



ECONOMIC INDICATORS*	THIS YEAR May 2017	LAST YEAR May 2016	% CHANGE 2016-2017
Retail Sales (May)	\$519,413,304	\$563,795,463	-7.9%
Retail Sales (Year-To-Date)	\$2,391,676,205	\$2,545,255,896	-6.0%
Dollars Spent on Auto Purchases (May)	\$141,268,218	\$143,883,892	-1.8%
Dollars Spent on Auto Purchases (YTD)	\$673,747,001	\$715,882,759	-5.9%
Lodging Tax Receipts (May)	\$277,002	\$318,057	-12.9%
Lodging Tax Receipts (YTD)	\$1,652,231	\$1,692,573	-2.4%
Airline Boardings (May)	28,248	30,182	-6.4%
Airline Boardings (YTD)	136,524	144,332	-5.4%
Value All Construction Permits (May)	\$35,221,814	\$52,132,747	-32.4%
Value All Construction Permits (YTD)	\$271,144,531	\$315,631,569	-14.1%
New Home Permits (May)	112	127	-11.8%
New Home Permits (YTD)	566	590	-4.1%
Home Sales (May)	280	160	75.0%
Home Sales (YTD)	1,091	960	13.6%
Average Home Sale Price (May)	\$147,141	\$142,086	3.6%
Average Home Sale Price (YTD)	\$151,514	\$138,531	9.4%
Dollar Volume of Home Sales (May in 1995\$)	\$41,199,374	\$23,260,066	77.1%
Dollar Volume of Home Sales (YTD)	\$165,950,430	\$136,440,597	21.6%
Hidalgo Bridge Crossings (May)	432,594	482,856	-10.4%
Hidalgo Bridge Crossings (YTD)	2,251,897	2,308,872	-2.5%
Peso Exchange Rate (May)	18.78	18.14	3.5%
<b>Employment</b>			
Wage & Salary Employment (May)	259,300	254,200	2.0%
Wage & Salary Employment (YTD Avg)	257,480	252,180	2.1%
Unemployment Rate (McAllen City - May)	5.4	5.0	8.0%
Unemployment Rate (YTD Average)	5.82	5.1	14.1%
INDEX - February (Base=100 May 1996)	186.0	186.1	-0.02%

\* With the exception of the average monthly home sale price, all economic indicators expressed in dollar form above are adjusted for inflation by restating prior periods in current dollars

- The McAllen Economic Index managed to eke out a slight gain in May increasing to 186.0 for the month up from 185.9 in April, and effectively unchanged from the May 2016 MEI of 186.1. Sharply higher residential real estate sales activity was largely responsible for the modest gain even as the spending indicators continue to wane.

- The housing sales in terms of closed sales are the highest since 2008 and in fact are the second-highest on record behind the 2008 numbers. The more meaningful number -- the real (inflation-adjusted) total dollar volume of home sales activity is indeed at record levels in 2017 both for the month of May and for the year-to-date through May, up by 77% and 21% year-over-year, respectively.

- General spending remains on the decline through May with inflation-adjusted taxable spending per May sales tax receipts (McAllen, Edinburn, Mission, and Pharr) down by nearly 8% for the month, and off by 6% for the year-to-date. Real auto spending was actually quite respectable for the month of May -- down very slightly compared to May of last year; however, the May 2016 real auto spending total was up by 47% compared to May of the previous year.

- The construction numbers are lower as well with the real valuation of all building permits issued down by over 30% in May and 14% for the year-to-date. The 2016 numbers were stout, however -- record totals for the month and year-to-date and huge increases compared to the prior year, so in that respect the 2017 numbers are generally solid.

- The number of new single-family residence construction permits is down by close to 12% year-over-year for the month, and 4% through May compared to the first five months of 2016. Again, however, the 2016 numbers were the highest in six years, and were up by double-digit percentage points over the previous year.

- Over 5,000 jobs were added to the McAllen metro area economy over the last 12 months for a growth rate of 2%, which ranks 12th among Texas' 26 metro areas. The "Education and Health Services" category led the way with 3,500 jobs added over the last year.