



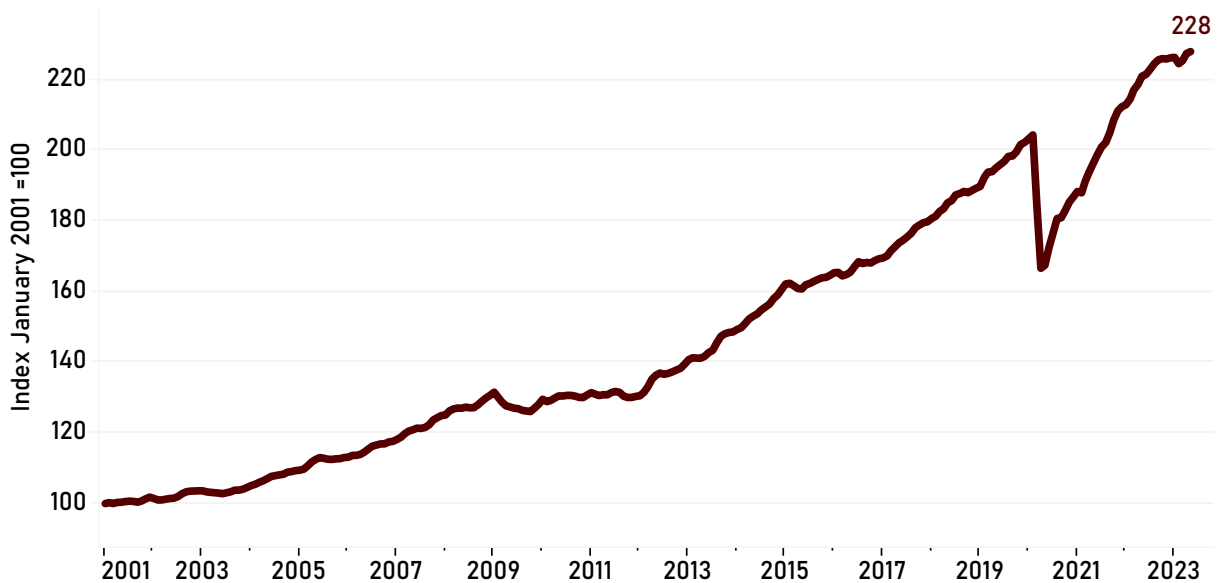
HIGHLIGHTS

- The Business-Cycle Index increased 0.5 index points, from 227.6 in April 2023 to 228.1 in May 2023.
- The local unemployment rate increased slightly, from 3.3% in April 2023 to 3.4% in May 2023.
- Local nonfarm employment increased by 0.3% from April to May.
- May's inflation-adjusted taxable sales were down by 1.7% from April.
- The median sale price for single-family homes in Brazos County was down 2% from the previous three-month period.

THE COLLEGE STATION-BRYAN BUSINESS-CYCLE INDEX

The Business-Cycle Index for May 2023 rose to 228.1 compared to 227.6 in April, a 0.23% increase. This increase results from an increased nonfarm employment and despite the 0.1 percentage point increase in the unemployment rate and a decrease in inflation adjusted taxable sales. Inflation-adjusted quarterly wages, the fourth variable used in the model, was unchanged this month. The next data release for quarterly wages will be available in September.

