U.S. and Regional Economic Outlooks

November 30, 2022 – Colorado Urban Land Institute



Nicholas Sly

Assistant Vice President, Economist and Denver Branch Executive

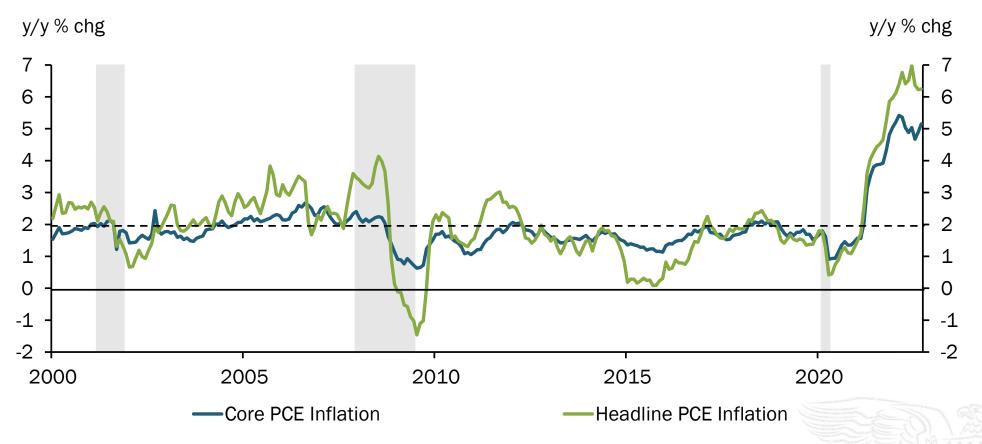
The views herein are those of the presenter and do not necessarily reflect those of the Federal Reserve Bank of Kansas City or the Federal Reserve System '

Overview

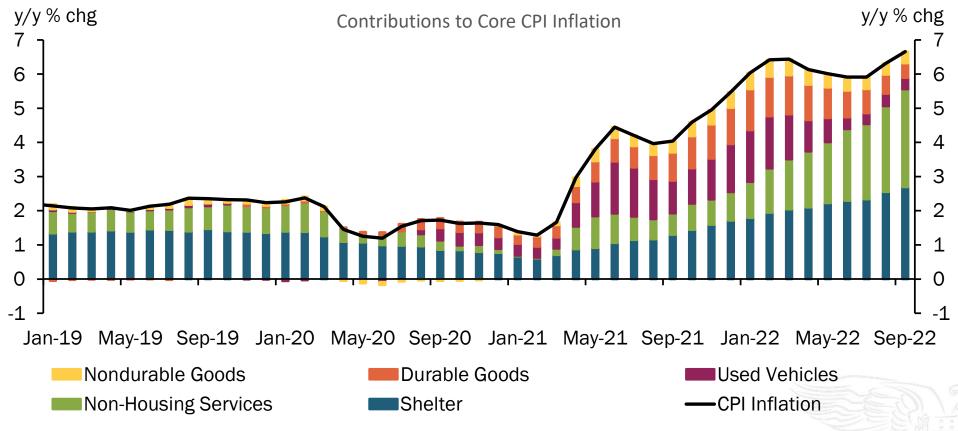
- Inflation continues to be elevated, even as the drivers of price pressures have rotated
- Labor markets remain extremely tight and wage growth is above historical norms
- Monetary policy continues to move further into a restrictive stance in order to restore price stability
- Indicators from several sectors point to the effects of tighter monetary policy slowing overall demand growth, albeit with varying levels of transmission to different parts of the economy



