



Regional Profiles



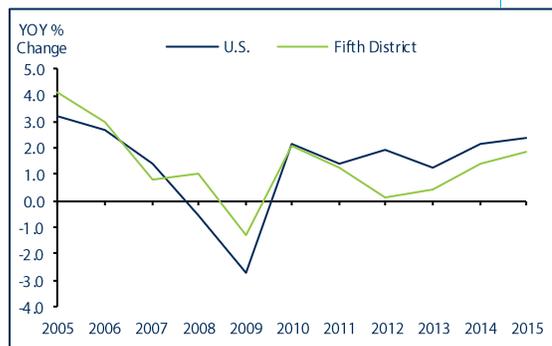
Economic Profile – Fifth District

The Fifth District economy continued to expand in 2015, with modest growth in real gross domestic product and strong growth in real per capita income. Labor market conditions also improved gradually as payroll employment grew and the unemployment rate declined. Residential real estate conditions generally improved as the number of new private building permits rose, home values appreciated, and the foreclosure rate fell. While Fifth District economic, labor market, and real estate conditions all continued to improve in the last year, many indicators suggested that growth in these areas lagged behind the growth experienced on the national level.

Economic Contribution

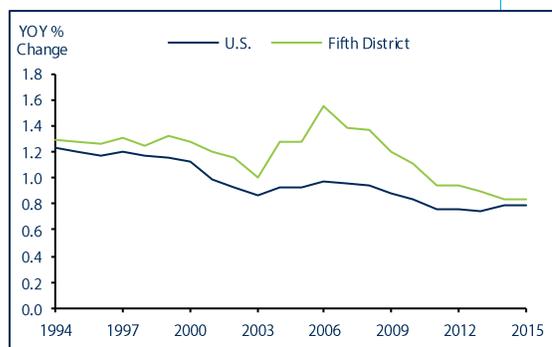
- The Fifth District had a nominal GDP of \$1.7 trillion in 2015, which accounted for 9.7 percent of the national economy.
- Real gross domestic product in the Fifth District grew 1.9 percent in 2015, falling short of the national rate of 2.4 percent.
- The information industry experienced real growth of 5.4 percent from 2014 to 2015, the highest growth of any industry in the Fifth District, and accounted for 4.1 percent of output in 2015. The utilities industry suffered the largest contraction of 6.0 percent from 2014, but only accounted for 1.6 percent of output in 2015.
- The financial services industry accounted for the largest share (18.6 percent) of real GDP in the Fifth District and grew 2.0 percent over the year. The government sector accounted for the second largest share of real GDP with 17.9 percent, up 0.1 percent in 2015.
- Among metro areas in the Fifth District, the Washington, D.C. MSA contributed the most to economic activity, accounting for \$471.6 billion, the equivalent of 28.3 percent of nominal output in 2014, the most recent year of data available. The Charleston MSA experienced the greatest expansion in real output during this period, growing 6.4 percent.

Figure 1: Real GDP



SOURCE: Bureau of Economic Analysis/Haver Analytics

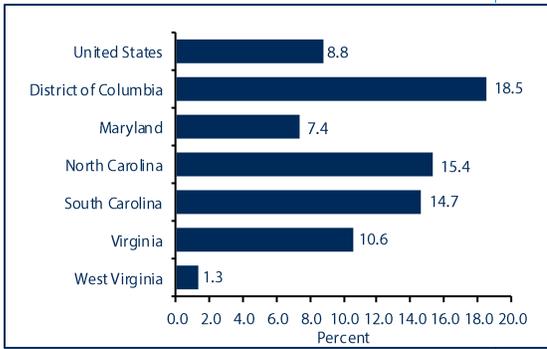
Figure 2: Population



SOURCE: U.S. Census Bureau/Haver Analytics

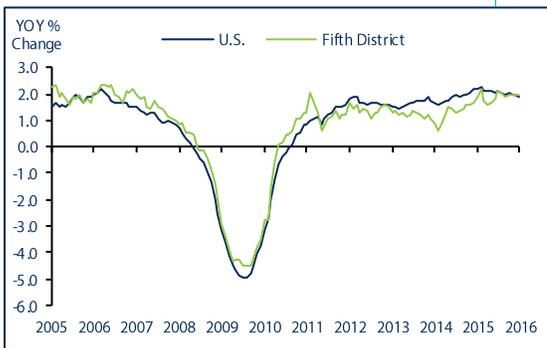
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Figure 3: Population Change (2005-2015)



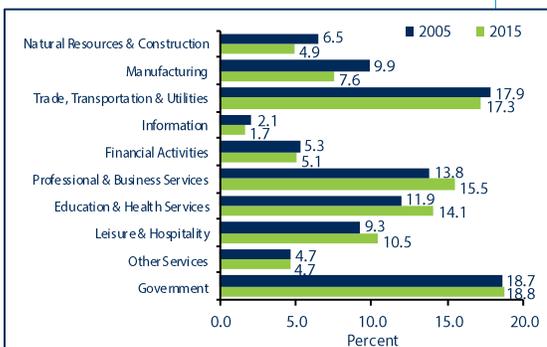
SOURCE: U.S. Census Bureau/Haver Analytics