FIGURE 1. COLLEGE STATION-BRYAN BUSINESS-CYCLE INDEX

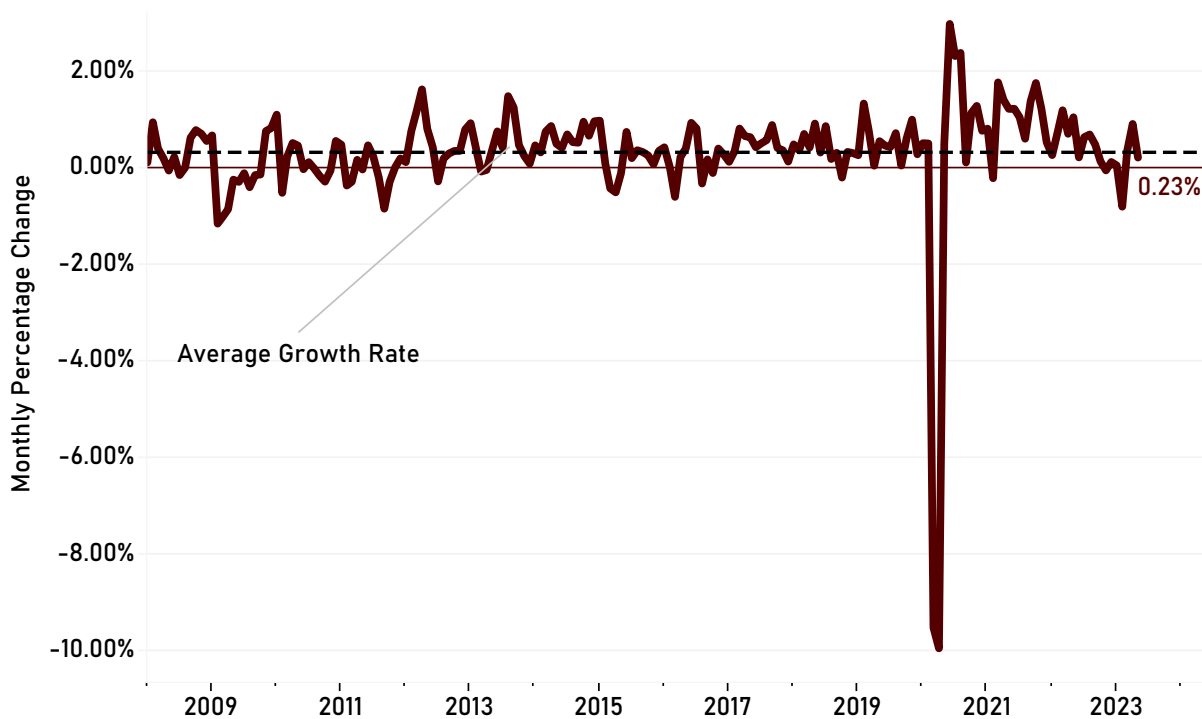


Last reported data point: May 2023 (monthly). Source: Private Enterprise Research Center.

THE COLLEGE STATION-BRYAN BUSINESS-CYCLE

The 0.23% increase in the CSB Business-Cycle from April 2023 to May 2023 is shown in Figure 2. The increase in the Index was driven by the rise in nonfarm employment. Nonfarm employment rose by 392 workers from 136,866 in April 2023 to 137,258 in May. However, the local unemployment rate experienced a 0.1 percentage point increase to 3.4% in May compared to 3.3% in April 2023. The third monthly indicator used to estimate the business-cycle, inflation-adjusted taxable sales, typically has large month-to-month changes, so our index relies on the average of the last five monthly values. While the change from April to May in the monthly value was -1.7%, the change in the five-month average from April to May was only -0.1%. The slight increase in the unemployment rate, along with nearly stable taxable sales, and an increase in nonfarm employment led to the monthly increase in the Index.

