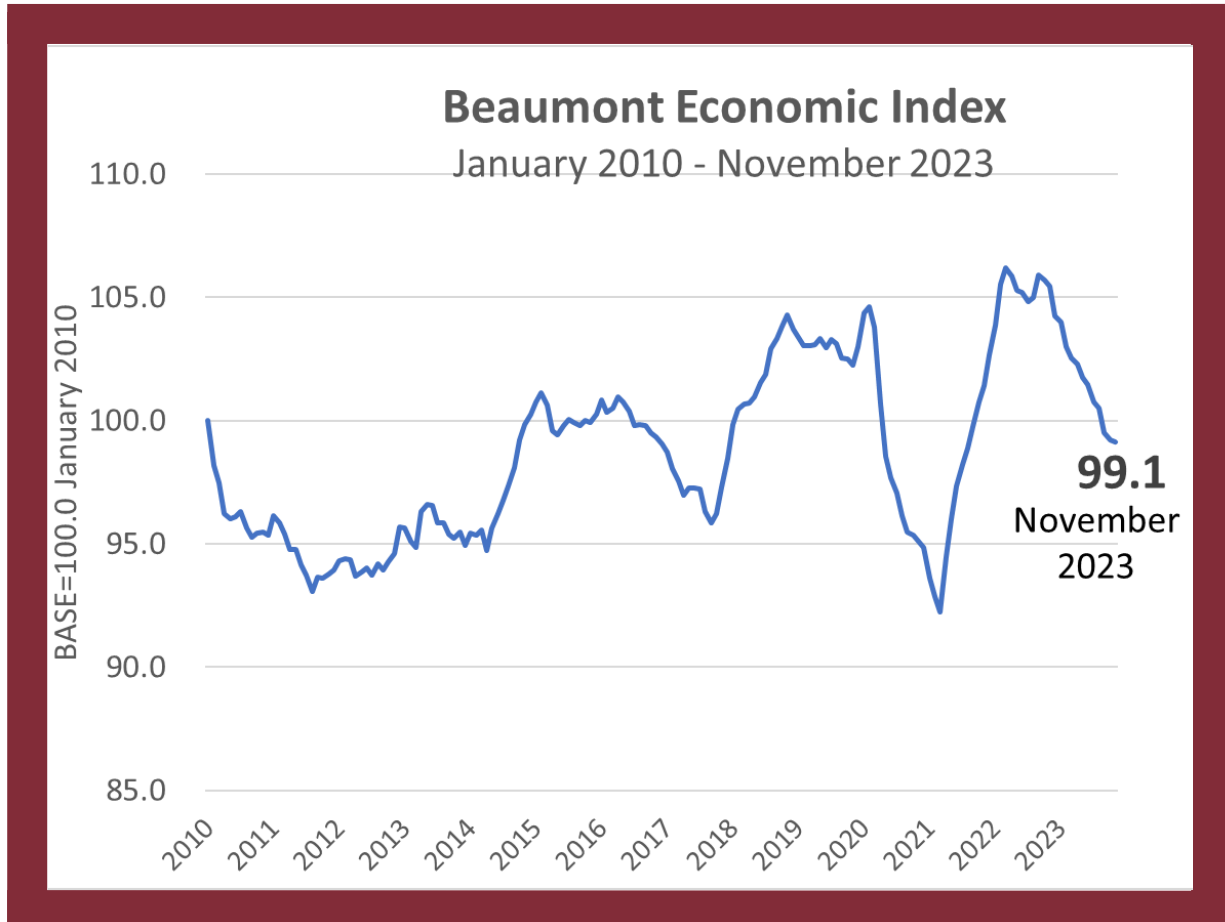


## The Beaumont Chamber of Commerce Economic Index

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.

