

SELECTED ECONOMIC INDICATORS	Reporting Period	Current Period	Prior Year's Period	Year To-Date		Annual 2010
				2011	2010	
<b>Leading Indicators</b>						
National	Feb. '11	0.8%		4.8%		5.0%
Washington MSA	Nov. '10	1.5%		N.A.		N.A.
<b>Coincident Indicators</b>						
National	Feb. '11	0.2%		2.2%		2.0%
Washington MSA	Nov. '10	-0.6%		N.A.		N.A.
<b>Consumer Confidence Index</b>						
National	Mar. '11	-11.9%		29.0%		18.2%
South Atlantic Region	Mar. '11	-16.7%		15.7%		25.9%
Consumer Sentiment (University of Michigan)	Mar. '11	-12.9%		-1.1%		2.8%
<b>Consumer Price Index</b>						
<u>All Items (nsa)</u>						
National	Feb. '11	2.1%		1.9%		1.6%
Washington - Baltimore CMSA	Jan. '11	2.3%		N.A.		1.7%
<u>Core CPI (nsa)</u>						
National	Feb. '11	1.1%		1.0%		1.0%
Washington - Baltimore CMSA	Jan. '11	2.0%		N.A.		1.4%
<b>Retail Trade</b>						
National (sales - nsa)	Feb. '11	9.1%		8.2%		6.6%
Washington MSA (sales - nsa)	Nov. '10	N.A.		N.A.		N.A.
Maryland (sales tax)(1)	Feb. '11	10.3%		6.5%		2.7%
Montgomery County (sales tax)(1)	Feb. '11	9.7%		6.2%		1.4%
<b>Employment</b>						
Maryland (labor force data - nsa)	Feb. '11	2,733,479	2,710,327	2,733,858	2,715,548	2,758,219
- Percent Change		0.9%		0.7%		-1.0%
Bethesda-Federick-Gaithersburg (labor force data)	Feb. '11	599,428	593,083	600,432	593,960	598,769
- Percent Change		1.1%		1.1%		-0.6%
Montgomery County (labor force data)	Feb. '11	485,270	479,049	486,083	479,757	483,503
- Percent Change		1.3%		1.3%		-0.6%
Montgomery County (QCEW)	Sept. '10	446,537	443,046	N.A.	N.A.	N.A.
- Percent Change		0.8%				
<b>Unemployment</b>						
Maryland (nsa)	Feb. '11	7.3%	8.3%	7.4%	8.2%	7.5%
Bethesda-Federick-Gaithersburg (nsa)	Feb. '11	5.4%	6.2%	5.5%	6.3%	5.6%
Montgomery County (nsa)	Feb. '11	5.1%	5.9%	5.2%	6.0%	5.5%
<b>Construction</b>						
<u>Construction Starts - Montgomery County</u>						
Total (\$ thousands)	Feb. '11	\$61,398	\$210,941	\$81,937	\$243,772	\$1,422,096
- Percent Change		-70.9%		-66.4%		113.7%
Residential (\$ thousands)	Feb. '11	\$9,640	\$12,003	\$22,350	\$25,957	\$392,407
- Percent Change		-19.7%		-13.9%		38.1%
Non-Residential (\$ thousands)	Feb. '11	\$51,758	\$198,938	\$59,587	\$217,815	\$1,029,689
- Percent Change		-74.0%		-72.6%		170.1%
<u>Building Permits (Residential)</u>						
National	Feb. '11	37,232	44,057	73,366	83,512	598,033
- Percent Change		-15.5%		-12.1%		4.5%
Maryland	Feb. '11	674	622	1,448	1,403	12,183
- Percent Change		8.4%		3.2%		9.9%
Montgomery County	Feb. '11	69	40	128	72	1,895
- Percent Change		72.5%		77.8%		119.8%
<u>Building Permits (Non-Residential)</u>						
Montgomery County	Feb. '11	137	64	262	178	1,674
- Percent Change		114.1%		47.2%		4.3%
<b>Real Estate</b>						
<u>National</u>						
Sales (saar)	Feb. '11	4,880,000	5,020,000	5,140,000	5,055,000	4,907,000
- Percent Change		-2.8%		1.7%		-4.8%
Median Price	Feb. '11	\$156,100	\$164,600	\$157,000	\$164,800	\$172,900
- Percent Change		-5.2%		-4.7%		0.2%
<u>Montgomery County</u>						
Sales	Feb. '11	525	550	1,068	1,167	10,401
- Percent Change		-4.5%		-8.5%		0.2%
Average Price	Feb. '11	\$390,022	\$398,680	\$415,347	\$402,461	\$441,492
- Percent Change		-2.2%		3.2%		1.7%
Median Price	Feb. '11	\$300,000	\$324,500	\$320,000	\$325,250	\$350,000
- Percent Change		-7.6%		-1.6%		2.9%
Average Days on the Market	Feb. '11	93	78	89	76	65

**NOTES:**

(nsa): not seasonally adjusted

(1): Data include miscellaneous and assessment collections.