THE ECONOMY AT A GLANCE HOUSTON



A publication of the Greater Houston Partnership

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A LOOK IN THE MIRROR

In the October issue of Houston: The Economy at a Glance, the Partnership analyzed data from the U.S. Census Bureau's American Community Survey (ACS) to show how the region's economic and demographic profile has shifted over the past 10 years.

In a nutshell, Houston is older, better educated, and more ethnically diverse. One in four Houstonians was born outside the U.S., the fastest growing age group is the 65 and older population, and one in seven Houstonians moved to a different home in '22. However, fewer Houstonians are having babies, a large portion of the population remains uninsured, one in 10 suffers from some form of disability, and many households still live in poverty.

In this issue, the Partnership examines ACS data for the nation's 20 most populous metro areas, exploring similarities and differences between Houston and its peers. Metro Houston includes Austin, Brazoria, Chambers, Fort Bend, Galveston, Harris, Liberty, Montgomery, and Waller Counties.

Metro Houston has one of the youngest and most diverse populations in the U.S. The region also has one of the nation's largest foreign-born populations. But we lag in educational attainment and health care coverage. Houston also has the highest share of residents whose income falls below the poverty line. The details follow.

Race and Ethnicity

Houston is the nation's most racially and ethnically diverse major metro. No individual race or ethnic group represents a majority of the region's population. It's been that way for over 20 years. Other metros also have large Volume 31 Number 11 – November 2023

racial/ethnic populations, but they lack balance among the groups. For example, Riverside has a large Hispanic community but much smaller Black or White populations. Atlanta and Baltimore have large Black communities but few Hispanics. San Francisco has a large Asian community but relatively fewer Black or Hispanic residents. Boston and Minneapolis have large White communities but fewer Asian or Black residents.

RACIAL/ETHNIC PERCENTAGES, TOP 20 METROS*

Metro	Hispanic	White	Black	Asian	AN/HPI	Other
New York	25.5	43.1	14.8	11.9	0.1	4.7
Los Angeles	45.4	27.6	5.9	16.6	0.4	4.2
Chicago	23.4	50.1	15.5	7.2	0.1	3.6
Dallas-Fort	29.7	42.1	16.0	8.0	0.3	4.0
Houston	38.8	32.7	16.7	8.1	0.2	3.5
Washington	17.0	42.0	24.2	10.7	0.2	5.8
Philadelphia	10.6	58.6	19.5	6.4	0.1	4.7
Atlanta	11.5	43.2	33.8	6.5	0.2	4.9
Miami	46.4	27.7	19.3	2.4	0.1	4.0
Phoenix	32.1	52.1	5.4	4.2	1.7	4.5
Boston	12.3	65.7	7.0	8.7	0.1	6.3
Riverside	54.0	27.3	6.7	7.6	0.6	3.8
San Francisco	22.3	35.4	6.8	28.3	0.8	6.4
Detroit	5.1	63.8	21.2	4.9	0.1	4.9
Seattle	11.2	57.2	5.9	15.9	1.4	8.3
Minneapolis	6.3	71.7	9.0	6.9	0.3	5.7
Tampa	21.8	58.5	11.5	3.7	0.2	4.4
San Diego	35.0	42.2	4.2	12.1	0.7	5.8
Denver	23.9	61.1	5.4	4.3	0.4	5.0
Baltimore	7.0	52.8	28.8	6.0	0.2	5.2
* Listed by total	populatio	n				

AN/HPI = American Indian, Alaskan Native, Hawaiian Native and Pacific Islander; Other = Two or more races or unspecified race Numbers may not sum evenly due to rounding.

Source: U.S. Census Bureau, 2022 American Community Survey

Foreign-Born Population

One in four Houstonians is foreign-born-far more than the one in seven nationally. Among the nation's 20 most populous metros, only five others-Miami, Los Angeles, San Francisco, New York, and Washington, D.C.-have larger foreign-born populations than Houston.

