



Economic Indicators

AUGUST 2010

Except where noted, data is not seasonally adjusted.

EMPLOYEES ON NON-FARM PAYROLLS

	Austin MSA		Texas	United States
	Total	Private	Total	Total
2008	775,800	613,700	10,607,000	136,790,000
2009	758,200	591,700	10,311,100	130,920,000
2009 YTD	761,483	593,267	10,370,633	131,441,167
2010 YTD	762,050	591,717	10,283,867	129,573,000
2009 May	763,700	593,700	10,352,300	131,689,000
2009 June	761,200	593,500	10,321,400	131,525,000
2010 May	768,600	597,200	10,405,200	131,209,000
2010 June	771,300	601,900	10,409,200	131,456,000
Difference				
2008-2009	-17,600	-22,000	-295,900	-5,870,000
YTD 2009-2010	567	-1,550	-86,766	-1,868,167
Jun '09-Jun '10	10,100	8,400	87,800	-69,000
May '10-Jun '10	2,700	4,700	4,000	247,000
% Change				
2008-2009	-2.3%	-3.6%	-2.8%	-4.3%
YTD 2009-2010	0.1	-0.3	-0.8	-1.4
Jun '09-Jun '10	1.3	1.4	0.9	-0.1
May '10-Jun '10	0.4	0.8	0.0	0.2

EMPLOYEES ON NON-FARM PAYROLLS BY INDUSTRY, AUSTIN MSA

	2008	2009	2009 Jun	2010 May	2010 Jun	Percent Change		
						2008-2009	Jun '09-Jun '10	May '10-Jun '10
Construction & natural resources	47,400	40,800	41,400	39,000	39,700	-13.9%	-4.1%	1.8%
Manufacturing	57,200	48,300	48,500	46,700	47,100	-15.6	-2.9	0.9
Wholesale trade	41,500	38,000	37,200	37,100	36,900	-8.4	-0.8	-0.5
Retail trade	84,300	82,000	81,400	81,100	81,100	-2.7	-0.4	0.0
Transp, warehousing, & utilities	13,400	12,800	12,700	12,600	12,700	-4.5	0.0	0.8
Information	21,000	19,800	19,600	18,900	19,000	-5.7	-3.1	0.5
Financial activities	45,100	43,700	44,000	44,100	44,400	-3.1	0.9	0.7
Professional & business services	111,000	106,500	107,700	106,200	107,800	-4.1	0.1	1.5
Education & health services	80,800	83,300	83,100	86,100	85,500	3.1	2.9	-0.7
Leisure & hospitality	81,400	83,300	84,200	91,400	93,300	2.3	10.8	2.1
Other services	30,800	33,200	33,700	34,000	34,400	7.8	2.1	1.2
Government	162,100	166,400	167,700	171,400	169,400	2.7	1.0	-1.2

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

	June 2009	June 2010	Difference	Percent ch.	Rank
Austin MSA	761,200	771,300	10,100	1.3%	1
Dallas MDiv	2,013,700	2,040,300	26,600	1.3	2
Nassau MDiv	1,248,000	1,257,200	9,200	0.7	3
Washington MDiv	2,410,000	2,424,700	14,700	0.6	4
Pittsburgh MSA	1,132,300	1,137,100	4,800	0.4	5
Cleveland MSA	1,007,500	1,011,600	4,100	0.4	6
Boston MDiv	1,664,800	1,670,300	5,500	0.3	7
Charlotte MSA	808,100	809,700	1,600	0.2	8
Louisville MSA	599,500	600,300	800	0.1	9
Fort Worth MDiv	851,800	852,500	700	0.1	10

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

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LABOR FORCE, EMPLOYMENT & UNEMPLOYMENT

