

THE ECONOMY AT A GLANCE

HOUSTON



GREATER HOUSTON
PARTNERSHIP.
Making Houston Greater.

A publication of the Greater Houston Partnership

Volume 30 Number 3 – March 2021

Table of Contents

Revising 2020	1
Key Economic Indicators	7
Houston Nonfarm Payroll Employment	8

REVISING 2020

Job losses in the early stages of the pandemic were worse than first reported. The recovery has not progressed as far as once thought. For industries struggling prior to the shut-down, COVID-19 made things worse. And a full recovery is likely several years away.

Those are the conclusions from the Partnership’s analysis of the recent revisions to the employment data for ‘19 and ‘20. Earlier data came from employer surveys, and like all surveys, the results are subject to sampling, processing, and methodology errors. The revisions are based on administrative records, specifically data from the state’s unemployment insurance system, and thus reflect a more accurate picture of the pandemic’s impact.

Overview

Metro Houston lost 361,400 jobs in March and April, 11,200 more than first reported. That exceeds the combined job losses from the ‘80s oil bust (226,100) and the Great Recession (120,500).

The Texas Workforce Commission (TWC), which gathered and published the data, overestimated the strength of the reopening. The region recouped 14,600 fewer jobs in May and June than first reported.

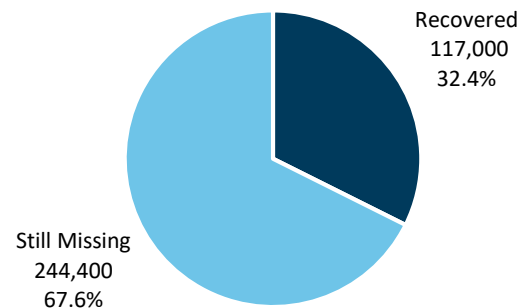
TWC also underestimated the depth of the summer job losses. Houston always sheds 15,000 to 20,000 jobs in July as schools close for the summer. But TWC failed to capture the layoffs underway in energy, manufacturing, wholesale trade, and engineering. Houston shed 39,000 jobs mid-year, the largest July loss on record.

Nor has the recovery progressed as far as first reported. This is due to January job losses added to the pandemic losses. The region always shed jobs the first month of the

year as employees hired for the holidays are released and as firms follow through on restructuring plans developed in the fall. Employers cut 47,900 jobs this year January, marginally above the 46,000 the Partnership forecasted.

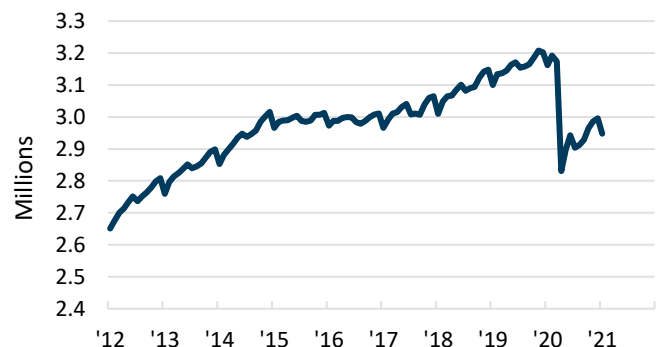
Through January, Houston sat 244,400 jobs below pre-pandemic levels. The region has recovered only 117,000 of the jobs, about one-third of those lost in the recession.

Jobs Recovered, Metro Houston, As of January ‘21



The pandemic destroyed four years of growth, all the gains made since the end of the Fracking Bust. Total payroll employment stood at 2,947,800 in January of ‘21, roughly the same level as January ‘17.

Metro Houston Nonfarm Payroll Employment



Source: Texas Workforce Commission

TWC reports employment data for 70 sectors and subsectors in metro Houston. All but three reported losses in the early stages of the pandemic. Hiring jumped at food and beverage stores as consumers stockpiled nonperishables.

Hardware stores added to their staff as residents tackled long-delayed home improvement projects. Consumers found they could purchase sweatpants, bottled water, toilet paper and board games all in one store. General merchandise stores hired additional checkers and stockers to handle the surge in demand.

Four sectors accounted for over half the pandemic job losses: health care, other services, restaurants and bars, and retail. All suffered under government mandates that

shut them down or restricted their operations early in the pandemic. Their losses totaled 207,400 jobs. All benefited from the lifting of government mandates. At present, this group has recouped two-thirds of its losses (137,900 jobs). These sectors aren't holding back the recovery.

Three subsectors have recouped all their losses: insurance, computer systems and design, and transportation and warehousing. The first two lost only a few jobs and recovered quickly.

