

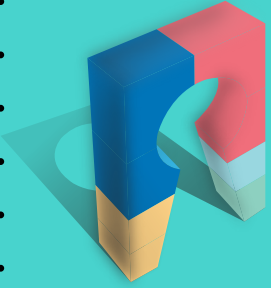


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November

City of Columbia, Missouri

Monthly Economic Report



REPORT
ECONOMIC

City of Columbia
November Economic Report



Issued: 11-14-2024

Prepared by

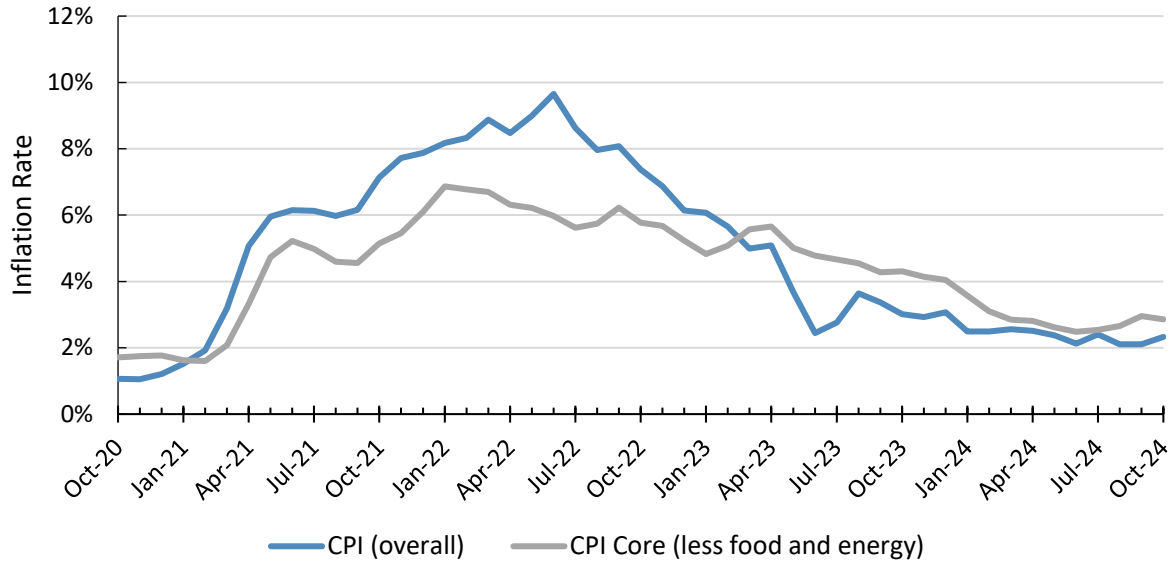
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Summary

- In October, the national headline remained stable at 3.33% while core inflation elevated to 2.60%, compared to 3.31% and 2.44% in September.
- However, overall headline inflation among Midwestern cities with a population of less than 2.5 million increased from 2.11% to 2.32% in October, while core inflation (excluding food and energy) decreased to 2.86%, compared to 2.96% last month.
- Housing inflation is concerning, as among Midwestern cities it remained high at 4.86% in October 2024, higher than September's 4.69%, and Columbia is not the exception.
- The unemployment rate in Columbia decreased by 0.85 percentage points in September to 2.39%, compared to 3.24% in August 2024. Missouri's unemployment rate followed a similar pattern and decreased by 0.85 percentage points in September to 3.03%, compared to 3.87% in August 2024.
- The national unemployment rate slightly decreased by 0.17 percentage points during this time, from 4.22% to 4.05%, in September. However, in October 2024, the national unemployment rate rose to 4.15%, around nine percentage points.
- In November, the Federal Reserve decided to reduce the interest rate further from 4.75 - 5.00% to 4.50 – 4.75% by 25 basis points (bp), or 0.25%. The decision aims to support the committee's main goals: maximize employment and lower the currently elevated inflation back down to its 2 percent target.
- The median home price in Boone County is higher than that of the state of Missouri by around \$60,050. In September 2024, the median home price in Boone County increased by 8.20%, while the average price increased by 9.82%, compared to September 2023.
- Sales tax collections in November (September tax period) totaled around \$5.46 million, while Use tax collections came to about \$1,206,333, 18.82%, and 75.86% higher than last year in November. The September 2024 Use tax collections are equivalent to 22.10% of the total Sales tax collections, which is the second highest share in FY 24. This could be due to increased consumer spending – as during the month of September there were many University events, including football games.
- In November (September tax period), marijuana-related excise tax collection was \$64,959, around \$2,500 more than the previous month.

