

Outlook for the Texas Economy



LUIS B. TORRES
RESEARCH ECONOMIST

WESLEY MILLER
RESEARCH ASSOCIATE

PAIGE SILVA
RESEARCH ASSOCIATE

JACOB STRAUS
RESEARCH INTERN

About this Report	3
March 2021 Summary	4
Economic Activity	12
Texas Business Cycle Index and Leading Index	12
Major Metros Business Cycle Index	12
Consumer Confidence Index	13
Total Resident Population	13
Major Metros Total Resident Population	14
Financial Activity	15
30-Year Mortgage Rate and Ten-Year Bond Yield	15
Texas Mortgage Applications	15
Fixed 30-Year Mortgage Rates	16
Housing	17
Housing Sales	17
Texas Residential Construction Index	17
Major Metros Residential Leading Construction Index	18
Energy	19
Crude Oil and Natural Gas Prices	19
Texas Production of Crude Oil and Rig Count	19
Employment	20
Employment Growth Rate	20
Unemployment Rate	20
Major Metros Unemployment Rate.....	21
Unemployment Insurance Claims: Initial Applications	21
Unemployment Insurance Claims: Continued Applications	22
Labor Force Participation Rate.....	22
Total Private Employee Hourly Earnings.....	23
Major Metros Total Private Employee Hourly Earnings	23
Major Metros Employment Growth Rate	24
Manufacturing	25
Manufacturing Employment	25
Major Metros Manufacturing Employment.....	25
Manufacturing Employee Hourly Earnings	26
Major Metros Manufacturing Employee Hourly Earnings.....	26
Manufacturing Outlook Survey.....	27

Construction	28
Construction Employment	28
Construction Employee Hourly Earnings	28
Texas Construction Values	29
Major Metros Total Construction Values.....	29
Services	30
Services Sector Outlook Survey	30
Texas Retail Sector	30
CPI Inflation Rates	31
CPI Inflation Rates (Dallas Components)	31
Trade	32
Real Trade Weighted Value of U.S. Dollar	32
Exports (All Commodities).....	32
Manufacturing Exports.....	33
Crude Oil Exports.....	33
Texas Exports by Country	34



About this Report

Texas Real Estate Research Center economists continuously monitor many facets of the global, national, and Texas economies. *Outlook for the Texas Economy* summarizes significant state economic activity and trends. All measurements are calculated using seasonally adjusted data, and percentage changes are calculated month over month, unless stated otherwise.

This publication is designed to be a one-stop resource for economic indicators. We hope you find them as useful as we do. Your feedback is always appreciated. Send comments and suggestions to info@recenter.tamu.edu.

Dr. Luis Torres, Wesley Miller, Paige Silva, and Jacob Straus

Data current as of May 20, 2021

© 2021, Texas Real Estate Research Center. All rights reserved.



March 2021 Economic Report

2020 TX POPULATION
▲ 1.3% YOY

1Q2021 TX FORECLOSURE RATE
▼ 0.3%

WTI OIL PRICE PER BARREL
▲ \$65

NONFARM EMPLOYMENT
▲ 4.3% SAAR

U.S. CPI
▲ 2.6% YOY

Summary¹

Economic activity within Texas moderated during the first quarter of 2021 but remained on the path to recovery despite weather-related disruptions in February. Robust hiring in March resulted in solid first-quarter payroll growth, although joblessness in the Lone Star State was still higher than the national average. Moreover, inflation-adjusted headline wage numbers flattened compared with year-ago levels while initial unemployment claims surged unexpectedly. On the bright side, oil prices rebounded, contributing to increased export values.

As Gov. Greg Abbott removed business restrictions amid downward-trending new COVID-19 cases, consumer confidence improved and supported an optimistic outlook on the service-providing sector. The relative health of the state's economy and favorable business practices attracted migrants and firms from other parts of the country, bolstering population growth and housing demand. Containment of the pandemic is vital as additional waves of infection can weigh on consumer behavior and spending and slow the return to pre-pandemic conditions. However, an increase in infections is becoming less likely as vaccination rates increase.

Texas' economy extended a ninth-month improvement in March according to the **Dallas Fed's Texas Business-Cycle Index**, which rose 7.2 percent on a seasonally adjusted annualized rate (SAAR). Hiring in Central Texas pushed the Austin and San Antonio indexes up 12.5 and 8.1 percent, respectively, exceeding the state growth rate. The metric accelerated 5.4 percent in Houston and maintained a 6.7 percent pace in Dallas. Economic activity was more subdued in Fort Worth as quarterly employment contracted, increasing just 3.8 percent SAAR.

The **Texas Leading Economic Index** (a measure of *future* directional changes in the business cycle) ticked up for the 11th straight month, but the growth rate decelerated due to unfavorable currency fluctuations and a surge in initial unemployment claims. On the other hand, the **Texas Consumer Confidence Index** elevated more than 40 points to its highest level since last March amid downward-trending new COVID-19 cases and the rollback of capacity restrictions for businesses.

Recently released 2020 data revealed Texas' population rose 1.3 percent compared with nationwide growth of 0.4 percent. The rate of increase, however, has made little headway since decelerating to a three-decade low in 2018. Nevertheless, the Lone Star State ranked fifth in the nation in terms of percentage change (behind much smaller states) and first in number of residents

¹ All measurements are calculated using seasonally adjusted data, and percentage changes are calculated month-over-month, unless stated otherwise.

added (374,000). Net domestic migration to Texas accelerated for the third straight year as the state's economic health and agreeable business policies pulled residents and companies away from other parts of the country. On the other hand, international migration decreased to half of 2015 levels (current cycle peak) amid the global pandemic and the Trump administration's relatively strict immigration policies.

All of Texas' major regions matched or exceeded the state's population growth rate. The Austin Metropolitan Statistical Area (MSA) added 67,200 people, amounting to a 3 percent expansion. Dallas (1.7 percent) and San Antonio (1.6 percent) absorbed 87,800 and 40,600 residents, respectively. The percentage change in Fort Worth and Houston equaled the state average after the local populaces rose by 31,900 in the former and 91,100 in the latter. Houston was the only major metro where the natural increase (births less deaths) constituted more than half of the total gain, but the proportion declined for the second straight year as net domestic migration recovered from the 2017-18 contraction after Hurricane Harvey.

During widespread local and federal foreclosure and eviction moratoria, foreclosure inventories ticked down to 0.3 percent in Texas, lower than the national rate of 0.5 percent, during 1Q2021. The metric, however, is likely to increase in the second half of the year if the Federal Housing Finance Agency foreclosure and REO eviction moratoria for properties owned by Fannie Mae and Freddie Mac (the Enterprises) and the nationwide eviction moratorium for qualifying renters through the Centers for Disease Control and Prevention are not extended. They are currently set to expire June 30, 2021. The Consumer Financial Protection Bureau has proposed a new rule that would block mortgage servicers from starting the foreclosure process until after Dec. 31, 2021, but a final decision has not been made.

The Mortgage Bankers Association's seriously delinquent rate (mortgages more than 90 days past due) declined within Texas for the first time since 3Q2019 to 5.4 percent, or about 13,700 loans. The number of seriously delinquent loans was equal to 30 percent of the state's supply of active listings during March in a market with only 1.4 months of inventory. Texas' delinquency rate for loans less than 90 days past due also decreased in 1Q2021 as the national forbearance rate trended downward during the year. The U.S. Census Bureau's Household Pulse Survey for Week 27 (March 17 – 29) indicated that roughly 9 percent of leveraged homeowners were behind on payments, and 1 percent see foreclosure as "somewhat likely."

Climbing oil prices, accelerating vaccination rates, and optimistic national economic data during the first quarter resulted in higher growth and inflation expectations for 2021. The **ten-year U.S. Treasury bond yield** increased to 1.6 percent² in March, recovering to pre-pandemic levels. The **Federal Home Loan Mortgage Corporation's 30-year fixed-rate** rose for the third straight month from a record low at year-end to 3.1 percent (series starting in 1971). Further increases in mortgage rates this year may soften housing demand and slow home-price appreciation.

² Bond and mortgage interest rates are nonseasonally adjusted.

Within Texas, the median mortgage interest rate inched up to 2.68 and 2.83 percent for GSE and non-GSE loans, respectively, in February³. Meanwhile, home-purchase applications remained down 12.4 percent year to date (YTD) after just a slight increase in March from reduced activity the month prior during the winter storm. The YOY comparison, however, was still in double-digit growth territory. Refinance applications fell more than 20 percent on both a YTD and YOY basis, being more sensitive to mortgage rate fluctuations. Two factors are likely impacting refinance activity: lenders adding more requisites and the shrinking pool of households able to refinance. (For more information, see *Finding a Representative Interest Rate for the Typical Texas Mortgagee* at <https://www.recenter.tamu.edu/articles/research-article/Finding-Representative-Interest-Rate-2278>.)

Total Texas housing sales fell 6.4 percent in 1Q2021 with respect to the previous quarter amid rising mortgage rates and weather-related disruptions in February, but new-home sales rose 4.6 percent QOQ, suggesting strong demand for new construction. The Texas **Residential Construction Cycle (Coincident) Index**, which measures *current* construction levels, increased to its highest level in a year due to improved industry employment, wages, and construction values. Construction activity is expected to remain strong in the coming months as indicated by the **Residential Construction Leading Index**, which rose to an all-time high in March amid elevated weighted building permits and housing starts, offsetting growth in the ten-year real Treasury bill. Similarly, the leading indexes in North and Central Texas trended upward, but Houston's metric continued to decline, suggesting an impending slowdown in construction. (For additional housing commentary and statistics, see [Texas Housing Insight](#) at recenter.tamu.edu.)

The **West Texas intermediate (WTI) crude oil spot price** exceeded \$65 per barrel, its highest level since October 2018. Higher demand expectations due to improving vaccination rates and global economic activity, combined with extended OPEC+ production cuts through April, offset the downward pricing pressures from a stronger dollar and recovering crude inventories after Winter Storm Uri. Crude oil production dropped to 3.8 million barrels per day in February⁴ due to the weather-related disruption, but Texas' **active rig count** rose to 189 in March, indicating a rebound in output during 2Q2021. On the natural gas front, the **Henry Hub spot price** corrected downward from Uri's demand shock to \$2.65 per million British thermal units (BTUs). Natural gas prices are expected to increase through 2021 and 2022 as liquefied natural gas exports outpace production.

Texas **nonfarm employment** added 99,000 jobs in March, rising 4.3 percent SAAR despite shedding 2,400 jobs in February during Winter Storm Uri. The surprisingly strong gain pushed Dallas Fed's annual employment forecast up from a 6.0 to 6.6 percent increase to 13.21 million workers. Despite hiring, Texas' **unemployment rate** was unchanged at 6.9 percent, still greater than the national rate of 6 percent, as the size of the state's labor force expanded, pushing the **labor force participation rate** to 62.3 percent. Joblessness in Houston flattened, albeit at a higher rate of 8.3 percent, while the size of the local labor force expanded for the second straight month. On the

³ The release of Texas mortgage rate data typically lag the *Outlook for the Texas Economy* by one month.

⁴ The release of crude oil production typically lags the *Outlook for the Texas Economy* by one month.

other hand, unemployment inched down to 7 percent in Fort Worth and 6.8 and 6.7 percent in San Antonio and Dallas, respectively. The metric remained lowest in Austin, where the jobless rate slid to 5.5 percent.

The number of Texans filing **initial unemployment insurance claims** shot up to 370,200, its highest level since May 2020, after increasing the last three weeks of the month (Figure 1). The surge was unexpected amid downward-trending new COVID-19 cases and the termination of capacity restrictions for businesses on March 10. Initial claims ended the month higher within the major MSAs as well (Figure 2). Texas' average weekly **continued unemployment insurance claims**, however, declined for the eighth consecutive month, suggesting improved conditions for laid-off workers seeking new job opportunities. Nevertheless, the labor market still has a long road to recovery with total claims six-and-a-half times greater than pre-pandemic levels a year ago due to the rise in initial claims.

Texas' average **real private hourly earnings** flattened relative to last March, falling further behind the national average. Dallas was the only major region with the state where the average wage exceeded the U.S. rate (\$29.95) by a considerable amount, paying \$31.85 per hour after increasing 4.8 percent YOY after adjusting for inflation. Austin's hourly earnings (\$29.96) were about even with the nation's despite falling 3.9 percent annually in real terms. Real wages improved 5.7 percent in Fort Worth (\$29.64) but were unchanged in Houston (\$28.81) and San Antonio (\$25.00) compared with year-ago levels.

Hiring in Houston remained robust in the first three months of the year, recovering 34,800 jobs and almost matching the previous quarterly gain. Total payrolls, however, were still 6 percent off from pre-pandemic levels, a greater gap than the other major metros. Austin added 16,700 employees in the first quarter, exceeding the state in terms of SAAR growth (5.5 percent). San Antonio and Dallas registered net quarterly increases of 10,600 and 10,100 workers, respectively. Payroll expansions were largely concentrated in the leisure/hospitality, retail trade, professional/business services, and education/health services industries across the major metros. Only in Fort Worth did employment decline, shedding 2,000 positions during the first quarter due to Winter Storm Uri. Goods-producing employment decreased, but the transportation/utilities sector was the main deterrent to growth.

Texas' goods-producing sector regained a record-breaking 32,100 positions in March, pushing the first-quarter net total to 38,500 workers. Amid increasing oil prices, energy-related employment rose by 10,600 jobs in the first three months of the year but remained more than a fifth below year-ago levels. Recovering global economic conditions supported the state's manufacturing industry, which added 9,200 employees, nearly half of which were hired in Dallas or San Antonio. Durable-goods payrolls expanded every month in the first quarter, resulting in a 7,900-job gain. The Texas Real Estate Research Center's **Texas Manufactured Housing Survey** revealed the overall outlook on industry conditions remained positive in March, but regulation changes, supplier shortages, and higher labor costs contributed to a sluggish start to the spring season. **Average hourly manufacturing earnings** elevated 7.3 percent YOY after accounting for inflation, while the **Dallas Fed's Manufacturing Outlook Survey** corroborated labor-market data. The survey's

production index accelerated to an all-time high as outlook uncertainty decelerated, and all business indicators except for current finished goods inventories increased. Comments, however, revealed some of the March improvement may have been due to catch-up from the weather-related pause in production the previous month. Rising input prices due to supply-chain disruptions and hiring challenges are prominent concerns.

