



2026

AUGUST



UTTyler
HIBBS INSTITUTE

**THE HIBBS
MONITOR**
TRACKING THE ECONOMY



www.uttyler.edu/hibbs-institute



hibbsinstitute@uttyler.edu

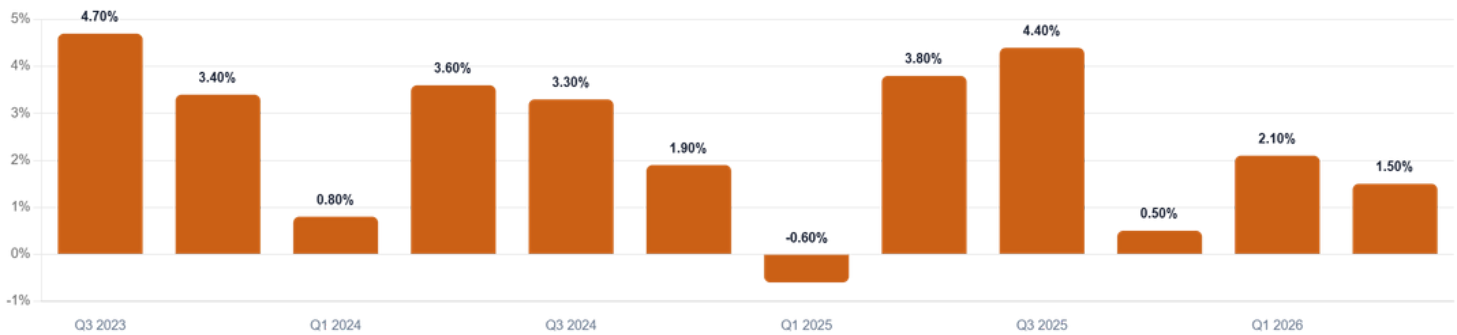


[903-565-5952](tel:903-565-5952)

The U.S. Economy

THE HIBBS MONITOR: TRACKING THE ECONOMY

Real GDP: Percentage Change from Preceding Quarter (Q3 2023 - Q2 2026)

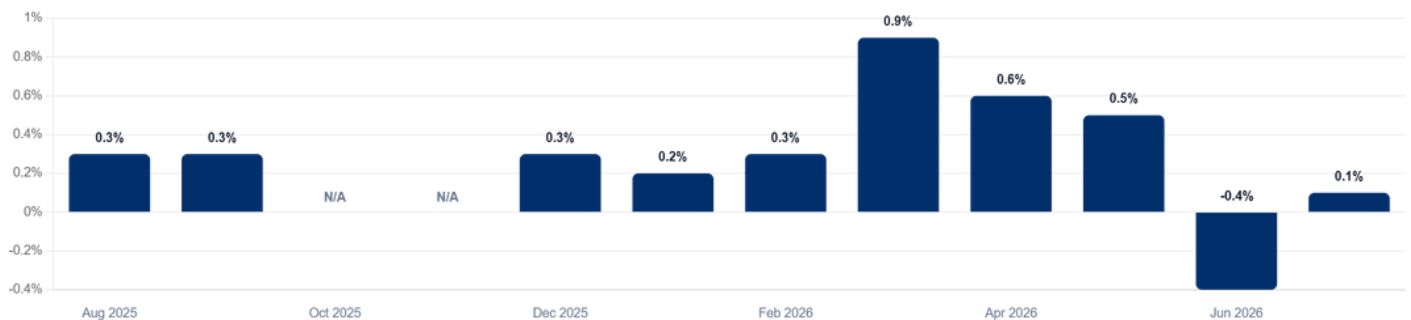


Notes: The figures are seasonally adjusted.
Source: The U.S. Bureau of Economic Analysis.

Highlights:

- **GDP Growth Moderates:** Real GDP increased 1.5% in Q2 2026, down from 2.1% in Q1, indicating continued but slower economic growth.
- **Consumer Prices Edge Higher in July:** The CPI increased 0.1% in July, following a 0.4% decline in June, suggesting limited month-to-month inflationary pressure.
- **Rates Hold Steady:** The Federal Reserve maintained the federal funds rate at 3.50%-3.75% in July, continuing its cautious approach to monetary policy.

