



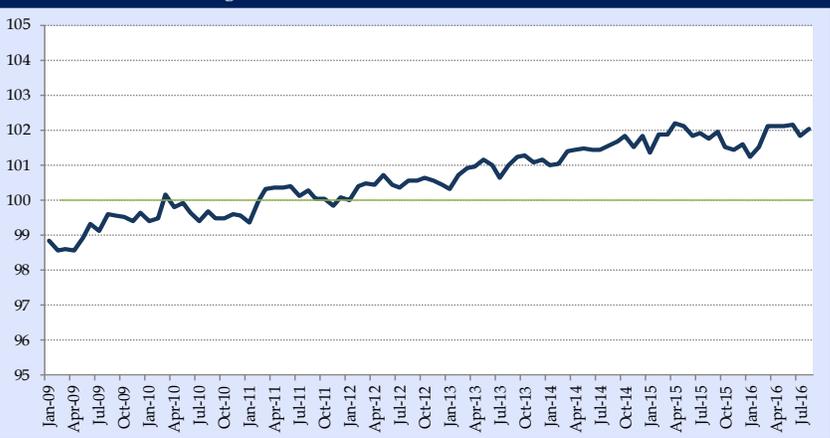
## SC Leading Index Makes Gains in August

The South Carolina Leading Index (SCLI) rose 0.223 points to reach 102.063 in August, following an adjustment to July's results.\* This increase hung mostly on improvements to average initial claims for unemployment insurance (down 28.0 percent from last month) and permits for new residential construction (up 6.8 percent). Other metrics did not fare as well, with manufacturing hours dropping 0.5 percent and the Dow Jones Composite Average down 1.2 percent versus July. The Conference Board's national Leading Economic Index decreased 0.2 percent.

- Brandon Wilkerson

\*The Census Bureau revised the value of July building permits for one MSA.

South Carolina Leading Index



Source: South Carolina Department of Commerce

## Real Estate Market Presents Strong Numbers

The median sales price for a single-family home in South Carolina bounced back in August, rising 1.0 percent to \$184,800. Closings also improved, coming in at 7,408, 3.1 percent above July's results. Foreclosure activity was not as favorable, up 9.0 percent month-over-month, but down 19.0 percent compared to August 2015. For the six largest MSAs, closings were largely up, with Florence (+30.9 percent) and Spartanburg (+9.6 percent) leading the way. Only the Greenville MSA saw a drop in closings. Most of the MSAs reported decreased median sales prices, with Greenville (+2.8 percent) and Charleston (+0.4 percent) the exceptions.

The Research Division at the South Carolina Department of Commerce is a highly-skilled, multidisciplinary team of professionals dedicated to the economic development of South Carolina and the collection, examination, and dissemination of information to support that mission. The Research Division publishes reports and analyses for stakeholders statewide, and furnishes information for companies considering an investment in South Carolina. If you would like to receive Commerce's monthly Economic Outlook, e-mail [bwilkerson@SCcommerce.com](mailto:bwilkerson@SCcommerce.com).

## KEY S.C. INDICATORS

### Income

+0.9%

#### State Personal Income

increased to \$194.2 billion in the second quarter of 2016.

U.S. Bureau of Economic Analysis

+0.2%

#### South Carolina Stock Index

rose 0.18 points in August, closing at 115.00 on the last trading day of the month.

Bloomberg

### Employment

+0.1%

#### Nonfarm Employment

increased by 1,600 net non-seasonally adjusted jobs from the prior month.

U.S. Bureau of Labor Statistics

-0.3%

#### Labor Force

decreased by 5,865 to 2,297,874, seasonally-adjusted, in August.

U.S. Bureau of Labor Statistics

-0.1%

#### Unemployment Rate

decreased to 5.1 percent, seasonally-adjusted, for August.

U.S. Bureau of Labor Statistics

-0.5%

#### Manufacturing Weekly Hours

decreased by 0.2 hours to 40.7 hours in August from 40.9 hours in July (revised).

U.S. Bureau of Labor Statistics

-1.3%

#### Available Online Job Postings

decreased by 800 positions in August to a seasonally-adjusted 58,900 job postings.

The Conference Board Help Wanted Online Index

### Real Estate

+1%

#### Single-Family Home Sales Price

increased by \$1,900 to \$184,800 in August.

South Carolina Association of Realtors

+7%

#### Residential Building Permits

increased by 198 permits from the previous month to 3,028 issued in August.

