

# THE ECONOMY AT A GLANCE

## HOUSTON



GREATER HOUSTON  
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### HOME SWEET HOME

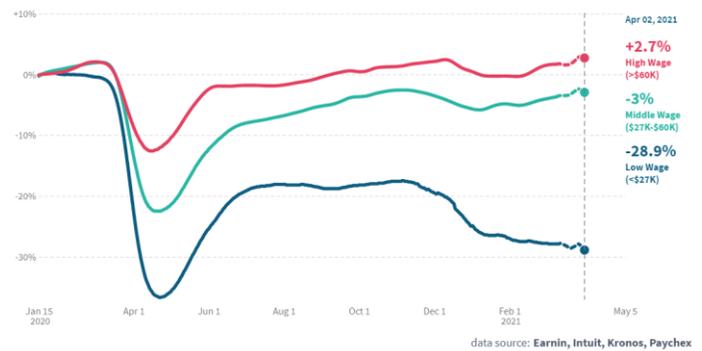
Houston is set for another banner year in home sales. Zonda, a national real estate consulting firm, expects builders to break ground on as many as 36,000 single-family homes this year. That’s in line with last year’s robust construction. Regarding resale homes, John Burns Consulting expects Houston brokers to close on 105,800 this year, up from 91,567 in ’20.<sup>1</sup>

Houston’s housing market is part of a national trend. Data from the U.S. Department of Housing and Urban Development show the nation is on track to build 1.3 million new homes in ’21, the fastest pace since December ’08. The National Association of Realtors forecasts existing home sales to top 6.0 million this year, up from 5.6 million last year. That’s more than at any time since the housing bubble 15 years ago.

Several factors, not just low interest rates, are driving the boom. It helps that the U.S. is enjoying robust economic growth. The [U.S. Bureau of Economic Analysis](#) reports real gross domestic product (GDP) grew at a 6.4 percent annual rate in Q1/21, the fastest rate of growth since Q1/03.

The robust recovery has boosted job growth. The U.S. has recouped 14.1 million of the 22.4 million jobs lost in the COVID-19 pandemic. Through the first four months of this year, the nation has created 1.8 million jobs. Though April job growth was weaker than expected, the nation should add 4.0 to 6.0 million jobs this year.

Job growth is especially strong for occupations at the high end of the wage scale. According to [Economic Tracker](#), a recovery monitoring tool developed by economists at Harvard University, the U.S. now has more jobs paying \$60,000 or above than it did prior to the recession. That suggests there are more workers with the wherewithal to purchase a home than prior to the recession.



Household finances are also in the best shape they’ve been in years. Only 2.1 percent of all credit card debt was delinquent in Q4/20, down from 6.8 percent at the height of the Great Recession, according to the [Federal Reserve Board of Governors](#). And debt service as a percent of disposable personal income is the lowest it’s been since the Fed started keeping track in the early ’80s.

### Household Debt Service as Percent of Disposable Income



Source: U.S. Federal Reserve

<sup>1</sup> John Burns Consulting tracks and reports on a market that’s somewhat larger than the nine-county metro Houston area.

During the pandemic, Americans were forced to stay home. No travel. No dining out. No tickets to the opera, baseball, football, or ballet. Much of the money that would have been spent in these pursuits was saved, leaving many with a nest egg they could use as a down payment. Personal saving as a share of disposable personal income rose from 8.3 percent prior to the pandemic to 33.7 percent at the height of the pandemic.

The three stimulus packages passed by Congress since March of last year have helped as well. According to a recent survey by the [Federal Reserve Bank of New York](#), many Americans who received stimulus checks used the money to either pay off debts or save for a major purchase.

And of course, it helps that interest rates are at their lowest level in 30 years, making monthly payments more affordable. In early May, the average fixed rate for a 30-year mortgage was 2.96 percent, compared to 3.65 percent in January '20 and 4.51 percent in January '19.

**Average 30-Year Fixed Mortgage Rate**



Source: Freddie Mac

Demographics have helped as well. Millennials, who now comprise the largest living cohort, have arrived at the age where they're forming new households and buying their first home. According to CoreLogic, a real estate data analytics firm, millennials accounted for 54 percent of all home purchases in '20, up from 34 percent in '14.

And although many businesses have either reopened or soon will, employees will continue to work from home, at least part-time, and are looking for homes more conducive to working remotely.

