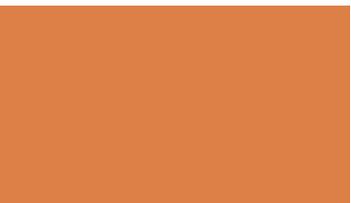


ECONOMIC FORECAST

**FY 2014
2nd Quarter**

Office of Management and Budget



What the experts are saying...

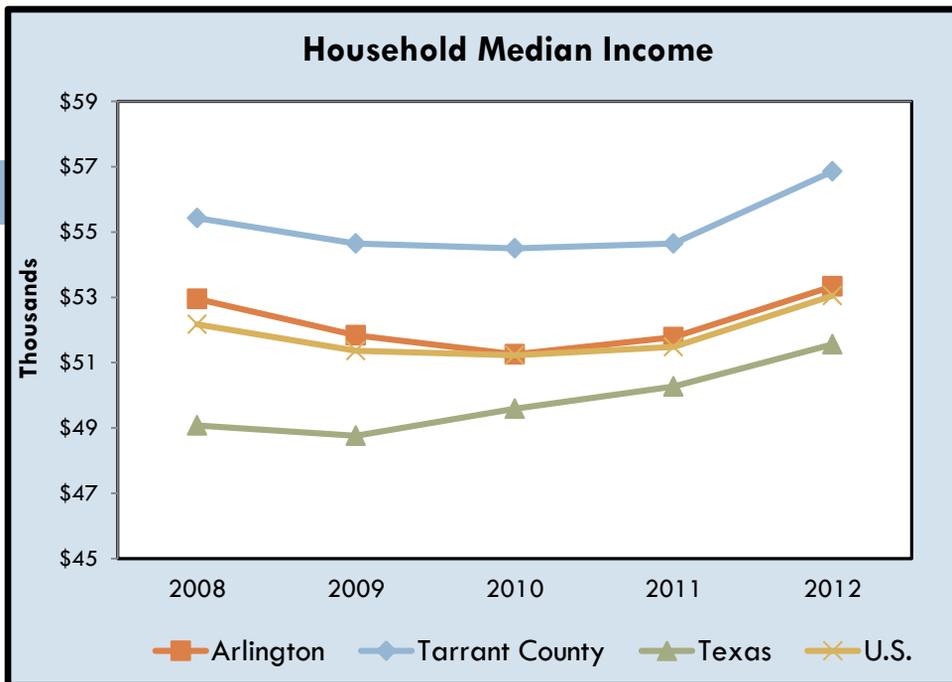
“Moderate economic growth ahead for most of the South Central U.S. Texas is at the top of the heap, buoyed by the thriving high-tech industry in Austin as well as by the natural gas and oil boom that is underpinning growth throughout the multistate region.”

“Shares of mortgages that are delinquent or underwater and of homes in foreclosure in the Lone Star State are below the national average.”

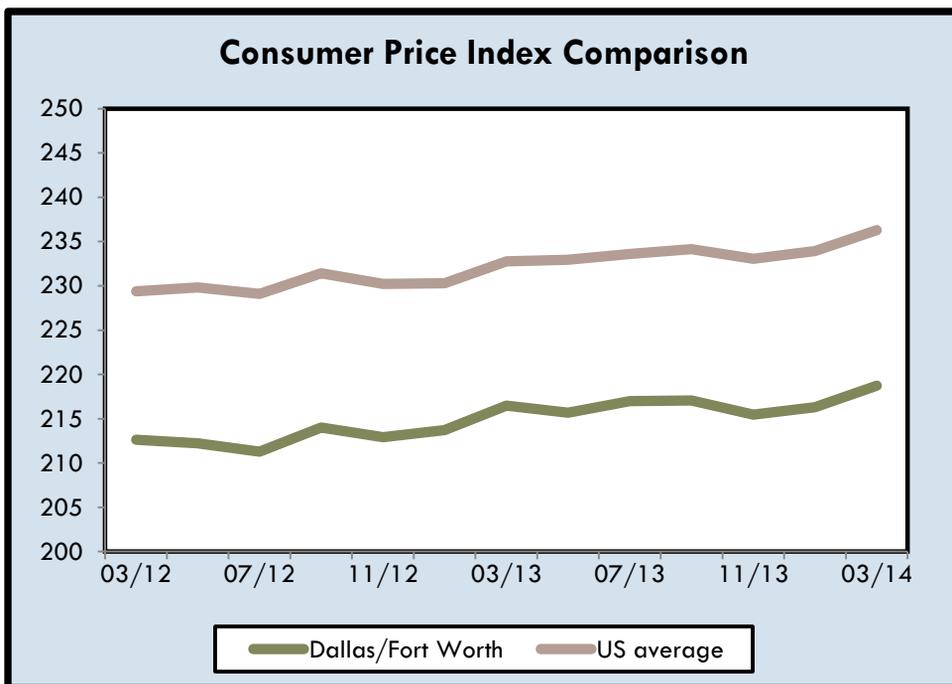
“Look for Texas’ jobless rate, already a full percentage point under the national level, to slide more...to about 5.3%...by year-end. Statewide, hiring is running at a brisk 2.6% annualized pace.”