FIGURE 2. COLLEGE STATION-BRYAN BUSINESS-CYCLE

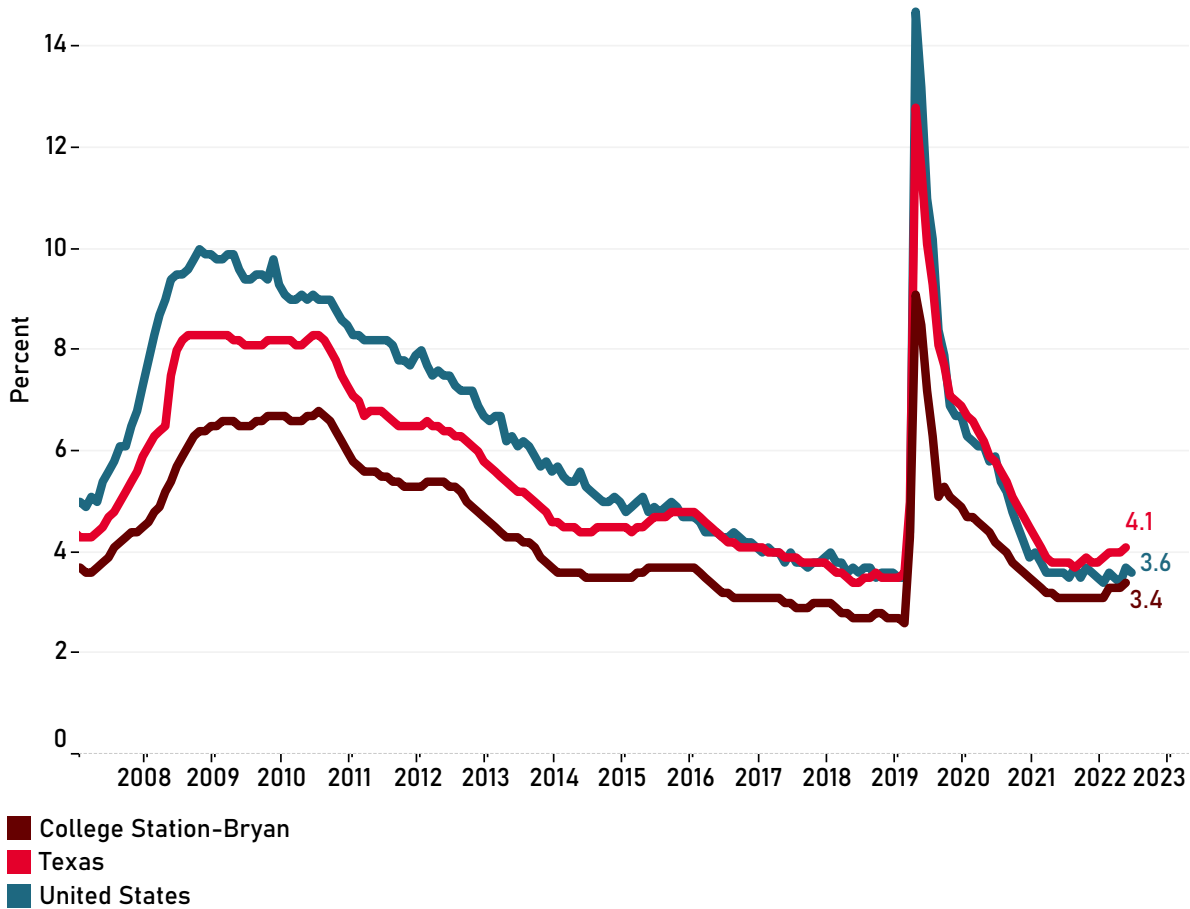


Month-to-month growth rates. Last reported data point: May 2023 (monthly). Source: Private Enterprise Research Center.

UNEMPLOYMENT RATE

Figure 3 shows the unemployment rates for College Station-Bryan and Texas from January 2008 to May 2023, and for the nation as a whole through June 2023. The unemployment rate in College Station-Bryan increased to 3.4% in May compared to 3.3% in April. The Texas rate also increased, from 4% in April to 4.1% in May. At the national level, the rate also increased from 3.4% in April to 3.7% in May but decreased to 3.6% in June. The state and metropolitan area unemployment rates for June will be released by the Bureau of Labor Statistics on July 21 and August 2, 2023, respectively.

FIGURE 3. UNEMPLOYMENT RATE



Seasonally Adjusted. Last reported data point: May 2023 for College Station - Bryan and Texas, June 2023 for the United States. Source: Bureau of Labor Statistics.