Jobs Gained and Lost, Pandemic and Post-Pandemic, Metro Houston

Sector/industry	Jobs Lost (Mar - Apr '20)		Jobs Recouped (May '20 – Jan '21)			Recovery Status (See Key)
	Count	%	Count*	%	Gap	
Goods Producing	-41,600	-7.6	-39,700	0.0	81,300	Struggling
Energy	-6,100	-7.8	-5,200	0.0	11,300	Struggling
Construction	-24,000	-10.1	-15,300	0.0	39,300	Struggling
Manufacturing	-11,500	-4.9	-19,200	0.0	30,700	Struggling
Durable Goods	-7,600	-5.1	-18,800	0.0	26,400	Struggling
Non-Durable Goods	-3,900	-4.6	-400	0.0	4,300	Struggling
Service Providing	-319,800	-12.1	156,700	49.0	163,100	Moderate Progress
Trade, Transport, Utilities	-53,200	-8.5	44,300	83.3	8,900	Nearing Recovery
Wholesale Trade	-8,900	-5.2	-2,300	0.0	11,200	Struggling
Retail Trade	-40,000	-13.3	33,000	82.5	7,000	Nearing Recovery
Transportation, Warehousing, Utilities	-4,300	-2.7	13,600	316.3	NA	Fully Recovered
Information	-4,500	-13.8	500	11.1	4,000	Off the bottom
Financial Activities	-7,800	-4.6	1,300	16.7	6,500	Off the bottom
Finance and Insurance	-1,400	-1.3	900	64.3	500	Significant progress
Real Estate, Equipment Rentals	-6,400	-9.9	400	6.3	6,000	Off the bottom
Professional, Business Services	-41,400	-8.0	4,800	11.6	36,600	Off the bottom
Professional, Scientific, Technical Services	-13,800	-5.6	-2,600	0.0	16,400	Struggling
Administrative Support and Waste Mgmt.	-25,500	-11.6	8,600	33.7	16,900	Moderate Progress
Educational and Health Services	-45,700	-11.0	24,400	53.4	21,300	Past Midway
Educational Services	-8,000	-12.1	3,000	37.5	5,000	Moderate Progress
Health Care and Social Assistance	-37,700	-10.8	21,400	56.8	16,300	Past Midway
Leisure and Hospitality	-127,900	-38.2	76,200	59.6	51,700	Past Midway
Arts, Entertainment, Recreation	-17,400	-49.0	7,100	40.8	10,300	Moderate Progress
Hotels, Restaurants and Bars	-110,500	-37.0	69,100	62.5	41,400	Past Midway
Other Services	-30,200	-25.4	15,900	52.6	14,300	Past Midway
Government	-9,100	-2.1	-10,700	0.0	19,800	Struggling
State Government	-500	-0.5	-1,000	0.0	1,500	Struggling
Local Government	-8,800	-2.9	-9,700	0.0	18,500	Struggling
Public Education	-8,500	-4.0	-12,300	0.0	20,800	Struggling
Total	-361,400	-11.3	117,000	32.4	244,400	Moderate Progress

* negative value indicates job losses continued even as economy reopened

Key: struggling = no job gains; off the bottom = 0 - 20% recouped; moderate progress = 21 - 50% recouped; past midway = 50 - 60% recouped; significant progress = 61 - 80% recouped; nearly recovered = 81 - 99% recouped; fully recovered = over 100% recouped

Source: Partnership calculations based on Texas Workforce Commission data

TWC doesn't provide enough detail to determine where the gains in transportation and warehousing came from. The agency publishes nothing on waterborne and rail transportation. The available data on airlines, pipelines, and trucking show those sectors are struggling. The pandemic saw a surge in online shopping, which placed a greater demand on package delivery services. And the region grew as a distribution hub, absorbing more than 14 million square feet of warehouse space. Presumably, the job gains in transportation are in these areas.

Professional, Scientific and Technical Services

Several sectors that appeared minimally damaged from the downturn fared worse than first reported. Prior to the revisions, professional, scientific, and technical services suffered minimal losses and by October exceeded pre-pandemic employment levels. That fit the conventional wisdom. Services like accounting, law and public relations could easily be performed remotely. Analysts assumed work at those firms went on as normal. But what analysts missed is that as other sectors cut costs, professional services went under the knife as well.

There were hints that losses were worse than reported. Websites serving the accounting, advertising and legal professions posted extensive coverage of layoffs at major firms. Engineering tracks oil and gas; the industry's travails since last March are well known. And the negative absorption of office space had accelerated, suggesting professional services, not just energy, was reducing headcount. The latest data indicate the sector still struggles.

Retail

TWC also misread retail, initially reporting 27,000 jobs lost in March and April. The Partnership suspected that was an undercount given the extent of the shutdown. TWC revised the initial loss to 40,000, of which 33,000 have already been recouped. The Partnership is skeptical of these gains as well. Two dozen national chains with outlets in Houston filed bankruptcy last year. That doesn't include the mom-and-pop retailers that closed their doors. Retail real estate vacancies are rising. And Google Mobility data for January '21 show retail traffic in Harris County was down 21 percent compared to January '20.

