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Sage Policy Group, Inc.

On Behalf of

MEDA

April 25th, 2022

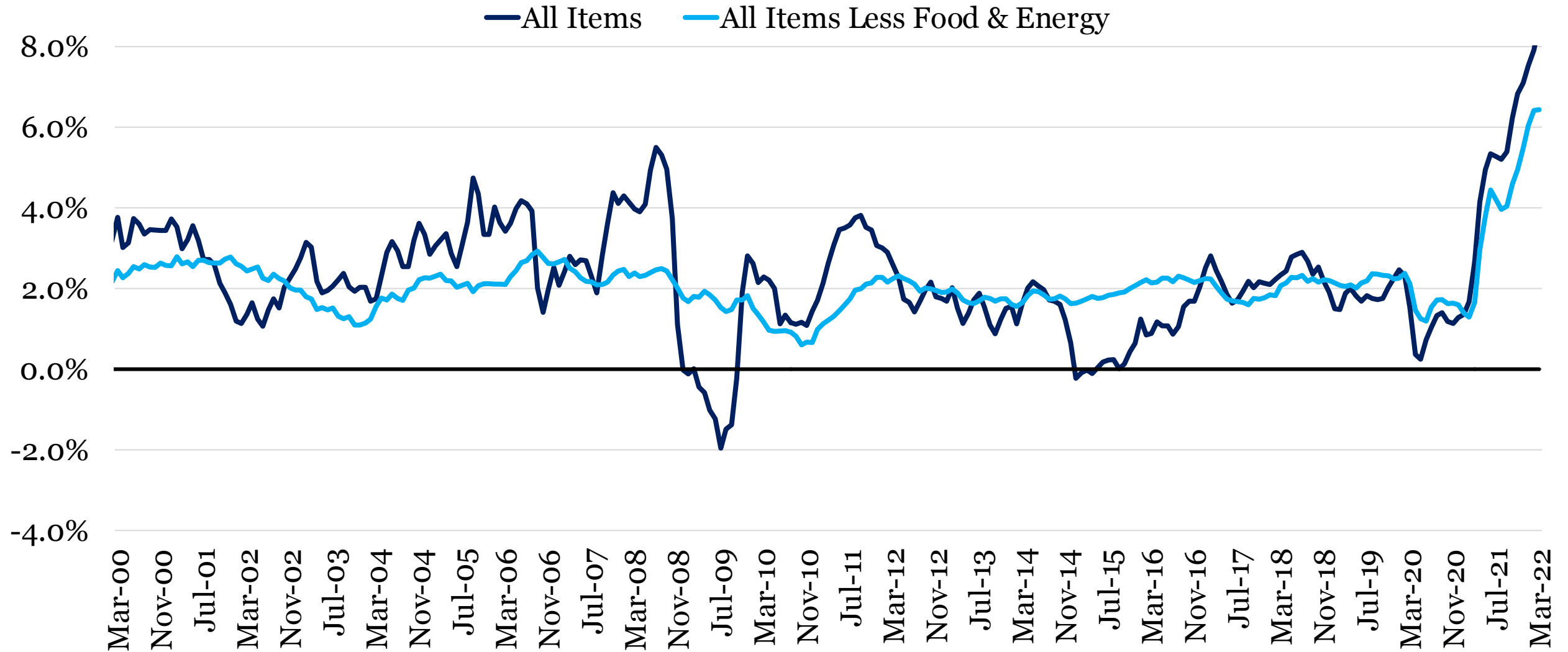


**NO TIME
TO BUY**

2021 – Specter of Inflation

U.S. Consumer Price Index

12-Month % Change, 2000 – March 2022



A Statement is Not Enough

“...Inflation has risen, largely reflecting transitory factors...”

(FOMC Statement, June 2021)

“...Inflation has risen, largely reflecting transitory factors...”

(FOMC Statement, July 2021)

“...Inflation is elevated, largely reflecting transitory factors...”

(FOMC Statement, September 2021)

“...Inflation is elevated, largely reflecting factors that are expected to be transitory...”

(FOMC Statement, November 2021)

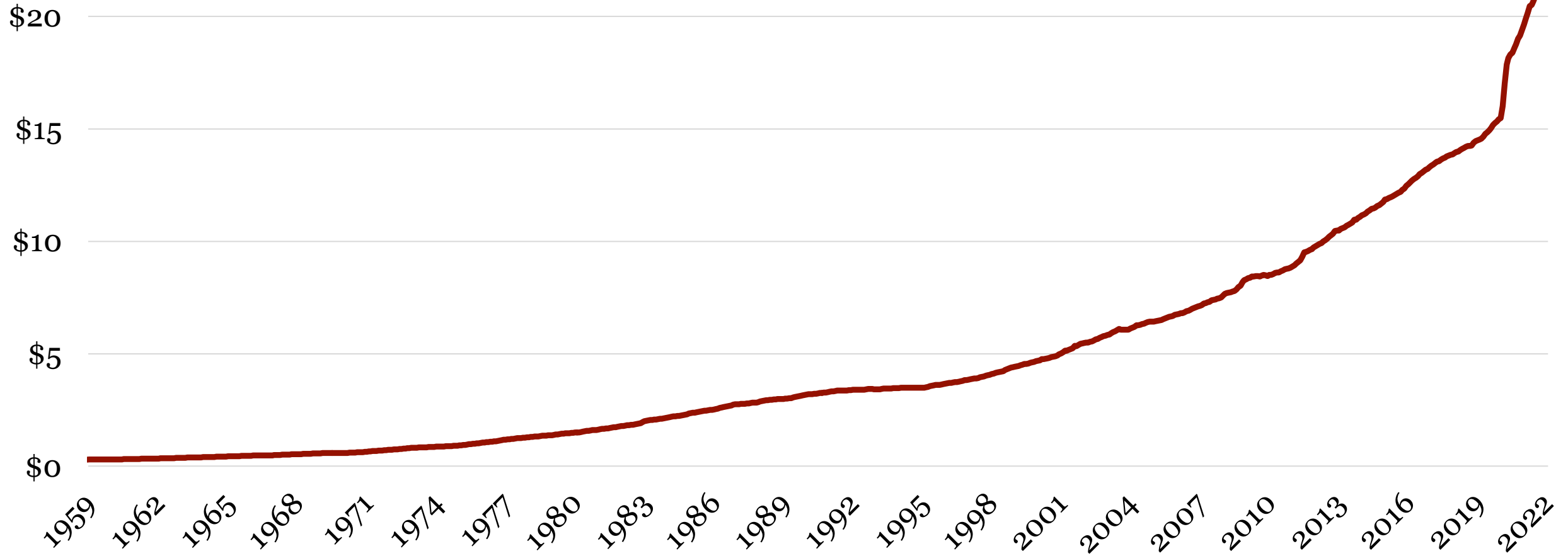
“Supply and demand imbalances related to the pandemic and the reopening of the economy have continued to contribute to elevated levels of inflation.”

(FOMC Statement, December 2021)

“...These problems have been larger and longer lasting than anticipated, exacerbated by waves of the virus. As a result, overall inflation is running well above our 2 percent longer-run goal and will likely continue to do so well into next year.” (FOMC Chair Jerome Powell, December 2021)

