

# Economic Trends

Quarterly Report on the St. Tammany Economy  
*Second Quarter 2017 (2Q17)*



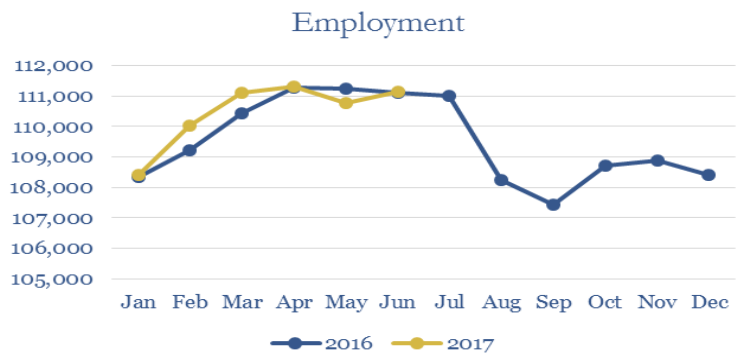
## CEO UPDATE

The St. Tammany Economic Development Foundation presents the “Economic Trends” report for the second quarter of 2017 (2Q17). This report analyzes quarter-on-quarter and year-over-year changes in economic trends. In the first half of 2017, new business incorporations in St. Tammany increased more than 40% over the first half of 2016. 28% more commercial building permits were issued in 2Q17 than in the previous quarter.

## EMPLOYMENT

Total parish employment increased by 1.1% from the previous quarter and decreased by 0.1% from the second quarter of last year. The number of unemployed persons also increased 2.9% from the previous quarter but decreased 7.4% from the second quarter of last year.

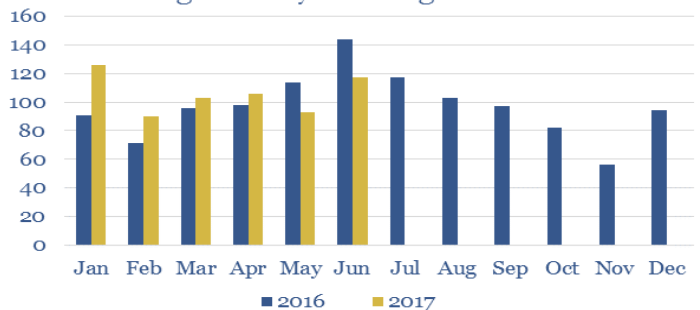
The average unemployment rate in St. Tammany (4.7%) remained lower in the second quarter than the average rate for Louisiana (5.7%) but rose above the average rate for the nation (4.4%).



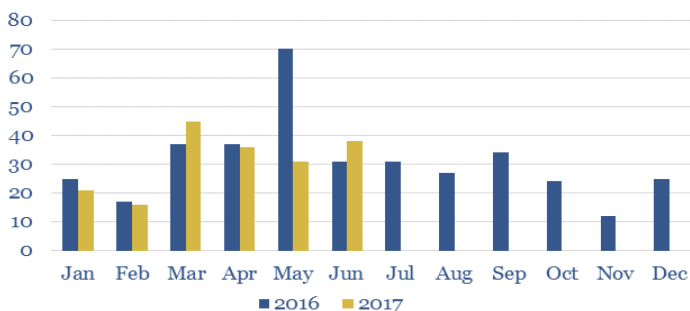
## CONSTRUCTION & HOUSING

The number of residential building permits issued decreased 0.9% from the number of permits issued in the previous quarter and 11.2% from the number of permits issued in 2Q16. Year-over-year growth in April was the highest, with eight more permits issued in April 2017 than in April 2016.

Single Family Building Permits



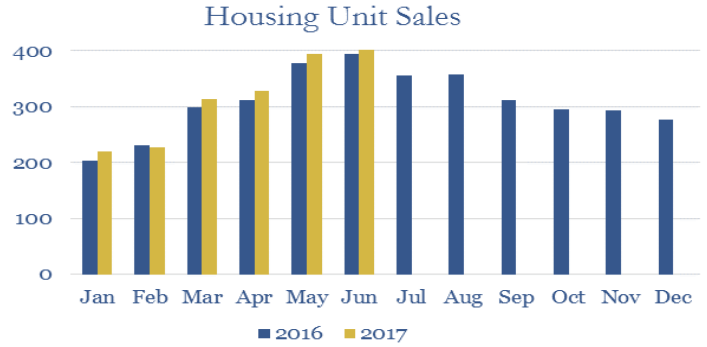
Commercial Building Permits



St. Tammany issued 105 commercial building permits in 2Q17 after issuing 82 permits in the first quarter of 2017—an increase of 28.0%. 23.9% fewer permits were issued in 2Q17 than in 2Q16. Year-over-year growth in June was the highest, with seven more permits issued in June 2017 than in June 2016.