U.S. Census Bureau



## South Carolina Employment

*Non-Seasonally Adjusted Wage and Salary Employment*

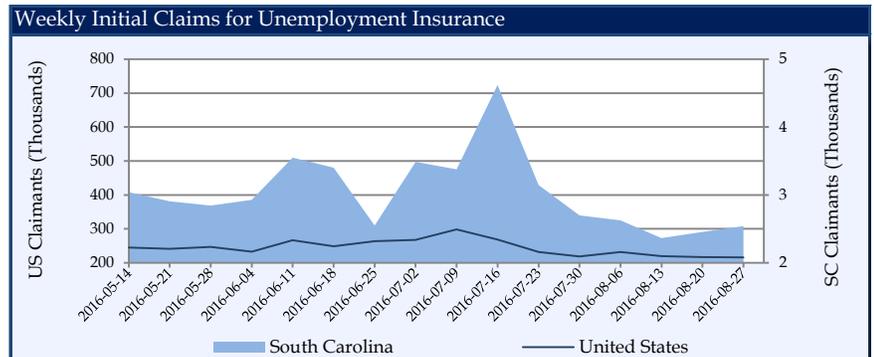
South Carolina's total non-seasonally adjusted, nonfarm employment rose by 1,600 net jobs to 2,056,600 in August, a 0.1 percent increase from July, and 2.2 percent higher than one year ago. The Education and Health Services sector added a net 3,300 jobs, leading all other sectors. The Government sector added 2,000 net jobs and the Finance sector added 100 net jobs for August. Many sectors, including Manufacturing, Information, and Trade, Transportation, and Utilities, reported neutral results, with no net change in jobs. The biggest losses came from Leisure and Hospitality (-2,500, attributable to the tourism season winding down) and Professional and Business Services (-1,300). Compared to one year ago, the state economy added 43,700 net nonfarm jobs.

Industry Sector	August 2016	Previous Month	Previous Year	% Change Month Ago	% Change Year Ago
<b>Goods Producing</b>	<b>335,000</b>	<b>335,900</b>	<b>327,500</b>	<b>-0.27</b>	<b>2.29</b>
Natural Resources and Mining	4,200	4,200	4,100	0.00	2.44
Construction	92,700	93,600	87,500	-0.96	5.94
Manufacturing	238,100	238,100	235,900	0.00	0.93
<b>Service Providing</b>	<b>1,721,600</b>	<b>1,719,100</b>	<b>1,685,400</b>	<b>0.15</b>	<b>2.15</b>
Trade, Transportation, and Utilities	393,000	393,000	389,100	0.00	1.00
Information	26,500	26,500	27,000	0.00	-1.85
Finance	101,200	101,100	98,400	0.10	2.85
Professional and Business Services	276,500	277,800	263,900	-0.47	4.77
Educational and Health Services	244,600	241,300	235,200	1.37	4.00
Leisure and Hospitality	252,000	254,500	249,400	-0.98	1.04
Other Services	74,200	73,300	74,100	1.23	0.13
<b>Total Private</b>	<b>1,703,000</b>	<b>1,703,400</b>	<b>1,664,600</b>	<b>-0.02</b>	<b>2.31</b>
Government	353,600	351,600	348,300	0.57	1.52
<b>Total Nonfarm</b>	<b>2,056,600</b>	<b>2,055,000</b>	<b>2,012,900</b>	<b>0.08</b>	<b>2.17</b>

Source: U.S. Department of Labor, Bureau of Labor Statistics

### Weekly Unemployment Claims

The number of initial claims for unemployment insurance in the state dropped dramatically in August. The average for the month was 2,496 weekly initial claims, a 28.0 percent drop versus July, and down 6.6 percent compared to one year ago. The top six MSAs showed varying results, with Myrtle Beach and Columbia reporting increases, at 64.7 percent and 14.2 percent, respectively. All others had improved numbers, with Spartanburg (-33.3 percent) and Greenville (-18.8 percent) leading the way.



Source: U.S. Department of Labor, Bureau of Labor Statistics

### Average Hourly Earnings

These charts present the average hourly earnings of all employees in private industry, based on a monthly national survey of businesses. The data are not seasonally adjusted.



Source: US Department of Labor, Bureau of Labor Statistics



# South Carolina Real Estate

In August, the number of building permits issued in South Carolina for new residential construction rose 6.8 percent to 3,028. This figure was 21.4 percent higher than that of August 2015. Valuation for the permits rose 20.5 percent over the prior month (based on revised July results). Total closings for the month rose 3.1 percent, and median sales price was up 1.0 percent. Both metrics had also improved compared to the same point in 2015. Foreclosure activity increased 9.0 percent in August, but had dropped 19.0 percent from one year ago.