One-Month Percent Change in CPI All Urban Consumers (Aug 2025-Jul 2026)



Notes: The figures are seasonally adjusted.
Source: The U.S. Bureau of Labor Statistics.

3.50-3.75%
Federal Funds Rate

Federal Reserve issues FOMC statement:

The Committee decided to maintain the target range for the federal funds rate at 3-1/2 to 3-3/4 percent.

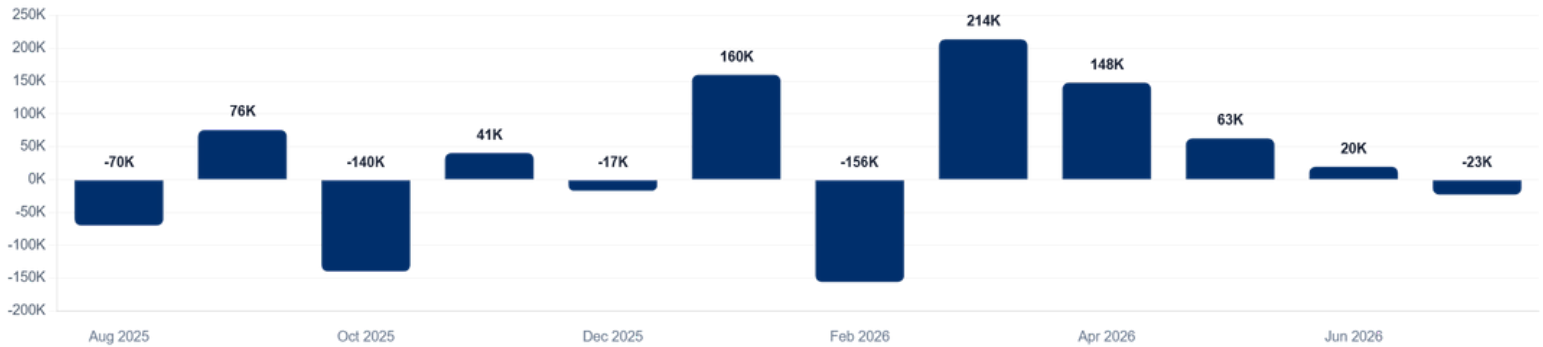
Full statement (as of Jul 28-29, 2026)

([HTML](#)) ([PDF](#))

The Labor Market

THE HIBBS MONITOR: TRACKING THE ECONOMY

Monthly Change in U.S. Jobs, in Thousands (Aug 2025- Jul 2026)

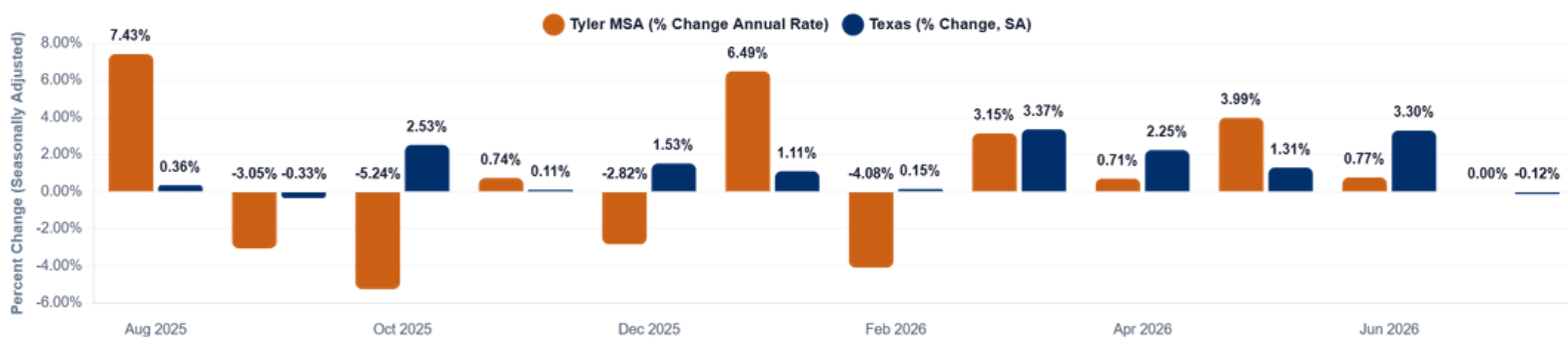


Notes: The figures are seasonally adjusted.
Source: The U.S. Bureau of Labor Statistics.

