

A composite image featuring a close-up of a person's eye and forehead on the left, and a bar chart with green and blue bars on the right.

THE HIBBS
MONITOR
TRACKING THE ECONOMY



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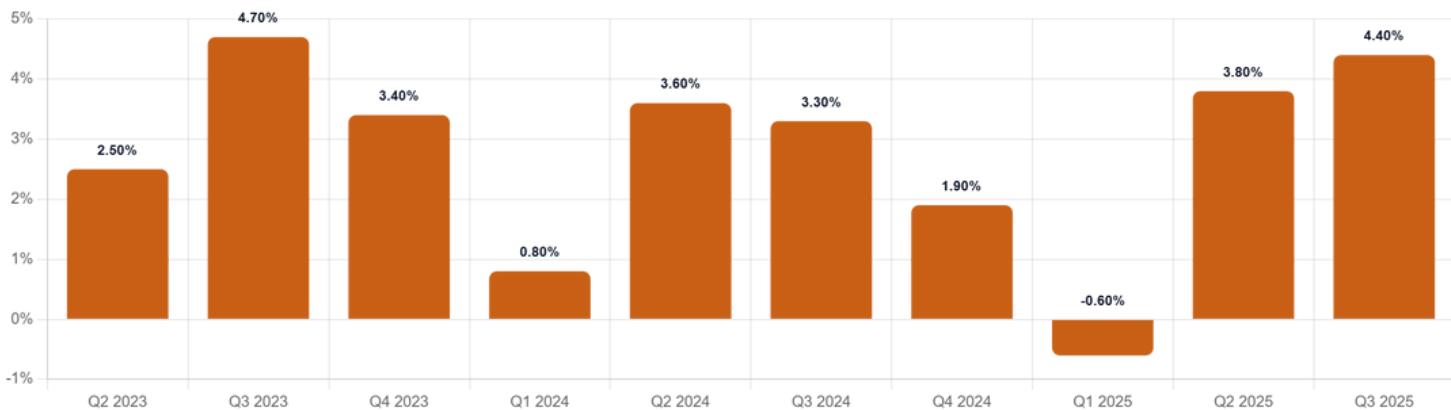


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The U.S. Economy

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Real GDP: Percentage Change from Preceding Quarter (Q2 2023 - Q3 2025)

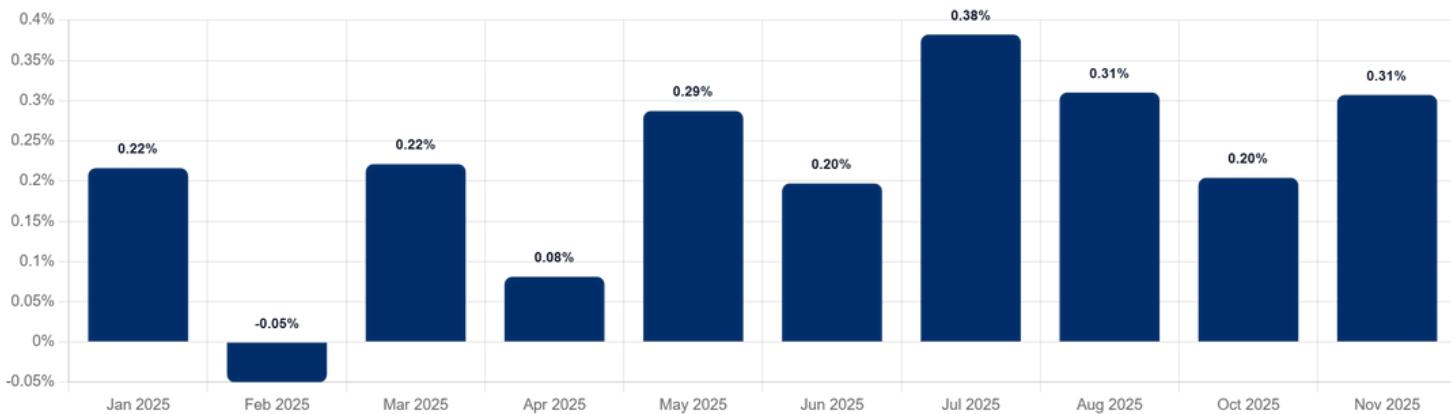


Notes: The figures are seasonally adjusted.
Source: The U.S. Bureau of Economic Analysis.

Highlights:

- **Economic Growth Strengthened:** GDP grew at a 4.4% annual rate in Q3 2025, marking a pickup after earlier volatility.
- **Moderate inflation:** Consumer prices rose 0.3% in December and were up 2.7% over the past year.
- **Steady Interest Rates:** The Federal Reserve held the federal funds rate at 3.50-3.75%, balancing stronger growth with stable inflation.

One-Month Percent Change in CPI All Urban Consumers (Jan - Nov 2025)



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.

