



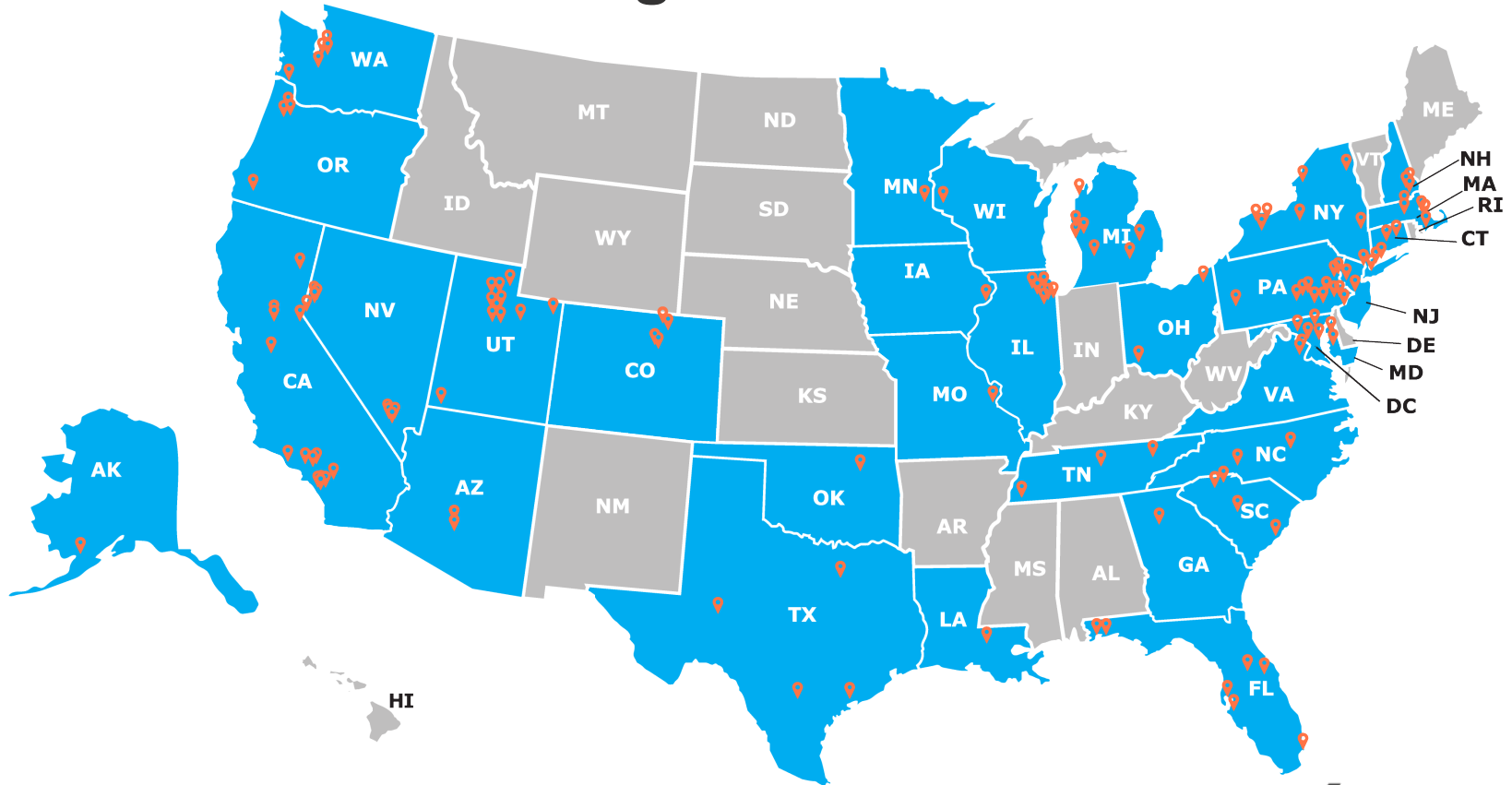
Welcome to Our Webinar Series
“No Time to Buy” with
Recognized Economist
Anirban Basu

Anirban Basu | Sage Policy Group, Inc.

February 3, 2022



Welcome to Our Regional Alera Partner Firms!





Questions?

During the webinar if you have any questions, please feel free to...

- 🗨 Zoom Chat: Enter questions via the “Chat” feature in the Zoom meeting

Reminders

1. Slides and resources will be emailed after the webinar and are available on

silbs.com/events

2. Complete our 2-minute post webinar [SURVEY](#)** All completed surveys will be entered to win a \$100 Goldbelly gift card!

Congratulations to the winners from our last webinar!

Madison Grey, NFM Lending

Ashley Berube, Coronis Health!



UPCOMING

OSHA Vaccine Mandate Blocked: What Now?

February 8th, 1 PM – 2 PM EST

Speaker: Doug Desmarais, Esq.

HCM Trends Update

February 9th, 2 PM – 3 PM EST

Speaker: Bobbi Kloss

HIPAA Privacy & Security Overview

February 23rd, 2 PM – 3 PM EST

Speaker: Stacy Barrow, Esq.

What is the Future of Finance/Accounting Post-Pandemic?

March 2nd, 1 PM – 2 PM EST

Speaker: Tom Hood

More details to come!

A woman with dark hair, wearing a blue shirt, is looking down at a tablet device she is holding in her hands. The background is a blurred office setting. The word "Webinars" is overlaid in white text on the right side of the image.

Webinars



Welcome

Anirban Basu, *Sage Policy Group, Inc.*

By: Anirban Basu

MPP, MA, JD, PhD

Sage Policy Group, Inc.

A stylized graphic of a hand holding a red and white shield. The shield is white with a red border and contains the text "NO TIME TO BUY" in bold, black, uppercase letters. The background is dark with a red and white circular pattern.

**NO TIME
TO BUY**

On Behalf of

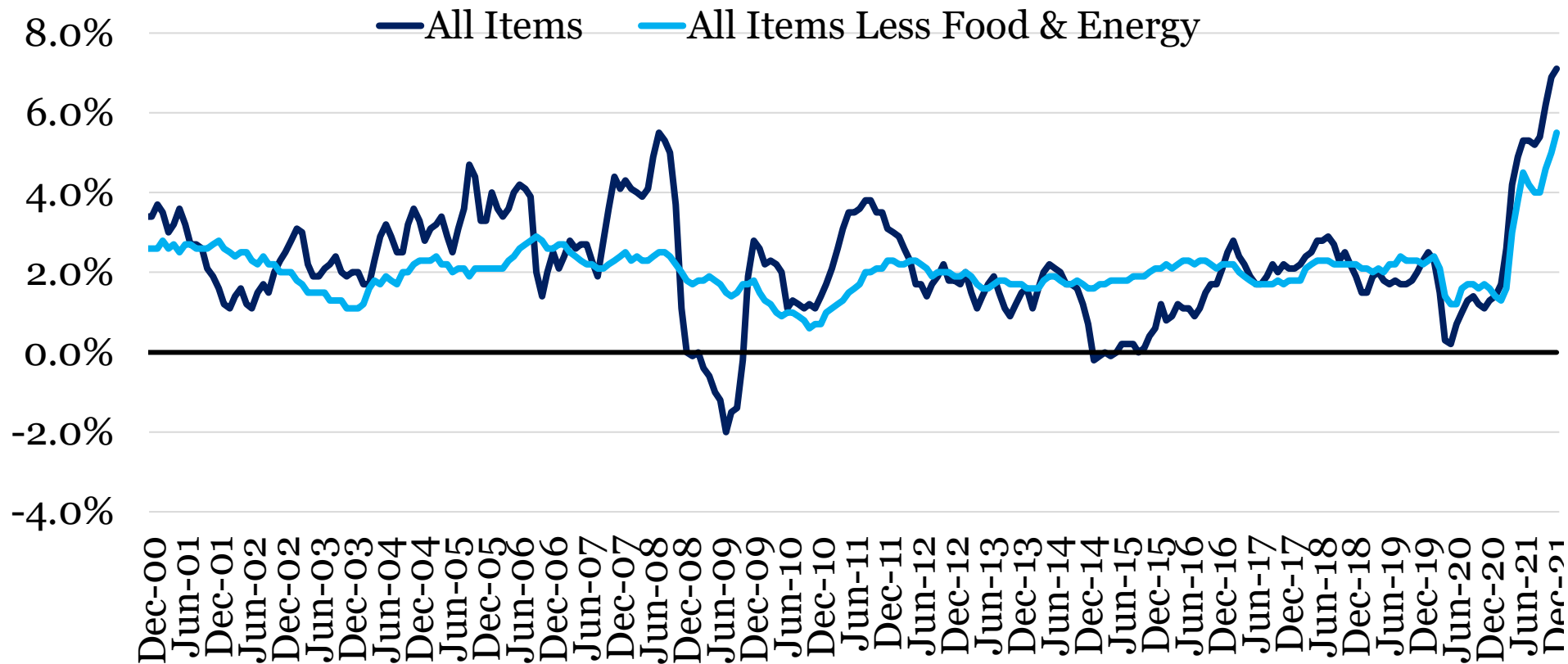
SIG, an Alera Group Company

February 3rd, 2022

2021 – Specter of Inflation

U.S. Consumer Price Index

12-Month % Change, 2000 – December 2021



A Statement is Not Enough

“...Inflation has risen, largely reflecting transitory factors...”

(FOMC Statement, June 2021)

“...Inflation has risen, largely reflecting transitory factors...”

(FOMC Statement, July 2021)

“...Inflation is elevated, largely reflecting transitory factors...”

(FOMC Statement, September 2021)

“...Inflation is elevated, largely reflecting factors that are expected to be transitory...”

(FOMC Statement, November 2021)

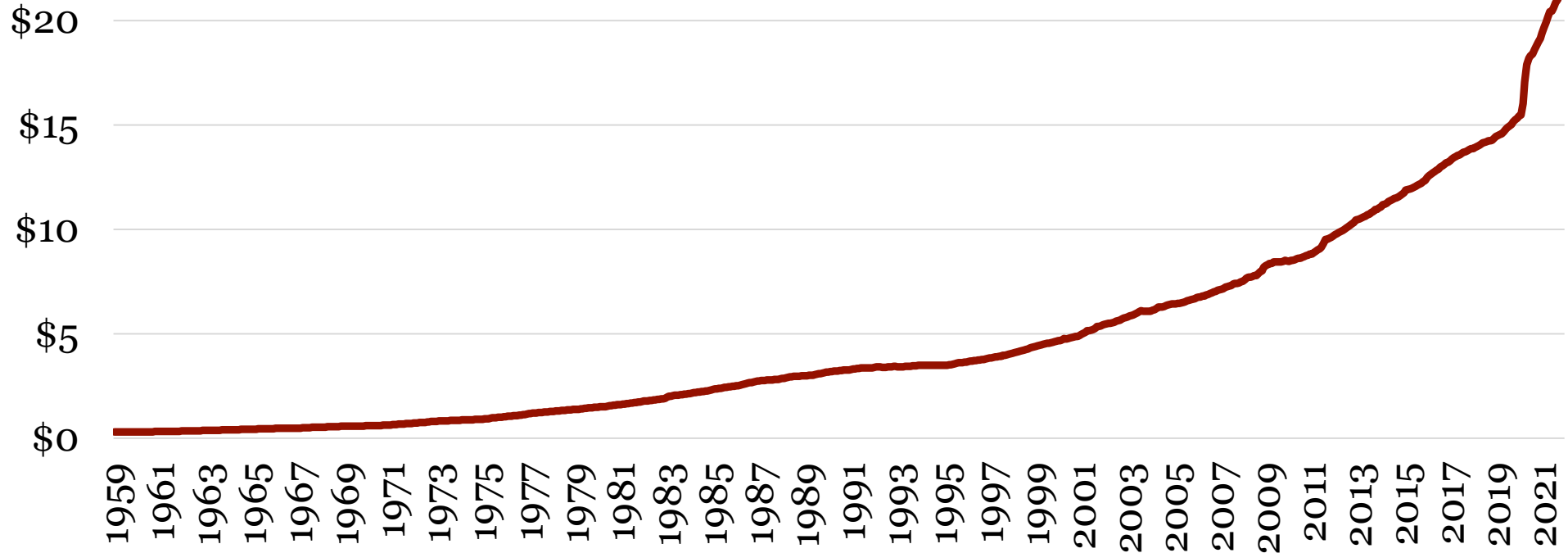
“Supply and demand imbalances related to the pandemic and the reopening of the economy have continued to contribute to elevated levels of inflation.”

