

SOUTH CAROLINA

April Summary

The South Carolina economy lost a bit of traction according to recent data.

On the job front, labor market conditions in the state were notably softer. South Carolina firms cut 11,800 jobs in February – the state’s largest payroll reduction in a single month since June of 2006. Payroll numbers were dragged down by sharp losses in construction (2,600 jobs), professional and business services (3,500 jobs), and leisure and hospitality (2,100 jobs). The state’s information sector was the only industry to add workers in February.

Housing activity in the state continued to slump. Residential permitting activity was down 16.5 percent in February, compared to a 6.8 percent decline District-wide and a 3.4 percent pullback nationally. Additionally, existing home sales slipped 13.4 percent in the fourth quarter – South Carolina’s largest quarterly decrease since 1993. Nonetheless, fourth quarter home prices in the Palmetto state increased 1.6 percent, which marked the state’s largest quarterly increase in 2007.

Reports from households were mixed. The state’s jobless rate fell to a seven-year low, ending February at 5.5 percent, although much of the reduction can be attributed to a sizable decline in the state’s labor force. In other household news, mortgage delinquencies increased both in February and over the past year, particularly among subprime borrowers. Additionally, household incomes in the state grew at their slowest pace in more than three years during the fourth quarter, up just 2.4 percent from a year earlier.

Despite the soft state data, economic conditions at the metro area level were generally solid. All of the state’s major metro areas experienced increases in payroll employment. In addition, fourth quarter home prices were up in Columbia, Greenville, and Spartanburg, though permitting activity was generally down across metro areas. On the commercial side, office vacancies edged up in the Charleston and Columbia metro areas over the final three months of 2007, while industrial vacancies in Charleston edged lower.

A Closer Look at...Personal Income

Current Real Total Income (in millions): \$116,840

Current Real Per Capita Income: \$26,418

Change in Total Income from Last Quarter: 0.0%

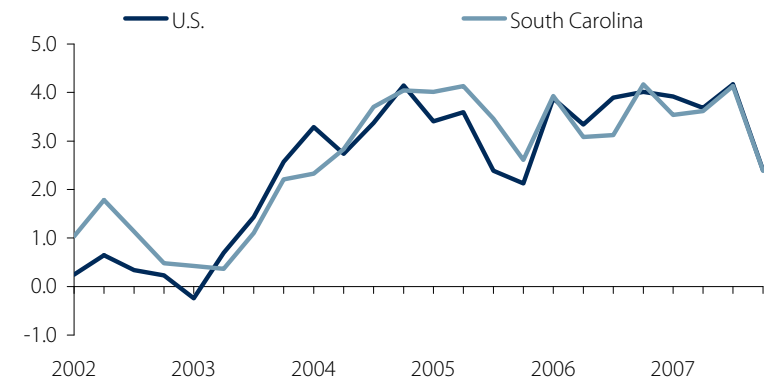
Change in Total Income from a Year Ago: 2.4%

Largest Quarterly Increase: The first quarter of 2006 when personal income grew 1.8%

Largest Year-over-Year Increase: The third quarter of 1998 when personal income grew 7.0%

South Carolina Real Personal Income

Year-over-Year Percent Change through 4Q:07



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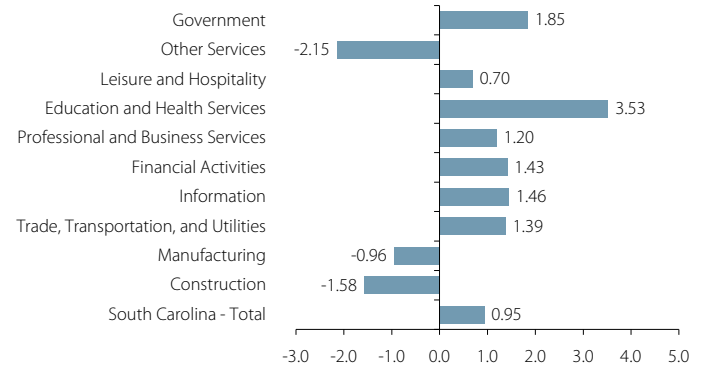
Labor Market Conditions

