

SELECTED ECONOMIC INDICATORS	Reporting Period	Current Period	Prior Year's Period	Year To-Date		Annual 2008
				2009	2008	
Leading Indicators						
National	Nov. '09	0.9%		-0.1%		-3.6%
Washington MSA	Oct. '09	-0.3%		-0.6%		-3.3%
Coincident Indicators						
National	Nov. '09	0.2%		-5.3%		-3.5%
Washington MSA	Oct. '09	2.2%		-6.8%		-8.5%
Consumer Confidence Index						
National	Dec. '09	4.5%		-22.1%		-57.4%
South Atlantic Region	Dec. '09	-3.2%		-22.6%		-59.0%
Consumer Sentiment (University of Michigan)	Dec. '09	8.9%		4.1%		-20.4%
Consumer Price Index						
<u>All Items (nsa)</u>						
National	Dec. '09	2.7%		-0.4%		3.8%
Washington - Baltimore CMSA	Nov. '09	1.2%		0.0%		4.5%
<u>Core CPI (nsa)</u>						
National	Dec. '09	1.8%		1.7%		2.3%
Washington - Baltimore CMSA	Nov. '09	1.5%		1.9%		2.9%
Retail Trade						
National (sales - nsa)	Dec. '09	5.5%		-6.2%		-0.2%
Washington MSA (sales - nsa)	Nov. '09	-5.5%		-7.2%		2.4%
Maryland (sales tax)(1)	Nov. '09	-6.2%		-7.0%		-4.5%
Montgomery County (sales tax)(1)	Nov. '09	-6.2%		-7.3%		-4.1%
Employment						
National (labor force data - nsa)	Dec. '09	137,953,000	143,350,000	139,877,500	145,362,500	145,362,500
- Percent Change		-3.8%		-3.8%		-0.5%
Bethesda-Federick-Gaithersburg (establish.)	Nov. '09	582,800	576,900	574,300	575,100	575,200
- Percent Change		1.0%		-0.1%		-0.2%
Montgomery County (labor force data)	Nov. '09	485,055	492,593	484,499	497,970	497,249
- Percent Change		-1.5%		-2.7%		-0.4%
Montgomery County (QCEW)	June '09	449,498	462,861	445,331	458,087	457,518
- Percent Change		-2.9%		-2.8%		-0.4%
Unemployment						
National (nsa)	Dec. '09	9.7%	7.1%	9.3%	5.8%	5.8%
Maryland (nsa)	Nov. '09	7.3%	5.1%	7.1%	4.3%	4.4%
Montgomery County (nsa)	Nov. '09	5.3%	3.7%	5.2%	3.1%	3.2%
Construction						
<u>Construction Starts - Montgomery County</u>						
Total (\$ thousands)	Dec. '09	\$35,335	\$95,789	\$600,171	\$1,624,672	\$1,003,660
- Percent Change		-63.1%		-63.1%		-29.0%
Residential (\$ thousands)	Dec. '09	\$16,813	\$17,227	\$256,598	\$439,300	\$430,073
- Percent Change		-2.4%		-41.6%		-40.2%
Non-Residential (\$ thousands)	Dec. '09	\$18,522	\$78,562	\$343,573	\$1,185,372	\$573,587
- Percent Change		-76.4%		-71.0%		-17.3%
<u>Building Permits (Residential)</u>						
National	Nov. '09	40,747	40,242	524,243	852,529	892,771
- Percent Change		1.3%		-38.5%		-35.3%
Maryland	Nov. '09	684	506	9,396	13,309	13,976
- Percent Change		35.2%		-29.4%		-29.9%
Montgomery County	Nov. '09	50	50	753	1,427	1,476
- Percent Change		0.0%		-47.2%		-57.3%
<u>Building Permits (Non-Residential)</u>						
Montgomery County	Dec. '09	205	117	1,605	1,827	1,817
- Percent Change		75.2%		-12.2%		11.3%
Real Estate						
<u>National</u>						
Sales (saar)	Nov. '09	6,540,000	4,540,000	5,138,200	4,912,700	4,913,000
- Percent Change		44.1%		4.6%		-13.1%
Median Price	Nov. '09	\$172,600	\$180,300	\$173,300	\$199,200	\$198,100
- Percent Change		-4.3%		-13.0%		-9.5%
<u>Montgomery County</u>						
Sales	Dec. '09	756	644	9,742	8,516	8,516
- Percent Change		17.4%		14.4%		-17.8%
Average Price	Dec. '09	\$451,106	\$431,397	\$432,466	\$503,958	\$503,958
- Percent Change		4.6%		-14.2%		-8.4%
Median Price	Dec. '09	\$335,000	\$341,751	\$341,791	\$395,000	\$395,000
- Percent Change		-2.0%		-13.5%		-11.0%
Average Days on the Market	Dec. '09	72	108	94	103	103

NOTES:

(nsa): not seasonally adjusted

(1): Data include miscellaneous and assessment collections.