(FOMC Statement, December 2021)

“...These problems have been larger and longer lasting than anticipated, exacerbated by waves of the virus. As a result, overall inflation is running well above our 2 percent longer-run goal and will likely continue to do so well into next year.” (FOMC Chair Jerome Powell, December 2021)

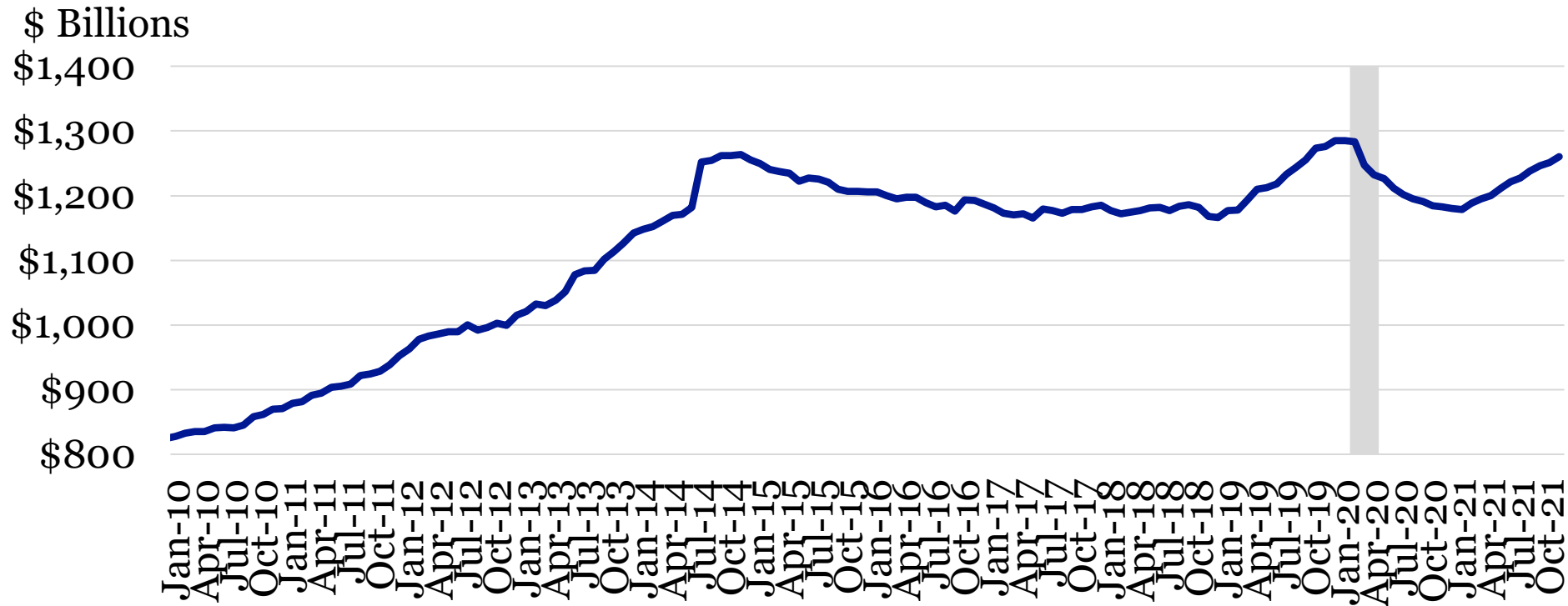
U.S. Money Supply, 1959 – 2021

\$ Trillions



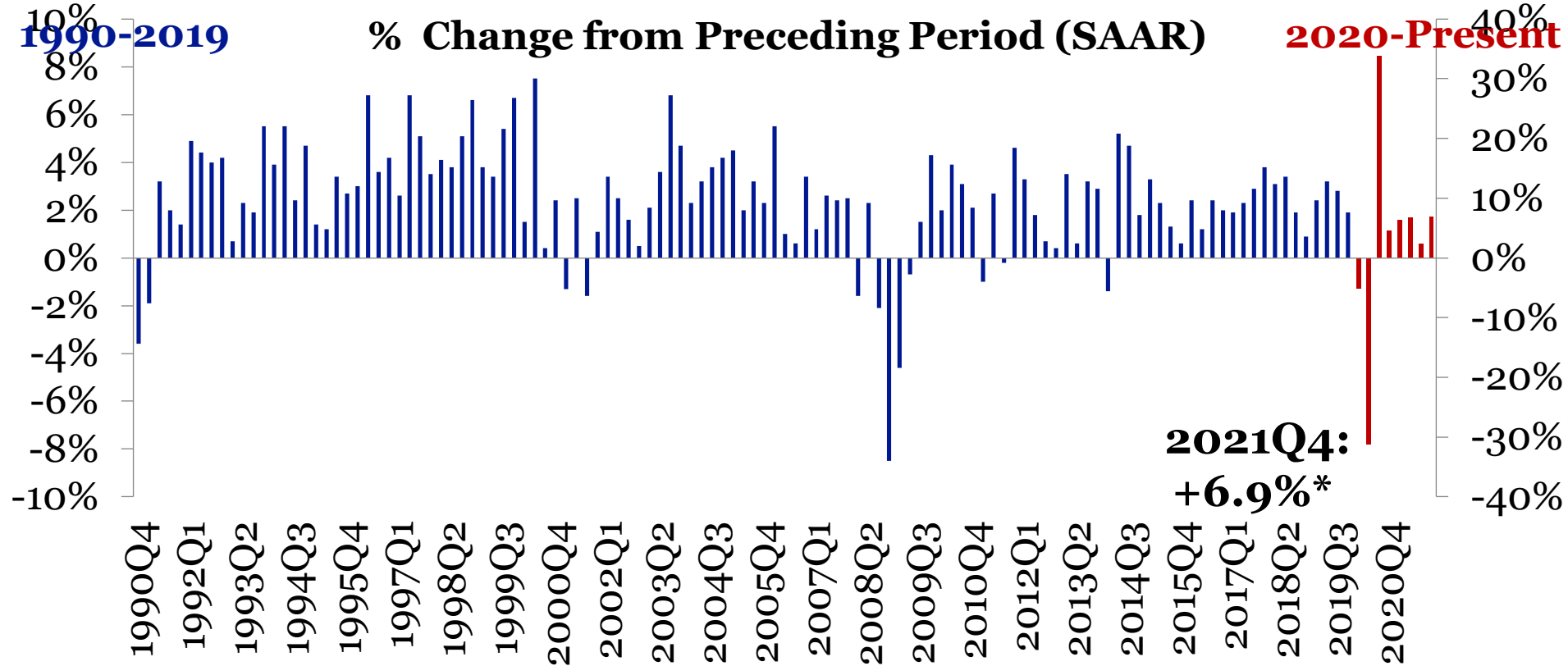
U.S. Manufacturers' Unfilled Orders

2010 – November 2021



Shaded areas indicate U.S. recessions

U.S. GDP - For Your Eyes Only

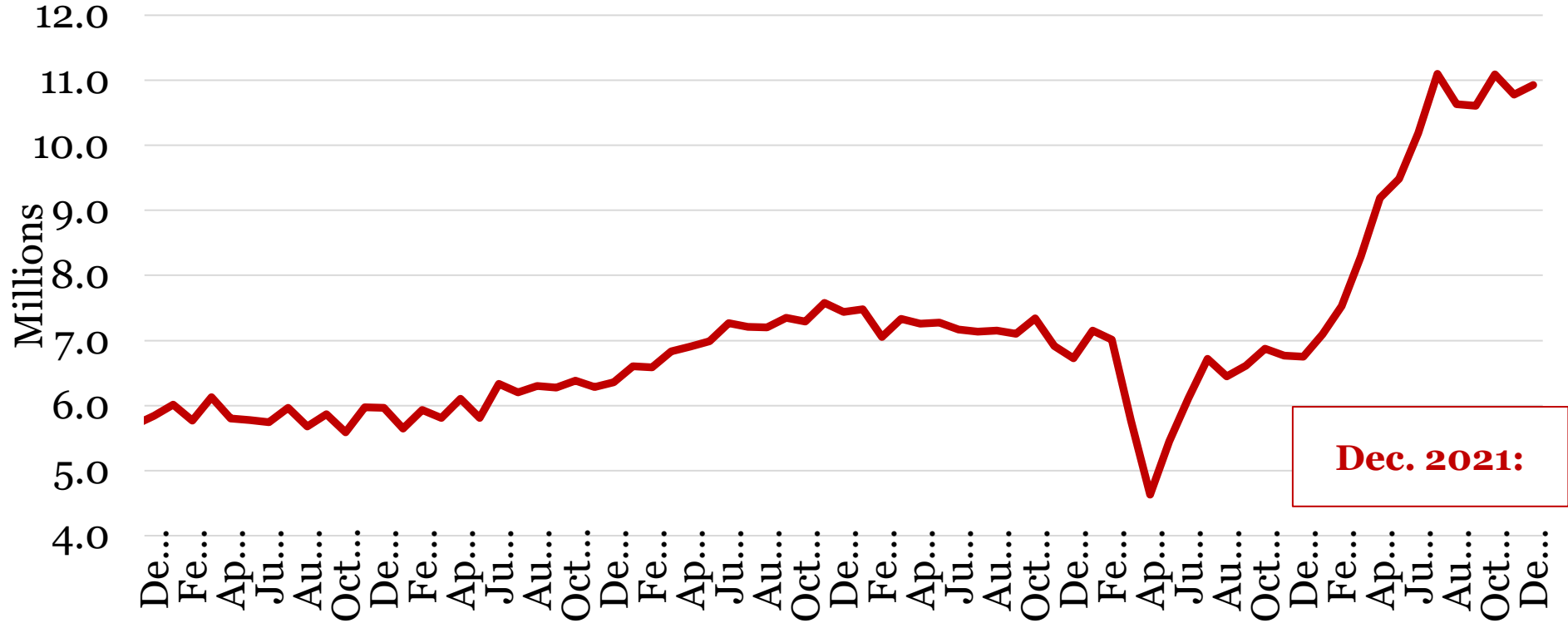


**2021Q4:
+6.9%***

The Employer Who Loved Me

Work Another Day

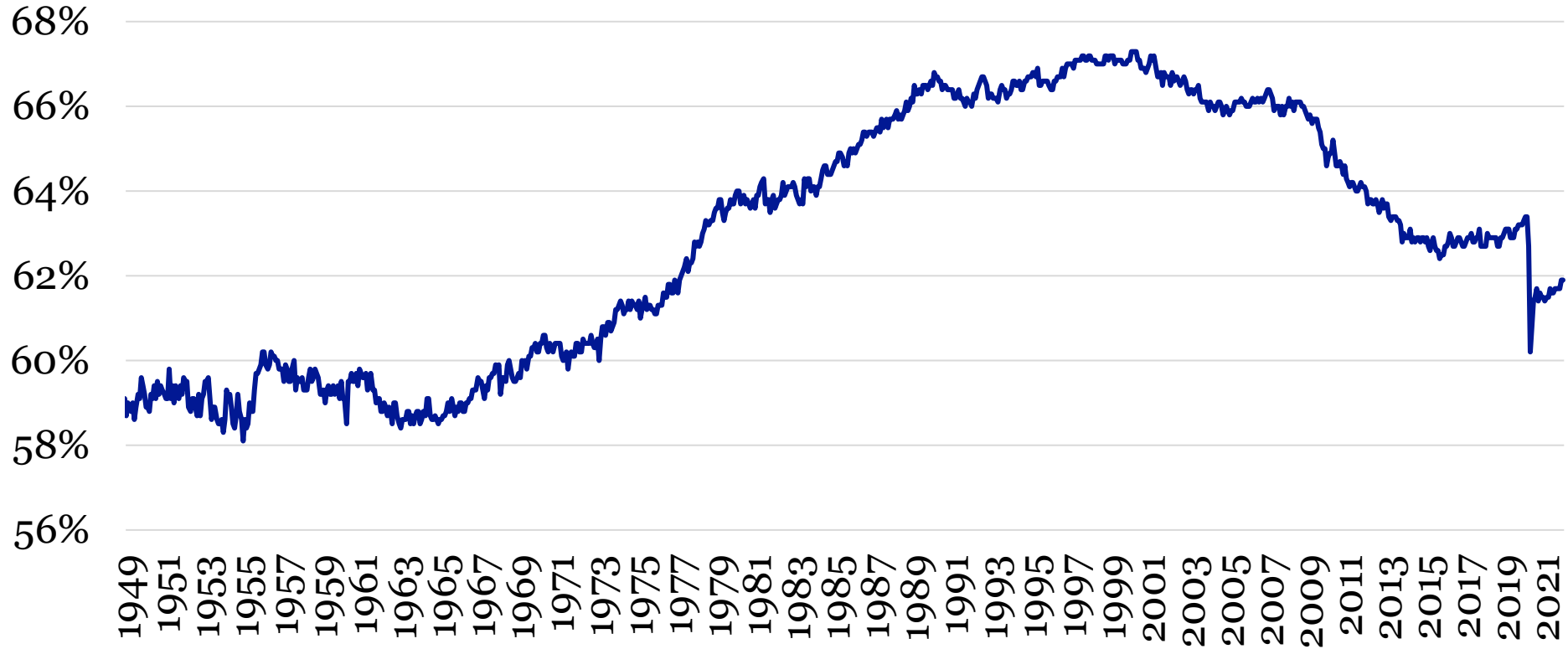
U.S. Job Openings, 2015 – December 2021



Dec. 2021:

Skyfall

U.S. Labor Force Participation Rate, 1949 – December 2021



A View to a Remote Worker

GoodHire's survey of 3,500 Americans found that:

