



# ECONOMIC TRENDS



LABOR ACTIVITY

United States		Mar 2017 Total	Mar 2016 Total	Mar 2012 Total	1-Year Change	1-Year % Change	5-Year Change	5-Year % Change
Total Workforce (thousands)		159,912	158,854	154,316	1,058	0.7%	5,596	3.6%
Total Unemployed (thousands)		7,284	8,116	12,904	-832	-10.3%	-5,620	-43.6%
Unemployment Rate		4.6%	5.1%	8.4%	-0.6%		-3.8%	
State of Texas		Mar 2017 Total	Mar 2016 Total	Mar 2012 Total	1-Year Change	1-Year % Change	5-Year Change	5-Year % Change
Total Workforce		13,513,734	13,273,913	12,531,173	239,821	1.8%	982,561	7.8%
Total Unemployed		675,604	591,456	875,923	84,148	14.2%	-200,319	-22.9%
Unemployment Rate		5.0%	4.5%	7.0%	0.5%		-2.0%	
Tyler MSA/Smith County		Mar 2017 Total	Mar 2016 Total	Mar 2012 Total	1-Year Change	1-Year % Change	5-Year Change	5-Year % Change
Total Workforce		107,099	104,257	102,647	2,842	2.7%	4,452	4.3%
Total Unemployed		4,986	4,505	7,287	481	10.7%	-2,301	-31.6%
Unemployment Rate		4.7%	4.3%	7.1%	0.3%		-2.4%	
City of Tyler		Mar 2017 Total	Mar 2016 Total	Mar 2012 Total	1-Year Change	1-Year % Change	5-Year Change	5-Year % Change
Total Workforce		51,263	49,569	49,231	1,694	3.4%	2,032	4.1%
Total Unemployed		2,329	1,943	3,345	386	19.9%	-1,016	-30.4%
Unemployment Rate		4.5%	3.9%	6.8%	0.6%		-2.3%	
Labor Breakdown (Tyler MSA/Smith County)		Mar 2017 Total	Mar 2016 Total	Mar 2012 Total	1-Year Change	1-Year % Change	5-Year Change	5-Year % Change
Total Non-Farm Employment		105,600	102,400	97,100	3,200	3.1%	8,500	8.8%
Private Employment		90,300	88,200	82,800	2,100	2.4%	7,500	9.1%
Goods Producing		12,300	12,700	12,200	-400	-3.1%	100	0.8%
Service Producing		93,300	89,700	84,900	3,600	4.0%	8,400	9.9%
Natural Resources and Mining		6,100	6,200	6,000	-100	-1.6%	100	1.7%
Manufacturing		6,200	6,500	6,200	-300	-4.6%	0	0.0%
Wholesale Trade		4,000	3,300	3,000	700	21.2%	1,000	33.3%
Retail Trade		13,500	13,200	12,100	300	2.3%	1,400	11.6%
Transportation and Warehousing		4,600	4,600	3,900	0	0.0%	700	17.9%
Information		2,200	2,300	2,100	-100	-4.3%	100	4.8%
Financial Activities		5,000	4,900	4,200	100	2.0%	800	19.0%
Professional and Business Services		8,900	8,500	9,100	400	4.7%	-200	-2.2%
Education and Health Services		23,900	23,500	21,800	400	1.7%	2,100	9.6%
Leisure and Hospitality		11,800	10,900	10,200	900	8.3%	1,600	15.7%
Other Services		4,100	4,300	4,200	-200	-4.7%	-100	-2.4%
Federal Government		600	600	800	0	0.0%	-200	-25.0%
State government		4,700	3,800	3,300	900	23.7%	1,400	42.4%
Local government		10,000	9,800	10,200	200	2.0%	-200	-2.0%

