

BLUE CHIP ECONOMIC FORECAST

WESTERN



ASU W. P. CAREY
SCHOOL of BUSINESS
ARIZONA STATE UNIVERSITY

What Blue Chip Economists are Saying about the Western States

JULY/AUGUST 2008 Volume 22, Number 6

Web transition ahead

After two decades of publication, the Western Blue Chip newsletter soon will begin the transition to a web-based format. Changes will occur in the near future that are intended to improve reader access to "What Blue Chip economists are saying about the Western states."

The new web site will continue to feature state-by-state economic forecasts for the 12 Western states. Forecasts will be supplemented with analysis and comments from the Blue Chip panel of regional economic experts. Data tables and links will be available with additional information on key indicators such as personal income, building permits and population growth.

In the interim, the newsletter will be published in the traditional fashion and distributed by email as a PDF file. There will be some minor format adjustments during the transition period.

We appreciate the forbearance of our readers during this transition, as well as the support of the newsletter – and the web site – by the Western Blue Chip panel of analysts who contribute their forecasts each month (see the listing on page 11).

Western states expect only modest economic gains in 2009

Economic forecasters in the Western states are becoming ever gloomier about the prospects for housing recovery anytime soon.

This month, the forecasts for single-family housing permits in most Western states were reduced compared to last month (see table below). And single-family permits are expected to decline in every Western state this year, compared to 2007.

The largest percentage decline in permits for 2008 is expected for Montana (-35 percent), after a moderate decrease of only four percent in 2007. The 34.8 percent decline anticipated in California single-family permits will mark the third consecutive year of decreases exceeding 30 percent.

Single-family building will be down even in Wyoming, the only state in the West to post an increase in permits in 2007. Permits are expected to be 10.8 percent lower in 2008 in Wyoming.

The consensus among the Blue Chip forecasters seems to be that 2009 will be a year of very modest gains in housing. The largest increase is projected for California (+18.4 percent). Washington and Montana will see increases of 10 percent, but most other states are expected to have increases of less than 5 percent. Only New Mexico is projected to record a decline in permits.

The summary table indicates that most economy watchers expect that 2009 will be better than 2008, but only marginally better.

Employment growth will be slightly stronger in most states, except for Wyoming and Utah, two states that have outperformed the nation in 2008.

However, even as Wyoming employment growth is somewhat lower than this year, it is still likely that Wyoming will rank first among all states in the rate of job creation, at least through the first half of 2009.

WESTERN BLUE CHIP ECONOMIC FORECAST SUMMARY

State:	2008 Annual Percent Change, 2008 from 2007					2009 Annual Percent Change, 2009 from 2008				
	Current \$ Personal Income	Real Personal Income	Wage & Salary Empl.	Popu- lation Growth	Single-family Housing Permits	Current \$ Personal Income	Real Personal Income	Wage & Salary Empl.	Popu- lation Growth	Single-family Housing Permits
Arizona	4.6 ↓	2.8 ↓	0.3 ↓	2.3 ↓	-23.7 ↓	4.9 ↓	3.0 ↓	1.4 ↓	2.4 ↓	1.1 ↓
California	4.1 ↑	2.3 ↑	-0.1 ↓	1.1	-34.8 ↓	4.6 ↓	2.6 ↓	0.8 ↓	1.1	18.4 ↑
Colorado	5.6	3.9 ↑	1.4 ↓	1.9 ↑	-16.1 ↓	5.9 ↑	3.9 ↑	1.9	1.8	3.8 ↑
Idaho	5.7	3.9	1.4 ↓	2.0 ↓	-17.2 ↓	5.5	3.5	2.1	2.1	5.0
Montana	6.0	4.2	1.8 ↓	0.9	-35.0 ↓	5.0 ↓	3.0 ↓	2.0	1.0	10.0 ↑
Nevada	5.3	3.5	2.0	3.4 ↑	-11.8 ↓	5.6 ↑	3.6 ↑	2.5	4.2 ↑	1.2 ↓
New Mexico	4.4 ↓	2.7 ↓	1.1 ↓	1.5 ↓	-11.6 ↓	4.2 ↓	2.3 ↓	1.1 ↓	1.5 ↓	-1.8 ↓
Oregon	5.0	3.2	0.7 ↓	1.4	-21.6 ↓	5.1 ↓	3.1 ↓	1.1 ↓	1.4	3.4 ↓
Texas	6.1	4.3	1.8	1.7 ↓	-12.3 ↑	6.2 ↓	4.2 ↓	1.9 ↓	1.7 ↓	3.7 ↑
Utah	6.9 ↓	5.1 ↓	2.6	2.3 ↓	-18.4 ↓	6.5 ↓	4.5 ↓	2.3	2.3 ↓	5.2
Washington	5.5 ↓	3.8 ↓	1.4 ↓	1.5 ↓	-19.5 ↓	5.5 ↓	3.5 ↓	1.4 ↓	1.5	10.2 ↑
Wyoming	6.6 ↓	4.8 ↓	2.8	1.1	-10.8 ↓	6.6 ↓	4.6 ↓	2.7 ↓	1.0	4.5

↑= Increase in consensus forecast ↓= Decrease in consensus forecast

CONSENSUS FORECASTS

WESTERN BLUE CHIP ECONOMIC FORECAST

Methodology

The consensus forecasting approach used in the *Western Blue Chip* was inspired by Robert J. Eggert of Sedona, Arizona. Eggert popularized consensus forecasting with the introduction of his widely cited newsletter on the national economy, *Blue Chip Economic Indicators*. This approach has been consistently shown to be more accurate than projections

from an individual forecaster.