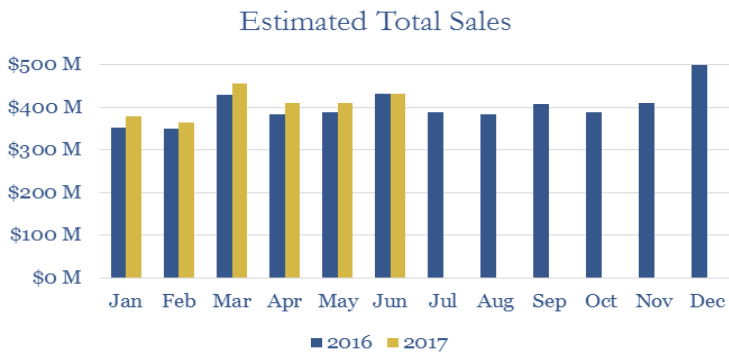
The number of houses sold increased by 48.2% from the previous quarter and by 4.1% from the second quarter of 2016. The total sales volume increased by 64.0% from the previous quarter and by 10.2% from the second quarter of 2016.

The average sales price of a home in 2Q17 was \$263,448—a 10.7% increase from the previous quarter.



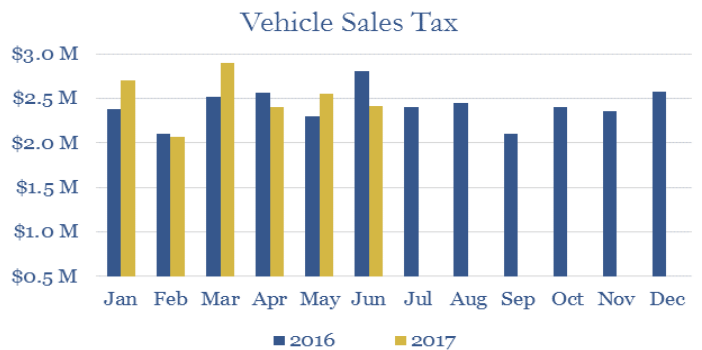
The average apartment rent (\$1,211) saw no change quarter-on-quarter but decreased by 1.3% year-over-year. Average rent is derived from surveyed apartment units located in 10 different complexes throughout the parish that meet housing needs for professional or managerial households (2 bedrooms, 1.5 or 2 baths).

## SALES & TAXES



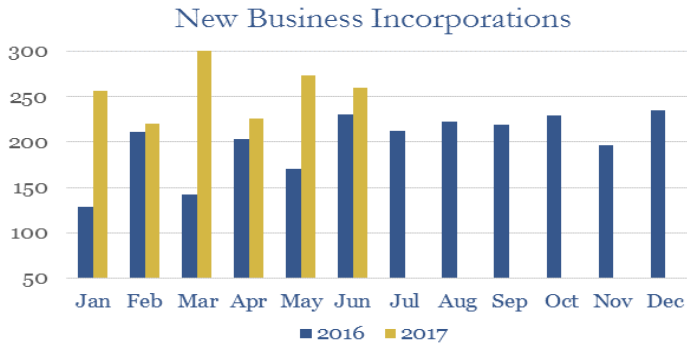
The estimated total sales in the second quarter was over \$1.25 billion, and the total sales tax was almost \$60 million. Estimated total sales and sales tax collections increased by 4.4% quarter-on-quarter, by 3.9% year-over-year, and by 4.9% from the corresponding year-to-date period in 2016.

DMV sales tax collections decreased to \$7.4 million—a 3.9% decrease from the previous quarter and from the second quarter of last year. DMV sales tax collections represented 12.4% of the total sales tax collections, decreasing from a 13.4% share in the previous quarter.



