



COVID-19 Impact Projections on Texas' Economy

(Based on data through Feb. 27, 2021)

Luis B. Torres

Research Economist



March 9, 2021

© 2021 Texas Real Estate Research Center. All rights reserved.

COVID-19 Impact Projections on Texas' Economy (Based on data through Feb. 27, 2021)

Luis B. Torres

The Texas Weekly Leading Index increased during the week ending Feb. 27 after decreasing the previous week due to the winter storm's negative impact on the state's economy (Figure 1). That impact is expected to be temporary. In the coming weeks, the economy should regain the growth momentum observed prior to the storm. The index's overall trend indicates the state's economy is on the path to recovery (Figures 1 and 2). The recovery's pace continues to be hindered by the incomplete reopening of the economy and future uncertainty regarding the pandemic.

The increase was mainly due to an increase in the number of new business applications, but it was offset by an upsurge in the number of people filing for unemployment insurance. The week after the winter storm shut down the economy, the number of new business applications rebounded, signaling business activity is bouncing back from the storm's negative effects.

As anticipated, Texas' initial unemployment claims increased to 55,552 the week ending Feb. 27 due to the winter storm. The previous week's numbers were revised upward. Expectations are for the number of initial claims to return to the downward trend observed before the winter storm impacted the state's economy. In contrast, continuing unemployment claims decreased for the second consecutive week to 319,142 the week ending Feb. 20, possibly indicating laid-off workers are able to find jobs.

In addition, an increase in the real price of West Texas Intermediate (WTI) oil contributed to the increase in the weekly index. In contrast, the overall increase in the weekly index was offset by an increase in the real rate for the ten-year Treasury bill, which continues to exhibit a negative return in real terms.

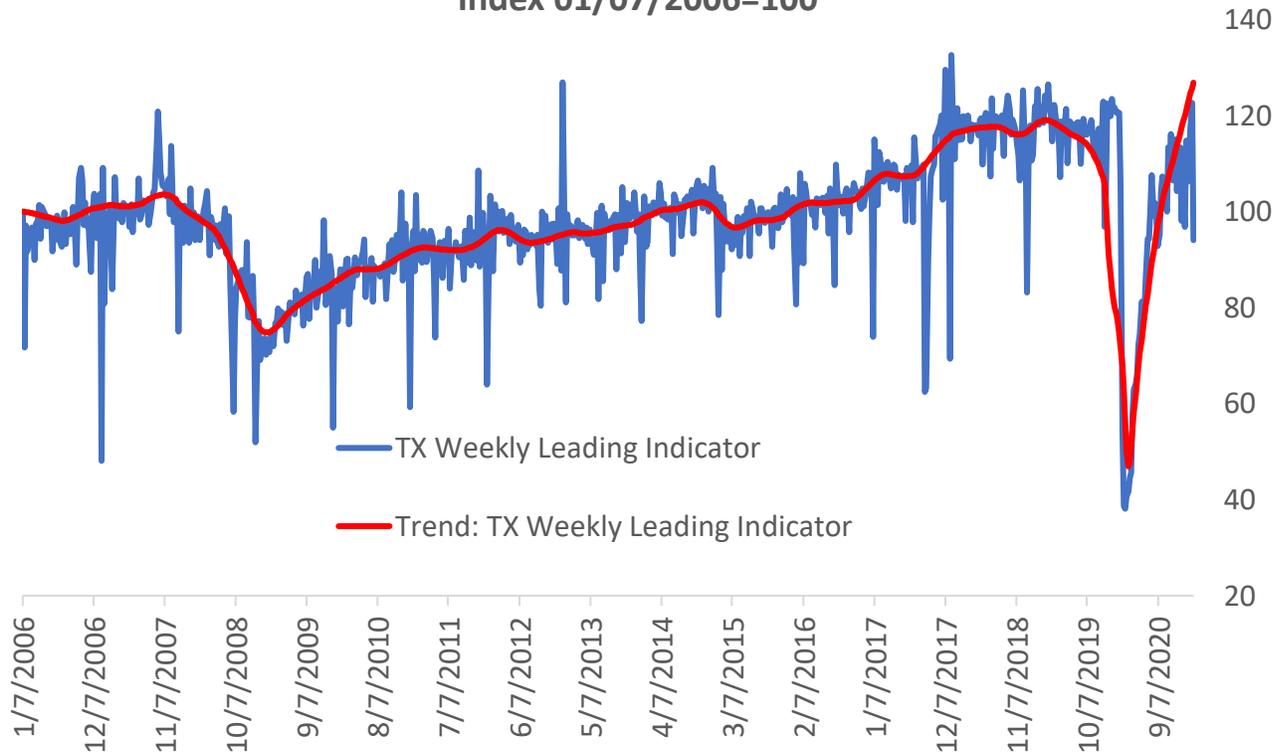
Governor Greg Abbott lifted the mask mandate and increased capacity of all businesses and facilities in the state to 100 percent starting March 10, 2021. Still, prospects for the state economy's full reopening and recovery depend on dwindling cases and hospitalizations and increasing vaccination rates. Reopening and recovery improved somewhat as the number of cases trended downward up to the week ending Feb. 27 (Figure 3). In addition, vaccination rates are increasing. This could benefit consumer behavior, increasing business activity while reducing the number of layoffs going forward and allowing people to return to the labor force.

