

SOUTH CAROLINA

November Summary

Economic reports on South Carolina’s economy were somewhat downbeat in recent months. Although the unemployment rate edged down, payroll employment declined and housing market indicators were mixed.

Labor Markets: Employers in South Carolina cut 4,500 jobs, on net, from their payrolls in September. The most jobs were lost in the professional and business services industry (4,300 jobs), followed by leisure and hospitality, which cut 3,200 jobs in the month. Employment also declined in September in “other” services, financial services, and logging and mining as well as in the government sector. On the positive side, a sizeable number of jobs was added in trade, transportation, and utilities (4,300 jobs) and construction (2,300 jobs). On a year-over-year basis, total employment in South Carolina grew 1.4 percent. Manufacturing continued to report the largest employment gain (9,900 jobs) and the fastest pace of growth (4.1 percent). The trade, transportation, and utilities industry added the second most number of jobs since last September (7,200 jobs), while education and health services reported the next quickest pace growth (2.5 percent).

Household Conditions: The unemployment rate in South Carolina edged 0.1 percentage point lower to 3.9 percent in September. Unemployment rates also declined in September in every MSA, and ranged from 3.2 percent in Charleston to 5.0 percent in Myrtle Beach. In the second quarter of 2017, the share of South Carolina mortgages with payments 90 or more days overdue fell 0.2 percentage point to 1.2 percent. Delinquency rates for fixed and adjustable rate conventional loans declined in the second quarter as well, to 1.0 percent and 1.8 percent, respectively. Also in the second quarter of 2017, real personal income rose 0.7 percent and increased 2.1 percent since the second quarter of 2016.

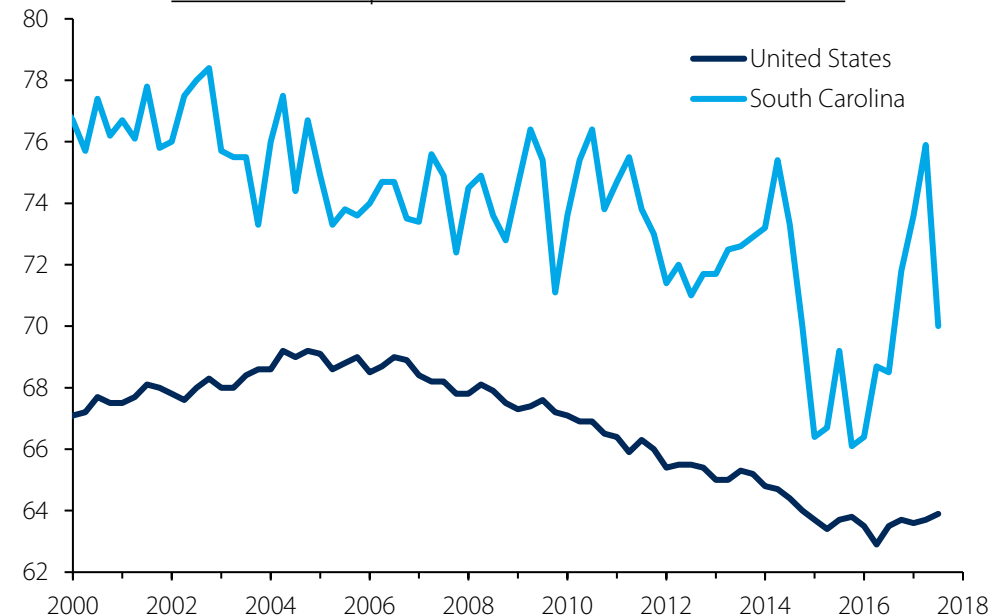
Housing Markets: South Carolina issued 2,641 new residential permits in September, down 17.1 percent from the prior month and down 4.3 percent from a year earlier. Permitting activity slowed in every MSA except Spartanburg in September but rose in every MSA except Charleston and Greenville, on a year-over-year basis. Housing starts in South Carolina totaled 29,900 in September, down 7.2 percent in the month but up 0.1 percent from last September. Home values in the state, according to CoreLogic Information Solutions, appreciated 0.5 percent in August and appreciated 5.4 percent on a year-over-year basis. House prices rose in every metro area in the month and in every MSA except Florence on a year-over-year basis.

