



17 NOVEMBER 2023

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GOVERNMENT SPENDING

The October, first month of the fiscal year, Federal budget results were released Monday. Congress still managed to keep the doors open with new legislation keeping the government funded until January/February next year. Using the administration's Mid-Session Review of the budget (produced July 28, 2023), the FY 2024 deficit is expected to be \$1.877 trillion versus the FY 2023 results ending September of \$1.695 trillion. The majority in the House want to cut spending, but the agreement between McCarthy and Biden is there in the Mid-Session Review. Most government spending is mandatory, but Table S-3 shows the agreement this summer is in the forecast. Nondefense

Federal Government Spending (\$bln)												
Federal Government Spe	ending (\$1	oln)										
	FY2024	%/total	FY 2023	FY2022	FY2021	FY2020	FY2019					
TOTAL BUDGET OUTLAYS	6904.768	100.0	6,134.432	6,271.600	6,821.554	6,551.874	4,446.611					
Percent chg %	12.6		-2.2	-8.1	4.1	47.3	8.2					
Health Human Services	1710.722	24.8	1708.521	1642.922	1466.673	1503.953	1213.805					
Social Security Admin.	1518.317	22.0	1416.328	1282.056	1192.453	1153.914	1101.833					
Treasury	1441.329	20.9	1106.950	1162.222	1633.746	1151.726	689.496					
Defense	848.565	12.3	775.872	726.627	717.585	690.419	653.987					
Veterans Affairs	324.204	4.7	301.026	273.867	233.781	218.394	199.573					
sub-total "fixed" spending	5843.137	84.6	5308.697	5087.694	5244.238	4718.406	3858.694					
Percent chg %	10.1		4.3	-3.0	11.1	22.3	8.1					
Legislative Branch	7.396	0.1	6.515	5.752	5.263	5.367	4.957					
Judicial Branch	10.220	0.1	8.995	8.720	8.310	8.251	7.987					
Agriculture	232.584	3.4	228.887	245.210	235.193	184.223	150.121					
Commerce	20.356	0.3	12.045	11.734	13.134	15.918	11.324					
Education	183.694	2.7	-41.108	639.370	260.452	204.415	104.364					
Energy	58.538	0.8	34.423	22.439	33.694	32.046	28.936					
Homeland Security	99.793	1.4	89.032	80.865	91.069	91.963	56.327					
Housing Urban Development	80.307	1.2	55.194	29.307	35.082	33.190	29.188					
Interior	25.765	0.4	15.865	13.916	15.788	16.416	13.908					
Justice	51.359	0.7	44.327	39.603	39.261	39.607	35.107					
Labor	76.630	1.1	87.530	51.737	404.771	477.530	35.810					
State	36.833	0.5	32.997	33.231	35.814	32.859	28.000					
Transportation	125.315	1.8	109.786	113.729	104.936	100.342	80.715					
Corps of Engineers	8.316	0.1	7.806	8.176	7.936	7.631	6.454					
Other Defense Civil Programs	72.668	1.1	68.928	56.870	58.085	65.264	60.931					
Environmental Protection	38.625	0.6	12.586	9.279	8.309	8.723	8.064					
Exec. Office of President	0.658	0.0	0.543	0.458	0.427	0.402	0.422					
General Services Admin.	0.252	0.0	-0.700	-1.202	-1.269	-0.265	-1.101					
International Assistance	33.070	0.5	36.050	35.834	20.047	21.678	23.569					
NASA	25.898	0.4	25.319	23.079	22.249	21.524	20.179					
National Science Foundation	10.652	0.2	8.951	8.133	7.376	7.278	7.255					
Personnel Management	129.377	1.9	122.508	113.572	108.552	105.625	103.138					
Small Business Admin.	1.906	0.0	26.072	23.199	322.721	577.412	0.456					
Other Independent Agencies	30.307	0.4	134.262	29.829	13.554	17.650	19.609					
sub-total additional spending	1360.519	19.7	1126.813	1602.840	1850.754	2075.049	835.720					
Percent chg %			-29.7	-13.4	-10.8	148.3	6.2					
*FY2024 Mid-Session Review fo	recast; won	t add to	total becaus	e -298.888	Undistribute	d receipts/all	owances					

