## **The Lubbock Economy** May 2024



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### Lubbock's economy remains steady with continued retail sales ahead of last year, new and used vehicle sales being up and tourism showing an increase in April. Continued job growth reflects in sales growth in our economy.

As we continue into 2024 with persistently higher interest rates, residential housing and commercial building activity is slower than previous years. If inflation is showing signs of decreasing, the Fed might look at some interest adjustment in the future. Lubbock's economy has been stable in many drivers, but we will continue to see ups and downs in various segments into 2024.

Retail sales for April 2024 are up 1.34%. YTD retail sales are up 3.84% from last year. New vehicle sales saw a 27.13% increase from last April, while used vehicle sales are also up 27.83%.

Tourism has spiked with Hotel/Motel tax collections increasing 38.07% from last April and airline boardings also increasing 4.22%.

Workers employed are up 1.70% (or 2,700) over the last 12 months on the Employer Survey and 1.92% (or 3,178) on the Household Survey. The labor force has increased 1.87% compared to April 2023 and wages are up 6.21%. Unemployment is down 3.45% compared to last year at this time. Lubbock's employment at 2.80% reflects the addition of new jobs and wage growth in the market.

April Building permits totaled \$158 million, down 35.18% from last year. There were 156 new residential starts in April 2024, flat from last year. The median house price for March 2024 was \$235,000, down 2.08% from one year ago. Residential building activity continues to be softer than previous years as the market struggles with housing costs and persistent higher mortgage rates. Mortgage rates at 7.00% are 7.69% higher than last year's.

Total building activity, both residential and commercial, reflected a decrease of \$86 million compared to 2023. Compared to last year, residential is up \$2 million roughly 5% and commercial is down \$90 million or 44%. There were fewer commercial building permits issued in March 2024 compared to March 2023. Commercial activity for last year included the new Frenship High School permit of \$190 million and this year the new UMC Cancer Center permit of \$100 million, the difference being \$90 million in commercial permits being down year to year. There were several smaller commercial permits issued for remodel projects. Year over Year total building activity has remained about the same dollar amount as 2023, down .94%. Lubbock's current construction activity both residential and commercial continues to be soft with higher interest rates.

Oil prices compared to last year are up 10.52% and natural gas is also up 2.59%. Oil rig count has increased from 6 to 9 from March 2024 to April 2024. Wheat is up 4.56%, corn is down 23.62% and cotton is down 3.61% since last year. Fat cattle are up 6.32% from one year ago, while milk prices are also up 1.37%. Agricultural production is crucial in getting crops in the ground and enough moisture to establish a crop over the next month.



