

Looking to the Other Side of the Pandemic

Mark Zandi, Chief Economist
Adam Kamins, Director of Regional Economics

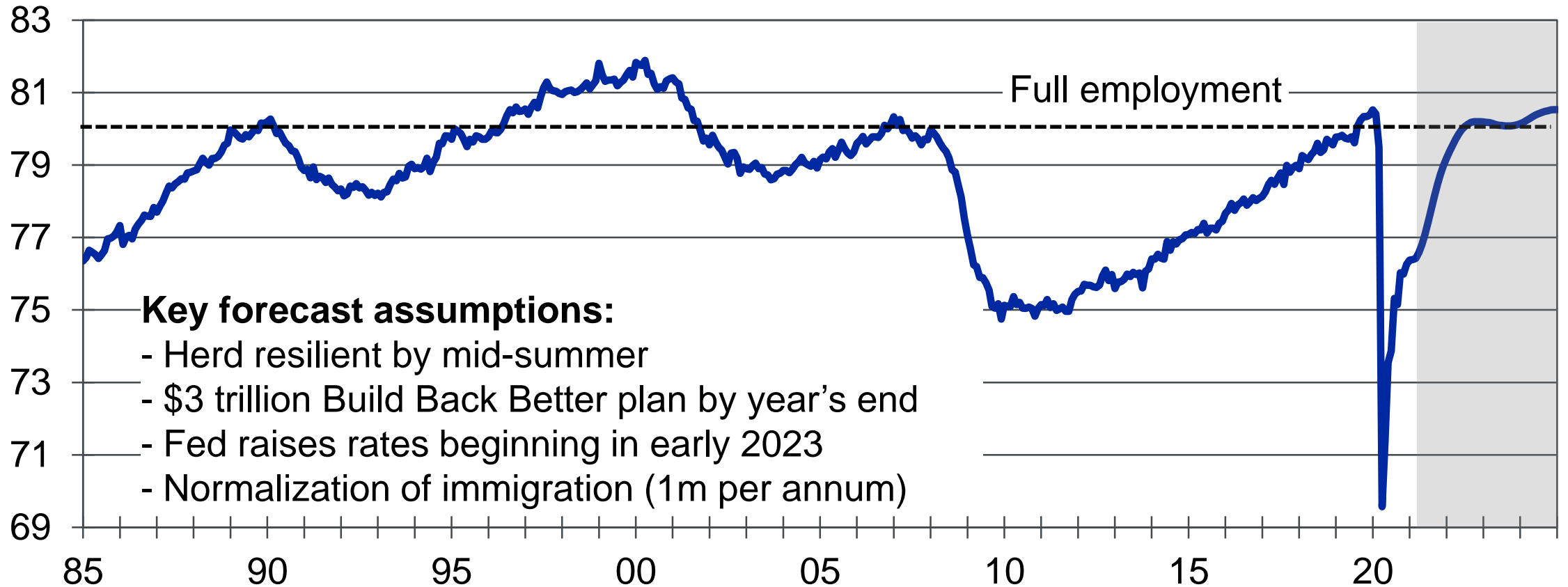
May 2021

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U.S. Macro Outlook

V-Shaped Recovery

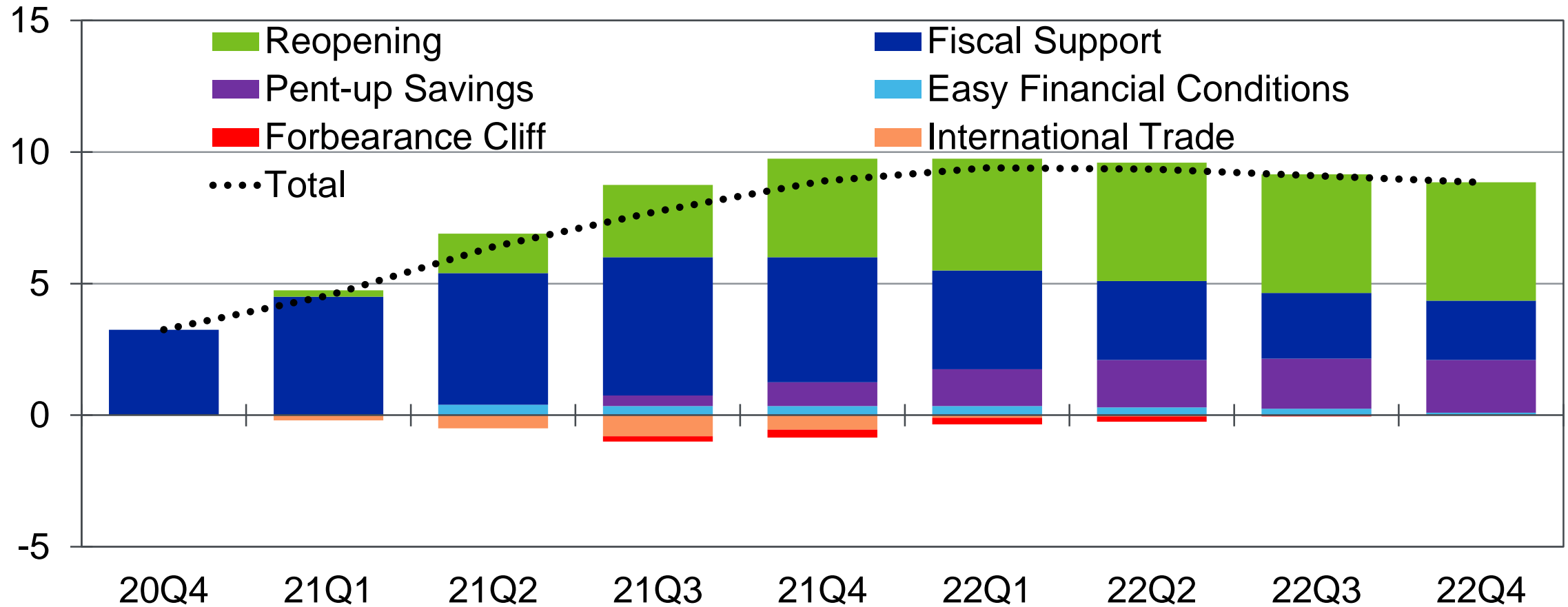
Prime age employment-population ratio, %



