



2026

JUNE



UTTyler
HIBBS INSTITUTE

**THE HIBBS
MONITOR**
TRACKING THE ECONOMY



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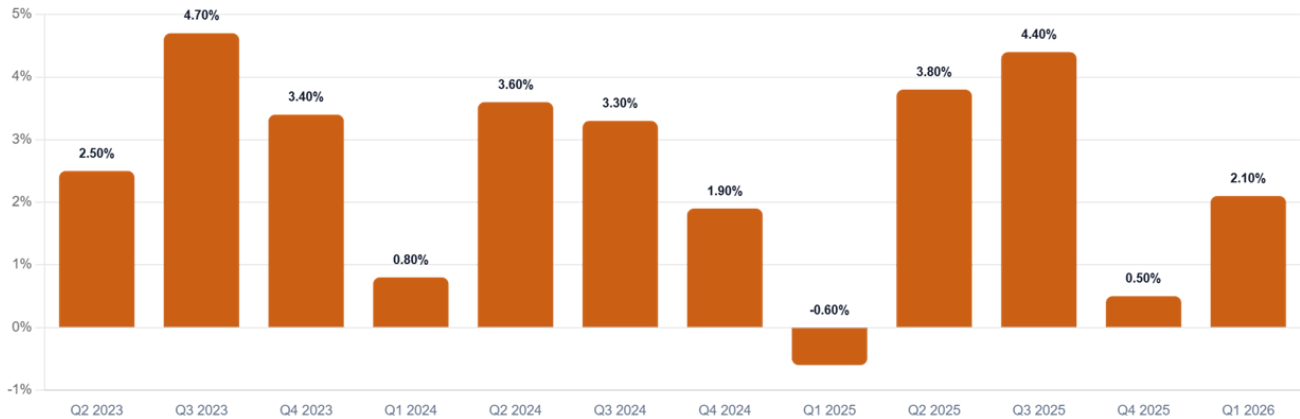


[903-565-5952](tel:903-565-5952)

The U.S. Economy

THE HIBBS MONITOR: TRACKING THE ECONOMY

Real GDP: Percentage Change from Preceding Quarter (Q2 2023 - Q1 2026)

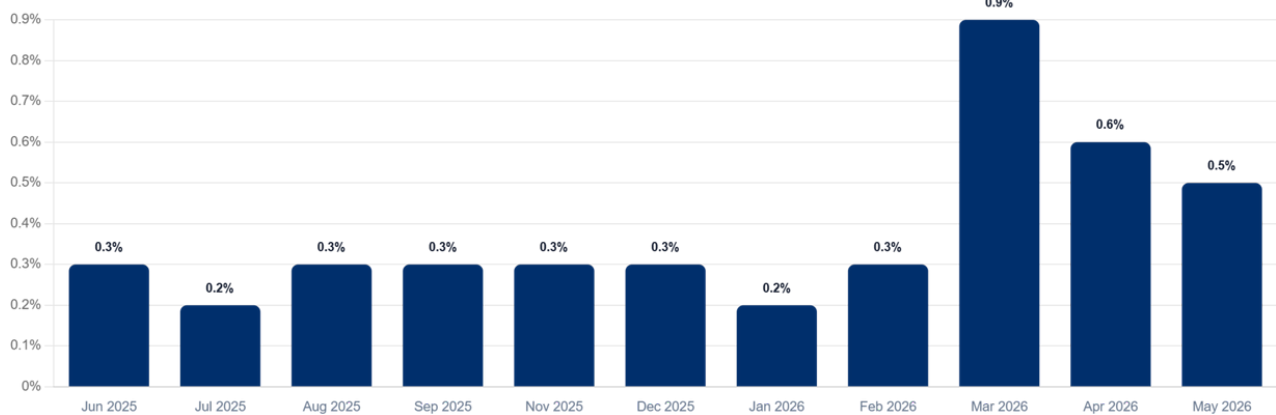


Notes: The figures are seasonally adjusted.
Source: The U.S. Bureau of Economic Analysis.

Highlights:

- **GDP Growth Rebounds:** Real GDP increased 2.1% in Q1 2026, up from 0.5% in Q4 2025, reflecting stronger growth at the start of the year.
- **Inflation Eases but Remains Elevated:** CPI rose 0.5% in May, down from 0.6% in April, while prices were 4.2% higher than a year earlier.
- **Rates Hold Steady:** The Federal Reserve kept the federal funds rate at 3.50%-3.75% in June, signaling a cautious stance as inflation remains above target.