PERCENT FOREIGN-BORN, 20 MOST POPULOUS METROS

Metro	%	Metro	%
Miami	42.9	Dallas-Fort	19.1
Los Angeles	33.1	Chicago	18.4
San Francisco	32.3	Tampa	16.0
New York	30.4	Atlanta	14.7
Washington	24.5	Phoenix	14.3
Houston	23.9	Denver	12.2
San Diego	23.1	Philadelphia	12.1
Riverside	22.1	Baltimore	11.7
Seattle	21.1	Minneapolis	11.0
Boston	20.8	Detroit	10.4

Source: U.S. Census Bureau, 2022 American Community Survey

Age

Metro Houston has the youngest population among its peers. The median age in Houston is 34.6 years, which means half of all residents are younger and half are older. The median age for the nation is 38.2.

Houston's young population translates into a large supply of entry-level and early-career workers to meet local hiring needs, a substantial base of consumers entering their household formation and wealth-acquisition years, and a large population open to social change.

MEDIAN AGE OF METRO POPULATION - 2022

Metro	Years	Metro	Years
Houston	35.4	Los Angeles	38.5
Dallas-Fort Worth	35.5	Chicago	38.7
Riverside	35.6	Philadelphia	39.3
Atlanta	37.3	Baltimore	39.3
San Diego	37.3	Boston	39.5
Denver	37.3	New York	39.7
Phoenix	37.6	Detroit	40.4
Seattle	37.7	San Francisco	40.6
Minneapolis	38.1	Miami	42.1
Washington	38.2	Tampa	42.1

Source: U.S. Census Bureau, 2022 American Community Survey

Educational Attainment

Ten years ago, 28.2 percent of adults in metro Houston held a bachelor's degree or higher. Today, 33.1 percent do. Nationwide, 32.6 percent of the adult population holds a bachelor's or higher degree. Though Houston has made progress, the region lags its peers.

Houston's lower educational attainment is a problem. When corporations consider a city for a relocation or investment, a well-educated workforce is as important as a low cost of doing business and well-developed infrastructure. Higher-skilled workers are also associated with higher levels of economic output. And Bureau of Labor Statistics research shows that the higher one's level of educational attainment, the less likely they are to be unemployed and the higher their earning potential.

EDUCATIONAL ATTAINMENT, ADULT POPULATION, 2022, RANKED BY % WITH BACHELOR'S DEGREE OR HIGHER

Metro	Less Than High School	High School	Some College	Associate Degree	Bachelor's or Higher
Washington	7.9	17.4	14.4	5.9	54.5
San Francisco	10.6	14.7	14.6	6.6	53.6
Boston	7.8	20.9	13.0	6.8	51.4
Denver	7.6	18.3	17.2	7.4	49.4
Seattle	6.9	18.4	18.9	8.9	46.9
Minneapolis	5.8	20.1	18.6	10.4	45.1
Atlanta	7.7	23.6	17.5	6.8	44.4
Chicago	12.5	23.0	13.9	6.7	43.9
San Diego	10.3	18.0	20.7	8.0	43.0
Philadelphia	7.7	26.8	16.0	7.1	42.3
Dallas-Ft Worth	8.5	23.3	18.2	8.2	41.8
St. Louis	10.3	23.0	18.2	7.4	41.1
Los Angeles	12.2	21.6	19.3	7.5	39.4
Houston	18.0	19.7	17.7	7.0	37.6
Miami	13.0	25.6	15.0	9.4	37.0
Phoenix	14.9	22.8	19.1	7.2	36.0
Detroit	8.7	27.5	18.7	10.1	35.0
Tampa	10.6	23.1	22.2	9.3	34.9
Riverside	8.8	25.9	21.8	8.9	34.5

Source: U.S. Census Bureau, 2018 American Community Survey

Labor Force Participation

The labor force participation rate is the share of the working-age population who are either employed or unemployed and actively seeking work. The U.S. rate peaked at 67.3 percent in early '00 and has trended downward since. It fell as low as 60.1 during the pandemic but has since returned to 62.7.

Houston's rate peaked at 69.4 percent in '08 and fell as low as 65.8 in '21 before inching up to 66.6 in '22. Houston's LFPR ranks ninth among the 20 most populous metros and 21st among the top 50, above the midpoint of its peers. Denver, with a booming economy and a young and well-educated workforce, has the highest rate among the top 20 metros. Tampa, whose population tends to skew older, has the lowest rate at 61.1 percent. Why should Houston's middling rate be a concern? A lower labor force participation rate is associated with slower economic growth and lower tax revenues.