Consensus panelists for the *Western Blue Chip* are drawn from leading firms, universities and state agencies across the West. Panelists are contacted during the first week of the month and forecast data are compiled by telephone, fax, e-mail and online submission until the third week of the month. These data are then published during the first week of the subse-

quent month. Thus, the data are current for the month of publication. The consensus for each state is the mean of all forecasts shown in the table. Data are expressed as annual percentage changes relative to the annual average value for each indicator during the previous year. Since not all panelists revise their forecasts each month, changes in the consensus may result from revisions by an individual contributor.

Forecast notes from the Western region...

California's economy continues to struggle and the federal takeover of Indymac Bank has really rattled consumers. Import activity continues to decline, while film production has ground to a halt due to labor problems.

— **Jack Kyser**

*Los Angeles County
Economic Development Corporation
Los Angeles, California*

Growth in the New Mexico economy has bottomed out at 0.6 percent during the first quarter, and is beginning the long, slow climb to respectability. Construction and

manufacturing remain the major drags, but both are expected to turn to the positive in 2009.

— **Larry Waldman**

*University of New Mexico
Albuquerque, New Mexico*

Although some sectors have slowed modestly, Texas continues to experience job growth and defy national trends. Energy and exports are helping to sustain growth.

— **M. Ray Perryman**

*Perryman Group
Waco, Texas*

Job growth has started to slow but still remains positive for most sectors. The summer tourism and convention business should help buoy retail sales.

— **Richard Wobbekind**

*University of Colorado
Boulder, Colorado*

While the outlying counties struggle with the housing downturn, Los Angeles County is the lone bright spot and likely will avoid job losses in this recession.

— **Joseph Magaddino**

*California State University
Long Beach, California*

ARIZONA										
Source:	2008 Annual Percent Change, 2008 from 2007					2009 Annual Percent Change, 2009 from 2008				
	Current \$ Personal Income	Retail Sales	Wage & Salary Empl.	Popu- lation Growth	Single-family Housing Permits	Current \$ Personal Income	Retail Sales	Wage & Salary Empl.	Popu- lation Growth	Single-family Housing Permits
Arizona Department of Commerce	4.2	0.8	-0.5	2.6	-25.0	5.1	3.2	0.1	2.2	3.0
Arizona Public Service	0.5	-4.8	-1.3	1.0	-40.0	1.5	2.5	0.5	1.5	-5.0
ASU - Economic Outlook Center	4.5	1.2	1.5	2.7	-18.0	4.7	2.5	2.5	2.5	0.0
Davidson Fixed Income Management	4.9	2.5	1.5			7.4	4.8	3.5		
ECON-LINC	4.8	0.7	-0.5	1.8	-28.0	5.4	3.8	2.0	2.4	-5.0
EconLit LLC	4.8	1.0	0.7	2.5	-20.0	5.1	3.0	1.5	2.5	5.0
Elliott D. Pollack & Co.	4.0	-1.5	-1.0	2.0	-35.0	5.0	2.5	1.0	2.5	0.0
H. C. Reardon Economics	4.0	-1.5	-1.5	2.8	-20.0	5.4	3.0	1.0	2.8	0.0
Joint Legislative Budget Committee	4.9	1.0	0.7	2.5	-20.0	5.3	3.0	1.5	2.5	2.0
The Maguire Company	6.4	5.0	2.2	3.0	-15.0	6.2	5.4	2.8	3.0	-5.0
NAU - BBER	5.6	-0.5	1.5	1.8	-21.0	7.0	2.1	2.7	2.0	2.3
Salt River Project	4.1	-1.0	-0.9	1.5	-30.0	4.2	2.4	1.1	2.1	5.0
Stellar Capital Management	5.3	2.1	1.2	2.4	-20.0	5.7	5.5	3.1	2.5	5.0
UA - Eller College	3.8	-0.5	-0.3	2.3	-46.9	1.5	1.2	-1.5	2.0	14.6
VisionEcon/Governing Star Group	5.6	4.0	1.2	3.0	0.0	3.9	1.3	0.7	2.8	5.0
Wells Fargo & Co.	5.7	2.6	0.2	2.8	-17.0	5.5	2.7	0.6	2.8	-10.0
Consensus Forecast — This Month	4.6	0.7	0.3	2.3	-23.7	4.9	3.1	1.4	2.4	1.1
— Last Month	4.8	1.2	0.5	2.4	-22.6	5.2	3.3	1.6	2.4	1.2

