

WEST VIRGINIA

February Summary

Recent reports on the West Virginia economy were mixed, with some improvement in housing markets but renewed sluggishness in labor activity in the state.

Labor Markets: Employment in West Virginia fell 0.1 percent (1,000 jobs) in December, for the first monthly job loss since July. The job losses in government, logging and mining, construction, manufacturing, trade, transportation, and utilities, and information outweighed gains in all other sectors of the economy. Employment grew, however, on a year-over-year basis, with firms in the state adding 10,000 jobs (1.3 percent) since December 2010. This gain was entirely in the private sector as government employment in the state dropped by 2,100 jobs (1.4 percent). Drilling down, employment activity was more positive in the metro areas, with half of the state's major MSAs posting job gains in December and all reporting growth over the year.

Household Conditions: The West Virginia unemployment rate was steady at 7.9 percent in December, remaining at its lowest mark since May 2009. In less positive news, third quarter real personal income fell 0.9 percent after growing 0.9 percent in the second quarter. Nonetheless, despite the quarterly decline, income in the state rose 0.3 percent since the third quarter of 2010. Meanwhile, the 90+ day mortgage delinquency rate rose 0.1 percentage point in the third quarter. The increase reflected upticks in both the prime and subprime 90+ day delinquency rates.

Housing Markets: West Virginia issued 209 permits in December—up notably from the 75 permits issued in November and 82 permits issued in December 2010. This rise came after five straight months of monthly decline in permit levels. Housing starts were also up substantially in the month and over the year. Existing home sales data improved in the third quarter, as the number of homes sold rose 7.9 percent since the second quarter and 9.7 percent since the third quarter of 2010. Home values in the Mountain State appreciated by 2.1 percent in the third quarter. Nonetheless, house prices still fell on a year-over-year basis (1.8 percent). Residential permitting activity varied in the state's metro areas in December. Third quarter house prices rose in most of the state's MSAs, while all West Virginia metro areas posted year-over-year declines.

A Closer Look at... Exports

Total West Virginia Exports in 2010: \$6,427,308,000

Top Importers of West Virginia Goods and Services in 2010:

Canada: \$1,456,124,000 (22.7 percent)

Japan: \$407,652,000 (6.3 percent)

Brazil: \$399,876,000 (6.2 percent)

Netherlands: \$360,343,000 (5.6 percent)

China: \$360,217,000 (5.6 percent)

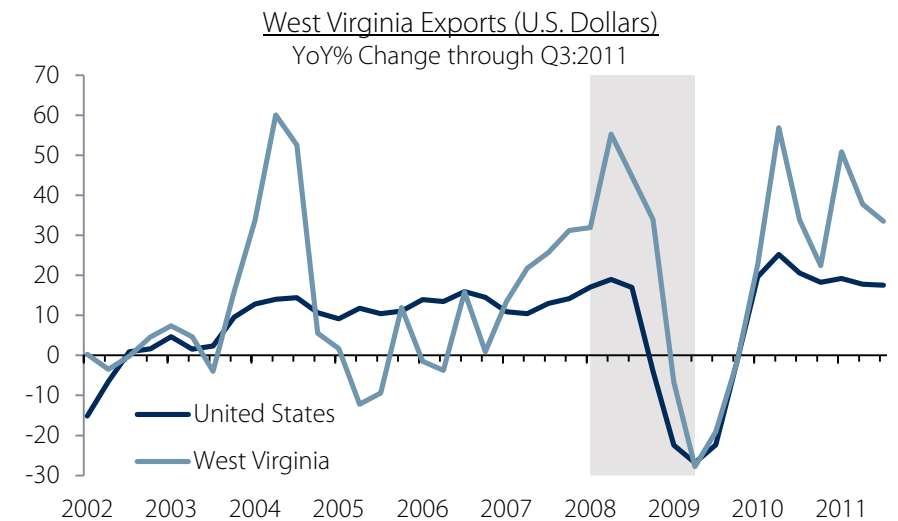
India: \$358,653,000 (5.6 percent)

Belgium: \$338,059,000 (5.3 percent)

United Kingdom: \$277,521,000 (4.3 percent)

Italy: \$254,736,000 (4.0 percent)

Ukraine: \$245,216,000 (3.8 percent)