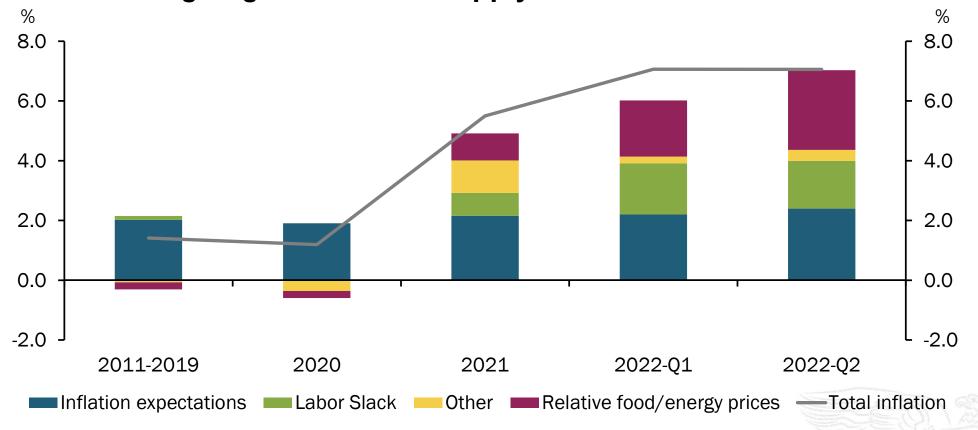
Inflation remains well-above historic norms and the Fed's 2 percent target



Over the past year, the drivers of inflation rotated back toward services, with growth in goods prices softening over the last several months

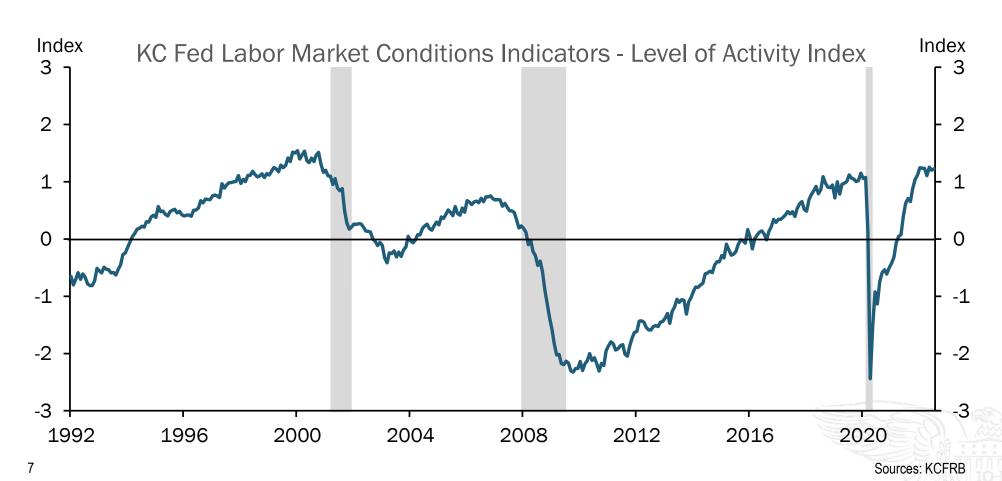


Inflation pressures reflect the imbalances of persistently strong demand relative to ongoing shortfalls in supply