Sources: BLS, Moody's Analytics

What's Driving Growth

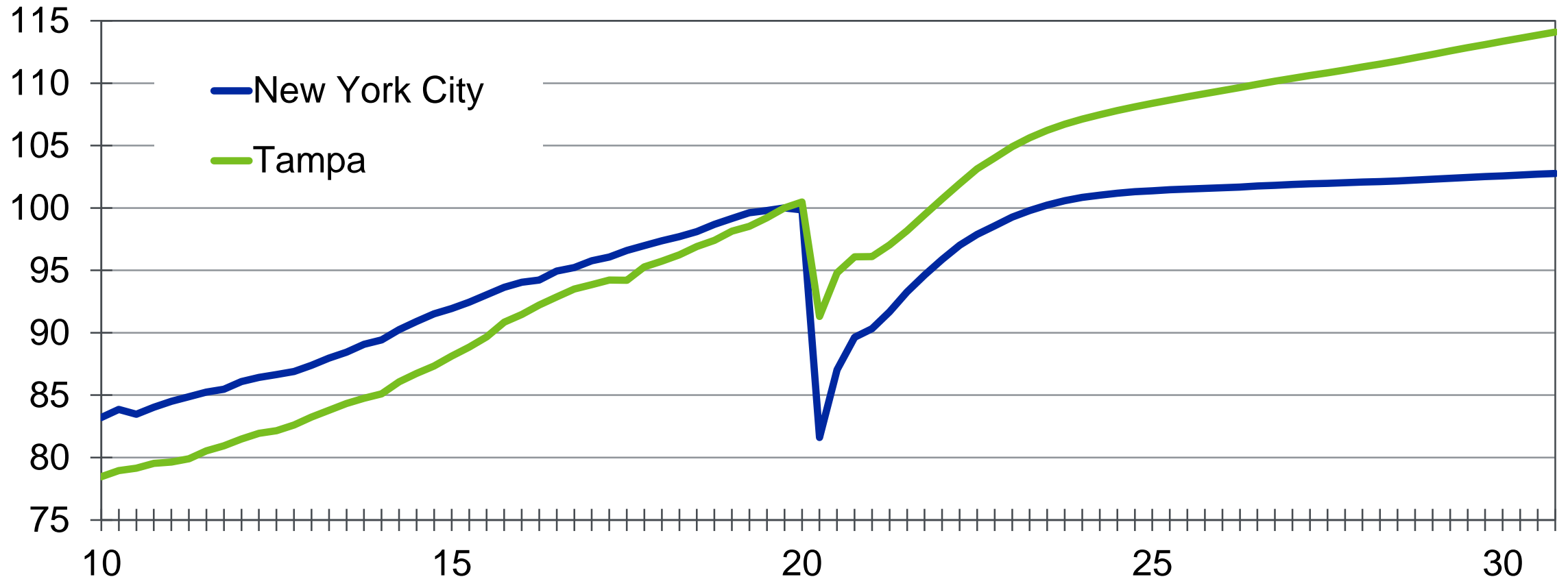
Impact on the level of GDP, ppt



Source: Moody's Analytics

Fundamental Shift in the Way We Live and Work

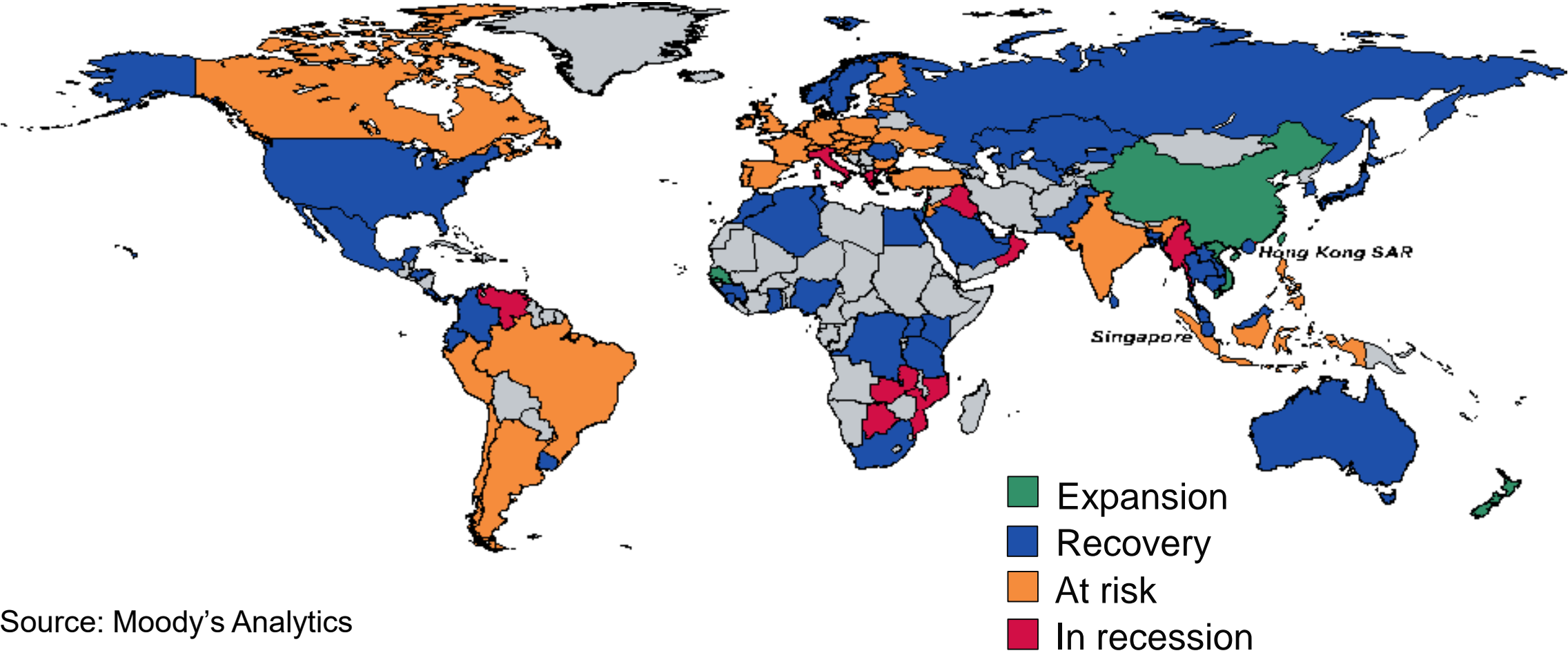
Employment, Index: 2019Q4 = 100



