

Economic Forecast: February 2010

	----- 2009 -----				----- 2010 -----				----- 2011 -----				2008	2009	2010	2011	
	09.1	09.2	09.3	09.4	10.1	10.2	10.3	10.4	11.1	11.2	11.3	11.4					
Percent Change: Quarterly SAAR, Annual Q4/Q4 (unless noted)																	
Real GDP	-6.4	-0.7	2.2	5.7	3.1	3.2	3.3	3.4	3.5	4.1	4.2	3.9	-1.9	0.1	3.2	3.9	
Personal Consumption	0.6	-0.9	2.8	2.0	2.4	2.6	2.7	2.9	3.0	3.0	3.0	3.0	-1.8	1.1	2.7	3.0	
Residential Investment	-38.2	-23.3	18.9	5.7	2.8	17.1	16.8	11.4	21.0	35.6	38.9	35.1	-21.0	-12.1	11.8	32.5	
Business Fixed Investment	-39.2	-9.6	-5.9	2.9	3.1	3.7	6.2	8.9	11.3	12.8	12.8	12.3	-6.0	-14.6	5.5	12.3	
Net Exports (Bil. Chain 2000\$)	-386.5	-330.4	-357.4	-341.1	-355.5	-358.3	-362.7	-370.1	-375.2	-380.5	-385.6	-386.3	-494.3	-353.9	-361.7	-381.9	
Government Consumption & Investment	-2.6	6.7	2.6	-0.2	2.8	1.7	1.3	0.3	-0.8	-0.7	-0.8	-2.7	3.0	1.6	1.5	-1.3	
Billions of Dollars																	
Change in Business Inventories	-113.9	-160.2	-139.2	-33.5	-4.7	5.2	14.2	26.3	30.9	36.5	40.9	49.1	-25.9	-111.7	10.3	39.3	
Percent Change: Quarterly SAAR, Annual Q4/Q4 (unless noted)																	
GDP Price Index	1.9	0.0	0.4	0.6	1.8	-0.4	1.4	1.2	1.2	1.4	0.8	1.0	1.9	0.7	1.0	1.1	
Consumer Price Index	-2.4	1.3	3.6	3.4	2.2	1.2	1.5	1.6	1.2	2.1	1.3	1.5	1.5	1.5	1.6	1.5	
Consumer Price Index (Quarterly YOY % Change, Annual YOY % Change)	-0.2	-0.9	-1.6	1.5	2.6	2.6	2.1	1.6	1.4	1.6	1.5	1.5	3.8	-0.3	2.2	1.5	
Consumer Price Index excl. Food & Energy	1.5	2.4	1.5	1.5	1.2	2.4	1.4	1.5	1.0	2.0	1.2	1.4	2.0	1.7	1.6	1.4	
Consumer Price Index excl. Food & Energy (Quarterly YOY % Change, Annual YOY % Change)	1.7	1.8	1.5	1.7	1.6	1.6	1.6	1.6	1.6	1.5	1.4	1.4	2.3	1.7	1.6	1.5	
Industrial Production	-19.0	-10.4	6.9	7.0	4.0	4.9	5.3	5.8	4.8	4.6	4.1	3.1	-6.7	-4.5	5.0	4.1	
Percent																	
Unemployment Rate	8.2	9.3	9.7	10.0	9.8	9.8	9.7	9.6	9.3	9.2	9.0	8.7	5.8	9.3	9.7	9.0	
Percent Change: Quarterly SAAR, Annual Q4/Q4																	
Employment, Total Nonfarm Establishment Survey	-5.9	-4.5	-2.6	-0.9	0.4	2.4	0.7	2.6	3.1	3.0	3.1	2.5	-1.6	-3.5	1.5	2.9	
Interest Rates, Percent																	
Fed Funds Rate	0.2	0.2	0.2	0.1	0.2	0.2	0.2	0.2	0.7	0.8	1.1	1.4	1.9	0.2	0.2	1.0	
1-yr T-Note	0.6	0.5	0.4	0.3	0.4	0.6	0.9	1.3	1.7	2.0	2.3	2.6	1.8	0.5	0.8	2.2	
10-yr T-Note	2.7	3.3	3.5	3.5	3.7	3.8	3.9	4.0	4.1	4.3	4.4	4.5	3.7	3.3	3.8	4.3	
1-yr ARM rate	4.9	4.8	4.7	4.4	4.4	4.5	4.7	4.8	5.0	5.1	5.2	5.3	5.2	4.7	4.6	5.1	
30-yr Fixed-Rate	5.1	5.0	5.2	4.9	5.1	5.3	5.5	5.6	5.7	5.8	5.9	6.0	6.0	5.0	5.4	5.9	

February 10, 2010

Notes: Interest rate forecasts are based on rates from January 29, 2010.

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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