

City of Columbia
November Economic Report



Issued: 11-14-2023

Prepared by

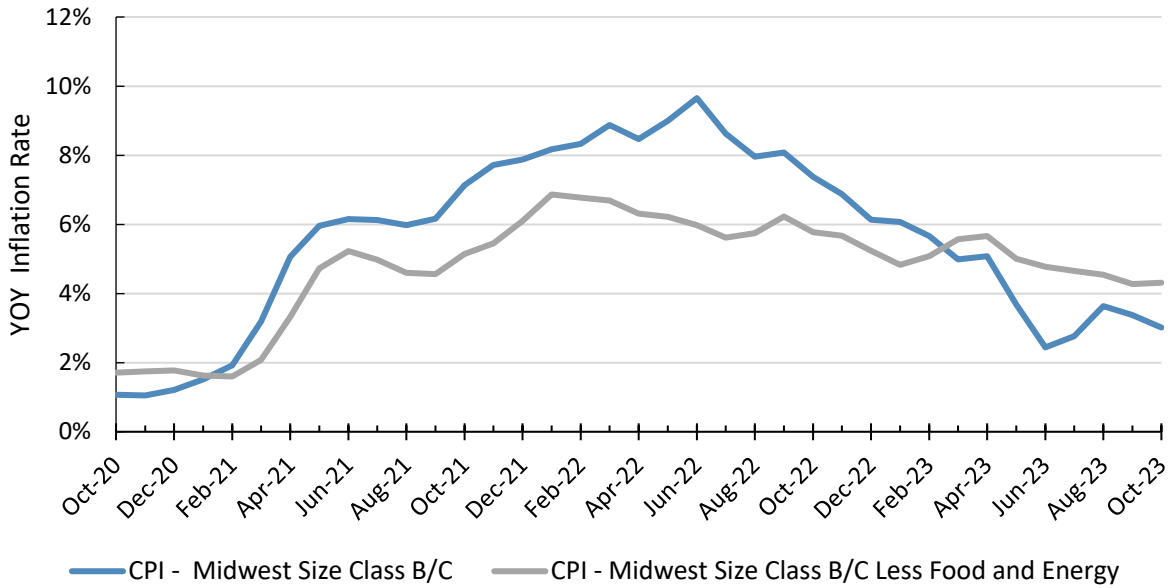
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Summary

- In October, the year-over-year (YOY) headline and core inflation slightly decreased to 3.01% and 4.31% compared to 3.37% and 4.28% in September.
- Month-over-month headline inflation decreased by 0.17% in October, food & beverages and housing inflation increased by 0.03% and 0.05%, and energy-related inflation decreased by 4.56%.
- Columbia's unemployment rate is consistently lower than that of the U.S. due to the significant volume of public sector jobs, including the University of Missouri (MU) and MU Health. Unemployment dropped to 2.1% in September by 0.6 percentage points compared to 2.7% in August.
- In September, Columbia's housing market saw an 8.38% decrease in homes sold compared to last year. The median home price increased by 3.39%, while the average price decreased by 0.68%.
- Housing prices have remained elevated due to an imbalance in the growth of supply and demand. On the demand side, the rate of home ownership in Boone County increased from 21.7% to 24.2% between 2020 and 2022, the highest rate in over 13 years. On the supply side, average monthly new listings dropped by 10.5% in Boone County between 2021 and 2022. Meanwhile, residential building permits issued in Boone County reached a 10-year low in 2022.

Note: From this month onwards, the charts report Midwest Cities less than 2.5 Million People instead of All Midwest Cities.

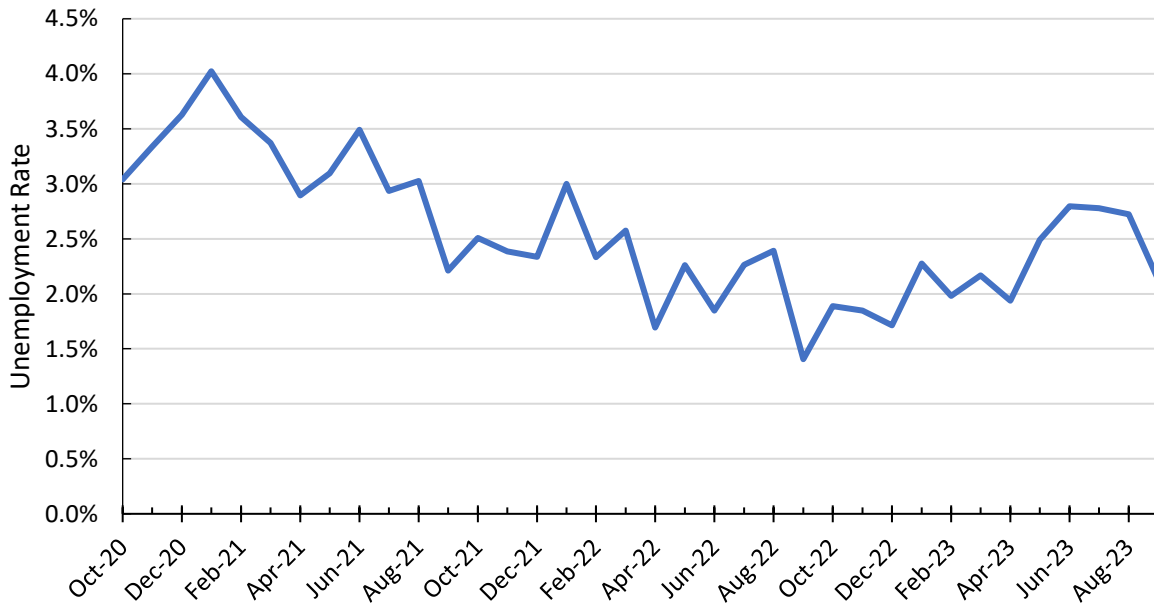
Chart 1: Monthly Consumer Inflation Midwest Cities Less than 2.5 Million People



- Year-over-year inflation decreased from 7.37% last October to 3.01% in October 2023.
- Year-over-year core inflation (less food and energy) decreased from 5.78% in October 2022 to 4.31% in October 2023.

