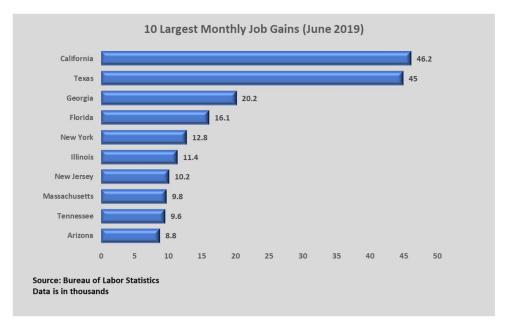
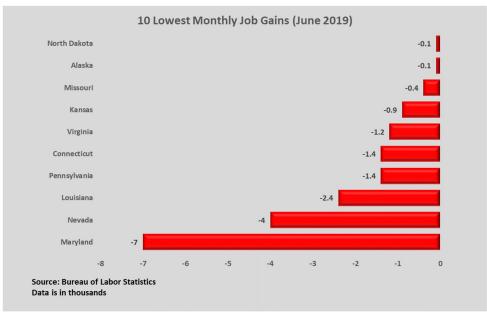
Labor Market

Employment growth in the US accelerated in June. Out of 50 states and the District of Columbia, 41 states recorded monthly employment increases. This is compared to 32 states in the May release. California recorded the most employment growth in June on the strength of its construction sector (11,900 jobs). Education and health services also added strong gains to the California labor market. Texas's trade, transportation, and utilities sector (10,500 jobs) was the state's largest gainer in June. In terms of states which lost jobs, Maryland saw most of its job losses from its education and health services sector (-3,500 jobs). Nevada's construction sector lost 4,200 positions in June.







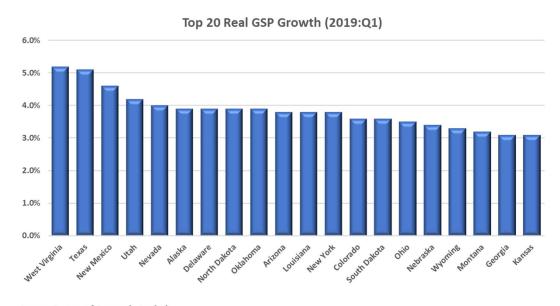
The US unemployment rate rose slightly to 3.7% in June. The Bureau of Labor Statistics indicates that 32 out of 51 states recorded unemployment rates that were at, or below, the national figure of 3.7%. Employment growth was equal in states with unemployment rates above the national average versus states with unemployment rates below the national average (an average of roughly 5,000 jobs). We expect the tight labor market conditions to last throughout this year, with many states staying below. at, or 4% unemployment.

Unemployment Rates (June 2019)										
Ten Low	est	Ten Highest								
Vermont	2.1%	Alaska	6.4%							
North Dakota	2.3%	District of Columbia	5.6%							
Iowa	2.4%	Mississippi	5.0%							
New Hampshire	2.5%	New Mexico	4.9%							
Hawaii	2.8%	Arizona	4.9%							
Idaho	2.8%	West Virginia	4.7%							
Utah	2.8%	Washington	4.6%							
South Dakota	2.9%	Louisiana	4.3%							
Virginia	2.9%	Illinois	4.3%							
Wisconsin	2.9%	Michigan	4.2%							

Source: Bureau of Labor Statistics

Real Gross Domestic Product

Real GDP growth rose in 2019Q1, reaching 3.1% (compared to 1.1% in 2018Q4). According to the Bureau of Economic Analysis, twenty-two out of fifty-one states recorded real GDP growth that was at, or above, the 3.1% national rate. West Virginia, which recorded the most robust real GDP growth in 2019Q1, was powered by high growth from its mining sector. Texas was also buoyed by its mining sector.