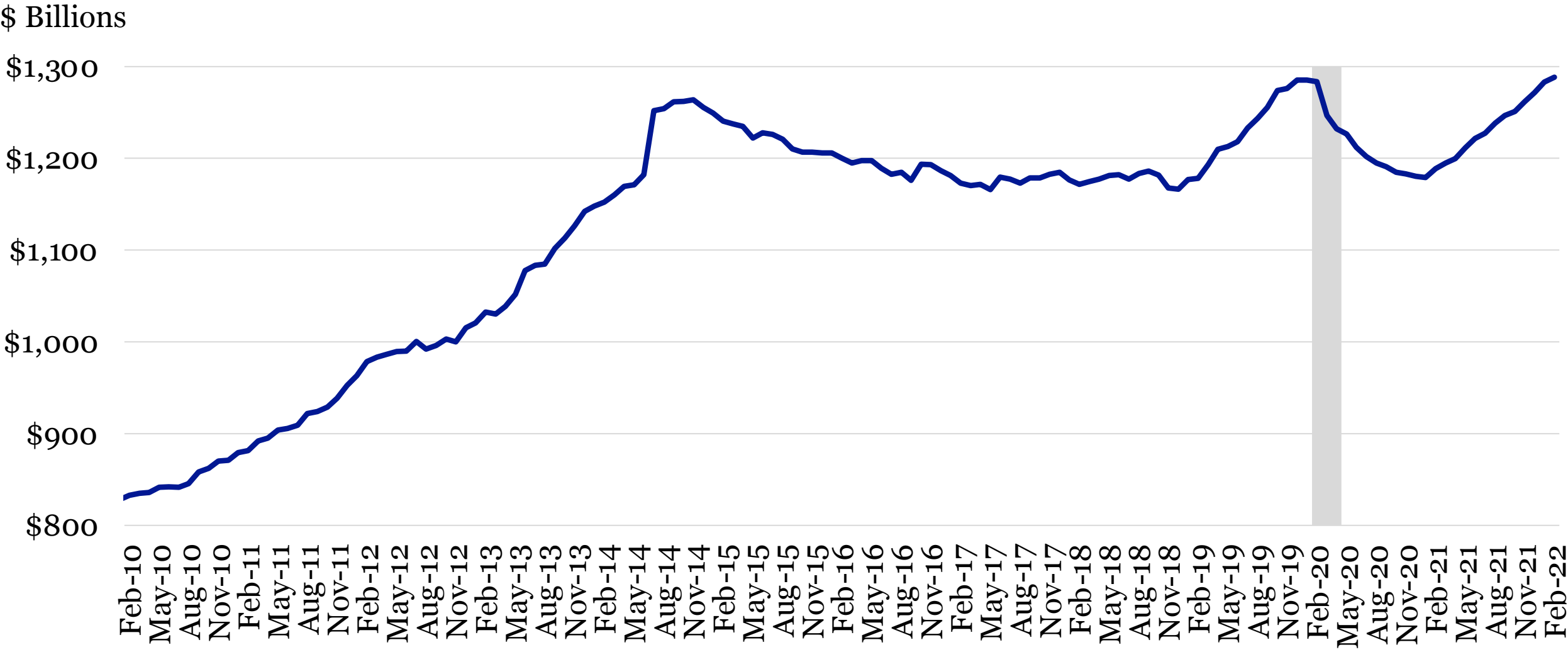
U.S. Money Supply, 1959 – 2022

\$ Trillions



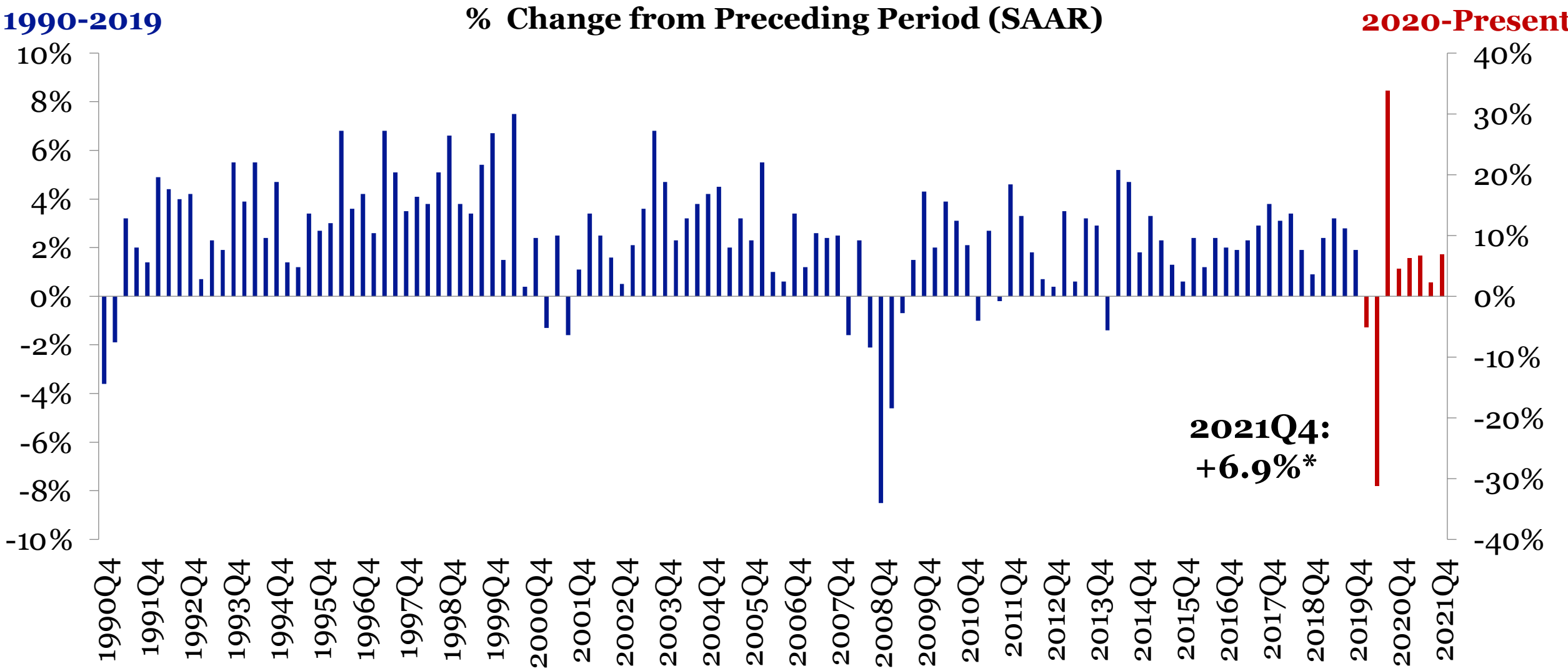
U.S. Manufacturers' Unfilled Orders

2010 – February 2022



Shaded areas indicate U.S. recessions

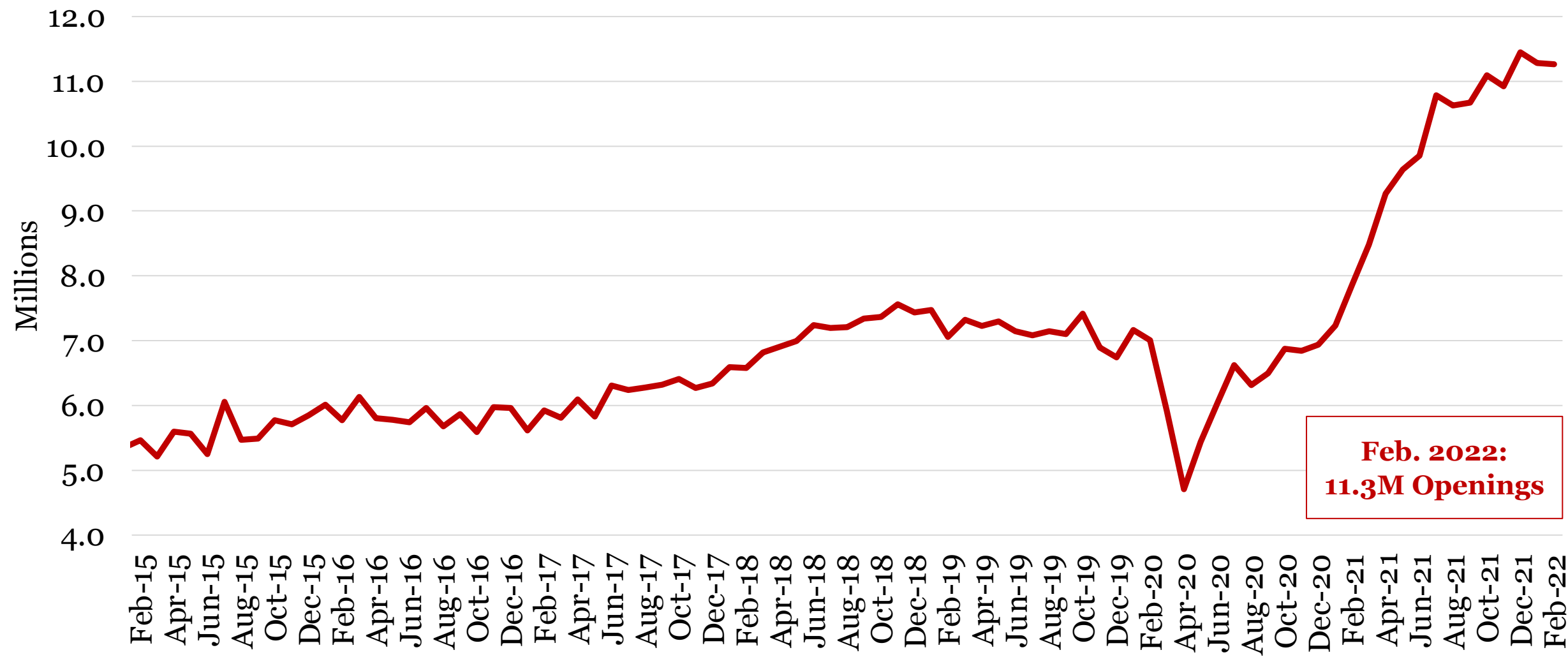
U.S. GDP - For Your Eyes Only



The Employer Who Loved Me

Work Another Day

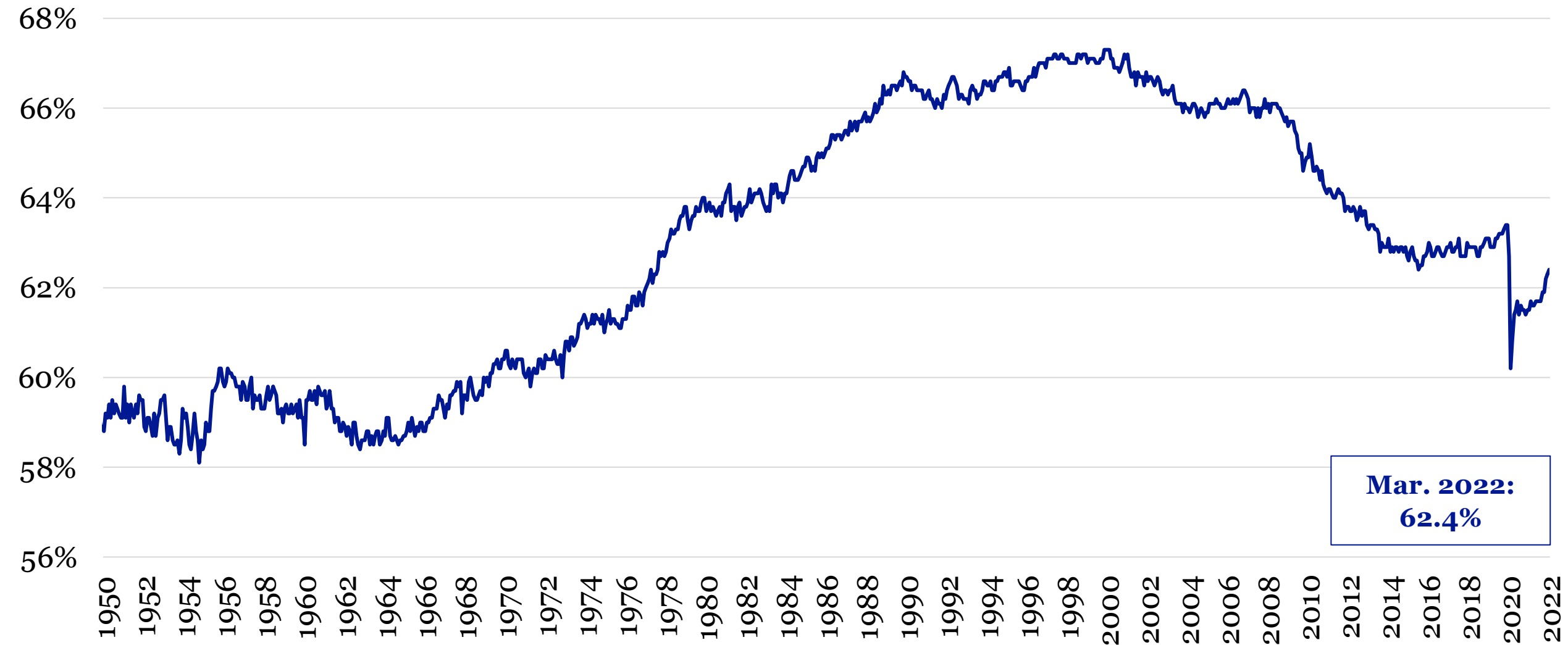
U.S. Job Openings, 2015 – February 2022



**Feb. 2022:
11.3M Openings**

Skyfall

U.S. Labor Force Participation Rate, 1950 – March 2022



A View to a Remote Worker

GoodHire's survey of 3,500 Americans found that:

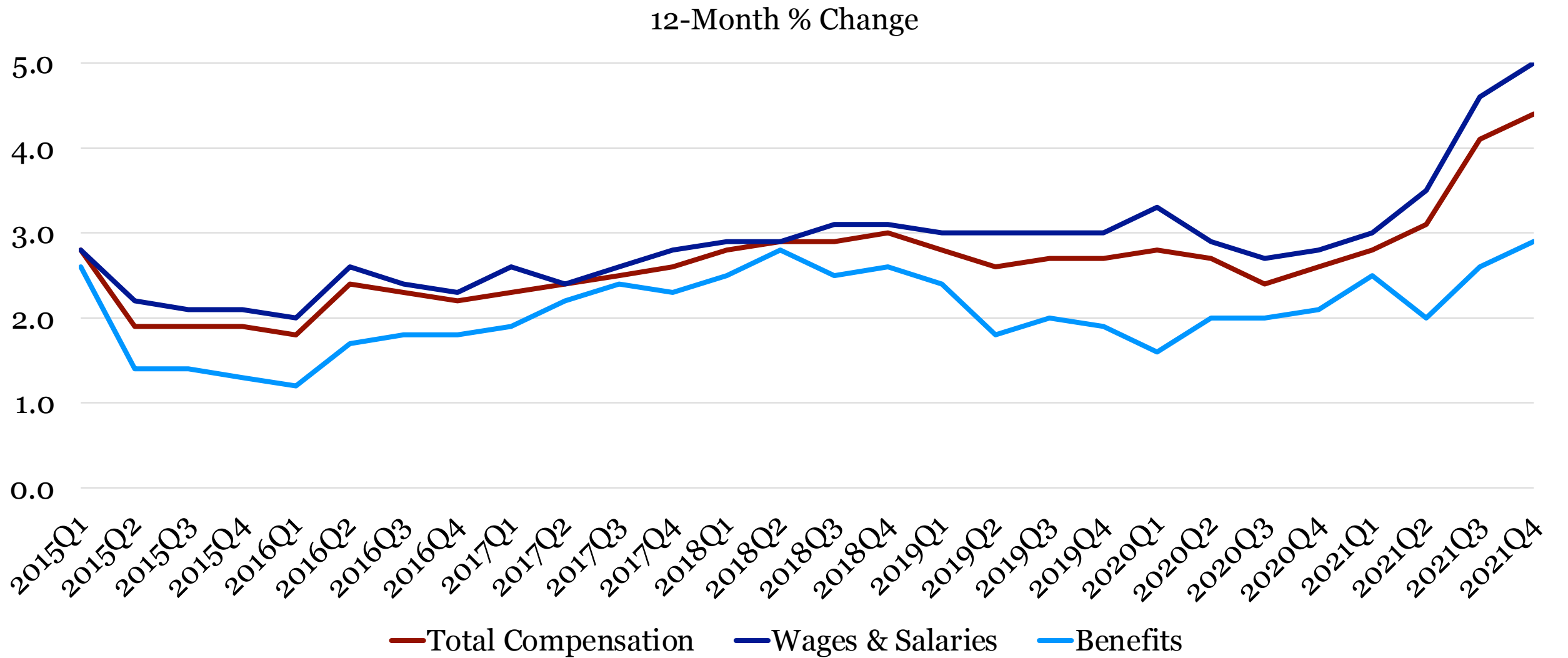
- 68% of Americans would choose remote work options over in-office work;
- 45% would either quit their job or begin searching for a new one if their employer required them to return to their office full-time;
- 74% of Americans believe that companies not offering remote working arrangements will lose major talent in the workforce.