CONSENSUS FORECASTS

WESTERN BLUE CHIP ECONOMIC FORECAST

CALIFORNIA

2008 Annual Percent Change, 2008 from 2007						2009 Annual Percent Change, 2009 from 2008				
Source:	Current \$ Personal Income	Retail Sales	Wage & Salary Empl.	Popu- lation Growth	Single-family Housing Permits	Current \$ Personal Income	Retail Sales	Wage & Salary Empl.	Popu- lation Growth	Single-family Housing Permits
Anonymous	4.5	1.1	-0.2	1.2	-46.3	4.1	5.0	0.6	1.2	70.6
California State University, Long Beach *	3.8	3.0	-0.3	1.5	-2.9	3.3	2.1	0.9	1.3	20.7
Chapman University	3.3	-1.0	-0.2	1.1	-30.3	4.1	1.9	0.9	1.1	-0.1
L.A. County Economic Development Corp.	4.5	-1.2	-0.2	1.2	-47.4	5.2	1.8	0.6	1.2	-10.4
Legislative Analyst's Office	4.4	0.9	-0.3	1.1	-28.6	4.0	4.1	0.5	1.1	18.8
UCLA - Business Forecasting Project	4.1	0.1	0.1	1.1	-40.0	4.2	4.4	0.8	1.1	18.5
University of the Pacific	4.0	1.9	0.1	0.8	-26.4	5.4	4.2	1.4	0.9	37.1
Wells Fargo Company	3.6	2.6	0.1	1.0	-24.5	4.9	2.8	0.9	1.0	-5.4
Consensus Forecast — This Month	4.1	0.6	-0.1	1.1	-34.8	4.6	3.5	0.8	1.1	18.4
— Last Month	3.9	1.7	0.0	1.1	-28.3	4.7	3.6	0.9	1.1	17.1

*This forecast is for Southern California only

COLORADO

2008 Annual Percent Change, 2008 from 2007						2009 Annual Percent Change, 2009 from 2008				
Source:	Current \$ Personal Income	Retail Sales	Wage & Salary Empl.	Popu- lation Growth	Single-family Housing Permits	Current \$ Personal Income	Retail Sales	Wage & Salary Empl.	Popu- lation Growth	Single-family Housing Permits
The Adams Group, Inc.	5.0	3.9	0.5	2.1	-5.0					
Ctr. for Business and Econ. Forecasting	5.2	3.8	1.2	1.9	-15.0	5.6	5.0	1.8	1.9	5.0
Colorado Legislative Council	6.0	3.8	1.6	2.0	-32.1	6.2	4.5	1.9	1.8	18.8
David Hemley	6.1	4.9	2.3	1.7	-10.3	6.1	5.0	2.2	1.8	0.5
Office of State Planning and Budgeting	6.1	5.3	1.4	2.0	-14.9	6.2	3.6	1.6	2.0	-1.0
University of Colorado	6.0	4.3	1.6	1.9	-15.0	6.1	5.0	2.0	1.9	0.0
Wells Fargo & Co.	4.6	2.5	1.5	1.4	-18.6	4.2	2.4	1.7	1.3	-6.7
Xcel Energy	6.1	6.8	1.4	1.8	-18.0	6.6	5.8	1.9	1.7	10.0
Consensus Forecast — This Month	5.6	4.4	1.4	1.9	-16.1	5.9	4.5	1.9	1.8	3.8
— Last Month	5.6	4.5	1.5	1.8	-10.0	5.8	4.5	1.9	1.8	3.1

IDAHO

2008 Annual Percent Change, 2008 from 2007						2009 Annual Percent Change, 2009 from 2008				
Source:	Current \$ Personal Income	Retail Sales	Wage & Salary Empl.	Popu- lation Growth	Single-family Housing Permits	Current \$ Personal Income	Retail Sales	Wage & Salary Empl.	Popu- lation Growth	Single-family Housing Permits
Idaho Division of Financial Management	6.0		2.2	2.1	-1.5					
Idaho Economics	7.0		2.1	2.1	-10.0	6.4		2.3	2.1	0.0
Wells Fargo UT	4.0	3.5	0.0	1.8	-40.0	4.5	4.0	1.8	2.0	10.0
Consensus Forecast — This Month	5.7	3.5	1.4	2.0	-17.2	5.5	4.0	2.1	2.1	5.0
— Last Month	5.7	3.5	1.8	2.1	-5.5	5.5	4.0	2.1	2.1	5.0

CONSENSUS FORECASTS

WESTERN BLUE CHIP ECONOMIC FORECAST

MONTANA										
2008 Annual Percent Change, 2008 from 2007						2009 Annual Percent Change, 2009 from 2008				
Source:	Current \$ Personal Income	Retail Sales	Wage & Salary Empl.	Popu- lation Growth	Single-family Housing Permits	Current \$ Personal Income	Retail Sales	Wage & Salary Empl.	Popu- lation Growth	Single-family Housing Permits
University of Montana	6.5		2.1	0.8						
Wells Fargo UT	5.5		1.5	1.0	-35.0	5.0		2.0	1.0	10.0
Consensus Forecast — This Month	6.0		1.8	0.9	-35.0	5.0		2.0	1.0	10.0
— Last Month	6.0		2.0	0.9	-5.0	6.0		2.0	1.0	5.0