The Kiplinger Letter, April 4, 2014

Household Indicators

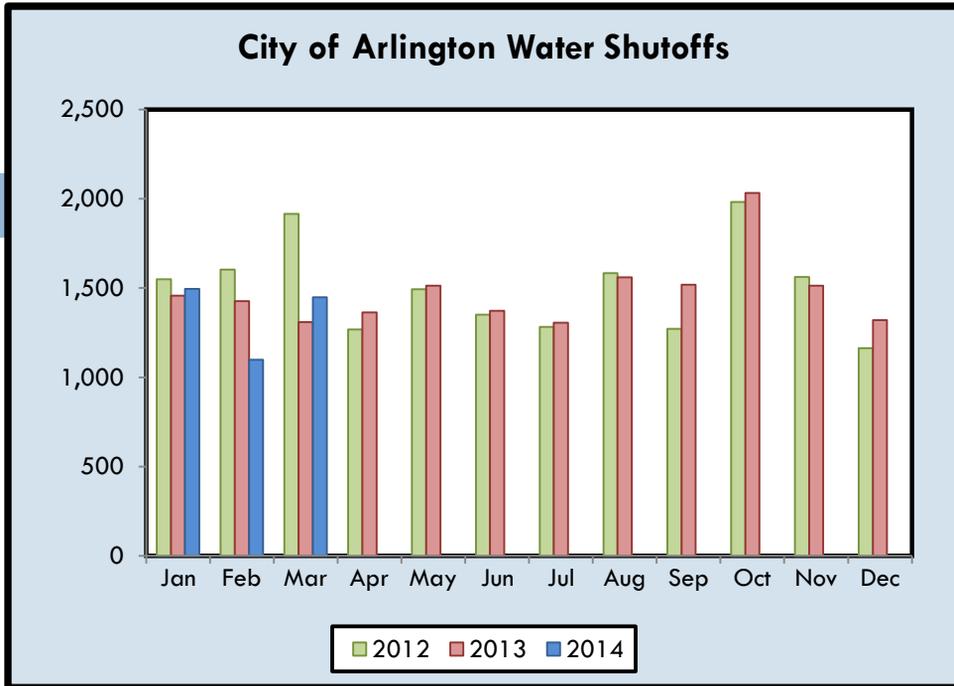


Average median earnings of households in Arlington has risen from \$52,950 in 2008 to \$53,341 in 2012.

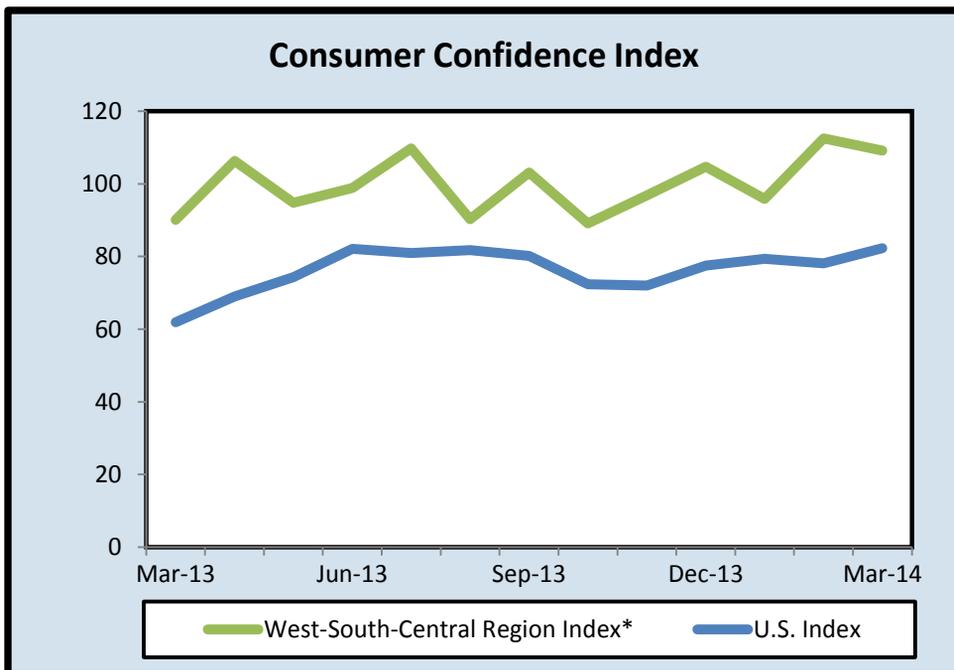


The U.S. average CPI rose from 232.8 in March 2013 to 236.3 in March 2014, while the D/FW average rose from 216.5 to 218.7.

Household Indicators

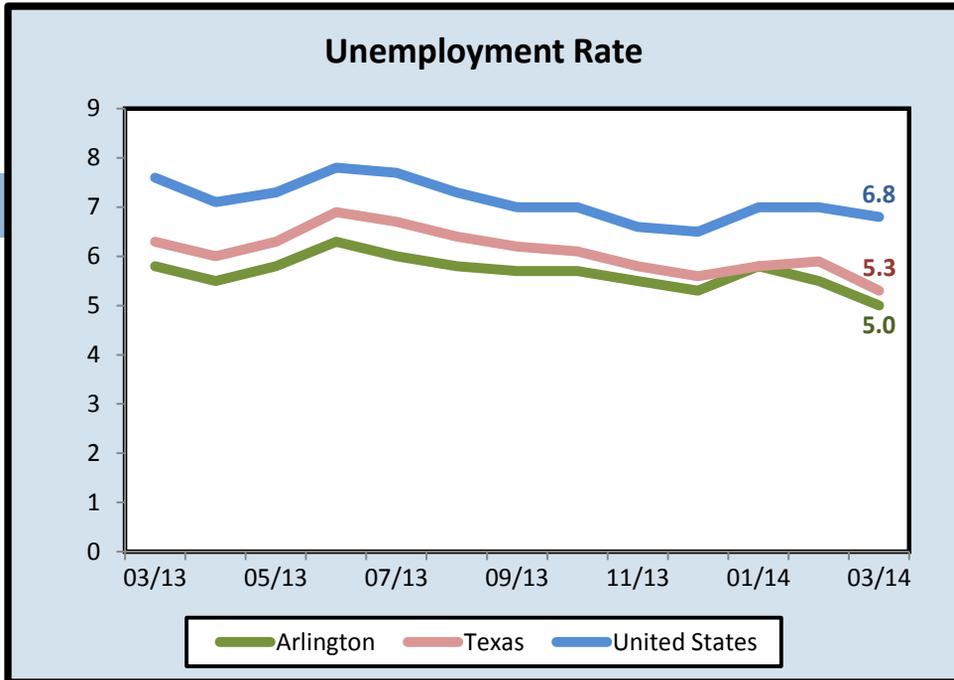


The number of monthly water shutoffs in March 2014 was 1,448, up from 1,309 in March 2013.

