

### National and Regional Economic Update

SC BEA October 16, 2023

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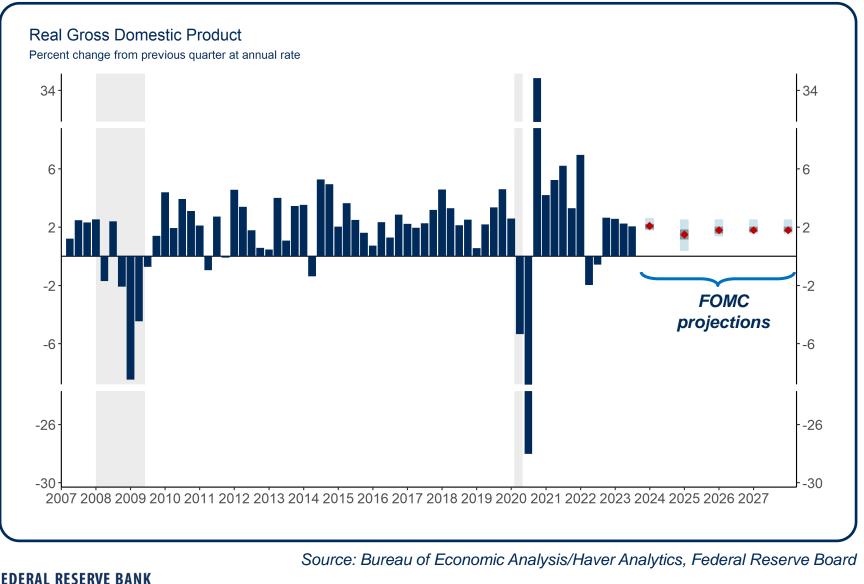
### Where are we now?



- So far growth in 2023 has beaten expectations
  - Some sectors continue to be hit harder than others
- Economic indicators show slowing in some cases but continued growth in others
  - Fears of recession abound, but seem to have lessened
  - Consumer spending (even in real terms) has remained robust
  - The pace of job growth has been impressive nationally, but some states are faring better than others
- Some metro areas, including Charlotte, Raleigh, Charleston and Myrtle Beach are outperforming larger metros and more rural spaces
  - Much of this is industry and geography based
- Inflation remains well above the 2 percent average target
  - Headline CPI came in above expectations today at 3.7% (3.6% was expected)
  - Core inflation came in as expected but remains significantly elevated
  - The FOMC has been clear that they are committed to reducing inflation to the Fed's stated target



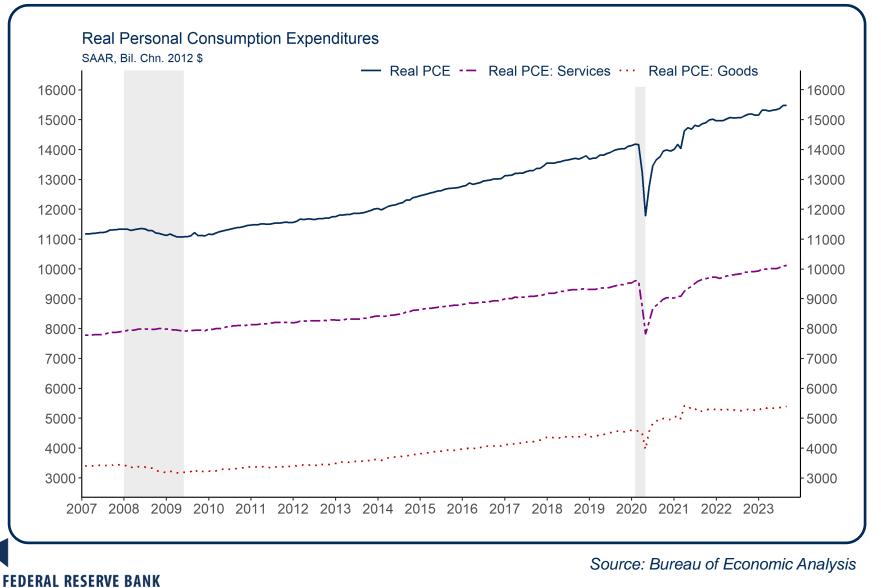
# GDP growth came in at 2.0 percent in Q1 and 2.4 percent in Q2 (many economists had expected flat growth in 2023)



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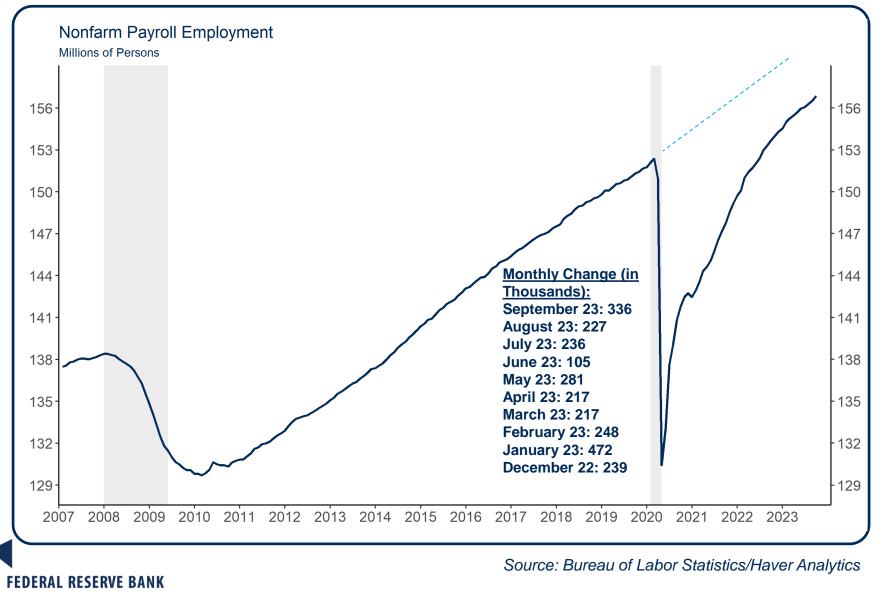
## Real consumption spending has remained strong, even in the midst of considerable inflation



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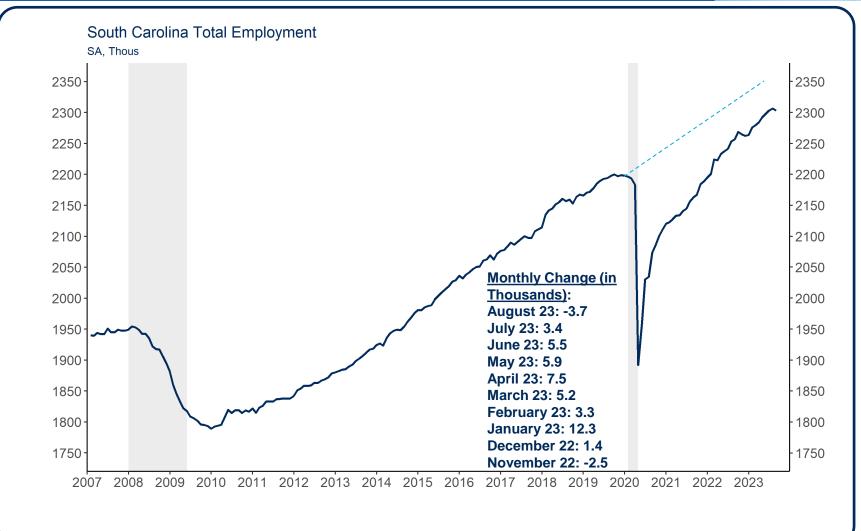
## We are now well above pre-COVID levels of employment nationally, but we haven't returned to the pre-COVID trajectory



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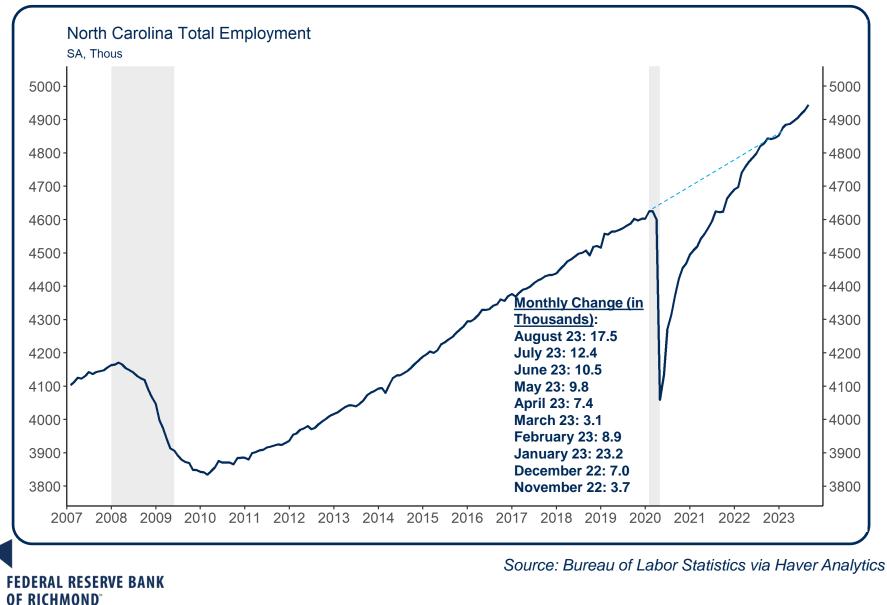
## South Carolina has also not yet returned to its pre-COVID trend...



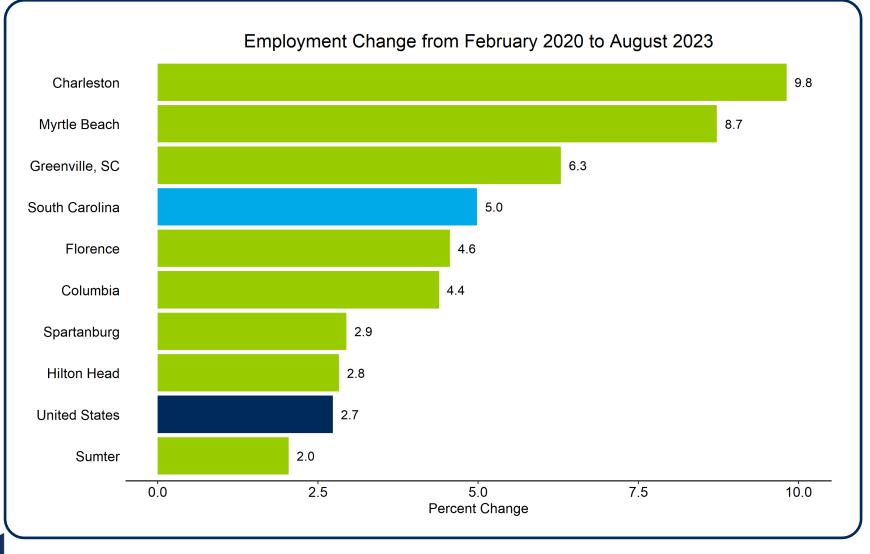
FEDERAL RESERVE BANK

Source: Bureau of Labor Statistics via Haver Analytics

## ...but North Carolina has, and very recent job numbers have been especially strong



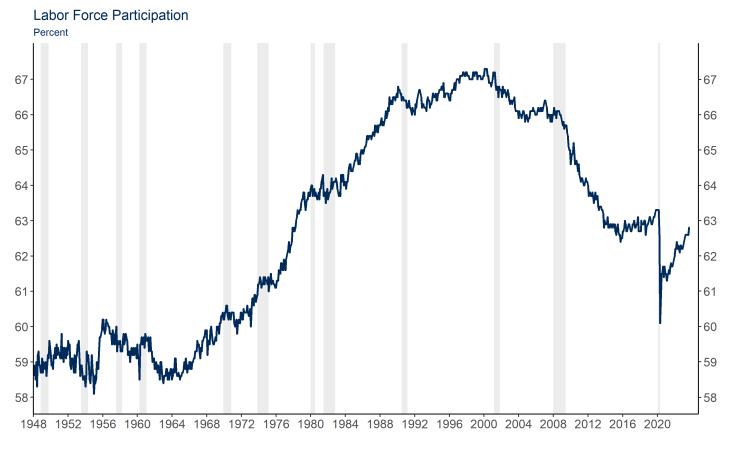
### All MSAs in SC have seen positive employment growth



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#### Source: Bureau of Labor Statistics/Haver Analytics

### Labor force participation hasn't recovered to pre-COVID levels, but has been increasing amongst some groups recently

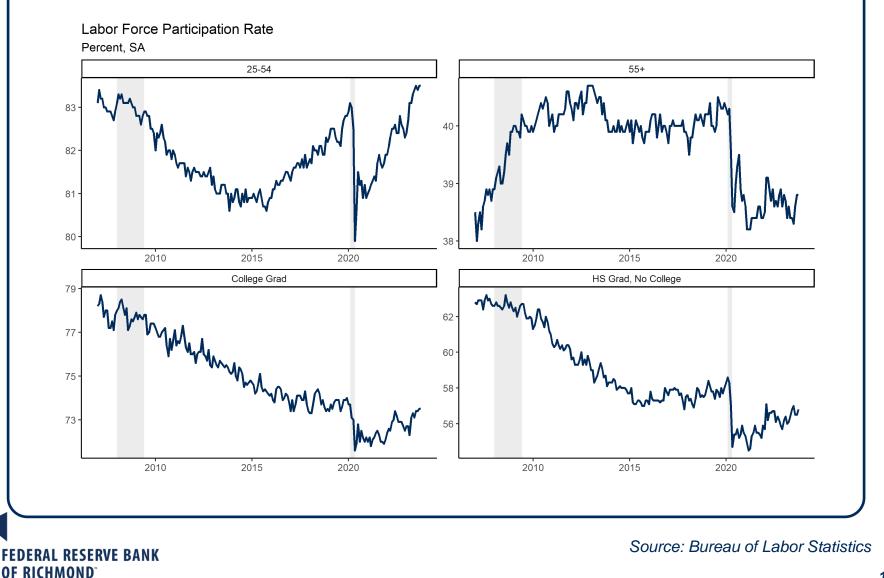


New Bureau of Labor Statistics projections estimate LFPR will fall to ۲ 60.4 percent by 2032.





# So, who has left the labor force? Labor force participation rates by age and education



Prime-Age LFPR Change by Race and Gender				
	June 2019	June 2023	Change	
Black Female	77.5	80.6	4.00%	
Black Male	82.3	83.9	1.94%	
Hispanic Female	68.4	71.3	4.24%	
Hispanic Male	90	90.4	0.44%	
White Female	75.6	77.3	2.25%	
White Male	90.2	90	-0.22%	

Age 65+ LFPR Change by Race and Gender				
	June 2019	June 2023	Change	
Black Female	17.1	18.2	6.43%	
Black Male	18.3	19.6	7.10%	
Hispanic Female	14.6	14.1	-3.42%	
Hispanic Male	24.7	26.1	5.67%	
White Female	15.9	15.4	-3.14%	
White Male	25	23.4	-6.40%	



Source: Bureau of Labor Statistics

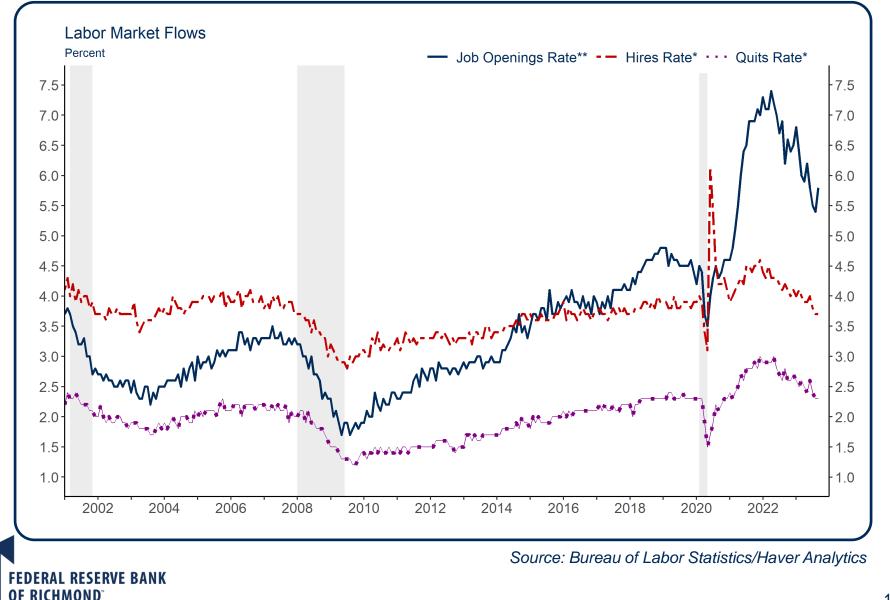
Age 20-24 LFPR Change by Race and Gender				
	June 2019	June 2023	Change	
Black Female	69.4	67.8	-2.31%	
Black Male	73.1	66	-9.71%	
Hispanic Female	67.5	70.2	4.00%	
Hispanic Male	77.2	78.4	1.55%	
White Female	71.3	72.2	1.26%	
White Male	77.9	75.9	-2.57%	

