
METROPOLITAN REPORT

Economic Indicators for the New Orleans Area



Division of Business and Economic Research, University of New Orleans

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Forecasts for the 4th Quarter 2008 through the 3rd Quarter 2010

December 2008

HIGHLIGHTS

- In the third quarter of 2008 (the first quarter of decline), real GDP fell by 0.5%, as national indicators caused a declaration that the U.S. is in a recession. At the end of the third quarter, total non-farm payroll employment was down 400,000 jobs above year-earlier levels, and unemployment had risen to 6%. These indicators are expected to worsen in the fourth quarter.
 - 11,700 jobs were added to the New Orleans metropolitan area when comparing the third quarters of 2008 and 2007. This gain of 2.3% counters the national trend.
 - Locally, the biggest employment gains over the year were construction (2,000 jobs), accommodation (1,500 jobs), food services and drinking places (1,500 jobs), state government – including public hospitals and education (1,100 jobs), professional/technical (800 jobs) and private hospitals (800 jobs).
 - Construction jobs in the U.S. lost 5.9% while New Orleans gained 6.2%. The largest gain locally was in non-building construction which includes infrastructure improvements like roads, bridges and flood control projects.
 - The flow of goods into and out of the Port of New Orleans dropped below previous year levels by 6.6%. Imports fell as the value of the dollar dropped, but exports also fell even as they became cheaper.
 - Sales of hotel rooms in Jefferson and Orleans parishes were up 20% (\$23 million) above year earlier levels. This indicates that New Orleans visitation is recovering from depressed post-Katrina levels. However, the national economic woes could slow down the recovery in the near term.
 - The New Orleans economy is still on an upward path. Both population and jobs are still moving upward. That general recovery pressure is unlikely to stop in the near future. The pace of the recovery will slow as time moves on. In the first year of the forecast, almost 8,000 jobs are predicted to be added; in the second year, 6,500 new jobs are predicted.
 - Prior to Katrina, the New Orleans metropolitan economy had about 610,000 jobs. At the low point after Katrina, employment totaled just 426,000 jobs (70% of pre-Katrina employment). Since that time, employment has recovered to a total of about 527,000 jobs (86.5% of pre-Katrina seasonal levels). New Orleans area employment is expected to grow to 541,000 jobs (89% of pre-Katrina levels) by the third quarter of 2010.
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THE UNO MODEL

The UNO Forecasting Model provides detailed forecasts of economic activity in the New Orleans regional labor market area which includes Jefferson, Orleans, Plaquemines, St. Bernard, St. Charles, St. John the Baptist, and St. Tammany Parishes. These quarterly predictions are based upon forecasts of national macroeconomic variables provided by the Economic Forecasting Center at Georgia State University.

Selected national macroeconomic indicators, reflecting recent economic activity, are presented in Table 1. Table 3 offers employment indicators for the New Orleans area, focusing on non-farm employment by sector. Other local indicators, including measures of industry and overall economic activity, are contained in Table 4. These indicators are reported and analyzed over the

last five calendar quarters, the latest of which is the third quarter of 2008. All percent changes in employment activity reflect differences with respect to the same quarter in the prior year for the individual sector or sub-sector under discussion unless otherwise noted. The Year to Date column in this issue contains percent change for the first three quarters of 2008 combined compared to the first three quarters of 2008 also combined.

Quarterly forecasts for the fourth quarter of 2008 through the third quarter of 2010 of key national macroeconomic variables used in the UNO Model are displayed in Table 2. Table 6 presents the resulting quarterly forecasts of employment by industrial sector, and other related measures for the New Orleans metropolitan area economy.

THE NATIONAL ECONOMY

It has now been officially determined that the US economy is in a recession. Normally, this classification is assigned after two consecutive quarters of decline in real GDP. In the third quarter of 2008 (the first quarter of decline), real GDP fell by just 0.5%. However, employment is down, consumer confidence is at historic lows, and spending is low after a series of shocks to the global economy in 2008.

The downturn in the U.S. economy began as the troubled housing market caused a severe credit crunch which threatened the stability of the US financial sector. Despite a quickly negotiated \$700 billion bailout package, credit is unavailable for many purchases. Outstanding consumer credit has actually declined for the first time in recent history.

Adding to the damage of the credit crisis, the price of a barrel of oil rose to record levels, topping out at almost \$150. The impact of the cost of fuel rippled through the economy, impacting the cost of manufacturing, transportation, and food. Despite a recent plunge in the price of energy, the pain of the recession is being felt. A 60 % drop in gasoline prices in recent months provides some small

relief to consumers struggling with less credit and the fear of job losses.

The U.S. manufacturing and retail sectors have suffered, as consumers' job uncertainty and losses in wealth in the stock market mount. The tourism sector has also been threatened by current conditions. The impact of declines in specific industries ripples through the entire economy, causing pain throughout.

The U.S. auto industry is one particularly impacted by current economic conditions. In recent years the "Big Three" had been losing market share to foreign carmakers producing domestically. At the peak of gasoline prices, few American-made models remained popular as foreign cars proved to be more fuel efficient. U.S. automakers have significantly higher costs than imports. It seems inevitable that restructuring will be seen in the US auto industry either by bankruptcy or government intervention.

The Georgia State Forecasting Center predicts the US economy will not grow until the fourth quarter 2009; a slow recovery is then expected into 2010. It seems clear that the US economic slowdown is going to be deeper and last longer than originally predicted.

Table 1. Quarterly U.S. Business Indicators, 2007:3-2008:3

	2007:3	2007:4	2008:1	2008:2	2008:3	Percentage Change		
						2008:2 to 2008:3	2007:3 to 2008:3	Year to Date
GDP – Nominal (\$Bill) – Annual Rate*	13,950.6	14,031.2	14,150.8	14,294.5	14,420.5	0.9	3.4	4.0
GDP – Real (2000\$Bill) – Annual Rate*	11,625.7	11,620.7	11,646.0	11,727.4	11,712.3	-0.5	0.7	1.8
Personal Income (\$Bill) – Annual Rate	11,730.4	11,872.1	11,960.5	12,152.2	12,156.8	0.0	3.6	4.3
Total Non-farm Employment (Mill Jobs)	137.7	139.0	136.5	138.3	137.3	-0.7	-0.3	0.1
Housing Starts (Thou) – Annual Rate	1,298.0	1,151.0	1,053.0	1,025.0	879.0	-14.2	-32.3	-29.8
Unit Sales of Automobiles (Mill) – Annual Rate	15.9	16.0	15.2	14.1	12.9	-8.6	-19.1	-12.8
Unemployment Rate (%)	4.7	4.8	4.9	5.3	6.0	0.6	1.3	0.8
Consumer Price Index-Urban (1982-84=100)*	208.2	209.7	212.1	216.8	219.3	1.2	5.3	4.6
Industrial Production Index (1997=100)	113.9	113.7	113.4	112.3	110.7	-1.5	-2.8	-0.5
Prime Interest Rate (%)	8.2	7.5	6.2	5.1	5.0	-0.1	-3.2	-2.8
Mortgage Interest Rate (%)	6.6	6.2	5.9	6.1	6.3	0.2	-0.2	-0.3
Trade Weighted Value of \$ (2000=100)	76.97	73.27	71.98	70.88	73.50	3.7	-4.5	-9.2
Value of Imports (\$Bill) – Annual Rate	2,005.4	2,060.9	2,118.1	2,225.5	2,262.2	1.6	12.8	12.3
Value of Exports (\$Bill) – Annual Rate	1,181.2	1,213.6	1,256.9	1,343.6	1,385.2	3.1	17.3	17.8
Merchandise Trade Balance (\$Bill) – Annual Rate	-824.2	-847.3	-861.2	-881.9	-877.0	-0.6	6.4	4.9
Crude Oil Price (\$) per barrel	75.50	90.80	97.90	124.00	118.10	-4.8	56.4	71.2
Natural Gas Price (\$) per 1000 cub ft	5.90	6.40	7.60	9.90	8.80	-11.2	48.4	36.8
U.S. Rig Count	1,789	1,791	1,770	1,864	1,979	6.1	10.6	6.2