- 68% of Americans would choose remote work options over in-office work;
- 45% would either quit their job or begin searching for a new one if their employer required them to return to their office full-time;
- 74% of Americans believe that companies not offering remote working arrangements will lose major talent in the workforce.

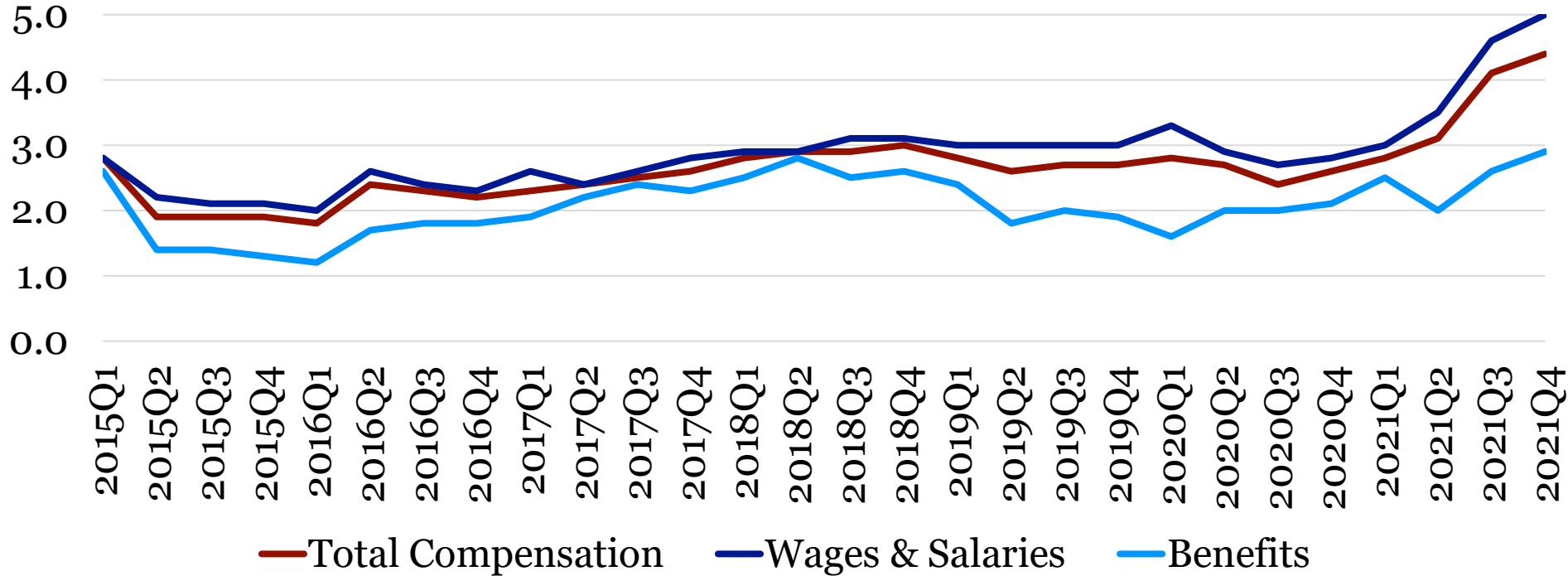
Ipsos' survey of more than 12,000 people across 29 countries found that two-thirds of working adults surveyed say that:

- They are more productive with a flexible work schedule (65%);
- They want flexibility in the amount of time they go into the office (64%);
- When COVID restrictions are no longer in effect, employers should be more flexible in terms of requiring employees to go to an office (66%).

License to be Paid

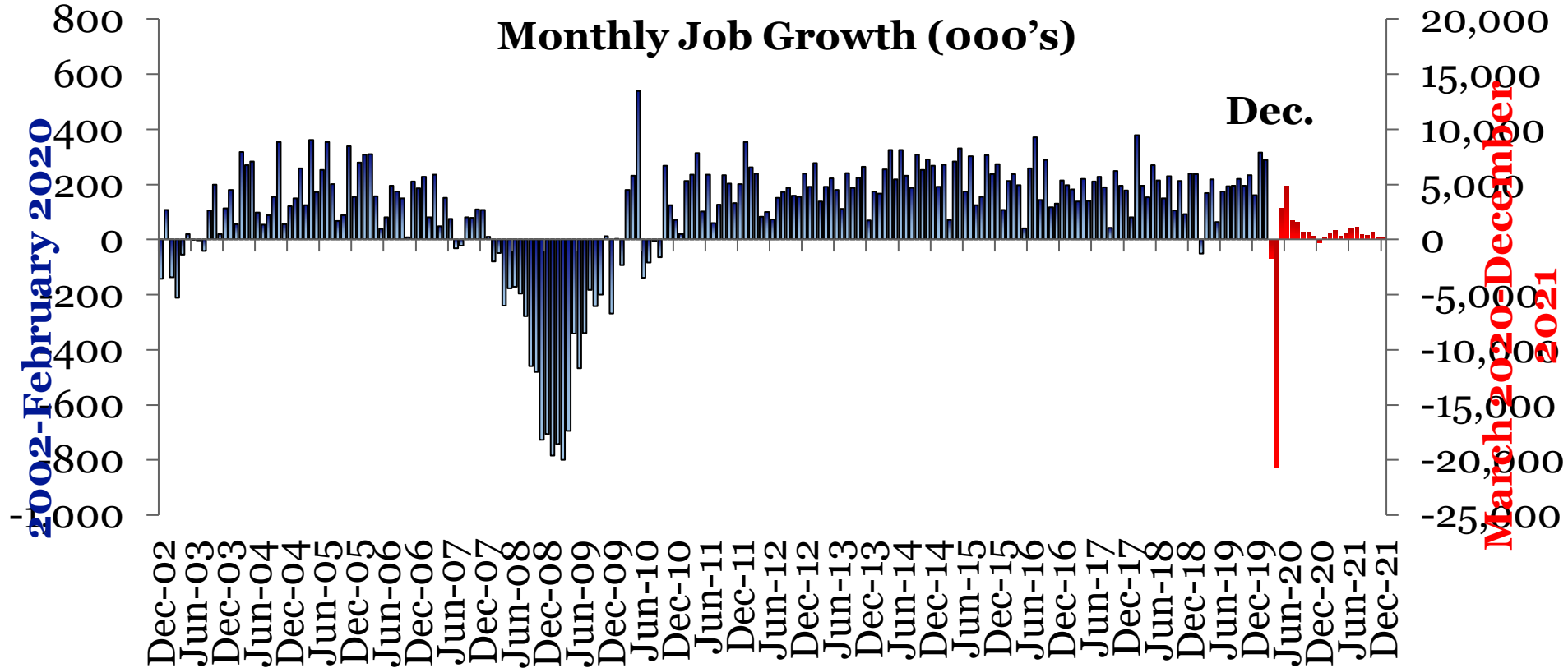
Employment Cost Index, Private Sector Workers, 2015 – 2021

