

# Temple Economic Indicator Report

## February 2020



The **Temple Economic Indicator Report** is compiled on a monthly basis by the City Manager's Office. This report provides information on 16 local economic indicators in an effort to provide community leaders information on factors that play a role in the economic conditions of our community.

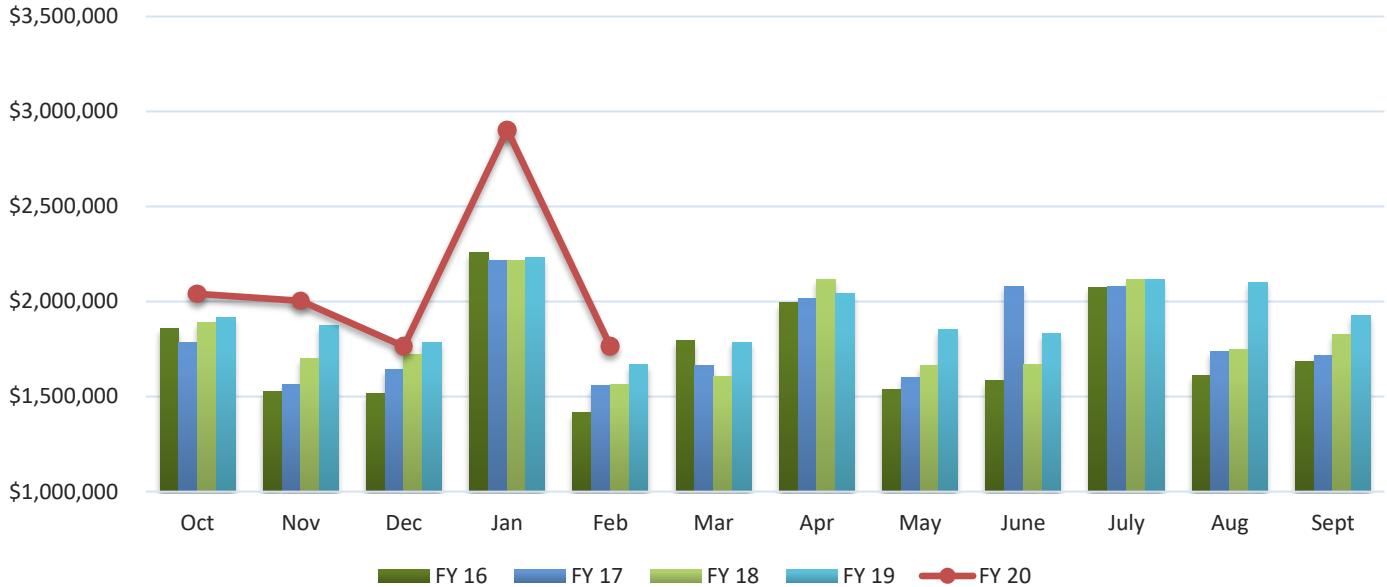
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# Sales Tax

## Sales Tax Revenue



**Sales Tax Revenue** (Source: Texas Comptroller's Office)

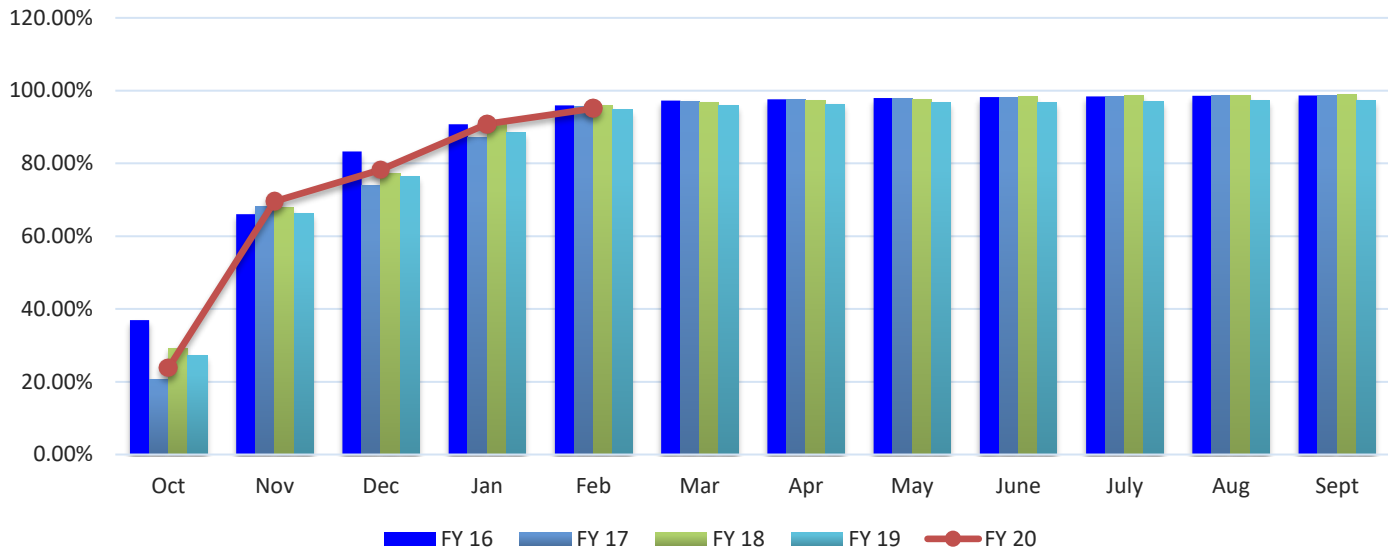
	FY 16	FY 17	FY 18	FY 19	FY 20	% Variance
<b>Oct</b>	\$ 1,857,540	\$ 1,782,147	\$ 1,889,493	\$ 1,917,501	\$ 2,040,853	6.43%
<b>Nov</b>	1,524,999	1,562,275	1,698,713	1,876,187	2,003,478	6.78%
<b>Dec</b>	1,514,737	1,642,007	1,721,105	1,786,879	1,764,034	-1.28%
<b>Jan</b>	2,260,144	2,214,514	2,215,777	2,233,215	2,903,078	30.00%
<b>Feb</b>	1,418,289	1,558,862	1,563,720	1,667,366	1,765,354	5.88%
<b>Mar</b>	1,792,732	1,663,682	1,603,658	1,787,205		
<b>Apr</b>	1,997,512	2,013,932	2,115,654	2,041,257		
<b>May</b>	1,536,106	1,599,119	1,663,248	1,853,601		
<b>June</b>	1,583,839	2,081,701	1,670,814	1,831,047		
<b>July</b>	2,076,129	2,080,101	2,116,194	2,116,924		
<b>Aug</b>	1,611,072	1,736,904	1,748,973	2,100,594		
<b>Sept</b>	1,685,981	1,717,281	1,824,277	1,924,399		
<b>PTD Total</b>	\$ 8,575,709	\$ 8,759,804	\$ 9,088,808	\$ 9,481,148	\$ 10,476,796	10.50%
<b>YTD Total</b>	\$ 20,859,081	\$ 21,652,524	\$ 21,831,626	\$ 23,136,175	\$ 10,476,796	

Note: The Sales Tax allocation for March 2016 includes a \$188,102.04 audit adjustment.

Note: June 2017 sales tax data includes an audit adjustment from prior periods of \$388,511.94. The percent variance for June 2017 over the same month in the prior year was 6.90% when adjusted for the audit collection.

# Property Tax

## Property Tax Collection Rate (Cumulative Percent)



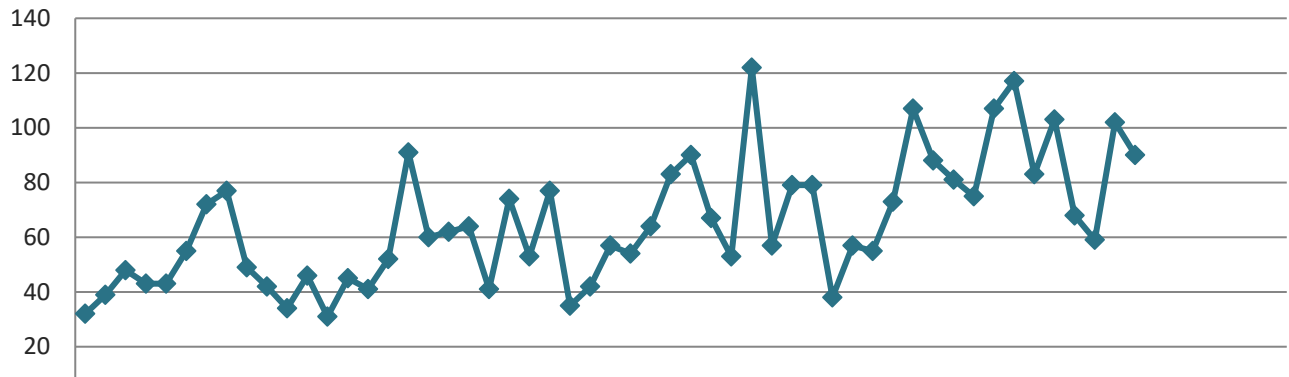
**Property Tax Collection Rate (Cumulative Percent)** (Source: City of Temple Finance Department)