* Seasonally adjusted

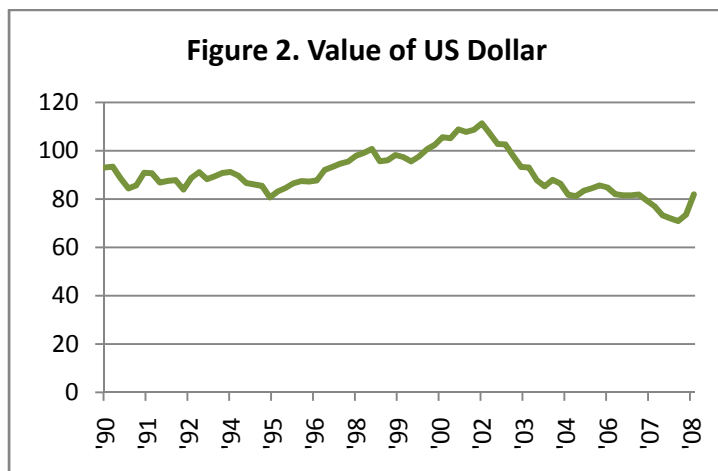
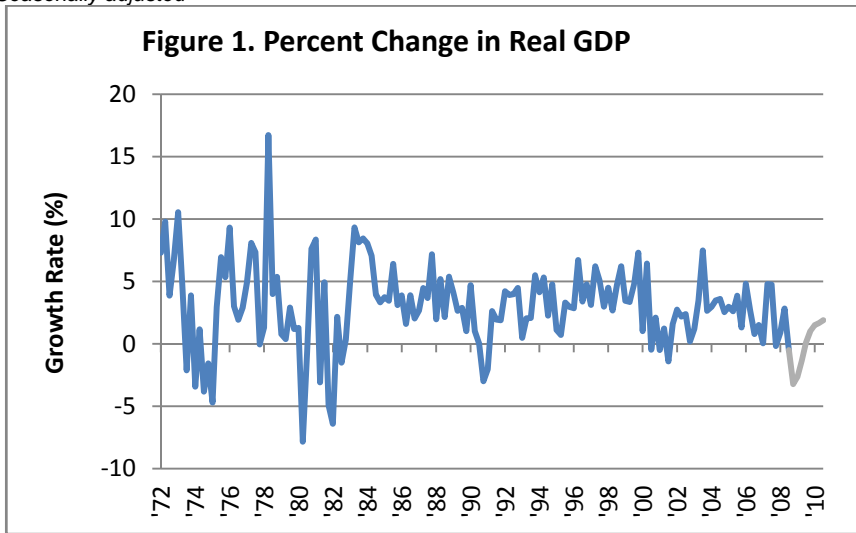
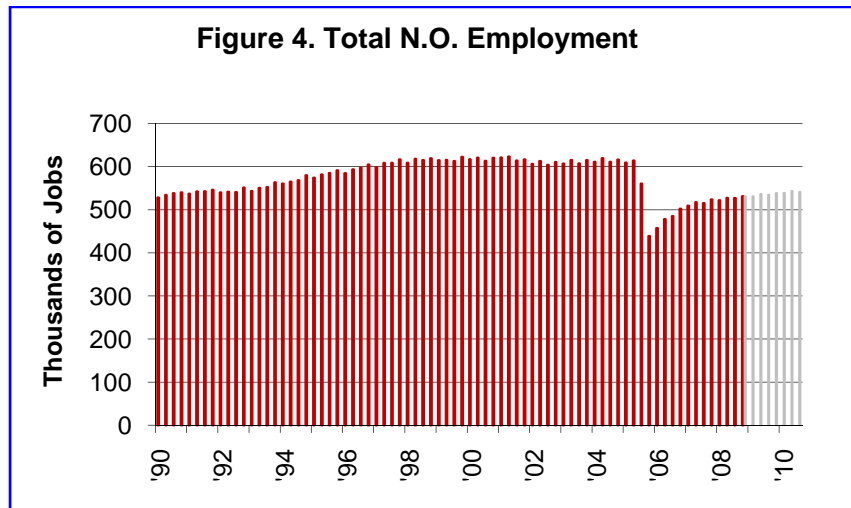
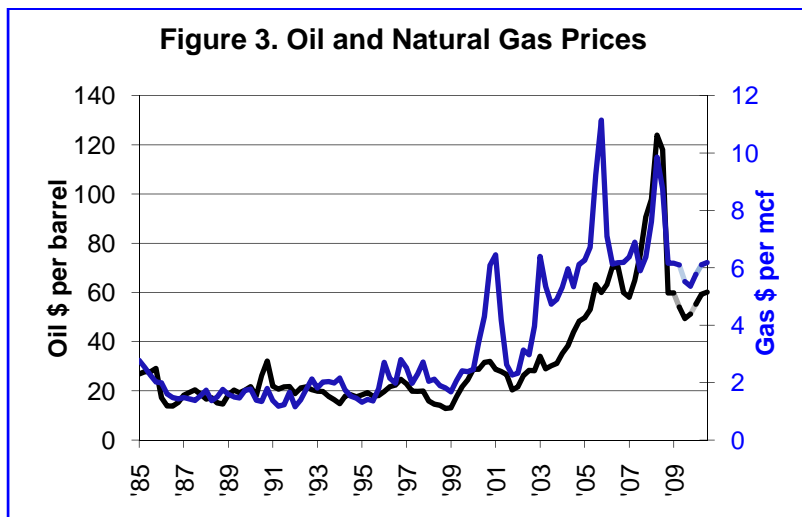


Table 2. Quarterly Forecast of U.S. Business Indicators and Model Assumptions, 2008:4-2010:3

	Actual		Forecast						
	2008:3	2008:4	2009:1	2009:2	2009:3	2009:4	2010:1	2010:2	2010:3
GDP - Nominal (\$Bill) Ann Rate	14,421	14,405	14,369	14,331	14,367	14,436	14,543	14,654	14,773
GDP - Real (2000\$Bill) Ann Rate	11,712	11,617	11,539	11,501	11,503	11,532	11,575	11,622	11,677
Personal Income (\$Bill)	12,157	12,188	12,253	12,277	12,312	12,352	12,413	12,502	12,605
Total Non-Farm Employment (Mill Jobs)	137.3	137.4	136.7	136.2	135.8	135.6	135.6	135.7	135.9
Housing Starts (Thou)	879	780	683	660	686	707	753	836	999
Unit Sales of Automobiles (Mill) – Annual Rate	12.9	10.8	10.4	10.8	11.4	12.1	12.9	13.4	13.6
Unemployment Rate (%)	6.0	6.6	6.9	7.5	7.8	8.2	8.3	8.4	8.3
CPI-U (1982-84=100)	219.3	216.6	215.8	216.2	217.0	218.0	219.1	220.3	221.7
Industrial Production Index	110.7	108.9	107.8	106.5	106.2	106.8	107.1	107.6	108.2
Prime Interest Rate (%)	5.0	4.3	4.1	4.1	4.1	4.3	4.8	5.3	5.8
Mortgage Interest Rate (%)	6.3	5.9	5.7	5.7	5.7	6.0	6.0	6.2	6.1
Trade Weighted Value of \$	73.50	81.97	80.85	79.73	79.79	79.59	79.57	79.46	79.28
Value of Imports (\$Bill) Ann Rate	2,262.2	2,024.4	1,888.0	1,811.5	1,776.3	1,794.5	1,838.2	1,879.4	1,939.3
Value of Exports (\$Bill) Ann Rate	1,385.2	1,358.9	1,348.6	1,338.4	1,338.4	1,347.4	1,360.3	1,371.7	1,386.2
Merchandise Trade Balance	-877.0	-665.5	-539.4	-473.1	-437.9	-447.0	-478.0	-507.7	-553.1
Crude Oil Price (\$ per barrel)	118.10	59.80	54.10	49.40	51.20	55.30	59.30	60.10	66.50
Natural Gas Price(\$ per mcf)	8.80	6.20	6.10	5.50	5.40	5.80	6.10	6.20	5.70

Source: Economic Forecasting Center, Georgia State University; US Department of Energy



THE NEW ORLEANS AREA ECONOMY

OVERVIEW

New Orleans has sometimes been described as moving in the opposite direction as the rest of the country. In the last year this has been true to a great extent as the New Orleans economy continues to grow as recovery dollars are spent while the US economy languished. However, employment remains at just 86.5% of its pre-Katrina level. Population, while slowly returning, is at 87% of old levels.

New Orleans residents and businesses are not immune from the national credit crunch. Local residents have been suffering losses in wealth associated with the stock market and the recent spike in gasoline prices hit the New Orleans area consumers as it did the rest of the U.S.

However, higher energy prices probably had a larger effect in a positive way locally by increasing state tax revenue and stimulating the local oil and gas industries. With lower oil prices, those forces may reverse.

Job gains over the last year exceeded 11,000. Further employment growth of 7,900 in the first year of the forecast; another 6,500 in the second year are projected. By the end of the forecast period in the third quarter of 2010, New Orleans will have regained 89% of its pre-Katrina jobs.

Construction activity remains strong, especially in infrastructure, tourism is recovering, and health care recovery has a large gap to fill.

