MOODY'S

Economic Solutions for Commercial Real Estate

Best-in-Class Insight Powering More Informed Decisions

Gain a comprehensive understanding of the impact of economic changes on commercial real estate with Moody's market-leading data, forecasts, and analysis. Our team of world-class economists offers insights and expertise to confidently evaluate market demand and supply trends, predict portfolio performance, and uncover growth opportunities for more effective CRE strategies. Rely on our time-tested solutions, including our exclusive Regional Climate Scenarios and Commercial Real Estate Price Index, to navigate the evolving economic landscape.

Unrivalled Expertise and Coverage

30+ YEARS

Experience

YEARS U.S. Regional I Economic Forecasting

564+ MILLION

Economic Time Series Collected

3,100+ VARIABLES

Forecast for U.S. National and Subnational Areas

465 REPORTS

On Individual U.S. State and Metro Area Economies

300+ INDICATORS

Analyzed in writing each month



Moody's Trusted Economic Outlook

Maximize opportunities and manage risks under a range of possible economic outcomes with best-in-class forecasts under our baseline view and 11 standard alternative scenarios.



U.S. Regional Forecasting

Gain the most accurate and granular view of the economic drivers of commercial property markets for states, metro areas, counties, and deeper with our long-standing U.S. subnational forecasting expertise and market-leading coverage.



CRE Focus

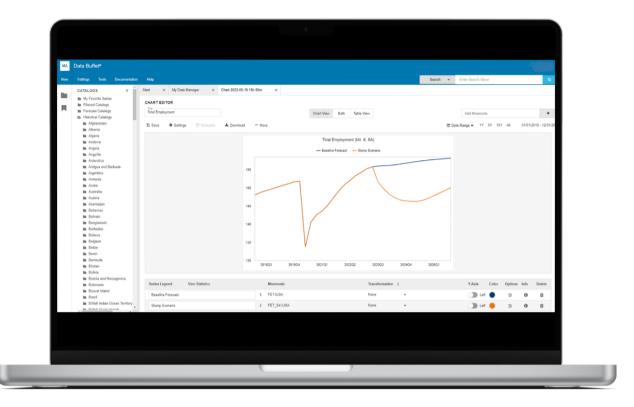
Ongoing investment, including acquisitions of REIS (property data and analytics) and RMS (catastrophe models), uniquely positions us to deliver a fully integrated offering.

③ ♥ Climate Risk Insight Our baseline forecasts and c

Our baseline forecasts and climate risk scenarios incorporate physical and transition risks for all states and metro areas, using in-depth risk scores from RMS to help you understand your exposure from mounting climate threats.

Access Expansive Data and Forecasts

Unique CRE Datasets and Critical Drivers of Commercial Property Markets



- Massive historical database with more than 560 million curated economic, demographic, and financial time series
- Timely forecasts for the U.S., States, Metros, and Counties, including employment, construction, business investments, interest rates, retail sales, and housing stock
- Moody's proprietary Commercial Real Estate Price Index, a transaction-based repeat sales index for the U.S. and States
- Other unique CRE data sets, including vacancy rates, effective rates, and net absorption
- Detailed employment and output forecasts by industry for the U.S. and Subnational areas
- Deep demographic coverage, including forecasts by age cohorts and expanded detail on migration trends
- 30-year forecasts under baseline and 11 standard alternative scenarios, updated monthly
- Exclusive event-driven thematic scenarios such as U.S. Debt Limit Scenarios, Banking Stress Scenarios, and Russia-Ukraine Military Conflict
- Fully transparent and documented models, equations, and scenario narratives
- Powerful forecasting and delivery platforms with flexible options, including API and Excel Add-In for seamless workflow integration

Gain A Deeper Understanding of Economic Trends Impacting CRE Forward-Looking Analysis from Moody's Expert Economists