Sources: BLS, Moody's Analytics

Fragile Global Recovery

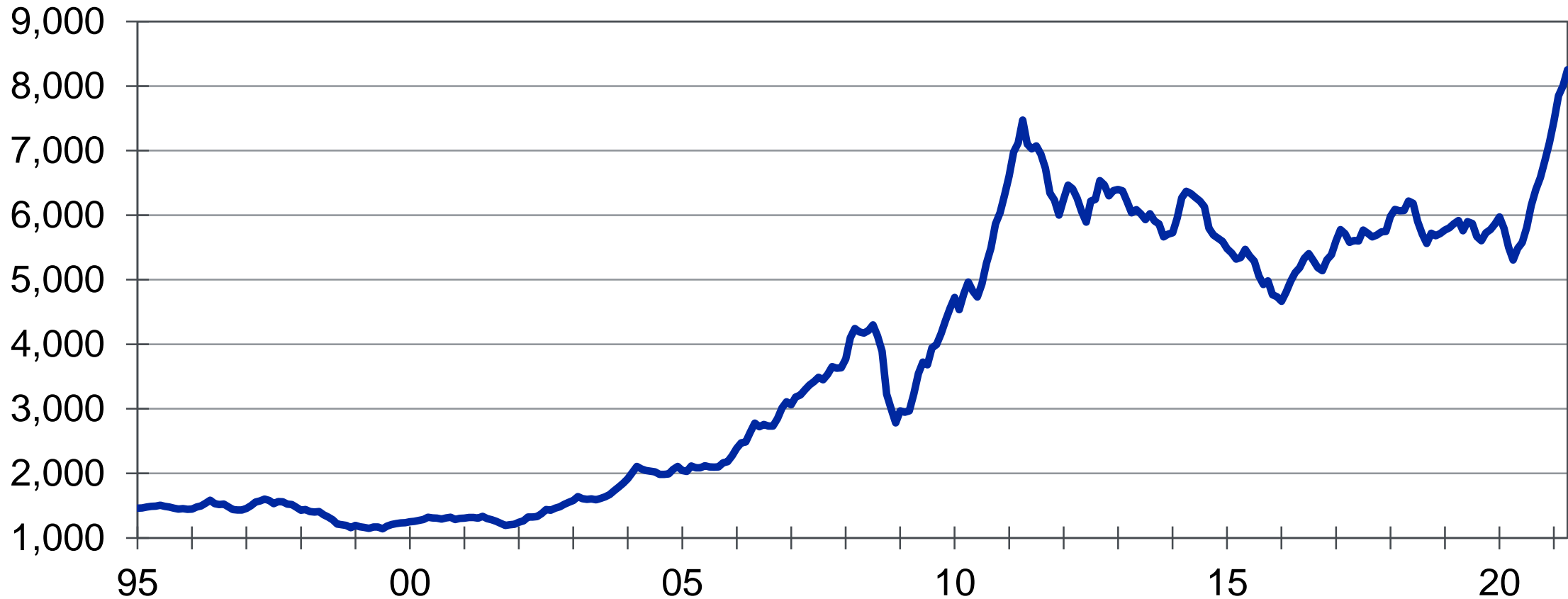
Global business cycle status, April 2021



Source: Moody's Analytics

Commodity Markets Signal Higher Inflation

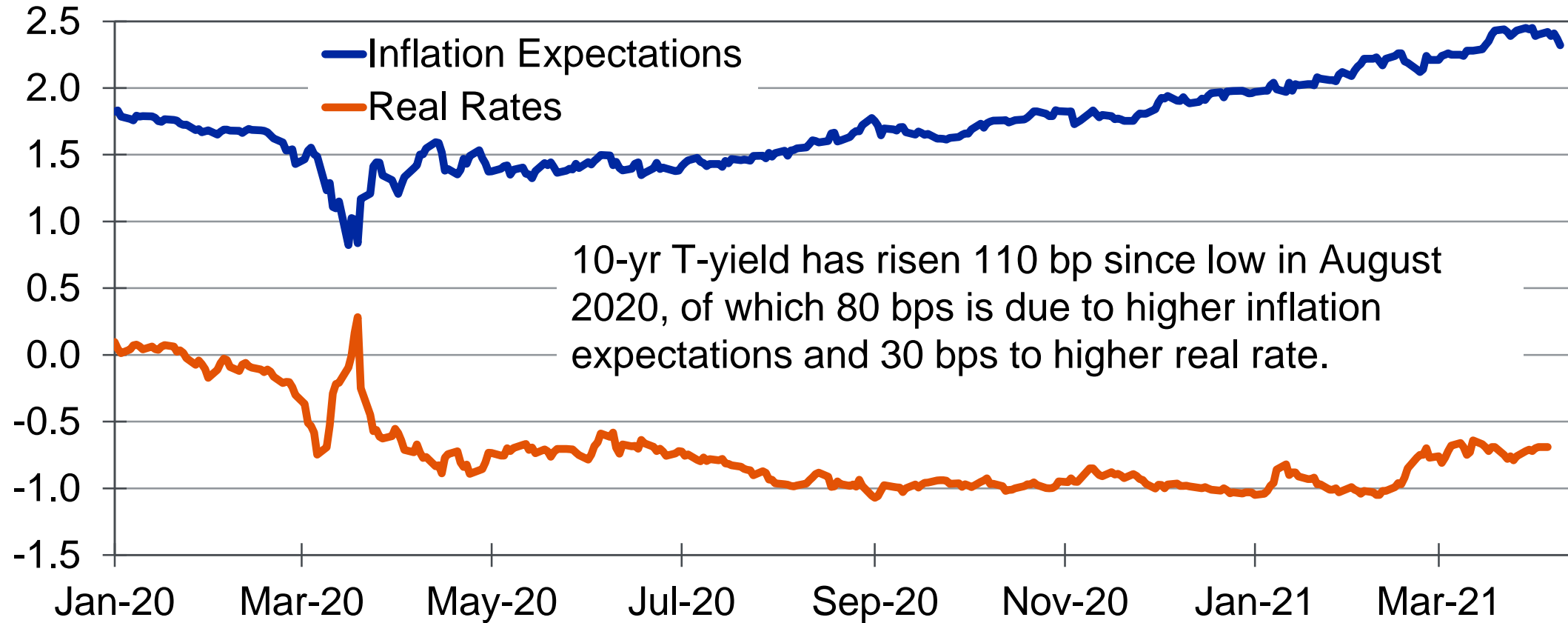
Index of spot commodity and industrial prices