Table 3. Quarterly New Orleans Metropolitan Employment, 2007:3-2008:3

						Percentage Change		
	2007:3	2007:4	2008:1	2008:2	2008:3	2008:2 to 2008:3	2007:3 to 2008:3	Year to Date
Total Nonfarm Employment	515,133	523,433	521,600	527,200	526,833	-0.1	2.3	2.2
Mining	8,533	8,633	8,500	8,667	8,567	-1.2	0.4	3.6
Construction	32,333	33,433	33,833	34,233	34,333	0.3	6.2	6.4
Manufacturing	36,400	36,800	36,433	36,400	36,600	0.5	0.5	1.0
Durable Goods	19,900	20,300	20,233	20,100	20,033	-0.3	0.7	1.9
Transportation Equipment	10,833	11,033	11,067	11,067	10,833	-2.1	0.0	3.5
Nondurable Goods	16,500	16,500	16,200	16,300	16,567	1.6	0.4	-0.1
Chemical Manufacturing	4,800	4,800	4,700	4,700	4,733	0.7	-1.4	0.2
Wholesale Trade	23,700	23,867	23,933	24,167	24,300	0.6	2.5	1.2
Retail Trade	59,033	59,800	59,433	59,800	59,667	-0.2	1.1	0.7
Food and Beverage Stores	7,733	7,767	7,767	7,533	7,700	2.2	-0.4	-1.3
General Merchandise Stores	11,433	11,900	11,700	11,467	11,500	0.3	0.6	0.6
Transport, Warehousing, and Util. Information	24,667	24,667	24,467	24,600	24,533	-0.3	-0.5	-0.7
Information	7,733	7,167	7,033	7,100	7,200	1.4	-6.9	-17.5
Financial Activities	27,400	27,400	27,400	27,033	26,867	-0.6	-1.9	-1.0
Depository Credit (banking)	6,500	6,533	6,533	6,600	6,700	1.5	3.1	1.5
Professional and Business Services	67,733	68,333	67,433	68,633	68,833	0.3	1.6	0.1
Professional, Scientific, Technical Management of Companies Admin. Support/Waste Mgmt	27,267	27,800	27,733	28,267	28,067	-0.7	2.9	2.1
Management of Companies	7,433	7,400	7,400	7,333	7,433	1.4	0.0	-1.6
Admin. Support/Waste Mgmt	33,033	33,133	32,300	33,033	33,333	0.9	0.9	-1.1
Health Care and Social Assistance	47,067	47,567	47,700	48,500	49,000	1.0	4.1	4.6
Hospitals	14,400	14,467	14,567	14,933	15,200	1.8	5.6	3.5
Ambulatory Health Care	18,400	18,633	18,867	19,033	19,067	0.2	3.6	4.6
Educational Services	15,800	17,467	17,100	16,333	16,300	-0.2	3.2	2.8
Leisure and Hospitality	66,733	67,133	67,633	70,167	70,267	0.1	5.3	5.4
Arts, Entertainment, and Rec. Accommodation	11,800	11,700	11,700	12,133	12,333	1.6	4.5	4.9
Accommodation	10,533	10,633	10,967	11,967	12,033	0.6	14.2	15.4
Food Svcs and Drinking Places	44,400	44,800	44,967	46,067	45,900	-0.4	3.4	3.2
Other Services	19,300	19,600	19,233	19,633	19,800	0.8	2.6	3.2
Government	78,700	81,567	81,467	81,933	80,567	-1.7	2.4	3.9
Federal Government	12,000	12,067	11,900	11,933	12,067	1.1	0.6	0.1
State Government	19,400	20,233	20,100	20,267	20,500	1.2	5.7	9.6
Local Government	47,300	49,267	49,467	49,733	48,000	-3.5	1.5	2.6
Unemployment Rate (%)	3.6	3.1	3.7	3.6	4.7	1.1	1.1	0.4
Unemployment Claims avg per week								
- Initial	324	328	395	646	1,774	174.4	448.2	209.1
- Continued	2,763	2,587	3,015	4,004	7,185	79.4	160.0	83.0

Table 4. Other Quarterly New Orleans Metropolitan Economic Indicators, 2007:3-2008:3

	2007:3	2007:4	2008:1	2008:2	2008:3	Percent Change		
						2008:2 to 2008:3	2007:3 to 2008:3	Year to Date
Crude Oil Price (\$ per barrel)	75.46	90.75	97.94	123.95	118.05	-4.8	56.4	71.2
Natural Gas Price (\$ per thou cf)	5.9	6.38	7.61	9.86	8.76	-11.2	48.4	36.8
Louisiana Rig Count	176	159	145	154	184	19.8	4.6	-11.8
Louisiana Oil Production (Thou Bbls/Day)	1,243	1,323	1,339	1,355	996	-26.5	-19.9	-5.2
Louisiana Natural Gas Production (bill cub ft)	335	334	341	349	325	-7.0	-3.0	1.7
Foreign Trade (Thou short tons)	7,005	7,114	6,644	5,621	6,543	16.4	-6.6	-7.3
Imports (Thou short tons)	3,071	2,752	2,909	3,034	2,883	-4.9	-6.1	-4.9
Exports (Thou short tons)	3,934	4,361	3,735	2,588	3,659	41.4	-7.0	-9.2
Air Freight Cargo (short tons)	12,942	13,647	11,753	12,962	10,812	-16.6	-16.5	-0.8
Hotel/Motel Sales (\$Mill) ¹	114.8	183.5	222.9	214	137.9	-35.6	20.1	19
Convention Room Nights (Thou)	167.1	298.5	343.8	300.9	202.3	-32.8	21.1	23
Deplanements (Thou) chk if avg/sum	896.5	993.2	1,045.1	1,089.8	870.2	-20.2	-2.9	8.4
Hotel Room Rate (\$) ²	103.1	124.5	139.9	129	106.9	-17.1	3.7	3.6
Hotel Occupancy Rate (%) ²	56.7	62.4	74.1	73.7	59.8	-13.9	3.1	5.8
Total Gambling Revenues (\$Mill)	177.3	171	182.1	174.1	150.9	-13.3	-14.9	-3.9
Riverboat Casino Revenues (\$Mill)	71.6	69.3	75	69.5	64.7	-6.9	-9.6	-3.7
Harrah's Casino Revenues (\$Mill)	105.7	101.7	107	104.6	86.2	-17.6	-18.5	-4
Construction Contracts Awarded (\$Mill) ³	658.6	581.3	683.2	624.5	986.7	49.8	58.0	-17.2
Residential (\$Mill)	350.3	303	255.1	188.9	157.3	-16.7	-55.1	-27.9
Non-Residential (\$Mill)	249.1	231.3	225.5	341	358	5	43.7	-46.4
Non-building (\$Mill)	59.2	47	202.6	94.6	471.4	398.1	695.8	260
Construction Contracts in Progress (\$Mill) ³	4204.7	4456.8	4636.6	4979	5814.2	38.3	16.8	27.3
Residential (\$Mill) WIP	741.3	858.7	884.1	815	565.6	-30.6	-23.7	-6.5
Non-Residential (\$Mill) WIP	2088	2216.7	2285.3	2513.7	2498.2	-0.6	19.6	38
Non-building (\$Mill) WIP	1375.4	1381.4	1467.2	1650.3	2750.4	66.7	100	33
Housing Starts	1852.0	1442.0	1483.0	1267.0	986.0	-22.2	-46.8	-16.6
Population (Thou) ^p	1,090	1,106	1,114	1,128	1,142	1.2	4.8	5.4
Total Personal Income (\$Mil) ^p	11,473	12,908	11,536	11,238	11,257	0.2	-1.9	-1.9
Per Capita Personal Income (\$) ^p	44,694	46,188	44,933	43,678	42,423	-2.9	-5.1	1.1
Average weekly wage (8 parish area)	803	881	881	n/a	n/a	-	-	8.2
Taxable Sales - excluding Motor Vehicle Sales(\$Mill) ⁴	4,629	4,985	4,843	5,202	4,693	-9.8	1.4	3.5
Motor Vehicle Sales (\$Mill) ⁵	556	497	494	490	424	-13.4	-23.6	-13.7

1 -- Hotel/motel sales include Orleans and Jefferson Parishes Only

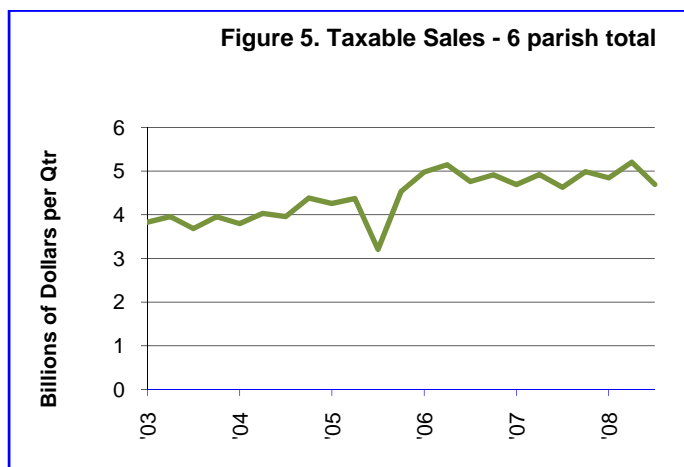
p Preliminary estimate

2 -- Occupancy rates and room rates supplied by PKF Consulting

3 -- Construction figures are proprietary data supplied by F. W. Dodge Division, McGraw-Hill, Inc.