One-Month Percent Change in CPI All Urban Consumers (Jun 2025-May 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.

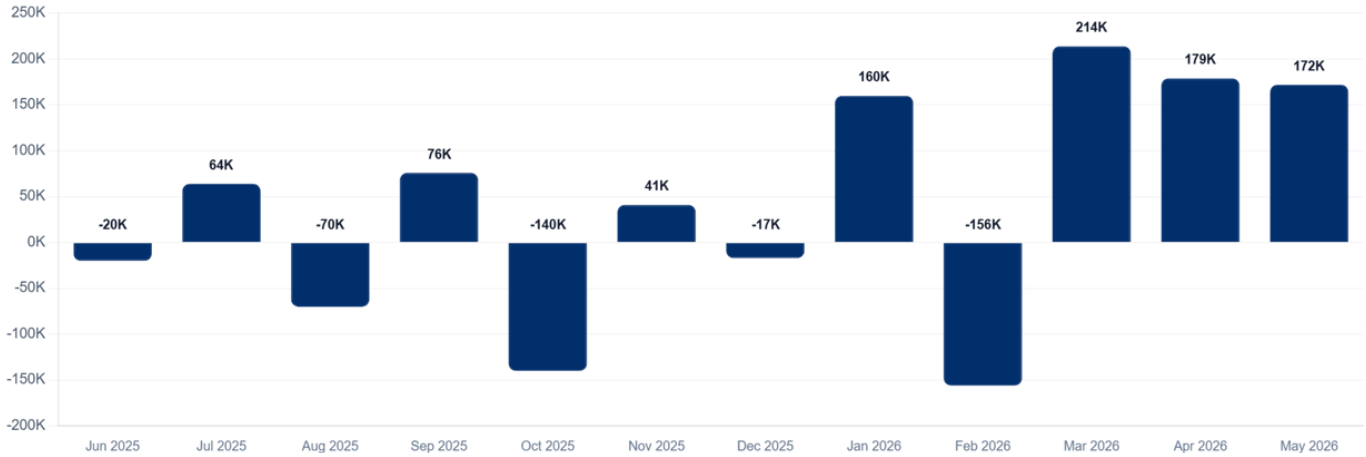
Full statement (as of Jun 16-17, 2026)

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

The Labor Market

THE HIBBS MONITOR: TRACKING THE ECONOMY

Monthly Change in U.S. Jobs, in Thousands (Jun 2025- May 2026)

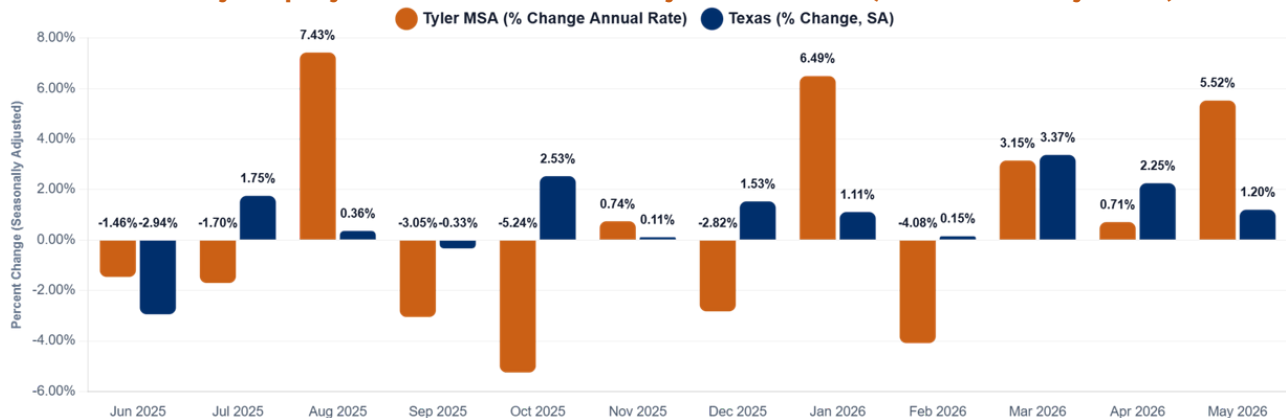


Notes: The figures are seasonally adjusted.
Source: The U.S. Bureau of Labor Statistics.

