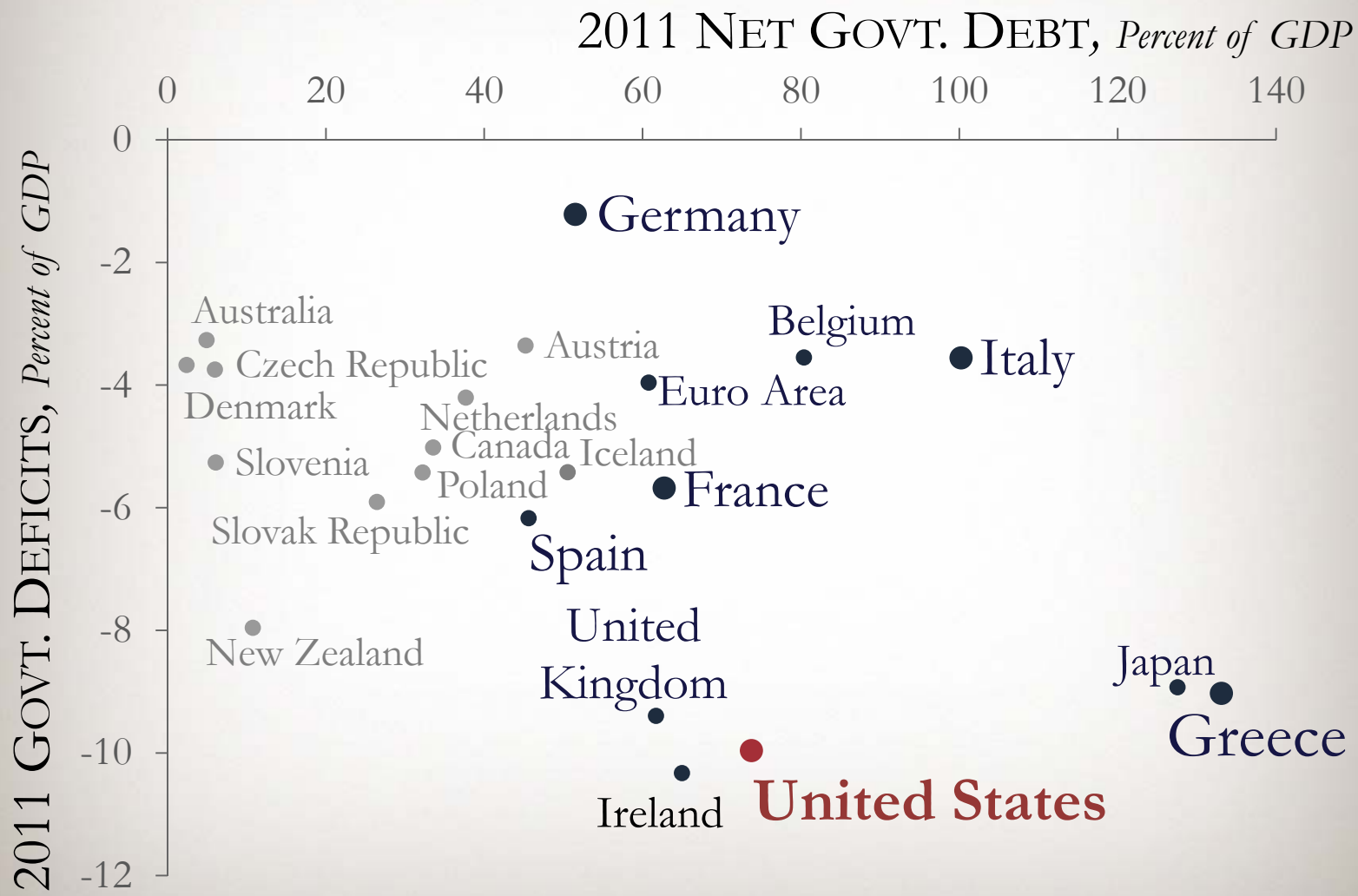
# Coal Production Soft *in* 2012

COAL PRODUCTION  
*Million Tons per Month*



Source: U.S. Department of Energy, Energy Information Administration