Source: Bureau of Economic Analysis Data is Q/Q annualized growth rate



Housing

Nationally, housing permits fell by 3.5% year-over-year in June. At the state level, the District of Columbia posted the greatest percent growth on a Y/Y basis, surging 81.1%. Texas (95,706 permits) produced the most housing permits in absolute terms. While the national housing shortage persists, 29 states have filed fewer permits in YTD June 2019 than in YTD June 2018. North Dakota (-32.5%), South Dakota (-25.4%), and Missouri (-20.1%) have all recorded significantly fewer permits in 2019.

According to the HPI, US home prices rose by 5.1% Y/Y in 2019Q1. At the state level, Idaho led all states with 13.4% growth. Nevada was the only other state with double-digit growth. In 2019Q1, ten states recorded Y/Y home price growth below 3%. That number was seven states in the previous release. Maryland, which recorded 0% home price growth, was the slowest growing state.

Top 20 Housing Pe	rmits Growth	1 (June 2019)		
State	Y/Y Growth	Total Permits		
District of Columbia	81.1%	3,069		
West Virginia	27.2%	1,896		
Maine	18.6%	2,537		
Maryland	16.1%	10,115		
Connecticut	14.3%	2,477		
Nevada	12.7%	10,222		
Minnesota	12.3%	13,392		
New Jersey	10.3%	14,779		
Oklahoma	5.9%	5,885		
Tennessee	5.2%	19,893		
Wyoming	4.6%	915		
New York	3.8%	19,589		
Arizona	3.7%	22,234		
Idaho	3.2%	7,651		
Washington	3.1%	23,157		
Delaware	2.8%	3,161		
Florida	2.6%	72,878		
Virginia	1.7%	16,653		
Michigan	1.5%	10,251		
Oregon	0.9%	9,708		

Source: US Census Bureau Permit data is year-to-date

Top 20 Housing Price	Growth (2019Q1)				
State	Y/Y Growth				
Idaho	13.4%				
Nevada	10.6%				
Utah	8.9%				
Tennessee	7.7%				
Georgia	7.5%				
South Dakota	7.4%				
Alabama	7.3%				
South Carolina	7.1%				
Indiana	7.1%				
Arkansas	6.9%				
New Mexico	6.6%				
Oklahoma	6.4%				
Michigan	6.4%				
Virginia	6.3%				
Minnesota	6.3%				
Florida	6.2%				
West Virginia	6.1%				
Washington	6.1%				
Wisconsin	6.1%				
Ohio	5.9%				

Source: Federal Finance Housing Agency



Personal Income

U.S. personal income rose by 3.4% quarterover-quarter, at annualized growth rate 201901. in West Virginia recorded the most robust growth over this period, rising by 5.6%. Earnings from the state's construction Q/Q figure is the annualized growth rate sector contributed the

	Top 20 Personal Income Growth (2019Q1)														
Rank	State	Q/Q	2019Q1	Rank	State	Q/Q	2019Q1								
1	West Virginia	5.6%	\$76	11	Alabama	4.5%	\$213								
2	Arizona	5.5%	\$324	12	Vermont	4.5%	\$34								
3	Maine	5.4%	\$66	13	Nevada	4.4%	\$152								
4	Florida	5.1%	\$1,082	14	Utah	4.4%	\$147								
5	New Mexico	5.1%	\$89	15	Indiana	4.3%	\$320								
6	Alaska	4.9%	\$45	16	Washington	4.3%	\$471								
7	Idaho	4.9%	\$79	17	Louisiana	4.0%	\$216								
8	South Carolina	4.8%	\$224	18	Wisconsin	4.0%	\$303								
9	Oregon	4.7%	\$216	19	Michigan	3.9%	\$485								
10	Georgia	4.6%	\$494	20	Texas	3.9%	\$1,446								

Source: Bureau of Economic Analysis

most to headline personal income growth in West Virginia. New York and the District of Columbia were the slowest-growing states in 2019Q1. Both states saw personal income growth of 3.0% or less.