The surge in demand has cause home prices to soar. In March, the median single-family home in the U.S. sold for a record \$334,500, up 18.4 percent from March '20, and typically spent just 18 days on the market, according to the National Association of Realtors.

## The Houston Market

Houston has always been an affordable housing market. Depending on one's perspective, it still is. The median price for an existing home sold in Houston was \$273,700 in Q4/20, compared to \$447,915 for the nation's 20 most populous metros. Remove outliers like San Francisco and San Diego from the calculations and the major metro average drops \$399,239, still well above the Houston average.

**Median Home Price, Q4/20, Selected Metro Areas**

Metro	Price	Metro	Price
San Francisco	\$1,140,000	Phoenix	\$354,700
San Diego	740,000	Minneapolis	323,300
Los Angeles	688,700	Dallas	296,900
Seattle	614,700	Chicago	292,100
Boston	579,100	Tampa	287,000
Denver	512,500	Philadelphia	282,700
New York*	502,500	Atlanta	275,200
Washington, D.C.	483,800	<b>Houston</b>	<b>273,000</b>
Riverside	450,000	Detroit	226,500
Miami	425,000	St. Louis	210,600

Source: National Association of Realtors

Home prices in Houston are appreciating near the national rate. Data provided by the Houston Association of Realtors shows that over the past 12 months the average sales price for an existing single-family home rose 16.0 percent, or \$40,000. Prior to the current boom, housing in Houston appreciated at a 3.0 to 4.0 percent average annual rate.

Price rises in Houston haven't been as steep as in other markets because local builders are more able to adapt their product to local market conditions. According to Zonda, three-fourths of all new homes sold in metro Houston over the past 12 months were priced between \$200,000 and \$400,000, the "sweet spot" for home prices in Houston.

Developers can hit that sweet spot by building on narrower lots, constructing smaller homes, and building further out from town. Traditionally, builders start homes on lots 50- to 60- feet wide, and those still comprise over half of the lots. But developers now offer homes on lots 40- to 45-feet wide. A few developers build on even narrower lots. As a group, the smaller lots now account for roughly one-third of new homes in the region. Subdivisions are sprouting up even further from town where land is less expensive. According to Zonda, one of the fastest growing segments locally is for subdivisions 40 miles or more from downtown.

If you're a homeowner, now is a good time to sell. Prices of single-family homes are up 10 percent since the first of the year and many sellers receive six or seven offers on their

homes. According to Redfin, an online real estate brokerage firm, one-fourth of all homes sold in March closed above their asking price. That's tame compared to other markets. In Austin, 62.9 percent of all homes closed above the asking price. In Dallas, it was 43.4 percent. The national average is 39.2 percent.

#### SHARE OF HOMES SOLD ABOVE LIST PRICE

Selected Metros, For the 4 Weeks Ending March 30, 2021

Metro	Percent	Metro	Percent
San Jose	70.9	Phoenix	47.9
Salt Lake City	64.5	Dallas	43.4
Austin	62.9	Atlanta	40.0
Denver	62.5	San Antonio	33.9
Seattle	59.8	Tampa	28.5
San Francisco	59.4	Philadelphia	27.9
San Diego	56.6	Chicago	27.2
Los Angeles	54.8	Houston	25.5
Boston	53.7	New York	18.9
Washington, D.C.	51.5	Miami	12.0

Source: www. Redfin.com

Prices will continue to rise as demand continues to outstrip supply. In early May, HAR listed only 10,908 single-family homes for sale in its database, down from 24,082 in May the year before. That's the lowest level of single-family inventory on record.

If they could, developers would step up and build more houses to meet demand, but they are facing several constraints. For one, there's a shortage of vacant lots. It takes 18 to 24 months to plan a subdivision and install the streets, sewers and other infrastructure before home construction begins. Supply was tight prior to the pandemic and now land developers just can't keep up. Zonda's New Home Lot Supply Index has fallen 23 percent since May of last year.

Builders are also facing shortages of framing lumber, appliances, and cabinets. Supplies of lots and materials are so short some developers are hitting their sales targets the first week of the month then putting the names of potential buyers on a waiting list for when lots become available the first week of the next month.

According to John Burns, about half of Houston households can qualify for a typical starter home priced around \$220,000 and about one-third for homes priced around \$350,000. If current trends continue, even fewer will qualify in the future.