LABOR FORCE PARTICIPATION RATES 20 MOST POPULOUS METROS

Metro	Percent	Metro	Percent
Denver	72.2	San Diego	66.3
Washington	70.7	San Francisco	66.1
Minneapolis	70.3	Philadelphia	66.1
Dallas-Fort Worth	69.5	Los Angeles	65.2
Seattle	68.6	New York	64.9
Boston	68.6	Phoenix	64.2
Atlanta	67.8	Miami	63.6
Chicago	66.7	Detroit	62.6
Houston	66.6	Riverside	62.6
Baltimore	66.6	Татра	61.1

Source: U.S. Census Bureau, 2022 American Community Survey

Home Ownership

Houston ranks 13th among the nation's 20 most populous metro areas in homeownership. Ironically, three metros with stagnant economies—Detroit, Minneapolis, and Baltimore—have higher ownership rates. Among the nation's 50 most populous metros, Houston ranks 39th.

HOME OWNERSHIP, 20 MOST POPULOUS METROS

Metro	%	Metro	%
Detroit	71.5	Washington	63.9
Minneapolis	70.5	Boston	61.5
Baltimore	67.3	Houston	60.5
Tampa	67.0	Dallas-Fort Worth	60.2
Philadelphia	66.9	Miami	59.9
Phoenix	66.7	Seattle	59.8
Atlanta	66.5	San Francisco	56.2
Riverside	65.8	San Diego	54.5
Chicago	65.4	New York	51.7
Denver	64.5	Los Angeles	47.9

Source: U.S. Census Bureau, 2022 American Community Survey

Fertility

Fertility rates are closely tied to the overall health of a region and indicative of future population, workforce, and economic growth.

Houston has the fifth highest fertility rate among the nation's top 20 metros and 11th among the region's top 50. In '22, the region recorded 55 births for every 1,000 women between the ages of 15 and 50. Virginia Beach led the nation with 64.0, followed by New Orleans with 58.1. San Juan, Puerto Rico ranked last among the major metros with 29.5 births.

Work From Home

Among the nation's 20 most populous metros, Houston ranks 19th in the share of residents who work from home. This reflects differences in regional economies as much as business attitudes. Manufacturing, construction, and transportation and logistics are key sectors of Houston's economy, and most functions associated with those industries can't be performed remotely.

SHARE OF RESIDENTS WORKING REMOTELY 20 Most Populous Metros

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Metro	%	Metro	%
San Francisco	27.0	San Diego	18.6
Washington	25.4	Dallas-Fort Worth	18.3
Seattle	25.4	Baltimore	18.1
Denver	23.7	Chicago	17.4
Phoenix	21.7	Los Angeles	17.2
Татра	21.2	Detroit	16.4
Atlanta	21.0	New York	16.3
Minneapolis	20.9	Miami	14.9
Boston	20.8	Houston	13.0
Philadelphia	18.6	Riverside	11.3

Source: U.S. Census Bureau, 2022 American Community Survey

Household Income

Houston ranks in the second tier among major metros in median household income. A factor to consider, however, is that living costs tend to be much higher in the first tier. Using data supplied by the Council for Community and Economic Research, the Partnership calculates that the cost of living in San Francisco is 69.5 percent higher than in Houston. In Boston, it's 48.0 percent higher; in Los Angeles, 47.3 percent.

MEDIAN HOUSEHOLD INCOME IN 2022

Metro	Income \$	Metro	Income \$
San Francisco	128,151	Atlanta	84,876
Washington	117,432	Philadelphia	84,123
Seattle	106,909	Chicago	82,914
Boston	104,299	Phoenix	82,884
Denver	98,975	Dallas-Fort Worth	82,823
San Diego	98,928	Riverside	82,803
New York	91,562	Houston	74,863
Minneapolis	91,341	Detroit	71,265
Baltimore	90,505	Miami	70,769
Los Angeles	87,743	Tampa	69,290

Source: U.S. Census Bureau, 2022 American Community Survey

Poverty

In '22, 11.7 percent of metro Houston families failed to earn enough to lift themselves above the poverty line. The region's performance is the poorest among the nation's 20 most populous metros, followed by Miami and Detroit. Among the top 50 metros, only Memphis and New Orleans have higher poverty rates, 12.3 percent and 11.9 percent respectively.

