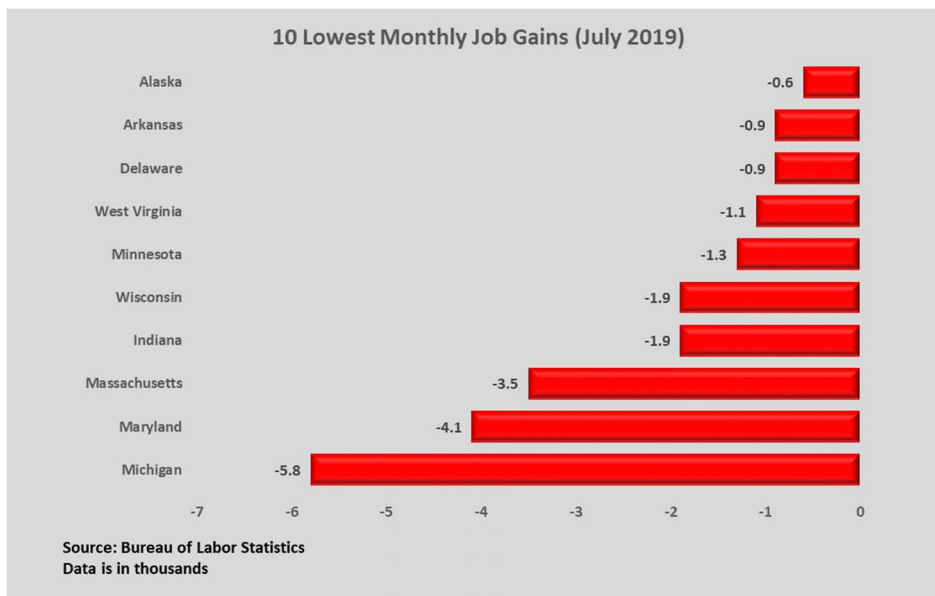
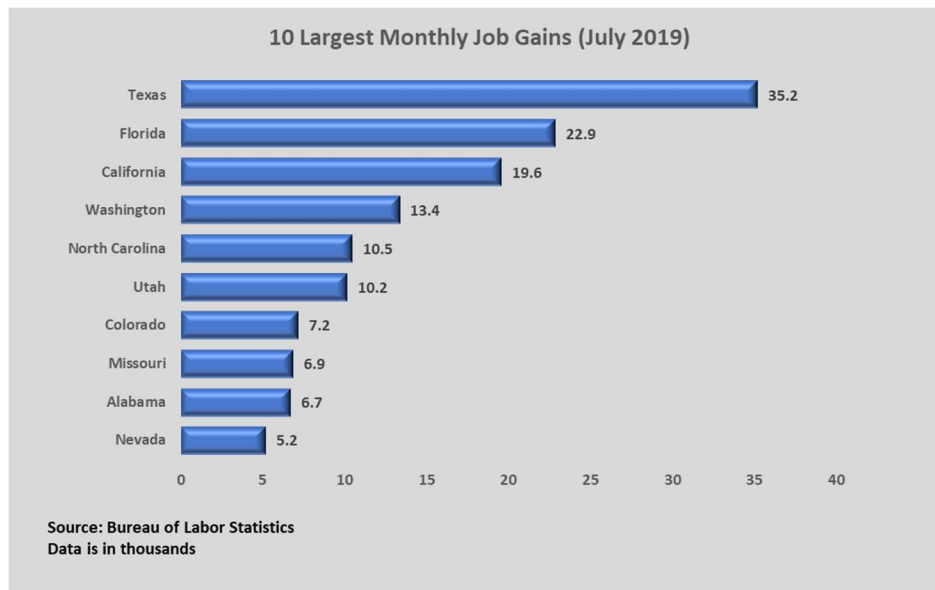


Labor Market

Employment growth in the US moderated in July. Out of 50 states and the District of Columbia, 34 states recorded monthly employment increases. This is compared to 41 states in the June release. Texas recorded the most employment growth in July on the strength of its leisure and hospitality sector (8,300 jobs). Constructing also added strong gains to the Texas labor market. Florida's education and health services sector (11,300 jobs) was the state's largest gainer in July. In terms of states which lost jobs, Michigan saw most of its job losses from its education and health services sector (-5,600 jobs). Maryland's government sector lost 5,000 positions in July.