#### SAMPLE HOUSTON HOME AFFORDABILITY CALCULATIONS

Purchase Price	Down Payment	Monthly Payment	Income to Qualify	Qualifying Households
\$220,720	\$11,036	\$1,723	\$59,100	56%
\$349,200	\$17,461	\$2,725	\$93,400	37%

Examples are for a buyer with a FICO score of 675 or above on FHA mortgage at 95% of the home value with a 5% down payment, monthly payment includes principal, interest, property taxes, property insurance, and mortgage insurance.

Source: John Burns Consulting

#### SAVE THE DATE

Join us for the annual **State of Houston's Global Economy** on **May 26th** to hear Patrick Jankowski, the Partnership's Senior Vice President of Research, deliver his annual Global Houston report, which examines Houston's place in the global market. A panel discussion will follow on **May 27th** with four experts on the global economy. [Register here.](#) The event is being held as part of the Partnership's celebration of International Business Month. Throughout May, the Partnership will offer programming designed to highlight the Houston region's strength as a great global metro.

#### GROWTH IN THE TIME OF COVID

Metro Houston added 91,000 residents in '20, boosting the region's population to over 7.1 million. Among the nation's 20 most populous metro areas, Houston ranked third in population growth, behind Dallas-Fort Worth and Phoenix.

#### POPULATION GAINS, MOST POPULOUS METROS, '19 – '20

Rank	Metro	Population	Change
1	New York	19,124,359	-108,135
2	Los Angeles	13,109,903	-72,550
3	Chicago	9,406,638	-47,644
4	Dallas-Ft Worth	7,694,138	119,748
<b>5</b>	<b>Houston</b>	<b>7,154,478</b>	<b>91,078</b>
6	Washington	6,324,629	27,175
7	Miami	6,173,008	8,121
8	Philadelphia	6,107,906	3,129
9	Atlanta	6,087,762	60,531
10	Phoenix	5,059,909	106,008
11	Boston	4,878,211	1,940
12	San Francisco	4,696,902	-27,114
13	Riverside	4,678,371	35,523
14	Detroit	4,304,136	-15,277
15	Seattle	4,018,598	40,813
16	Minneapolis	3,657,477	17,585
17	San Diego	3,332,427	1,968
18	Tampa	3,243,963	43,843
19	Denver	2,991,231	26,420
20	St. Louis	2,805,473	-144

Source: U.S. Census Bureau

Several metros lost population as employers closed their offices and allowed their employees to work remotely. Many of those employees relocated to areas with lower costs of living or to be closer to their families. Population growth from other sources (births, international migration) wasn't enough to offset these losses.

Among all the nation's metro areas, in '20 Houston ranked:

- Eleventh in domestic migration
- Third in international migration
- Fifth in total migration (domestic plus international)
- Fifth in births
- Seventh in deaths
- Second in natural increase (i.e., births minus deaths)

Over the past decade, Houston has just under 1.0 million residents, growth slowing considerably in recent years. That said, Houston's population should exceed 7.2 million when the U.S. Census Bureau releases its estimates for '21. Last year's growth was marginally better than the year before. Houston has been stuck in a rut since '17, unable to repeat the population gains logged earlier in the decade.

#### METRO HOUSTON POPULATION GROWTH

Year	#	%	Year	#	%
'01	123,903	2.7	'11	108,823	1.8
'02	118,789	2.5	'12	127,111	2.1
'03	148,230	3.0	'13	144,503	2.3
'04	96,865	1.9	'14	171,753	2.7
'05	101,385	2.0	'15	171,428	2.6
'06	190,023	3.6	'16	135,512	2.0
'07	117,835	2.2	'17	92,597	1.4
'08	135,669	2.4	'18	76,038	1.1
'09	149,924	2.6	'19	88,452	1.3
'10	95,225	1.6	'20	91,078	1.3

Source: U.S. Census Bureau

#### Domestic Migration

Houston seems to have turned the corner on domestic migration. In '17 and '18, more people left Houston than moved here from other parts of the U.S. But the region eked out domestic gains in '19 and added to them in '20. The loss in '17 can be blamed on a weak economy. The loss in '18 was due to Hurricane Harvey. But job growth picked up in '19 and people found a reason to move here in '20 despite the pandemic. However, domestic migration is a fraction of what it was earlier in the decade.

