

# Coastal Economic Needs

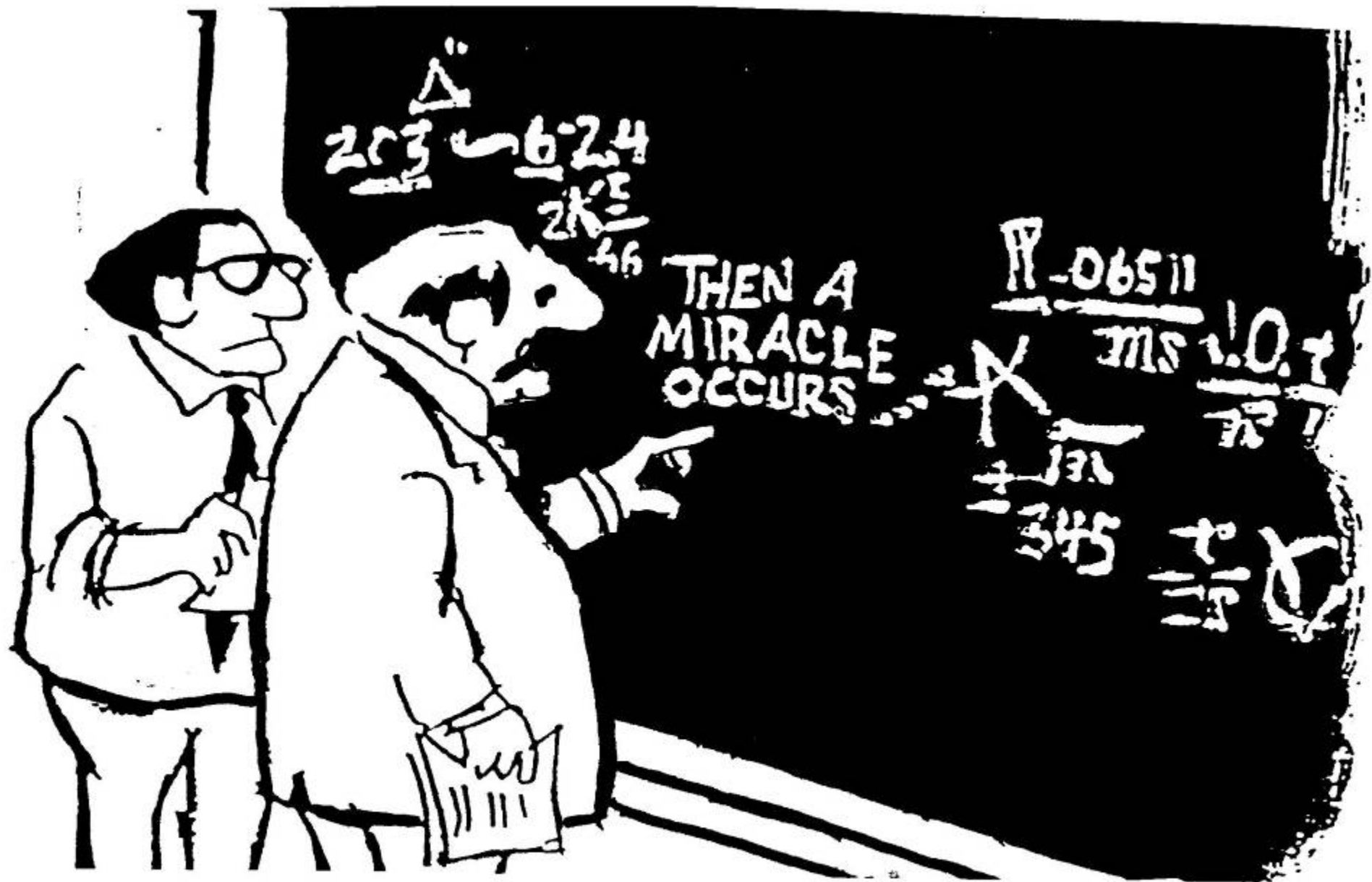


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# USA Center for Real Estate Studies

<http://cres.southalabama.edu>





"I think you should be more explicit in step two."

# Resiliency

- Create **infrastructure** to provide:
- Needed real time data
- Needed real time reports
- Establish reliable message

# Action Projects and Reports

- Continual economic impact analysis
- Continual fiscal economic impact analysis
- Continual workforce development analysis