12-Month % Change



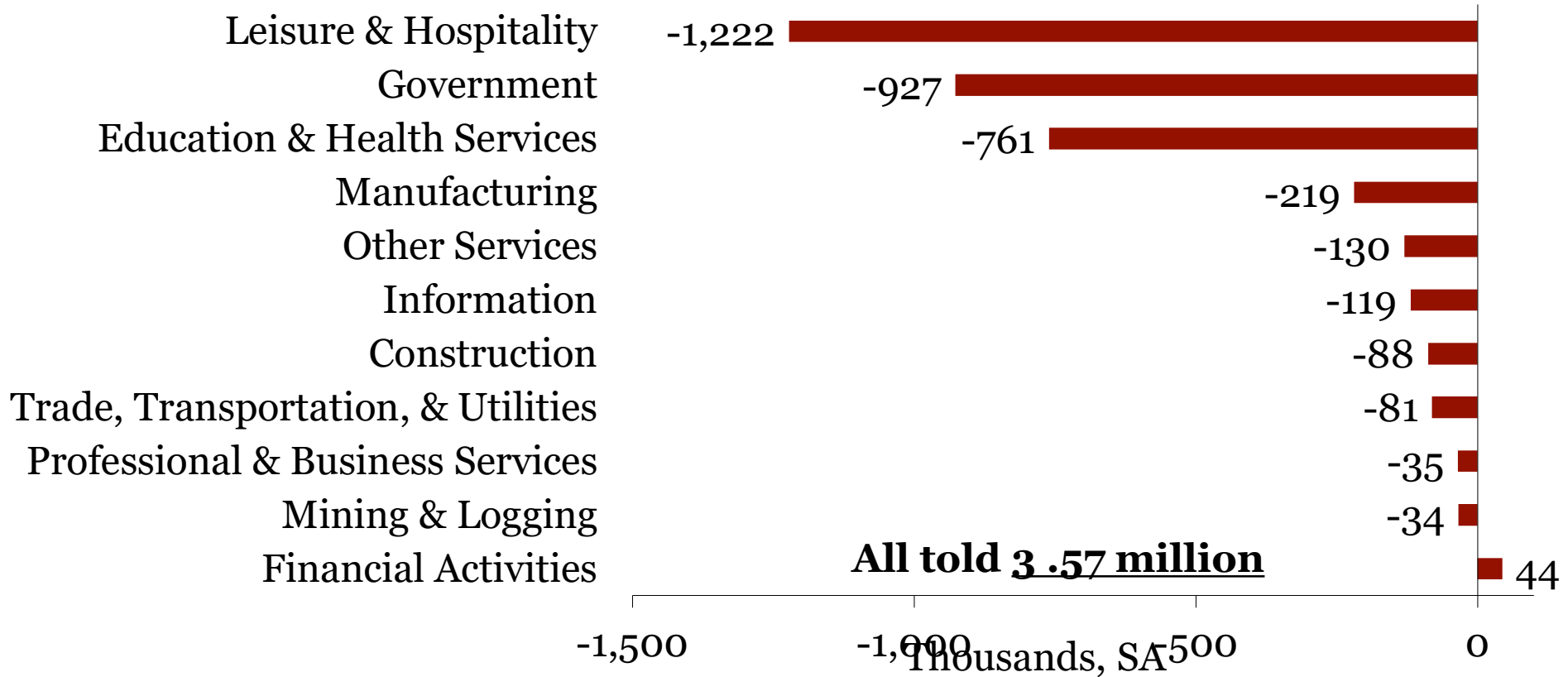
Net Change in U.S. Jobs

2002 – December 2021



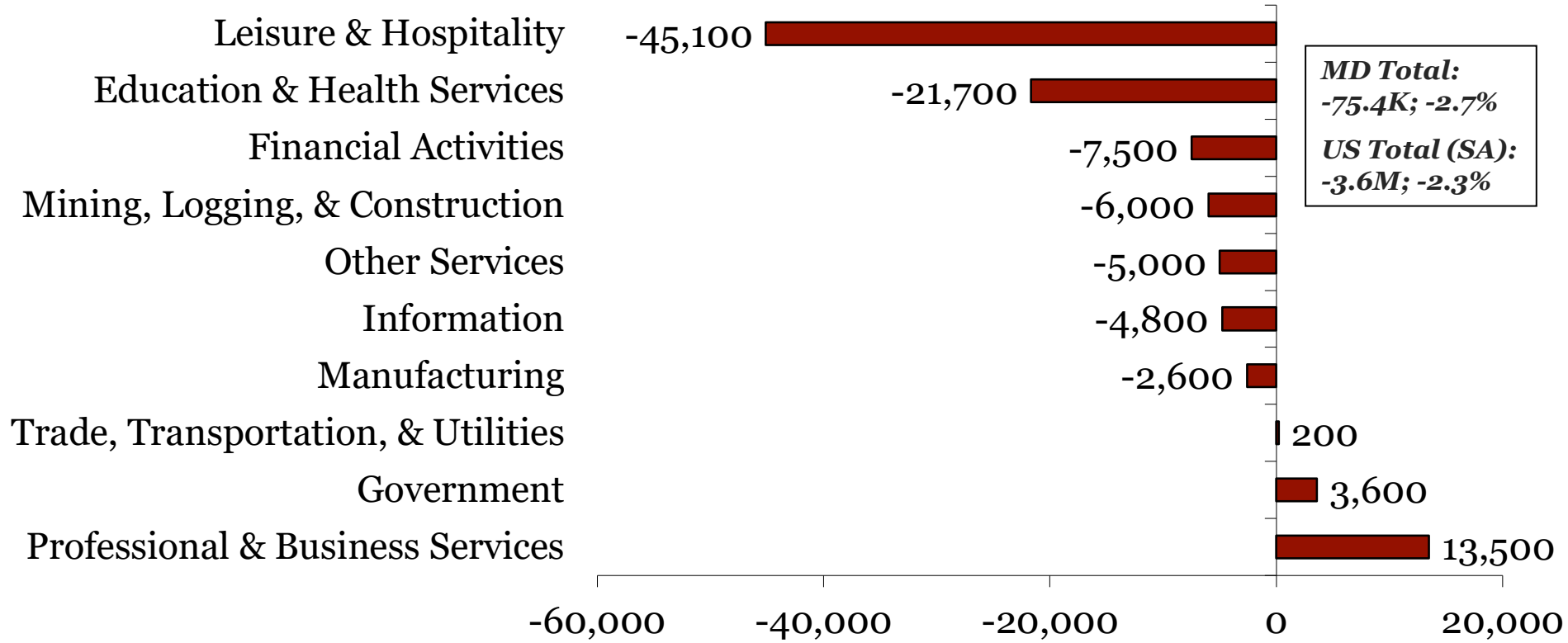
U.S. Nonfarm Employment by Industry Sector

February 2020 v. December 2021



Maryland Nonfarm Employment by Sector (SA)

February 2020 v. December 2021 Absolute Change



*According to the Local Area Unemployment Statistics (LAUS) program
MD lost 208,157 jobs between February 2020 and December 2021.

Employment Growth, 25 Largest Metros

February 2020 v. December 2021 Percent Change

Rank	MSA	%	Rank	MSA	%
1	Dallas-Fort Worth-Arlington, TX	2.9%	14	Philadelphia-Camden-Wilm., PA-NJ-DE-MD	-2.0%
2	Phoenix-Mesa-Scottsdale, AZ	2.6%	15	Miami-Fort Lauderdale-West Palm Beach, FL	-2.2%
3	Tampa-St. Petersburg-Clearwater, FL	2.1%	16	Detroit-Warren-Dearborn, MI	-2.4%
4	San Antonio-New Braunfels, TX	1.4%	16	St. Louis, MO-IL	-2.4%
5	Atlanta-Sandy Springs-Roswell, GA	0.5%	18	Chicago-Naperville-Elgin, IL-IN-WI	-2.6%
5	Denver-Aurora-Lakewood, CO	0.5%	19	Boston-Cambridge-Nashua, MA-NH	-2.8%
7	Charlotte-Concord-Gastonia, NC-SC	0.4%	20	Minneapolis-St. Paul-Bloomington, MN-WI	-3.7%
8	Riverside-San Bernardino-Ontario, CA	-0.5%	21	San Diego-Carlsbad, CA	-3.8%
9	Seattle-Tacoma-Bellevue, WA	-0.8%	22	Los Angeles-Long Beach-Anaheim, CA	-4.6%
10	Baltimore-Columbia-Towson, MD	-1.2%	23	San Francisco-Oakland-Hayward, CA	-5.0%
11	Houston-The Woodlands-Sugar Land, TX	-1.4%	24	New York-Newark-Jersey City, NY-NJ-PA	-5.1%
11	Portland-Vancouver-Hillsboro, OR-WA	-1.4%	24	Orlando-Kissimmee-Sanford, FL	-5.1%
13	Wash.-Arlington-Alexandria, DC-VA-MD-WV	-1.6%			

U.S. Percent Change: -2.3%

Source: U.S. Bureau of Labor Statistics,
Current Employment Statistics (CES) Survey.
Note: data are not seasonally adjusted.

Unemployment Rates, 25 Largest Metros

December 2021

Rank	MSA	%	Rank	MSA	%
1	Atlanta-Sandy Springs-Roswell, GA	2.3	13	Dallas-Fort Worth-Arlington, TX	3.6
2	Phoenix-Mesa-Scottsdale, AZ	2.4	14	San Antonio-New Braunfels, TX	3.7
3	Minneapolis-St. Paul-Bloomington, MN-WI	2.5	15	Baltimore-Columbia-Towson, MD	3.8
4	Miami-Fort Lauderdale-West Palm Beach, FL	2.6	15	Orlando-Kissimmee-Sanford, FL	3.8
5	St. Louis, MO-IL	3.0	17	Denver-Aurora-Lakewood, CO	4.2
6	Boston-Cambridge-Nashua, MA-NH	3.1	17	Philadelphia-Camden-Wilm., PA-NJ-DE-MD	4.2
7	Charlotte-Concord-Gastonia, NC-SC	3.2	17	San Diego-Carlsbad, CA	4.2
8	Tampa-St. Petersburg-Clearwater, FL	3.3	20	Chicago-Naperville-Elgin, IL-IN-WI	4.3
8	Washington-Arlington-Alexandria, DC-VA-MD-WV	3.3	20	Detroit-Warren-Dearborn, MI	4.3
			22	Houston-The Woodlands-Sugar Land, TX	4.8
10	Portland-Vancouver-Hillsboro, OR-WA	3.4	23	Riverside-San Bernardino-Ontario, CA	5.1
11	San Francisco-Oakland-Hayward, CA	3.5	24	New York-Newark-Jersey City, NY-NJ-PA	5.5
11	Seattle-Tacoma-Bellevue, WA	3.5	25	Los Angeles-Long Beach-Anaheim, CA	5.6

Source: U.S. Bureau of Labor Statistics,
Current Employment Statistics (CES) Survey.
Note: data are not seasonally adjusted.

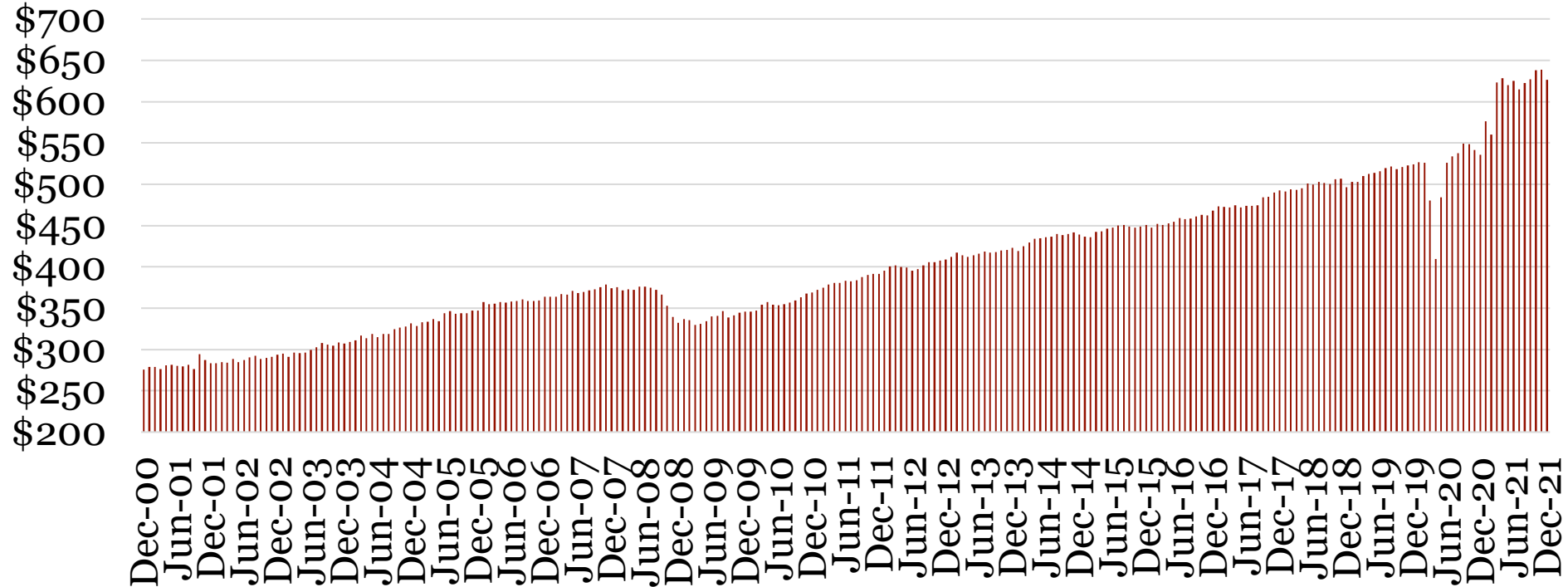
U.S. Unemployment Rate: 3.9%

Live and Let Buy

U.S. Retail Sales

2000 – December 2021

Retail Sales (\$Billions)