	FY 16	FY 17	FY 18	FY 19	FY 20	% Variance
<b>Oct</b>	36.97%	20.73%	29.27%	27.14%	23.79%	-12.34%
<b>Nov</b>	66.05%	68.06%	67.92%	66.17%	69.55%	5.11%
<b>Dec</b>	83.31%	74.05%	77.32%	76.47%	78.23%	2.30%
<b>Jan</b>	90.77%	87.26%	90.80%	88.54%	90.82%	2.58%
<b>Feb</b>	95.94%	95.73%	95.87%	94.86%	95.09%	0.24%
<b>Mar</b>	97.23%	97.16%	96.80%	95.85%		
<b>Apr</b>	97.62%	97.54%	97.17%	96.32%		
<b>May</b>	97.98%	97.89%	97.54%	96.69%		
<b>June</b>	98.20%	98.17%	98.38%	96.82%		
<b>July</b>	98.41%	98.44%	98.63%	97.13%		
<b>Aug</b>	98.61%	98.56%	98.76%	97.25%		
<b>Sept</b>	98.70%	98.63%	98.86%	97.37%		

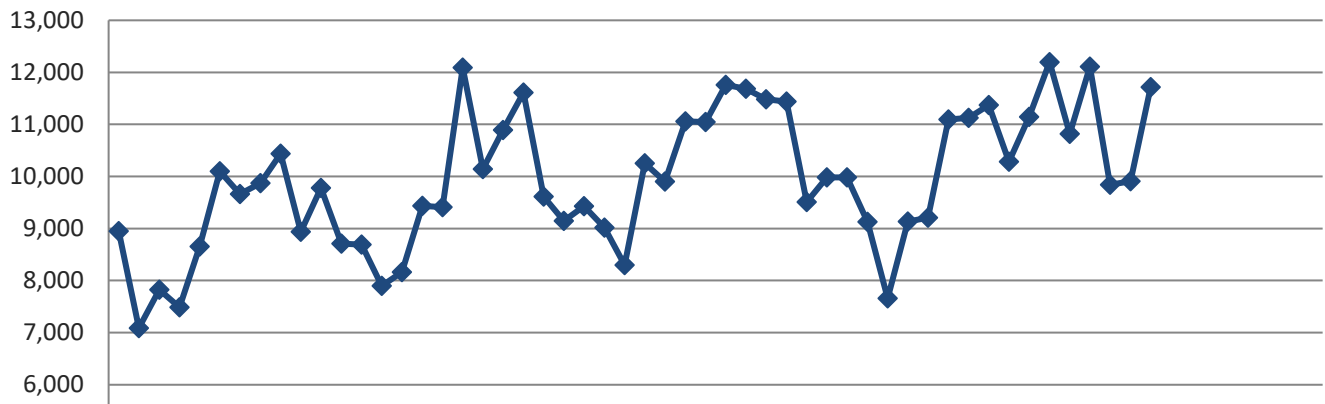
# New Housing Starts

Non-Seasonally Adjusted New Housing Units Authorized  
Single and Two-Family Units

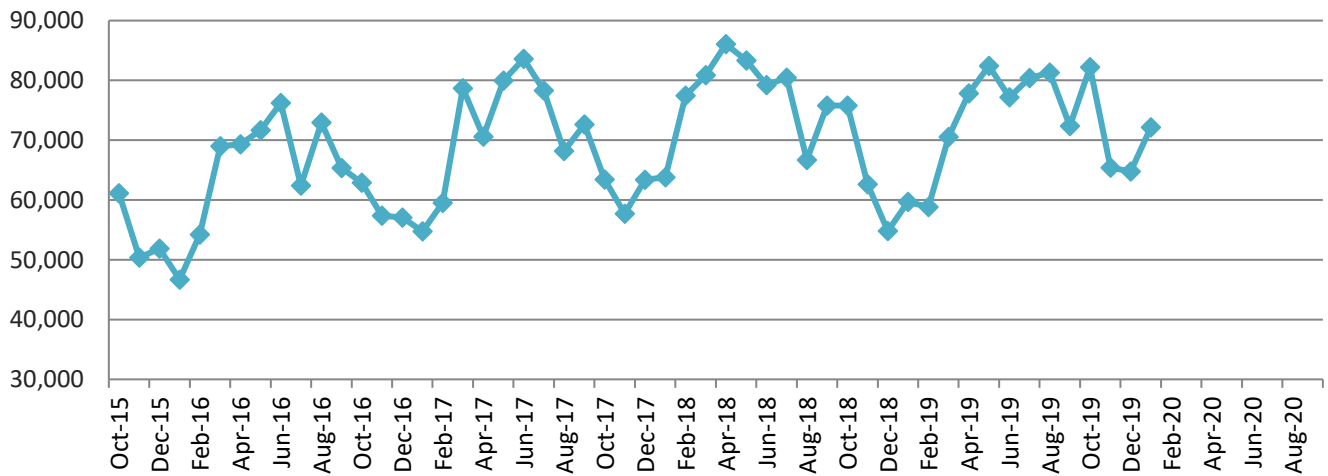
Temple



State



United States



## New Housing Starts (continued)

Single Family Housing Units Authorized- City of Temple (Source: City of Temple Permits Department)

	FY 16	FY 17	FY 18	FY 19	FY 20	% Variance
Oct	32	46	77	79	103	30.38%
Nov	39	31	35	38	68	78.95%
Dec	48	45	42	57	59	3.51%
Jan	43	41	57	55	102	85.45%
Feb	43	52	54	73	90	23.29%
Mar	55	91	63	107		
Apr	72	60	81	88		
May	30	62	90	81		
June	77	64	67	75		
July	49	41	53	107		
Aug	42	74	122	117		
Sept	34	53	57	83		
PTD Total	205	215	265	302	422	39.74%
YTD Total	564	660	798	960	422	

New Privately Owned Housing Units Authorized (Source: US Census Bureau)

### State of Texas

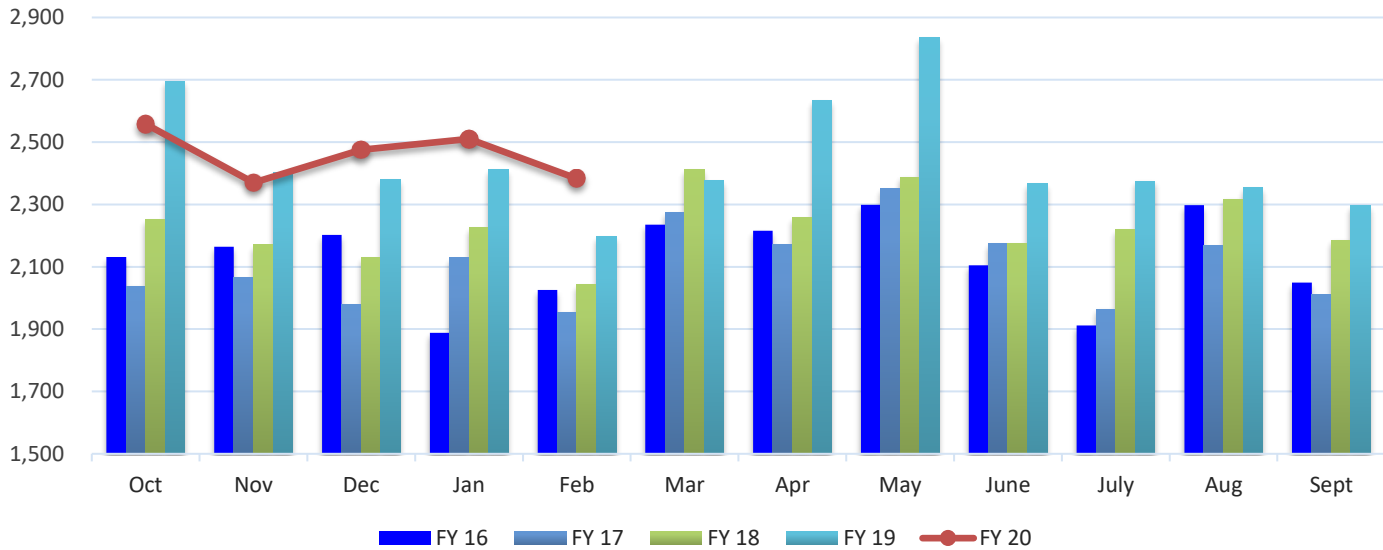
	FY 16	FY 17	FY 18	FY 19	FY 20	% Variance
Oct	8,951	8,688	9,429	9,981	12,109	21.32%
Nov	7,088	7,897	9,014	9,130	9,838	7.75%
Dec	7,823	8,164	8,294	7,660	9,907	29.33%
Jan	7,485	9,436	10,253	9,136	11,719	28.27%
Feb	8,654	9,409	9,899	9,209		
Mar	10,100	12,093	11,058	11,092		
Apr	9,665	10,143	11,043	11,125		
May	9,869	10,895	11,759	11,374		
June	10,434	11,612	11,686	10,286		
July	8,935	10,142	11,484	11,143		
Aug	9,781	9,610	11,440	12,198		
Sept	8,708	9,143	9,506	10,817		
PTD Total	31,347	34,185	36,990	35,907	43,573	21.35%
YTD Total	107,493	117,232	124,865	123,151	43,573	