4 -- Taxable sales include do not include Plaquemines parish

5-- Motor vehicle sales are for all 7 parishes.



Changes in the Last Year

11,700 jobs (2.3%) were added to the New Orleans metropolitan area when comparing the third quarters of 2008 and 2007. Though there were some sectors that did better or worse than others, there were very few sectors that actually lost jobs over the year. There is some movement downward from the second quarter to the third quarter, but the third quarter is traditionally one of the low points in the New Orleans seasonal pattern. Because of this seasonality, it is usually better to look further back for trends. It should also be remembered that the third quarter of 2008 contained a visit by Hurricane Gustav, shutting down power and closing many businesses in the central metro area for several days and also causing more disruption in the coastal parts of the metropolitan area.

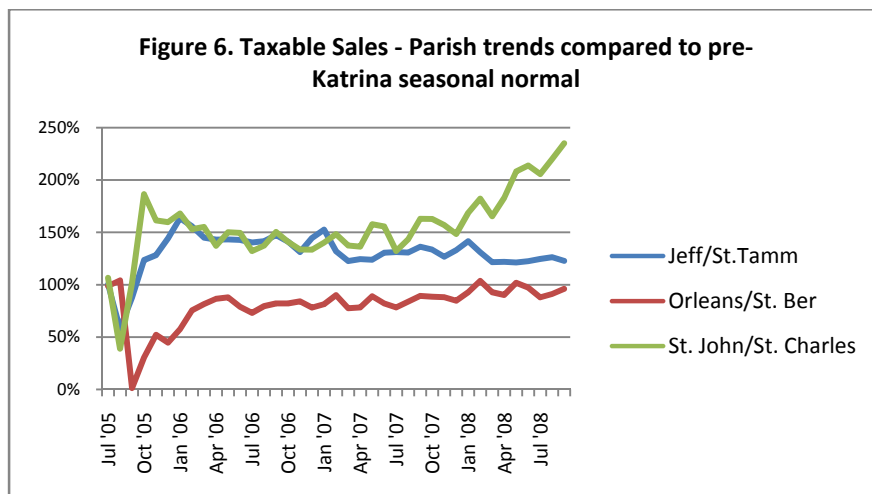
Table 3 shows employment by industry for the New Orleans metro area. The big gains were in construction (2,000 jobs), accommodation (1,500 jobs), food services and drinking places (1,500 jobs), state government – including public hospitals and education (1,100 jobs), professional/technical (800 jobs) and private hospitals (800 jobs).

Accommodation job gains have followed a year in tourism improvement. Right after Katrina, the labor market was incredibly tight and hotels had a hard time filling their openings. Now as the population has stabilized, these jobs are finally able to be filled. Also, the first three quarters of 2008 were good ones for tourism – hotel sales were up 20% and airport traffic up 8% when compared to the first 3 quarters of 2007.

The only sectors which lost jobs compared to the same quarter last year were information and financial services which lost about 500 jobs each and chemical refining and food stores which each lost less than 100 jobs.

Information which encompasses publishing and media including internet content is a volatile series. As for financial services, the banking sector made some small job gains leaving the losses in the other financial services areas such as mortgage and real estate. This makes sense given the tightening of credit which was experienced locally as well as nationally.

Taxable sales in the metro area as a whole are still well above pre-Katrina values. Sales increased about 1.4% since last year. Sales may not be keeping up with inflation, but they are not falling much in real terms. See Figure 5 to see that the third quarter sales estimated to be just under \$4.7 billion for 6 parishes, are clearly well above the pre-Katrina levels of somewhere near \$4 dollars per quarter. There has been some shift in the sales towards the recovering parishes of St. Bernard and Orleans away from the relatively undamaged parishes of Jefferson and St. Tammany, which provided refuge and commercial sources after the storm. However despite the downward trends, these parishes are still well above their old pre-Katrina normal. The river parishes of St. Charles and St. John have benefited from some extremely large construction projects. St. Charles tax collections include some use taxes which can include purchases outside the parish for local projects. These trends are shown in Figure 6. Parish details are in tables starting on page 14.



Type of Job	United States	New Orleans Metro
Total Nonfarm	-0.3%	2.3%
Construction	-5.9%	6.2%
Manufacturing Durable Goods	-3.5%	0.7%
Manufacturing Nondurable Goods	-2.3%	0.4%
Information	-1.5%	-6.9%
Retail Trade	-1.5%	1.1%
Financial Activities	-1.3%	-1.9%
Accommodation	-1.3%	14.2%
Transport, Warehousing, Utilities	-0.8%	-0.5%
Professional and Business Services	-0.7%	1.6%
Wholesale Trade	-0.6%	2.5%
Other Services	0.6%	2.6%
Federal Government	0.9%	0.6%
Food Services and Drinking Places	1.3%	3.4%
State and Local Government	1.5%	2.7%
Health Care and Social Assistance - private	2.8%	4.1%
Educational Services - private	5.2%	3.2%
Natural Resources / Mining	8.3%	0.4%

New Orleans vs. the U.S.

The last year in New Orleans reveals few signs of the economic turmoil suffered by the U.S. as a whole. Local banks tended to be conservative and not hold onto the risky mortgages infamous for the housing bubble and crash. The housing crash is clustered in particular areas of the country, such as Florida, California, Nevada and Arizona. Instead locally, for good or bad, Katrina removed an enormous portion of the local housing inventory and provided a need for construction jobs of all sorts.

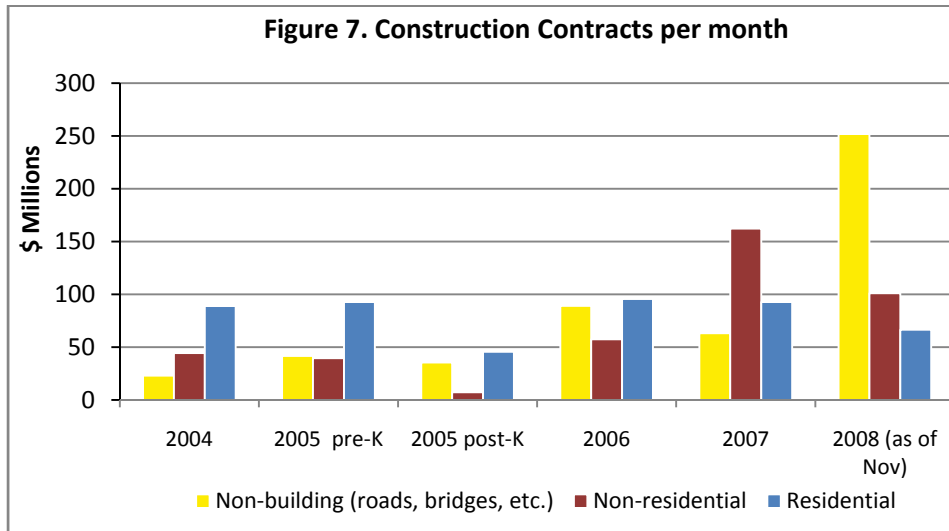
Comparing the employment change in the last year between New Orleans and the U.S., there are several striking differences. First of all, New Orleans jobs increased 2% and the U.S. as a whole lost 0.3 % of its jobs. In fact, there are only a few sectors where New Orleans movement is not more positive than the U.S.

Construction, which retracted more than any other U.S. job sector, showed an increase of 6% in New Orleans. Construction in New Orleans is being fed by recovery dollars – either insurance, federal dollars, or personal savings. As well,

construction activity has benefited from the coincidental start up of major bridge and refinery projects unrelated to hurricanes.

There is undoubtedly some effect of the national slowdown in housing construction on New Orleans – St. Tammany housing starts, for instance are down. There are also reports of difficulties in getting mortgages and insurance. However, this is swamped by the need to repair damage to commercial buildings as well as homes in damaged areas, See Figure 7 to see the relative size of different types of construction contracts. Please note that cash-based construction jobs are not included in any of the statistics in this report.

Accommodations or hotel employment is part of the tourism industry. The tourism industry was one of the most damaged sectors in New Orleans after the storm. It suffered from both a lack of tourists and a shortage of employees. As travel to New Orleans picked up in the last year and a stabilizing population provided more employees, accommodation jobs have been able to be filled. That gain of 14% contrasts with the national loss of about 1%.



