



Regional Economic Outlook: Recent Conditions and Trends

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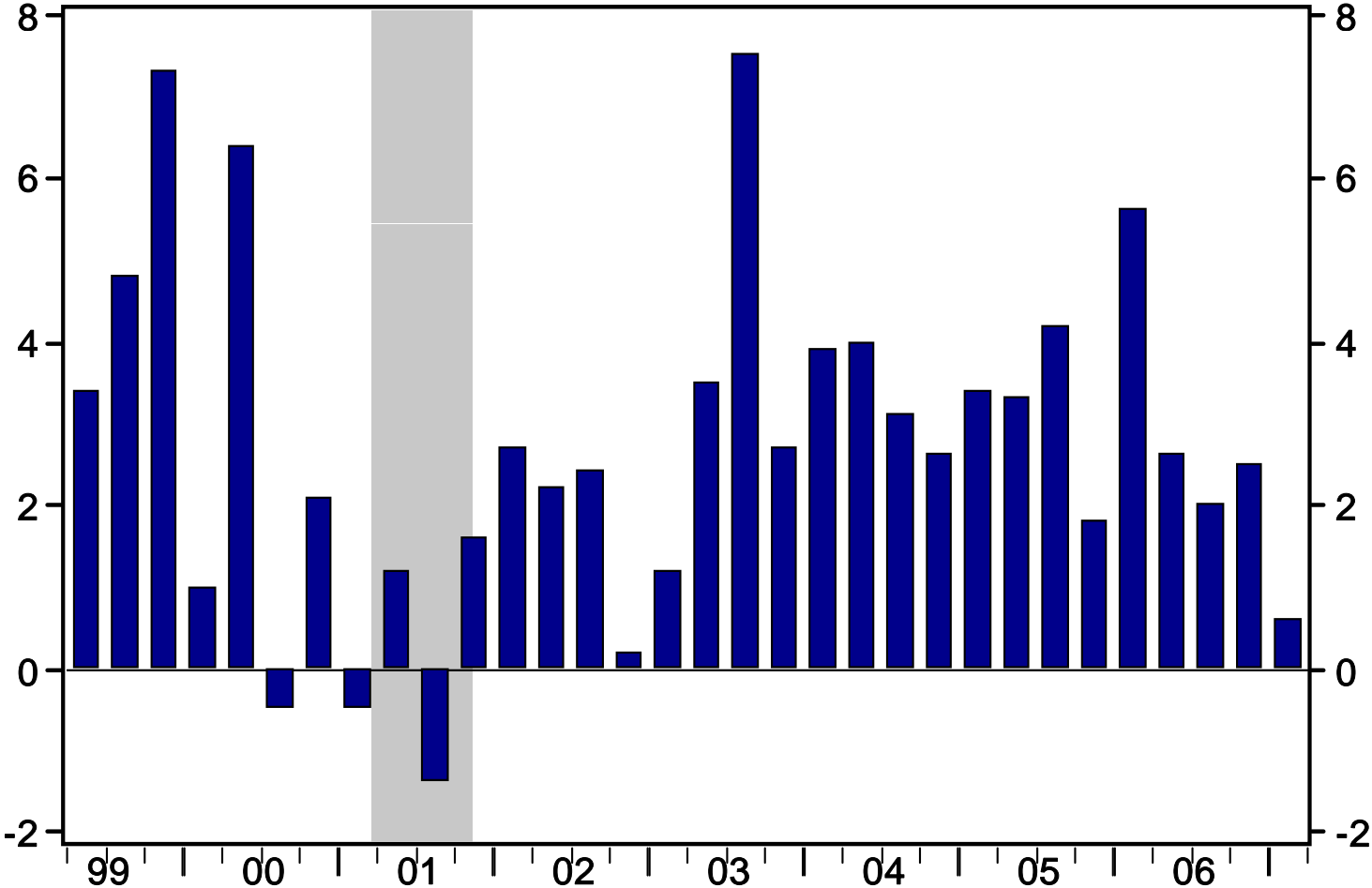
Recent Performance of Regional Metro Areas Relative to the United States

- U.S. GDP and Employment Growth
- Large Metro Area Employment Growth
- Large and Small Metro Area Population Trends

