

WEST VIRGINIA

March Summary

Recent economic reports on West Virginia were mixed. Despite a rise in payroll employment, the unemployment rate moved higher. Meanwhile, housing markets indicators showed some signs of slowing activity.

Labor Markets: Employers in West Virginia added 400 jobs (0.1 percent), on net, to payrolls in December. The professional and business services industry added the most jobs in the month (800 jobs), followed by construction (600 jobs), and mining and logging (400 jobs). Conversely, the largest declines were reported in trade, transportation, and utilities (800 jobs) and government (400 jobs). Since December 2016, total payroll employment in West Virginia grew 0.2 percent, which was the slowest growth rate in the Fifth District. The construction industry reported the largest year-over-year growth rate of 8.5 percent (2,600 jobs) while the educational and health services industry added the most jobs (3,000 jobs). On the downside, the largest job loss was reported in trade, transportation, and utilities, which cut 4,000 jobs since last December.

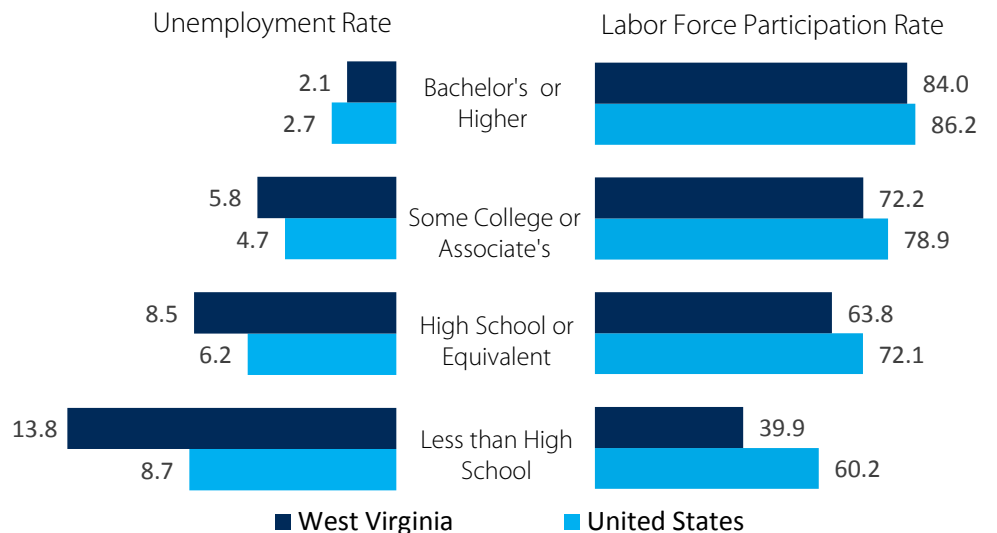
Household Conditions: The unemployment rate in West Virginia increased 0.2 percentage point to 5.5 percent in December. The number of unemployed increased 3.9 percent in the month while the labor force edged up 0.4 percent. The labor force participation rate edged up to 53.4 percent in December. In the fourth quarter of 2017, the share of mortgages in West Virginia with payments 90 or more days past due edged up to 1.6 percent. The delinquency rate for fixed rate conventional loans was unchanged in the fourth quarter at 1.3 percent while the delinquency rate for adjustable rate loans increased 0.2 percentage point to 2.9 percent. In the third quarter, real personal income in West Virginia rose 0.2 percent and increased 0.1 percent since the third quarter of 2016.

Housing Markets: West Virginia issued 159 new residential permits in January, down from 197 in December and down from 206 permits issued in January 2017. Among the state's metro areas, permitting activity picked up in the Charleston, Huntington, and Parkersburg MSAs on a year-over-year basis. Housing starts in West Virginia totaled 1,900 in January, a 31.2 percent decrease from the prior month and a 32.6 percent decrease from January 2017. According to CoreLogic Information Solutions, home values in West Virginia appreciated 1.4 percent in December and appreciated 5.0 percent on a year-over-year basis. At the metro-level, house prices rose in the month and on a year-over-year basis in every MSA except Huntington.

A Closer Look at... Educational Attainment

According to the Census Bureau's 2016 American Community Survey, for the population 25 years or older in the District of Columbia:

- 6.7 percent had a graduate or professional degree, with median earnings of \$54,743.
- 10.6 percent had a bachelor's degree, with median earnings of \$42,318.
- 23.4 percent had an associate's degree or some college, with median earnings of \$31,038.
- 41.3 percent had a high school diploma or equivalent, with median earnings of \$26,122.
- 18.1 percent had less than a high school diploma, with median earnings of \$20,512.