Highlights:

- **Job Growth Remains Positive:** The U.S. added 172,000 jobs in May 2026, while unemployment held at 4.3%, continuing a steady labor market trend.
- **Texas Adds Jobs but Growth Moderates:** Texas added 17,800 jobs in May, reaching 14.4 million nonfarm jobs, while the report's year-over-year comparison shows slower growth than the prior year.
- **Tyler's Labor Market Softens:** Tyler added 472 jobs year over year, below the prior year's 2,664, suggesting slower but still positive local employment growth.

Monthly Employment Growth Rates in Tyler and Texas (Jun 2025 - May 2026)



Source: The Federal Reserve Bank of Dallas via FRED.

U.S. Employment Situation (May 2026)

4.3%
Unemployment Rate

+172K
Jobs

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

Texas

Recent Jobs YoY (Jun 2025 - May 2026)

+130,400

Prior Jobs YoY (Jun 2024 - May 2025)

+192,229

Tyler

Recent Jobs YoY (Jun 2025 - May 2026)

+472

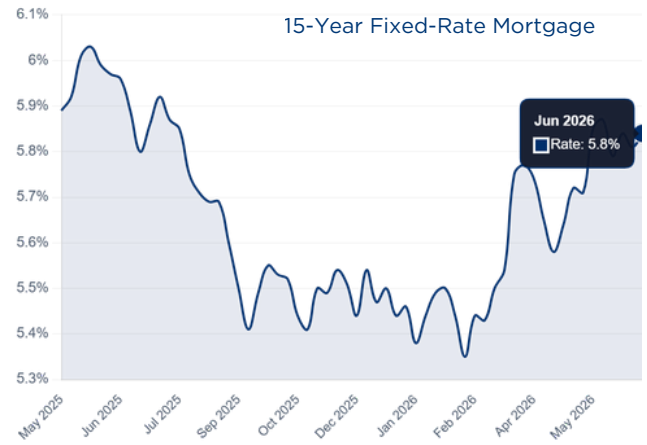
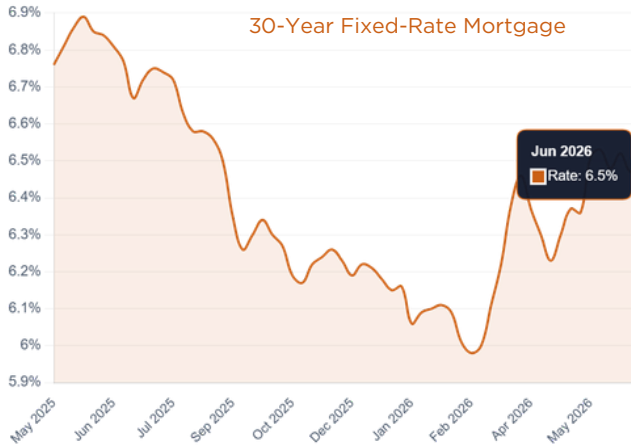
Prior Jobs YoY (Jun 2024 - May 2025)

+2,664

The Housing Market

THE HIBBS MONITOR: TRACKING THE ECONOMY

U.S. Weekly Mortgage Rates (as of Jun 25, 2026)

