

McAllen Area ECONOMIC PULSE

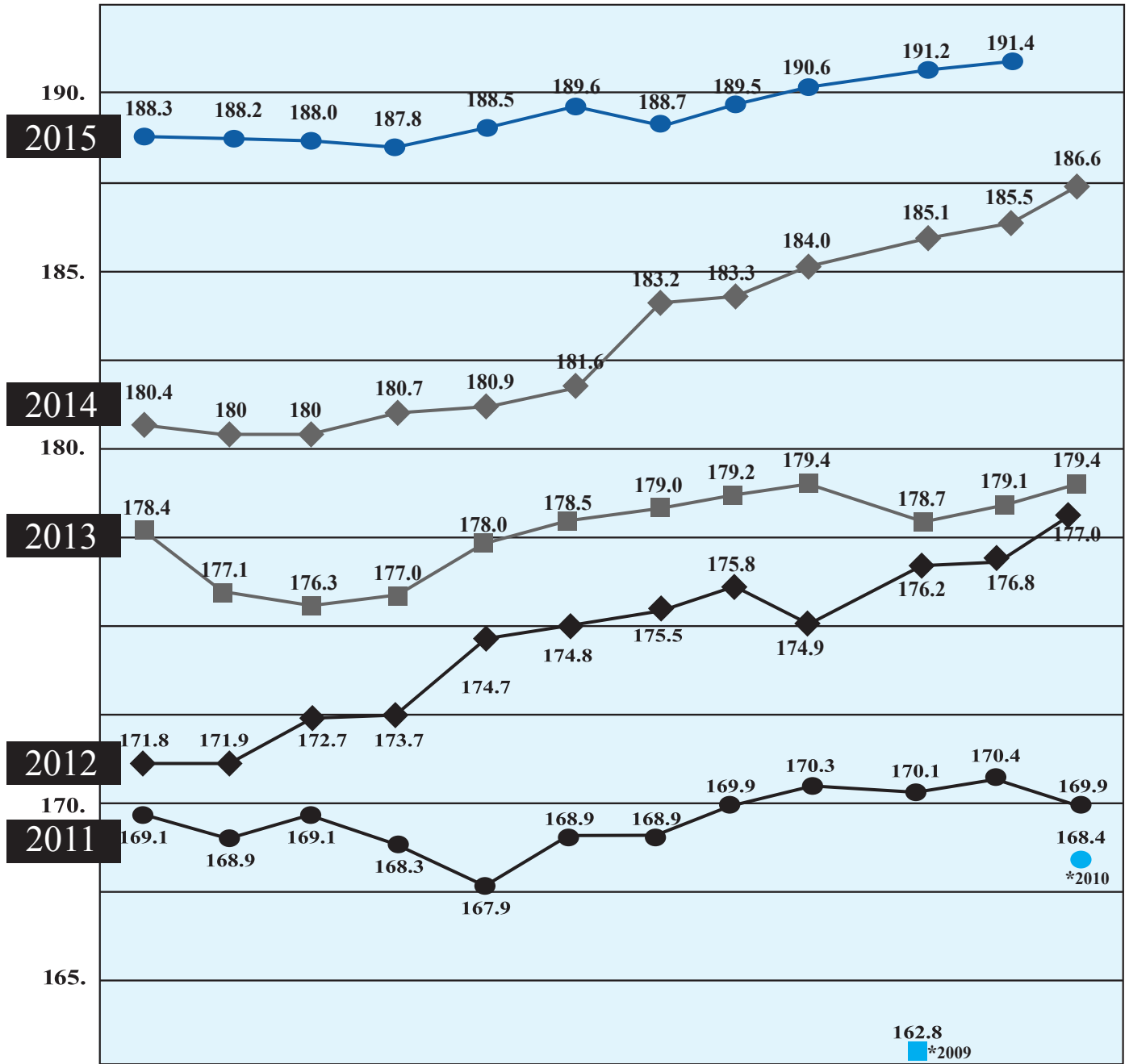
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November 2015 Economic Pulse

The McAllen Chamber of Commerce Economic Index

INDEX (Base=100 Jan 1996)

The economic indicators on pg. 2 are used to formulate the overall economic pulse.



Jan. Feb. Mar. Apr. May Jun. Jul. Aug. Sept. Oct. Nov. Dec.

