

THE ECONOMY AT A GLANCE

HOUSTON



GREATER HOUSTON
PARTNERSHIP.
Making Houston Greater.

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THE U.S. OUTLOOK

The U.S. is in a severe recession caused by the sudden shut-down due to the COVID-19 pandemic. Since the lockdown began, the nation has lost 21.4 million jobs. Employers cut 881,000 in March and another 20.5 million in April, the largest one-month loss in the nation’s history. Losses already exceed those of the Great Recession, in which 8.7 million Americans were laid off.

Data on claims for unemployment insurance (UI) through mid-May show the losses continue to mount. As of May 9, over 36.5 million Americans had filed for benefits. When the Bureau of Labor Statistics (BLS) releases its May jobs report (scheduled for June 5), losses will likely exceed 25.0 million jobs.¹ That equates to roughly one in every six U.S. workers being laid off or furloughed.

Employment

Every sector has lost jobs, with hotels, restaurants, and bars; health services; and retail among the hardest hit. Nationwide, energy (exploration and production, support services for mining) has cut about 45,000 jobs since the downturn began. Those losses will accelerate in coming months.

Of the 150 sectors and subsectors for which BLS reports data, only six recorded gains. Those included courier services, computer manufacturing, federal government, monetary authorities (*i.e.*, the U.S. Federal Reserve), other

information services (*i.e.*, the internet), and general merchandise stores (*e.g.*, Target, Wal-Mart).

NET U.S. JOB LOSSES DUE TO COVID-19 PANDEMIC

| Sector | 000s | % Lost Since Feb '20 |
|-------------------------------------|-----------|----------------------|
| Total Payroll Employment | -21,418.0 | -14.0 |
| Goods-producing | -2,429.0 | -11.1 |
| Mining and Logging | -57.0 | -7.1 |
| Oil and gas extraction | -4.8 | -3.1 |
| Support activities for mining | -40.0 | -10.8 |
| Construction | -1,008.0 | -13.2 |
| Manufacturing | -1,364.0 | -10.6 |
| Durable goods | -934.0 | -11.6 |
| Nondurable goods | -430.0 | -9.0 |
| Petroleum and coal products | -9.3 | -8.1 |
| Chemicals | -31.9 | -3.7 |
| Services Providing | | |
| Wholesale trade | -365.7 | -6.2 |
| Durable goods | -181.6 | -5.6 |
| Nondurable goods | -154.5 | -7.1 |
| Retail trade | -2,151.7 | -13.7 |
| Transportation | -591.3 | -10.2 |
| Utilities | -3.0 | -0.5 |
| Information | -258.0 | -8.9 |
| Financial activities | -265.0 | -3.0 |
| Finance and insurance | -35.3 | -0.5 |
| Real estate | -103.5 | -5.9 |
| Professional and business services | -2,245.0 | -10.4 |
| Education and health services | -2,645.0 | -10.8 |
| Educational services | -494.0 | -12.9 |
| Health care | -1,474.8 | -8.9 |
| Leisure and hospitality | -8,152.0 | -48.3 |
| Arts, entertainment, and recreation | -1,348.0 | -54.5 |
| Food services and drinking places | -5,918.8 | -48.1 |
| Other Services | -1,305.0 | -22.0 |
| Government | -1,008.0 | -4.4 |

Note: Numbers may not sum due to rounding errors and intentional omissions
Source: Partnership calculations based on BLS data

Unemployment

¹ There’s not a one-to-one correspondence between unemployment insurance (UI) claims and job losses. The UI includes duplicates, ineligible claims, and more recently, self-employed and gig workers, that are not included in BLS estimates of payroll employment losses.

The unemployment rate climbed to 14.7 percent in April, a level not seen since the Great Depression. If not for errors in data collection, the rate would have been much higher.

The unemployment rate is based on a survey of households. During April, surveyors were instructed to classify people not working due to the coronavirus as “unemployed on temporary layoff.” Instead, most were classified as “employed but absent from work.” This misclassification skewed the unemployment downward. If the miscounted workers had been classified properly as “unemployed,” the rate would have been closer to 20 percent.

Layoffs due to COVID-19 fell heaviest on the young, the less educated, and minorities. The unemployment rates for all groups, except for blacks, were the highest on record.

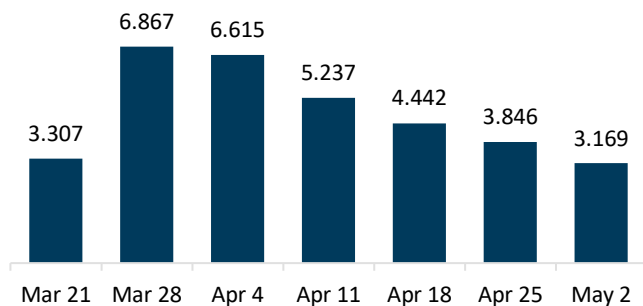
Unemployment by Demographic or Education

| Group | % Unemployed | |
|----------------------------------|--------------|-------|
| | March | April |
| DEMOGRAPHIC | | |
| All workers | 4.4 | 14.7 |
| Adult Men | 3.7 | 12.4 |
| Adult Women | 3.6 | 15.0 |
| Teenagers | 12.5 | 31.2 |
| Whites | 4.0 | 14.2 |
| Blacks | 6.7 | 16.7 |
| Hispanics | 6.0 | 18.9 |
| Asians | 4.1 | 14.5 |
| EDUCATIONAL ATTAINMENT | | |
| Less Than a High School Diploma | 6.8 | 21.2 |
| High School Graduate | 4.4 | 17.3 |
| Some College or Associate Degree | 3.7 | 15.0 |
| Bachelor’s Degree or Higher | 2.5 | 8.4 |

Source: U.S. Bureau of Labor Statistics

In late April, the Congressional Budget Office forecast the U.S. unemployment rate will remain a stubbornly high 9.5 percent through the end of '21, nearly three times the 3.5 percent at the end of '19.