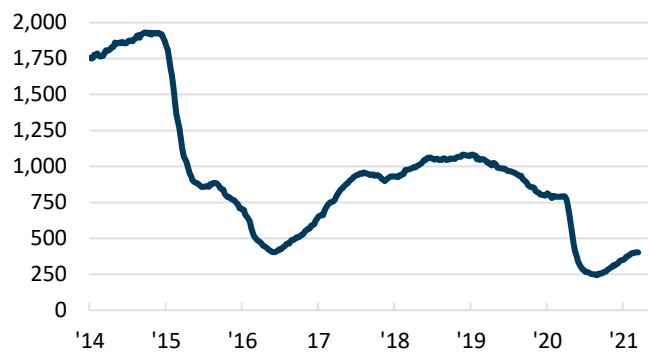
Five sectors still struggle: energy, construction, manufacturing, wholesale trade and the previously mentioned professional services. They account for 129,100 jobs, 52.8 percent of the remaining losses.

Energy

Losses in Houston's energy sector began well before the pandemic. Employment peaked in May of '19 and trended

down through December of '19. Investors, frustrated by promised returns that never materialized, imposed "capital discipline" on the industry. This forced exploration firms to live within their means, i.e., not outspend their cash flow in pursuit of higher production. Exploration firms responded by scaling back their drilling programs. The industry finished the year with 270 fewer rigs (-25.0 percent) than it started with. Houston finished the year with 3,300 fewer upstream jobs (-4.1 percent) than it started with.

U.S. Active Rig Count

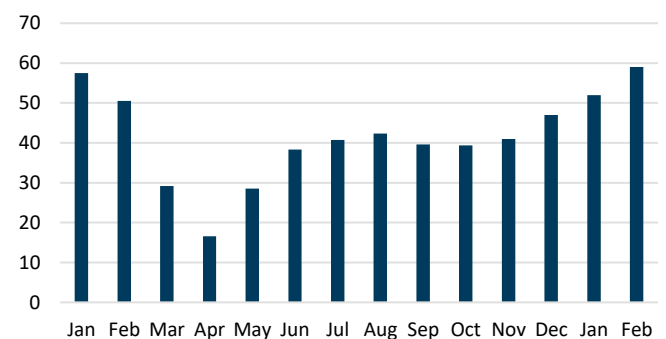


Source: Baker Hughes

The pandemic accelerated those losses. Forecasters expected global demand to fall by as much 20 million barrels per day (mb/d) in Q2/20. West Texas Intermediate (WTI), which averaged \$50 per barrel in February, fell to \$16 in April. Energy, like so many other industries, shifted into survival mode. Firms slashed drilling budgets and shed payroll. March and April saw a loss of 6,100 jobs. By December, another 5,200 jobs were gone. Since the June '19 peak, exploration and oil field service firms have laid off 14,500 Houston employees, or 17.9 of their workforces.

The outlook has improved marginally in recent months. WTI averaged \$59 per barrel in February. The Energy Information Administration (EIA) forecasts crude to average \$57 through the end of the year. Firms will likely use the increased cash flow to paydown debt and restore dividends cut during the pandemic, not to boost payrolls.

WTI Spot Price, \$/Barrel, Monthly Avg.



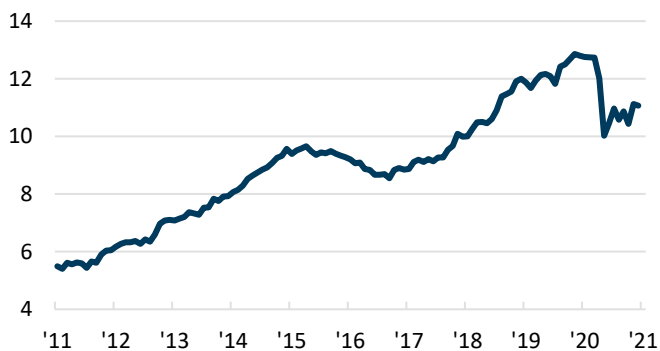
Source: U.S. Energy Information Administration

As economies reopen, global demand is expected to rise by 5.9 million b/d by the end of the year. Any increase in demand will likely be met from OPEC production and by pulling down inventories. OPEC and its allies are holding as much as 7.0 million b/d off the market. U.S production, which fell to 10.0 million b/d in May '20, has inched up to 10.4 million b/d but is only projected to reach 11.5 million b/d by year's end. It peaked at 12.9 million b/d in November of '19.

Employment in oil field services, which leans to blue collar work, has ticked up since September. But gains in the rig count have plateaued, suggesting gains in employment have plateaued as well. Employment in exploration and production, which leans to white collar work, continues to slide. More layoffs are expected as mergers announced in '20 are consummated in '21.

A broader measure of energy employment, which includes exploration and production, oil field services, oil field equipment manufacturing, fabricated metal products, and engineering, shows how far industry employment has fallen over the years. In December '14, at the end of the fracking boom, energy broadly defined supported 300,100 Houston-area jobs. As of January, the industry employed 195,700. Though the industry has shed 105,400 jobs and 1,400 rigs, production is 1.5 million b/d higher today than it was at the peak of the fracking boom.

U.S. Crude Production, Million Barrels Per Day



Source: U.S. Energy Information Administration

Construction

The construction industry entered '20 with a healthy backlog of projects. The City of Houston issued \$3.4 billion in building permits in the six months prior to the pandemic, up 8.0 percent from the comparable period the year before.

