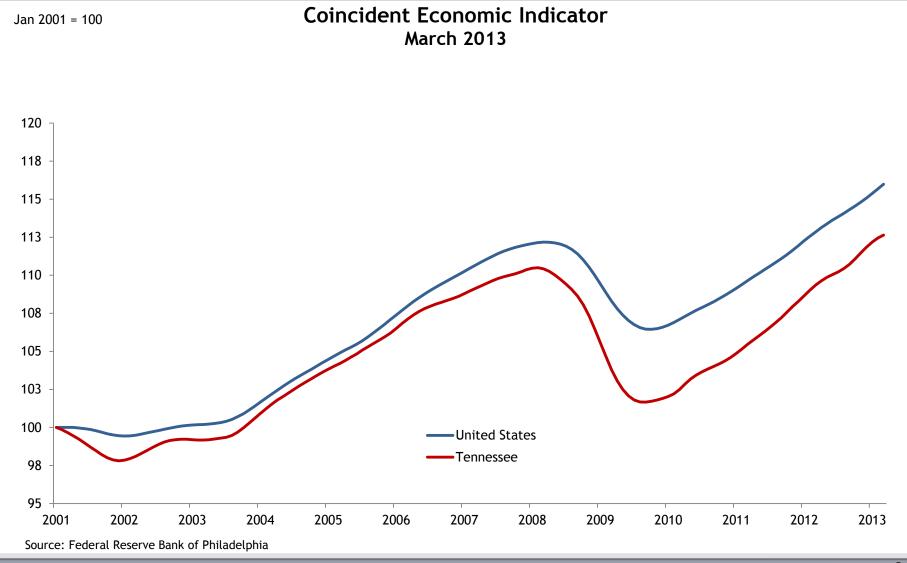


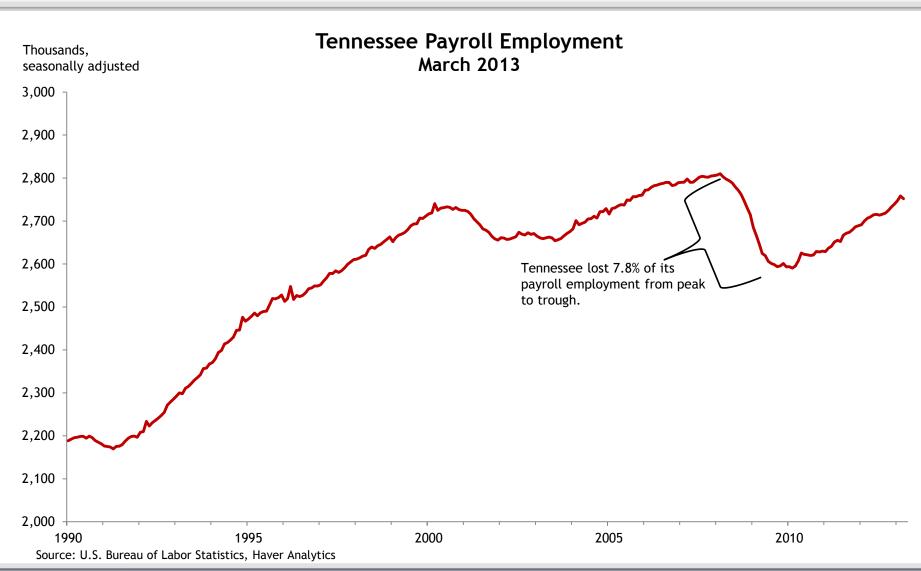
Data Digest: Tennessee

May 2013

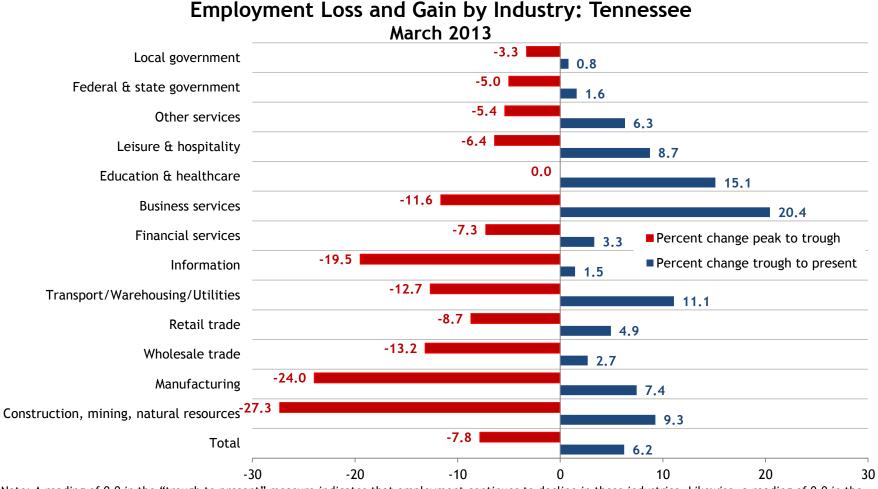




For about three years, total employment in Tennessee had been on an upward trend. However, payroll growth has decelerated for the past three months.