#### International Migration

International migration, which peaked in '15, continues to dwindle. International migration includes ex-pat workers

called home from overseas, foreign workers assigned to multi-national companies in Houston, military personnel redeployed stateside, international students enrolling at local universities, temporary workers in the U.S. on H1-B and H2-B visas, refugees placed in the city by relief agencies, and immigrants (documented and undocumented) who left their homeland for better lives in America. Several factors likely contributed to weak international migration in '20—more interdictions at the border, anti-immigrant rhetoric coming out of Washington, and the weak economy.

#### HISTORIC MIGRATION, METRO HOUSTON

Yr	Domestic	International	Yr	Domestic	International
'01	4,532	40,294	'11	23,581	26,030
'02	24,472	37,990	'12	39,042	29,948
'03	2,824	33,099	'13	54,770	31,711
'04	6,370	30,221	'14	66,988	42,715
'05	6,104	31,686	'15	62,064	46,309
'06	See note		'16	27,136	44,442
'07	19,466	28,779	'17	-9,472	42,747
'08	37,158	27,876	'18	-10,274	32,132
'09	49,662	27,996	'19	6,028	31,152
'10	26,952	32,183	'20	19,760	24,587

Note: population growth data for '06 is skewed due to the influx of refugees from Hurricane Katrina.

Source: U.S. Census Bureau

#### Positive Natural Increase

The net natural increase in Houston's population (i.e., resident births minus resident deaths) has helped offset weak migration in previous years. But that slipped somewhat in '20. The number of births in Houston has held constant in recent years but the number of deaths ticked up, presumably due to COVID-19.

#### HISTORIC NATURAL INCREASE, METRO HOUSTON

Year	Increase	Births	Deaths
'11	59,225	92,011	32,786
'12	57,845	91,507	33,662
'13	57,307	93,047	35,740
'14	60,925	97,398	36,473
'15	62,699	100,689	37,990
'16	63,884	102,808	38,924
'17	59,098	98,810	39,712
'18	54,024	95,966	41,942
'19	51,220	94,919	43,699
'20	46,724	94,996	48,272

Source: U.S. Census Bureau

## KEY ECONOMIC INDICATORS



**Aviation** — The Houston Airport System (HAS) handled 3.0 million passengers in March '21, an 18.5 percent increase from the 2.6 million handled during March '20.



**Building Permits** — City of Houston building permits totaled \$6.3 billion for the 12 months ending February '21, down 13.5 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 \$62.33 per barrel in March '21, up 113.4 percent from \$29.21 for the same period in '20.



**Foreign Trade** — The Houston-Galveston Customs District handled 22,000 million metric tons (“MT”) of goods and commodities in the first two months of '21, a 30.5 percent decrease over '20. These shipments were valued at \$14.9 billion, down 25.0 percent from '20.



**Home Sales** — Houston-area realtors sold 9,105 single-family homes in April '21, up 47.4 percent from April '20. The 12-month sales total for all property types (single-family, duplexes, townhomes, condos and residential lots) was 124,142 homes, up 19.6 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 4.2 percent nationwide from April '20 to April '21, according to the U.S. Bureau of Labor Statistics. Core inflation (all items less the volatile food and energy categories) increased 3.0 percent since April '20.



**Natural Gas** — In March '21, natural gas averaged \$2.62 per million British thermal units (MMBtu), up 46.4 percent from \$1.79 in March the year before.



**Purchasing Managers Index** —The April '21 PMI of 53.4 reflects the ninth consecutive reading above 50 and the eleventh 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 432 drilling rigs were working in the U.S. during the second week of April '21. That’s down from 664 rigs the same week in April 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 \$971.4 million in the 12 months ending March '21, down 3.1 percent from \$1.0 billion for the same period a year ago. Collections for the month of March totaled \$102.5 million, up 23.0 percent from \$83.3 million in March '20.



**Unemployment** — The unemployment rate for metro Houston was 8.0 percent in March '21, down from 8.4 percent in February '21 and up from 5.5 percent in March '20. The Texas rate was 7.2 percent, down from 7.5 percent in February and up from 3.3 percent in March of last year. The U.S. rate was 6.2 percent, down from 6.6 percent in February and up from 3.4 percent last February. The rates are not seasonally adjusted.