MOO ANALYTI	DY'S			1	ALB/	ANY-SCHENECTA	DY-	TRO	'NY	ia Baffett M	TA cale 75	
					EMP	EMPLOYMENT GROWTH RANK RELATIVE COSTS 1744 17						
BL	USINES	is cyci	E STAT	US			ANALY					
	Recovery	Hid Expansio	Late Expandice		Troy appr of or cons indu track	ecent Performance. Albary Scheme is slumping, but the picture is not as daf nars. Betwein Febnary and May, ALA wa hy a handfui of metro areais to experience secutive monthly payroll declines. Blue- secutive monthly payroll declines. Blue- stries bore the brunt, with manufacturing ling and construction enduring an expe edop. State government, another key y	k as it cli s one Th three re collar In back- so scially ov	Universitie ster will pro e University It jobs, mar the afterma me position er the past o e university	ove a key s at Albany y of which th of the s at risk, bu ouple of ye	hort- and supports are relativ pandemic, t strong en ars has hiri	long-term thousand rely high- budget of vollment ing back of	
STR		IS & W	EAKNE	SSES	is de	own from last summer but has gotten rack since 2023 betan. While payrolls su	back fa	ulty for an	atificial is	tellgence	initiative	
Central location relative to New York City and New England. Semiconductor production hub. Low business costs, affordable housing. Below-average employment volatility. Even distribution of income and wealth.				5	wide far n has l is go	wdegread base, the Toosehold survey strikes a selaer Polytechnic institute, and prospects are far more optimistic note. The unemployment rate has blewn past its previous low and the workforce riskes form.outside of NewYork, RP offers vita is growing suggesting a healthy labor market. Chips. Solid growth in servicinductor pro- ares's unlexity prevence will remain crucial						
	w	EAKNES	SES		duct	tion will power a rebound in factory pa balFoundries, one of ALA's largest empli	rolls. fo	tunes becar and housi	se of the	boost it pr	ovides to	
 Elevated Worsening 	ne populat	tion trend	h.		enad	cted layoffs and a temporary hiring ! y in the year, but conditions will imp	reeze th	e quality and Housing	d quantity (of workers.		
 Outsize of 	dependen	ce on low	wage job	L.	Age	ressive expansion plans and a recently	yan-ex	entually su	porting in	creased a	ctivity. P	
		ECAST		_	Loci	nced partnership with defense manufai kheed Martin bode well. Those dev	eloo- tk	A experien in than aver	age and ar	e now mo	wing high	
SHORT TERM 🔺 LONG TERM 🔻					in de	ments, along with continued federal investment month-to-month basis. An undersupplied ho in domestic chip production capability and a sta- market is partially responsible for preventing in						
RISK EXPO 2023-2028	SURE 3	99	Sth quinti	e Muzet Least-40	ble (of institutions such as the Albany Nan plex, contribute to a brighter outlook	oTech se ch	vere decline ange that, 1	s, but inc he result :	reased stat	rts will b stively fla	
UPSIDE					St	Statewide investment in chip production, but a pickup in sales, creating some spillow meanwhile, suggests significant local upside. relatively bullish outlook could prove too o					spilover.	
 Slew of government investment in domestic chip industry helps turn ALA into a global hub, driving 				mestic chip rub, driving	ALA	ALA is one of the few metro areas in New York if further interest rate hites or a continued deci that enjoy consistent population growth, giv- sentiment create another drag on demand.						
a surge in » Rapidly n	n high-wa nodernizi	ge jobs. ng manuf	acturing se	octor	ingf	firms a larger pool of potential workers	from	Albany-Sc	henectad	v-Troy	will se	
bolsters i	ncomes.				ploit	ch to draw. Moreover, those workers ca t high-wage opportunities given the C	n ex- th apital re	e mat du sumption	ing the : of grow	recond ha	slf of 21 nanufac	
» Financial	market w	voes drive	reduced s	tate tax	Regi	ion's elevated educational attainment antage should grow even more pronou	This pr	wered by mbine wit	semicon	ductor pr	roductio	
 Rising int 	terest rate	ack empli	reased out	migration	in th	he longer run. Micron, which plans to o sive new chip fab near Syracuse, is par	pena sa	pport gro rform Ne	wth. Long	zer term,	ALA wi	
send hou	ise prices	back dow	n.		ing	with top universities across the Northe	st to w	th the U.S	, because	of broad		
MOODY'S RATING					ALA						1-866-27	
A	a3	A	S OF FE	B 09, 202	ing:	shortages and keeping a lid on wage gro	wth.	May 2023		helpecono	ny@mco	
2017	2018	2019	2020	2021	2022	INDICATORS	2023		2025	2026	2027	
1.0	2.4	3.4	-3.1	\$.7	7.4	Gross metro product (C125 bil) % change	2.0	1.9	2.4	2.6	2.4	
468.4 1.0	471.9 0.7	4721	437.3	445.4 1.8	459.9 3.3	Total employment (ths) % change	469.9		475.5 0.6	476.2 0.2	476.3	
4.3	3.8	3.5	6.9 7.5	4.3	3.0	Unemployment rate (%) Personal income growth (%)	3	3.3	3.5	3.5	3.6	
68.6	711	72.6	74.8	78.3	80.6	Median household income (\$ ths)	83.3	86.5	89.2	921	95.3	
886.7	8891	888.8	896.5	900.3	897.5	Population (ths)	899.3	900.6	901.5	9021	902.6	
41	2.0	-0.7	8.3	5.0	-2.3	Net migration (ths)	2.0	1.6	1.3	1.3	1.2	
1,212	1,231	1,120	1,299 747	1,385	1,229	Single-family permits (#) Multifamily permits (#)	1,248	1,666	1,848	1,936	1,898	
1961	201.3	207.3	215.8	240.2	270.9	FHFA house price (1995Q1=100)	274.5		273.4	284.5	297.7	

- Comprehensive analysis of current and expected economic conditions for all U.S. States and Metros, including strengths and weaknesses, key trends, opportunities and risks by sector and industry
- Round-the-clock coverage of trends, developments, and releases for the U.S. economy and key sectors, such as Real Estate, Business Investment, Labor, and Costs
- Expert thought leadership from dedicated economists with deep knowledge of the real estate sector
- Easy-to-consume analysis in a variety of formats, including newsletters, outlooks and topical commentary, trackers, web research service, and more
- Exclusive regional economic events, webinars, and podcasts
- Direct access to U.S. Regional and Real Estate economists
- Knowledgeable support from our dedicated Economics Client Services team

Moody's can also provide bespoke economic research and models tailored to your organization's unique needs and footprint

Consistently Recognized Forecast Accuracy

Moody's Analytics has been ranked #1 in 27 categories in the FocusEconomics Analyst Forecast Awards 2023



Want to learn more?

💮 <u>www.economy.com</u>



<u>HelpEconomy@Moodys.com</u>



© 2023 Moody's Analytics, Inc. and/or its affiliates and licensors. All rights reserved.