

RENO MSA INDUSTRY TRENDS-JULY 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 July 2016

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

Construction Index July 2016

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

SF Housing Index July 2016

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

Business Activity Index						Construction Index					SF Housing Index					
0.98% ↑						13.54% ↑					0.36% ↑					
% 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	0.81% ↑	0.77% ↑	0.32% ↑	0.82% ↑	2.45% ↑	Month to Month	0.81% ↑	28.54% ↑	19.31% ↑	8.70% ↑	15.99% ↑	Month to Month	0.32% ↑	-0.63% ↓	1.94% ↑	0.00%
8.35% ↑						7.42% ↑					5.39% ↑					
Year to Year	10.08% ↑	2.81% ↑	3.97% ↑	8.35% ↑	16.91% ↑	Year to Year	10.04% ↑	13.49% ↑	1.69% ↑	6.59% ↑	5.11% ↑	Year to Year	3.97% ↑	7.59% ↑	10.73% ↑	6.05% ↑

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

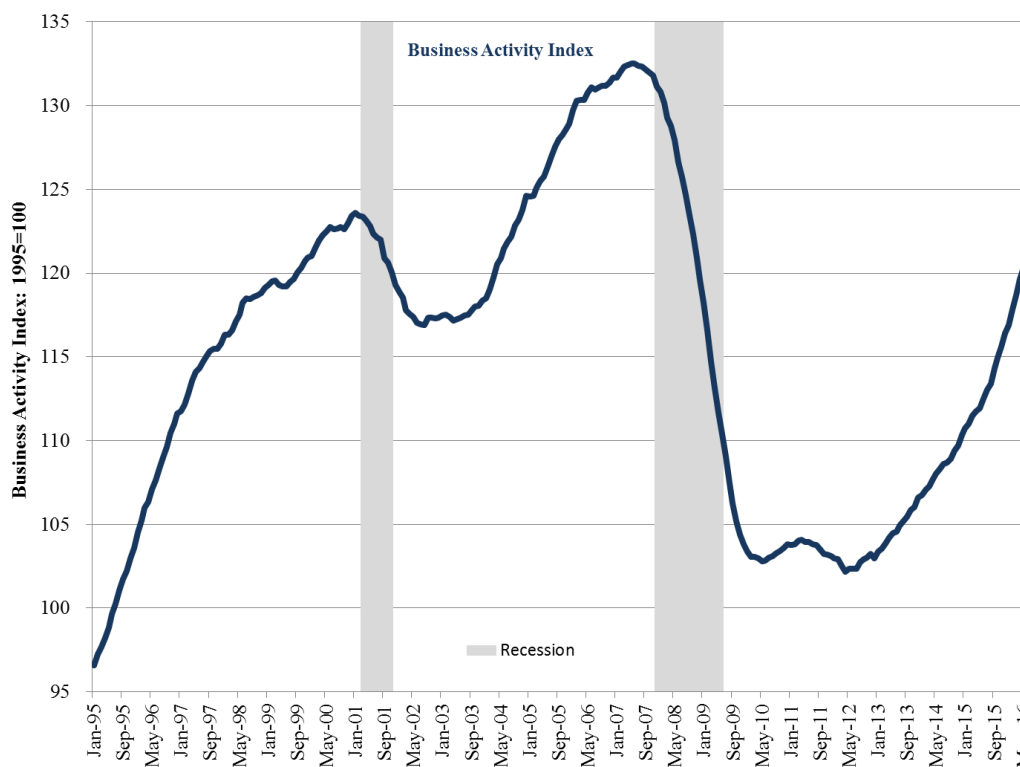
Reno MSA Business Activity Index

Reno MSA Business Activity Index increased 0.98% between June and July 2016, totaling 43 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 0.98% increase between June and July 2016. The index increased by 8.35% over the same

period last year (July 2015 and 2016). Business activity in the region increased for 43 straight months since December 2012.



Reno MSA Business Activity Index

Series	Latest Period- July 2016	Previous Period- June 2016	Change Previous Period	Previous Year- July 2015	Change Previous Year
Taxable Sales (Washoe Co., SA, CPI)	405,614,091	402,347,942	0.81%	368,472,070	10.08%
Taxable Gaming Revenue (Washoe Co., SA, CPI)	42,282,442	41,958,933	0.77%	41,125,746	2.81%
CES Employment (Reno MSA, SA)	215,008	214,325	0.32%	206,800	3.97%
Airport Passengers (Reno Tahoe Airport, SA)	299,419	296,985	0.82%	276,352	8.35%
Airport Cargo Lbs. Shipped (Reno Tahoe Airport, SA)	12,860,960	12,553,437	2.45%	11,000,881	16.91%
Business Activity Index Result	122.50	121.31	0.98%	113.05	8.35%