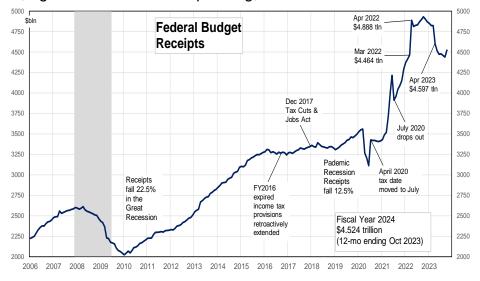
discretionary spending of \$1.009 trillion in FY2024 will be virtually unchanged for the next several years. Unfortunately, total FY2024 outlays are projected at \$6.905 trillion. Net interest isn't the only problem rising from \$653 billion in FY2023 to \$800 billion in FY2024. Interest won't be a problem because short-term interest rates drop from 5.0% this year to 4.1% in 2024 and 3.2% in 2025. Thanks Fed.

It is always a struggle to watch/track the Federal budget spending on a month-to-month basis given the discretionary/mandatory breakdown of spending which is buried in the details and hard to get to. We did our own table with widely available spending by the departments and agencies even though many if not most have discretionary and mandatory spending each month in the totals. We put Health Human Services, Social Security, Treasury, Defense, and Veterans in the fixed, "untouchable" category where these programs are 84.6% of total estimated outlays of \$6.904 trillion in FY2024,

fwd: Bonds

outlays which of course have not been voted on yet. Wait till next year. We included all other government departments, branches, agencies in additional spending, and this is 19.7% of the total.

There are receipts of course and these won't be going anywhere with the current makeup of Congress. Receipts did fall earlier this year, and we probably made too much of this at the time, the time when economists watch any and all data for a recession sign given how quickly the Fed moved interest rates to the current peak of 5.5% in July 2023.



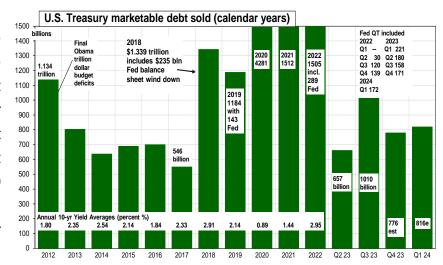
Social Security In/Out

Swinging back to outlays, one of our current favorites is Social Security payments for the elderly and those with disabilities. Social Security Trustees can talk all they want about the program, the trust fund, being solvent until sometime after the year 2030, but the sad reality is the difference between social security taxes and payments to beneficiaries is being funded out

		,	
\$ bln	Receipts	Payments	Red/Black
FY2019	770.282	888.080	-117.798
FY2020	825.307	940.221	-114.914
FY2021	814.034	982.673	-168.639
FY2022	911.191	1,063.897	-152.706
FY2023	1,020.442	1,192.149	-171.707
Aug 23	76.795	102.682	-25.887
Sep 23	82.859	102.771	-19.912
Oct 23	69.743	103.962	-34.219

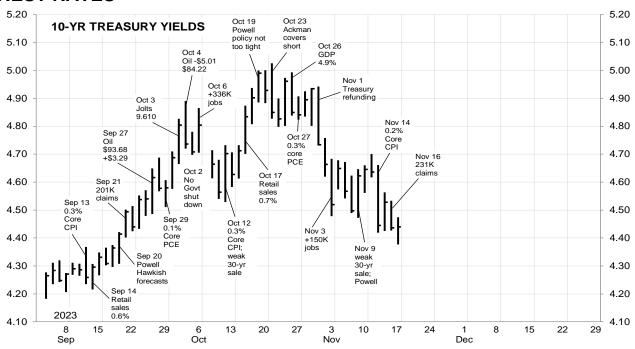
of the general funds of the U.S. Treasury, which means the money is obtained through auctions of Treasury securities to the markets/investors. Relax. Social Security is already insolvent and unable to fully pay its claims by beneficiaries each month. No need to rush to fix something that's already broke. Don't bother trying to fix it, cut the payments 14% to match the taxes coming in because the baby boom generation will be 60 to 78 years old next year and won't be around forever.