Bankruptcies

The recent bankruptcy report paints a positive picture of US bankruptcies. In 2019 YTD, bankruptcies are unchanged from 2018 YTD through June. In monthly data, June 2019 produced 11% less bankruptcies than May. The state data paints the picture of which areas have the most bankruptcies and the highest increases. Of the 50 states and recorded DC, 21 states higher bankruptcy rates in 2019 YTD than a year ago. Hawaii (11.9%), Florida (9.5%), and Vermont (8.6%) recorded the largest rise in Y/Y bankruptcy growth. On the other side of the spectrum, Wyoming (-20.2%), South Dakota (-16.9%) and Maine (-11.6%) largest reduction saw the bankruptcies. **Expect** 2019 bankruptcies to be higher than 2018 totals by year's end. Gradually moderating economic conditions will result in an increase in financial distress for some companies and individuals.

Highest Bankru	ptcy Growth	(June 2019)
State	Y/Y Growth	Filings
Hawaii	11.9%	828
Florida	9.5%	23,168
Vermont	8.6%	289
Nevada	7.7%	4,992
New Hampshire	5.3%	930
South Carolina	5.2%	3,513
New York	4.7%	18,354
Arizona	4.3%	8,088
Texas	4.2%	17,352
Montana	3.7%	672
Kentucky	2.7%	7,786
Nebraska	2.5%	2,104
Oregon	2.3%	4,479
Connecticut	2.2%	3,127
Michigan	2.1%	15,579
Alaska	1.5%	206
Virginia	1.4%	11,916
California	1.4%	34,321
Maryland	1.1%	8,935
Iowa	0.7%	2,424

Source: American Bankruptcy Institute

Filings are year-to-date



Regional News

- US rig counts totaled 955 rigs in July compared to 970 rigs in June. Nationally, rig counts have been decreasing since the 1,083 rig count figure recorded in December 2018. Among the states, Texas accounted for much of the decline, falling by 10 rigs in July.
- According to the Federal Reserve Bank of Richmond, business conditions in the Carolinas weakened in July. The sales index fell from 18 in June to -2 in July. The general business conditions index fell from 18 in June to -8 in July. Despite the decline in the indices, respondents were optimistic that business conditions would improve in the next six months.
- The Port of Savannah experienced 2.4% Y/Y decrease in port volume in June data. TEU volume at the Port of New York and New Jersey recorded a 6.0% Y/Y increase in YTD data. On the West Coast, while the Port of Long Beach (-10.0%) recorded a sizable Y/Y decrease, the Port of Los Angeles (5.8%) saw a healthy increase in freight traffic.



About Thompson Consulting and Analytics, LLC

Thompson Consulting and Analytics, LLC (TCA) is an economic consulting firm that operates with client success in mind. We are experienced at performing economic impact analysis, econometric forecasts, and economic research studies. In addition, we offer predictive analytics, site feasibility studies, white papers/industry analysis, and other economic consulting services. Our extensive background in regional economics and commercial real estate research has provided private and public sector clients with valuable results and actionable insights.