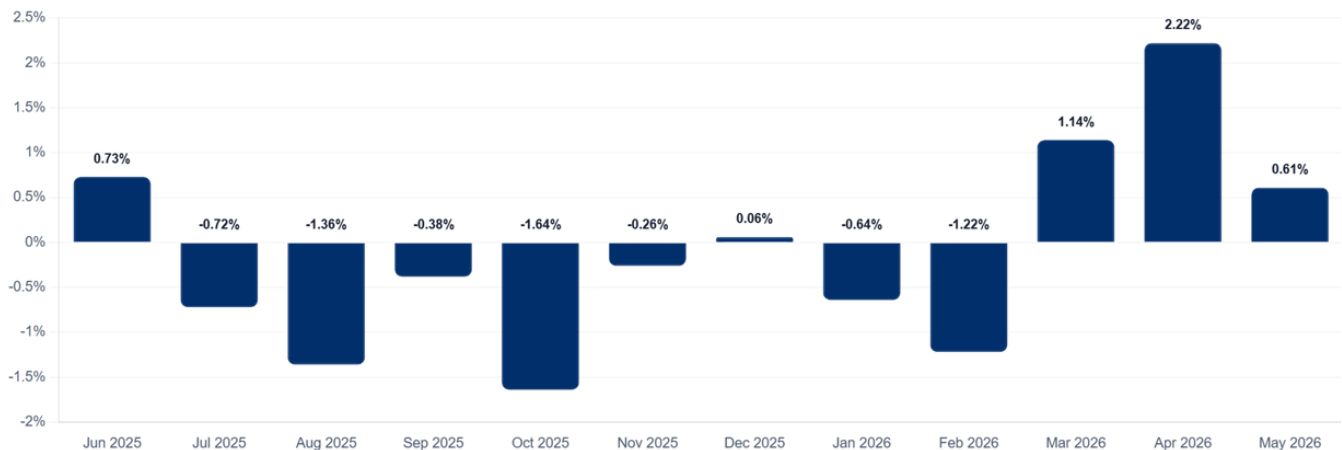


Source: Freddie Mac.

Highlights:

- **Mortgage Rates Stay Elevated:** As of June 25, 2026, the 30-year mortgage rate averaged 6.49% and the 15-year rate averaged 5.84%, remaining near 6.5% in recent weeks.
- **Texas Home Prices Hold Steady:** Texas median housing prices remained nearly unchanged, at about \$340K in May 2026 compared with \$339.9K one year earlier.
- **Tyler Prices Edge Lower:** Tyler's median housing price declined from \$310K in May 2025 to \$305K in May 2026, though the monthly listing-price trend turned positive in May.

Month-Over-Month Change in Median Listing Price, Tyler MSA (Jun 2025 - May 2026)



Source: Realtor.com, retrieved from FRED.

Texas

Median Housing Price (May 2026)

\$340 K

Median Housing Price (May 2025)

\$339.9 K

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

Tyler

Median Housing Price (May 2026)

\$305 K

Median Housing Price (May 2025)