Based on both the Texas Weekly Leading Index and U.S. employment numbers from February, which increased by 0.3 percent over January, Texas nonfarm employment could change between 0.02 percent and -0.1 percent in February due to effects of the winter storm. If it increased by 0.02 percent, the Texas economy could gain around 3,000 jobs in February, reaching 12.4 million. In a span of ten months, the economy could recuperate around 937,000 of the 1.4 million jobs lost between March and April 2020. In contrast, if it decreased by -0.1

percent, the economy would lose around 13,000 jobs and would need to gain almost 490,000 jobs in the coming months to recuperate all the jobs lost between March and April of last year.

As mentioned, the rebound in Texas' economic activity could be hindered by possible upsurges in COVID-19 cases as economic and social activity increases. Further waves of infections can reverse increased mobility and spending, affecting the path to recovery.

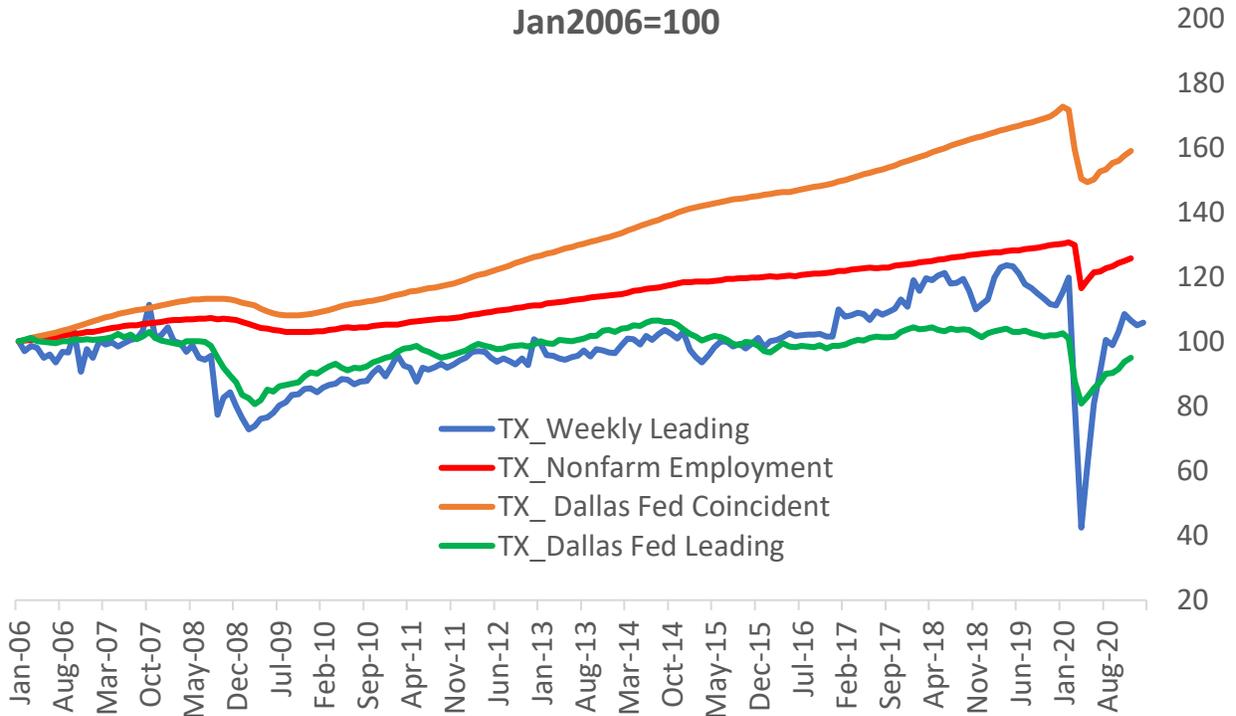
**Figure 1. Texas Weekly Leading Indicator
Index 01/07/2006=100**