Highlights:

- **U.S. Employment Declines:** The U.S. economy lost 23,000 jobs in July, following a gain of 20,000 in June, while the unemployment rate stood at 4.1%.
- **Texas Job Growth Slows:** Texas added 184,189 jobs during the latest 12-month period, slightly below the 187,108 jobs added during the preceding period.
- **Tyler Employment Growth Moderates:** Tyler added 1,490 jobs during the latest 12-month period, compared with 2,444 jobs during the preceding period.

Monthly Employment Growth Rates in Tyler and Texas (Aug 2025 - Jul 2026)



Source: The Federal Reserve Bank of Dallas via FRED.

U.S. Employment Situation (Jul 2026)

4.1%
Unemployment Rate

-23K
Jobs

Source: U.S. Bureau of Labor Statistics ([HTML](#))

Texas

Recent Jobs YoY (Aug 2025 - Jul 2026)

+184,189

Prior Jobs YoY (Aug 2024 - Jul 2025)

+187,108

Tyler

Recent Jobs YoY (Aug 2025 - Jul 2026)

+1,490

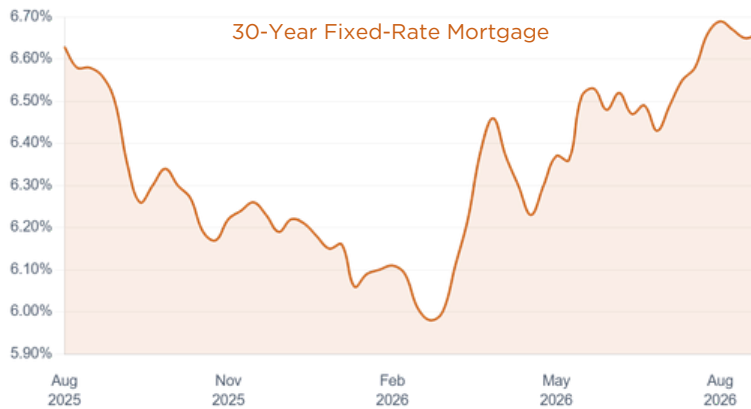
Prior Jobs YoY (Aug 2024 - Jul 2025)

+2,444

The Housing Market

THE HIBBS MONITOR: TRACKING THE ECONOMY

U.S. Weekly Mortgage Rates (as of Aug 27, 2026)

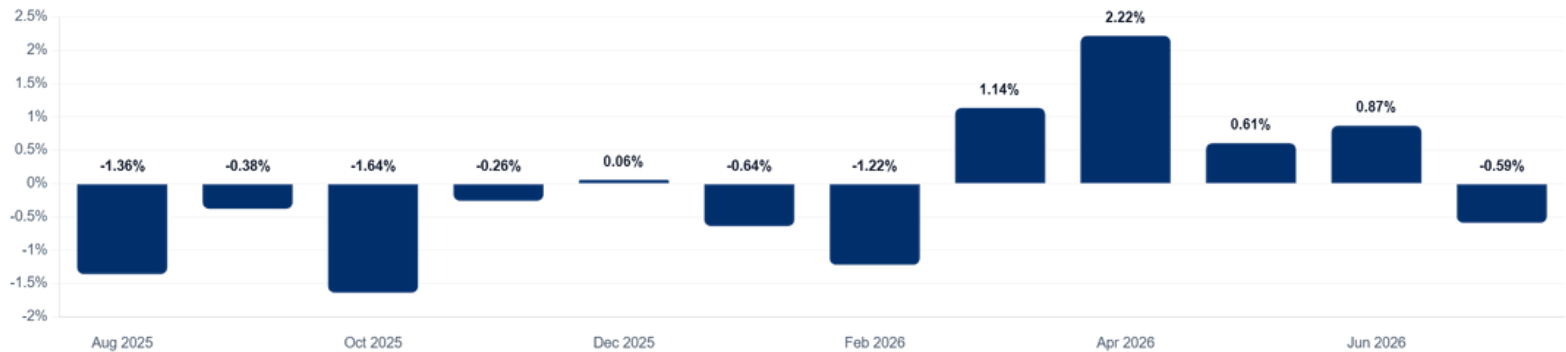


Source: Freddie Mac.