# European Debt Crisis Unresolved



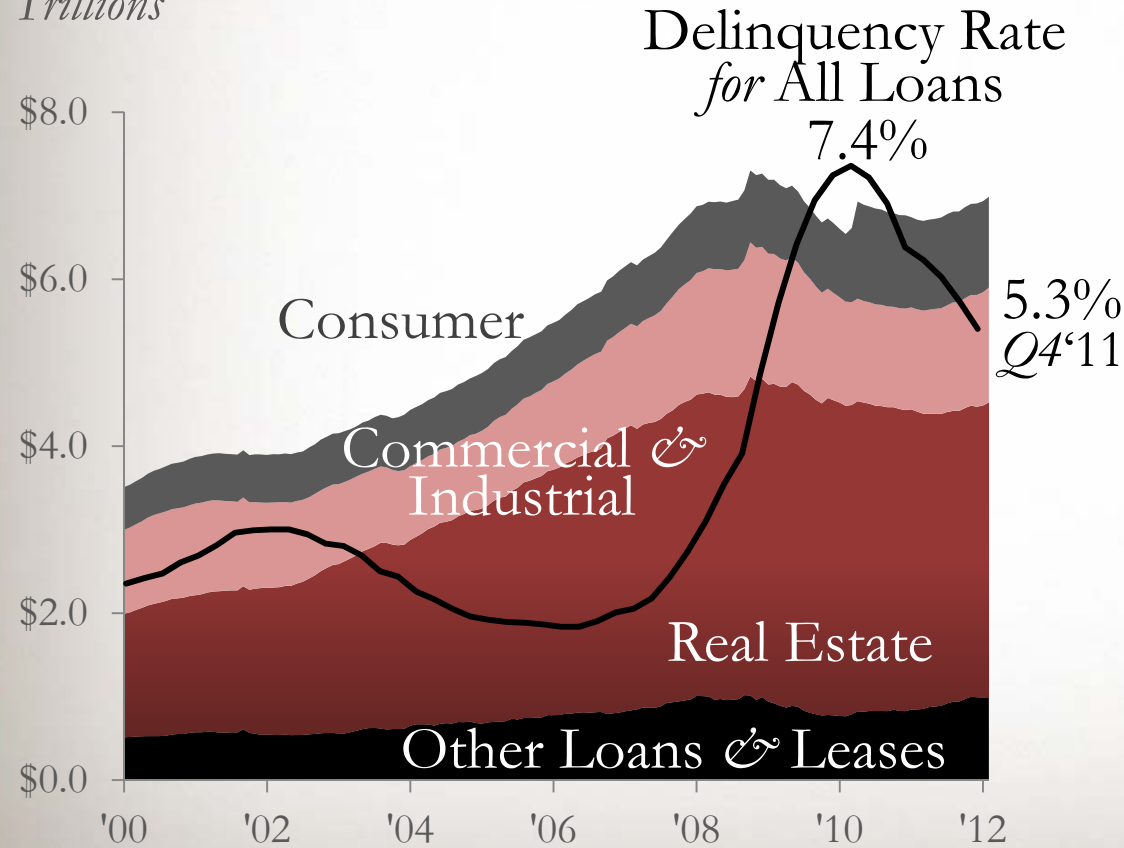
Source: Organization for Economic Co-operation & Development



