

Economic Forecast: November 2010

	2009				2010				2011				2012				2009	2010	2011	2012
	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				
Percent Change: Quarterly SAAR, Annual Q4/Q4 (unless noted)																				
Real GDP	-4.9	-0.7	1.6	5.0	3.7	1.7	2.0	1.9	2.3	2.9	3.1	3.3	3.2	3.6	3.6	3.5	0.2	2.3	2.9	3.5
Personal Consumption	-0.5	-1.6	2.0	0.9	1.9	2.2	2.6	2.3	2.1	2.3	2.5	2.5	2.6	2.9	2.7	2.4	0.2	2.2	2.4	2.6
Residential Investment	-36.2	-19.7	10.6	-0.8	-12.3	25.7	-29.1	2.4	6.2	13.8	19.6	20.8	20.1	23.3	28.0	28.2	-13.4	-5.4	14.9	24.8
Business Fixed Investment	-35.2	-7.5	-1.7	-1.4	7.8	17.2	9.7	10.4	9.9	9.6	9.5	9.8	8.9	8.0	8.6	7.4	-12.7	11.2	9.7	8.2
Net Exports (Bil. Chain 2000\$)	-389.2	-342.0	-390.8	-330.1	-338.4	-449.0	-514.9	-498.1	-487.2	-471.0	-463.4	-459.1	-460.4	-457.0	-449.9	-437.0	-363.0	-450.1	-470.2	-451.1
Government Consumption & Investment	-3.0	6.1	1.6	-1.4	-1.6	3.9	3.4	0.2	-0.8	-0.6	-0.4	-0.6	-0.6	-0.4	-0.3	-0.3	0.8	1.5	-0.6	-0.4
Billions of Dollars																				
Change in Business Inventories	-125.8	-161.8	-128.2	-36.7	44.1	68.8	115.5	73.2	58.9	48.9	43.5	47.4	53.2	57.8	59.4	58.2	-113.1	75.4	49.7	57.2
Percent Change: Quarterly SAAR, Annual Q4/Q4 (unless noted)																				
GDP Price Index	1.1	0.3	0.7	-0.2	1.0	1.9	2.3	1.4	0.7	0.4	0.3	0.2	0.7	0.2	0.2	0.7	0.5	1.7	0.4	0.5
Consumer Price Index	-2.2	1.9	3.7	2.6	1.5	-0.7	1.5	0.8	1.1	0.9	1.0	0.9	0.8	0.8	1.0	1.8	1.5	0.8	1.0	1.1
Consumer Price Index (Quarterly YOY % Change, Annual YOY % Change)	-0.2	-1.0	-1.6	1.5	2.4	1.8	1.2	0.8	0.7	1.1	1.0	1.0	0.9	0.9	0.9	1.1	-0.3	1.5	0.9	0.9
Consumer Price Index excl. Food & Energy	1.6	2.3	1.5	1.5	0.0	0.9	1.2	0.8	0.5	0.6	0.7	0.7	0.6	0.6	0.9	1.8	1.7	0.7	0.6	1.0
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	0.7	0.9	0.8	0.7	0.6	0.6	0.7	0.7	1.0	1.7	1.0	0.7	0.7
Industrial Production	-17.6	-10.3	8.3	7.0	7.1	7.0	4.8	2.3	3.2	3.5	3.8	4.3	3.7	3.7	3.8	3.7	-3.8	5.3	3.7	3.7
Percent																				
Unemployment Rate	8.2	9.3	9.7	10.0	9.7	9.7	9.6	9.7	9.8	9.7	9.7	9.7	9.6	9.5	9.1	8.9	9.3	9.7	9.7	9.3
Percent Change: Quarterly SAAR, Annual Q4/Q4																				
Employment, Total Nonfarm Establishment Survey	-6.4	-5.0	-3.1	-1.3	0.2	2.2	-0.3	-0.1	0.5	1.8	1.6	1.5	1.8	1.8	1.6	2.2	-4.0	0.5	1.4	1.8
Interest Rates, Percent																				
Fed Funds Rate	0.2	0.2	0.2	0.1	0.1	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.3	0.8	1.3	0.2	0.2	0.2	0.6
1-yr T-Note	0.6	0.5	0.4	0.3	0.4	0.4	0.4	0.2	0.3	0.3	0.4	0.5	0.6	0.7	0.8	0.9	0.5	0.3	0.4	0.7
10-yr T-Note	2.7	3.3	3.5	3.5	3.7	3.5	2.8	2.5	2.7	2.8	2.9	3.0	3.0	3.1	3.2	3.3	3.3	3.1	2.8	3.2
1-yr ARM rate	4.9	4.8	4.7	4.4	4.3	4.0	3.6	3.4	3.2	3.2	3.3	3.3	3.3	3.3	3.4	3.4	4.7	3.8	3.3	3.4
30-yr Fixed-Rate	5.1	5.0	5.2	4.9	5.0	4.9	4.4	4.3	4.3	4.3	4.4	4.4	4.5	4.6	4.7	4.7	5.0	4.7	4.3	4.6

November 10, 2010

Notes: Interest rate forecasts are based on rates from October 31, 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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