Construction payrolls registered sluggish growth the first two months of the year but accelerated in March, adding 18,700 quarterly jobs. The positions being recovered are likely lower-paying, pulling **average real hourly construction earnings** down 4.7 percent YOY. **Total construction values** picked up in March amid additional manpower and a rebound in activity after inclement weather in February, pushing the YTD sum up 2.3 percent from 1Q2020 levels. The value of single-family and duplex groundbreakings over the past three months vastly outnumbered the same metric a year ago, whereas 1Q2021 apartment values increased compared with the quarter prior but fell YOY. Nonresidential construction fell behind last year's first-quarter pace with reduced office and school values in Austin and Houston and DFW store/restaurant values offsetting library/museum projects in North Texas and widespread warehouse investment.

Despite Texas' service-providing sector being the hardest-hit major industry last April, employment fell only 3.1 percent relative to the February 2020 peak (compared with the 3.6 percent nonfarm decline) after hiring 97,100 workers in the first quarter. Leisure/hospitality recouped 20,500 jobs in 1Q2021, but arts/entertainment/recreation payrolls remained a fifth below pre-pandemic levels. On the other hand, the transportation/warehousing/utilities industry added 10,700 positions, surpassing year-ago employment by 6.6 percent. The **Dallas Fed's Service Sector Outlook Survey** confirmed increased hiring in March as respondents noted improved business conditions and record-low outlook uncertainty (series starting in 2018). The weather-related disruption the previous month appeared to have just a temporary impact on sentiment, while the ongoing vaccine rollouts and repealed business restrictions contributed to the current optimism. Potential implications of new business regulations, supply-chain shortages, and difficulty hiring labor, however, topped the list of concerns. Anecdotal evidence from the survey's comments section points toward the lack of available applicants and generous unemployment benefits as major impediments in rehiring workers. To eliminate the incentive of remaining unemployed, Texas is opting out of further federal unemployment compensation related to the COVID-19 pandemic effective June 26, 2021. This will reduce minimum unemployment payments from \$19,240 a year to \$3,640 a year.

Texas retailers added 15,400 positions over the past three months with gains widespread across the industry. Electronics/appliance stores and building material/garden equipment/supplies dealers were the exceptions, shedding 700 and 1,200 jobs in 1Q2021, respectively. Hiring in the former has not regained momentum since the pandemic, but employment in the latter still hovered around record levels, propped up by do-it-yourself demand. Inflation-adjusted retail sales surged 2.1 percent on a monthly basis in March and 9.2 percent YOY as many of the third-round stimulus checks reached their recipients. The annual increase set a six-year high, although some of the growth was attributed to low base effects from suppressed activity last year. Forty-three percent of respondents of the **Dallas Fed's Retail Outlook Survey** indicated sales activity strengthened,

pushing the index into positive growth territory after two monthly declines. The company outlook and general business activity indexes also snapped multi-month decreases while labor-market metrics improved.

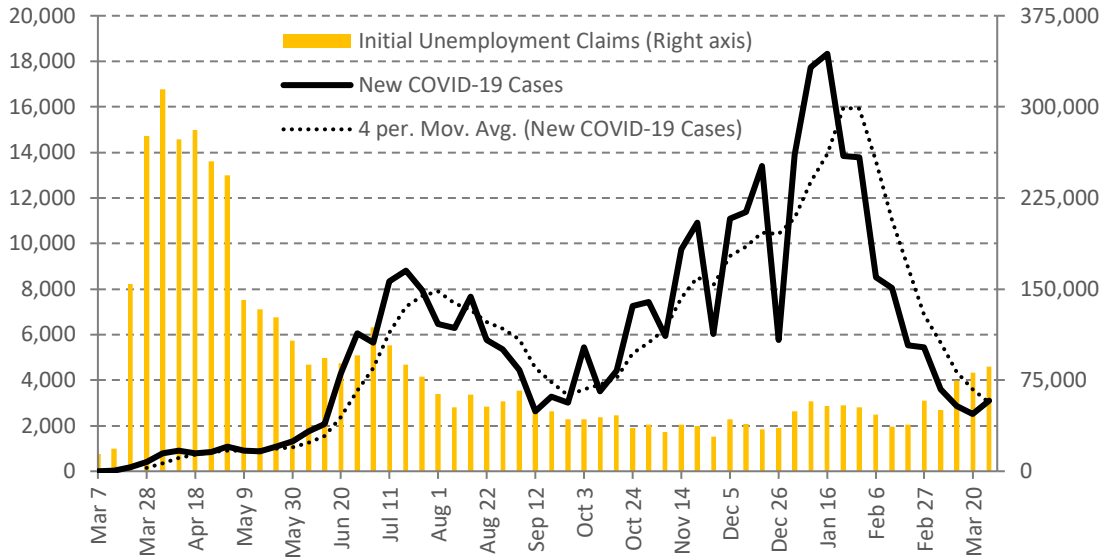
The **U.S. Consumer Price Index (CPI)** accelerated 2.6 percent annually as transportation prices shot up almost 6 percent YOY relative to the ultralow energy costs this time last year. Despite the higher reading in March, the CPI's yearlong average was just 1.2 percent, well below the Federal Reserve's average target rate of 2 percent over time. Meanwhile, core inflation rose just 1.6 percent. There have been concerns that inflation may run rampant in 2021 as the economy recovers, but Federal Reserve Chair Jerome Powell and Treasury Secretary Janet Yellen maintain that while inflation will rise temporarily during the economic recovery, significant long-term risk is unlikely. In Dallas, double-digit transportation price growth contributed to the local CPI rising 3.4 percent, but the region's core inflation rate was 2.5 percent.

The **Texas trade-weighted value of the dollar**⁵ was unchanged in February on a monthly and annual basis. Texas' **real commodity exports** rose 11.5 percent QOQ compared with 6.4 percent nationally. A considerable amount of the quarterly improvement was due to rebounded oil/gas shipments to Mexico, pushing the country's share of Texas exports from one-third at year-end to 36.6 percent. Total **crude oil exports** elevated 9.6 percent in real terms during the first quarter but remained just two-thirds of 1Q2020 values. Quarterly inflation-adjusted **manufacturing exports** flattened with reduced transportation equipment shipments offsetting increased machinery and energy-related export values.

The Center created a Texas weekly leading index to predict turning points in the Texas economy. (For more information, see *COVID-19 Impact Projections on Texas Economy* at <https://www.recenter.tamu.edu/articles/special-report/COVID-19-Impact-Projections>.) The index rose every week during April (Figure 3), indicating higher future economic activity. The improvement was mostly due to the decline in initial unemployment insurance claims after an unexpected surge in March. The number of new business applications fluctuated, but the overall elevated level signaled strong business activity after Gov. Abbott lifted the mask mandate and removed capacity restrictions. Moreover, the real price of WTI oil trended upward through the month, offsetting increases in the real rate for the ten-year Treasury bill (which continues to exhibit a negative return). Prospects for the state's economic recovery remain dependent on the containment of the pandemic, but low new COVID-19 cases and optimistic consumer behavior paint a positive outlook.

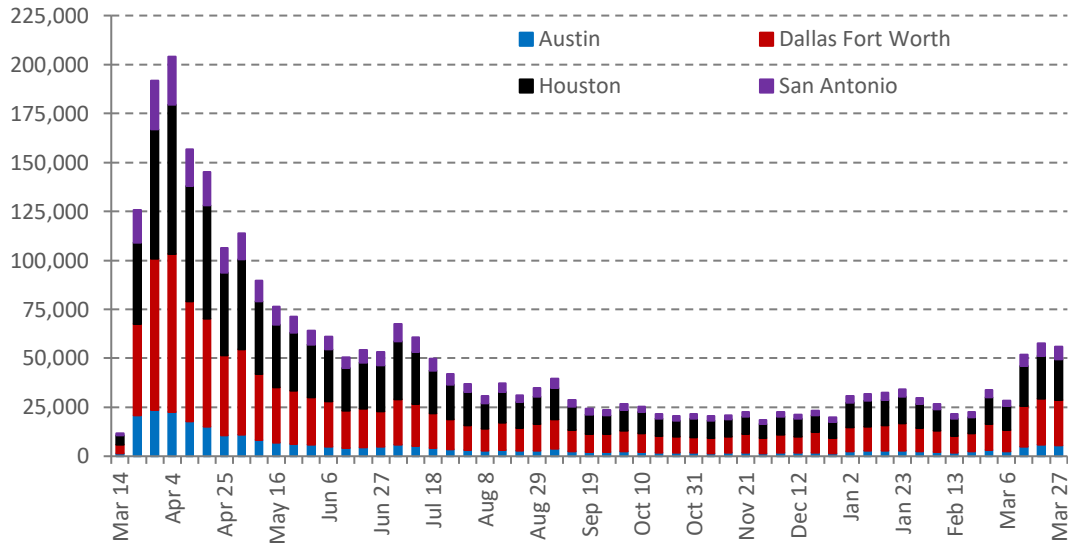
⁵ The release of the Texas trade-weighted value of the dollar typically lags the *Outlook for the Texas Economy* by one month.

Figure 1. Texas Weekly Initial Unemployment Claims and New COVID-19 Cases (2020-21)



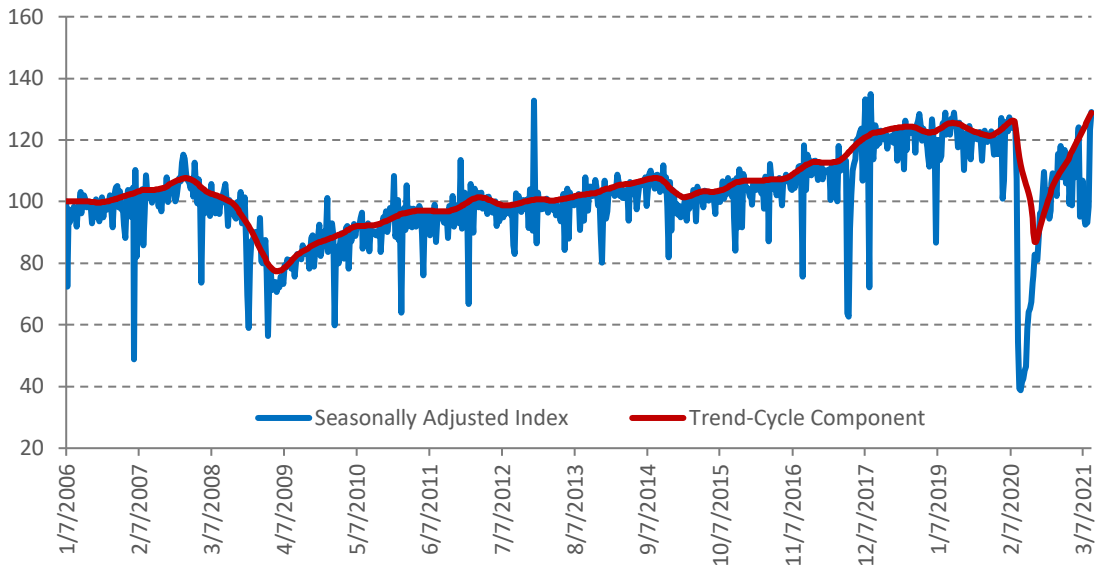
Note: Initial unemployment claims are seasonally adjusted.
 Sources: Texas Workforce Commission, U.S. Department of Labor Employment and Training Administration, Texas Real Estate Research Center at Texas A&M University calculations, and <https://github.com/nytimes/covid-19-data/blob/master/us-counties.csv>

Figure 2. Major Metro Weekly Initial Unemployment Claims (2020-21)



Note: Seasonally adjusted.
 Sources: Texas Workforce Commission, U.S. Department of Labor Employment and Training Administration, and Texas Real Estate Research Center at Texas A&M University calculations

Figure 3. Texas Weekly Leading Index
(Index 1/7/2006 = 100)



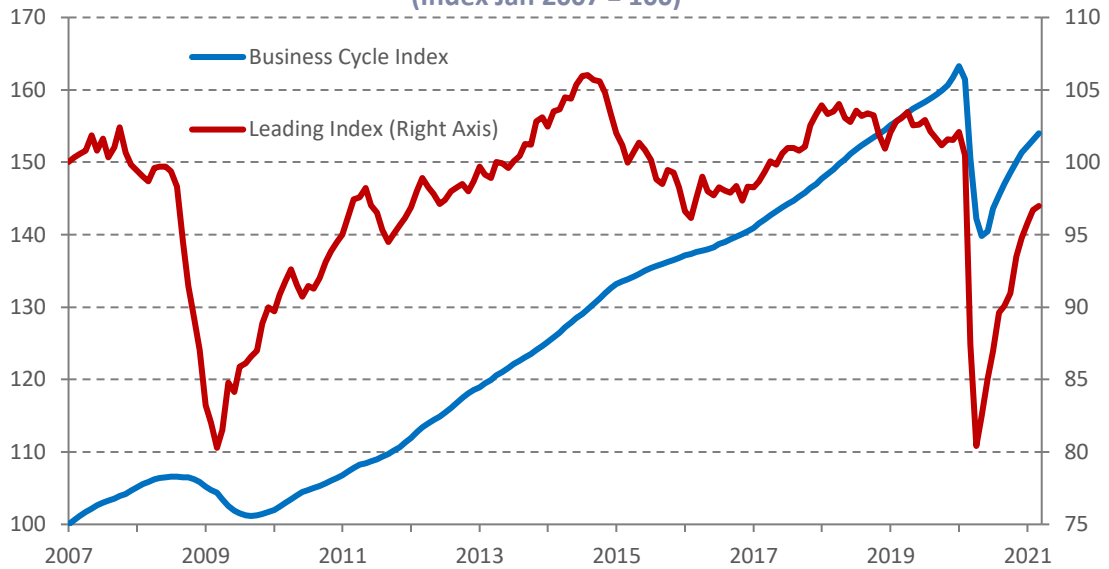
Note: Data through April 24, 2021.