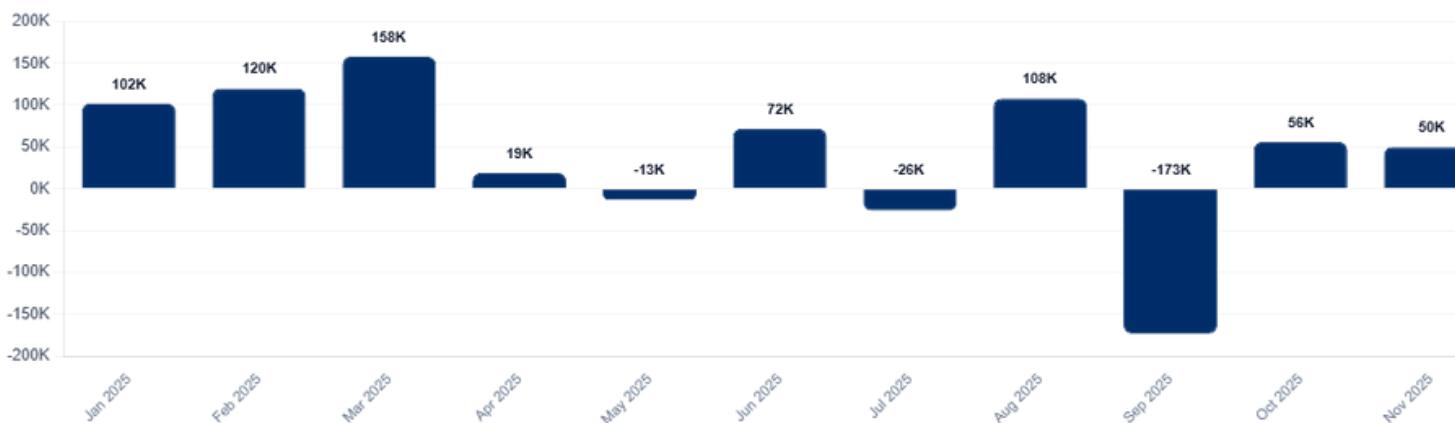
Full statement (as of Jan 28, 2026)

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

The Labor Market

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Monthly Change in U.S. Jobs, in Thousands (Jan - Nov 2025)

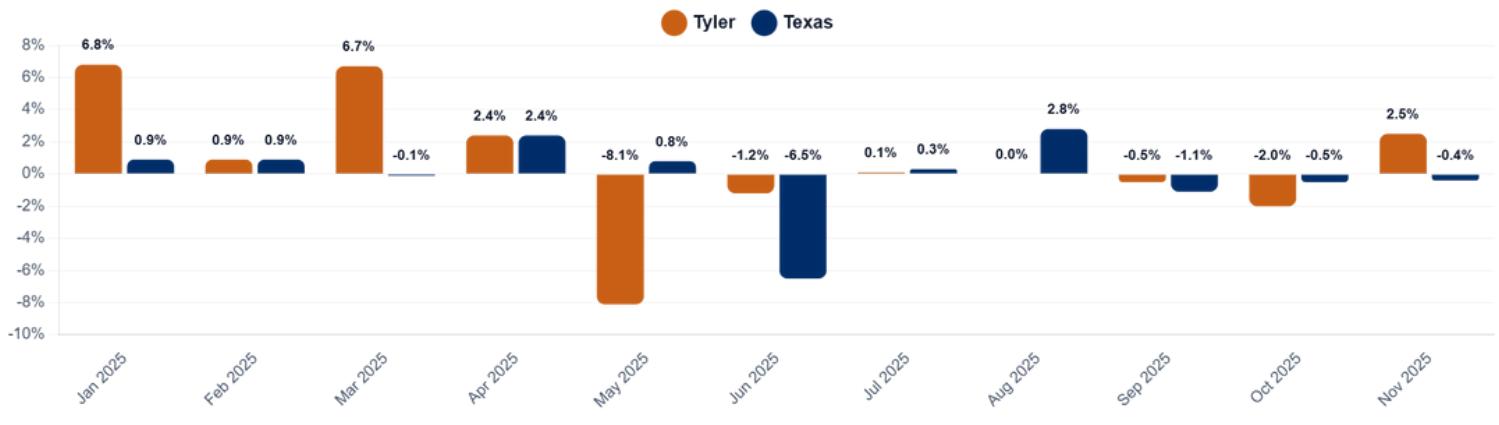


Notes: The figures are seasonally adjusted.
Source: The U.S. Bureau of Labor Statistics.

Highlights:

- U.S. Job Volatility:** U.S. payrolls declined sharply in September 2025 after earlier gains.
- Local vs. State Trends:** Tyler's employment growth showed larger month-to-month swings than Texas.
- Late-Year Uptick:** Tyler's employment growth turned positive in November, exceeding the state's monthly change.