A Focus on the St. Louis Metro Area Economy

U.S. Real Gross Domestic Product Growth

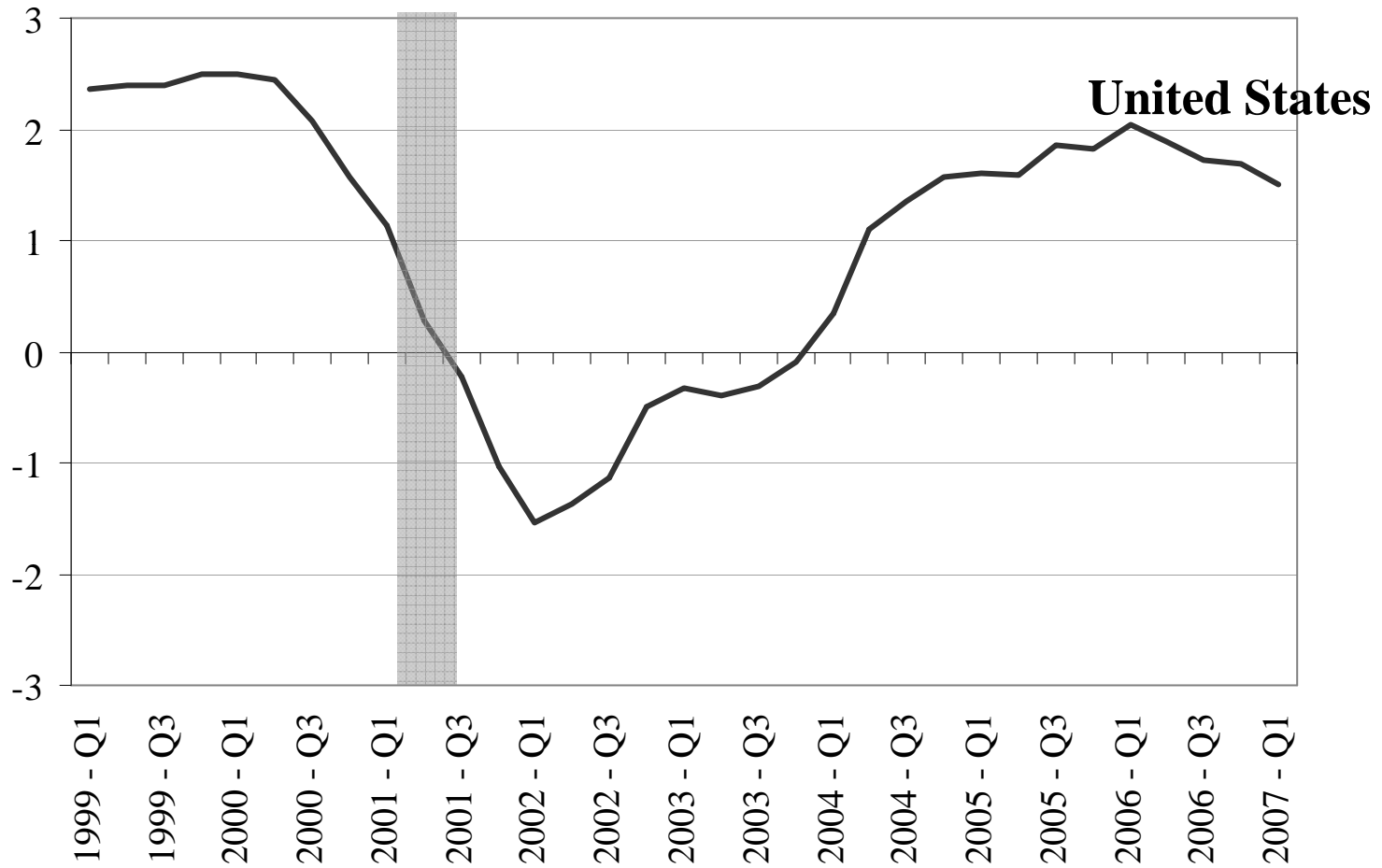
SAAR, %Chg



Source: Bureau of Economic Analysis /Haver Analytics

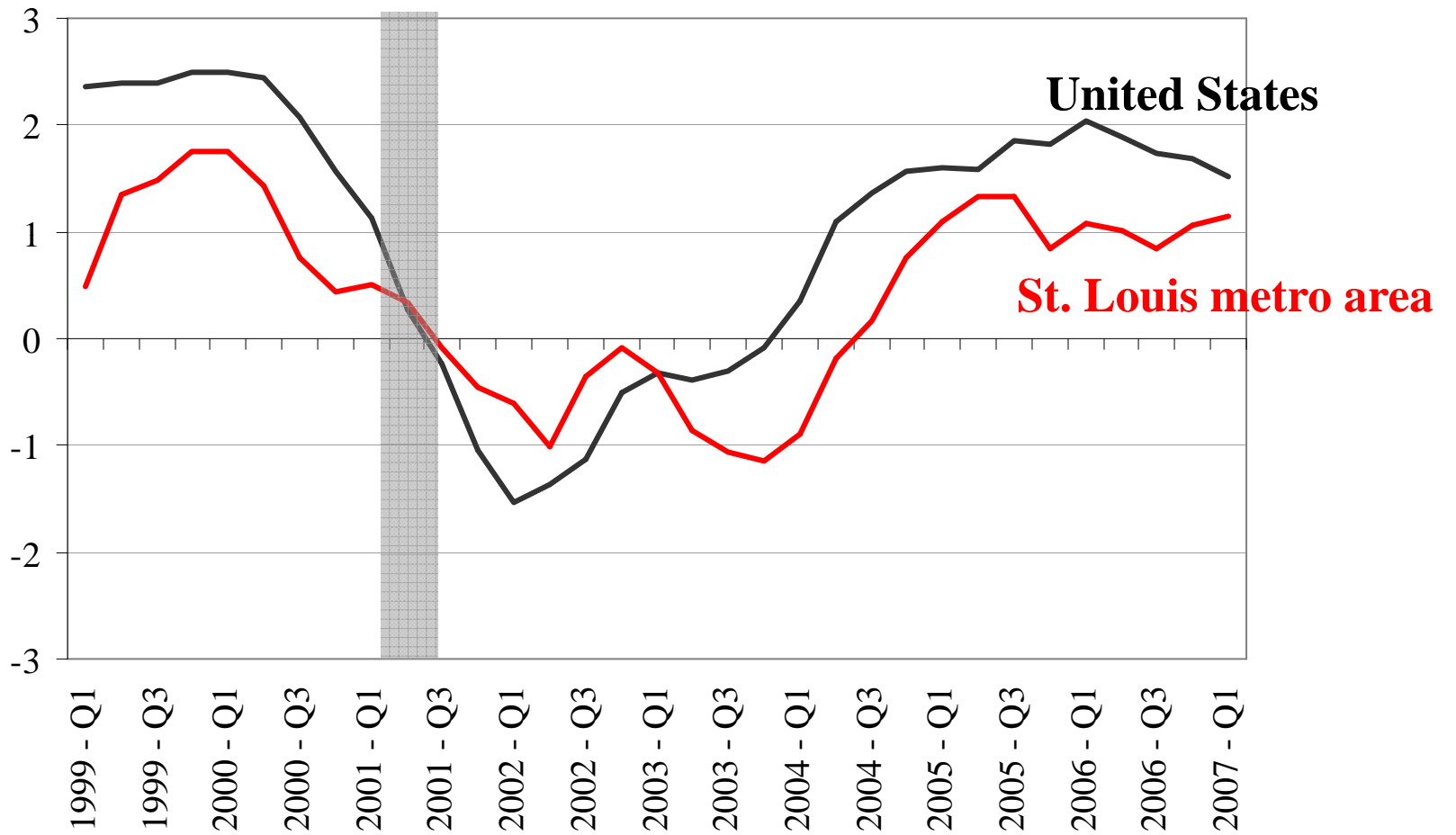
Payroll Employment Growth

% change year-year