Note: All inflation measures are for Midwest cities with less than 2.5 million population.

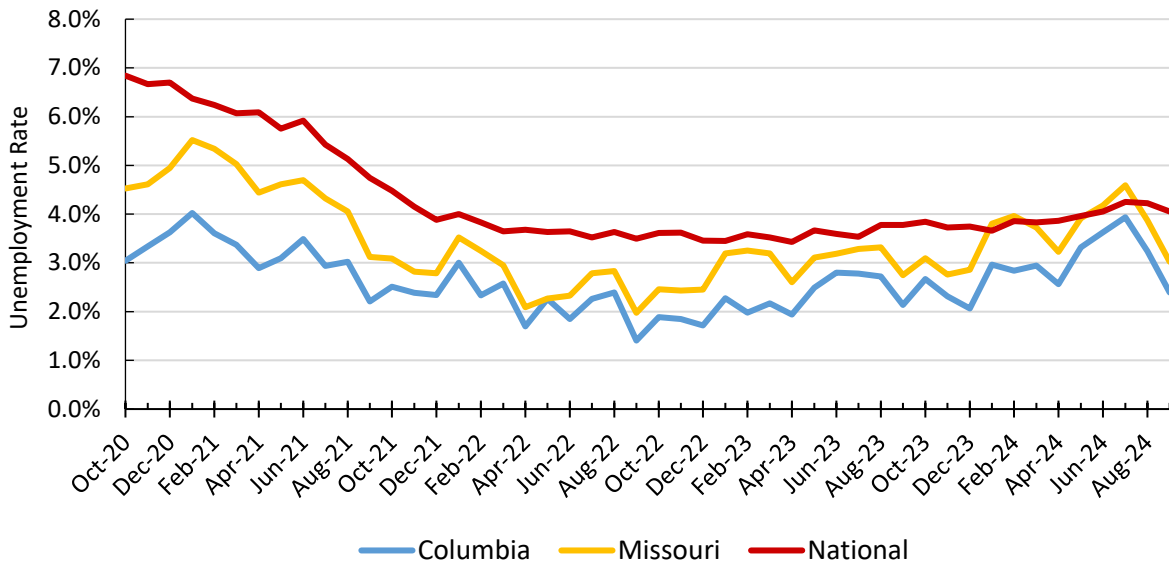
Chart 1: Monthly Consumer Inflation Midwest Cities Less Than 2.5 Million People



- Year-over-year overall headline inflation decreased from 3.01% last October to 2.32% in October 2024.
- Year-over-year core inflation (less food and energy) decreased from 4.31% in October 2023 to 2.86% in October 2024.

Source: U.S. Bureau of Labor Statistics, <https://beta.bls.gov/dataViewer/view/timeseries/CUURN200SA0L1E>
Last Updated: 11/13/2024