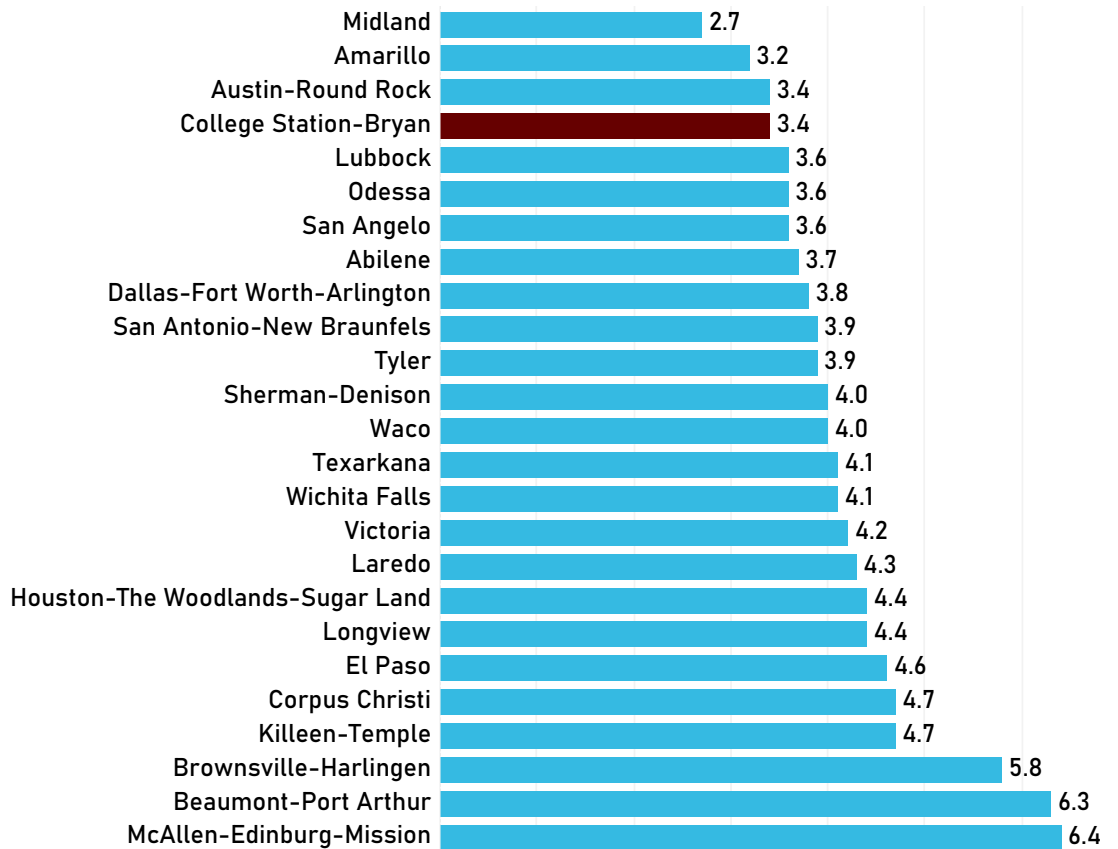
FOCUS ON THE COLLEGE STATION-BRYAN MSA

This month, we present the unemployment rates in the Texas Metropolitan Statistical Areas (MSAs) for the month of May. We also discuss median house prices by zip code located entirely within Brazos County and the median price trend of each zip code compared to the median price in Brazos County. Local and national air travel are also analyzed.

TEXAS MSA UNEMPLOYMENT RATES

Figure 4 depicts the local unemployment rates for all Texas MSAs for May 2023. College Station-Bryan’s rate of 3.4% was the third lowest along with Austin-Round Rock and is behind the 2.7% rate for Midland and 3.2% rate for Amarillo. McAllen-Edinburg-Mission, Beaumont-Port Arthur, and Brownsville-Harlingen again had the three highest unemployment rates at 6.4%, 6.3%, and 5.8%, respectively. Austin-Round Rock had the lowest unemployment rate among the four largest MSAs, while the rate in Dallas-Fort Worth-Arlington was 3.8% followed by San Antonio-New Braunfels at 3.9%. Houston-The Woodlands-Sugar Land again had the highest unemployment rate in this group at 4.4%. Of the 25 MSA’s reported here, 19 had increased unemployment rates in May compared to April. The rates in the remaining six were unchanged.