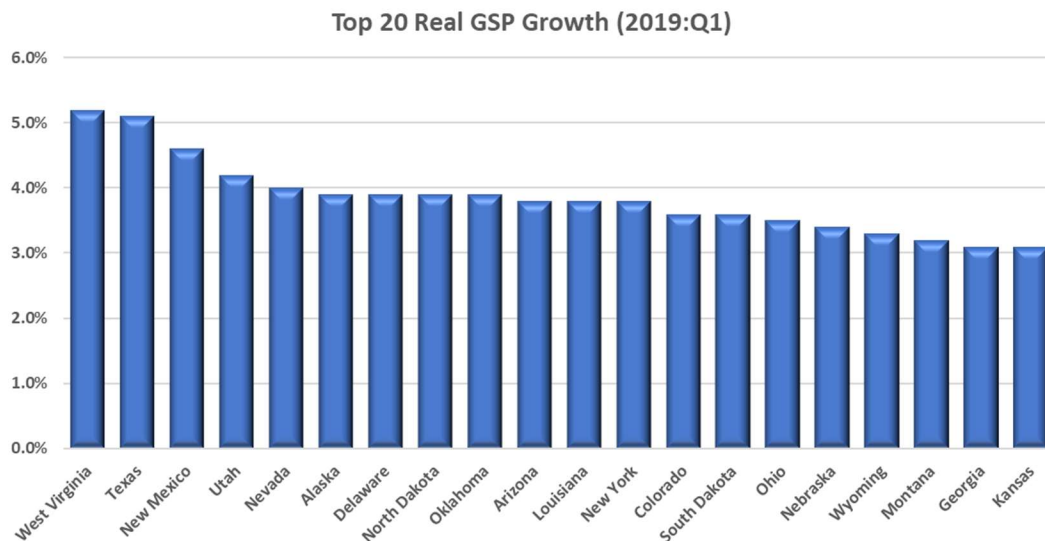
The US unemployment rate remained at 3.7% in July. The Bureau of Labor Statistics indicates that 32 out of 51 states recorded unemployment rates that were at, or below, the national figure of 3.7%. Employment growth was equal in states with unemployment rates above the national average versus states with unemployment rates below the national average (an average of roughly 3,300 jobs). We expect the tight labor market conditions to last throughout this year, with many states staying at, or below, 4% unemployment.

Unemployment Rates (July 2019)			
Ten Lowest		Ten Highest	
Vermont	2.1%	Alaska	6.3%
North Dakota	2.4%	District of Columbia	5.6%
Iowa	2.5%	Mississippi	5.1%
New Hampshire	2.5%	New Mexico	4.9%
Hawaii	2.8%	Arizona	4.9%
Utah	2.8%	West Virginia	4.7%
Colorado	2.9%	Washington	4.6%
Idaho	2.9%	Michigan	4.3%
Massachusetts	2.9%	Louisiana	4.3%
South Dakota	2.9%	Kentucky	4.3%

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 1.5% year-over-year in July. At the state level, the District of Columbia posted the greatest percent growth on a Y/Y basis, surging 137.3%. Texas (114,840 permits) produced the most housing permits in absolute terms. 29 states have filed fewer permits in YTD July 2019 than in YTD July 2018. North Dakota (-27.0%), South Dakota (-20.5%), and California (-16.2%) have all recorded significantly fewer permits in 2019.

According to the HPI, US home prices rose by 5.0% Y/Y in 2019Q2. At the state level, Idaho led all states with 11.4% growth. Idaho was the only state with double-digit growth. In 2019Q2, seven states recorded Y/Y home price growth below 3%. That number was ten states in the previous release. Delaware, which recorded 1.2% home price growth, was the slowest-growing state.