Note: Seasonally adjusted.

Source: Texas Real Estate Research Center at Texas A&M University

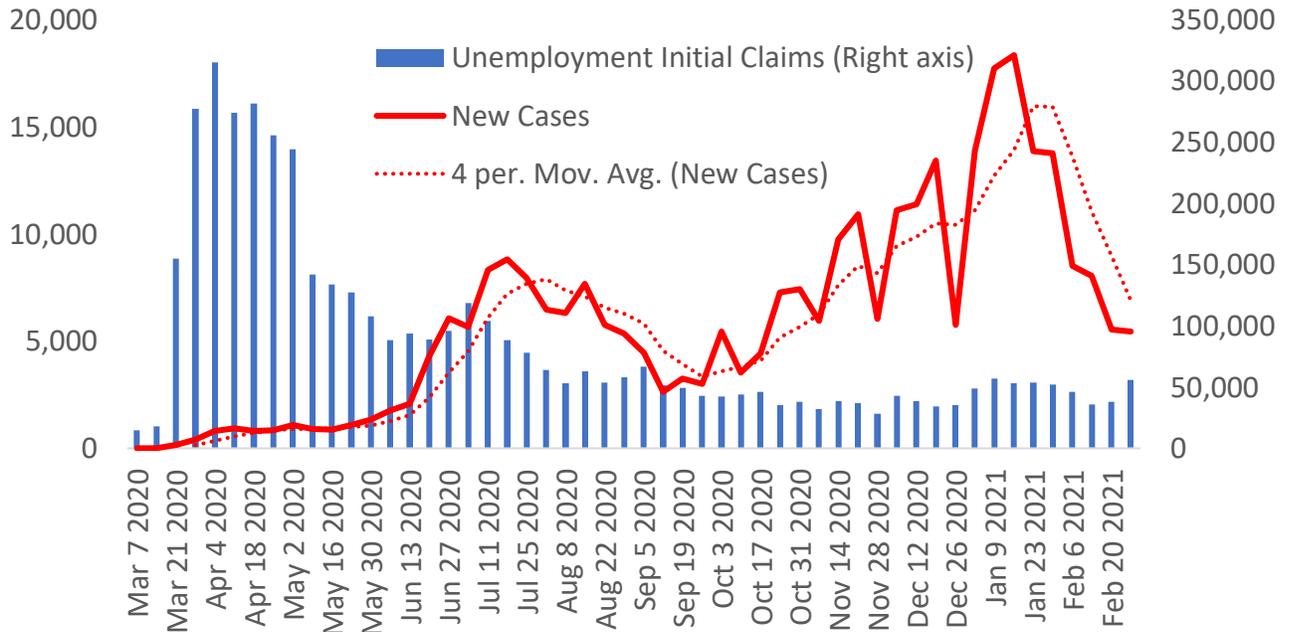
Figure 2. Texas Weekly Leading Indicator
Jan2006=100



Note: Seasonally adjusted.