Payroll Employment (SA)	Period	Level (000s)	MoM % Change	YoY % Change
United States - Total	February	137,993.0	-0.05	0.63
Fifth District - Total	February	14,002.5	-0.01	1.03
South Carolina - Total	February	1,954.6	-0.60	0.95
Construction	February	124.6	-2.04	-1.58
Manufacturing	February	248.9	-0.12	-0.96
Trade, Transportation, and Utilities	February	378.8	-0.34	1.39
Information	February	27.8	0.72	1.46
Financial Activities	February	106.7	-0.93	1.43
Professional and Business Services	February	227.4	-1.52	1.20
Education and Health Services	February	205.4	-0.10	3.53
Leisure and Hospitality	February	216.6	-0.96	0.70
Other Services	February	72.9	-0.82	-2.15
Government	February	341.0	-0.09	1.85
Charleston MSA - Total	February	297.8	0.27	2.09
Columbia MSA - Total	February	368.6	0.30	1.88
Greenville MSA - Total	February	321.4	0.34	2.88
Spartanburg MSA - Total	February	125.6	0.00	0.96

Unemployment Rate (SA)	February 08	January 08	February 07
United States	4.8	4.9	4.5
Fifth District	4.3	4.4	4.1
South Carolina	5.5	6.1	5.8
Charleston MSA	4.7	5.0	5.0
Columbia MSA	4.9	5.5	5.6
Greenville MSA	5.0	5.4	5.9
Spartanburg MSA	-2.3	6.3	6.6

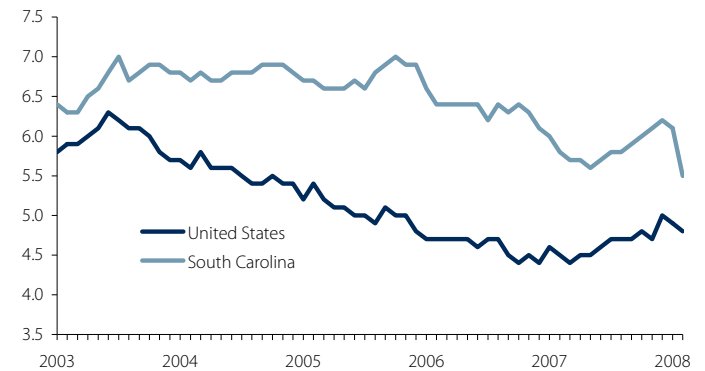
South Carolina Payroll Employment Performance

Year-over-Year Percent Change through February 2008



South Carolina Unemployment Rate

Through February 2008



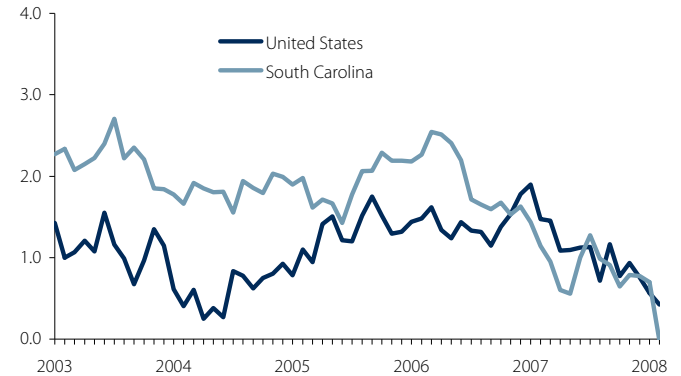
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Labor Market Conditions

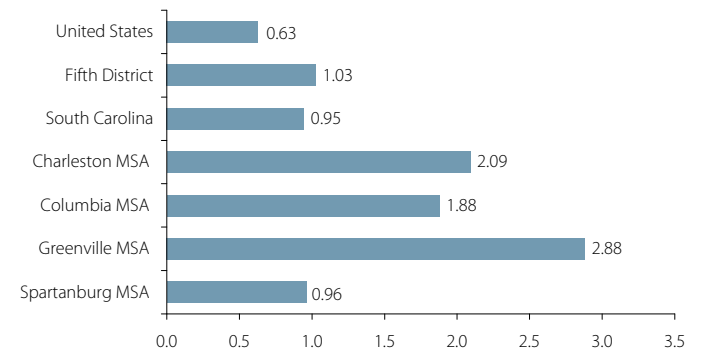
Civilian Labor Force (SA)	Period	Level (000s)	MoM % Change	YoY % Change
United States	February	153,374	-0.29	0.42
Fifth District	February	14,888	-0.19	0.77
South Carolina	February	2,128	-0.82	-0.02
Charleston MSA	February	310	-0.29	-0.61
Columbia MSA	February	366	-0.60	-1.95
Greenville-Spartanburg MSA	February	313	-0.51	0.35