Top 20 Housing Permits Growth (July 2019)		
State	Y/Y Growth	Total Permits
District of Columbia	137.3%	4,093
West Virginia	29.3%	2,191
Maine	17.7%	2,977
Nevada	16.9%	12,084
New Jersey	16.6%	17,697
Oklahoma	13.1%	7,174
Maryland	11.4%	11,717
Alabama	10.1%	9,933
Connecticut	8.8%	2,894
Minnesota	8.5%	15,777
Washington	7.7%	27,443
Oregon	5.9%	11,563
Delaware	5.6%	3,784
Michigan	4.9%	11,946
Idaho	4.8%	9,327
Virginia	4.1%	20,035
Tennessee	3.9%	23,420
Massachusetts	3.7%	9,742
Illinois	3.5%	12,409
Arizona	2.9%	26,197

Source: US Census Bureau

Permit data is year-to-date

Top 20 Housing Price Growth (2019Q2)	
State	Y/Y Growth
Idaho	11.4%
Utah	7.7%
Tennessee	7.2%
Georgia	6.9%
Arkansas	6.9%
Montana	6.4%
Nevada	6.4%
Nebraska	6.4%
New Hampshire	6.4%
Michigan	6.3%
South Carolina	6.1%
North Carolina	6.1%
Ohio	6.0%
South Dakota	5.9%
Florida	5.8%
Indiana	5.8%
Missouri	5.8%
Arizona	5.6%
Kentucky	5.6%
Wyoming	5.5%

Source: Federal Finance Housing Agency

Personal Income

U.S. personal income rose by 3.4% quarter-over-quarter, at an annualized growth rate in 2019Q1. West Virginia recorded the most robust growth over this period, rising by 5.6%. Earnings from the state's construction sector contributed the 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.

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

Data is in billions

Q/Q figure is the annualized growth rate

Bankruptcies

Recent data shows some weakening in the US bankruptcy report. In 2019 YTD, bankruptcies rose by 1% compared to 2018. In monthly data, July 2019 produced a 5% increase compared to June 2019. The state data paints the picture of which areas have the most bankruptcies and the highest increases. Of the 50 states and DC, 22 states recorded higher bankruptcy rates in 2019 YTD than a year ago. Hawaii (15.1%), Florida (10.0%), and Nevada (7.2%) recorded the largest rise in Y/Y bankruptcy growth. On the other side of the spectrum, Wyoming (-20.0%), Maine (-11.6%) and Massachusetts (-9.8%) saw the largest reduction in bankruptcies. We 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 Bankruptcy Growth (July 2019)		
State	Y/Y Growth	Filings
Hawaii	15.1%	970
Florida	10.0%	27,161
Nevada	7.2%	5,840
New Hampshire	4.7%	1,084
Arizona	4.5%	9,589
South Carolina	4.4%	4,039
New York	4.4%	21,169
Texas	3.9%	20,191
Connecticut	3.6%	3,664
Kentucky	3.5%	9,056
Vermont	3.2%	325
Nebraska	3.1%	2,455
Montana	2.9%	779
Michigan	2.7%	17,922
California	2.0%	40,241
Oregon	1.6%	5,181
Virginia	1.4%	13,801
Iowa	1.4%	2,844
Maryland	1.3%	10,288
Kansas	0.3%	4,044

Source: American Bankruptcy Institute

Filings are year-to-date

Regional News

- US rig counts totaled 926 rigs in August compared to 955 rigs in July. Nationally, rig counts have been decreasing since the 1,083-rig count figure recorded in December 2018. Among the states, Oklahoma accounted for much of the decline, falling by 12 rigs in August.
- According to the Federal Reserve Bank of Richmond, business conditions in the Carolinas rebounded modestly in August. The sales index rose from -2 in July to 4 in August. The general business conditions index rose from -8 in July to 4 in August. Respondents were optimistic that business conditions would improve in the future.
- The Port of Savannah experienced 2.2% Y/Y decrease in port volume in July data. TEU volume at the Port of New York and New Jersey recorded a 5.9% Y/Y increase in YTD data. On the West Coast, while the Port of Long Beach (-9.7%) recorded a sizable Y/Y decrease, the Port of Los Angeles (9.4%) 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

