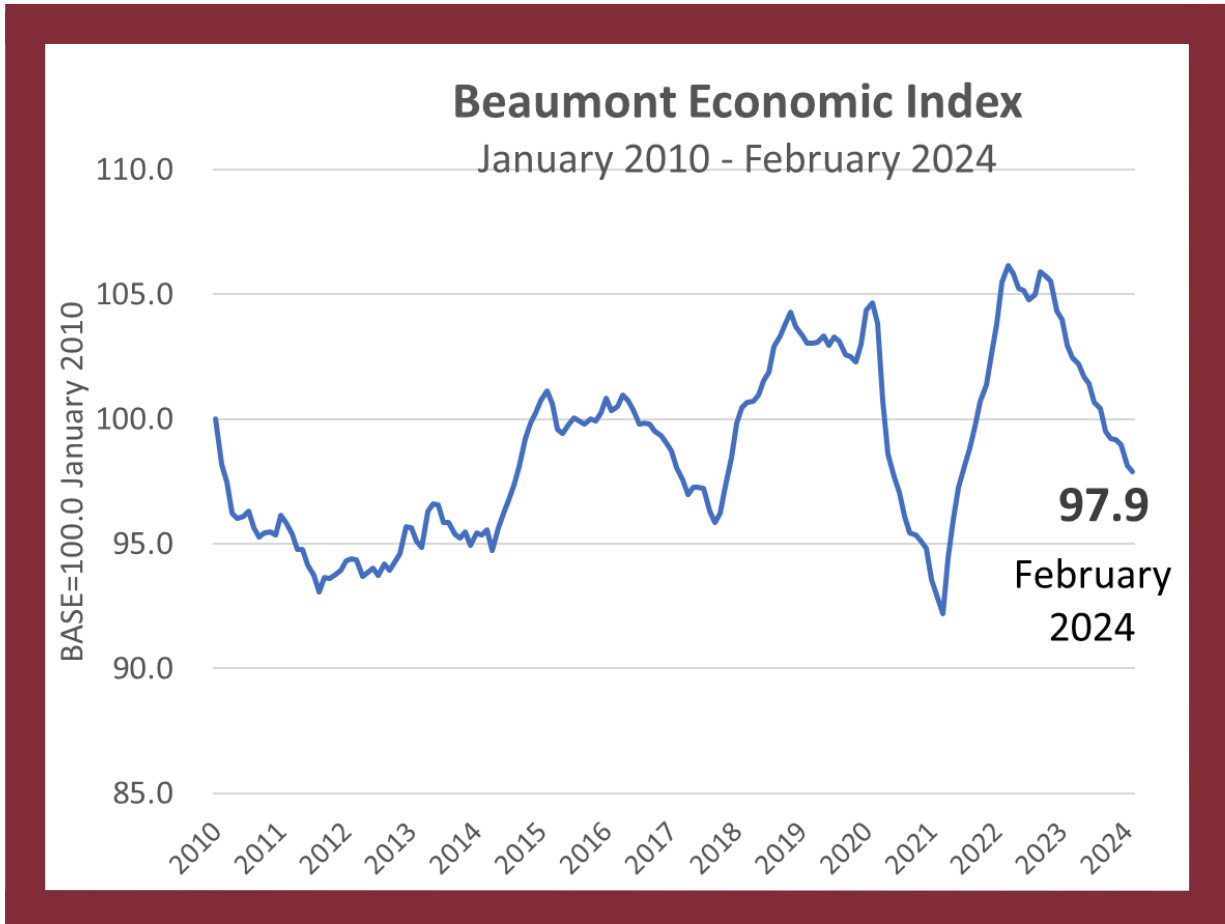


Beaumont Economic Pulse

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 FEB 2010	LAST YEAR FEB 2023	THIS YEAR FEB 2024	% CHANGE 2023-2024
Retail Spending - Month (Taxable-Per Sales Tax Rebates)	\$313,827,298	\$377,145,361	\$317,856,064	-15.7%
Retail Spending - Year-To-Date (Taxable-Per Sales Tax Rebates)	\$550,946,056	\$656,628,096	\$578,879,454	-11.8%
New Businesses (Brick & Mortar) - Month	-	-	12	16 (YTD)
Automobile Spending - Month	\$38,630,074	\$57,356,772	\$59,929,694	4.5%
Automobile Spending - YTD	\$82,490,262	\$124,534,702	\$126,043,570	1.2%
Hotel Motel Revenue - Month	\$3,319,519	\$4,094,432	\$3,708,279	-9.4%
Hotel Motel Revenue - YTD	\$6,700,378	\$7,455,054	\$6,409,871	-14.0%
Building Permits Issued - Dollar Valuation - Month	\$52,127,370	\$26,444,537	\$23,945,161	-9.5%
Building Permits Issued - Dollar Valuation - YTD	\$60,593,147	\$52,887,469	\$27,752,129	-47.5%
Single-Family Residence Permits - Month	36	14	17	21.4%
Single-Family Residence Permits - YTD	54	33	24	-27.3%
Existing Home Sales - Month	49	64	67	4.7%
Existing Home Sales - YTD	90	141	131	-7.1%
Average Home Sale Price - Month	\$167,369	\$224,706	\$202,186	10.0%
Average Home Sale Price - YTD	\$169,742	\$224,588	\$217,627	-3.1%
Dollar Volume Home Sales Activity - Month	\$12,288,541	\$15,364,090	\$13,546,451	-11.8%
Dollar Volume Home Sales Activity - YTD	\$22,879,616	\$33,972,323	\$28,573,079	-15.9%
EMPLOYMENT				
Employment (LAUS) - Month	48,470	46,420	47,360	2.0%
Employment (LAUS) - YTD	48,325	46,275	47,215	2.0%
Unemployment Rate - Month	10.0	5.8	5.7	-1.7%
Unemployment Rate - YTD	10.1	5.8	5.6	-3.4%
Beaumont Economic Index	98.2	103.0	97.9	-4.9%

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 remains an economy in contraction in early 2024 with the 17th straight monthly decline in the Beaumont Economic Index. The index fell to 97.9 in February down from 98.1 in January, and down 4.9% from the February 2023 BEI of 103.0. The Beaumont Economic Index is based at 100.0 in January 2010.

The monthly table of economic indicators – the components of the index – remains peppered with year-over-year negatives, with only auto spending and employment in better shape through the first two months of the year compared to year-ago levels.

