

NEW ENGLAND ECONOMIC UPDATE

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Disclaimer: The views expressed here are those of the speaker and do not necessarily represent the views of the Federal Reserve Bank of Boston or the Federal Reserve System.

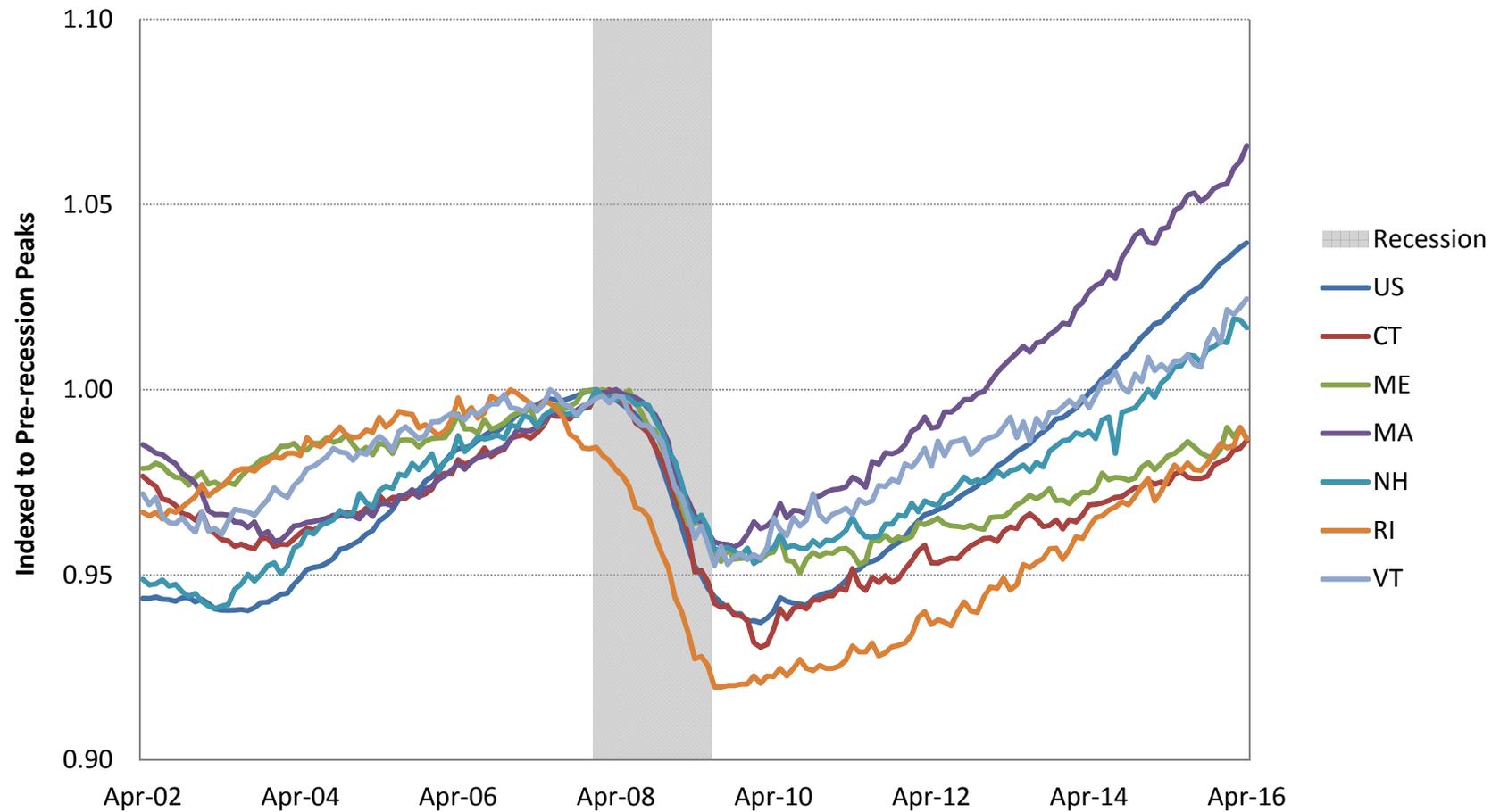


Overview



- New England sees continued job gains.
- Housing price appreciation is robust.
- Low energy prices keep overall inflation in check.
- Consumers remain cautious about the short-term economic outlook.