U.S. Initial Claims, Millions



Source: U.S. Employment and Training Administration

One possible bright spot in the April data is that 75 percent of the unemployed considered their situation temporary

and expect to return to work soon. How soon depends on how well employers, consumers and policy makers manage the reopening of the economy. Another sign of hope, initial claims for unemployment insurance have been trending down, suggesting the worst of the layoffs are over.

Just as individuals with pre-existing health conditions are most at risk of dying from the virus, businesses with pre-existing financial conditions may never reopen. COVID-19 will hasten the demise of brick and mortar retailers. Restaurants already have high failure rates. The two account for 37.6 percent of U.S. job losses to date. Small businesses typically operate on thin margins. Without federal assistance—the equivalent of a financial ventilator—many will not recover. Small business account for roughly one-third of all U.S. jobs.

Return to the Prior Employment Peak

The bulk of the job losses will occur over three to four months, the recovery, however, may take years. Assume a hypothetical scenario where the nation’s job losses top 28 million before the pandemic subsides and the economy reopens. Assume the nation quickly recoups 75 percent of those job losses within 12 months. That still leaves 7.0 million Americans without work.

Prior to the pandemic, the nation created jobs at the rate of 200,000 a month. If the U.S. can return to that pace, based on the above assumptions, a full jobs recovery would be four years away from the point at which the recovery begins.

U.S. Gross Domestic Product

Real gross domestic product (GDP), the broadest measure of goods and services across the U.S. economy, fell 4.8 percent in Q1/20, according to the Bureau of Economic Analysis (BEA). That was the worst quarter since Q4/08 when U.S. real GDP fell 8.4 percent. BEA cautions that the Q1/20 estimates are based on preliminary data and subject to revision.

Measured in current dollars, U.S. GDP fell \$191.2 billion, or 3.5 percent in Q1/20. Dramatic drops in consumer spending, business investment, inventories, and U.S. exports drove the decline. Home construction and government expenditures increased slightly, but not enough to offset losses elsewhere.

The COVID-19 shutdown began late in Q1/20, so the decline in U.S. GDP will likely be much larger in Q2/20. Most forecasters expect a drop of 30 percent or more with growth returning in Q3. The decline would be even greater if not for the \$3.5 billion in economic stimulus passed by

Congress and the Federal Reserve’s promise to use its full range of tools to support the U.S. economy.

Anticipated Decline in Q2 U.S. GDP

| Forecaster | % Decline |
|-----------------------------|-------------|
| Wells Fargo Economics | 22.3 |
| Goldman Sachs | 35.0 |
| IHS Markit | 37.0 |
| JP Morgan | 38.0 |
| Morgan Stanley | 38.0 |
| Kiplinger | 30.0 – 40.0 |
| Congressional Budget Office | 40.0 |

Source: Various

The consensus among forecasters is that a recovery will begin in Q3, with growth ranging from 20 to 30 percent. All expect the year to finish with GDP slightly lower than it began. If a second or third outbreak strikes the nation, however, U.S. GDP would fall even further and the beginning of any recovery would be postponed until '21.

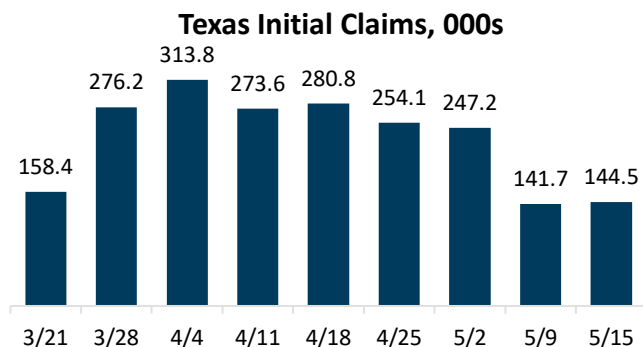
Purchasing Managers Index

The Institute for Supply Management (ISM) reports two Purchasing Managers Indexes (PMIs) each month, one for manufacturing, the other for services. Readings below 50 indicate a contraction in activity, above 50 an expansion.

The manufacturing PMI fell from 49.1 in March to 41.5 in April, its lowest level since hitting 39.9 in April of '09. The services index fell from 52.3 in March to 41.8 in April, the lowest reading since March '09. Both indexes suggest a weak U.S. economy through the end of Q2/20.

THE TEXAS OUTLOOK

More than 1.8 million workers in Texas have filed initial claims for unemployment insurance since mid-March. Though claims peaked in early April, they remain elevated as the Texas Workforce Commission (TWC) struggles to process a backlog of applications. Employment data for the state and its 25 metro areas won't be released until May 22, but unemployment rates and job loss percentages will likely mirror that of the U.S.