PERCENT OF FAMILIES LIVING IN POVERTY IN '22

Metro	%	Metro	%
Houston	11.7	Dallas-Fort Worth	7.5
Miami	10.0	Atlanta	7.4
Detroit	9.9	San Diego	7.3
New York	9.4	Baltimore	7.0
Los Angeles	9.4	Boston	6.0
Riverside	9.4	San Francisco	5.5
Татра	8.6	Seattle	5.5
Chicago	8.1	Minneapolis	5.4
Philadelphia	8.0	Washington	5.3
Phoenix	7.8	Denver	5.2
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Source: U.S. Census Bureau, 2022 American Community Survey

Health Insurance

In '22, 18.0 percent of Houstonians lacked health insurance—an improvement from 23.4 percent in '12. Houston, however, does not compare favorably with its peers. Houston's coverage is the lowest of the nation's 20 largest metros. The major metro average is 7.9 percent. Dallas, Miami, and Atlanta also rank near the bottom.

PERCENT OF POPULATION WITHOUT HEALTH INSURANCE

Metro	Uninsured	Metro	Uninsured
Houston	18.0	Denver	6.9
Dallas-Fort Worth	15.8	San Diego	6.4
Miami	13.0	New York	6.0
Atlanta	11.1	Seattle	5.3
Tampa	10.7	Philadelphia	5.1
Phoenix	10.6	Baltimore	4.6
Riverside	7.7	Minneapolis	4.4
Los Angeles	7.7	Detroit	4.3
Chicago	7.3	San Francisco	3.9
Washington	7.2	Boston	2.4
Source: U.S. Concur		marican Commun	ity Survey

Source: U.S. Census Bureau, 2022 American Community Survey

EMPLOYMENT UPDATE

Metro Houston added 22,000 jobs in September, according to the Texas Workforce Commission (TWC). That's the best September on record. And while that may seem impressive, most of the growth occurred in local public education as educators and professional staff returned to campus at the start of the new school year.

A handful of sectors had nominal job growth—financial activities; health care and social assistance; private educational services; professional, scientific, and technical services; state public education; and transportation and warehousing. Gains in those sectors were offset by losses in administrative support services; arts, entertainment, and recreation; manufacturing; other services; restaurants and bars; and wholesale trade. On net, the private sector shed 200 jobs. In an economy with nearly

3.4 million jobs, the loss of 200 is a rounding error. Private sector employment was essentially flat in September.

Sectors with the Greatest Gains/Losses, Sep '23				
Sectors with Greatest Gains	Job Gains			
Local Public Education	21,100			
Professional, Scientific, Tech Services	2,300			
Private Educational Services	2,100			
Health Care and Social Assistance	1,600			
Transportation, Warehousing	1,300			
Financial Activities	500			
State Public Education	500			
Sectors with Greatest Losses	Job Losses			
Administrative Support Services	3,100			
Other Services	1,300			
Wholesale Trade	1,100			
Restaurants, Bars	600			
Arts, Entertainment, Recreation	600			
Manufacturing	600			
Retail	300			
Source: Partnership calculations based on Texas Wo data	orkforce Commission			

Ultimately, September's gains did set a record for employment in Houston. Total nonfarm payroll employment now tops 3,370,800. Since the economy reopened in May '20, the region has added 538,300 jobs, recovering 149.8 percent of the 359,300 jobs lost early in the pandemic.



What's in store for the Houston and U.S. economies in '24? Make plans to attend the Partnership's annual Economic Outlook event on Thursday, Dec. 7 to find out.

The program will include a panel discussion with Partnership Board members Mark Cover, CEO, Southwest Region and Mexico/Central America, Hines and Hong Ogle, President, Bank of America Houston and Managing Director, SE/SW Division Executive.