FIGURE 4. UNEMPLOYMENT RATES IN TEXAS MSAs, MAY 2023

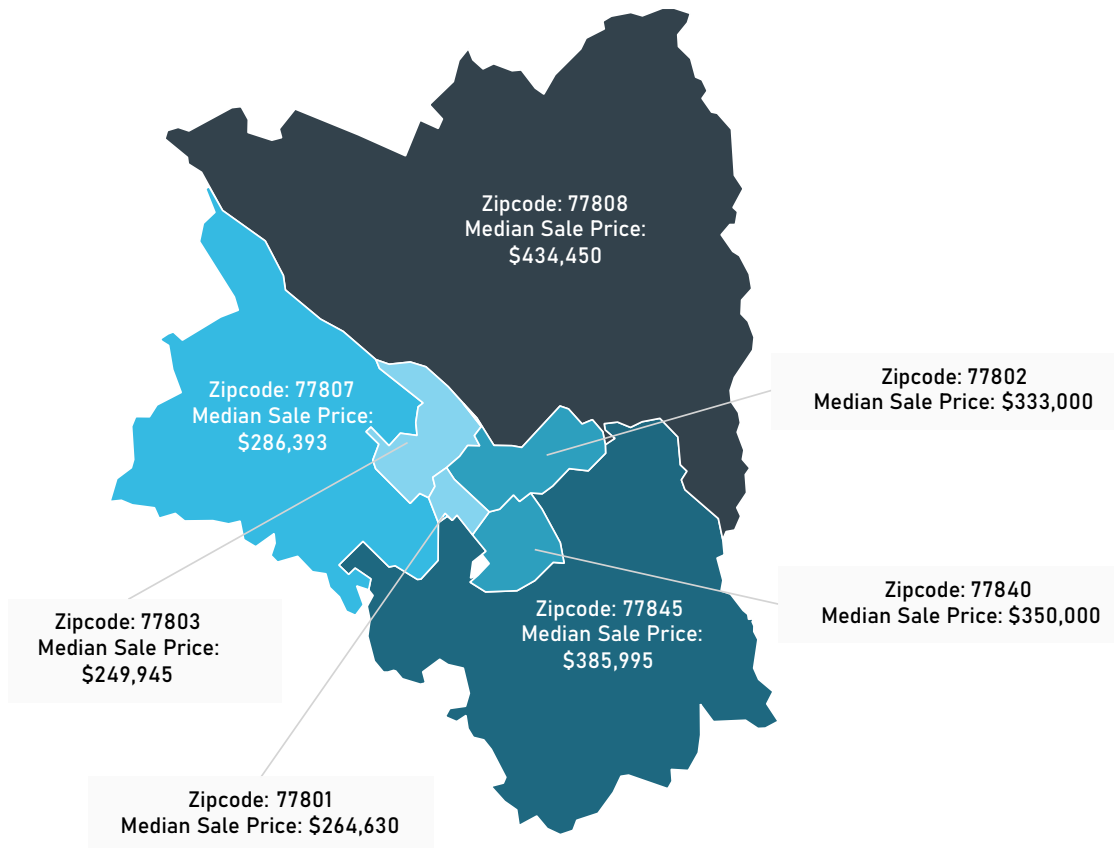


Source: Bureau of Labor Statistics, Local Area Unemployment Statistics, seasonally adjusted, May 2023.

LOCAL HOME PRICES BY ZIP CODE

Figure 5 presents a map with the median sale price by zip codes located entirely within Brazos County for April-June 2023. According to data extracted from Redfin, a national real estate brokerage, the median sales price for zip code 77808 was \$434,450, the highest in Brazos County. Zip code 77845 had the second highest median sales price for this period at \$385,995, and zip code 77840 had a median sales price of \$350,000. The median sales price in zip code 77802 was \$333,000. The lowest median sales prices were reported in zip codes 77807, \$286,393, zip code 77801, \$264,630, and zip code 77803, \$249,945.