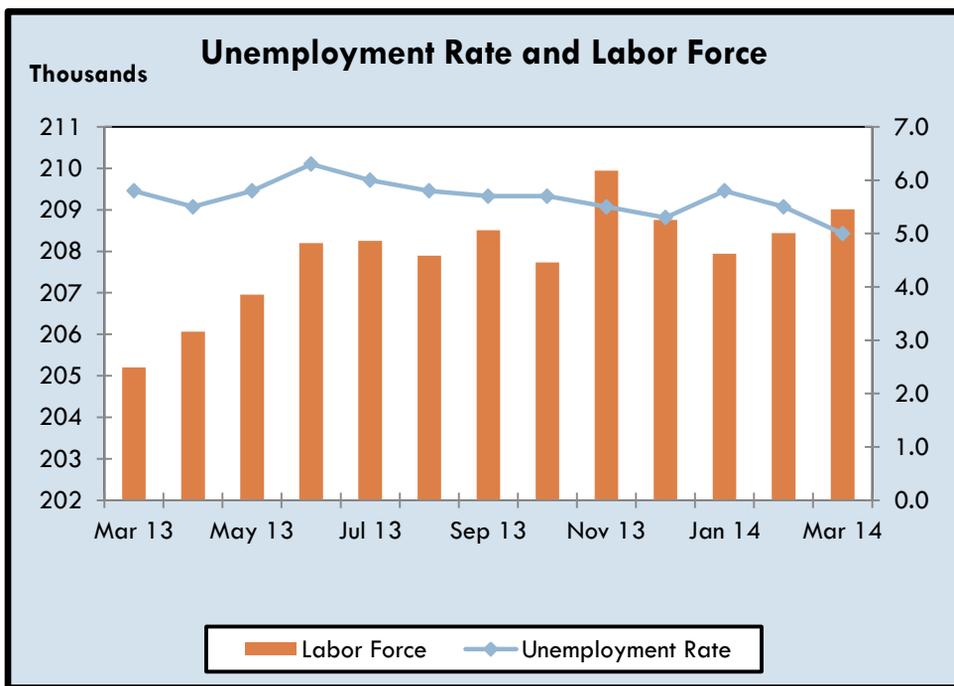


The Consumer Confidence Index for the West – South – Central (Texas, Arkansas, Louisiana, Oklahoma) Region for March 2014 is 109.2, up 21.2% from 90.1 in March 2013.

Labor Indicators

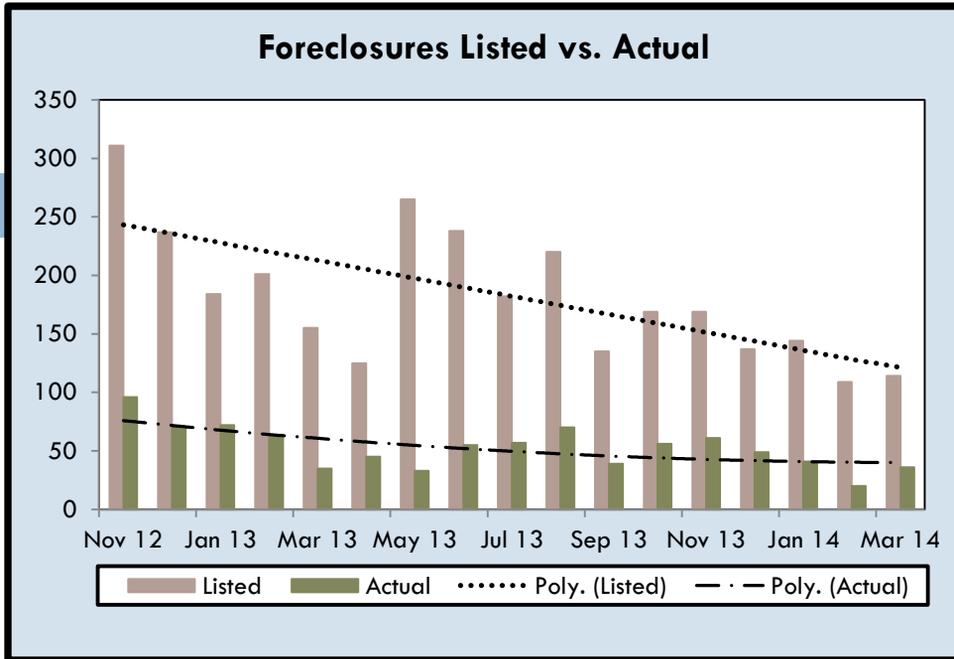


The unemployment rate in Arlington for March 2014 was 5.0%, down from 5.8% in March 2013.