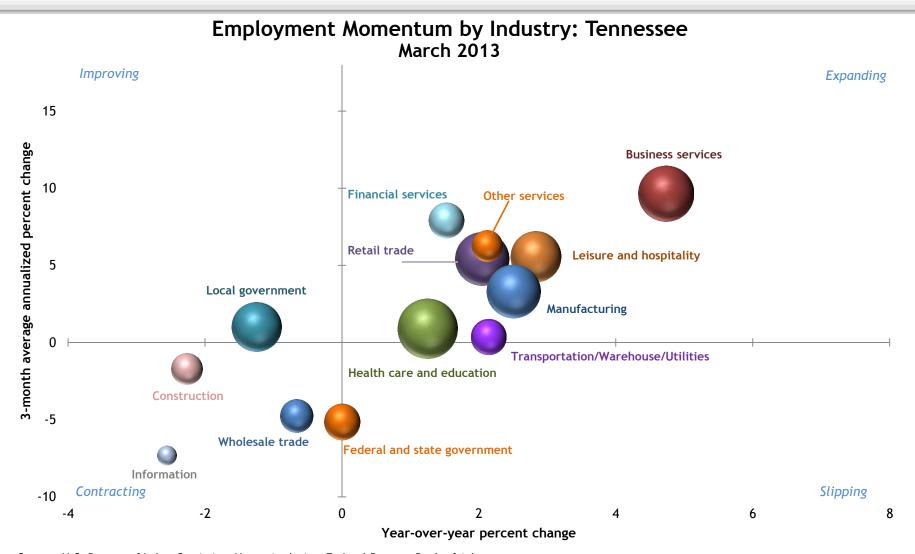


All industries lost some jobs during their downturn; manufacturing and construction, mining, and natural resources saw significant declines. Led by business services, most major industries have added jobs during the recovery.

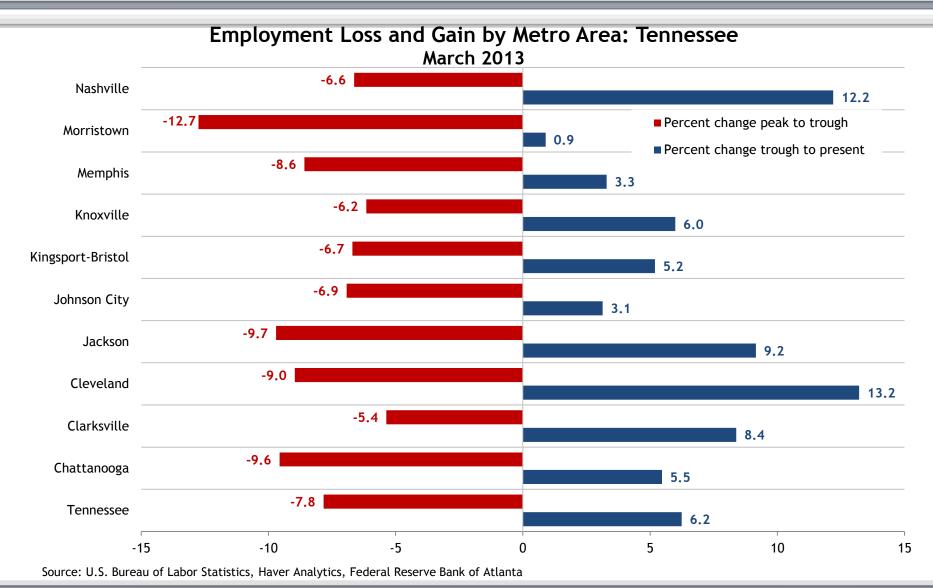


Note: A reading of 0.0 in the "trough to present" measure indicates that employment continues to decline in these industries. Likewise, a reading of 0.0 in the "peak to trough" measure indicates that employment continues to increase in these industries; in this instance "trough to present" is the percent change from January 2007 to present.