FIGURE 5. MEDIAN SALE PRICE BY ZIP CODES IN BRAZOS COUNTY APRIL - JUNE 2023

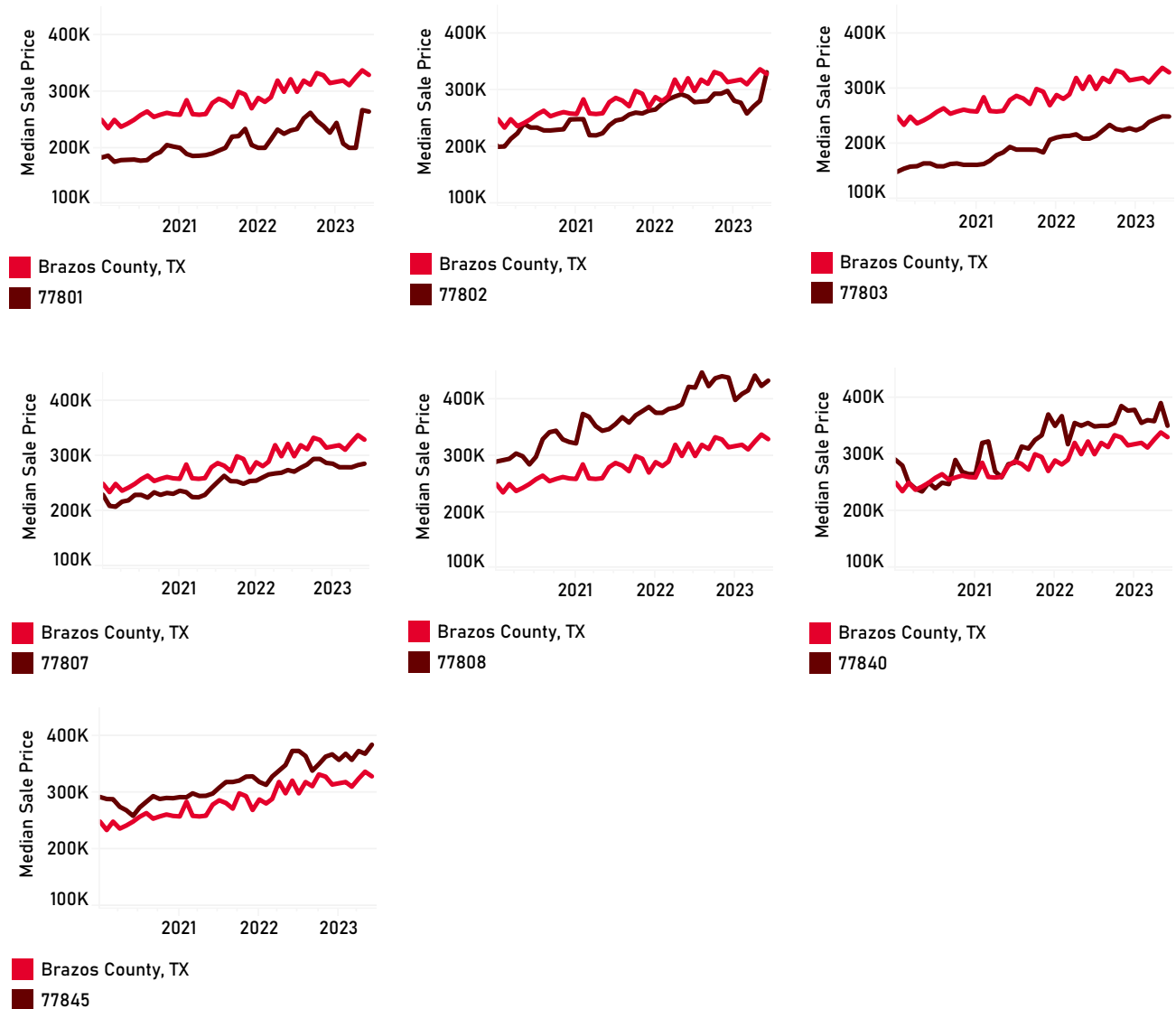


Source: Redfin.