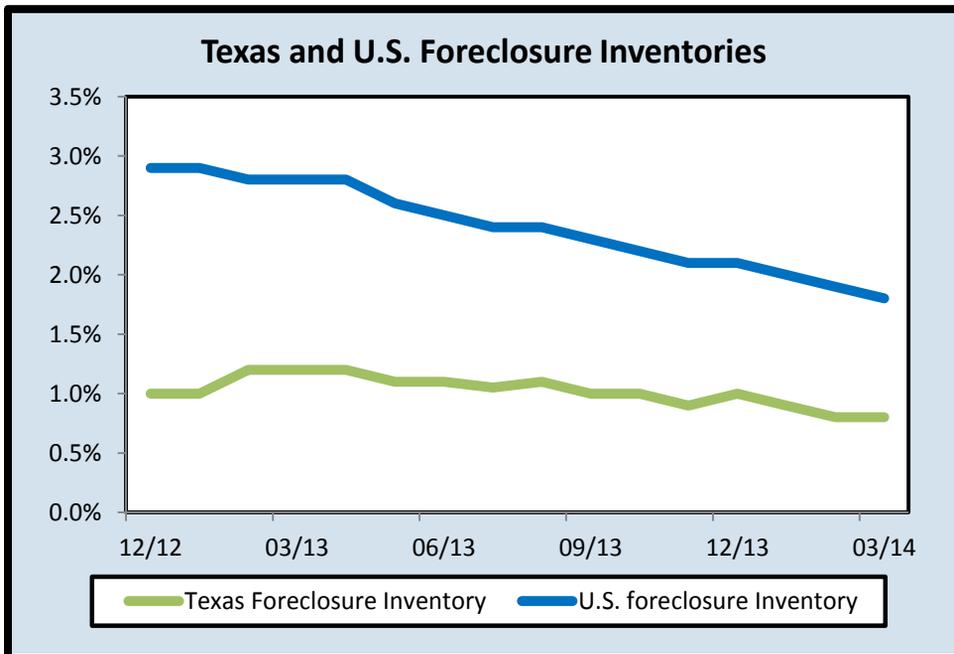


The Labor Force included 208,912 persons in Arlington in March 2014. This is an increase from March 2013, when the labor force was 205,200.

Housing Indicators

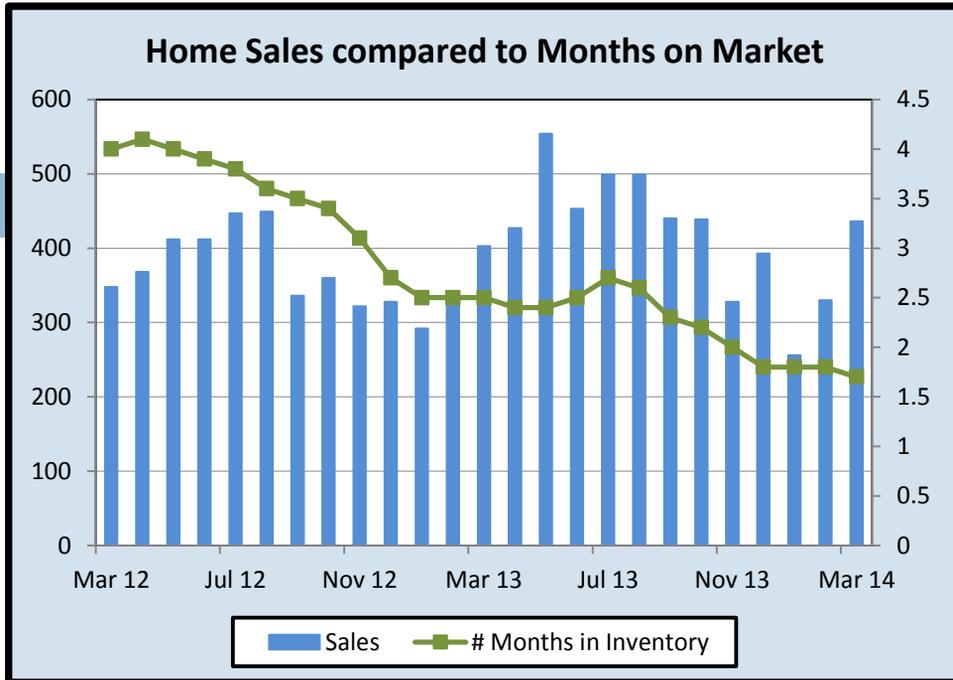


In March 2014, there were 114 foreclosures listed, with 36 actual foreclosures.

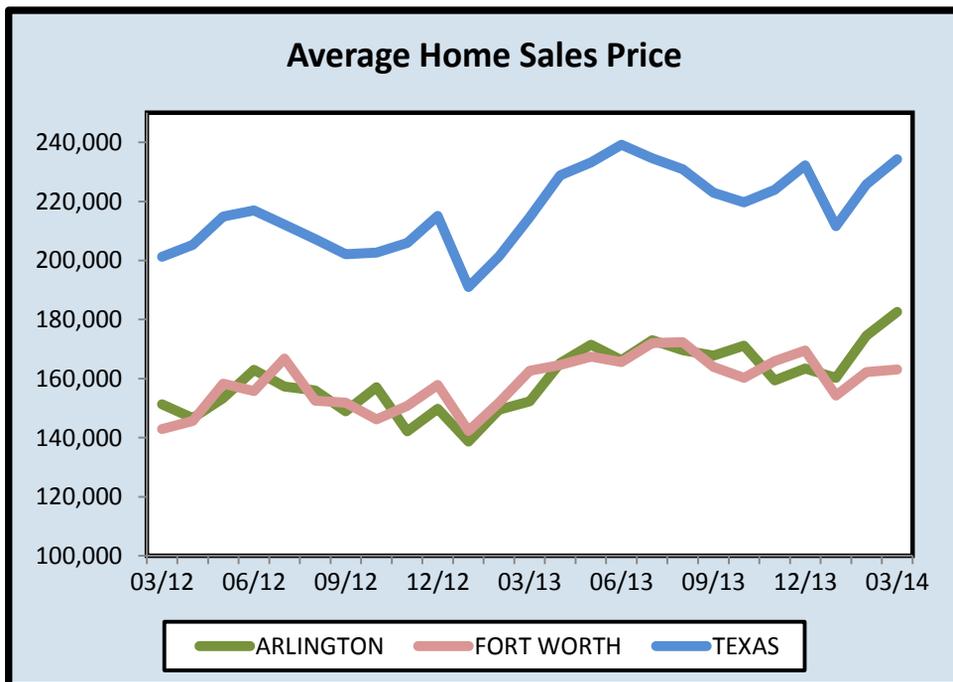


Nationally, 1.8% of homes with a mortgage were in foreclosure during March 2014, while only 0.8% of mortgaged homes in Texas were in foreclosure during March 2014.

