

RENO MSA INDUSTRY TRENDS-NOVEMBER 2016

Published December 2016

Business Activity, Construction, and Housing indexes provide a simplified look at important industry trends within the Reno MSA economy.

Business Activity Index November 2016

Provides historical and current trends for business activity in the Reno MSA region.

Construction Index November 2016

Provides historical and current trends for the construction industry in the Reno MSA region.

SF Housing Index November 2016

Provides historical and current trends for single-family housing activity in the Reno MSA region.

Business Activity Index						Construction Index						SF Housing Index				
0.59% ↑						5.66% ↑						0.26% ↑				
% Change	Taxable Sales	Taxable Gaming Revenue	Nonfarm Employment	Airport Passengers	Airport Cargo	% Change	Construction Employment	Commercial Building Permit Valuation	Commercial Building Permits	Residential Building Permit Valuation	Residential Building Permit Units	% Change	Nonfarm Employment	SF Homes Sold	Median Price of SF Homes	Housing Opportunity Index
Month to Month	0.64% ↑	-0.02% ↓	0.34% ↑	0.53% ↑	1.17% ↑	Month to Month	0.79% ↑	18.81% ↑	6.07% ↑	-1.46% ↓	-0.87% ↓	Month to Month	0.34% ↑	1.04% ↑	-0.49% ↓	0.00%
7.60% ↑						40.28% ↑						2.01% ↑				
Year to Year	8.59% ↑	2.06% ↑	4.00% ↑	6.92% ↑	15.65% ↑	Year to Year	8.66% ↑	101.57% ↑	66.00% ↑	11.12% ↑	22.09% ↑	Year to Year	4.00% ↑	5.79% ↑	6.85% ↑	-20.08% ↓

The Reno MSA Business Activity, Construction, and Housing Indexes are created using the composite methodology introduced by the Department of Commerce and made popular by The Conference Board. All data variables are monthly, seasonally adjusted using the moving average method and all series reported in dollar terms are adjusted for inflation. All indexes, with the exception of the Construction Index, are based on data starting January 1995, with 1995=100. The Construction Index is based on data starting January 2001, with 2001=1000. The following variables are included in each index:

Business Activity Index

- MSA Employment
- WC Gaming Revenue
- WC Taxable Sales
- RTIA Passengers
- RTIA Cargo

Construction Index

- MSA Construction Employment
- WC Commercial Permits
- WC Commercial Permit Valuation
- WC Residential Permit Units
- WC Residential Permit Valuation

SF Housing Index

- MSA Employment
- WC Single-Family Home Sales
- WC Single Family Median Sales Price
- MSA Housing Opportunity Index

