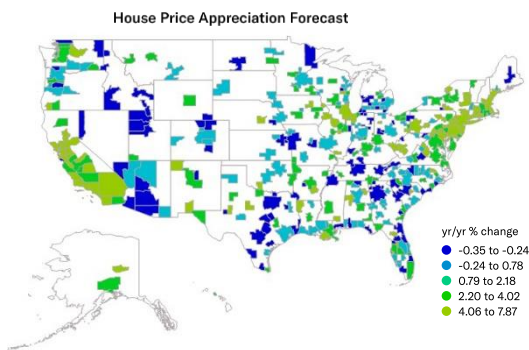# U.S. Metro Forecast Database

The Moody's Analytics metro forecast database is a comprehensive set of historical and forecast data for all facets of metropolitan area and division economies. It includes commonly used model drivers such as unemployment, income, FHFA house prices, GDP, retail sales, and much more.

House Price Appreciation Forecast

yr/yr % change
- -0.35 to -0.24
- -0.24 to 0.78
- 0.79 to 2.18
- 2.20 to 4.02
- 4.06 to 7.87

Each month, Moody's Analytics produces forecasts with a 30-year horizon and quarterly periodicity for all U.S. metro areas and divisions. Moody's Analytics metro area model system is designed to reflect each metro area or division's comparative economic advantage, to fully model the unique economic structure of each metro area or division, and to account for the effects of macroeconomic assumptions and state forecasts on individual metro area or division economies.

→ Approximately **150 variables** for all 400+ metro areas and divisions, including nine markets in Puerto Rico.
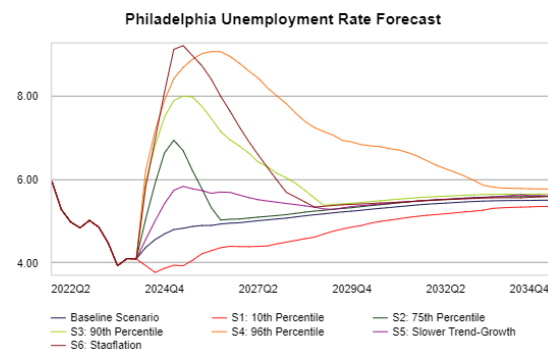
→ **Monthly updates** with a quarterly periodicity, and a 30-year forecast horizon and all available history.

→ **Scenarios:**

- Baseline plus up to 10 alternative scenarios and a Consensus scenario updated each month.
- Topical scenarios such as Debt Limit Breach posted as needed.
- Federal Reserve CCAR scenarios.
- Climate scenarios.

→ **Validated and transparent** forecasts—clients can view model methodology in the DataBuffet interface.

→ Forecasts are delivered via **API or the DataBuffet** interface for easy downloading, charting, mapping, and scheduling.

Philadelphia Unemployment Rate Forecast

- Baseline Scenario
- S1: 10th Percentile
- S2: 75th Percentile
- S3: 90th Percentile
- S4: 96th Percentile
- S5: Slower Trend-Growth
- S6: Stagflation

DATA SUMMARY

Banking

→ Bankruptcies

→ Deposits

Consumer Price Index

Gross Metro Product

Current and Constant

Retail Sales

Demographics

→ Population – by age cohorts

→ Households

→ Births, deaths, and net migration

Real Estate – Single-Family & Multi-Family

→ Affordability

→ Completions

→ Mortgage originations

→ Permits

→ **House prices** - NAR and FHFA

→ Rental vacancy rates

→ Sales

→ Starts

Income

→ Household income

→ Wages and salaries, and nonwage income

→ Personal income – real and nominal

Labor Markets

→ Unemployment insurance

→ Household employment – **unemployment rate**

→ Total employed

→ Industry employment by NAICs

→ Office-using employment

MOODY'S

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