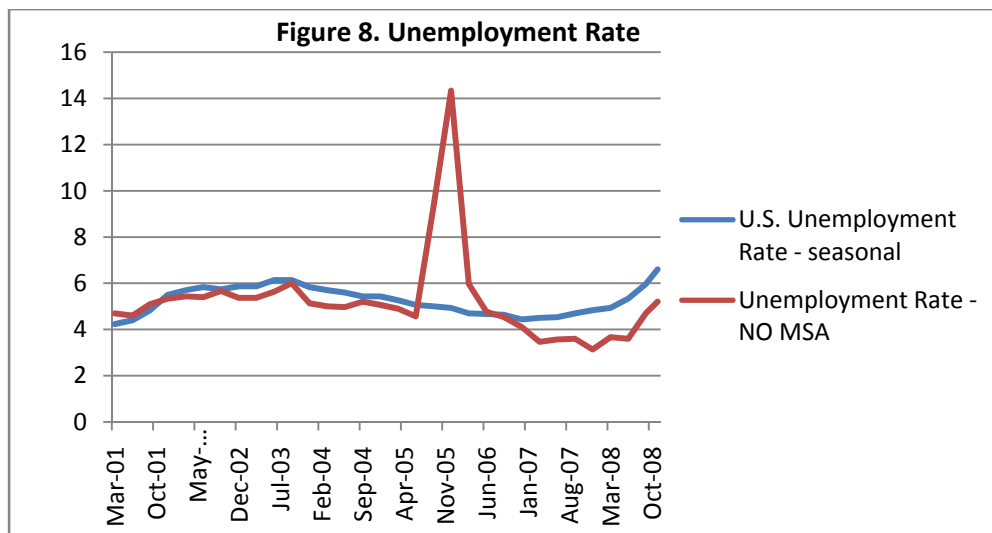
Proprietary data supplied by F. W. Dodge Division, McGraw-Hill, Inc.

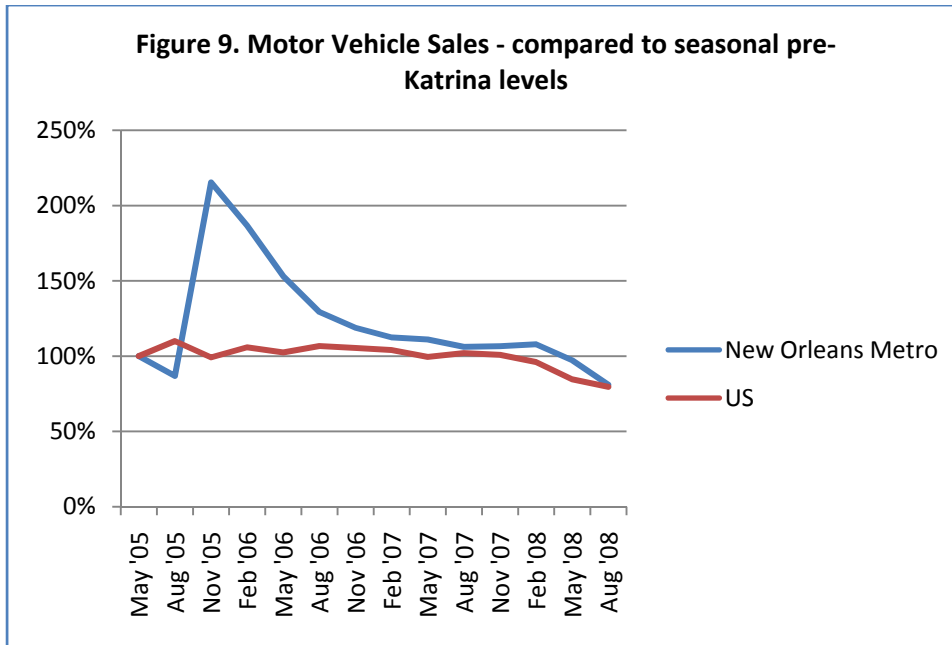
Lagging national growth trends are private education (both college and lower schools), federal government, and natural resources and mining employment.

After Katrina removed many jobs and much of the labor force, the labor market was very tight. Once the business environment stabilized, the New Orleans metropolitan unemployment rate has stayed below than that of the U.S. However, in the last 2 quarters, it has started to climb, following the national trend but from a lower base. The third quarter average was 4.7% for New Orleans and 6% for the U.S. The unemployment rate in the metro area is not consistent across parishes. It is higher in Orleans, St. Bernard and St. John.

At the national level, natural resources employment was the best performing of all sectors, showing a gain of 8% over the same time the previous year. Perhaps the national trend was fed by the rapid increases in energy prices. In any case, New Orleans saw only a small gain of about half a percent in this sector during the same period. The Louisiana rig count, shown later in the report in Figure 10 shows that Louisiana rigs did not respond to the increase in activity as much as did other areas of the country.

No series has been as volatile as that of oil. See Figure 3 which shows the extreme spike and fall. The tables show a 56 % increase from third quarter of 2007 to that of 2008, but the





price drop was already starting. As this report goes to press, the price had dropped to below \$50 per barrel from the high June monthly average high of \$134. While high oil prices hurt New Orleans consumers as much as those anywhere in the country, there has been a positive effect, too. High oil prices stimulate our local natural resources companies, produce some increases in the local population's unearned income which may be related to oil company stock or oil royalties, and fill state government coffers. State tax revenue then funds local projects.

Figure 9 shows how New Orleans sales of autos compare to the national trends of the auto sales. The spike after Katrina was generated by the need to replace thousands of flooded cars. Since that time, New Orleans auto sales have paralleled the national trend, but always stayed about 10% higher than the national. In the most recent quarter, perhaps accelerated by the Gustav disruption of business, New Orleans has joined the national trend line.

The Forecast

In general, it can be seen that New Orleans is still on an upward path. Both population and employment are still moving upward. This

general recovery pressure is unlikely to stop in the near future. However, the pace of growth is expected to continue slowing. In the first year of the forecast, 7,900 jobs are predicted to be added; in the second year, 6,500 new jobs are predicted.

There are still holes in the New Orleans health care system. The construction of new hospitals in Orleans and St. Bernard parishes will lead to growth in that sector. In the forecast window, two new major hotels plan to open and this will produce more jobs in the accommodations sector. The tourism industry continues to show improvement. Year to date, hotel sales in Orleans and Jefferson parish show a 19 % increase over the same period in 2007. That upward movement as the New Orleans brand recovers should produce some gain in visitors even if travel activity is slowed in the near term by the national recession.

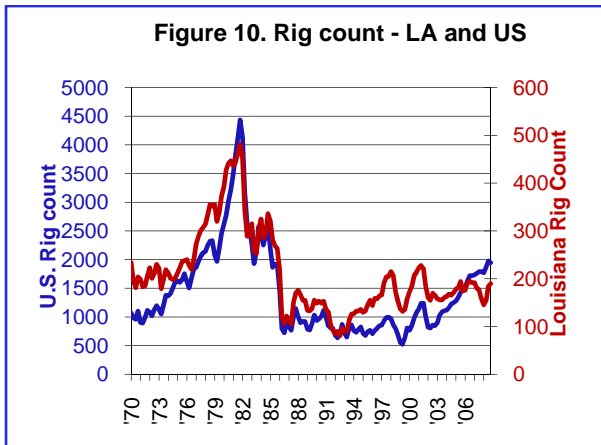
The national recession is very complex and hard to predict. If it goes on a long time, the effects on New Orleans may be observed. For example, the fall in oil price is sure to slow down some Louisiana exploration projects and cause pain in the state government budget which is dependent on taxes on oil.

