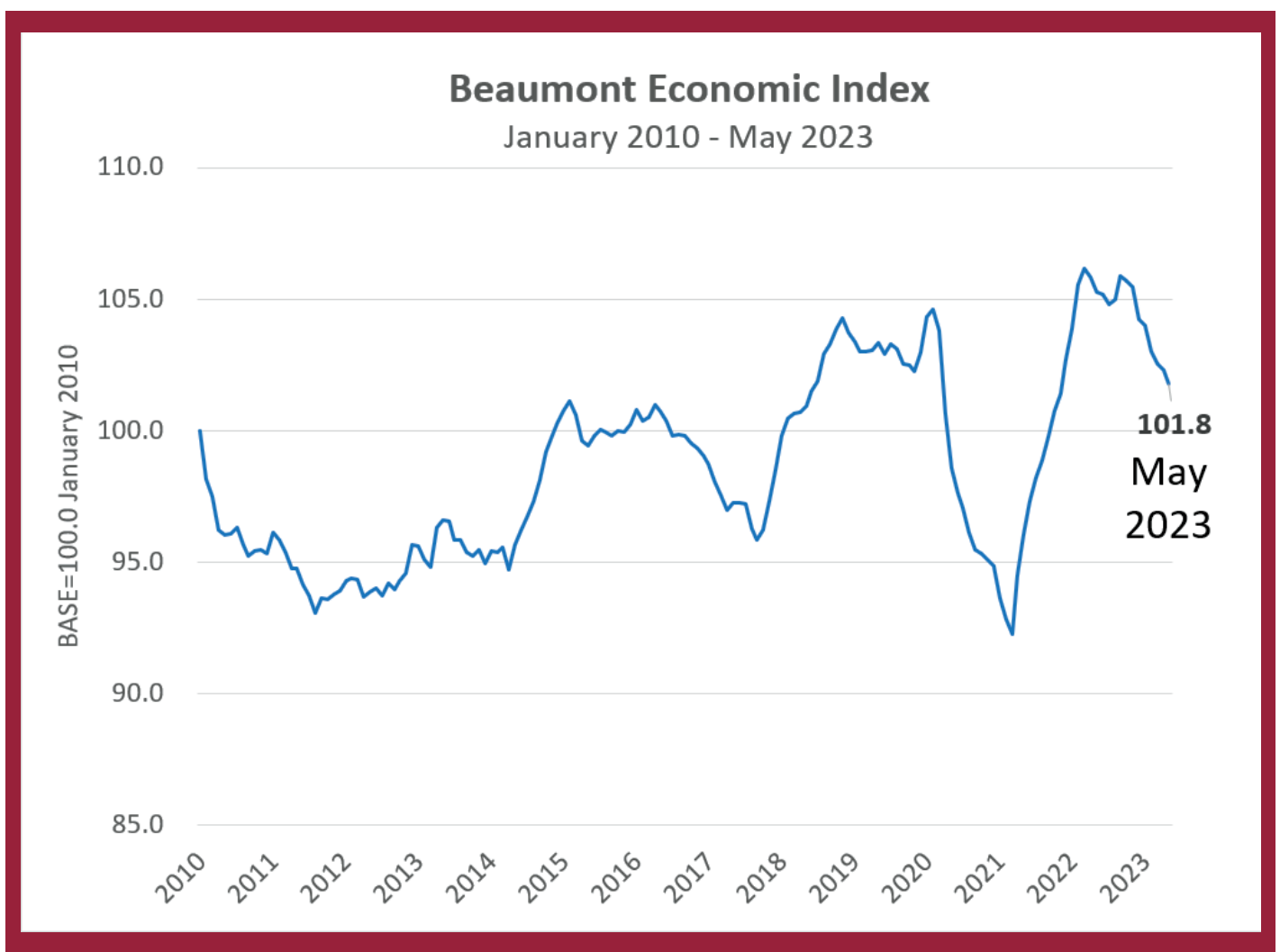


The Beaumont Chamber of Commerce Economic Index

Welcome to the Beaumont Economic Index, the centerpiece of the Beaumont Economic Pulse. The index serves as tool for tracking growth rates and business cycles, and in general the overall performance of the Beaumont economy. It is fully adjusted for inflation, seasonality, and volatility, though local economies have some natural volatility that is difficult to scrub in its entirety without lowering its sensitivity to movements in the economy and/or its various indicators.



THE ECONOMIC INDICATORS ON PAGE 2 ARE USED TO FORMULATE THE OVERALL ECONOMIC PULSE.