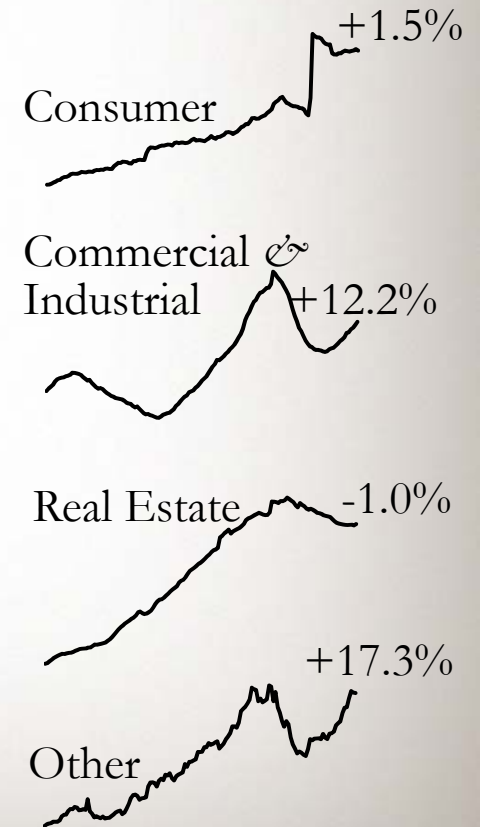
# Banking Sector Health Improves

## TOTAL LOANS & LEASES ALL COMMERCIAL BANKS

Trillions



## LENDING TRENDS 2000 - Feb. 2012

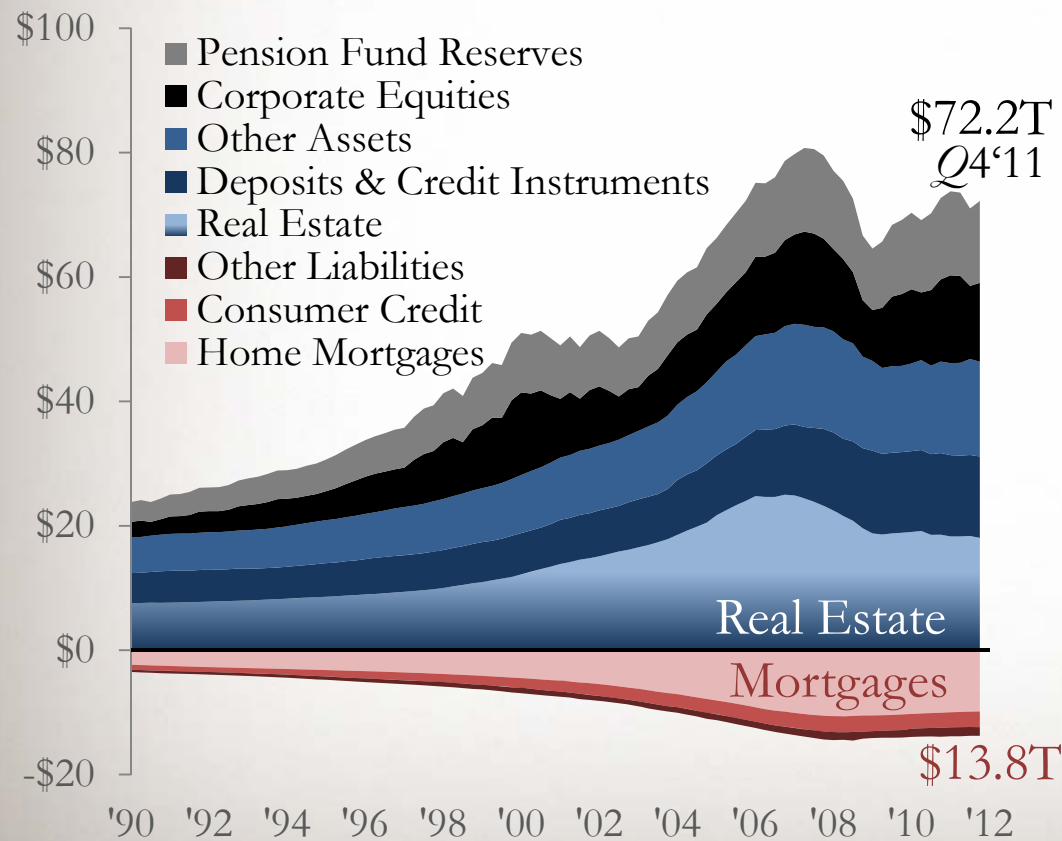


Source: Federal Reserve Board