### United States

	FY 16	FY 17	FY 18	FY 19	FY 20	% Variance
Oct	61,127	62,879	72,637	75,816	82,201	8.42%
Nov	50,371	57,395	63,435	62,628	65,395	4.42%
Dec	51,894	57,037	57,728	54,833	64,760	18.10%
Jan	46,699	54,786	63,397	59,686	72,126	20.84%
Feb	54,198	59,505	63,823	58,807		
Mar	68,973	78,664	77,441	70,559		
Apr	69,293	70,598	80,874	77,842		
May	71,666	79,984	86,049	82,407		
June	76,234	83,609	83,361	77,205		
July	62,403	70,797	79,207	80,411		
Aug	72,940	78,290	80,426	81,304		
Sept	65,340	68,176	66,700	72,381		
PTD Total	210,091	232,097	257,197	252,963	284,482	12.46%
YTD Total	751,138	821,720	875,078	853,879	284,482	

## Solid Waste Tonnage- Commercial

Tons Collected- Commercial

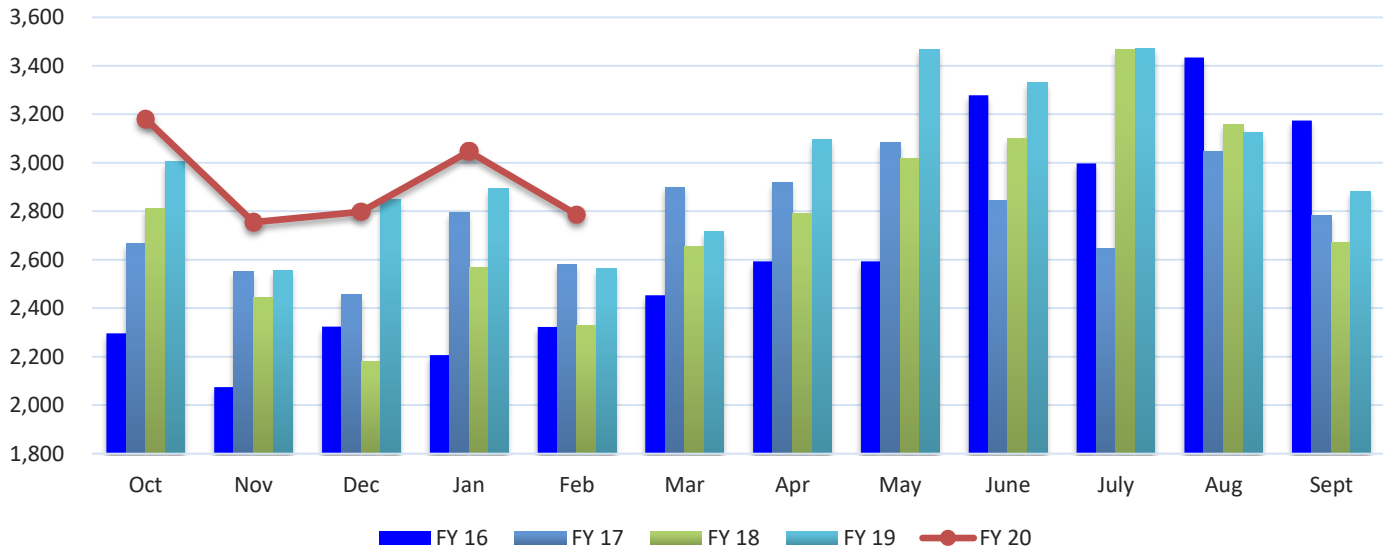


Tons Collected- Front and Sideload (Source: City of Temple Public Works Department)

	FY 16	FY 17	FY 18	FY 19	FY 20	% Variance
Oct	2,131	2,038	2,251	2,696	2,558	-5.12%
Nov	2,164	2,065	2,170	2,403	2,370	-1.37%
Dec	2,202	1,980	2,130	2,381	2,475	3.95%
Jan	1,888	2,129	2,226	2,411	2,510	4.11%
Feb	2,026	1,955	2,044	2,198	2,383	8.42%
Mar	2,235	2,275	2,411	2,378		
Apr	2,216	2,172	2,257	2,635		
May	2,299	2,352	2,388	2,836		
June	2,105	2,174	2,176	2,366		
July	1,912	1,964	2,220	2,375		
Aug	2,298	2,167	2,317	2,355		
Sept	2,049	2,010	2,186	2,296		
PTD Total	10,411	10,167	10,821	12,089	12,296	1.71%
YTD Total	25,525	25,281	26,776	29,330	12,296	

# Solid Waste Tonnage- Roll Off

Tons Collected- Roll Off

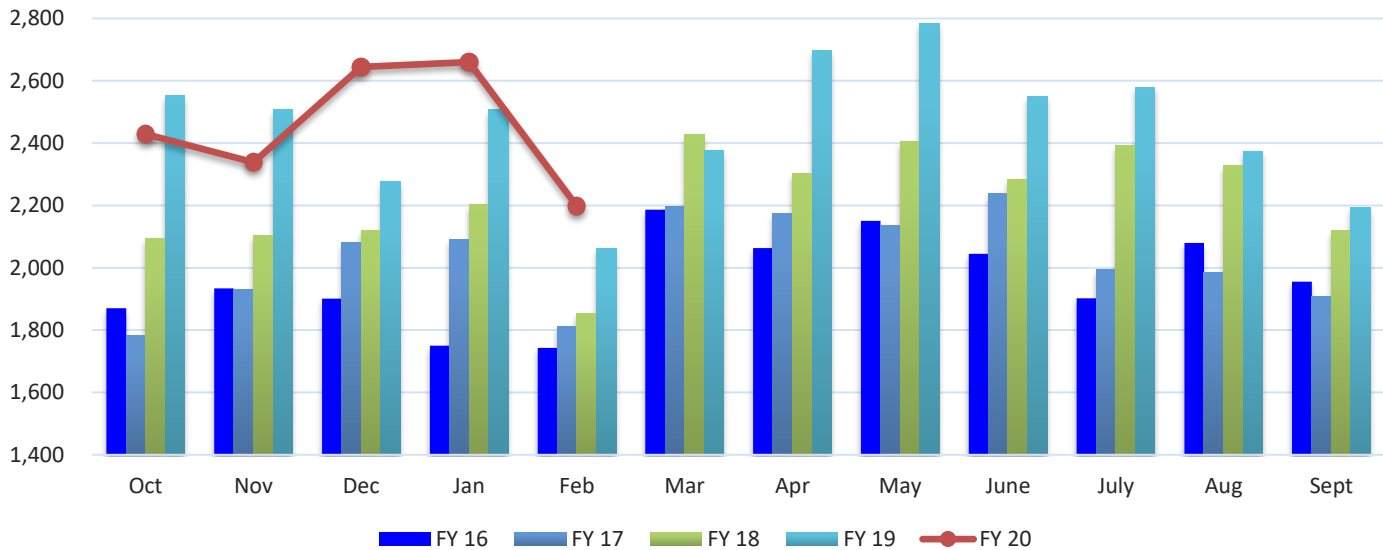


Tons Collected- Roll-Off (Source: City of Temple Public Works Department)

	FY 16	FY 17	FY 18	FY 19	FY 20	% Variance
<b>Oct</b>	2,296	2,668	2,813	3,006	3,181	5.82%
<b>Nov</b>	2,074	2,552	2,443	2,554	2,755	7.87%
<b>Dec</b>	2,324	2,455	2,181	2,850	2,798	-1.82%
<b>Jan</b>	2,206	2,793	2,568	2,895	3,046	5.22%
<b>Feb</b>	2,323	2,580	2,330	2,563	2,786	8.70%
<b>Mar</b>	2,454	2,900	2,656	2,715		
<b>Apr</b>	2,593	2,920	2,790	3,095		
<b>May</b>	2,594	3,082	3,016	3,467		
<b>June</b>	3,279	2,845	3,102	3,330		
<b>July</b>	2,998	2,646	3,467	3,472		
<b>Aug</b>	3,434	3,046	3,156	3,123		
<b>Sept</b>	3,174	2,783	2,670	2,880		
<b>PTD Total</b>	11,223	13,048	12,335	13,868	14,566	5.03%
<b>YTD Total</b>	31,749	33,270	33,192	35,950	14,566	