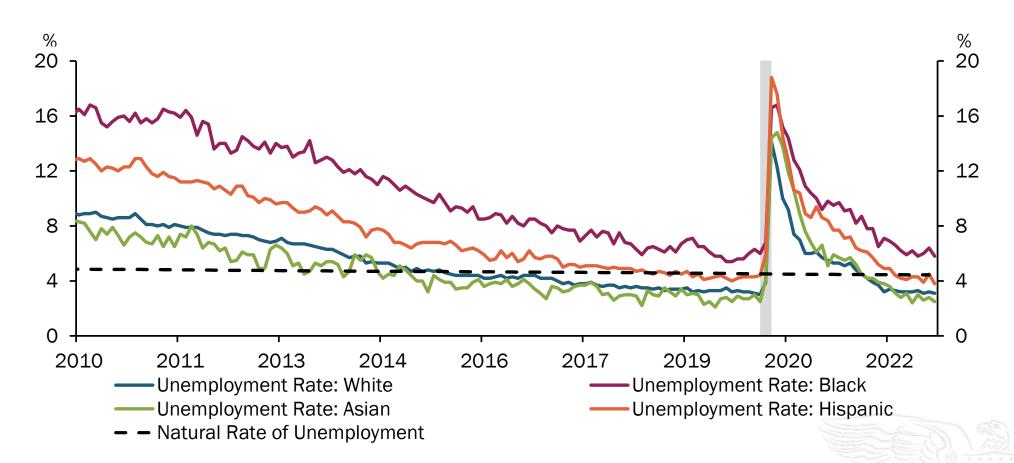




Labor market conditions are historically tight



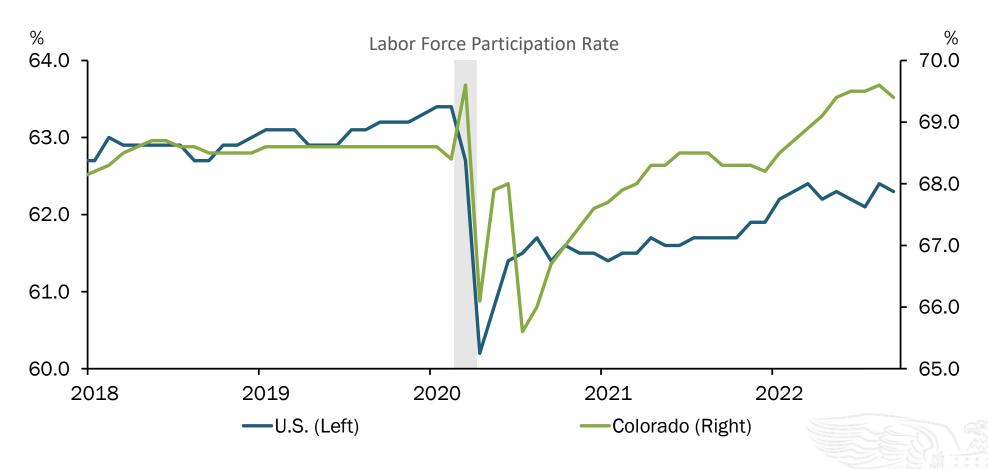
Unemployment rates are at or below pre-pandemic lows



Workers left their jobs at elevated rates over the past 18 months, further tightening the labor market and driving broad-based wage growth



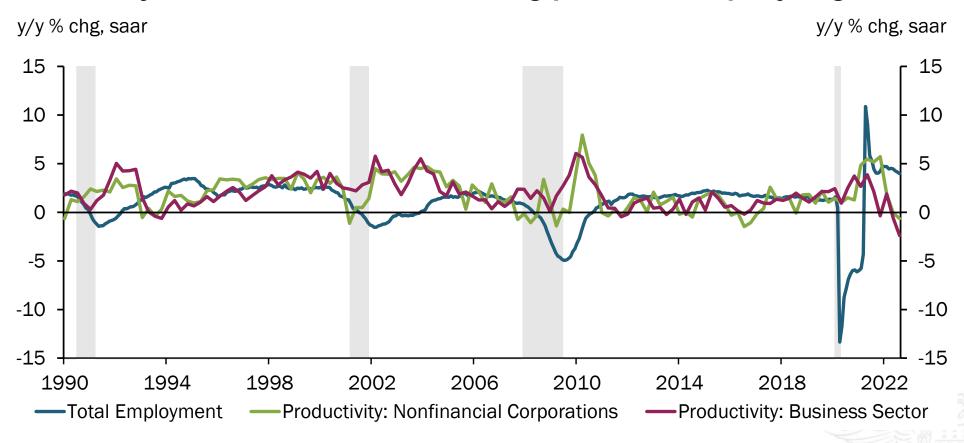
While labor supply remains constrained nationally



Employment shortfalls in leisure and hospitality remain acute, adding to cost pressures in that segment of the service sector

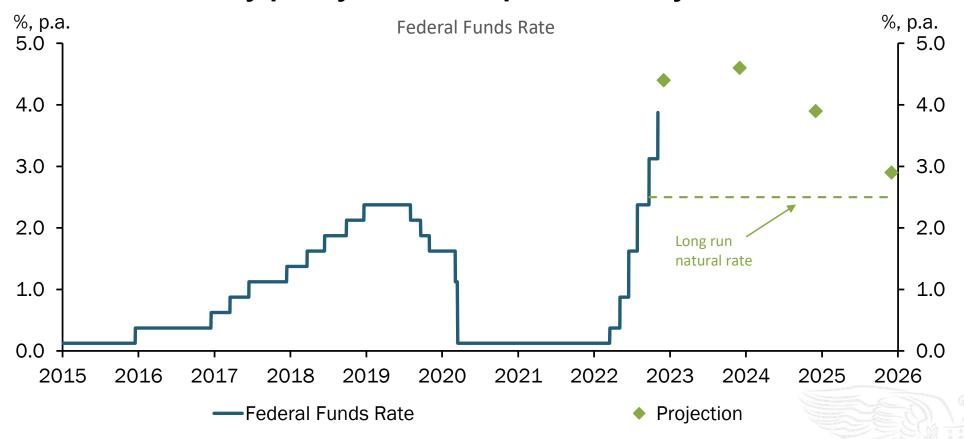


Dismal labor productivity has exacerbated supply constraints, but productivity tends to be subdued during periods of rapid job growth