Appendix of Tables

			Emp	loyment Sta	atistics	(June	2019)				
State	M/M Change (Levels)	M/M Change (%)	Jobless Rate	State	M/M Change (Levels)	M/M Change (%)	Jobless Rate	State	M/M Change (Levels)	M/M Change (%)	Jobless Rate
Alabama	5.8	0.3%	3.5%	Kentucky	4.1	0.2%	4.1%	North Dakota	-0.1	0.0%	2.3%
Alaska	-0.1	0.0%	6.4%	Louisiana	-2.4	-0.1%	4.3%	Ohio	1.5	0.0%	4.0%
Arizona	8.8	0.3%	4.9%	Maine	2.6	0.4%	3.2%	Oklahoma	2.4	0.1%	3.2%
Arkansas	1.4	0.1%	3.5%	Maryland	-7.0	-0.3%	3.8%	Oregon	0.9	0.0%	4.1%
California	46.2	0.3%	4.2%	Massachusetts	9.8	0.3%	3.0%	Pennsylvania	-1.4	0.0%	3.8%
Colorado	8.1	0.3%	3.0%	Michigan	5.4	0.1%	4.2%	Rhode Island	2.8	0.6%	3.6%
Connecticut	-1.4	-0.1%	3.7%	Minnesota	3.3	0.1%	3.3%	South Carolina	2.0	0.1%	3.5%
Delaware	0.5	0.1%	3.2%	Mississippi	2.1	0.2%	5.0%	South Dakota	2.2	0.5%	2.9%
District of Columbia	3.1	0.4%	5.6%	Missouri	-0.4	0.0%	3.3%	Tennessee	9.6	0.3%	3.4%
Florida	16.1	0.2%	3.4%	Montana	2.2	0.5%	3.5%	Texas	45.0	0.4%	3.4%
Georgia	20.2	0.4%	3.7%	Nebraska	0.8	0.1%	3.0%	Utah	1.2	0.1%	2.8%
Hawaii	0.3	0.0%	2.8%	Nevada	-4.0	-0.3%	4.0%	Vermont	0.6	0.2%	2.1%
Idaho	0.2	0.0%	2.8%	New Hampshire	1.3	0.2%	2.5%	Virginia	-1.2	0.0%	2.9%
Illinois	11.4	0.2%	4.3%	New Jersey	10.2	0.2%	3.5%	Washington	6.0	0.2%	4.6%
Indiana	7.7	0.2%	3.5%	New Mexico	2.2	0.3%	4.9%	West Virginia	2.3	0.3%	4.7%
Iowa	5.6	0.4%	2.4%	New York	12.8	0.1%	4.0%	Wisconsin	1.9	0.1%	2.9%
Kansas	-0.9	-0.1%	3.4%	North Carolina	5.0	0.1%	4.1%	Wyoming	0.7	0.2%	3.5%

Source: US Bureau of Labor Statistics

"M/M Change (Levels)" data is in thousands



		I	Housing I	Permits and	Price (June 2	019)				
State	Total Permits	Permits Growth (Y/Y)	Price Growth (Y/Y)	State	Total Permits	Permits Growth (Y/Y)	Price Growth (Y/Y)	State	Total Permits	Permits Growth (Y/Y)	Price Growth (Y/Y)
Alabama	7,783	0.2%	7.3%	Kentucky	5,989	-15.2%	4.4%	North Dakota	937	-32.5%	2.9%
Alaska	769	-14.2%	2.1%	Louisiana	7,907	-2.3%	1.0%	Ohio	10,633	-11.5%	5.9%
Arizona	22,234	3.7%	5.0%	Maine	2,537	18.6%	5.8%	Oklahoma	5,885	5.9%	6.4%
Arkansas	4,900	-15.8%	6.9%	Maryland	10,115	16.1%	0.5%	Oregon	9,708	0.9%	4.0%
California	51,178	-19.7%	3.2%	Massachusetts	8,499	0.5%	4.7%	Pennsylvania	11,540	-4.7%	4.9%
Colorado	19,555	-18.3%	4.8%	Michigan	10,251	1.5%	6.4%	Rhode Island	547	-5.9%	5.6%
Connecticut	2,477	14.3%	2.1%	Minnesota	13,392	12.3%	6.3%	South Carolina	17,978	-2.1%	7.1%
Delaware	3,161	2.8%	0.7%	Mississippi	3,338	-7.7%	3.1%	South Dakota	1,762	-25.4%	7.4%
District of Columbia	3,069	81.1%	3.0%	Missouri	7,199	-20.1%	5.1%	Tennessee	19,893	5.2%	7.7%
Florida	72,878	2.6%	6.2%	Montana	1,688	-9.9%	3.1%	Texas	95,706	-3.0%	4.4%
Georgia	26,518	-9.1%	7.5%	Nebraska	3,931	-9.4%	2.5%	Utah	12,862	-6.6%	8.9%
Hawaii	2,282	-1.4%	4.0%	Nevada	10,222	12.7%	10.6%	Vermont	725	-2.6%	3.5%
Idaho	7,651	3.2%	13.4%	New Hampshire	1,680	-12.4%	3.5%	Virginia	16,653	1.7%	6.3%
Illinois	10,280	-1.7%	2.3%	New Jersey	14,779	10.3%	3.0%	Washington	23,157	3.1%	6.1%
Indiana	10,522	-6.5%	7.1%	New Mexico	2,319	-17.4%	6.6%	West Virginia	1,896	27.2%	6.1%
Iowa	4,941	-13.1%	4.3%	New York	19,589	3.8%	4.6%	Wisconsin	7,897	-12.2%	6.1%
Kansas	3,468	-8.2%	5.7%	North Carolina	34,313	-5.1%	5.4%	Wyoming	915	4.6%	2.1%