Initial Unemployment Claims (NSA)	Period	Level	MoM % Change	YoY % Change
United States	February	1,388,337	-32.71	6.63
Fifth District	February	131,299	-39.93	12.67
South Carolina	February	25,574	-38.91	32.32

South Carolina Labor Force
Year-over-Year Percent Change through February 2008



South Carolina Total Employment Performance
Year-over-Year Percent Change through February 2008



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Household Conditions

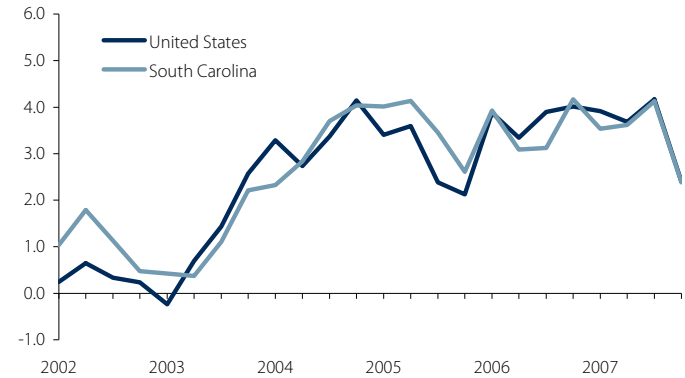
Real Personal Income (SA)	Period	Level (\$mil)	QoQ % Change	YoY % Change
United States	4Q:07	9,944,623	-0.18	2.40
Fifth District	4Q:07	945,875	-0.02	2.09
South Carolina	4Q:07	116,840	-0.01	2.39

Median Family Income	Period	Level (000s)	QoQ % Change	YoY % Change
Charleston MSA	2007	55.4	---	---
Columbia MSA	2007	58.2	---	---
Greenville MSA	2007	52.9	---	---

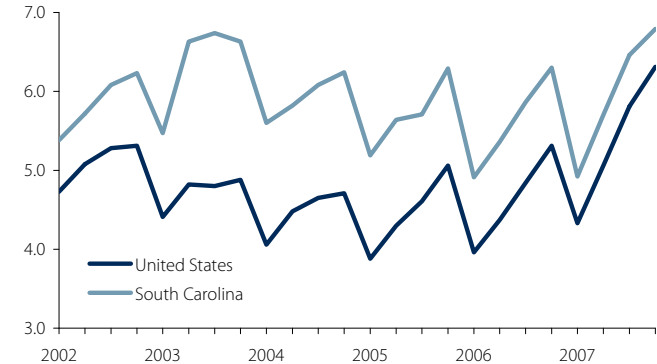
Non-Business Bankruptcies	Period	Level	QoQ % Change	YoY % Change
United States	3Q:07	211,742	3.93	27.66
Fifth District	3Q:07	16,198	6.95	26.46
South Carolina	3Q:07	1818	3.83	15.36

Mortgage Delinquencies (% Delinquent)	4Q:07	3Q:07	4Q:06
United States			
All Mortgages	6.31	5.81	5.31
Conventional	3.55	3.25	2.79
Subprime	18.82	16.68	14.27
South Carolina			
All Mortgages	6.79	6.46	6.30
Conventional	4.07	4.04	3.83
Subprime	19.64	17.28	16.61