	Labor Force	Employment	Unemployment	Unemp. rate	Unemp. rate Seasonally adj.
Austin MSA					
2008	862,464	824,198	38,266	4.4%	—
2009	885,804	824,349	61,455	6.9	—
2009 YTD	878,634	819,991	58,643	6.7	—
2010 YTD	909,554	843,907	65,646	7.2	—
2009 May	882,808	824,224	58,584	6.6	6.9%
2009 June	892,921	826,413	66,508	7.4	6.9
2010 May	910,948	847,747	63,201	6.9	7.3
2010 June	912,825	845,348	67,477	7.4	6.9
Texas					
2008	11,635,095	11,059,298	575,797	4.9%	—
2009	11,930,847	11,020,226	910,621	7.6	—
2009 YTD	11,834,844	10,982,448	852,396	7.2	—
2010 YTD	12,142,954	11,134,584	1,008,371	8.3	—
2009 May	11,872,448	11,004,314	868,134	7.3	7.5%
2009 June	12,029,113	11,033,309	995,804	8.3	7.8
2010 May	12,161,678	11,186,860	974,818	8.0	8.3
2010 June	12,176,593	11,136,625	1,039,968	8.5	8.2
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	—
2009 YTD	154,178,000	140,358,167	13,819,833	9.0	—
2010 YTD	153,725,833	138,446,000	15,279,833	9.9	—
2009 May	154,336,000	140,363,000	13,973,000	9.1	9.4%
2009 June	155,921,000	140,826,000	15,095,000	9.7	9.5
2010 May	153,866,000	139,497,000	14,369,000	9.3	9.7
2010 June	154,767,000	139,882,000	14,885,000	9.6	9.5

LABOR FORCE, EMPLOYMENT & UNEMPLOYMENT BY COUNTY, JUNE 2010

	Labor Force	Employment	Unemployment	Unemp. Rate
Bastrop	35,869	32,719	3,150	8.8%
Caldwell	16,405	14,884	1,521	9.3
Hays	80,943	74,918	6,025	7.4
Travis	566,125	525,438	40,687	7.2
Williamson	213,483	197,390	16,093	7.5

EMPLOYMENT GROWTH

		Austin MSA	Texas	United States
Difference	2008-2009	151	-39,072	-5,485,000
	YTD 2009-2010	23,916	152,136	-1,912,167
	Jun '09-Jun '10	18,935	103,316	-944,000
	May '10-Jun '10	-2,399	-50,235	385,000
Percent change	2008-2009	0.0%	-0.4%	-3.8%
	YTD 2009-2010	2.9	1.4	-1.4
	Jun '09-Jun '10	2.3	0.9	-0.7
	May '10-Jun '10	-0.3	-0.4	0.3



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LOWEST UNEMPLOYMENT RATES AMONG THE 50 LARGEST METROS

	June 2009	June 2010	Difference	Rank
Washington MDiv	6.5%	6.5%	-0.0%	1
Nassau MDiv	7.3	6.7	-0.6	2
Minneapolis MSA	8.5	6.8	-1.7	3
Austin MSA	7.4	7.4	-0.1	4
Virginia Beach MSA	7.2	7.6	0.4	5
San Antonio MSA	7.3	7.7	0.4	6
Baltimore MSA	7.8	7.9	0.1	7
Boston MDiv	7.9	8.0	0.0	8
Denver MSA	8.7	8.4	-0.4	9
Kansas City MSA	8.9	8.5	-0.5	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
2009 YTD	109.5	109.5	110.0	110.2
2010 YTD	111.4	111.1	111.7	111.6
2009 Q1	109.3	109.4	109.8	110.1
2009 Q2	109.6	109.5	110.1	110.2
2010 Q1	111.1	110.8	111.4	111.3
2010 Q2	111.7	111.4	111.9	111.9
% Change				
2008-2009	1.5%	1.3%	1.7%	1.4%
YTD 2009-2010	1.7	1.5	1.5	1.3
Q2'09-Q2'10	1.9	1.7	1.6	1.5
Q1'10-Q2'10	0.5	0.5	0.4	0.5