Source: Texas Workforce Commission

Texas UI data suggests every sector has lost jobs, the greatest losses occurring with hotel, restaurants, and bars; retail trade; and health care. Closure mandates have forced the retailers and restaurants to lay off staff. Health care has suffered from declines in routine care visits and cancellations of elective procedures.

Texas Unemployment Insurance Claims, March 24 - April 25, Top 10 Sectors

| Industry | Claims | % Total |
|-----------------------------|-----------|---------|
| Hotels, Restaurants, Bars | 265,886 | 18.8% |
| Retail Trade | 186,058 | 13.1% |
| Health Care | 158,949 | 11.2% |
| Administrative Services | 121,359 | 8.6% |
| Other (Personal) Services | 76,370 | 5.4% |
| Manufacturing | 73,887 | 5.2% |
| Construction | 67,346 | 4.8% |
| Professional Services | 57,650 | 4.1% |
| Wholesale Trade | 46,898 | 3.3% |
| Transportation, Warehousing | 44,506 | 3.1% |
| All Others | 316,428 | 22.4% |
| Total | 1,415,337 | 100.0 |

Source: Texas Workforce Commission

The Federal Reserve Bank of Dallas conducts monthly surveys of Texas manufacturing, service, and retail sectors, and compares the current month's result to the previous month's. In April,

- 81.9 percent of respondents reported general business conditions had worsened compared to March.
- 73.5 percent reported a decrease in revenues, and
- 73.0 percent replied their company's near-term outlook had worsened.

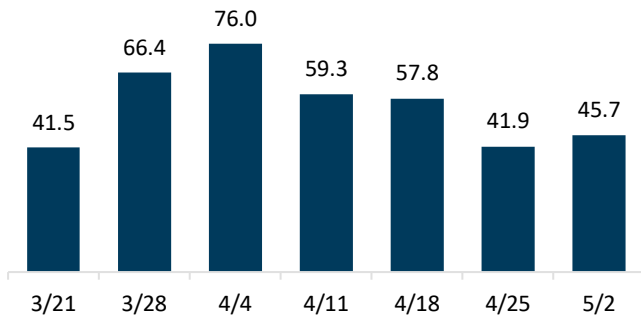
The Dallas Fed expects Texas will underperform the U.S. in output and job growth this year due to the state's outsized share of vulnerable industries, such as food services and air transportation, as well as prolonged weakness in oil and gas. Employment will contract sharply through midyear, predicts the Fed, then rebound in the second half of '20. However, the year will end with employment down 7.6 percent from last year's level.

THE HOUSTON OUTLOOK

Nearly 380,000 Houstonians have filed for unemployment insurance between March 21 and May 2. Sectors with the most claims include full-service restaurants, offices of dentists, temporary help services, department stores, and limited-service restaurants. Local claims will likely top 400,000 by the end of May. Houston's unemployment rate

will mirror the national rate, hitting the mid-teens in April and possibly reaching 20 percent in May.

Metro Houston Initial Claims, 000s



Source: Texas Workforce Commission

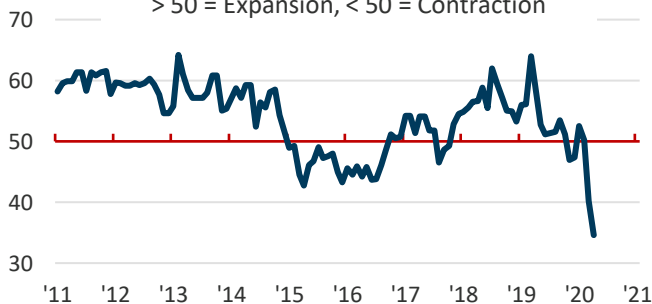
Purchasing Managers Index

The Houston Purchasing Managers (PMI), a short-term indicator of local economic health, fell to 34.6 in April, the lowest reading in the series history. Readings above 50 indicate the local economy is expanding, below 50 that it's contracting. The Houston PMI's previous low was in March '09 when it fell to 39.0.

The subcomponents of the PMI underscore the weakness of Houston's economy. The production index fell to 34.5, employment index to 30.0, and the new orders index to 21.2. Lead times are up, the index reading 57.1, but that's likely due to supply chain issues and not a growing order backlog.

HOUSTON PURCHASING MANAGERS INDEX

> 50 = Expansion, < 50 = Contraction



Source: Institute for Supply Management- Houston

Chemicals and Refining

Chemical railcar loadings, the best real-time indicator of U.S. chemical industry activity, were down 10.2 percent for the week ending May 9 compared to the same week last year. The 13-week moving average, which is used to smooth out irregularities, was down 3.4% compared to last year. Metro Houston accounts for over 40 percent of the nation's base petrochemical capacity.

U.S. refineries typically run at 90 percent or more of their design capacity. Refinery utilization hit 94.5 percent the

last week of December but dropped to 67.6 percent in mid-April. The rate ticked up to 70.5 in early May as many states began the process of reopening their economies giving a nudge to gasoline demand.

Regular gasoline along the U.S. Gulf Coast averaged \$1.50 per gallon the week ending May 11, down from \$2.52 per the same week last year. Low crude oil prices, record-high inventories, and weak demand should hold gasoline prices near their current levels over the next several months.