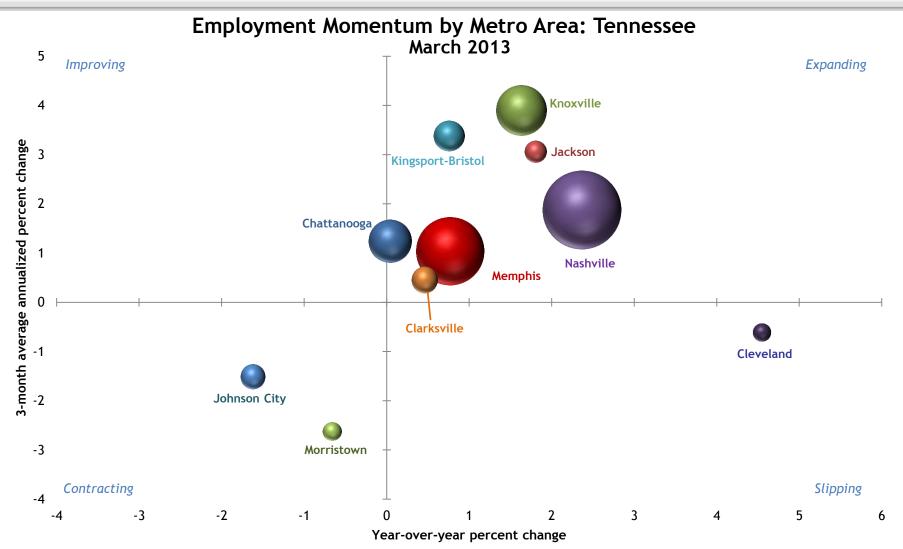
Source: U.S. Bureau of Labor Statistics, Haver Analytics, Federal Reserve Bank of Atlanta



Employment losses in Tennessee metro areas were significant during the downturn. Most cities have regained some jobs. Nashville, Cleveland, and Clarksville have regained all jobs lost.



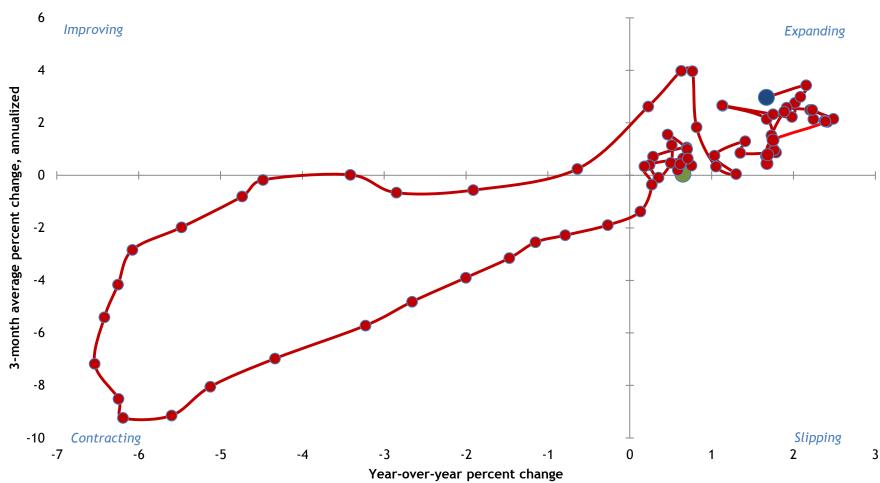
About Employment Momentum



Source: U.S. Bureau of Labor Statistics, Haver Analytics, Federal Reserve Bank of Atlanta

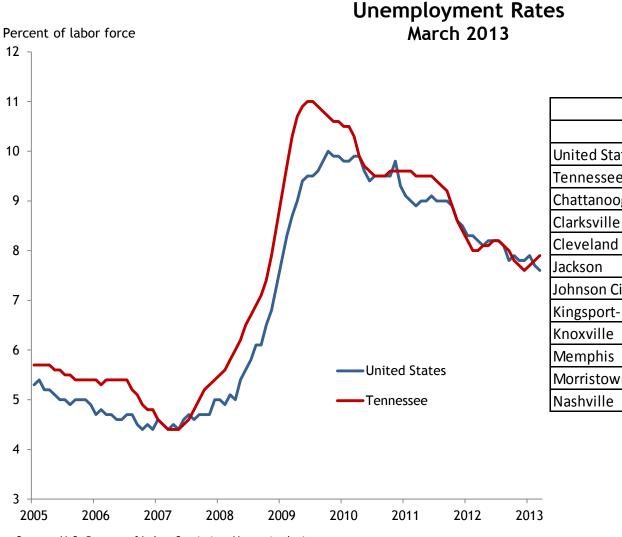
Employment Momentum Track: Tennessee

January 2007-March 2013



Source: U.S. Bureau of Labor Statistics, Haver Analytics, Federal Reserve Bank of Atlanta