Figure 4: Payroll Employment



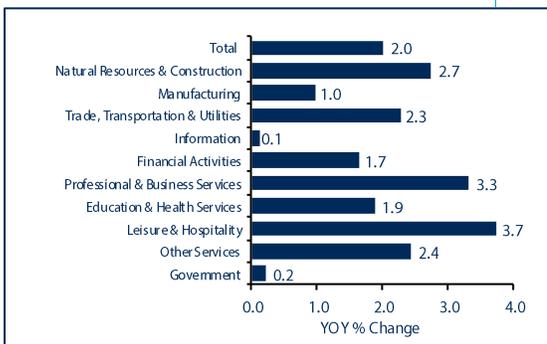
SOURCE: Bureau of Labor Statistics/Haver Analytics

Figure 5: Payroll Employment by Industry



SOURCE: Bureau of Labor Statistics/Haver Analytics

Figure 6: Change in Employment by Industry (Dec 2015)



SOURCE: Bureau of Labor Statistics/Haver Analytics

Population

- The Fifth District had 31.8 million residents in 2015, which accounted for 9.9 percent of the national population.
- The population in the Fifth District grew 0.8 percent in 2015, which matched the national population growth rate.
- The Myrtle Beach MSA experienced the largest population growth (3.5 percent) among metro areas in the Fifth District in 2015. The majority of metropolitan areas in the Fifth District experienced population increases in the year.
- In 2015, three of the five fastest rates of population growth among metropolitan areas in the Fifth District occurred in South Carolina, while three of the five largest population declines occurred in West Virginia.
- The Fifth District gained 142,170 residents as a result of migration, which accounted for 54.0 percent of the total population increase in 2015. International migration accounted for 75.9 percent of migration, while domestic migration accounted for 24.1 percent.

Labor Market Conditions

- The Fifth District had 14.4 million workers and accounted for 10.1 percent of national payroll employment in December 2015.
- The labor market in the Fifth District continued to improve, as total nonfarm payroll employment increased 2.0 percent, the equivalent of 284,000 workers, over the year ending in December 2015. Furthermore, payroll employment increased by 1.1 million jobs since the recovery began in June 2009.
- Payroll employment in the goods producing sectors increased 1.7 percent year-over-year in December 2015, compared to 2.1 percent in service producing industries.
- Every industry in the Fifth District experienced positive growth in 2015. The leisure and hospitality industry saw the largest year-over-year gain in employment (3.7 percent, or the equivalent of 55,100 jobs) in the Fifth District in December 2015.
- In terms of share of employment, the government sector remained the largest sector in the Fifth District despite the share declining to 18.8 percent (2.7 million workers) in 2015, down from 19.1 percent the year before.
- Employment in the Richmond MSA grew 4.1 percent year-over-year in December 2015, the most of any metropolitan area in the Fifth District and the equivalent of 26,100 jobs.

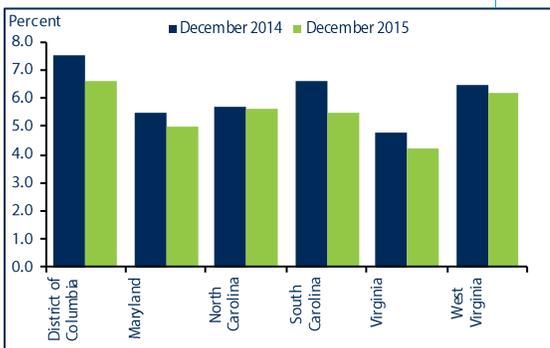
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Figure 7: Unemployment Rate



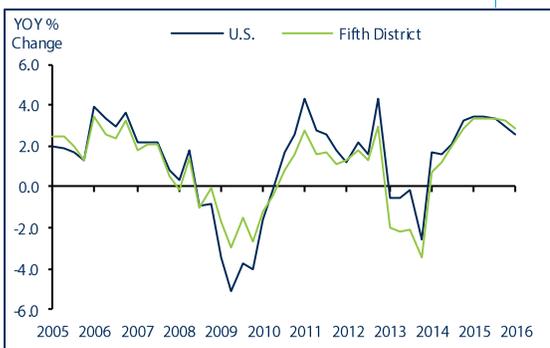
SOURCE: Bureau of Labor Statistics/Haver Analytics