The Partnership's Senior Vice President of Research and Chief Economist, Patrick Jankowski, will also release his analysis of current economic trends and the forecast for '24. Click <u>here</u> to learn more or register for the event.

Key Economic Indicators

Commercial Real Estate — The demand for industrial/warehouse space in Houston may be leveling off. The vacancy rate for space not currently occupied ticked up 6.5 percent in Q3/23 from a recent low of 5.1 percent in Q4/22. The office market continues to struggle. Houston recorded 855,533 square feet of negative net absorption in Q3/23 and 657,410 square feet so far this year. Houston's retail vacancy rate has steadily improved since the economy reopened after shutting down during the early stages of the pandemic. The rate inched up slightly from 5.0 percent in Q3/22 but have remained flat at 5.1 percent from Q2 to Q3/23.



Energy — The Baker Hughes count of active domestic rotary rigs slipped to 622 in mid-October, down from 769 the same week in '22.

The count peaked at 784 the week of November 23, 2022, and has trended down since. The rig count now stands at the same place it was in early February '22.

In its October '23 Short-Term Energy Outlook, the U.S. Energy Information Administration (EIA) forecasts WTI to trade around \$86 per barrel through the end of this year and between \$89 and \$92 per barrel in '24. The situation in Israel developed after EIA ran its models, so the conflict remains a source of uncertainty in the agency's forecasts.

Foreign Trade — Trade through the Houstonarea seaports-Freeport, Galveston, Houston, and Texas City-was valued at \$173.5 billion through August of this year, an 8.6 percent drop from \$189.7 billion over the comparable period in '22. Exports are down \$15.1 billion (13.8 percent). Imports are down \$1.2 billion (1.5 percent).

The region saw increased exports of crude and refined products, plastics, and organic chemicals, while shipments of cereals, inorganic chemicals, and beverages, spirits, and vinegar fell. Imports of crude and refined products, iron and steel, and wood slipped compared to last year while the region saw a bump in organic chemicals and electrical machinery shipments.



Home Sales — Realtors sold 71,647 singlefamily homes through October of this year, 11,285 fewer closings than the comparable

period in '22, and 1,301 fewer than the comparable period in '19. October's closings put Houston on track to sell fewer than 84,000 homes in '23, which would be the weakest year for home sales since '18.



Inflation — Inflation, as measured by the Consumer Price Index for all Urban Consumers (CPI-U), rose 3.7 percent nationwide in the 12

months ending September '23. On a monthly basis, U.S. consumer prices rose 0.4 percent after increasing 0.6 percent in August.

Core inflation, which excludes volatile food and energy prices, rose 0.3 percent from August and 4.1 percent over the 12 months ending September '23. For the threemonth period, core inflation was 0.8 percent, up from 0.6 percent for the three months ending with August.



Purchasing Managers Index — Economic activity in Houston contracted at a very modest pace in September. Manufacturing reported contraction at a moderately faster pace and

nonmanufacturing moved from expanding to very minimal contraction, according to the most recent Houston Purchasing Managers Index (PMI). The overall PMI fell 4.2 points to 49.4 in September, down from 53.6 in August. Readings above 50 indicate the region's economy is expanding.

Vehicle Sales — Houston-area dealers sold 272,850 cars, trucks, and SUVs through the first nine months of '23, a 14.7 percent increase over

the 237,896 sold during the comparable period in '22. Sales have surpassed pre-COVID levels but remain short of the Fracking Boom peak.

Patrick Jankowski, Clara Richardson, and Leta Wauson contributed to this issue of Houston: The Economy at a Glance.

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The Partnership sends updates for the most important economic indicators each month. If you would like to opt-in to receive these updates, please click here.

The Partnership also posts short videos updating viewers on the latest U.S. and local economic trends. You can find those videos on the Partnership's LinkedIn page.