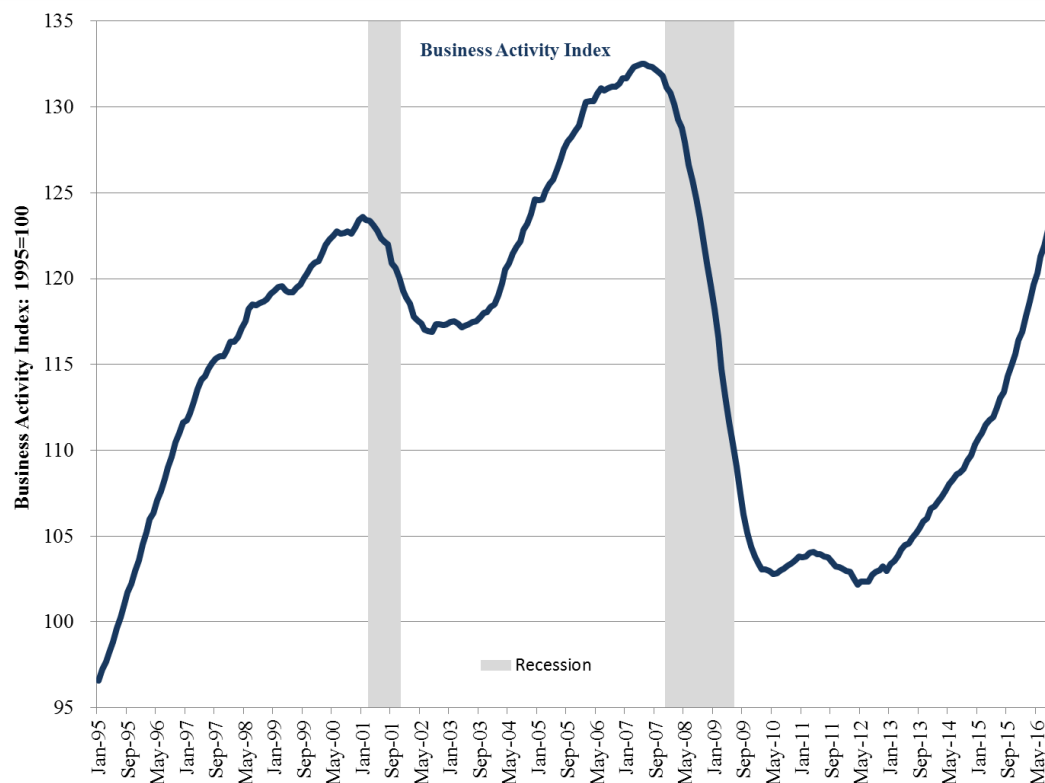
* MSA-Reno Metropolitan Statistical Area * WC-Washoe County * RTIA-Reno Tahoe International Airport *SF-Single Family

Reno MSA Business Activity Index

Reno MSA Business Activity Index increased by 0.59% between October and November 2016, totaling 47 straight months of growth in business activities in the region.

The Reno MSA Business Activity Index provides a simplified picture of business activity in the Reno MSA region. While similar to our Reno MSA Leading Economic Index, this index excludes some local residential indicators and all national indicators to arrive at a local business activity index. As with the leading index, taxable sales data for this index is projected using average 12-month, year-over-year change for the variable.

The Index shows 0.59% increase between October and November 2016. The index increased by 7.60% over



the same period last year (November 2015 and 2016). Business activity in the region increased for 47 straight months since December 2012.

Reno MSA Business Activity Index

Series	Latest Period- November 2016	Previous Period- October 2016	Change Previous Period	Previous Year- November 2015	Change Previous Year
Taxable Sales (Washoe Co., SA, CPI)	412,627,001	410,010,445	0.64%	379,988,990	8.59%
Taxable Gaming Revenue (Washoe Co., SA, CPI)	42,415,235	42,422,417	-0.02%	41,558,197	2.06%
CES Employment (Reno MSA, SA)	218,100	217,358	0.34%	209,717	4.00%
Airport Passengers (Reno Tahoe Airport, SA)	303,264	301,654	0.53%	283,644	6.92%
Airport Cargo Lbs. Shipped (Reno Tahoe Airport, SA)	13,120,816	12,969,583	1.17%	11,345,446	15.65%
Business Activity Index Result	124.38	123.66	0.59%	115.59	7.60%

Source: Nevada Department of Taxation, Nevada Gaming Control Board, Current Employment Statistics (CES)-Bureau of Labor Statistics, and Reno-Tahoe International Airport.