Source: Texas Real Estate Research Center at Texas A&M University



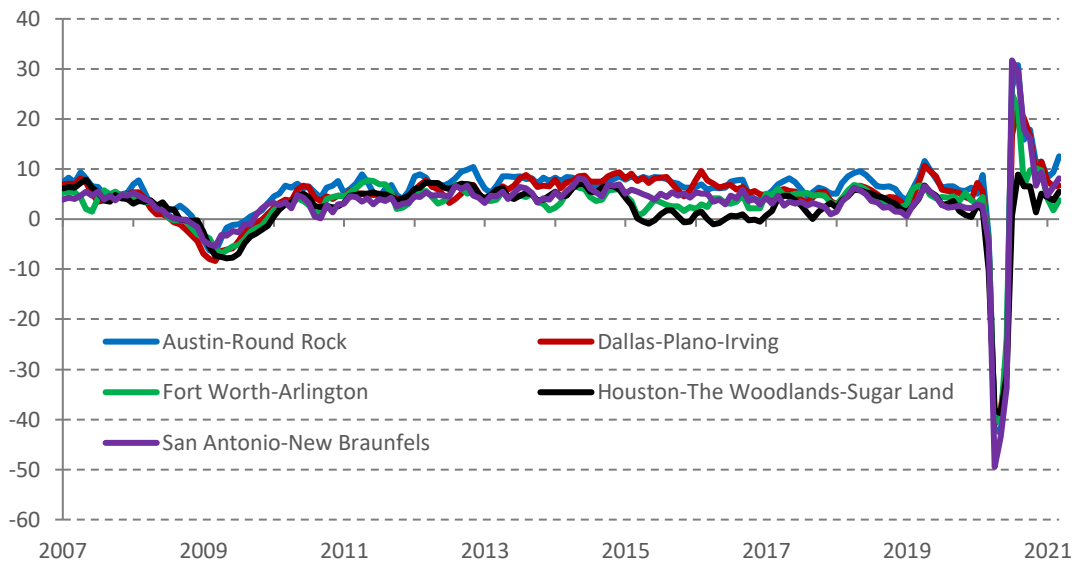
Economic Activity

Texas Business Cycle Index and Leading Index (Index Jan 2007 = 100)



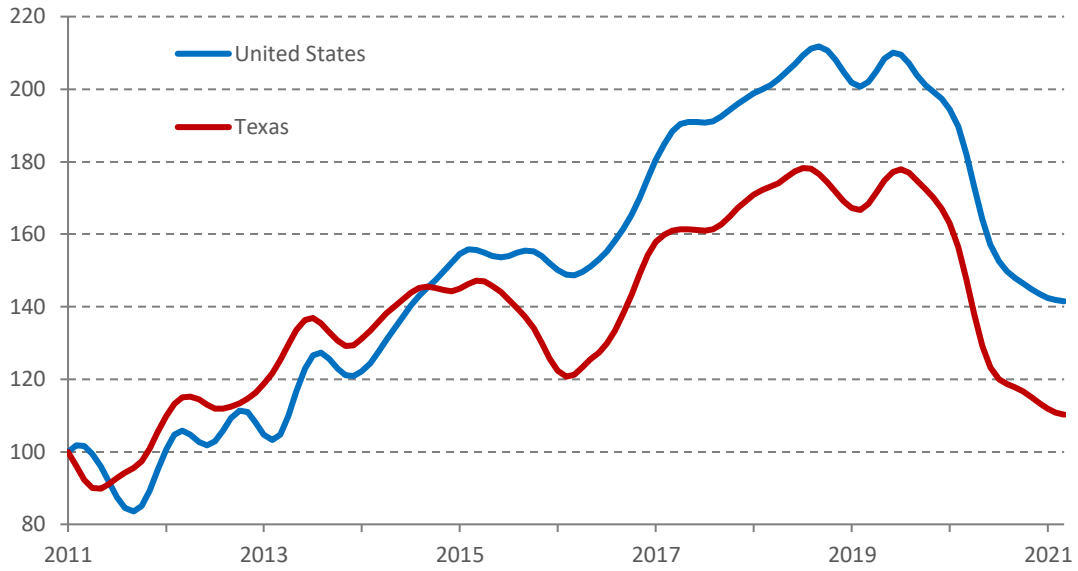
Note: Seasonally adjusted. For more information, see [Texas Business Cycle Index](#).
Source: Federal Reserve Bank of Dallas

Major Metros Business Cycle Index (Quarter-over-Quarter Percent Change)



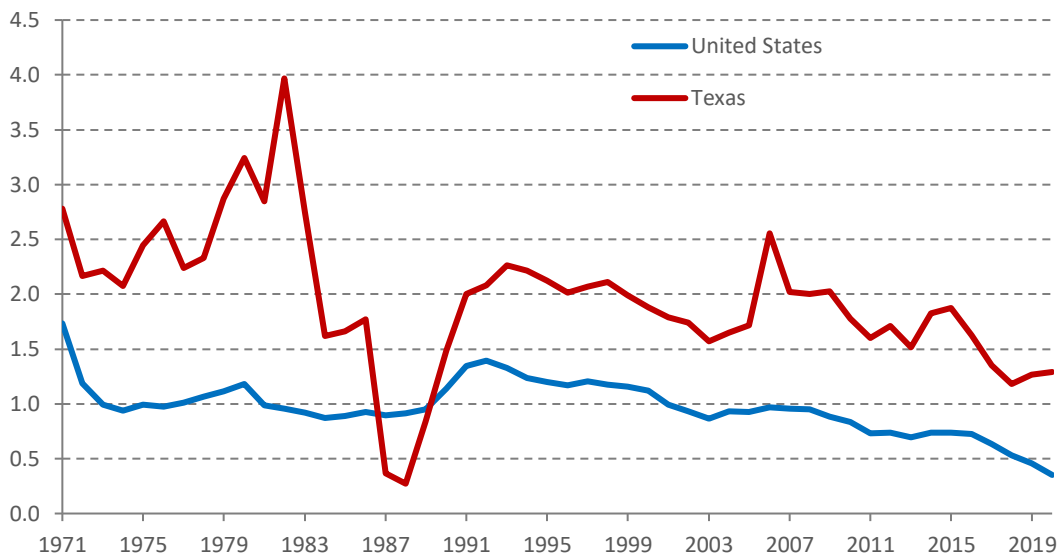
Note: Seasonally adjusted. For more information, see [Texas Business Cycle Index](#).
Source: Federal Reserve Bank of Dallas

Consumer Confidence Index
(Index Jan 2011 = 100)



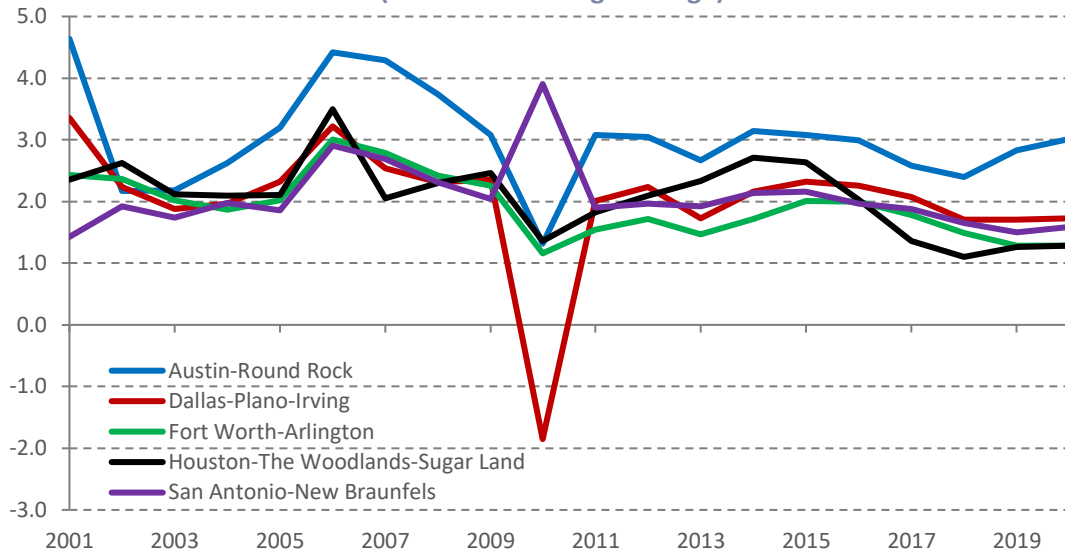
Note: Trend-cycle component.
Source: Conference Board

Total Resident Population
(Annual Percentage Change)



Note: Annual. Not seasonally adjusted.
Source: United States Census Bureau

Major Metros Total Resident Population (Annual Percentage Change)

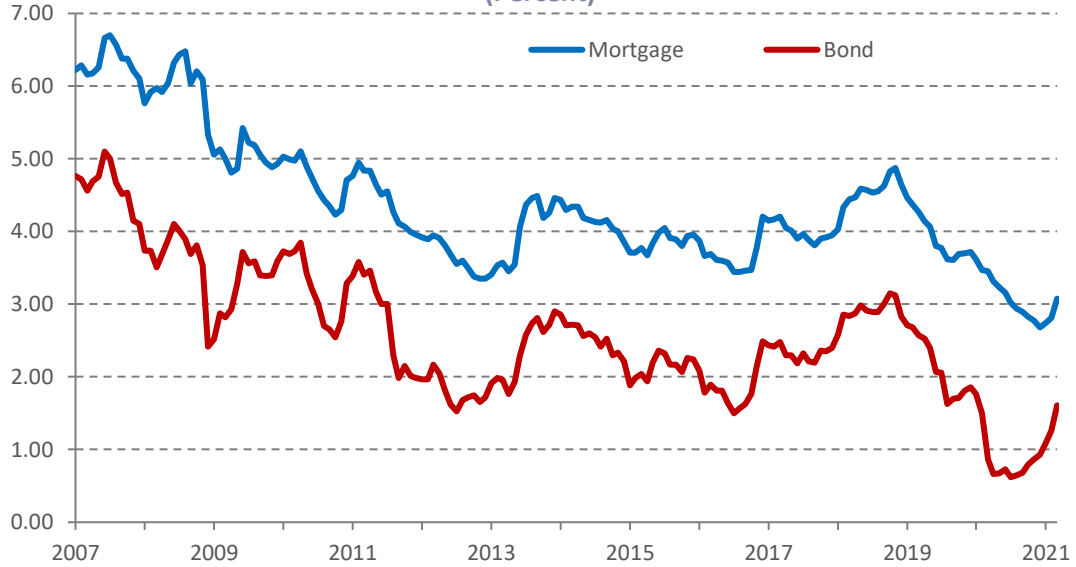


Note: Annual. Not seasonally adjusted.
Source: U.S. Census Bureau



Financial Activity

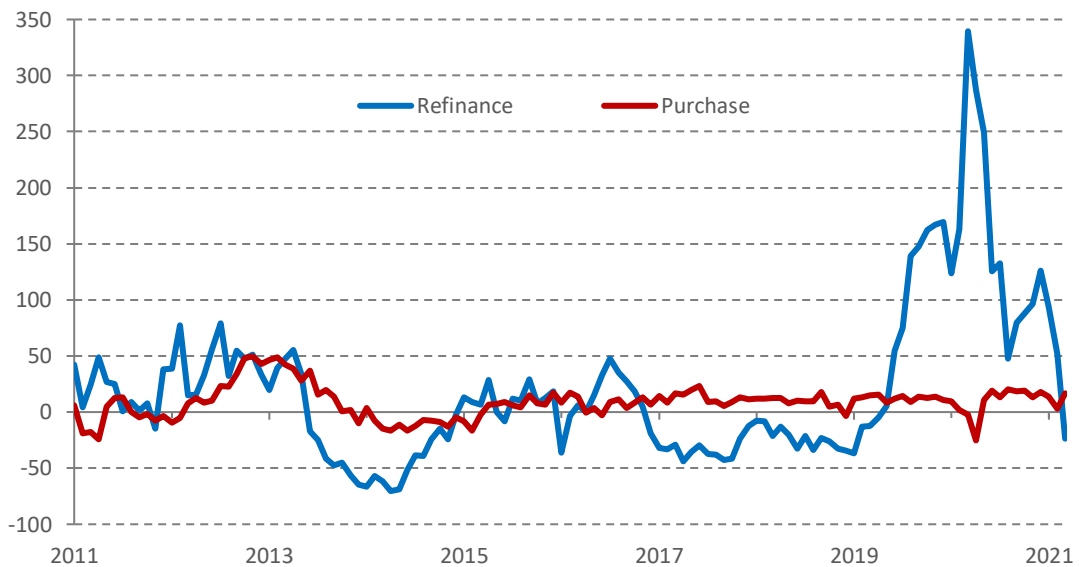
30-Year Mortgage Rate and Ten-Year Bond Yield (Percent)



Note: Nonseasonally adjusted.

Sources: Federal Home Loan Mortgage Corporation and Federal Reserve Board

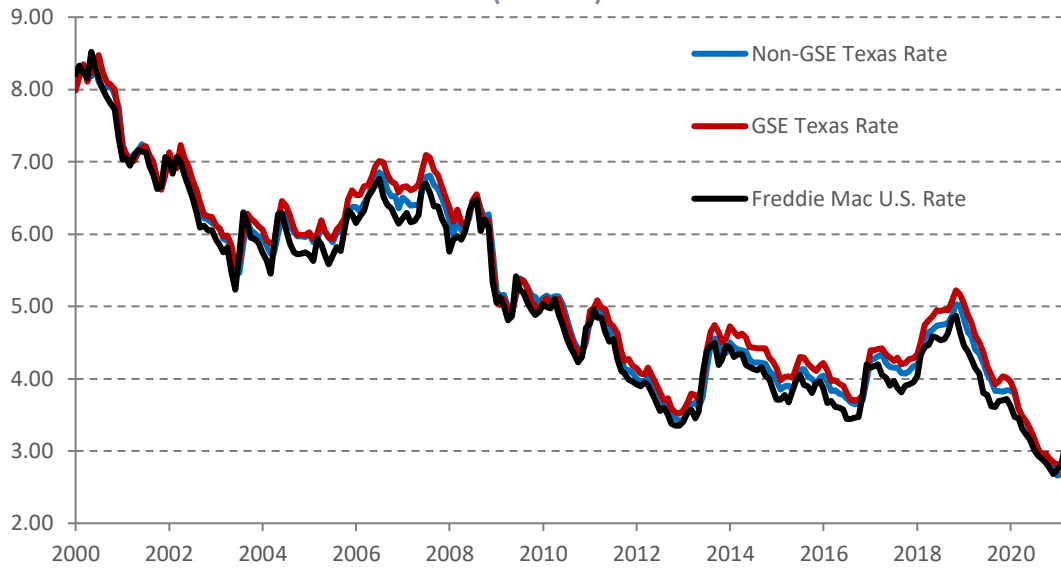
Texas Mortgage Applications (Year-over-Year Percentage Change)



Note: Seasonally adjusted.