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	409.0	203.9	245.5	274.0	240.6
2009	385.8	191.8	237.1	262.8	229.9
2009 YTD	390.8	194.1	239.2	266.8	232.8
2010 YTD	379.7	189.3	235.9	258.5	224.0
2009 May	387.4	192.2	237.8	263.9	230.8
2009 June	385.4	191.3	236.6	262.1	229.8
2010 May	380.6	189.8	236.8	260.2	223.3
2010 June	381.8	190.4	236.8	259.9	223.2
% Change					
2008-2009	-5.7%	-5.9%	-3.4%	-4.1%	-4.4%
YTD 2009-2010	-2.8	-2.5	-1.4	-3.1	-3.8
Jun '09-Jun '10	-0.9	-0.5	0.1	-0.8	-2.9
May '10-Jun '10	0.3	0.3	0.0	-0.1	-0.0

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

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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
2009 YTD	—	213.1	206.5
2010 YTD	—	217.5	210.9
2009 May	213.1	213.9	207.3
2009 June	214.6	215.7	209.3
2010 May	217.2	218.2	211.4
2010 June	216.9	218.0	211.2
% Change			
2008-2009	—	-0.4%	-0.4%
YTD 2009-2010	—	2.1	2.1
Jun '09-Jun '10	1.1%	1.1	0.9
May '10-Jun '10	-0.1	-0.1	-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
2009 YTD	76,423,377	80,789,711	33,797,328	10,403,153
2010 YTD	80,739,764	83,224,004	36,175,650	10,777,452
2009 Jun	10,723,449	11,302,510	4,765,631	1,385,868
2009 Jul	10,183,042	10,873,157	4,041,029	1,322,598
2010 Jun	11,055,005	11,479,766	5,335,591	1,322,954
2010 Jul	11,032,191	11,370,933	4,819,323	1,453,695
% Change				
2008-2009	-10.6%	-9.8%	-12.4%	-3.2%
YTD 2009-2010	5.6	3.0	7.0	3.6
Jul '09-Jul '10	8.3	4.6	19.3	9.9
Jun '10-Jul '10	-0.2	-0.9	-9.7	9.9

TOTAL SALES & RETAIL SALES

	Total		Retail ¹	
	Austin MSA	Texas	Austin MSA	Texas
2008	\$74,085,434,085	\$1,880,929,298,556	\$26,716,472,662	\$404,085,310,418
2009	64,870,341,028	1,467,909,582,211	25,209,992,093	364,314,839,269
2008 Q3	17,487,193,282	441,368,216,307	6,614,435,192	96,371,181,250
2008 Q4	22,551,769,412	627,029,040,991	7,086,730,232	116,149,154,252
2009 Q3	15,667,865,829	334,455,111,275	6,247,316,115	87,408,356,037
2009 Q4	19,186,251,143	487,880,941,159	7,112,489,939	105,961,055,434
% Change				
2008-2009	-12.4%	-22.0%	-5.6%	-9.8%
Q4 '08-Q4 '09	-14.9	-22.2	0.4	-8.8
Q3 '09-Q4 '09	22.5	45.9	13.8	21.2

Sources: Texas Comptroller of Public Accounts, <https://ourcpa.cpa.state.tx.us/allocation/AllocHist.jsp> & <https://ourcpa.cpa.state.tx.us/allocation/HistSales.jsp>.

¹ Retail + arts/entertainment/recreation + accommodation/food services.



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AUSTIN-BERGSTROM INTERNATIONAL AIRPORT ACTIVITY

	Passengers ³	Cargo (lbs.) ⁴
2008	9,049,572	201,881,429
2009	8,220,898	156,076,988
2009 YTD	3,915,683	76,935,349
2010 YTD	4,112,781	76,659,771
2009 May	691,883	13,069,061
2009 June	765,577	12,631,734
2010 May	733,078	12,691,515
2010 June	783,804	12,309,819
% Change		
2008-2009	-9.2%	-22.7%
YTD 2009-2010	5.0	-0.4
Jun '09-Jun '10	2.4	-2.5
May '10-Jun '10	6.9	-3.0

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

PATENT ACTIVITY

	Austin MSA
2008	2,369
2009	2,632
2009 YTD	1,470
2010 YTD	1,511
2009 May	199
2009 Jun	249
2010 May	288
2010 Jun	292
% Change	
2008-2009	11.1%
YTD 2009-2010	2.8
Jun '09-Jun '10	17.3
May '10-Jun '10	1.4

Source: U.S Patent & Trademark Office, <http://patft.uspto.gov/netathtml/PTO/search-adv.htm>.