Table 6. Quarterly New Orleans Metropolitan Economic Forecasts, 2008:4-2010:3

	Actual		Forecast							Percent Change	
	2008:3	2008:4	2009:1	2009:2	2009:3	2009:4	2010:1	2010:2	2010:3	2008:3 - 2009:3	2009:3 - 2010:3
Total Nonfarm Employment	526,833	531,000	531,325	536,539	534,744	538,755	539,300	543,756	541,267	1.5	1.2
Mining	8,567	8,600	8,641	8,717	8,744	8,727	8,669	8,581	8,476	2.1	-3.1
Construction	34,333	34,200	34,323	34,431	34,528	34,618	34,703	34,787	34,870	0.6	1.0
Manufacturing	36,600	36,600	36,161	36,164	36,639	36,432	36,564	36,503	36,876	0.1	0.6
Durable Goods	20,033	20,100	19,872	19,794	19,793	19,541	19,531	19,532	19,581	-1.2	-1.1
Transportation Equipment	10,833	10,500	10,392	10,334	10,303	10,271	10,261	10,262	10,261	-4.9	-0.4
Nondurable Goods	16,567	16,500	16,289	16,370	16,846	16,891	17,032	16,972	17,295	1.7	2.7
Chemical Manufacturing	4,733	4,700	4,450	4,570	4,630	4,600	4,660	4,700	4,690	-2.2	1.3
Wholesale Trade	24,300	24,200	24,025	24,270	24,070	23,920	23,727	23,974	23,768	-0.9	-1.3
Retail Trade	59,667	60,300	59,988	59,755	59,598	61,194	60,906	60,543	60,304	-0.1	1.2
Food and Beverage Stores	7,700	7,800	7,823	7,827	7,823	7,812	7,800	7,790	7,782	1.6	-0.5
General Merchandise Stores	11,500	11,850	11,725	11,618	11,525	12,232	12,055	11,903	11,771	0.2	2.1
Transport, Warehousing, and Utilities	24,533	24,500	24,156	24,191	24,180	24,137	23,750	23,754	23,720	-1.4	-1.9
Information	7,200	7,200	7,222	7,479	7,228	7,044	6,833	6,994	7,097	0.4	-1.8
Financial Activities	26,867	27,000	27,006	27,093	27,136	26,915	26,817	26,782	26,727	1.0	-1.5
Depository Credit (banking)	6,700	6,700	6,918	7,011	7,087	7,036	7,102	7,142	7,160	5.8	1.0
Professional and Business Services	68,833	69,400	69,377	70,641	69,746	69,713	70,321	71,457	70,470	1.3	1.0
Professional, Scientific, Technical	28,067	28,200	28,721	28,417	28,171	28,307	28,888	28,587	28,344	0.4	0.6
Administrative Support/Waste Mgmt	33,333	33,700	33,285	34,727	34,210	34,014	33,972	35,299	34,702	2.6	1.4
Educational Services	16,300	17,750	18,073	17,411	16,859	18,280	18,299	17,519	16,796	3.4	-0.4
Health Care and Social Assistance	49,000	49,100	49,384	49,884	50,628	51,084	50,977	51,601	51,800	3.3	2.3
Hospitals	15,200	15,100	15,029	15,208	15,662	15,856	15,513	15,925	15,933	3.0	1.7
Ambulatory Health Care	19,067	19,000	19,152	19,289	19,413	19,526	19,627	19,718	19,800	1.8	2.0
Leisure and Hospitality	70,267	70,300	69,879	71,769	71,779	71,817	71,998	74,053	74,298	2.2	3.5
Arts, Entertainment, and Recreation	12,333	12,100	11,647	12,323	12,564	12,167	12,109	12,753	12,997	1.9	3.4
Accommodation	12,033	12,200	12,142	12,883	12,858	12,846	12,855	13,585	13,616	6.9	5.9
Food Services and Drinking Places	45,900	46,000	46,091	46,562	46,357	46,804	47,034	47,716	47,685	1.0	2.9
Other Services	19,800	19,900	20,027	20,648	20,608	20,643	20,703	21,305	21,335	4.1	3.5
Government	80,567	82,300	83,412	84,440	83,354	84,587	85,390	86,260	85,087	3.5	2.1
Federal Government	12,067	12,000	11,932	11,898	11,893	11,862	11,836	11,830	11,842	-1.4	-0.4
State Government	20,500	20,600	20,884	21,012	21,128	21,233	21,326	21,411	21,487	3.1	1.7
Local Government	48,000	49,700	50,597	51,530	50,332	51,493	52,227	53,020	51,758	4.9	2.8
Louisiana Rig Count	184	190	199	210	195	181	168	159	153	5.6	-21.6
Total Imports/Exports (Thou tons)	6,543	6,737	6,477	6,080	6,396	6,563	6,243	5,799	6,075	-2.2	-5.0
Imports (Thou tons)	2,883	2,602	2,736	2,806	2,829	2,570	2,681	2,705	2,689	-1.9	-5.0
Exports (Thou tons)	3,659	4,135	3,742	3,275	3,567	3,993	3,563	3,094	3,386	-2.5	-5.1
Hotel/Motel Sales (\$Mil)*	137.9	172.3	196.3	207.9	134.2	181.4	193.6	216.2	144.5	-2.6	7.6
Residential Contracts in Progress (\$Mil)	565.6	567.5	566.3	568.1	574.8	582.7	590.0	591.1	591.4	1.6	2.9
Non-Res Contracts in Progress (\$Mil)	2498.2	2510.8	2588.3	2649.1	2691.3	2700.3	2760.6	2777.8	2768.7	7.7	2.9
Population (Thou)	1,142 ^p	1,152	1,161	1,168	1,175	1,182	1,187	1,192	1,197	2.9	1.8
Total Personal Income (\$Mil)	11,257 ^p	12,665	11,293	11,002	11,020	12,398	11,497	11,201	11,219	-2.1	1.8
Per Capita Personal Income (\$) Annual	42,423 ^p	41,169	40,627	40,086	39,545	39,004	38,989	38,974	38,959	-6.8	-1.5

* Orleans and Jefferson Parishes Only.

^p Preliminary Estimate



National Trends and the Potential Effects on New Orleans

Commercial development and investment projects in New Orleans can be affected by the tight credit market that the Fed is trying to fight. Private projects such as new apartment complexes will be difficult to finance, and some projects have been postponed, perhaps indefinitely.

The port and the petrochemical industries serve both national and international markets. If the global economy slow down, these industries can expect a reduced demand for their services. As well, in both industries, the value of the U.S. dollar, which has finally reversed its downward trend, can encourage imports and discourage exports. In fact, the swings in oil prices have been made more extreme by the value in the dollar. The drop in the price of oil may have the largest effect on the local economy as a whole.

Tourism is dependent on people from other sections of the country traveling to New Orleans whether for conventions or pleasure. If their confidence is shaken by either their personal situation or the media barrage of bad news, they may choose to postpone travel plans. Travel Industry Association of America has predicted a 2 to 6% drop in domestic travel over the whole U.S. next year. Travel will be reduced, but not halted.

New Orleans does not have a lot of durable manufacturing directly connected to the troubled automobile industry, but there are some companies which supply parts to those industries. For instance, Laitram Corporation which makes conveyor belts and other items which supply the auto industry, recently announced a 120 person layoff.

Retail expenditures are dependent to a great extent on consumer's confidence. There is still a demand for construction materials, furniture and other domestic items as people continue to repair homes and return to town. Many other purchases are discretionary. Regardless of local conditions, national negative publicity can affect local purchasing decisions. Still through the third quarter, a smaller population was generating more total sales tax revenue than before Katrina.

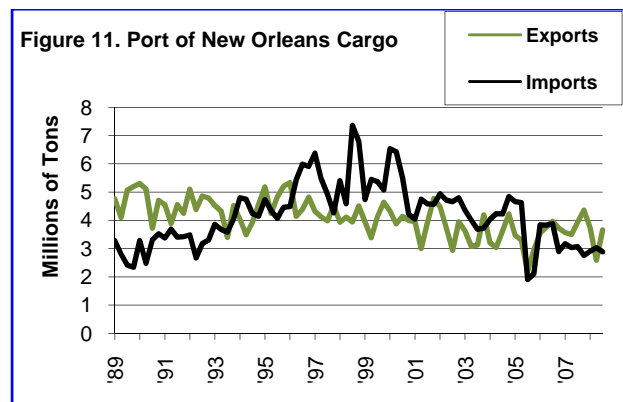
Remaining Impact of Katrina

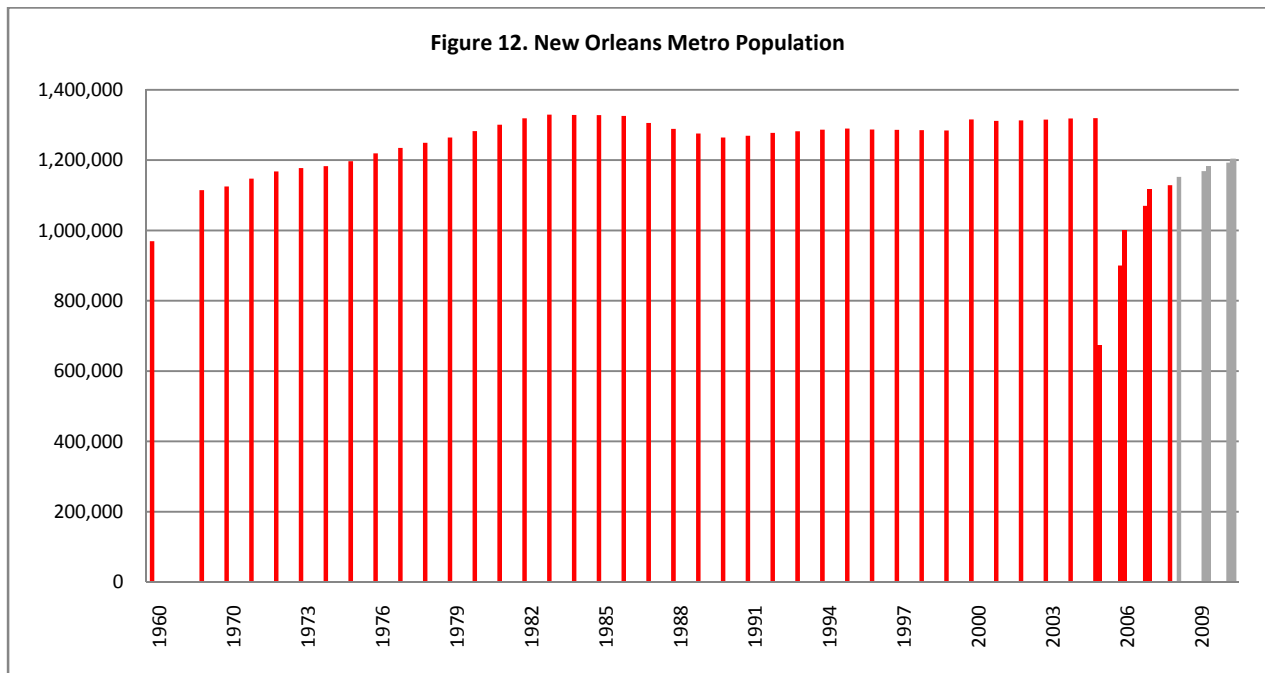
Prior to Katrina, the New Orleans metro economy had about 610,000 jobs. At the low point after Katrina, employment totaled just 426,000 jobs (70% of pre-Katrina employment). Since that time, employment in the local economy has recovered to a total of about 527,000 jobs (86.5% of pre-Katrina seasonalized levels). New Orleans area employment is expected to grow to 541,000 jobs (89% of pre-Katrina levels) by the third quarter of 2010. While the recovery spending continues, the economy will continue to expand.

