

Monthly Economic Data Summary South Region

February 2021

Regions Bank Economics Division

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	Nonfarm Employment, ths			% change year ago			Nonfarm	% from
	<u>Oct-20</u>	<u>Nov-20</u>	<u>Dec-20</u>	<u>Oct-20</u>	<u>Nov-20</u>	<u>Dec-20</u>	Employment, Q1 2020 peak (ths)	peak, Dec-20
CENTRAL ALABAMA:								
Auburn-Opelika, AL	65.600	65.700	66.000	-2.96	-3.10	-2.22	67.767	-2.61
Dothan, AL	58.600	58.500	58.900	-2.50	-2.82	-2.16	60.167	-2.11
Montgomery, AL	168.600	169.100	169.400	-4.42	-4.19	-3.97	176.367	-3.95
NORTH ALABAMA:								
Decatur, AL	56.200	55.600	56.000	-2.26	-3.30	-2.61	57.367	-2.38
Florence-Muscle Shoals, AL	55.900	55.800	55.500	-2.61	-2.96	-2.46	57.433	-3.37
Huntsville, AL	239.200	240.000	241.300	-2.41	-2.12	-1.71	247.100	-2.35
NORTH-CENTRAL ALABAMA:								
Anniston-Oxford-Jacksonville, AL	44.500	44.700	44.900	-6.32	-5.70	-5.47	47.433	-5.34
Birmingham-Hoover, AL	528.700	530.400	534.000	-3.47	-3.32	-3.14	547.367	-2.44
Gadsden, AL	34.800	35.300	35.500	-6.95	-6.12	-5.33	37.800	-6.08
Tuscaloosa, AL	109.400	109.700	109.700	-3.87	-3.86	-3.94	114.467	-4.16
SOUTH ALABAMA/FLORIDA PANHANDLE:								
Crestview-Fort Walton Beach-Destin, FL	114.800	114.500	115.400	-3.93	-3.70	-2.70	119.200	-3.19
Daphne-Fairhope-Foley AL	78.800	75.800	77.300	-2.72	-6.54	-4.69	81.167	-4.76
Mobile, AL	178.700	178.500	178.600	-4.13	-4.24	-4.08	186.400	-4.18
Panama City, FL	78.300	77.900	79.100	-2.61	-3.47	-2.10	80.700	-1.98
Pensacola-Ferry Pass-Brent, FL	179.200	180.200	181.400	-3.71	-3.58	-3.05	187.733	-3.37
SOUTH LOUISIANA:								
Baton Rouge, LA	393.400	394.000	393.400	-3.77	-3.86	-4.42	415.267	-5.27
Houma-Thibodaux, LA	83.300	85.700	84.600	-5.02	-2.28	-3.31	86.900	-2.65
Lafayette, LA	194.100	196.200	196.700	-5.04	-3.87	-3.67	202.033	-2.64
New Orleans-Metairie, LA	527.500	537.900	538.900	-9.52	-8.08	-7.74	581.933	-7.39
SOUTH MISSISSIPPI:								
Gulfport-Biloxi-Pascagoula, MS	152.700	154.000	154.600	-2.55	-1.85	-1.59	157.333	-1.74
Hattiesburg, MS	65.000	65.300	65.100	-1.22	-1.06	-0.61	65.933	-1.26
Jackson, MS	268.200	269.900	270.400	-4.59	-3.88	-3.53	279.567	-3.28
U.S.	142,545	142,809	142,582	-5.93	-5.90	-6.15	151,866	-6.11
REGIONS TOTAL	40,962	41,082	41,244	-4.54	-4.38	-4.14	43,061	-4.22
SOUTH REGION	3,676	3,695	3,707	-4.57	-4.21	-3.94	3,857	-3.91