Source: US Census Bureau and Federal Housing Finance Agency

Permit data is year-to-date

Price data is 2019Q1



			Banl	kruptcy Stat	tistics (June 2	2019)				
State	Total Filings	Month/ Month Growth	Year/Year Growth	State	Total Filings	Month/ Month Growth	Year/Year Growth	State	Total Filings	Month/ Month Growth	Year/Year Growth
Alabama	13,123	-8.6%	-1.6%	Kentucky	7,786	-8.4%	2.7%	North Dakota	378	-22.4%	-4.5%
Alaska	206	0.0%	1.5%	Louisiana	6,421	-11.0%	-1.0%	Ohio	19,136	-15.6%	0.2%
Arizona	8,088	-13.4%	4.3%	Maine	660	-8.2%	-11.6%	Oklahoma	4,812	-10.5%	-0.8%
Arkansas	5,226	-11.3%	-2.1%	Maryland	8,935	-5.7%	1.1%	Oregon	4,479	-17.6%	2.3%
California	34,321	-11.6%	1.4%	Massachusetts	3,900	-5.7%	-9.8%	Pennsylvania	10,732	-12.2%	-2.5%
Colorado	5,681	-11.1%	-1.7%	Michigan	15,579	-11.2%	2.1%	Rhode Island	1,043	-17.3%	-11.0%
Connecticut	3,127	-17.8%	2.2%	Minnesota	5,043	-14.4%	-2.2%	South Carolina	3,513	-1.2%	5.2%
Delaware	1,471	-16.9%	-6.5%	Mississippi	6,232	-11.3%	-2.6%	South Dakota	467	-8.9%	-16.9%
District of Columbia	426	-8.3%	-8.2%	Missouri	8,649	-18.2%	-3.6%	Tennessee	16,888	0.3%	-2.1%
Florida	23,168	-6.6%	9.5%	Montana	672	-12.9%	3.7%	Texas	17,352	-10.2%	4.2%
Georgia	21,108	-7.2%	-5.2%	Nebraska	2,104	-19.8%	2.5%	Utah	4,776	-19.1%	-2.5%
Hawaii	828	-13.2%	11.9%	Nevada	4,992	-10.5%	7.7%	Vermont	289	1.9%	8.6%
Idaho	1,797	-18.6%	-2.8%	New Hampshire	930	-23.8%	5.3%	Virginia	11,916	-15.6%	1.4%
Illinois	24,386	-11.8%	-0.8%	New Jersey	12,920	-13.8%	-2.6%	Washington	6,430	-12.0%	-5.7%
Indiana	11,542	-11.9%	-1.2%	New Mexico	1,580	-11.1%	-6.4%	West Virginia	1,443	-28.6%	-8.1%
Iowa	2,424	-16.5%	0.7%	New York	18,354	-15.5%	4.7%	Wisconsin	8,739	-14.4%	-0.4%
Kansas	3,395	-12.9%	-0.8%	North Carolina	6,674	-8.3%	-7.4%	Wyoming	424	0.0%	-20.2%