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

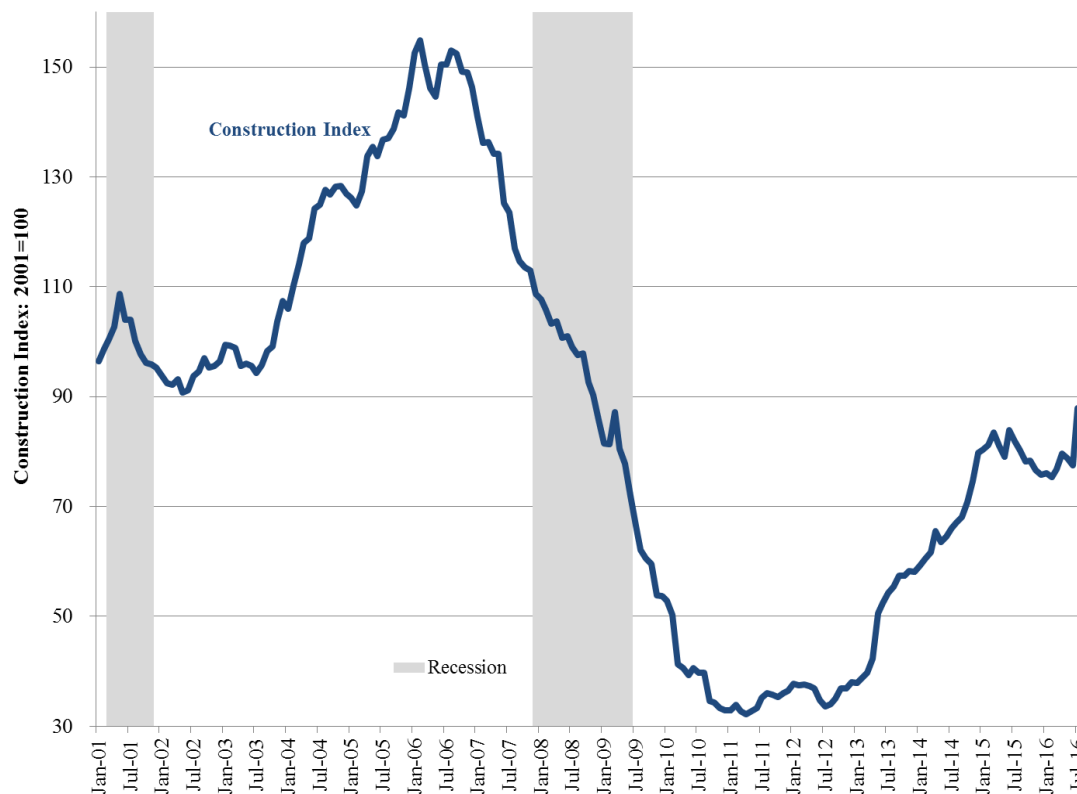
SA-Series results are seasonally adjusted. CPI-Series results are adjusted for inflation to 1995.

Reno MSA Construction Index

Reno MSA Construction Index increased by 13.54% between June and July 2016, after two months of negative growth in the index in May and June 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 13.54% increase between June and July 2016. The index increased by 7.42% from the same period last year (July 2015 and 2016).



Reno MSA Construction Index

Series	Latest Period	Previous Period	Change	Previous Year	Change
	July 2016	June 2016	Previous Period	July 2015	Previous Year
Reno MSA Construction Employment (SA)	13,517	13,408	0.81%	12,283	10.04%
Washoe Co. Commercial Building Permit Value (SA, CPI)*	21,585,969	16,793,327	28.54%	19,020,892	13.49%
Washoe Co. Commercial Building Permits (SA)*	20	17	19.31%	20	1.69%
Washoe Co. Residential Building Permit Value (SA, CPI)*	37,268,879	34,286,467	8.70%	34,965,315	6.59%
Washoe Co. Residential Building Permit Units (SA)*	242	208	15.99%	230	5.11%
Construction Index Result	87.95	77.46	13.54%	81.88	7.42%

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.

July’s increase in the index followed two months of negative growth in May and June 2016. This is also the largest monthly increase in the index since May 2013, when the index grew by over 19%.

Reno MSA Single-Family Housing Index

Reno MSA Single-Family Housing Index increased by 0.36% between June and July 2016, the 3rd month of positive growth after a slight decrease in the index in April 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 Housing Index represents the state of the housing market each month, allowing for comparison of trends in the region over time.



Historical values changed slightly with an update of the Housing Opportunity Index for the 2nd Quarter of 2016. As a result, the index was revised to show a decline in the index in April 2016, when the previous change was position.

The Index shows a 0.36% increase between June and July 2016. The index increased by 5.39% over the same period last year (July 2015 and 2016).

Reno MSA Single-Family Housing Index

Series	Latest Period- July 2016	Previous Period- June 2016	Change Previous Period	Previous Year- July 2015	Change Previous Year
CES Employment (Reno MSA, SA)	215,008	214,325	0.32%	206,800	3.97%
New and Existing Homes Sold (Washoe Co., SA)	712	717	-0.63%	662	7.59%
Median Price of New/Existing Homes (Washoe Co., SA, CPI)	195,662	191,935	1.94%	176,708	10.73%
Housing Opportunity Index (Reno MSA)-estimated	56.1	56.1	0.00%	52.9	6.05%
Housing Index Result	131.81	131.34	0.36%	125.07	5.39%

The housing index grew for three months since a small decline in April 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.