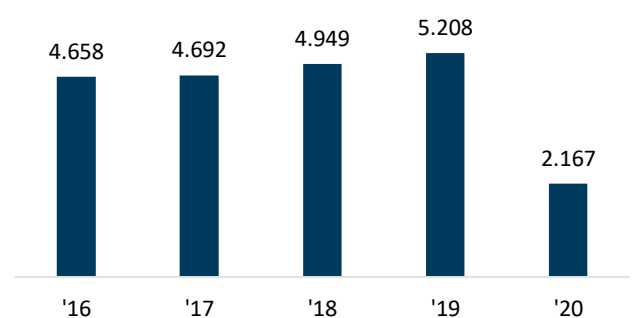
Transportation

Through March of this year, the four Houston area ports (Freeport, Galveston, Houston and Texas City) handled 64.0 million metric tons of cargo, up 5.5 million tons (9.4 percent) from 58.8 million over the comparable period last year. The growth is not sustainable, however, because the jump included an 8.7 million ton increase in crude and refined product shipments. The surge more than offset declines in other commodities. Once April data is available, it's likely to show flat or declining overall shipments.

April data is already available for container traffic at the Port of Houston. Port facilities handled 24,439 fewer containers in April '20 compared to April '19, an 11.7 percent drop.

The Houston Airport System handled 58 percent fewer passengers in March '20 than in March '19. Most of the two-million-plus passengers traveled in the first half of the month. Data from the Transportation Safety Administration (TSA) shows that U.S. air passenger volumes are down 90 percent since early March.

March Airport Passenger Traffic, Millions



Source: Houston Airport System

Construction

Dodge Data & Analytics reports that Houston-area starts totaled \$5.1 billion through March of this year, up \$247 million, 5.1 percent, over the comparable period in '19. That suggests that construction, one of the sectors deemed essential by the Department of Homeland Security, has fared well during the pandemic.

In a nationwide survey, 38 respondents reported they had at least one project already under way that was halted in March; 31 percent reported projects halted in April. The survey was conducted by the Associated General Contractors. Anecdotal evidence suggests the rates for Houston are around 15 to 20 percent.

Residential Real Estate

Prior to the COVID-19 pandemic, sales of single-family homes, duplexes, townhomes, condos outpaced last year’s record volume as consumers took advantage of historically low interest rates. April was a different story, however. Sales of existing homes slipped 21.6 percent and the dollar value fell 20.4 percent.

HOUSTON RESALE HOUSING MARKET

| | Apr '20 | Apr '19 | % Δ |
|----------------------------|---------|---------|-------|
| All Property Types | | | |
| Sales | 7,192 | 9,168 | -21.6 |
| Volume (\$Billions) | 2.138 | 2.687 | -20.4 |
| Active Listings | 41,151 | 40,967 | 0.4 |
| Single-Family Homes | | | |
| Sales | 6,199 | 7,666 | -19.1 |
| Average Price (\$) | 310,331 | 310,416 | 0 |
| Median Price (\$) | 251,000 | 245,000 | 2.4 |
| Pending Sales | 8,645 | 7,125 | -17.6 |

Source: Houston Association of REALTORS®

New homes sales are faring better, with local builders reporting an uptick in traffic through model homes, steady sales, and fewer cancellations. Historically low interest rates continue to drive sales. And the perception that new homes, (i.e., never been lived in) are safer than resale homes has helped drive demand.

The outbreak has begun to affect the multi-family sector. Rents for Class A properties slipped \$37 and Class B properties \$9 in May. Typically, the market sees an uptick in rents in the spring and summer.

Small Business Outlook

The Greater Houston Partnership has surveyed its small- and medium-sized members weekly since early April to gauge how they were managing the downturn. The major conclusions from Week 6 of the survey:

- 20.7 percent of respondents indicate their firm’s short-term outlook improved in week six, compared to 7.0 percent in week one.
- 41.9 percent say their operations have been severely impacted, compared to 53.3 percent in week one,
- 41.9 percent are developing a reopening plan, 26.9 have a plan and are preparing to execute it, 8.6 percent

have executed their plan, and 14.0 percent never closed or reduced operations.

- 3.3 percent have fully reopened since May 1, 19.6 percent partially reopened, 22.8 percent have not reopened, and 54.3 percent never halted operations.

Survey results for previous weeks can be found at the Partnership’s [website](#).

Energy Outlook

The oil markets have begun the slow and painful recovery process from the collapse brought on by the COVID-19 pandemic. At the peak, 4 billion people lived under some form of restriction or isolation, according to the International Energy Agency (IEA). Since mid-April, 65 countries have reopened. IEA expects the number of people living under restrictions should drop to 2.8 billion by the end of May. Another 85 countries will ease restrictions in June.

World markets have begun to see a dramatic drop in supply. Prior to COVID-19, the world consumed approximately 100 million barrels of crude per day IEA expects crude demand to average 79.3 million barrels in Q2. As people leave their homes and return to work, the markets, to restaurants and cafes, the demand for transportation fuels will rise. The agency forecasts crude demand to reach 95.1 million barrels per day in Q3, and 96.9 million in Q4. That’s likely overoptimistic, however, given the slow pace at which the economy is reopening.