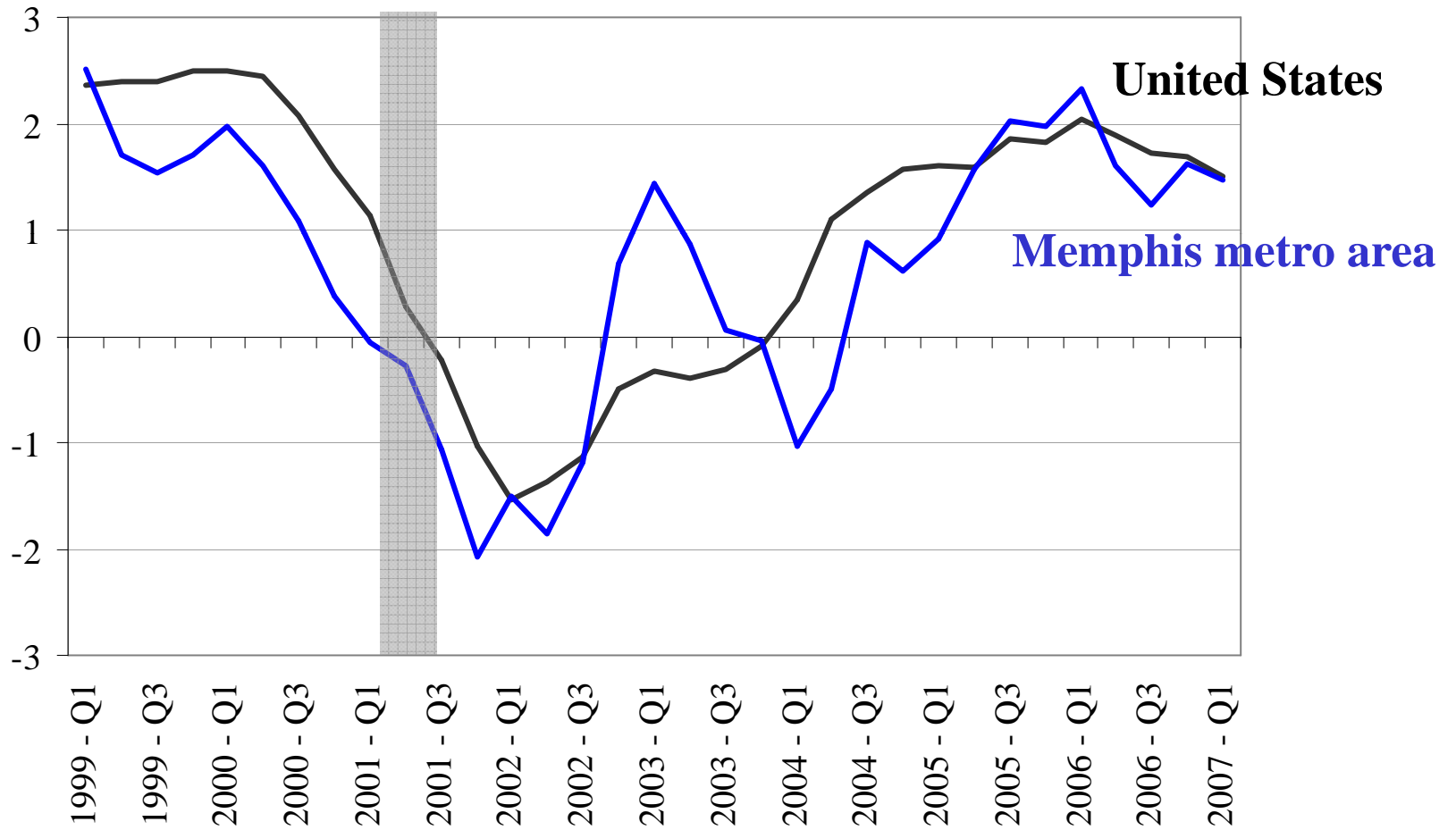
Payroll Employment Growth

% change year-year



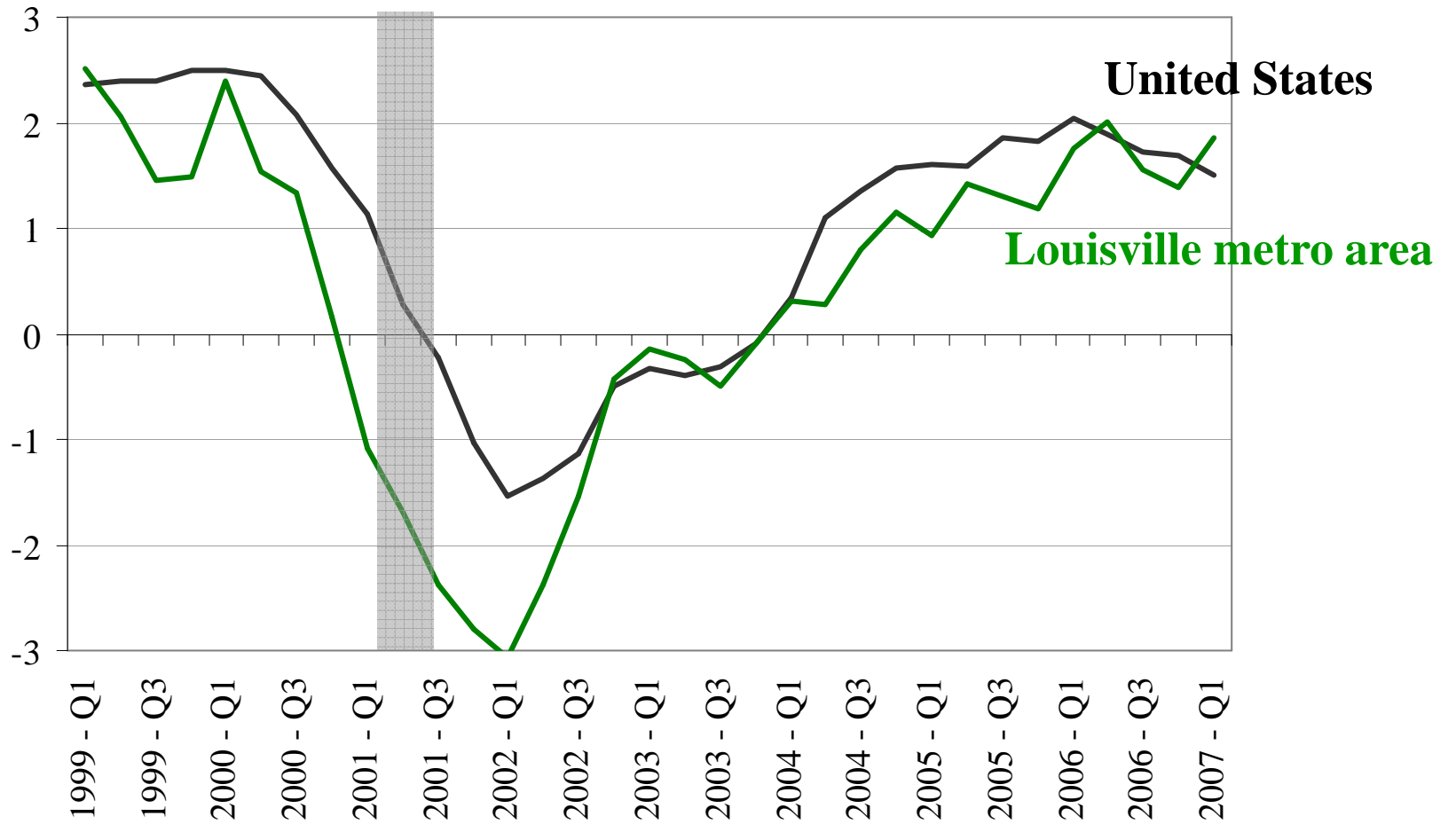
Payroll Employment Growth

% change year-year

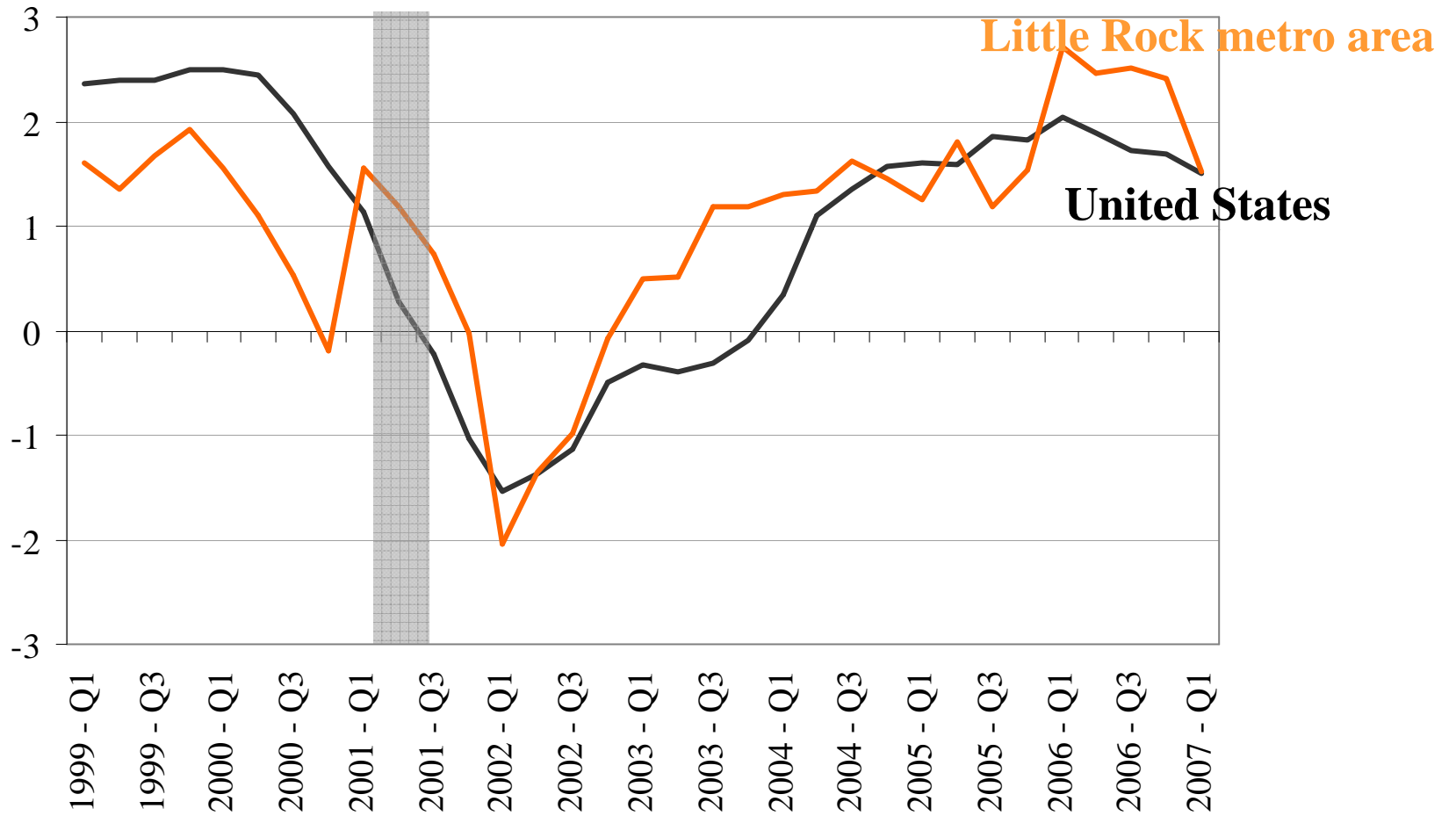


Payroll Employment Growth

% change year-year



Payroll Employment Growth % change year-year