HOME PRICE TRENDS BY ZIP CODE

The non-seasonally adjusted median sale price for single family residential homes sold (including new and existing homes) in Brazos County for the months of April-June was \$330,000, a decline of 2% from the previous three months, but an increase of 2% from the previous year. Each of the seven panels in Figure 6 represents the trend in the median sale price of a particular Brazos County zip code compared to the entire county, by quarter, for the period January 2020 to June 2023. All of these zip codes, and the county, follow a generally upward trend over this period. Zip codes 77808 and 77845 had median prices above Brazos County's median price for the entire period, and zip code 77840 largely stayed above the Brazos County median sale price. The largest increases from the beginning to the end of the period are for the zip codes 77803 and 77802, which had price increases of 57% and 54%, respectively. These were followed by 77801 with a 51% increase; 77808 with 47%; 77840 with 40%; 77807 with 37%; and 77845 with 33%.

FIGURE 6. HOME PRICES TRENDS BY ZIP CODE, JANUARY 2020 TO JUNE 2023

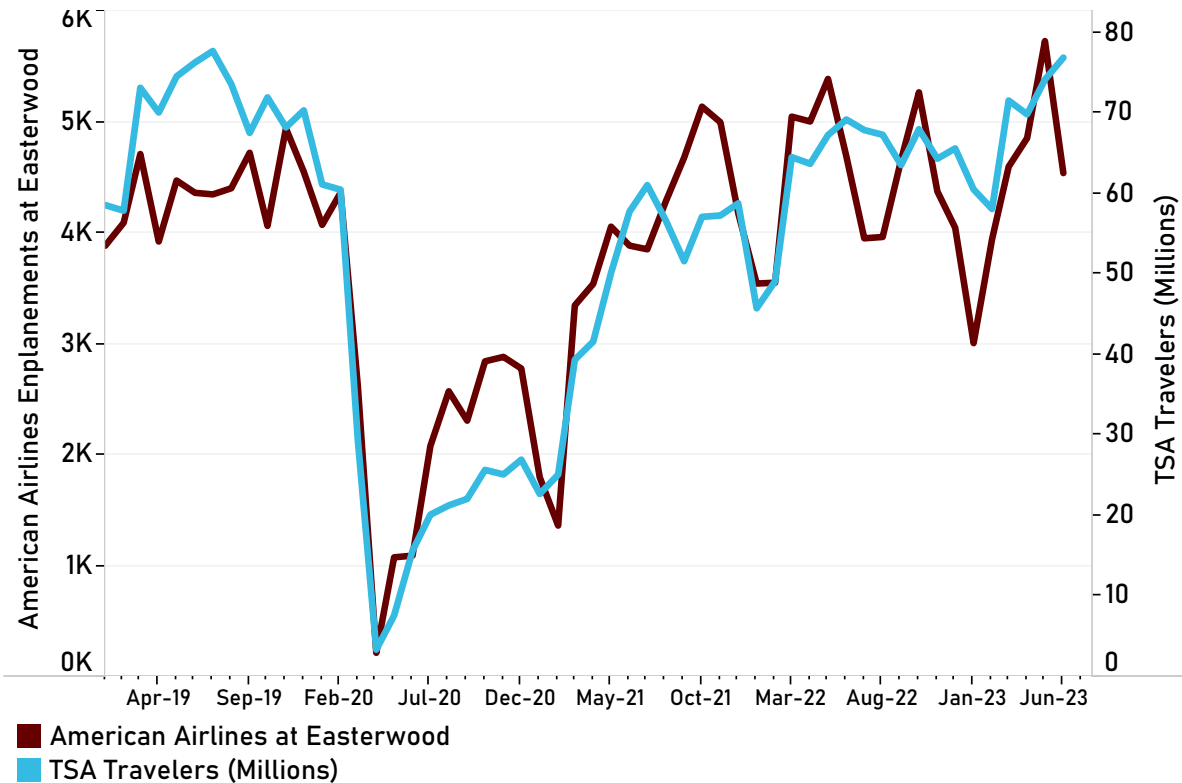


Source: Redfin.