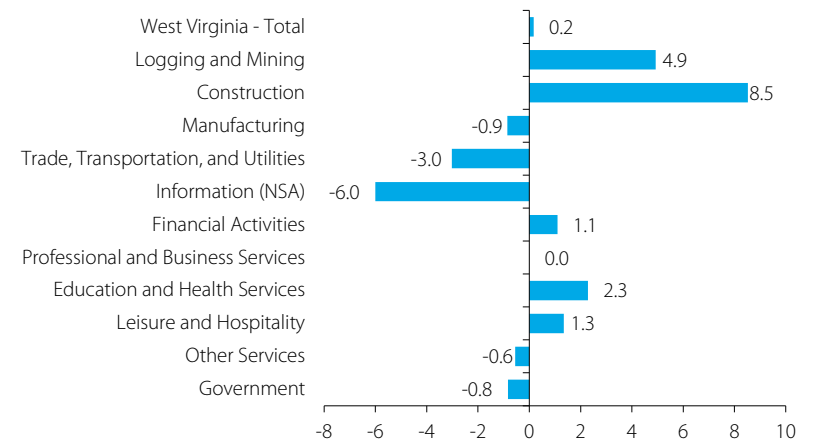
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Labor Market Conditions

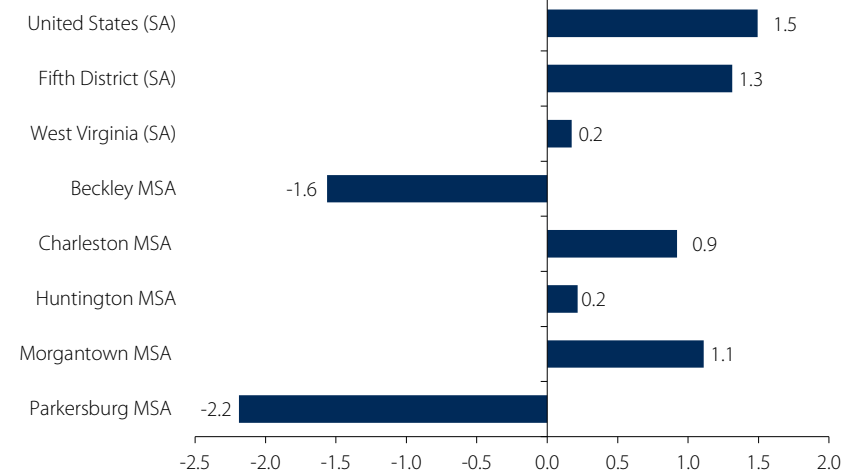
Payroll Employment (SA)	Period	Level (000s)	MoM % Change	YoY % Change
United States - Total	December	147,610.0	0.11	1.49
Fifth District - Total	December	14,847.3	-0.03	1.31
West Virginia - Total	December	748.1	0.05	0.17
Logging and Mining	December	21.3	1.91	4.93
Construction	December	33.1	1.85	8.52
Manufacturing	December	46.0	0.00	-0.86
Trade, Transportation, and Utilities	December	128.2	-0.62	-3.03
Information (NSA)	December	9.4	-1.05	-6.00
Financial Activities	December	27.5	0.36	1.10
Professional and Business Services	December	64.6	1.25	0.00
Education and Health Services	December	134.2	-0.22	2.29
Leisure and Hospitality	December	75.6	-0.13	1.34
Other Services	December	53.8	0.37	-0.55
Government	December	154.5	-0.26	-0.83

Metro Payroll Employment (NSA)	Period	Level (000s)	YoY % Change
Beckley MSA - Total	December	44.1	-1.56
Charleston MSA - Total	December	120.3	0.92
Huntington MSA - Total	December	139.8	0.22
Morgantown MSA - Total	December	72.8	1.11
Parkersburg MSA - Total	December	40.2	-2.19

West Virginia Payroll Employment Performance
Year-over-Year Percent Change in December 2017



West Virginia Total Employment Performance
Year-over-Year Percent Change in December 2017



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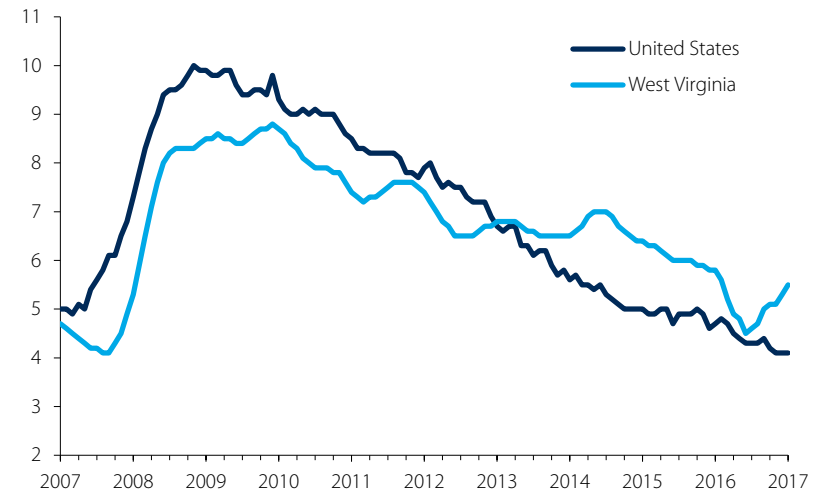
Labor Market Conditions