The Administration estimates the FY2024 Federal budget deficit will be \$1.877 trillion. Treasury's latest quarterly new cash update on October didn't move the market, calendar year 2023 is estimated at \$3.1 trillion. It was less than \$600 billion in 2017 before the Tax Cuts and Jobs Act. Fed QT is making each year \$720 billion worse than it needs to be.



Guess Fed officials are okay with that. One even made the point this week that the extra debt was putting needed upward pressure on interest rates to help in the inflation fight. Stay tuned.

INTEREST RATES



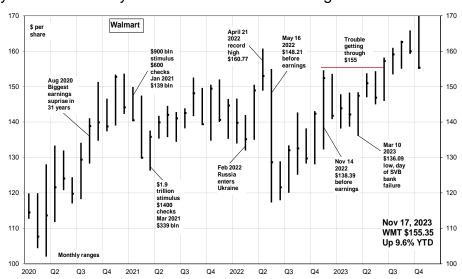
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It was all inflation or the lack thereof for markets this week. On Tuesday, core CPI rose 0.2%, less than 0.3% the prior two months, and you would think the Fed had won the inflation fight the way markets reacted. 10-year yields were 4.64% on Monday's close and 20 bps lower at 4.44% at Tuesday's close. Not that we don't like it with the S&P 500 rising 1.9% on Tuesday so we decided to take a look at our financial statements online. At least the House voted through spending to keep the Federal government open until January/February next year. One risk is off the table. Recession risk still out there, has been since the Fed tightened its monetary policy the first time in March 2022. Recession risk as in the Fed stops or goes into reverse with its rates policy. Maybe markets rallied briefly on weekly jobless claims rising 13K to 231K on Thursday. Maybe. Not sure we buy that.

Walmart WMT skids 8.1% after earnings Thursday

The retailer made a record high Wednesday at \$169.94 before earnings the next morning. Sales for the quarter beat expectations, but the full year earnings outlook was not raised as much as hoped apparently. There was some softening in sales in October as well, although better sales were seen in November. As a result, the company is less sure they know where the consumer goes next.

		Operating	Same-store	13-weeks
Bln \$	Revenue	Income	Sales YOY *	ending *
Q1 2020	134.6	5.2	10.3%	5/1/2020
Q2 2020	137.7	6.1	9.9%	7/31/2020
Q3 2020	134.7	5.8	7.1%	10/30/2020
Q4 2020	152.1	5.5	8.9%	1/29/2021
Q1 2021	138.3	6.9	6.2%	4/30/2021
Q2 2021	141.0	7.4	5.5%	7/30/2021
Q3 2021	140.5	5.8	9.9%	10/29/2021
Q4 2021	152.9	5.9	6.3%	1/29/2022
Q1 2022	141.6	5.3	4.0%	4/29/2022
Q2 2022	152.9	6.9	7.0%	7/29/2022
Q3 2022	152.8	2.7	8.5%	10/28/2022
Q4 2022	164.0	5.6	8.8%	1/27/2023
Q1 2023	152.3	6.2	7.3%	4/28/2023
Q2 2023	161.6	7.3	6.3%	7/28/2023
Q3 2023	160.8	6.2	4.7%	10/27/2023
* US com	parable s	ales, incl. Sa	ım's Club, ex-	fuel



FEDERAL RESERVE POLICY

The Fed meets December 12-13, 2023 to consider its monetary policy. Many Fed speakers this week. None of them talked up rate cuts like the market did after the CPI surprise on Tuesday. Fed officials are keeping with the script from the last "votes" on rates at the September meeting where 7 see a 5.5% Fed funds rate at the December meeting and 12 saw 5.75%. The labor market outlook is going according to plan they must feel. We think the alarm bells are going off because unemployment is 3.9% in October versus the cycle low of 3.4% in April which is not for nothing an 849 thousand increase in jobless Americans or 6.506 million in total. The results in