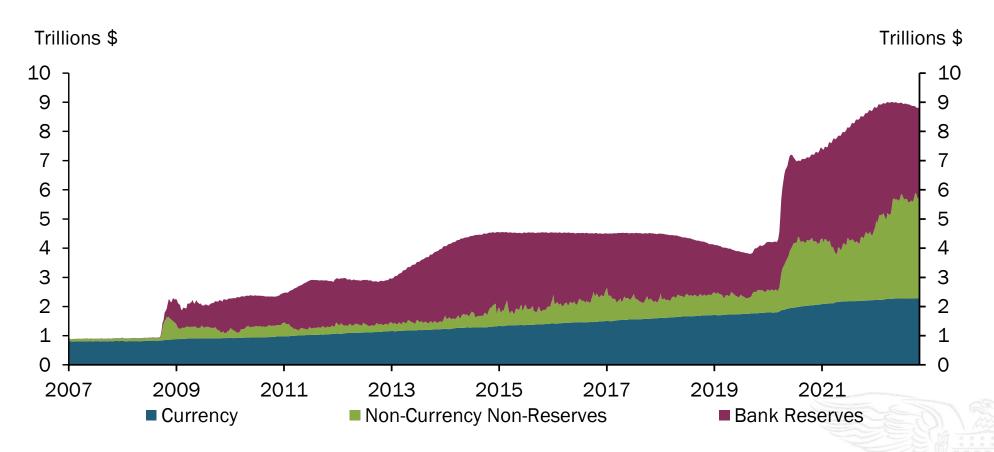




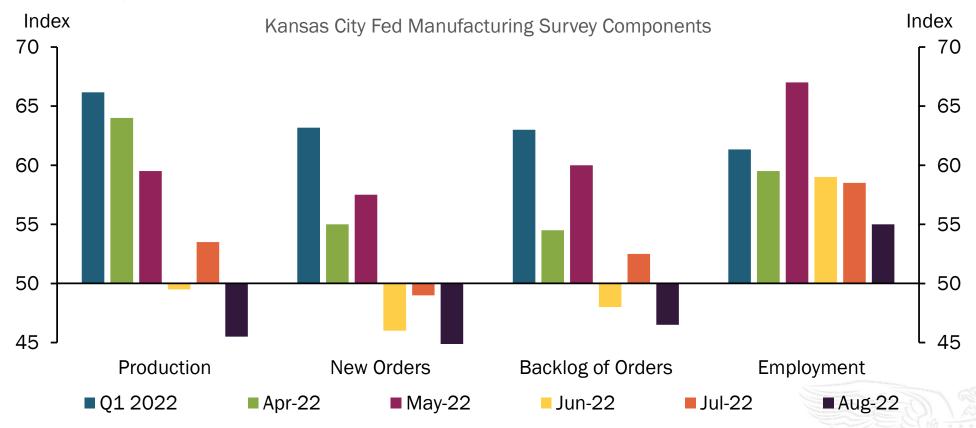
The Federal Reserve is moving interest rates further into a restrictive stance of monetary policy to restore price stability