Unemployment Rate (SA)	December 17	November 17	December 16
United States	4.1	4.1	4.7
Fifth District	4.2	4.1	4.6
West Virginia	5.5	5.3	5.8
Beckley MSA	6.3	6.2	6.3
Charleston MSA	5.8	5.5	5.3
Huntington MSA	5.7	5.6	5.8
Morgantown MSA	4.4	4.2	4.2
Parkersburg MSA	6.2	5.8	5.5

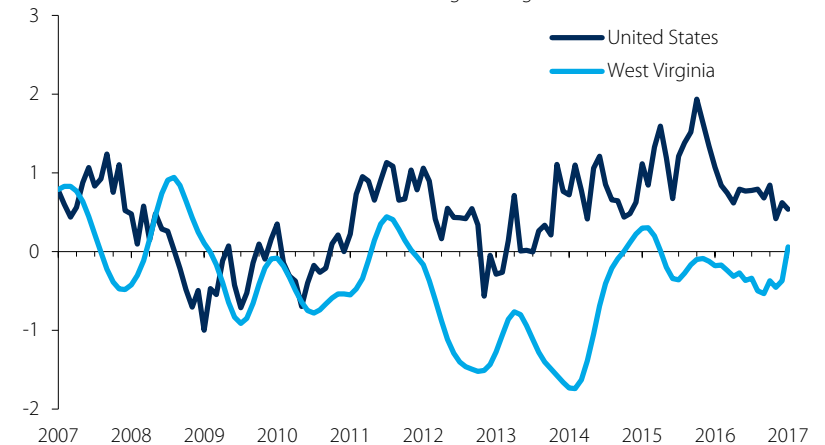
Civilian Labor Force (SA)	Period	Level (000s)	MoM % Change	YoY % Change
United States	December	160,597	0.04	0.54
Fifth District	December	15,997	-0.21	0.95
West Virginia	December	783	0.39	0.06
Beckley MSA	December	44	0.45	-1.55
Charleston MSA	December	97	0.73	1.14
Huntington MSA	December	147	0.55	1.10
Morgantown MSA	December	68	0.45	1.81
Parkersburg MSA	December	38	1.05	-1.03

Initial Unemployment Claims (NSA)	Period	Level	MoM % Change	YoY % Change
United States	December	1,309,236	17.31	-7.10
Fifth District	December	73,072	30.08	-14.03
West Virginia	December	6,396	12.23	-14.14

West Virginia Unemployment Rate
Through December 2017



West Virginia Labor Force
Year-over-Year Percent Change through December 2017



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Household Conditions

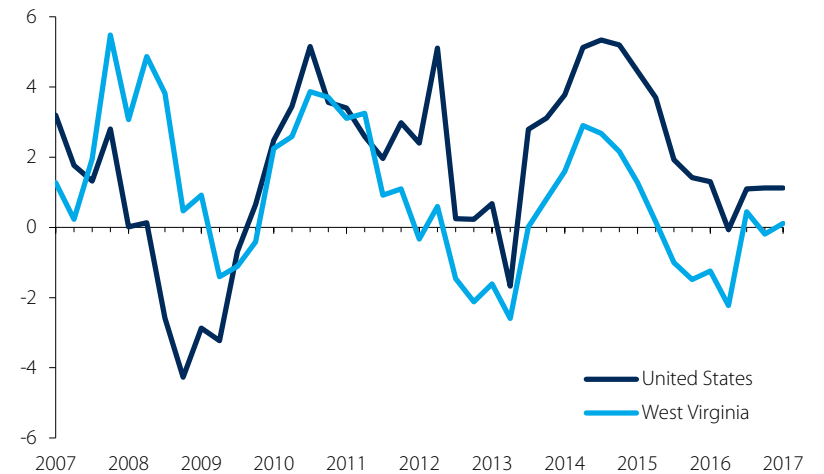
Real Personal Income (SA)	Period	Level (\$mil)	QoQ % Change	YoY % Change
United States	Q3:17	14,581,663	0.29	1.12
Fifth District	Q3:17	1,413,529	0.28	1.48
West Virginia	Q3:17	60,713	0.20	0.11

Non-Business Bankruptcies	Period	Level	QoQ % Change	YoY % Change
United States	Q4:17	176,728	-6.76	-0.91
Fifth District	Q4:17	6,018	-60.95	-59.01
West Virginia	Q4:17	0	0.00	0.00

