

## Economic Forecast: December 2011

	2009				2010				2011				2012				2009	2010	2011	2012	2013
	09.1	09.2	09.3	09.4	10.1	10.2	10.3	10.4	11.1	11.2	11.3	11.4	12.1	12.2	12.3	12.4					
<b>Percent Change: Quarterly SAAR, Annual Q4/Q4 (unless noted)</b>																					
Real GDP	-6.7	-0.7	1.7	3.8	3.9	3.8	2.5	2.3	0.4	1.3	2.0	2.6	1.5	1.2	1.4	1.7	-0.5	3.1	1.6	1.5	2.1
Personal Consumption	-1.5	-1.9	2.3	0.4	2.7	2.9	2.6	3.6	2.1	0.7	2.3	2.7	1.5	0.8	1.1	1.6	-0.2	3.0	1.9	1.2	1.7
Residential Investment	-35.4	-21.3	17.8	-3.8	-15.3	22.8	-27.7	2.5	-2.4	4.2	1.6	4.3	3.2	2.6	3.7	7.6	-12.9	-6.3	1.9	4.3	18.2
Business Fixed Investment	-31.3	-15.8	-3.3	-3.7	6.0	18.6	11.3	8.7	2.1	10.3	14.8	9.5	5.5	4.5	4.5	5.0	-14.4	11.1	9.1	4.9	4.7
Net Exports (Bil. Chain 2000\$)	-404.2	-331.8	-352.4	-346.9	-376.8	-437.4	-458.7	-414.2	-424.4	-416.4	-400.7	-404.9	-407.6	-417.3	-406.2	-401.2	-358.8	-421.8	-411.6	-408.1	-396.1
Government Consumption & Investment	-1.7	5.9	1.3	-0.9	-1.2	3.7	1.0	-2.8	-5.9	-0.9	-0.1	0.1	-1.5	-2.1	-1.8	-1.4	1.1	0.1	-1.7	-1.7	-0.7
<b>Billions of Dollars</b>																					
Change in Business Inventories	-161.6	-183.0	-178.7	-56.5	39.9	64.6	92.3	38.3	49.1	39.1	-8.5	-15.8	-9.6	17.7	22.6	22.0	-144.9	58.8	16.0	13.2	30.3
<b>Percent Change: Quarterly SAAR, Annual Q4/Q4 (unless noted)</b>																					
GDP Price Index	1.7	-0.4	0.3	1.1	1.5	1.5	1.4	1.9	2.5	2.5	2.5	1.2	1.4	1.4	1.1	0.9	0.7	1.6	2.2	1.2	1.6
Consumer Price Index	-2.4	1.9	3.7	2.7	1.3	-0.5	1.4	2.6	5.2	4.1	3.1	1.2	1.7	1.7	1.8	1.9	1.5	1.2	3.4	1.8	1.7
Consumer Price Index (Quarterly YOY % Change, Annual YOY % Change)	-0.2	-1.0	-1.6	1.5	2.4	1.8	1.2	1.2	2.2	3.3	3.8	3.4	2.5	1.9	1.6	1.8	-0.3	1.6	3.2	1.9	1.8
Consumer Price Index excl. Food & Energy	1.6	2.2	1.4	1.7	0.0	0.8	1.1	0.6	1.7	2.5	2.7	1.6	2.0	1.6	1.7	1.8	1.7	0.6	2.1	1.8	1.8
Consumer Price Index excl. Food & Energy (Quarterly YOY % Change, Annual YOY % Change)	1.7	1.8	1.5	1.7	1.3	1.0	0.9	0.6	1.1	1.5	1.9	2.1	2.2	2.0	1.7	1.8	1.7	1.0	1.7	1.9	1.8
Industrial Production	-18.9	-11.5	5.3	5.6	8.1	7.1	6.7	3.1	4.8	0.6	5.2	3.3	2.0	2.8	1.7	1.3	-5.5	6.2	3.5	1.9	3.0
<b>Percent</b>																					
Unemployment Rate	8.2	9.3	9.7	10.0	9.7	9.6	9.6	9.6	8.9	9.1	9.1	8.8	8.8	9.0	9.1	9.0	9.3	9.6	9.0	9.0	8.3
<b>Percent Change: Quarterly SAAR, Annual Q4/Q4</b>																					
Employment, Total Nonfarm Establishment Survey	-6.5	-5.5	-3.0	-1.6	-0.3	2.0	-0.2	0.8	1.3	1.4	0.9	1.1	1.0	0.6	0.6	0.6	-4.2	0.5	1.2	0.7	1.5
<b>Interest Rates, Percent</b>																					
Fed Funds Rate	0.2	0.2	0.2	0.1	0.1	0.2	0.2	0.2	0.2	0.1	0.1	0.1	0.1	0.1	0.1	0.2	0.2	0.2	0.1	0.1	0.2
1-yr T-Note	0.6	0.5	0.4	0.3	0.4	0.4	0.3	0.3	0.3	0.2	0.1	0.1	0.1	0.1	0.1	0.2	0.5	0.3	0.2	0.1	0.4
10-yr T-Note	2.7	3.3	3.5	3.5	3.7	3.5	2.8	2.9	3.5	3.2	2.4	2.1	2.1	2.2	2.3	2.4	3.3	3.2	2.8	2.2	2.5
1-yr ARM rate	4.9	4.8	4.7	4.4	4.3	4.0	3.6	3.3	3.3	3.1	2.9	2.9	2.9	2.9	2.9	3.0	4.7	3.8	3.0	2.9	3.1
30-yr Fixed-Rate	5.1	5.0	5.2	4.9	5.0	4.9	4.4	4.4	4.8	4.7	4.3	4.0	4.0	4.0	4.0	4.1	5.0	4.7	4.5	4.0	4.3

December 12, 2011

Notes: Interest rate forecasts are based on rates from November 30, 2011.

Note: Unshaded areas denote actuals. Shaded areas denote forecasts.

Source: Actuals: Census, Bureau of Labor Statistics, Federal Reserve, Mortgage Bankers Association, National Association of REALTORS®, FHFA; Forecasts: Fannie Mae Economics and Mortgage Market Analysis

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