South Carolina Real Personal Income
Year-over-Year Percent Change through 4Q:07



South Carolina Mortgage Delinquencies - All
Percent Delinquent through 4Q:07

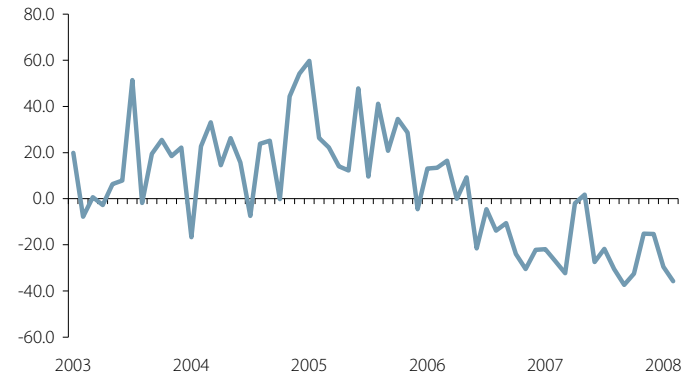


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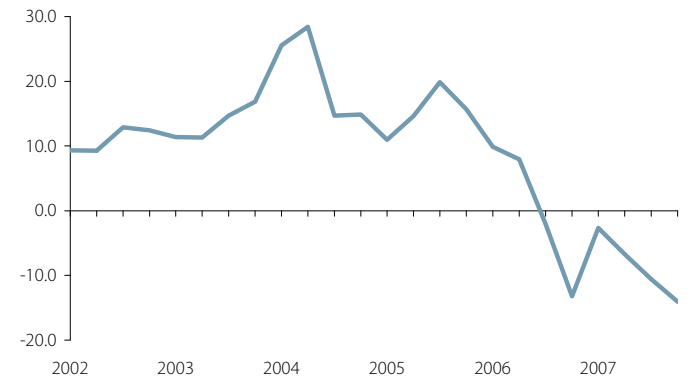
Real Estate Conditions

Total Private Building Permits	Period	Level	MoM % Change	YoY % Change
United States	February	73,386	-3.35	-33.22
Fifth District	February	11,477	-6.76	-27.00
South Carolina	February	2,081	-16.49	-35.81
Charleston MSA	February	317	-9.17	-36.47
Columbia MSA	February	332	-3.49	-36.03
Greenville MSA	February	351	-36.53	-15.63
Spartanburg MSA	February	108	13.68	-33.74
Total Private Housing Starts	Period	Level (000s)	MoM % Change	YoY % Change
United States	February	1,065.0	-0.56	-28.38
Fifth District	February	157.9	3.22	-25.63
South Carolina	February	28.6	-7.56	-34.63
Existing Home Sales	Period	Level (000s)	QoQ % Change	YoY % Change
United States	4Q:07	4,957.0	-8.54	-20.85
Fifth District	4Q:07	476.8	-9.28	-19.57
South Carolina	4Q:07	88.0	-13.39	-14.06
Median Home Sales Price - NAR	Period	Level (\$000s)	QoQ % Change	YoY % Change
Charleston MSA	4Q:07	205	-3.67	-3.03
Columbia MSA	4Q:07	145	-3.08	---
Greenville MSA	4Q:07	155	-2.63	3.60
Spartanburg MSA	4Q:07	121.8	-9.38	0.41

South Carolina Building Permits
Year-over-Year Percent Change through February 2008



South Carolina Existing Home Sales
Year-over-Year Percent Change through 4Q:07



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Real Estate Conditions

Median Home Sales Price - NAHB	Period	Level (\$000s)	QoQ % Change	YoY % Change
Charleston MSA	4Q:07	209	-0.48	3.47
Columbia MSA	4Q:07	---	---	---
Greenville MSA	4Q:07	151	-2.58	5.59
House Price Index (1980=100)	Period	Level	QoQ % Change	YoY % Change
United States	4Q:07	390	0.09	0.84
Fifth District	4Q:07	397	-0.11	1.01
South Carolina	4Q:07	322	1.59	3.77
Charleston MSA (1995=100)	4Q:07	274	-0.03	1.99
Columbia MSA (1995=100)	4Q:07	176	0.84	2.91
Greenville MSA (1995=100)	4Q:07	169	1.16	5.25
Spartanburg MSA (1995=100)	4Q:07	161	3.45	3.45
Housing Opportunity Index ² (%)	4Q:07	3Q:07	4Q:06	
Charleston MSA	46.2	43.9	49.5	
Columbia MSA	72.1	---	---	
Greenville MSA	65.6	62.5	73.3	
Commercial Vacancy Rates (%)	4Q:07	3Q:07	4Q:06	
Office Vacancies				
Charleston	14.9	14.8	----	
Columbia	17.6	16.2	19.3	
Greenville	---	17.5	15.6	
Industrial Vacancies				
Charleston	8.4	10.6	---	
Greenville	---	10.4	11.1	
Retail Vacancies				
Greenville	---	10.8	10.8	

Charleston MSA Median Home Sales Price (NAR)
Year-over-Year Percent Change through 4Q:07



Columbia MSA Office Vacancy Rate
Through 4Q:07