Mortgage Delinquencies (% 90+ Days Delinquent)	Q4:17	Q3:17	Q4:16
United States			
All Mortgages	1.72	1.29	1.60
Conventional - Fixed Rate	1.32	0.98	1.25
Conventional - Adjustable Rate	2.50	2.17	2.90
West Virginia			
All Mortgages	1.55	1.52	1.89
Conventional - Fixed Rate	1.25	1.27	1.58
Conventional - Adjustable Rate	2.88	2.70	3.80

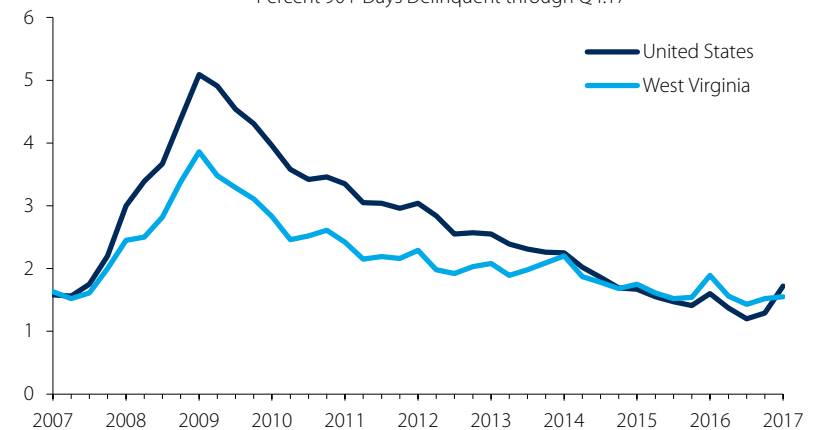
West Virginia Real Personal Income

Year-over-Year Percent Change through Q3:17



West Virginia Mortgage Delinquencies

Percent 90+ Days Delinquent through Q4:17



SNAPSHOT

A MONTHLY UPDATE OF THE FIFTH DISTRICT ECONOMY

March 2018

FEDERAL RESERVE BANK OF RICHMOND

WEST VIRGINIA

Real Estate Conditions

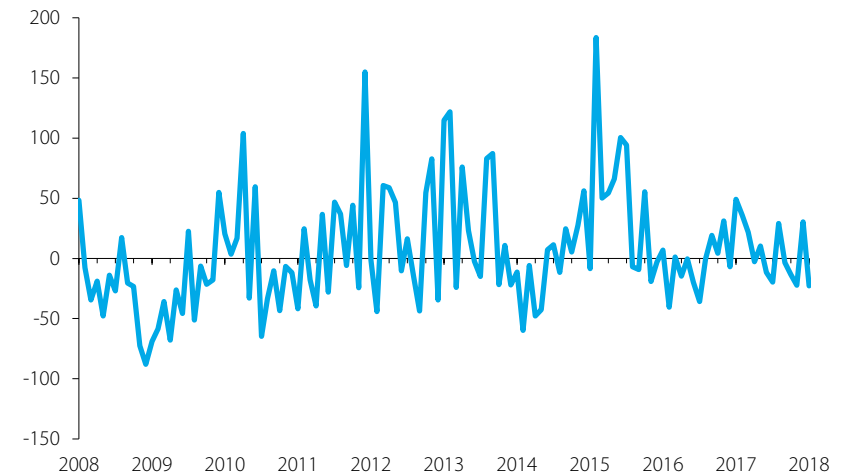
Permits: New Private Housing Units (NSA)	Period	Level	MoM % Change	YoY % Change
United States	January	96,674	3.89	10.70
Fifth District	January	13,022	29.49	22.59
West Virginia	January	159	-19.29	-22.82
Charleston MSA	January	26	27.78	27.78
Huntington MSA	January	9	-59.09	28.57
Morgantown MSA	January	1	---	---
Parkersburg MSA	January	7	250.00	250.00

Total Private Housing Starts (SAAR)	Period	Level (000s)	MoM % Change	YoY % Change
United States	January	1,326	9.68	7.28
Fifth District	January	159	10.20	7.07
West Virginia	January	1.9	-31.21	-32.64

House Price Index (2000=100)	Period	Level	MoM % Change	YoY % Change
United States	December	196	0.48	6.60
Fifth District	December	196	0.10	4.17
West Virginia	December	165	1.44	4.98
Charleston MSA	December	154	2.71	3.13
Huntington MSA	December	141	-2.50	-2.82
Morgantown MSA	December	172	1.17	5.30
Parkersburg MSA	December	151	3.62	0.55

Median Home Sales Price - NAR (NSA)	Period	Level (\$000s)	QoQ % Change	YoY % Change
Charleston MSA	Q4:17	136	-1.38	0.74

West Virginia New Housing Units
Year-over-Year Percent Change through January 2018



West Virginia House Price Index (CoreLogic)
Year-over-Year Percent Change through December 2017