Real Estate Indicators

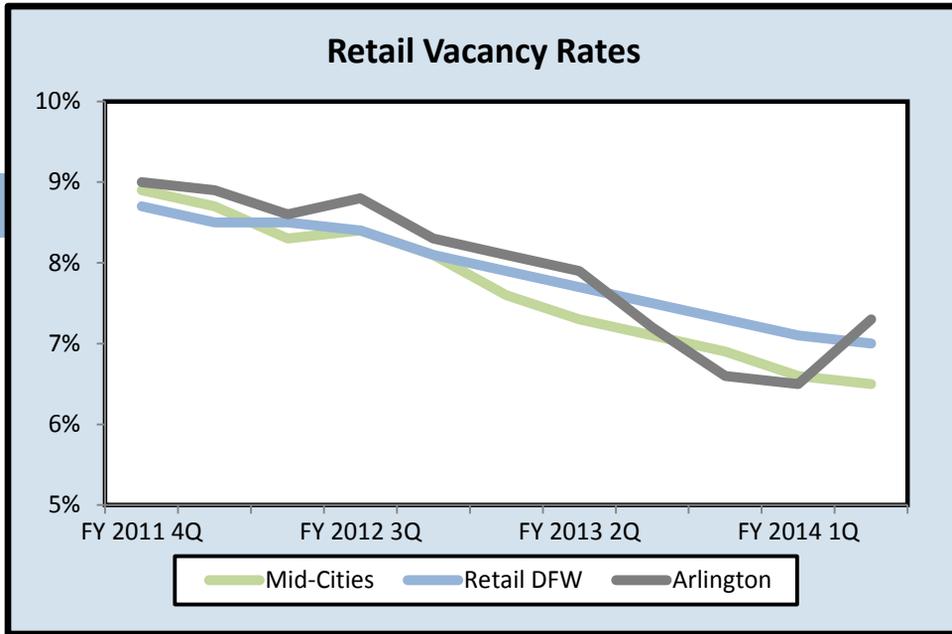


In March 2014, the average time a home stayed on the market was 1.7 months, compared to 2.5 months in March 2013.

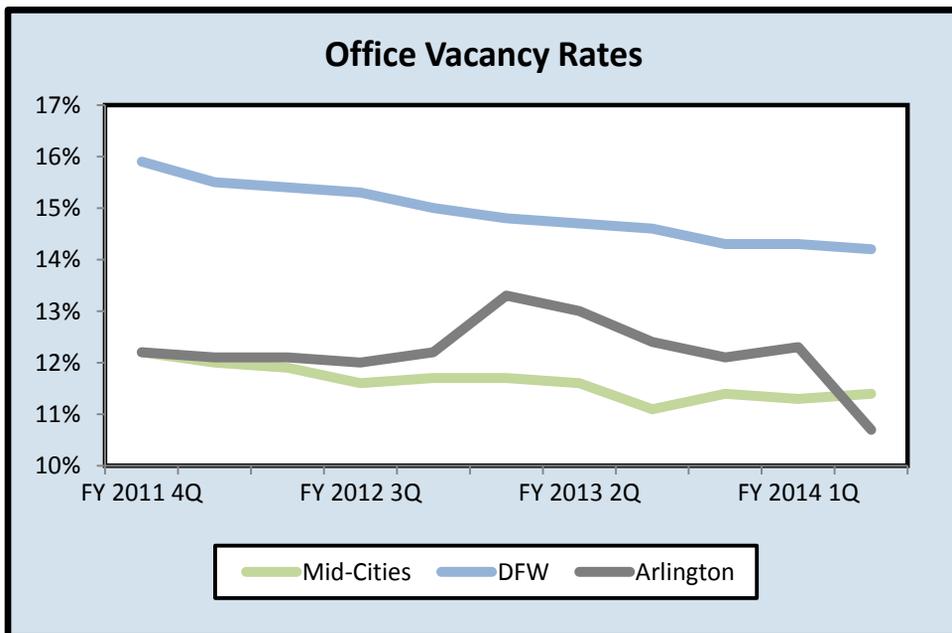


Average home sales price for Arlington in March 2014 was \$182,600. This is up from March 2013, when the average was \$152,300.