### Lubbock Economic Pulse

Index (Base Jan. 88 @ 100)    331.06    289.28    379.06      Sales Tax Collection    \$ 9,590,008    \$ 7,952,475    \$ 9,463,121      Sales Tax Collections (voar to Date)    \$ 44,111,174    \$ 34,521,167    \$ 9,463,121      New Vehicle Sales    8    2906    645      Used Vehicle Sales    1,966    2,267    1,538      Airline Boardings    46,517    46,709    44,634      Hotel/Motel Receipt Tax    \$ 855,984    \$ 556,953    \$ 619,962      Population    263,648    263,648    263,648    263,648      Unemployment - CLF*    173,701    173,805    170,512      Unemployment Rate*    % 2.80    % 3.60    % 2.90      Total Worker Employed*    "Baurey"    168,792    167,500    165,614      Total Worker Employed*    "Baurey"    161,800    160,900    159,100      Average Weekly Wages    \$ 1,026.00    \$ 10,26.00    \$ 244,033,730    \$ 440,301,731      Unemployment Stotar Amount)    \$ 158,173,847    \$ 107,071,360    \$ 244,033,730    \$ 440,304,737	Economic Components	c	Current Month		Last Month		One Year Ago
Sales Tax Collections (Year to Date)  \$  44,111,174  \$  34,521,167  \$  42,477,956    New Vehicle Sales  820  906  645    Used Vehicle Sales  1,966  2,267  1,538    Airline Boardings  46,517  46,709  44,634    Hotel/Motel Receipt Tax  \$  855,984  \$  556,953  \$  619,962    Population  263,648  263,648  263,648  263,648  263,648  263,648    Employment - CLF*  173,701  173,805  170,512  100  165,614  165,614    Unemployment Rate*  %  2.80  %  3.60  %  2.90    Total Worker Employed* (Mousehold Survey)  101,026,00  %  1,026,00  %  1,026,00  %  1,026,00  %  2,40,038,703    Gas Meters  78,438  78,606  7,7093  %  6,500  %  2,44,038,703  %  2,40,04,673    Building Permits (Doltar Amount)  \$  158,173,847  \$  107,071,360  \$  2,44,038,703    Year to Date Permits (Doltar Amount)  \$	Index (Base Jan. 88 @ 100)		331.06		289.28		379.06
Sales Tax Collections (Year to Date)  \$  44,111,174  \$  34,521,167  \$  42,477,956    New Vehicle Sales  820  906  645    Used Vehicle Sales  1,966  2,267  1,538    Airline Boardings  46,517  46,709  44,634    Hotel/Motel Receipt Tax  \$  855,984  \$  556,953  \$  619,962    Population  263,648  263,648  263,648  263,648  263,648  263,648    Employment - CLF*  173,701  173,805  170,512  100  165,614  165,614    Unemployment Rate*  %  2.80  %  3.60  %  2.90    Total Worker Employed* (Mousehold Survey)  101,026,00  %  1,026,00  %  1,026,00  %  1,026,00  %  2,40,038,703    Gas Meters  78,438  78,606  7,7093  %  6,500  %  2,44,038,703  %  2,40,04,673    Building Permits (Doltar Amount)  \$  158,173,847  \$  107,071,360  \$  2,44,038,703    Year to Date Permits (Doltar Amount)  \$							
New Vehicle Sales    S20    906    645      Used Vehicle Sales    1,966    2,267    1,538      Airline Boardings    46,517    46,709    44,634      Hotel/Motel Receipt Tax    \$    855,984    \$    556,953    \$    619,962      Population    263,648    263,648    263,648    263,648    263,648      Employment - CLF*    773,701    173,805    170,512      Unemployment Rate*    %    2.80    %    3.60    %    2.90      Total Worker Employed*    (Flousehold Survey)    161,800    166,0900    165,614      Total Worker Amployed*    \$    1,026.00    \$    1,026.00    \$    966.00      Average Weekly Wages    \$    1,026.00    \$    107,071,360    \$    244,038,703      Seateris    78,438    78,606    77,093    5    244,038,703      Year to Date Permits (Dollar Amount)    \$    158,173,847    \$    107,071,360    \$    244,038,703      Year to Date Permits (Dollar Amount)	Sales Tax Collection	\$	9,590,008	\$	7,952,475	\$	9,463,121