AIR TRAVEL

Figure 7 depicts the enplanements at Easterwood Airport on American Airlines (left axis) and the number of travelers passing through Transportation Security Administration (TSA) checkpoints (right axis) from January 2019 to June 2023. As seen in the figure, the national and local passenger counts have followed similar patterns from the beginning of 2019 to the present. National air travel was up 11% in the twelve months from June 2022 to June 2023. Locally, air travel out of Easterwood Airport on American Airlines in June 2023 was 3% lower than in June 2022.

FIGURE 7. AMERICAN AIRLINES ENPLANEMENTS AT EASTERWOOD AIRPORT & TOTAL TRAVELERS THROUGH TSA CHECKPOINTS



Last reported data point: June 2023 (monthly). Sources: Texas A&M University System and Transportation Security Administration.

NOTES AND LINKS

The extent of the College Station-Bryan MSA is defined by the Census Bureau and includes Brazos, Burleson, and Robertson counties. The Business-Cycle Index is re-estimated each month using the most recent data for the four economic variables included in the model: the unemployment rate, nonfarm employment, real wages, and real taxable sales. The real wage series is released on a quarterly basis and the other three are released monthly. The underlying data series are subject to revision. With new monthly data and revisions of past data, each month the Index and the Business-Cycle will differ from previous estimates.

For more details about the CSB Business-Cycle Index see: *Methodology for Constructing an Economic Index for the College Station-Bryan Metropolitan Statistical Area*.

DATA SOURCES

Enplanements at Easterwood Airport

Texas A&M University System based on email request. Received July 12, 2023.

House Prices

Redfin, national real estate brokerage, www.redfin.com. Data extracted on July 13, 2023 from <https://www.redfin.com/news/data-center/>

Inflation

U.S. Bureau of Labor Statistics, Consumer Price Index for All Urban Consumers: All Items [CPIAUCSL], retrieved from FRED, Federal Reserve Bank of St. Louis; <https://fred.stlouisfed.org/series/CPIAUCSL>. Wages and Taxable Sales are converted to real dollars

Nonfarm Employment

Federal Reserve Bank of Dallas, Texas Workforce Commission, and Bureau of Labor Statistics, Total Non-farm Payroll Employment for Texas Metropolitan Statistical Areas, two-step Seasonally Adjusted, retrieved from Federal Reserve Bank of Dallas. <https://www.dallasfed.org/research/econdata/brysa.aspx>

Taxable Sales (Sales and Use Tax Allocation)

Texas Comptroller of Public Accounts, Allocation Payment Detail, Current Period Collections. Data available through Texas Comptroller of Public Accounts: <https://mycpa.cpa.state.tx.us/allocation/AllocDetail>. Historical data prior to 2016 from Texas Comptroller of Public Accounts. Seasonal Adjustment by Private Enterprise Research Center.

Travelers through TSA Checkpoints

Transportation Security Administration <https://www.tsa.gov/coronavirus/passenger-throughput>

Unemployment Rate

Bureau of Labor Statistics, Unemployment by Metropolitan Area, Seasonally Adjusted, Local Area Unemployment Statistics, retrieved from Bureau of Labor Statistics, <https://www.bls.gov/lau/metrossa.htm>

Wages

U.S. Bureau of Labor Statistics and Federal Reserve Bank of St. Louis, Total Quarterly Wages in College Station-Bryan, TX (MSA) [ENUC177830010SA], retrieved from FRED, Federal Reserve Bank of St. Louis; <https://fred.stlouisfed.org/series/ENUC177830010SA>.

CONTACT



The Brazos Valley Economic Development Corporation serves Brazos County, the City of Bryan, the City of College Station, Texas A&M University, the surrounding region and private sector investors through the Invest Brazos Valley program. BVEDC helps companies launch, grow, and locate in the Brazos Valley.

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