● 2011 ◆ 2012 ■ 2013 ◆ 2014 ● 2015

ECONOMIC INDICATORS	THIS YEAR November 2015	LAST YEAR November 2014	% CHANGE 2014 - 2015
Retail Sales (\$000's - November in 1995\$)	\$328,498	\$328,379	0.0%
Retail Sales (\$000's - Year-to-Date)	\$3,559,526	\$3,517,286	1.2%
Dollars Spent on Auto Purchases (\$000's - November) *	\$120,851	\$105,720	14.3%
Dollars Spent on Auto Purchases (\$000's - YTD) *	\$1,462,522	\$1,383,152	5.7%
Lodging Tax Receipts (November)	\$363,914	\$403,327	-9.8%
Lodging Tax Receipts (YTD)	\$3,844,750	\$3,866,760	-0.6%
Airline Boardings (November)	32,452	29,846	8.7%
Airline Boardings (YTD)	368,818	356,309	3.5%
Value All Construction Permits (November)	\$32,296,233	\$25,326,405	27.5%
Value All Construction Permits (YTD)	\$436,731,175	\$474,249,949	-7.9%
New Home Permits (November)	88	71	23.9%
New Home Permits (YTD)	1,217	1,128	7.9%
Home Sales (November)	147	183	-19.7%
Home Sales (YTD)	2,348	2,196	6.9%
Average Home Sale Price (November)	\$142,310	\$131,555	8.2%
Average Home Sale Price (YTD Avg)	\$138,754	\$134,946	2.8%
Dollar Volume Residential Real Estate Sales (Nov) *	\$12,931,133	\$15,202,572	-14.9%
Dollar Volume Residential Real Estate Sales (YTD) *	\$202,992,884	\$189,185,695	7.3%
Hidalgo Bridge Crossings (November)	468,148	460,986	1.6%
Hidalgo Bridge Crossings (YTD)	4,939,699	4,824,576	2.4%
Peso/Dollar Exchange Rate (November)	16.63	13.60	22.3%
Employment			
Wage & Salary Employment (October)	254,900	247,900	2.8%
Wage & Salary Employment (YTD Avg)	248,525	241,775	2.8%
Unemployment Rate (November)	4.9	4.8	2.1%
Unemployment Rate (YTD Average)	4.9	5.7	-15.4%
INDEX - November (Base=100 Jan 1996)	191.4	187.3	2.2%

*Adjusted for Inflation by Re-Statement in Year 1995 Dollars

- The McAllen Economic Index was revised slightly downward for October to 191.1 down from the original MEI of 191.2; this matters because the all-time record high for the McAllen Economic Index was 191.1 achieved in January 2008, so the revised index now matches that high point. However, the index improved yet again in November to a new record 191.4 up from 191.1 in October, and up 2.2% from the November 2014 MEI of 187.3.

- Steady employment growth continues to fuel the ongoing improvement in the McAllen Economic Index through November, along with strong auto sales for the month, sharply higher building permit activity, and gains in new housing construction. General spending was flat for the month compared to a year ago, and home sales were lower (though the average price of those sales was higher) compared to very strong November numbers in the previous two years.

- General real (inflation-adjusted) spending per November sales tax data was flat compared to November of a year ago; however, the November 2014 real spending total was up by over 10% compared to November of the prior year, so spending activity remains at a generally high level. For the year-to-date, general real spending is up by a modest 1.2% compared to the January-November 2014 total, which in turn was up by 3.4% compared to the first eleven months of the previous year.

- Auto sales activity continues to put up some impressive numbers with inflation-adjusted spending on new and used automobiles in November up by over 14% compared to November of a year ago, which in turn was up by over 15% compared to November of the prior year. Thus far in 2015 real auto spending is up by a solid 5.7% compared to the first eleven months of 2014, and that total in turn was up by 8.5% compared to the year-to-date through November total in 2013.

- Job growth in the McAllen metro area continues to average around 2.8%, and that was the year-over-year employment growth rate for the month of November as well reflecting the addition of an estimated 7,000 jobs over the last 12 months. Of all the broad employment sectors in McAllen, only manufacturing lost 100 jobs of its 6,000 plus estimated jobs over the last months; jobs were added elsewhere in every category of the McAllen employment base.

- Building permit activity in November was up by nearly 28% compared to November of a year ago, though the total for the year-to-date remains in negative territory by about 8%. The number of new single-family residence construction permits was up by close to 24% for the month (an additional 17 permits issued compared to November of a year ago) and a solid 7.1% for the year-to-date through November.

- Existing home sales were down by close to 20% in November; however, the November housing sales total was up by 10% year-over-year last year, and 24% the year before that so the November numbers have been very strong for the last two years. Further, the year-to-date total remains in solid positive year-over-year territory up by nearly 7% compared to the first eleven months of a year ago. The average price of those sales was sharply higher, increasing by over 8% to a new nominal (unadjusted for inflation) November record of \$142,310. The inflation-adjusted total dollar volume of residential sales activity is up by a healthy 7.3% compared to the first eleven months of 2014.