Age 16-19 LFPR Change by Race and Gender				
	June 2019	June 2023	Change	
Black Female	33.5	31.9	-4.78%	
Black Male	25.5	28.1	10.20%	
Hispanic Female	29.4	33.8	14.97%	
Hispanic Male	32.2	34.8	8.07%	
White Female	38.3	40.1	4.70%	
White Male	38.1	40.2	5.51%	

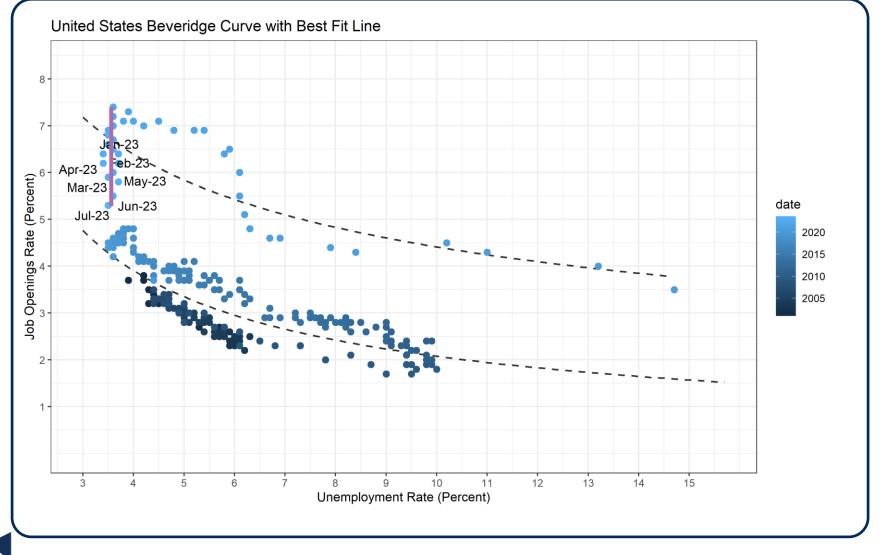


Source: Bureau of Labor Statistics

# Job openings have fallen quite a bit from the peak, with no accompanied increase in unemployment rates



### The Beveridge Curve is behaving in extraordinary ways!



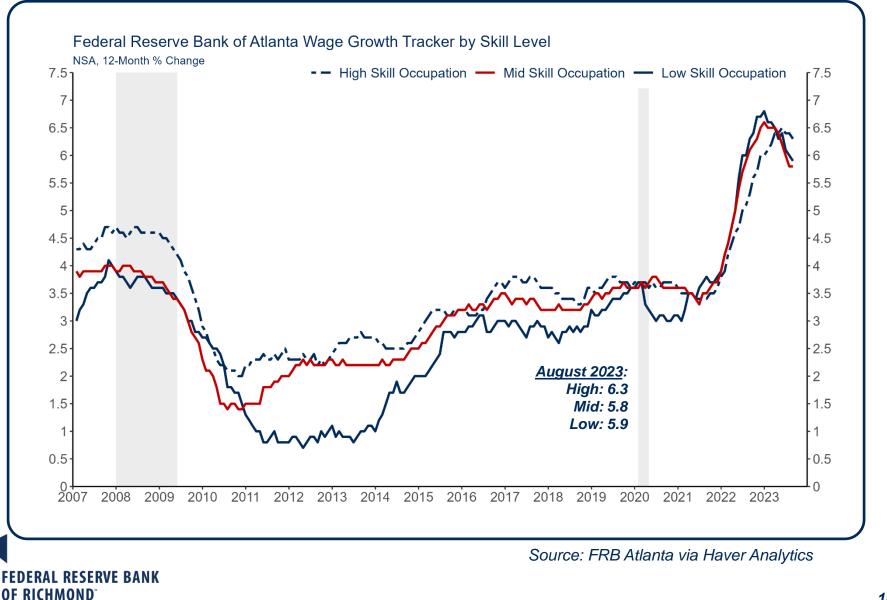
Source: Bureau of Labor Statistics/Haver Analytics

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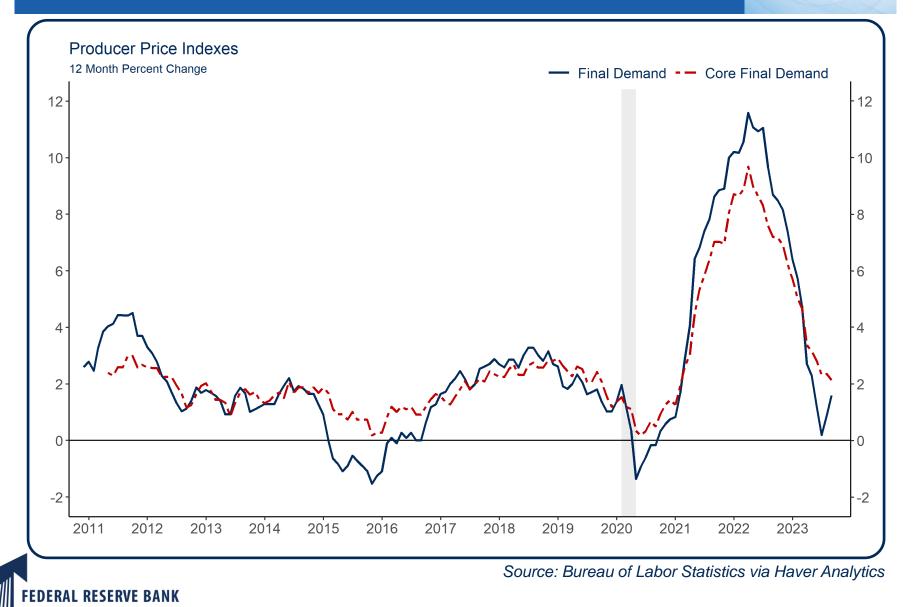
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#### Nominal wage growth remains elevated and is now above headline inflation, resulting in real wage growth for some



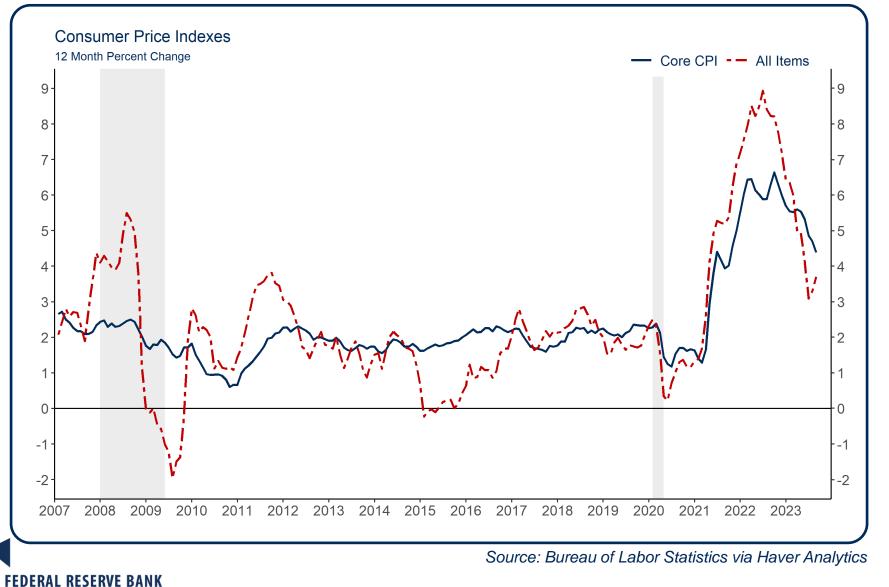
### Producer prices have returned to pre-COVID norms



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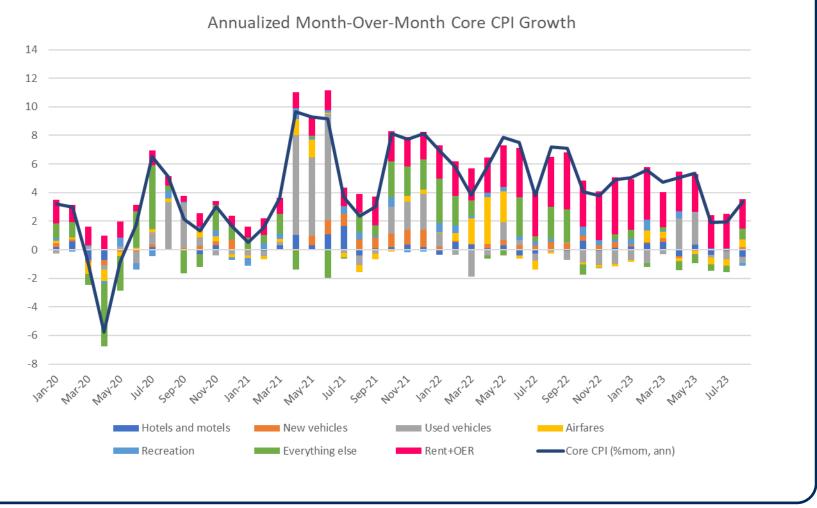
## CPI declines have been primarily driven by declines in energy prices, leading to slower declines in Core CPI





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# Month-over-month Core CPI growth is now dominated by housing costs



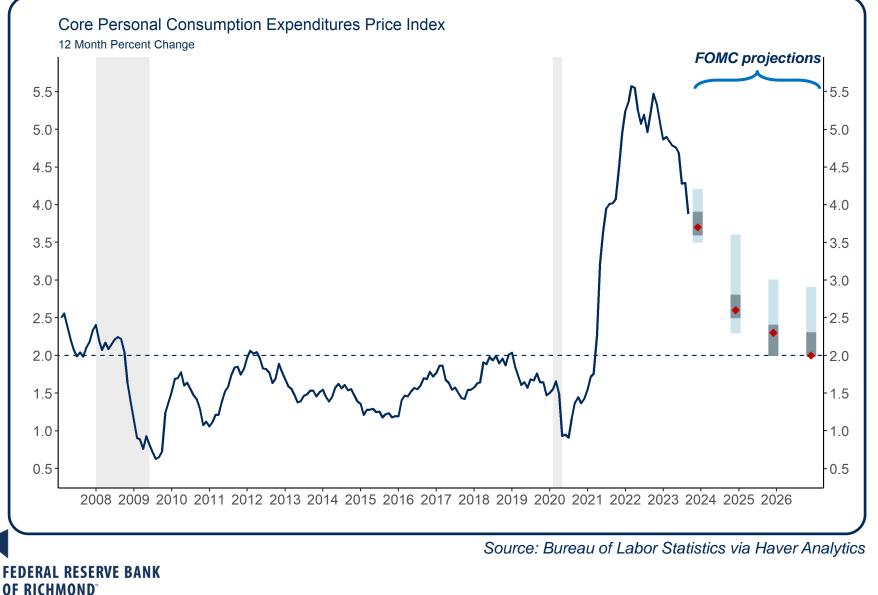
Source: Bureau of Labor Statistics via Haver Analytics

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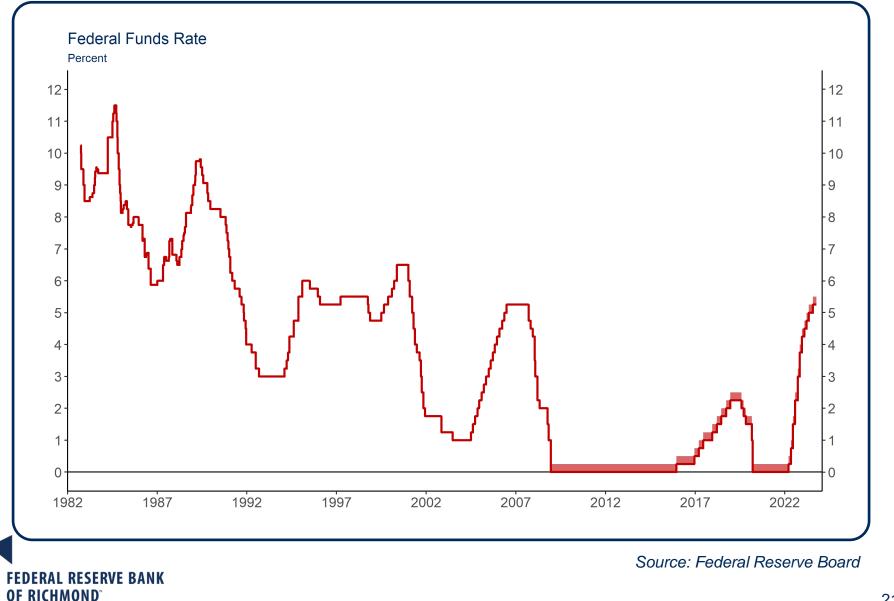
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### Core PCE, the Fed's primary measure of inflation, remains elevated well above the 2 percent target



## Where do rates go from here? Historical context is important



### Where do we go from here?

- Economic growth in 2022 ended better than expected. Growth for 2023 is outpacing expectations thus far. There are significant potential speedbumps ahead
  - Potential government shutdown
  - Geo-political issues
  - Inflation that significantly exceeds current policymakers' expectations
  - Anything that makes supply chain issues even worse
  - A COVID variant that evades vaccines and is more severe
  - Expiration of pandemic-era benefits (and restart of student loan payments)
- The FOMC has already raised rates considerably and some industries are being impacted directly. What about broader economic impacts? Consumption?
  - How high will rates need to go in order to recede inflation?
  - It remains unclear whether or not the Fed will be able to achieve a "soft" or "softish" landing, but it looks more likely now than it did previously
- North and South Carolina are well-poised to be 'winners', but rural counties continue to face challenges going forward



### Questions/Comments?

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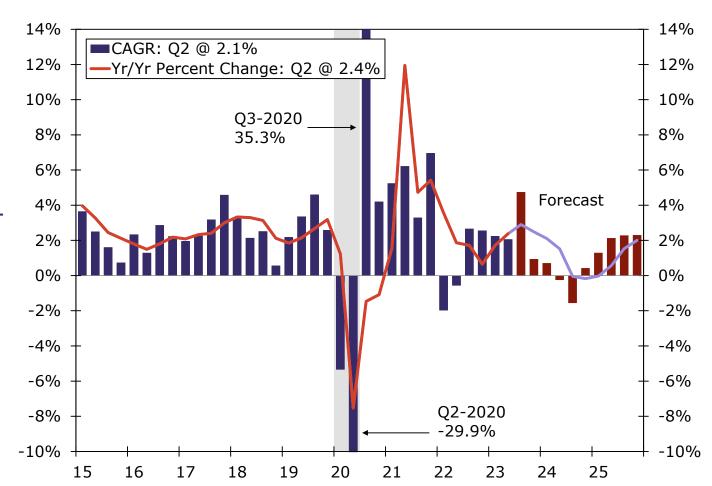