# Household Balance Sheet Gyration

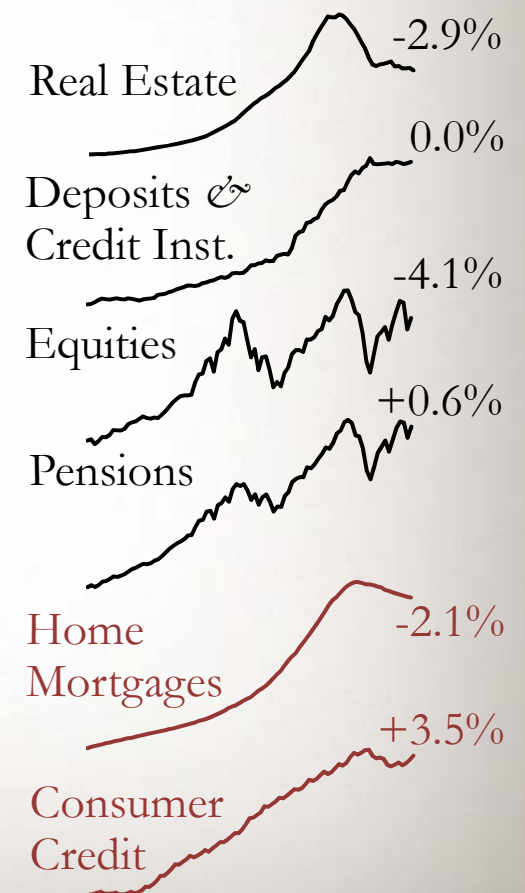
## HOUSEHOLD & NONPROFIT BALANCE SHEETS

Trillions



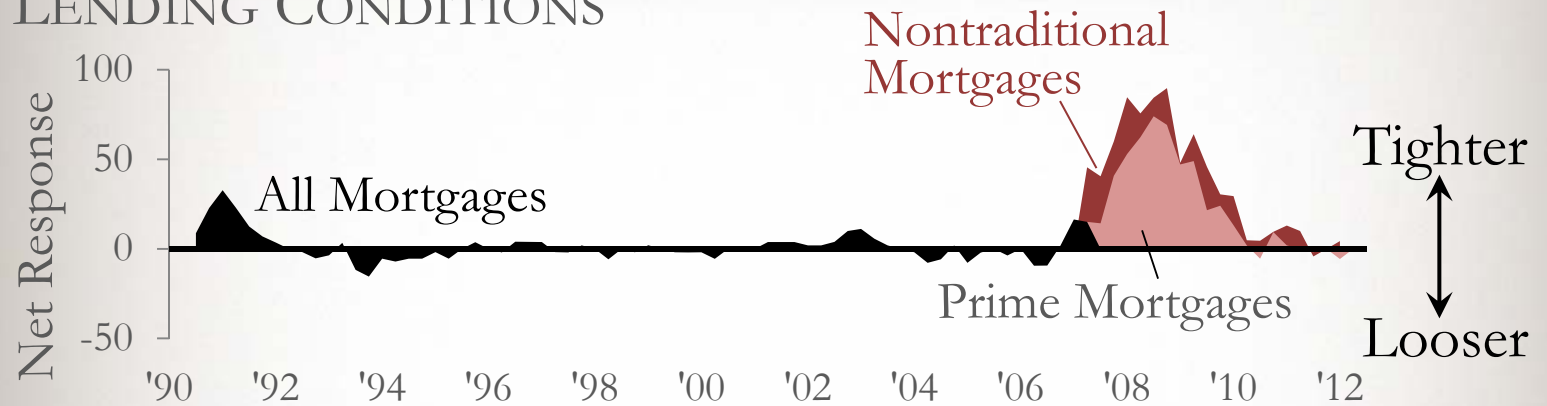
Source: Federal Reserve Board

## SELECTED TRENDS 1990 – 2011Q4

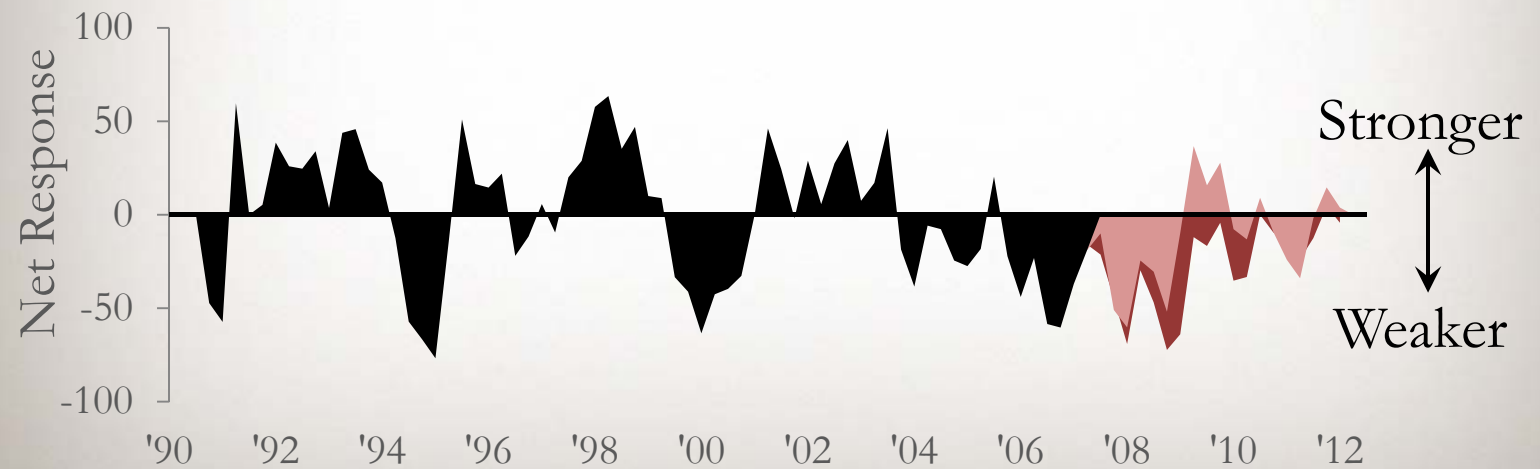