Used Vehicle Sales    1,966    2,267    1,538      Airline Boardings    46,517    46,709    44,634      Hotel/Motel Receipt Tax    \$    855,984    \$    556,953    \$    619,962      Population    263,648    263,648    263,648    263,648    263,648      Employment - CLF*    173,701    173,805    170,512      Unemployment Rate*    %    2.80    %    3.60    %    2.90      Total Worker Employed* (Household Survey)    168,792    167,600    165,614    163,792      Total Worker Employed* (Employer Survey)    161,800    160,900    159,100      Average Weekly Wages    \$    1,026,00    \$    966,00      Gas Meters    78,438    78,606    77,093      Interest Rates (30 year mortgage rates)    %    7,000    %    7,375    %    6,500      Building Permits (Dollar Amount)    \$    158,173,847    \$    107,071,360    \$    244,034,763      Year to Date Permits (Dollar Amount)    \$    440,321,786	Sales Tax Collections (Year to Date)	\$	44,111,174	\$	34,521,167	\$	42,477,956
Used Vehicle Sales    1,966    2,267    1,538      Airline Boardings    46,517    46,709    44,634      Hotel/Motel Receipt Tax    \$    855,984    \$    556,953    \$    619,962      Population    263,648    263,648    263,648    263,648    263,648      Employment - CLF*    173,701    173,805    170,512      Unemployment Rate*    %    2.80    %    3.60    %    2.90      Total Worker Employed* (Household Survey)    168,792    167,600    165,614    163,792      Total Worker Employed* (Employer Survey)    161,800    160,900    159,100      Average Weekly Wages    \$    1,026,00    \$    966,00      Gas Meters    78,438    78,606    77,093      Interest Rates (30 year mortgage rates)    %    7,000    %    7,375    %    6,500      Building Permits (Dollar Amount)    \$    158,173,847    \$    107,071,360    \$    244,034,763      Year to Date Permits (Dollar Amount)    \$    440,321,786							
Airline Boardings	New Vehicle Sales		820		906		645
Hotel/Motel Receipt Tax  \$  855,984  \$  556,953  \$  619,962    Population  I  I  III  IIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIII	Used Vehicle Sales		1,966		2,267		1,538
Hotel/Motel Receipt Tax  \$  855,984  \$  556,953  \$  619,962    Population  I  I  III  IIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIIII							
Population  263,648  263,648  263,648    Employment – CLF*  173,701  173,805  170,512    Unemployment Rate*  %  2.80  %  3.60  %  2.90    Total Worker Employed* (Household Survey)  168,792  167,600  165,614    Total Worker Employed* (Employer Survey)  161,800  160,900  159,100    Average Weekly Wages  \$  1,026.00  \$  966.00    Gas Meters  78,438  78,606  77,093    Interest Rates (30 year mortgage rates)  %  7.000  %  7.375  %  6.500    Building Permits (Dollar Amount)  \$  158,173,847  \$  107,071,360  \$  244,038,703    Year to Date Permits (Dollar Amount)  \$  440,321,786  \$  282,147,939  \$  445,004,673    Residential Starts  5  0  5  398,00  \$  239,990    Unemployment Gas  \$  235,000  \$  236,200  \$  239,990    Unemployment Stold Price  \$  78,438  \$  1.77  \$  2.32	Airline Boardings		46,517		46,709		44,634