Match demand for employment with projected supply

Identify education needs

# Real Estate Needs

Impact of events on real estate values

- Need deeds from court house

- Need sales price and square feet

Impact on business revenue and personal income

- Need sales tax collections by location and type of tax

# Special Data for Baldwin and Mobile Counties

All recorded deeds for approximately 150 land uses by location

Currently examining 8 land uses for 4 different locations

Multi-list data by neighborhood zones

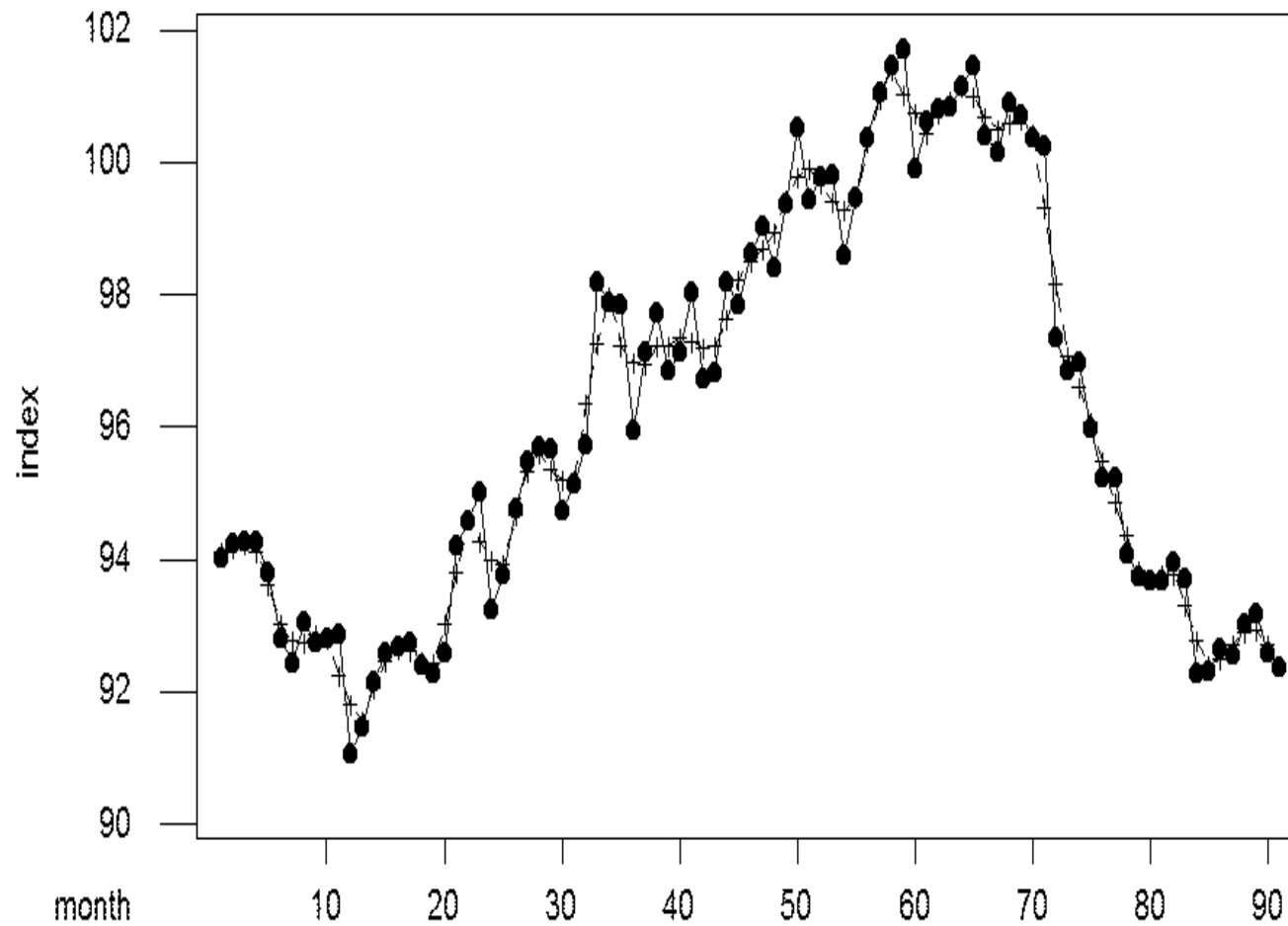
Commercial data for current inventory in Mobile

# Current Local Economic Analysis

- Measure impact of employment changes on the local economy
- Select leading economic indicators to examine strength and direction of current changes



## Mobile Monthly Business Activity Index Jan 2004 - August 2010



o--o index ; x--x 3 month average

# Mobile Economic Growth

## August 2010

- -0.21% vs. previous month
- -1.31% vs. 1 year earlier
- -8.6% vs. August 2007

# Leading Economic Indicator 14 Time Series

## U.S. Consumer and Business Attitudes:

	<u>Coverage</u>	<u>Direction</u>
Index of Consumer Sentiment	U.S.	+
Alabama Business Outlook	State	-

## U.S. Business Activity:

Non-Mfg. Bus Activity Index	U.S.	-
U.S. Leading Economic Index	U.S.	-

# Leading Indicator Fall 2010

	<u>Coverage</u>	<u>Direction</u>
Mobile Activity Index Projection	Mobile	level
Total Civilian Workforce	Mobile	+
Unemployment Rate	Mobile	+
New Residential 1-Unit Permits	Mobile	-

# Mobile MSA

	<u>Coverage</u>	<u>Direction</u>
Home Affordability Index	Mobile	+
Housing Sales	Mobile	-
City Sales Tax Collections	Mobile	-
County Sales Tax Collection	Mobile	-
Total Attraction Visitors	Mobile	-
Special Events and Convention Visitors	Mobile	+

# Leading Index Results

- **Fall, 2006** **+.64**
- **Summer, 2007** **+.64**
- **Fall, 2007** **+.50**
- **Fall, 2008** **+.50**
- **Winter, 2008** **+.36**
- **Spring, 2009** **+.43**
- **Spring, 2010** **+.57**
- **Summer, 2010** **+.57**
- **Fall, 2010** **+.43**

- “The future ain’ t what it used to be”
- It ain’ t over ‘til its over”

- **Yogi Berra**