# Mortgage Conditions Remain Tight

## LENDING CONDITIONS



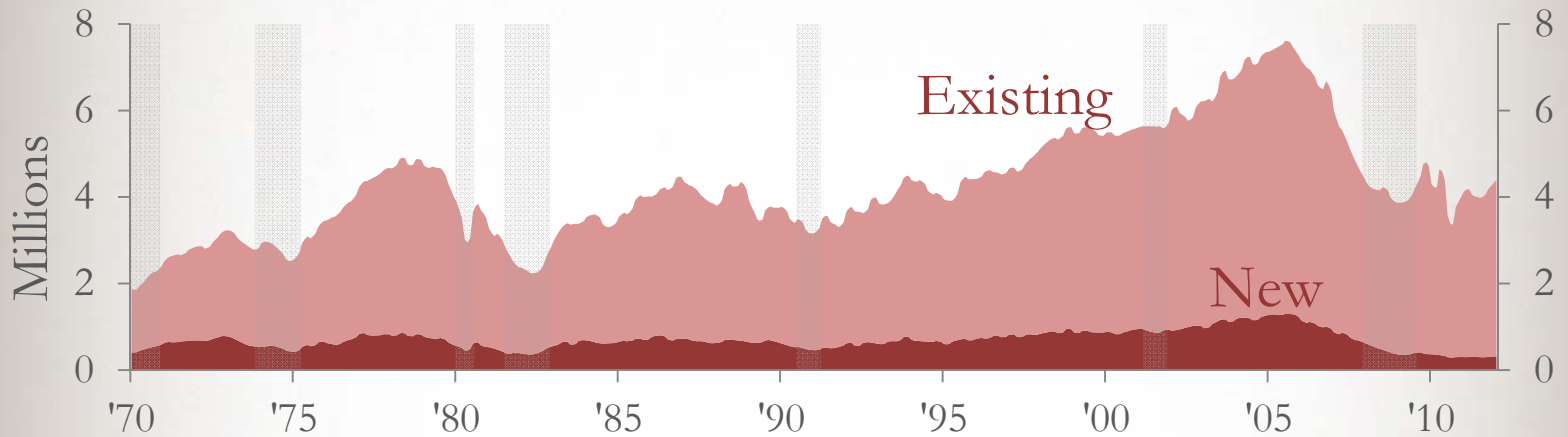
## LOAN DEMAND



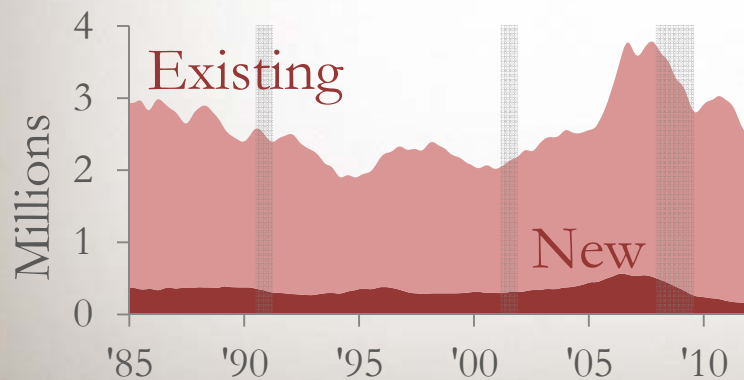
Source: Federal Reserve Board, Senior Loan Officer Survey

