

# San Antonio Economic Indicators

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## Summary

Economic growth in San Antonio held steady in August. Jobs grew at an annualized 1.5 percent, contrasting with a 0.4 percent contraction in the state. The unemployment rate was unchanged at a low 3.5 percent, and indicators of labor demand suggest a continued tight labor market across many industries in the short term. While weakening growth in Texas due to a renewed fall in oil prices is likely to indirectly dampen growth in San Antonio, the metro area should maintain its growth advantage over the state.

### San Antonio Business-Cycle Index

Percent change, month/month\*



\*Annualized rate, seasonally adjusted.

► San Antonio Business-Cycle Index growth decelerated slightly to a 5.6 percent annualized rate in August. Moderation in the month's job growth and the steady unemployment rate contributed to this decline, although index growth remains over 2 percentage points above its long-term average.

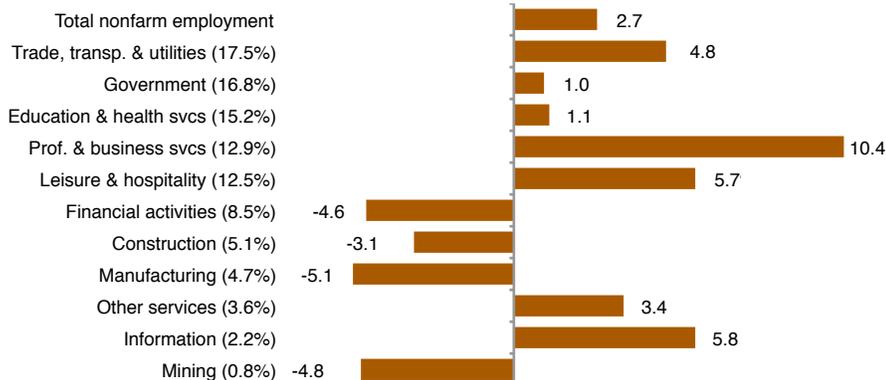
### Business-Cycle Index Components

	San Antonio	Texas	U.S.
Annualized job growth (August)	1.5%	-0.4%	1.5%
Unemployment rate (August)	3.5%	4.1%	5.1%
Year-over-year change in real retail sales (2015:Q1)*	3.1%	-3.5%	2.7%
Year-over-year change in real wages paid (2015:Q1)*	6.8%	5.4%	4.1%

\*Most recent data available.

► Measures of San Antonio economic activity moderated in August. The unemployment rate held steady at 3.5 percent for the third consecutive month, while the Texas and U.S. rates dipped to 4.1 and 5.1 percent, respectively. Job growth decelerated to 1.5 percent, the same rate as the U.S. but much stronger than the state's 0.4 percent contraction. The most recent retail sales data available show a continued moderate pace of growth in San Antonio, similar to the national rate on a year-over-year basis. Meanwhile, growth in real wages paid picked up and significantly outpaced growth in both Texas and the U.S.

### Employment Growth

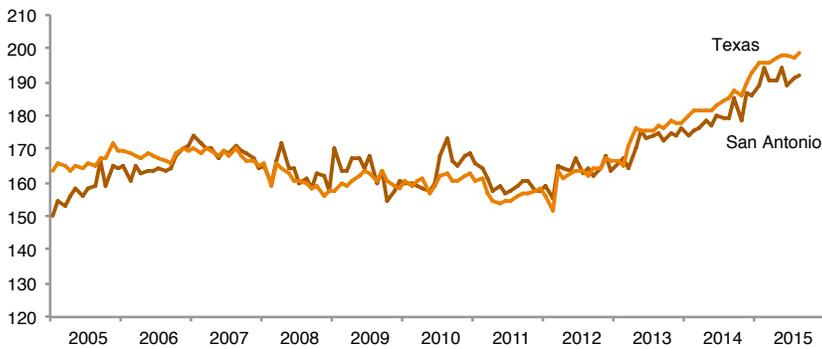


► San Antonio jobs grew at a moderate 2.7 percent over the three months ending in August. Industry employment growth was mixed, with goods-producing sectors continuing to shed jobs and service sectors generally growing robustly. Professional and business services bounced back from earlier months' weakness, adding 3,100 jobs over this time. Leisure and hospitality cooled from its rapid pace of growth earlier in the second and third quarters but remained strong. Trade, transportation and utilities picked up notably, with retail trade in particular growing at a robust 5.9 percent. Government and health services grew slightly but remained weak. Construction slowed significantly after strong growth earlier in the year, while financial activities and manufacturing declines grew.