VENTURE CAPITAL INVESTMENT

	Austin MSA			United States		
	Companies	Deals	Investment (Mil.)	Companies	Deals	Investment (Mil.)
2008	58	67	\$333.3	3,327	4,004	\$28,008.4
2009	41	48	171.0	2,441	2,893	18,068.0
2009 YTD	23	23	68.5	1,337	1,340	7,650.8
2010 YTD	37	37	164.7	1,644	1,646	11,387.3
2009 Q1	10	10	20.5	633	635	3,379.1
2009 Q2	13	13	48.0	704	705	4,271.7
2010 Q1	15	15	86.1	738	740	4,870.7
2010 Q2	22	22	78.6	906	906	6,516.6
% Change						
2008-2009	-29.3%	-28.4%	-48.7%	-26.6%	-27.7%	-35.5%
YTD 2009-2010	60.9	60.9	140.4	23.0	22.8	48.8
Q2'09-Q2'10	69.2	69.2	63.8	28.7	28.5	52.6
Q1'10-Q2'10	46.7	46.7	-8.7	22.8	22.4	33.8

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

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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	8,758	6,678	2,080	1,253.922	1,077.709	176.213
2009 YTD	5,108	3,391	1,717	689.742	549.649	140.093
2010 YTD	4,031	3,481	550	644.407	585.032	59.375
2009 May	522	504	48	86.533	81.814	4.719
2009 Jun	1,269	760	509	138.449	130.988	7.461
2010 May	671	538	133	139.572	90.563	49.009
2010 Jun	607	530	77	103.857	97.935	5.922
% Change						
2008-2009	-25.7%	-13.4%	-49.0%	-32.1%	-19.7%	-65.0%
YTD 2009-2010	-21.1	2.7	-68.0	-6.6	6.4	-57.6
Jun '09-Jun '10	-52.2	-30.3	-84.9	-25.0	-25.2	-20.6
May '10-Jun '10	-9.5	-1.5	-42.1	-25.6	8.1	-87.9
United States						
2008	905,359	575,554	329,805	\$141,623.5	\$110,687.4	\$30,936.1
2009	582,963	441,148	141,815	95,410.3	82,357.3	13,053.0
2009 YTD	280,761	205,459	75,302	44,424.8	37,596.1	6,828.7
2010 YTD	314,065	245,204	68,861	53,350.2	46,508.5	6,841.7
2009 May	49,517	39,461	10,056	8,136.1	7,145.0	991.2
2009 Jun	61,290	46,987	14,303	9,734.5	8,646.2	1,088.4
2010 May	51,023	40,099	10,924	8,958.5	7,686.8	1,271.8
2010 Jun	58,862	43,008	15,854	9,989.9	8,323.9	1,666.0
% Change						
2008-2009	-35.6%	-23.4%	-57.0%	-32.6%	-25.6%	-57.8%
YTD 2009-2010	11.9	19.3	-8.6	20.1	23.7	0.2
Jun '09-Jun '10	-4.0	-8.5	10.8	2.6	-3.7	53.1
May '10-Jun '10	15.4	7.3	45.1	11.5	8.3	31.0