Employment - CLF*    173,701    173,805    170,512      Unemployment Rate*    %    2.80    %    3.60    %    2.90      Total Worker Employed*    (Household Survey)    168,792    167,600    165,614      Total Worker Employed*    \$    1,026.00    \$    1,026.00    \$    966.00      Average Weekly Wages    \$    1,026.00    \$    1,026.00    \$    966.00      Gas Meters    78,438    78,606    77,093    77,093    77,093      Interest Rates (30 year mortgage rates)    %    7.000    %    7.375    %    6.500      Building Permits (Dollar Amount)    \$    158,173,847    \$    107,071,360    \$    244,038,703      Year to Date Permits (Dollar Amount)    \$    440,321,786    \$    282,147,939    \$    445,004,673      Residential Starts     158    165    160    156      Year to Date Starts     235,000    \$    236,200    \$    239,990      Oil Per Barrel	Hotel/Motel Receipt Tax	\$	855,984	\$	556,953	\$	619,962
Employment - CLF*    173,701    173,805    170,512      Unemployment Rate*    %    2.80    %    3.60    %    2.90      Total Worker Employed* (Household Survey)    168,792    167,600    165,614      Total Worker Employed* (Employer Survey)    161,800    \$    1,026.00    \$    966.00      Average Weekly Wages    \$    1,026.00    \$    1,026.00    \$    966.00      Gas Meters    78,438    78,606    77,093    77,093    77,093    77,093    78,438    78,606    77,093    77,093    100,001							
Unemployment Rate*  %  2.80  %  3.60  %  2.90    Total Worker Employed* (Household Survey)  168,792  167,600  165,614    Total Worker Employed* (Survey)  161,800  160,900  159,100    Average Weekly Wages  \$  1,026.00  \$  966.00    Gas Meters  78,438  78,606  77,093    Interest Rates (30 year mortgage rates)  %  7.000  %  7.375  %  6.500    Building Permits (Dollar Amount)  \$  158,173,847  \$  107,071,360  \$  244,038,703    Year to Date Permits (Dollar Amount)  \$  440,321,786  \$  282,147,939  \$  445,004,673    Year to Date Starts  5  235,000  \$  236,200  \$  239,990    Oil Per Barrel  \$  78.793  \$  236,200  \$  19    Oil Per Barrel  \$  78.793  \$  236,200  \$  19    Oil Per Barrel  \$  78.793  \$  35.54  \$  71.29    Natural Gas  \$  7.34  \$	Population		263,648		263,648		263,648
Total Worker Employed* (Household Survey)  168,792  167,600  165,614    Total Worker Employed* (Employer Survey)  161,800  160,900  159,100    Average Weekly Wages  \$ 1,026.00  \$ 1,026.00  \$ 966.00    Gas Meters  78,438  78,606  77,093    Interest Rates (30 year mortgage rates)  % 7.000  % 7.375  % 6.500    Building Permits (Dollar Amount)  \$ 158,173,847  \$ 107,071,360  \$ 244,038,703    Year to Date Permits (Dollar Amount)  \$ 440,321,786  \$ 282,147,939  \$ 445,004,673    Residential Starts  5 235,000  \$ 236,200  \$ 239,990    Vear to Date Starts  \$ 235,000  \$ 236,200  \$ 239,990    Drilling Rigs in Panhandle  9  6  19    Oil Per Barrel  \$ 78,73  \$ 236,200  \$ 239,990    Natural Gas  \$ 2,338  \$ 1,77  \$ 2,332    Wheat Per Bushel  \$ 78,79  \$ 38,554  \$ 7,02    Fed Cattle Per CWT  \$ 185.00  \$ 186.36  \$ 174.00    Corn  \$ 4,568  4.31  \$ 5,97    Fed Cattle Per Pound)  \$ 76.30  \$ 88.00	Employment – CLF*		173,701		173,805		170,512
