



ECONOMIC TRENDS



LABOR ACTIVITY

United States		May 2017 Total	May 2016 Total	May 2012 Total	1-Year Change	1-Year % Change	5-Year Change	5-Year % Change
Total Workforce (thousands)		159,979	158,800	154,998	1,179	0.7%	4,981	3.2%
Total Unemployed (thousands)		6,572	7,207	12,271	-635	-8.8%	-5,699	-46.4%
Unemployment Rate		4.1%	4.5%	7.9%	-0.4%		-3.8%	
State of Texas		May 2017 Total	May 2016 Total	May 2012 Total	1-Year Change	1-Year % Change	5-Year Change	5-Year % Change
Total Workforce		13,449,184	13,281,123	12,605,727	168,061	1.3%	843,457	6.7%
Total Unemployed		591,954	558,838	866,719	33,116	5.9%	-274,765	-31.7%
Unemployment Rate		4.4%	4.2%	6.9%	0.2%		-2.5%	
Tyler MSA/Smith County		May 2017 Total	May 2016 Total	May 2012 Total	1-Year Change	1-Year % Change	5-Year Change	5-Year % Change
Total Workforce		107,003	104,189	103,048	2,814	2.7%	3,955	3.8%
Total Unemployed		4,346	4,289	7,193	57	1.3%	-2,847	-39.6%
Unemployment Rate		4.1%	4.1%	7.0%	-0.1%		-2.9%	
City of Tyler		May 2017 Total	May 2016 Total	May 2012 Total	1-Year Change	1-Year % Change	5-Year Change	5-Year % Change
Total Workforce		51,265	49,597	49,002	1,668	3.4%	2,263	4.6%
Total Unemployed		2,071	1,900	3,377	171	9.0%	-1,306	-38.7%
Unemployment Rate		4.0%	3.8%	6.9%	0.2%		-2.9%	
Labor Breakdown (Tyler MSA/Smith County)		May 2017 Total	May 2016 Total	May 2012 Total	1-Year Change	1-Year % Change	5-Year Change	5-Year % Change
Total Non-Farm Employment		106,900	103,100	96,400	3,800	3.7%	10,500	10.9%
Private Employment		91,800	89,000	82,400	2,800	3.1%	9,400	11.4%
Goods Producing		12,400	12,600	12,200	-200	-1.6%	200	1.6%
Service Producing		94,500	90,500	84,200	4,000	4.4%	10,300	12.2%
Natural Resources and Mining		6,200	6,200	6,000	0	0.0%	200	3.3%
Manufacturing		6,200	6,400	6,200	-200	-3.1%	0	0.0%
Wholesale Trade		4,000	3,300	3,000	700	21.2%	1,000	33.3%
Retail Trade		13,500	13,400	12,000	100	0.7%	1,500	12.5%
Transportation and Warehousing		4,700	4,700	3,800	0	0.0%	900	23.7%
Information		2,200	2,300	2,100	-100	-4.3%	100	4.8%
Financial Activities		5,000	5,100	4,200	-100	-2.0%	800	19.0%
Professional and Business Services		9,000	8,400	9,000	600	7.1%	0	0.0%
Education and Health Services		24,400	23,600	21,600	800	3.4%	2,800	13.0%
Leisure and Hospitality		12,200	11,000	10,300	1,200	10.9%	1,900	18.4%
Other Services		4,400	4,600	4,200	-200	-4.3%	200	4.8%
Federal Government		600	600	800	0	0.0%	-200	-25.0%
State government		4,400	3,600	3,100	800	22.2%	1,300	41.9%
Local government		10,100	9,900	10,100	200	2.0%	0	0.0%

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 Q4 Total	2015 Q4 Total	2011 Q4 Total	1-Year Change	1-Year % Change	5-Year Change	5-Year % Change
	Smith County	\$2,517,972,093	\$2,718,028,778	\$2,355,978,629	-\$200,056,685	-7.4%	\$161,993,464	6.9%
	City of Tyler	\$1,607,960,447	\$1,517,181,009	\$1,315,970,688	\$90,779,438	6.0%	\$291,989,759	22.2%
	Gross Sales Tax Receipts (City and County)	Jun 2017 Total	Jun 2016 Total	Jun 2012 Total	1-Year Change	1-Year % Change	5-Year Change	5-Year % Change
	Smith County	\$1,340,151	\$1,287,102	\$1,165,492	\$53,049	4.1%	\$174,659	15.0%
	City of Tyler	\$3,068,681	\$2,960,249	\$2,623,769	\$108,432	3.7%	\$444,912	17.0%
	ACCRA Statistics (City of Tyler breakdown)	2017 Q1 Total	2016 Q1 Total	2012 Q1 Total	1-Year Change		5-Year Change	
	Composite Index	91.3%	95.1%	94.8%	-3.8%		-3%	
	Grocery Items	90.0%	93.8%	90.3%	-3.8%		0%	
	Housing	81.0%	93.4%	92.4%	-12.4%		-11%	
Utilities	113.7%	109.3%	92.4%	4.4%		21%		
Transportation	99.1%	91.7%	101.7%	7.4%		-3%		
Health Care	89.2%	88.3%	86.6%	0.9%		3%		
Misc. Goods	91.5%	94.6%	98.4%	-3.1%		-7%		
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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