Source: Mortgage Bankers Association

Fixed 30-Year Mortgage Rates (Percent)

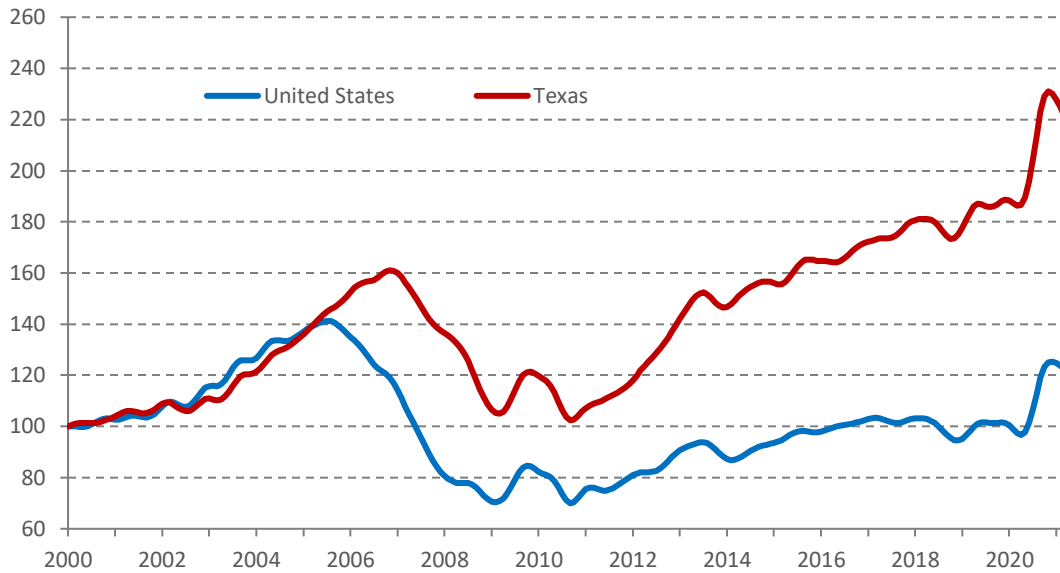


Note: Nonseasonally adjusted. The data for the most recent origination month is preliminary.
Sources: Federal Home Loan Mortgage Corporation and TrueStandings Servicing



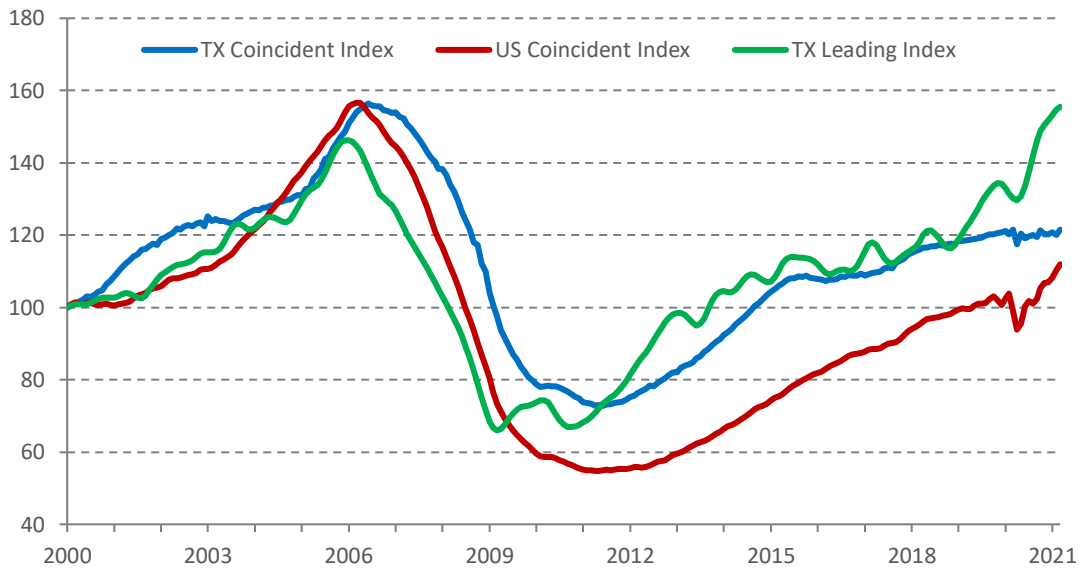
Housing

Housing Sales (Index Jan 2000 = 100)



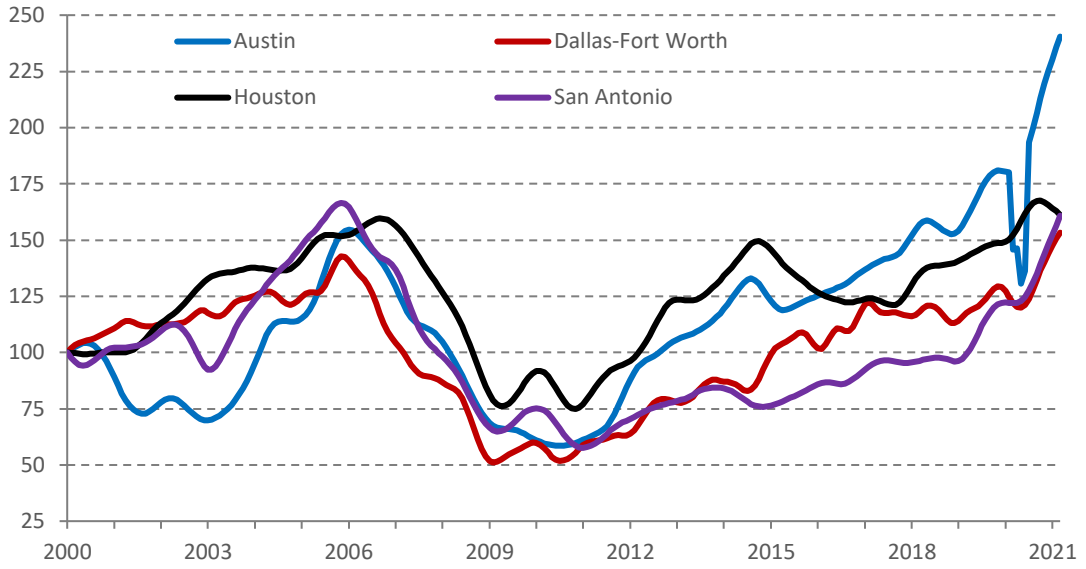
Note: Trend-cycle component. Sales for the United States include all existing homes and new single-family homes; new non-single-family homes are not included. Texas includes all existing and new homes. For more information, see [Housing Sales](#). Sources: U.S. Census Bureau, National Association of Realtors, and Texas Real Estate Research Center at Texas A&M University

Texas Residential Construction Index (Index Jan 2000 = 100)



Note: Trend-cycle component. Sources: Texas Real Estate Research Center at Texas A&M University and Federal Reserve Bank of Dallas

Major Metros Residential Leading Construction Index (Index Jan 2000 = 100)

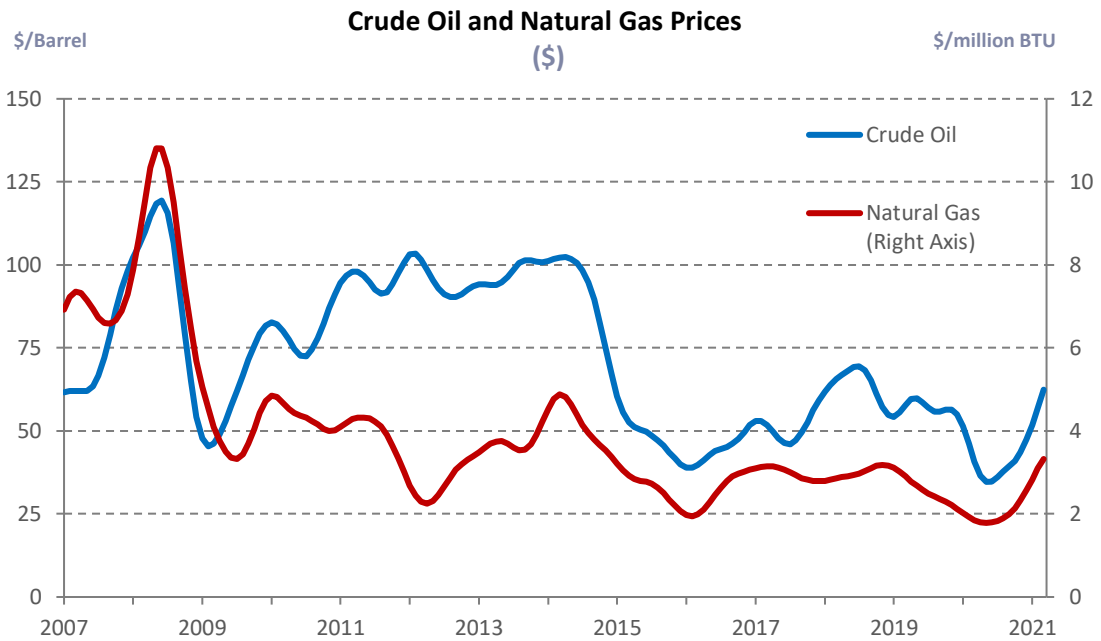


Note: Trend-cycle component.

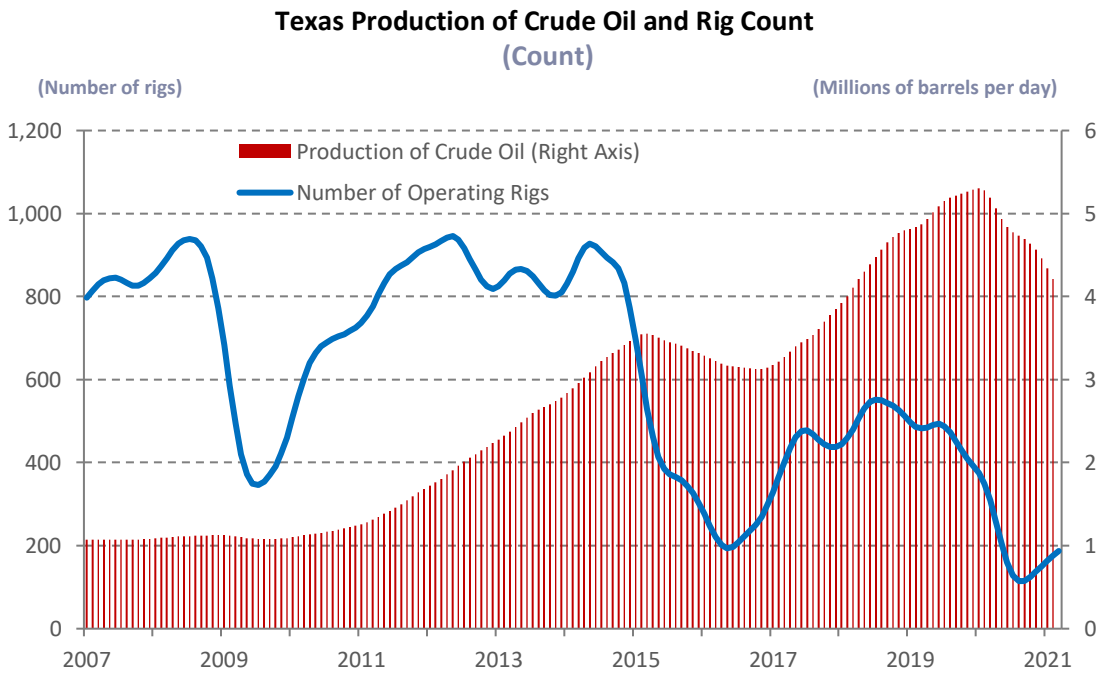
Sources: Texas Real Estate Research Center at Texas A&M University and Federal Reserve Bank of Dallas



Energy



Note: Trend-cycle component. For more information, see [Crude Oil and Natural Gas Prices](#).
 Source: U.S. Energy Information Administration received from Thomson Reuters

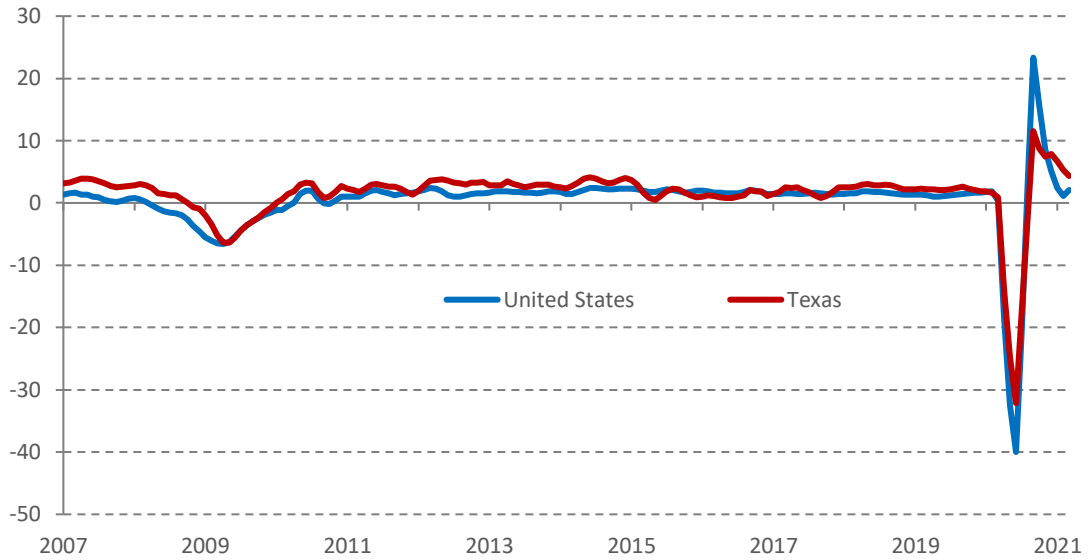


Note: Trend-cycle component. For more information, see [Texas Production of Crude Oil and Rig Count](#).
 Sources: Baker Hughes and U.S. Energy Information Administration



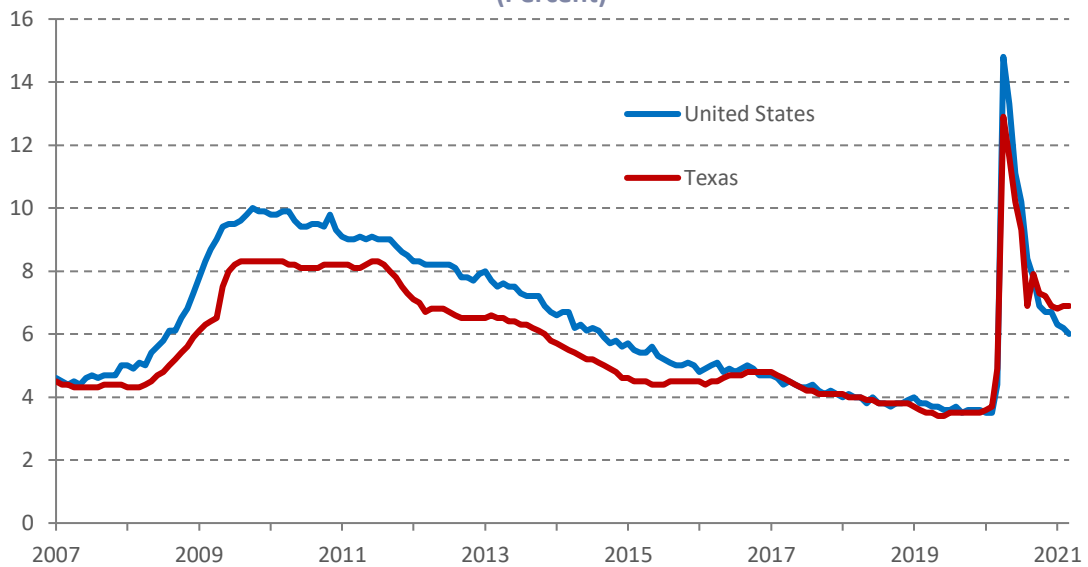
Employment

Employment Growth Rate (Quarter-over-Quarter Annualized Percent Change)