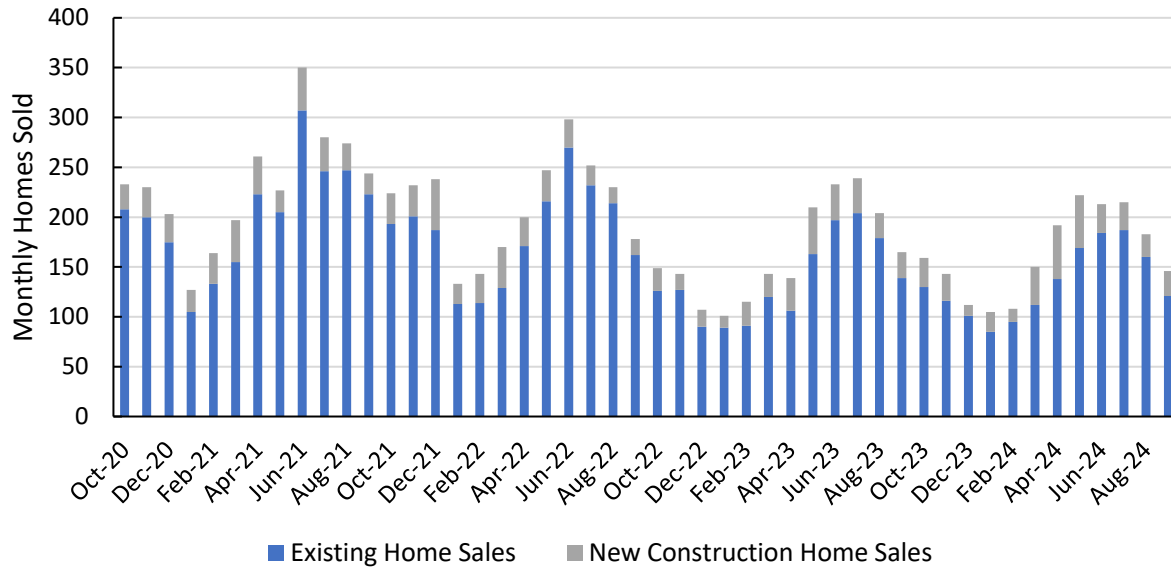
Chart 2: Columbia, MO Monthly Unemployment Rate



- In September 2024, Columbia's unemployment rate decreased by 0.85 percentage points, from 3.24% to 2.39%, compared to August 2024. Identically, Missouri's decreased by 0.85 percentage points. The national unemployment rate had a more moderate decrease, by 0.17 percentage points.

Source: U.S. Bureau of Labor Statistics, <https://beta.bls.gov/dataViewer/view/timeseries/LAUMT291786000000004>
Last Updated: 11/12/2024