Total Worker Employed* (Employer survey)  161,800  160,900  159,100    Average Weekly Wages  \$  1,026.00  \$  1,026.00  \$  966.00    Gas Meters  78,438  78,606  77,093  77,093  77,093  77,093    Interest Rates (30 year mortgage rates)  %  7.000  %  7.375  %  6.500    Building Permits (Dollar Amount)  \$  158,173,847  \$  107,071,360  \$  244,038,703    Year to Date Permits (Dollar Amount)  \$  440,321,786  \$  282,147,939  \$  445,004,673    Year to Date Starts  5  235,000  \$  236,200  \$  239,990    Median House Sold Price  \$  235,000  \$  236,200  \$  239,990    Orilling Rigs in Panhandle  5  78.737  \$  236,200  \$  239,901    Oil Per Barrel  \$  78.737  \$  236,200  \$  239,901    Oil Per Bushel  \$  78.737  \$  236,200  \$  239,910    Natural Gas  \$  78.73		%	2.80	%	3.60	%	2.90
Average Weekly Wages  \$ 1,026.00  \$ 1,026.00  \$ 1,026.00  \$ 966.00    Gas Meters  78,438  78,606  77,093    Gas Meters  78,438  78,606  77,093    Interest Rates (30 year mortgage rates)  % 7,000  % 7,375  % 6.500    Building Permits (Dollar Amount)  \$ 158,173,847  \$ 107,071,360  \$ 244,038,703    Year to Date Permits (Dollar Amount)  \$ 440,321,786  \$ 282,147,939  \$ 445,004,673    Residential Starts  5156  1060  533    Median House Sold Price  \$ 235,000  \$ 236,200  \$ 239,990    Drilling Rigs in Panhandle  9  58.54  \$ 71.29    Oil Per Barrel  \$ 73.73  \$ 35.54  \$ 71.29    Natural Gas  \$ 73.73  \$ 35.54  \$ 71.29    Wheat Per Bushel  \$ 73.74  \$ 35.89  \$ 70.2    Fed Cattle Per CWT  \$ 185.00  \$ 186.36  \$ 174.00    Corn  \$ 44.56  \$ 43.58  \$ 5.97    Keiter Per Pound)  \$ 76.30  \$ 88.000  \$ 79.16			168,792		167,600		165,614
Gas Meters  78,438  78,606  77,093    Interest Rates (30 year mortgage rates)  %  7.000  %  7.375  %  6.500    Building Permits (Dollar Amount)  \$  158,173,847  \$  107,071,360  \$  244,038,703    Year to Date Permits (Dollar Amount)  \$  440,321,786  \$  282,147,939  \$  445,004,673    Residential Starts   156  \$  160  156    Year to Date Starts   235,000  \$  236,200  \$  239,990    Median House Sold Price  \$  235,000  \$  236,200  \$  239,990    Drilling Rigs in Panhandle  \$  78,79  \$  85,544  <	Total Worker Employed* (Employer Survey)		161,800		160,900		159,100
Interest Rates (30 year mortgage rates)  %  7.000  %  7.375  %  6.500    Building Permits (Dollar Amount)  \$  158,173,847  \$  107,071,360  \$  244,038,703    Year to Date Permits (Dollar Amount)  \$  440,321,786  \$  282,147,939  \$  445,004,673    Residential Starts  5  156  160  156    Year to Date Starts  5  235,000  \$  236,200  \$  239,990    Median House Sold Price  \$  235,000  \$  236,200  \$  239,990    Drilling Rigs in Panhandle  5  78.79  \$  85.544  \$  71.29    Natural Gas  \$  7.344  \$  5.89  \$  7.23    Wheat Per Bushel  \$  7.344  \$  5.849  \$  7.23    Fed Cattle Per CWT  \$  185.00  \$  174.00  \$  5.97    Corn  \$  44.56  \$  4.31  \$  5.97    Kota Corn  \$  76.30  \$  88.8.00  \$  7.916 <td>Average Weekly Wages</td> <td>\$</td> <td>1,026.00</td> <td>\$</td> <td>1,026.00</td> <td>\$</td> <td>966.00</td>	Average Weekly Wages	\$	1,026.00	\$	1,026.00	\$	966.00