Note: Seasonally adjusted, three-month moving average. March 2021 is preliminary.
For more information, see [Employment Growth Rate](#).
Source: Bureau of Labor Statistics

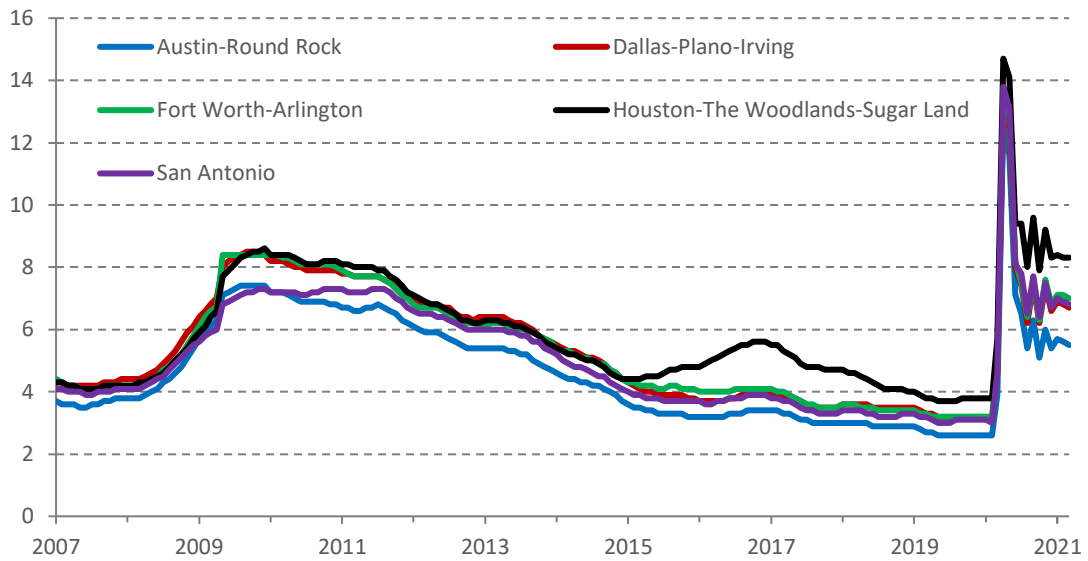
Unemployment Rate (Percent)



Note: Seasonally adjusted. March 2021 is preliminary. For more information, see [Unemployment Rate](#).
Source: Bureau of Labor Statistics

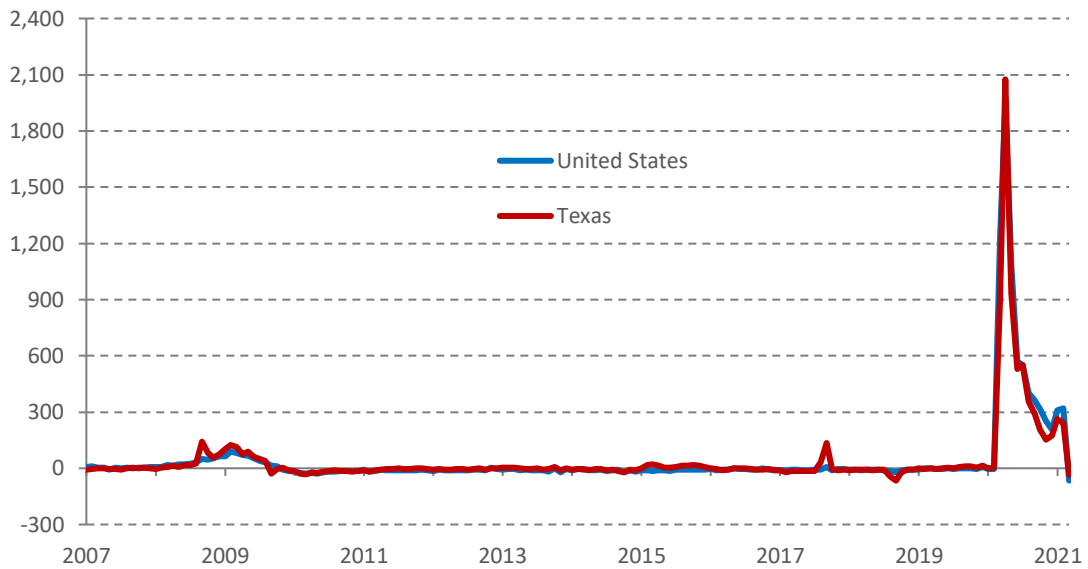


Major Metros Unemployment Rate (Percent)



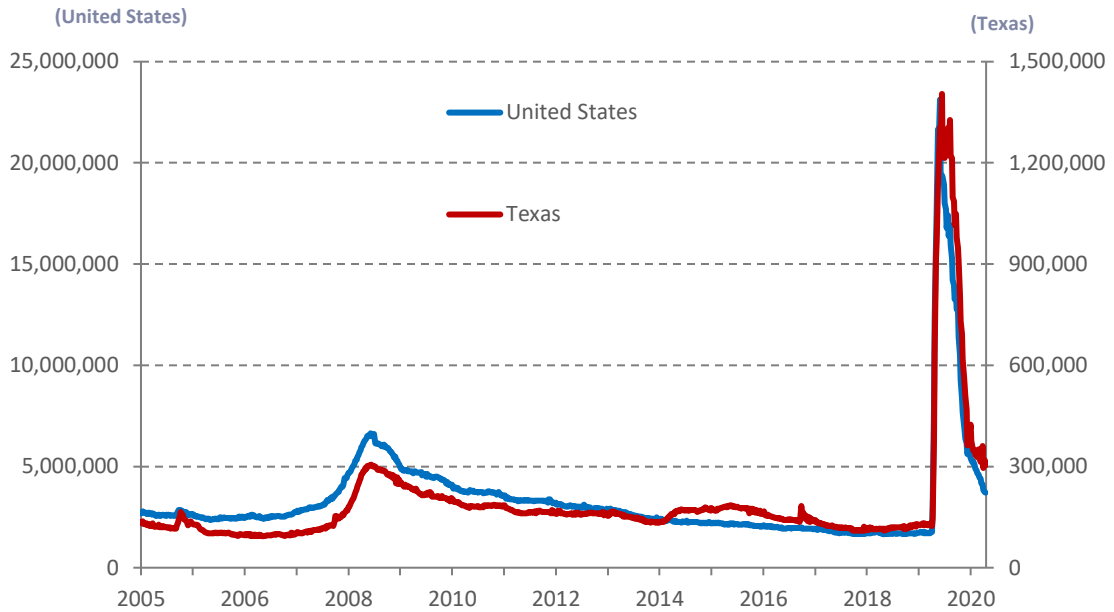
Note: Seasonally adjusted. March 2021 is preliminary. For more information, see [Unemployment Rate](#).
Source: Bureau of Labor Statistics

Unemployment Insurance Claims: Initial Applications (Year-over-Year Percentage Change)



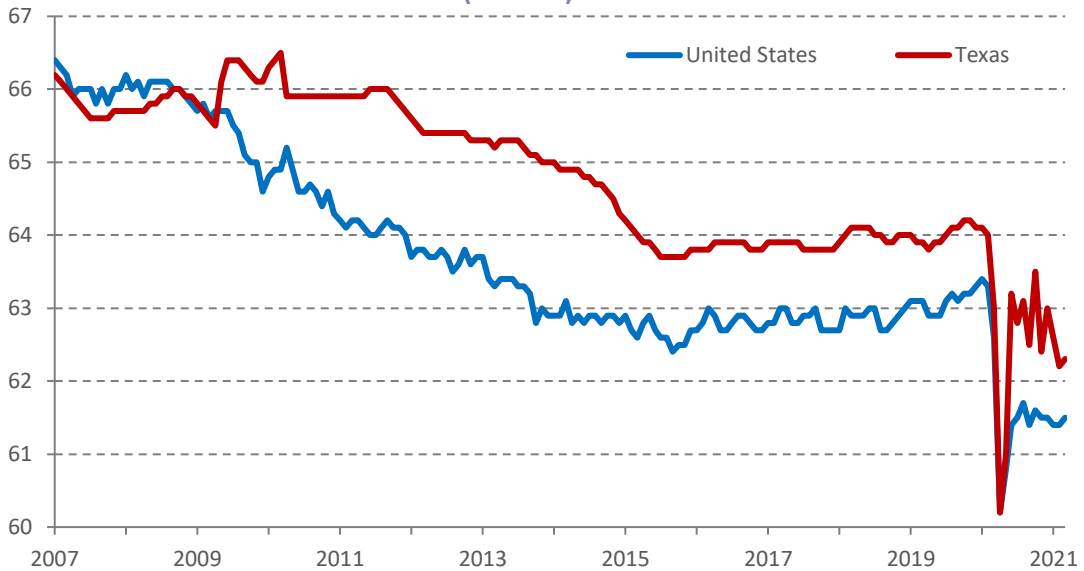
Note: Seasonally adjusted. For more information, see [Unemployment Insurance Claims: Initial Applications](#).
Source: Department of Labor

Unemployment Insurance Claims: Continued Applications



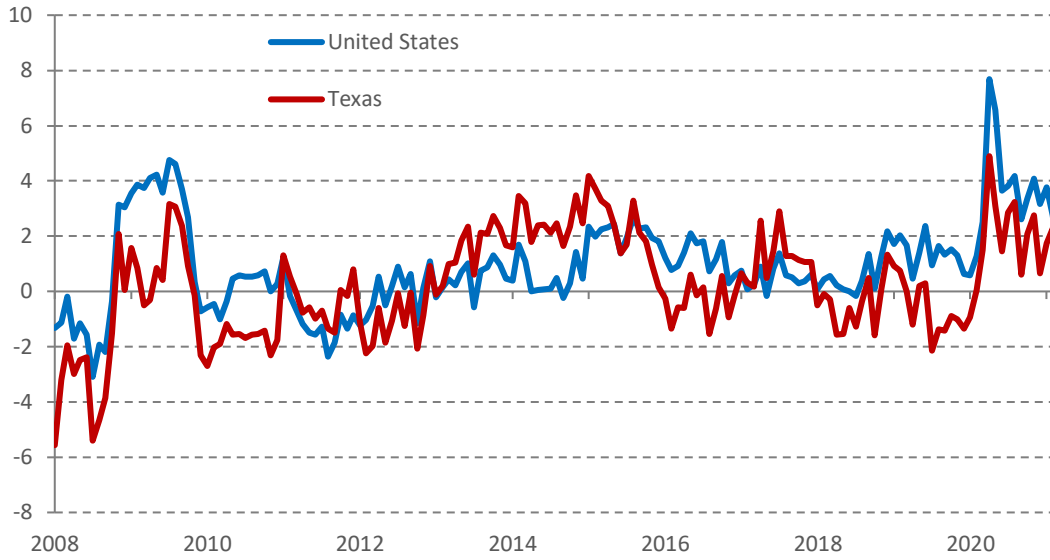
Note: Seasonally adjusted. Average weekly continued claims.
 Source: Department of Labor/Haver Analytics

Labor Force Participation Rate (Percent)



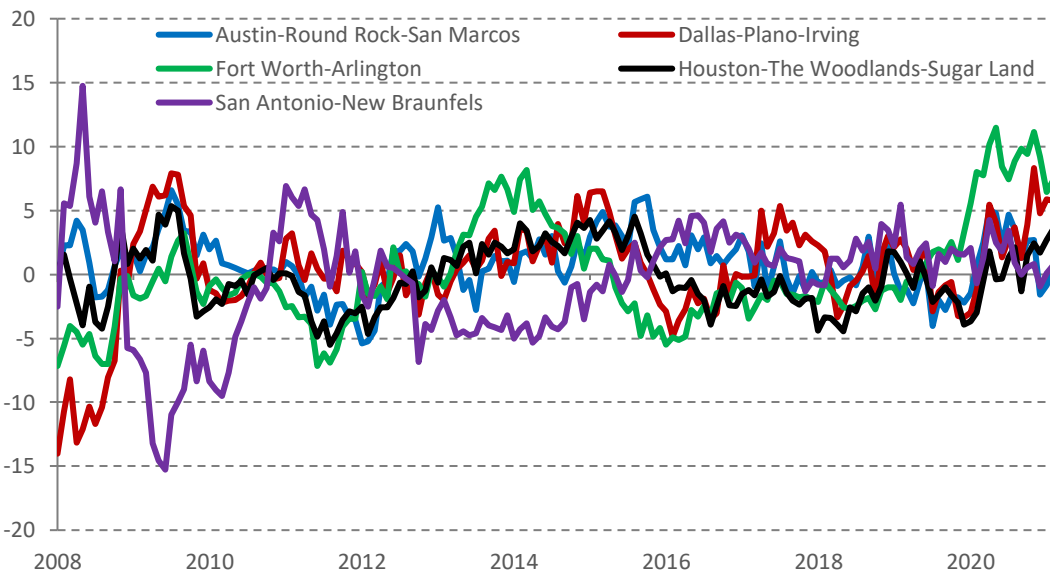
Note: Seasonally adjusted. For more information, see [Unemployment Rate](#).
 Source: Bureau of Labor Statistics

Total Private Employee Hourly Earnings (Year-over-Year Percent Change)