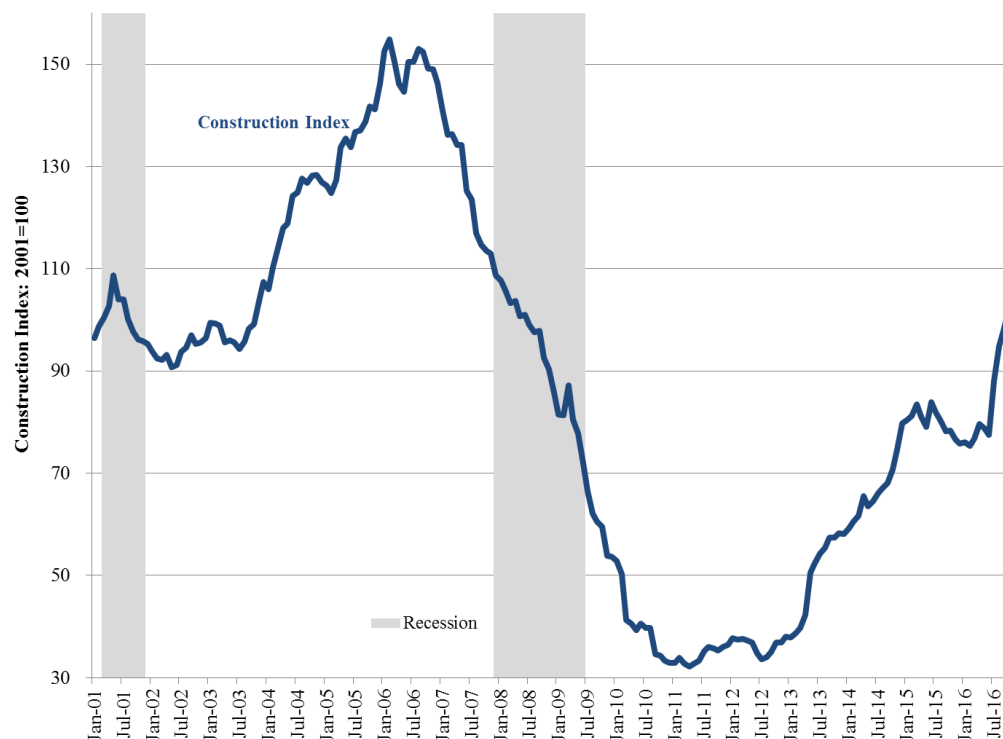
SA-Series results are seasonally adjusted. CPI-Series results are adjusted for inflation to 1995.

Reno MSA Construction Index

Reno MSA Construction Index increased by 5.66% between October and November 2016, the fifth month of positive growth in the index.

The Reno MSA Construction Index provides a picture of the performance of the construction industry in the Reno MSA region. Currently, no single variable represents the condition of the construction industry in the area. By combining multiple construction-related indicators into a single number, the Construction Index represents the state of the construction industry each month, allowing for comparison of trends in the industry over time.

The Index shows a 5.66% increase between October and November 2016. The index increased by 40.28% from the same period last year (November 2015 and 2016). This is



Reno MSA Construction Index

Series	Latest Period November 2016	Previous Period October 2016	Change Previous Period	Previous Year November 2015	Change Previous Year
Reno MSA Construction Employment (SA)	13,900	13,792	0.79%	12,792	8.66%
Washoe Co. Commercial Building Permit Value (SA, CPI)*	30,606,049	25,761,562	18.81%	15,184,127	101.57%
Washoe Co. Commercial Building Permits (SA)*	28	26	6.07%	17	66.00%
Washoe Co. Residential Building Permit Value (SA, CPI)*	40,115,321	40,710,662	-1.46%	36,102,218	11.12%
Washoe Co. Residential Building Permit Units (SA)*	284	286	-0.87%	232	22.09%
Construction Index Result	107.53	101.78	5.66%	76.66	40.28%

the fifth month of index growth following two months of index decline in May and June 2016.

Source: Current Employment Statistics-Bureau of Labor Statistics, Building Departments of City of Reno, City of Sparks, and Washoe County.

SA-Series results are seasonally adjusted. CPI-Series results are adjusted for inflation to 2001.

*Includes data for Washoe County, City of Reno, and City of Sparks.

