



Economic Indicators

FEBRUARY 2010

Except where noted, data is not seasonally adjusted.

EMPLOYEES ON NON-FARM PAYROLLS

	Austin MSA		Texas	United States
	Total	Private	Total	Total
2008	777,400	614,000	10,616,800	137,066,000
2009	775,125	608,725	10,409,733	131,997,000
2008 Nov	785,200	617,100	10,712,600	136,882,000
2008 Dec	783,300	618,200	10,685,700	135,917,000
2009 Nov	781,900	611,900	10,443,900	132,227,000
2009 Dec	781,000	614,100	10,408,300	131,821,000
Difference				
2008-2009	-2,275	-5,275	-207,067	-5,069,000
Dec '08-Dec '09	-2,300	-4,100	-277,400	-4,096,000
Nov '09-Dec '09	-900	2,200	-35,600	-406,000
% Change				
2008-2009	-0.3%	-0.9%	-2.0%	-3.7%
Dec '08-Dec '09	-0.3	-0.7	-2.6	-3.0
Nov '09-Dec '09	-0.1	0.4	-0.3	-0.3

EMPLOYEES ON NON-FARM PAYROLLS BY INDUSTRY, AUSTIN MSA

	2008	2009	2008 Dec	2009 Nov	2009 Dec	Percent Change		
						2008-2009	Dec '08-Dec '09	Nov '09-Dec '09
Construction & natural resources	47,800	44,600	46,100	43,600	43,500	-6.7%	-5.6%	-0.2%
Manufacturing	58,200	52,358	57,000	50,800	50,700	-10.0	-11.1	-0.2
Wholesale trade	41,400	39,150	41,600	38,900	38,600	-5.4	-7.2	-0.8
Retail trade	84,100	83,867	87,500	85,600	87,000	-0.3	-0.6	1.6
Transp, warehousing, & utilities	13,400	13,208	13,600	13,300	13,400	-1.4	-1.5	0.8
Information	20,900	20,108	20,900	20,000	20,000	-3.8	-4.3	0.0
Financial activities	44,900	45,583	44,900	45,700	46,200	1.5	2.9	1.1
Professional & business services	111,700	113,158	113,000	113,800	113,700	1.3	0.6	-0.1
Education & health services	80,600	83,225	82,300	86,100	86,300	3.3	4.9	0.2
Leisure & hospitality	80,500	81,233	79,600	81,700	82,200	0.9	3.3	0.6
Other services	30,400	32,233	31,700	32,400	32,500	6.0	2.5	0.3
Government	163,400	166,400	165,100	170,000	166,900	1.8	1.1	-1.8

BEST PERFORMING AMONG THE 50 LARGEST METROS: NON-FARM PAYROLL JOBS

	December 2008	December 2009	Difference	Percent ch.	Rank
Virginia Beach MSA	764,700	763,100	-1,600	-0.2%	1
Austin MSA	783,300	781,000	-2,300	-0.3	2
Washington MDiv	2,438,400	2,419,600	-18,800	-0.8	3
Newark MDiv	1,032,300	1,023,100	-9,200	-0.9	4
Fort Worth MDiv	884,200	876,200	-8,000	-0.9	5
San Antonio MSA	856,700	847,700	-9,000	-1.1	6
Edison MDiv	1,020,600	1,007,500	-13,100	-1.3	7
Columbus MSA	942,000	925,600	-16,400	-1.7	8
Baltimore MSA	1,309,100	1,284,900	-24,200	-1.8	9
Boston MDiv	1,707,300	1,675,600	-31,700	-1.9	10

Source: Current Employment Statistics, Texas Workforce Commission (www.tracer2.com) & U.S. Bureau of Labor Statistics (www.bls.gov/ces/home.htm).

Economic Indicators

FEBRUARY 2010

Except where noted, data is not seasonally adjusted.