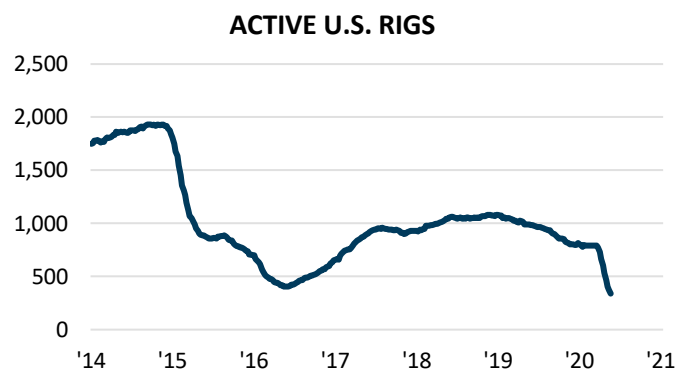
Lower prices have forced a dramatic reduction in supply. Companies and countries have shut-in production. IEA estimates daily global output fell almost 12 million barrels in March, led by cuts in U.S., Canadian, OPEC and Russian production. Rystad Energy estimates U.S. production cuts may reach two million barrels per day (bpd) by June. That would be a nearly 15 percent drop in output since January.

U.S. Trends

The U.S. Energy Information Administration (EIA) expects domestic production to fall 500,000 barrels per day in '20 and another 1.3 million in '21.

Baker Hughes reports the number of rigs actively drilling for oil or gas fell to 339 in mid-May, a 57.4 percent drop from since the first of the year. There are fewer rigs working in the U.S. today than there were at the bottom of the fracking bust when count fell to 404 rigs in May '16.

The Texas Railroad Commission reports exploration firms filed only 457 drilling permits for new wells in April, down 744 from March and 1,395 in April the year before.



Source: Baker Hughes

Companies continue to pare back capex budgets. *The Motley Fool* reports that the five majors—BP, Chevron, ExxonMobil, Shell and Total SA—have cut exploration budgets by a combined \$29 billion since the first of the year. That represents a 25.9 percent reduction from the \$112 billion they originally planned to spend.

Prices have begun to improve. The spot price for West Texas Intermediate (WTI), the U.S. benchmark for light, sweet crude, averaged \$23.00 per barrel the first two weeks of May, up from \$16.55 in April. That’s not enough of an improvement to support an increase in drilling activity. A recent survey by the Federal Reserve Bank of Dallas found most companies need crude priced at \$25-\$30 per barrel to cover an existing well’s operating costs, and \$49 or higher to profitably drill a well. EIA doesn’t expect crude to cross the first threshold until December ’20, when it forecasts WTI to reach \$30.10 per barrel, and not cross the second threshold until December ’21, when it expects WTI to reach \$49.50 per barrel.

The industry shakeout has already begun. In Houston, layoffs have already occurred at dozens of companies, including Apache, Baker Hughes, Cameron International, Diamond Offshore Drilling, Energy Transfer Partners, Enterprise Offshore, Halliburton, Helmerich & Payne, Marathon Oil, Noble Energy, Oceaneering, Pacific Drilling, Schlumberger, Tenaris, Turner Industries, Universal Pressure Pumping, Vallourec and Weatherford International. Rystad Energy, a consulting firm, estimates that in the U.S. up to 240,000 oil-related jobs will be lost this year, about a third of the onshore and offshore oilfield workforce.

Another casualty of the downturn, the 23rd World Petroleum Congress, scheduled to take place at the George R. Brown Convention Center in December of this year, has been postponed to December 2021.

Oil markets continue to face several major challenges. A possible second wave of COVID-19 infections could send

business and consumers into a second series of lockdowns. Though OPEC has agreed to curtail daily production by nearly 9.7 million barrels, cartel members often fail to comply with agreed upon cuts. And the COVID-19 pandemic may have brought about permanent changes in business patterns and consumer behaviors. Nearly three-fourths of the respondents to a Greater Houston Partnership survey indicated they planned to reassess telecommuting policies.



Join us virtually for the Partnership’s 2020 State of Houston's Global Economy on Wednesday, May 27, for a comprehensive analysis of the factors affecting Houston’s ties to the global economy.

As part of the Greater Houston Partnership's Economy Series, this event will examine the impacts of COVID-19, the U.S. recession and the collapse in oil prices. All registrants will receive an electronic copy of *Global Houston 2020*, the Partnership’s analysis of these trends.

Patrick Jankowski, Senior Vice President of Research for the Partnership, will deliver his annual Global Economy report on these issues and explore the influence of rising backlash against globalism, new attitudes toward trade and travel, and other trends that were emerging prior to COVID-19.

Former U.S. Secretary of Commerce and Chair of Albright Stonebridge Group, Secretary Carlos Gutierrez, will participate in a fireside chat with Partnership President and CEO, Bob Harvey.

In light of COVID-19, this event will be simulcast online. All registrants will receive instructions on accessing the broadcast via email on the event date. Please be sure to whitelist info@houston.org to ensure you receive information regarding the event.

To register, click on the [events tab](#) at www.houston.org.