## Solid Waste Tonnage- Residential

Tons Collected- Residential

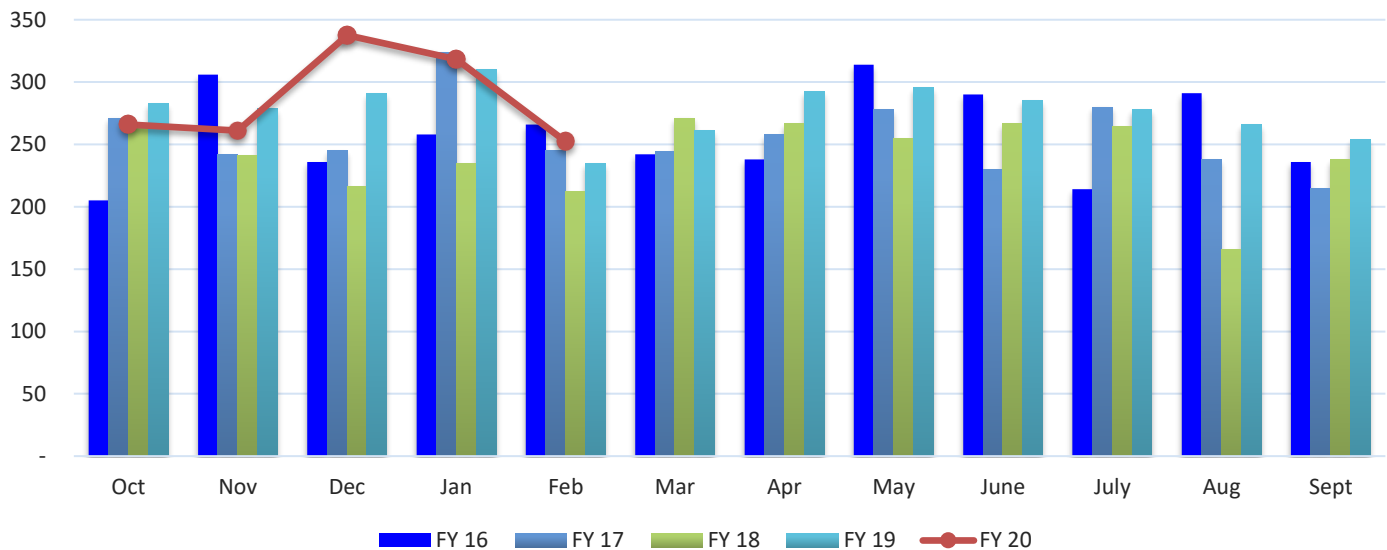


Tons Collected- Residential (Source: City of Temple Public Works Department)

	FY 16	FY 17	FY 18	FY 19	FY 20	% Variance
Oct	1,870	1,784	2,094	2,552	2,429	-4.82%
Nov	1,934	1,932	2,103	2,508	2,338	-6.78%
Dec	1,901	2,080	2,121	2,278	2,644	16.07%
Jan	1,750	2,091	2,202	2,507	2,660	6.10%
Feb	1,743	1,813	1,853	2,061	2,198	6.65%
Mar	2,186	2,196	2,427	2,377		
Apr	2,063	2,175	2,302	2,697		
May	2,151	2,135	2,404	2,783		
June	2,045	2,240	2,283	2,550		
July	1,902	1,996	2,391	2,580		
Aug	2,080	1,984	2,327	2,374		
Sept	1,955	1,907	2,119	2,194		
PTD Total	9,198	9,700	10,373	11,906	12,269	3.05%
YTD Total	23,580	24,333	26,626	29,461	12,269	

# Recycling Tonnage- Residential Curbside

Tons Collected- Residential



Tons Collected- Residential Recycling (Source: City of Temple Public Works Department)

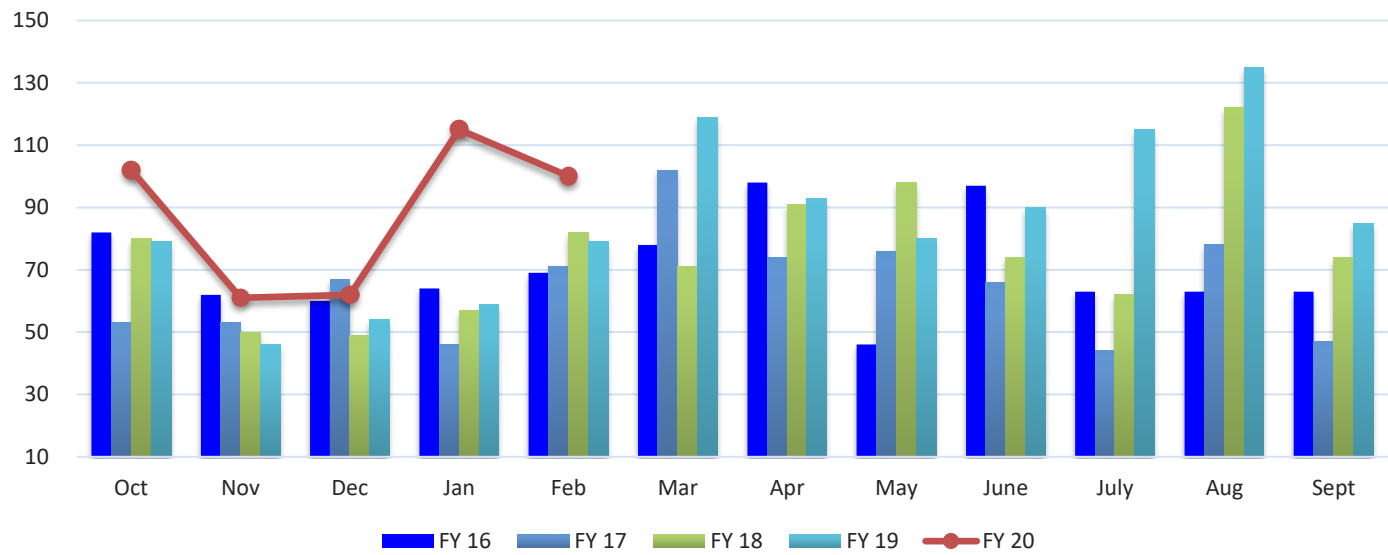
	FY 16	FY 17	FY 18	FY 19	FY 20	% Variance
Oct	205	271	266	283	266	-6.02%
Nov	306	242	241	279	261	-6.39%
Dec	236	245	216	291	338	16.00%
Jan	258	324	235	310	318	2.68%
Feb	266	245	212	235	252	7.35%
Mar	242	244	271	261		
Apr	238	258	267	292		
May	314	278	255	296		
June	290	230	267	285		
July	214	280	264	278		
Aug	291	238	166	266		
Sept	236	215	238	254		
PTD Total	1,271	1,327	1,170	1,398	1,435	2.67%
YTD Total	3,096	3,070	2,898	3,331	1,435	

Note: May 2016 reported for 5 weeks.

Note: Citywide curbside recycling program started in January 2014.

# Water Taps

New Residential and Commercial Water Taps

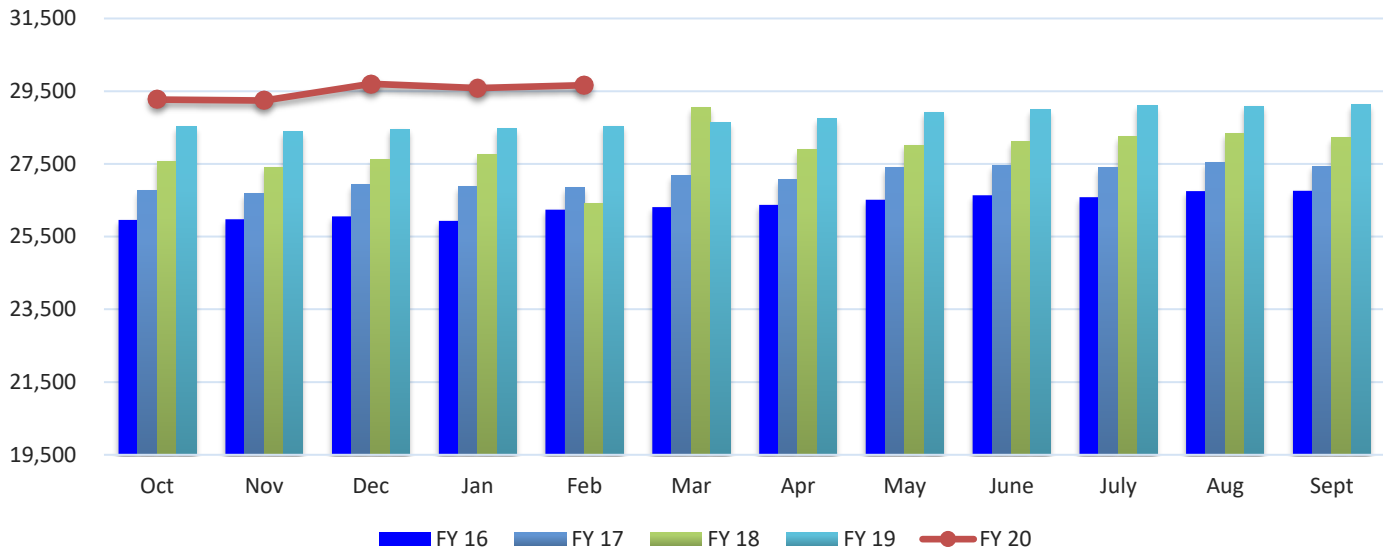


New Residential and Commercial Water Taps (Source: City of Temple Finance Department)

