

# Local Economic Update

Dr. Greg George, Director  
Center for Economic Analysis



**Middle Georgia** State University



# Overview

- Where have we been?
- Where are we now?
- What will happen in the second half of 2023?
  - Terry School of Business Economic Outlook
  - Mild Recession
  - Rolling Recession?

# Disclaimers

- Atlanta Federal Reserve REIN Affiliate
- Business Cycles are National, Economies vary Locally
- Forecasting is Difficult
  - Technical/Fundamental/Judgmental
  - CEAF -> CEA in 2008
  - 2019 Predictions

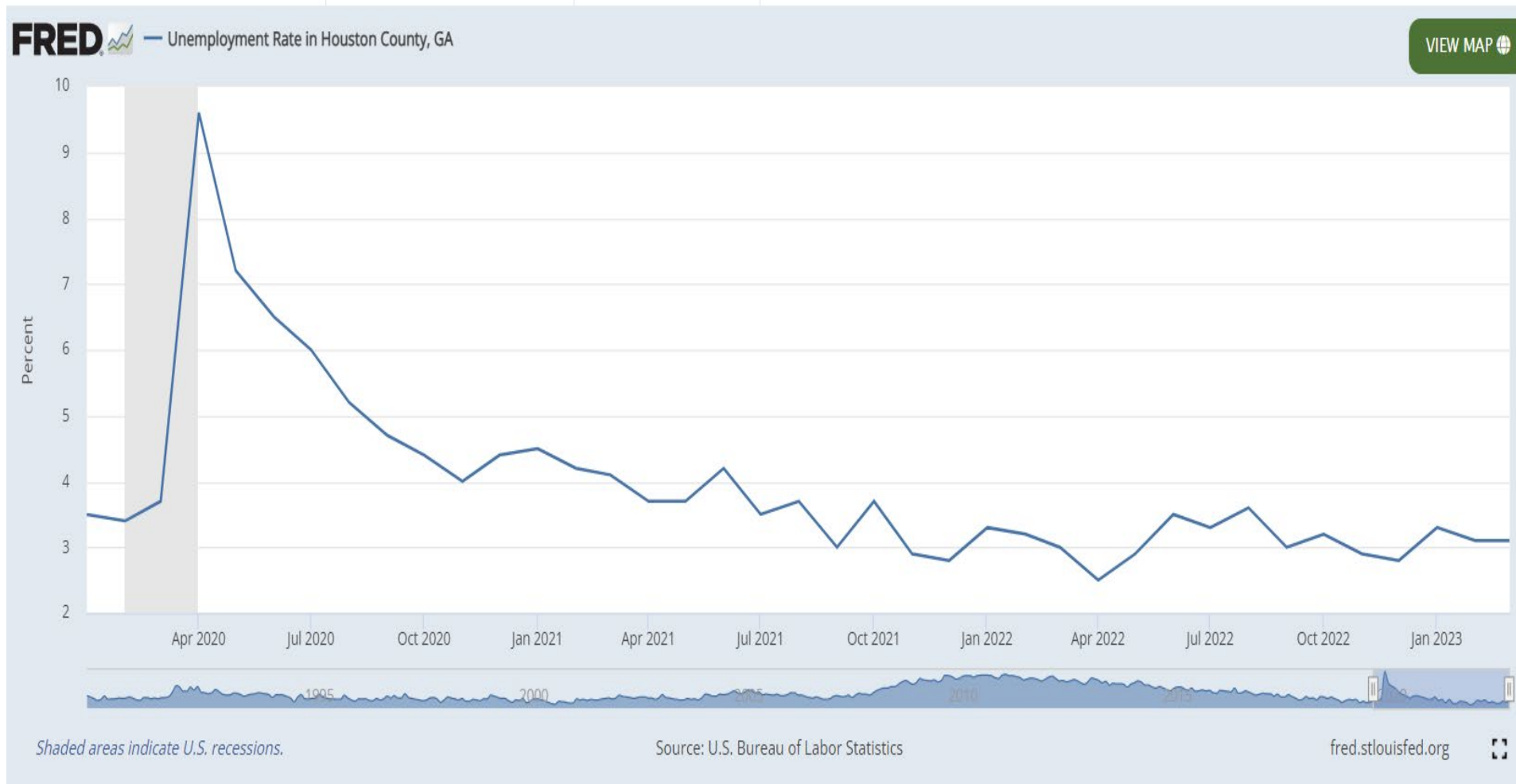
# Chicago Fed Symposium:

- December 2019
- 140 Economists
- What will happen in 2020?
- 1.7% GDP Growth (-3.5% Actual)
- 3.7% Unemployment (13% Actual)
- Inventories, Car Sales and Housing Starts – all missed

# Houston Co. Where are we?

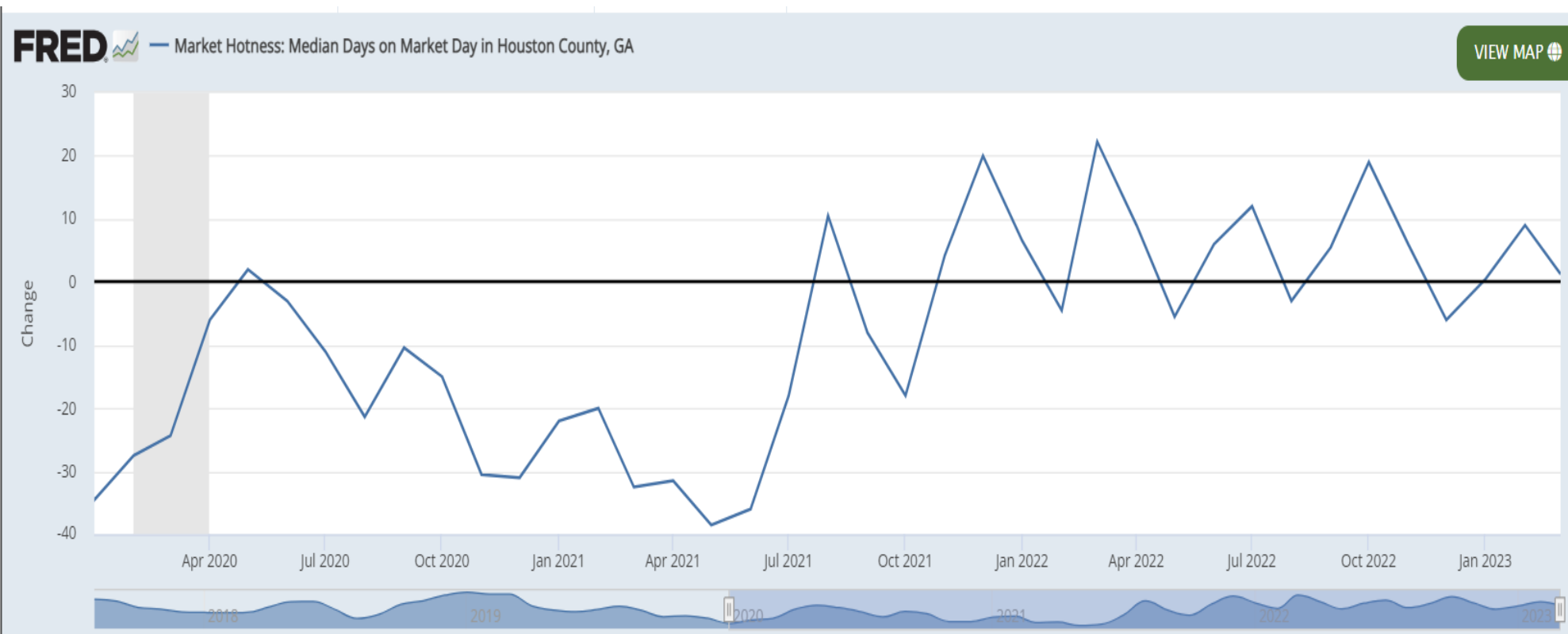
- Good News
  - Unemployment is still very low (Houston Co: 3.1%)
  - Wages are up (6% annualized)
  - Inflation?
  - Interest Rates
- Bad News...
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# 2020-2023 Houston County



# 2020-2023 Houston County

- Housing Market Hotness
- New Listings Down from One Year Ago



Shaded areas indicate U.S. recessions.