Source: American Bankruptcy Institute

Filings are year-to-date



	Personal Income Statistics (2019Q1)												
State	Q/Q	2019Q1	State	Q/Q	2019Q1	State	Q/Q	2019Q1					
Alabama	4.5%	\$213	Kentucky	3.7%	\$191	North Dakota	2.7%	\$42					
Alaska	4.9%	\$45	Louisiana	4.0%	\$216	Ohio	3.5%	\$576					
Arizona	5.5%	\$324	Maine	5.4%	\$66	Oklahoma	3.0%	\$186					
Arkansas	1.8%	\$131	Maryland	3.6%	\$387	Oregon	4.7%	\$216					
California	3.1%	\$2,543	Massachusetts	2.7%	\$492	Pennsylvania	3.5%	\$724					
Colorado	3.4%	\$334	Michigan	3.9%	\$485	Rhode Island	1.7%	\$59					
Connecticut	1.5%	\$269	Minnesota	2.0%	\$324	South Carolina	4.8%	\$224					
Delaware	3.4%	\$51	Mississippi	3.6%	\$116	South Dakota	-0.6%	\$45					
District of Columbia	3.5%	\$59	Missouri	3.1%	\$291	Tennessee	3.7%	\$326					
Florida	5.1%	\$1,082	Montana	3.6%	\$52	Texas	3.9%	\$1,446					
Georgia	4.6%	\$494	Nebraska	1.8%	\$103	Utah	4.4%	\$147					
Hawaii	3.5%	\$79	Nevada	4.4%	\$152	Vermont	4.5%	\$34					
Idaho	4.9%	\$79	New Hampshire	3.8%	\$84	Virginia	3.8%	\$497					
Illinois	2.0%	\$735	New Jersey	3.2%	\$613	Washington	4.3%	\$471					
Indiana	4.3%	\$320	New Mexico	5.1%	\$89	West Virginia	5.6%	\$76					
Iowa	0.6%	\$158	New York	1.7%	\$1,355	Wisconsin	4.0%	\$303					
Kansas	3.0%	\$149	North Carolina	2.7%	\$489	Wyoming	2.1%	\$36					

Source: Bureau of Economic Analysis

Data is in billions

Q/Q figure is the annualized growth rate



	Re	al Gro	ss Domestic	Produ	ct (201	9Q1)		
State	2019Q1	Q/Q	State	2019Q1	Q/Q	State	2019Q1	\mathbf{Q}/\mathbf{Q}
Alabama	\$200	2.7%	Kentucky	\$189	2.5%	North Dakota	\$52	3.9%
Alaska	\$54	3.9%	Louisiana	\$234	3.8%	Ohio	\$613	3.5%
Arizona	\$317	3.8%	Maine	\$57	2.6%	Oklahoma	\$198	3.9%
Arkansas	\$117	2.5%	Maryland	\$371	1.8%	Oregon	\$217	3.1%
California	\$2,722	2.7%	Massachusetts	\$508	2.7%	Pennsylvania	\$725	2.9%
Colorado	\$345	3.6%	Michigan	\$476	2.6%	Rhode Island	\$54	2.2%
Connecticut	\$246	2.2%	Minnesota	\$337	2.6%	South Carolina	\$206	2.5%
Delaware	\$65	3.9%	Mississippi	\$103	1.9%	South Dakota	\$47	3.6%
District of Columbia	\$126	1.4%	Missouri	\$286	2.3%	Tennessee	\$329	2.4%
Florida	\$936	2.9%	Montana	\$45	3.2%	Texas	\$1,730	5.1%
Georgia	\$534	3.1%	Nebraska	\$114	3.4%	Utah	\$161	4.2%
Hawaii	\$81	1.2%	Nevada	\$149	4.0%	Vermont	\$30	2.5%
Idaho	\$71	2.7%	New Hampshire	\$77	2.6%	Virginia	\$485	2.7%
Illinois	\$776	2.9%	New Jersey	\$561	1.8%	Washington	\$519	3.1%
Indiana	\$330	2.9%	New Mexico	\$95	4.6%	West Virginia	\$74	5.2%
Iowa	\$172	2.3%	New York	\$1,460	3.8%	Wisconsin	\$304	2.9%
Kansas	\$154	3.1%	North Carolina	\$504	2.8%	Wyoming	\$39	3.3%

Source: Bureau of Economic Analysis

2019Q1 data is in billions

Q/Q growth is an annualized rate