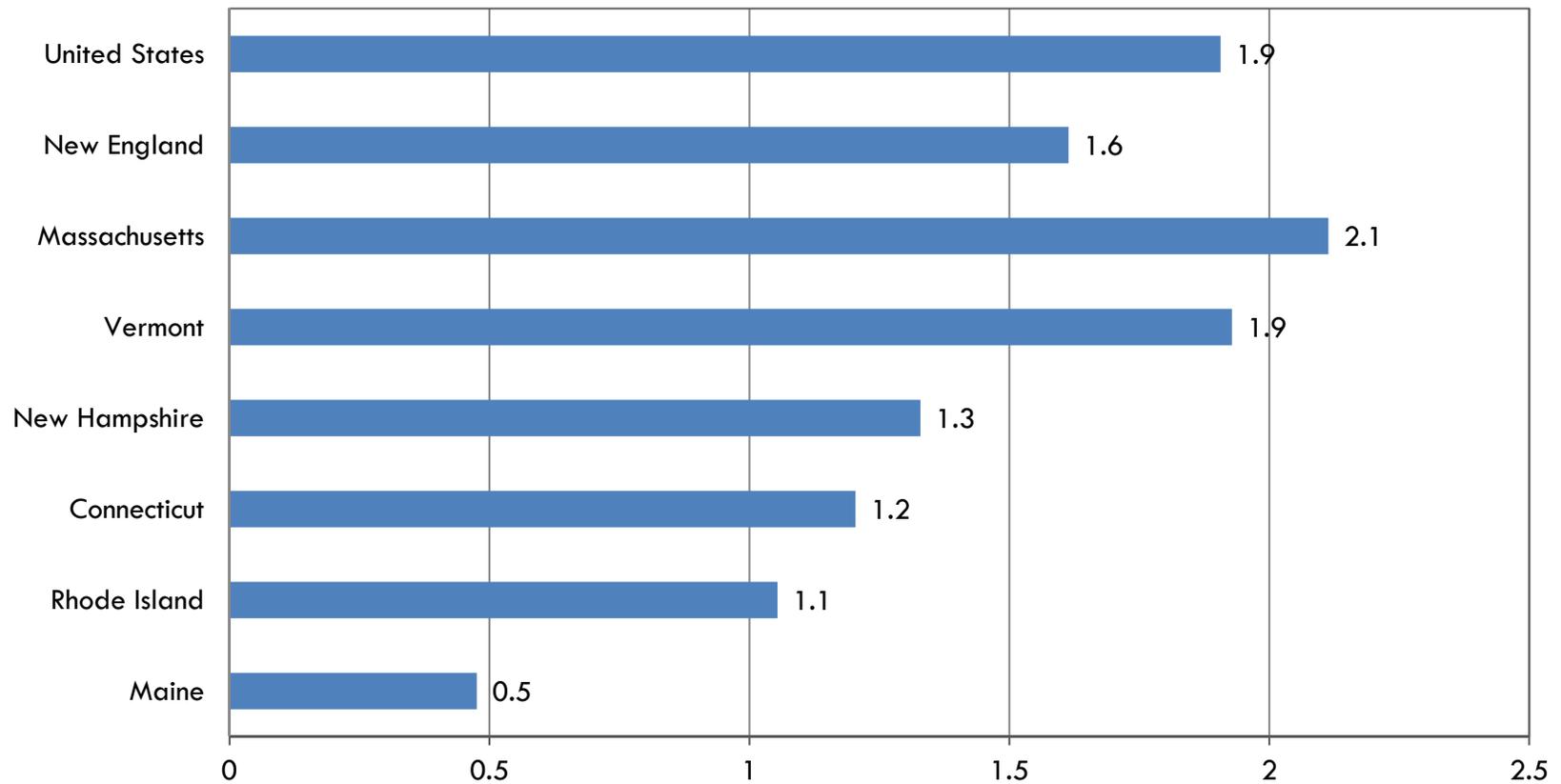
Non-agricultural Employment



Source: Bureau of Labor Statistics, NBER, Haver Analytics

Employment Growth Rates in New England States

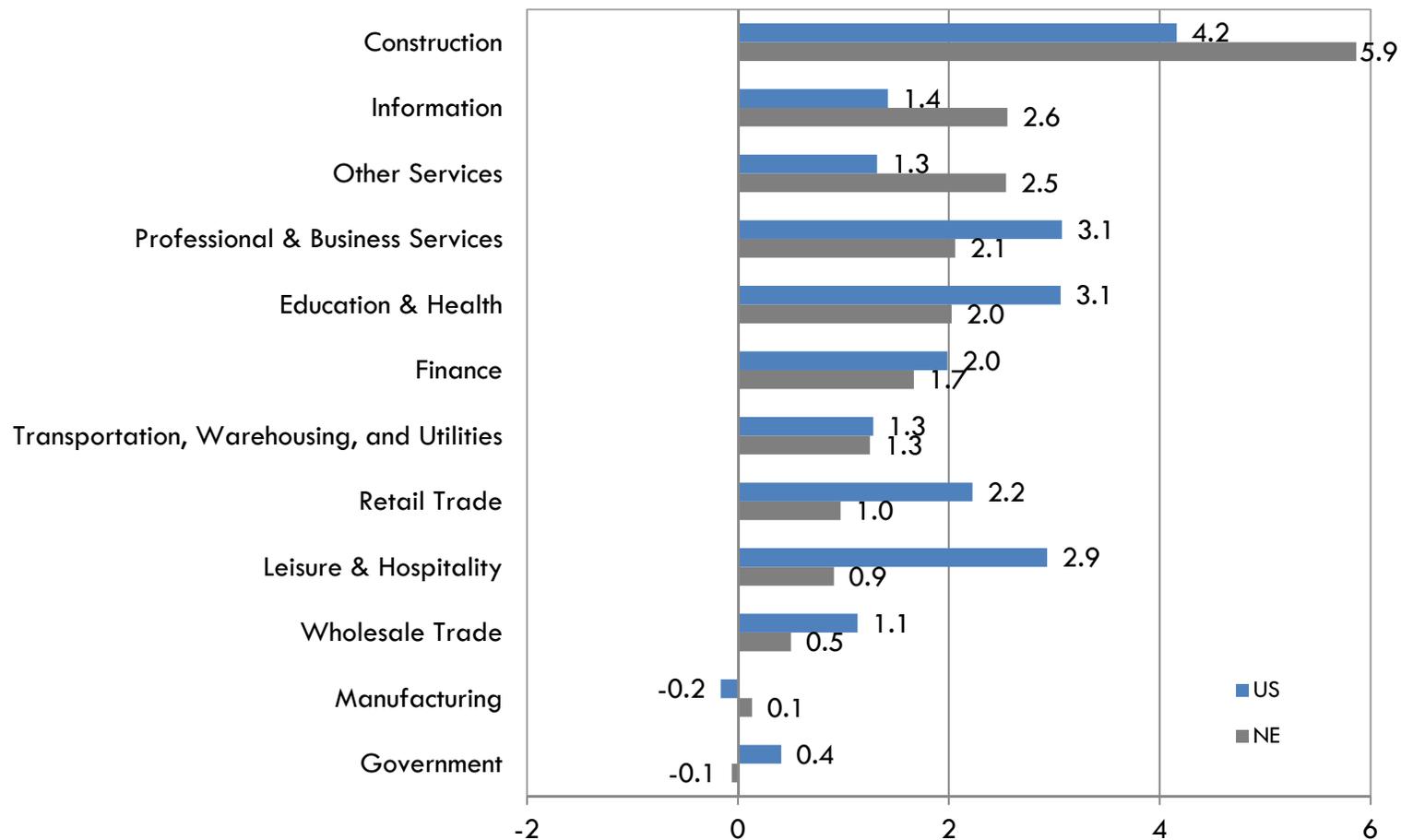
Percent Change, April 2015 – April 2016