	Month	Current	Previous Year	% Change Year Ago	2016 YTD	2015 YTD	% Change YTD
Closings	August	7,408	6,470	14.5%	53,948	49,294	9.4%
Median Sales Price*	August	\$184.8	\$174.9	5.7%	\$179.5	\$171.0	5.0%
Foreclosures	August	2,022	2,495	-19.0%	17,241	17,830	-3.3%
Residential Building Permits -Total	August	3,028	2,494	21.4%	21,505	21,066	2.1%
Residential Building Permits -Valuation*	August	\$610,318	\$508,437	20.0%	\$4,293,484	\$4,156,020	3.3%

\*Thousands of US dollars. Source: S.C. Association of Realtors, RealtyTrac, U.S. Census.

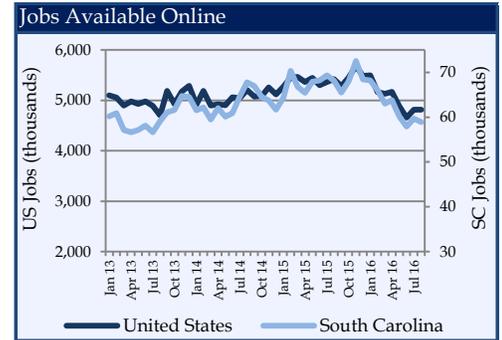
## Business Activity



Source: U.S. Census



Source: U.S. Department of Labor



Source: The Conference Board Help Wanted Online Index



Source: South Carolina Department of Revenue



\*Represents publicly-traded companies headquartered in SC.  
Source: Bloomberg

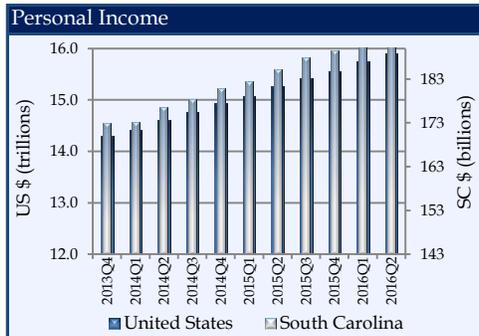


Source: U.S. Department of Labor

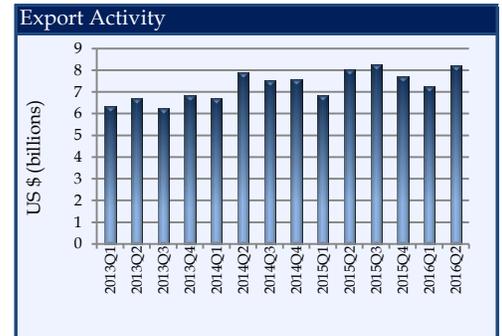
## Income and Output



\*Twenty-Foot Equivalent Units. Source: SC Ports Authority



Source: U.S. Census



Source: Foreign Trade Division, U.S. Census



# South Carolina Regional Update

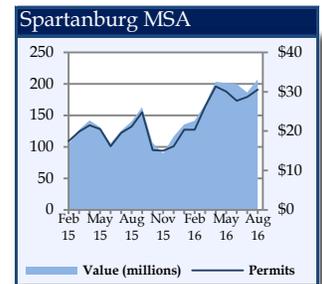
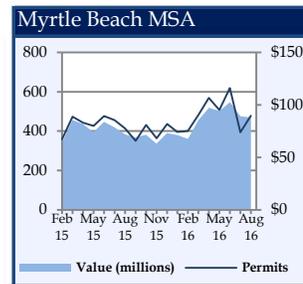
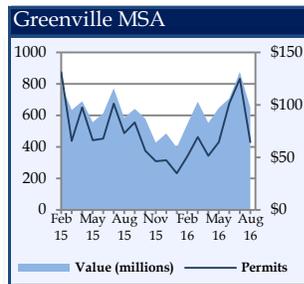
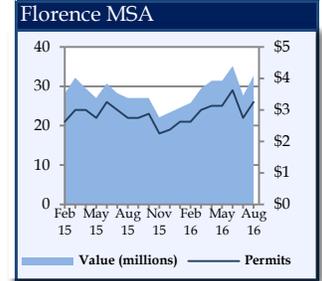
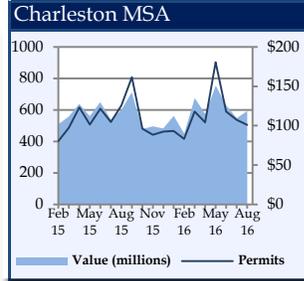
The South Carolina Regional Update provides a snapshot of the most recent economic figures for the six largest Metropolitan Statistical Areas (MSAs) in the state.