REAL ESTATE ACTIVITY

Ad Valorem Taxes (within City of Tyler)		2016 Total	2015 Total	2011 Total	1-Year Change	1-Year % Change	5-Year Change	5-Year % Change
Property Tax Rate (per \$100 valuation)		\$2.135	\$2.125	\$2.090	\$0.010	0.5%	\$0.045	2.1%
Property Valuations (Smith County)		2016 Total	2015 Total	2011 Total	1-Year Change	1-Year % Change	5-Year Change	5-Year % Change
Real Property (billions)		\$13.64	\$13.27	\$11.47	\$0.37	2.8%	\$2.17	18.9%
Personal Property (billions)		\$1.92	\$1.90	\$1.78	\$0.02	1.1%	\$0.14	7.9%
Total Property (billions)		\$15.56	\$15.17	\$13.25	\$0.39	2.6%	\$2.31	17.4%
Permit Activity (City of Tyler)		2016 Total	2015 Total	2011 Total	1-Year Change	1-Year % Change	5-Year Change	5-Year % Change
Permits Issued		1,064	951	840	113	11.9%	224	26.7%
Permit Valuation (millions)		\$409.7	\$277.4	\$210.1	\$132.3	47.7%	\$199.6	95.0%
Housing Activity (Tyler MLS)		2016 Total	2015 Total	2011 Total	1-Year Change	1-Year % Change	5-Year Change	5-Year % Change
Number of Homes Sold		2,539	2,492	1,780	47	1.9%	759	42.6%
Average Home Sale Price		\$208,679	\$199,459	\$171,710	\$9,220	4.6%	\$36,969	21.5%
Office Market Trends		2016 Total	2015 Total	2011 Total	1-Year Change	1-Year % Change	5-Year Change	5-Year % Change
Average Lease Rates		\$15.12	\$15.24	\$14.33	-\$0.12	-0.8%	\$0.79	5.5%
Occupancy Rates		85%	85%	87%	1%		-2%	-1.8%

ECONOMIC ACTIVITY

Gross Retail Trade Sales			2016 Q3 Total	2015 Q3 Total	2011 Q3 Total	1-Year Change	1-Year % Change	5-Year Change	5-Year % Change
Smith County			\$1,810,551,568	\$1,853,815,200	\$1,649,444,811	-\$43,263,632	-2.3%	\$161,106,757	9.8%
City of Tyler			\$1,213,435,956	\$1,217,177,136	\$1,034,951,854	-\$3,741,180	-0.3%	\$178,484,102	17.2%

  

Gross Sales Tax Receipts (City and County)			Apr 2017 Total	Apr 2016 Total	Apr 2012 Total	1-Year Change	1-Year % Change	5-Year Change	5-Year % Change
Smith County			\$1,331,994	\$1,262,533	\$1,160,189	\$69,461	5.5%	\$171,805	14.8%
City of Tyler			\$2,995,500	\$2,945,914	\$2,702,320	\$49,586	1.7%	\$293,180	10.8%

  

ACCRA Statistics (City of Tyler breakdown)			2016 Q4 Total	2015 Q4 Total	2011 Q4 Total	1-Year Change	5-Year Change
Composite Index			93.9%	93.9%	95.1%	0.0%	-1%
Grocery Items			93.2%	91.7%	90.0%	1.5%	3%
Housing			88.3%	95.7%	92.2%	-7.4%	-4%
Utilities			110.8%	92.6%	95.7%	18.2%	15%
Transportation			94.9%	92.3%	100.1%	2.6%	-5%
Health Care			87.7%	90.0%	93.2%	-2.3%	-6%
Misc. Goods			94.2%	94.8%	98.3%	-0.6%	-4%

PEOPLE

Population			2010 Total	2000 Total	1960 Total	10-Year Change	10-Year % Change	50-Year Change	50-Year % Change
United States			308,745,538	281,421,906	179,323,175	27,323,632	9.7%	129,422,363	72.2%
State of Texas			25,145,561	20,851,820	9,579,677	4,293,741	20.6%	15,565,884	162.5%
Smith County/Tyler MSA			209,714	174,706	86,350	35,008	20.0%	123,364	142.9%
City of Tyler			96,900	83,650	51,230	13,250	15.8%	45,670	89.1%

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