Figure 8: Unemployment Rate by State



SOURCE: Bureau of Labor Statistics/Haver Analytics

Figure 9: Real Per Capita Income



SOURCE: Bureau of Economic Analysis/Haver Analytics

Figure 10: Building Permits Issued



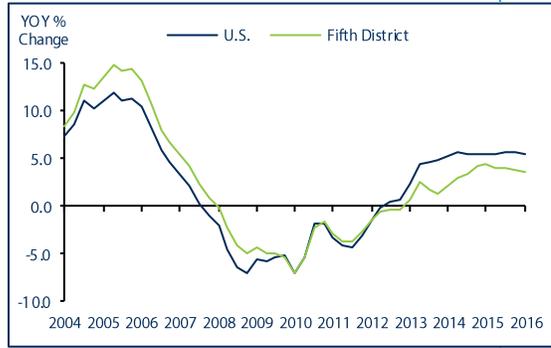
SOURCE: U.S. Census Bureau/Haver Analytics

Household Conditions

- In 2015, nominal per capita income in the Fifth District was \$46,638, which was slightly below the national average of \$47,669.
- Real per capita income in the Fifth District rose 3.2 percent year-over-year in the fourth quarter of 2015. This growth was higher than the national growth of 2.9 percent.
- In 2014, the most recent year of data available, the Washington, D.C. MSA reported the highest nominal per capita income in the Fifth District of \$62,975, while the Blacksburg MSA reported the lowest at \$32,627.
- The unemployment rate in the Fifth District fell to 5.1 percent in 2015, which was slightly higher than the national rate of 5.0 percent and represented a 4.3 percentage point decline from the peak of 9.4 percent in February 2010.
- Among MSAs in the Fifth District, Charlottesville had the lowest unemployment rate of 3.7 percent in 2015. Weirton-Steubenville and Rocky Mount tied for the highest rate of 7.6 percent.
- The labor force participation rate in the Fifth District declined 0.1 percentage point to 62.5 percent in 2015, remaining slightly below the national rate of 62.6 percent.
- A monthly average of 4.6 million individuals (approximately 14.5 percent of the Fifth District's population) participated in the Supplemental Nutrition Assistance Program (SNAP) in the 2015 fiscal year. The percent of the Fifth District population enrolled in SNAP declined 0.1 percentage point in 2015.

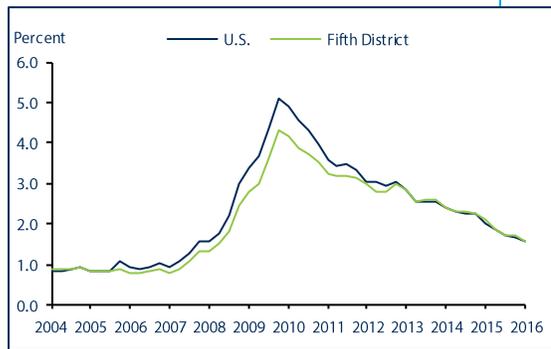
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Figure 11: House Price Index



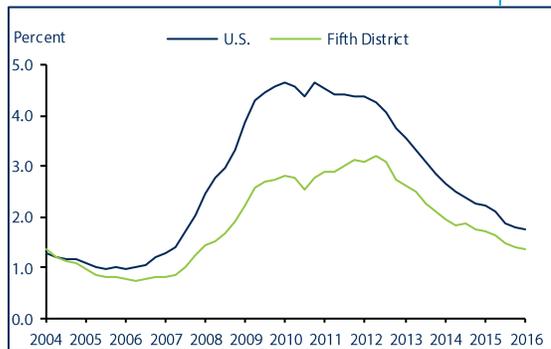
SOURCE: Federal Housing Finance Agency/Haver Analytics

Figure 12: 90+ Day Mortgage Delinquency Rate



SOURCE: Mortgage Bankers Association/Haver Analytics

Figure 13: Foreclosure Inventory Rate



SOURCE: Mortgage Bankers Association/Haver Analytics

Real Estate Conditions

- The Fifth District issued 890,295 new private building permits in 2015, a 6.0 percent increase from 2014, but significantly lagged the growth in permitting activity nationally, which was 13.4 percent.
- House prices in the Fifth District increased 3.7 percent from the fourth quarter of 2014 through the fourth quarter of 2015, falling behind the 5.6 percent increase nationally.
- Home values in the Hilton Head MSA appreciated 10.8 percent in 2015, the largest gain of any metropolitan area in the Fifth District.
- Housing starts in the Fifth District grew 8.0 percent in 2015, which was lower than the national growth rate of 10.8 percent.
- The 90+ day mortgage delinquency rate in the Fifth District fell from 2.3 percent in the fourth quarter of 2014 to 1.7 percent in the fourth quarter of 2015. Moreover, the delinquency rate fell 2.6 percentage points from its 4.3 percent peak in the fourth quarter of 2009.
- The foreclosure rate in the Fifth District fell to 1.4 percent in the fourth quarter of 2015, the lowest rate since the fourth quarter of 2007.

Report prepared by Kanitta Kulprathipanja, Regional Research Summer Intern
 CONTACT: Michael Stanley DEPARTMENT: Research/Regional
 PHONE: 804.697.8437 EMAIL: michael.stanley@rich.frb.org



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