LABOR FORCE, EMPLOYMENT & UNEMPLOYMENT

	Labor Force	Employment	Unemployment	Unemp. rate
Austin MSA				
2008	867,507	829,633	37,874	4.4%
2009	893,505	833,381	60,124	6.7
2008 Nov	877,692	834,556	43,136	4.9
2008 Dec	873,090	827,573	45,517	5.2
2009 Nov	906,795	844,358	62,437	6.9
2009 Dec	903,212	840,707	62,505	6.9
Texas				
2008	11,701,585	11,126,436	575,149	4.9%
2009	11,979,539	11,081,036	898,503	7.5
2008 Nov	11,808,224	11,167,592	640,632	5.4
2008 Dec	11,788,631	11,120,773	667,858	5.7
2009 Nov	12,101,184	11,148,871	952,313	7.9
2009 Dec	12,078,674	11,115,658	963,016	8.0
United States				
2008	154,287,000	145,362,000	8,924,000	5.8%
2009	154,142,000	139,877,000	14,265,000	9.3
2008 Nov	154,624,000	144,609,000	10,015,000	6.5
2008 Dec	154,349,000	143,350,000	10,999,000	7.1
2009 Nov	153,539,000	139,132,000	14,407,000	9.4
2009 Dec	152,693,000	137,953,000	14,740,000	9.7

LABOR FORCE, EMPLOYMENT & UNEMPLOYMENT BY COUNTY, DECEMBER 2009

	Labor Force	Employment	Unemployment	Unemp. Rate
Bastrop	35,900	33,076	2,824	7.9%
Caldwell	16,573	15,224	1,349	8.1
Hays	78,097	72,918	5,179	6.6
Travis	564,698	527,234	37,464	6.6
Williamson	207,944	192,254	15,690	7.5

EMPLOYMENT GROWTH

	Austin MSA	Texas	United States
Difference	2008-2009	3,748	-45,400
	Dec '08-Dec '09	13,134	-5,115
	Nov '09-Dec '09	-3,651	-33,213
Percent change	2008-2009	0.5%	-0.4%
	Dec '08-Dec '09	1.6	0.0
	Nov '09-Dec '09	-0.4	-0.3



Economic Indicators

FEBRUARY 2010

Except where noted, data is not seasonally adjusted.

LOWEST UNEMPLOYMENT RATES AMONG THE 50 LARGEST METROS

	December 2008	December 2009	Difference	Rank
Washington MDiv	4.9%	6.4%	1.5	1
San Antonio MSA	5.3	6.8	1.5	2
Virginia Beach MSA	5.4	6.9	1.5	3
Austin MSA	5.2	6.9	1.7	4
Nassau MDiv	5.8	7.0	1.1	5
Minneapolis MSA	6.4	7.2	0.8	6
Denver MSA	6.3	7.5	1.1	7
Baltimore MSA	5.8	7.6	1.8	8
Boston MDiv	5.5	7.7	2.2	9
Richmond MSA	5.6	7.8	2.2	10

Source: Local Area Unemployment Statistics, Texas Workforce Commission (www.tracer2.com) & U.S. Bureau of Labor Statistics (<http://www.bls.gov/lau/home.htm>).

EMPLOYMENT COST INDEX (2005 Q4=100), PRIVATE INDUSTRY

	Total compensation		Wages & salaries	
	United States	West South Central	United States	West South Central
2008	108.2	108.3	108.6	109.0
2009	109.8	109.7	110.4	110.5
2008 Q3	108.7	108.7	109.1	109.4
2008 Q4	108.9	109.0	109.4	109.8
2009 Q3	110.0	109.9	110.6	110.8
2009 Q4	110.2	109.9	110.9	110.9
% Change				
2008-2009	1.5%	1.3%	1.7%	1.4%
Q4'08-Q4'09	1.2	0.8	1.4	1.0
Q3'09-Q4'09	0.2	0.0	0.3	0.1

Source: U.S. Bureau of Labor Statistics (<http://www.bls.gov/ncs/ect/home.htm>).

METRO BUSINESS CYCLE INDEX, OCT. 1980=100, SEASONALLY ADJUSTED¹

	Austin	Dallas	Ft. Worth	Houston	San Antonio
2008	408.3	210.3	244.6	275.9	240.0
2009	385.3	199.3	238.3	263.1	229.1
2008 Nov	401.6	208.0	242.8	277.1	238.1
2008 Dec	399.2	207.2	242.3	275.2	237.1
2009 Nov	377.4	197.1	237.5	256.6	223.5
2009 Dec	376.5	197.1	237.5	256.0	222.3
% Change					
2008-2009	-5.6%	-5.2%	-2.6%	-4.6%	-4.5%
Dec '08-Dec '09	-5.7	-4.9	-2.0	-7.0	-6.2
Nov '09-Dec '09	-0.2	0.0	0.0	-0.2	-0.5

Source: Federal Reserve Bank of Dallas (<http://www.dallasfed.org/data/mbci.html>).

Economic Indicators

FEBRUARY 2010

Except where noted, data is not seasonally adjusted.