Data on vehicle sales tax revenue is taken from all vehicle sales by residents living in the parish and registered in the parish, whether the sale occurred inside or outside the parish. Total vehicle sales tax is calculated from records of vehicles purchased, titled, and licensed in the parish, including vehicles licensed and titled in St. Tammany though purchased elsewhere. Any computation of vehicle sales using vehicle sales tax data is likely to be overstated, as it would include sales occurring outside the parish.

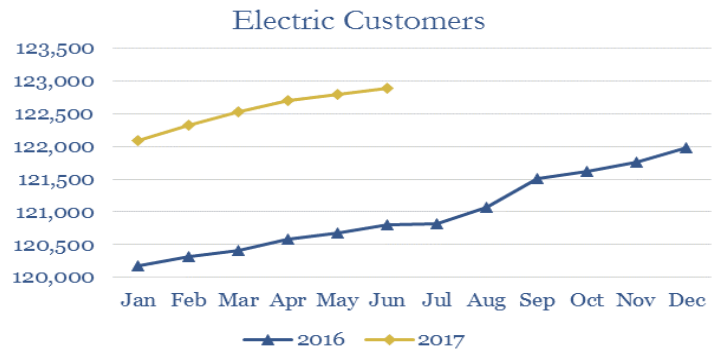
## NEW BUSINESS



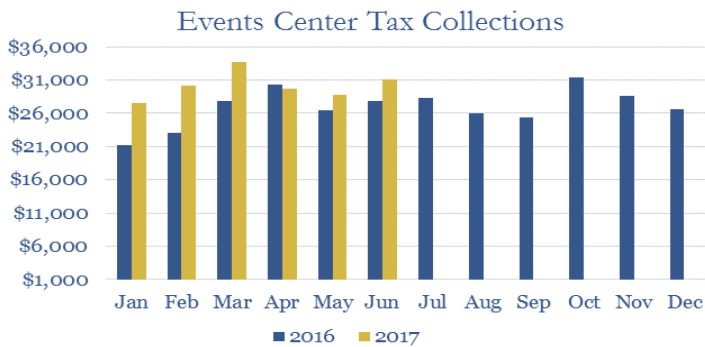
760 new domestic entities were filed with the Louisiana Secretary of State for St. Tammany Parish in the second quarter of 2017, decreasing by 2.2% quarter-on-quarter but increasing by 25.8% year-over-year. The total number of new domestic entities filed in the first two quarters of 2017 increased by 41.5% over the first two quarters of 2016. Year-over-year growth was highest in May, with 103 more new business incorporations filed in May 2017 than in May 2016.

## ELECTRIC CUSTOMERS

The number of electric customer accounts in St. Tammany increased by 0.4% quarter-on-quarter and by 1.7% year-over-year. 477 net new electric customer accounts were created over the course of the second quarter.



## HOTELS & EVENTS CENTER



Tax collections from the Northshore Harbor Center decreased by 1.9% quarter-on-quarter but increased by 6.0% year-over-year.

Hotel sales decreased 1.1% from the previous quarter and 5.2% from the second quarter last year. However, the sales year-to-date in 2017 increased 3.9% from 2016. The highest year-over-year growth occurred in June, with over \$180,000 more sales in June 2017 than in June 2016.

## CONSUMER PRICE INDEX & INFLATION RATE

The inflation rate for the southern region of the United States fell to 1.6% in the second quarter from 2.6% in the previous quarter but rose from 0.5% in the second quarter of 2016.



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### St. Tammany Economic Indicators