Source: Bureau of Labor Statistics, NBER, Haver Analytics

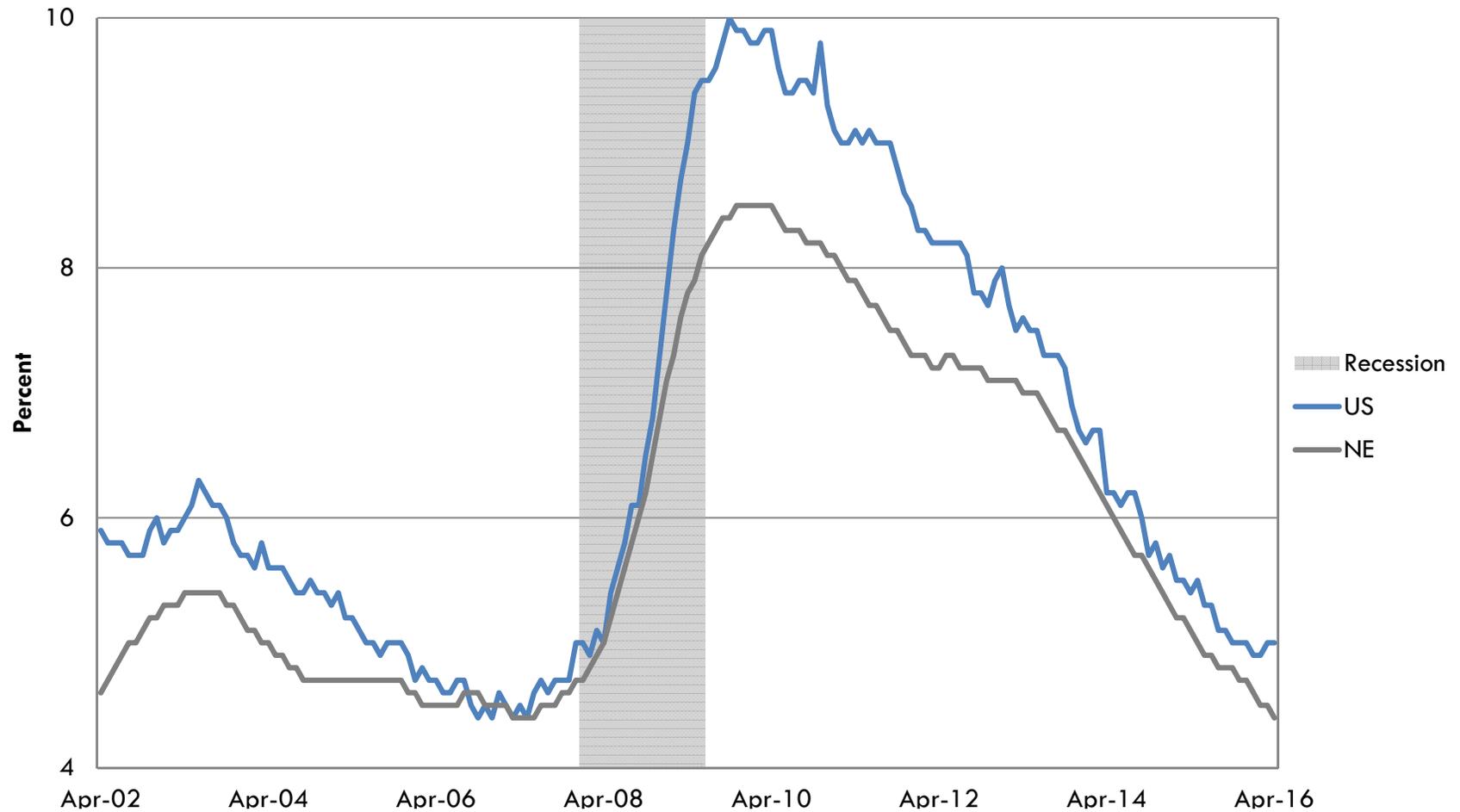
Employment Growth by Industry

Percent Change, April 2015 - April 2016



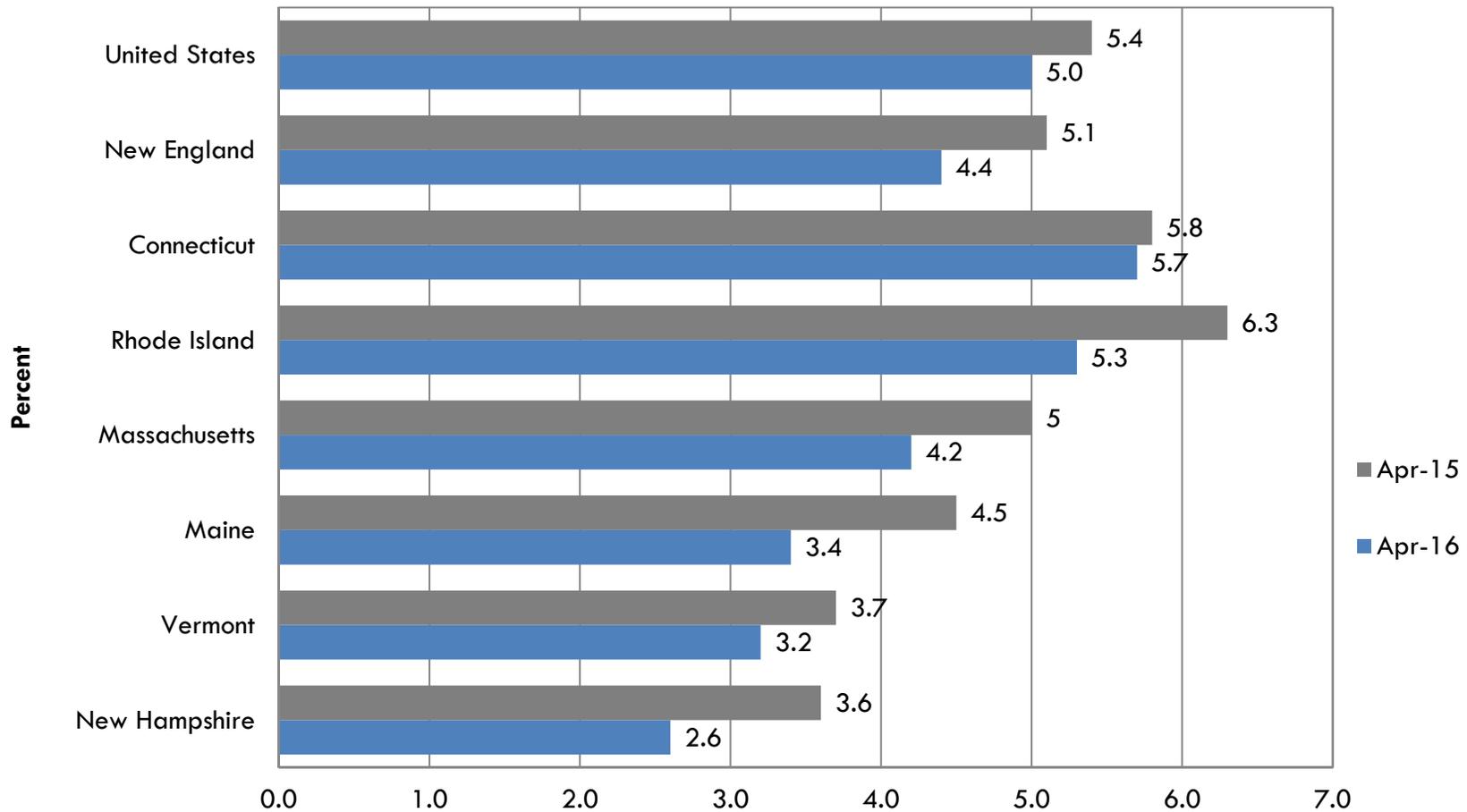
Source: Bureau of Labor Statistics, Haver Analytics