The population of the metro area is currently estimated to be 1,142,000. That represents 87% of the pre-Katrina population when viewed metrowide. However the population is spread unevenly: St. Bernard has approximately just less than half of its old population while Orleans has approximately 70%. In contrast, some of the outlying suburban parishes, like St. Charles and St. Tammany have each grown about 8%.

Katrina pared New Orleans down to its core economy. 87% of the people are earning 113% of the old total metropolitan earnings. The previous edition of the Metropolitan report, dated August 2008, went into great detail on the recovery of various sectors of the New Orleans economy. It is available at:

<http://www.business.uno.edu/dber/metro/>.





PARISH DATA

Data for individual parishes start on the next page. Labor data available for individual parishes take longer to be released than the metropolitan area jobs statistics. Jobs and earnings data in the parish are from March 2008 and encompass employees subject to unemployment insurance taxation. The data is recorded by place of work. Please note that these are off sequence with the tables for the metro area shown earlier in the report.

St. Bernard showed the most job growth over the last year as it added 11% more jobs bringing total earnings at St. Bernard parish companies up 15%. St. Bernard also showed a 15% population increase.

On the negative side, St. Charles, lost 1.8% of its jobs but still showed an increase of earnings of almost 9%.

There were some extreme movements at the parish level. Part of their information sector jobs were lost by St John (-44%) and St. Tammany (-34%) while Orleans gained 14% in information sector jobs.

Jefferson parish had stable employment,

showing an overall growth rate of just under 1%. It showed a large increase of about 20% in its mining jobs.

St. Tammany had a small decrease of 0.5% in jobs with a 27% increase in mining jobs.

Retail jobs increased in Orleans (10%) and St. Bernard (27%).

For comparison of these parish series against their pre-Katrina levels, see the August 2008 Metropolitan report at:

<http://www.business.uno.edu/dber/metro/>

NOTES

Statistics for the metro area, unless otherwise noted, contain information for the 7-parish area defined as the New Orleans-Metairie-Kenner Metropolitan Statistical Area. This includes Jefferson, Orleans, Plaquemines, St. Bernard, St. Charles, St. John the Baptist and St. Tammany parishes. St. James used to be considered part of the New Orleans MSA. However, in 2003, due to changes in commuting patterns, St. James Parish was removed from the New Orleans MSA by the federal Office of Management and Budget. However, St. James is included in the average wage data.

Table 7: Quarterly Jefferson, Orleans, St. Bernard, and St. Charles Parishes' Concurrent Economic Indicators, 2007:4-2008:1

	Jefferson					Orleans					St. Bernard					St. Charles				
			Percentage Chg		Last Year			Percentage Chg		Last Year			Percentage Chg		Last Year			Percentage Chg		Last Year
	2007:1	2007:4	2008:1	Last Qtr		2007:1	2007:4	2008:1	Last Qtr		2007:1	2007:4	2008:1	Last Qtr		2007:1	2007:4	2008:1	Last Qtr	
Total Employment	196,981	200,936	198,789	-1.1	0.9	164,662	170,544	169,959	-0.3	3.2	8,262	9,480	9,167	-3.3	11.0	23,696	24,100	23,275	-3.4	-1.8
Agriculture/Fishing	48	42	39	-7.9	-19.4	53	61	60	-1.6	11.9										
Mining	1,882	2,344	2,257	-3.7	19.9	3,580	3,640	3,674	0.9	2.6	67	70	69	-1.9	3.5	73	98	93	-4.4	27.9
Utilities	1,443	1,471	1,453	-1.2	0.7	1,088	1,137	1,144	0.6	5.2	82	78	79	2.1	-3.3	797	769	751	-2.3	-5.7
Construction	14,725	15,276	15,167	-0.7	3.0	5,443	5,150	4,711	-8.5	-13.4	1,925	2,323	2,131	-8.3	10.7	3,246	3,291	3,111	-5.5	-4.2
Manufacturing	15,495	15,331	15,331	0.0	-1.1	7,735	7,807	7,679	-1.6	-0.7	1,362	1,346	1,335	-0.9	-2.0	4,476	4,576	4,766	4.2	6.5
Wholesale Trade	12,197	11,989	11,859	-1.1	-2.8	4,397	4,599	4,542	-1.2	3.3	374	428	405	-5.4	8.3	1,862	1,960	1,796	-8.4	-3.6
Retail Trade	30,835	31,712	30,753	-3.0	-0.3	10,804	12,275	11,910	-3.0	10.2	801	1,010	1,021	1.1	27.4	1,666	1,712	1,709	-0.2	2.6
Transport & Warehous.	8,293	8,231	8,305	0.9	0.1	8,739	8,528	8,377	-1.8	-4.1	517	588	664	12.9	28.5	1,644	1,881	1,833	-2.6	11.5
Information	2,856	3,002	2,881	-4.0	0.9	3,956	3,048	4,509	47.9	14.0	42	30	29	-5.5	-31.2	127	123	124	1.4	-2.1
Finance and Insurance	8,511	8,211	8,108	-1.3	-4.7	6,070	6,128	6,065	-1.0	-0.1	83	98	90	-8.5	8.9	303	307	261	-14.9	-13.9
Real Estate and Rental	4,410	4,543	4,148	-8.7	-5.9	2,226	2,367	2,399	1.4	7.8	49	35	49	39.6	0.0	294	257	256	-0.3	-13.0
Profess. & Tech. Svcs	10,026	10,240	10,092	-1.4	0.7	13,381	13,543	13,335	-1.5	-0.3	164	180	184	2.6	12.4	806	764	711	-6.9	-11.8
Mgmt. of Enterprises	2,713	2,707	2,685	-0.8	-1.0	3,416	3,318	3,408	2.7	-0.2	70	77	19	-74.8	-72.5	89	94	94	0.0	6.0
Admin. & Waste Svcs	14,236	14,915	14,654	-1.7	2.9	11,310	11,181	10,105	-9.6	-10.7	351	405	400	-1.2	14.2	2,711	2,310	1,930	-16.5	-28.8
Educational Services						17,910	19,500	19,462	-0.2	8.7	407	513	446	-13.1	9.4					
Health & Soc. Assist.	25,759	27,387	27,151	-0.9	5.4	16,759	18,513	18,934	2.3	13.0	369	458	453	-1.2	22.6	1,426	1,452	1,437	-1.1	0.8
Arts/Entertainment	4,316	4,402	4,388	-0.3	1.7	6,325	6,384	6,896	8.0	9.0	98	109	92	-15.3	-6.1	148	168	154	-8.5	3.6
Accommodation & Food	18,846	18,143	18,513	2.0	-1.8	22,982	25,108	25,238	0.5	9.8	635	751	734	-2.3	15.5	984	1,106	1,037	-6.2	5.4
Other Services	5,621	5,869	5,672	-3.4	0.9	4,757	5,563	4,994	-10.2	5.0	202	252	211	-16.3	4.3	243	259	266	2.4	9.5
Public Administration	5,956	6,227	6,214	-0.2	4.3	13,157	11,813	11,780	-0.3	-10.5	636	670	701	4.7	10.2	711	743	753	1.3	5.9
Total Earnings (\$Mill)	1,975	2,206	2,060	-6.6	4.3	2,064	2,123	2,222	4.6	7.6	93	112	107	-3.8	15.2	320	328	349	6.5	8.9
Avg Weekly Wage	771	845	797	-5.7	3.4	964	957	1,005	5.0	4.3	868	906	901	-0.6	3.8	1,040	1,045	1,153	10.3	10.9
Est. Population	421,792	431,050	431,000	0.0	2.2	226,790	286,500	296,000	3.3	30.5	23,329	25,000	26,800	7.2	14.9	50,548	50,500	51,200	1.4	1.3
Unemployment Rate (%)	3.2	2.9	3.3	0.4	0.1	4.6	4.1	4.7	0.6	0.1	4.0	3.9	5.0	1.1	1.0	3.3	3.0	3.6	0.5	0.2
Unemployment Claims (Initial)	1032.0	1295.0	1786.0	37.9	73.1	952.0	1219.0	1596.0	30.9	67.6	0.0	29.0	29.0	0.0	-	249.0	249.0	289.0	16.1	16.1
Unemployment Claims (Continued)	819.1	746.9	921.5	23.4	12.5	749.6	733.7	857.7	16.9	14.4	8.3	2.7	21.1	682.9	153.7	169.2	186.5	198.5	6.4	17.3
Construction Contracts: Res. (\$Mil)**	36.5	30.5	44.7	46.6	22.5	77.7	154.5	110.0	-28.8	41.6	5.4	5.9	4.8	-18.6	-11.1	6.0	11.6	6.7	-42.2	11.7
Res. In-Progress(\$Mil)	120.1	129.4	135.2	4.5	12.6	207.6	401.7	449.3	11.8	116.4	16.2	24.4	21.4	-12.3	32.1	93.9	24.4	26.2	7.4	-72.1
Non-Res. (\$Mil)**	58.0	26.4	80.8	206	39.3	87.1	59.9	88.5	47.7	1.6	6.7	43.8	8.6	-80.4	28.4	6.9	0.2	4.3	2050	-37.7
Non-Res. In-Progress (\$Mil)	203.8	280.0	321.7	14.9	57.9	470.6	377.5	390.0	3.3	-17.1	47.6	77.8	71.5	-8.1	50.2	25.0	25.1	27.8	10.8	11.2
Taxable Sales (\$Mill)***	2058.1	2158.3	2042.5	-5.4	-0.8	1121.2	1153.8	1183.3	2.6	5.5	105.3	124.9	143.8	15.1	36.5	298.2	337.6	304.1	-9.9	2.0
Motor Vehicle Sales (\$)	213.0	202.7	193.9	-4.4	-9.0	88.8	97.0	97.9	0.9	10.2	11.1	13.8	12.0	-13.3	7.6	26.8	24.2	29.9	23.8	11.6