A Closer Look at... Homeownership Rates

In the Census Bureau's Housing Vacancies and Homeownership Survey homeownership is defined as the number of owner-occupied housing units divided by the total number of occupied housing units. According to the survey:

- The homeownership rate in South Carolina was 70.0 percent in the second quarter of 2017. This was 6.1 percentage points above the U.S. rate of 63.9 percent.
- In the past 20 years, homeownership in South Carolina peaked in the fourth quarter of 1998 and the first quarter of 1999 at 78.8 percent.
- The homeownership rate in South Carolina was 7.4 percentage points lower in the third quarter of 2017 than in the third quarter of 2000.
- South Carolina currently has the 15th highest homeownership rate among states.

Homeownership Rates in South Carolina and the U.S.



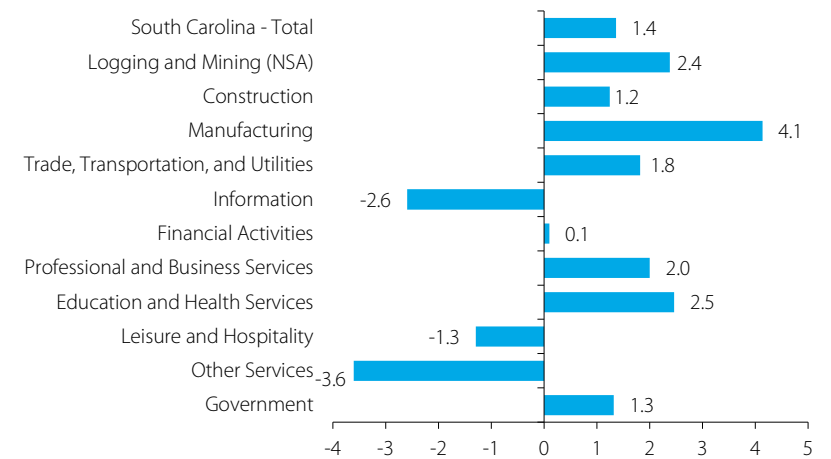
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Labor Market Conditions

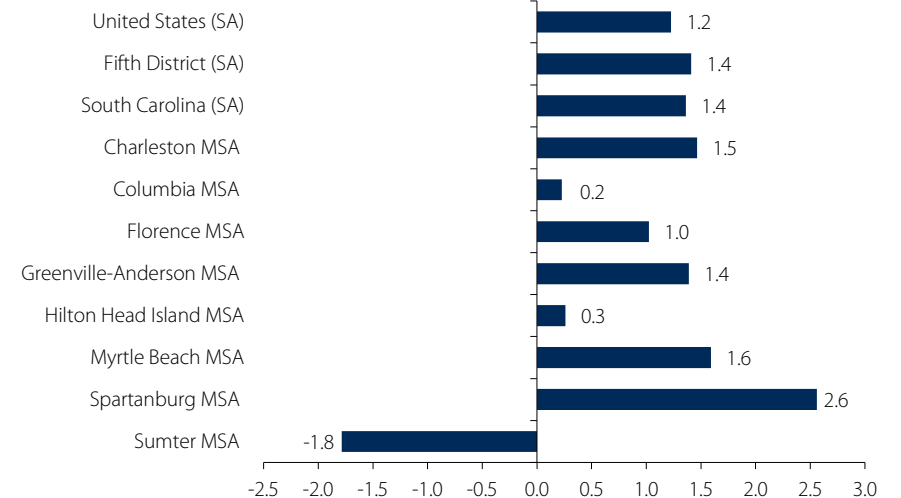
Payroll Employment (SA)	Period	Level (000s)	MoM % Change	YoY % Change
United States - Total	September	146,659.0	-0.02	1.23
Fifth District - Total	September	14,803.0	-0.06	1.41
South Carolina - Total	September	2,091.4	-0.21	1.36
Logging and Mining (NSA)	September	4.3	-2.27	2.38
Construction	September	97.5	2.42	1.25
Manufacturing	September	249.3	0.52	4.14
Trade, Transportation, and Utilities	September	403.4	1.08	1.82
Information	September	26.3	0.00	-2.59
Financial Activities	September	100.4	-0.50	0.10
Professional and Business Services	September	275.1	-1.54	2.00
Education and Health Services	September	249.3	0.20	2.47
Leisure and Hospitality	September	244.8	-1.29	-1.29
Other Services	September	72.2	-3.48	-3.60
Government	September	368.8	-0.59	1.32