Source: Moody's Analytics

Long-Term Rates Are Set to Rise Further

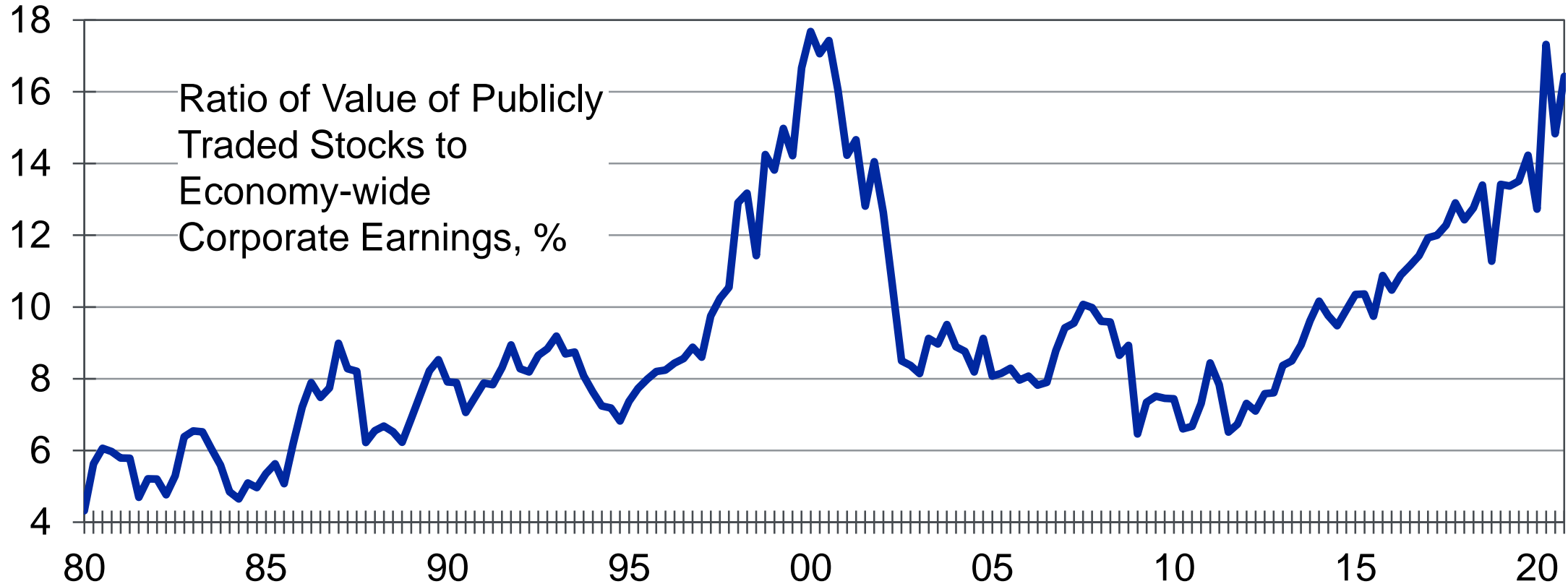
10-year Treasury yield decomposed, %



Sources: Federal Reserve, Moody's Analytics

Stock Prices Look Pricey

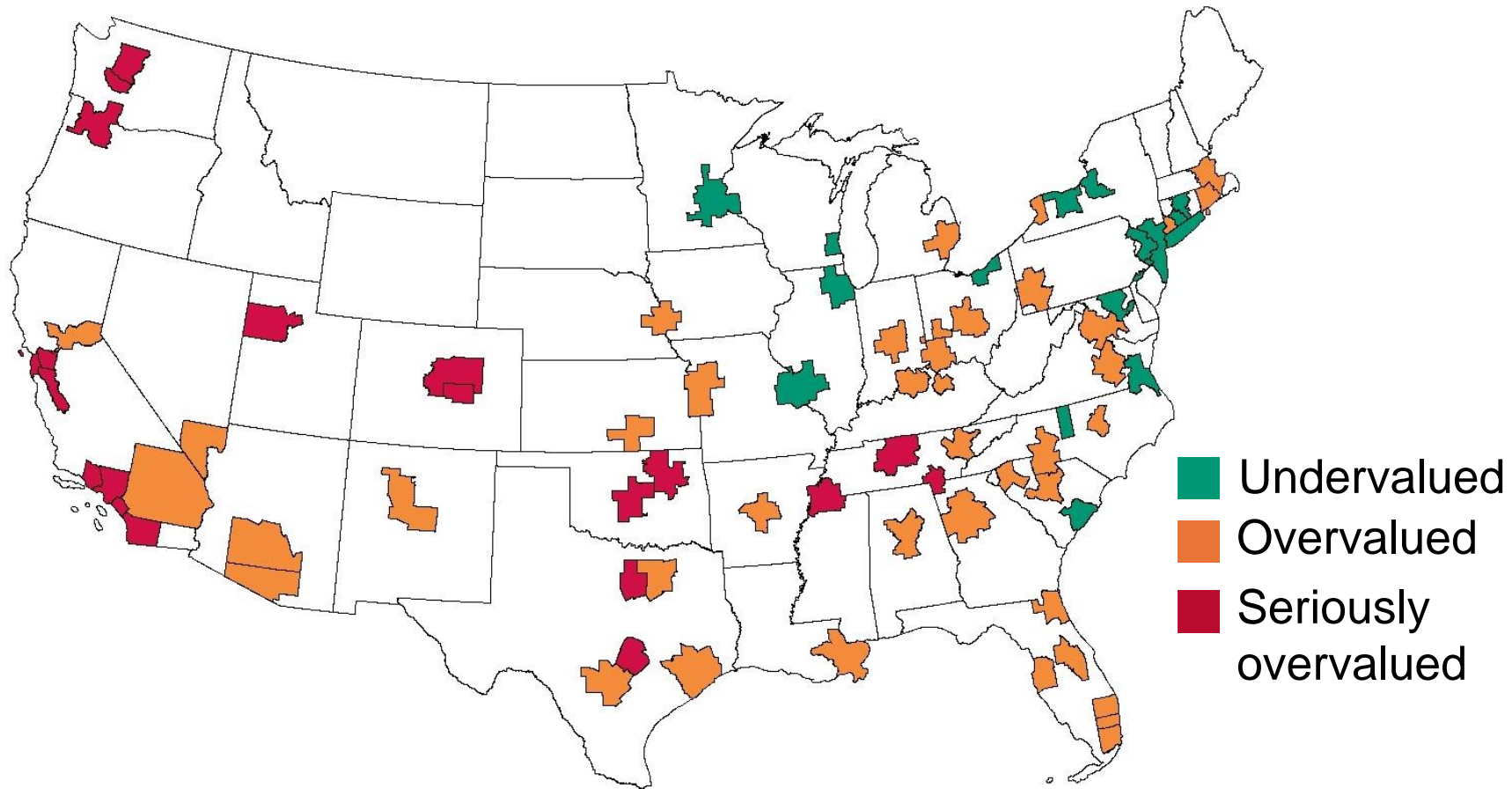