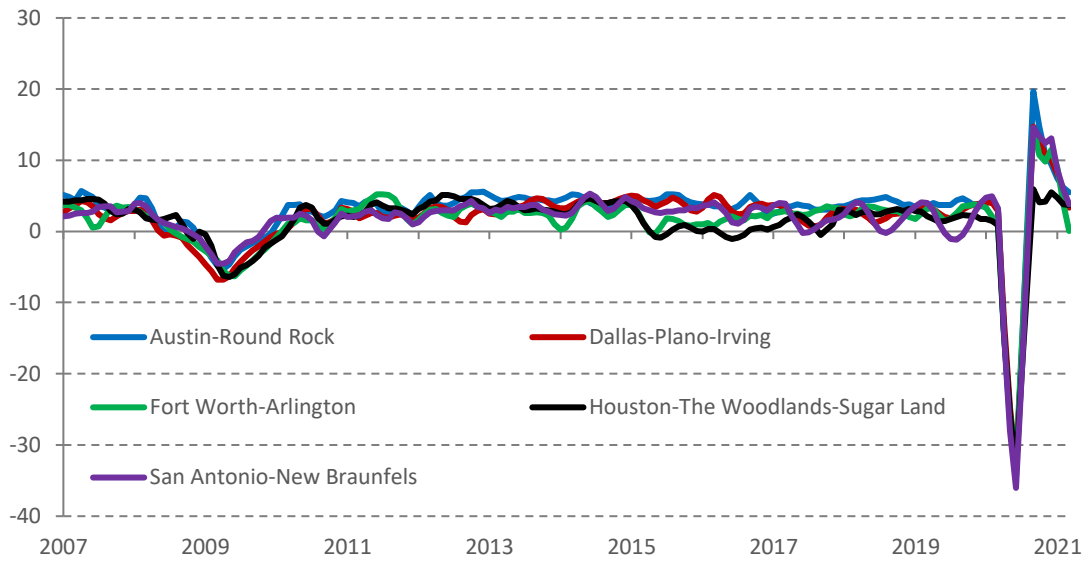
Notes: Inflation adjusted, seasonally adjusted. March 2021 is preliminary.
For more information, see [Total Private Employee Hourly Earnings](#).
Source: Bureau of Labor Statistics

Major Metros Total Private Employee Hourly Earnings (Year-over-Year Percent Change)



Notes: Inflation adjusted, seasonally adjusted. March 2021 is preliminary.
For more information, see [Total Private Employee Hourly Earnings](#).
Source: Bureau of Labor Statistics

Major Metros Employment Growth Rate (Quarter-over-Quarter Annualized Percent Change)

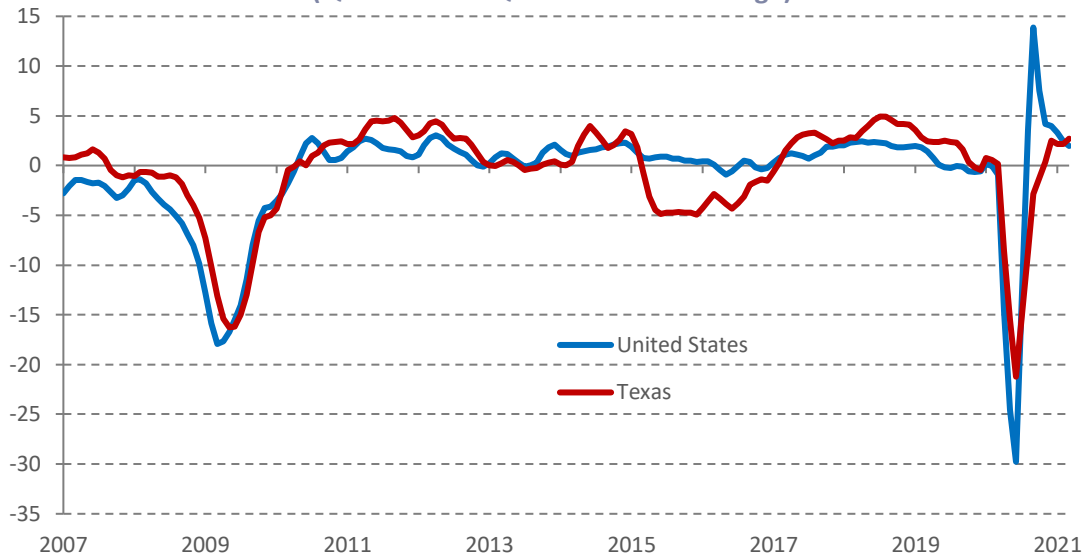


Note: Seasonally adjusted, three-month moving average. March 2021 is preliminary.
 For more information, see [Employment Growth Rate](#).
 Source: Bureau of Labor Statistics



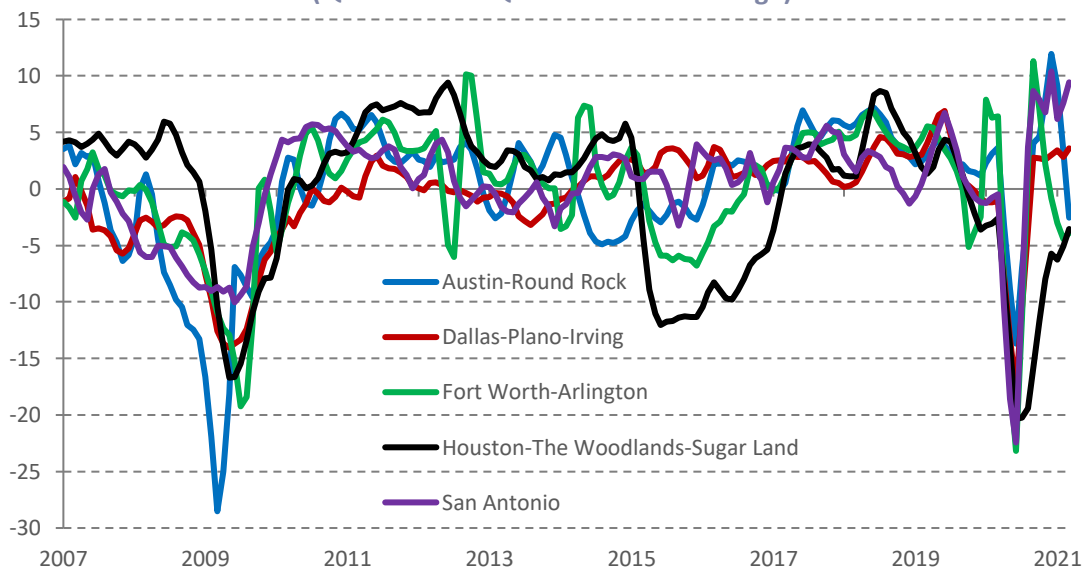
Manufacturing

Manufacturing Employment (Quarter-over-Quarter Percent Change)



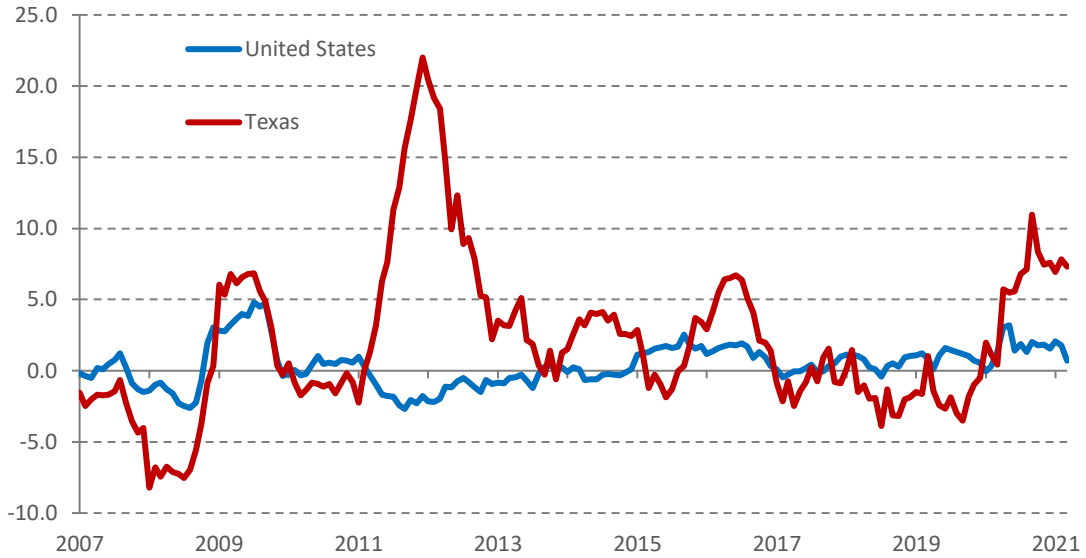
Note: Seasonally adjusted, three-month moving average. March 2021 is preliminary. For more information, see [Employment Growth Rate](#).
Source: Bureau of Labor Statistics

Major Metros Manufacturing Employment (Quarter-over-Quarter Percent Change)



Note: Seasonally adjusted, three-month moving average. March 2021 is preliminary. For more information, see [Employment Growth Rate](#).
Source: Bureau of Labor Statistics

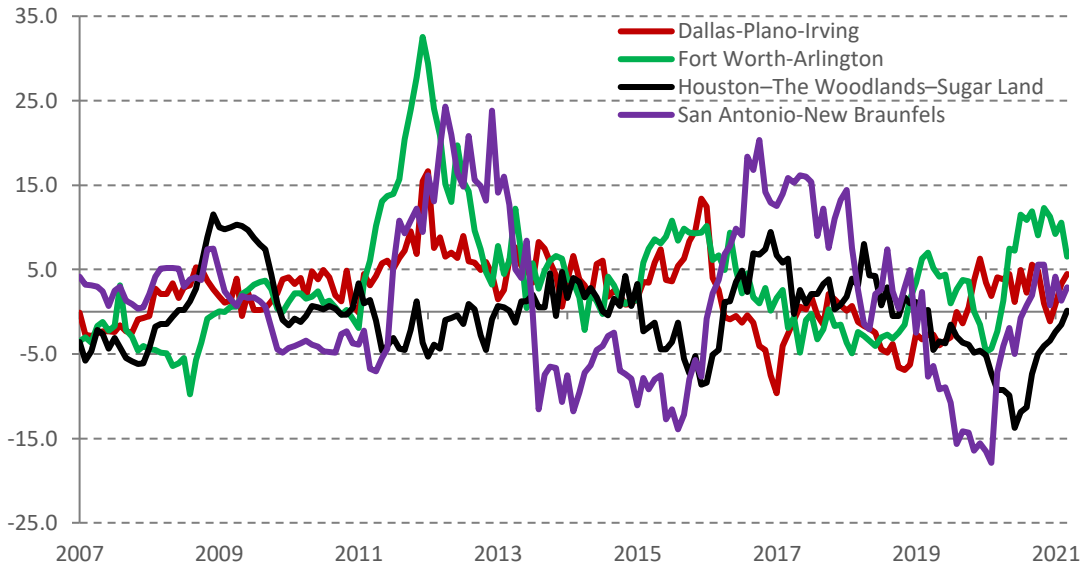
**Manufacturing Employee Hourly Earnings
(Year-over-Year Percent Change)**



Notes: Inflation adjusted, seasonally adjusted. March 2021 is preliminary. For more information, see [Total Private Employee Hourly Earnings](#).

Source: Bureau of Labor Statistics

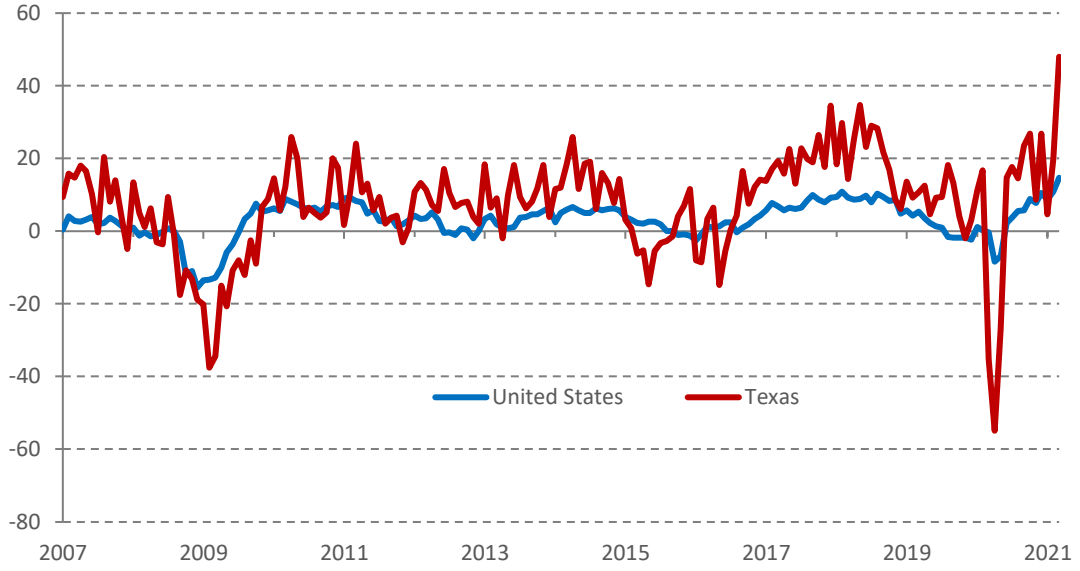
**Major Metros Manufacturing Employee Hourly Earnings
(Year-over-Year Percent Change)**



Notes: Inflation adjusted, seasonally adjusted. March 2021 is preliminary. For more information, see [Total Private Employee Hourly Earnings](#).

Source: Bureau of Labor Statistics

Manufacturing Outlook Survey (Index)



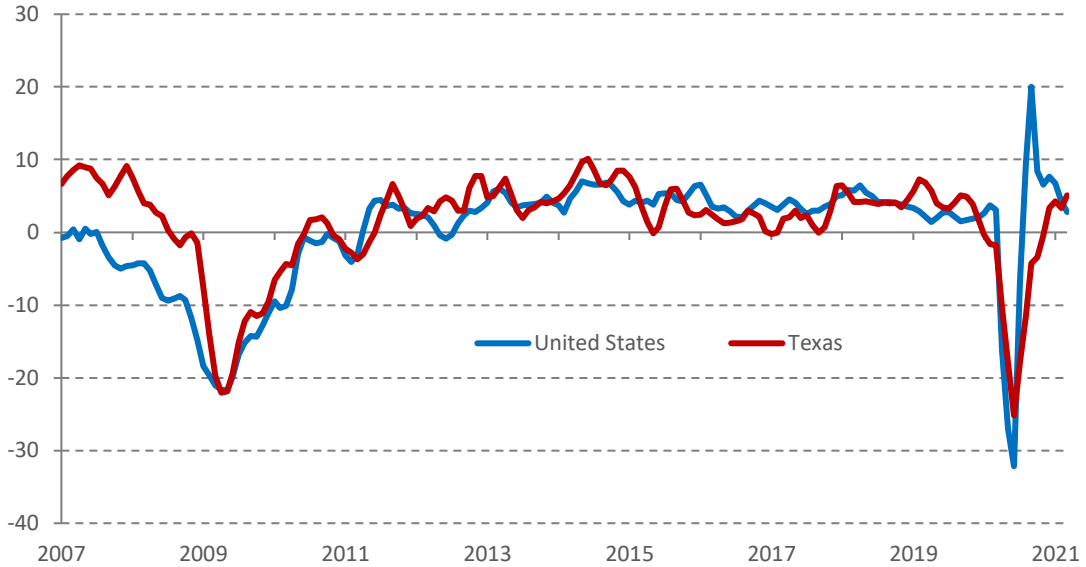
Note: Seasonally adjusted. For more information, see [Manufacturing Outlook Survey](#). United States index is adjusted -50 to be on scale with Texas index.