	FY 16	FY 17	FY 18	FY 19	FY 20	% Variance
Oct	82	53	80	79	102	29.11%
Nov	62	53	50	46	61	32.61%
Dec	60	67	49	54	62	14.81%
Jan	64	46	57	59	115	94.92%
Feb	69	71	82	79	100	26.58%
Mar	78	102	71	119		
Apr	98	74	91	93		
May	46	76	98	80		
June	97	66	74	90		
July	63	44	62	115		
Aug	63	78	122	135		
Sept	63	47	74	85		
PTD Total	337	290	318	317	440	38.80%
YTD Total	845	777	910	1,034	440	

## Utility Accounts

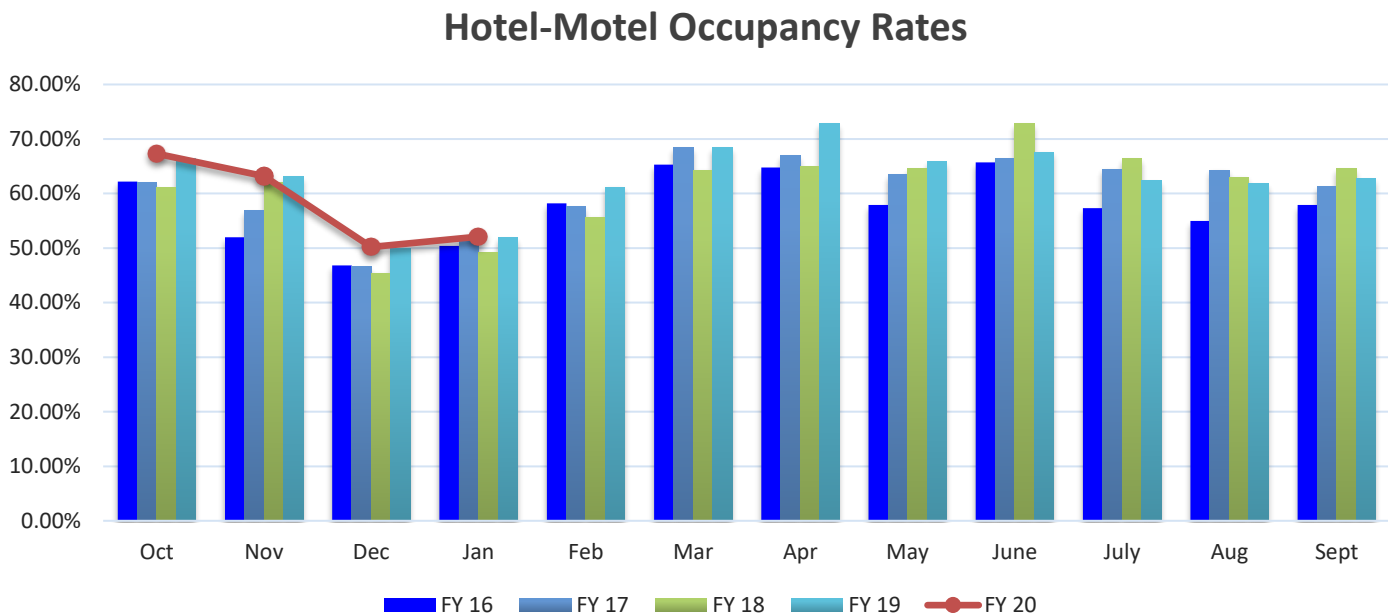
Active Utility Accounts- Number of Customers Billed



Active Water Service Utility Accounts- Number of Customers Billed (Source: City of Temple Finance Department)

	FY 16	FY 17	FY 18	FY 19	FY 20	% Variance
Oct	25,957	26,760	27,577	28,518	29,273	2.65%
Nov	25,974	26,689	27,412	28,398	29,243	2.98%
Dec	26,060	26,924	27,627	28,459	29,703	4.37%
Jan	25,933	26,886	27,757	28,470	29,590	3.93%
Feb	26,243	26,841	26,406	28,535	29,667	3.97%
Mar	26,315	27,180	29,045	28,628		
Apr	26,375	27,071	27,902	28,753		
May	26,515	27,389	28,019	28,928		
June	26,640	27,444	28,109	28,999		
July	26,588	27,391	28,249	29,094		
Aug	26,749	27,548	28,346	29,091		
Sept	26,765	27,435	28,214	29,141		
Average	26,033	26,820	27,356	28,476	29,495	3.58%

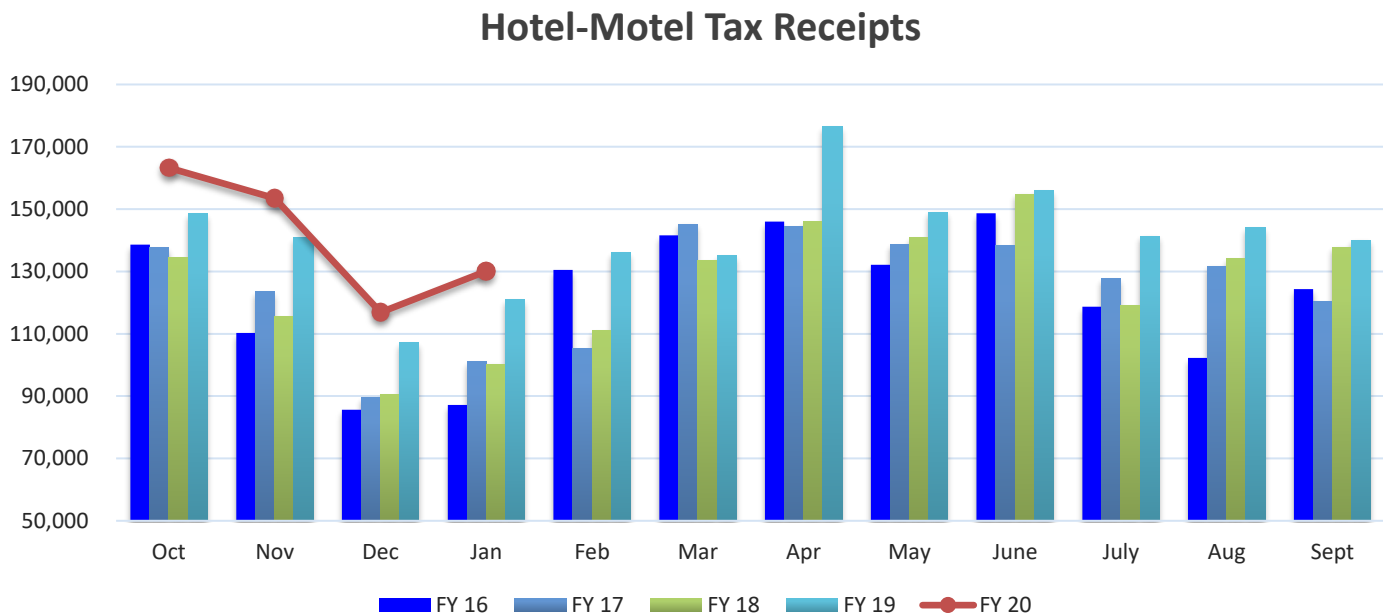
# Hotel-Motel Occupancy Rates



**Hotel-Motel Occupancy Rates** (Source: City of Temple Parks and Recreation Services Department)

	FY 16	FY 17	FY 18	FY 19	FY 20	% Variance
<b>Oct</b>	62.20%	62.10%	61.10%	66.50%	67.30%	1.20%
<b>Nov</b>	52.00%	56.90%	62.00%	63.10%	63.20%	0.16%
<b>Dec</b>	46.80%	46.60%	45.40%	49.90%	50.20%	0.60%
<b>Jan</b>	50.40%	51.40%	49.20%	51.90%	52.10%	0.39%
<b>Feb</b>	58.20%	57.70%	55.70%	61.20%		
<b>Mar</b>	65.30%	68.50%	64.30%	68.50%		
<b>Apr</b>	64.80%	66.90%	65.00%	72.80%		
<b>May</b>	57.90%	63.50%	64.60%	65.90%		
<b>June</b>	65.70%	66.50%	72.80%	67.60%		
<b>July</b>	57.30%	64.50%	66.50%	62.40%		
<b>Aug</b>	55.00%	64.30%	63.00%	61.90%		
<b>Sept</b>	57.90%	61.30%	64.60%	62.80%		