NEVADA										
2008 Annual Percent Change, 2008 from 2007						2009 Annual Percent Change, 2009 from 2008				
Source:	Current \$ Personal Income	Gross Gaming Revenues	Wage & Salary Empl.	Popu- lation Growth	Single-family Housing Permits	Current \$ Personal Income	Gross Gaming Revenues	Wage & Salary Empl.	Popu- lation Growth	Single-family Housing Permits
Dept. of Empl., Training, and Rehab.	3.1	1.8	1.8	3.5		5.4	3.2	3.2	4.0	
Restrepo Consulting Group, LLC	5.0	-4.2	2.0	4.5	-17.0	5.0	2.0	3.0	4.8	-8.0
Southwest Gas	8.0	5.3	4.8	3.9	2.0					
Univ. of Nevada at Las Vegas - CBER	5.5	1.6	2.1	2.1	-21.9	7.1	4.0	3.7	5.0	23.7
Wells Fargo & Co.	4.7	4.9	-0.7	3.0	-10.1	4.8	4.6	0.2	2.9	-12.2
Consensus Forecast — This Month	5.3	1.9	2.0	3.4	-11.8	5.6	3.5	2.5	4.2	1.2
— Last Month	5.3	3.3	2.0	3.2	-9.3	5.1	4.0	2.5	3.9	4.2

NEW MEXICO										
2008 Annual Percent Change, 2008 from 2007						2009 Annual Percent Change, 2009 from 2008				
Source:	Current \$ Personal Income	Mfg. Employ- ment	Wage & Salary Empl.	Popu- lation Growth	Single-family Housing Permits	Current \$ Personal Income	Mfg. Employ- ment	Wage & Salary Empl.	Popu- lation Growth	Single-family Housing Permits
Eastern New Mexico University	5.5	0.7	1.7	1.6	-4.1	5.3	0.6	1.5	1.6	-3.9
New Mexico State	6.0	1.0	1.9	1.5						
Public Service New Mexico	2.0	0.1	0.7	1.2	-15.0	2.5	0.0	1.0	1.3	-2.0
University of New Mexico - BBER	4.0	-1.9	1.0		-21.6	4.7	0.0	1.5		5.7
Wells Fargo & Co.	4.5	0.2	0.4	1.8	-5.7	4.3	0.3	0.5	1.7	-6.9
Consensus Forecast — This Month	4.4	0.0	1.1	1.5	-11.6	4.2	0.2	1.1	1.5	-1.8
— Last Month	4.8	0.5	1.3	1.6	-5.4	4.4	0.2	1.2	1.6	-1.3

CONSENSUS FORECASTS

WESTERN BLUE CHIP ECONOMIC FORECAST

OREGON

OREGON										
2008 Annual Percent Change, 2008 from 2007						2009 Annual Percent Change, 2009 from 2008				
Source:	Current \$ Personal Income	Mfg. Employ- ment	Wage & Salary Empl.	Popu- lation Growth	Single-family Housing Permits	Current \$ Personal Income	Mfg. Employ- ment	Wage & Salary Empl.	Popu- lation Growth	Single-family Housing Permits
Conerly Consulting	5.0	-3.7	0.3	1.3	-36.5	5.3	-1.2	1.2	1.4	1.0
Forefront Economics	5.7	1.5	2.1	1.3	-3.0	5.3	1.2	1.8	1.3	3.0
John Mitchell	5.5	-0.5	0.8	1.4	-15.0	6.1	1.5	1.4	1.5	8.0
Oregon Executive Department	5.3	-1.9	0.6	1.4	-39.5	4.4	-0.8	0.7	1.4	12.6
Portland General Electric	3.9	-2.2	0.2	1.4	-30.0	4.9	0.5	0.9	1.5	5.0
Wells Fargo & Co.	4.6	0.5	0.4	1.5	-5.8	4.6	0.5	0.5	1.4	-9.2
Consensus Forecast — This Month	5.0	-1.1	0.7	1.4	-21.6	5.1	0.3	1.1	1.4	3.4
— Last Month	5.0	-0.1	0.9	1.4	-12.9	5.4	0.8	1.4	1.4	3.6

TEXAS

TEXAS										
2008 Annual Percent Change, 2008 from 2007						2009 Annual Percent Change, 2009 from 2008				
Source:	Current \$ Personal Income	Retail Sales	Wage & Salary Empl.	Popu- lation Growth	Single-family Housing Permits	Current \$ Personal Income	Retail Sales	Wage & Salary Empl.	Popu- lation Growth	Single-family Housing Permits
Econoclast	5.9	5.2	1.8	1.7	-10.5	6.2	5.8	1.9	1.7	2.9
Federal Reserve Bank of Dallas	7.5	6.4	2.5	1.9	-10.0	7.3	6.5	2.8	1.9	4.5
David Hemley	6.6	5.7	2.1	1.7	-6.4	6.3	5.3	2.1	1.7	-1.4
Perryman Group	6.4	5.9	1.6	1.8	-9.9	6.6	6.2	1.7	1.8	-5.1
TX State Comptroller of Public Accounts	5.8	5.7	2.0	1.6	-16.7	5.7	4.9	1.9	1.5	19.7
University of Houston - CPP	4.9	4.1	1.5	1.5	-18.1	5.9	5.2	1.9	1.9	4.4
University of North Texas	5.7	5.5	1.2	1.8	-25.0	5.6	5.0	1.0	1.5	8.0
University of Texas at El Paso	7.1	6.5	2.1	1.9	-8.8	6.2	5.7	1.9	1.8	3.3
Wells Fargo & Co.	5.2	4.2	1.8	1.4	-5.2	5.8	4.4	1.8	1.3	-2.8
Consensus Forecast — This Month	6.1	5.5	1.8	1.7	-12.3	6.2	5.4	1.9	1.7	3.7
— Last Month	6.1	5.5	1.8	1.7	-12.6	6.4	5.7	2.0	1.8	3.5