Interest Rates (30 year mortgage rates)  %  7.000  %  7.375  %  6.500    Building Permits (Dollar Amount)  \$  158,173,847  \$  107,071,360  \$  244,038,703    Year to Date Permits (Dollar Amount)  \$  440,321,786  \$  282,147,939  \$  445,004,673    Residential Starts  5  156  160  156    Year to Date Starts  5  235,000  \$  236,200  \$  239,990    Median House Sold Price  \$  235,000  \$  236,200  \$  239,990    Drilling Rigs in Panhandle  5  78.79  \$  85.544  \$  71.29    Natural Gas  \$  7.344  \$  5.89  \$  7.23    Wheat Per Bushel  \$  7.344  \$  5.849  \$  7.23    Fed Cattle Per CWT  \$  185.00  \$  174.00  \$  5.97    Corn  \$  44.56  \$  4.31  \$  5.97    Kota Corn  \$  76.30  \$  88.8.00  \$  7.916 <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>							
Building Permits (Dollar Amount)  \$ 158,173,847  \$ 107,071,360  \$ 244,038,703    Year to Date Permits (Dollar Amount)  \$ 440,321,786  \$ 282,147,939  \$ 445,004,673    Residential Starts	Gas Meters		78,438		78,606		77,093
Building Permits (Dollar Amount)  \$ 158,173,847  \$ 107,071,360  \$ 244,038,703    Year to Date Permits (Dollar Amount)  \$ 440,321,786  \$ 282,147,939  \$ 445,004,673    Residential Starts							
Year to Date Permits (Dollar Amount)  \$ 440,321,786  \$ 282,147,939  \$ 445,004,673    Residential Starts	Interest Rates (30 year mortgage rates)	%	7.000	%	7.375	%	6.500
Residential Starts  156  160  156    Year to Date Starts  615  459  593    Median House Sold Price  \$ 235,000  \$ 236,200  \$ 239,990    Drilling Rigs in Panhandle	Building Permits (Dollar Amount)	\$	158,173,847	\$	107,071,360	\$	244,038,703
Year to Date Starts  615  459  593    Median House Sold Price  \$ 235,000  \$ 236,200  \$ 239,990    Drilling Rigs in Panhandle	Year to Date Permits (Dollar Amount)	\$	440,321,786	\$	282,147,939	\$	445,004,673
Median House Sold Price  \$  235,000  \$  236,200  \$  239,990    Drilling Rigs in Panhandle	Residential Starts		156		160		156
Image: Displaying Rigs in Panhandle  Image: Displaying Rigs in Panhadle  Image: Displaying Rigs in P	Year to Date Starts		615		459		593
Oil Per Barrel\$78.79\$85.54\$71.29Natural Gas\$2.38\$1.77\$2.32Wheat Per Bushel\$7.34\$5.89\$7.02Fed Cattle Per CWT\$185.00\$186.36\$174.00Corn\$4.56\$4.31\$5.97Cotton (Cents Per Pound)\$76.30\$88.00\$79.16	Median House Sold Price	\$	235,000	\$	236,200	\$	239,990
Oil Per Barrel\$78.79\$85.54\$71.29Natural Gas\$2.38\$1.77\$2.32Wheat Per Bushel\$7.34\$5.89\$7.02Fed Cattle Per CWT\$185.00\$186.36\$174.00Corn\$4.56\$4.31\$5.97Cotton (Cents Per Pound)\$76.30\$88.00\$79.16							
Natural Gas  \$  2.38  \$  1.77  \$  2.32    Wheat Per Bushel  \$  7.34  \$  5.89  \$  7.02    Fed Cattle Per CWT  \$  185.00  \$  186.36  \$  174.00    Corn  \$  4.56  \$  4.31  \$  5.97    Cotton (Cents Per Pound)  \$  76.30  \$  88.00  \$  79.16	Drilling Rigs in Panhandle		9		6		19
Wheat Per Bushel  \$  7.34  \$  5.89  \$  7.02    Fed Cattle Per CWT  \$  185.00  \$  186.36  \$  174.00    Corn  \$  4.56  \$  4.31  \$  5.97    Cotton (Cents Per Pound)  \$  76.30  \$  88.00  \$  79.16	Oil Per Barrel	\$	78.79	\$	85.54	\$	71.29
Fed Cattle Per CWT  \$ 185.00  \$ 186.36  \$ 174.00    Corn  \$ 4.56  \$ 4.31  \$ 5.97    Cotton (Cents Per Pound)  \$ 76.30  \$ 88.00  \$ 79.16	Natural Gas	\$	2.38	\$	1.77	\$	2.32
Corn    \$    4.56    \$    4.31    \$    5.97      Cotton (Cents Per Pound)    \$    76.30    \$    88.00    \$    79.16	Wheat Per Bushel	\$	7.34	\$	5.89	\$	7.02
Cotton (Cents Per Pound)    \$    76.30    \$    88.00    \$    79.16	Fed Cattle Per CWT	\$	185.00	\$	186.36	\$	174.00
	Corn	\$	4.56	\$	4.31	\$	5.97
Milk \$ 18.50 \$ 16.50 \$ 18.25	Cotton (Cents Per Pound)	\$	76.30	\$	88.00	\$	79.16
	Milk	\$	18.50	\$	16.50	\$	18.25

