

U.S. Economic Outlook: June 2019

	2018	2018	2018	2018	2019	2019	2019	2019	2020	2020	Annual			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	2017	2018	2019	2020
U.S. Economy														
<i>Annual Growth Rate</i>	History					Forecast					History		Forecast	
Real GDP	2.2	4.2	3.4	2.2	3.2	1.6	2.0	2.7	2.8	2.6	2.2	2.9	2.2	2.0
Nonfarm Payroll Employment	1.8	1.9	1.8	1.8	1.7	1.7	1.3	1.2	1.1	1.1	1.6	1.7	1.4	1.1
Consumer Prices	3.2	2.1	2.0	1.5	0.9	2.0	1.7	1.4	1.6	1.8	2.1	2.4	1.3	1.8
Consumer Confidence	127	127	133	134	126	131	128	129	127	126	121	130	129	125
<i>Percent</i>														
Unemployment	4.1	3.9	3.8	3.8	3.9	3.6	3.7	3.8	3.9	4.1	4.4	3.9	3.8	4.1
<i>Interest Rates, Percent</i>														
Fed Funds Rate	1.4	1.7	1.9	2.2	2.4	2.4	2.4	2.4	2.4	2.4	1.0	1.8	2.4	2.4
3-Month T-Bill Rate	1.6	1.9	2.1	2.4	2.4	2.2	2.5	2.5	2.5	2.5	1.0	2.0	2.5	2.6
Prime Rate	4.5	4.8	5.0	5.3	5.4	5.4	5.4	5.4	5.4	5.4	4.1	4.9	5.4	5.4
10-Year Government Bond	2.8	2.9	2.9	3.0	2.7	2.4	2.5	2.5	2.6	2.7	2.3	2.9	2.5	2.7
30-Year Government Bond	3.0	3.1	3.1	3.3	3.0	2.8	2.9	2.9	3.0	3.1	2.9	3.1	2.9	3.1
<i>Mortgage Rates, percent</i>														
30-Year Fixed Rate	4.3	4.5	4.6	4.8	4.4	4.1	4.2	4.3	4.4	4.5	4.0	4.5	4.3	4.6
5/1-Year Hybrid Adjustable	3.6	3.8	3.9	4.1	3.9	3.7	3.8	3.9	4.0	4.0	3.2	3.9	3.8	4.0
Housing Indicators														
<i>Thousands</i>														
Existing Home Sales*	5507	5407	5307	5143	5207	5250	5360	5450	5490	5520	5510	5340	5320	5530
New Single-Family Sales	642	632	607	579	679	670	680	700	730	760	613	617	680	720
Housing Starts	1317	1261	1234	1185	1203	1240	1280	1320	1370	1390	1203	1250	1260	1410
Single-Family Units	889	896	877	828	854	870	920	950	980	1010	849	876	900	1020
Multifamily Units	428	365	357	357	349	370	360	370	390	380	354	374	360	390
<i>Percent Change -- Year Ago</i>														
Existing Home Sales	-1.4	-2.4	-2.4	-7.5	-5.4	-2.9	1.0	6.0	5.4	5.1	1.1	-3.1	-0.4	3.9
New Single-Family Sales	5.8	4.6	3.1	-13.3	5.8	6.0	12.0	20.9	7.5	13.4	9.3	0.7	10.2	5.9
Housing Starts	7.0	7.7	5.3	-5.9	-8.7	-1.7	3.7	11.4	13.9	12.1	2.5	3.9	0.8	11.9
Single-Family Units	6.5	8.1	3.2	-7.4	-3.9	-2.9	4.9	14.7	14.8	16.1	8.6	3.2	2.7	13.3
Multifamily Units	8.1	6.6	10.8	-2.3	-18.5	1.4	0.8	3.6	11.7	2.7	-9.7	5.7	-3.7	8.3
Median Home Prices														
<i>Thousands of Dollars</i>														
Existing Home Prices	243.8	265.6	263.9	255.7	253.0	274.9	272.3	261.6	258.6	282.9	247.2	259.3	266.5	275.0
New Home Prices	330.7	313.9	325.7	322.2	309.1	318.0	320.0	324.0	325.0	322.0	323.1	326.4	317.8	323.4
<i>Percent Change -- Year Ago</i>														
Existing Home Prices	5.7	4.7	4.3	3.7	3.8	3.5	3.2	2.3	2.2	2.9	5.7	4.9	2.8	3.2
New Home Prices	6.1	-0.9	0.9	-3.9	-6.5	2.6	-1.0	0.5	1.4	1.7	5.0	1.0	-2.6	1.8

Quarterly figures are seasonally adjusted annual rates

* Existing home sales of single-family homes and condo/coops

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