	HOUSTON MSA NONFARM PAYROLL EMPLOYMENT (000) Change from					% Change f	(om
	September 23	August 23	September 22	Change from August 23 September 22		% Change from August 23 September 22	
Total Nonfarm Payroll Jobs	3,370.8	3,348.8	3,276.1	22.0	94.7	0.7	2.
Total Private	2,924.6	2,924.8	2,842.1	-0.2	82.5	0.0	2.
Goods Producing	521.6	522.3	520.7	-0.7	0.9	-0.1	0.2
Service Providing	2,849.2	2,826.5	2,755.4	22.7	93.8	0.8	3.4
Private Service Providing	2,403.0	2,402.5	2,321.4	0.5	81.6	0.0	3.5
Mining and Logging	70.0	70.1	66.9	-0.1	3.1	-0.1	4.
Oil & Gas Extraction	29.7	29.8	28.9	-0.1	0.8	-0.3	2.
Support Activities for Mining	38.7	38.7	36.5	0.0	2.2	0.0	6.
Construction	218.5	218.5	227.3	0.0	-8.8	0.0	-3.
Manufacturing	233.1	233.7	226.5	-0.6	6.6	-0.3	2.
Durable Goods Manufacturing	144.0	144.7	139.4	-0.7	4.6	-0.5	3.
Nondurable Goods Manufacturing	89.1	89.0	87.1	0.1	2.0	0.1	2.
Wholesale Trade	179.2	180.3	171.2	-1.1	8.0	-0.6	4.7
Retail Trade	319.4	319.7	312.4	-0.3	7.0	-0.1	2.2
Transportation, Warehousing and Utilities	196.9	195.6	185.6	1.3	11.3	0.7	6.3
Utilities	20.5	20.4	19.8	0.1	0.7	0.5	3.5
Air Transportation	20.7	20.6	19.5	0.1	1.2	0.5	6.2
Truck Transportation	31.3	31.2	30.8	0.1	0.5	0.3	1.6
Pipeline Transportation	13.1	13.1	12.5	0.0	0.6	0.0	4.8
Information	33.1	33.2	32.8	-0.1	0.3	-0.3	0.9
Telecommunications	11.8	11.8	11.8	0.0	0.0	0.0	0.0
Finance & Insurance	116.3	116.3	114.8	0.0	1.5	0.0	1.3
Real Estate & Rental and Leasing	72.4	71.9	66.7	0.5	5.7	0.7	8.5
Professional & Business Services	559.8	560.6	545.4	-0.8	14.4	-0.1	2.6
Professional, Scientific & Technical Services	276.0	273.7	262.4	2.3	13.6	0.8	5.2
Legal Services	32.8	32.6	30.8	0.2	2.0	0.6	6.5
Accounting, Tax Preparation, Bookkeeping	28.7	28.8	27.2	-0.1	1.5	-0.3	5.5
Architectural, Engineering & Related Services	77.4	76.4	69.9	1.0	7.5	1.3	10.7
Computer Systems Design & Related Services	43.5	43.6	41.4	-0.1	2.1	-0.2	5.1
Admin & Support/Waste Mgt & Remediation	236.8	239.9	237.5	-3.1	-0.7	-1.3	-0.3
Administrative & Support Services	222.5	225.6	224.7	-3.1	-2.2	-1.4	-1.0
Employment Services	85.4	85.4	89.1	0.0	-3.7	0.0	-4.2
Private Educational Services	73.3	71.2	71.1	2.1	2.2	2.9	3.2
Health Care & Social Assistance	381.6	380.0	360.5	1.6	21.1	0.4	5.9
Arts, Entertainment & Recreation	41.5	42.2	36.3	-0.7	5.2	-1.7	14.3
Accommodation & Food Services	310.0	310.7	304.4	-0.7	5.6	-0.2	1.8
Other Services	119.5	120.8	120.2	-1.3	-0.7	-1.1	-0.6
Government	446.2	424.0	434.0	22.2	12.2	5.2	2.8
Federal Government	33.6	33.4	32.6	0.2	1.0	0.6	3.:
State Government	95.2	94.8	93.3	0.4	1.9	0.4	2.0
State Government Educational Services	53.6	53.1	52.6	0.5	1.0	0.9	1.9
Local Government	317.4	295.8	308.1	21.6	9.3	7.3	3.0
Local Government Educational Services	220.4	199.3	212.6	21.1	7.8	10.6	3.7

SOURCE: Texas Workforce Commission