U.S. Retail Sales by Type of Business

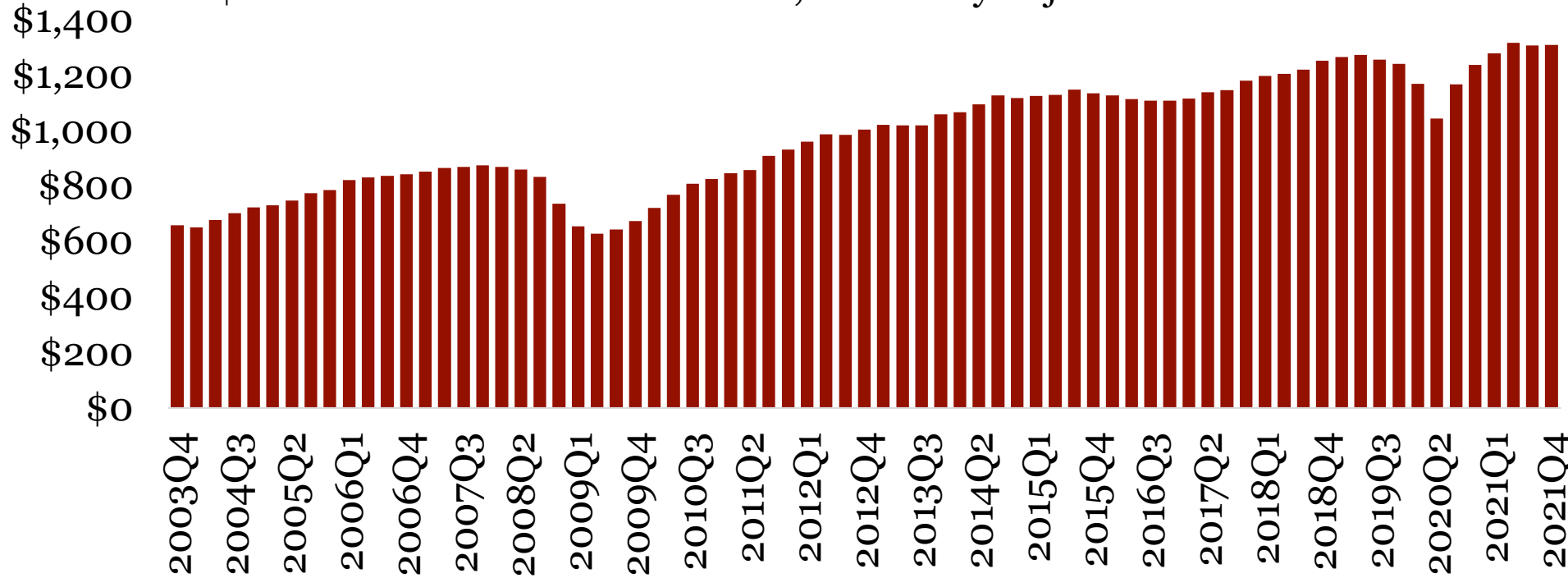
February 2020 v. December 2021 % Change



U.S. GDP: Nonresidential Fixed Investment in Equipment

2003 – 2021Q4*

\$ Billions of chained 2012 dollars, seasonally adjusted annual rate

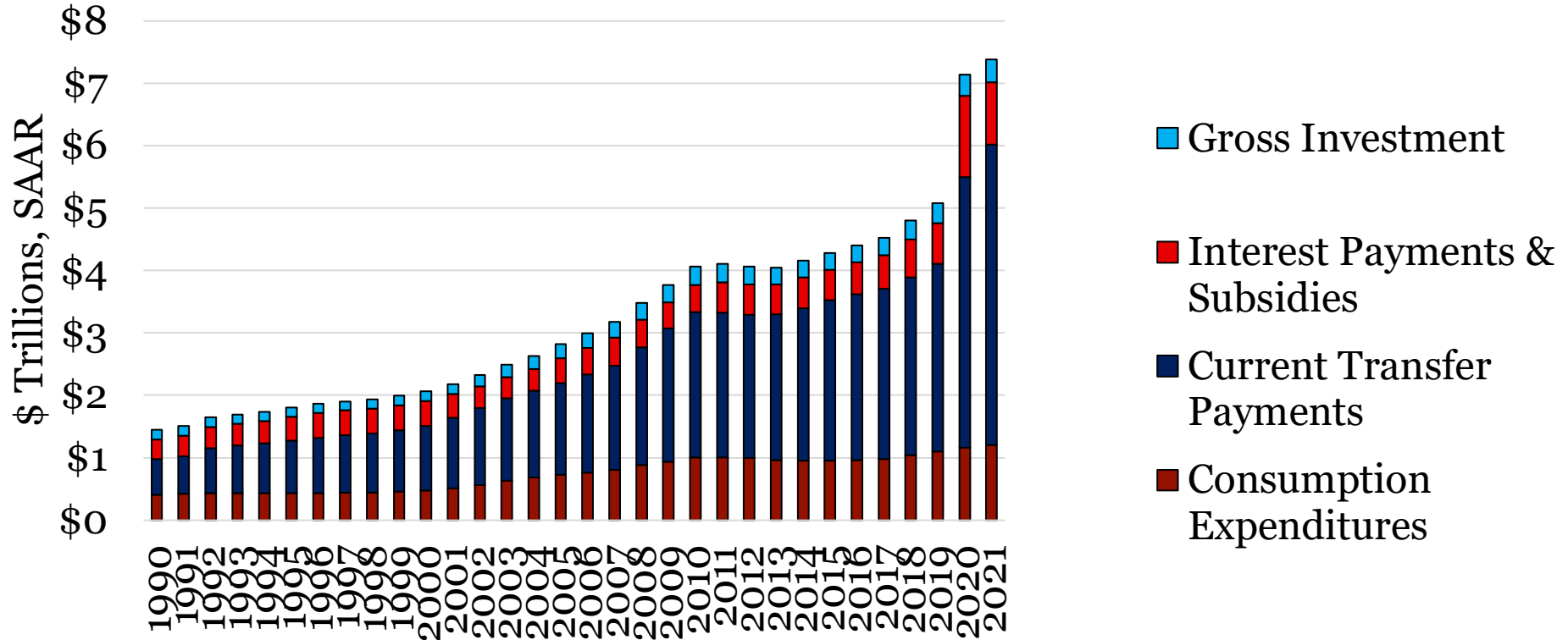


Source: U.S. Bureau of Economic Analysis *1st (Advance) Estimate



Deficits are Forever

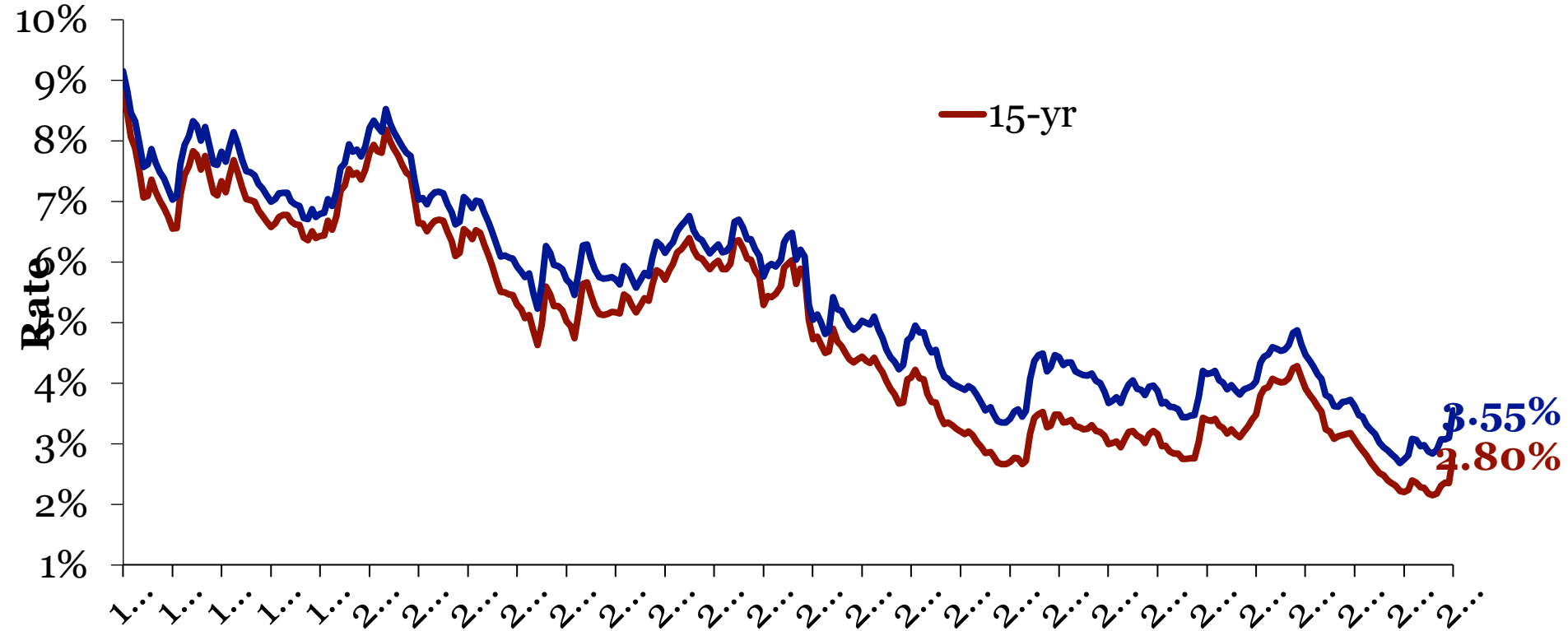
Federal Government Expenditures, 1990 – 2021



Quantum of Construction

License to Borrow (at Low Rates)