HOUSTON ECONOMIC INDICATORS

A Service of the Greater Houston Partnership

5/15/2020

| | Month | MONTHLY DATA | | | YEAR-TO-DATE TOTAL or YTD AVERAGE* | | | |
|---|---------|--------------|----------------------|----------------------|------------------------------------|----------------------|----------------------|--------------|
| | | Most Recent | Year Earlier | % Change | Most Recent | Year Earlier | % Change | |
| ENERGY | | | | | | | | |
| U.S. Active Rotary Rigs | May '20 | N | 374 | 987 | -62.1 | 876 * | 1,029 * | -14.9 |
| Spot Crude Oil Price (\$/bbl, West Texas Intermediate) | Apr '20 | N | 16.55 | 63.86 | -74.1 | 52.35 * | 57.09 * | -8.3 |
| Spot Natural Gas (\$/MMBtu, Henry Hub) | Apr '20 | N | 1.74 | 2.65 | -34.3 | 2.39 3 | 2.85 * | -16.1 |
| UTILITIES AND PRODUCTION | | | | | | | | |
| Houston Purchasing Managers Index | Feb '20 | | 50.2 | 52.5 | -4.4 | 51.4 * | 56.1 * | -8.4 |
| Top 12 Houston Cities' Sales and Use Tax Collections | Mar '20 | N | 83,315,965 | 90,533,914 | -8.0 | 234,720,239 | 237,074,420 | -1.0 |
| Nonresidential Electric Current Sales (Mwh, CNP Service Area) | Mar '20 | | 5,201,724 | 4,753,570 | 9.4 | 14,750,772 | 13,836,346 | 6.6 |
| CONSTRUCTION | | | | | | | | |
| Total Building Contracts (\$, Houston MSA) | Mar '20 | | 1,821,481,000 | 1,475,270,000 | 23.5 | 5,078,958,000 | 4,809,642,000 | 5.6 |
| Nonresidential | Mar '20 | | 787,810,000 | 460,643,000 | 71.0 | 2,321,161,000 | 1,999,580,000 | 16.1 |
| Residential | Mar '20 | | 1,033,671,000 | 1,014,627,000 | 1.9 | 2,757,797,000 | 2,810,062,000 | -1.9 |
| Building Permits (\$, City of Houston) | Mar '20 | | 672,958,722 | 475,529,655 | 41.5 | 1,857,634,509 | 1,632,142,738 | 13.8 |
| Nonresidential | Mar '20 | | 283,070,560 | 298,933,462 | -5.3 | 1,003,164,977 | 951,190,971 | 5.5 |
| <i>New Nonresidential</i> | Mar '20 | | 151,405,563 | 118,870,680 | 27.4 | 352,726,628 | 393,180,647 | -10.3 |
| <i>Nonresidential Additions/Alterations/Conversions</i> | Mar '20 | | 131,664,997 | 180,062,782 | -26.9 | 650,438,349 | 558,010,324 | 16.6 |
| Residential | Mar '20 | | 389,888,162 | 176,596,193 | 120.8 | 854,469,532 | 680,951,767 | 25.5 |
| <i>New Residential</i> | Mar '20 | | 365,694,849 | 150,720,926 | 142.6 | 760,917,199 | 581,613,655 | 30.8 |
| <i>Residential Additions/Alterations/Conversions</i> | Mar '20 | | 24,193,313 | 25,875,267 | -6.5 | 93,552,333 | 99,338,112 | -5.8 |
| HOME SALES | | | | | | | | |
| Property Sales | Apr '20 | N | 7,192 | 9,168 | -21.6 | 29,294 | 29,024 | 0.9 |
| Median Sales Price (Single-Family Detached) | Apr '20 | N | 251,000 | 245,000 | 2.4 | 245,223 * | 235,500 * | 4.1 |
| Active Listings | Apr '20 | N | 41,151 | 40,967 | 0.4 | 40,468 * | 39,438 * | 2.6 |
| EMPLOYMENT (Houston-The Woodlands-Sugar Land MSA) | | | | | | | | |
| Nonfarm Payroll Employment | Dec '19 | | 3,209,500 | 3,103,400 | 3.4 | 3,165,943 * | 3,110,788 * | 1.8 |
| Goods Producing (Natural Resources/Mining/Const/Mfg) | Dec '19 | | 555,000 | 545,500 | 1.7 | 552,185 0 | 530,750 * | 4.0 |
| Service Providing | Dec '19 | | 2,654,500 | 2,557,900 | 3.8 | 2,613,758 0 | 2,580,038 * | 1.3 |
| Unemployment Rate (%) - Not Seasonally Adjusted | | | | | | | | |
| Houston-Sugar Land-Baytown MSA | Dec '19 | | 3.6 | 3.9 | | 3.7 * | 4.3 * | |
| Texas | Dec '19 | | 3.8 | 3.6 | | 3.5 * | 3.9 * | |
| U.S. | Dec '19 | | 4.0 | 3.7 | | 3.5 * | 3.9 * | |
| FOREIGN TRADE (Houston-Galveston Customs District) | | | | | | | | |
| Total Trade (\$000,000) | Mar '19 | N | 19,263 | 19,477 | -1.1 | 59,225 | 55,219 | 7.3 |
| Exports (\$000,000) | Mar '19 | N | 13,027 | 12,229 | 6.5 | 40,461 | 34,786 | 16.3 |
| Imports (\$000,000) | Mar '19 | N | 6,236 | 7,248 | -14.0 | 18,764 | 20,433 | -8.2 |
| TRANSPORTATION | | | | | | | | |
| Port of Houston Authority Shipments (Short Tons) | Feb '20 | | 3,670,961 | 3,348,160 | 9.6 | 7,673,732 | 7,339,092 | 4.6 |
| Air Passengers (Houston Airport System) | Mar '20 | N | 2,617,083 | 5,207,651 | -49.7 | 11,767,900 | 14,122,904 | -16.7 |
| Domestic Passengers | Mar '20 | N | 2,088,121 | 4,158,685 | -49.8 | 9,350,201 | 11,249,716 | -16.9 |
| International Passengers | Mar '20 | N | 528,962 | 1,048,966 | -49.6 | 2,417,699 | 2,873,188 | -15.9 |
| Air Freight (metric tons) | Mar '20 | N | 38,570 | 44,280 | -12.9 | 79,657 | 78,454 | -1.2 |
| CONSUMERS | | | | | | | | |
| New Car and Truck Sales (Units, Houston MSA) | Dec '19 | | 23,396 | 22,354 | 4.7 | 292,606 | 303,417 | -3.6 |
| Cars | Dec '19 | | 6,851 | 6,161 | 11.2 | 82,117 | 87,979 | -6.7 |
| Trucks/SUVs | Dec '19 | | 16,545 | 16,193 | 2.2 | 210,489 | 215,438 | -2.3 |
| Total Retail Sales (\$000,000, Houston MSA, NAICS Basis) | Q1/19 | | 28,824.4 | 29,296.0 | -1.6 | 28,824.4 | 29,296.0 | -1.6 |
| Consumer Price Index for All Urban Consumers ('82-'84=100) | | | | | | | | |
| Houston-Galveston-Brazoria CMSA | Apr '20 | N | 226.4 | 229.3 | -1.3 | 228.9 * | 227.7 * | 0.5 |
| United States | Apr '20 | N | 256.4 | 255.5 | 0.3 | 257.8 * | 253.6 * | 1.7 |
| Hotel Performance (Houston MSA) | | | | | | | | |
| Occupancy (%) | Q3/19 | | 60.9 | 59.8 | | 64.6 * | 63.3 * | |
| Average Room Rate (\$) | Q3/19 | | 100.40 | 110.12 | -1.7 | 103.82 * | 106.19 * | -2.2 |
| Revenue Per Available Room (\$) | Q3/19 | | 61.19 | 79.83 | 2.3 | 65.80 * | 68.92 * | -4.5 |