Economy-wide price earnings multiple, %



Sources: SIX Financial, BEA, Moody's Analytics

Single Family Housing Is Stretched

House price valuation based on ratio of prices to rents



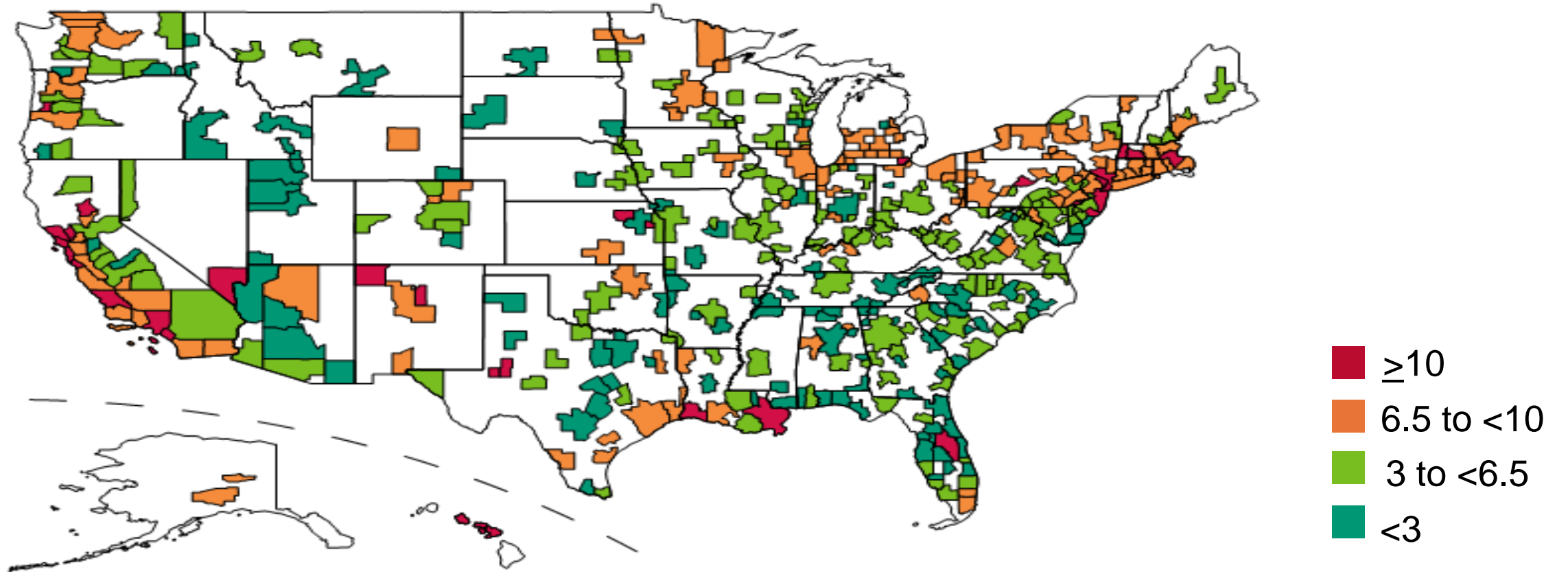
Sources: CoreLogic, REIS, Moody's Analytics