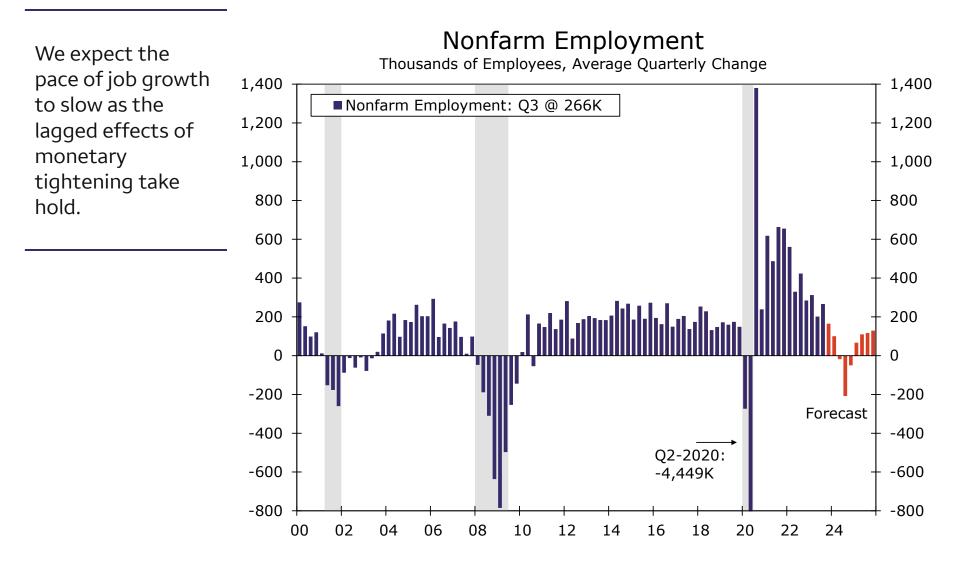
### The Economic Outlook

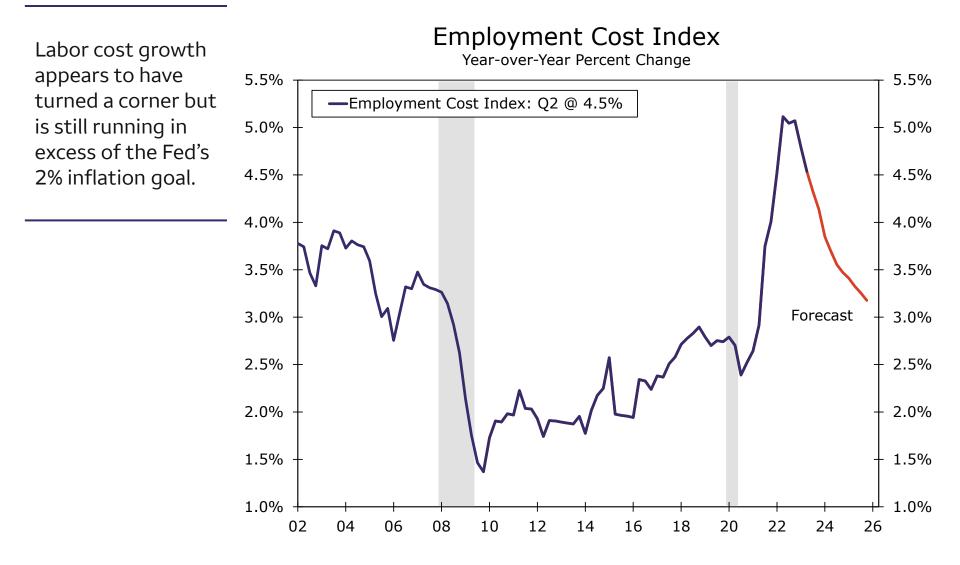
October 2023

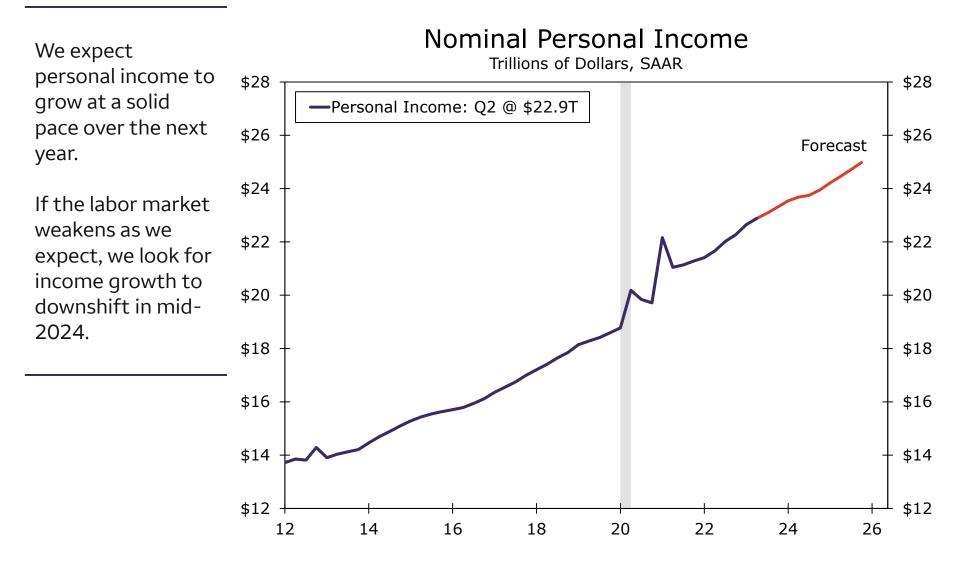
Jackie Benson Vice President & Economist | Wells Fargo Economics jackie.benson@wellsfargo.com | 704-410-4468 An impressive string of economic data seems to have reduced recession risks. However, we still believe the economy is headed for a slowdown.



#### U.S. Real GDP Growth



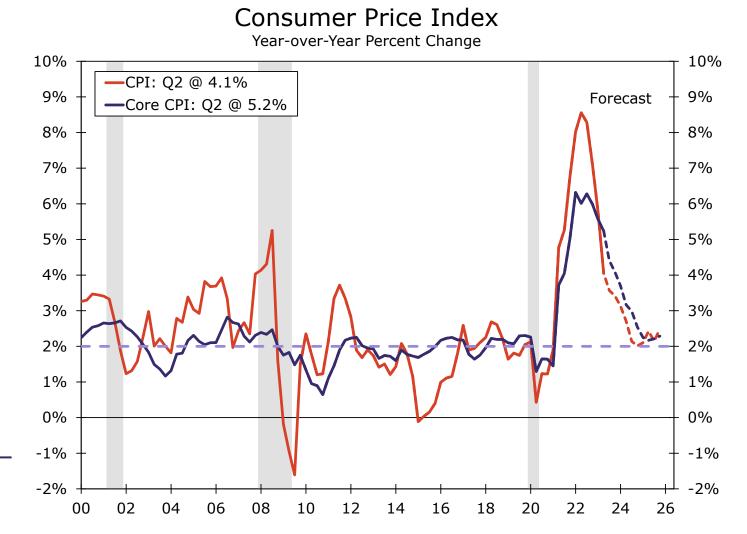


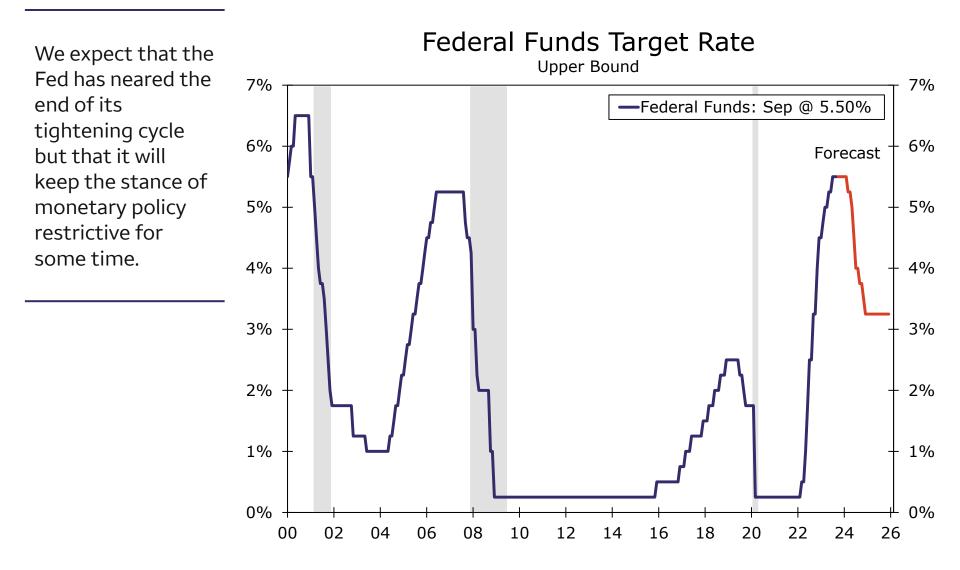


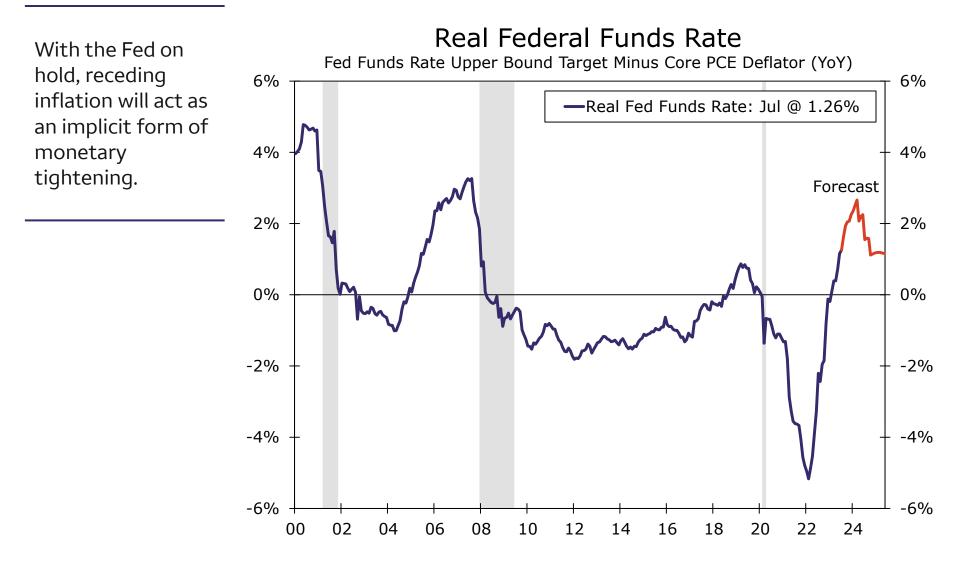
#### Source: U.S. Department of Commerce and Wells Fargo Economics

Slower labor cost growth, the ongoing disinflation from primary shelter and softening demand from more stretched consumers should help inflation to settle down.

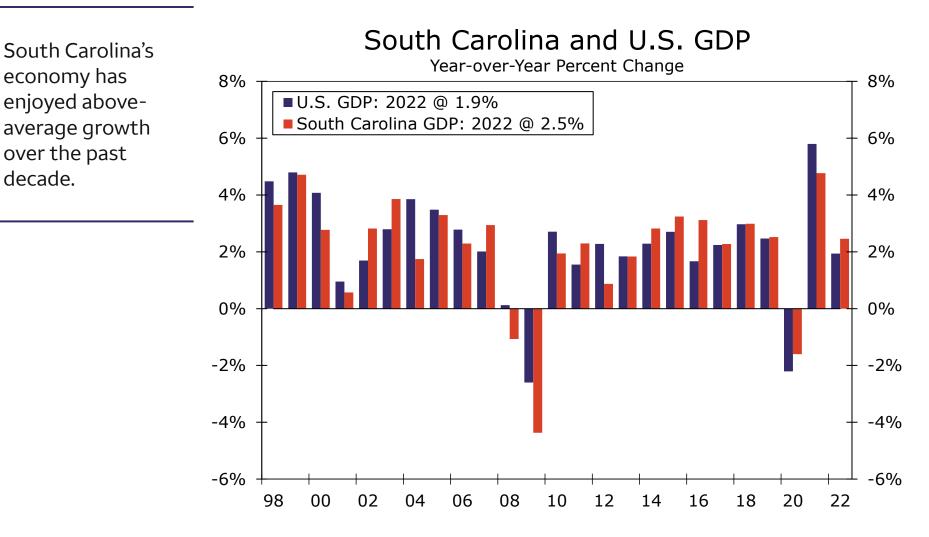
We estimate CPI will reach a 2.0% annual rate by year-end 2024.



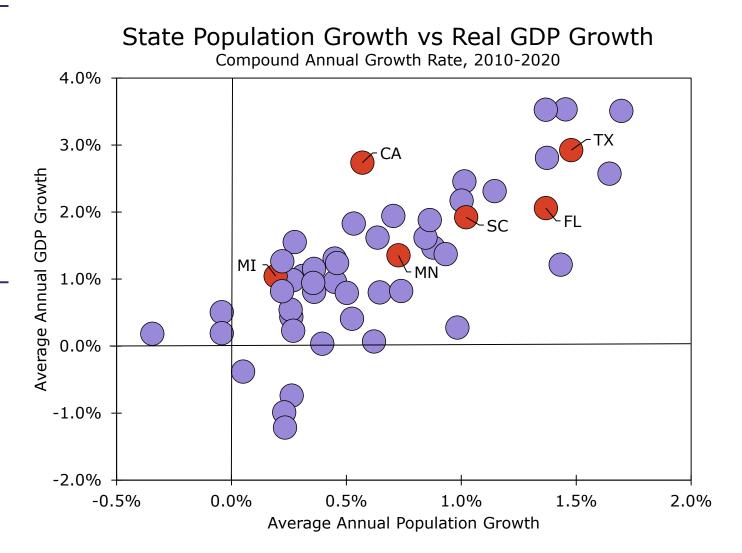


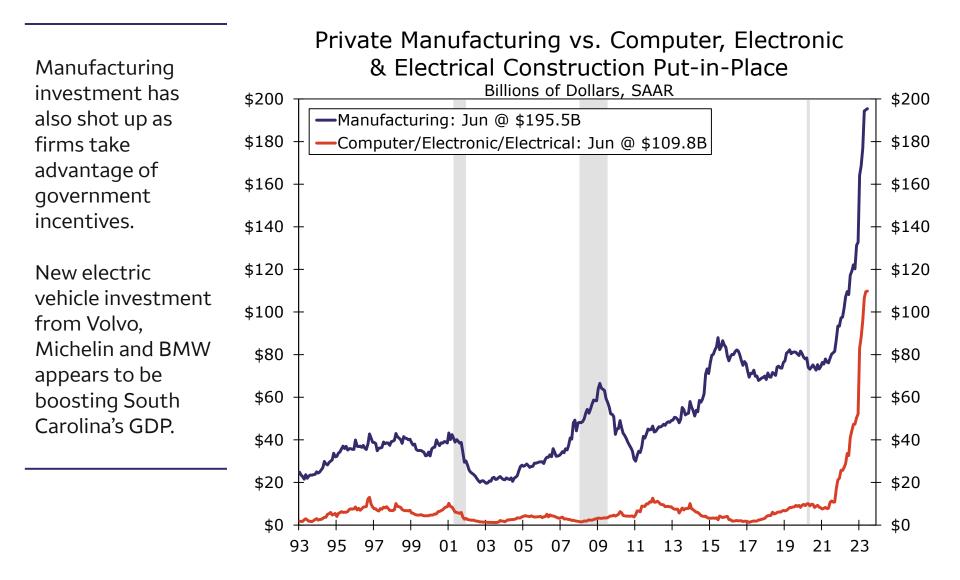


### The South Carolina Economy

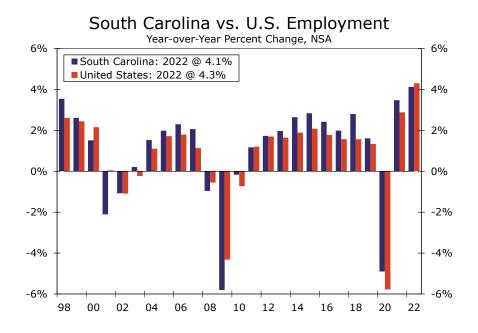


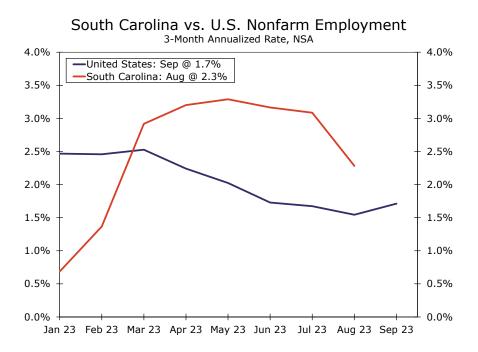
Like many other Southern economies, population growth has been a notable tailwind for South Carolina.



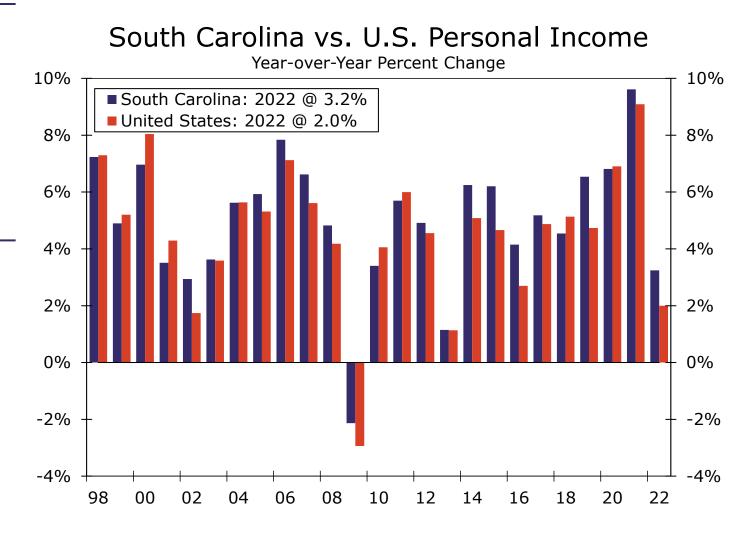


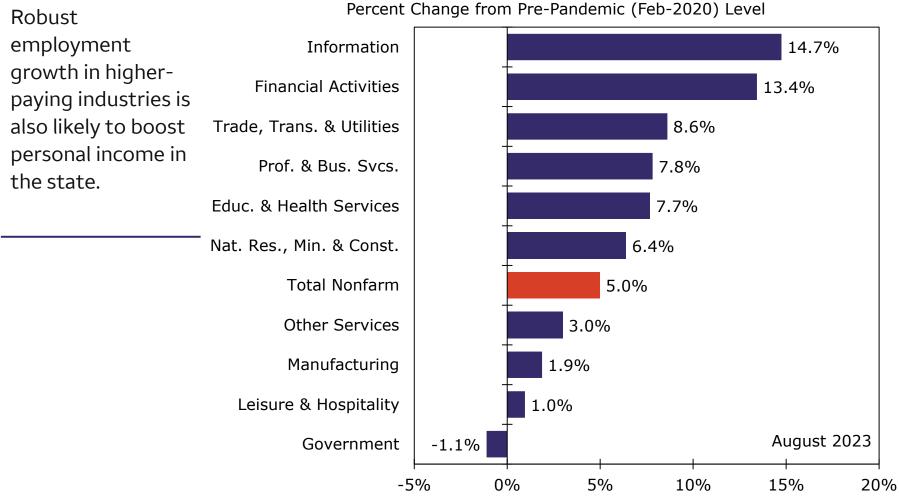
If past is prologue, South Carolina's labor market will likely outperform the nation.