Now for the annoying legal jargon...

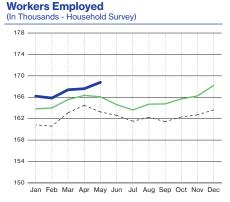
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### Economic Pulse Charts

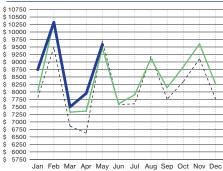


2023

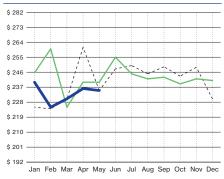
2022

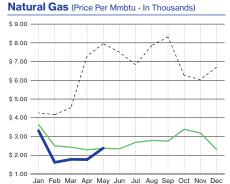


### Sales Tax Receipts (In Thousands)



### Median House Sold Price (In Thousands)



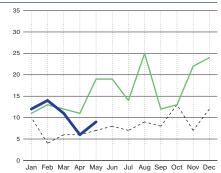




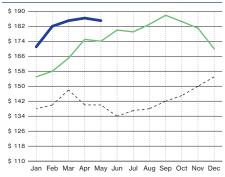
### Oil (Price Per Barrel - In Dollars)



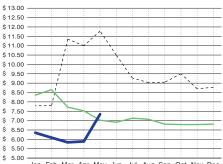
### Active Drilling Rigs in Panhandle



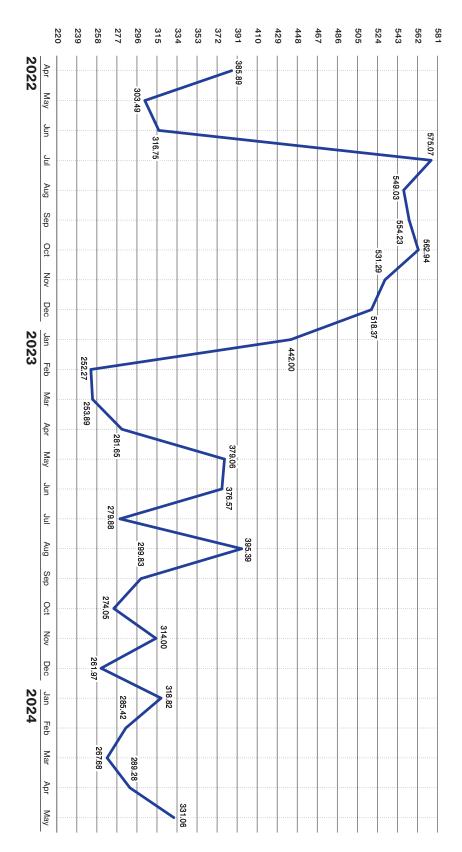
### Fed Cattle Per Hundred Weight (In Dollars)







Jan Feb Mar Apr May Jun Jul Aug Sep Oct Nov Dec



# Lubbock Economic Pulse | May 2024

## LubbockNational.com | 1-888-607-4277

### A Tale of 3 Cities May 2024

	<b>Amarillo</b>	Lubbock	Midland/Odessa
Employment			
Employer's Survey	129,200	161,800	203,700
Increase 12 mos	1,680	3,236	2,195
Household Survey	135,788	168,792	198,547
Increase 12 mos	1,609	3,178	3,084
Airline Boardings YTD	233,717	172,039	184,925
% Increase	9%	3%	24%
Motel Tax YTD	8,981,597	9,296,234	
% Increase	-3.8%	8%	
Sales Tax Receipts YTD	43,068,378	34,521,167	4,492,897
% Increase	5%	4.6%	-2.25%
Auto Sales April	617	906	1,758
% Change 12 mos	17%	-6.7%	
Housing Starts YTD	185	459	
<b>Building Permits YTD</b>	100,078,729	282,147,939	
Median Price Home	242,000	236,200	303,883
% Change 12 mos	-2.8%	1.6%	6.2%