

Economic Forecast: April 2012

	----- 2011 -----				----- 2012 -----				----- 2013 -----				2010	2011	2012	2013
	11.1	11.2	11.3	11.4	12.1	12.2	12.3	12.4	13.1	13.2	13.3	13.4				
Percent Change: Quarterly SAAR, Annual Q4/Q4 (unless noted)																
Real GDP	0.4	1.3	1.8	3.0	2.2	2.4	2.3	2.4	2.2	2.2	2.4	2.5	3.1	1.6	2.3	2.3
Personal Consumption	2.1	0.7	1.7	2.1	2.3	2.3	2.6	2.4	1.9	2.1	2.4	2.5	3.0	1.6	2.4	2.2
Residential Investment	-2.4	4.2	1.3	11.6	6.8	3.3	6.1	7.2	6.5	9.1	15.8	21.1	-6.3	3.5	5.9	13.0
Business Fixed Investment	2.1	10.3	15.7	5.2	4.9	8.5	7.6	6.7	6.2	4.4	5.0	4.8	11.1	8.2	6.9	5.1
Net Exports (Bil. Chain 2000\$)	-424.4	-416.4	-402.8	-410.8	-409.5	-402.5	-403.4	-397.0	-387.3	-381.1	-383.0	-389.5	-421.8	-413.6	-403.1	-385.2
Government Consumption & Investment	-5.9	-0.9	-0.1	-4.2	-1.2	-0.1	-2.3	-1.1	-0.7	-0.6	-0.3	-0.4	0.1	-2.8	-1.1	-0.5
Billions of Dollars																
Change in Business Inventories	49.1	39.1	-2.0	52.2	57.8	45.6	48.3	44.8	44.1	42.9	40.9	39.4	58.8	34.6	49.1	41.9
Percent Change: Quarterly SAAR, Annual Q4/Q4 (unless noted)																
GDP Price Index	2.5	2.5	2.6	0.9	1.0	1.3	1.2	1.4	1.6	1.6	1.7	2.2	1.6	2.1	1.2	1.8
Consumer Price Index	4.5	4.4	3.1	1.3	2.5	2.7	2.0	2.1	2.0	2.0	2.1	2.1	1.2	3.3	2.3	2.0
Consumer Price Index (Quarterly YOY % Change, Annual YOY % Change)	2.1	3.3	3.8	3.3	2.8	2.4	2.1	2.3	2.2	2.0	2.0	2.0	1.6	3.1	2.4	2.1
Consumer Price Index excl. Food & Energy	1.8	2.4	2.5	1.9	2.0	1.8	2.1	2.2	2.1	2.1	2.3	2.3	0.6	2.2	2.0	2.2
Consumer Price Index excl. Food & Energy (Quarterly YOY % Change, Annual YOY % Change)	1.1	1.5	1.9	2.2	2.2	2.1	1.9	2.0	2.0	2.1	2.2	2.2	1.0	1.7	2.1	2.1
Industrial Production	4.8	0.7	6.2	3.8	4.7	5.0	2.5	2.0	2.1	2.3	2.3	2.5	6.2	3.8	3.5	2.3
Percent																
Unemployment Rate	9.0	9.1	9.1	8.7	8.3	8.2	8.2	8.1	7.9	7.7	7.7	7.6	9.6	8.9	8.2	7.7
Percent Change: Quarterly SAAR, Annual Q4/Q4																
Employment, Total Nonfarm Establishment Survey	1.4	1.7	0.9	1.4	2.1	1.6	1.5	1.8	1.8	1.8	2.1	2.1	0.6	1.4	1.8	1.9
Interest Rates, Percent																
Fed Funds Rate	0.2	0.1	0.1	0.1	0.1	0.1	0.1	0.2	0.2	0.2	0.2	0.2	0.2	0.1	0.1	0.2
1-yr T-Note	0.3	0.2	0.1	0.1	0.2	0.2	0.2	0.3	0.3	0.4	0.5	0.6	0.3	0.2	0.2	0.4
10-yr T-Note	3.5	3.2	2.4	2.0	2.0	2.3	2.4	2.4	2.5	2.6	2.7	2.8	3.2	2.8	2.3	2.6
1-yr ARM rate	3.3	3.1	2.9	2.9	2.8	2.9	3.0	3.0	3.1	3.2	3.2	3.3	3.8	3.0	2.9	3.2
30-yr Fixed-Rate	4.8	4.7	4.3	4.0	3.9	4.1	4.2	4.2	4.3	4.4	4.5	4.5	4.7	4.5	4.1	4.4

April 10, 2012

Note: Interest rate forecasts are based on rates from March 30, 2012.

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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