Chart 3: Boone County Monthly Home Sales

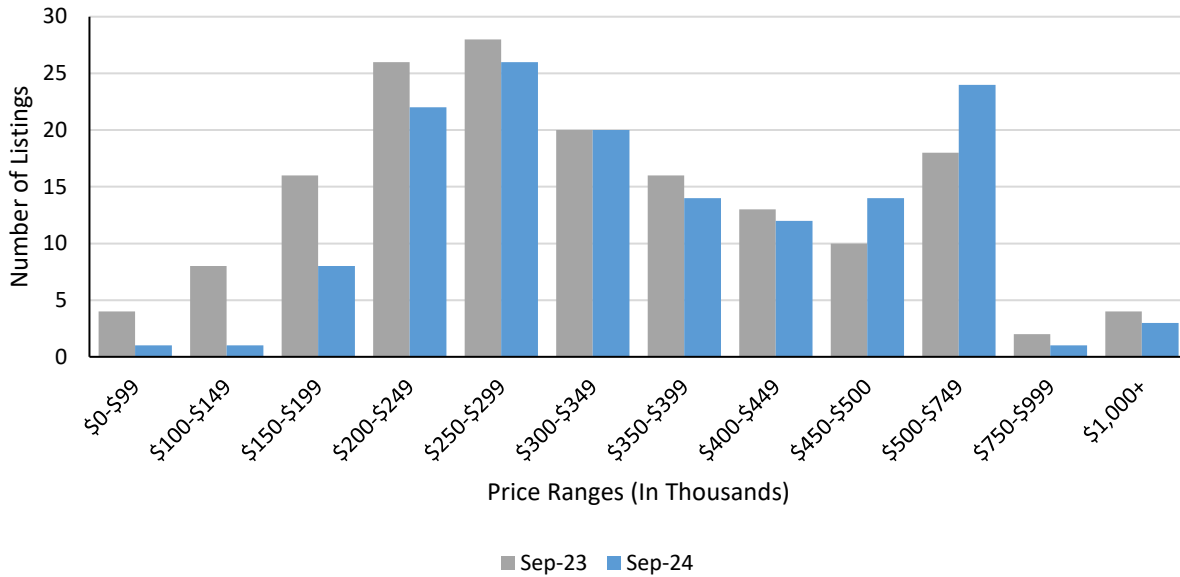


- In September 2024, 146 single-family homes were sold, a 11.52% decrease from the same month last year, while the new home sales have decreased by around 3.85%.

Source: Columbia Board of Realtors, <https://www.midmohomefinder.com/page/Statistics>

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Chart 4: Boone County September Home Sales

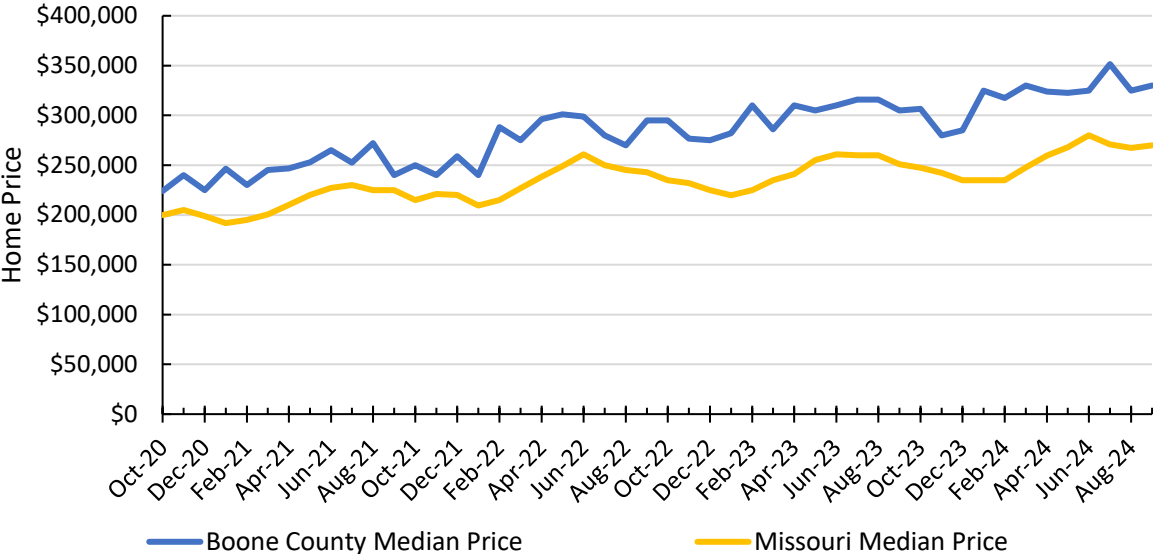


- In September 2023 and 2024, most homes sold in Boone County were in the \$250,000 - \$299,999 price range.
- Additionally, more expensive houses are becoming increasingly popular in the Boone County housing market, with 24 homes sold in September 2024 in the \$500,000 - \$749,999 price range, which was 18 in September 2023.

Source: Columbia Board of Realtors, <https://www.midmohomefinder.com/page/Statistics>

Last Updated: 11/14/2024

Chart 5: Boone County Single Family Median Home Price




- In September 2024, the median single-family home price in Boone County was \$330,000, 8.20% higher compared to last year this month. The Missouri median single-family home price in September was \$269,950, 7.55% higher compared to the previous year this month.

Source: Columbia Board of Realtors, <https://www.midmohomefinder.com/page/Statistics>
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