

RENO MSA INDUSTRY TRENDS-FEBRUARY 2016

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

Business Activity Index February 2016

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

Construction Index February 2016

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

SF Housing Index February 2016

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

Business Activity Index						Construction Index					SF Housing Index					
0.79% ↑						-0.99% ↓					-0.04% ↓					
% 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	1.33% ↑	0.51% ↑	0.31% ↑	1.02% ↑	1.09% ↑	Month to Month	0.58% ↑	-0.42% ↓	-2.13% ↓	-1.04% ↓	-2.92% ↓	Month to Month	0.31% ↑	-0.10% ↓	-1.21% ↓	0.00%
6.19% ↑						-7.27% ↓					5.03% ↑					
Year to Year	8.56% ↑	2.54% ↑	3.84% ↑	5.13% ↑	9.94% ↑	Year to Year	10.61% ↑	-36.13% ↓	-23.65% ↓	23.18% ↑	19.34% ↑	Year to Year	3.84% ↑	13.66% ↑	15.62% ↑	-8.57% ↓

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

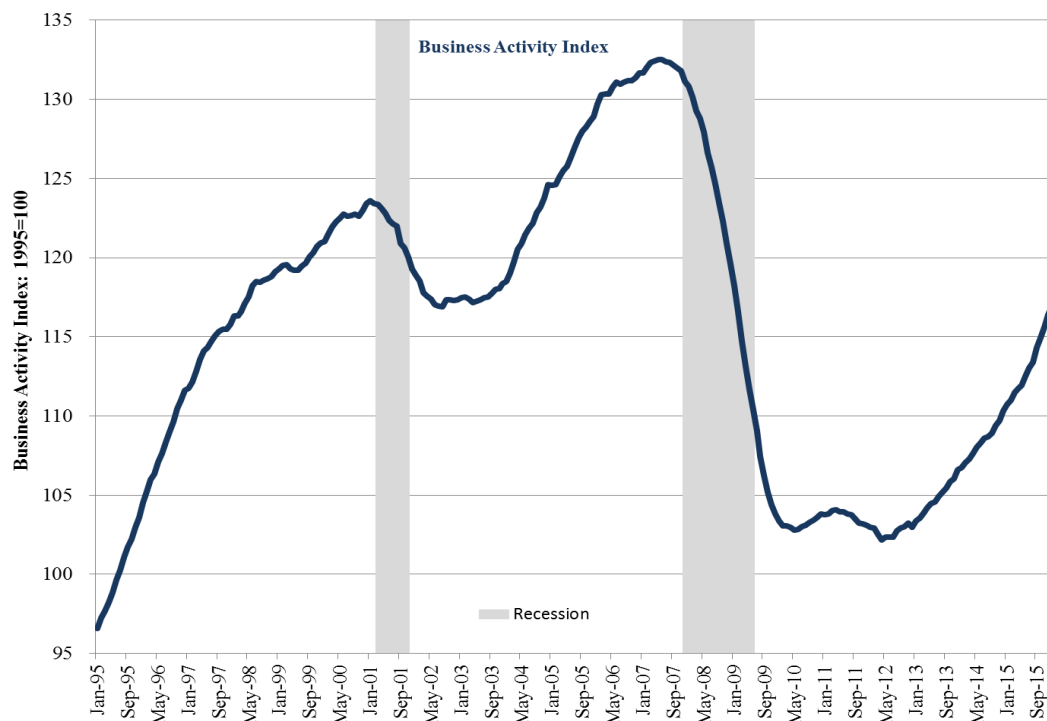
- MSA Construction Employment
- WC Commercial Permits
- WC Commercial Permit Valuation
- WC Residential Permit Units
- WC Residential Permit Valuation

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 0.79% between January and February 2016, totaling 38 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.

The Index shows a 0.79% increase between January and February 2016, the latest period for which all series data are available. The index increased by 6.19% over the same period last year (February 2015 and 2016). Business activity in the region increased for 38 straight months since December 2012.