CONSUMER PRICE INDEX, ALL URBAN CONSUMERS, ALL ITEMS, 1982-84=100

	U.S. city average Seasonally adjusted	U.S. city average Not seasonally adjusted	South urban average Not seasonally adjusted
2008	—	215.3	208.7
2009	—	214.5	207.8
2008 Nov	213.3	212.4	205.6
2008 Dec	211.6	210.2	203.5
2009 Nov	217.3	216.3	209.7
2009 Dec	217.5	215.9	209.5
% Change			
2008-2009	—	-0.4%	-0.4%
Dec '08-Dec '09	2.8%	2.7	2.9
Nov '09-Dec '09	0.1	-0.2	-0.1

Source: U.S. Bureau of Labor Statistics (www.bls.gov/cpi/home.htm).

LOCAL SALES TAX ALLOCATIONS²

	City of Austin	Austin Metropolitan Transit Authority	City of Round Rock	City of San Marcos
2008	\$147,051,782	\$154,009,619	\$67,029,667	\$18,382,874
2009	131,403,989	138,955,174	58,694,318	17,798,267
2008 Dec	11,557,643	12,140,054	5,873,208	1,288,214
2009 Jan	10,379,952	10,875,172	4,812,885	1,562,261
2009 Dec	10,548,658	11,180,850	4,595,181	1,221,438
2010 Jan	9,726,393	9,870,884	5,299,603	1,442,711
% Change				
2008-2009	-10.6%	-9.8%	-12.4%	-3.2%
Jan '09-Jan '10	-6.3	-9.2	10.1	-7.7
Dec '09-Jan '10	-7.8	-11.7	15.3	18.1

TOTAL SALES & RETAIL SALES

	Total		Retail	
	Texas	Austin MSA	Texas	Austin MSA
2007	\$1,620,691,009,349	\$70,317,058,513	\$350,230,557,388	\$23,475,166,804
2008	1,872,595,089,755	72,789,587,893	360,863,364,480	23,315,760,201
2008 YTD	812,803,195,724	34,049,608,788	172,202,490,370	11,326,698,538
2009 YTD	646,996,683,479	30,081,649,225	152,048,798,513	10,251,980,735
2008 Q1	812,803,195,724	34,049,608,788	172,202,490,370	11,326,698,538
2008 Q2	646,996,683,479	30,081,649,225	152,048,798,513	10,251,980,735
2009 Q1	380,199,638,351	16,079,572,282	83,667,052,366	5,501,095,207
2009 Q2	432,603,557,373	17,970,036,506	88,535,438,004	5,825,603,331
% Change				
2007-2008	15.5%	3.5%	3.0%	-0.7%
YTD 2008-2009	-20.4	-11.7	-11.7	-9.5
Q2 '08-Q2 '09	-33.1	-40.3	-41.8	-43.2
Q1 '09-Q2 '09	13.8	11.8	5.8	5.9

Source: Texas Comptroller of Public Accounts, (<http://www.window.state.tx.us/taxinfo/Sales/>).



Economic Indicators

FEBRUARY 2010

Except where noted, data is not seasonally adjusted.

AUSTIN-BERGSTROM INTERNATIONAL AIRPORT ACTIVITY

	Passengers ³	Cargo (lbs.) ⁴
2008	9,049,572	201,881,429
2009	8,220,898	156,076,988
2008 Nov	682,217	14,227,706
2008 Dec	713,358	14,260,414
2009 Nov	678,919	12,038,387
2009 Dec	694,563	14,609,504
% Change		
2008-2009	-9.2%	-22.7%
Dec '08-Dec '09	-2.6	2.4
Nov '09-Dec '09	2.3	21.4

Source: Austin-Bergstrom International Airport (www.ci.austin.tx.us/austinairport/activity.htm).

PATENT ACTIVITY

	Austin MSA
2008	2,376
2009	2,622
2008 Nov	242
2008 Dec	205
2009 Nov	215
2009 Dec	201
% Change	
2008-2009	10.4%
Dec '08-Dec '09	-2.0
Nov '09-Dec '09	-6.5

Source: Locke Lord Bissell & Liddell, Austin, TX.

