

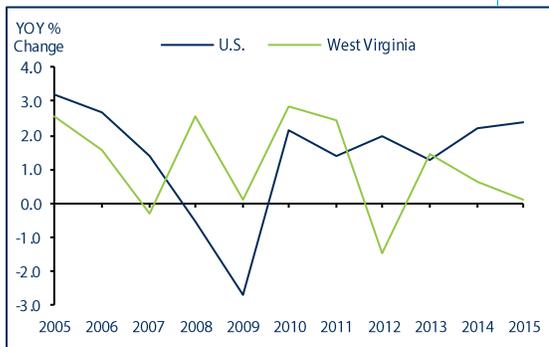
Regional Profiles



Economic Profile – West Virginia

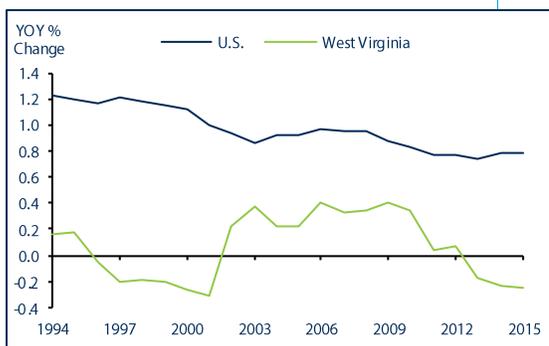
Reports on West Virginia’s economy were mixed in 2015, with slowed growth in both real gross domestic product and real per capita income, which remained the lowest in the nation. Labor market indicators varied. West Virginia was the only jurisdiction in the Fifth District to report a year-over-year employment decline; however, the unemployment rate continued to improve. Conditions in the residential real estate market strengthened, as the number of new private building permits rose significantly, home values appreciated, and the foreclosure rate fell.

Figure 1: Real GDP



SOURCE: Bureau of Economic Analysis/Haver Analytics

Figure 2: Population



SOURCE: U.S. Census Bureau/Haver Analytics

Economic Contribution

- West Virginia, the smallest economy in the Fifth District, had a gross domestic product of \$73.7 billion in 2015, ranking as the 11th smallest in the nation. It accounted for 4.2 percent and 0.4 percent of output in the Fifth District and the nation, respectively.
- West Virginia’s real GDP growth ranked third lowest in the nation, growing 0.1 percent in 2015, which was significantly less than the Fifth District growth of 1.9 percent and national growth rate of 2.4 percent.
- Natural resources and mining and government accounted for the largest shares of the state economy in 2015, representing 16.1 percent and 15.2 percent of West Virginia’s real gross domestic product, respectively. However, while natural resources and mining grew 5.1 percent in real terms during 2015, government declined 2.7 percent.
- The information industry reported the greatest expansion in 2015, growing 10.5 percent. Output decline was the greatest in the utilities industry, which fell 8.3 percent.

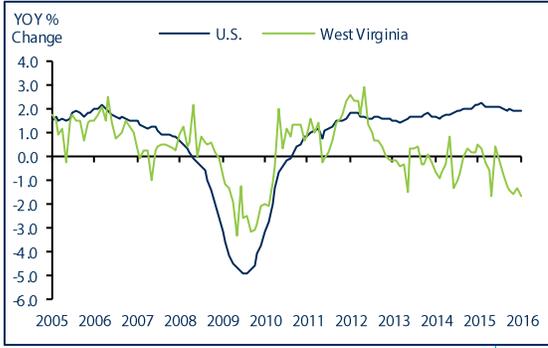
- Real GDP grew in all of West Virginia’s metropolitan areas in 2014, the most recent year of data available. Wheeling posted the highest growth rate of 9.5 percent, while Weirton-Steubenville had the lowest of 0.6 percent. West Virginia’s largest MSA in terms of GDP, Charleston, posted a growth rate of 6.4 percent.

Population

- West Virginia had an estimated 1.8 million residents in 2015, making up 5.8 percent of the Fifth District population and 0.6 percent of the national population.

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Figure 3: Payroll Employment



SOURCE: Bureau of Labor Statistics/Haver Analytics

Figure 4: Employment Share by Industry



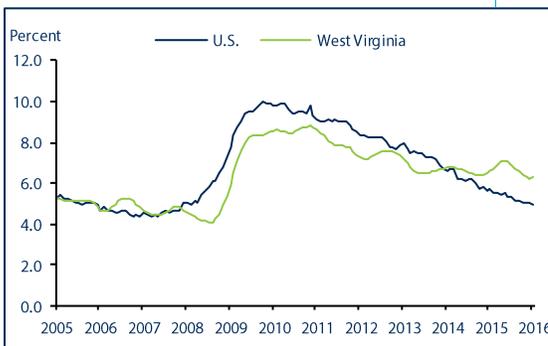
SOURCE: Bureau of Labor Statistics/Haver Analytics

Figure 5: Change in Employment by Industry (Dec 15)