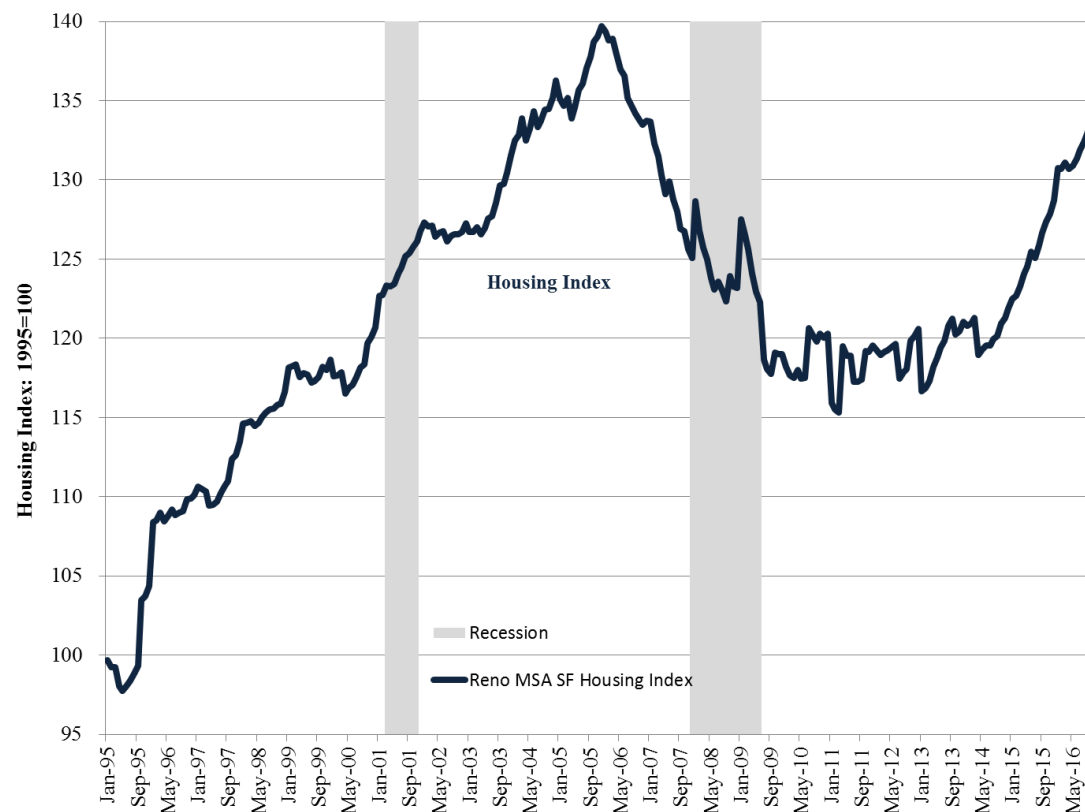
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MSA Single-Family Housing Index

Reno MSA Single-Family Housing Index increased by 0.26% between October and November 2016, following a one month decline in October 2016.

The Reno MSA Single-Family Housing Index provides a simplified picture of the residential housing market in the Reno MSA region, including employment, number of home sales, home prices, and home affordability. Currently, no single variable represents housing activity in the area. By combining multiple housing market-related indicators into a single number, the Single Family Housing Index represents the state of the housing market each month, allowing for comparison of trends in the region over time.

The Index shows a 0.26% increase between



Reno MSA Single-Family Housing Index

Series	Latest Period- November 2016	Previous Period- October 2016	Change Previous Period	Previous Year- November 2015	Change Previous Year
CES Employment (Reno MSA, SA)	218,100	217,358	0.34%	209,717	4.00%
New and Existing Homes Sold (Washoe Co., SA)	728	720	1.04%	688	5.79%
Median Price of New/Existing Homes (Washoe Co., SA, CPI)	202,135	203,134	-0.49%	189,175	6.85%
Housing Opportunity Index (Reno MSA)-estimated	41.8	41.8	0.00%	52.3	-20.08%
Housing Index Result	130.43	130.10	0.26%	127.86	2.01%

October and November 2016. The index increased by 2.01% over the same period last year (November 2015 and 2016).

Source: Current Employment Statistics (CES)-Bureau of Labor Statistics, Washoe County Assessor/Center for Regional Studies (UNR), National Association of Home Builders.

SA-Series results are seasonally adjusted. CPI-Series results are adjusted for inflation to 1995.