Ipsos' survey of more than 12,000 people across 29 countries found that two-thirds of working adults surveyed say that:

- They are more productive with a flexible work schedule (65%);
- They want flexibility in the amount of time they go into the office (64%);
- When COVID restrictions are no longer in effect, employers should be more flexible in terms of requiring employees to go to an office (66%).

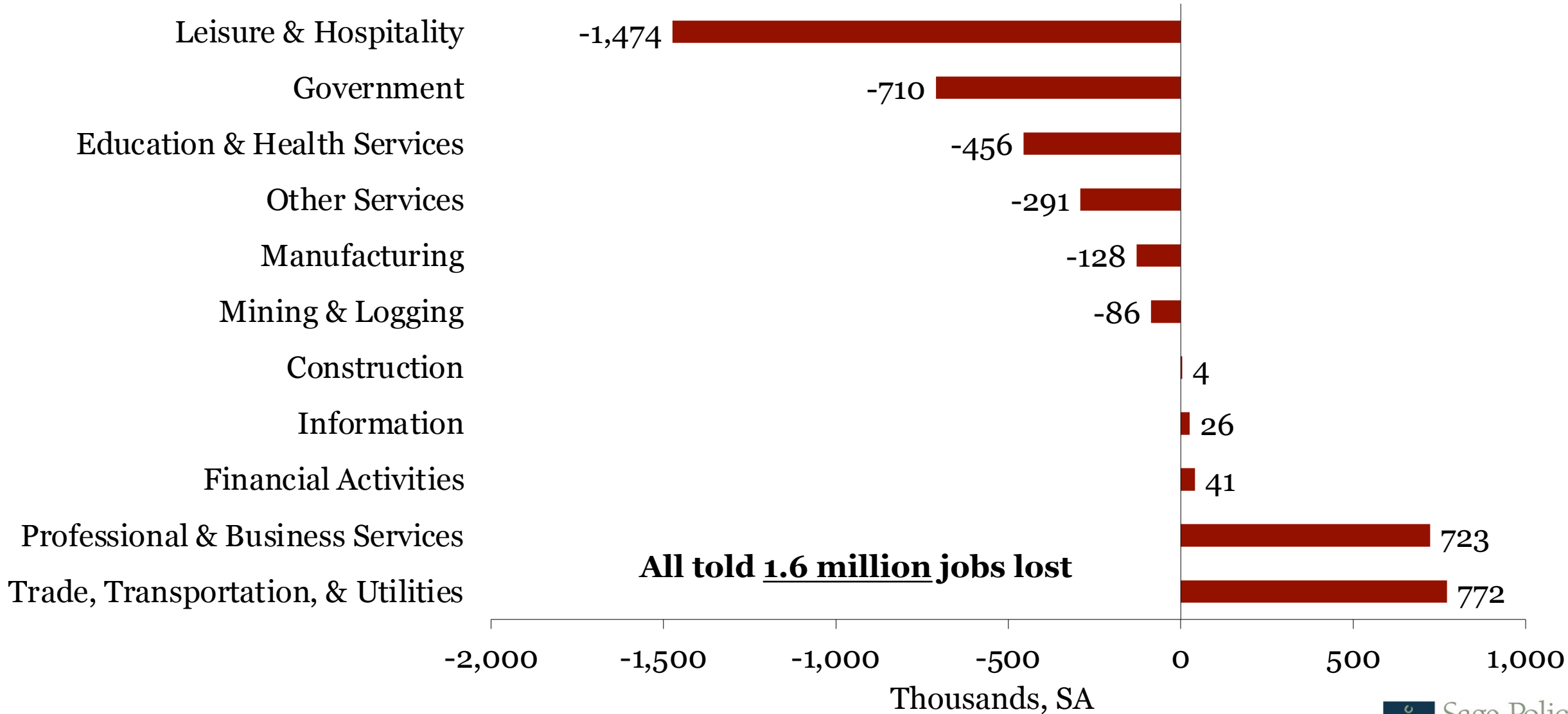
License to be Paid

Employment Cost Index, Private Sector Workers, 2015 – 2021



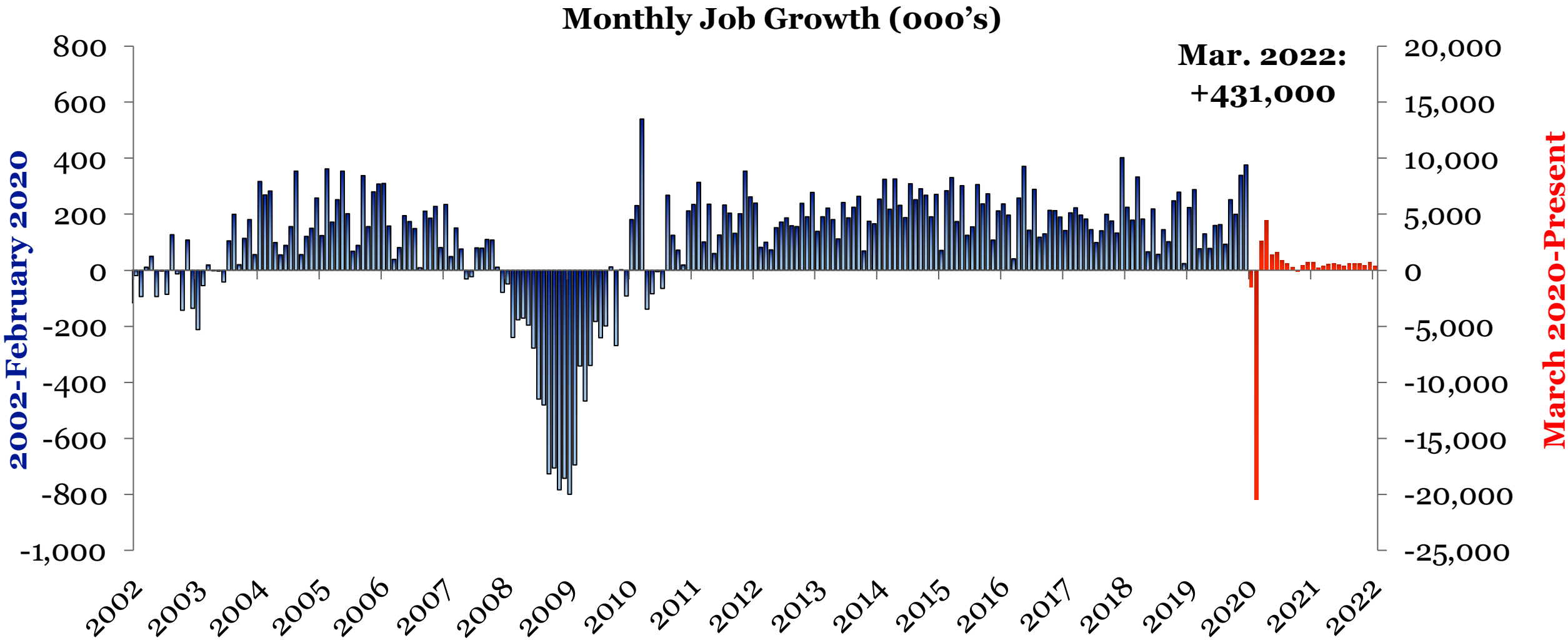
U.S. Nonfarm Employment by Industry Sector

February 2020 v. March 2022



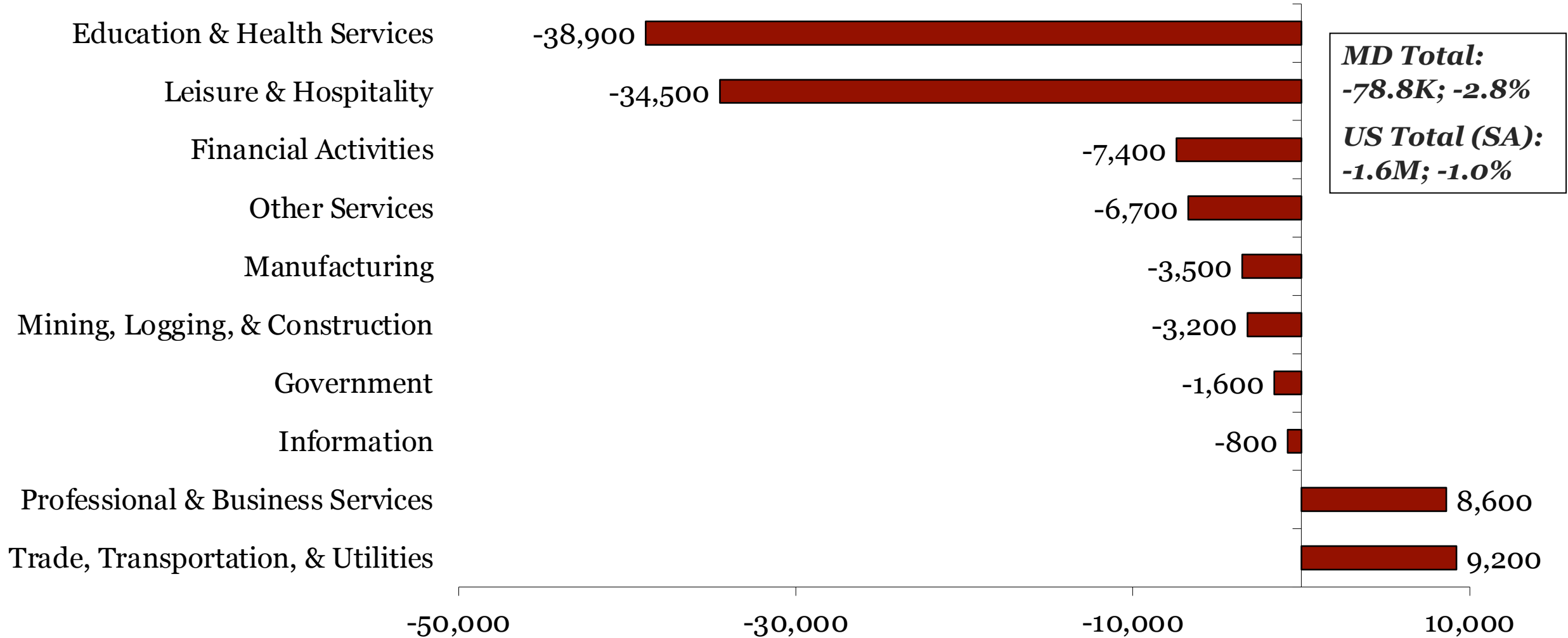
Net Change in U.S. Jobs

2002 – March 2022



Maryland Nonfarm Employment by Sector (SA)

February 2020 v. March 2022 Absolute Change



*According to the Local Area Unemployment Statistics (LAUS) program
MD lost 185,528 jobs between February 2020 and March 2022.

Employment Growth, 25 Largest Metros

February 2020 v. March 2022 Percent Change

Rank	MSA	%	Rank	MSA	%
1	Dallas-Fort Worth-Arlington, TX	4.7%	14	Chicago-Naperville-Elgin, IL-IN-WI	-1.8%
2	Riverside-San Bernardino-Ontario, CA	2.9%	14	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	-1.8%
3	Tampa-St. Petersburg-Clearwater, FL	2.6%	16	Seattle-Tacoma-Bellevue, WA	-1.9%
4	Atlanta-Sandy Springs-Roswell, GA	2.3%	17	Portland-Vancouver-Hillsboro, OR-WA	-2.1%
5	Charlotte-Concord-Gastonia, NC-SC	2.1%	18	Detroit-Warren-Dearborn, MI	-2.3%
6	Phoenix-Mesa-Scottsdale, AZ	1.6%	18	St. Louis, MO-IL	-2.3%
7	San Antonio-New Braunfels, TX	1.1%	20	Boston-Cambridge-Nashua, MA-NH	-2.6%
8	Denver-Aurora-Lakewood, CO	0.9%	20	Washington-Arlington-Alexandria, DC-VA-MD-WV	-2.6%
9	Miami-Fort Lauderdale-West Palm Beach, FL	-0.4%			
10	Orlando-Kissimmee-Sanford, FL	-0.6%	22	Los Angeles-Long Beach-Anaheim, CA	-3.1%
11	Houston-The Woodlands-Sugar Land, TX	-0.9%	23	San Francisco-Oakland-Hayward, CA	-3.5%
11	San Diego-Carlsbad, CA	-0.9%	24	Minneapolis-St. Paul-Bloomington, MN-WI	-3.8%
13	Baltimore-Columbia-Towson, MD	-1.2%	25	New York-Newark-Jersey City, NY-NJ-PA	-4.0%

Source: U.S. Bureau of Labor Statistics,
Current Employment Statistics (CES) Survey.
Note: data are not seasonally adjusted.