VENTURE CAPITAL INVESTMENT

	Austin MSA			United States		
	Companies	Deals	Investment (Mil.)	Companies	Deals	Investment (Mil.)
2008	58	67	\$333.3	3,308	3,985	\$27,992.3
2009	41	47	171.3	2,367	2,795	17,680.2
2008 Q3	18	19	84.1	988	995	7,070.5
2008 Q4	15	15	57.4	909	910	5,853.0
2009 Q3	13	13	63.0	686	689	5,101.5
2009 Q4	11	11	35.8	793	794	5,018.6
% Change						
2008-2009	-29.3%	-29.9%	-48.6%	-28.4%	-29.9%	-36.8%
Q4'08-Q4'09	-26.7	-26.7	-37.6	-12.8	-12.7	-14.3
Q3'09-Q4'09	-15.4	-15.4	-43.2	15.6	15.2	-1.6

Source: PricewaterhouseCooper/Venture Economics/NVCA MoneyTree Survey (<http://vx.thomsonib.com/VxComponent/static/stats/statshome.htm>).

Economic Indicators

FEBRUARY 2010

Except where noted, data is not seasonally adjusted.



NEW PRIVATELY-OWNED HOUSING UNITS AUTHORIZED BY BUILDING PERMITS

	Number of housing units			Valuation (millions)		
	Total	Single-family	Multifamily	Total	Single-family	Multifamily
Austin MSA						
2008	11,792	7,710	4,082	\$1,845.720	\$1,341.901	\$503.819
2009	8,757	6,669	2,088	1,259.713	1,082.475	177.238
2008 Nov	713	281	432	83.757	54.364	29.393
2008 Dec	1,061	326	735	110.150	61.471	48.679
2009 Nov	626	374	252	87.747	71.351	16.396
2009 Dec	514	487	27	92.508	91.024	1.484
% Change						
2008-2009	-25.7%	-13.5%	-48.8%	-31.7%	-19.3%	-64.8%
Dec '08-Dec '09	-51.6	49.4	-96.3	-16.0	48.1	-97.0
Nov '09-Dec '09	-17.9	30.2	-89.3	5.4	27.6	-90.9
United States						
2008	905,359	575,554	329,805	\$141,623.5	\$110,687.4	\$30,936.1
2009	572,232	435,095	137,137	94,516.0	81,810.5	12,705.5
2008 Nov	41,480	26,197	15,283	6,389.2	5,029.8	1,359.4
2008 Dec	41,224	24,556	16,668	6,155.9	4,693.6	1,462.3
2009 Nov	40,747	31,376	9,371	6,949.2	6,108.8	840.4
2009 Dec	47,379	34,152	13,227	7,773.0	6,616.3	1,156.7
% Change						
2008-2009	-36.8%	-24.4%	-58.4%	-33.3%	-26.1%	-58.9%
Dec '08-Dec '09	14.9	39.1	-20.6	26.3	41.0	-20.9
Nov '09-Dec '09	16.3	8.8	41.1	11.9	8.3	37.6

Source: U.S. Bureau of the Census (www.census.gov/const/www/permitsindex.html).

NAHB/WELLS FARGO HOUSING OPPORTUNITY INDEX (HOI)

	Austin MSA			United States			
	Median sales price	HOI ⁵	Median family income	Median sales price	HOI	Median family income	Weighted interest rate
2007	\$202,500	55.2	\$69,300	\$236,000	43.9	\$59,000	6.50%
2008	184,500	63.5	69,100	207,475	56.8	61,500	6.14
2008 YTD	187,333	62.3	69,100	213,300	55.0	61,500	6.18
2009 YTD	182,000	74.1	73,300	177,167	71.6	64,000	5.17
2008 Q2	186,000	63.4	69,100	215,000	55.0	61,500	6.12
2008 Q3	185,000	61.9	69,100	205,900	56.1	61,500	6.39
2009 Q2	186,000	73.4	73,300	177,000	72.3	64,000	5.03
2009 Q3	183,000	74.0	73,300	179,000	70.1	64,000	5.33
Change							
2007-2008	-8.9%	15.0%	-0.3%	-12.1%	29.4%	4.2%	-5.5%
YTD 2008-2009	-2.8	18.9	6.1	-16.9	30.2	4.1	-16.3
Q3 '08-Q3 '09	-1.1	19.5	6.1	-13.1	25.0	4.1	-16.6
Q2 '09-Q3 '09	-1.6	0.8	0.0	1.1	-3.0	0.0	6.0

Source: National Association of Home Builders (<http://www.nahb.org/hoi>).



Economic Indicators

FEBRUARY 2010

Except where noted, data is not seasonally adjusted.