Monthly Employment Growth Rates in Tyler and Texas (Jan - Nov 2025)



Source: The Federal Reserve Bank of Dallas.

U.S. Employment Situation (Dec 2026)



Texas

Recent Jobs YoY (Dec 2024 - Nov 2025)

+12,539

Prior Jobs YoY (Dec 2023 - Nov 2024)

+218,612

Tyler

Recent Jobs YoY (Dec 2024 - Nov 2025)

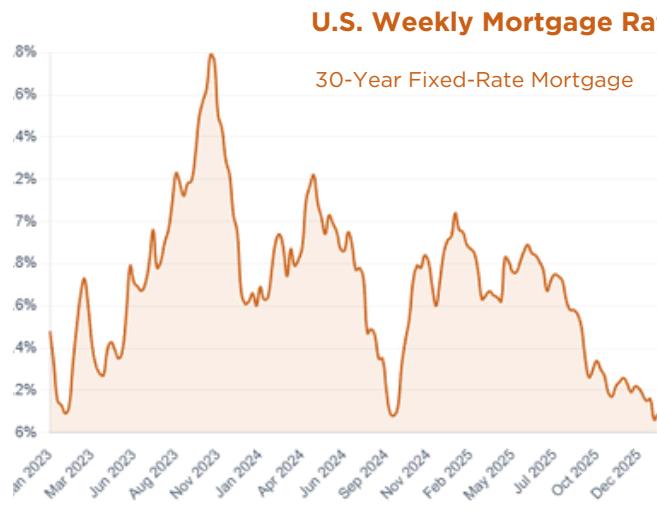
+471

Prior Jobs YoY (Dec 2023 - Nov 2024)

+1,706

The Housing Market

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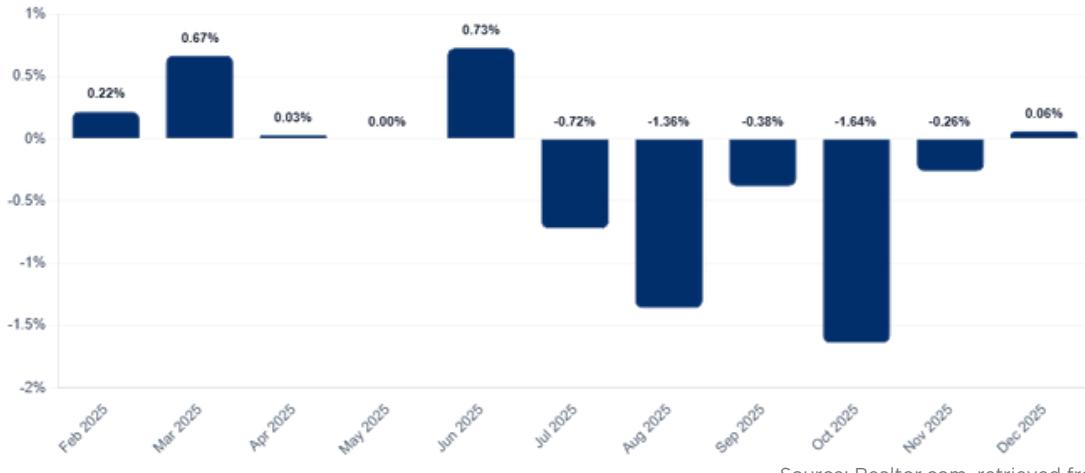


Source: Freddie Mac.

Highlights:

- Mortgage Rates Eased:** Both 30-year and 15-year mortgage rates declined through late 2025, reducing financing costs from earlier peaks.
- Price Softening:** Tyler's median listing prices showed mostly negative monthly changes in the second half of 2025, signaling cooling price pressures.
- Price Level Gap:** In December, Tyler's median home price (\$299.0K) remained below the Texas median (\$380.8K), reflecting regional housing market differences.

Month-Over-Month Change in Median Listing Price, Tyler MSA (Feb - Dec 2025)



Source: Realtor.com, retrieved from FRED.

Texas

Median Housing Price (Dec 2025)

\$330.8 K

Median Housing Price (Dec 2024)

\$340 K

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

Tyler

Median Housing Price (Dec 2025)

\$299 K

Median Housing Price (Dec 2024)