Real Estate Indicators

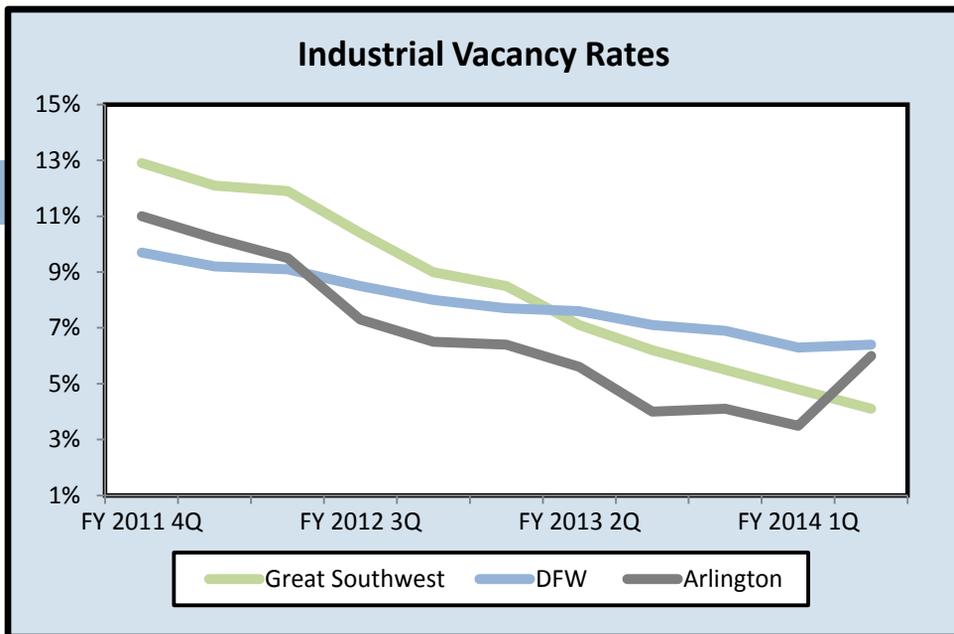


The vacancy rate for retail space in Arlington was 7.3% in the second quarter of FY 2014, down from 7.9% in the second quarter of FY 2013, but up from 6.5% in the first quarter of FY 2014.

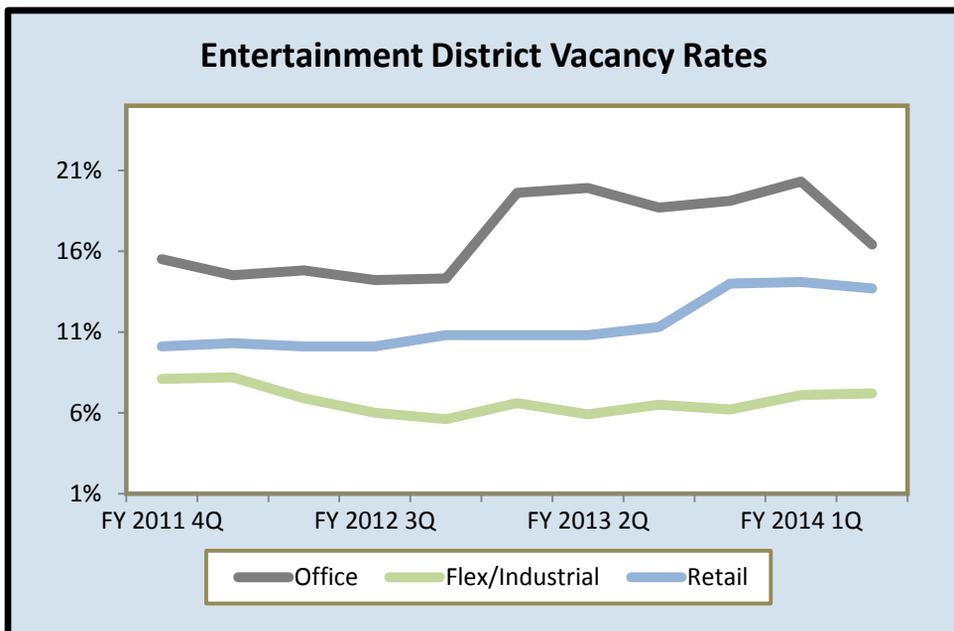


The vacancy rate for office space in Arlington was 10.7% in the second quarter of FY 2014, down from 13.0% in the second quarter of FY 2013, and down from 12.3% in the first quarter of FY 2014.

Real Estate Indicators

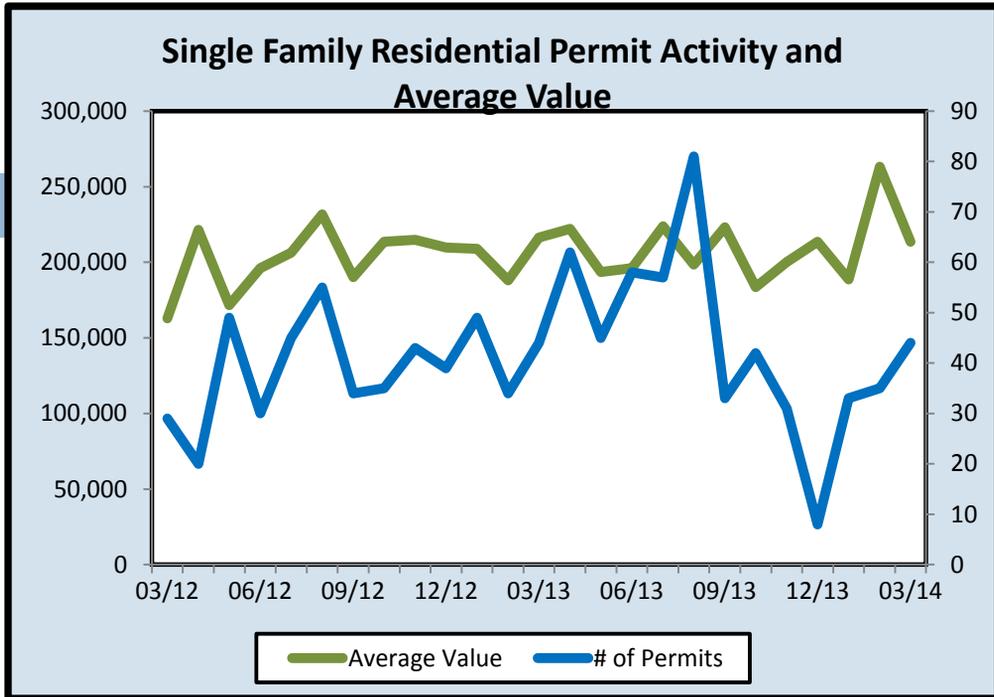


The vacancy rate for industrial space in Arlington was 6.0% in the second quarter of FY 2014, up from 5.6% in the second quarter of FY 2013, and up from 3.5% in the first quarter of 2014.