Sources: Bureau of Labor Statistics, Dallas Federal Reserve, and Texas Real Estate Research Center at Texas A&M University

Figure 3. Texas Unemployment Initial Claims and New COVID-19 Cases



Note: Unemployment initial claims are seasonally adjusted.

Sources: Department of Labor, Haver Analytics, and <https://github.com/nytimes/covid-19-data/blob/master/us-counties.csv>

About This Report

The COVID-19 health crisis is unlike any crisis the economy has experienced before. The economy is currently going through a self-induced, sudden-stop to contain and stabilize the spread of the virus and save lives. The size of the economic shock will likely result in losses that overshadow losses from the 2008-09 financial crisis.

The Texas economy is not immune to the pandemic. In fact, the state's economy will be hit even harder than the world and the rest of the United States due to the simultaneous downturn in the oil industry.

This crisis has created a need for up-to-date economic indicators that can help forecast economic changes. The Real Estate Center at Texas A&M University has constructed a high-frequency economic activity index for Texas that estimates the timing and length of future upswings and downturns on a weekly basis.

New weekly data series (also called high-frequency data) and new methodologies to seasonally adjust the data on a weekly basis have allowed for the development of weekly coincident and leading economic indicators. The Center has a successful track record in estimating monthly residential and nonresidential construction leading indexes for Texas. Both indexes have proven useful in signaling directional changes and forecasting key indicators like single family home sales, apartment vacancy rates, and commercial vacancy rates.

The Center evaluates economic data to determine:

- economic significance,
- statistical adequacy (in describing the economic process in question),
- timing at expansion and recessions,
- conformity to historical business cycles,
- smoothness, and
- currency or timeliness (how promptly the statistics are available).

However, the indexes do have some weaknesses. Underlying indicators are subject to revision, and while errors often cancel out across indicators, revisions impact the index and future monitoring of business cycles. In addition, although leading indicators often show the direction of a business cycle, they do not measure the magnitude of the change.

Even with these caveats, leading indicators are useful for measuring business cycles. Seven variables were evaluated for this report. Four (business applications, high-propensity business applications, business applications with planned wages, and business applications from corporations) are business market variables that are tied to state business activity. One variable, weekly initial unemployment insurance claims, is tied to state employment. Another, West Texas Intermediate (WTI) real oil price deflated by the all-urban consumer price index, is related to the oil industry. The last variable, the real ten-year Treasury bill estimated using same-period inflation expectations, represents the cost of credit in the economy.

Based on statistically reliable criteria, four variables were selected as economic activity leading indicators: business applications, initial unemployment insurance claims, real WTI oil price, and real ten-year Treasury bill. These variables demonstrated a significant leading relationship with Texas nonfarm employment. All other variables were found not to be statistically valuable or to perform below the business applications variable for the leading index.

Detecting turning points in any leading index on a month-to-month basis is difficult, because not all downturn (upturn) movements point toward recessions (expansions). It’s even more difficult to do on a weekly basis. The Center has converted the weekly leading economic activity index into a monthly leading index to evaluate its predictive usefulness.

Based on the National Bureau of Economic Research methodology, Texas nonfarm employment and the Dallas Federal Reserve Texas coincident indicator are used as references of peaks and troughs to measure the state’s business cycle (see table). This makes it possible to see if the weekly economic leading indicator can predict changes in Texas business cycles.