### **STAY UP-TO-DATE**

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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

5/12/2021

	Month	MONTHLY DATA			YEAR-TO-DATE TOTAL or YTD AVERAGE*		
		Most Recent	Year Earlier	% Change	Most Recent	Year Earlier	% Change
<b>ENERGY</b>							
U.S. Active Rotary Rigs	Apr '21	432	664	-34.9	395 *	771 *	-48.8
Spot Crude Oil Price (\$/bbl, West Texas Intermediate)	Mar '21	62.33	29.21	113.4	57.79 *	45.76 *	26.3
Spot Natural Gas (\$/MMBtu, Henry Hub)	Mar '21	2.62	1.79	46.4	3.56 *	1.91 *	86.4
<b>UTILITIES AND PRODUCTION</b>							
Houston Purchasing Managers Index	Apr '21	N 53.4	53.5	60.7	46.8 *	55.0 *	24.1
Top 12 Houston Cities' Sales and Use Tax Collections	Mar '21	N 102,482,193	83,315,965	23.0	246,465,792	234,720,239	5.0
Nonresidential Electric Current Sales (Mwh, CNP Service Area)	May '20	5,026,183	5,447,859	-7.7	24,381,649	24,207,598	0.7
<b>CONSTRUCTION</b>							
<b>Total Building Contracts (\$, Houston MSA)</b>	<b>Apr '20</b>	<b>1,597,259,000</b>	<b>1,640,963,000</b>	<b>-2.7</b>	<b>6,676,217,000</b>	<b>6,450,605,000</b>	<b>3.5</b>
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
<b>Building Permits (\$, City of Houston)</b>	<b>Feb '21</b>	<b>301,065,551</b>	<b>509,538,087</b>	<b>-40.9</b>	<b>940,113,888</b>	<b>1,184,675,787</b>	<b>-20.6</b>
Nonresidential	Feb '21	159,852,519	297,252,762	-46.2	623,719,287	720,094,417	-13.4
<i>New Nonresidential</i>	Feb '21	88,870,935	82,519,186	7.7	394,228,337	201,321,065	95.8
<i>Nonresidential Additions/Alterations/Conversions</i>	Feb '21	70,981,584	214,733,576	-66.9	229,490,950	518,773,352	-55.8
Residential	Feb '21	141,213,032	212,285,325	-33.5	316,394,601	464,581,370	-31.9
<i>New Residential</i>	Feb '21	124,544,648	177,652,800	-29.9	275,804,119	395,222,350	-30.2
<i>Residential Additions/Alterations/Conversions</i>	Feb '21	16,668,384	34,632,525	-51.9	40,590,482	69,359,020	-41.5
<b>HOME SALES</b>							
<b>Property Sales</b>	<b>Apr '21</b>	<b>9,105</b>	<b>6,175</b>	<b>47.4</b>	<b>30,397</b>	<b>24,434</b>	<b>24.4</b>
Median Sales Price (Single-Family Detached)	Apr '21	295,000	250,943	17.6	280,788 *	245,211 *	14.5
Active Listings	Apr '21	22,794	39,906	-42.9	23,900 *	39,475 *	-39.5
<b>EMPLOYMENT (Houston-The Woodlands-Sugar Land MSA)</b>							