	Manufacturing Employment, ths			% change year ago			Manufacturing Employment, Q1 2020 peak (ths)	% from peak, Dec-20
	Oct-20	Nov-20	Dec-20	Oct-20	Nov-20	Dec-20		
CENTRAL ALABAMA:								
Auburn-Opelika, AL	6.519	6.708	6.672	3.52	6.73	6.35	6.202	7.59
Dothan, AL	5.366	5.381	5.394	0.21	-1.49	-1.80	5.473	-1.44
Montgomery, AL	17.454	17.462	17.209	-3.59	-3.73	-4.84	18.092	-4.88
NORTH ALABAMA:								
Decatur, AL	12.851	12.807	12.864	-3.25	-3.96	-3.04	13.234	-2.80
Florence-Muscle Shoals, AL	8.675	8.604	8.458	-3.19	-4.25	-4.31	8.986	-5.87
Huntsville, AL	24.631	24.800	24.563	-4.62	-3.74	-4.94	25.731	-4.54
NORTH-CENTRAL ALABAMA:								
Anniston-Oxford-Jacksonville, AL	5.988	6.102	6.314	-9.11	-8.52	-4.36	6.629	-4.75
Birmingham-Hoover, AL	37.384	37.220	38.064	-3.58	-3.76	-2.82	38.968	-2.32
Gadsden, AL	5.022	5.000	5.093	-5.39	-5.61	-3.68	5.291	-3.73
Tuscaloosa, AL	15.694	15.464	15.451	-8.86	-9.19	-9.40	16.812	-8.10
SOUTH ALABAMA/FLORIDA PANHANDLE:								
Crestview-Fort Walton Beach-Destin, FL	2.736	2.731	2.700	-3.34	-3.19	-3.37	2.755	-1.98
Daphne-Fairhope-Foley AL	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Mobile, AL	17.211	17.139	17.162	-8.24	-8.99	-9.01	18.773	-8.58
Panama City, FL	2.984	2.994	3.035	-2.80	-2.98	-2.80	3.116	-2.58
Pensacola-Ferry Pass-Brent, FL	6.720	6.754	6.757	-4.12	-4.06	-4.18	7.016	-3.69
SOUTH LOUISIANA:								
Baton Rouge, LA	28.936	28.981	29.083	-2.98	-3.01	-2.82	29.963	-2.94
Houma-Thibodaux, LA	7.592	8.055	8.051	6.90	11.73	14.16	6.907	16.57
Lafayette, LA	14.422	14.559	14.668	-12.73	-13.17	-12.69	16.362	-10.35
New Orleans-Metairie, LA	28.208	29.079	29.115	-5.67	-4.20	-3.03	29.850	-2.46
SOUTH MISSISSIPPI:								
Gulfport-Biloxi-Pascagoula, MS	17.560	17.704	17.466	2.41	4.77	3.11	17.220	1.43
Hattiesburg, MS	4.806	4.832	4.731	0.08	0.57	-2.04	4.777	-0.95
Jackson, MS	20.391	20.544	20.705	-0.29	0.32	1.51	20.476	1.12
U.S.	12,155	12,196	12,227	-4.81	-4.85	-4.54	12,770	-4.25
REGIONS TOTAL	3,018	3,024	3,038	-4.02	-4.30	-3.73	3,141	-3.28
SOUTH REGION	291	293	294	-3.95	-3.59	-3.34	303	-3.00

	Unemployment Rate, %			Total Personal Income, Ex-Transfers			
	<u>Oct-20</u>	<u>Nov-20</u>	<u>Dec-20</u>	<u>% change year ago</u>			
				<u>Q4 2019</u>	<u>Q1 2020</u>	<u>Q2 2020</u>	<u>Q3 2020</u>
CENTRAL ALABAMA:							
Auburn-Opelika, AL	4.8	3.8	3.2	2.23	3.47	-1.50	3.24
Dothan, AL	5.3	4.4	3.6	3.69	4.49	-1.71	2.67
Montgomery, AL	7.3	5.6	5.2	4.37	3.79	-3.30	0.53
NORTH ALABAMA:							
Decatur, AL	4.3	3.6	3.0	3.10	3.37	-3.50	1.86
Florence-Muscle Shoals, AL	5.1	4.1	3.5	2.77	4.28	-2.84	1.83
Huntsville, AL	4.4	3.6	3.0	5.03	6.16	0.77	4.66
NORTH-CENTRAL ALABAMA:							
Anniston-Oxford-Jacksonville, AL	6.8	5.3	4.7	3.25	3.24	-3.57	1.02
Birmingham-Hoover, AL	5.4	4.3	3.8	1.83	0.98	-4.36	1.45
Gadsden, AL	6.7	5.0	4.7	2.22	5.69	-5.52	-0.22
Tuscaloosa, AL	6.3	4.8	4.3	3.21	3.87	-4.81	-0.82
SOUTH ALABAMA/FLORIDA PANHANDLE:							
Crestview-Fort Walton Beach-Destin, FL	4.1	4.3	4.7	3.84	3.40	-0.84	5.36
Daphne-Fairhope-Foley AL	51.4	51.7	50.7	3.48	4.59	-1.94	2.82
Mobile, AL	8.3	6.4	5.6	1.85	1.55	-3.09	2.38
Panama City, FL	4.5	4.6	4.5	-0.38	1.90	-4.81	1.74
Pensacola-Ferry Pass-Brent, FL	4.9	5.1	5.0	4.89	2.80	-5.26	0.39
SOUTH LOUISIANA:							
Baton Rouge, LA	8.0	7.5	6.4	0.34	0.15	-4.74	0.76
Houma-Thibodaux, LA	7.9	7.2	6.3	3.22	2.20	-1.86	2.94
Lafayette, LA	8.3	7.7	6.6	1.68	1.43	-6.23	-0.83
New Orleans-Metairie, LA	11.3	10.2	8.7	1.57	0.47	-3.96	2.06
SOUTH MISSISSIPPI:							
Gulfport-Biloxi-Pascagoula, MS	7.6	6.6	6.3	3.18	2.99	-2.60	2.49
Hattiesburg, MS	6.6	5.8	5.5	1.07	2.09	-3.51	3.15
Jackson, MS	6.7	5.8	5.6	1.36	1.19	-4.78	1.15
U.S.	6.9	6.7	6.7	3.14	2.83	-3.80	0.62
REGIONS TOTAL	6.6	6.6	6.4	3.02	2.68	-3.32	1.84
SOUTH REGION	9.2	8.3	7.6	2.30	2.01	-3.66	1.77