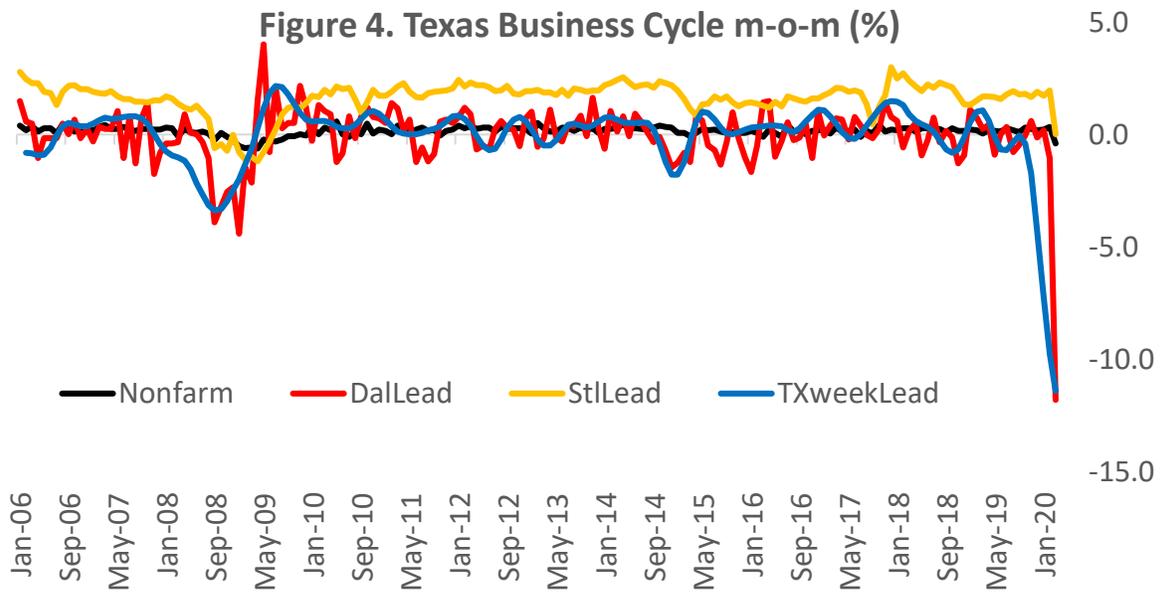
Chronology of Texas Business Cycle

	Peak Date	Trough Date	Months Contraction Peak to Trough	Months Expansion Trough to Peak
Nonfarm Employment	August 2008 February 2020	December 2009	17	123
Dallas Fed Coincident	August 2008	October 2009	15	126
Dallas Fed Leading	October 2007 January 2020	March 2009	18	131
Texas Weekly Leading	October 2007 February 2020	February 2009	17	133

Source: Bureau of Labor Statistics, Dallas Federal Reserve and Texas Real Estate Research Center at Texas A&M University

The Texas weekly leading index signaled a directional change in October 2007, 11 months before the prolonged downturn in employment that started in August 2008. Similarly, it signaled a recovery turning point in February 2009, 11 months before employment turned toward recovery in December 2009.

In addition, it predicted turning points and duration of expansion and contraction more accurately than another institution’s leading indicator—the one produced by the St. Louis Federal Reserve (Figure 4).



Note: Seasonally adjusted.

Sources: Bureau of Labor Statistics, Dallas Federal Reserve, St. Louis Federal Reserve, and Texas Real Estate Research Center at Texas A&M University

Overall, the leading index is regarded as a good indicator to predict turning points in Texas employment, even leading both the Dallas Federal Reserve’s coincident and leading indicators for the state’s economy.

One major problem in evaluating the index was the short time period. For a more accurate evaluation of business cycle relationships, it’s best to study the relationships over many business cycles. Because the predictive ability of the leading index was evaluated over a short time, it’s possible that the relationship might not hold in the future. Thus, the leading index for economic activity will be best evaluated based on its ability to lead Texas employment in the future. ✦

Dr. Torres (ltorres@mays.tamu.edu) is a research economist with the Texas Real Estate Research Center at Texas A&M University.