<b>Nonfarm Payroll Employment</b>	<b>Feb '21</b>	<b>2,959,200</b>	<b>3,192,200</b>	<b>-7.3</b>	<b>2,953,500 *</b>	<b>3,177,050 *</b>	<b>-7.0</b>
Goods Producing (Natural Resources/Mining/Const/Mfg)	Feb '21	472,600	550,300	-14.1	470,800 *	546,750 *	-13.9
Service Providing	Feb '21	2,573,500	2,654,500	-3.1	2,524,850 *	2,603,483 *	-3.0
<b>Unemployment Rate (%) - Not Seasonally Adjusted</b>							
Houston-Sugar Land-Baytown MSA	Mar '21	N 8.0	3.6		8.2 *	4.5 *	
Texas	Mar '21	N 7.2	3.3		7.3 *	4.1 *	
U.S.	Mar '21	N 6.2	3.4		6.5 *	4.1 *	
<b>FOREIGN TRADE (Houston-Galveston Customs District)</b>							
<b>Total Trade (\$000,000)</b>	<b>Feb '21</b>	<b>14,937</b>	<b>19,925</b>	<b>-25.0</b>	<b>34,087</b>	<b>39,961</b>	<b>-14.7</b>
Exports (\$000,000)	Feb '21	10,169	14,158	-28.2	23,105	27,434	-15.8
Imports (\$000,000)	Feb '21	4,768	5,767	-17.3	10,982	12,527	-12.3
<b>TRANSPORTATION</b>							
<b>Port of Houston Authority Shipments (Short Tons)</b>	<b>Feb '20</b>	<b>3,670,961</b>	<b>3,348,160</b>	<b>9.6</b>	<b>7,673,732</b>	<b>7,339,092</b>	<b>4.6</b>
<b>Air Passengers (Houston Airport System)</b>	<b>Mar '21</b>	<b>3,100,092</b>	<b>2,617,083</b>	<b>18.5</b>	<b>6,857,162</b>	<b>11,767,900</b>	<b>-41.7</b>
Domestic Passengers	Mar '21	2,677,180	2,088,121	28.2	5,895,230	9,350,201	-37.0
International Passengers	Mar '21	422,912	528,962	-20.0	961,932	2,417,699	-60.2
<b>Air Freight (metric tons)</b>	<b>Mar '21</b>	<b>43,650</b>	<b>38,570</b>	<b>13.2</b>	<b>79,657</b>	<b>78,454</b>	<b>-4.5</b>
<b>CONSUMERS</b>							
<b>New Car and Truck Sales (Units, Houston MSA)</b>	<b>Mar '21</b>	<b>30,177</b>	<b>23,697</b>	<b>27.3</b>	<b>74,078</b>	<b>78,963</b>	<b>-6.2</b>
Cars	Mar '21	7,617	5,913	28.8	17,868	20,244	-11.7
Trucks/SUVs	Mar '21	22,560	17,784	26.9	56,210	58,719	-4.3
<b>Total Retail Sales (\$000,000, Houston MSA, NAICS Basis)</b>	<b>Q3/20</b>	<b>29,770.8</b>	<b>32,125.5</b>	<b>-7.3</b>	<b>84,486.7</b>	<b>91,650.9</b>	<b>-7.8</b>
<b>Consumer Price Index for All Urban Consumers ('82-'84=100)</b>							
Houston-Galveston-Brazoria CMSA	Apr '21	N 236.6	226.4	4.5	233.7 *	228.6 *	2.3
United States	Apr '21	N 267.1	256.4	4.2	264.1 *	257.8 *	2.5
<b>Hotel Performance (Houston MSA)</b>							
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)