# Hotel-Motel Tax Receipts

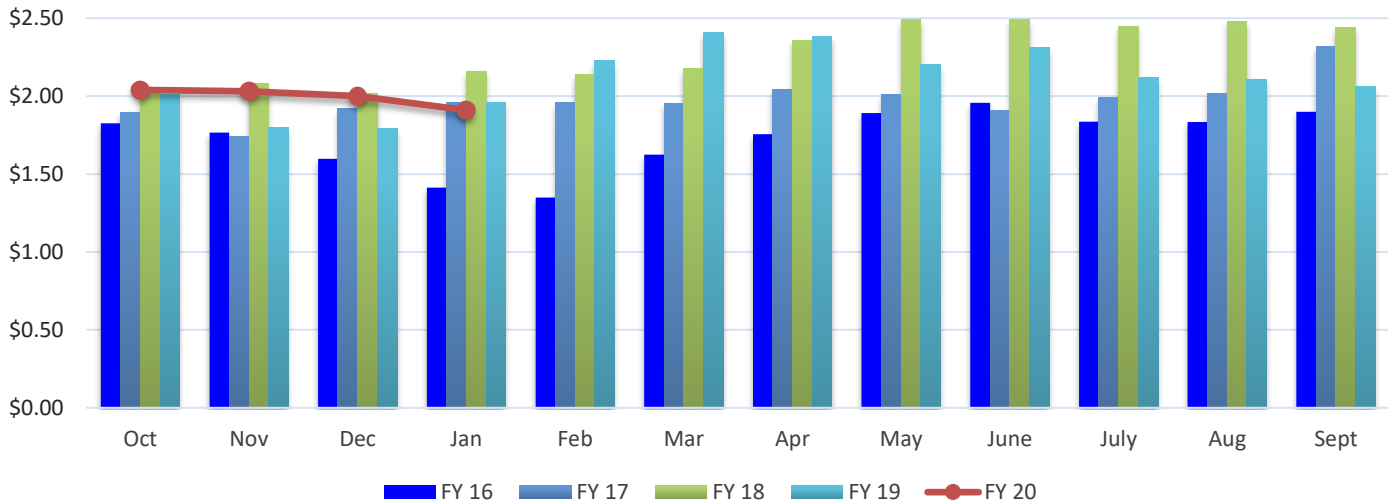


**Hotel-Motel Tax Receipts** (Source: City of Temple Finance Department)

	FY 16	FY 17	FY 18	FY 19	FY 20	% Variance
<b>Oct</b>	138,604	137,585	134,343	148,649	163,239	9.82%
<b>Nov</b>	110,253	123,506	115,448	140,863	153,520	8.99%
<b>Dec</b>	85,598	89,440	90,467	107,079	116,879	9.15%
<b>Jan</b>	87,207	100,972	100,300	120,945	130,081	7.55%
<b>Feb</b>	130,543	105,249	111,069	136,123		
<b>Mar</b>	141,573	145,178	133,619	135,238		
<b>Apr</b>	145,979	144,285	146,121	176,601		
<b>May</b>	132,146	138,773	140,921	149,058		
<b>June</b>	148,688	138,196	154,793	155,828		
<b>July</b>	118,732	127,696	119,131	141,382		
<b>Aug</b>	102,228	131,722	134,231	144,090		
<b>Sept</b>	124,324	120,229	137,853	140,060		
<b>PTD Total</b>	421,662	451,504	440,557	517,536	563,720	8.92%
<b>YTD Total</b>	1,465,875	1,502,832	1,518,293	1,695,916	563,720	

# Fuel Prices

## Monthly Averaged Fuel Price Per Gallon (Unleaded)



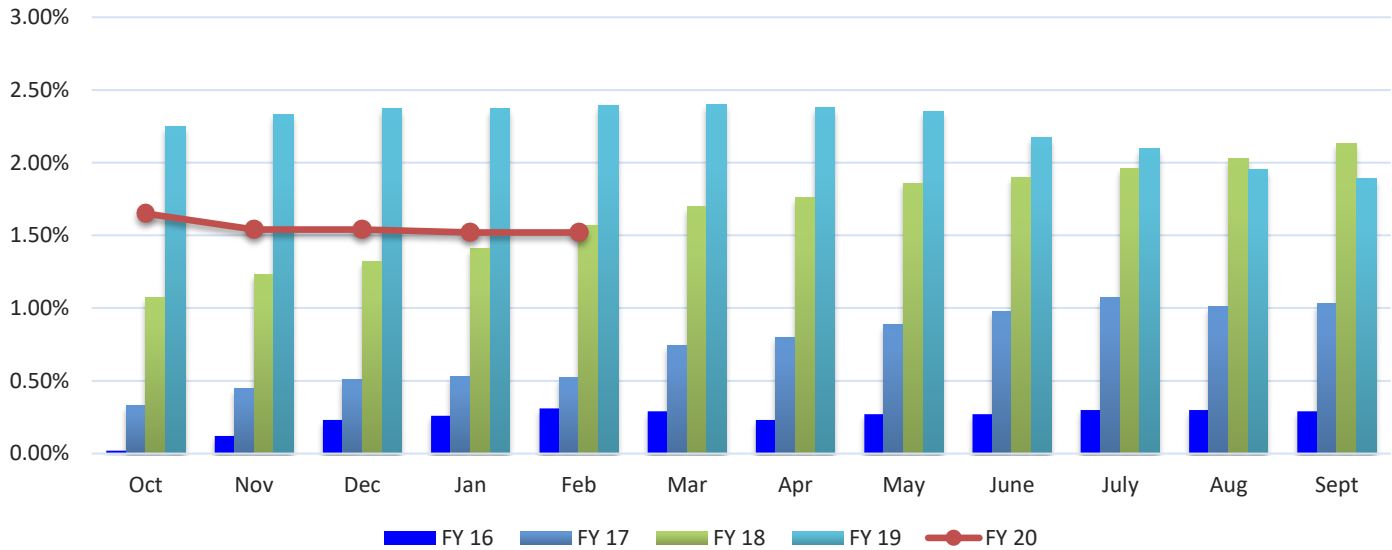
Monthly Averaged Fuel Price Per Gallon (Unleaded) (Source: City of Temple Finance Department)

	FY 16	FY 17	FY 18	FY 19	FY 20	% Variance
Oct	1.83	1.90	2.04	2.01	2.04	1.49%
Nov	1.77	1.74	2.08	1.80	2.03	12.78%
Dec	1.60	1.92	2.02	1.79	2.00	11.73%
Jan	1.41	1.96	2.16	1.96	1.91	-2.55%
Feb	1.35	1.96	2.14	2.23		
Mar	1.62	1.95	2.18	2.41		
Apr	1.76	2.04	2.36	2.38		
May	1.89	2.01	2.49	2.20		
June	1.96	1.91	2.49	2.31		
July	1.84	1.99	2.45	2.12		
Aug	1.83	2.02	2.48	2.11		
Sept	1.90	2.32	2.44	2.06		
Average	1.65	1.88	2.08	1.89	2.00	5.56%

Note: The fuel prices above represent the price per gallon of regular fuel for the City of Temple Fleet.