A strong labor market has propelled aboveaverage income growth in recent years.





#### South Carolina COVID Jobs Recovery by Industry Percent Change from Pre-Pandemic (Feb-2020) Level

					Wel	ls Fargo U	S. Econo	mic Foreca	ıst							
	Act	tual					Fore	cast					Actual	_	Forecast	
		20	23			20	24			20	25		2022	2023	2024	2025
	1Q	2Q	3Q	4Q	1Q	2Q	3Q	4Q	1Q	2Q	3Q	4Q				
Real Gross Domestic Product <sup>1</sup>	2.2	2.1	4.7	0.9	0.7	-0.3	-1.6	0.4	1.3	2.1	2.3	2.3	1.9	2.4	0.8	1.0
Personal Consumption	3.8	0.8	3.8	1.0	0.7	0.3	-1.5	-0.4	1.2	1.7	1.6	1.8	2.5	2.2	0.7	0.7
Business Fixed Investment	5.7	7.4	0.2	-2.5	-0.5	-3.7	-5.5	-0.8	3.1	4.7	4.4	4.5	5.2	3.9	-1.6	1.4
Equipment	-4.1	7.7	-2.6	-7.2	0.0	-7.2	-8.9	0.4	3.4	4.0	2.4	2.4	5.2	-0.4	-3.7	0.4
Intellectual Property Products	3.8	2.7	1.9	2.0	0.9	0.8	-2.3	-1.0	3.8	5.6	6.9	7.6	9.1	4.3	0.8	2.9
Structures	30.3	16.1	2.5	-2.5	-4.8	-6.9	-5.8	-2.5	1.2	4.0	2.9	1.5	-2.1	11.2	-2.7	-0.2
Residential Investment	-5.3	-2.2	4.5	1.5	-2.2	-2.8	1.2	2.4	3.1	2.8	3.1	3.5	-9.0	-10.9	-0.1	2.3
Government Purchases	4.8	3.3	2.8	1.5	1.2	0.8	0.7	0.4	0.3	0.4	0.5	0.7	-0.9	3.5	1.4	0.5
Net Exports <sup>2</sup>	0.6	0.0	1.2	0.0	0.2	0.7	1.0	0.3	-0.1	-0.2	-0.1	-0.2	-0.5	0.7	0.5	0.1
Inventories <sup>2</sup>	-2.2	0.0	0.2	0.3	0.0	-0.7	-0.9	0.4	0.0	0.4	0.5	0.4	0.5	-0.5	-0.2	0.1
Nonfarm Payroll Change <sup>3</sup>	312	201	266	165	100	-18	-208	- 50	67	110	117	129	399	236	-44	106
Unemployment Rate	3.5	3.6	3.7	3.8	3.8	4.0	4.4	4.4	4.3	4.1	4.0	4.0	3.6	3.6	4.2	4.1
Consumer Price Index 4	5.8	4.1	3.6	3.4	3.1	2.7	2.1	2.0	2.1	2.4	2.7	2.5	8.0	4.2	2.5	2.4
Real Disposable Income <sup>1</sup>	10.8	3.5	-0.7	1.5	1.7	1.1	-0.2	0.8	2.0	1.9	2.1	2.1	-6.0	4.1	1.1	1.4
Quarter-End Interest Rates <sup>5</sup>																
Federal Funds Target Rate <sup>6</sup>	5.00	5.25	5.50	5.50	5.50	5.25	4.50	3.75	3.25	3.25	3.25	3.25	2.02	5.31	4.75	3.25
Conventional Mortgage Rate	6.54	6.71	7.20	7.30	7.00	6.50	6.20	5.85	5.70	5.75	5.70	5.65	5.38	6.94	6.39	5.70
2 Year Note	4.06	4.87	5.03	4.80	4.35	3.70	3.40	3.20	3.10	3.25	3.25	3.25	2.99	4.69	3.66	3.21
10 Year Note	3.48	3.81	4.59	4.45	4.20	3.75	3.55	3.40	3.30	3.40	3.40	3.40	2.95	4.08	3.73	3.38

Forecast as of: October 13, 2023

<sup>1</sup> Compound Annual Growth Rate Quarter-over-Quarter

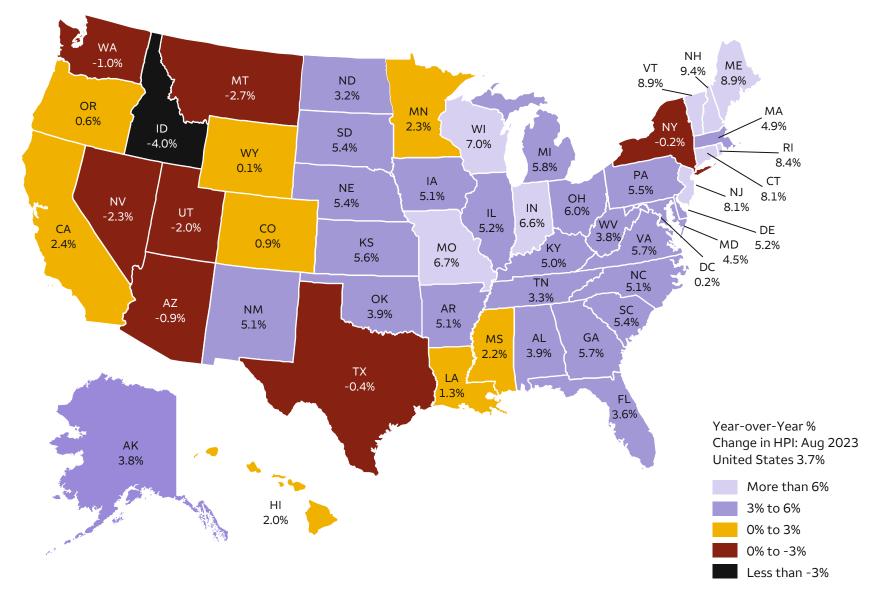
<sup>4</sup> Year-over-Year Percentage Change

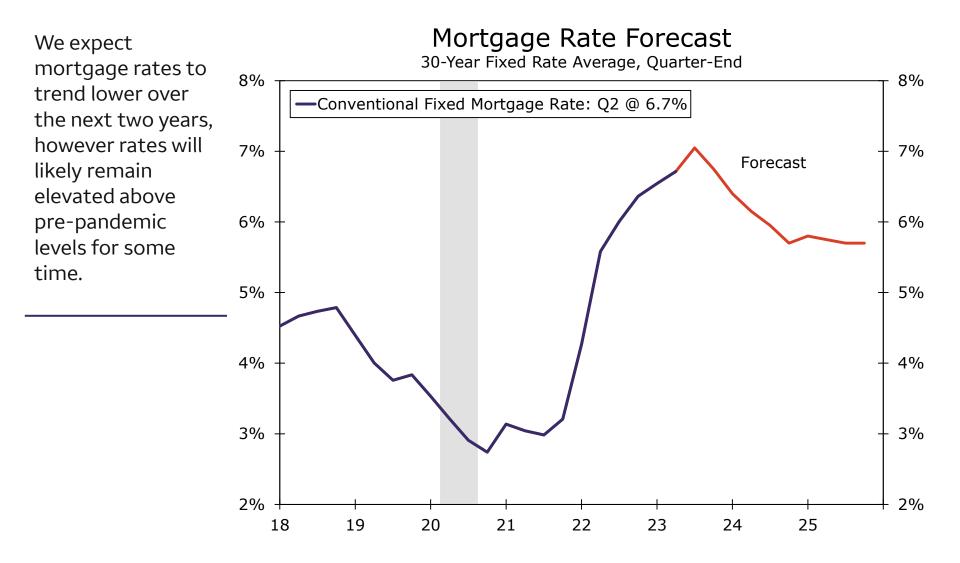
<sup>3</sup> Average Monthly Change

<sup>6</sup> Upper Bound of the Federal Funds Target Range

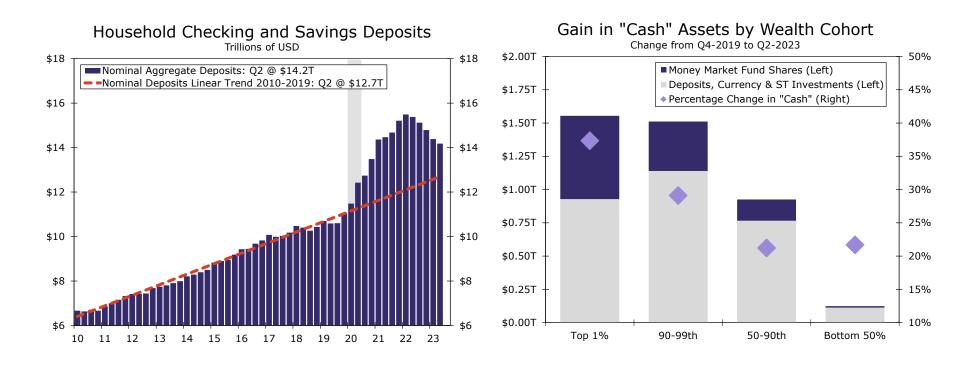
# Appendix

#### Home Prices Have Turned Up in Eastern Markets



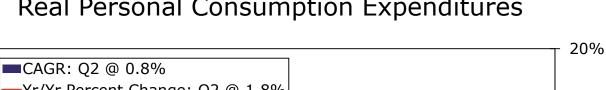


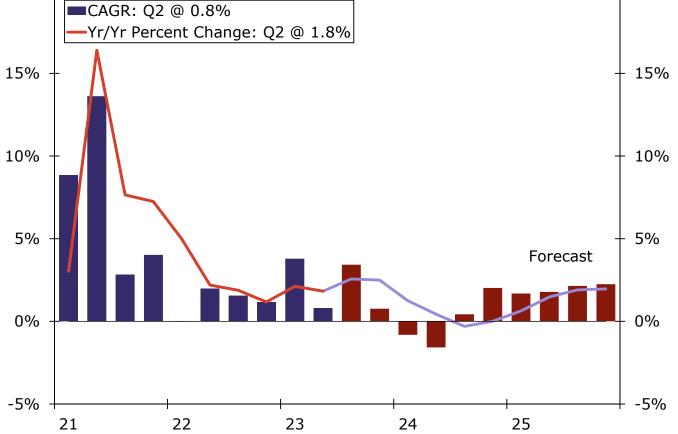
Pandemic-era savings are dwindling. Remaining "excess savings" are skewed toward wealthier households.



If the labor market weakens as we expect, we look for consumer spending to start contracting toward the beginning of 2024.

We expect most of the downshift will be concentrated in the goods sector.





#### **Real Personal Consumption Expenditures**

20%

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### BEA Regional Advisory Committee October 16, 2023

#### Russell S. Sobel, Ph.D.



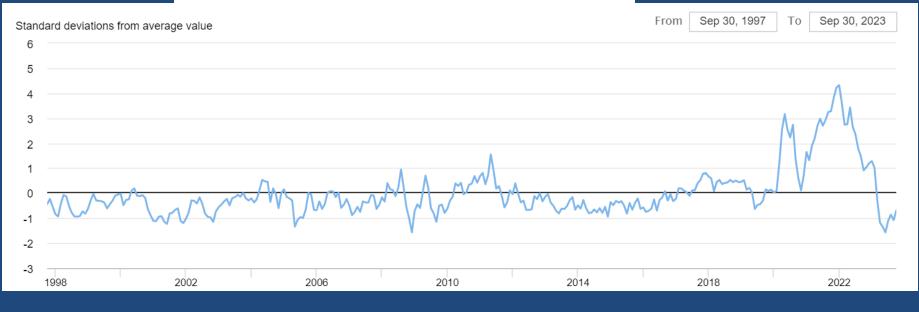
Russell S. Sobel, Ph.D.

# The Economic Situation

### First, some good news:

#### - Global Supply Chain Issues are Resolving:

#### Global Supply Chain Pressure Index (GSCPI)

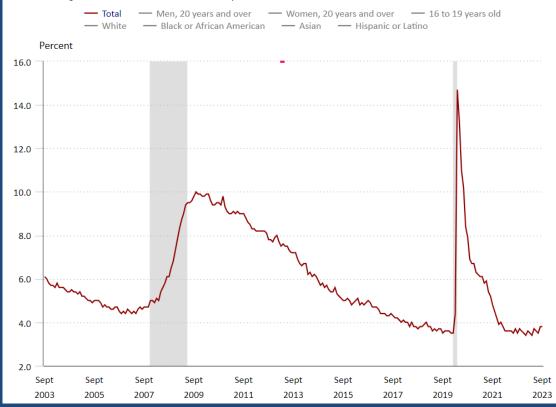


# Labor Markets / Unemployment

Labor market tightness is easing
 (unemployment ticking up from record lows):

#### Civilian unemployment rate, seasonally adjusted

Click and drag within the chart to zoom in on time periods



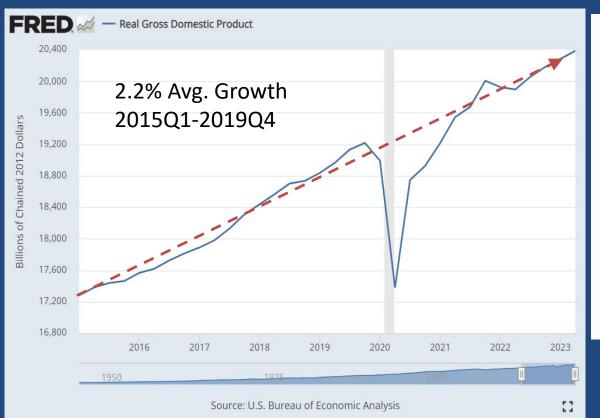
Russell S. Sobel, Ph.D.

<u>Recent U.S. Data:</u> 3.5% July 2023 3.8% Aug. 2023 3.8% Sept. 2023

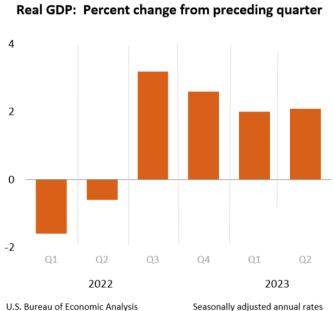
<u>Recent S.C. Data:</u> 3.0% July 2023 3.1% Aug. 2023

Median U.S.	Forecasts:
2023: Q4	3.7%
2024: Q1	3.9%
2024: Q2	4.0%
2024: Q3	4.1%
2025 Annual	4.2%

# Real Economic (GDP) Growth



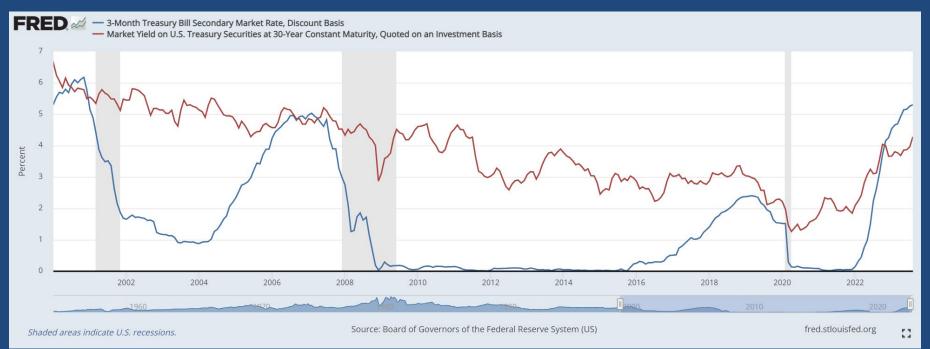
<u>Recent Data:</u> 2.1% 2023: Q2 2.0% 2023: Q3



Median Fo	recasts:
2023: Q4	1.2%
2024: Q1	1.1%
2024: Q2	1.0%
2024: Q3	1.3%
2025 Annual	2.1%

### **Interest Rates**

 Interest rates continue to rise as the Fed tries to combat inflation - Yield curve remains inverted (which usually precedes recessions)

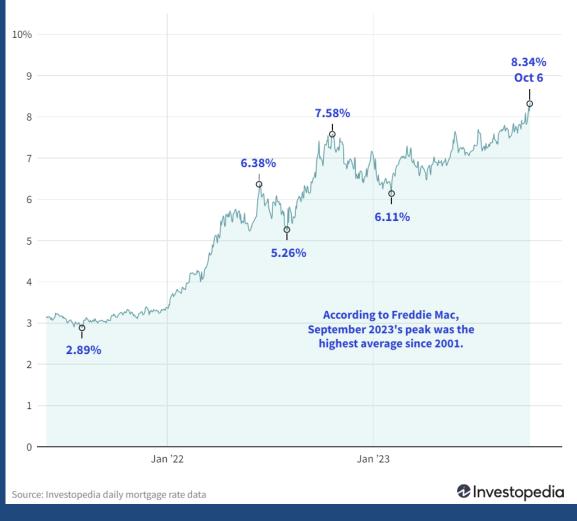


#### **Red = long-term rates / blue = short-term rates**

# **Interest Rates**

#### 30-Year Fixed-Rate Mortgage Average - June 2021 to Present

For new purchase loans with an 80% LTV, a 700–760 FICO score, and no discount points

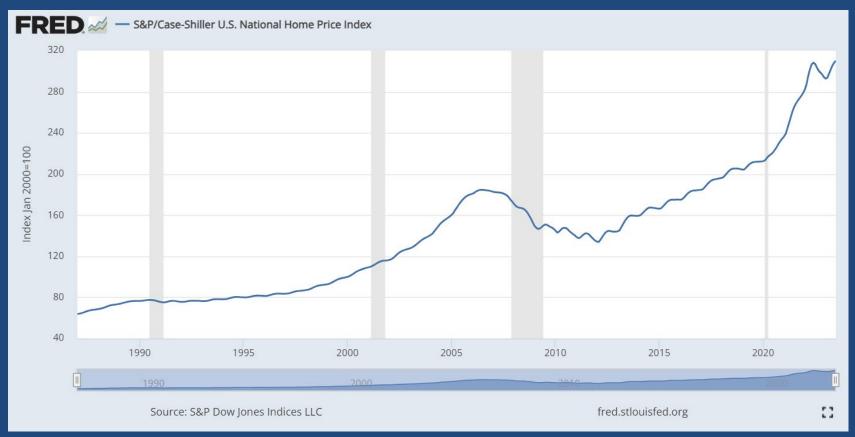


30-year
 mortgage rates
 highest in over
 two decades

Russell S. Sobel, Ph.D.