Construction was deemed an essential industry, allowing it to operate (providing COVID safety precautions were in place) while other industries shut down. But the uncertainty over the severity and duration of the pandemic

halted work on many projects already underway and canceled those that had yet to break ground. Employment has fallen every month since March '20.

The outlook for construction remains cloudy. City of Houston building permits fell 7.0 percent the last six months of '20 compared to the same period in '19. Industrial, retail, and multifamily construction is down. Office construction is up marginally. Though single-family home building remains strong, but much of the work is done by independent contractors so the impact doesn't appear in the payroll employment data. Like energy, construction won't return to pre-COVID job levels for several years.

Construction Underway, Metro Houston, Million Square Feet

	Feb '21	Feb '20
Industrial	11.4	25.3
Retail	1.9	3.2
Office	4.3	3.5

Sources: NAI Houston, Apartment Data Services

Manufacturing

Roughly 40 percent of the manufacturing jobs in Houston prior to the pandemic were linked to oil and gas, so it's no surprise that when the rig count fell it took thousands of factory workers with it.

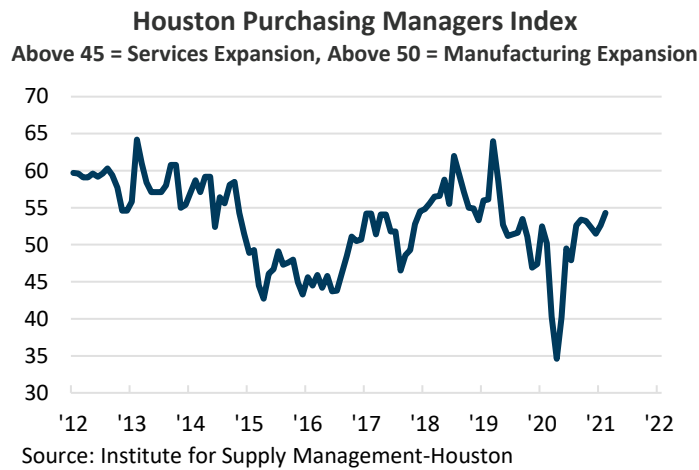
Manufacturing shed 13,300 jobs early in the pandemic, but things were just getting started. As the rig count plummeted and firms faced an even more uncertain future waves of layoffs swept the industry. The Partnership has identified at least 35 Houston energy-related manufacturing firms that announced significant layoffs or furloughs since the start of the pandemic.

The industry has followed the trajectory of oil and gas, with three-fourths of the pandemic job losses occurring in categories associated with upstream energy—fabricated metal products (pipes, valves, flanges, structural steel) and machinery manufacturing (primarily oil field equipment.) Losses in those sectors continued even as the economy has reopened and shows no signs of abating even as the rig count has ticked up.

Though upstream accounts for the bulk of the job losses, chemicals and refining shed several thousand jobs as well, its employees falling victim to weak domestic demand and reduced exports brought on by the global recession.

Manufacturing's outlook has improved. The American Chemistry Association reports that chemical and plastic production along the U.S. Gulf Coast rose 1.4 percent in January. And in its most recent survey, the Federal Reserve Bank of Dallas found twice as many manufacturers in the state reporting increases in production as reported

decreases. And the Houston Purchasing Managers Index (PMI) has registered 50 or above since August. Readings above 50 signal expansion in the goods-producing side of Houston’s economy.



But manufacturing has a deep hole to climb out of. Like energy, it struggled before the pandemic. Employment peaked in July '19. COVID accelerated the layoffs. Since its peak, manufacturing has shed nearly 40,000 jobs. The sector will receive little if any help from the energy industry, which faces its own travails. Manufacturing may be one of the last sectors in Houston to return to pre-COVID employment levels.

Wholesale Trade

Houston’s wholesale sector performed better than first reported, losing about half the jobs cited in the original estimates. That’s surprising given how closely wholesale is tied to energy and manufacturing. Like them, wholesale has continued to shed jobs as other sectors recovered. Only recently has the sector begun to buck the trend, picking up a handful of jobs in December and January. This may have been in response to the uptick in the rig count. Energy and manufacturing are unlikely to lift wholesale trade from its current doldrums. Future gains will depend on stronger U.S. and global growth.

Information

Movie theatres closed, ad revenues collapsed, and firms scaled back or cancelled technology investments. The lack of an audience led to layoffs at local cinemas. The drop in ad revenues forced publishers to cut newsroom, production, and administrative staff. Telecom firms, to control cost, shed jobs.

Losses were steeper than first reported and the sector has been one of the slowest to recover. The decline began long before the pandemic. Employment peaked in '00 and has

declined steadily since. The industry will likely never return to its pre-COVID employment levels.