* The number of jobs and corresponding wages for establishments subject to unemployment insurance taxation. Notable exclusions are employees of very small businesses (under 4 employees), self-employed persons and salespersons on commission-only bases.

** Proprietary data provided by F. W. Dodge Division, McGraw-Hill, Inc.

*** St. Charles Parish Taxable Sales are overstated because their parish tax is a sales and use tax which also includes some purchase made elsewhere and used in the parish

Table 8: Quarterly St. John, St. Tammany, Plaquemines, and St. James Parishes' Concurrent Economic Indicators, 2007:4-2008:1

	St. John					St. Tammany					Plaquemines				
	Percentage Chg					Percentage Chg					Percentage Chg				
	2007:1	2007:4	2008:1	2007:4 to 2008:1	2007:1 to 2008:1	2007:1	2007:4	2008:1	2007:4 to 2008:1	2007:1 to 2008:1	2007:1	2007:4	2008:1	2007:4 to 2008:1	2007:1 to 2008:1
Total Employment	14,500	15,008	14,784	-1.5	2.0	74,843	75,690	74,487	-1.6	-0.5	14,074	14,629	14,026	-4.1	-0.3
Agriculture/Fishing	39	44	39	-12.0	0.9	127	134	128	-4.7	0.8	49	46	48	4.3	-2.0
Mining	424	426	416	-2.4	-2.0	266	303	338	11.4	27.2	1,668	1,614	1,426	-11.7	-14.5
Utilities	160	168	171	1.4	6.7	422	426	405	-4.9	-4.1					
Construction	1,192	1,266	1,199	-5.3	0.6	5,177	5,245	5,236	-0.2	1.1	1,379	1,357	1,395	2.8	1.2
Manufacturing	2,504	2,776	2,705	-2.6	8.0	2,266	2,208	2,439	10.5	7.7	1,981	2,235	2,110	-5.6	6.5
Wholesale Trade	619	672	676	0.6	9.3	3,338	3,391	3,365	-0.8	0.8	855	1,014	930	-8.3	8.7
Retail Trade	1,821	1,788	1,729	-3.3	-5.0	13,075	13,292	12,736	-4.2	-2.6	468	599	621	3.7	32.6
Transport & Warehous.	1,034	1,109	1,040	-6.3	0.5	2,425	2,337	1,946	-16.7	-19.7	1,851	1,906	1,864	-2.2	0.7
Information	305	176	171	-2.5	-43.8	1,890	1,240	1,241	0.1	-34.4	14	13	11	-17.9	-22.0
Finance and Insurance	264	278	310	11.5	17.2	2,665	2,645	2,609	-1.4	-2.1	96	100	102	2.0	5.9
Real Estate and Rental	209	212	223	4.9	6.4	1,201	1,173	1,065	-9.2	-11.3	497	519	540	4.0	8.5
Profess. & Tech. Svcs	346	307	341	11.0	-1.6	3,758	3,805	3,864	1.5	2.8	479	438	467	6.6	-2.6
Mgmt. of Enterprises	112	132	134	1.8	20.3	1,051	967	1,232	27.4	17.3			177		
Admin. & Waste Svcs	976	928	859	-7.4	-12.0	3,111	3,044	2,986	-1.9	-4.0	656	587	440	-25.1	-33.0
Educational Services												939	936	-0.3	
Health & Soc. Assist.	1,207	1,314	1,340	2.0	11.0	12,677	13,168	12,989	-1.4	2.5	677	695	529	-24.0	-21.9
Arts/Entertainment	178	203	188	-7.5	5.6	1,176	1,267	1,208	-4.6	2.8	33	71	72	1.9	117.0
Accommodation & Food	1,082	1,090	1,027	-5.8	-5.1	8,199	8,479	8,524	0.5	4.0	682	670	647	-3.3	-5.0
Other Services	259	243	335	38.2	29.5	1,950	2,000	1,905	-4.8	-2.3	205	195	179	-7.9	-12.7
Public Administration	511	597	613	2.6	19.9	2,861	3,016	3,039	0.8	6.2	1,283	1,343	1,415	5.4	10.3
Total Earnings (\$Mill)	146	160	164	2.6	12.3	642	711	667	-6.2	3.9	187	199	197	-1.1	5.3
Avg Weekly Wage	774	819	853	4.2	10.2	659	723	689	-4.7	4.6	1,022	1,047	1,079	3.1	5.6
Est. Population	47,310	47,150	47,400	0.5	0.2	222,737	233,950	235,000	0.4	5.5	24,212	27,250	27,000	-0.9	11.5
Unemployment Rate (%)	4.5	4.1	4.7	0.6	0.2	2.9	2.7	3.1	0.5	0.3	3.6	3.1	3.6	0.5	0.1
Unemployment Claims (Initial)	345.0	456.0	403.0	-11.6	16.8	833.0	943.0	962.0	2.0	15.5	61.0	78.0	71.0	-9.0	16.4
Unemployment Claims (Continued)	275.7	290.3	306.5	5.6	11.2	528.6	590.9	654.4	10.7	23.8	52.6	35.7	55.5	55.4	5.4
Construction Contracts: Res. (\$Mil)**	1.6	1.9	3.5	84.2	118.8	122.9	70.4	82.5	17.2	-32.9	3.5	3.9	2.9	-25.6	-17.1
Res. In-Progress(\$Mil)	39.2	14.1	9.8	-30.5	-75.0	381.5	255.2	233.3	-8.6	-38.8	12.1	9.5	8.9	-6.3	-26.4
Non-Res. (\$Mil)**	1.6	1.3	7.9	507.7	393.8	139.9	42.1	35.4	-15.9	-74.7	0.3	48.0	0.0	100.0	-100.0
Non-Res. In- Progress (\$Mill)	14.1	1027.7	1030.0	0.2	7205.	265.9	377.5	393.2	4.2	47.9	7.1	51.1	51.1	0.0	619.7
Taxable Sales (\$Mill)	205.8	206.2	289.7	40.5	40.7	900.7	1004.6	879.3	-12.5	-2.4	189.4	n/a	n/a	--	--
Motor Vehicle Sales (\$)	25.6	21.3	22.5	5.8	-12.0	132.8	122.1	120.4	-1.4	-9.3	18.0	16.3	17.0	4.5	-5.6

* The number of jobs and corresponding wages for establishments subject to unemployment insurance taxation. Notable exclusions are employees of very small businesses (under 4 employees), self-employed persons and salespersons on commission-only bases.

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