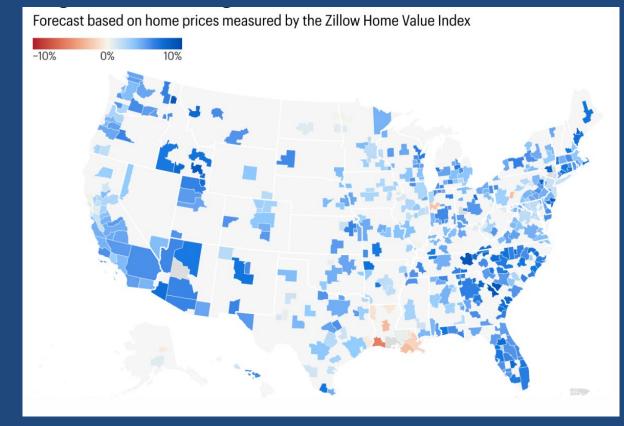
# **Housing Prices**

 Higher interest rates are starting to have an effect, but not a lot – housing prices continue to rise:



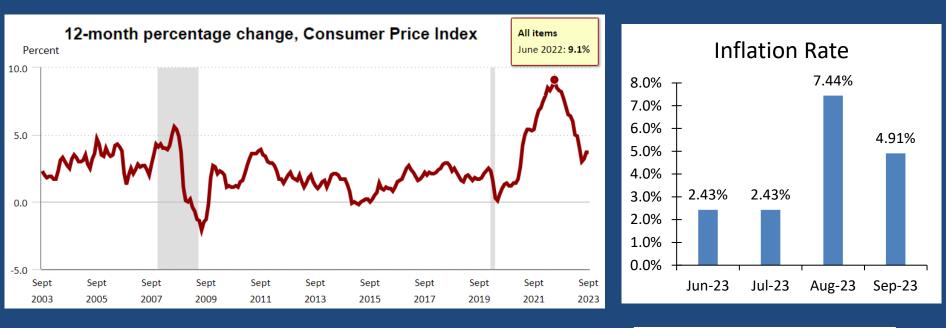
# Housing Price Forecast

• And housing prices are expected to continue to increase in 2024:



# Inflation

### • Inflation is down a bit, but rising again...



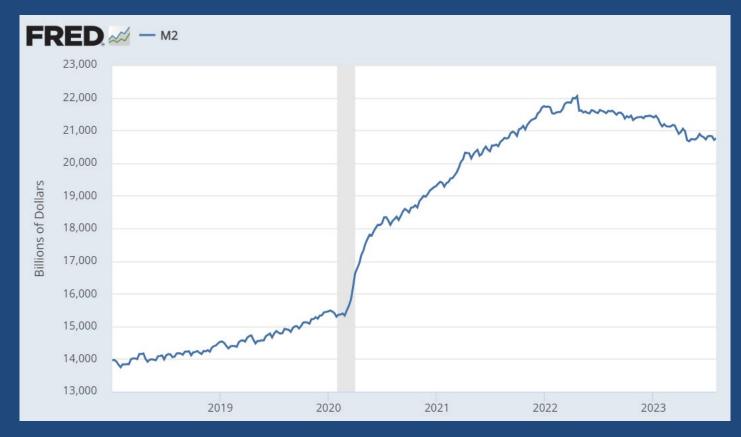
### The "Real Question"...

- The real question:
  - How much inflation is left?
  - Will affect how much more the Fed raises interest rates

# The Monetary Expansion Hangover

The M2 Money Supply:

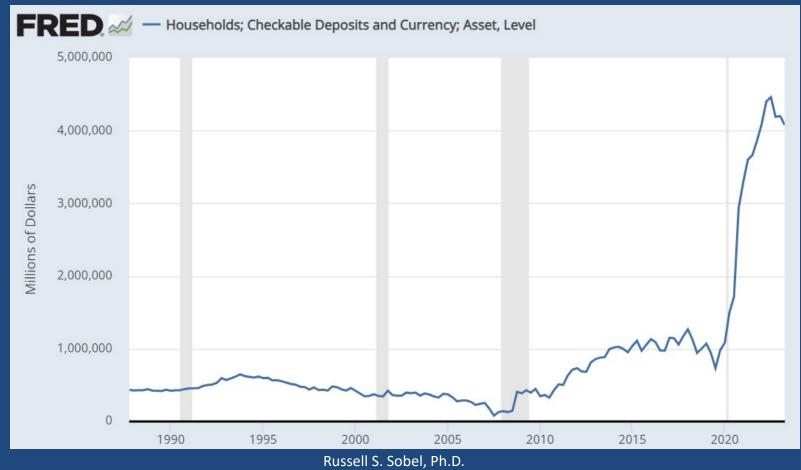
- 44% increase (Feb 20 to Apr 22)
- Only a 6% decrease since Apr 2022 → so still up 38%



Russell S. Sobel, Ph.D.

# Household Bank Deposits

# Much of this additional purchasing power remains in bank accounts



# Velocity of Money



Upward pressure on prices/inflation as this money comes into circulation

My calculations suggest roughly 8% to 10% inflation is "left" to occur from the monetary expansion

Russell S. Sobel, Ph.D.

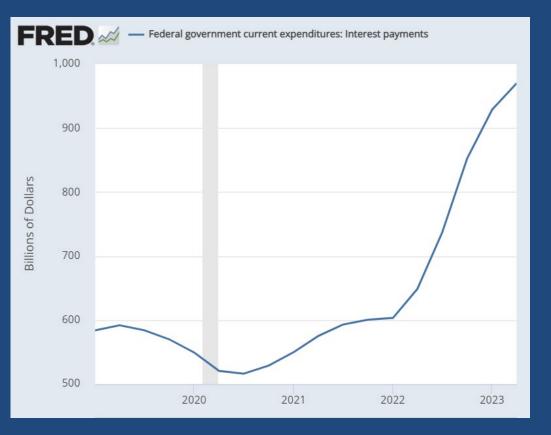
# **Other Factors...**

- Student Loan Payments Resume
  - Federal student loan payments resume in Oct. 2023
  - Affects 44 million people on the \$1.8 trillion in outstanding student loan debt
  - Could cut consumer spending by as much as \$9
    billion per month



### **Other Factors...**

#### Interest Payments on the National Debt Soaring



Will require major shifts in the Federal budget

Interest payments on the \$33 trillion national debt will almost double from \$475 billion in 2022 to \$842 billion in 2025.

Rise from 7.5% of the federal budget to 12.5%

Likely result in discretionary spending cuts and/or higher taxes

# The Economic Situation

#### My Summary:

- Unemployment Rates Slowly Increasing
  - Labor Markets Less Tight
- Real GDP Growth Slowing in 2024 to around 1.0%
- Continued Upward Pressure on Inflation & Housing Prices
- Fed Continues to Increase Interest Rates Further
- Significant Pressure on the Federal Government Budget

#### In a nutshell:

A Likely Return of 1970s "Stagflation" (high inflation with slow growth)

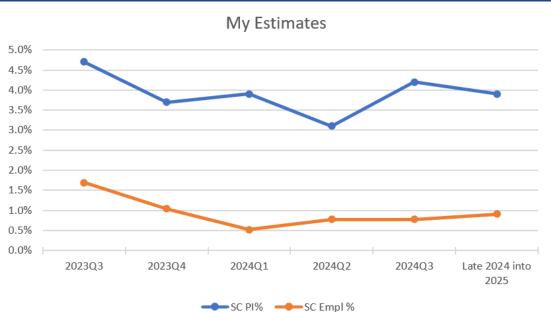
### My Forecasts

Forecasts	by Fiscal Ye	ear:			Revenue Es	timates:	
		These are	e my foreca	ists			
	SC PI%	SC Empl %	Inflat	ion %	SLS Tx %	Inc Tx %	
FY 23-24	3.9%	1.0%	2.8%	to 3.8%	2.7%	2.9%	
FY 24-25	4.1%	0.8%	2.6%	to 5%	2.2%	2.6%	

MY PI% is slower for 23-24 and about the same for 24-25

My EMPL% is slower for both years by 1%

My INFL% is 'probably' a bit higher for 23-24, and definitely higher for 24-25



**FISCAL YEAR GROWTH RATE** 

Fiscal Year	Personal Income	Employment	Inflation
2023-24	4.7% the BEA estima		2.8%
illese ale	the DLA estima	tes you sent us	
2024-25	4.0%	1.8%	2.3%

#### QUESTIONS?

### Russell S. Sobel, Ph.D.



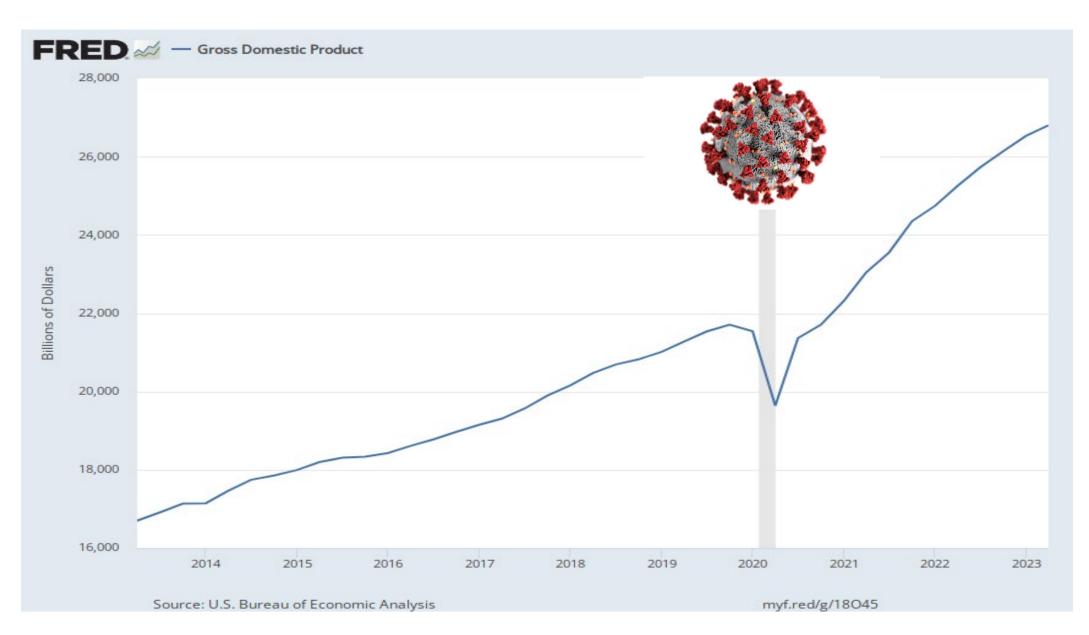
Russell S. Sobel, Ph.D.

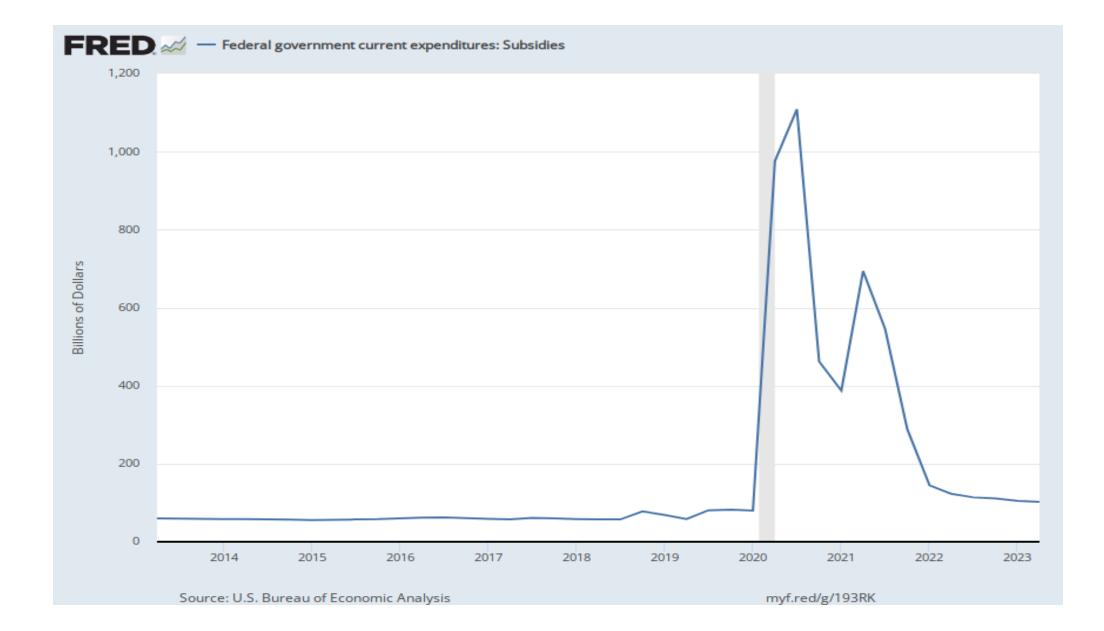


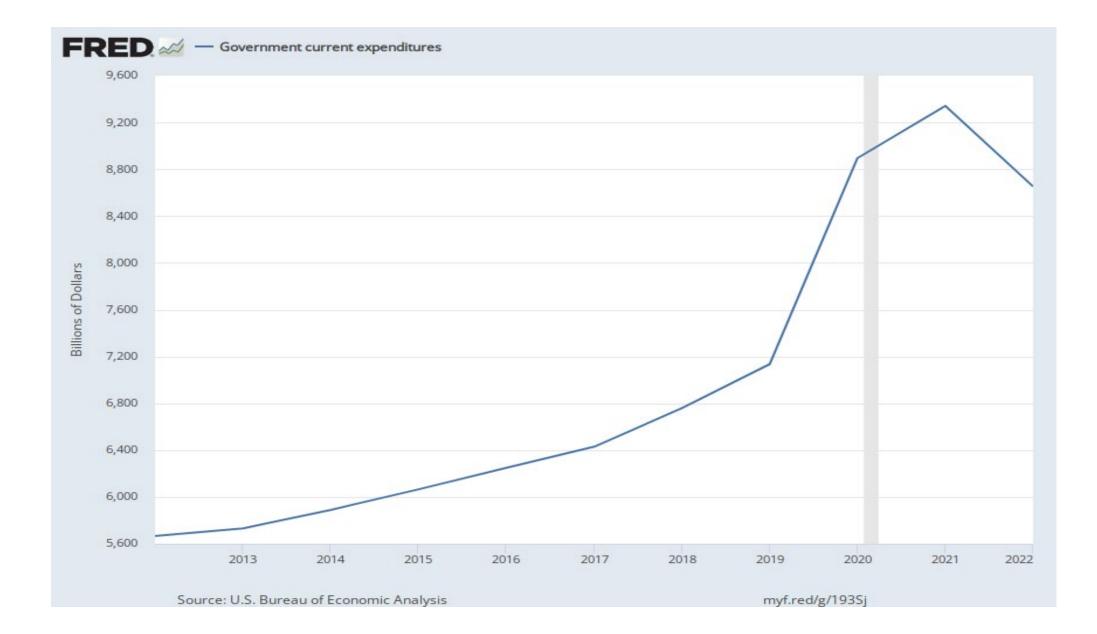
SCHOOL OF BUSINESS

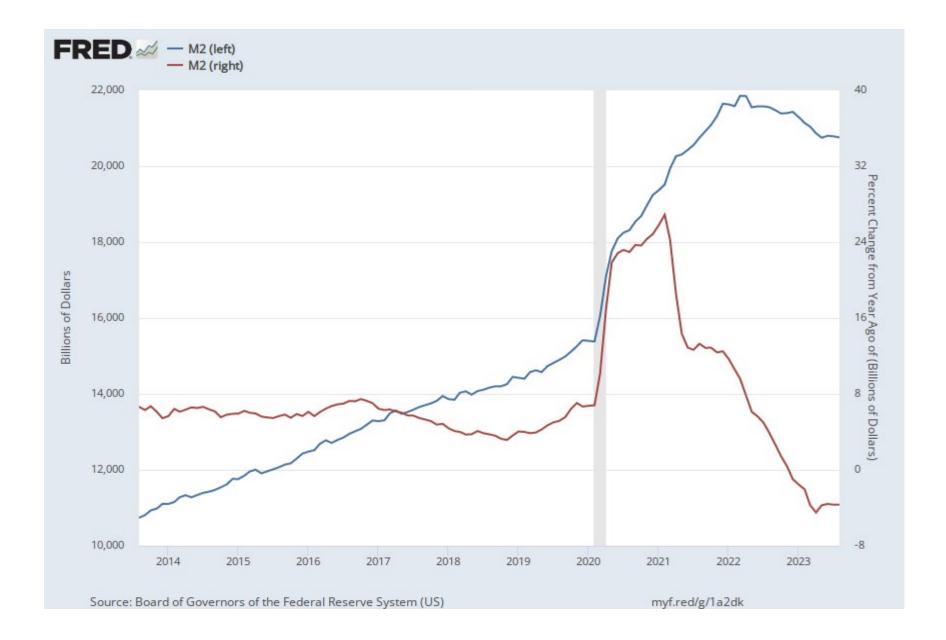
South Carolina Board of Economic Advisors Regional Advisory Committee Economic Update October 16, 2023 Frank Hefner