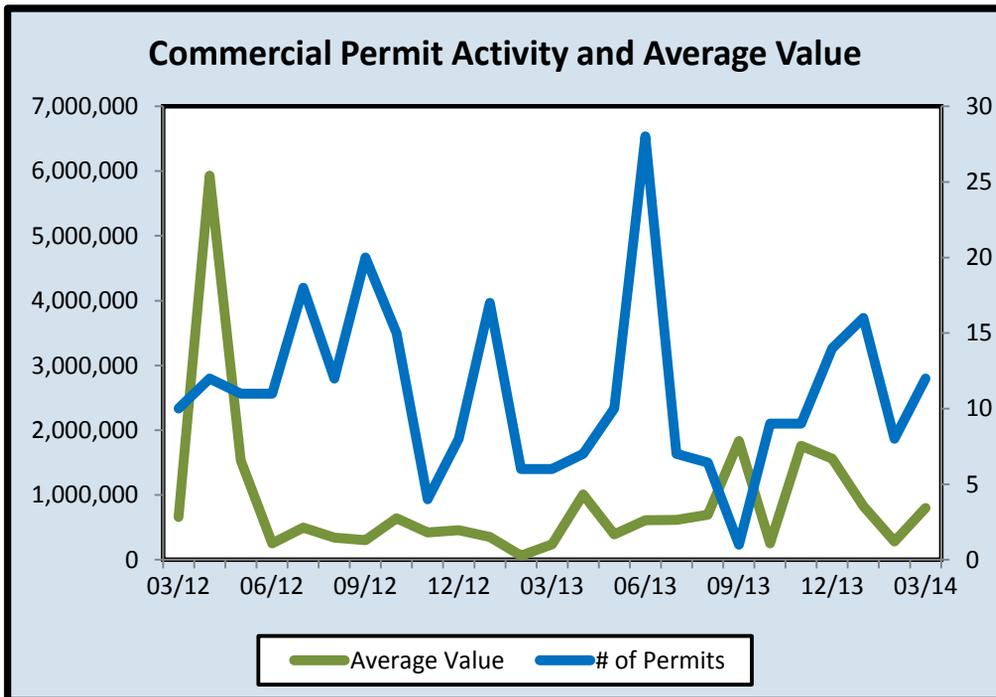


The vacancy rates for the Entertainment District in the second quarter of FY 2014 were 16.4% for office, 7.2% for industrial, and 13.7% for retail.

Construction Indicators

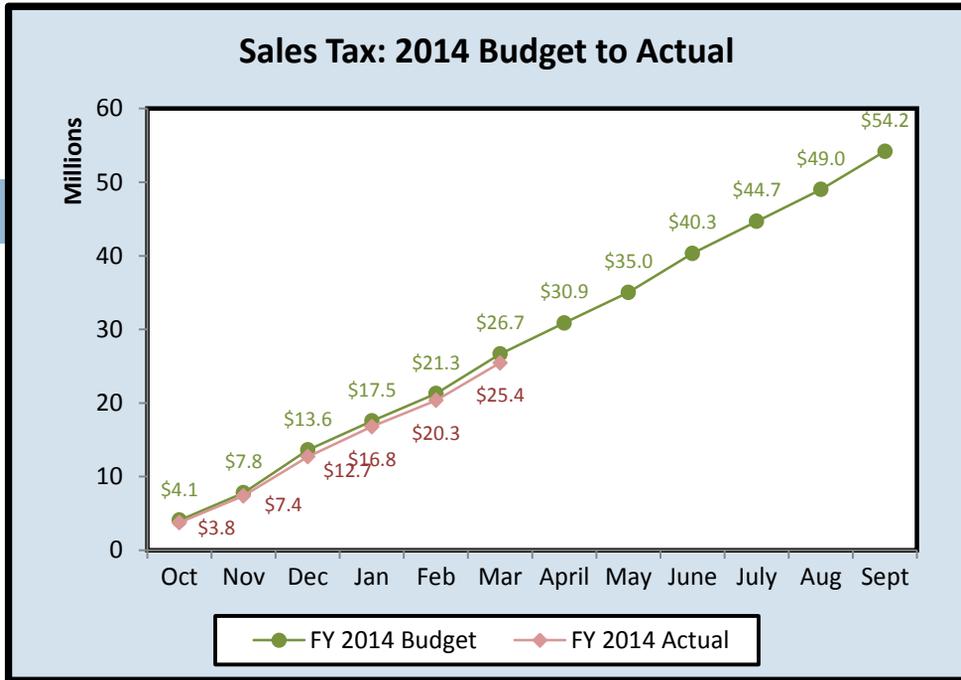


The average value of Single Family Residential Permits was \$213,663 in March 2014.