Population Trends in Large Regional Cities

	2006 Population	Change Since 2000	Percentage Change
St. Louis	2,803,024	104,337	3.9
Little Rock	652,834	42,316	6.9
Louisville	1,222,216	60,241	5.2
Memphis	1,274,704	69,500	5.8
United States			6.4

Population Trends in Smaller Regional Cities

	2006 Population	Change Since 2000	Percentage Change
Bowling Green, Ky.	113,320	9,154	8.8
Columbia, Mo.	155,997	10,331	7.1
Elizabethtown, Ky.	110,878	3,331	3.1
Evansville, Ind.-Ky.	350,356	7,541	2.2
Fayetteville-Springdale-Rogers, Ark.-Mo.	420,876	73,831	21.3
Fort Smith, Ark.-Ok.	288,818	15,648	5.7
Hot Springs, Ark.	95,164	7,096	8.1
Jackson, Tenn.	111,937	4,560	4.2
Jefferson City, Mo.	144,958	4,906	3.5
Jonesboro, Ark.	113,330	5,568	5.2
Owensboro, Ky.	112,093	2,218	2.0
Pine Bluff, Ark.	103,638	-3,703	-3.4
Springfield, Mo.	407,092	38,718	10.5
Texarkana, Texas-Texarkana, Ark.	134,510	4,761	3.7