Calcated Fad accets and	11-1-1141					
Selected Fed assets and	Habilitie	9 S				Change
Fed H.4.1 statistical release						from
billions, Wednesday data	15-Nov	8-Nov	1-Nov	25-Oct	3/11/20*	3/11/20
Factors adding reserves						to Nov 15
U.S. Treasury securities	4842.619	4872.914		4912.200	2523.031	2319.588
Federal agency debt securities	2.347	2.347	2.347	2.347	2.347	0.000
Mortgage-backed securities (MBS)	2462.931	2462.907	2462.907	2462.907	1371.846	1091.085
Repurchase agreements	0.076	0.000	0.001	0.001	242.375	-242.299
Primary credit (Discount Window)	2.241	2.229	2.951	3.170	0.011	2.230
Bank Term Funding Program	112.942	112.935	109.070	109.068		
FDIC Loans to banks via Fed	35.229	35.229	46.790	48.256		
Paycheck Protection Facility	4.146	4.244	4.343	4.495		
Main Street Lending Program	18.807	19.167	19.144	19.038		
Municipal Liquidity Facility	5.649	5.646	5.643	5.641		
Term Asset-Backed Facility (TALF II)	1.021	1.020	1.019	1.223		
Central bank liquidity swaps	0.287	0.236	0.246	0.252	0.058	0.229
Federal Reserve Total Assets	7865.8	7911.5	7917.2	7958.6	4360.0	3505.787
3-month Libor % SOFR %	5.32	5.32	5.32	5.30	1.15	4.170
Factors draining reserves						
Currency in circulation	2327.100	2326.282	2325.298	2323.027	1818.957	508.143
Term Deposit Facility	0.000	0.000	0.000	0.000	0.000	0.000
U.S. Treasury Account at Fed	669.976	763.459	753.008	847.717	372.337	297.639
Treasury credit facilities contribution	13.358	13.358	13.358	13.358		
Reverse repurchases w/others	944.241	1024.451	1079.462	1100.617	1.325	942.916
Federal Reserve Liabilities	4382.488	4551.040	4602.528	4694.586	2580.036	1802.452
Reserve Balances (Net Liquidity)	3483.325	3360.426	3314.630	3263.971	1779.990	1703.335
Treasuries within 15 days	74.094	61.587	82.056	84.484	21.427	52.667
Treasuries 16 to 90 days	201.695	246.781	203.839	237.526	221.961	-20.266
Treasuries 91 days to 1 year	580.574	580.625	603.077	584.783	378.403	202.171
Treasuries over 1-yr to 5 years	1696.601	1671.662	1671.544	1682.776	915.101	781.500
Treasuries over 5-yrs to 10 years	784.028	807.928	807.863	818.580	327.906	456.122
Treasuries over 10-years	1505.626	1504.332	1504.222	1504.050	658.232	847.394
Note: QT starts June 1, 2022	Change	11/15/2023	6/1/2022			
U.S. Treasury securities	-928.160	4842.619	5770.779			
Mortgage-backed securities (MBS)	-244.515	2462.931	2707.446			
**March 11, 2020 start of coronavirus le	ockdown of	country				

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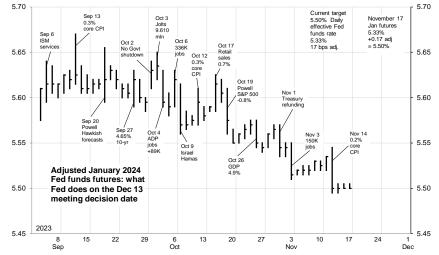
California are even worse with unemployment leaping from 3.8% in October to 4.8% in October, but it is the only state besides New Jersey to experience this joblessness rise the last year. Plenty of states declined. Continuing claims or the total number receiving unemployment benefits keeps moving up and suggests another increase in nationwide unemployment in the payroll jobs report on Friday. December 8, although admittedly, the relationship between continuing claims and the unemployment rate have not been as close as they often are at economic cycle turning points before the economy drops off a cliff. Anyway, unemployment is going according to plan based on the FOMC forecasts of a 4.1% rate in Q4 2024. 4.1% would be a recession in our book, but the current Federal Reserve committee participants look like they could fit in well with a board at a U.S. corporation even if many were technically trained if that is the word as economists. Only after decades of experience forecasting can you venture boldly out and make a terrible call. After CPI, the market is back to thinking two rate cuts

at the May 1, June 12, July 31 decision 5.70

dates next year.

