



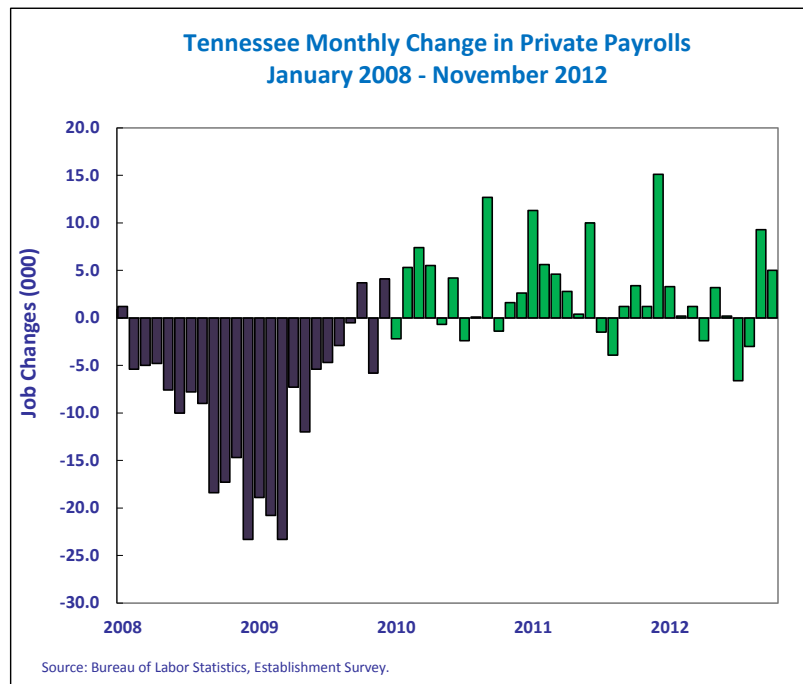
Economic Overview And Outlook: Tennessee

JOBS

- Including November, the private sector has gained jobs nationwide for 33 consecutive months.
- In Tennessee, private sector employment fell by 9.2 percent from January 2008 to February 2010. Since February 2010, private sector employment has grown by 4.4 percent.
- In Tennessee, employees in the natural resources, mining, construction, manufacturing, and professional and business services sectors faced the largest job losses (as a percent of employment within an industry) over the recession. Since the beginning of 2010, the following sectors in Tennessee have experienced the greatest employment increases: natural resources, mining, and construction; professional and business services; and education and health services.*
- As the economy continues its emergence from the Great Recession, service-providing industries are projected to add the most jobs between 2010 and 2020. The largest gains over this period are expected to occur in the healthcare and social assistance, professional and business services, and retail trade sectors. Job gains in the goods-producing sector of the economy will be led by the construction and mining industries while the number of manufacturing jobs is expected to fall.

EMPLOYMENT

- The unemployment rate in Tennessee was 7.6 percent in November 2012, up 2.2 percentage points from December 2007, but down from its most recent peak of 11.0 percent in July 2009.
- 236,000 residents were counted among the unemployed in Tennessee during November 2012.
- In Tennessee, initial claims for unemployment insurance benefits totaled 25,843 during November, down 2.4 percent from the previous month. Since peaking at 66,392 in March 2009, initial claims for unemployment insurance benefits have declined by 61.1 percent.



EARNINGS

- Between the start of the recession in the 4th quarter of 2007 and the 3rd quarter of 2009, inflation-adjusted total personal income in the United States declined 4.6 percent. Most recently, in the 3rd quarter of 2012, total personal income is 1.8 percent above its 4th quarter of 2007 level.
- Real per capita personal income (in 2005 \$) in Tennessee was \$32,526.30 in the 3rd quarter of 2012, up from \$31,716.90 in the 3rd quarter of 2010.

HOUSING

- After peaking in the first quarter of 2007, national home prices declined by 17.5 percent over 21 quarters. Between the second quarter of 2012 and the third quarter of 2012, the most recent quarter, national home prices rose by 1.2 percent.
- In Tennessee, home prices fell by 8.2 percent over 13 quarters from their peak in the first quarter of 2008. Since the second quarter of 2011, home prices in Tennessee have risen by 1.2 percent.
- As of the 3rd quarter of 2012, 2.1 percent of all mortgages, including 5.5 percent of subprime mortgages, were in foreclosure in Tennessee.
- Housing starts in Tennessee totaled 19,550 units (seasonally adjusted annual rate) in October 2012, an increase of 8.4 percent from September.
- Within the South census region, which includes Tennessee, sales of new single-family homes totaled 176,000 units in October 2012, a decrease of 11.6 percent from September. Sales of existing single-family homes increased 6.1 percent to 1,750,000 units (at seasonally adjusted annual rates) from October to November 2012.