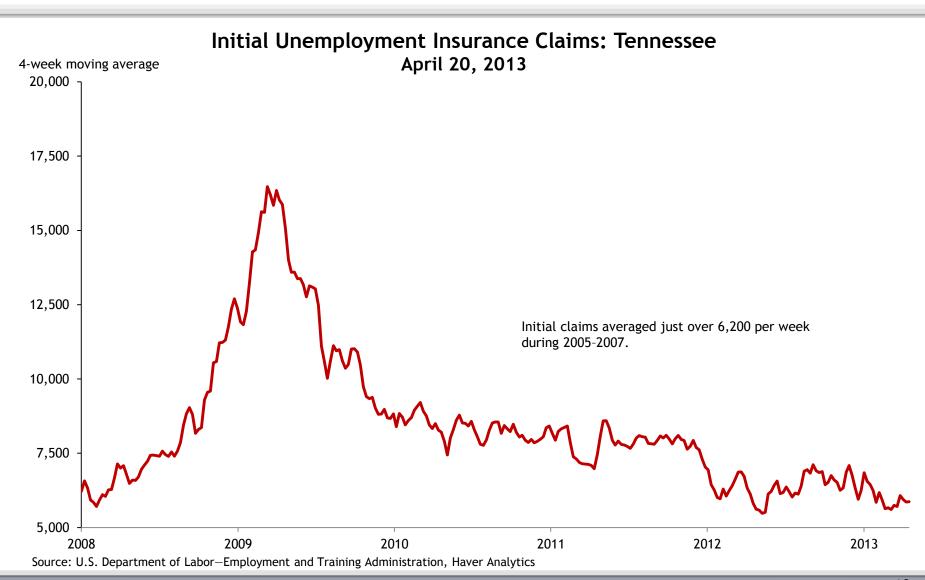
The unemployment rate for Tennessee inched up each month during the first quarter of 2013. The state's unemployment rate remained above the national rate for the second consecutive month.



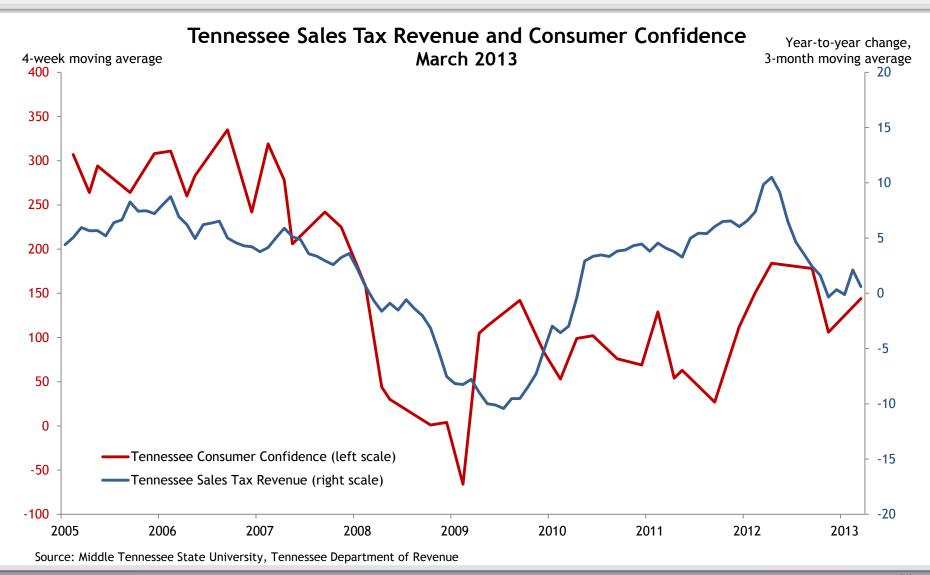
Unemployment Rates				
	Current	Year Ago	Jan 2007	
United States	7.6	8.2	4.6	
Tennessee	7.9	8.0	4.6	
Chattanooga	7.4	7.3	4.4	
Clarksville	8.4	8.5	5.7	
Cleveland	7.5	7.9	4.9	
Jackson	8.2	8.2	5.6	
Johnson City	7.5	7.2	4.8	
Kingsport-Bristol	7.1	7.3	4.8	
Knoxville	6.6	6.6	4.1	
Memphis	9.3	9.1	5.8	
Morristown	9.8	10.1	6.1	
Nashville	6.3	6.7	4.2	

Source: U.S. Bureau of Labor Statistics, Haver Analytics

Initial unemployment insurance claims are now close to prerecession levels.