\$310 K

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

U.S. weekly mortgage rate averages
as of 06/25/2026

6.49%
30-Yr FRM

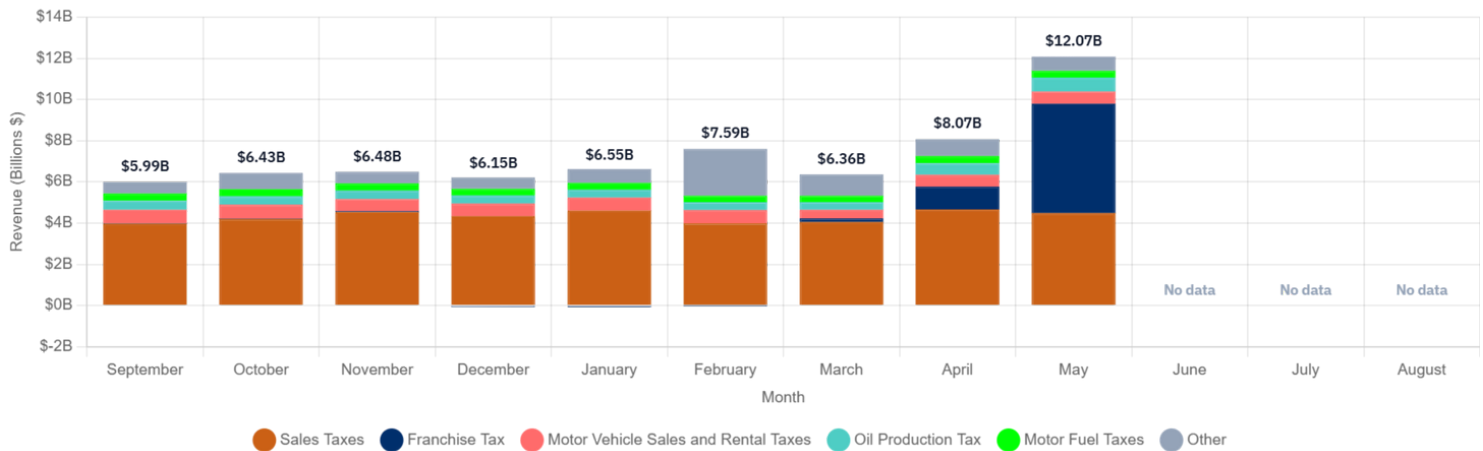
5.84%
15-Yr FRM

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

The Public Finances

THE HIBBS MONITOR: TRACKING THE ECONOMY

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

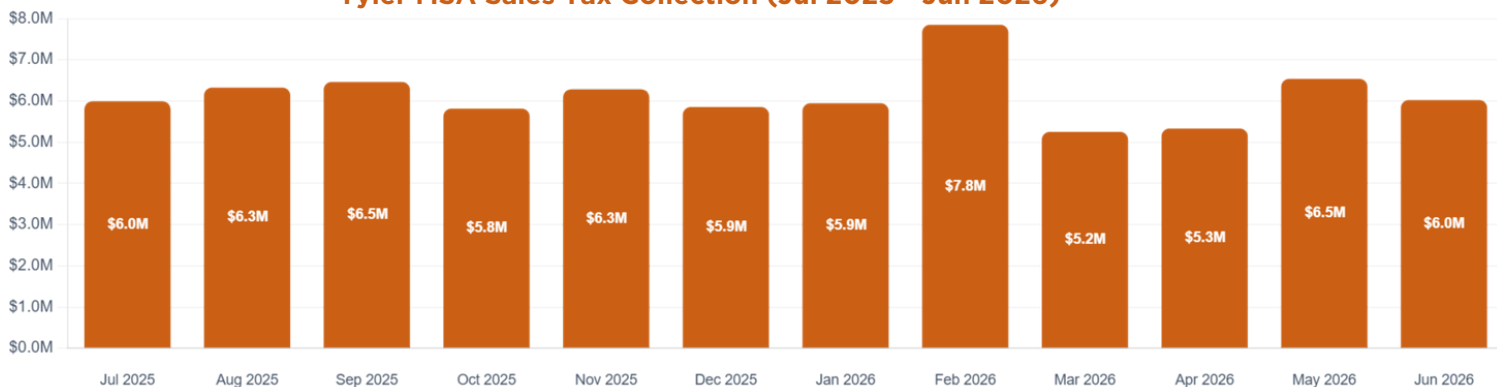


Source: Texas Comptroller's Office.

Highlights:

- **State Tax Collections Reach New High:** Texas total tax collections reached about \$12.07 billion in May 2026, the highest monthly total shown in FY2025-2026.
- **Sales Tax Collections Continue Growing:** Texas sales tax revenue totaled \$4.5 billion in May, up 6.6% from May 2025, with growth supported by business and consumer sectors.
- **Tyler Sales Tax Revenue Increases:** Tyler MSA sales tax collections grew 5.69% from June 2025 to June 2026, suggesting steady local economic activity.

Tyler MSA Sales Tax Collection (Jul 2025 - Jun 2026)



Source: Texas Comptroller's Office.

Sales Tax YoY Change %

+6.66% **5.69%**

Texas
(May 2025 vs 2026)

Tyler
(Jun 2025 vs 2026)

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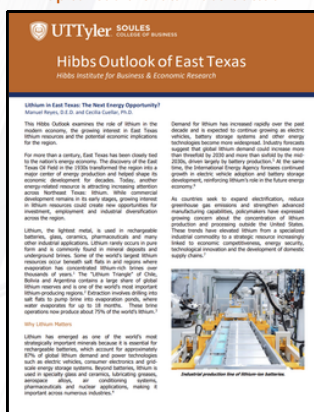


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Lithium in East Texas: The Next Energy Opportunity?

Tap to read the full Hibbs Outlook



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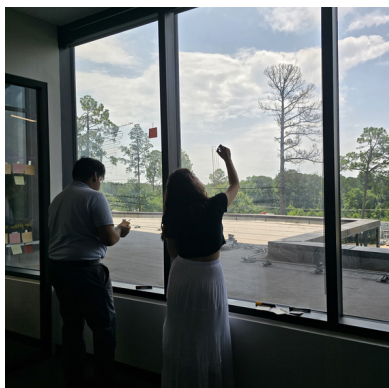
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