EXISTING HOME SALES, LISTINGS & PRICES

	Sales	Dollar volume	Average price	Median price	Total listings	Months inventory
Austin MSA						
2008	22,440	\$5,470,518,171	\$243,800	\$188,200	11,585	5.5
2009	20,871	4,941,516,554	236,800	185,600	10,803	6.4
2008 Nov	1,089	251,409,268	230,900	180,100	10,869	5.7
2008 Dec	1,420	341,207,960	240,300	179,600	10,089	5.4
2009 Nov	1,713	396,178,152	231,300	175,900	9,836	5.7
2009 Dec	1,524	384,347,271	252,200	189,000	9,366	5.4
% Change						
2008-2009	-7.0%	-9.7%	-2.9%	-1.4%	-6.8%	16.4%
Dec '08-Dec '09	7.3	12.6	5.0	5.2	-7.2	0.0
Nov '09-Dec '09	-11.0	-3.0	9.0	7.4	-4.8	-5.3
United States						
2008	4,913,000	—	\$242,700	\$198,100	—	10.5
2009	5,156,000	—	217,300	173,500	—	8.8
2008 Nov	322,000	—	223,000	180,300	—	11.0
2008 Dec	361,000	—	217,600	175,700	—	9.4
2009 Nov	471,000	—	211,800	170,000	—	6.5
2009 Dec	414,000	—	225,400	178,300	—	7.2
% Change						
2008-2009	4.9%	—	-10.5%	-12.4%	—	-16.2%
Dec '08-Dec '09	14.7	—	3.6	1.5	—	-23.4
Nov '09-Dec '09	-12.1	—	6.4	4.9	—	10.8

Sources: Real Estate Center at Texas A&M University (<http://recenter.tamu.edu>) & National Association of Realtors (www.realtor.org/Research.nsf/Pages/EHSdata).

Economic Indicators

FEBRUARY 2010

Except where noted, data is not seasonally adjusted.



OFFICE & INDUSTRIAL REAL ESTATE MARKET⁶

	Austin				National	
	Inventory (sq. ft.)	Vacant (sq. ft.)	Vacancy rate	Average rental rate	Vacancy rate	Average rental rate
Office						
2008	77,237,265	10,474,558	13.6%	\$25.32	11.9%	\$24.99
2009	78,767,608	12,035,660	15.3	25.39	13.3	23.33
2008 Q3	76,180,962	9,557,152	12.5	25.86	11.6	25.29
2008 Q4	77,237,265	10,474,558	13.6	25.32	11.9	24.99
2009 Q3	78,767,608	12,030,276	15.3	25.40	13.2	23.95
2009 Q4	78,767,608	12,035,660	15.3	25.39	13.3	23.33
% Change						
2008-2009	2.0%	14.9%	12.5%	0.3%	11.8%	-6.6%
Q4'08-Q4'09	2.0	14.9	12.5	0.3	11.8	-6.6
Q3'09-Q4'09	0.0	0.0	0.0	-0.0	0.8	-2.6
Industrial						
2008	81,292,402	9,278,607	11.4%	\$7.74	8.7%	\$6.29
2009	82,206,677	11,466,846	13.9	6.81	10.3	5.76
2008 Q3	80,394,812	7,651,885	9.5	7.68	8.4	6.34
2008 Q4	81,292,402	9,278,607	11.4	7.74	8.7	6.29
2009 Q3	82,142,349	11,483,986	14.0	7.12	10.2	5.97
2009 Q4	82,206,677	11,466,846	13.9	6.81	10.3	5.76
% Change						
2008-2009	1.1%	23.6%	21.9%	-12.0%	18.4%	-8.4%
Q4'08-Q4'09	1.1	23.6	21.9	-12.0	18.4	-8.4
Q3'09-Q4'09	0.1	-0.1	-0.7	-4.4	1.0	-3.5

Source: CoStar Group.

¹ These indexes summarize movements in locally measured nonagricultural employment, the unemployment rate, inflation-adjusted wages and inflation-adjusted retail sales.

² The allocation historical summaries show the total dollars returned to a local sales taxing city, county, special purpose district or transit authority by the Comptroller's office for their local sales tax collection. The payments are listed by month and totaled by year. Allocation amounts are dependent upon the timing and accuracy of taxpayers' returns, but generally represent taxes collected on sales made two months or more prior to the allocation payment.

³ Total passengers includes domestic and international revenue and non-revenue passengers. It is a total of passengers enplaned, deplaned, and through.

⁴ Total cargo includes domestic and international enplaned and deplaned belly freight, mail, and cargo.

⁵ HOI is a measure of the percentage of homes sold in a given area during the quarter that are affordable to families earning that area's median income.

⁶ Annual numbers are year-end.