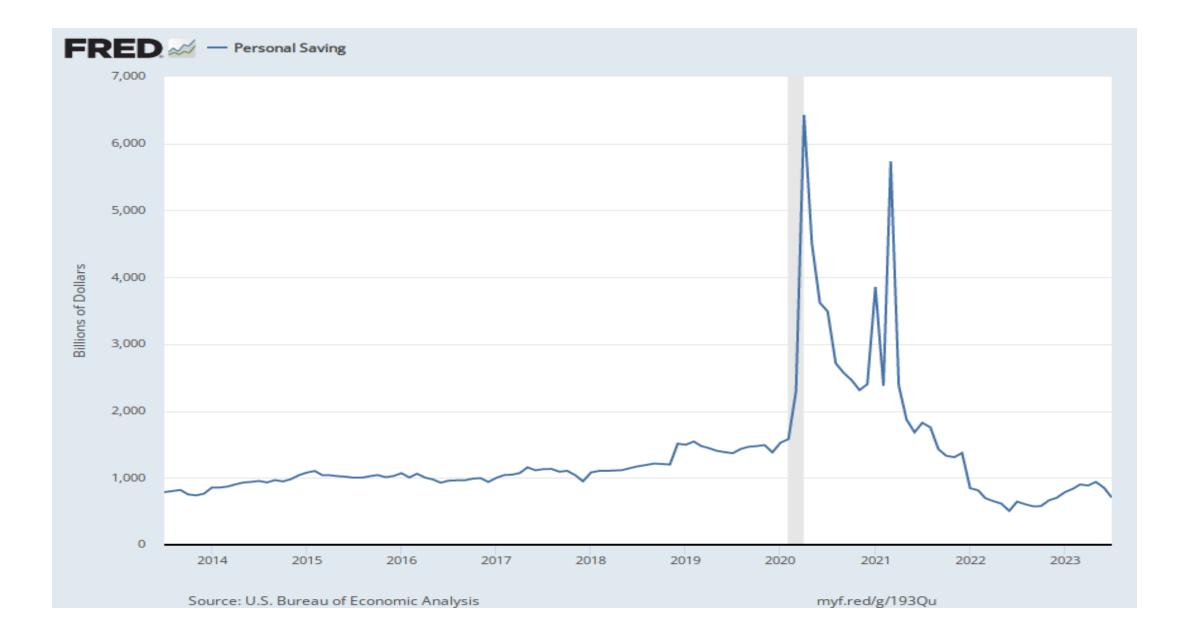
#### **COVID: US RECOVERS AND MORE**



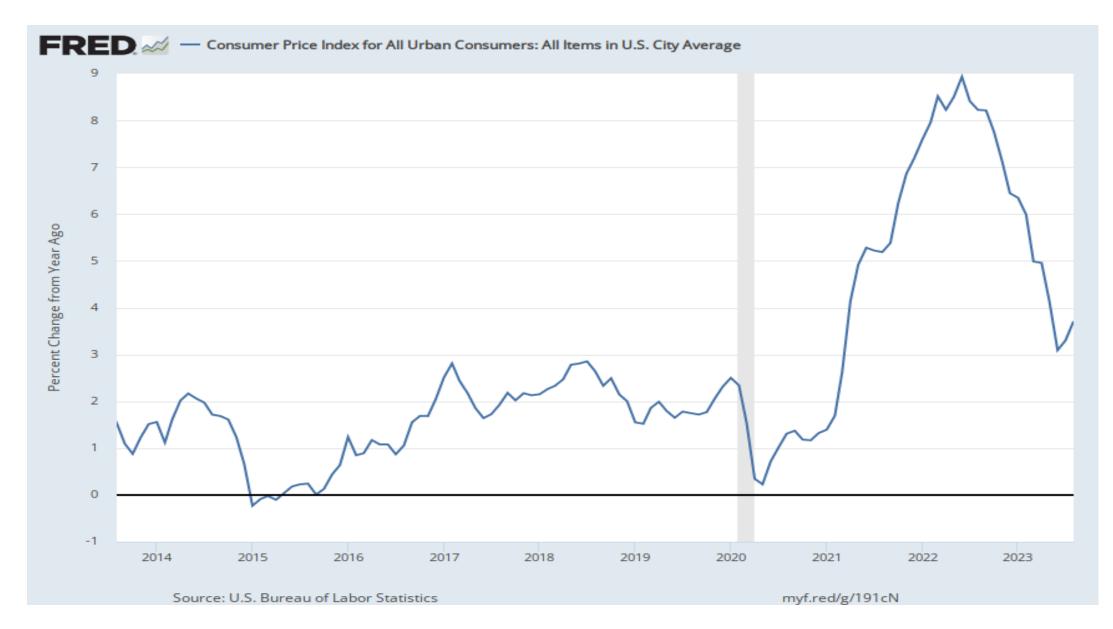


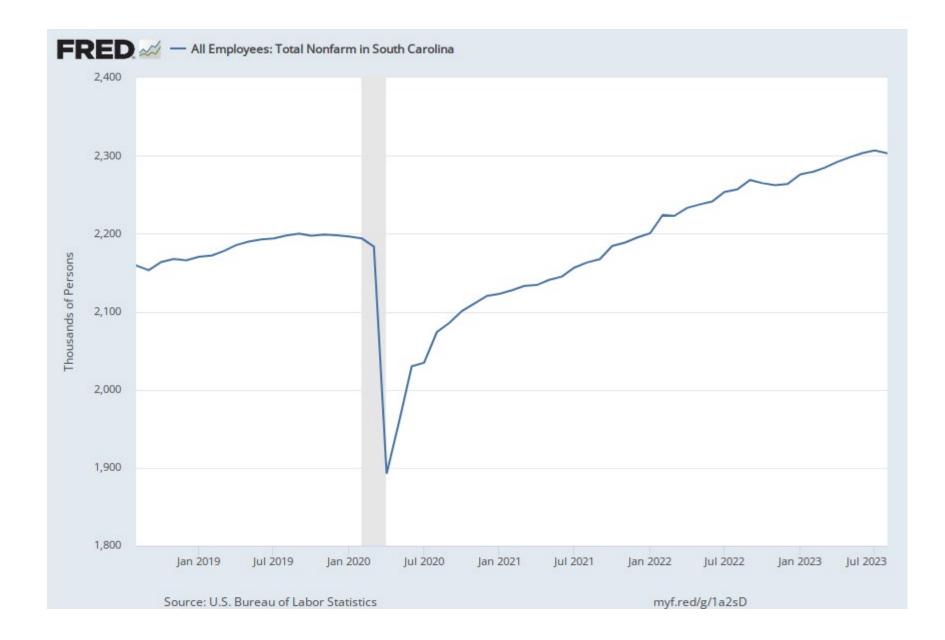


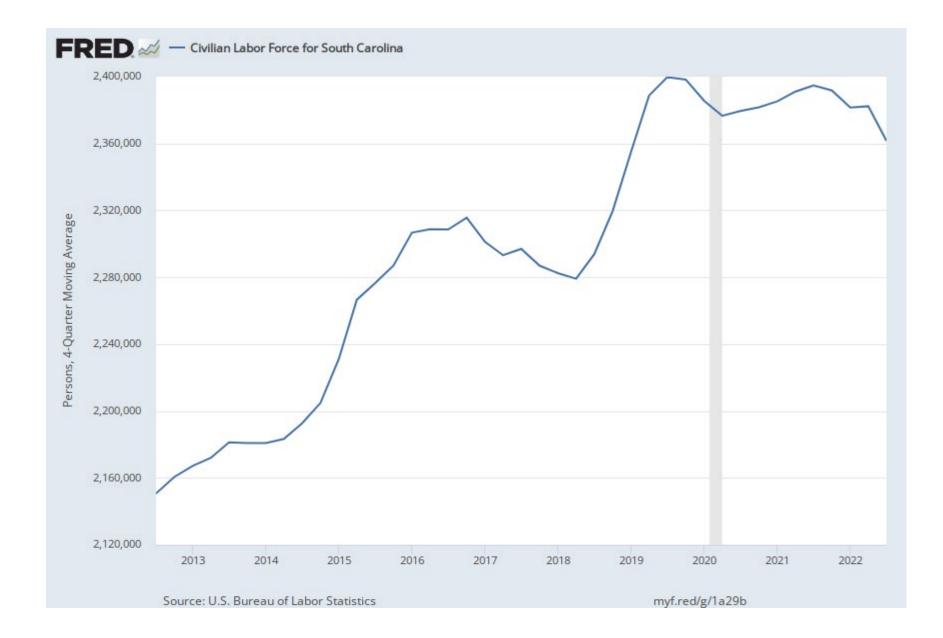


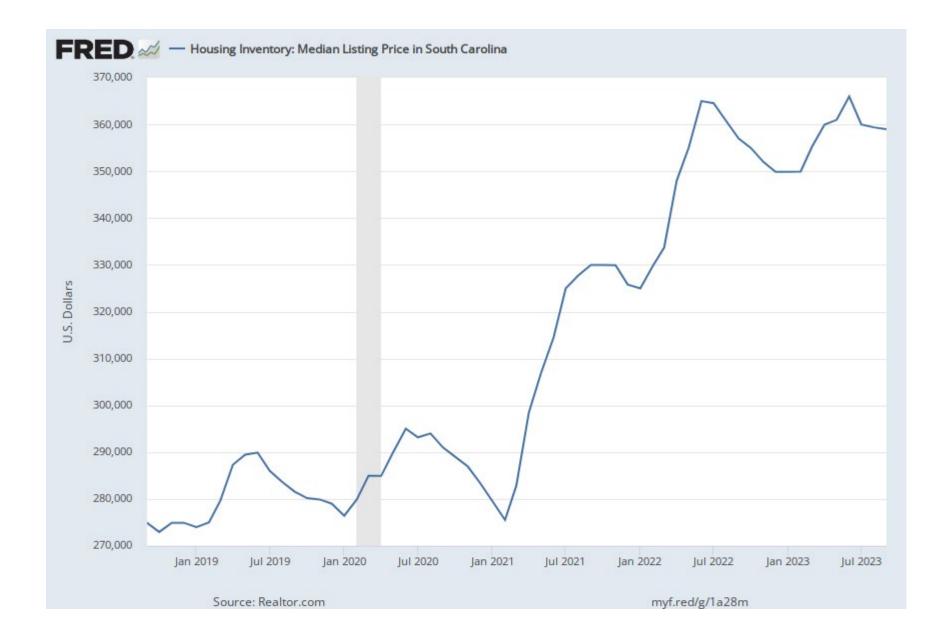


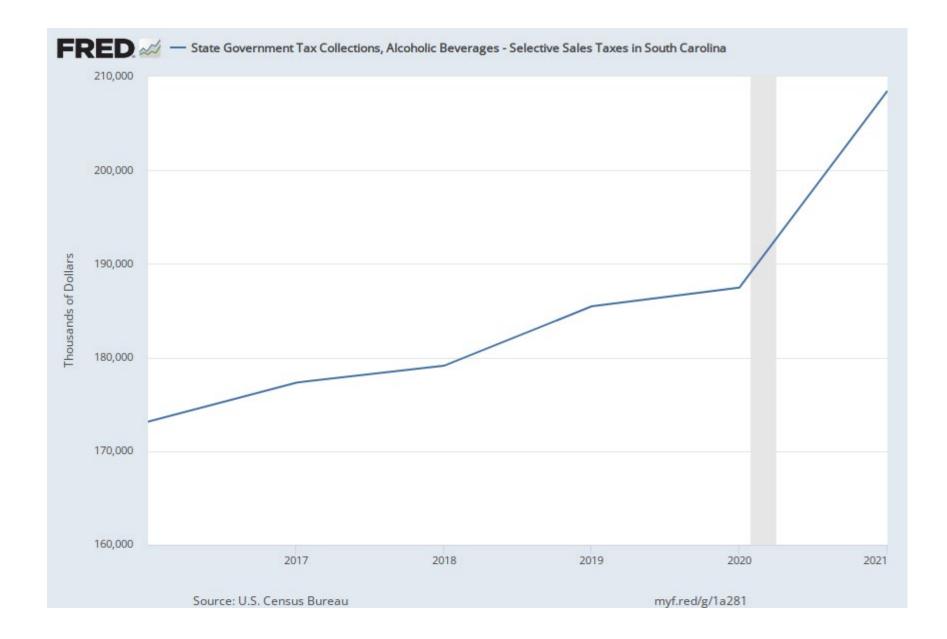
#### **INFLATION**







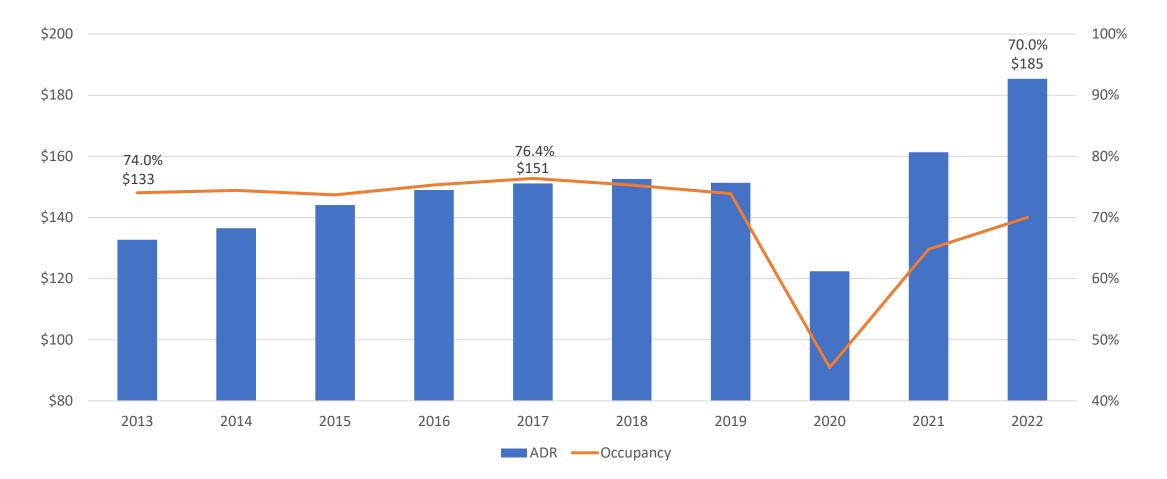




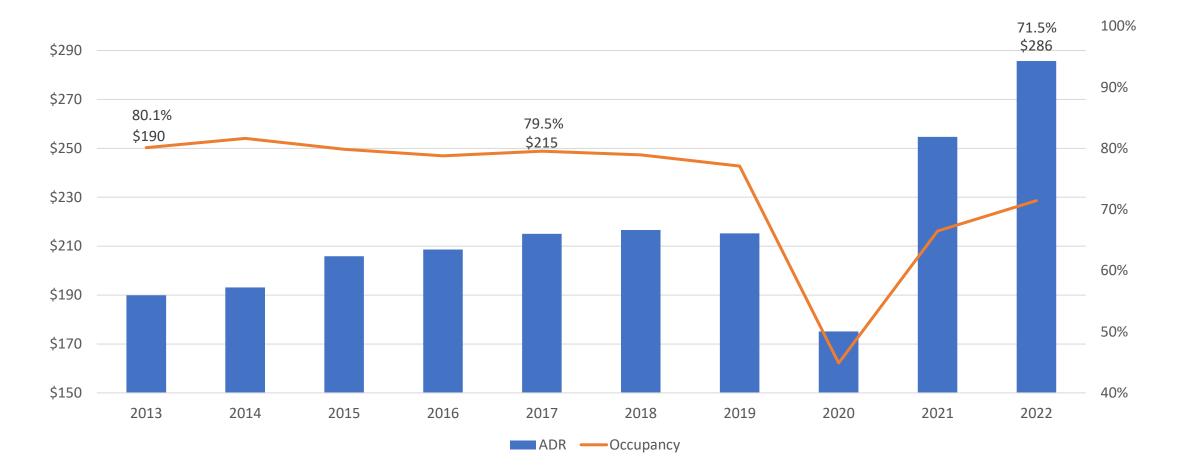


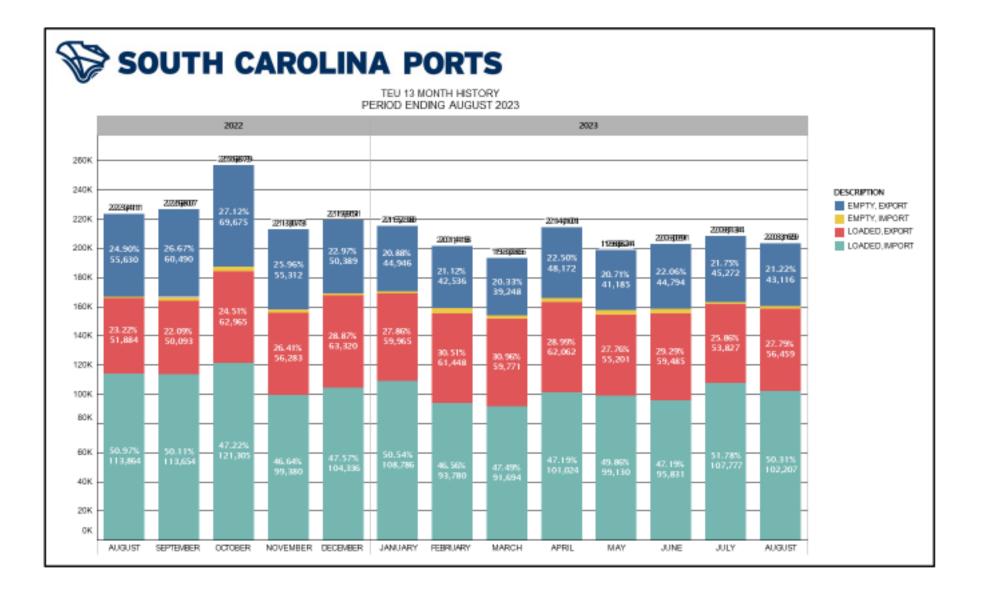
#### **CHARLESTON REGION ECONOMY**

# Charleston County Occupancy & ADR 2013-2022



# Peninsula Occupancy & ADR 2013-2022





# THE SOUTH CAROLINA ECONOMIC OUTLOOK

Joseph Von Nessen, Ph.D. Research Economist October 16, 2023 joey.vonnessen@moore.sc.edu



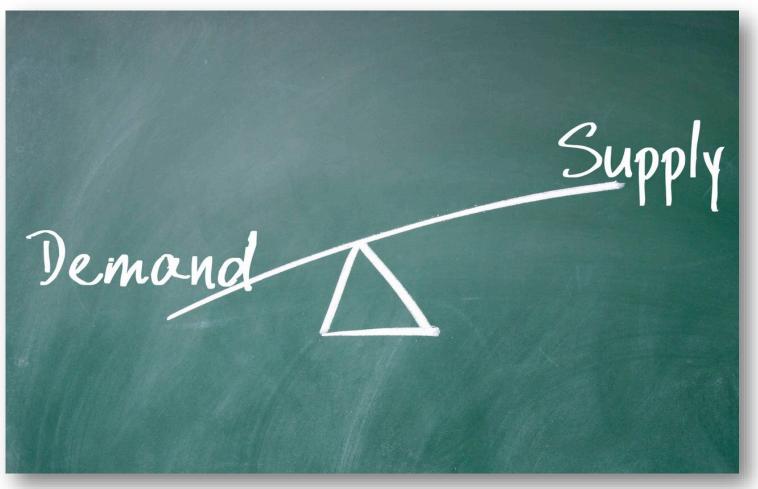
**Darla Moore School of Business** 

### THE BOTTOM LINE THE GOOD, THE BAD, AND THE UGLY!

- THE SOUTH CAROLINA ECONOMY HAS BEEN RESILIENT IN 2023 BUT IS STILL READJUSTING