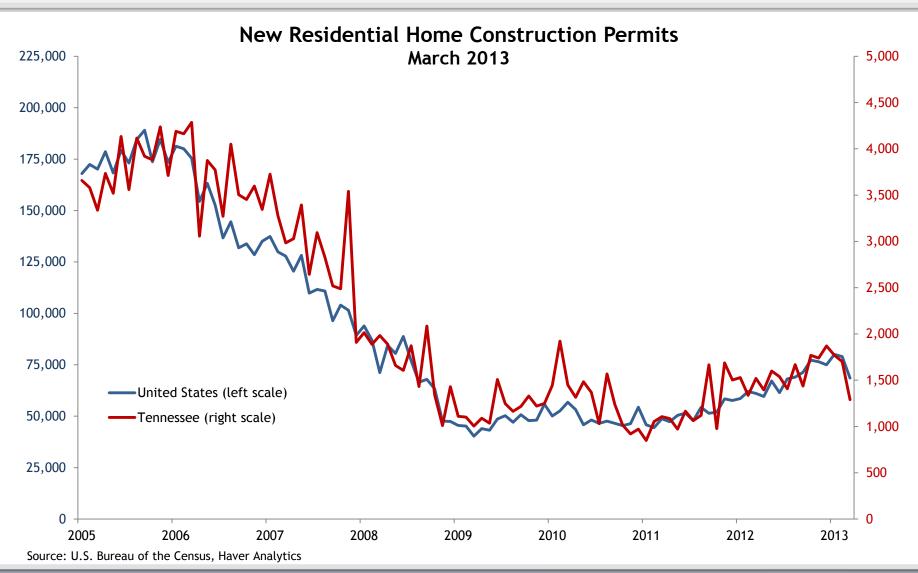
Growth of sales tax revenue in Tennessee has been virtually flat over the past few months. Consumer confidence was higher in March compared to last November.



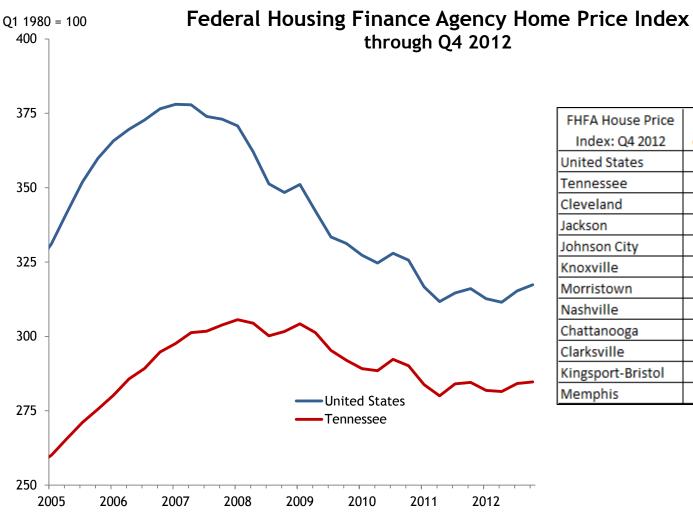
Regional manufacturing activity expanded for the third consecutive month, according to the Southeast Purchasing Managers Index produced by Kennesaw State University. In Tennessee, manufacturing activity rose at a solid pace in March.



New home construction permits for the United States and Tennessee remain at historically low levels. After trending up for more than a year, they have dipped for three consecutive months.



Home prices in Tennessee had declined at a slower pace than in the United States as a whole. In 2012, home prices, as measured by the FHFA Home Price Index, rose slightly in the United States and were unchanged in Tennessee.



FHFA House Price	1-yr %	5-yr %	10-yr %
Index: Q4 2012	change	change	change
United States	0.4	-14.9	15.6
Tennessee	0.0	-6.3	20.0
Cleveland	2.0	-3.5	20.4
Jackson	0.5	-4.1	7.3
Johnson City	-0.3	-0.7	29.8
Knoxville	0.1	-5.5	28.2
Morristown	1.6	-8.5	21.1
Nashville	0.8	-6.0	24.1
Chattanooga	-0.2	-3.9	21.1
Clarksville	1.5	2.7	30.9
Kingsport-Bristol	-0.1	0.1	31.8
Memphis	-0.9	-12.1	1.9

Source: Federal Housing Finance Agency, Haver Analytics

Source: Federal Housing Finance Agency, Haver Analytics, Federal Reserve Bank of Atlanta

The office vacancy rate is lower in Nashville than in the United States as a whole and has been declining at a faster pace.



Industrial availability rates remain elevated throughout the United States. Nashville's rate has remained essentially unchanged above the national level for two years.

