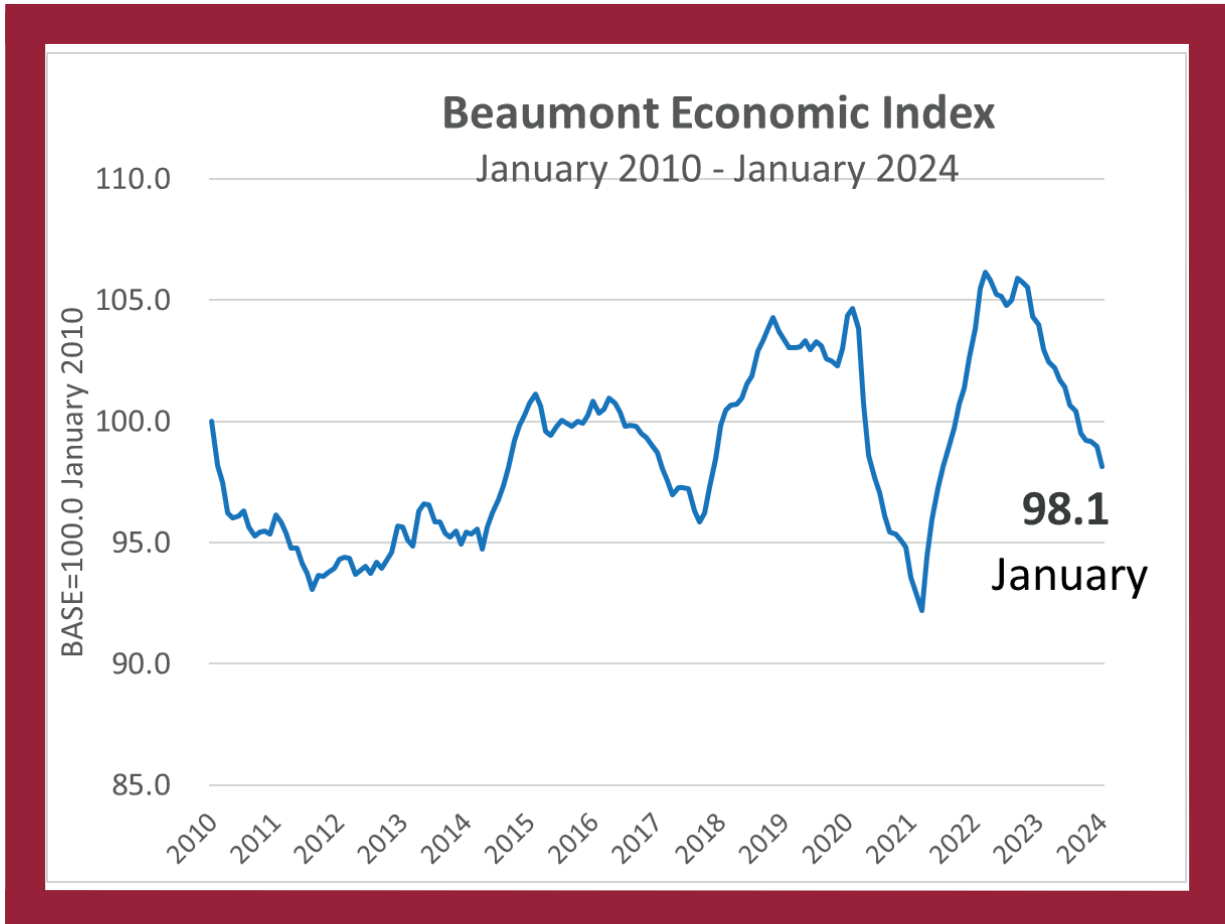


## The Beaumont Chamber of Commerce Economic Index

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 JAN 2010	LAST YEAR JAN 2023	THIS YEAR JAN 2024	% CHANGE 2023-2024
Retail Spending - Month (Taxable-Per Sales Tax Rebates)	\$236,155,084	\$278,346,897	\$259,962,565	-6.6%
Retail Spending - Year-To-Date (Taxable-Per Sales Tax Rebates)	\$236,155,084	\$278,346,897	\$259,962,565	-6.6%
New Businesses (Brick & Mortar) - Month	-	-	4	4 (YTD)
Automobile Spending - Month	\$43,906,789	\$67,249,306	\$66,184,121	-1.6%
Automobile Spending - YTD	\$43,906,789	\$67,249,306	\$66,184,121	-1.6%
Hotel Motel Revenue - Month	\$3,379,176	\$3,358,949	\$2,700,247	-19.6%
Hotel Motel Revenue - YTD	\$3,379,176	\$3,358,949	\$2,700,247	-19.6%
Building Permits Issued - Dollar Valuation - Month	\$8,458,877	\$26,421,379	\$3,803,865	-85.6%
Building Permits Issued - Dollar Valuation - YTD	\$8,458,877	\$26,421,379	\$3,803,865	-85.6%
Single-Family Residence Permits - Month	18	19	7	-63.2%
Single-Family Residence Permits - YTD	18	19	7	-63.2%
Existing Home Sales - Month	41	77	64	-16.9%
Existing Home Sales - YTD	41	77	64	-16.9%
Average Home Sale Price - Month	\$172,577	\$224,489	\$233,791	4.1%
Average Home Sale Price - YTD	\$172,577	\$224,489	\$233,791	4.1%
Dollar Volume Home Sales Activity - Month	\$10,545,978	\$18,528,997	\$14,962,643	-19.2%
Dollar Volume Home Sales Activity - YTD	\$10,545,978	\$18,528,997	\$14,962,643	-19.2%
<b>EMPLOYMENT</b>				
Employment (LAUS) - Month	48,175	46,128	47,075	2.1%
Employment (LAUS) - YTD	48,175	46,128	47,075	2.1%
Unemployment Rate - Month	10.2	5.8	5.5	-5.2%
Unemployment Rate - YTD	10.2	5.8	5.5	-5.2%
<b>Beaumont Economic Index</b>	<b>100.00</b>	<b>104.0</b>	<b>98.1</b>	<b>-5.6%</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

The Beaumont general economy began the year much as it ended 2023 – in continued contraction as indicated by the Beaumont Economic Index. The index declined for the 16th straight month in January falling to 98.1 for the month down from 99.0 in December, and down 5.6% from the January 2023 BEI of 104.0. The Beaumont Economic Index, based at 100.0 in January 2010, peaked at 105.9 in September 2023 and has declined by 7.3% since then.

Most components of the index are down compared to year-ago levels, with the exception of the monthly average home sale price, and the employment situation (number of local residents employed, and the unemployment rate. (January is, of course, the one month of the year in which the monthly and year-to-date totals/averages are one and the same.)