Sources: Federal Reserve Bank of Dallas and Institute for Supply Management



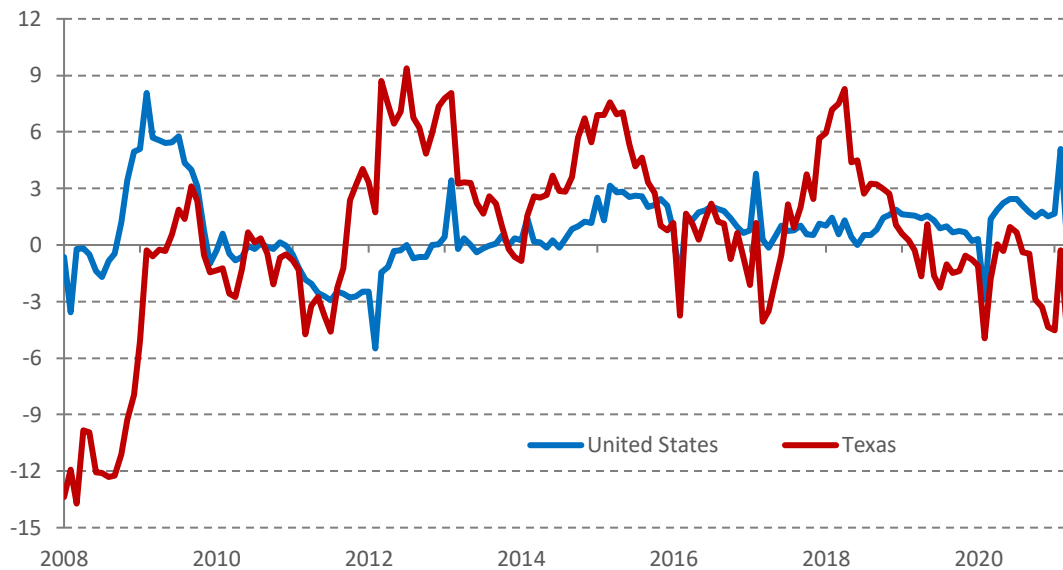
Construction

Construction Employment (Quarter-over-Quarter Percent Change)



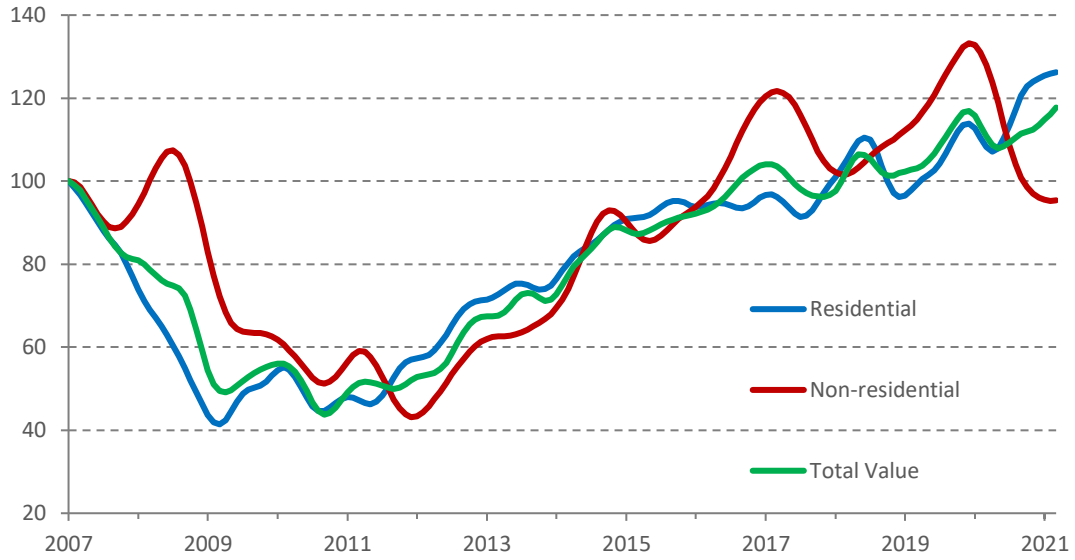
Note: Seasonally adjusted, 3-month moving average. March 2021 is preliminary. For more information, see [Employment Growth Rate](#).
Source: Bureau of Labor Statistics

Construction Employee Hourly Earnings (Year-over-Year Percent Change)



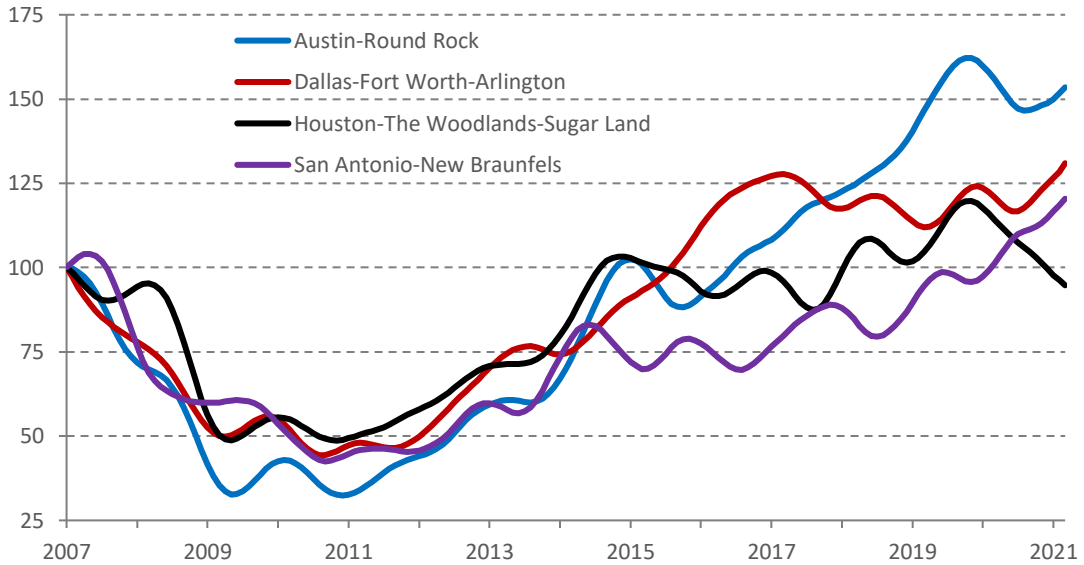
Notes: Inflation adjusted, seasonally adjusted. March 2021 is preliminary. For more information, see [Total Private Employee Hourly Earnings](#).
Source: Bureau of Labor Statistics

Texas Construction Values
(Index Jan 2007 = 100)



Note: Inflation adjusted trend-cycle component.
Source: Dodge Analytics

Major Metros Total Construction Values
(Index Jan 2007 = 100)

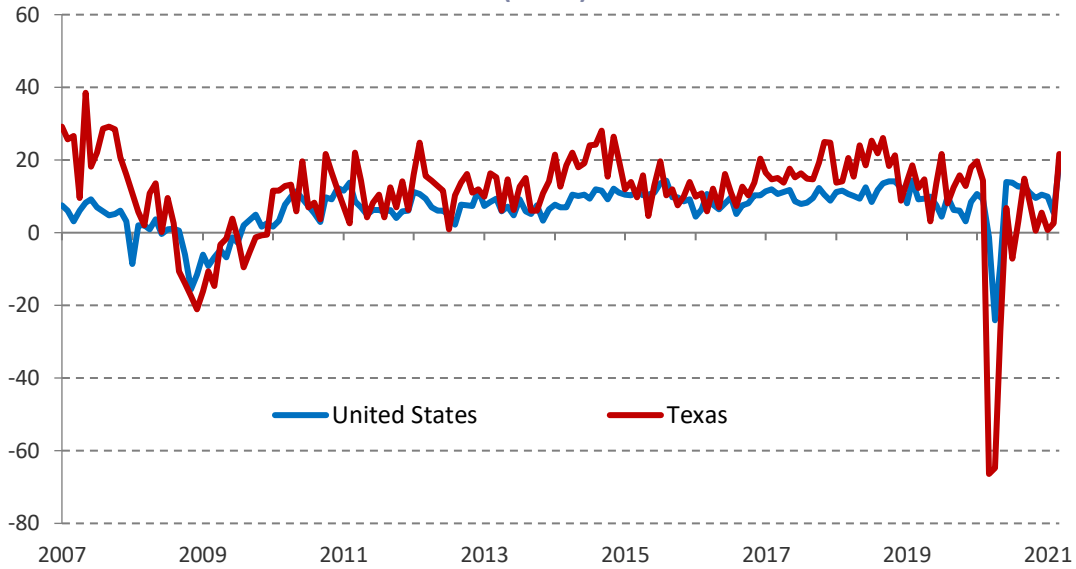


Note: Inflation adjusted trend-cycle component.
Source: Dodge Analytics



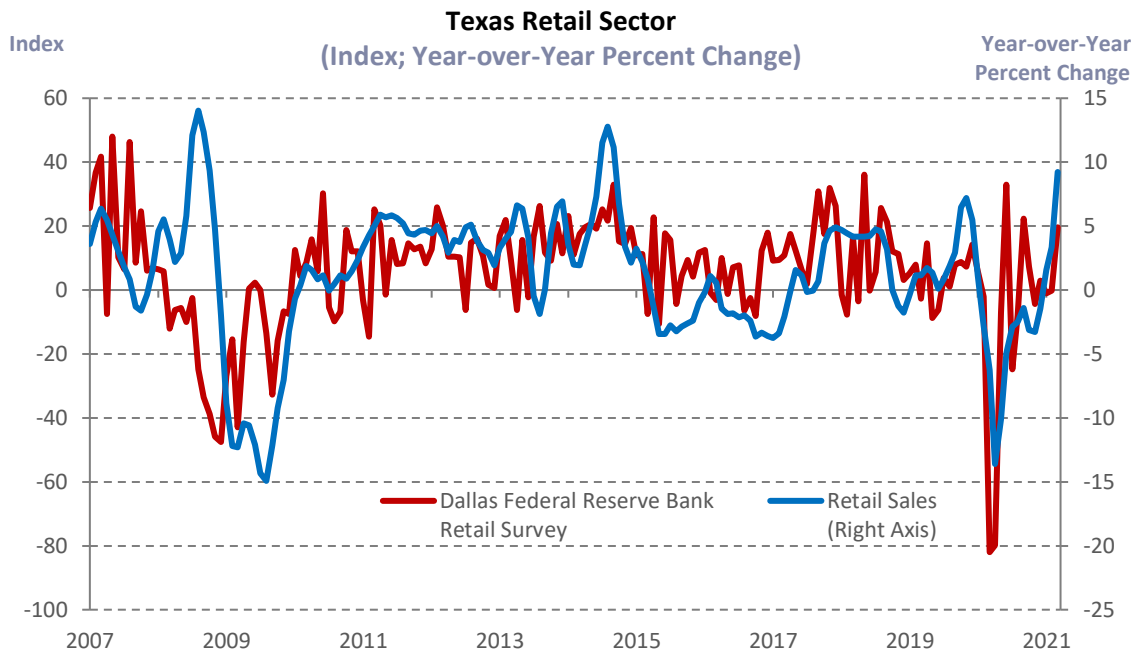
Services

Services Sector Outlook Survey (Index)



Note: Seasonally adjusted. For more information, see [Services Sector Outlook Survey](#). United States index is adjusted -50 to be on scale with Texas index.

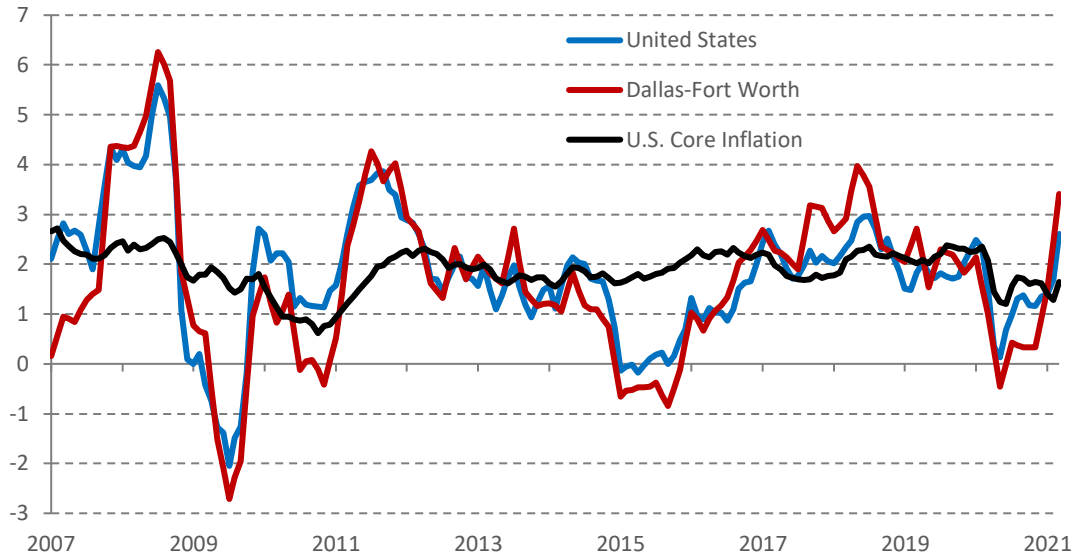
Sources: Federal Reserve Bank of Dallas and Institute for Supply Management



Note: Seasonally adjusted and inflation adjusted. For more information, see [Texas Retail Sector](#).