ECONOMIC INDICATORS

BASE YEAR
MAY 2010

LAST YEAR
MAY 2022

THIS YEAR
MAY 2023

% CHANGE
22-23

Retail Spending - Month <small>(Taxable-Per Sales Tax Rebates)</small>	\$ 303,158,481	\$342,646,322	\$335,335,395	-2.1%
Retail Spending - Year-To-Date <small>(Taxable-Per Sales Tax Rebates)</small>	\$1,246,246,238	\$1,621,426,359	\$1,467,949,497	-9.5%
New Businesses (Brick & Mortar) - Month	-	-	28	80
Automobile Spending - Month	\$ 43,738,986	\$61,186,400	\$62,964,518	2.9%
Automobile Spending - YTD	\$ 237,164,842	\$316,183,427	\$317,564,122	0.4%
Hotel Motel Revenue - Month	\$3,686,676	\$3,811,170	\$3,976,746	4.3%
Hotel Motel Revenue - YTD	\$18,694,199	\$18,516,974	\$18,864,702	1.9%
Building Permits Issued - Dollar Valuation - Month	\$13,950,184	\$22,577,301	\$9,783,479	-56.7%
Building Permits Issued - Dollar Valuation - YTD	\$166,118,297	\$80,406,368	\$85,776,366	6.7%
Single-Family Residence Permits - Month	26	25	34	36%
Single-Family Residence Permits - YTD	139	162	122	-24.7%
Existing Home Sales - Month	81	136	121	-11%
Existing Home Sales - YTD	327	576	470	-18.4%
Average Home Sale Price - Month	\$148,039	\$242,643	\$210,117	-13.4%
Average Home Sale Price - YTD	\$154,469	\$236,510	\$215,424	-8.9%
Dollar Volume Home Sales Activity - Month	\$ 17,223,038	\$36,030,050	\$25,424,174	-29.4%
Dollar Volume Home Sales Activity - YTD	\$72,445,015	\$150,264,460	\$102,526,003	-31.8%
EMPLOYMENT				
Payroll Employment - Month	48,920	45,635	46,535	2%
Payroll Employment - YTD Average	48,595	45,645	46,690	2.3%
Unemployment Rate - Month	9.9	5.2	5.9	13.5%
Unemployment Rate - YTD Average	10.0	5.5	5.7	-2.9%
Beaumont Economic Index	96.0	105.3	101.8	-3.3%

With the exception of the monthly average home sale price, all economic indicators expressed in dollar form above, are adjusted for inflation by restating all prior periods in current dollars.

-The Beaumont general economy continues to reflect ongoing weakness through May with the eighth straight monthly decline in the Beaumont Economic Index. The index fell to 101.8 in May down from 102.3 in April, and down 3.3% from the May 2022 BEI of 105.3.

-General spending was lower for the month and year-to-date while auto spending and hotel/motel activity were slightly higher compared to year-ago levels. Building permit valuations were sharply lower for the month but still higher for the year-to-date, though new housing construction was the reverse – higher in May but lower for the year-to-date. Home sales and prices are lower thus far in 2023. Employment remains modestly higher through May, but the unemployment rate is higher compared to year-ago levels.

KEY POINTS

-General real (inflation-adjusted) spending per the May sales tax rebate to the city was down by 2.1% compared to May of a year ago, with inflation at over 6% still having a material effect on these numbers (the May raw sales tax rebate was up by 4.4% year-over-year). For the year-to-date general real spending is down by 9.5% compared to the first five months of 2022, which in turn was up by 20% compared to the total through May of the previous year.

-Inflation-adjusted spending on new and used automobiles was up by about 3% for the month compared to May of a year ago, while the year-to-date total is up very slightly compared to the first five months of last year.

-Hotel/motel activity is modestly higher thus far in 2023 with real monthly revenue in May up by 4.3%, and the year-to-date total up by 1.9% year-over-year.

-The real building permit valuation total for May was only slightly higher compared to April, but was down by some 57% compared to the May 2022 total, the second highest of the year last year. For the year-to-date real permit valuations are still in positive year-over-year territory by 6.7%.

-The number of new single-family residence permits issued in May was the highest of the year thus far at 34 – and in fact the highest since the 37 permits issued in August of last year, and a 36% increase over May of a year ago. Year-to-date, however, permits remain down by double-digit percentage points for the second straight year.

-Existing home sales are sharply lower as well, though compared to higher numbers in 2022, with the number of closed sales down by 11% year-over-year and by over 18% for the year-to-date. The average price of those sales has been falling in 2023 as well and continues to do so, posting 13% decline in May and a 9% decline for the year-to-date.

-Lower sales and prices mean a lower total dollar volume of housing sales activity, and more so when adjusted for inflation. Real home sales volumes were down by nearly 30% in May, and 32% for the year-to-date.

-Next month's report (June 2023) will include a mid-year assessment of the Beaumont economy through the lens of the Beaumont Economic Index.