U.S. % Change v. February 2020: -1.0%

Unemployment Rates, 25 Largest Metros

February 2022

Rank	MSA	%	Rank	MSA	%
1	Minneapolis-St. Paul-Bloomington, MN-WI	2.4	13	Portland-Vancouver-Hillsboro, OR-WA	3.9
2	Tampa-St. Petersburg-Clearwater, FL	2.9	14	Denver-Aurora-Lakewood, CO	4.0
3	Miami-Fort Lauderdale-West Palm Beach, FL	3.0	14	San Diego-Carlsbad, CA	4.0
4	Phoenix-Mesa-Scottsdale, AZ	3.1	16	Dallas-Fort Worth-Arlington, TX	4.1
5	Atlanta-Sandy Springs-Roswell, GA	3.2	17	Baltimore-Columbia-Towson, MD	4.2
6	Orlando-Kissimmee-Sanford, FL	3.4	17	San Antonio-New Braunfels, TX	4.2
6	San Francisco-Oakland-Hayward, CA	3.4	19	Philadelphia-Camden-Wilm., PA-NJ-DE-MD	4.7
8	Washington-Arlington-Alexandria, DC-VA-MD-WV	3.6	20	Chicago-Naperville-Elgin, IL-IN-WI	4.9
			20	Los Angeles-Long Beach-Anaheim, CA	4.9
9	Boston-Cambridge-Nashua, MA-NH	3.7	22	Riverside-San Bernardino-Ontario, CA	5.0
9	Charlotte-Concord-Gastonia, NC-SC	3.7	23	New York-Newark-Jersey City, NY-NJ-PA	5.1
9	Seattle-Tacoma-Bellevue, WA	3.7	24	Houston-The Woodlands-Sugar Land, TX	5.3
9	St. Louis, MO-IL	3.7	25	Detroit-Warren-Dearborn, MI	5.4

U.S. Unemployment Rate
Feb: 3.8% | Mar: 3.6%

Source: U.S. Bureau of Labor Statistics,
Current Employment Statistics (CES) Survey.
Note: data are not seasonally adjusted.

Maryland Unemployment Rates by County

February 2022

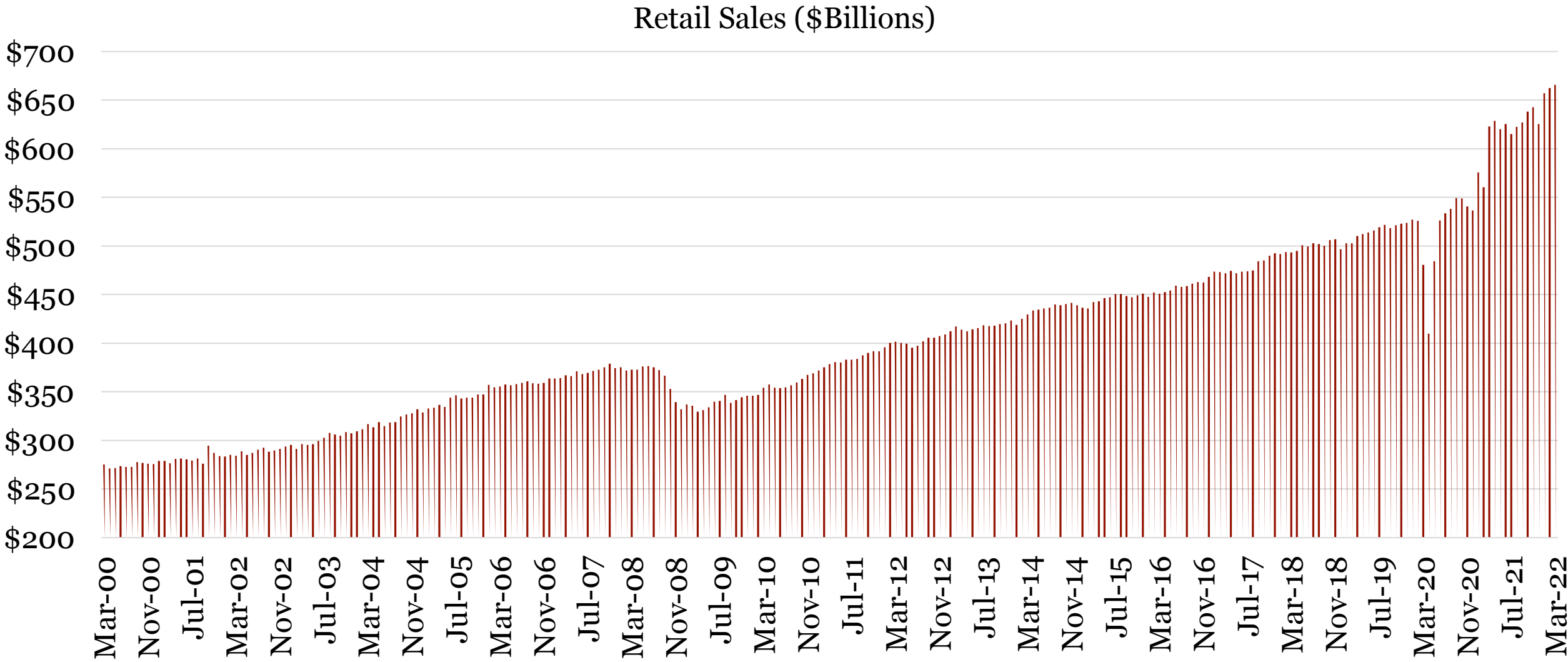
Rank	Jurisdiction	%	Rank	Jurisdiction	%
1	Carroll County	3.3	12	Washington County	4.3
1	Howard County	3.3	14	Cecil County	4.4
3	Anne Arundel County	3.6	15	Talbot County	4.5
3	Calvert County	3.6	16	Dorchester County	4.7
3	Queen Anne's County	3.6	17	Kent County	4.9
6	St. Mary's County	3.7	18	Garrett County	5.0
7	Frederick County	3.8	19	Prince George's County	5.3
7	Harford County	3.8	19	Wicomico County	5.3
9	Caroline County	3.9	21	Allegany County	5.6
9	Montgomery County	3.9	22	Baltimore City	6.0
11	Charles County	4.2	23	Somerset County	6.9
12	Baltimore County	4.3	24	Worcester County	9.0