A Focus on the St. Louis Metro Area Economy

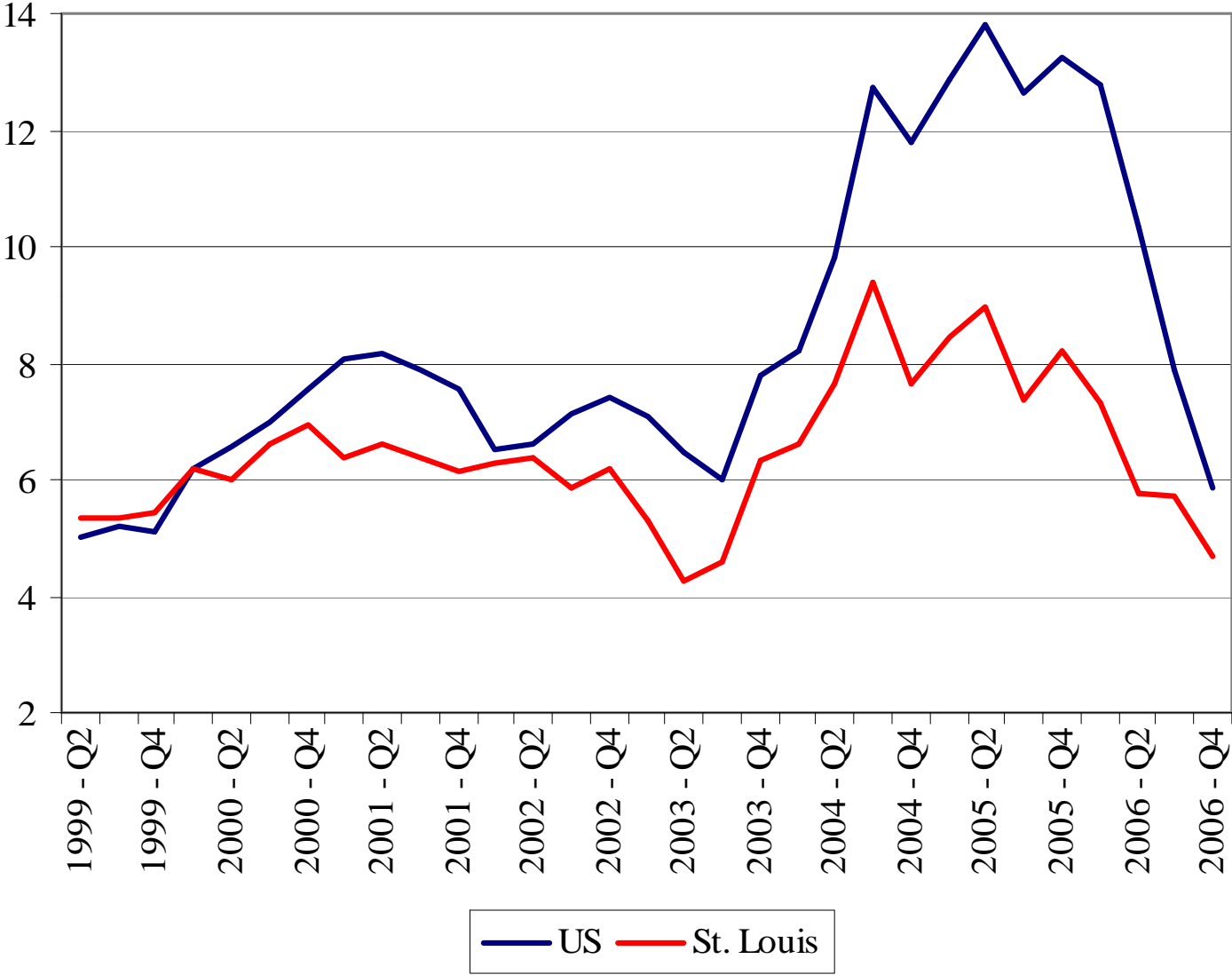
- Key Industries
- House Prices
- Office Vacancies
- Suburban Sprawl