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U.S. Regional Outlook

Pandemic Hits Northeast and West Coast Hardest

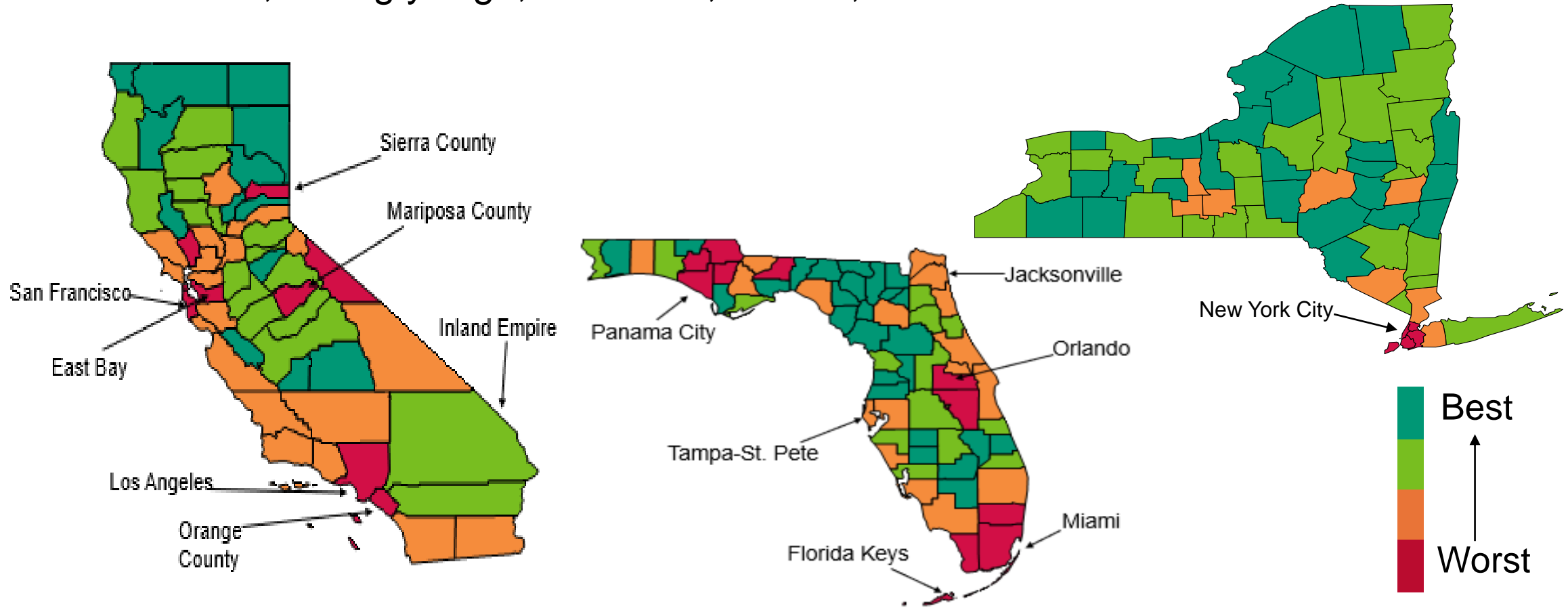
Employment, 2020Q4, % yr ago decline



Sources: BLS, Moody's Analytics

Tax Collections Fell More in Big Cities, Tourism Hubs

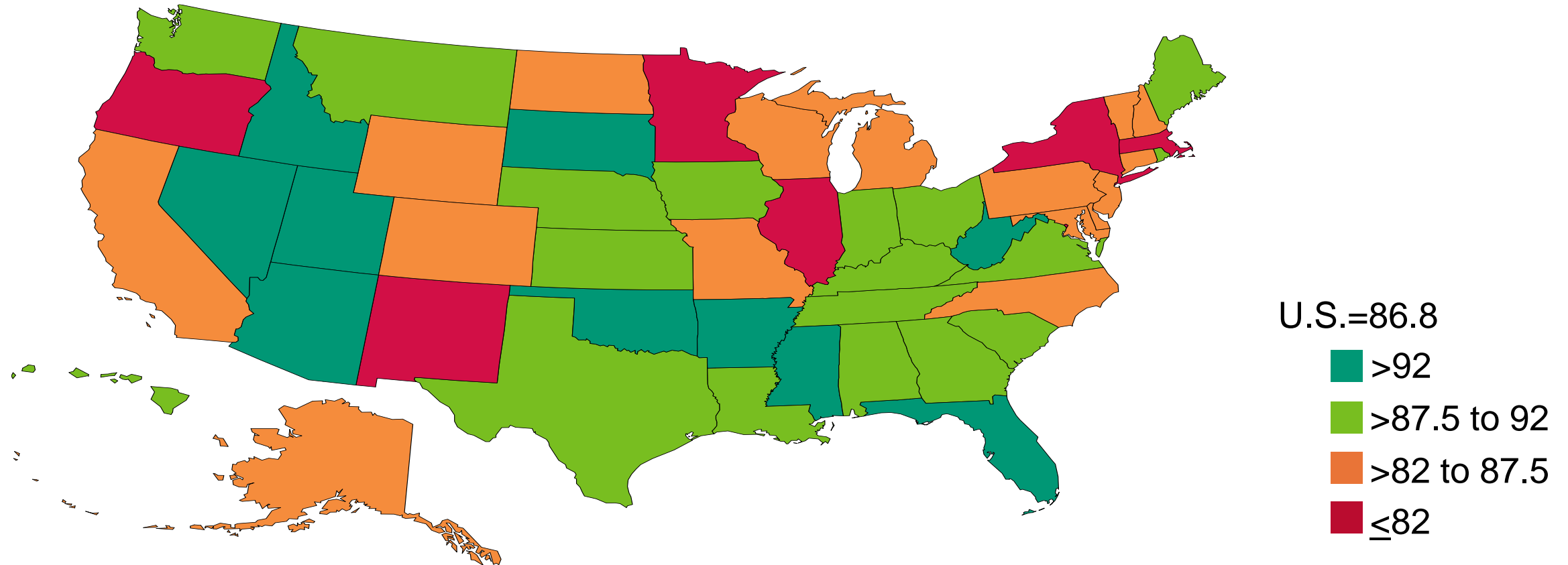
Taxable sales, % chg yr ago, California, Florida, and New York



Sources: CA Dept of Tax and Fee Administration FL Dept of Revenue, NY Dept of Taxation and Finance, Moody's Analytics