NOTES: Data show seasonally adjusted and annualized percentage employment growth by industry supersector for June–August 2015. Numbers in parentheses represent share of total employment and may not sum to 100 percent due to rounding.

## Median Home Prices

Thousands of dollars\*

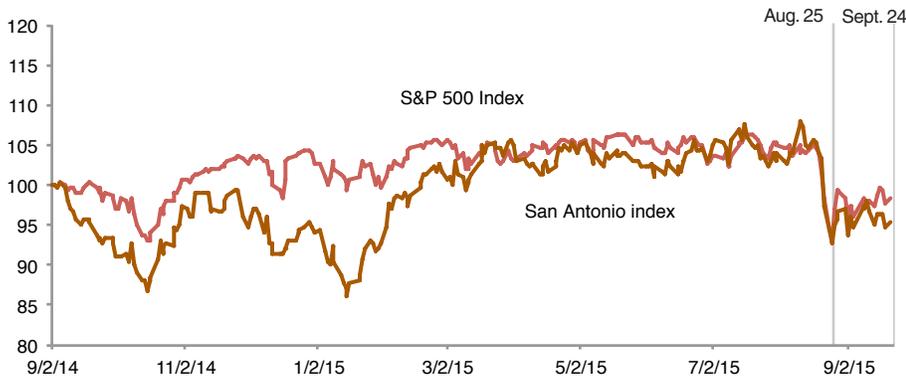


\*Seasonally adjusted, real.

► Median home prices in San Antonio were up 7.3 percent year over year through August, mirroring the 7.0 percent rise in home prices across the state. After reaching a high of \$194,020 in February, median prices steadied around \$190,000 over the following six months. Inventories remain at a lean 3.8 months' supply, while sales dipped slightly in August but remain near all-time highs.

## Stock Index

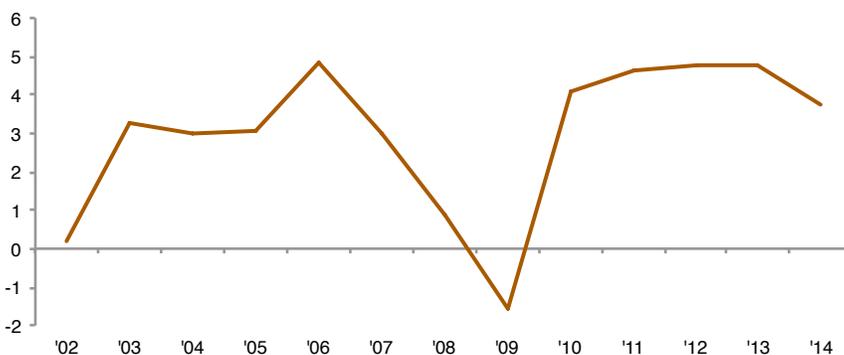
Index, Sept. 2, 2014 = 100



► After reaching a nine-month low on Aug. 25, the San Antonio Stock Index picked up by 3.0 percent through Sept. 21. This is slightly weaker than the 5.3 percent growth in the Standard and Poor's 500 Index over this time. Performance among energy firms was mixed as refiners recovered somewhat, but oil and gas exploration and servicing companies continued to suffer. Financial, communications and manufacturers' stock prices were generally flat to down, while retail firms' prices were up.

## Metro Gross Domestic Product

Percent change, year/year\*



\*Inflation adjusted.

► Recent metro real gross domestic product data for 2014 shows that San Antonio output grew at a 3.8 percent rate last year, reaching \$95.7 billion. This is just slightly below the state's strong 5.2 percent growth rate. Retail trade output grew the most rapidly of the major industries, expanding at a 5.3 percent rate, while manufacturing output weakened the most, contracting by 2.5 percent. The performance of the economy so far this year suggests this trend of slowing output growth in goods-producing sectors and moderate-to-good growth in service sectors has continued in 2015.

NOTE: Data may not match previously published numbers due to revisions.

SOURCES: **San Antonio Business-Cycle Index:** Bureau of Labor Statistics (BLS), Texas Workforce Commission and Dallas Fed; **employment:** BLS and Dallas Fed; **median home prices:** Multiple Listing Service; **stock price indexes:** Bloomberg and Standard and Poor's; **metro gross domestic product:** Bureau of Economic Analysis.

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