Key Industries: April 2005 - April 2007

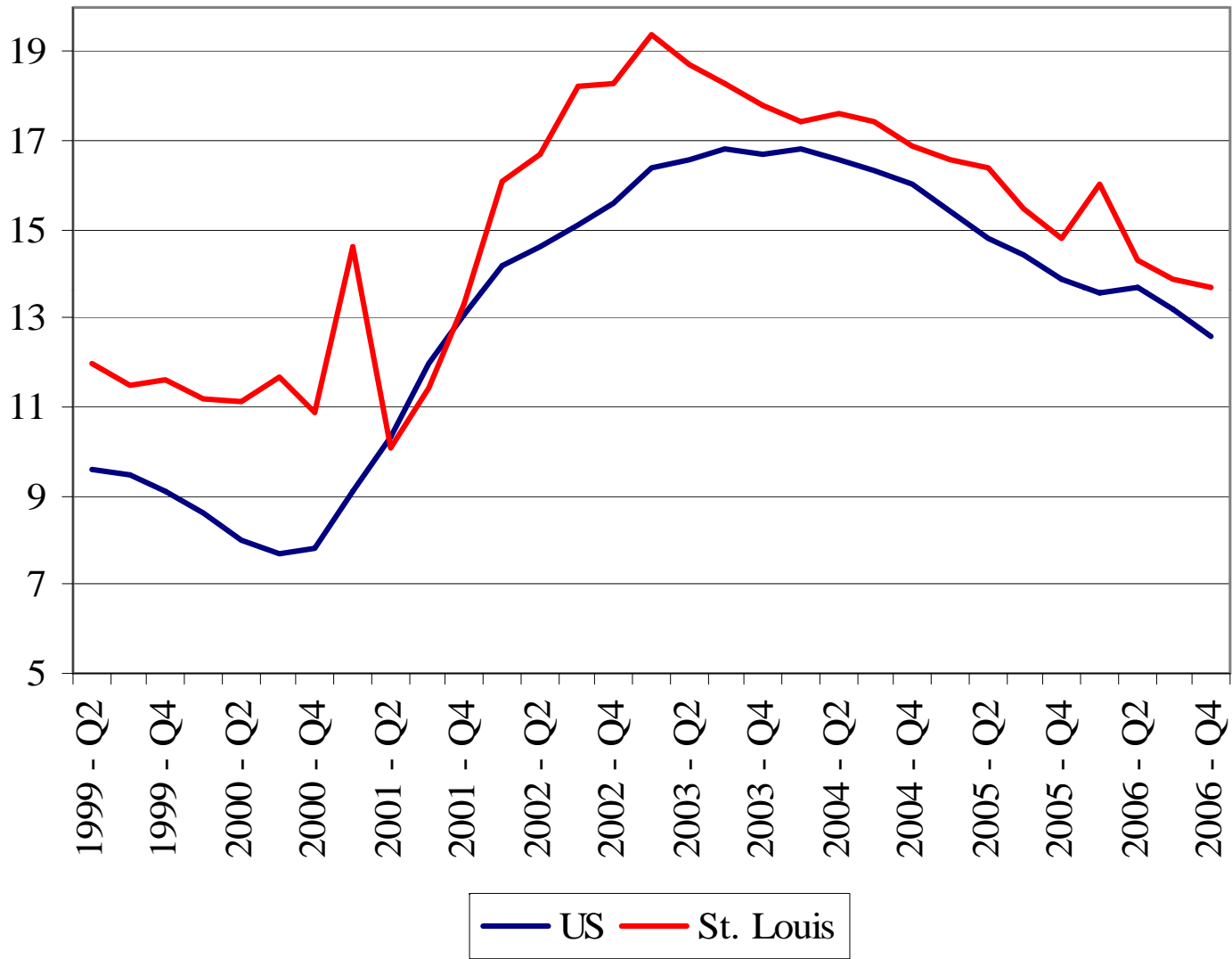
Percent change in employment

	St. Louis	US
Total	2.0	3.3
Construction	3.5	5.6
Manufacturing	-3.0	-1.3
Trade, Transport, Utilities	0.7	2.1
Wholesale Trade	3.5	4.2
Retail Trade	0.1	0.9
Transport., Warehousing, Utilities	-1.2	3.9
Professional and Business Services	5.2	6.1
Education and Health Services	3.9	5.6
Leisure and Hospitality	4.2	5.2

OFHEO House Price Index (yr/yr % change)



Office Vacancy Rate



St. Louis Metro Area Population Growth, 2000-2006