# Home Supply & Demand Imbalance

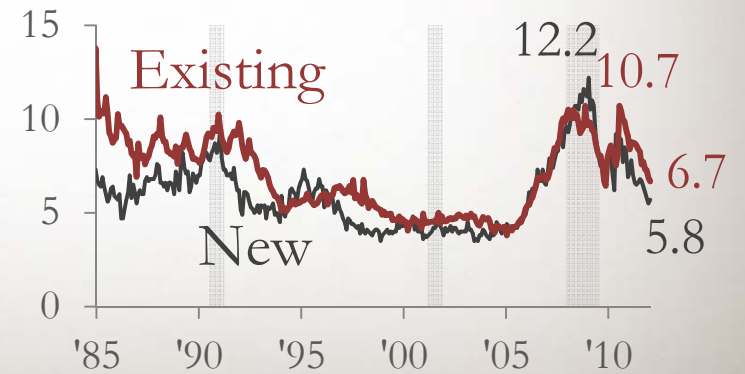
## HOME SALES (ANNUAL RATE)



## HOME INVENTORY



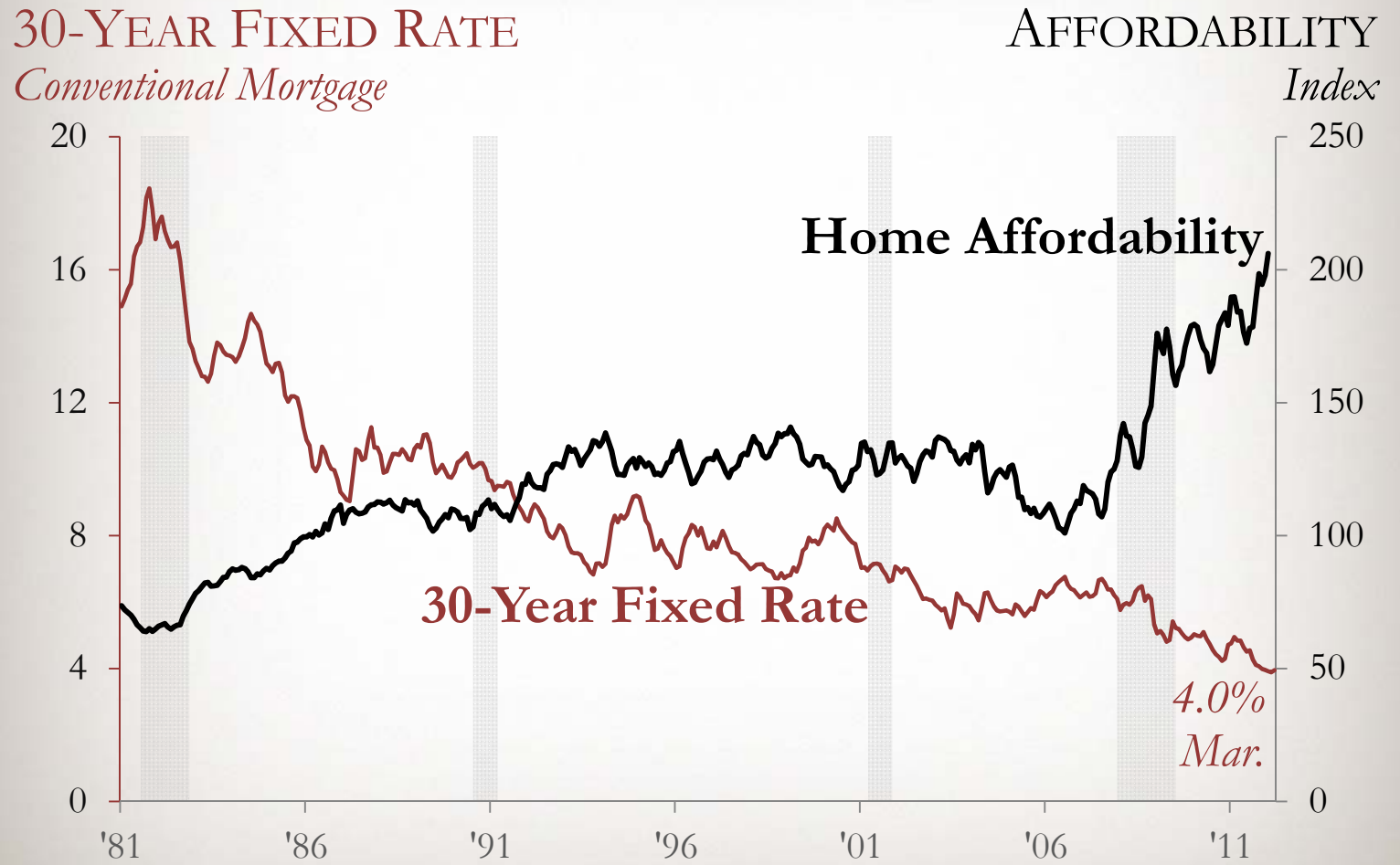
## RATIO OF HOMES FOR SALE TO HOMES SOLD