Fed funds future	s call Fed hikes							
Current target: Novem	ber 17 5.50%							
Rate+0.17 Contract Fed decision dates								
5.505 Jan 2024	Dec 13							
5.425 Apr 2024	Jan 31, Mar 20							
5.030 Aug 2024	May 1, Jun 12, Jul 31							
Last trade, not settle	ement price							

Fed Policy	-key va	riables	,		Long					
	2023	2024	2025	2026	Term					
Fed funds	5.6	5.1	3.9	2.9	2.5					
PCE inflation	3.3	2.5	2.2	2.0	2.0					
Core inflation	3.7	2.6	2.3	2.0						
Unemployed	3.8	4.1	4.1	4.0	4.0					
GDP	2.1	1.5	1.8	1.8	1.8					
September 2023 median Fed forecasts										



Next up: October PCE inflation report Thursday, November 30															
Monthly	2023									2023	2022				2022
% Changes	Oct	Sep	<u>Aug</u>	<u>Jul</u>	<u>Jun</u>	May	<u>Apr</u>	Mar	<u>Feb</u>	<u>Jan</u>	Dec	Nov	Oct	Sep	Aug
Core CPI inflation	0.2	0.3	0.3	0.2	0.2	0.4	0.4	0.4	0.5	0.4	0.4	0.3	0.3	0.6	0.6
Core PCE inflation		0.3	0.1	0.2	0.2	0.3	0.3	0.3	0.4	0.5	0.4	0.3	0.3	0.5	0.5
Core PCE YOY		3.7	3.8	4.3	4.3	4.7	4.8	4.8	4.8	4.9	4.9	5.1	5.3	5.5	5.2
Core CPI YOY	4.0	4.1	4.3	4.7	4.8	5.3	5.5	5.6	5.5	5.6	5.7	6.0	6.3	6.6	6.3

OTHER ECONOMIC NEWS

No inflation this month (Tuesday)

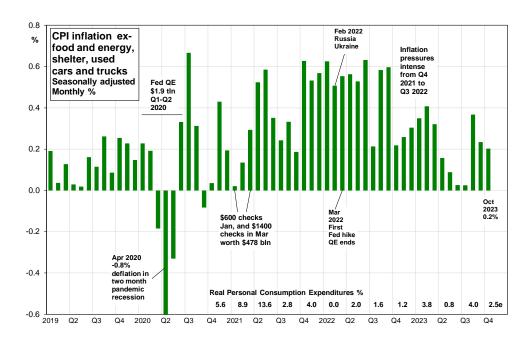
Breaking economy news. CPI inflation was unchanged in October and increased 3.2% the last year as energy prices fell 2.5%. Core inflation rose just 0.2% in October after somewhat stronger 0.3% readings in August and September. Core CPI inflation rose 4.0% the last twelve months after being as high as 6.6% in September 2022 so what a difference a year makes.

Core commodity prices have been declining each month since June, and services prices that are dominated by shelter were tamer with an increase of 0.3% in October down from 0.6% in September. Aside from shelter costs, core CPI was pressured by car insurance, and medical and personal care prices. The overall increase of 0.2% was held down by notable declines in airline fares, hotels, used cars and communication prices.

Dec 22		Monthly	/ Percent C	hanges	YOY %
Weight	CPI inflation	Aug 2023	Sep 2023	Oct 2023	Oct 2023
100.0	Total	0.6	0.4	0.0	3.2
13.531	Food	0.2	0.2	0.3	3.3
4.803	Food away from home	0.3	0.4	0.4	5.4
6.921	Energy	5.6	1.5	-2.5	-4.5
79.548	Ex-food & energy	0.3	0.3	0.2	4.0
4.313	New vehicles	0.3	0.3	-0.1	1.9
2.668	Used cars/trucks	-1.2	-2.5	-0.8	-7.1
2.479	Clothing	0.2	-0.8	0.1	2.6
1.455	Medical care goods	0.6	-0.3	0.4	4.7
34.413	Shelter	0.3	0.6	0.3	5.5
25.424	Owner equiv. rent	0.4	0.6	0.4	6.8
5.750	Transportation	2.0	0.7	0.8	9.2
6.653	Medical care services	0.1	0.3	0.3	-2.0
	Special: Where inflation	might come	e back dow	n to	
58.187	Services ex-energy	0.4	0.6	0.3	5.5
21.261	Commodities (core)	-0.1	-0.4	-0.1	0.1