UTAH

UTAH										
2008 Annual Percent Change, 2008 from 2007						2009 Annual Percent Change, 2009 from 2008				
Source:	Current \$ Personal Income	Retail Sales	Wage & Salary Empl.	Popu- lation Growth	Single-family Housing Permits	Current \$ Personal Income	Retail Sales	Wage & Salary Empl.	Popu- lation Growth	Single-family Housing Permits
Pacificorp	6.6	4.6	3.1	2.2	7.3					
Utah State Tax Commission	7.1	3.4	3.5	1.5	-10.7	7.0	6.1	2.9	1.4	2.5
Utah Department of Workforce Services	8.0	5.3	2.2	2.8	-30.0	6.9	4.4	2.0	2.7	3.0
Wells Fargo - UT	6.0	4.5	1.5	2.8	-40.0	5.5	4.5	2.0	2.8	10.0
Consensus Forecast — This Month	6.9	4.5	2.6	2.3	-18.4	6.5	5.0	2.3	2.3	5.2
— Last Month	7.0	4.6	2.6	2.4	-7.6	6.8	5.3	2.3	2.4	5.2

CONSENSUS FORECASTS

WESTERN BLUE CHIP ECONOMIC FORECAST

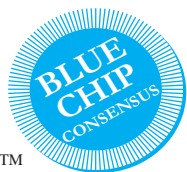
WASHINGTON

	2008 Annual Percent Change, 2008 from 2007					2009 Annual Percent Change, 2009 from 2008				
	Current \$ Personal Income	Retail Sales	Wage & Salary Empl.	Popu- lation Growth	Single-family Housing Permits	Current \$ Personal Income	Retail Sales	Wage & Salary Empl.	Popu- lation Growth	Single-family Housing Permits
Source:										
Conerly Consulting	5.9	3.4	1.2	1.5	-29.7	6.6	5.0	1.7	1.7	0.3
Dick Conway & Associates	5.8	5.0	1.5	1.4	-2.1	5.7	5.5	1.4	1.2	10.1
Doug Pedersen & Associates	5.5	4.1	1.4	1.6	-20.0	5.4	4.5	1.3	1.4	2.5
Office of the Forecast Council *	5.4	1.6	1.3	1.7	-30.1	4.7	3.7	1.0	1.6	44.0
Wells Fargo & Co.	5.1	4.0	1.7	1.5	-15.7	5.0	3.9	1.8	1.5	-6.0
Consensus Forecast — This Month	5.5	3.6	1.4	1.5	-19.5	5.5	4.5	1.4	1.5	10.2
— Last Month	5.8	4.5	1.6	1.6	-12.9	5.8	5.1	1.7	1.5	7.2

* Population forecast is from the Office of Financial Management.

WYOMING

	2008 Annual Percent Change, 2008 from 2007					2009 Annual Percent Change, 2009 from 2008				
	Current \$ Personal Income	Mining Empl.	Wage & Salary Empl.	Popu- lation Growth	Single-family Housing Permits	Current \$ Personal Income	Mining Empl.	Wage & Salary Empl.	Popu- lation Growth	Single-family Housing Permits
Source:										
WY Ctr. for Business and Econ. Analysis	6.1		2.9	1.0	-2.5	6.8		2.9	1.0	1.5
WY Dept. of Admin. & Information	7.0		2.6	1.2	-10.0	6.5		2.4	1.1	2.0
Wells Fargo UT	6.7		2.8	1.0	-20.0	6.5		2.7	1.0	10.0
Consensus Forecast — This Month	6.6		2.8	1.1	-10.8	6.6		2.7	1.0	4.5
— Last Month	6.7		2.8	1.1	-4.2	6.8		2.8	1.0	4.5



TM

WESTERN BLUE CHIP ECONOMIC FORECAST

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SCHOOL of BUSINESS
ARIZONA STATE UNIVERSITY

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HISTORICAL DATA

WESTERN BLUE CHIP ECONOMIC FORECAST

ARIZONA

	Current \$ Personal Income (millions)	Real Personal Income (millions)	Wage & Salary Employment (thousands)	Retail Sales (millions)	Manufacturing Employment (thousands)	Single-family Permits (number)	Population (thousands)	Unem- ployment Rate
2007	210,800 †	176,254 †	2,666.0	63,953	181.7	47,512 †	6,339	3.8
% change	7.0	4.3	1.2	0.5	-2.2	-20.9	2.8	
2006	197,009	168,961	2,634.5	63,641	185.7	60,066	6,166	4.1
% change	8.9	5.6	5.0	7.9	1.9	-29.4	3.6	
2005	180,878	160,069	2,508.8	58,964	182.3	85,083	5,952	4.6
% change	9.7	6.3	5.4	13.2	2.9	2.0	3.6	
2004	164,942	150,632	2,381.3	52,098	177.1	83,411	5,744	4.9
% change	9.5	6.4	3.7	9.0	1.0	27.1	3.0	
Basic data sources: Personal Income – U.S. Department of Commerce; Wage & Salary Employment – Arizona Department of Economic Security; Retail Sales – Arizona Department of Revenue; Manufacturing Employment – Arizona Department of Economic Security; Housing Permits – Arizona Real Estate Center; Population – Center for Business Research; Unemployment Rate – Arizona Department of Economic Security. † Consensus †† Estimate								