Highlights:

- **Mortgage Rates Remain Elevated:** As of August 27, 2026, the average 30-year fixed mortgage rate was 6.66%, while the 15-year rate averaged 5.98%.
- **Texas Home Prices Edge Higher:** The statewide median housing price reached \$340,000 in July 2026, compared with \$339,000 in July 2025, remaining broadly stable year over year.
- **Tyler Home Prices Remain Below Last Year:** Tyler's median housing price was \$319,900 in July 2026, down from \$330,000 in July 2025, a decline of approximately 3.1%.

Month-Over-Month Change in Median Listing Price, Tyler MSA (Aug 2025 - Jul 2026)



Source: Realtor.com, retrieved from FRED.

Texas

Median Housing Price (Jul 2026)

\$340 K

Median Housing Price (Jul 2025)

\$339 K

Source: Texas Real Estate Research Center ([HTML](#))

Tyler

Median Housing Price (Jul 2026)

\$319.9 K

Median Housing Price (Jul 2025)

\$330.0 K

Source: Texas Real Estate Research Center ([HTML](#))

U.S. weekly mortgage rate averages
as of 08/27/2026

6.66%
30-Yr FRM

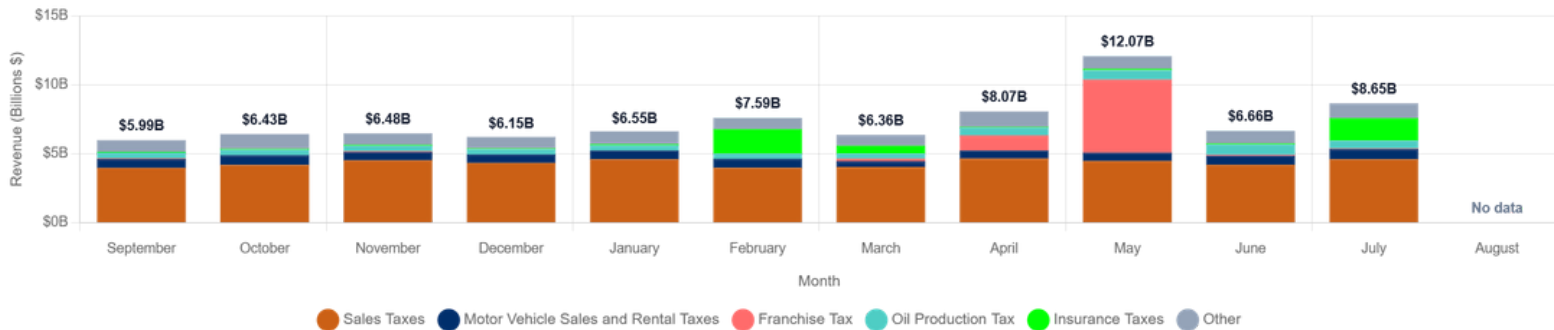
5.98%
15-Yr FRM

Source: Freddie Mac ([HTML](#))

The Public Finances

THE HIBBS MONITOR: TRACKING THE ECONOMY

Texas Tax Collections, by Category - FY2025-2026 (as of Jul 2026)

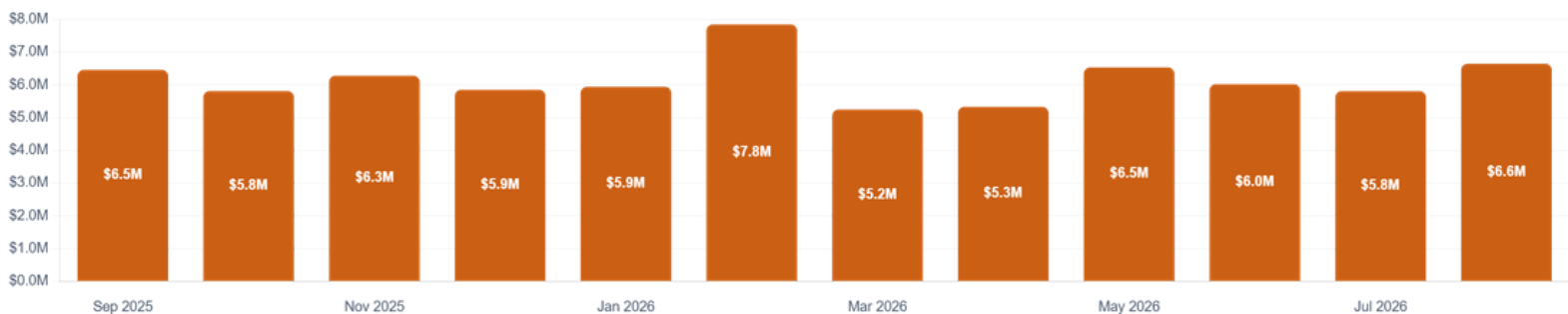


Source: Texas Comptroller's Office.