Finance and Insurance

The surge in homes sales and mortgage refinancing partially mitigated jobs losses in this sector. Banks still shed hundreds of jobs early in the pandemic, then more as the year progressed. Through January, losses totaled 1,300 jobs, about 4 percent of its pre-COVID workforce. Employment at brokerage firms held steady through the pandemic, the losses not coming until this January. Insurance agencies fared better, adding over 1,000 jobs since the pandemic began. At the current pace, the broad sector will likely recoup all its losses in the next few months.

Real Estate, Equipment Rentals

Tenants, not wanting to make long-term commitments, put lease negotiations and contract signings on hold. Office, industrial and retail activity plummeted.

Commercial Real Estate Activity, Metro Houston

Million Square Feet Leased in the Quarter

	Q2/20	Q2/19	% Dif	Q3/20	Q3/19	% Dif
Office	2.6	5.6	-53.6	1.8	4.8	-62.5
Industrial	3.8	7.8	-51.3	4.9	8.9	-44.9
Retail	1.1	1.9	-42.1	1.3	1.9	-31.6

Source: NAI Partners

With construction projects on hold and groundbreakings cancelled, heavy equipment rentals fell. Would-be business travelers and vacationers stayed home; fleets of rental cars sat on parking lots. The recovery in this sector has been tepid and will remain that way until tenants understand their space needs, construction activity picks up, and Americans begin traveling again.

Administrative Support

This sector is a bellwether for trends in the broader economy. It includes employment services (contract workers), services to buildings (janitors and maids), investigation and security services (guards and watchmen), business support services (back office operations), and waste collection and treatment (garbage collection and disposal). When the economy shut down and employees sent their workers home, there was little need for these services. Contracts were suspended and layoffs ensued. The recovery in the sector has been slow, reflecting trends in the overall economy. Growth should accelerate as more businesses reopen and workers return to the office.

Educational Services

The sector is not to be confused with public schools and universities, which fall under state and local education.

Educational services includes private schools, vocational and technical training programs, test prep services, driving schools and coaching clinics.

Many private schools lost enrollment in the pandemic when parents no longer able to afford the tuition. Vocational and tech schools, which tend to require hands-on training, suffered from social distancing requirements. For many families, coaching clinics became a luxury they could no longer afford. Like so many other sectors, recovery here depends on recovery in the broader economy.

Health Care And Social Assistance

Health care struggled early in the pandemic. Governor Abbott halted all elective surgeries to conserve personal protection equipment and ensure hospital beds were available for COVID patients. Consumers, afraid they might get exposed to the virus, cancelled routine doctor and dentist visits. Day care centers, which fall under social assistance, closed as parents kept their children at home.

Health care, which accounted for 11 percent of all jobs in the region prior to the pandemic, accounted for the same share of job losses. The sector has recovered better than most, capturing more than half of what it lost in the downturn. It could get a boost if Washington or the State of Texas expands coverage under the Affordable Care Act. However, health care faces headwinds from weak job growth and the fact that over 20 percent of Houstonians lack health insurance.

Arts, Entertainment, And Recreation

Concerts were cancelled, gyms closed, baseball games played to empty stadiums. Though a small sector with less than 1.0 percent of the region's jobs, arts, entertainment, and recreation suffered some of the worst losses, shedding 49 percent of its workforce.

The recovery is caught up in seasonal factors. Employment always peaks in the summer and trends down through the winter. In January, employment was 8,100 jobs short of January a year ago. That equates to a loss of about one-fourth of all jobs in the sector. Governor Abbott's order reopening the economy will help to recoup those jobs. As with restaurants and bars, it remains to be seen whether consumers are comfortable spending an hour or more in a room packed with strangers, many not wearing masks.

Hotels, Restaurants And Bars

The sector accounts for nearly a third (30.6 percent) of all job losses in the pandemic. Bars closed, restaurants were reduced to take-out, and travel plans were cancelled. The Texas Restaurant Association estimates 11,000 restaurants

closed permanently during the pandemic. That suggests Houston, which accounts for about one-fourth of the Texas economy, lost over 2,500 dining spots. Hotel occupancy fell from 65 percent in February to 25 percent in April.

Bars have begun to re-open and restaurants expand capacity. But there are fewer places to eat and drink today than this time last year. Though travel has picked up, it remains well below pre-pandemic levels. This sector more than any other depends on a successful vaccine rollout and how quickly the U.S. achieves herd immunity.

Personal Services

Other services include repair shops (automotive, electronics, appliances), personal care (nail salons, barber and beauty shops, weight loss centers), funeral parlors, cemeteries, dry cleaners, and laundries.

Fewer vehicles on the road meant fewer visits to repair shops. Sweatpants and t-shirts became standard attire so dry cleaners saw fewer customers. Governor Abbott ordered barber and beauty shops to close. Consumers cut their own hair at home. Yelp estimates roughly 2,500 Houston firms that once used its service have closed permanently. The status of another 1,500 remains unclear.

Personal services lost one-fourth (25.4 percent) of its employees early in the pandemic. The reopening helped to immediately recoup half those losses. But by Q4, the recovery had petered out. A fresh wave of new business start-ups is needed to boost job growth in this sector.