Metro Payroll Employment (NSA)	Period	Level (000s)	YoY % Change
Charleston MSA - Total	September	353.2	1.47
Columbia MSA - Total	September	396.4	0.23
Florence MSA - Total	September	88.8	1.02
Greenville-Anderson MSA - Total	September	415.8	1.39
Hilton Head Island MSA - Total	September	77.2	0.26
Myrtle Beach MSA - Total	September	166.0	1.59
Spartanburg MSA - Total	September	152.2	2.56
Sumter MSA - Total	September	38.5	-1.79

South Carolina Payroll Employment Performance
Year-over-Year Percent Change in September 2017



South Carolina Total Employment Performance
Year-over-Year Percent Change in September 2017



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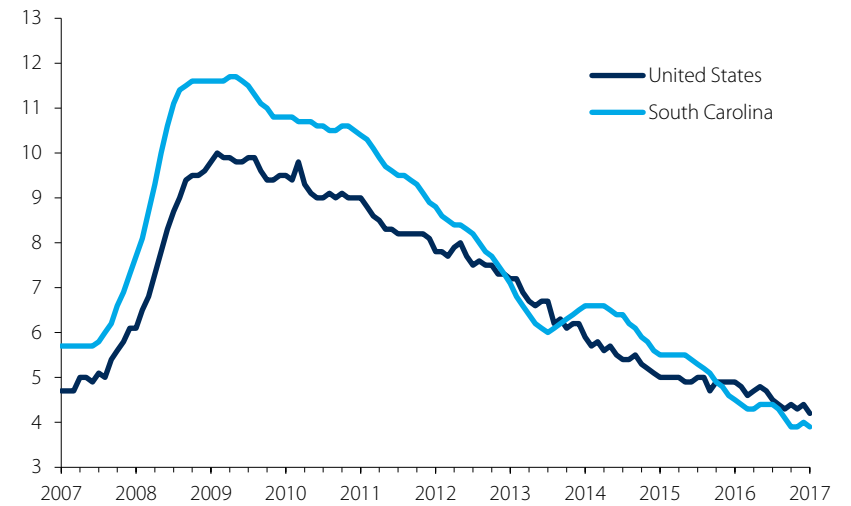
Labor Market Conditions

Unemployment Rate (SA)	September 17	August 17	September 16
United States	4.2	4.4	4.9
Fifth District	4.0	4.1	4.6
South Carolina	3.9	4.0	4.5
Charleston MSA	3.2	3.4	3.9
Columbia MSA	3.8	4.0	4.3
Florence MSA	4.5	4.7	5.1
Greenville-Anderson MSA	3.5	3.7	4.2
Hilton Head Island MSA	3.7	3.9	4.4
Myrtle Beach MSA	5.0	5.2	5.9
Spartanburg MSA	3.7	4.1	4.5
Sumter MSA	4.9	5.2	5.4

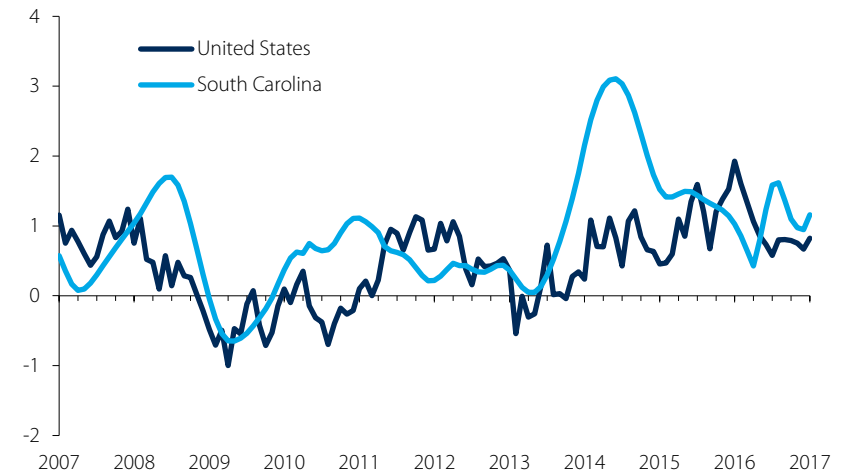
Civilian Labor Force (SA)	Period	Level (000s)	MoM % Change	YoY % Change
United States	September	161,146	0.36	0.82
Fifth District	September	16,031	0.41	1.53
South Carolina	September	2,324	0.23	1.16
Charleston MSA	September	381	0.34	1.41
Columbia MSA	September	405	0.05	0.25
Florence MSA	September	97	-0.31	0.94
Greenville-Anderson MSA	September	426	0.42	0.95
Hilton Head Island MSA	September	85	-0.82	0.47
Myrtle Beach MSA	September	192	0.21	1.48
Spartanburg MSA	September	158	0.13	1.94
Sumter MSA	September	44	-0.90	-0.68