Source: Realtor.com

fred.stlouisfed.org





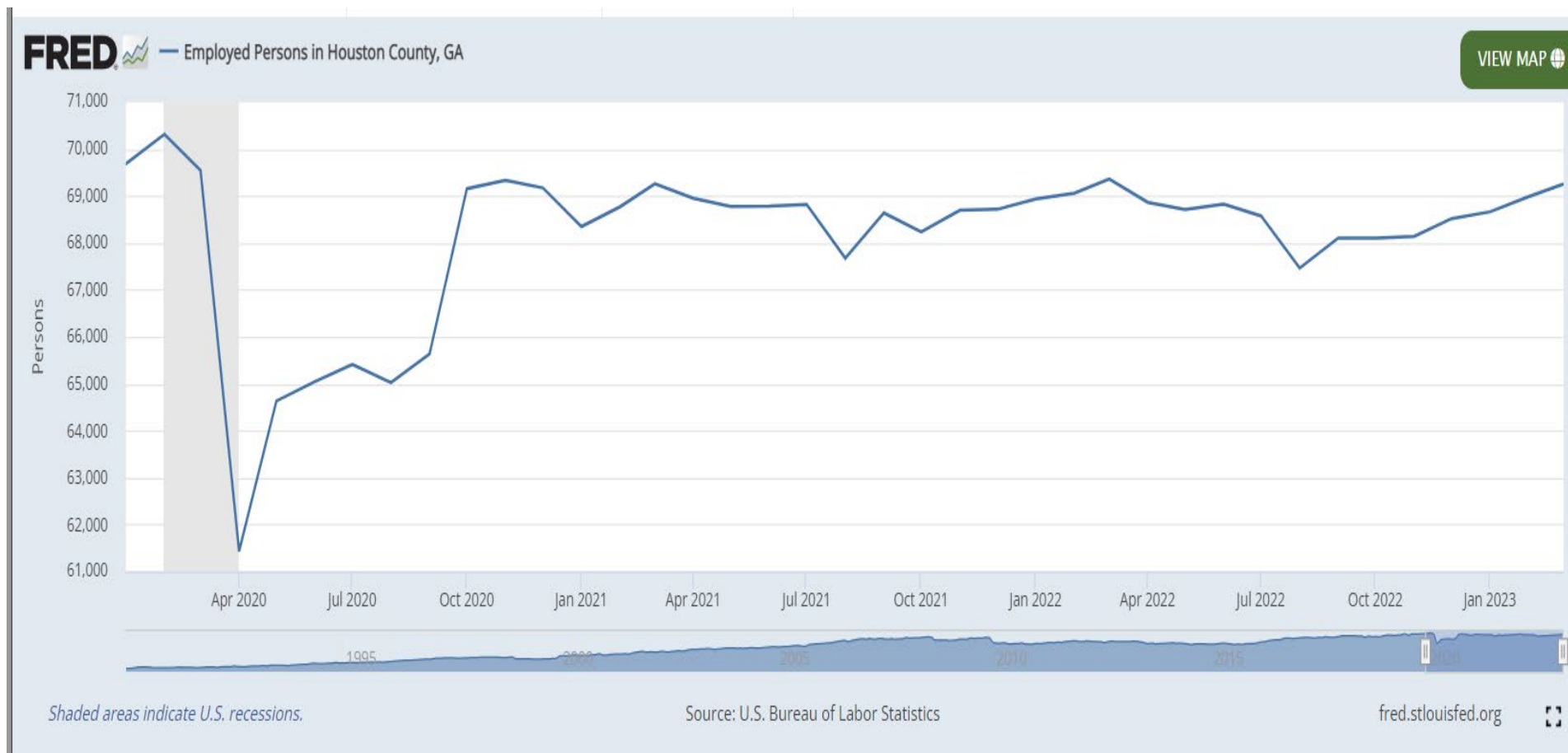
# 2020-2023 Houston County

- Percentage of Consumers with Bad Credit



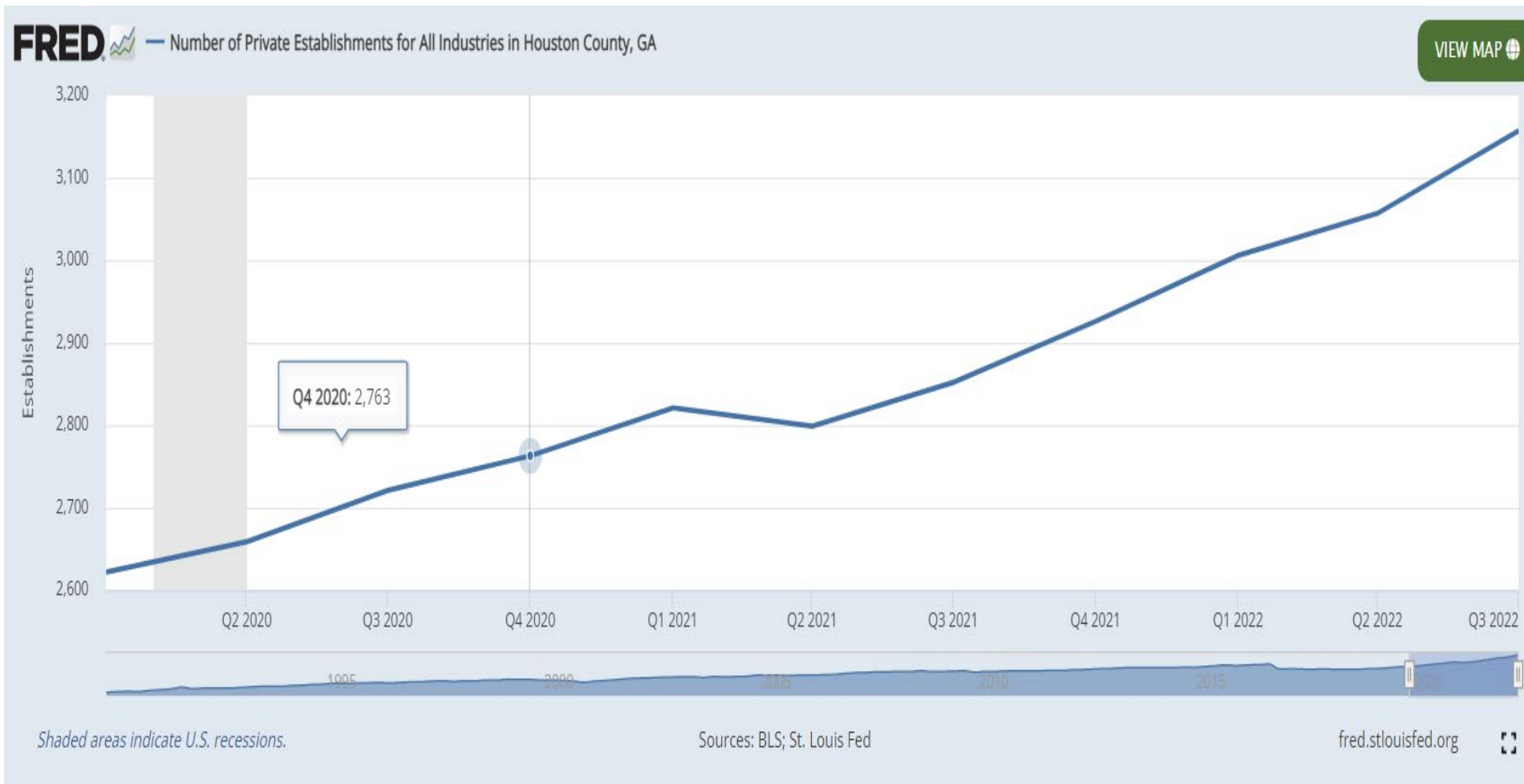
# 2020-2023 Houston County

- Employed Persons



# 2020-2022 Q3 Houston County

- Private Establishments



# Houston County Outlook

## Bad News:

- Continued tight labor markets
- Continued tightening in the lending market
- Wage inflation

## Good News:

- Labor market should start to correct
- Is inflation under control?
- Strong job market for graduates

# Thank You!

- Dr. Greg George, Director CEA
- [Greg.George@mga.edu](mailto:Greg.George@mga.edu)