Highlights:

- **State Tax Collections Rebound in July:** Texas tax collections totaled approximately \$8.65 billion in July, up from \$6.66 billion in June, although still below May's fiscal-year peak.
- **Texas Sales Tax Revenue Increases:** State sales tax collections increased 10.02% compared with July 2025, reflecting stronger year-over-year revenue performance.
- **Tyler Sales Tax Revenue Strengthens:** Tyler MSA sales tax collections increased 5.12% compared with August 2025, reversing the year-over-year decline reported in the previous month.

Tyler MSA Sales Tax Collection (Sep 2025 - Aug 2026)



Source: Texas Comptroller's Office.

Sales Tax YoY Change %

10.02%

Texas
(Jul 2025 vs 2026)

5.12%

Tyler
(Aug 2025 vs 2026)

Suggested Citation

Hibbs Institute for Business and Economic Research. (2026). The Hibbs Monitor - Aug 2026 (No. 26-AUG-HM). Soules College of Business, The University of Texas at Tyler.

Meet the Team

& Connect with us



Director & Senior Research Analyst
Manuel Reyes, D.E.D.



Research Analyst
Cecilia Cuellar, Ph.D.



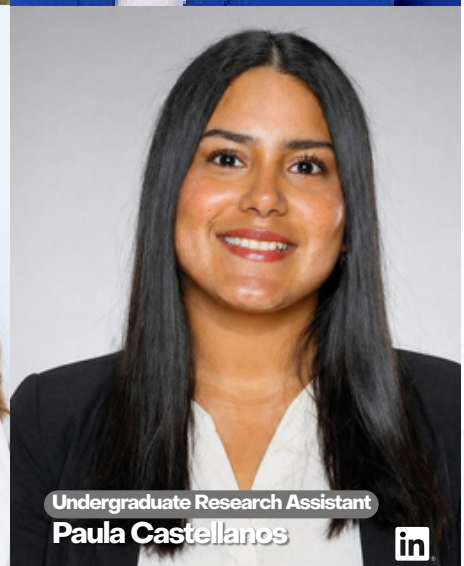
Research Fellow
Marilyn Young, Ph.D.



Undergraduate Research Assistant
Pedro Gallardo



Undergraduate Research Assistant
Luisa Moraes



Undergraduate Research Assistant
Paula Castellanos



Access to Capital in East Texas: How SBA Lending Supports Small Business

Tap to read the full Hibbs Brief



Advisory Board

Billy Hibbs, Jr.
Tyler, TX
Chairman/Owner, Heartland Security Insurance Group, Inc.

Krist Swimerge, Ph.D.
Tyler, TX
Dean of the Soules College of Business, UT Tyler.

Tom Mullins
Tyler, TX
President/CEO, T.G. Mullins Consulting L.L.C.

Scott Martinez
Tyler, TX
President/CEO, Tyler Economic Development Corp., and the Tyler Area Chamber of Commerce

Rod Mabry, Ph.D.
Tyler, TX
Principal, Mabry Economics, LLC.

Ray Perryman, Ph.D.
Waco, TX
President/CEO, Ray Perryman Group, Inc. (economic research center)

Wayne Mansfield
Longview, TX
President/CEO, Longview Economic Development Corporation

Rob Carpenter, Ph.D.
Tyler, TX
Advanta Toxicology, LLC.



Contact :

**Hibbs Institute for Business
and Economic Research**

Ph: 903.565.5952
Fx: 903.566.7372

Email Address
HibbsInstitute@uttyler.edu

Website
uttyler.edu/hibbs-institute

Office Address
3900 University Blvd.
Tyler, Tx 75799
COB 325 and 327