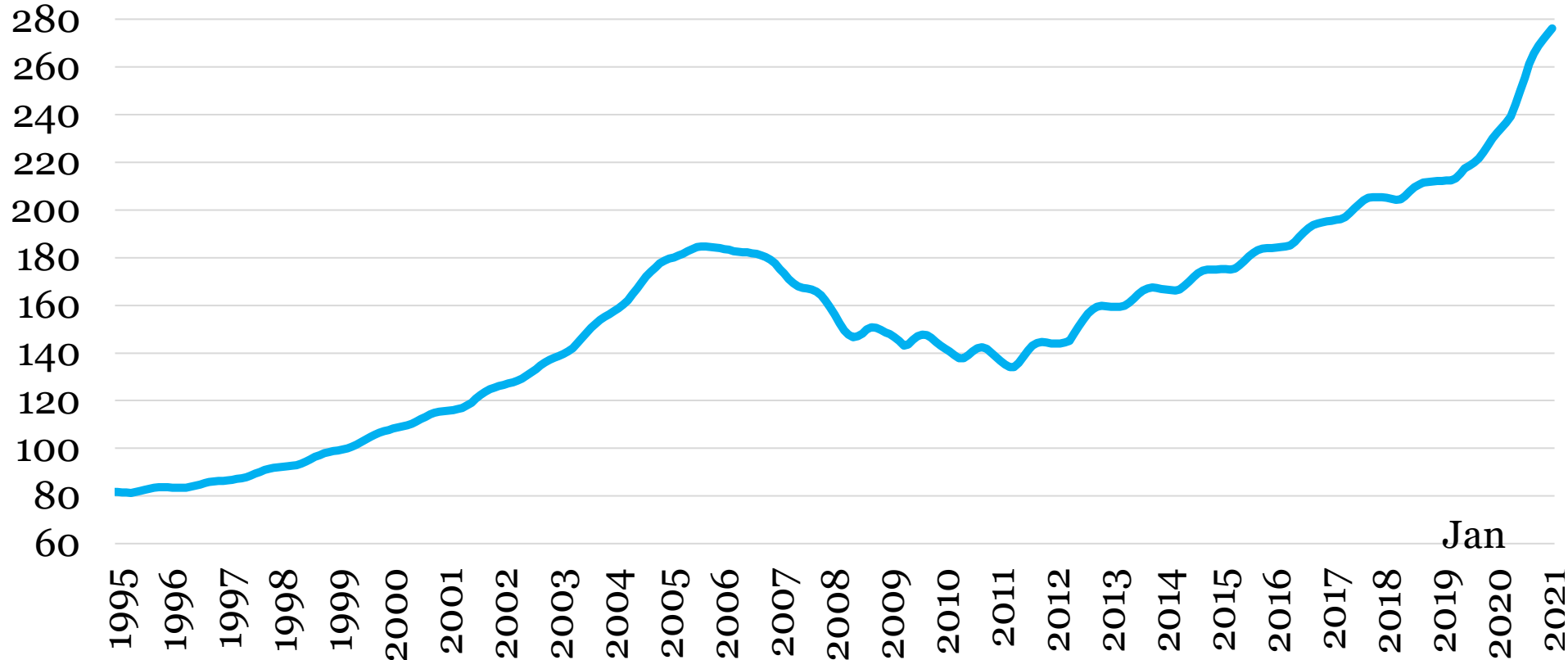
15-Year & 30-Year Fixed Mortgage Rates, 1995 – January 2022*



*Week ending 1/27/2022

S&P Case-Shiller U.S. National Home Price Index

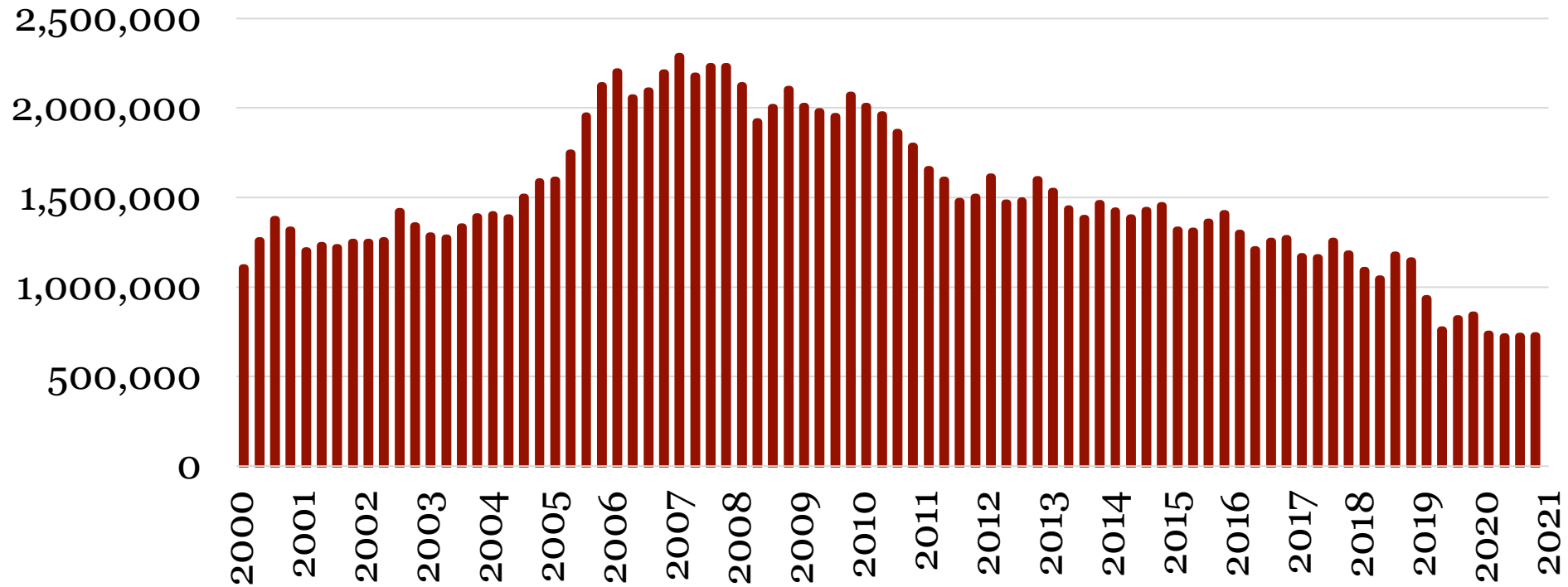
1995 – November 2021



Inventory of Unsold Homes: Vacant Housing Units for Sale*

2000 – 2021Q4

Vacant Housing Units for Sale

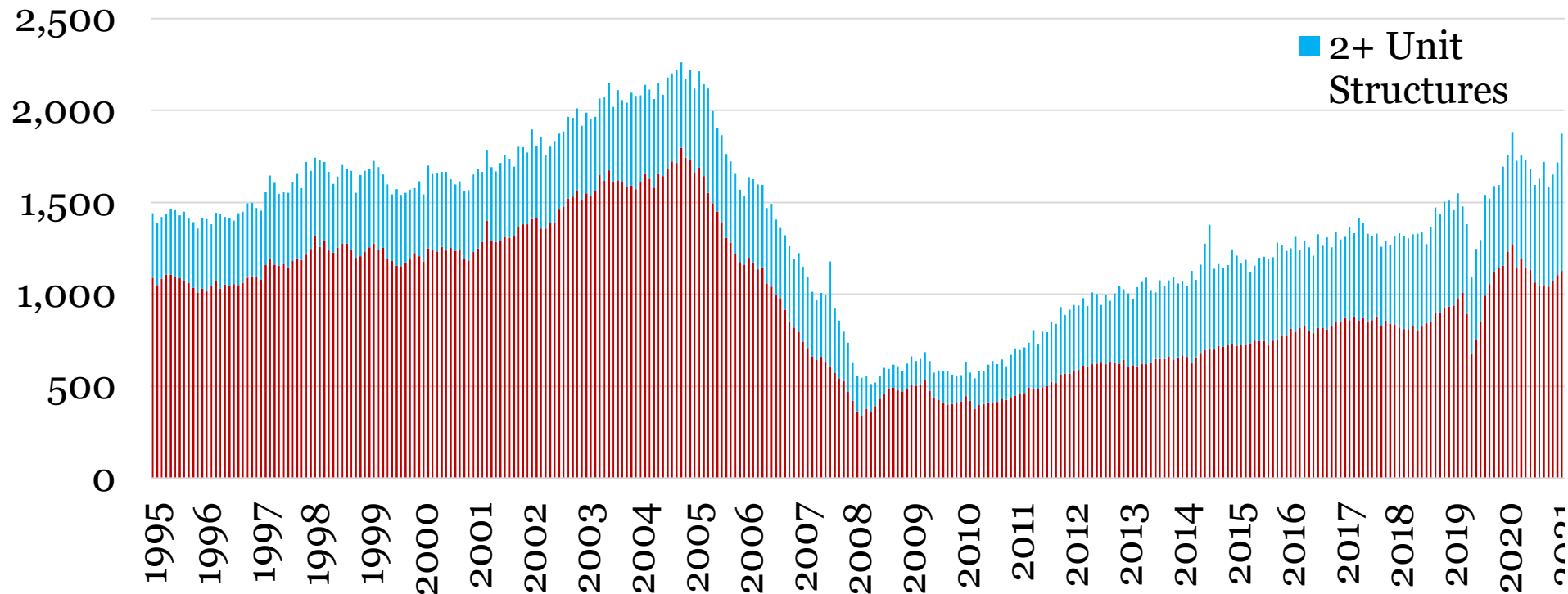


*Units for sale only, excludes units both for rent and sale

U.S. Residential Building Permits

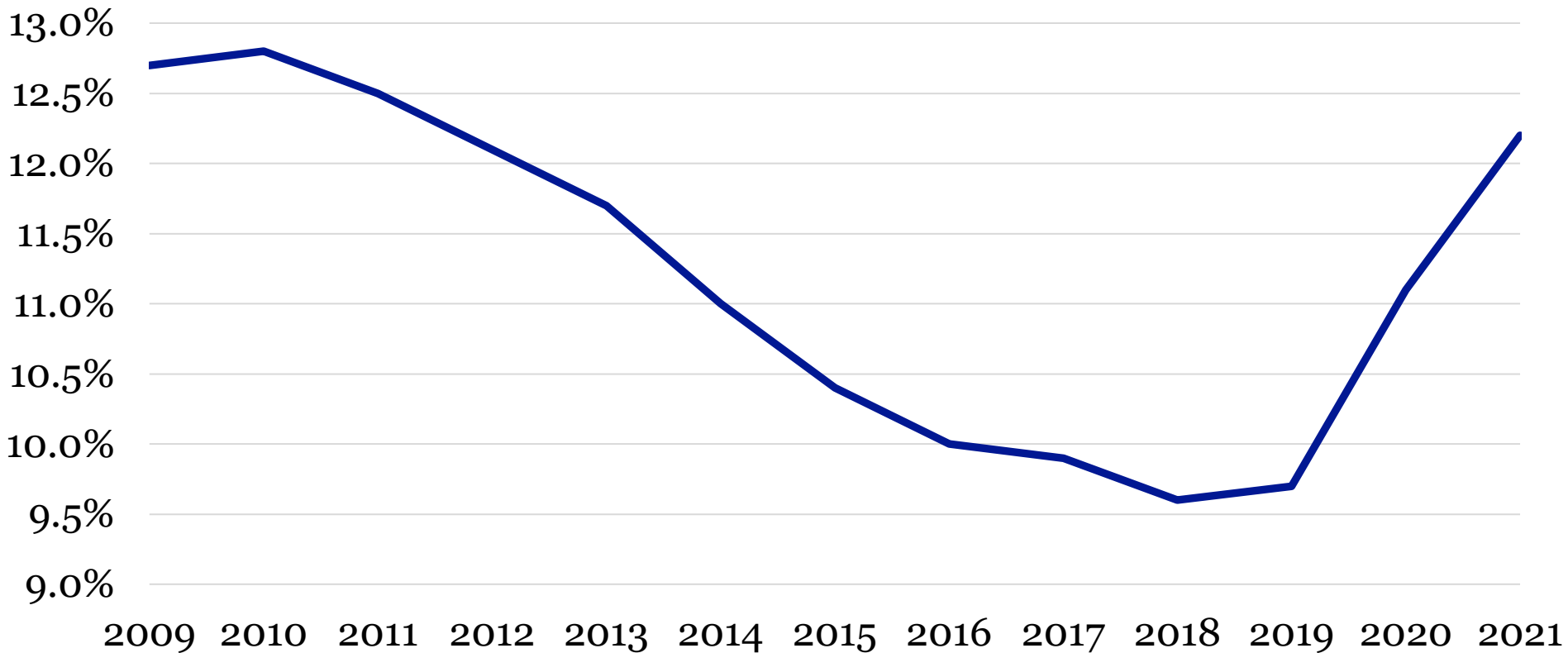
1995 – December 2021

Building Permits (000's of Units)