Government

Most of the job losses (93.4 percent) in government occurred in public education. They came early in the pandemic as school districts shifted from on-campus to online learning. Additional losses occurred in the summer when teachers and students took a break.

School districts faced a new challenge in the '20 - '21 school year. Thousands of students had disappeared. Funding formulas are tied to daily attendance, but so far the state hasn't penalized school districts for the lost students. The state has called for districts to increase in-person teaching to avoid losing funds in the future.

Employment fell in January (though not unexpectedly) as administrators made mid-year curriculum and staffing adjustments. The magnitude of this January's loss was in line with previous years. Taking that into consideration, the sector is 12,000 to 15,000 jobs below where it should be. Closing the gap will depend on recovering the lost students, increasing enrollment, and securing adequate state and local funding.

KEY ECONOMIC INDICATORS



Aviation — The Houston Airport System (HAS) handled 1.7 million passengers in February '21, a 60.7 percent decline from the 4.6 million handled during February '20. Though a drop from last year's volume, February reflects an increase in air travel since the onset of the COVID-19 pandemic.



Building Permits — City of Houston building permits totaled \$6.3 billion for the 12 months ending January '21, down 13.4 percent from \$7.3 billion for the same period in '21.



Crude Oil — The closing spot price for West Texas Intermediate (WTI), the U.S. benchmark for light, sweet crude, averaged \$59.04 per barrel in February '21, up 16.8 percent from \$50.54 for the same period in '20.



Foreign Trade — The Houston-Galveston Customs District handled 341.6 million metric tons ("MT") of goods and commodities in '20, a 7.2 percent increase over '19. These shipments were valued at \$196.9 billion, down 16.5 percent from '19.



Home Sales — Houston-area realtors sold 6,049 single-family homes in February '21, up 1.2 percent from February '20. The 12-month sales total for all property types (single-family, duplexes, townhomes, condos and residential lots) was 117,244 homes, up 12.3 percent from the same period in '20.



Inflation — The cost of consumer goods and services as measured by the Consumer Price Index for All Urban Consumers (CPI-U) rose 1.7 percent nationwide from February '20 to February '21, according to the U.S. Bureau of Labor Statistics. Core inflation (all items less the volatile food and energy categories) increased 1.3 percent since February '20.



Natural Gas — In February '21, natural gas averaged \$5.35 per million British thermal units (MMBtu), up 180.1 percent from \$1.91 in February the year before.



Purchasing Managers Index — The PMI, which sunk to 34.6 in April, has inched up in recent months, topping out at 49.5 in June before contracting slightly in July amid an escalation of COVID-19 cases. The February PMI of 54.3 reflects the seventh consecutive reading above 50 and the ninth above 45. Readings above 45 correlate with expansion of the overall economy, below 45 a contraction. For Houston's

goods producing sectors, however, the PMI needs to top 50 to signal expansion.



Rig Count — Baker Hughes reports 403 drilling rigs were working in the U.S. during the first week of March '21. That's down from 790 rigs the same week in March last year. The rig count has inched up steadily since bottoming at 244 in mid-August. However, it remains well below its recent peak of 1,083 in late December '18.



Sales Tax — Sales and use tax collections for the 12 most populous Houston-area cities totaled \$955.2 million in the 12 months ending January '21, down 5.5 percent from \$1.0 billion for the same period a year ago. Collections for the month of January totaled \$75.2 million, down 5.6 percent from \$79.7 million in January '20.



Unemployment — The unemployment rate for metro Houston was 8.3 percent in January '21, up from 7.6 percent in December '20 and 4.1 percent in December '20. The Texas rate was 7.3 percent, up from 6.7 percent in December and 3.7 percent in January of last year. The U.S. rate was 6.8 percent, up from 6.5 percent in December and 4.0 last January. The rates are not seasonally adjusted.

STAY UP-TO-DATE

For past issues of **Economy at a Glance**, click [here](#).

If you are not a member of the Greater Houston Partnership and would like to subscribe to **Economy at a Glance**, please click [here](#) and enter your email address. For information about joining the Greater Houston Partnership, call Member Engagement at 713-844-3683.

The Key Economic Indicators table is **updated whenever any data change** — typically, six or so times per month. If you would like to receive these updates by e-mail, usually accompanied by commentary, click [here](#).

Elizabeth Balderrama, Heath Duran, Annaissa Flores, Patrick Jankowski, Roel Martinez and Josh Pherigo contributed to this issue of Houston, The Economy at a Glance.