## Home Sales

MSA	Indicator	Aug 15	Aug 16
Charleston	Sales Volume	1,398	1,735
	Median Price (000's)	\$217	\$241
Columbia	Sales Volume	1,082	1,188
	Median Price (000's)	\$155	\$161
Florence	Sales Volume	173	216
	Median Price (000's)	\$122	\$129
Greenville	Sales Volume	1,108	1,146
	Median Price (000's)	\$169	\$185
Myrtle Beach	Sales Volume	1,073	1,087
	Median Price (000's)	\$174	\$170
Spartanburg	Sales Volume	373	432
	Median Price (000's)	\$137	\$148
South Carolina	Sales Volume	6,470	7,408
	Median Price (000's)	\$174.9	\$184.8

Source: S.C. Association of Realtors.

## Building Permits



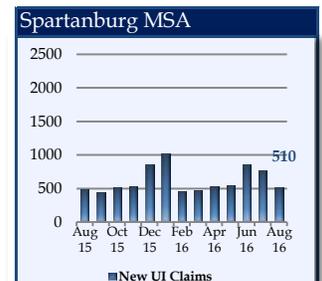
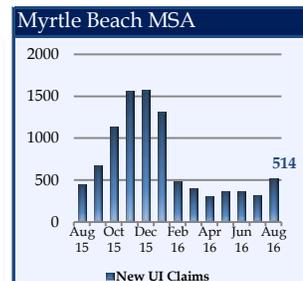
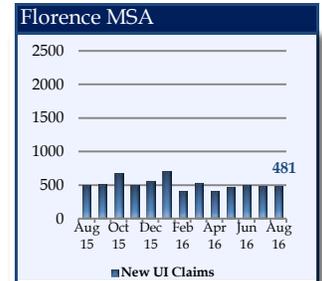
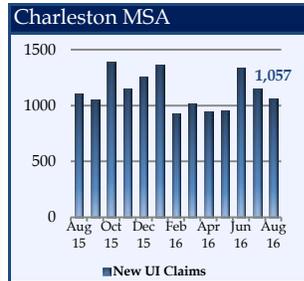
Source: U.S. Census

## Employment

MSA	Indicator	Jul 16	Aug 16
Charleston	Employment (000's)	360.8	355.9
	Unemployment Rate	4.6	4.7
Columbia	Employment (000's)	386.8	384.8
	Unemployment Rate	5.1	5.2
Florence	Employment (000's)	90.5	90.4
	Unemployment Rate	6.1	6.1
Greenville	Employment (000's)	403.8	400.8
	Unemployment Rate	4.9	5.0
Myrtle Beach	Employment (000's)	189.7	184.9
	Unemployment Rate	5.3	5.5
Spartanburg	Employment (000's)	144.3	144.3
	Unemployment Rate	5.5	5.4
South Carolina	Employment (000's)	2,182.9	2,180.9
	Unemployment Rate	5.2	5.1

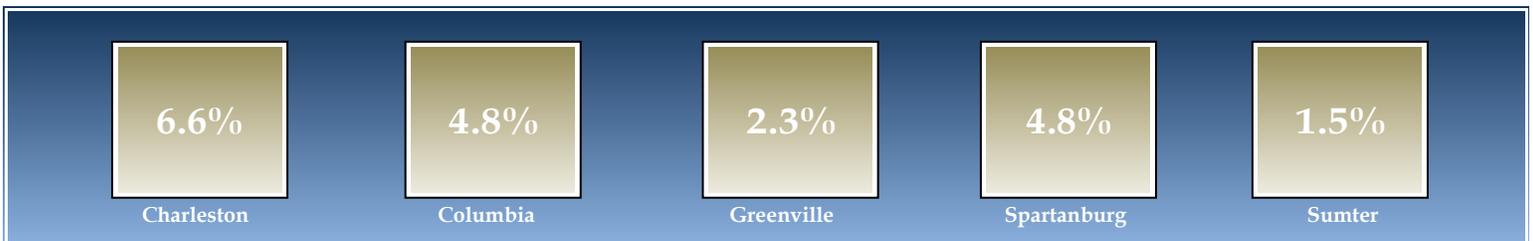
Source: U.S. Bureau of Labor Statistics (MSA figures not seasonally adjusted)

## Unemployment Insurance Claims



Source: SCDOC analysis of SCDEW data

## Increase in Real Gross Domestic Product (GDP), 2015



Source: US Bureau of Economic Analysis, September 2016