SOURCE: Bureau of Labor Statistics/Haver Analytics

Figure 6: Unemployment Rate



SOURCE: Bureau of Labor Statistics/Haver Analytics

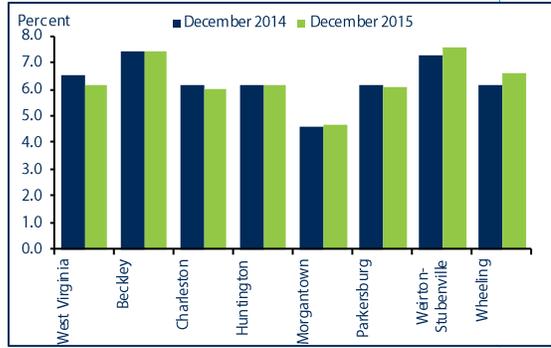
- West Virginia was the only jurisdiction in the Fifth District to experience a population decline in 2015, falling 0.3 percent, the largest population decline of any state. Both the Fifth District and nation experienced growth of 0.8 percent over the same period.
- Morgantown posted the highest population growth among West Virginia's metropolitan statistical areas in 2015, growing 1.0 percent from 2014. The most populated MSA, Huntington, declined 0.4 percent in 2015. The Charleston MSA experienced the largest decline, shrinking 1.0 percent.
- Of West Virginia's counties, Berkeley County experienced the largest population growth of 1.4 percent in 2015, while McDowell County experienced the largest decline of 2.2 percent.
- The number of working age residents (between the ages of 16 and 64) declined 0.9 percent between 2013 and 2014, while the number of retirement age residents (aged 65 and older) grew 2.7 percent.
- In 2015, West Virginia's net migration was a decrease of 3,340 people. While a net 1,345 international migrants came into the state, a net 4,685 domestic residents left the state.

Labor Market Conditions

- West Virginia had 761.5 thousand workers in December 2015, which accounted for 5.3 percent of Fifth District payroll employment and 0.5 percent of national employment.
- West Virginia was the only jurisdiction in the Fifth District to experience a decline in employment over the year ending in December 2015, shrinking 1.3 percent (10,200 jobs).
- Among West Virginia's industries, education and health services posted the largest year-over-year employment growth of 1.7 percent (2,100 jobs), while natural resources and mining posted the largest year-over-year percentage decline of 19.1 percent (5,500 jobs).
- The government sector remained the largest in the state, representing 151,900 jobs or 19.9 percent of West Virginia's total employment despite a 0.3 percent decline over the year ending in December 2015.

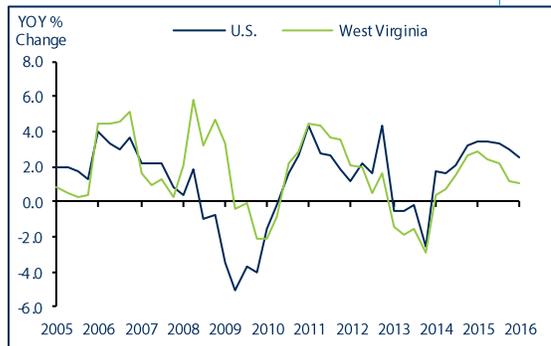
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Figure 7: Unemployment Rate by Metro Area



SOURCE: Bureau of Labor Statistics/Haver Analytics

Figure 8: Real Per Capita Income



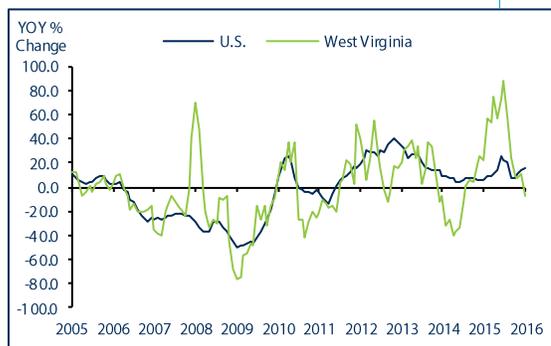
SOURCE: Bureau of Economic Analysis/Haver Analytics

Figure 9: Nominal Per Capita Income by County (2014)

Highest Per Capita Income			Lowest Per Capita Income		
County	Per Capita Income (\$)	YoY % Change	County	Per Capita Income (\$)	YoY % Change
Ohio	44,621	5.4	Wirt	26,888	-2.5
Jefferson	44,160	3.6	Summers	26,714	3.6
Kanawha	44,039	2.9	Webster	26,692	2.1
Harrison	43,048	3.6	Gilmer	26,457	6.5
Putnam	41,160	2.9	Doddridge	20,757	2.6

SOURCE: Bureau of Economic Analysis/Haver Analytics

Figure 10: Building Permits Issued



SOURCE: U.S. Census Bureau/Haver Analytics

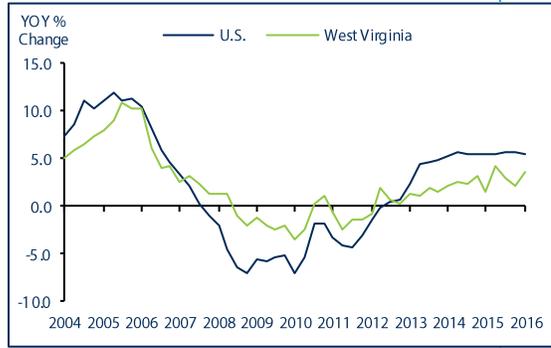
- The highest rate of employment growth among MSAs was in Weirton-Steubenville, where employment increased 1.4 percent (600 jobs) from December 2014 to December 2015. The majority of MSAs posted employment declines during this period; Beckley experienced the largest decline of 3.1 percent.