N = New Since Previous Issue

R = Revised

SOURCES

| | |
|-----------------------------------|---|
| Rig Count | Baker Hughes, a GE company |
| Spot WTI, Spot Natural Gas | U.S. Energy Information Administration |
| Houston Purchasing Managers Index | Institute for Supply Management - Houston, Inc. |
| Electricity | CenterPoint Energy |
| Building Construction Contracts | Dodge Data and Analytics |
| City of Houston Building Permits | Building Permit Department, City of Houston |
| MLS Data | Houston Association of Realtors |
| Employment | Texas Labor Market Information |
| Foreign Trade | U.S. Census Bureau |
| Aviation | Houston Airport System |
| New Car and Truck Sales | TexAuto Facts Report, InfoNation, Inc., Sugar Land TX |
| Retail Sales | State Comptroller's Office |
| Consumer Price Index | U.S. Bureau of Labor Statistics |
| Hotels | CBRE Hotels |



HOUSTON MSA NONFARM PAYROLL EMPLOYMENT (000)

| | Mar '20 | Feb '20 | Mar '19 | Change from | | % Change from | |
|--|----------------|----------------|----------------|-------------|-------------|---------------|-------------|
| | | | | Feb '20 | Mar '19 | Feb '20 | Mar '19 |
| Total Nonfarm Payroll Jobs | 3,195.7 | 3,203.9 | 3,136.7 | -8.2 | 59.0 | -0.3 | 1.9 |
| <i>Total Private</i> | <i>2,768.1</i> | <i>2,777.7</i> | <i>2,716.6</i> | <i>-9.6</i> | <i>51.5</i> | <i>-0.3</i> | <i>1.9</i> |
| <i>Goods Producing</i> | <i>542.6</i> | <i>551.4</i> | <i>550.9</i> | <i>-8.8</i> | <i>-8.3</i> | <i>-1.6</i> | <i>-1.5</i> |
| <i>Service Providing</i> | <i>2,653.1</i> | <i>2,652.5</i> | <i>2,585.8</i> | <i>0.6</i> | <i>67.3</i> | <i>0.0</i> | <i>2.6</i> |
| <i>Private Service Providing</i> | <i>2,225.5</i> | <i>2,226.3</i> | <i>2,165.7</i> | <i>-0.8</i> | <i>59.8</i> | <i>0.0</i> | <i>2.8</i> |
| Mining and Logging | 76.1 | 75.2 | 80.5 | 0.9 | -4.4 | 1.2 | -5.5 |
| Oil & Gas Extraction | 36.4 | 36.0 | 37.1 | 0.4 | -0.7 | 1.1 | -1.9 |
| Support Activities for Mining | 38.2 | 37.8 | 41.9 | 0.4 | -3.7 | 1.1 | -8.8 |
| Construction | 239.1 | 244.2 | 234.2 | -5.1 | 4.9 | -2.1 | 2.1 |
| Manufacturing | 227.4 | 232.0 | 236.2 | -4.6 | -8.8 | -2.0 | -3.7 |
| Durable Goods Manufacturing | 145.0 | 148.8 | 150.7 | -3.8 | -5.7 | -2.6 | -3.8 |
| Nondurable Goods Manufacturing | 82.4 | 83.2 | 85.5 | -0.8 | -3.1 | -1.0 | -3.6 |
| Wholesale Trade | 177.4 | 177.2 | 171.6 | 0.2 | 5.8 | 0.1 | 3.4 |
| Retail Trade | 299.1 | 301.3 | 301.2 | -2.2 | -2.1 | -0.7 | -0.7 |
| Transportation, Warehousing and Utilities | 158.5 | 157.0 | 150.8 | 1.5 | 7.7 | 1.0 | 5.1 |
| Utilities | 17.3 | 17.1 | 17.2 | 0.2 | 0.1 | 1.2 | 0.6 |