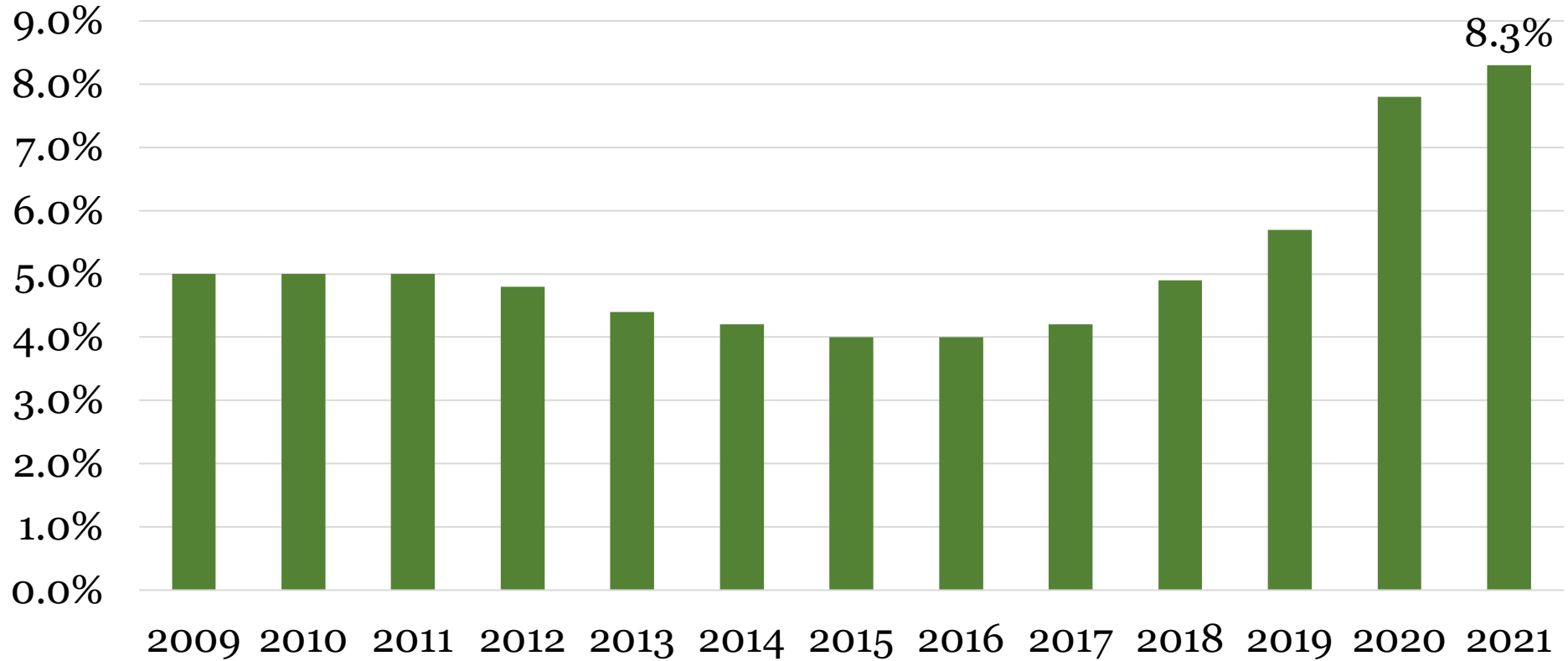


Occupancy is Not Enough

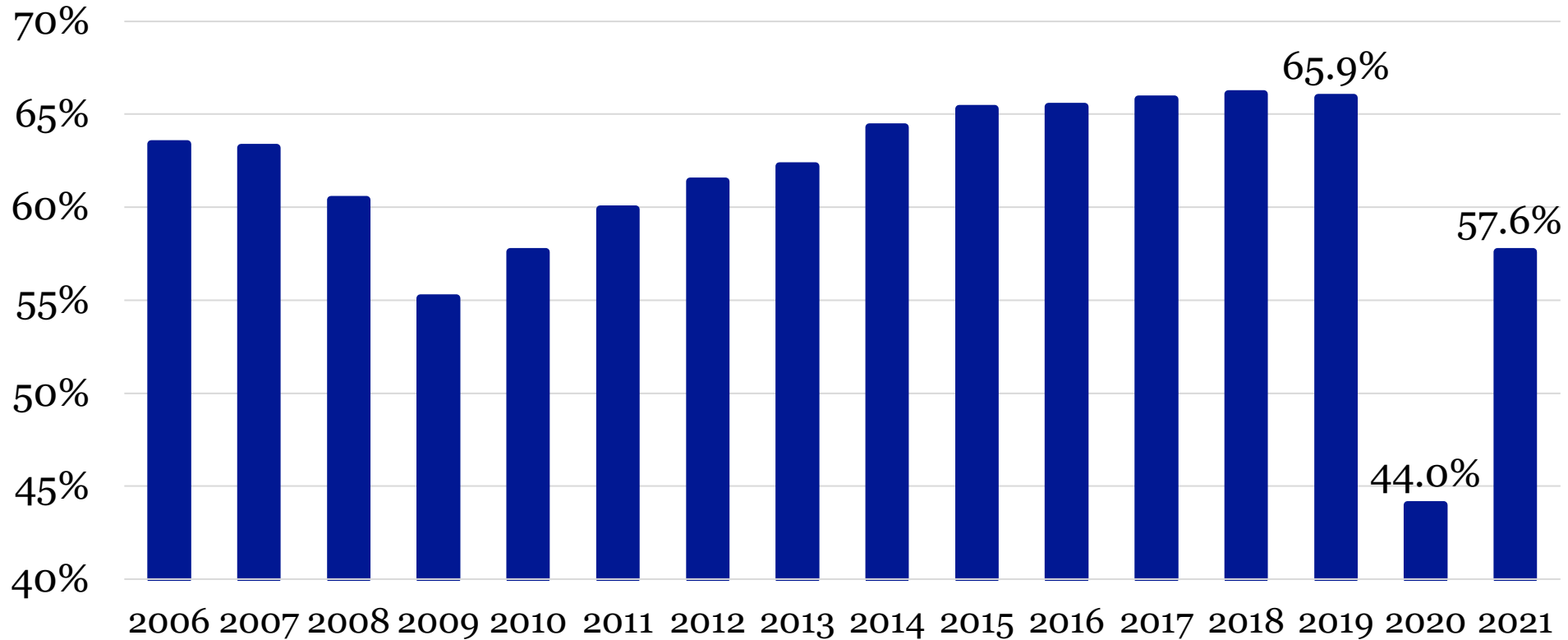
U.S. Office Vacancy, 2009 – 2021



U.S. Retail Space Vacancy: Malls, 2009 – 2021



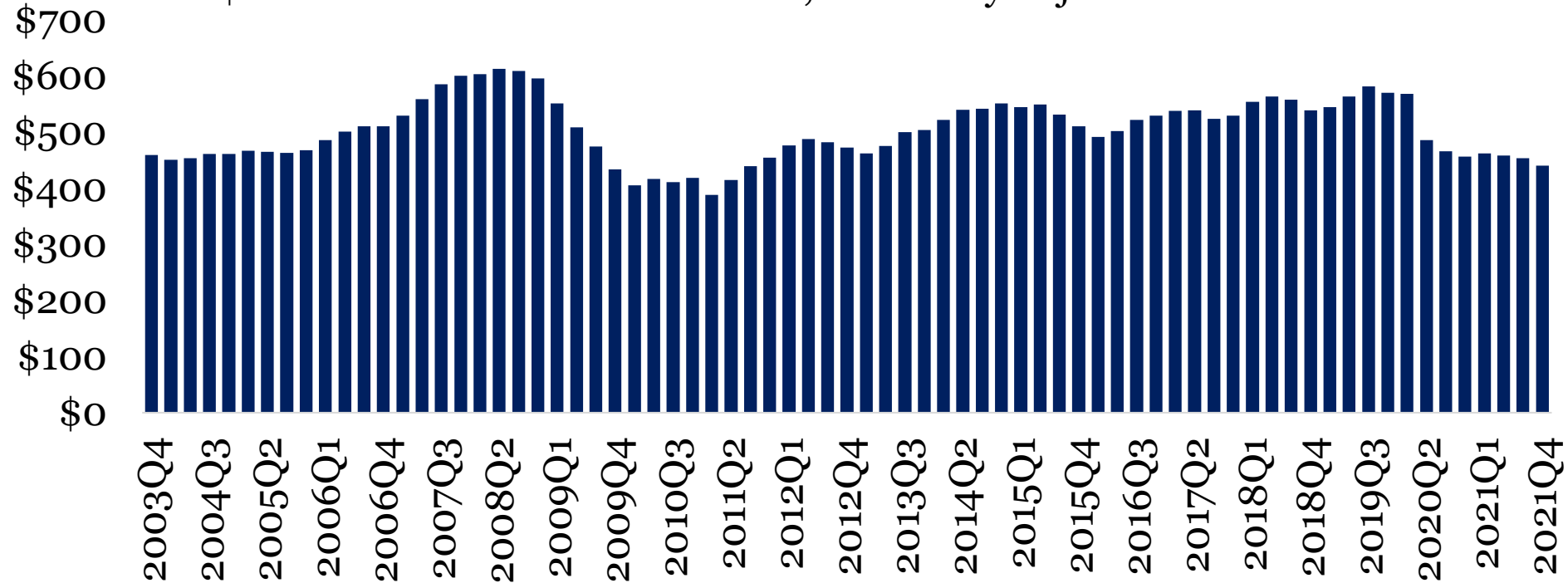
U.S. Hotel Occupancy, 2006 – 2021



U.S. GDP: Nonresidential Fixed Investment in Structures

2003 – 2021Q4*

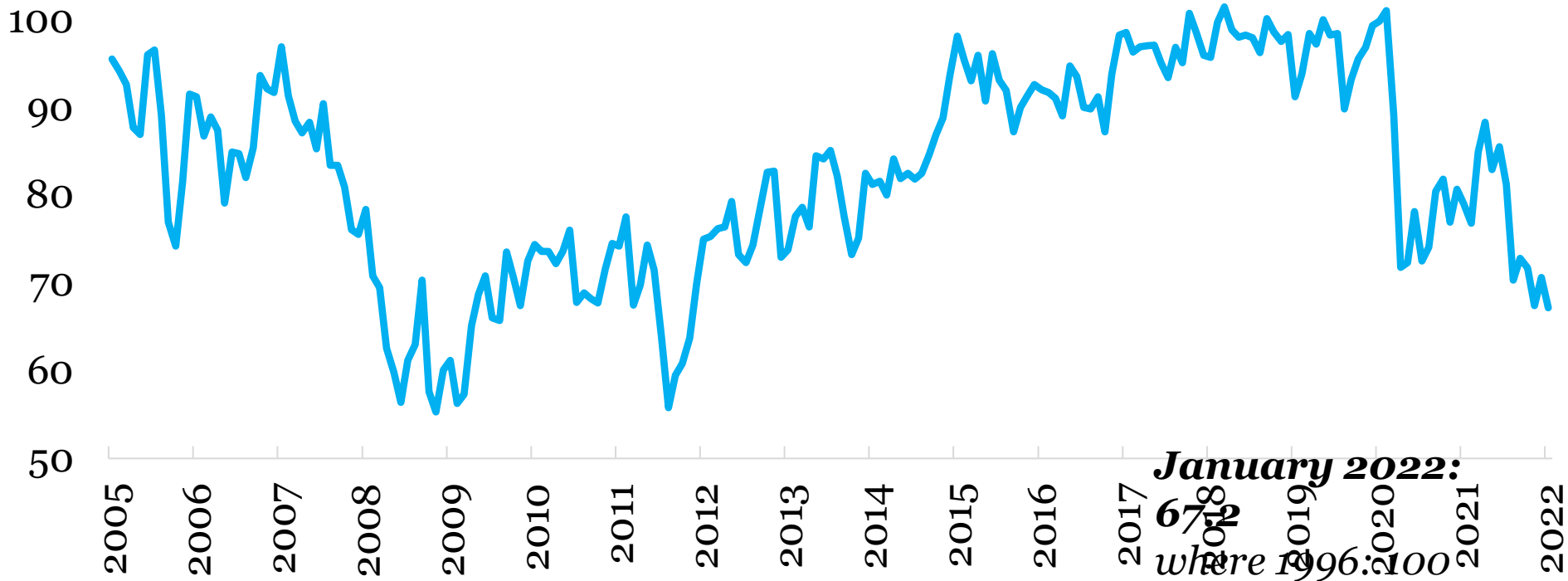
\$ Billions of chained 2012 dollars, seasonally adjusted annual rate