\$330 K

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

U.S. weekly mortgage rate averages
as of 01/22/2026

6.09%

30-Yr FRM

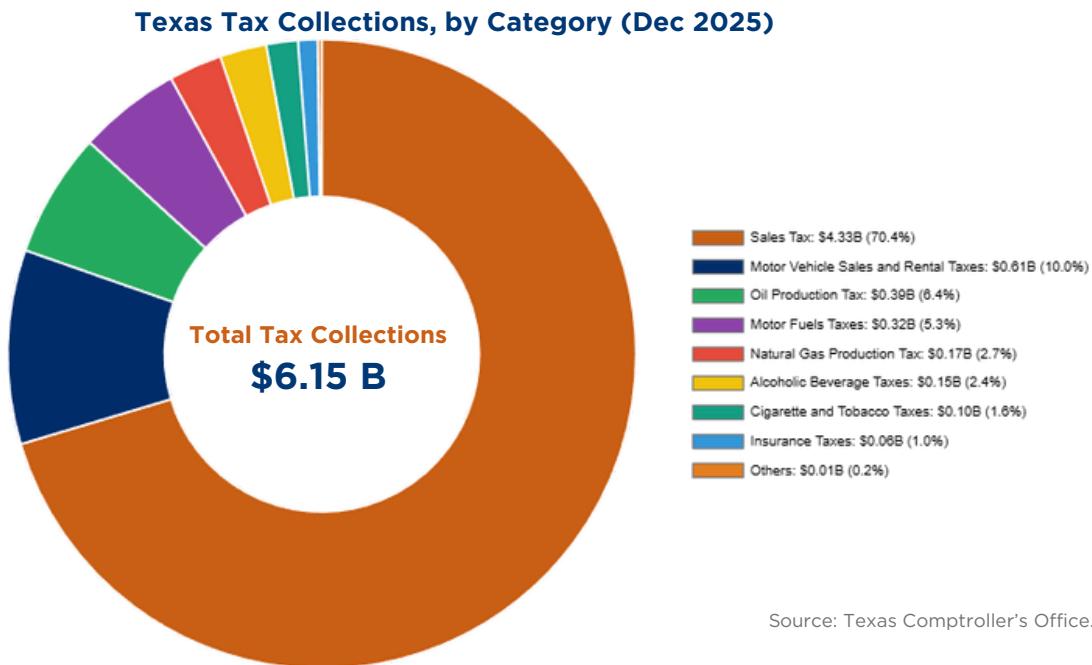
5.44%

15-Yr FRM

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

The Public Finances

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Highlights:

- Sales Tax Concentration:** Sales taxes remained the largest source of Texas tax revenue.
- Local Stability:** Tyler's sales tax collections were relatively stable throughout 2025.
- Annual Growth:** Year-over-year sales tax collections increased for both Texas and Tyler.

Tyler MSA Sales Tax Collection (Jan 2025 - Jan 2026)



Sales Tax YoY Change %

+5.85% +4.43%

Texas
(Dec 2024 vs 2025)

Tyler
(Jan 2025 vs 2026)

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Soules College of Business, The University of Texas at Tyler.

Acknowledgements

Niko Vasileiou, for significant contributions to data collection, visualization and analysis.

Meet the Team

& Connect with us



A headshot of a man with dark hair and a beard, wearing glasses and a suit, smiling.

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A headshot of a woman with long dark hair, wearing a green blazer, smiling.

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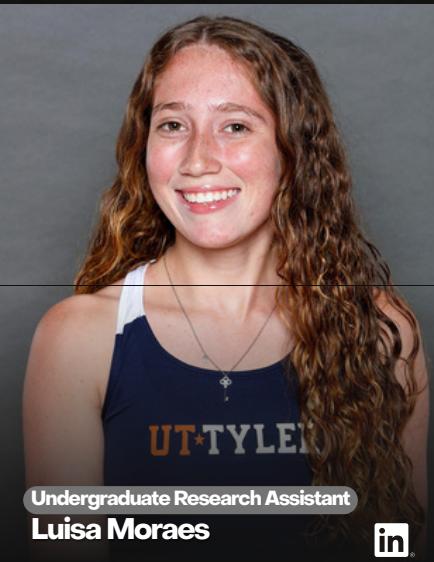
A headshot of a woman with shoulder-length brown hair, wearing a blue blazer, smiling.

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Marilyn Young, Ph.D.



A headshot of a young man with dark hair, wearing a blue suit jacket, smiling.

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Pedro Gallardo



A headshot of a young woman with long wavy hair, wearing a dark tank top with "UT TYLER" printed on it, smiling.

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Luisa Moraes



A headshot of a young man with curly hair, wearing a dark sweater, smiling.

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A headshot of a young woman with long dark hair, wearing a dark t-shirt with "UT TYLER" and an Adidas logo, smiling.

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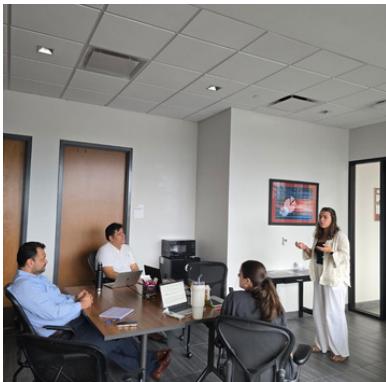
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