fwd: Bonds

Net, net, there's no inflation this month which will ring loud and clear in the markets around the world that Fed officials are done with interest rate hikes this year. The Fed always wants to see more progress but it is looking like the inflation battle has rounded the corner and is heading for home in the race to return inflation back to the 2% target. Energy prices have declined further into November so next month's headline CPI inflation may be more good news for investors and Fed officials. Stay tuned. Story developing. With any luck, the economy will miss a recession and get lower inflation too. Bet on it. There's no inflation this month so maybe those downbeat consumer sentiment surveys will pick back up.



PPI and retail sales down not out (Wednesday)

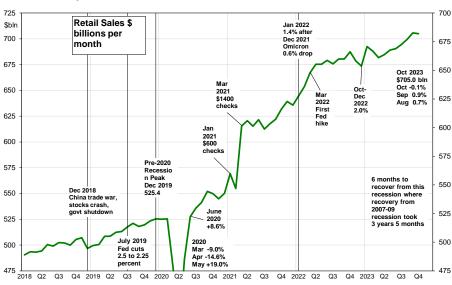
Breaking economy news. Producer prices and retail sales. Retail sales fell 0.1% in October, but the prior three months were strong and as a result, momentum is going to keep retail sales growth at about 3% in the fourth quarter. Student loan repayments are back on, but much of the decline is from the 1.0% drop in motor vehicle sales. Not that students former and current don't buy cars. Unit sales of cars and light trucks did not look that bad, reported earlier in the month at 15.5 million in October

versus 15.7 million in September.

Producer prices dropped 0.5% in October, the most this year as energy prices fell 6.5%. Core goods prices or final demand goods less foods and energy rose just 0.1% this month so the pass-through to the consumer level will be just modest. One caveat transportation and warehousing services prices jumped 1.5%. One driver of inflation after pandemic was supply disruptions

where transportation and warehousing costs increased sharply.

Net, net, the consumer's still got it and overall spending at the shops and malls is holding up despite the loss of confidence picked up in recent surveys. Producer prices are lower based on falling energy prices which should keep price gains to a minimum next month as well. Fed officials are getting to keep their cake and eat it too so far with economic growth and inflation cooling. There is no sign the economy is



fwd: Bonds

Retail spending, ac	tual do	ollars,	, eac	:h m	onth
	\$million	% to	Perce	ent Cha	anges %
	<u>Oct</u>	Total	<u>Oct</u>	<u>Sep</u>	Year/year
Total Retail Sales	704,954	100.0	-0.1	0.9	2.5
Motor vehicles/parts	134,031	19.0	-1.0	1.1	3.3
Furniture/furnishings	10,619	1.5	-2.0	-0.6	-11.8
Electronics/appliances	7,876	1.1	0.6	0.4	0.9
Building materials/garden	41,412	5.9	-0.3	-0.3	-5.6
Food & beverage	82,988	11.8	0.6	0.2	1.0
Health/personal care	37,143	5.3	1.1	0.5	9.6
Gasoline stations	56,589	8.0	-0.3	1.0	-7.5
Clothing/accessories	26,109	3.7	0.0	-0.8	0.8
Sporting goods, books	8,436	1.2	-0.8	0.1	-3.8
General merchandise	73,534	10.4	-0.2	0.4	1.9
Department stores	10,901	1.5	-1.2	-0.1	-4.1
Miscellaneous retailers	15,284	2.2	-1.7	4.8	1.2
Nonstore retailers (internet)	118,038	16.7	0.2	1.4	7.6
Eating & drinking places	92,895	13.2	0.3	1.6	8.6

about to go over the recession cliff however, so substantive interest rate cuts are going to have to wait for now. Retail sales and producer prices are both down at the start of the fourth quarter and this means Fed officials can stand pat at the final meeting in December this year. The economy is not too cold and not too hot. It is just right for now. PPI and retail sales are down not out.