HOUSTON ECONOMIC INDICATORS

A Service of the Greater Houston Partnership

3/18/2021

	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	Mar '21	403	790	-49.0	384 *	791 *	-51.5
Spot Crude Oil Price (\$/bbl, West Texas Intermediate)	Feb '21	59.04	50.54	16.8	55.53 *	54.03 *	2.8
Spot Natural Gas (\$/MMBtu, Henry Hub)	Feb '21	5.35	2.22	141.0	4.03 *	1.97 *	104.6
UTILITIES AND PRODUCTION							
Houston Purchasing Managers Index	Feb '21	53.4	53.5	8.2	46.8 *	55.0 *	4.1
Top 12 Houston Cities' Sales and Use Tax Collections	Jan '21	N 75,228,306	79,685,895	-5.6	75,228,306	79,685,895	-5.6
CONSTRUCTION							
Total Building Contracts (\$, Houston MSA)	Apr '20	1,597,259,000	1,640,963,000	-2.7	6,676,217,000	6,450,605,000	3.5
Nonresidential	Apr '20	660,591,000	580,974,000	13.7	2,981,752,000	2,580,554,000	15.5
Residential	Apr '20	936,668,000	1,059,989,000	-11.6	3,694,465,000	3,870,051,000	-4.5
Building Permits (\$, City of Houston)	Sep '20	744,274,696	720,561,429	3.3	5,145,119,243	5,745,886,197	-10.5
Nonresidential	Sep '20	509,889,787	364,736,399	39.8	3,063,942,773	3,561,092,825	-14.0
<i>New Nonresidential</i>	Sep '20	322,233,928	110,921,735	190.5	1,362,993,089	1,528,106,140	-10.8
<i>Nonresidential Additions/Alterations/Conversions</i>	Sep '20	187,655,859	253,814,664	-26.1	1,700,949,684	2,032,986,685	-16.3
Residential	Sep '20	234,384,909	355,825,030	-34.1	2,081,176,470	2,184,793,372	-4.7
<i>New Residential</i>	Sep '20	206,402,570	329,457,756	-37.4	1,814,646,406	1,867,655,293	-2.8
<i>Residential Additions/Alterations/Conversions</i>	Sep '20	27,982,339	26,367,274	6.1	266,530,064	317,138,079	-16.0
HOME SALES							
Property Sales	Feb '21	6,049	5,979	1.2	12,065	10,748	12.3
Median Sales Price (Single-Family Detached)	Feb '21	275,900	245,000	12.6	269,700 *	240,000 *	12.4
Active Listings	Feb '21	23,933	38,517	-37.9	25,102 *	39,108 *	-35.8
EMPLOYMENT (Houston-The Woodlands-Sugar Land MSA)							
Nonfarm Payroll Employment	Dec '20	3,068,200	3,209,500	-4.4	3,033,833 *	3,156,225 *	-3.9
Goods Producing (Natural Resources/Mining/Const/Mfg)	Dec '20	494,700	555,000	-10.9	508,983 *	552,742 *	-7.9
Service Providing	Dec '20	2,573,500	2,654,500	-3.1	2,524,850 *	2,603,483 *	-3.0
Unemployment Rate (%) - Not Seasonally Adjusted							
Houston-Sugar Land-Baytown MSA	Dec '20	8.0	3.6		8.6 *	3.8 *	
Texas	Dec '20	7.1	3.3		7.8 *	3.5 *	
U.S.	Dec '20	6.5	3.4		8.1 *	3.7 *	
FOREIGN TRADE (Houston-Galveston Customs District)							
Total Trade (\$000,000)	Dec '20	18,252	21,013	-13.1	196,896	237,072	-16.9
Exports (\$000,000)	Dec '20	12,519	14,420	-13.2	129,500	151,258	-14.4
Imports (\$000,000)	Dec '20	5,733	6,593	-13.0	67,396	85,814	-21.5
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)	Jan '21	2,031,024	4,754,541	-57.3	2,031,024	49,513,361	-95.9
Domestic Passengers	Jan '21	1,699,294	3,730,536	-54.4	1,699,294	3,730,536	-54.4
International Passengers	Jan '21	331,730	1,024,005	-67.6	331,730	1,024,005	-67.6
Air Freight (metric tons)	Jan '21	39,754	42,748	-7.0	79,657	78,454	-7.0
CONSUMERS							
New Car and Truck Sales (Units, Houston MSA)	Jan '20	26,110	32,794	-20.4	26,110	32,794	-20.4
Cars	Jan '20	6,245	8,375	-25.4	6,245	8,375	-25.4
Trucks/SUVs	Jan '20	19,865	24,419	-18.6	19,865	24,419	-18.6
Total Retail Sales (\$000,000, Houston MSA, NAICS Basis)	Q3/20	29,770.8	32,125.5	-7.3	84,486.7	91,650.9	-7.8
Consumer Price Index for All Urban Consumers ('82-'84=100)							
Houston-Galveston-Brazoria CMSA	Feb '21	232.4	230.1	1.0	231.9 *	231.9 *	0.0
United States	Feb '21	263.0	258.7	1.7	262.3 *	258.3 *	1.5
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
Spot WTI, Spot Natural Gas
Houston Purchasing Managers Index
Electricity
Building Construction Contracts
City of Houston Building Permits
MLS Data
Employment
Foreign Trade
Aviation
New Car and Truck Sales
Retail Sales
Consumer Price Index
Hotels