SNAPSHOT

A MONTHLY UPDATE OF THE FIFTH DISTRICT ECONOMY

FEBRUARY 2012

FEDERAL RESERVE BANK OF RICHMOND

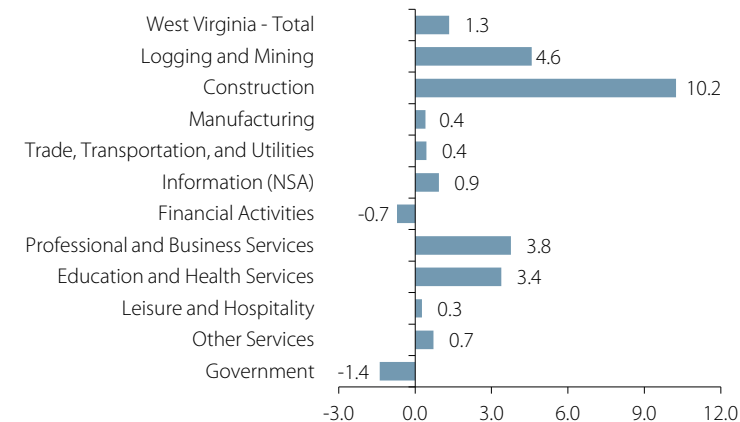
WEST VIRGINIA

Labor Market Conditions

Payroll Employment (SA)	Period	Level (000s)	MoM % Change	YoY % Change
United States - Total	December	131,900.0	0.15	1.26
Fifth District - Total	December	13,386.1	0.07	0.89
West Virginia - Total	December	754.5	-0.13	1.34
Logging and Mining	December	32.0	-1.84	4.58
Construction	December	32.3	-4.72	10.24
Manufacturing	December	49.0	-0.61	0.41
Trade, Transportation, and Utilities	December	135.8	-0.51	0.44
Information (NSA)	December	10.8	-1.82	0.93
Financial Activities	December	27.8	0.72	-0.71
Professional and Business Services	December	63.4	0.63	3.76
Education and Health Services	December	125.3	1.38	3.38
Leisure and Hospitality	December	73.7	0.41	0.27
Other Services	December	55.7	0.18	0.72
Government	December	148.7	-0.20	-1.39
Charleston MSA - Total	December	152.1	0.13	3.19
Huntington MSA - Total	December	115.2	0.00	1.41
Morgantown MSA - Total	December	66.9	1.83	1.36
Parkersburg MSA - Total	December	69.4	-0.43	1.46

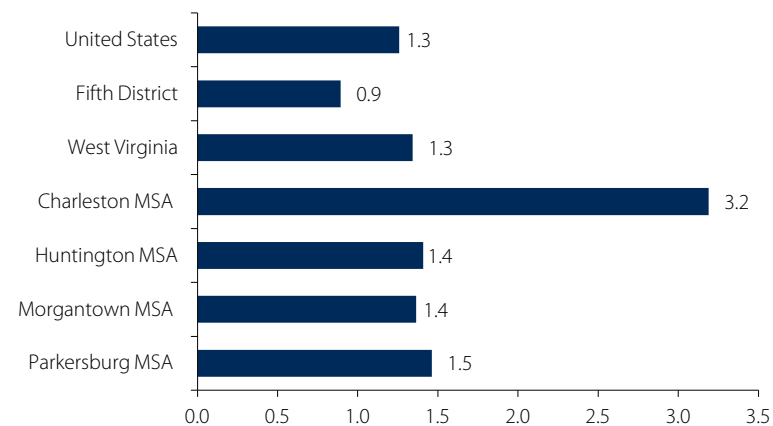
West Virginia Payroll Employment Performance

Year-over-Year Percent Change through December 2011



West Virginia Total Employment Performance

Year-over-Year Percent Change through December 2011



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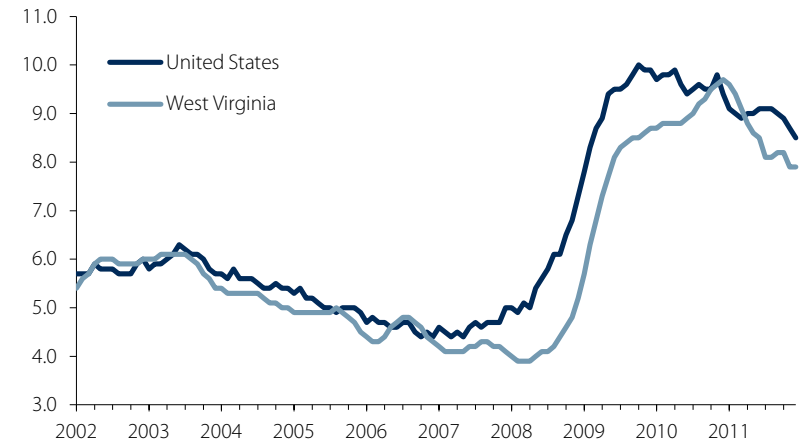
Labor Market Conditions