Unemployment Rates



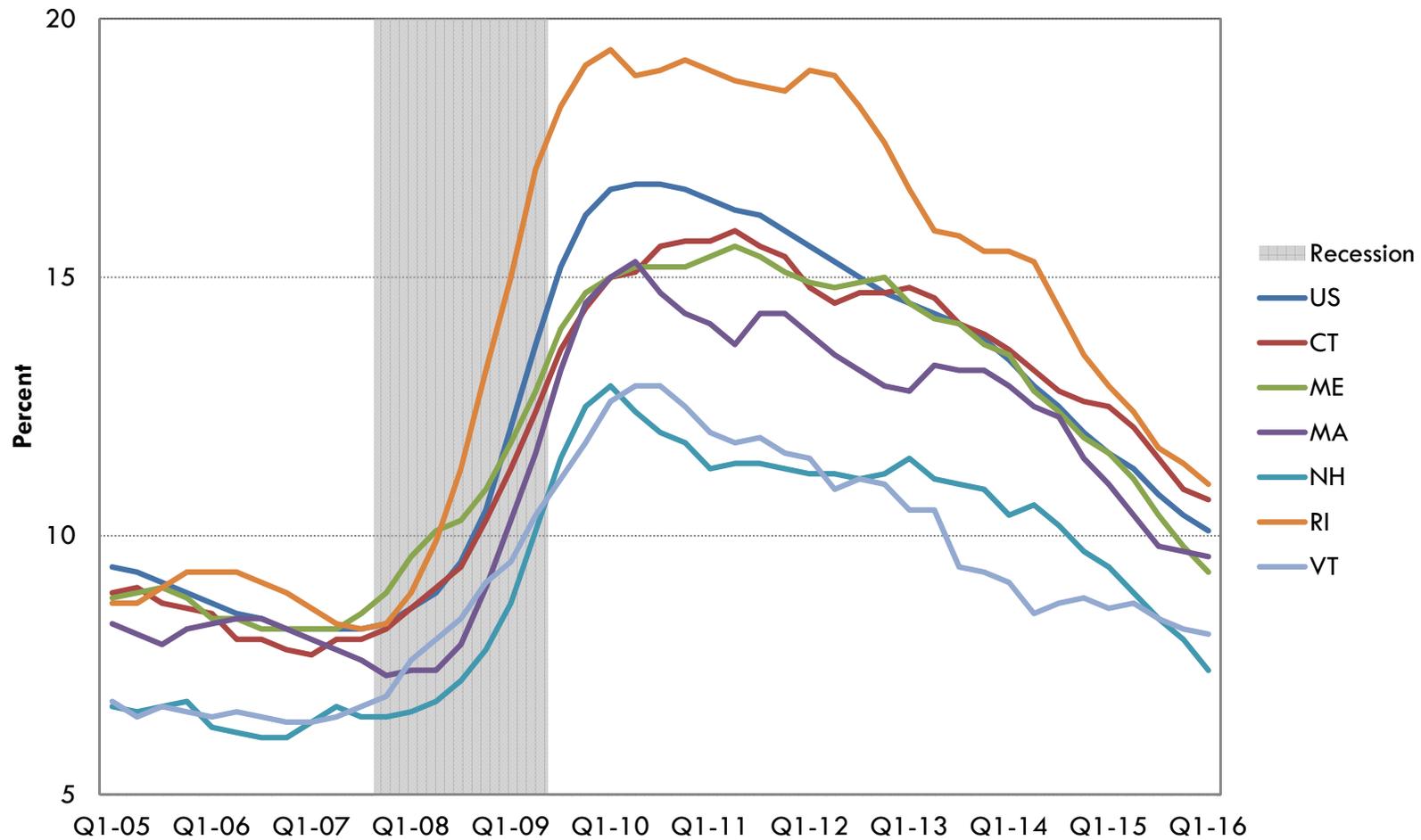
Source: Bureau of Labor Statistics, NBER, Haver Analytics