Maryland Unemployment Rate: 5.0%

Live and Let Buy

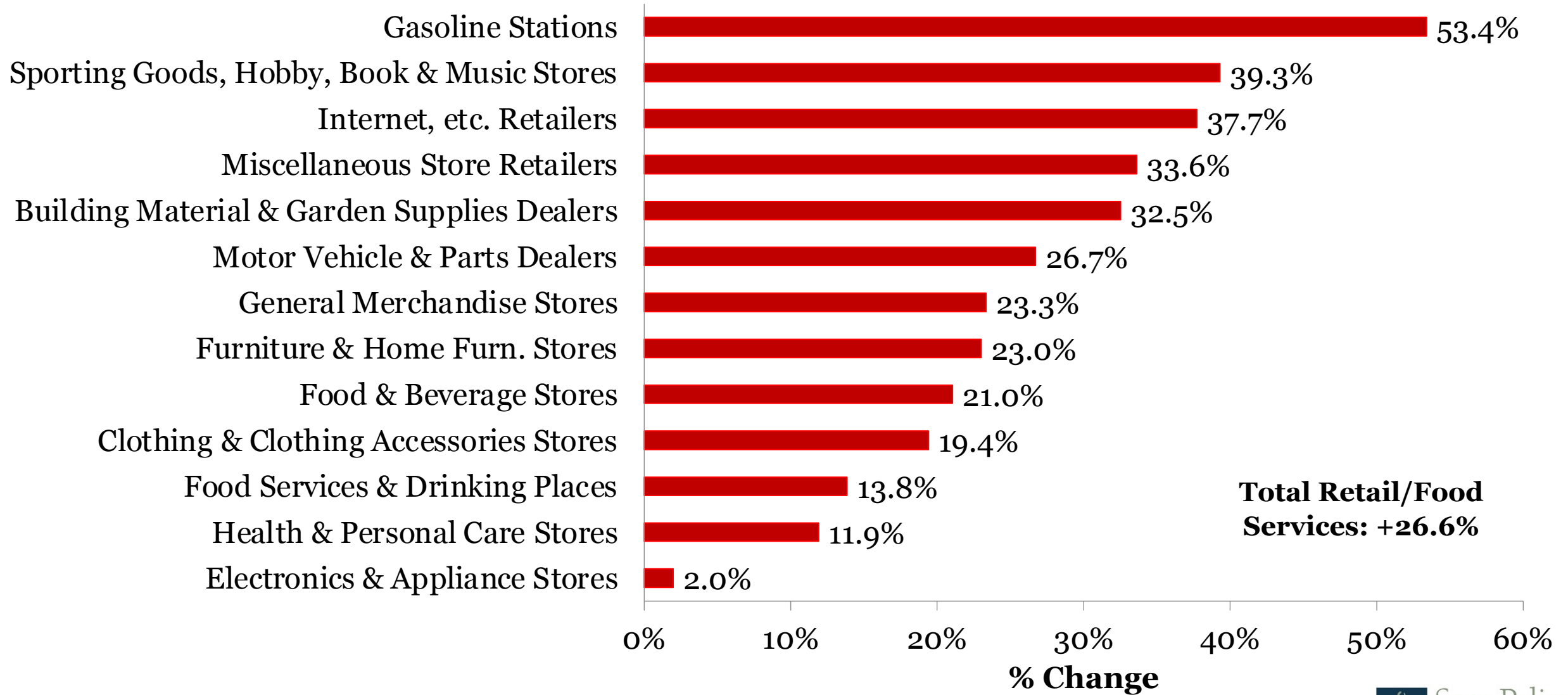
U.S. Retail Sales

2000 – March 2022



U.S. Retail Sales by Type of Business

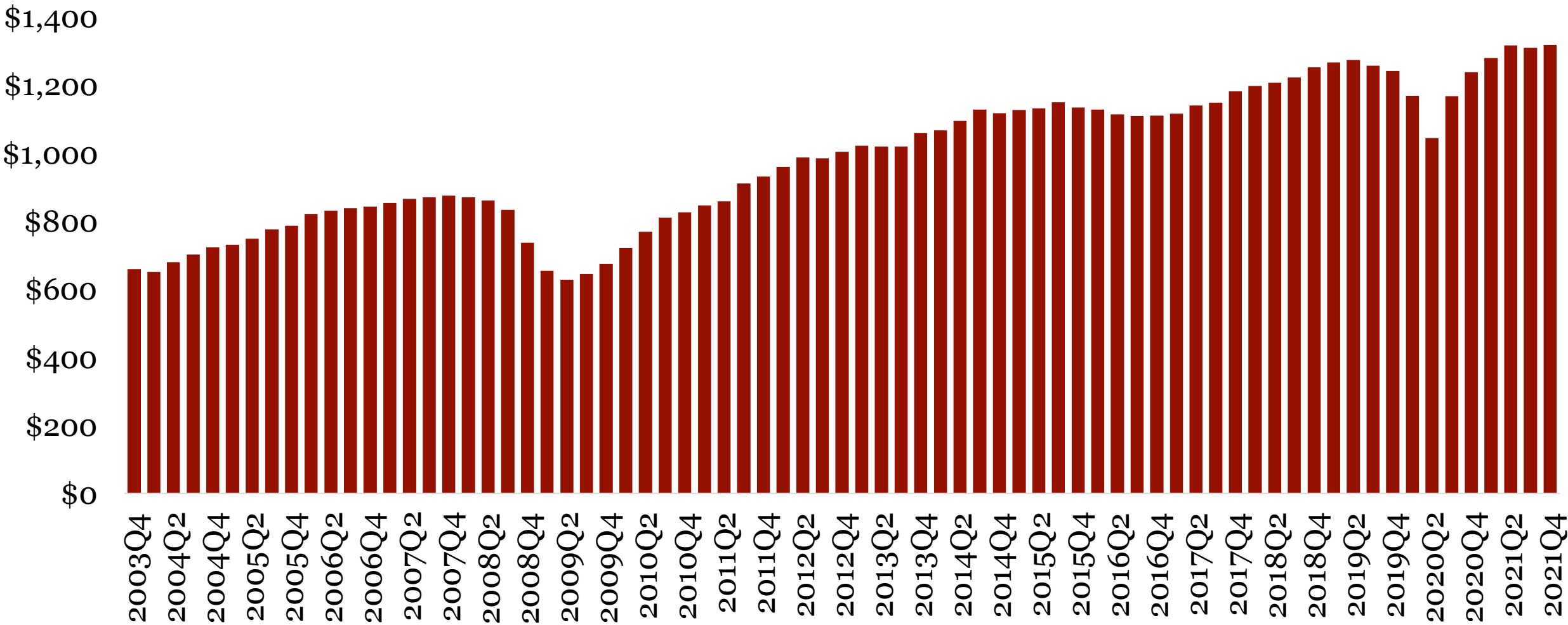
February 2020 v. March 2022 % Change



U.S. GDP: Nonresidential Fixed Investment in Equipment

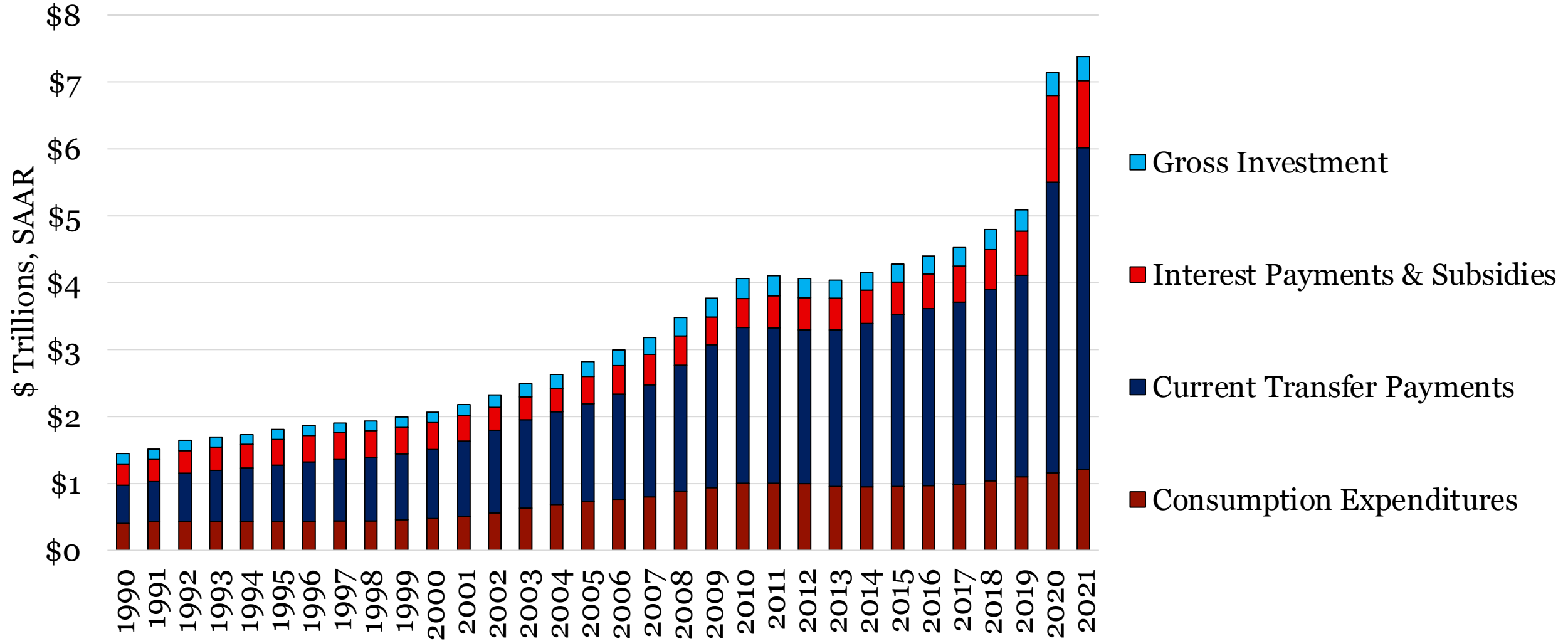
2003 – 2021Q4*

\$ Billions of chained 2012 dollars, seasonally adjusted annual rate



Deficits are Forever

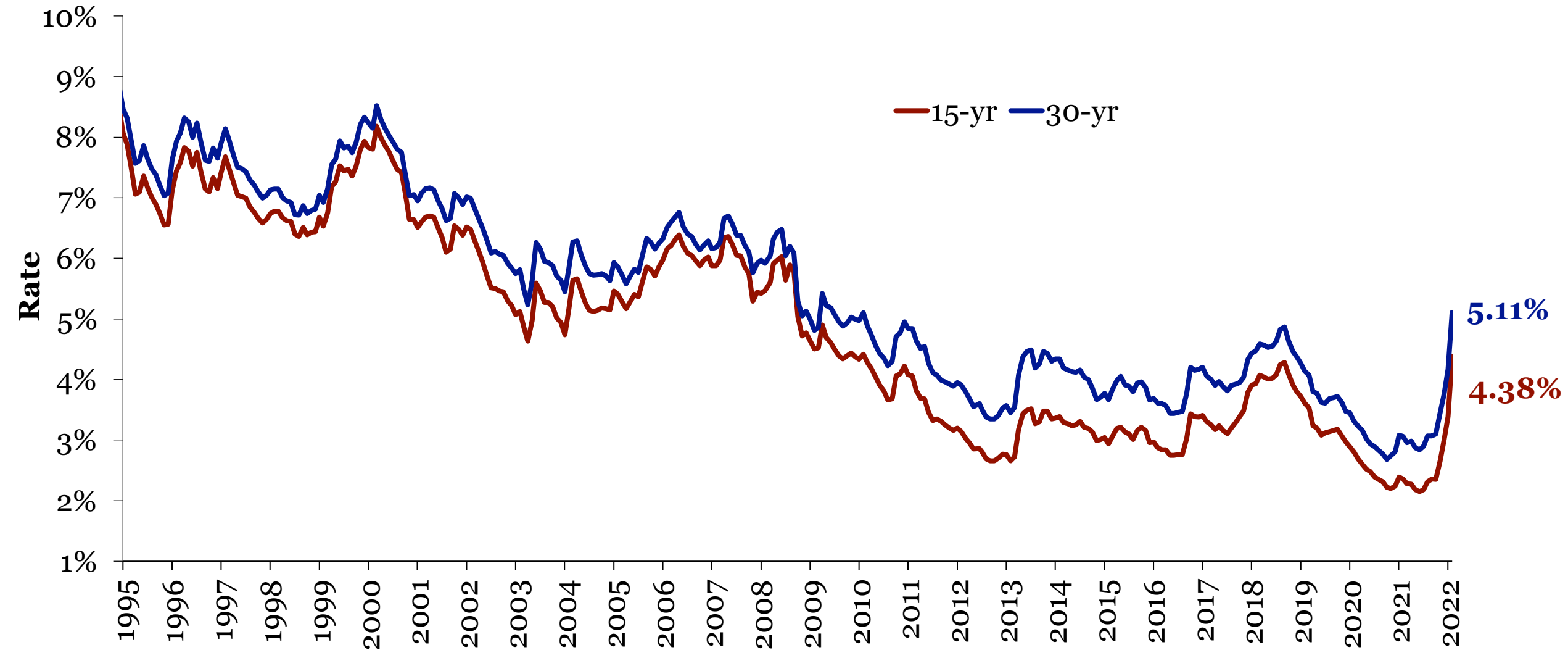
Federal Government Expenditures, 1990 – 2021



Quantum of Construction

License to Borrow (at Low Rates)

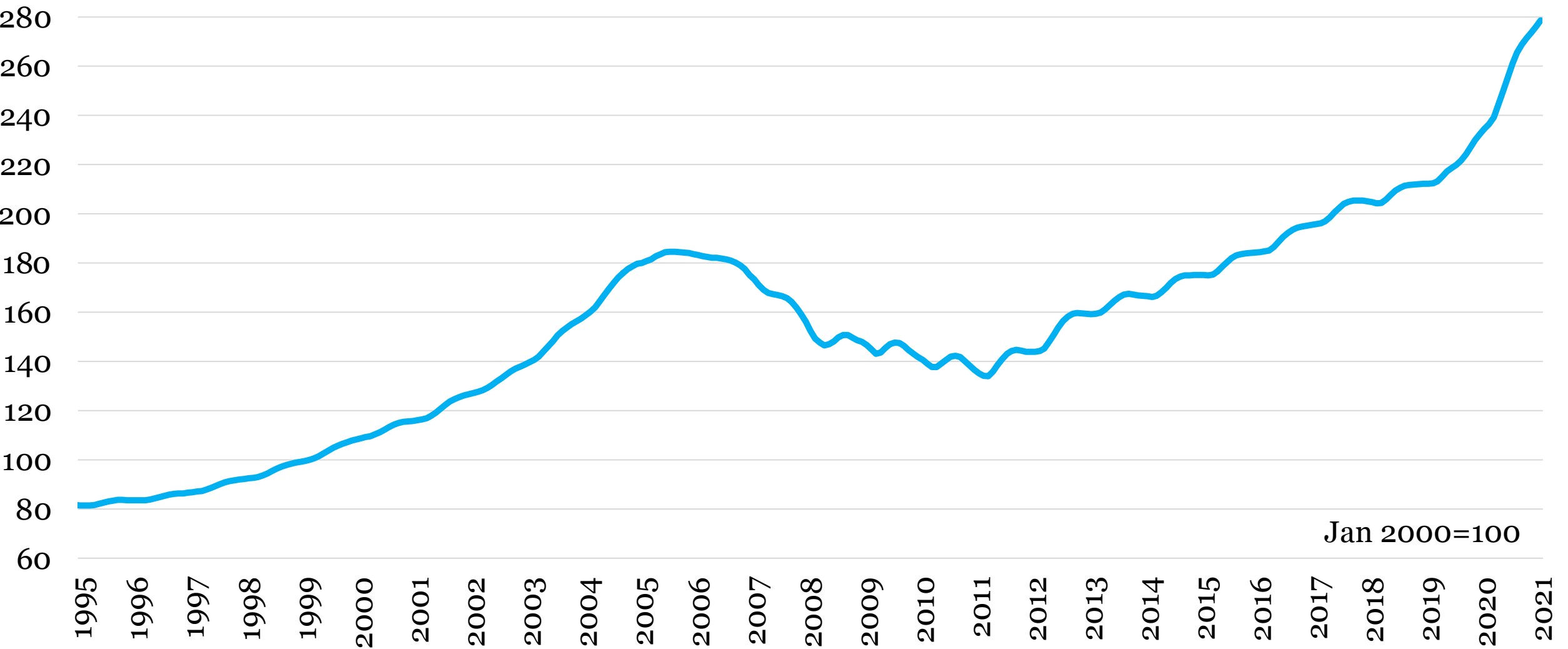
15-Year & 30-Year Fixed Mortgage Rates, 1995 – April 2022*