				_					_			_
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2022	0.8	0.8	1.0	1.2	0.7	0.5	0.2	0.2	0.0	0.0	0.3	0.1
2023	0.6	0.3	0.2	0.1	0.1	-0.2	0.0	0.1	0.2	0.1		
P	PI Final o	demand (goods les	s foods/	energy	Year/Yea	r Percen	t Change	s NSA			
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2022	9.4	9.7	10.0	10.2	9.8	9.2	8.5	8.1	7.5	6.7	6.1	5.8
2023	5.6	5.1	4.3	3.3	2.6	2.0	1.9	1.8	2.0	2.0		

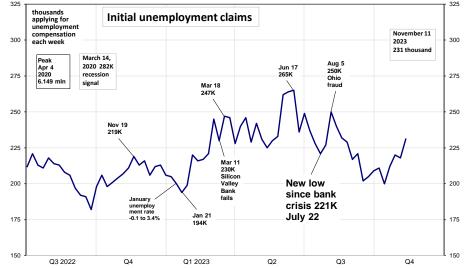
Americans will be having recession this Thanksgiving (Thursday)

Breaking economy news. First time jobless claims from new layoffs increased 13K to 231K in the November 11 week. The economy may not have dodged a bullet after all. You can't have a recession without joblessness, and it looks increasingly like that is what we have. There could still be some seasonal adjustment problems coming out of the pandemic, but the unemployment claims data look awfully close to signaling a recession is close, too close by for comfort. If true, a recession could not come at a worse time with the Federal budget deficit already too high and some in Washington calling it a spending crisis with a National Debt that is well over \$30 trillion. The Fed could cut interest rates, but this takes too long to turn the economy around on a dime unless rate cuts support the equity

markets.

Good news on the inflation front with nonfuel imports falling again, in October by 0.2%, so the US is no longer importing inflation. Nonfuel imports have been flat to down ever since March this year, so the trend is well established.

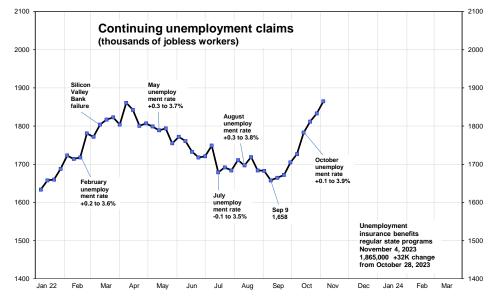
Net, net, cracks are starting to emerge in the story that the labor market is simply rebalancing



fwd: Bonds

because new claims for jobless benefits are now jumping higher to match the upward trajectory in the total number of Americans on the unemployment rolls, and the rising unemployment rate as well. The unemployment rate is already forecasting a recession and based on today's data, the jobless rate could be moving even higher. There are dark thunder clouds offshore moving in closer and the US economy may have just run out of luck with the Fed's massive rate hikes starting to tighten their grip. The jobless claims data are worrisome enough for the outlook to keep Fed officials from hiking rates again this year at the final meeting in December. Americans will be having recession this

Thanksgiving. Bet on it. The country's luck may have just run out. Inflation does not come down without a recession and it looks like we might just have one. The odds are rising that Fed officials won the inflation fight, but lost the battle to keep the economy from going over the cliff into recession.



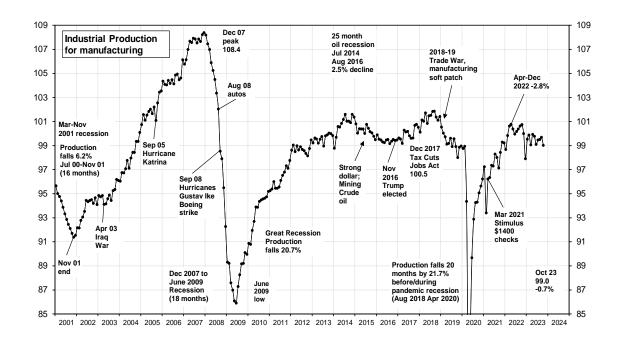
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Industrial production falls (Thursday)

Breaking economy news. The Federal Reserve's industrial production data for October. The total index declined 0.6%. Manufacturing production fell 0.7%, but this was due to the 10 percent drop in motor vehicles and parts as a result of the strikes at the automakers. Manufacturing minus auto output rose 0.1%. Manufacturing production peaked in April 2022 a month after the Fed's first rate hike and has gone nowhere since, in part due to the strong dollar story that takes a toll on foreign demand for American export goods. Industrial production is one of the key indicators the National Bureau of Economic Research (NBER) uses to judge whether the broader economy is in recession. If still a useful indicator, it has been warning about a slowdown in economic growth for some time now.