Economic Indicators	2Q17	1Q17	Q/Q	2Q16	Y/Y	2017 YTD	2016 YTD	YTD
<b>Retail Sales (a)</b>								
Estimated Total Sales	\$1,250,736,416	\$1,197,567,998	<b>4.4%</b>	\$1,203,727,275	<b>3.9%</b>	\$2,448,304,414	\$2,333,073,774	<b>4.9%</b>
Total Sales Tax	\$59,660,127	\$57,123,994	<b>4.4%</b>	\$57,417,791	<b>3.9%</b>	\$116,784,121	\$111,287,619	<b>4.9%</b>
DMV Sales Tax (a)	\$7,368,037	\$7,663,447	<b>-3.9%</b>	\$7,668,589	<b>-3.9%</b>	\$15,031,484	\$14,676,776	<b>2.4%</b>
Share of Total Sales Tax	12.4%	13.4%		13.4%		12.9%	13.2%	
New Business Incorporations (b)	760	777	<b>-2.2%</b>	604	<b>25.8%</b>	1,537	1,086	<b>41.5%</b>
<b>Non-Agricultural Employment (Revised) (c)</b>								
Total Employment*	111,064	109,855	<b>1.1%</b>	111,198	<b>-0.1%</b>	110,460	110,267	<b>0.2%</b>
Unemployed*	5,477	5,322	<b>2.9%</b>	5,915	<b>-7.4%</b>	5,400	5,833	<b>-7.4%</b>
Labor Force*	116,541	115,178	<b>1.2%</b>	117,113	<b>-0.5%</b>	115,859	116,100	<b>-0.2%</b>
<b>Unemployment Rate (Revised) (c)</b>								
St. Tammany Parish*	4.7%	4.6%		5.1%		4.7%	5.0%	
Louisiana*	5.7%	5.8%		6.3%		5.7%	6.2%	
United States*	4.4%	4.7%		4.8%		4.5%	5.0%	
<b>Building Permits (Unincorporated Area) (d)</b>								
New Single Family Permits	316	319	<b>-0.9%</b>	356	<b>-11.2%</b>	635	614	<b>3.4%</b>
New Commercial Permits	105	82	<b>28.0%</b>	138	<b>-23.9%</b>	187	217	<b>-13.8%</b>
<b>Residential Real Estate (e)</b>								
Total Sales Volume	\$297,169,659	\$181,170,074	<b>64.0%</b>	\$269,574,100	<b>10.2%</b>	\$478,339,733	\$444,138,600	<b>7.7%</b>
Number of Houses Sold	1,128	761	<b>48.2%</b>	1,084	<b>4.1%</b>	1,889	1,817	<b>4.0%</b>
Average Sales Price*	\$263,448	\$238,068	<b>10.7%</b>	\$248,685	<b>5.9%</b>	\$253,224	\$244,435	<b>3.6%</b>
Housing Inventory/Listings	1,354	1,213	<b>11.6%</b>	n.a.		1,284	n.a.	
Housing Inventory Months	3.6	4.6	<b>-21.9%</b>	n.a.		4.3	n.a.	
Total Permitted & Sold	1,444	1,080	<b>33.7%</b>	1,440	<b>0.3%</b>	2,524	2,431	<b>3.8%</b>
Average Apartment Rent* (f)	\$1,211	\$1,211	<b>0.0%</b>	\$1,227	<b>-1.3%</b>	\$1,211	\$1,220	<b>-0.7%</b>
<b>Utilities</b>								
Total Electric Accounts* (g)	122,793	122,316	<b>0.4%</b>	120,689	<b>1.7%</b>	122,555	120,496	<b>1.7%</b>
Hotel Sales (h)	\$13,536,738	\$13,690,058	<b>-1.1%</b>	\$14,286,359	<b>-5.2%</b>	\$27,226,796	\$26,210,913	<b>3.9%</b>
Events Center Tax Collections (a)	\$89,563	\$91,283	<b>-1.9%</b>	\$84,496	<b>6.0%</b>	\$180,846	\$156,587	<b>15.5%</b>
<b>Inflation Rate, Southern Region (i)</b>								
Consumer Price Index*	232.7	231.7		229.0		232.2	227.4	
Inflation Rate*	1.6%	2.6%		0.5%		2.1%	0.5%	

\* Year-to-date data is an average.

N.A. = not applicable; n.a. = not available

**Sources:** (a) St. Tammany Parish Sheriff's Office; (b) LA Dept. of State, Secretary of State; (c) Louisiana Workforce Commission; (d) St. Tammany Parish Department of Planning & Development; (e) Letter & Blum, Inc. Realtors through the Gulf South Real Estate Information Network, Inc., may not represent all single family real estate transaction in St. Tammany for reported periods; (f) www.forrent.com, www.apartments.com, www.apartmentfinder.com; (g) CLECO, Washington-St. Tammany Electric Co-op; (h) St. Tammany Parish Tourist & Convention Commission; (i) U.S. Dept. of Labor, Bureau of Labor Statistics