My Name is Ban, Anirban

University of Michigan Index of Consumer Sentiment

2005 – January 2022

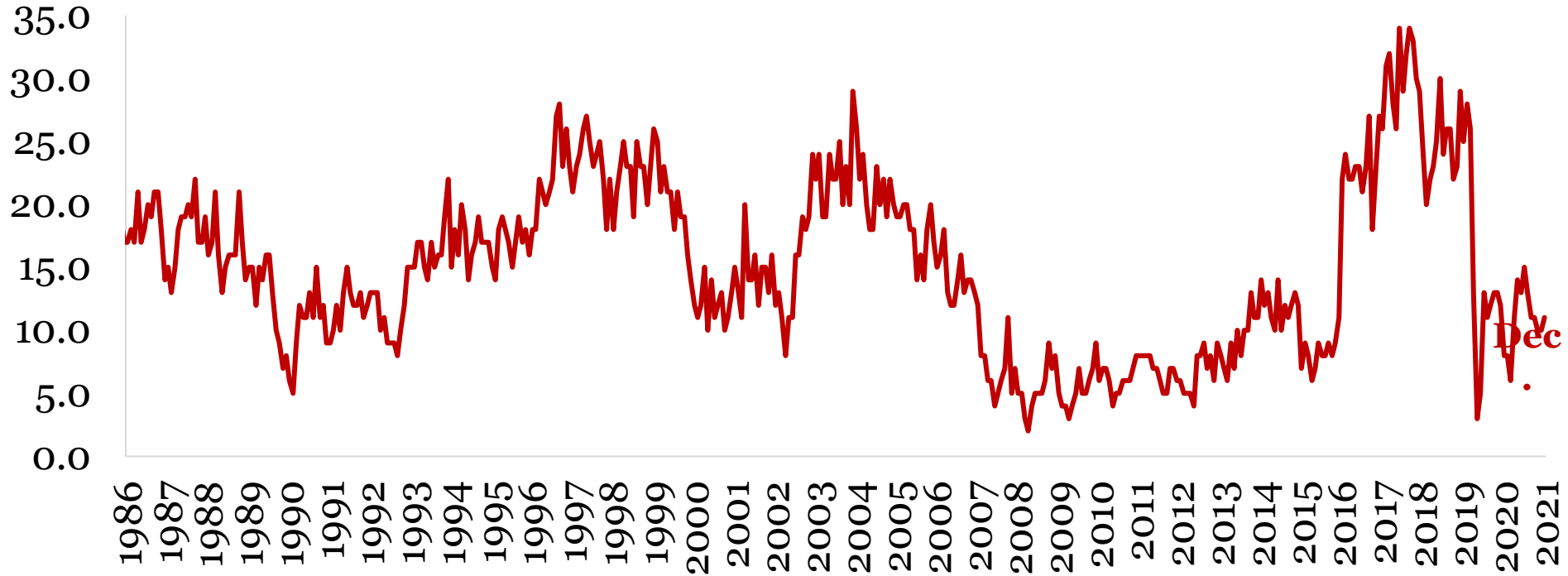


January 2022:

67.8
where 1996=100

NFIB Index of Small Business Optimism: Good Time to Expand

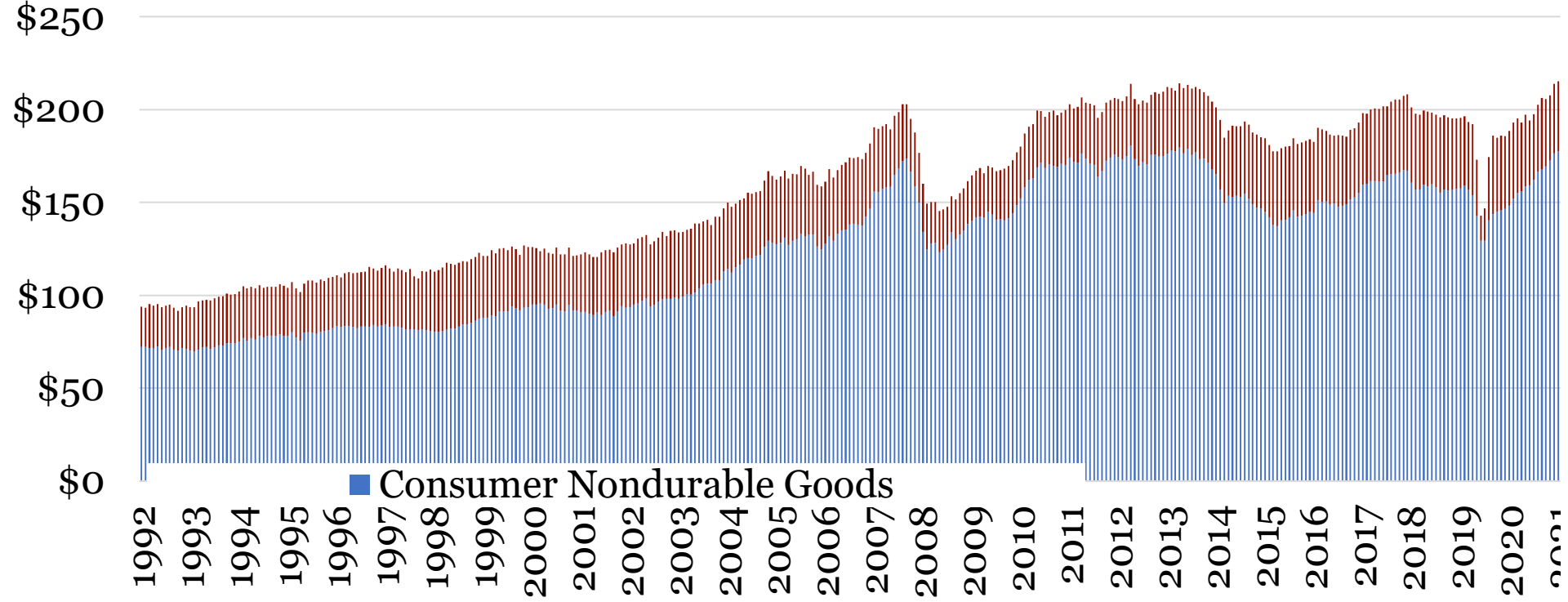
1986 – December 2021



U.S. Manufacturers' New Orders: Consumer Goods

1992 – November 2021

\$ Billions

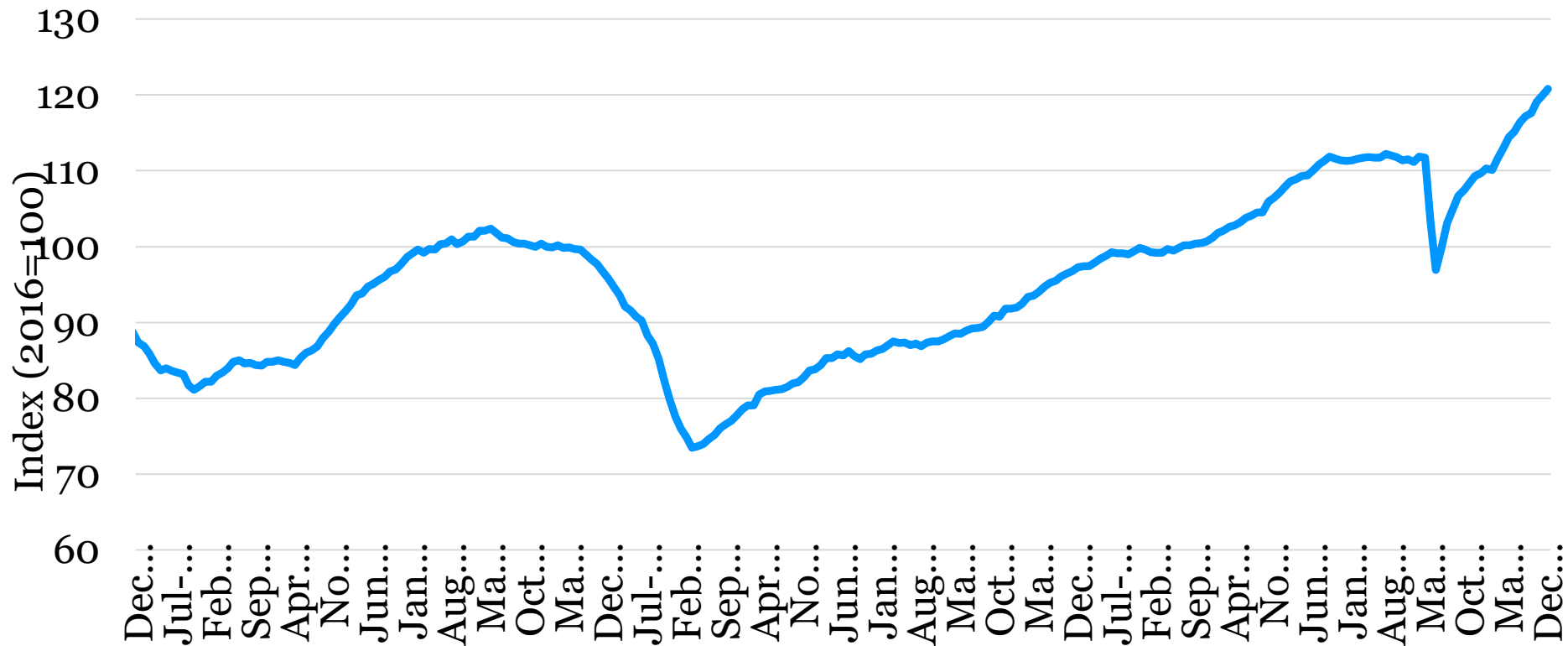


■ Consumer Nondurable Goods

Source: U.S. Census Bureau. Note: Due to the nature of nondurable goods, the reporting figure for both their Shipments and New Orders will be identical.

Conference Board: U.S. Leading Economic Index

2000 – December 2021



You Only Forecast Twice



- This will be a year of growth.
- But the economy will remain unbalanced, with supply struggling to keep up with demand.
- Along with rising wages amidst the Great Resignation, that translates into higher than average economywide inflation in 2022.
- Yes, I'm an economist, so I am forecasting interest rates to increase.
- Beware of rapid declines in commodity and asset prices at some point in '22!

Thank You

Please follow me on Twitter -- @sageanirban

Please follow my newsletter at Basu.substack.com.

Please look for updates of information at www.sagepolicy.com.

Please contact us when you require economic research & policy analysis.



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