CALIFORNIA

	Current \$ Personal Income (millions)	Real Personal Income (millions)	Wage & Salary Employment (thousands)	Retail Sales (millions)	Manufacturing Employment (thousands)	Single-family Permits (number)	Population (thousands)	Unem- ployment Rate
2007	1,494,098 †	1,249,269 †	15,163.2	403,422 †	1,498.4	65,528	36,553	5.3
% change	5.2	2.5	0.7	4.0	-0.4	-36.8	0.8	
2006	1,420,245	1,218,394	15,060.3	387,906 ††	1,504.5	103,654	36,250	4.9
% change	6.4	3.1	1.7	5.3	-0.7	-31.4	0.7	
2005	1,335,386	1,181,758	14,801.3	368,382 ††	1,514.4	151,022	35,990	5.4
% change	5.3	2.0	1.8	5.2	-1.2	0.2	0.8	
2004	1,268,049	1,158,438	14,532.6	350,173	1533.1	150,710	35,722	6.2
% change	6.8	3.8	1.0	9.4	-1.4	7.3	1.0	
Basic data sources: Personal Income – U.S. Department of Commerce; Wage & Salary Employment – Bureau of Labor Statistics; Taxable Sales – California Board of Equalization; Manufacturing Employment – Bureau of Labor Statistics; Housing Permits – Construction Industry Research Board; Population – California Department of Finance; Unemployment Rate – California Department of Finance. † Consensus †† Estimate								

COLORADO

	Current \$ Personal Income (millions)	Real Personal Income (millions)	Wage & Salary Employment (thousands)	Retail Sales (millions)	Manufacturing Employment (thousands)	Single-family Permits (number)	Population (thousands)	Unem- ployment Rate
2007	197,814 †	165,400 †	2,330.2	70,604 †	145.8 ††	21,087	4,862	3.8
% change	6.2	3.5	2.2	5.7	-2.3	-32.7	1.8	
2006	186,266	159,793	2,279.1	66,797	149.3 ††	31,324	4,766	4.3
% change	6.5	3.2	2.4	5.4	-0.7	-22.6	2.0	
2005	174,919	154,796	2,226.0	63,375	150.4	40,477	4,674	5.1
% change	6.2	2.9	2.1	5.6	-0.9	6.1	1.4	
2004	164,673	150,439	2,179.6	60,014	151.8	38,164	4,609	5.6
% change	6.4	3.4	1.2	4.9	-1.4	14.2	1.2	
Basic data sources: Personal Income – U.S. Department of Commerce; Wage & Salary Employment – Colorado Department of Labor and Employment; Retail Trade Sales – Colorado Department of Revenue; Manufacturing Employment – Colorado Department of Labor and Employment; Housing Permits – U.S. Bureau of the Census; Population – U.S. Bureau of the Census; Unemployment Rate – Colorado Department of Labor and Employment. † Consensus †† Estimate								

HISTORICAL DATA

WESTERN BLUE CHIP ECONOMIC FORECAST

IDAHO

	Current \$ Personal Income (millions)	Real Personal Income (millions)	Wage & Salary Employment (thousands)	Retail Sales (millions)	Manufacturing Employment (thousands)	Single-family Permits (number)	Population (thousands)	Unem- ployment Rate
2007	47,087 †	39,371 †	655.6	21,554 †	65.1	10,398	1,499	2.6
% change	7.2	4.5	2.7	6.0	-1.5	-33.5	2.4	
2006	43,924	37,681	638.4	20,334 ††	66.1	15,627	1,464	3.4
% change	7.9	4.6	4.4	6.0	3.9	-19.7	2.7	
2005	40,706	36,023	611.3	19,183	63.6	19,464	1,426	4.0
% change	6.5	3.1	4.0	14.7	2.3	32.9	2.5	
2004	38,229	34,925	587.9	16,727	62.2	14,650	1,392	4.7
% change	9.8	6.7	2.8	4.2	-0.3	17.8	2.0	
Basic data sources: Personal Income – U.S. Department of Commerce; Wage & Salary Employment – Idaho Department of Employment; Retail Sales – Idaho State Tax Commission; Manufacturing Employment – Idaho Department of Employment; Housing Permits – First Security Bank; Population – U.S. Bureau of the Census; Unemployment Rate – Idaho Department of Employment. † Consensus †† Estimate								

MONTANA

	Current \$ Personal Income (millions)	Real Personal Income (millions)	Wage & Salary Employment (thousands)	Construction Employment (thousands)	Manufacturing Employment (thousands)	Single-family Permits (number)	Population (thousands)	Unem- ployment Rate
2007	29,008 †	24,254 †	443.0	32.8	20.7	3,496	957.9	2.7
% change	6.6	-2.5	2.4	8.7	2.5	-3.9	1.2	
2006	28,989	24,869	432.5	30.2	20.2	3,636	946.8	3.2
% change	6.9	3.6	2.8	9.4	3.1	5.1	1.2	
2005	27,122	24,002	420.9	27.6	19.6	3,458	935.8	3.9
% change	5.2	1.9	2.3	10.8	2.1	1.0	1.0	
2004	25,791	23,561	411.3	24.9	19.2	3,425	926.7	4.2
% change	6.7	3.7	2.6	7.8	1.1	46.4	1.0	
Basic data sources: Personal Income – U.S. Bureau of Economic Analysis; Employment – Bureau of Labor Statistics; Housing Permits – U.S. Bureau of the Census; Population – U.S. Bureau of the Census; Unemployment Rate – Bureau of Labor Statistics. † Consensus †† Estimate								