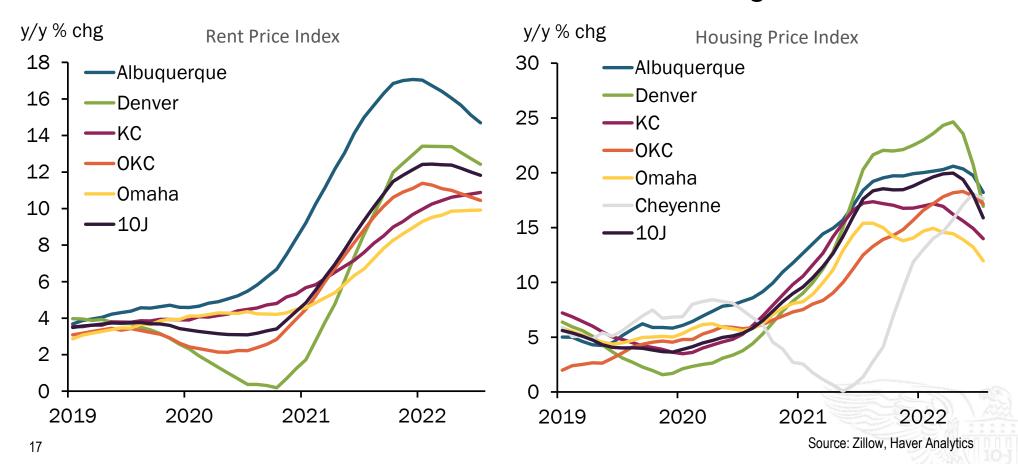
The Federal Reserve is reducing the size of its balance sheet



Measures of production across the region point to declining activity, while job growth and labor demand remain healthy

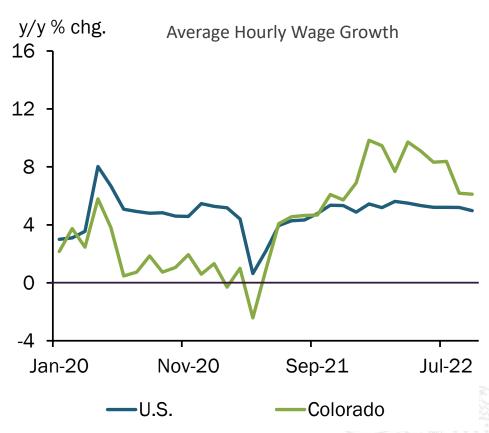


The housing market is cooling as the numbers of existing homes sold and the number of new homes constructed are falling



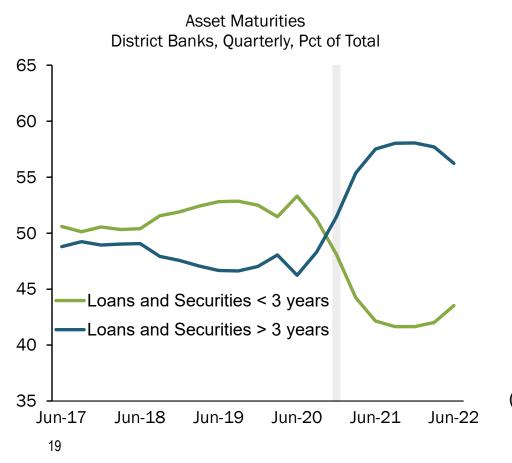
Worker quits rates and job posting rates are starting to soften, but wage growth remains elevated

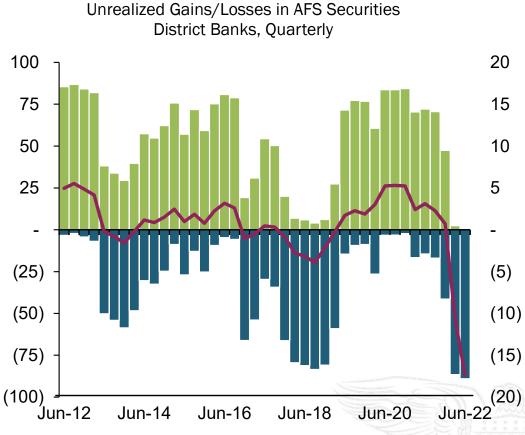




Source: BLS, Haver Analytics

Prior to tightening of monetary policy, banks had extended the duration of assets on their balance sheets





Sources: Source: Reports of Condition and Income

Looking ahead

- Uncertainty about the near- and medium-term outlooks remains elevated
- Contacts across the region are reporting varied actions to 'right-size' their business. Recently,
 businesses in some sectors have started to reduce their employment to align with cooling demand
- The Federal Reserve has stated that a sustained stance of restrictive policy is likely to be appropriate to restore price stability



FEDERAL RESERVE BANK OF KANSAS CITY