Series	Latest Period- February 2016	Previous Period- January 2016	Change Previous Period	Previous Year- February 2015	Change Previous Year
Taxable Sales (Washoe Co., SA, CPI)	388,364,323	383,259,527	1.33%	357,734,325	8.56%
Taxable Gaming Revenue (Washoe Co., SA, CPI)	41,655,829	41,442,854	0.51%	40,624,363	2.54%
CES Employment (Reno MSA, SA)	211,725	211,067	0.31%	203,892	3.84%
Airport Passengers (Reno Tahoe Airport, SA)	290,083	287,163	1.02%	275,919	5.13%
Airport Cargo Lbs. Shipped (Reno Tahoe Airport, SA)	11,802,600	11,675,213	1.09%	10,735,946	9.94%
Business Activity Index Result	117.84	116.92	0.79%	110.98	6.19%

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

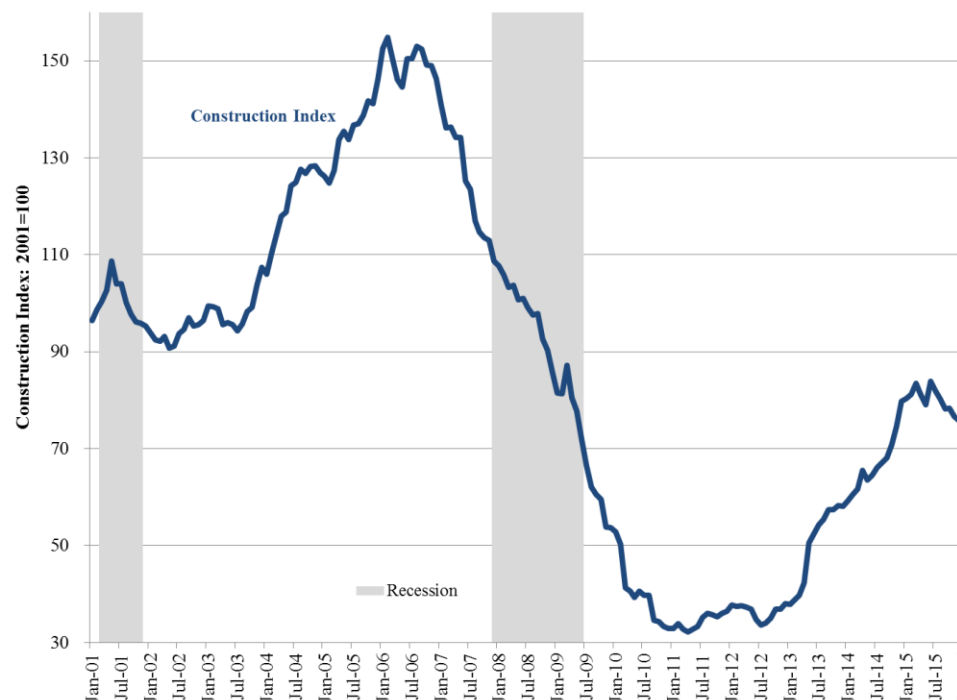
SA-Series results are seasonally adjusted. CPI-Series results are adjusted for inflation to 1995.

Reno MSA Construction Index

Reno MSA Construction Index decreased by 0.99% between January and February 2016, after a slight index increase in January 2016.

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 0.99% decrease between January and February 2016, the latest period for which all series data are available. The index decreased by 7.27% from the same period last year (February 2015 and 2016). The index experienced 7 months of declines in the 9-month period between April and December 2015, before increasing slightly in January 2016.