Unemployment Rates within New England



Source: Bureau of Labor Statistics, NBER, Haver Analytics

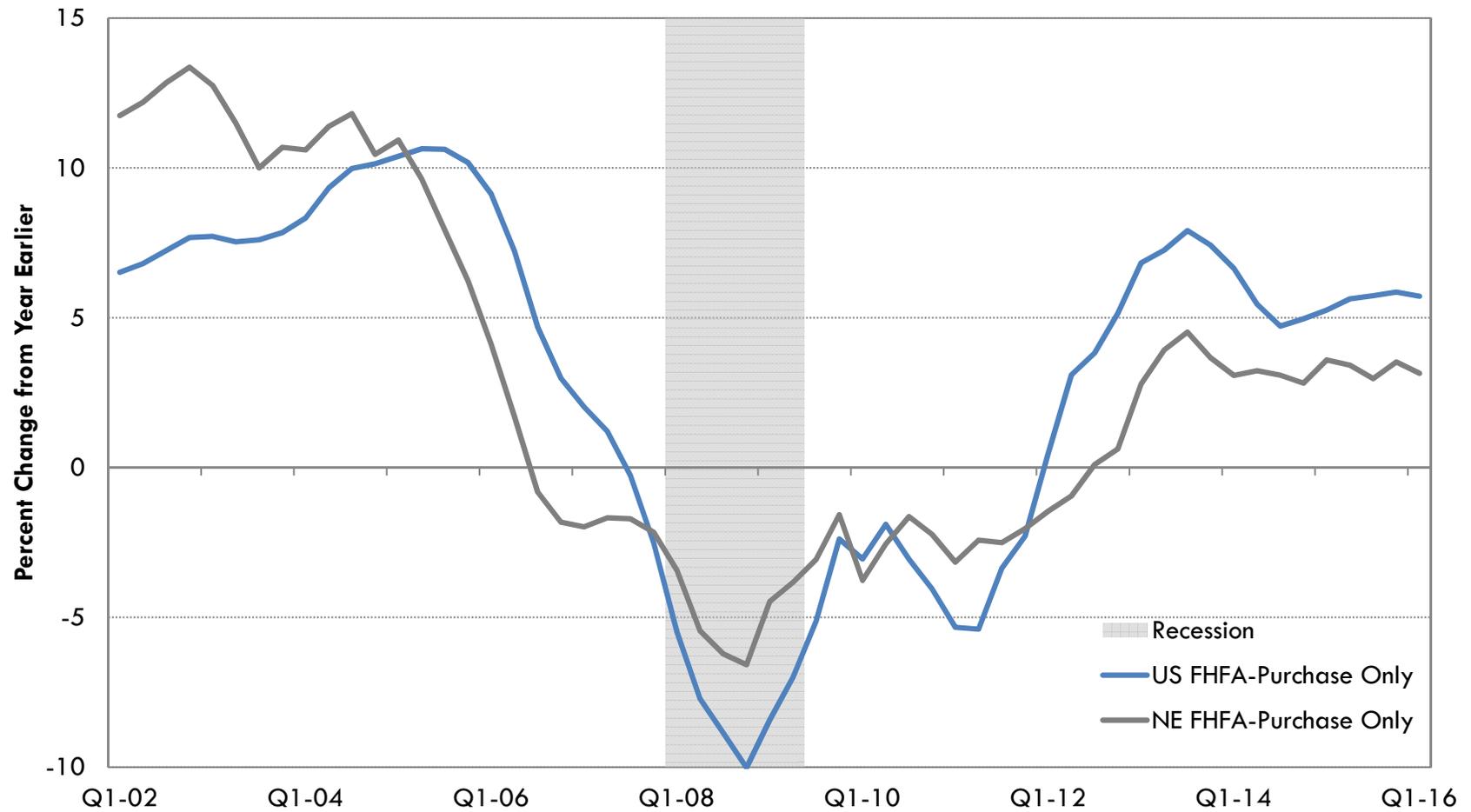
U-6 Rates (4-Quarter Average)



Note: U-6 includes total unemployed, plus all marginally attached workers, plus total employed part time for economic reasons, as a percent of the civilian labor force plus all marginally attached workers.