Initial Unemployment Claims (NSA)	Period	Level	MoM % Change	YoY % Change
United States	September	914,837	-3.17	7.14
Fifth District	September	58,852	4.96	7.83
South Carolina	September	20,105	61.85	110.26

South Carolina Unemployment Rate
Through September 2017



South Carolina Labor Force
Year-over-Year Percent Change through September 2017



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Household Conditions

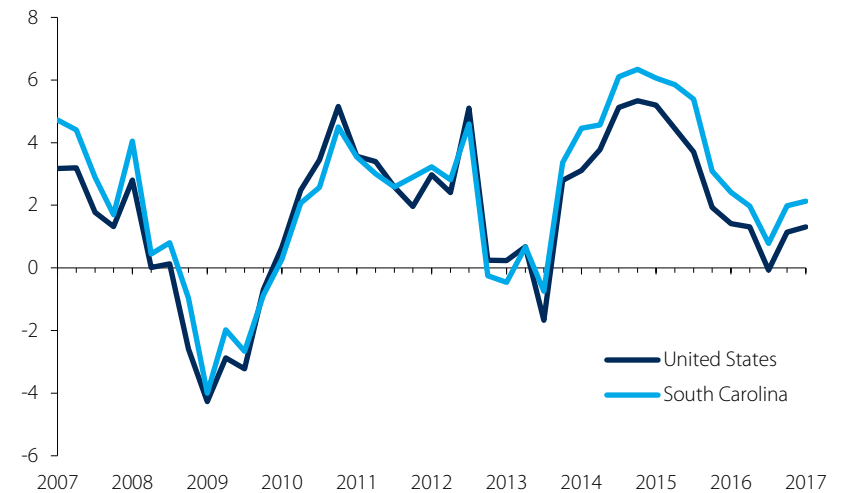
Real Personal Income (SA)	Period	Level (\$mil)	QoQ % Change	YoY % Change
United States	Q2:17	14,565,583	0.65	1.30
Fifth District	Q2:17	1,412,311	0.67	1.70
South Carolina	Q2:17	180,680	0.70	2.13

Median Family Income	Period	Level (000s)	QoQ % Change	YoY % Change
Charleston MSA	2017	68.8	---	0.88
Columbia MSA	2017	67.0	---	4.52
Greenville MSA	2017	62.1	---	-2.20

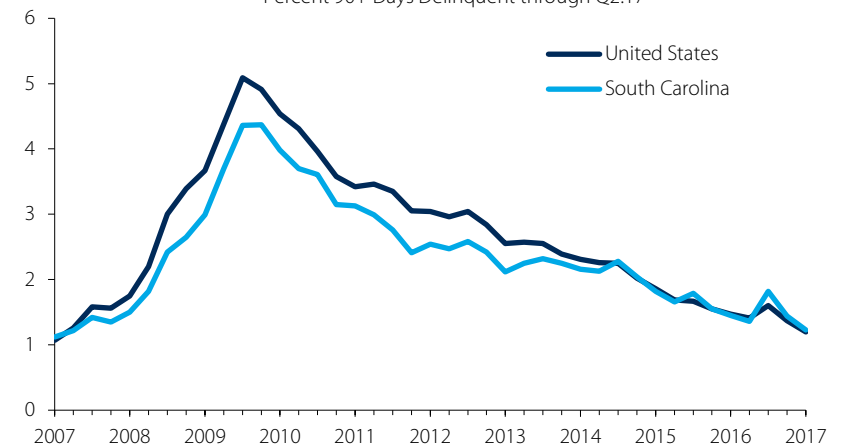
Non-Business Bankruptcies	Period	Level	QoQ % Change	YoY % Change
United States	Q3:17	189,540	-7.08	-2.21
Fifth District	Q3:17	15,410	-7.45	-1.86
South Carolina	Q3:17	1,604	-1.17	-7.71

Mortgage Delinquencies (% 90+ Days Delinquent)	Q2:17	Q1:17	Q2:16
United States			
All Mortgages	1.20	1.37	1.47
Conventional - Fixed Rate	0.92	1.11	1.10
Conventional - Adjustable Rate	2.12	2.39	2.68
South Carolina			
All Mortgages	1.23	1.44	1.45
Conventional - Fixed Rate	0.98	1.22	1.15
Conventional - Adjustable Rate	1.82	2.09	2.08