Employment Statistics (July 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	6.7	0.3%	3.3%	Kentucky	4.3	0.2%	4.3%	North Dakota	-0.1	0.0%	2.4%
Alaska	-0.6	-0.2%	6.3%	Louisiana	-0.1	0.0%	4.3%	Ohio	4.5	0.1%	4.0%
Arizona	4.9	0.2%	4.9%	Maine	0.1	0.0%	3.0%	Oklahoma	4.1	0.2%	3.2%
Arkansas	-0.9	-0.1%	3.4%	Maryland	-4.1	-0.1%	3.8%	Oregon	2.4	0.1%	4.0%
California	19.6	0.1%	4.1%	Massachusetts	-3.5	-0.1%	2.9%	Pennsylvania	1.5	0.0%	3.9%
Colorado	7.2	0.3%	2.9%	Michigan	-5.8	-0.1%	4.3%	Rhode Island	1.3	0.3%	3.5%
Connecticut	-0.1	0.0%	3.6%	Minnesota	-1.3	0.0%	3.4%	South Carolina	2.0	0.1%	3.4%
Delaware	-0.9	-0.2%	3.3%	Mississippi	1.2	0.1%	5.1%	South Dakota	-0.4	-0.1%	2.9%
District of Columbia	2.7	0.3%	5.6%	Missouri	6.9	0.2%	3.3%	Tennessee	4.0	0.1%	3.5%
Florida	22.9	0.3%	3.3%	Montana	0.9	0.2%	3.4%	Texas	35.2	0.3%	3.4%
Georgia	3.4	0.1%	3.6%	Nebraska	0.2	0.0%	3.1%	Utah	10.2	0.7%	2.8%
Hawaii	0.7	0.1%	2.8%	Nevada	5.2	0.4%	4.1%	Vermont	0.2	0.1%	2.1%
Idaho	4.1	0.5%	2.9%	New Hampshire	0.0	0.0%	2.5%	Virginia	3.4	0.1%	2.9%
Illinois	-0.4	0.0%	4.2%	New Jersey	-0.5	0.0%	3.3%	Washington	13.4	0.4%	4.6%
Indiana	-1.9	-0.1%	3.4%	New Mexico	3.6	0.4%	4.9%	West Virginia	-1.1	-0.1%	4.7%
Iowa	1.8	0.1%	2.5%	New York	1.4	0.0%	4.0%	Wisconsin	-1.9	-0.1%	3.0%
Kansas	2.5	0.2%	3.3%	North Carolina	10.5	0.2%	4.2%	Wyoming	0.2	0.1%	3.6%

Source: US Bureau of Labor Statistics

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

Housing Permits and Price (July 2019)

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	9,933	10.1%	4.8%	Kentucky	7,299	-14.0%	5.6%	North Dakota	1,235	-27.0%	3.3%
Alaska	947	-8.2%	3.8%	Louisiana	9,490	-2.8%	3.1%	Ohio	12,406	-15.0%	6.0%
Arizona	26,197	2.9%	5.6%	Maine	2,977	17.7%	5.3%	Oklahoma	7,174	13.1%	3.4%
Arkansas	5,886	-9.7%	6.9%	Maryland	11,717	11.4%	1.5%	Oregon	11,563	5.9%	4.6%
California	61,449	-16.2%	4.2%	Massachusetts	9,742	3.7%	3.8%	Pennsylvania	13,765	-6.1%	4.9%
Colorado	23,645	-12.4%	5.4%	Michigan	11,946	4.9%	6.3%	Rhode Island	677	0.3%	3.2%
Connecticut	2,894	8.8%	3.0%	Minnesota	15,777	8.5%	4.9%	South Carolina	20,886	-1.9%	6.1%
Delaware	3,784	5.6%	1.2%	Mississippi	3,933	-7.4%	3.3%	South Dakota	2,183	-20.5%	5.9%
District of Columbia	4,093	137.3%	1.8%	Missouri	8,598	-11.2%	5.8%	Tennessee	23,420	3.9%	7.2%
Florida	85,931	2.7%	5.8%	Montana	2,110	-10.9%	6.4%	Texas	114,840	0.0%	4.8%
Georgia	31,150	-8.0%	6.9%	Nebraska	4,321	-12.8%	6.4%	Utah	15,526	-0.5%	7.7%
Hawaii	2,552	-1.3%	4.2%	Nevada	12,084	16.9%	6.4%	Vermont	859	-7.0%	4.7%
Idaho	9,327	4.8%	11.4%	New Hampshire	1,988	-11.3%	6.4%	Virginia	20,035	4.1%	4.0%
Illinois	12,409	3.5%	2.8%	New Jersey	17,697	16.6%	2.7%	Washington	27,443	7.7%	5.2%
Indiana	12,828	-2.9%	5.8%	New Mexico	2,779	-13.7%	4.4%	West Virginia	2,191	29.3%	5.3%
Iowa	5,990	-14.9%	2.2%	New York	23,299	0.9%	3.8%	Wisconsin	9,498	-11.9%	4.2%
Kansas	4,054	-8.4%	4.5%	North Carolina	40,052	-5.2%	6.1%	Wyoming	988	-6.8%	5.5%