Source: Bureau of Labor Statistics, NBER, Haver Analytics

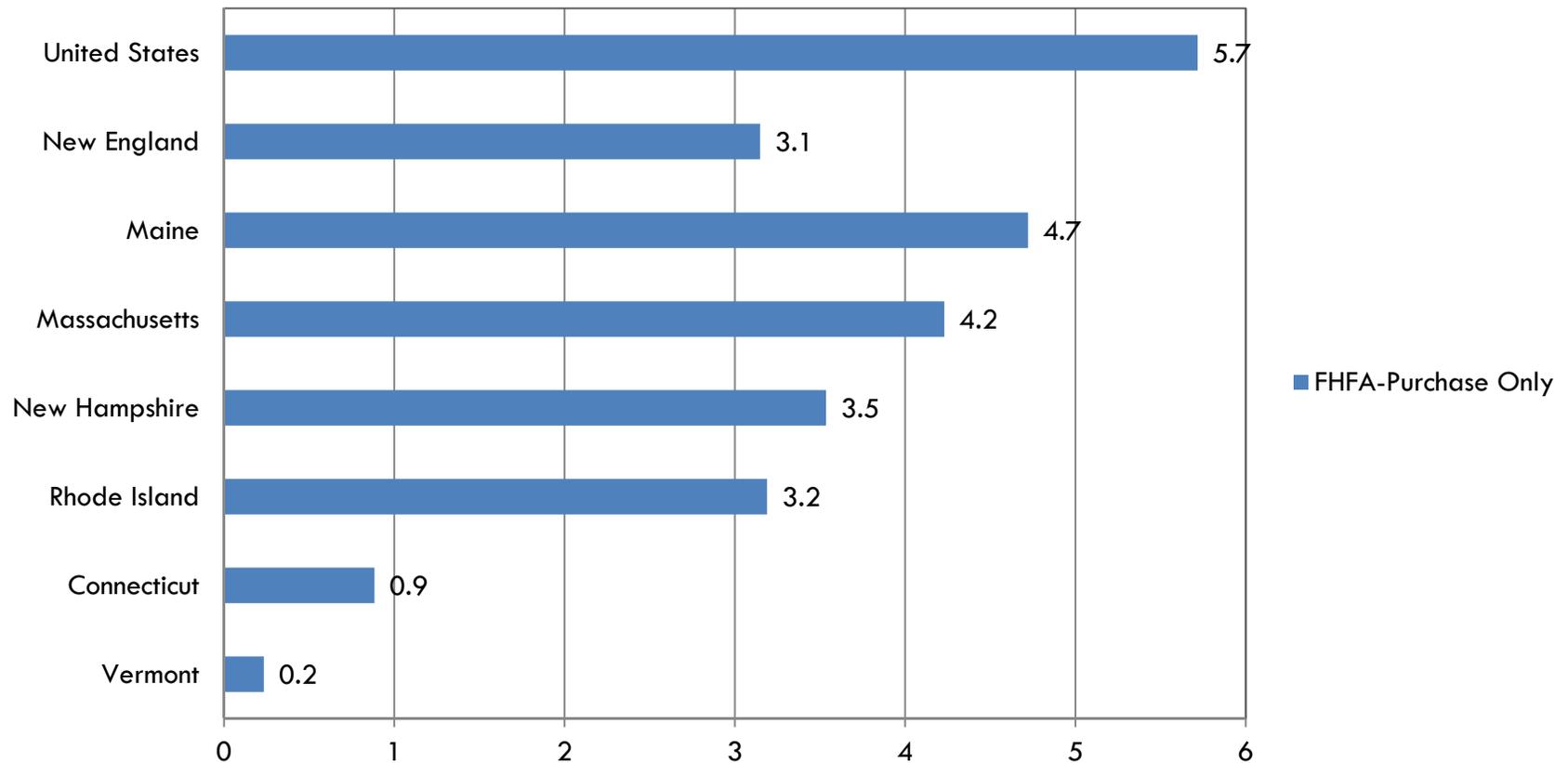
Repeat Home Sales Price Index



Source: FHFA, NBER, Haver Analytics

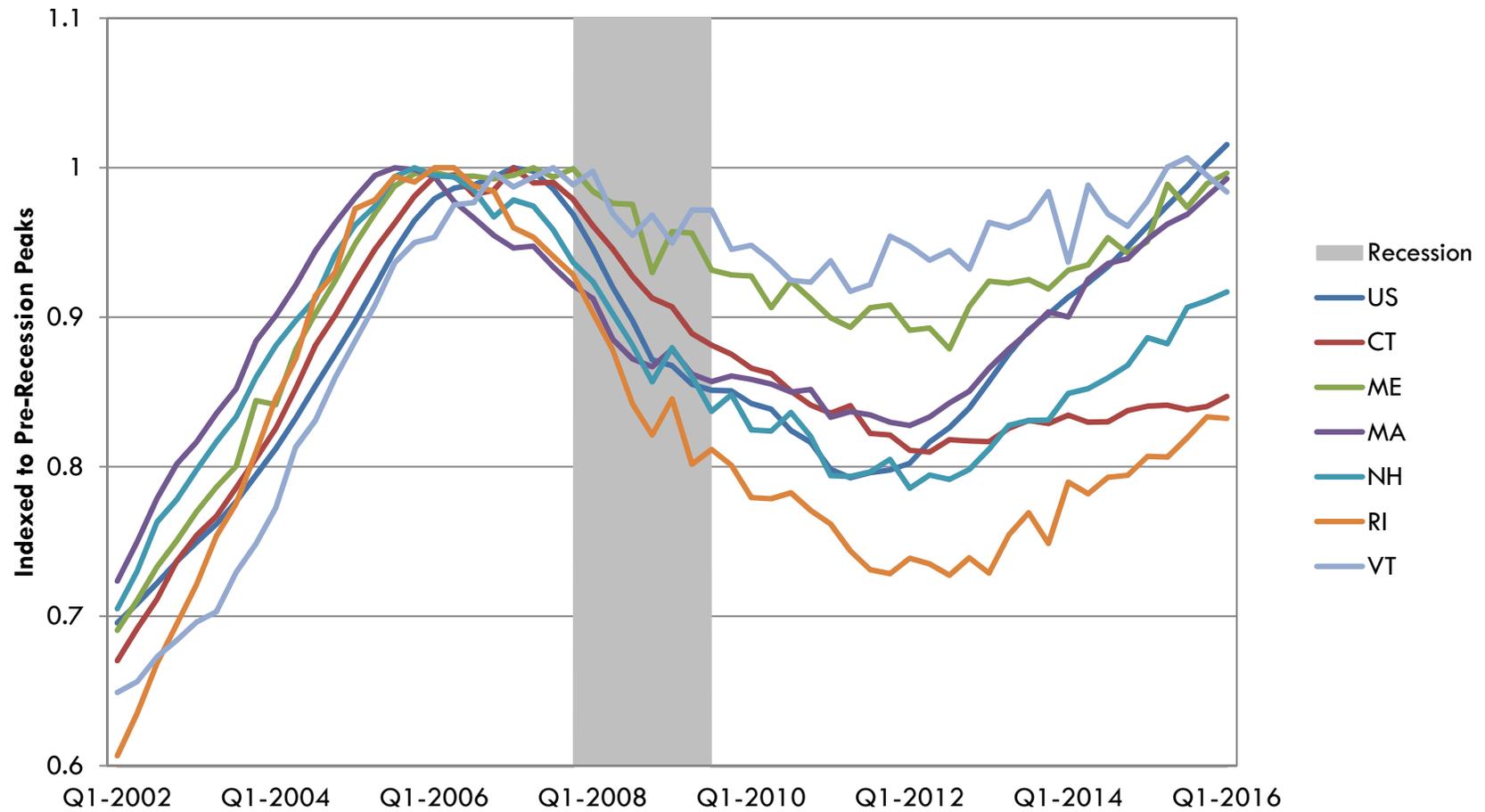
House Price Changes within New England

Percent Change, Q1 2015 - Q1 2016



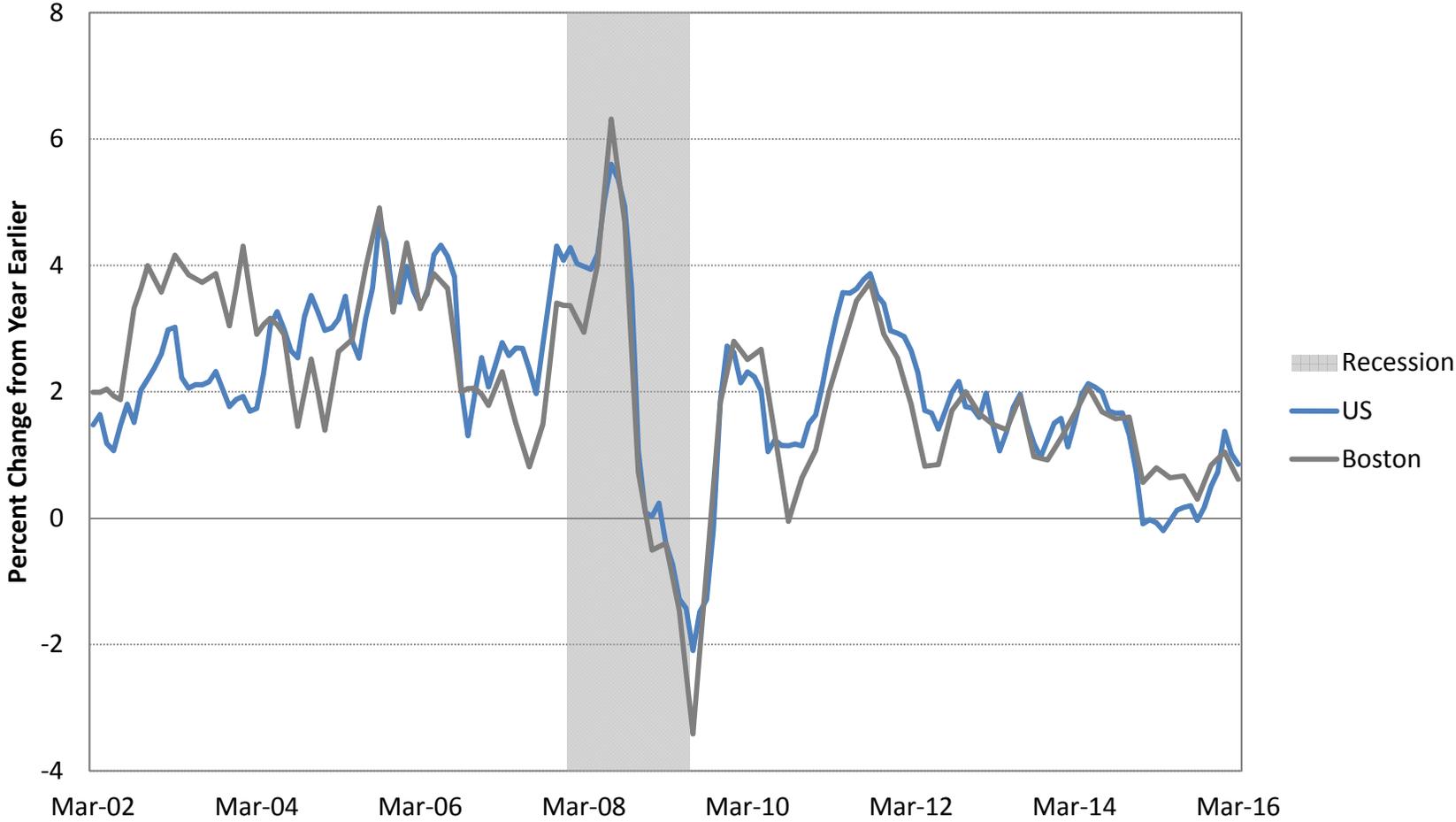
Source: FHFA, Haver Analytics