General real (inflation-adjusted) spending per January Beaumont sales tax rebate was down by 6.6% compared to January of a year ago, which in turn was down by 4.6% compared to January of the prior year. Real auto spending was down as well, posting a modest 1.6% year-over-year decline compared to January 2023.

Hotel/motel activity was sharply lower, with real spending on lodging in the city off by nearly 20% compared to year-ago levels.

The building permit total was the lowest January total over the entire history of the Beaumont Economic Index analysis and was down by over 85% in real terms compared to the January 2023 total building permit valuation.

Contributing to that lower total was a minimal number of new housing construction permits. The seven permits issued in January was among the lowest for January (five was the lowest January total, in 2013), and was down by 63% compared to the 19 permits issued in January 2023.

The number of existing homes sold also dropped in January with the number of closed sales down by 17% compared to the January 2023 sales total. It was also the lowest January monthly number of sales since 2015. The average price of those sales was higher, however, up by a solid 4.1% compared to January of a year ago. And that is, in fact, the highest nominal (unadjusted for inflation) January monthly average on record.

The total real dollar volume of residential real estate sales was still down significantly, however, with a 19% year-over-year decline. Even though prices were higher, the lower sales number and the housing inflation number remaining stubbornly high at over 5%

The employment situation was improved compared to year-ago levels, with higher employment and a lower unemployment rate. The employment total (the number of employed Beaumont residents) was up by 2.1% year-over-year, continuing the trend of steady growth over the last three years post-COVID. Those numbers were higher for several years pre-COVID, however, and the employment total continues to try to crawl its way back to those levels.

## Key Points

The Beaumont city unemployment rate fell to 5.5% in January, compared to 5.8% in January 2023. That is the second-lowest January unemployment rate over the years of the BEI analysis, higher only compared to the 5.2% recorded in January 2020.

The Beaumont economy continues to search for its stabilizing low point after 16 months of contraction and counting. When in 2024 that may happen remains unclear; the reasons for that contraction appear to be generally localized, as most other metro areas in Texas are not experiencing similar downturns.