	Mar '21	Feb '21	Mar '20	Change from		% Change from	
				Feb '21	Mar '20	Feb '21	Mar '20
<b>Total Nonfarm Payroll Jobs</b>	<b>2,999.2</b>	<b>2,965.0</b>	<b>3,174.2</b>	<b>34.2</b>	<b>-175.0</b>	<b>1.2</b>	<b>-5.5</b>
<i>Total Private</i>	<i>2,583.2</i>	<i>2,546.8</i>	<i>2,744.2</i>	<i>36.4</i>	<i>-161.0</i>	<i>1.4</i>	<i>-5.9</i>
<i>Goods Producing</i>	<i>482.2</i>	<i>475.7</i>	<i>548.2</i>	<i>6.5</i>	<i>-66.0</i>	<i>1.4</i>	<i>-12.0</i>
<i>Service Providing</i>	<i>2,517.0</i>	<i>2,489.3</i>	<i>2,626.0</i>	<i>27.7</i>	<i>-109.0</i>	<i>1.1</i>	<i>-4.2</i>
<i>Private Service Providing</i>	<i>2,101.0</i>	<i>2,071.1</i>	<i>2,196.0</i>	<i>29.9</i>	<i>-95.0</i>	<i>1.4</i>	<i>-4.3</i>
Mining and Logging	68.6	68.1	77.5	0.5	-8.9	0.7	-11.5
Oil & Gas Extraction	33.6	33.5	36.3	0.1	-2.7	0.3	-7.4
Support Activities for Mining	33.4	32.9	39.8	0.5	-6.4	1.5	-16.1
Construction	206.1	199.6	237.1	6.5	-31.0	3.3	-13.1
Manufacturing	207.5	208.0	233.6	-0.5	-26.1	-0.2	-11.2
Durable Goods Manufacturing	127.2	127.0	149.2	0.2	-22.0	0.2	-14.7
Nondurable Goods Manufacturing	80.3	81.0	84.4	-0.7	-4.1	-0.9	-4.9
Wholesale Trade	159.9	159.7	170.1	0.2	-10.2	0.1	-6.0
Retail Trade	294.9	294.2	299.0	0.7	-4.1	0.2	-1.4
Transportation, Warehousing and Utilities	169.9	167.6	156.6	2.3	13.3	1.4	8.5
Utilities	17.2	17.2	16.9	0.0	0.3	0.0	1.8
Air Transportation	18.6	18.7	21.0	-0.1	-2.4	-0.5	-11.4
Truck Transportation	26.6	26.6	27.5	0.0	-0.9	0.0	-3.3
Pipeline Transportation	11.5	11.5	12.4	0.0	-0.9	0.0	-7.3
Information	28.6	28.7	32.1	-0.1	-3.5	-0.3	-10.9
Telecommunications	12.7	12.7	13.3	0.0	-0.6	0.0	-4.5
Finance & Insurance	104.1	104.0	104.4	0.1	-0.3	0.1	-0.3
Real Estate & Rental and Leasing	58.5	58.1	63.9	0.4	-5.4	0.7	-8.5
Professional & Business Services	486.7	477.3	511.1	9.4	-24.4	2.0	-4.8
Professional, Scientific & Technical Services	236.8	232.6	246.1	4.2	-9.3	1.8	-3.8
<i>Legal Services</i>	<i>27.8</i>	<i>27.7</i>	<i>27.9</i>	<i>0.1</i>	<i>-0.1</i>	<i>0.4</i>	<i>-0.4</i>
<i>Accounting, Tax Preparation, Bookkeeping</i>	<i>25.9</i>	<i>26.1</i>	<i>27.1</i>	<i>-0.2</i>	<i>-1.2</i>	<i>-0.8</i>	<i>-4.4</i>
<i>Architectural, Engineering &amp; Related Services</i>	<i>66.6</i>	<i>64.0</i>	<i>75.3</i>	<i>2.6</i>	<i>-8.7</i>	<i>4.1</i>	<i>-11.6</i>
<i>Computer Systems Design &amp; Related Services</i>	<i>34.7</i>	<i>35.5</i>	<i>33.5</i>	<i>-0.8</i>	<i>1.2</i>	<i>-2.3</i>	<i>3.6</i>
Admin & Support/Waste Mgt & Remediation	205.2	200.0	217.6	5.2	-12.4	2.6	-5.7
<i>Administrative &amp; Support Services</i>	<i>192.3</i>	<i>187.2</i>	<i>205.8</i>	<i>5.1</i>	<i>-13.5</i>	<i>2.7</i>	<i>-6.6</i>
<i>Employment Services</i>	<i>69.5</i>	<i>68.0</i>	<i>74.9</i>	<i>1.5</i>	<i>-5.4</i>	<i>2.2</i>	<i>-7.2</i>
Educational Services	62.9	63.0	65.0	-0.1	-2.1	-0.2	-3.2
Health Care & Social Assistance	334.6	332.1	346.6	2.5	-12.0	0.8	-3.5
Arts, Entertainment & Recreation	27.3	25.6	36.4	1.7	-9.1	6.6	-25.0
Accommodation & Food Services	267.9	257.6	293.6	10.3	-25.7	4.0	-8.8
Other Services	105.7	103.2	117.2	2.5	-11.5	2.4	-9.8
Government	416.0	418.2	430.0	-2.2	-14.0	-0.5	-3.3
Federal Government	30.5	30.6	30.3	-0.1	0.2	-0.3	0.7
State Government	91.9	91.7	92.6	0.2	-0.7	0.2	-0.8
<i>State Government Educational Services</i>	<i>53.6</i>	<i>53.6</i>	<i>54.1</i>	<i>0.0</i>	<i>-0.5</i>	<i>0.0</i>	<i>-0.9</i>
Local Government	293.6	295.9	307.1	-2.3	-13.5	-0.8	-4.4
<i>Local Government Educational Services</i>	<i>196.6</i>	<i>199.7</i>	<i>214.2</i>	<i>-3.1</i>	<i>-17.6</i>	<i>-1.6</i>	<i>-8.2</i>

SOURCE: Texas Workforce Commission