Series	Latest Period February 2016	Previous Period January 2016	Change Previous Period	Previous Year February 2015	Change Previous Year
Reno MSA Construction Employment (SA)	13,033	12,958	0.58%	11,783	10.61%
Washoe Co. Commercial Building Permit Value (SA, CPI)*	14,758,234	14,819,953	-0.42%	23,106,654	-36.13%
Washoe Co. Commercial Building Permits (SA)*	15	16	-2.13%	20	-23.65%
Washoe Co. Residential Building Permit Value (SA, CPI)*	36,597,528	36,981,392	-1.04%	29,711,343	23.18%
Washoe Co. Residential Building Permit Units (SA)*	230	237	-2.92%	193	19.34%
Construction Index Result	75.34	76.10	-0.99%	81.25	-7.27%

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.

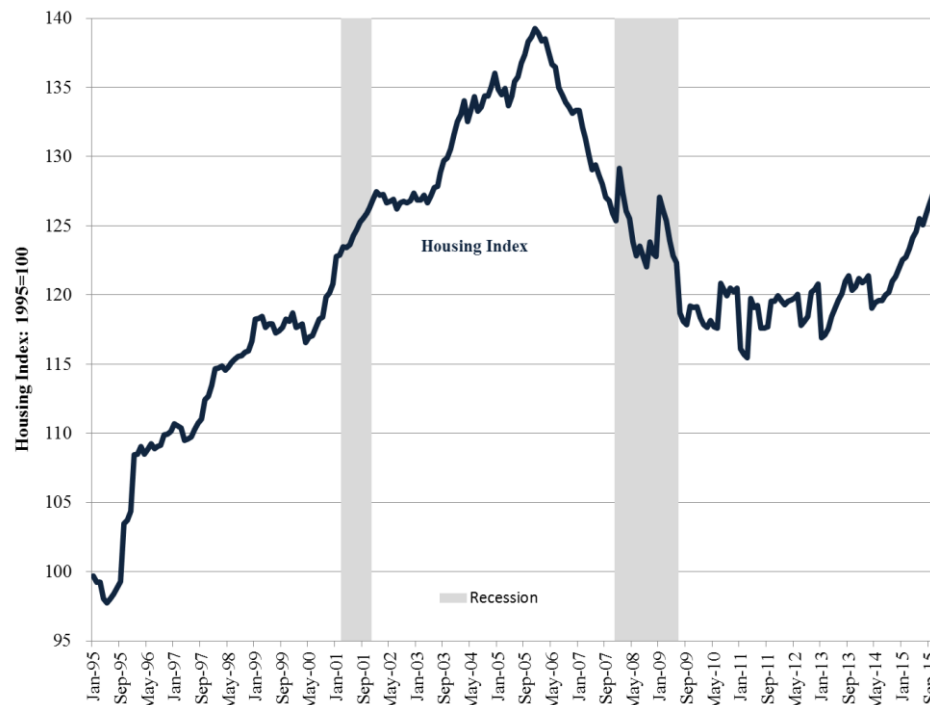
*Includes data for Washoe County, City of Reno, and City of Sparks.

Reno MSA Single-Family Housing Index

Reno MSA Single-Family Housing Index decreased by 0.04% between January and February 2016, ending six straight months of continued growth in residential housing activities in the region.

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 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 slight 0.04% decrease between January and February 2016, the latest period for which all series data are available. The index increased by 5.03% over the same period last year (February 2015 and 2016). The housing index grew for six straight months since August 2015 until this decline in February 2016.



Series	Latest Period- February 2016	Previous Period- January 2016	Change Previous Period	Previous Year- February 2015	Change Previous Year
CES Employment (Reno MSA, SA)	211,725	211,067	0.31%	203,892	3.84%
New and Existing Homes Sold (Washoe Co., SA)	705	706	-0.10%	621	13.66%
Median Price of New/Existing Homes (Washoe Co., SA, CPI)	189,035	191,348	-1.21%	163,491	15.62%
Housing Opportunity Index (Reno MSA)-estimated	52.3	52.3	0.00%	57.2	-8.57%
Housing Index Result	128.92	128.97	-0.04%	122.74	5.03%

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.