*Week ending 4/21/2022

S&P Case-Shiller U.S. National Home Price Index

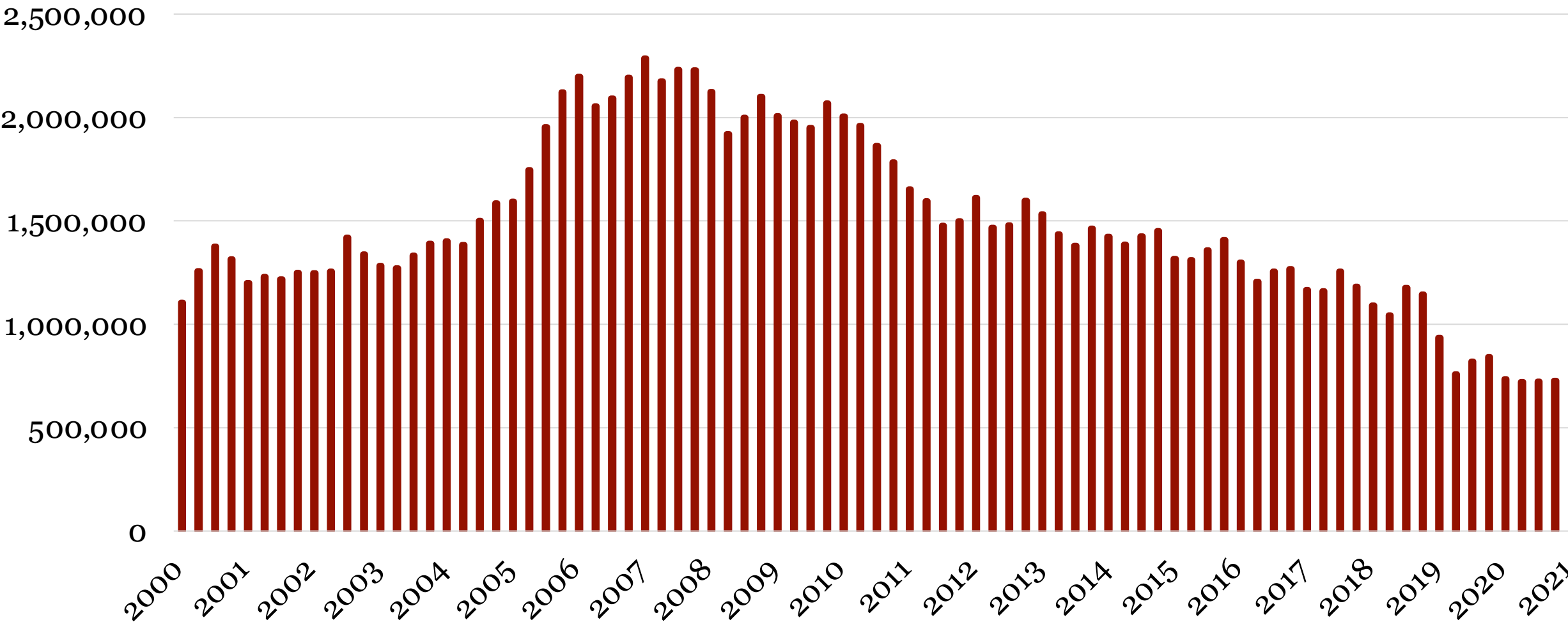
1995 – December 2021



Inventory of Unsold Homes: Vacant Housing Units for Sale*

2000 – 2021Q4

Vacant Housing Units for Sale

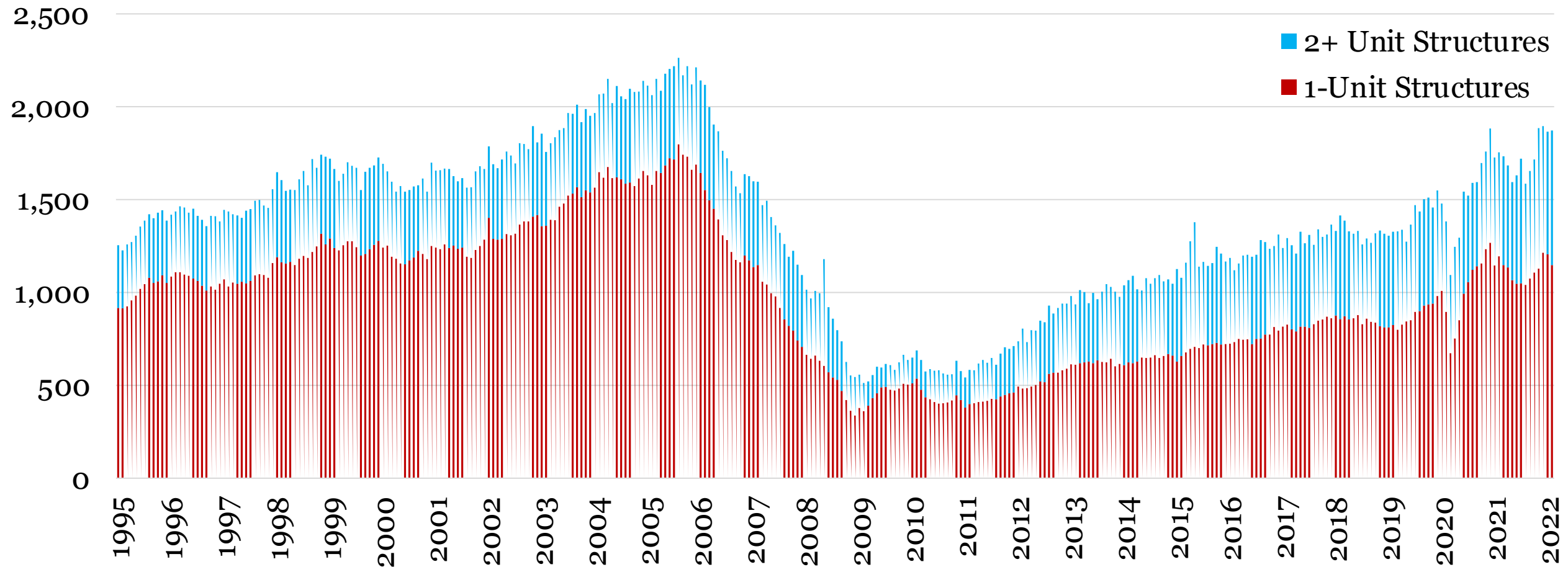


*Units for sale only, excludes units both for rent and sale

U.S. Residential Building Permits

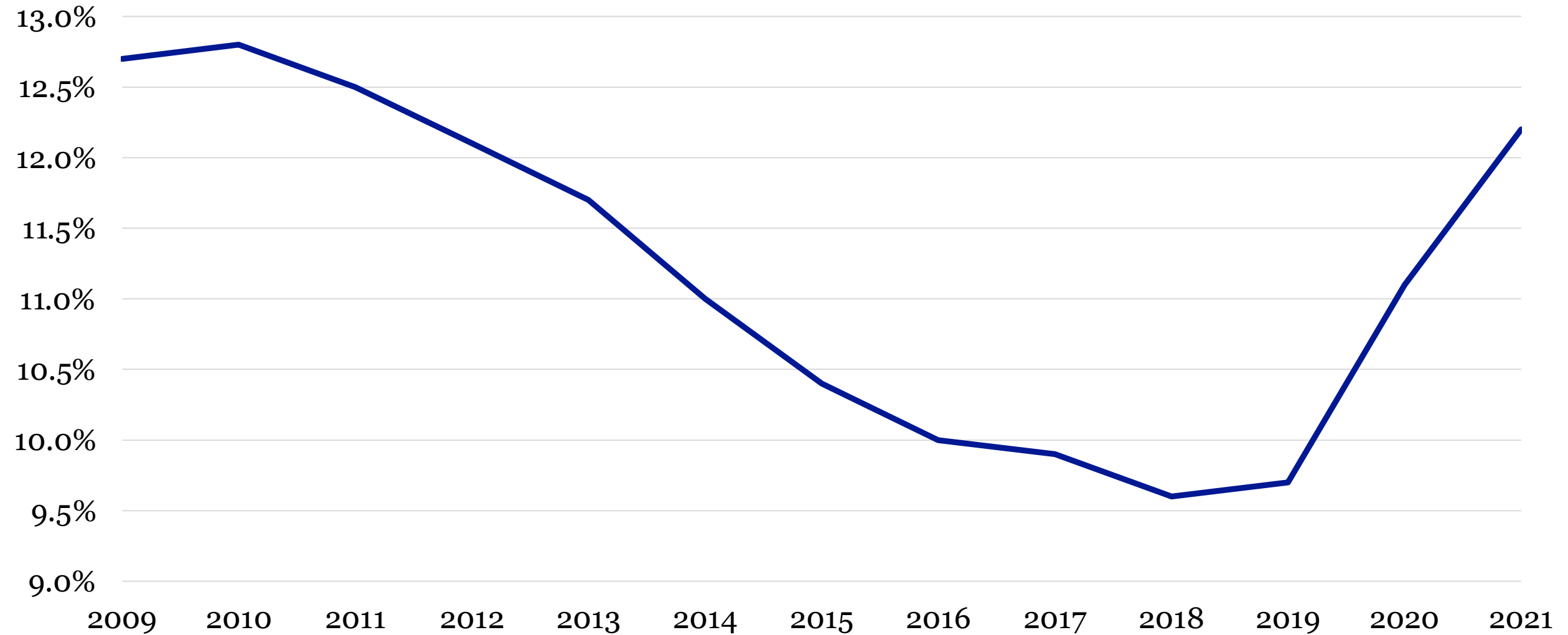
1995 – March 2022

Building Permits (000's of Units)