Source: U.S. Bureau of Labor Statistics, <https://www.bls.gov/cpi/> Last Updated: 11/14/2023

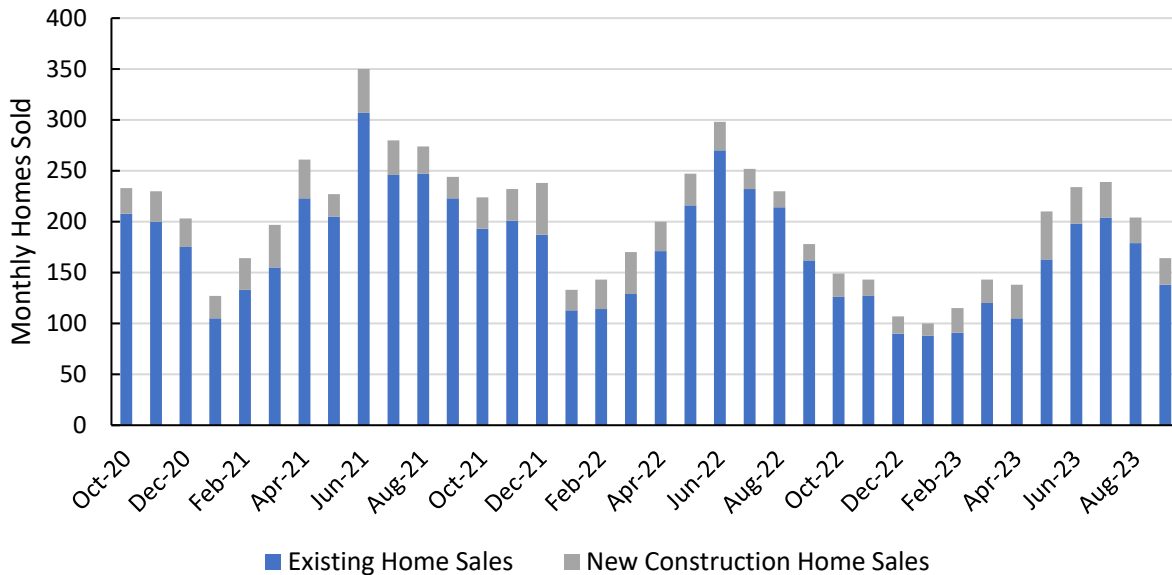
Chart 2: Columbia, MO Monthly Unemployment Rate



- In September 2023, the unemployment rate decreased by 0.6 percentage points, 2.7% to 2.1%, compared to August 2023.

Source: U.S. Bureau of Labor Statistics, <https://www.bls.gov/lau/> Last Updated: 11/13/2023

Chart 3: Boone County Monthly Home Sales

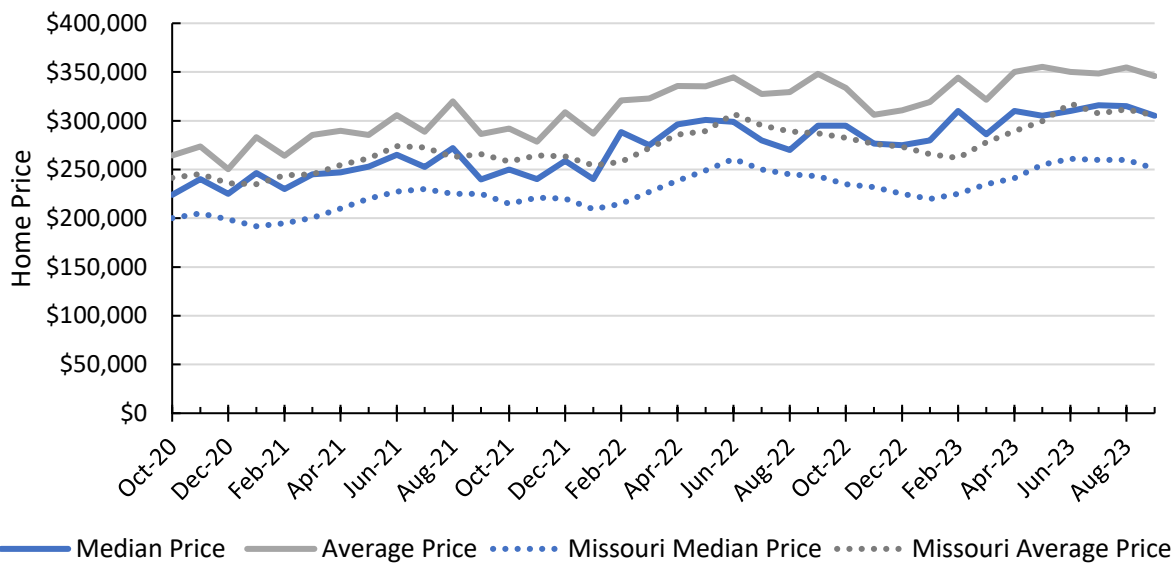


- In September, there were 164 single-family homes, an 8.38% decline compared to last year this month.

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

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Chart 4: Boone County Single Family Median Home Price



- In September, the median single-family home price was \$305,000, 3.39% higher compared to last year this month. The average single-family home price in September was 345,689, 0.68% lower compared to the previous year this month.

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

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