South, Rockies Are Getting Back to Normal

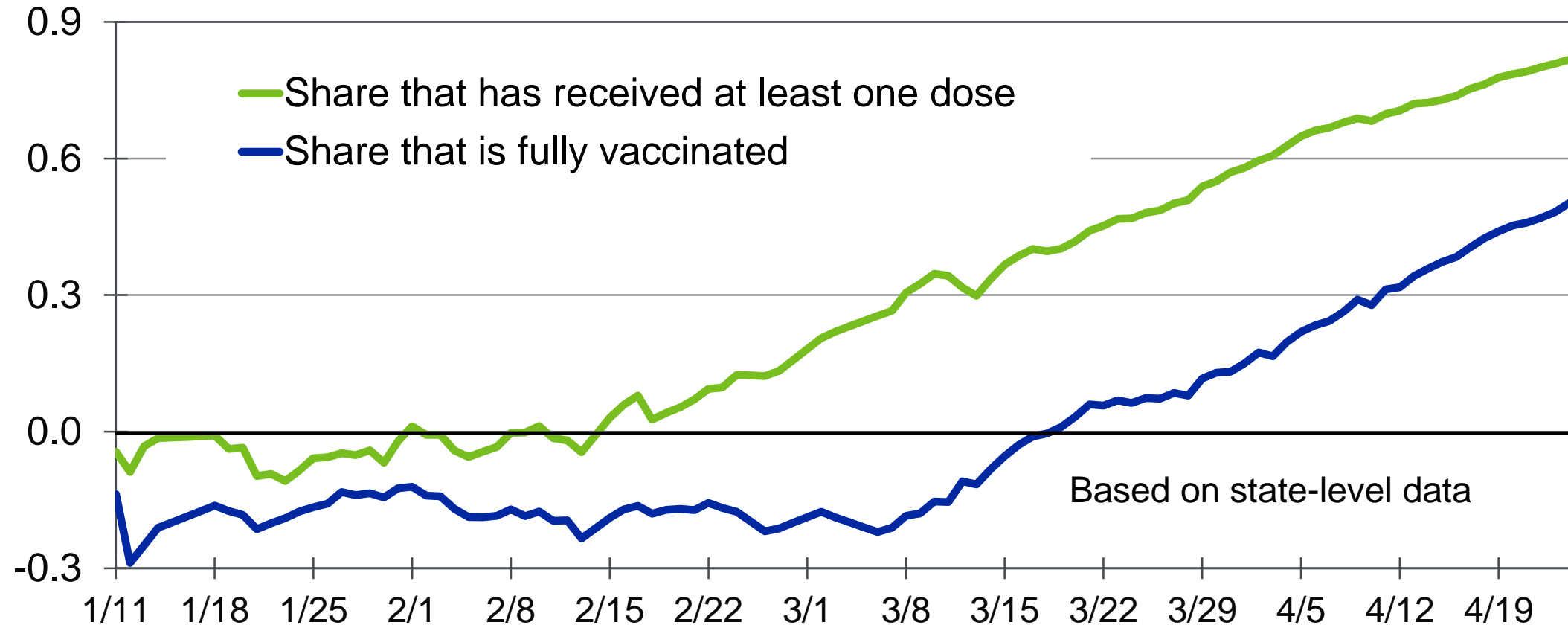
Back to Normal Index, Apr 1-28 avg, Feb 29 2020=100



Sources: CNN Business, Moody's Analytics

Vaccine Shortages Abate, Hesitancy Matters More...

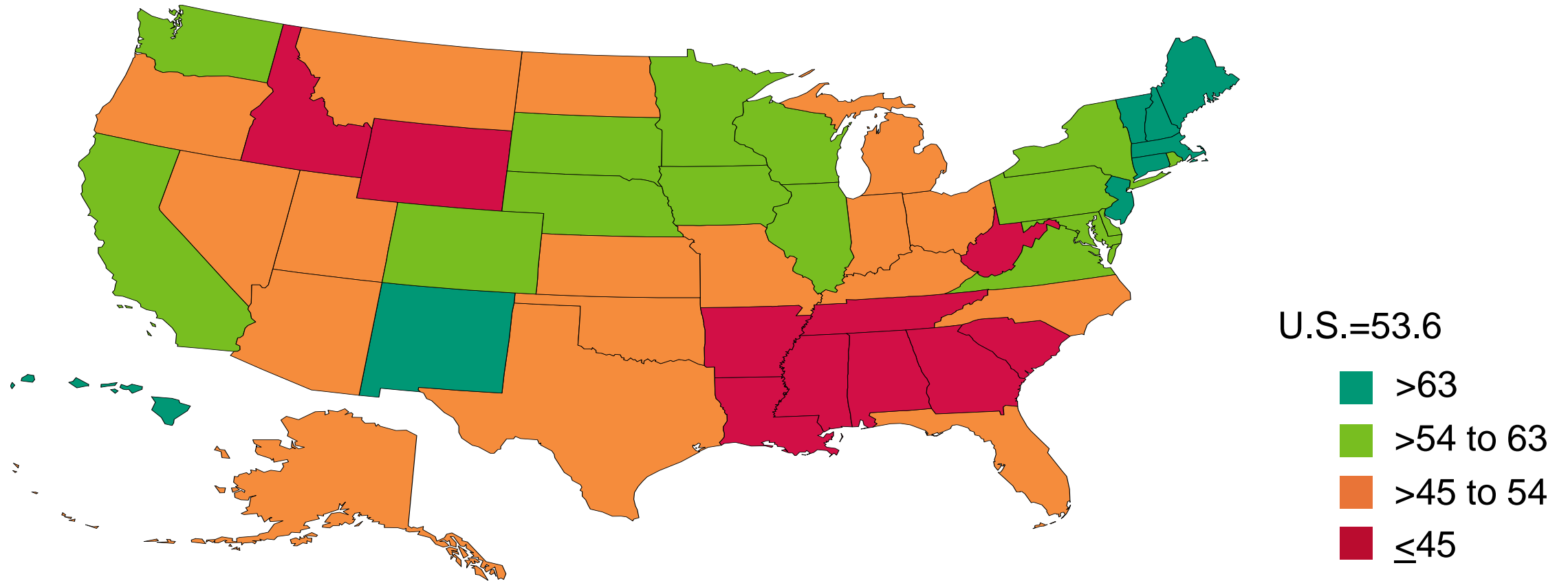
Correlation between share of adults planning to receive vaccine as of mid-autumn and...