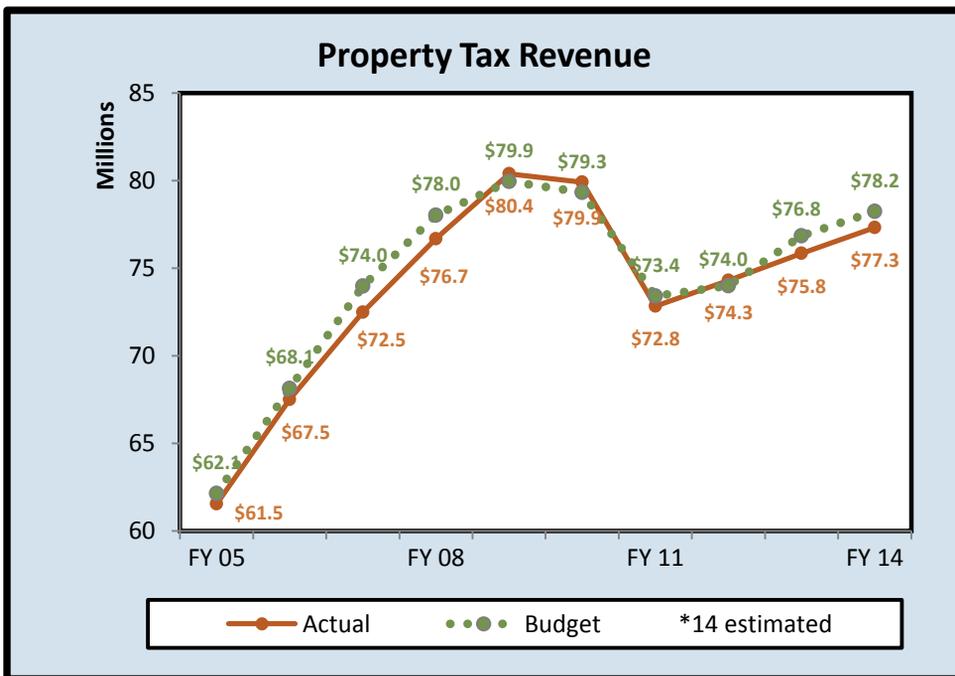


The average value of Commercial Permits was \$802,029 in March 2014.

Revenue Indicators

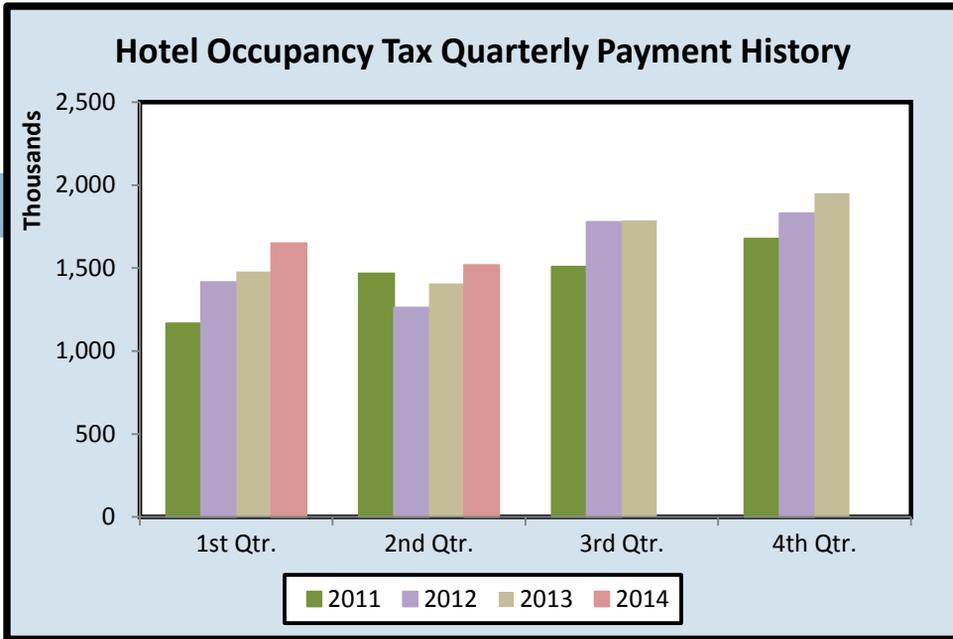


Through March 2014, receipts are \$1,212,927, or 4.5%, below the budgeted amount of \$26,662,011.

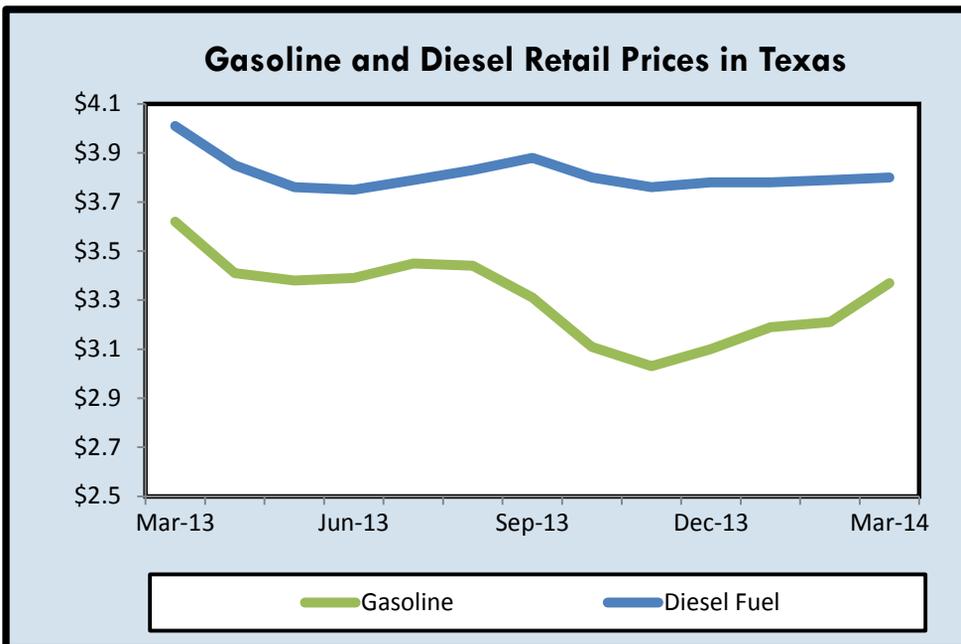


The City's property tax collections through March 2014 as a percentage of the July 2013 levy are 94.6%, compared to 94.6% for the same period last year.

Revenue Indicators



FY 2014 second quarter Hotel Occupancy Tax revenues were \$1,518,319, up 7.84% from \$1,407,996 during the first quarter of FY 2013.



The average price of gasoline in Texas during March 2014 was \$3.19 per gallon, down 6.9% from March 2013 \$3.62 per gallon in March 2013.

Notes