Unemployment Rate (SA)	December 11	November 11	December 10
United States	8.5	8.7	9.4
Fifth District	8.1	8.2	8.6
West Virginia	7.9	7.9	9.7
Charleston MSA	7.3	7.3	9.5
Huntington MSA	8.3	8.4	9.6
Morgantown MSA	5.8	5.7	7.1
Parkersburg MSA	8.5	8.6	10.2

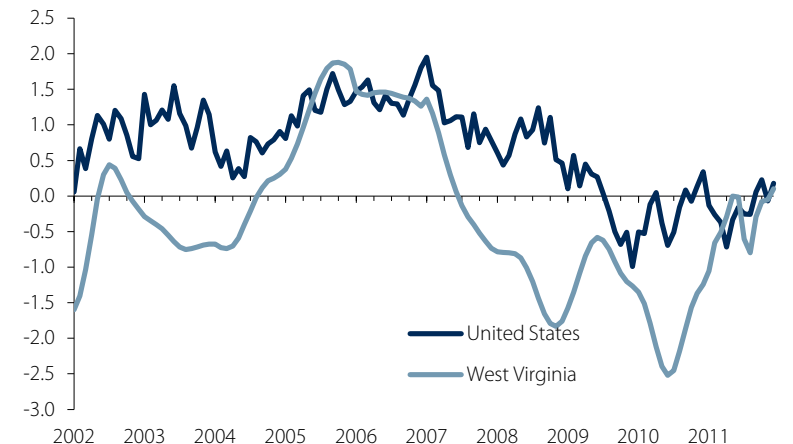
Civilian Labor Force (SA)	Period	Level (000s)	MoM % Change	YoY % Change
United States	December	153,887	-0.03	0.18
Fifth District	December	15,045	0.10	0.99
West Virginia	December	780	0.17	0.10
Charleston MSA	December	137	0.15	1.56
Huntington MSA	December	129	-0.08	-0.31
Morgantown MSA	December	64	0.47	-0.16
Parkersburg MSA	December	76	-0.39	-0.13

Initial Unemployment Claims (NSA)	Level	MoM % Change	YoY % Change	
United States	December	2,065,313	12.38	-13.23
Fifth District	December	176,560	9.90	-14.80
West Virginia	December	8,914	18.74	-21.39

West Virginia Unemployment Rate
Through December 2011



West Virginia Labor Force
Year-over-Year Percent Change through December 2011



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FEBRUARY 2012

FEDERAL RESERVE BANK OF RICHMOND

WEST VIRGINIA

Household Conditions

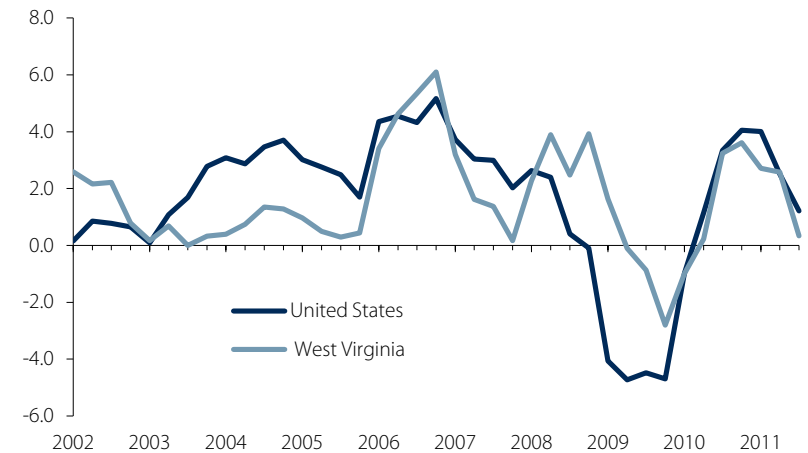
Real Personal Income (SA)	Period	Level (\$mil)	QoQ % Change	YoY % Change
United States	Q3:11	11,331,149	-0.43	1.22
Fifth District	Q3:11	1,118,907	-0.46	0.86
West Virginia	Q3:11	54,052	-0.92	0.34

Non-Business Bankruptcies	Period	Level	QoQ % Change	YoY % Change
United States	Q3:11	336,930	-8.31	-15.43
Fifth District	Q3:11	22,697	-7.78	-16.89
West Virginia	Q3:11	1,122	-7.35	-25.30

Mortgage Delinquencies (% 90+ Days Delinquent)	Q3:11	Q2:11	Q3:10
United States			
All Mortgages	3.46	3.42	4.31
Prime	2.17	2.21	2.97
Subprime	10.85	11.26	13.92
West Virginia			
All Mortgages	2.61	2.52	3.11
Prime	1.33	1.30	1.77
Subprime	9.75	9.70	11.82