- THERE ARE SIGNIFICANT HEADWINDS FIGHTING THE FEDERAL RESERVE ON INFLATION THAT WILL PERSIST INTO 2024
- THE LIKELIHOOD OF RECESSION HAS DECREASED, BUT DON'T GET TOO COMFORTABLE YET

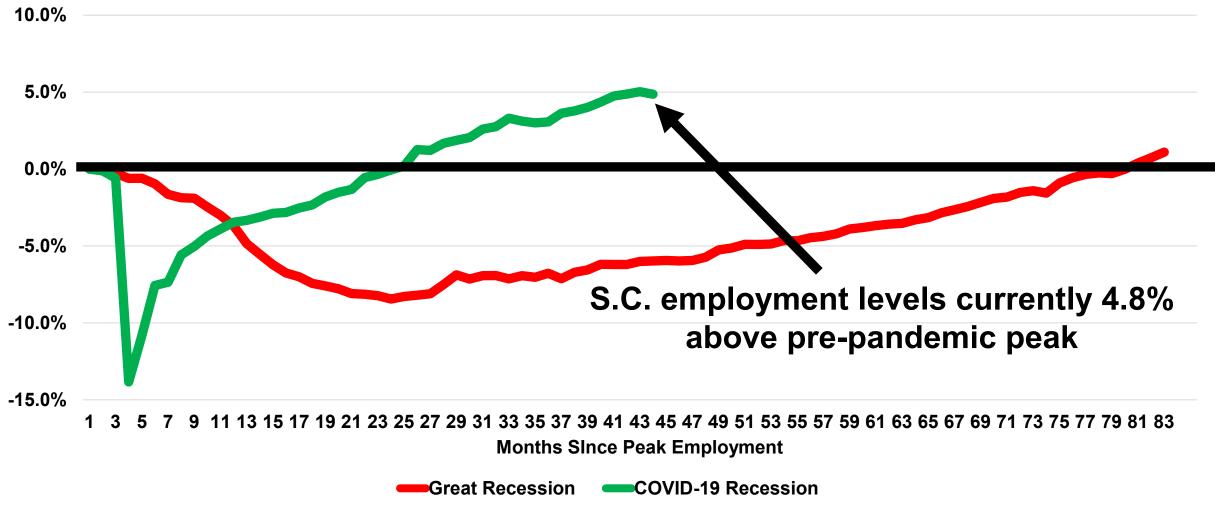


# **READJUSTING TOWARDS EQUILIBRIUM**



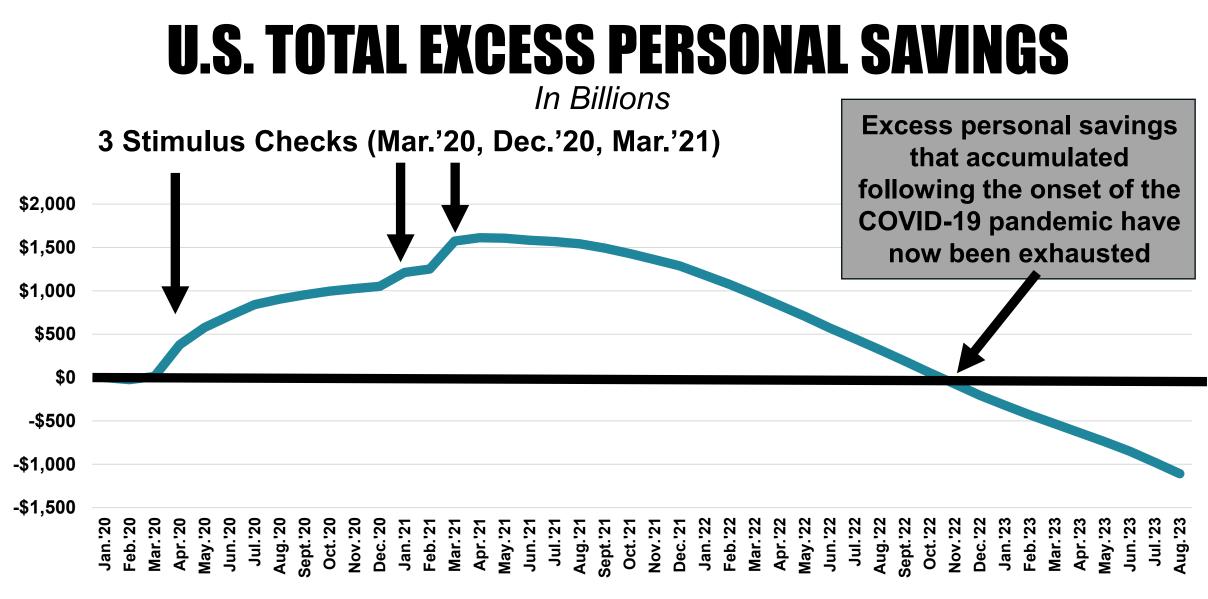


#### **S.C. EMPLOYMENT AS PCT. OF PRE-RECESSION PEAK**



Source: U.S. Bureau of Labor Statistics, CES-SA

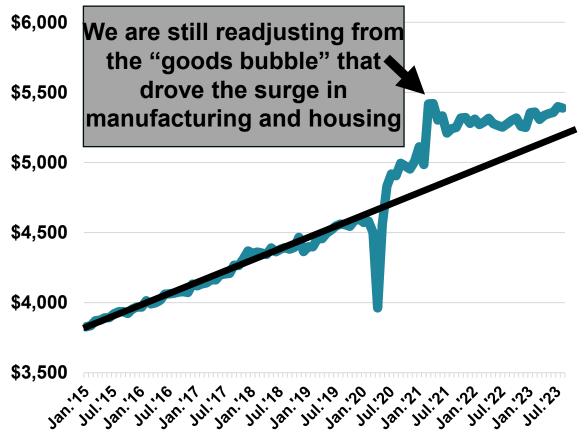






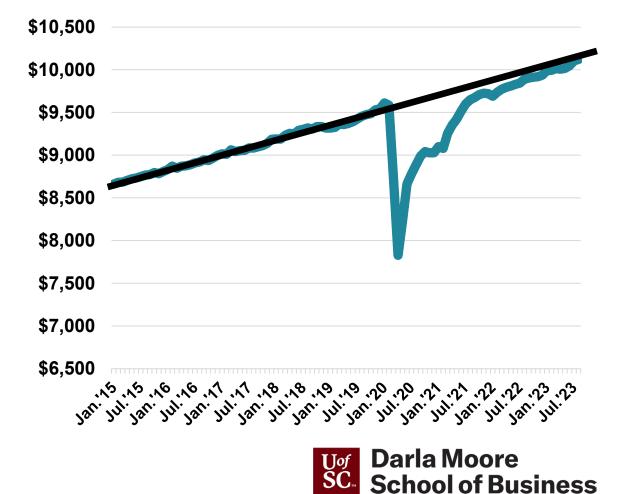
# **REAL U.S. CONSUMER SPENDING**

#### Goods



Source: U.S. Bureau of Economic Analysis, in billions

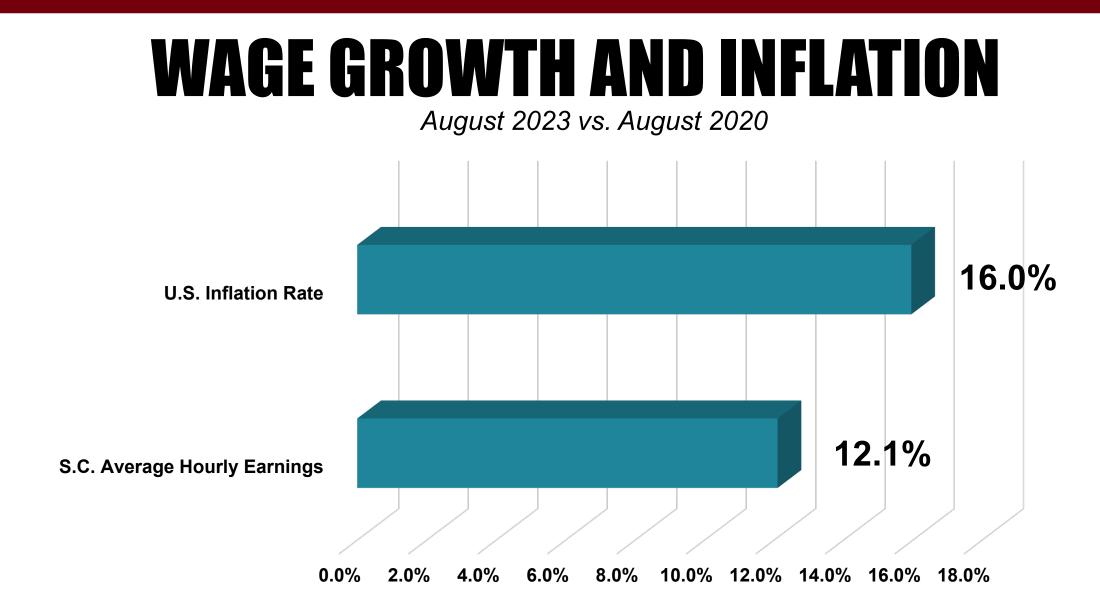
#### Services



#### EVEN THOUGH INFLATION HAS COME DOWN SUBSTANTIALLY IN 2023, CONSUMER CONFIDENCE REMAINS LOW. WHY?

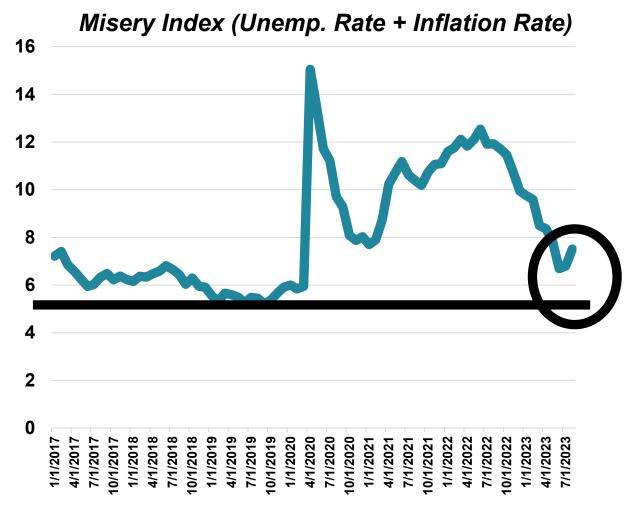
# THE CUMULATIVE EFFECTS OF INFLATION HAVE LOWERED PURCHASING POWER.