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

# Home Affordability *at* Record High

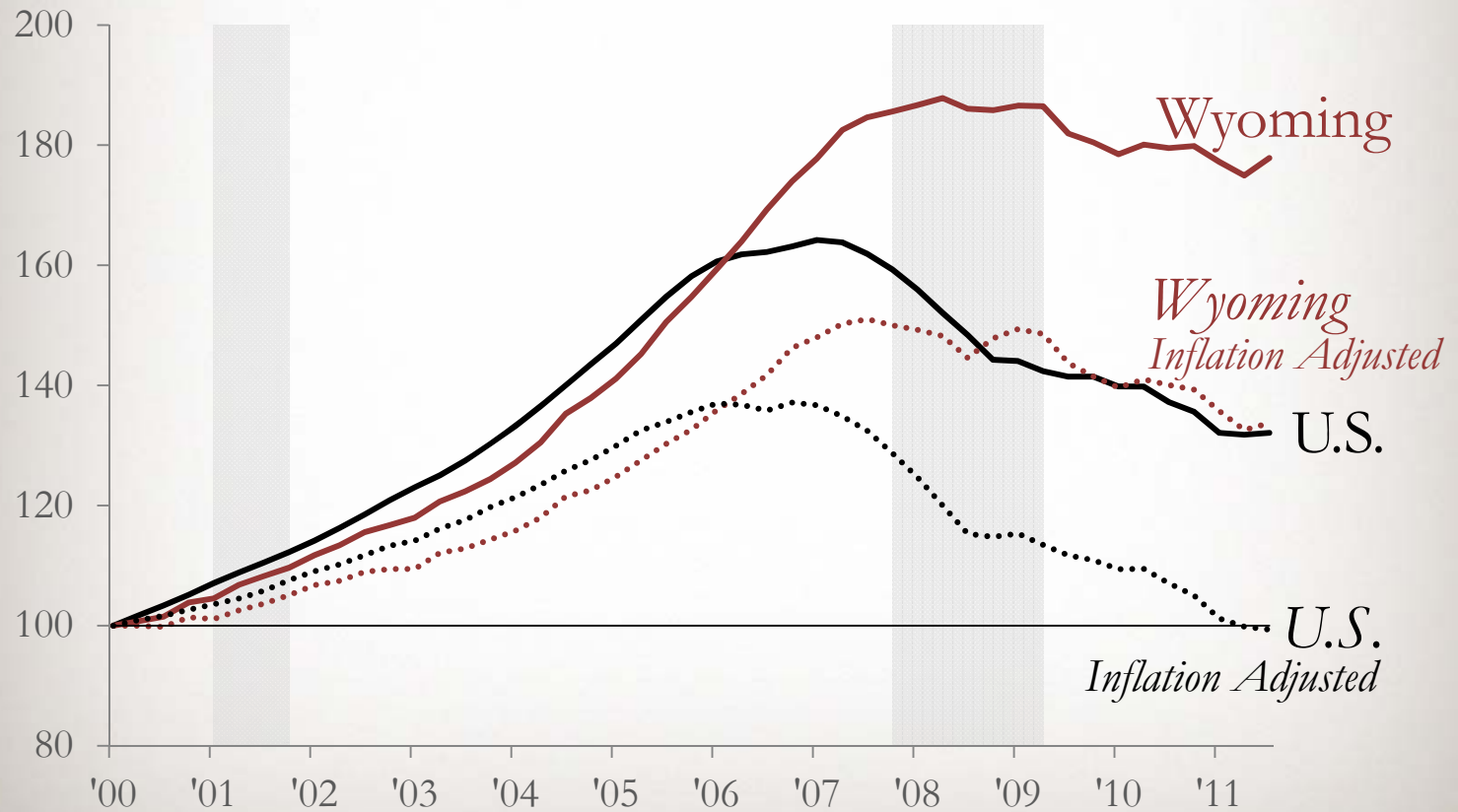
2012 REGULATORY UPDATE SEMINARS  
FEDERAL RESERVE BANK OF KANSAS CITY



Source: Federal Reserve Board & National Association of Realtors

# U.S. Housing Prices Revert *to* Inflation

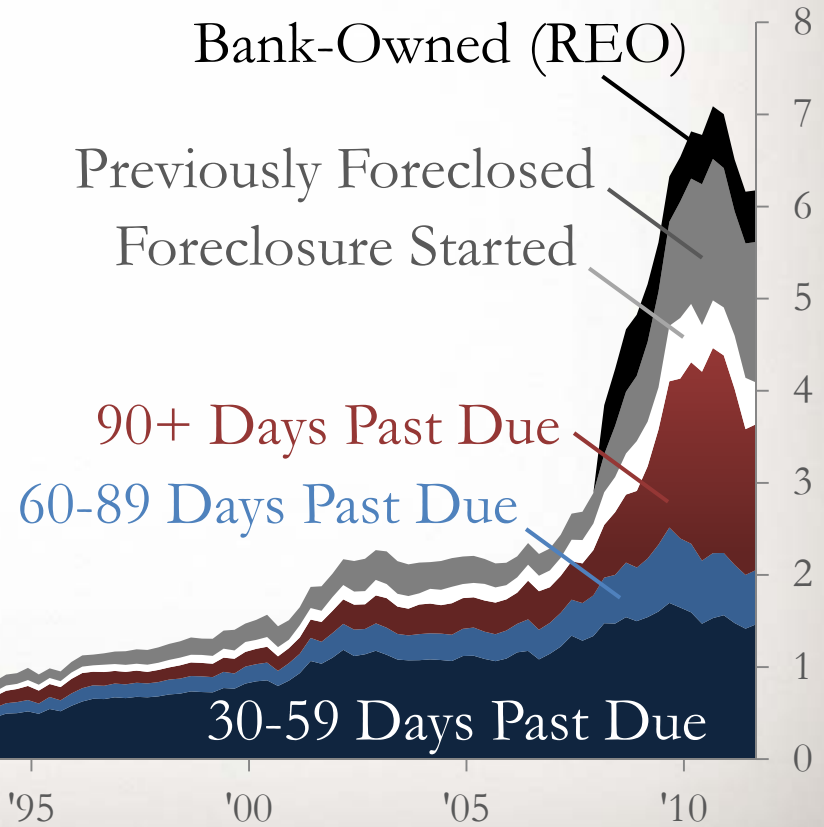
HOME PRICES  
*Indexes (Jan. '00 = 100)*



Source: Federal Housing & Finance Association & Bureau of Labor Statistics

# Delinquency & Foreclosure Pipeline Full

## DELINQUENT MORTGAGES *Millions of Housing Units*



Source: Mortgage Bankers Association & Barclays

# U.S. & Wyoming *Economic Conditions & Outlook*

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This presentation will be available at:  
<http://www.KansasCityFed.org/Denver>

<sup>2012</sup>  
*Regulatory Update*  
— SEMINAR —  
*Federal Reserve Bank of Kansas City*