Sources: Census Bureau, CDC, Moody's Analytics

...Posing a Threat to the Southeast

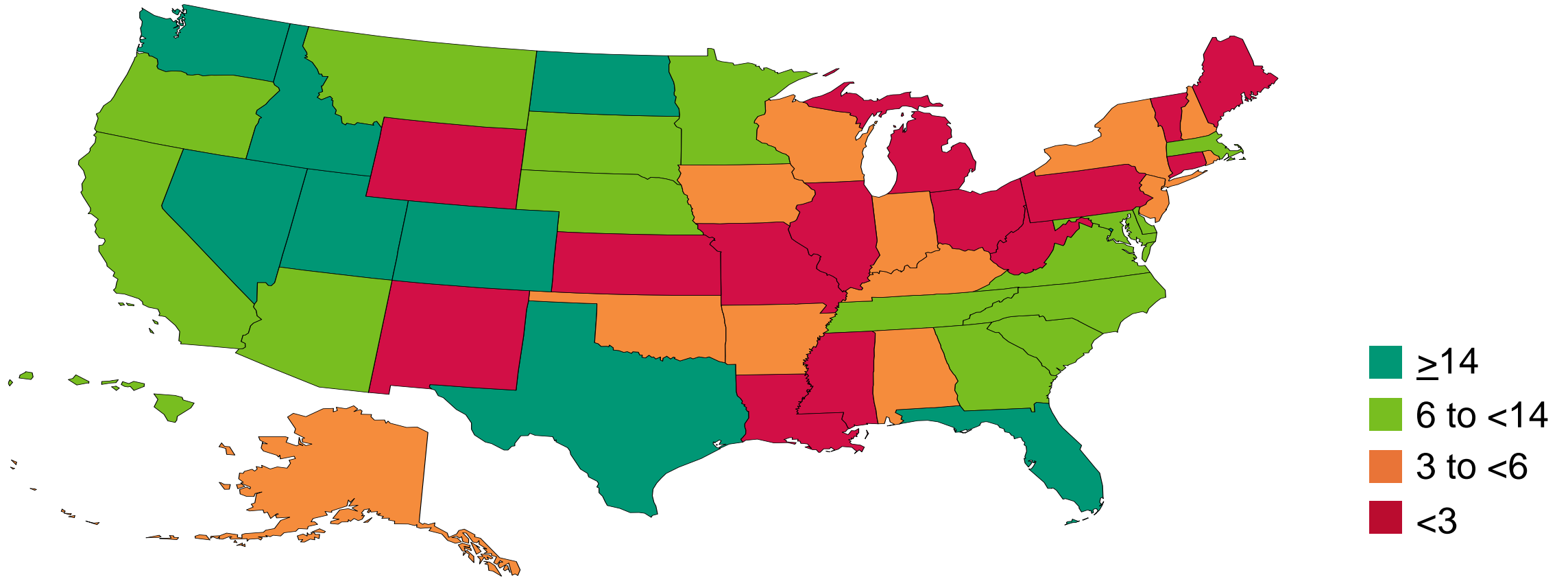
Share of adults receiving at least one vaccine dose as of Apr 28, %



Sources: CDC, Moody's Analytics

The Secular Shift South and West Continues On

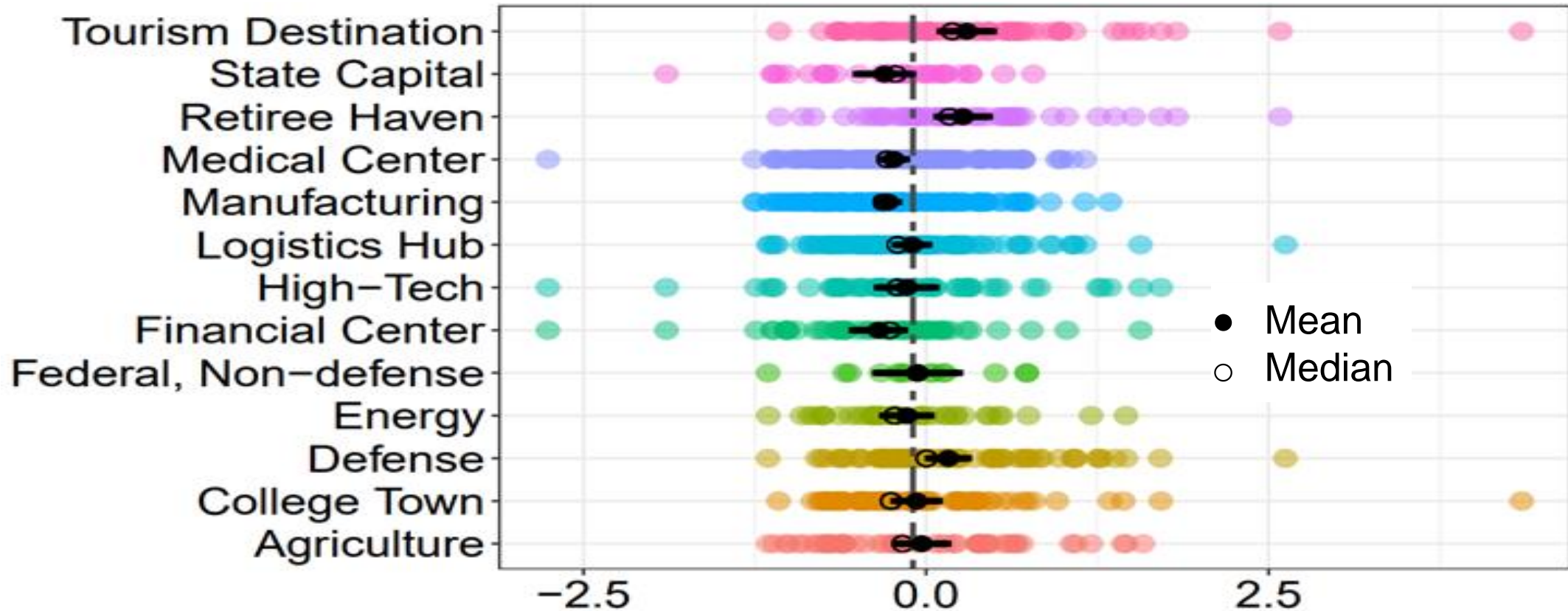
Population growth, 2010 to 2020, % chg



Sources: Census Bureau, Moody's Analytics

Remote Work Could Boost Tourist, Retiree Magnets

Potential net migration share of population, %



Sources: Census Bureau, Moody's Analytics

Contact Us: Economics & Business Analytics Offices

West Chester, EBA-HQ

+1.610.235.5299
121 North Walnut Street, Suite 500
West Chester PA 19380
USA

New York, Corporate-HQ

+1.212.553.1653
7 World Trade Center, 14th Floor
250 Greenwich Street
New York, NY 10007
USA

London

+44.20.7772.5454
One Canada Square
Canary Wharf
London E14 5FA
United Kingdom

Toronto

416.681.2133
200 Wellington Street West, 15th Floor
Toronto ON M5V 3C7
Canada

Prague

+420.22.422.2929
Washingtonova 17
110 00 Prague 1
Czech Republic

Sydney

+61.2.9270.8111
Level 10
1 O'Connell Street
Sydney, NSW, 2000
Australia

Singapore

+65.6511.4400
6 Shenton Way
#14-08 OUE Downtown 2
Singapore 068809

Shanghai

+86.21.6101.0172
Unit 2306, Citigroup Tower
33 Huayuanshiqiao Road
Pudong New Area, 200120
China

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