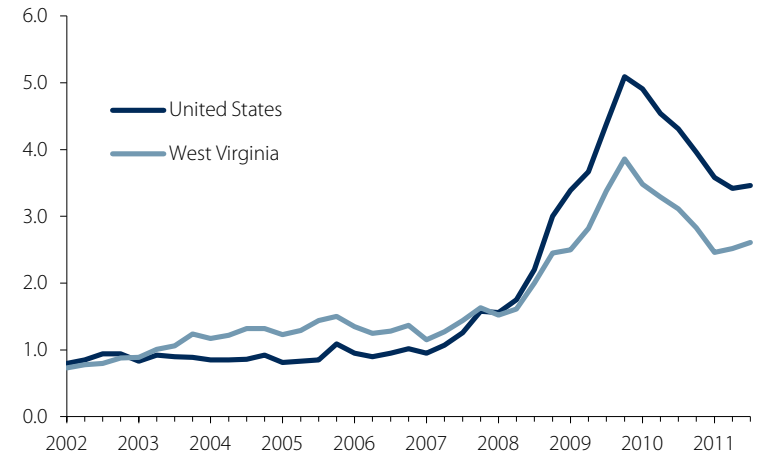
West Virginia Real Personal Income

Year-over-Year Percent Change through Q3:11



West Virginia Mortgage Delinquencies

Percent 90+ Days Delinquent through Q3:11



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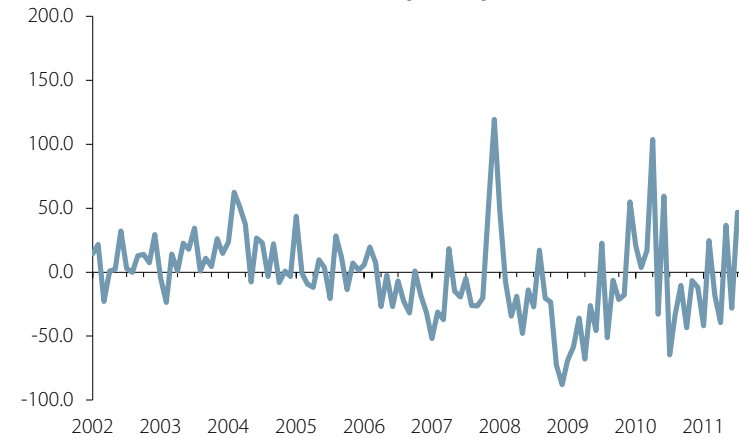
FEBRUARY 2012

FEDERAL RESERVE BANK OF RICHMOND

WEST VIRGINIA Real Estate Conditions

Total Private Building Permits (NSA)	Period	Level	MoM % Change	YoY % Change
United States	December	49,939	-0.77	6.93
Fifth District	December	7,672	5.50	67.51
West Virginia	December	209	178.67	154.88
Charleston MSA	December	3	-25.00	-75.00
Huntington MSA	December	8	0.00	300.00
Morgantown MSA	December	11	---	83.33
Parkersburg MSA	December	5	66.67	150.00
Total Private Housing Starts (SAAR)	Period	Level (000s)	MoM % Change	YoY % Change
United States	December	657.0	-4.09	24.90
Fifth District	December	95.0	-3.46	50.55
West Virginia	December	2.6	156.44	129.20
Total Existing Home Sales (SAAR)	Period	Level (000s)	QoQ % Change	YoY % Change
United States	Q3:11	4,880.0	-0.06	17.03
Fifth District	Q3:11	410.8	-2.19	12.00
West Virginia	Q3:11	27.2	7.94	9.68
House Price Index (1980=100)	Period	Level	QoQ % Change	YoY % Change
United States	Q3:11	319	0.94	-4.28
Fifth District	Q3:11	363	0.84	-3.83
West Virginia	Q3:11	218	2.09	-1.84
Charleston MSA (1995=100)	Q3:11	157	0.70	-1.23
Huntington MSA (1995=100)	Q3:11	172	0.73	-0.36
Morgantown MSA (1995=100)	Q3:11	181	1.46	-0.88
Parkersburg MSA (1995=100)	Q3:11	159	-1.78	-2.30
Median Home Sales Price - NAR (NSA)	Period	Level (\$ 000s)	QoQ % Change	YoY % Change
Charleston MSA	Q3:11	130	-3.41	-0.61

West Virginia Building Permits
Year-over-Year Percent Change through December 2011



West Virginia Existing Home Sales
Year-over-Year Percent Change through Q3:11