# THE BEAUMONT ECONOMY

ECONOMIC INDICATORS	BASE YEAR NOV 2010	LAST YEAR NOV 2022	THIS YEAR NOV 2023	% CHANGE 2022-2023
Retail Spending - Month (Taxable-Per Sales Tax Rebates)	\$322,866,749	\$336,634,607	\$308,023,338	-8.5%
Retail Spending - Year-To-Date (Taxable-Per Sales Tax Rebates)	\$2,891,900,980	\$3,493,880,693	\$3,180,228,827	-9.0%
New Businesses (Brick & Mortar) - Month	-	-	7	68
Automobile Spending - Month	\$42,518,456	\$53,617,051	\$57,776,626	7.8%
Automobile Spending - YTD	\$512,140,610	\$676,358,058	\$686,957,905	1.6%
Hotel Motel Revenue - Month	\$4,625,177	\$3,814,245	\$4,018,672	5.4%
Hotel Motel Revenue - YTD	\$44,079,377	\$42,959,123	\$42,011,724	-2.2%
Building Permits Issued - Dollar Valuation - Month	\$10,912,366	\$9,052,825	\$4,788,367	-47.1%
Building Permits Issued - Dollar Valuation - YTD	\$453,066,922	\$150,131,501	\$138,127,378	-8.0%
Single-Family Residence Permits - Month	14	19	10	-47.4%
Single-Family Residence Permits - YTD	343	335	213	-36.4%
Existing Home Sales - Month	64	96	70	-27.1%
Existing Home Sales - YTD	727	1,196	961	-19.6%
Average Home Sale Price - Month	\$127,066	\$193,906	\$226,745	16.9%
Average Home Sale Price - YTD	\$149,847	\$227,759	\$218,174	-4.2%
Dollar Volume Home Sales Activity - Month	\$12,088,030	\$20,087,973	\$15,872,143	-21.0%
Dollar Volume Home Sales Activity - YTD	\$161,573,729	\$305,132,597	\$215,693,602	-29.3%
<b>EMPLOYMENT</b>				
Employment (LAUS) - Month	49,040	46,190	47,605	3.1%
Employment (LAUS) - YTD	48,780	45,715	46,820	2.4%
Unemployment Rate - Month	10.3	5.0	5.1	2.0%
Unemployment Rate - YTD	10.2	5.4	5.7	4.4%
<b>Beaumont Economic Index</b>	<b>95.5</b>	<b>105.4</b>	<b>99.1</b>	<b>-6.0%</b>

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.

## Key Points

It was a mild decline in November – only a tenth of a point – but it was still the 15th straight monthly decline in the Beaumont Economic Index. The index fell to 99.1 in November down from 99.2 in October, and is now down by 6.0% from the November 2022 BEI of 105.4.

General spending remains on the decline in Beaumont, along with construction (including new housing construction, and existing home sales). Importantly, however, employment growth continues even though the unemployment rate is slightly elevated compared to year-ago levels, and auto sales are climbing as well.

The number of employed Beaumont residents continues to climb with a 3.1% year-over-year improvement in November, and the city's labor force is growing as well. The Beaumont city unemployment rate has been above its year-ago level for most of the year, and November is no exception, but that margin is narrowing with the November unemployment rate of 5.1% only a tenth of a point higher than the November 2022 unemployment rate of 5.0%

At the same time, however, spending is falling in Beaumont with an 8.5% decline in inflation-adjusted spending per the November sales tax rebate to the city. For the year-to-date, general real spending in the city is off by 9.0% compared to the January-November 2022 total.

Auto spending in the region was up for the second straight month (and the third of the last four) with a 7.8% increase in inflation-adjusted spending on new and used motor vehicles in November. That is helping to overcome early-year weakness in auto sales, and the year-to-date total is now up by 1.6% year-over-year.

Real hotel/motel spending in Beaumont remains lower through the first eleven months of the year, now down by 2.2% compared to year-ago levels even with year-over-year growth the last two months, including a 5.4% increase in November.

Construction in the city has been up and down all year long, and that shows in the flat year-to-date total with real (inflation-adjusted) project valuations virtually level through November compared to year-ago levels. The November monthly total was the lowest of the year thus far in 2023, however, and was down by over 46% compared to November of a year ago.

New housing construction continues to trend sharply lower with another low permit total in November (10 permits issued for the month), off by over 47% compared to November 2022. The number of new single-family residence building permits issued through November is down by over 36% year-over-year.

## Key Points

Existing home sales are down by about 20% through November compared to year-ago levels including a 27% decline in November. The average price of those sales was sharply higher, however, posting a nearly 17% increase compared to the November 2022 monthly average, which in turn was down by over 9% compared to the prior year. Even at that, though, the average home sale price through the first eleven months of the year is still down by 4.2% compared to year-ago levels.

Even with the higher average sale price in November the total real dollar volume of residential real estate sales for the month was still down by 21% compared to November of a year ago, and the year-to-date total is now down by nearly 30%. The lower numbers of closed sales are clearly the primary culprit in that calculation.

Next month's report will feature the December, fourth quarter, and annual 2023 economic indicators in Beaumont and the change in the Beaumont Economic Index for the year as a whole.