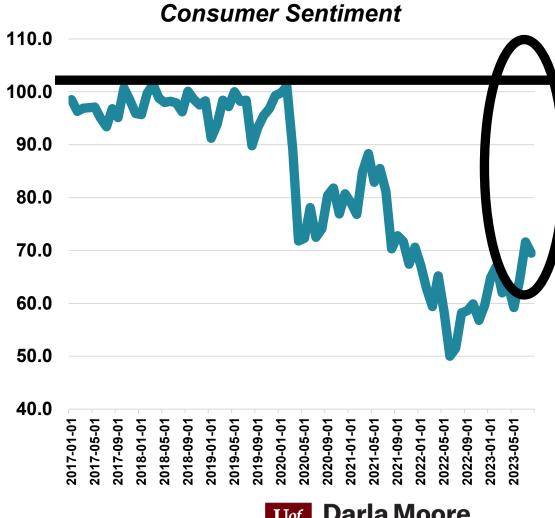




# **MISERY INDEX VS. CONSUMER SENTIMENT**



Source: U.S. Bureau of Labor Statistics & University of Michigan





# <u>GOOD NEWS AND BAD NEWS</u>



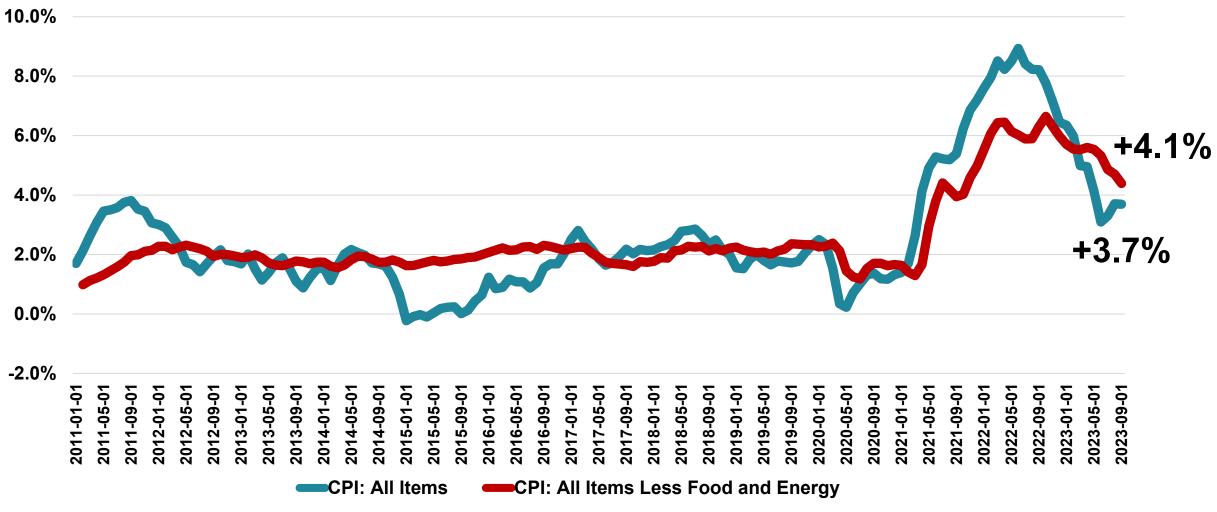
#### WE'VE SEEN SIGNIFICANT PROGRESS TOWARDS INFLATION REDUCTION!



#### BUT THERE'S STILL A LONG WAY TO GO

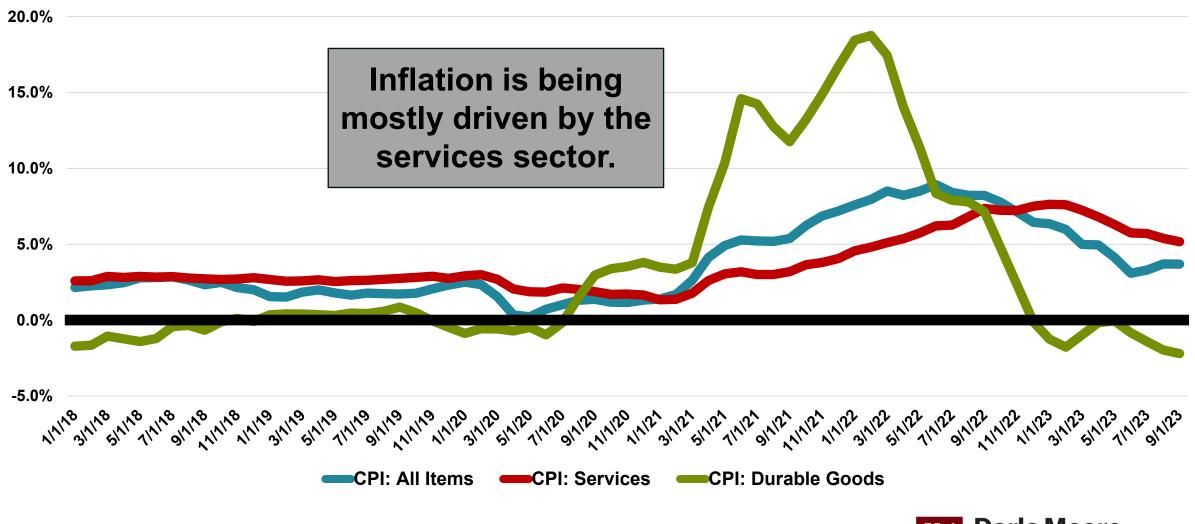


### **U.S. INFLATION RATE (YEAR/YEAR)**





## **U.S. INFLATION RATE (YEAR/YEAR)**



Source: U.S. BLS, Consumer Price Index

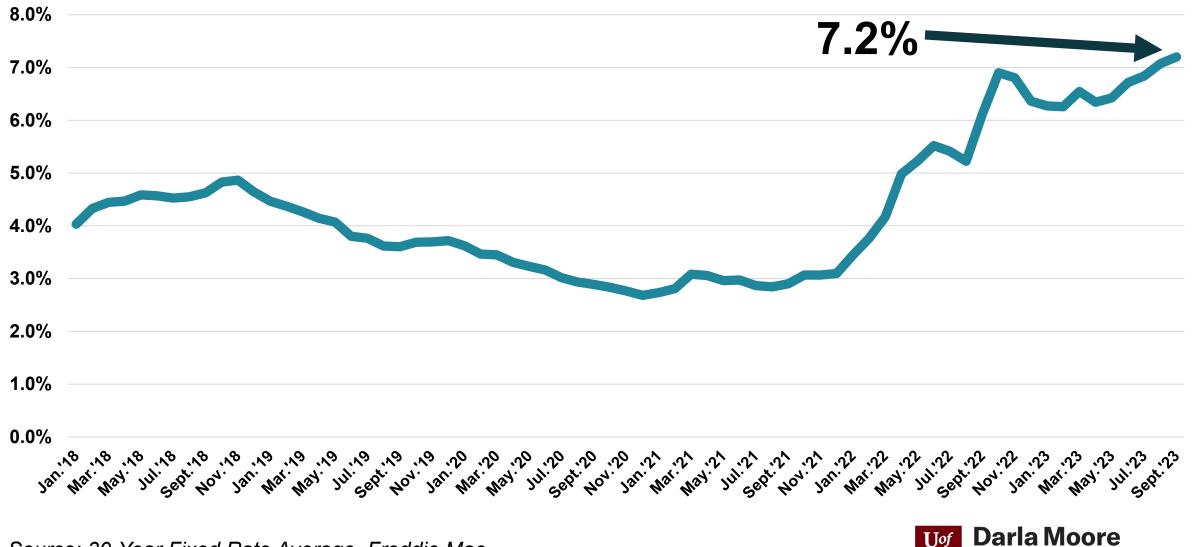


# WHERE ARE INTEREST RATE HIKES HAVING THE LARGEST IMPACTS?

# **THE HOUSING MARKET!**



#### **U.S. MORTGAGE INTEREST RATES**



**School of Business** 

Source: 30-Year Fixed Rate Average, Freddie Mac

# **DIRECT EFFECTS (2022 & 2023) ANY REDUCTION IN HOUSING SALES DUE TO DECREASES IN HOUSING AFFORDABILITY INDIRECT EFFECTS IN 2024**? **ANY FURTHER REDUCTION IN HOUSING SALES DUE TO INCREASES IN UNEMPLOYMENT**



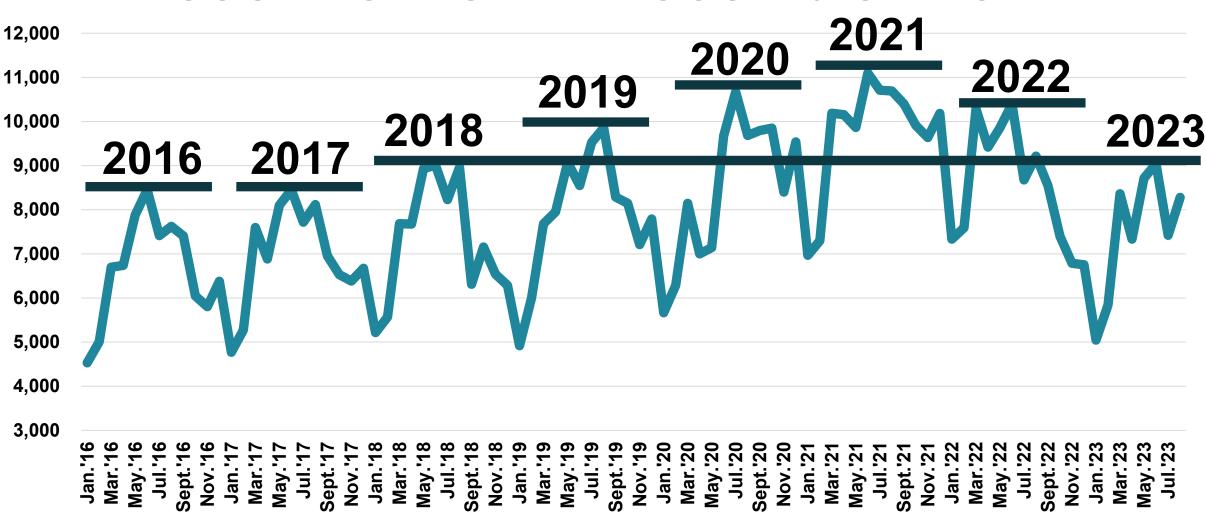
## **U.S. NEW SINGLE-FAMILY HOUSING SALES**

in thousands 1200 1000 800 when 600 400 200 0 2023-05-01 2012-05-01 2023-01-01 2012-09-01 2016-01-0' 2017-01-0 2018-01-01 2019-01-01 2021-01-0 2022-01-01 2022-05-01 2017-09-0 2018-05-01 2018-09-0 2020-01-0 2022-09-0 2013-01-0 2013-09-0 2014-01-0 2020-05-0 2021-05-0 2021-09-0 2014-09-0 2015-01-0 2015-09-0 2016-05-0 2016-09-0 2017-05-0 2019-05-0 2013-05-0 2014-05-0 2015-05-0 2019-09-0 2020-09-0

Source: U.S. Census Bureau



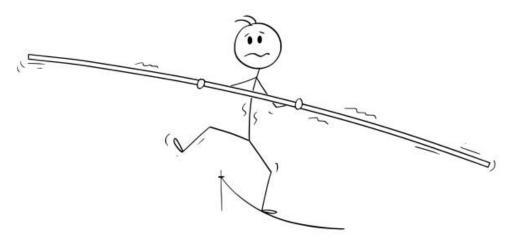
#### **SOUTH CAROLINA HOUSING SALES**



Source: South Carolina REALTORS



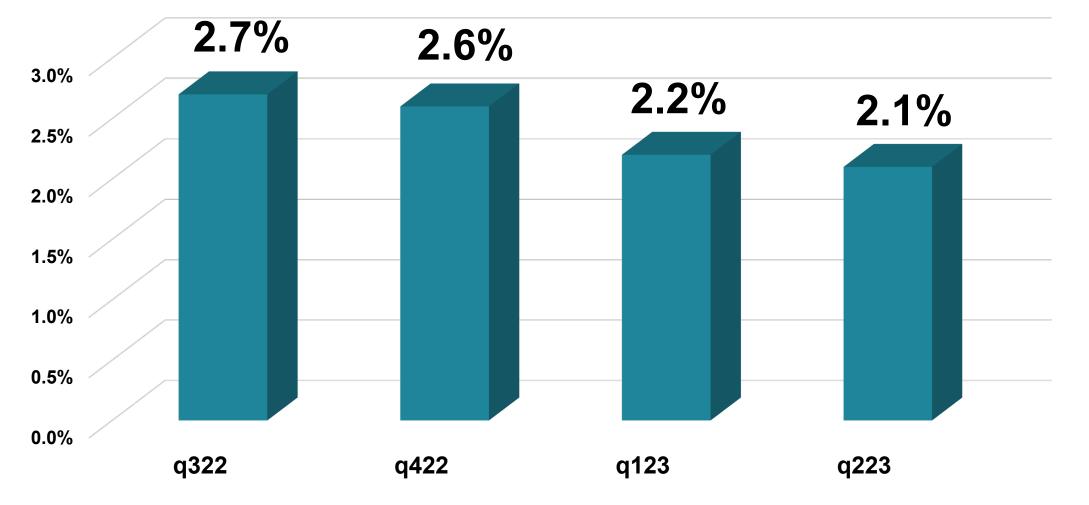
# FED IS CONTINUING TO WALK A TIGHTROPE!



# SO FAR, A SOFT LANDING IS ON TRACK...



# **U.S. ANNUALIZED GDP GROWTH**



Source: U.S. Bureau of Economic Analysis



### **U.S. JOB OPENINGS RATE**

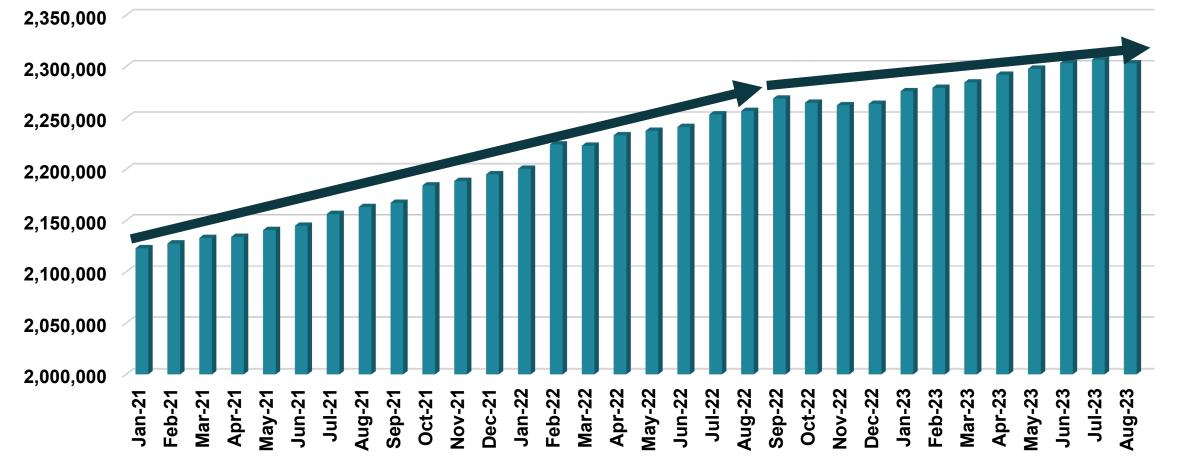


Source: U.S. Bureau of Labor Statistics



# TOTAL SOUTH CAROLINA EMPLOYMENT

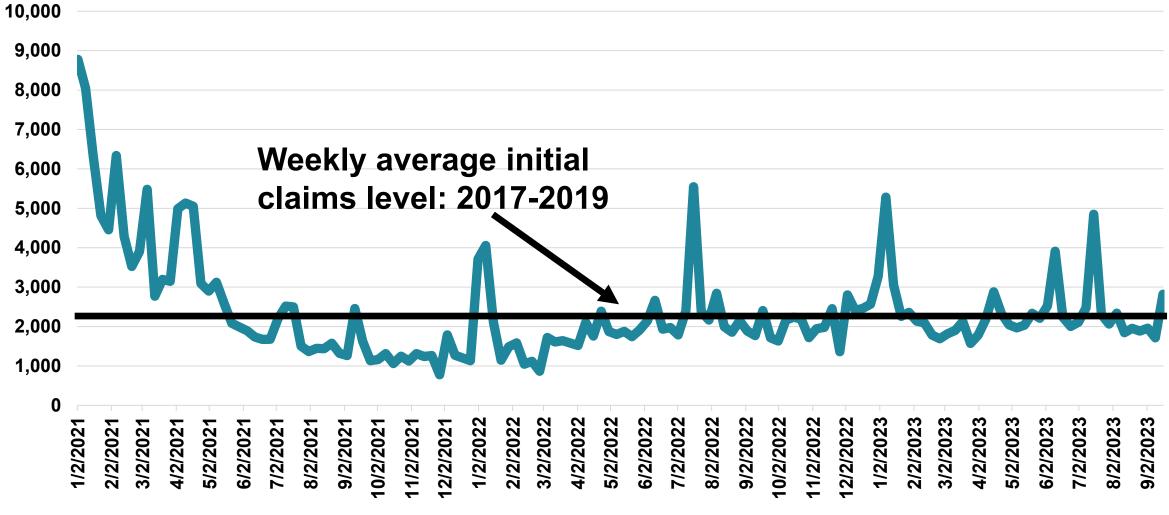
*in thousands* 



Source: U.S. Bureau of Labor Statistics



#### **S.C. INITIAL UNEMPLOYMENT INSURANCE CLAIMS**



Source: S.C. Dept. of Emp. & Workforce



## POTENTIAL SOURCES OF INFLATIONARY PRESSURE IN 2024

- **RISING HEALTHCARE COSTS**
- U.S. MOVING AWAY FROM GLOBALIZATION
- ONGOING LABOR SHORTAGE



# THESE FACTORS COULD LEAD THE FED TO LEAVE INTEREST RATES HIGHER FOR LONGER...

# ...MEANING THAT WE ARE NOT OUT OF THE WOODS



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# THANK YOU!