Source: US Census Bureau and Federal Housing Finance Agency

Permit data is year-to-date

Price data is 2019Q2

Bankruptcy Statistics (July 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	15,413	12.3%	-1.0%	Kentucky	9,056	4.5%	3.5%	North Dakota	437	0.0%	-3.7%
Alaska	240	0.0%	-2.4%	Louisiana	7,533	11.8%	-1.7%	Ohio	22,216	3.6%	0.1%
Arizona	9,589	15.7%	4.5%	Maine	770	-1.8%	-11.6%	Oklahoma	5,642	5.6%	-0.5%
Arkansas	6,112	11.5%	-1.6%	Maryland	10,288	-7.9%	1.3%	Oregon	5,181	3.9%	1.6%
California	40,241	9.5%	2.0%	Massachusetts	4,515	-4.9%	-9.8%	Pennsylvania	12,461	3.9%	-1.9%
Colorado	6,617	-0.1%	-1.5%	Michigan	17,922	2.5%	2.7%	Rhode Island	1,227	24.3%	-8.2%
Connecticut	3,664	11.7%	3.6%	Minnesota	5,865	4.7%	-1.5%	South Carolina	4,039	-6.9%	4.4%
Delaware	1,726	10.4%	-2.5%	Mississippi	7,310	20.4%	-0.7%	South Dakota	587	46.3%	-9.6%
District of Columbia	515	34.8%	-1.5%	Missouri	10,164	15.1%	-1.3%	Tennessee	19,789	4.9%	-1.7%
Florida	27,161	6.9%	10.0%	Montana	779	-11.6%	2.9%	Texas	20,191	0.9%	3.9%
Georgia	24,693	4.1%	-4.7%	Nebraska	2,455	17.0%	3.1%	Utah	5,606	7.9%	0.0%
Hawaii	970	13.6%	15.1%	Nevada	5,840	0.8%	7.2%	Vermont	325	-32.1%	3.2%
Idaho	2,138	23.6%	-0.8%	New Hampshire	1,084	9.2%	4.7%	Virginia	13,801	5.0%	1.4%
Illinois	28,378	8.0%	-0.2%	New Jersey	14,941	8.1%	-2.6%	Washington	7,431	-3.8%	-5.1%
Indiana	13,514	4.6%	-0.2%	New Mexico	1,803	-10.1%	-6.5%	West Virginia	1,678	20.5%	-8.0%
Iowa	2,844	3.2%	1.4%	New York	21,169	0.2%	4.4%	Wisconsin	10,053	-7.1%	-0.1%
Kansas	4,044	10.9%	0.3%	North Carolina	7,782	2.5%	-6.6%	Wyoming	496	-11.1%	-20.0%

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

Real Gross Domestic Product (2019Q1)								
State	2019Q1	Q/Q	State	2019Q1	Q/Q	State	2019Q1	Q/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