Baker Hughes, a GE company
U.S. Energy Information Administration
Institute for Supply Management - Houston, Inc.
CenterPoint Energy
Dodge Data and Analytics
Building Permit Department, City of Houston
Houston Association of Realtors
Texas Labor Market Information
U.S. Census Bureau
Houston Airport System
TexAuto Facts Report, InfoNation, Inc., Sugar Land TX
State Comptroller's Office
U.S. Bureau of Labor Statistics
CBRE Hotels



HOUSTON MSA NONFARM PAYROLL EMPLOYMENT (000)

	Jan '21	Dec '20	Jan '20	Change from		% Change from	
				Dec '20	Jan '20	Dec '20	Jan '20
Total Nonfarm Payroll Jobs	2,947.8	2,995.7	3,161.9	-47.9	-214.1	-1.6	-6.8
Total Private	2,539.2	2,575.6	2,743.0	-36.4	-203.8	-1.4	-7.4
Goods Producing	469.0	475.9	543.2	-6.9	-74.2	-1.4	-13.7
Service Providing	2,478.8	2,519.8	2,618.7	-41.0	-139.9	-1.6	-5.3
Private Service Providing	2,070.2	2,099.7	2,199.8	-29.5	-129.6	-1.4	-5.9
Mining and Logging	67.1	66.3	77.6	0.8	-10.5	1.2	-13.5
Oil & Gas Extraction	32.7	34.6	36.5	-1.9	-3.8	-5.5	-10.4
Support Activities for Mining	32.1	30.2	39.6	1.9	-7.5	6.3	-18.9
Construction	198.1	200.9	231.0	-2.8	-32.9	-1.4	-14.2
Manufacturing	203.8	208.7	234.6	-4.9	-30.8	-2.3	-13.1
Durable Goods Manufacturing	123.4	125.9	150.1	-2.5	-26.7	-2.0	-17.8
Nondurable Goods Manufacturing	80.4	82.8	84.5	-2.4	-4.1	-2.9	-4.9
Wholesale Trade	159.6	158.5	170.4	1.1	-10.8	0.7	-6.3
Retail Trade	294.1	303.5	303.7	-9.4	-9.6	-3.1	-3.2
Transportation, Warehousing and Utilities	166.3	171.6	160.2	-5.3	6.1	-3.1	3.8
Utilities	17.2	17.2	17.0	0.0	0.2	0.0	1.2
Air Transportation	18.5	18.4	21.0	0.1	-2.5	0.5	-11.9
Truck Transportation	26.6	26.7	27.5	-0.1	-0.9	-0.4	-3.3
Pipeline Transportation	11.5	11.6	12.2	-0.1	-0.7	-0.9	-5.7
Information	28.7	29.0	32.7	-0.3	-4.0	-1.0	-12.2
Telecommunications	12.7	12.8	13.5	-0.1	-0.8	-0.8	-5.9
Finance & Insurance	104.2	104.5	104.0	-0.3	0.2	-0.3	0.2
Real Estate & Rental and Leasing	58.5	58.8	64.0	-0.3	-5.5	-0.5	-8.6
Professional & Business Services	478.1	483.8	507.5	-5.7	-29.4	-1.2	-5.8
Professional, Scientific & Technical Services	231.1	232.1	244.7	-1.0	-13.6	-0.4	-5.6
Legal Services	27.6	28.0	27.7	-0.4	-0.1	-1.4	-0.4
Accounting, Tax Preparation, Bookkeeping	25.5	24.7	27.0	0.8	-1.5	3.2	-5.6
Architectural, Engineering & Related Services	66.1	65.0	74.8	1.1	-8.7	1.7	-11.6
Computer Systems Design & Related Services	35.3	35.5	34.2	-0.2	1.1	-0.6	3.2
Admin & Support/Waste Mgt & Remediation	202.5	206.2	215.2	-3.7	-12.7	-1.8	-5.9
Administrative & Support Services	189.7	193.1	203.3	-3.4	-13.6	-1.8	-6.7
Employment Services	70.0	72.6	74.1	-2.6	-4.1	-3.6	-5.5
Educational Services	61.1	61.9	64.8	-0.8	-3.7	-1.3	-5.7
Health Care & Social Assistance	332.0	336.1	346.1	-4.1	-14.1	-1.2	-4.1
Arts, Entertainment & Recreation	25.2	25.8	34.8	-0.6	-9.6	-2.3	-27.6
Accommodation & Food Services	257.6	261.4	295.3	-3.8	-37.7	-1.5	-12.8
Other Services	104.8	104.8	116.3	0.0	-11.5	0.0	-9.9
Government	408.6	420.1	418.9	-11.5	-10.3	-2.7	-2.5
Federal Government	30.5	31.7	30.2	-1.2	0.3	-3.8	1.0
State Government	90.9	90.8	91.5	0.1	-0.6	0.1	-0.7
State Government Educational Services	52.9	52.9	53.6	0.0	-0.7	0.0	-1.3
Local Government	287.2	297.6	297.2	-10.4	-10.0	-3.5	-3.4
Local Government Educational Services	192.5	201.8	204.8	-9.3	-12.3	-4.6	-6.0

SOURCE: Texas Workforce Commission