NEVADA

	Current \$ Personal Income (millions)	Real Personal Income (millions)	Wage & Salary Employment (thousands)	Retail Sales (millions)	Gaming Revenue (millions)	Single-family Permits (number)	Population (thousands)	Unem- ployment Rate
2007	98,388 †	82,266 †	1,291.9	N/A	12,849.1	16,422	2,565	4.8
% change	6.3	3.6	1.0		1.8	-38.5	2.9	
2006	92,557	79,402	1,279.6	N/A	12,622.0	26,689	2,492	4.2
% change	7.3	4.1	4.6		8.4	-28.7	3.5	
2005	86,224	76,305	1,223.0	46,190	11,649.0	37,438	2,409	4.2
% change	8.7	5.3	6.1	12.4	10.3	-3.6	3.4	
2004	79,353	72,494	1,152.7	41,087	10,562.2	38,817	2,330	4.5
% change	11.5	8.4	5.9	16.0	9.7	17.5	4.1	
Basic data sources: Personal Income – U.S. Department of Commerce; Wage & Salary Employment – Nevada Department of Employment, Training and Rehabilitation; Retail Sales – Nevada Department of Taxation; Gross Gaming Revenue – Nevada State Gaming Control Board; Housing Permits – U.S. Bureau of the Census; Population – U.S. Bureau of the Census; Unemployment Rate – Nevada Department of Employment, Training and Rehabilitation. † Consensus †† Estimate N/A - not yet available								

HISTORICAL DATA

WESTERN BLUE CHIP ECONOMIC FORECAST

NEW MEXICO

	Current \$ Personal Income (millions)	Real Personal Income (millions)	Wage & Salary Employment (thousands)	Retail Sales (millions)	Manufacturing Employment (thousands)	Single-family Permits (number)	Population (thousands)	Unem- ployment Rate
2007	61,188 †	51,162 †	843.2	12,553	37.4	8,247	1,970	3.5
% change	5.5	2.8	1.3	-10.3	-0.8	-32.8	1.4	
2006	57,998	49,755	832.2	13,999	37.7	12,268	1,942	4.2
% change	8.0	4.7	2.9	8.5	4.4	-9.5	1.4	
2005	53,714	47,535	808.7	12,900	36.1	13,553	1,916	5.3
% change	5.9	2.6	2.3	4.8	0.3	15.4	1.3	
2004	50,707	46,324	790.4	12,312	36.0	11,743	1,892	5.8
% change	8.7	5.7	1.9	5.2	-1.4	-0.7	1.2	

Basic data sources: Personal Income – U.S. Department of Commerce; Wage & Salary Employment – New Mexico Department of Labor; Retail Sales – New Mexico Department of Taxation & Revenue; Manufacturing Employment – New Mexico Department of Labor; Housing Permits – U.S. Bureau of the Census; Population – U.S. Bureau of the Census; Unemployment Rate – New Mexico Department of Labor. † Consensus †† Estimate

OREGON

	Current \$ Personal Income (millions)	Real Personal Income (millions)	Wage & Salary Employment (thousands)	Manufacturing Employment (thousands)	Single-family Permits (number)	Housing Permits (number)	Population (thousands)	Unem- ployment Rate
2007	131,939 †	110,319 †	1731.6	202.4	16,101	21,773	3,747	5.3
% change	5.9	3.2	1.6	-2.1	-21.4	-18.8	1.5	
2006	124,589	106,882	1703.5	206.8	20,486	26,800	3,691	5.4
% change	6.0	2.8	3.0	1.4	-17.8	-15.9	1.7	
2005	117,497	103,980	1,654.5	203.9	24,925	31,864	3,630	6.2
% change	5.5	2.2	3.0	2.1	16.6	13.8	1.3	
2004	111,325	101,702	1,606.7	199.8	21,372	28,000	3,583	7.3
% change	5.9	2.9	2.1	2.5	13.7	7.3	0.7	

Basic data sources: Personal Income – U.S. Department of Commerce; Wage & Salary Employment – Oregon Employment Division; Manufacturing Employment – Oregon Employment Division; Single-family Permits – U.S. Bureau of the Census; Housing Permits – U.S. Bureau of the Census; Population – Portland State University; Unemployment Rate – Oregon Employment Division. † Consensus †† Estimate N/A – not yet available