South Carolina Real Personal Income
Year-over-Year Percent Change through Q2:17



South Carolina Mortgage Delinquencies
Percent 90+ Days Delinquent through Q2:17



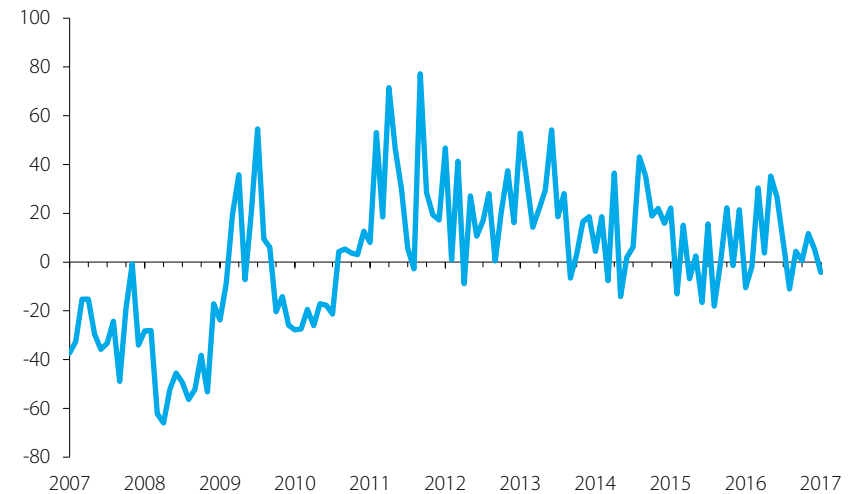
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Real Estate Conditions

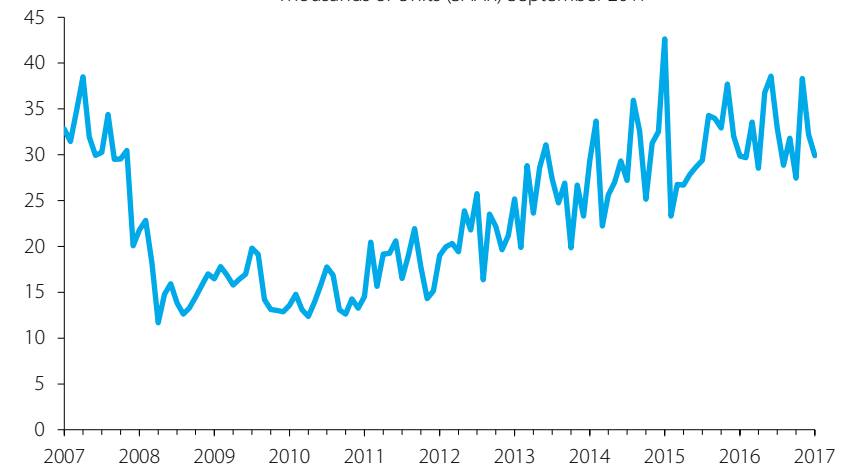
Permits: New Private Housing Units (NSA)	Period	Level	MoM % Change	YoY % Change
United States	September	101,400	-15.21	-5.87
Fifth District	September	12,790	-14.61	-0.92
South Carolina	September	2,641	-17.05	-4.28
Charleston MSA	September	526	-12.19	-36.09
Columbia MSA	September	381	-16.81	8.55
Florence MSA	September	31	-8.82	34.78
Greenville MSA	September	369	-29.45	-2.12
Myrtle Beach MSA	September	564	-18.02	21.81
Spartanburg MSA	September	221	22.10	62.50
Sumter MSA	September	20	-31.03	5.26

Total Private Housing Starts (SAAR)	Period	Level (000s)	MoM % Change	YoY % Change
United States	September	1,127	-4.73	6.12
Fifth District	September	145	-4.48	3.64
South Carolina	September	29.9	-7.20	0.13

South Carolina New Housing Units
Year-over-Year Percent Change through September 2017