Especially troubling are the continued declines in general spending as represented by sales tax collections in Beaumont. Inflation-adjusted spending per the February sales tax rebate to the city was down by 15.7% compared to the February 2023 total, which in turn was down by 10.3% compared to February of the previous year. In fact, the February 2010 spending figure was the lowest for the month of February since February of 2010, the base year of the analysis. (Again, these are inflation-adjusted numbers – the same would not be true of the raw sales tax total.)

Auto sales activity (a county-wide number based on the motor vehicle sales tax) turned positive in February with inflation-adjusted spending on new and used motor vehicles up by 4.5% compared to February of a year ago.

Hotel/motel spending was lower, however, down by 9.4% year-over-year in real terms. The February total from 2023 was sharply higher, though, recovering from deep declines in 2021 and 2022.

The building permit total rebounded from an exceptionally low number in January; however, it was still down by nearly 10% compared to a solid permit valuation total from February 2023. Through the first two months of the year, though, construction in Beaumont per inflation-adjusted building permit valuations is off by nearly 48% thanks to the low January number.

The city issued 17 single-family construction permits in February compared to 14 in February 2023; however, only seven permits were issued in January so the total through the first two months of the year remains sharply lower.

Existing home sales also rebounded in February after a sharp January decline, with February closed sales up by nearly 5% compared to February 2023. Through February, the number of sales remains down by nearly 17%, however. The February average sale price was down by 10% year-over-year; however, prices increased sharply in February 2021 and 2022 before leveling off in 2023, and the current year average in the broader context is certainly respectable enough.

-The combination of the lower average price and inflation pushed the real total dollar value of housing sales to nearly 12% lower compared to February of a year ago, and the total through the first two months of the year is down by 16%.

Employment as measured by the number of Beaumont city residents currently employed continues to climb at a 2% rate through February, and the unemployment rate of 5.7% is lower compared to year-ago levels.