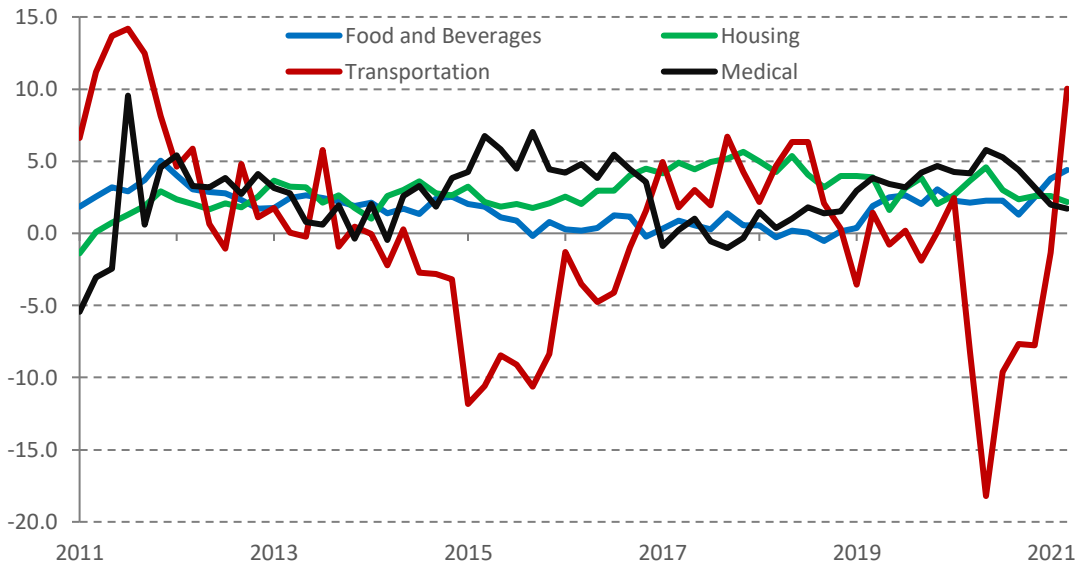
Sources: Retail Sector Outlook Survey from the Federal Reserve Bank of Dallas, Retail Sales from Texas Comptroller of Public Accounts

CPI Inflation Rates
(Year-over-Year Percent Change)



Note: Seasonally adjusted. For more information, see [CPI Inflation Rates](#).
Source: Bureau of Labor Statistics

CPI Inflation Rates (Dallas Components)
(Year-over-Year Percent Change)

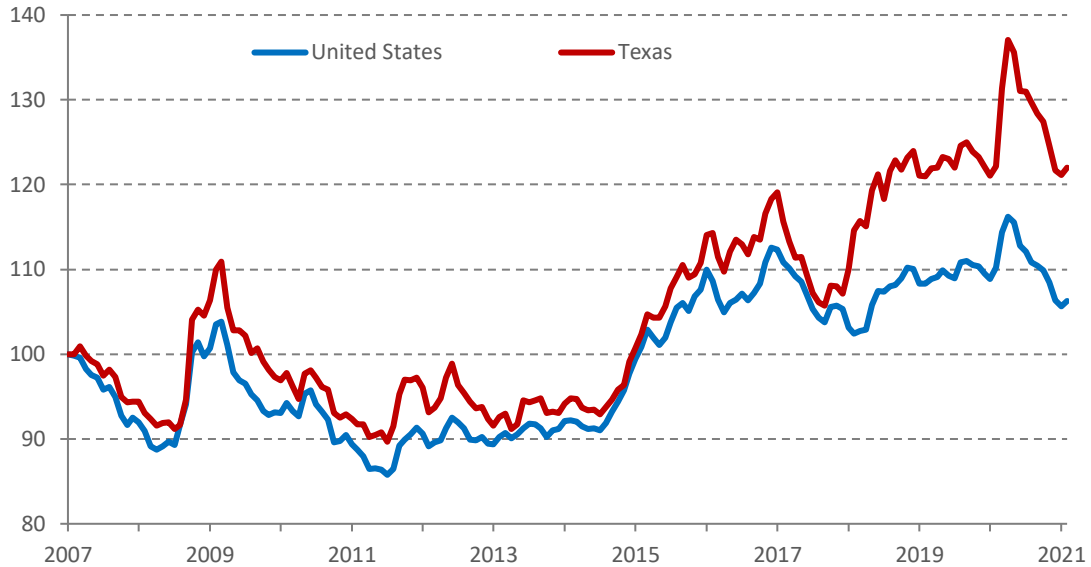


Note: The Dallas CPI is composed of the following major groups: Food and Beverages, Housing, Apparel, Transportation, Medical Care, Recreation, Education and Communication, and Other Goods and Services. The four major components are included in the graph above.
Source: Bureau of Labor Statistics



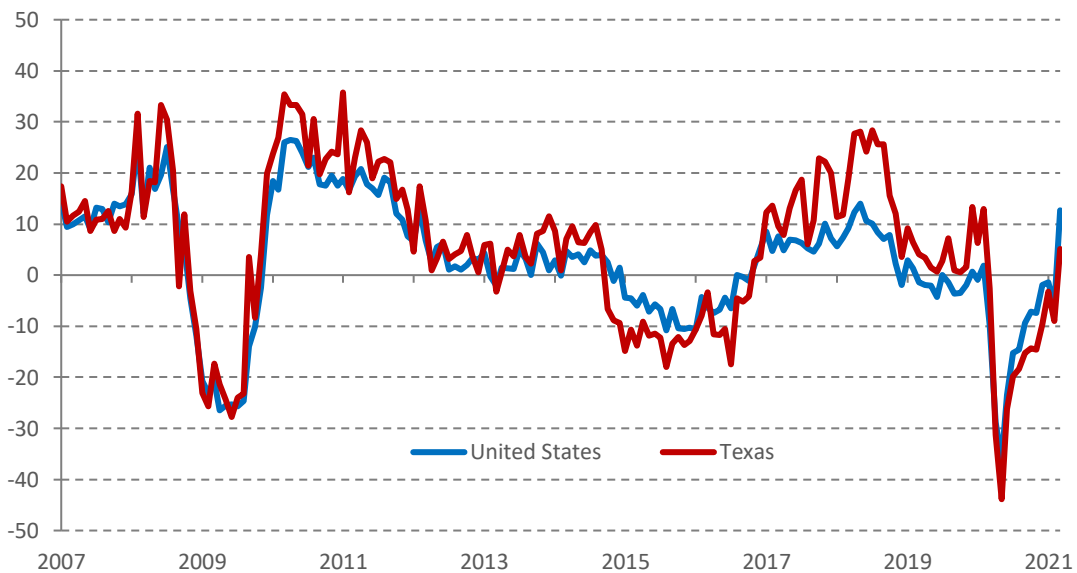
Trade

Real Trade Weighted Value of U.S. Dollar (Index Jan 2007 = 100)



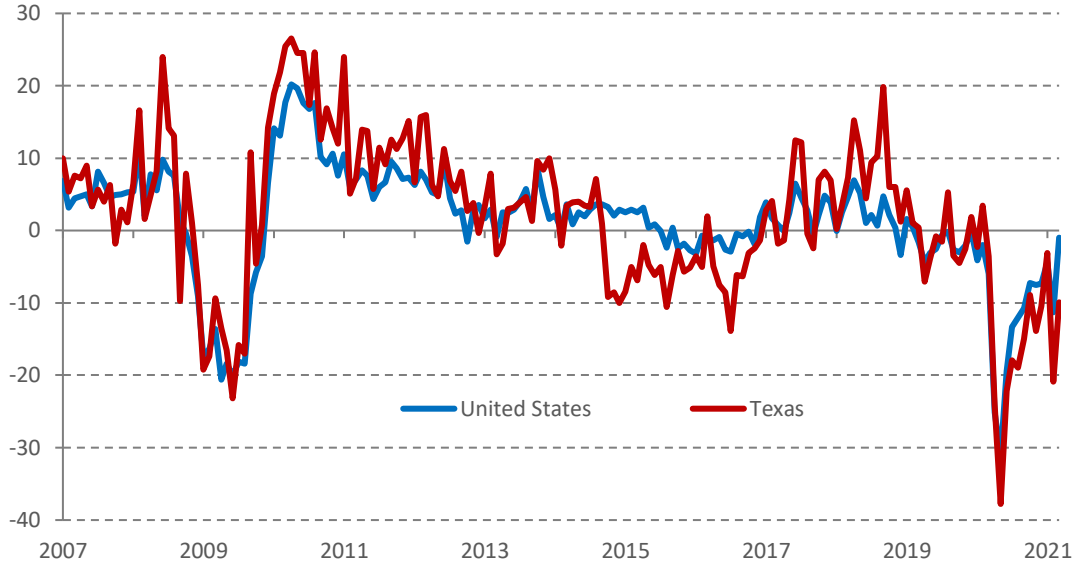
Note: For more information, see [Real Trade Weighted Value of U.S. Dollar](#).
Sources: Federal Reserve Bank of Dallas and Federal Reserve Bank of St. Louis

Exports (All Commodities) (Year-over-Year Percent Change)



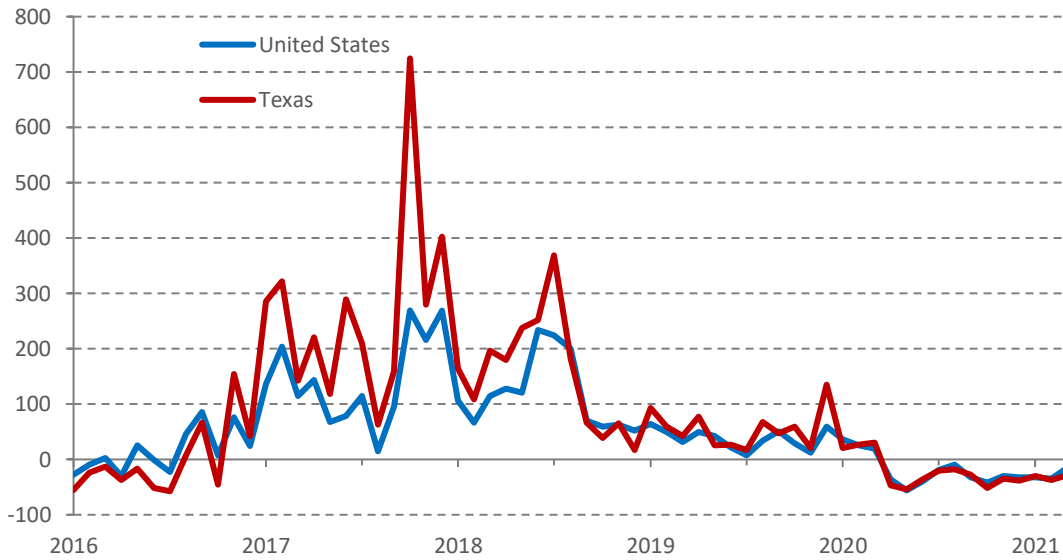
Note: Seasonally adjusted. Inflation adjusted with Bureau of Labor Statistics export indices. For more information, see [Exports](#).
Sources: International Trade Administration, Foreign Trade Division, and U.S. Census Bureau

Manufacturing Exports (Year-over-Year Percent Change)



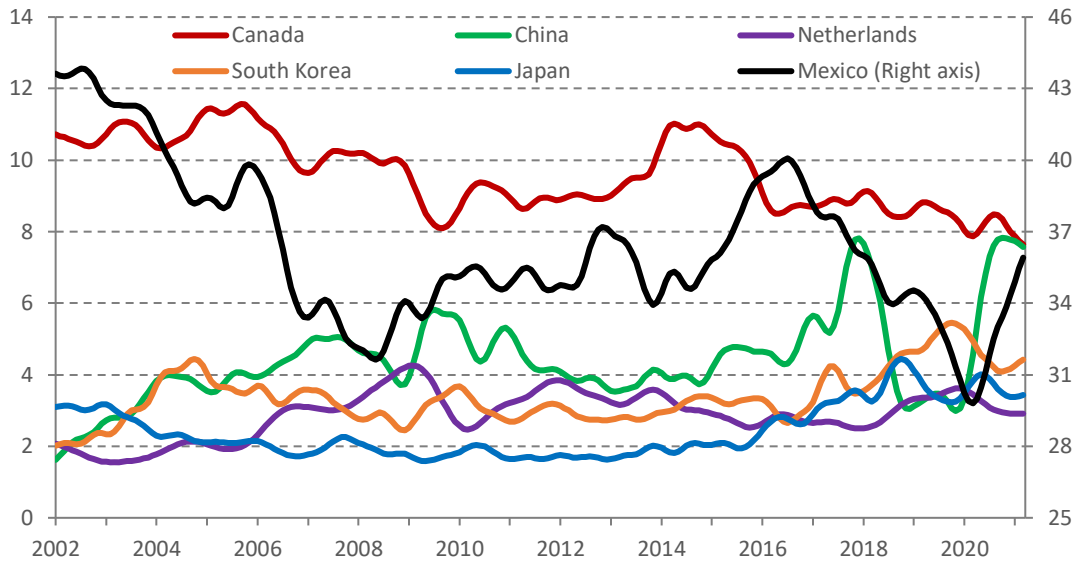
Note: Seasonally adjusted. Inflation adjusted with Bureau of Labor Statistics export indices. For more information, see [Manufacturing Exports](#).
Sources: International Trade Administration, Foreign Trade Division, and U.S. Census Bureau

Crude Oil Exports (Year-over-Year Percentage Change)



Note: Seasonally adjusted. Inflation adjusted with Bureau of Labor Statistics export indices. For more information, see [Crude Oil Exports](#).
Sources: International Trade Administration, Foreign Trade Division, and U.S. Census Bureau

Texas Exports by Country (Percent)



Note: Trend-cycle component. For more information, see [Exports](#).

Sources: International Trade Administration, Foreign Trade Division, and U.S. Census Bureau



TEXAS A&M UNIVERSITY

Texas Real Estate Research Center



MAYS BUSINESS SCHOOL

Texas A&M University
2115 TAMU
College Station, TX 77843-2115

<http://recenter.tamu.edu>
979-845-2031

EXECUTIVE DIRECTOR

GARY W. MALER

ADVISORY COMMITTEE

TROY ALLEY, JR. CHAIRMAN
DeSoto

RUSSELL CAIN Port Lavaca	DOUG JENNINGS Fort Worth
DOUG FOSTER Lockhart	BESA MARTIN Boerne
VICKI FULLERTON The Woodlands	TED NELSON Houston
PATRICK GEDDES Dallas	BECKY VAJDAK Temple
BARBARA RUSSELL, EX-OFFICIO Denton	



LinkedIn
[linkedin.com/company/recentertx](https://www.linkedin.com/company/recentertx)



Instagram
[@recentertx](https://www.instagram.com/recentertx)



YouTube
[YouTube.com/realestatecenter](https://www.youtube.com/realestatecenter)



Facebook
[@recentertx](https://www.facebook.com/recentertx)



Twitter
[@recentertx](https://www.twitter.com/recentertx)