Household Conditions

- West Virginia's total nominal personal income was \$68.3 billion in 2015. Total real personal income grew 1.9 percent in 2015, which was the smallest in the Fifth District and slower than the national rate of 4.0 percent.
- West Virginia's nominal per capita income ranked 50th in the nation at \$37,047 in 2015. During the same year, the national average was \$47,669.
- Real per capita income rose 1.2 percent year-over-year in the fourth quarter of 2015, which was slower than the national growth rate of 2.9 percent.
- In 2014, the most recent year of data available, Charleston had the highest nominal per capita income among West Virginia's MSAs at \$42,046, while Beckley had the lowest at \$34,034. Of the state's counties, Ohio County had the highest nominal per capita income at \$44,621, while Doddridge County had the lowest at \$20,757.
- Real median household income in West Virginia declined 9.6 percent to \$39,552 in 2014, the most recent year of data available.
- The unemployment rate in West Virginia fell 0.3 percentage point to 6.2 percent over the year ending in December 2015. The rate is the second highest in the Fifth District and exceeded the national rate of 5.0 percent.
- The Weirton-Steubenville MSA posted the highest unemployment rate of 7.6 percent in December 2015; the Morgantown MSA held the lowest at 4.7 percent.
- The labor force participation rate in West Virginia rose 0.1 percentage point to 52.8 percent in 2015, which was lower than the national rate of 62.6 percent.
- Non-business bankruptcy filings in West Virginia continued to decline in 2015, falling 7.2 percent.

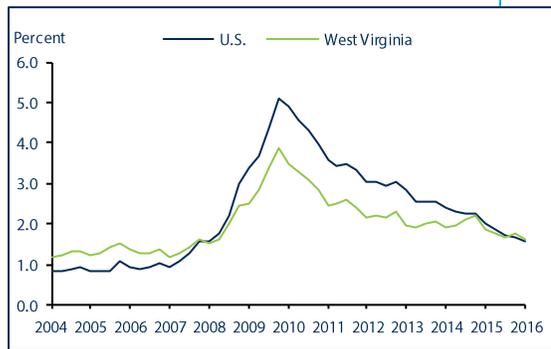
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Figure 11: House Price Index



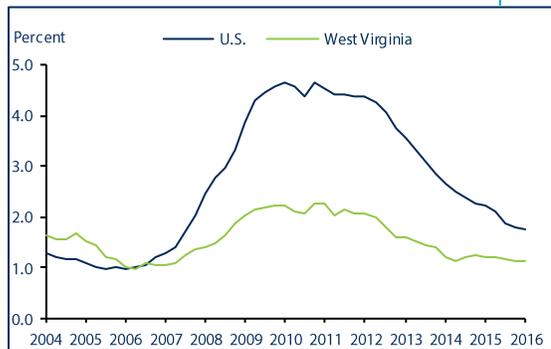
SOURCE: Federal Housing Finance Agency/Haver Analytics

Figure 12: 90+ Day Mortgage Delinquency Rate



SOURCE: Mortgage Bankers Association/Haver Analytics

Figure 13: Foreclosure Inventory Rate



SOURCE: Mortgage Bankers Association/Haver Analytics

- On average, 367,908 individuals per month participated in the Supplemental Nutrition Assistance Program (SNAP) in West Virginia during the 2015 fiscal year, which was 20.0 percent of the state's 2015 population.

Real Estate Conditions

- West Virginia issued 2,934 new private building permits in 2015, which was a 41.3 percent increase from 2014. Permitting activity nationally grew 13.4 percent.
- The FHFA house price index in West Virginia rose 2.2 percent on a year-over-year basis in the fourth quarter of 2015, falling behind the 5.6 percent increase nationally.
- Home values appreciated in all of West Virginia's metropolitan areas in 2015. Home values in the Wheeling MSA, where prices rose the fastest, appreciated 10.2 percent on a year-over-year basis in the fourth quarter of 2015.
- Housing starts in West Virginia grew 38.6 percent in 2015, which was the largest growth in the Fifth District and outpaced the national growth rate of 10.8 percent.
- The 90+ day mortgage delinquency rate in West Virginia fell from 2.2 percent in the fourth quarter of 2014 to 1.8 percent in the fourth quarter of 2015.
- In the fourth quarter of 2015, the share of West Virginia mortgages in foreclosure was 1.1 percent, which was down from 1.2 percent in the fourth quarter of 2014 and below the peak of 2.2 in the first quarter of 2011.

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