TEXAS

	Current \$ Personal Income (millions)	Real Personal Income (millions)	Wage & Salary Employment (thousands)	Retail Sales (billions)	Manufacturing Employment (thousands)	Single-family Permits (number)	Population (thousands)	Unem- ployment Rate
2007	860,873 †	719,807 †	10,359.0	375.5 †	927.4	116,850	23,904	4.3
% change	6.9	4.2	2.9	5.8	0.1	-28.1	2.1	
2006	805,307	690,853	10,066.2	355.0	926.3	162,480	23,408	4.9
% change	8.2	4.9	3.3	6.2	3.2	-1.9	2.5	
2005	744,270	658,646	9,740.5	334.3	897.4	165,579	22,844	5.3
% change	7.8	4.4	2.6	7.5	0.7	16.8	1.7	
2004	690,480	630,794	9,497.1	311.1	891.0	141,810	22,455	6.0
% change	6.3	3.4	1.4	8.7	-1.0	6.6	1.7	

Basic data sources: Personal Income – U.S. Department of Commerce; Wage & Salary Employment – Texas Employment Commission; Gross Retail Sales – Texas State Comptroller of Public Accounts; Manufacturing Employment – Texas Employment Commission; Housing Permits – U.S. Bureau of the Census; Population – U.S. Bureau of the Census; Unemployment Rate – Texas Employment Commission. † Consensus †† Estimate

HISTORICAL DATA

WESTERN BLUE CHIP ECONOMIC FORECAST

UTAH

	Current \$ Personal Income (millions)	Real Personal Income (millions)	Wage & Salary Employment (thousands)	Retail Sales (millions)	Manufacturing Employment (thousands)	Single-family Permits (number)	Population (thousands)	Unem- ployment Rate
2007	79,870 †	66,782 †	1,251.5	47,708 †	128.0	17,117	2,645	2.6
% change	7.6	4.9	4.0	6.5	4.3	-26.0	2.6	
2006	74,229	63,679	1,203.7	44,796	122.7	23,126	2,580	2.9
% change	9.1	5.8	4.9	14.2	3.8	-6.2	3.0	
2005	68,039	60,211	1,148.0	39,241	118.2	24,645	2,505	4.1
% change	7.2	3.8	4.0	11.1	3.2	23.9	3.1	
2004	63,478	57,991	1,104.3	35,311	114.5	19,899	2,431	5.0
% change	6.8	3.9	2.8	NA	2.0	10.6	2.4	

Basic data sources: Personal Income – U.S. Department of Commerce; Wage & Salary Employment – Utah Department of Workforce Services; Retail Sales – Utah State Tax Commission; Manufacturing Employment – Utah Department of Workforce Services; Housing Permits – University of Utah; Population – U.S. Bureau of the Census; Unemployment Rate – Utah Department of Workforce Services. † Consensus †† Estimate NA = discontinuous series

WASHINGTON

	Current \$ Personal Income (millions)	Real Personal Income (millions)	Wage & Salary Employment (thousands)	Retail Sales (millions)	Manufacturing Employment (thousands)	Single-family Permits (number)	Population (thousands)	Unem- ployment Rate
2007	255,624 †	213,736 †	2,932.0	116,627 †	293.1	29,107	6,468	4.7
% change	6.8	4.1	2.5	6.5	2.5	-16.9	1.5	
2006	239,348	205,331	2,859.2	109,509 †	286.0	35,020	6,375	5.0
% change	7.2	3.9	3.0	7.2	4.9	-14.4	1.7	
2005	223,232	197,551	2,777.1	102,154	272.6	40,928	6,271	5.5
% change	2.9	-0.3	2.8	9.3	3.4	11.2	1.3	
2004	216,921	198,170	2,701.0	93,441	263.6	36,815	6,190	6.3
% change	6.9	3.9	1.6	6.6	-1.3	6.8	1.2	

Basic data sources: Personal Income – U.S. Department of Commerce; Wage & Salary Employment – Washington State Employment Security; Taxable Retail Sales – Washington Department of Revenue; Manufacturing Employment – Washington State Employment Security; Housing Permits – U.S. Department of the Census; Population – U.S. Bureau of the Census; Unemployment Rate – Washington State Employment Security. † Consensus †† Estimate

WYOMING

	Current \$ Personal Income (millions)	Real Personal Income (millions)	Wage & Salary Employment (thousands)	Natural Resources & Mining Employ. (millions)	Manufacturing Employment (thousands)	Single-family Permits (number)	Population (thousands)	Unem- ployment Rate
2007	20,965 †	17,529 †	288.1	27.6	10.2	2,743	522.8	3.0
% change	8.0	-2.5	3.9	3.8	1.0	1.7	2.0	
2006	20,948	17,971	277.3	26.6	10.1	2,698	512.8	3.2
% change	10.4	7.0	5.1	17.2	4.1	-14.6	1.2	
2005	18,981	16,797	263.9	22.7	9.7	3,159	506.5	3.7
% change	7.1	3.7	3.3	12.4	3.2	12.3	0.7	
2004	17,723	16,191	255.4	20.2	9.4	2,814	503.3	3.9
% change	7.9	4.9	2.2	10.4	1.1	24.2	0.8	

Basic data sources: Personal Income – U.S. Bureau of Economic Analysis; Employment – Bureau of Labor Statistics; Housing Permits – U.S. Bureau of the Census; Population – U.S. Bureau of the Census; Unemployment Rate – Bureau of Labor Statistics. † Consensus †† Estimate

WESTERN BLUE CHIP PANEL

WESTERN BLUE CHIP ECONOMIC FORECAST

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