	CoreLogic House Price Index % change year ago				CoreLogic 90+ Day Delinquency Rate % of loans			
	<u>Sep-20</u>	<u>Oct-20</u>	<u>Nov-20</u>	<u>Dec-20</u>	<u>Nov-17</u>	<u>Nov-18</u>	<u>Nov-19</u>	<u>Nov-20</u>
CENTRAL ALABAMA:								
Auburn-Opelika, AL	7.58	8.63	9.78	9.76	2.24	1.84	1.39	3.81
Dothan, AL	6.27	8.74	7.72	8.74	2.87	2.48	1.98	4.35
Montgomery, AL	3.04	5.25	6.85	9.66	3.22	2.73	2.35	5.25
NORTH ALABAMA:								
Decatur, AL	6.99	7.59	10.23	11.00	2.50	2.18	1.75	3.32
Florence-Muscle Shoals, AL	7.50	9.91	9.86	10.95	2.22	2.01	1.50	3.47
Huntsville, AL	10.35	11.28	11.19	12.75	1.75	1.40	1.14	2.86
NORTH-CENTRAL ALABAMA:								
Anniston-Oxford-Jacksonville, AL	-2.34	-1.76	-1.17	1.97	3.16	2.55	2.26	5.14
Birmingham-Hoover, AL	6.74	7.07	7.71	8.52	3.00	2.53	2.07	4.62
Gadsden, AL	6.51	7.14	7.79	8.86	3.10	2.63	2.27	5.22
Tuscaloosa, AL	4.39	7.19	8.14	8.12	3.23	2.81	2.39	5.68
SOUTH ALABAMA/FLORIDA PANHANDLE:								
Crestview-Fort Walton Beach-Destin, FL	9.63	11.26	11.13	13.06	2.42	1.74	1.23	3.76
Daphne-Fairhope-Foley AL	3.78	3.68	4.61	6.24	1.40	1.07	0.89	3.33
Mobile, AL	5.56	5.74	8.03	10.12	4.09	3.38	2.86	6.30
Panama City, FL	6.41	6.18	6.64	7.01	2.46	2.24	2.01	3.66
Pensacola-Ferry Pass-Brent, FL	8.94	10.66	12.00	12.72	2.97	2.17	1.65	4.56
SOUTH LOUISIANA:								
Baton Rouge, LA	2.14	2.93	4.11	4.62	3.63	2.88	2.55	5.92
Houma-Thibodaux, LA	5.64	3.72	1.73	4.23	3.63	2.90	2.52	6.39
Lafayette, LA	2.91	3.75	4.09	4.15	3.50	2.78	2.40	6.23
New Orleans-Metairie, LA	5.43	6.48	6.81	7.24	3.28	2.57	2.23	7.01
SOUTH MISSISSIPPI:								
Gulfport-Biloxi-Pascagoula, MS	-3.18	-0.99	1.36	4.10	3.14	2.77	2.19	5.84
Hattiesburg, MS	-0.62	1.93	6.14	8.81	2.79	2.41	2.05	5.85
Jackson, MS	4.06	5.73	5.86	8.35	3.79	3.63	2.90	6.23
U.S.	6.53	7.39	8.18	9.24	2.28	1.69	1.39	4.10
REGIONS TOTAL	6.13	6.97	7.74	8.66	2.73	2.08	1.71	4.36
SOUTH REGION	5.05	6.07	6.84	8.21	2.93	2.44	2.03	4.95