Net, net, strike-related weakness brought down factory output in October, but this does not take away from the fact that manufacturing production peaked over a year and a half ago. Consumer spending has supported the economy while manufacturing has sputtered, but for how long can consumers keep overall growth in the plus column. That is the question that needs to be answered as job losses continue to climb.

			Industrial Production					
Perce	nt chai	nges	Oct 2023					
Aug	Sep	Oct	YOY	Weight				
0.0	0.1	-0.6	-0.7 Total Index	<u>100.0</u>				
0.0	0.2	-0.7	-1.7 Manufacturing	74.3				
-0.6	0.0	0.4	2.2 Mining	15.2				
0.7	-0.6	-1.6	2.9 Utilities	10.5				
			Manufacturing payroll	jobs				
			13.0 million +6K YOY					
			9.7% of Private Payro	l Jobs				



Residential housing construction is stable (Friday)

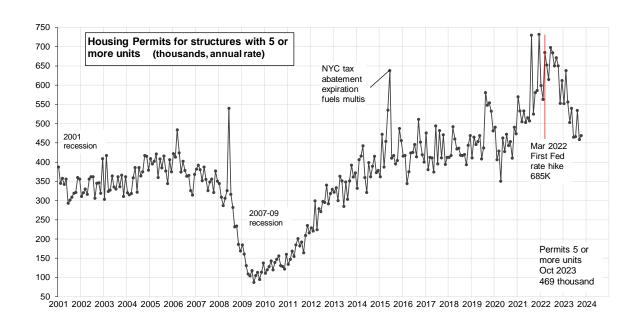
Breaking economy news. Housing starts rose 1.9% in October to 1.372 million at an annual rate, but single family construction rose 13.1% the last year, while 5 units or more tumbled 31.8%. The Federal Reserve's rate hikes have brought the boom in multi-family units to a halt. If interest rate hikes are supposed to slow the economy through the housing sector, the effect of tightening is starting to fade. The biggest hits to real GDP growth from residential housing construction of over a percentage point in the second half of 2022 are long gone. Housing starts actually managed to add a slight 0.2 percentage points to third quarter 2023 4.9% real GDP.

Net, net, the Fed's rate hikes chased major builders of affordable rental units out the market with financing costs too heavy of a burden to bear. Single-family residential construction is off the lows however, so 7% mortgages

Housing	Housing Starts Total, Single-Family, Multi-Family													
United States		North	Northeast		Midwest		South		West					
000s	Total	1 unit	Multi	Total	1 unit	Total	1 unit	Total	1 unit	Total	1 unit			
Oct 2023	1372	970	382	71	56	244	115	723	561	334	238			
Sep 2023	1346	968	364	83	50	190	116	776	590	297	212			
Oct 2022	1432	858	560	94	51	232	130	787	514	319	163			
% Chgs														
Oct/Sep	1.9	0.2		-14.5	12.0	28.4	-0.9	-6.8	-4.9	12.5	12.3			
Oct/Oct	-4.2	13.1		-24.5	9.8	5.2	-11.5	-8.1	9.1	4.7	46.0			

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have not curbed the enthusiasm of some builders to bring new homes to the market. There is a shortage of single-family homes in America so builders figure if they build it, the buyers will come. At turning points in the economy the data are always mixed, but housing construction is no longer pointing the way down to recession, and housing permits are a leading economic indicator of course. If the economy is in danger of going over the proverbial cliff, home builders sure don't know it. Stay tuned. Watch all the leading recession indicators here. The big one's coming, we're telling you. Just wait.



Economic and Markets Research

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