## Interest Rates

### Average 3-Month Treasury Bill Rate

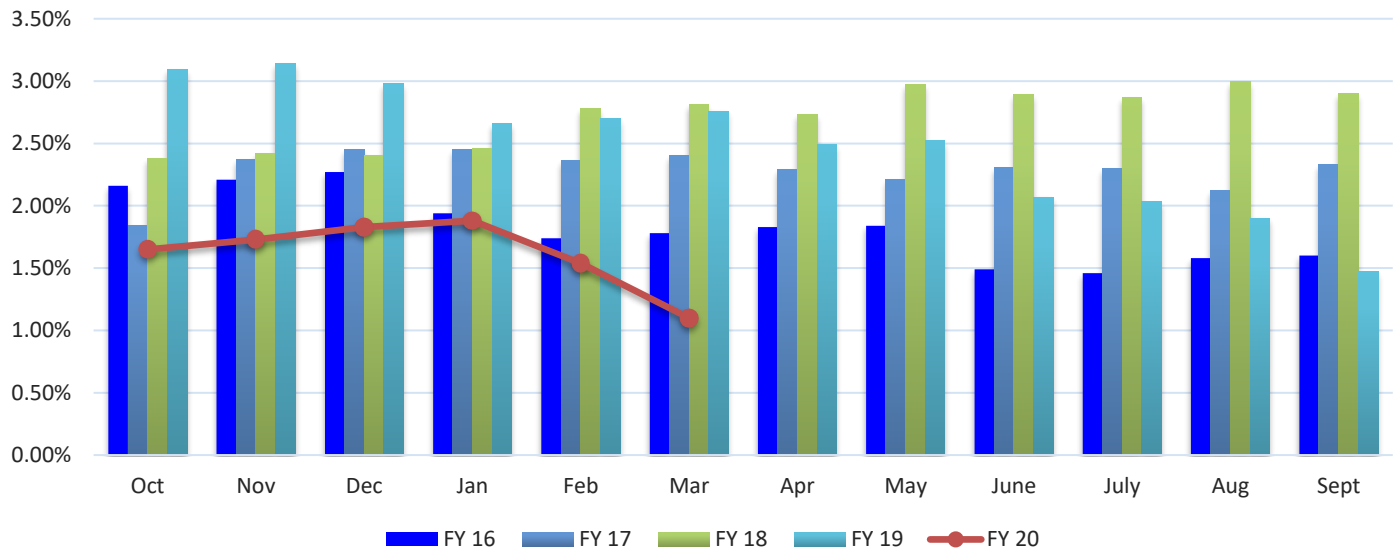


### Average 3-Month Treasury Bill Rate (Source: Board of Governors of the Federal Reserve System)

	FY 16	FY 17	FY 18	FY 19	FY 20	% Variance
<b>Oct</b>	0.02%	0.33%	1.07%	2.25%	1.65%	-26.67%
<b>Nov</b>	0.12%	0.45%	1.23%	2.33%	1.54%	-33.91%
<b>Dec</b>	0.23%	0.51%	1.32%	2.37%	1.54%	-35.02%
<b>Jan</b>	0.26%	0.53%	1.41%	2.37%	1.52%	-35.86%
<b>Feb</b>	0.31%	0.52%	1.57%	2.39%	1.52%	-36.40%
<b>Mar</b>	0.29%	0.74%	1.70%	2.40%		
<b>Apr</b>	0.23%	0.80%	1.76%	2.38%		
<b>May</b>	0.27%	0.89%	1.86%	2.35%		
<b>June</b>	0.27%	0.98%	1.90%	2.17%		
<b>July</b>	0.30%	1.07%	1.96%	2.10%		
<b>Aug</b>	0.30%	1.01%	2.03%	1.95%		
<b>Sept</b>	0.29%	1.03%	2.13%	1.89%		
<b>Average</b>	0.19%	0.47%	1.32%	2.34%	1.55%	-33.65%

## Interest Rates (continued)

Daily Treasury Yield Curve Rates- 10 Year Maturity



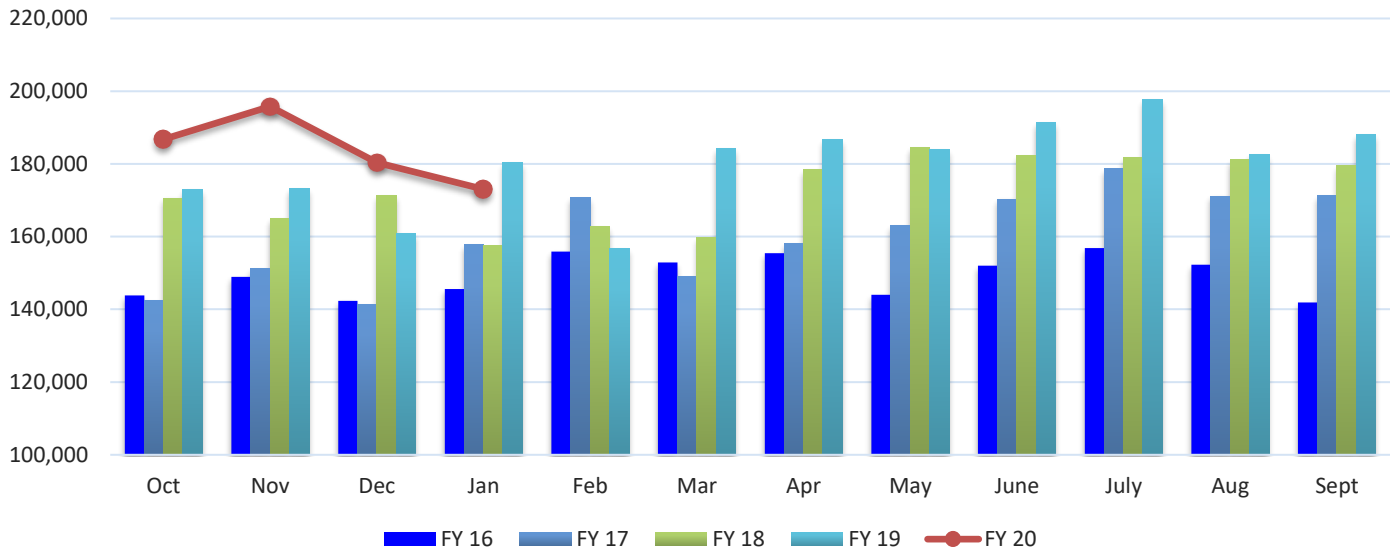
Daily Treasury Yield Curve Rates 10-Year Maturity (Source: U.S. Department of the Treasury)

	FY 16	FY 17	FY 18	FY 19	FY 20	% Variance
<b>Oct</b>	2.16%	1.84%	2.38%	3.09%	1.65%	-46.60%
<b>Nov</b>	2.21%	2.37%	2.42%	3.14%	1.73%	-44.90%
<b>Dec</b>	2.27%	2.45%	2.40%	2.98%	1.83%	-38.59%
<b>Jan</b>	1.94%	2.45%	2.46%	2.66%	1.88%	-29.32%
<b>Feb</b>	1.74%	2.36%	2.78%	2.70%	1.54%	-42.96%
<b>Mar</b>	1.78%	2.40%	2.81%	2.76%	1.10%	-60.14%
<b>Apr</b>	1.83%	2.29%	2.73%	2.49%		
<b>May</b>	1.84%	2.21%	2.97%	2.52%		
<b>June</b>	1.49%	2.31%	2.89%	2.07%		
<b>July</b>	1.46%	2.30%	2.87%	2.03%		
<b>Aug</b>	1.58%	2.12%	3.00%	1.90%		
<b>Sept</b>	1.60%	2.33%	2.90%	1.47%		
<b>Average</b>	2.02%	2.31%	2.54%	2.89%	1.62%	-43.85%

Note: Monthly yield rates listed are from the last business day of each month.

# Average Home Sale Price

Average Home Sale Price- Temple-Belton LMA

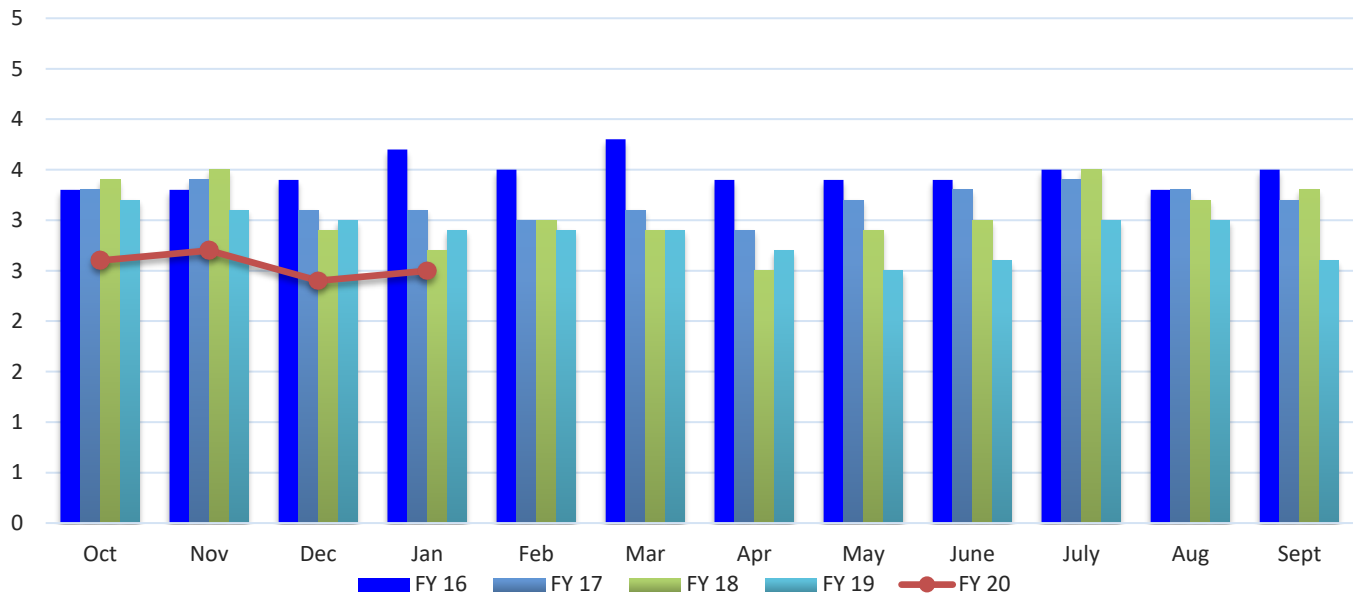


Average Home Sale Price- Temple-Belton LMA (Source: Real Estate Center at Texas A&M University)