South Carolina Housing Starts
Thousands of Units (SAAR) September 2017



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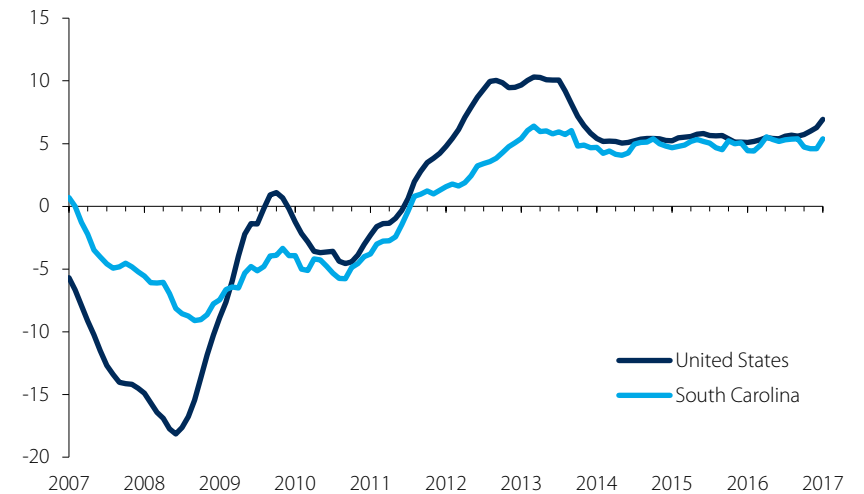
Real Estate Conditions

House Price Index (2000=100)	Period	Level	MoM % Change	YoY % Change
United States	August	194	0.94	6.94
Fifth District	August	195	0.33	4.18
South Carolina	August	167	0.52	5.37
Charleston MSA	August	216	0.15	7.15
Columbia MSA	August	131	0.34	2.40
Florence MSA	August	136	0.97	-0.05
Greenville MSA	August	158	0.13	5.26
Myrtle Beach MSA	August	162	0.52	2.23
Spartanburg MSA	August	149	1.23	6.37
Sumter MSA	August	135	0.88	1.28

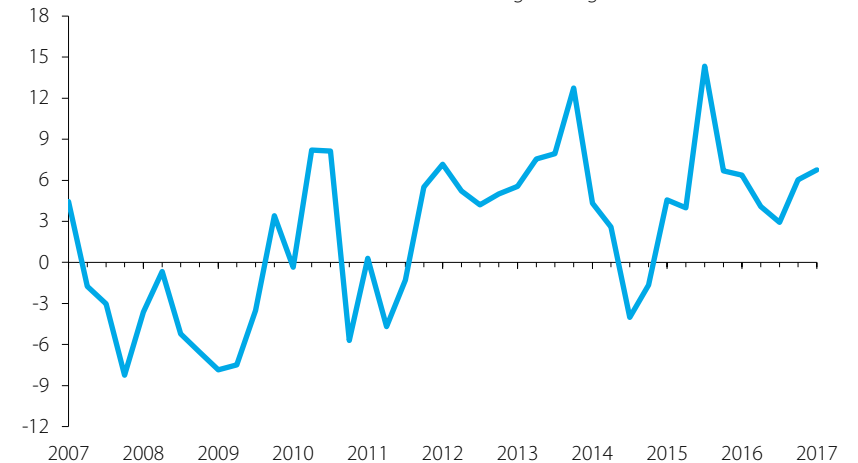
Median Home Sales Price - NAR (NSA)	Period	Level (\$000s)	QoQ % Change	YoY % Change
Charleston MSA	Q2:17	278	8.90	6.77
Columbia MSA	Q2:17	165	5.75	-0.06
Greenville MSA	Q2:17	197	7.28	5.00
Spartanburg MSA	Q2:17	160	6.44	10.10

Median Home Sales Price - NAHB	Period	Level (\$000s)	QoQ % Change	YoY % Change
Charleston MSA	Q2:17	268	14.04	12.13
Columbia MSA	Q2:17	155	14.81	0.00
Greenville MSA	Q2:17	200	8.11	8.11

South Carolina House Price Index (CoreLogic)
Year-over-Year Percent Change through August 2017



Charleston MSA Median Home Sales Price (NAR)
Year-over-Year Percent Change through Q2:17



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Real Estate Conditions

Housing Opportunity Index (%)	Q2:17	Q1:17	Q2:16
Charleston MSA	57.6	65.2	68.4
Columbia MSA	84.4	86.1	79.4
Greenville MSA	72.3	74.6	79.7

Commercial Vacancy Rates (%)	Q3:17	Q2:17	Q3:16
Office Vacancies			
Charleston	---	---	7.6
Industrial Vacancies			
Charleston	---	---	9.2

Charleston MSA Office Vacancy Rate
Through Q2:17



Charleston MSA Industrial Vacancy Rate
Through Q2:17