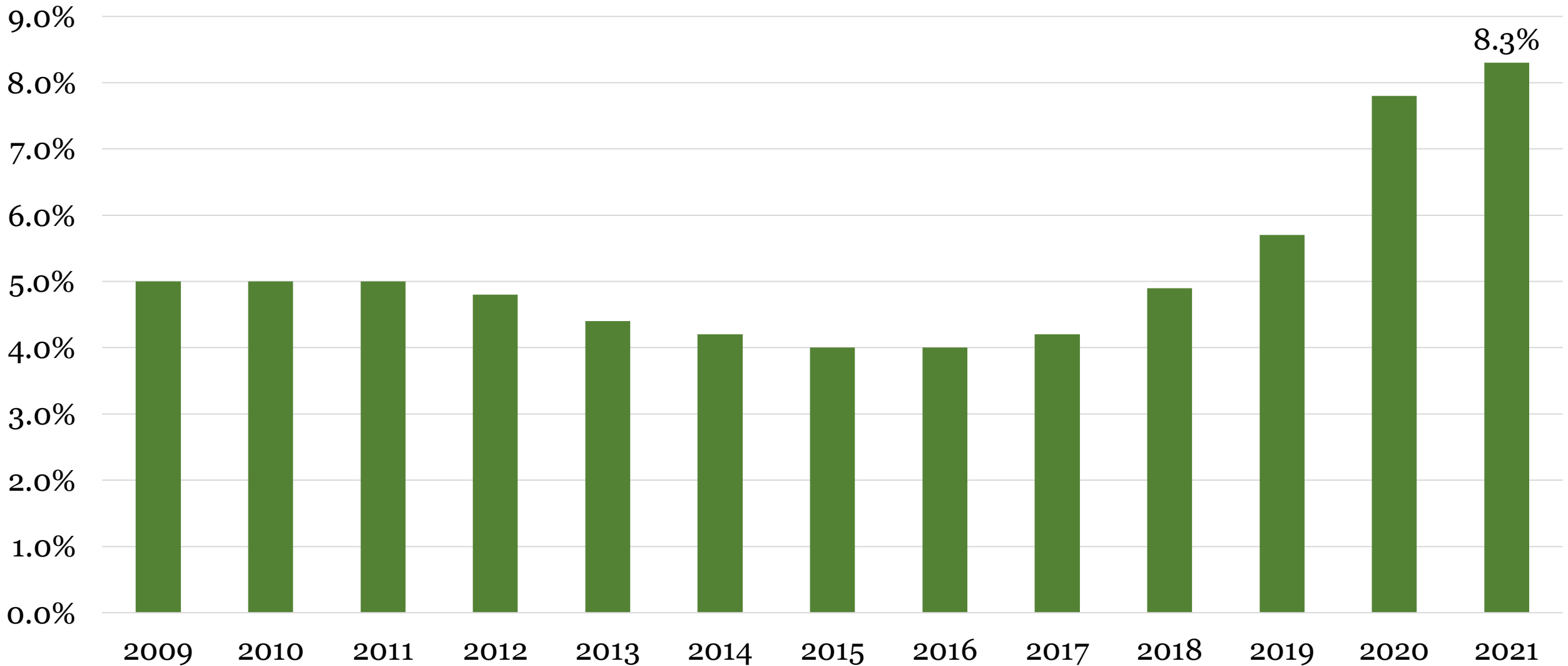


Occupancy is Not Enough

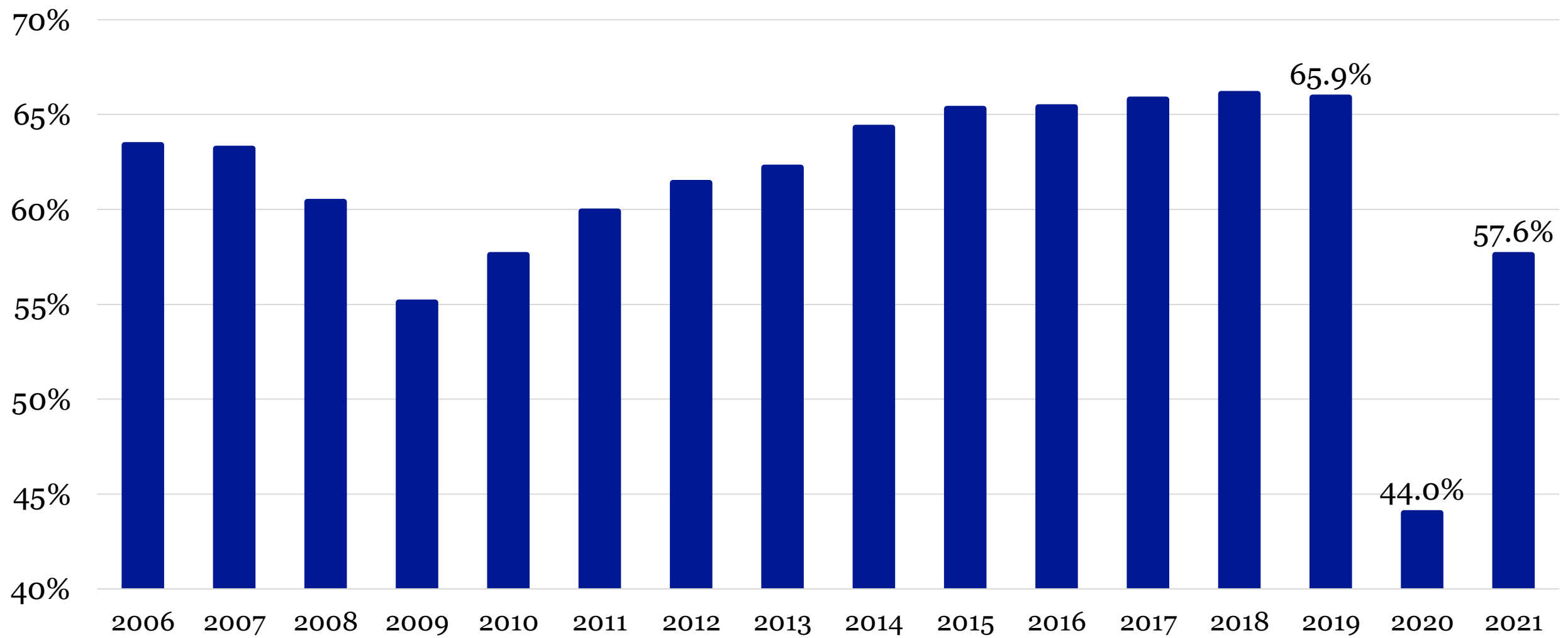
U.S. Office Vacancy, 2009 – 2021



U.S. Retail Space Vacancy: Malls, 2009 – 2021



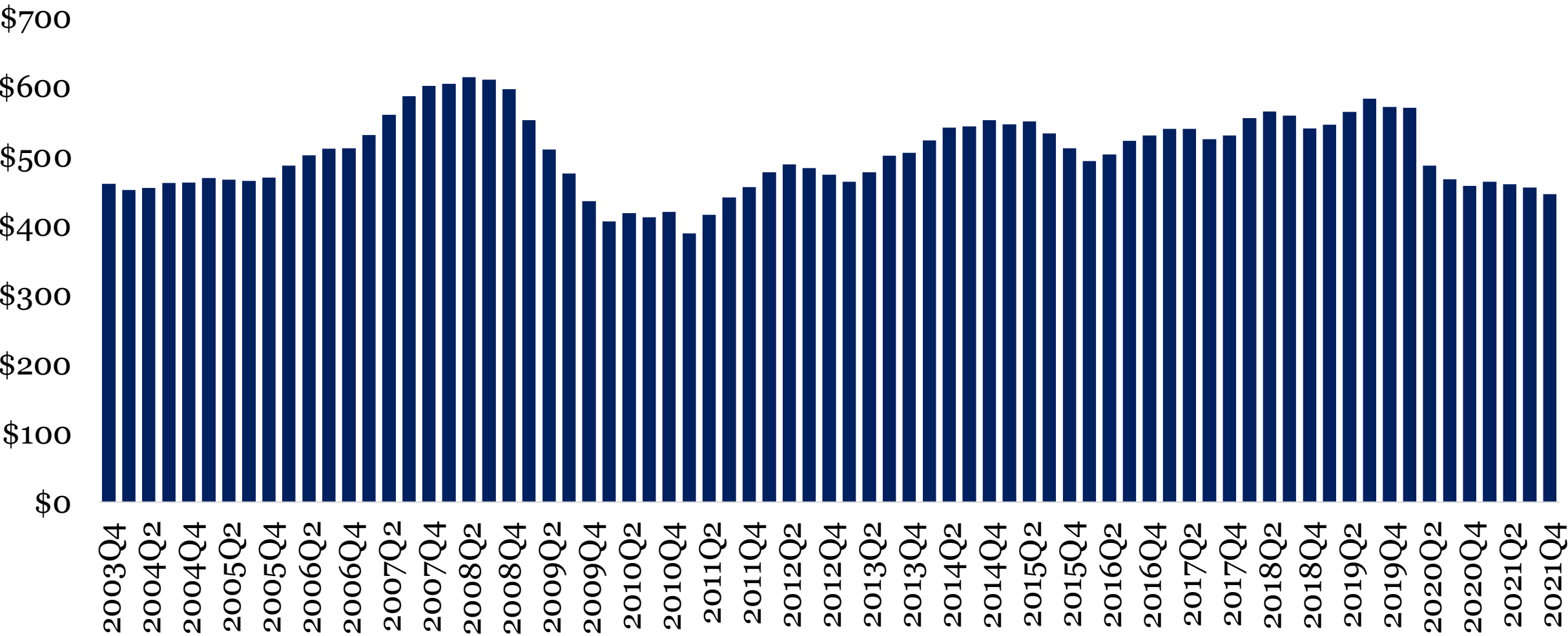
U.S. Hotel Occupancy, 2006 – 2021



U.S. GDP: Nonresidential Fixed Investment in Structures

2003 – 2021Q4*

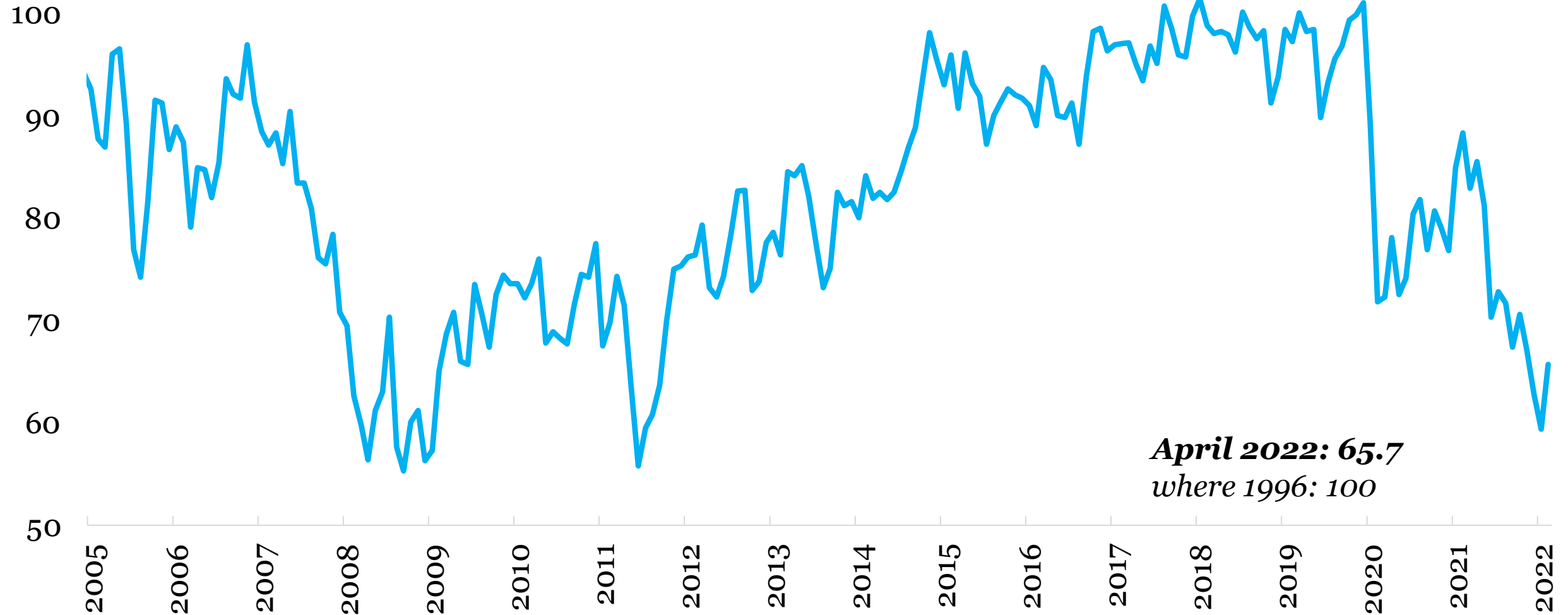
\$ Billions of chained 2012 dollars, seasonally adjusted annual rate