FHFA Purchase Only Home Price Index



Source: FHFA, Haver Analytics

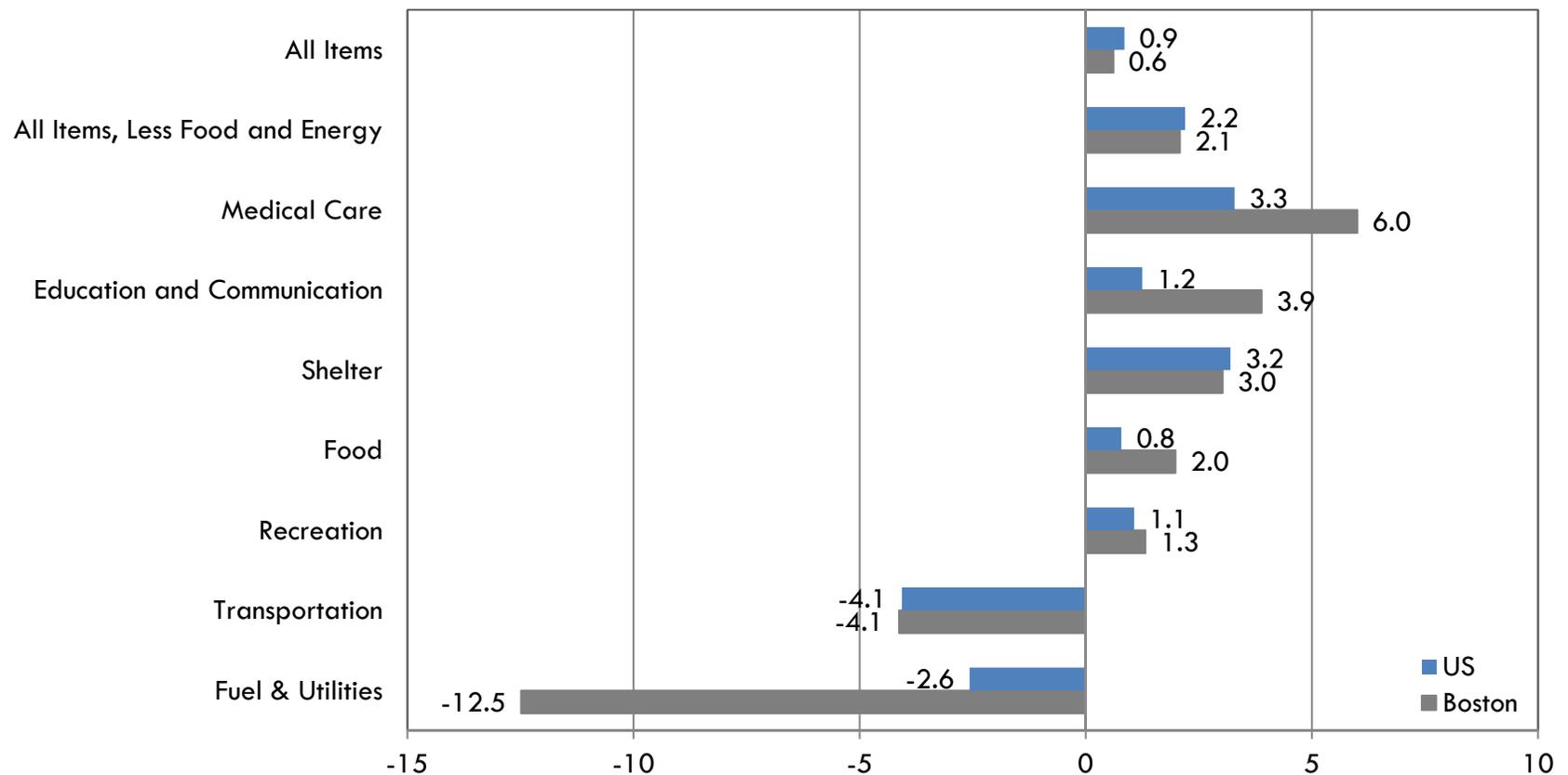
Consumer Price Index



Source: Bureau of Labor Statistics, NBER, Haver Analytics

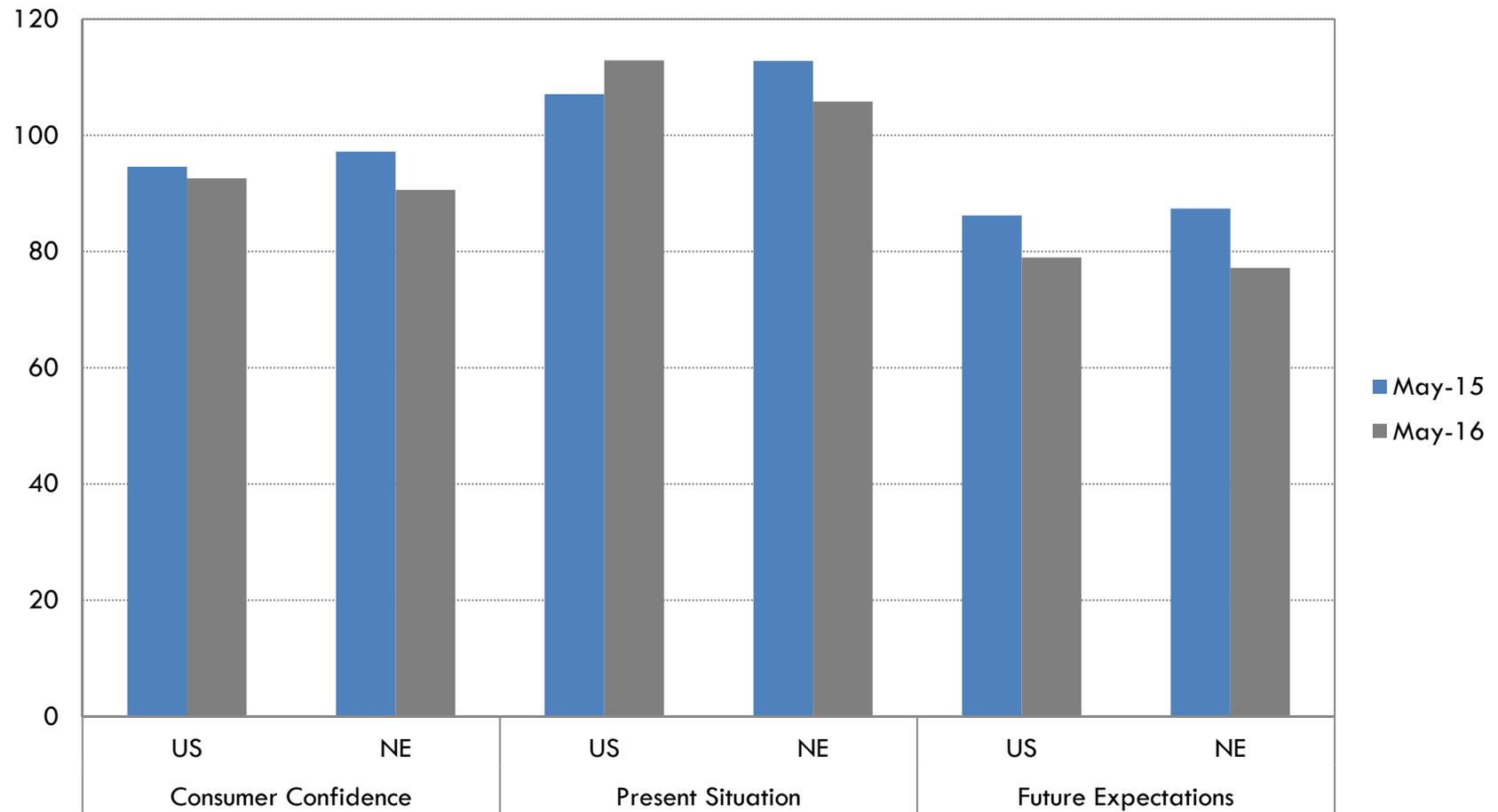
Components of the Consumer Price Index

Percent Change, March 2015 - March 2016



Source: Bureau of Labor Statistics, Haver Analytics

Consumer Confidence



Note: 1985=100

Source: The Conference Board, Haver Analytics

Concluding Observations



- ❑ Labor market continues to improve with added jobs and lower unemployment.
- ❑ Housing prices continue to rise.
- ❑ Overall inflation is low due to the plunge in energy prices.
- ❑ Consumers remain cautious about the outlook for business and labor market conditions.