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
2008	\$184,500	63.5%	\$69,100	\$207,475	56.8%	\$61,500	6.14%
2009	180,500	75.0	73,300	177,875	71.4	64,000	5.15
2008 Q4	176,000	67.2	69,100	190,000	62.4	61,500	6.02
2009 Q1	177,000	75.0	73,300	175,500	72.5	64,000	5.14
2009 Q4	176,000	77.4	73,300	180,000	70.8	64,000	5.11
2010 Q1	176,000	80.2	73,800	175,000	72.2	68,300	5.12
Change							
2008-2009	-2.2%	18.1%	6.1%	-14.3%	25.7%	4.1%	-16.1%
Q1 '08-Q1 '09	-0.6	6.9	0.7	-0.3	-0.4	6.7	-0.4
Q4 '09-Q1 '10	0.0	3.6	0.7	-2.8	2.0	6.7	0.2

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



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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	20,746	4,923,515,504	237,300	186,000	10,803	6.4
2009 YTD	9,402	2,229,230,911	235,267	NA	67,260	6.5
2010 YTD	10,909	2,629,014,206	239,600	NA	71,011	6.6
2009 May	1,852	458,979,968	247,800	193,400	11,535	7.0
2009 Jun	2,254	554,436,848	246,000	195,600	11,681	7.1
2010 May	2,255	537,437,966	238,300	189,100	12,786	6.9
2010 Jun	2,216	597,853,188	269,800	202,800	13,353	7.2
% Change						
2008-2009	-7.5%	-10.0%	-2.7%	-1.2%	-6.8%	16.4%
YTD 2009-2010	16.0	17.9	1.8	NA	5.6	1.5
Jun '09-Jun '10	-1.7	7.8	9.7	3.7	14.3	1.4
May '10-Jun '10	-1.7	11.2	13.2	7.2	4.4	4.3
United States						
2008	4,913,000	—	\$242,700	\$198,100	—	10.4
2009	5,156,000	—	216,900	172,500	—	8.8
2009 YTD	1,754,000	—	213,817	NA	—	9.7
2010 YTD	2,052,000	—	217,417	NA	—	8.3
2009 May	447,000	—	218,200	174,800	—	9.7
2009 Jun	521,000	—	227,800	181,800	—	9.4
2010 May	526,000	—	220,900	174,600	—	8.3
2010 Jun	564,000	—	230,900	183,700	—	8.9
% Change						
2008-2009	4.9%	—	-10.6%	-12.9%	—	-15.4%
YTD 2009-2010	17.0	—	1.7	NA	—	-14.4
Jun '09-Jun '10	8.3	—	1.4	1.0	—	-5.3
May '10-Jun '10	7.2	—	4.5	5.2	—	7.2

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

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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	78,460,043	10,626,461	13.5%	\$25.07	11.87%	\$25.00
2009	79,918,306	12,287,077	15.4	25.25	13.40	23.33
2009 Q1	79,231,320	11,151,795	14.1	25.26	12.4	24.70
2009 Q2	79,504,964	12,347,845	15.5	25.40	12.9	24.31
2010 Q1	79,863,007	12,413,891	15.5	25.08	13.6	23.22
2010 Q2	79,885,767	11,852,671	14.8	24.83	13.6	23.13
% Change						
2008-2009	1.9%	15.6%	14.1%	0.7%	12.9%	-6.7%
Q2'09-Q2'10	0.5	-4.0	-4.5	-2.2	5.4	-4.9
Q1'10-Q2'10	0.0	-4.5	-4.5	-1.0	0.0	-0.4
Industrial						
2008	82,640,407	9,190,762	11.1%	\$7.69	8.7%	\$6.28
2009	83,614,264	11,305,122	13.5	6.78	10.4	5.76
2009 Q1	83,049,341	9,963,821	12.0	7.21	9.3	6.18
2009 Q2	83,089,841	10,894,474	13.1	7.33	9.8	6.07
2010 Q1	83,638,069	11,246,159	13.4	6.63	10.5	5.67
2010 Q2	83,648,069	11,218,642	13.4	6.68	10.4	5.60
% Change						
2008-2009	1.2%	23.0%	21.6%	-11.8%	19.5%	-8.3%
Q2'09-Q2'10	0.7	3.0	2.3	-8.9	6.1	-7.7
Q1'10-Q2'10	0.0	-0.2	0.0	0.8	-1.0	-1.2

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.