My Name is Ban, Anirban

University of Michigan Index of Consumer Sentiment

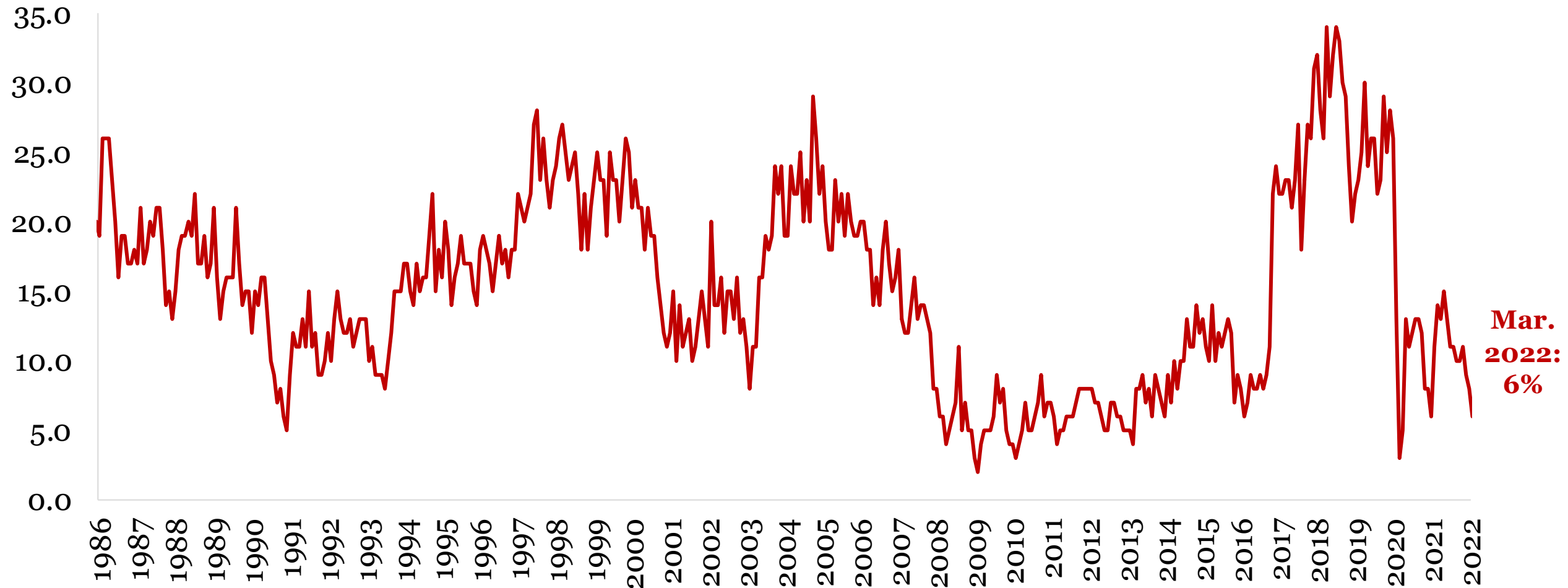
2005 – April 2022



April 2022: 65.7
where 1996: 100

NFIB Index of Small Business Optimism: Good Time to Expand

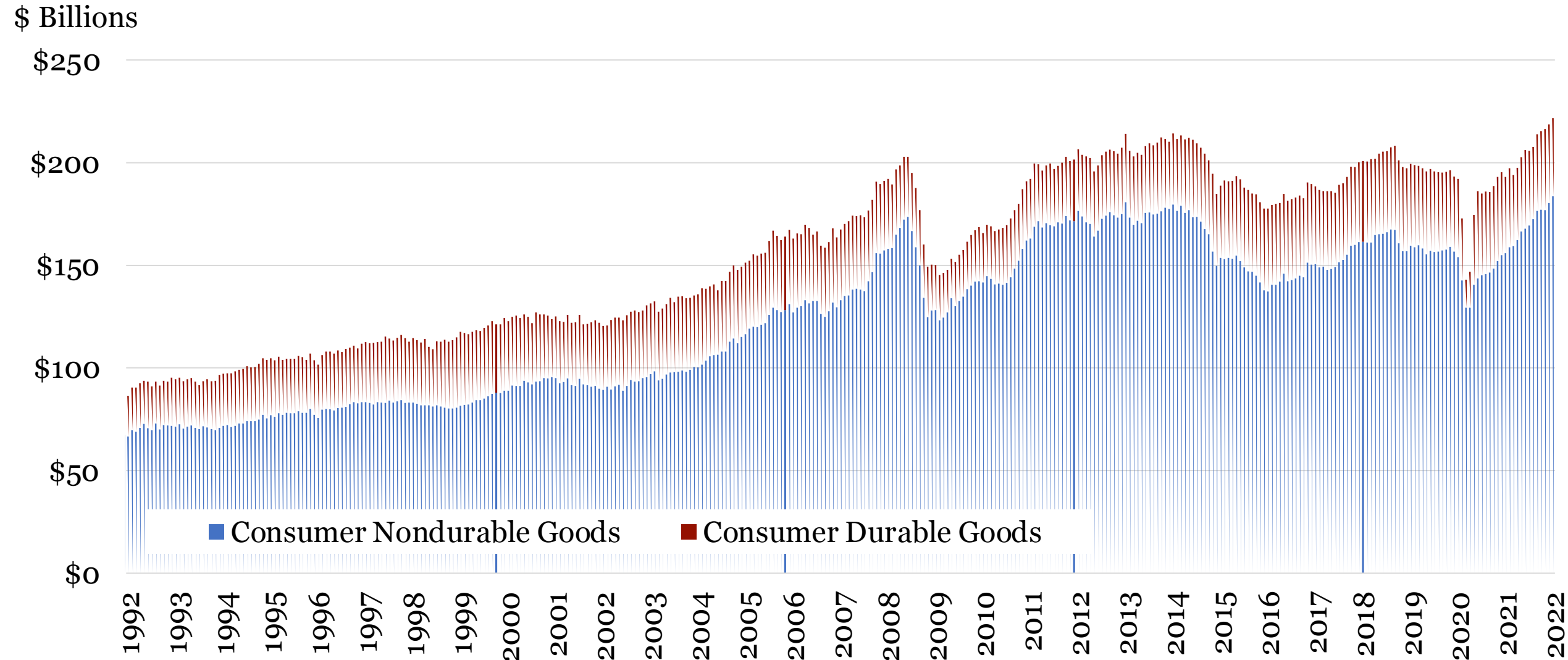
1986 – March 2022



**Mar.
2022:
6%**

U.S. Manufacturers' New Orders: Consumer Goods

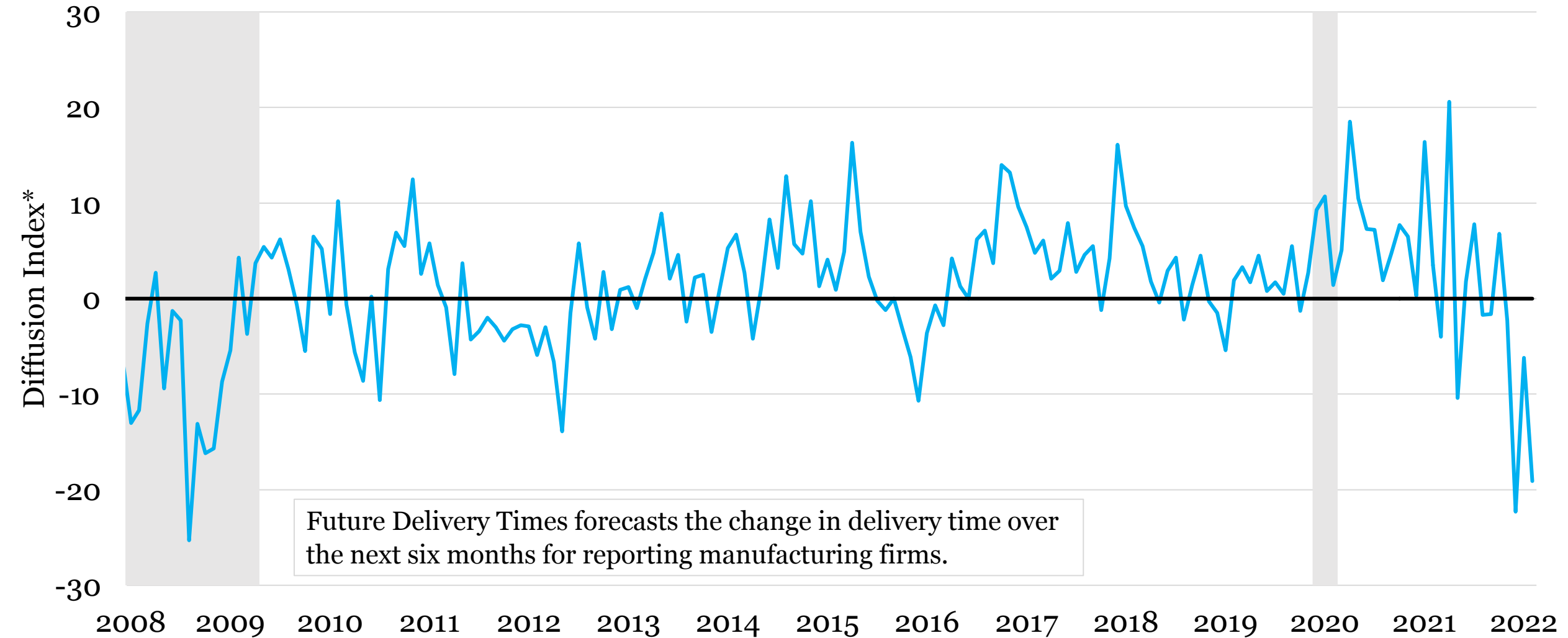
1992 – February 2022



Source: U.S. Census Bureau. Note: Due to the nature of nondurable goods, the reporting figure for both their Shipments and New Orders will be identical.

Philly Fed Manufacturing Business Outlook Survey

Future Delivery Times, 2008 – April 2022

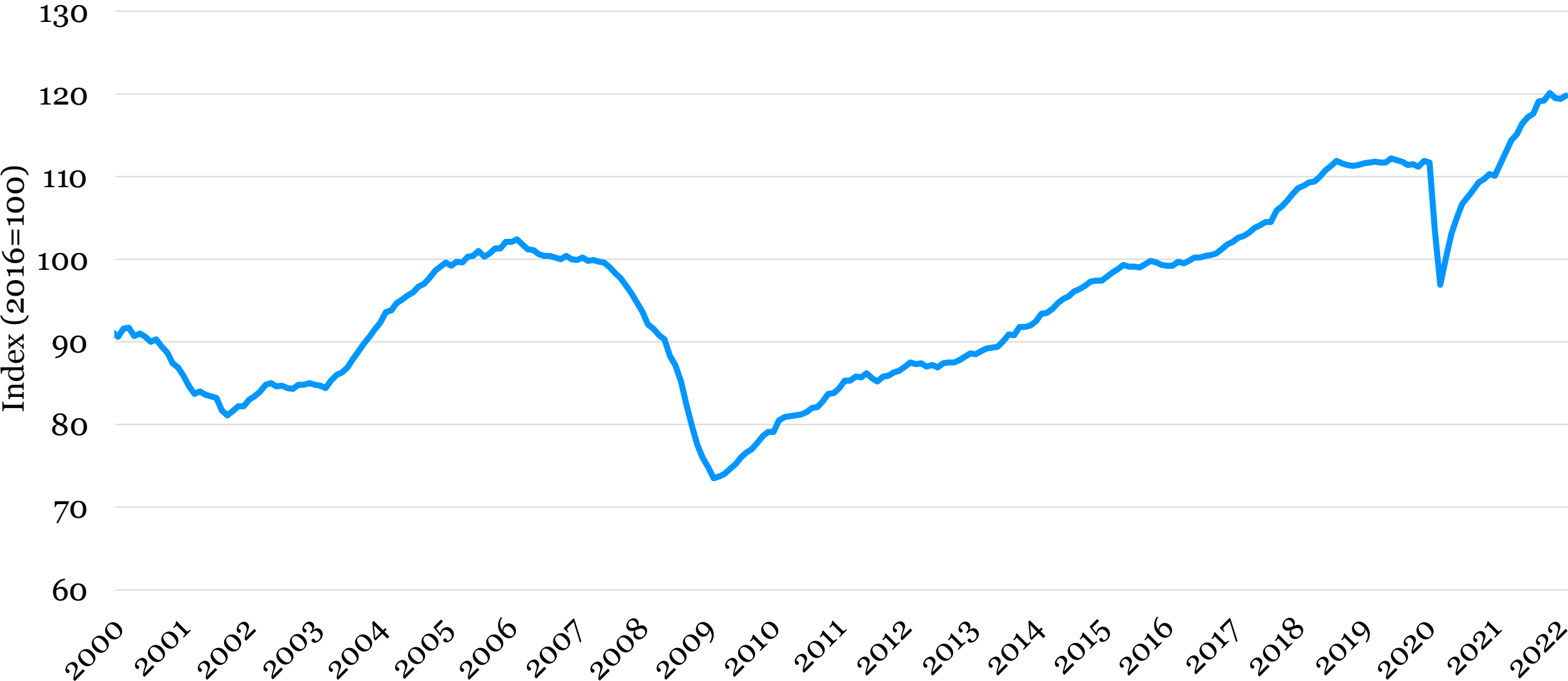


Source: Federal Reserve Bank of Philadelphia *The diffusion index is calculated by taking the percent reporting increases and subtracting the percentage reporting decreases.

U.S. recessions

Conference Board: U.S. Leading Economic Index

2000 – March 2022



You Only Forecast Twice



- This will be a year of growth, but 2023 could be very different.
- The economy will remain unbalanced, with supply struggling to keep up with demand – Ukraine/Russia and Omicron/China/Europe hampering recovery.
- Along with rising wages amidst the Great Resignation, that translates into higher than average economywide inflation in 2022 (stagflation anyone?).
- Yes, I'm an economist, so I am forecasting interest rates to increase.

Speaking of “For Your Eyes Only”

Sign up for our newsletter at **Basu.substack.com**

- A “Week in Review” post every Friday covering all the economic data releases, the best things I read, and, of course, my absence of humor
- An overview of the BLS jobs report on the first Friday of every month
- A monthly Q&A session
- Occasional posts on specific economic & policy related subjects



Thank You

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