| Air Transportation | 20.0 | 20.1 | 20.0 | -0.1 | 0.0 | -0.5 | 0.0 |
| Truck Transportation | 28.0 | 28.0 | 28.0 | 0.0 | 0.0 | 0.0 | 0.0 |
| Pipeline Transportation | 12.2 | 12.2 | 11.9 | 0.0 | 0.3 | 0.0 | 2.5 |
| Information | 32.6 | 32.7 | 32.2 | -0.1 | 0.4 | -0.3 | 1.2 |
| Telecommunications | 13.9 | 13.8 | 13.9 | 0.1 | 0.0 | 0.7 | 0.0 |
| Finance & Insurance | 103.5 | 103.7 | 102.3 | -0.2 | 1.2 | -0.2 | 1.2 |
| Real Estate & Rental and Leasing | 63.7 | 63.8 | 62.0 | -0.1 | 1.7 | -0.2 | 2.7 |
| Professional & Business Services | 515.8 | 514.9 | 499.7 | 0.9 | 16.1 | 0.2 | 3.2 |
| Professional, Scientific & Technical Services | 250.7 | 249.3 | 237.0 | 1.4 | 13.7 | 0.6 | 5.8 |
| <i>Legal Services</i> | <i>27.2</i> | <i>27.2</i> | <i>26.7</i> | <i>0.0</i> | <i>0.5</i> | <i>0.0</i> | <i>1.9</i> |
| <i>Accounting, Tax Preparation, Bookkeeping</i> | <i>29.9</i> | <i>29.7</i> | <i>28.5</i> | <i>0.2</i> | <i>1.4</i> | <i>0.7</i> | <i>4.9</i> |
| <i>Architectural, Engineering & Related Services</i> | <i>75.4</i> | <i>75.2</i> | <i>71.5</i> | <i>0.2</i> | <i>3.9</i> | <i>0.3</i> | <i>5.5</i> |
| <i>Computer Systems Design & Related Services</i> | <i>35.7</i> | <i>35.7</i> | <i>33.6</i> | <i>0.0</i> | <i>2.1</i> | <i>0.0</i> | <i>6.3</i> |
| Admin & Support/Waste Mgt & Remediation | 219.2 | 219.8 | 215.7 | -0.6 | 3.5 | -0.3 | 1.6 |
| <i>Administrative & Support Services</i> | <i>205.4</i> | <i>206.3</i> | <i>204.2</i> | <i>-0.9</i> | <i>1.2</i> | <i>-0.4</i> | <i>0.6</i> |
| <i>Employment Services</i> | <i>71.5</i> | <i>75.5</i> | <i>78.0</i> | <i>-4.0</i> | <i>-6.5</i> | <i>-5.3</i> | <i>-8.3</i> |
| Educational Services | 64.5 | 65.1 | 63.6 | -0.6 | 0.9 | -0.9 | 1.4 |
| Health Care & Social Assistance | 350.5 | 351.7 | 336.9 | -1.2 | 13.6 | -0.3 | 4.0 |
| Arts, Entertainment & Recreation | 38.8 | 36.9 | 36.1 | 1.9 | 2.7 | 5.1 | 7.5 |
| Accommodation & Food Services | 298.5 | 302.7 | 294.8 | -4.2 | 3.7 | -1.4 | 1.3 |
| Other Services | 122.6 | 119.3 | 114.5 | 3.3 | 8.1 | 2.8 | 7.1 |
| Government | 427.6 | 426.2 | 420.1 | 1.4 | 7.5 | 0.3 | 1.8 |
| Federal Government | 30.3 | 30.3 | 29.5 | 0.0 | 0.8 | 0.0 | 2.7 |
| State Government | 89.7 | 89.5 | 88.2 | 0.2 | 1.5 | 0.2 | 1.7 |
| <i>State Government Educational Services</i> | <i>51.9</i> | <i>51.8</i> | <i>52.8</i> | <i>0.1</i> | <i>-0.9</i> | <i>0.2</i> | <i>-1.7</i> |
| Local Government | 307.6 | 306.4 | 302.4 | 1.2 | 5.2 | 0.4 | 1.7 |
| <i>Local Government Educational Services</i> | <i>215.1</i> | <i>214.0</i> | <i>211.5</i> | <i>1.1</i> | <i>3.6</i> | <i>0.5</i> | <i>1.7</i> |

SOURCE: Texas Workforce Commission