	FY 16	FY 17	FY 18	FY 19	FY 20	% Variance
Oct	\$143,823	\$142,485	\$170,562	\$173,088	\$186,774	7.91%
Nov	148,926	151,114	164,963	173,184	195,788	13.05%
Dec	142,348	141,291	171,421	160,815	180,363	12.16%
Jan	145,622	157,710	157,440	180,292	173,032	-4.03%
Feb	155,927	170,644	162,766	156,778		
Mar	152,867	149,000	159,846	184,282		
Apr	155,455	158,116	178,379	186,705		
May	144,037	163,095	184,593	183,974		
June	152,049	170,296	182,414	191,347		
July	156,826	178,645	181,857	197,658		
Aug	152,305	171,176	181,199	182,593		
Sept	141,930	171,397	179,506	188,081		
Average	\$145,180	\$148,150	\$166,097	\$171,845	\$183,989	7.07%

# Housing Inventory

Average Months Inventory- Temple-Belton LMA

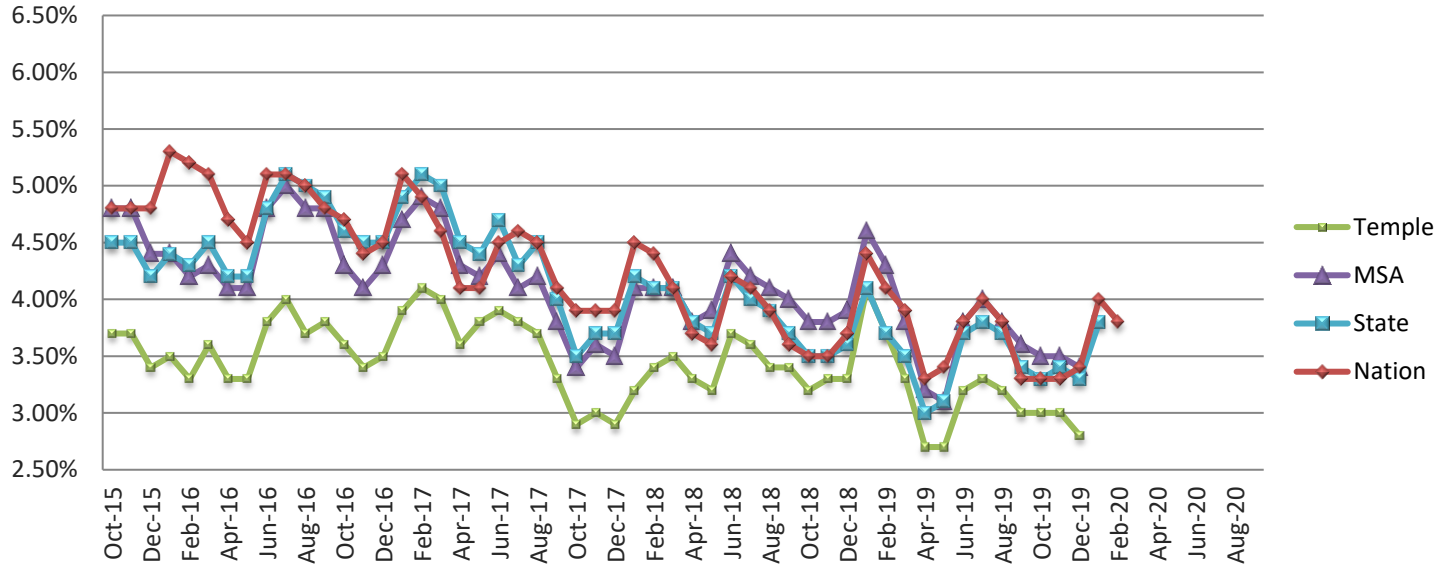


Average Months Inventory - Temple-Belton LMA (Source: Real Estate Center at Texas A&M University)

	FY 16	FY 17	FY 18	FY 19	FY 20	% Variance
Oct	3.30	3.30	3.40	3.20	2.60	-18.75%
Nov	3.30	3.40	3.50	3.10	2.70	-12.90%
Dec	3.40	3.10	2.90	3.00	2.40	-20.00%
Jan	3.70	3.10	2.70	2.90	2.50	-13.79%
Feb	3.50	3.00	3.00	2.90		
Mar	3.80	3.10	2.90	2.90		
Apr	3.40	2.90	2.50	2.70		
May	3.40	3.20	2.90	2.50		
June	3.40	3.30	3.00	2.60		
July	3.50	3.40	3.50	3.00		
Aug	3.30	3.30	3.20	3.00		
Sept	3.50	3.20	3.30	2.60		
Average	3.43	3.23	3.13	3.05	2.55	-16.39%

# Unemployment Rate

## Non-Seasonally Adjusted Unemployment Rate



**Non-Seasonally Adjusted Unemployment Rate** (Source: US Department of Labor)

### City of Temple

	FY 16	FY 17	FY 18	FY 19	FY 20	% Variance
<b>Oct</b>	3.70%	3.60%	2.90%	3.20%	3.00%	-6.25%
<b>Nov</b>	3.70%	3.40%	3.00%	3.30%	3.00%	-9.09%
<b>Dec</b>	3.40%	3.50%	2.90%	3.30%	2.80%	-15.15%
<b>Jan</b>	3.50%	3.90%	3.20%	4.10%		
<b>Feb</b>	3.30%	4.10%	3.40%	3.70%		
<b>Mar</b>	3.60%	4.00%	3.50%	3.30%		
<b>Apr</b>	3.30%	3.60%	3.30%	2.70%		
<b>May</b>	3.30%	3.80%	3.20%	2.70%		
<b>June</b>	3.80%	3.90%	3.70%	3.20%		
<b>July</b>	4.00%	3.80%	3.60%	3.30%		
<b>Aug</b>	3.70%	3.70%	3.40%	3.20%		
<b>Sept</b>	3.80%	3.30%	3.40%	3.00%		

## Unemployment Rate (continued)

Non-Seasonally Adjusted Unemployment Rate (Source: US Department of Labor)

Killeen-Temple-Fort Hood Metropolitan Statistical Area

	FY 16	FY 17	FY 18	FY 19	FY 20	% Variance
Oct	4.80%	4.30%	3.40%	3.80%	3.50%	-7.89%
Nov	4.80%	4.10%	3.60%	3.80%	3.50%	-7.89%
Dec	4.40%	4.30%	3.50%	3.90%	3.40%	-12.82%
Jan	4.40%	4.70%	4.10%	4.60%		
Feb	4.20%	4.90%	4.10%	4.30%		
Mar	4.30%	4.80%	4.10%	3.80%		
Apr	4.10%	4.30%	3.80%	3.20%		
May	4.10%	4.20%	3.90%	3.10%		
June	4.80%	4.40%	4.40%	3.80%		
July	5.00%	4.10%	4.20%	4.00%		
Aug	4.80%	4.20%	4.20%	3.80%		
Sept	4.80%	3.80%	4.00%	3.60%		

State of Texas

	FY 16	FY 17	FY 18	FY 19	FY 20	% Variance
Oct	4.50%	4.60%	3.50%	3.50%	3.30%	-5.71%
Nov	4.50%	4.50%	3.70%	3.50%	3.40%	-2.86%
Dec	4.20%	4.50%	3.70%	3.60%	3.30%	-8.33%
Jan	4.40%	4.90%	4.20%	4.10%	3.80%	-7.32%
Feb	4.30%	5.10%	4.10%	3.70%		
Mar	4.50%	5.00%	4.10%	3.50%		
Apr	4.20%	4.50%	3.80%	3.00%		
May	4.20%	4.40%	3.70%	3.10%		
June	4.80%	4.70%	4.20%	3.70%		
July	5.10%	4.30%	4.00%	3.80%		
Aug	5.00%	4.50%	3.90%	3.70%		
Sept	4.90%	4.00%	3.70%	3.40%		

United States

	FY 16	FY 17	FY 18	FY 19	FY 20	% Variance
Oct	4.80%	4.70%	3.90%	3.50%	3.30%	-5.71%
Nov	4.80%	4.40%	3.90%	3.50%	3.30%	-5.71%
Dec	4.80%	4.50%	3.90%	3.70%	3.40%	-8.11%
Jan	5.30%	5.10%	4.50%	4.40%	4.00%	-9.09%
Feb	5.20%	4.90%	4.40%	4.10%	3.80%	-7.32%
Mar	5.10%	4.60%	4.10%	3.90%		
Apr	4.70%	4.10%	3.70%	3.30%		
May	4.50%	4.10%	3.60%	3.40%		
June	5.10%	4.50%	4.20%	3.80%		
July	5.10%	4.60%	4.10%	4.00%		
Aug	5.00%	4.50%	3.90%	3.80%		
Sept	4.80%	4.10%	3.60%	3.30%		