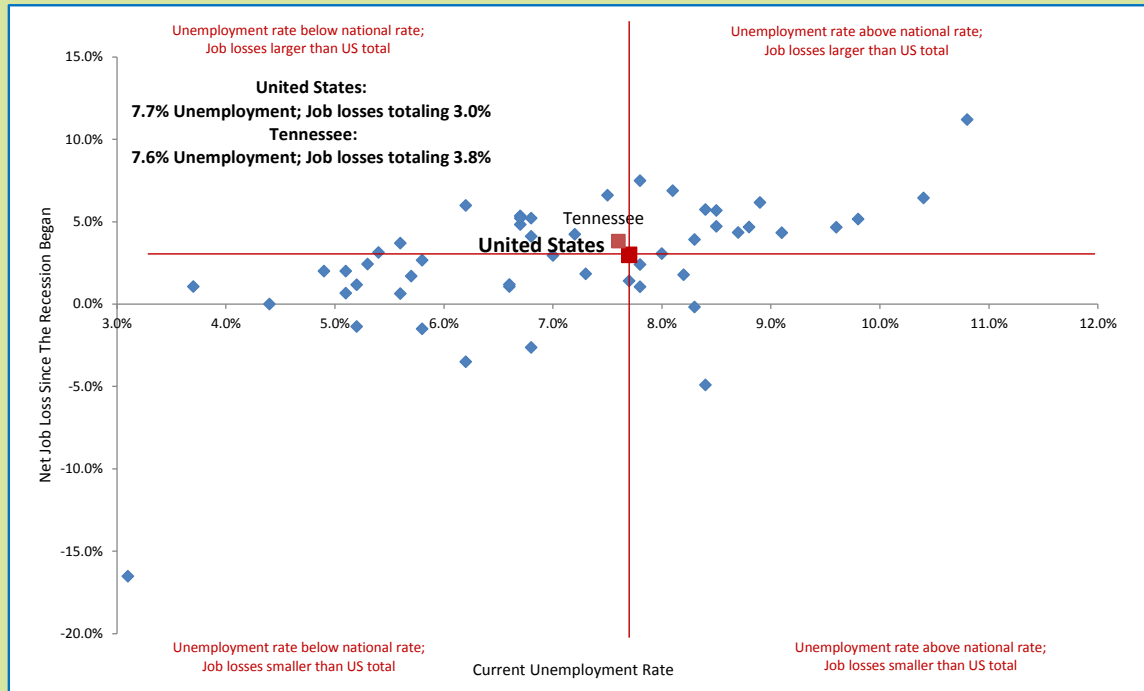
* For Tennessee-specific labor sector statistics, please refer to the Tennessee office: <http://www.tn.gov/labor-wfd/lmr/>

How Does Tennessee Compare To Other States?

Workers across the country were hard hit during the Great Recession. Although labor markets in many states have started recovering, employment in most states still remains below pre-recession levels. The chart below allows you to compare Tennessee to other states using two metrics.

The current unemployment rate (measured along the horizontal axis) serves as a gauge of current labor market conditions faced by residents, while the proportion of jobs lost within Tennessee since the start of the recession (shown along the vertical axis) measures the toll the recession took on the job supply in Tennessee.

States falling in the upper right quadrant have lost a disproportionate share of jobs, relative to the total United States, and have unemployment rates higher than the national unemployment rate. States falling in the lower left quadrant are experiencing lower unemployment rates and smaller job losses than the national average.



STATE QUICK FACTS

		Tennessee	United States
Unemployment Rates	November 2009	10.6%	9.9%
	November 2010	9.6%	9.8%
	November 2011	8.7%	8.7%
	November 2012	7.6%	7.7%
Percent of Population Who Are Veterans	2011	10.6%	9.4%
All Veterans' Unemployment Rate	2011	10.9%	8.3%
Post-9/11 Veterans' Unemployment Rate	2011	17.9%	12.1%
Median Household Income	2007	\$ 44,685	\$ 54,489
	(2011 \$) 2011	\$ 42,279	\$ 50,054
Poverty Rate	2007	14.8%	12.5%
	2011	16.3%	15.0%
No Health Insurance	2007	14.0%	14.7%
	2011	13.3%	15.7%