Economics Division

SINGLE FAMILY HOUSING PERMITS

	Year-To-Date Through December					Annual Totals			
	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>
CENTRAL ALABAMA:									
Auburn-Opelika, AL	854	977	1,036	1,129	1,316	853	971	1,036	1,129
Dothan, AL	223	206	214	219	296	354	388	359	363
Montgomery, AL	686	739	638	748	934	716	761	654	769
NORTH ALABAMA:									
Decatur, AL	185	158	145	169	206	190	160	152	177
Florence-Muscle Shoals, AL	194	205	205	209	230	237	257	254	255
Huntsville, AL	2,320	2,578	2,856	3,350	4,211	2,320	2,577	2,870	3,399
NORTH-CENTRAL ALABAMA:									
Anniston-Oxford-Jacksonville, AL	49	56	54	72	78	62	69	66	105
Birmingham-Hoover, AL	2,701	2,720	2,672	2,914	3,594	2,730	2,677	2,698	3,097
Gadsden, AL	45	56	42	58	44	97	112	104	71
Tuscaloosa, AL	473	473	464	485	546	537	572	578	624
SOUTH ALABAMA/FLORIDA PANHANDLE:									
Crestview-Fort Walton Beach-Destin, FL	2,140	2,073	2,086	2,393	2,400	2,140	2,076	2,087	2,393
Daphne-Fairhope-Foley AL	1,662	1,795	1,903	2,158	2,439	2,137	2,207	2,459	2,740
Mobile, AL	721	635	671	712	880	754	660	763	739
Panama City, FL	505	539	620	767	937	883	984	1,104	1,432
Pensacola-Ferry Pass-Brent, FL	2,402	2,584	2,538	2,705	4,104	2,369	2,584	2,528	2,734
SOUTH LOUISIANA:									
Baton Rouge, LA	3,395	3,560	3,567	3,569	3,823	3,402	3,586	3,509	3,591
Houma-Thibodaux, LA	422	409	438	455	476	458	431	475	494
Lafayette, LA	1,423	1,640	1,622	1,619	2,521	1,518	1,746	1,657	1,632
New Orleans-Metairie, LA	2,455	2,674	2,985	3,178	3,506	2,494	2,720	3,046	3,241
SOUTH MISSISSIPPI:									
Gulfport-Biloxi-Pascagoula, MS	1,597	1,781	1,881	2,030	2,509	1,614	1,799	1,921	2,057
Hattiesburg, MS	69	76	52	39	48	101	134	102	90
Jackson, MS	1,636	1,643	1,217	961	1,079	1,669	1,671	1,325	1,042
U.S.	745,525	817,319	852,856	854,158	977,863	750,796	819,976	855,332	862,084
REGIONS TOTAL	302,530	329,492	349,509	355,820	414,725	314,221	345,130	366,701	370,521
SOUTH REGION	26,157	27,577	27,906	29,939	36,177	27,635	29,142	29,747	32,174



Economics Division

MULTI-FAMILY HOUSING PERMITS

	Year-To-Date Through December					Annual Totals			
	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>
CENTRAL ALABAMA:									
Auburn-Opelika, AL	52	390	95	962	905	38	390	95	962
Dothan, AL	6	2	55	52	0	6	2	55	60
Montgomery, AL	89	0	0	6	13	89	0	0	6
NORTH ALABAMA:									
Decatur, AL	4	0	0	0	8	4	0	0	0
Florence-Muscle Shoals, AL	78	518	81	26	0	78	518	81	26
Huntsville, AL	672	382	71	167	131	672	382	71	167
NORTH-CENTRAL ALABAMA:									
Anniston-Oxford-Jacksonville, AL	8	0	4	0	0	15	0	4	0
Birmingham-Hoover, AL	762	219	323	135	333	582	12	327	139
Gadsden, AL	0	0	7	0	0	0	0	0	0
Tuscaloosa, AL	934	597	469	844	613	928	597	469	844
SOUTH ALABAMA/FLORIDA PANHANDLE:									
Crestview-Fort Walton Beach-Destin, FL	389	395	280	1,151	355	389	395	298	1,151
Daphne-Fairhope-Foley AL	251	47	28	529	393	383	210	588	410
Mobile, AL	437	256	34	3	0	441	338	20	3
Panama City, FL	4	295	127	419	372	172	802	564	521
Pensacola-Ferry Pass-Brent, FL	505	25	40	486	288	504	25	40	488
SOUTH LOUISIANA:									
Baton Rouge, LA	24	43	439	20	14	24	53	413	10
Houma-Thibodaux, LA	5	6	30	25	26	224	6	30	27
Lafayette, LA	154	7	4	24	16	180	25	30	34
New Orleans-Metairie, LA	494	252	823	779	786	492	246	818	785
SOUTH MISSISSIPPI:									
Gulfport-Biloxi-Pascagoula, MS	162	139	247	154	417	162	139	238	154
Hattiesburg, MS	60	34	0	44	3	73	0	4	48
Jackson, MS	4	32	16	220	67	4	72	16	320
U.S.	444,666	446,732	465,039	516,189	473,716	455,846	462,001	473,495	523,964
REGIONS TOTAL	158,418	150,380	176,511	191,477	169,230	166,246	157,560	178,913	194,075
SOUTH REGION	5,094	3,639	3,173	6,046	4,740	5,460	4,212	4,161	6,155

Sources: Bureau of Economic Analysis; Bureau of Labor Statistics; CoreLogic; Moody's Analytics; U.S. Census Bureau; Regions Bank Economics Division