

JOB GROWTH ¹	Area New Jobs	1 Mo	6 Mo	12 Mo
	Estimate	2/28	End 2/28	End 2/28
	Dallas/Plano/Irving	10,900	25,200	100,200
	Fort Worth/Arlington	4,600	7,700	32,200
		15,500	32,900	132,400
INTEREST RATES ²	Rates	END 3/31	Yr. Ago	
	10 Year Treasury		1.87%	2.77%
	11th District COFI		0.70%	0.71%
	1 Mo. LIBOR		0.18%	0.15%
Spreads over the above indexes have been increasing as rates have decreased. Best all in rates for the best properties are around 3.75%.				
SUPPLY/ DEMAND ³	Units Added/ Absorbed	6 Mo End 3/31	12 Mo End 3/31	24 Mo End 3/31
	Dallas County			
	Added	5,071	10,034	17,131
	Absorbed	4,821	10,037	16,366
	Tarrant County			
	Added	2,287	3,476	5,838
	Absorbed	888	3,181	6,243
OCCUPANCY RATES ³	Dallas County	3/31/2015	6 Mo Ago	12 Mo Ago
	2000's	85.2%	86.6%	86.2%
	1990's	95.2%	95.3%	94.8%
	1980's	94.8%	94.1%	94.0%
	1970's or Older	92.8%	92.2%	91.7%
	Tarrant County			
	2000's	90.1%	93.3%	91.4%
	1990's	95.5%	94.9%	94.5%
	1980's	94.7%	93.9%	94.0%
	1970's or Older	91.4%	92.1%	91.4%
RENTAL RATES ³	Dallas County	3/31/2015	6 Mo Ago	12 Mo Ago
	2000's	\$1,323	\$1,311	\$1,256
	1990's	\$1,182	\$1,155	\$1,137
	1980's	\$782	\$757	\$731
	1970's or Older	\$744	\$726	\$705
	Tarrant County			
	2000's	\$1,115	\$1,094	\$1,063
	1990's	\$1,044	\$1,021	\$987
	1980's	\$741	\$720	\$691
	1970's or Older	\$690	\$670	\$643
HISTORICAL JOB GROWTH	Average year change of the combined DFW MSA's	1 Texas Workforce Commission 2 Banxquote.com 3 ALNsys.com - Rental rates are after concessions. Approx. 25% of 70's or older are all bills paid.		
	2007	82,200		
	2008	2,500		
	2009	(94,900)		
	2010	50,800		
	2011	51,200		
	2012	79,200		
	2013	95,000		

New report: Apartment sector contributes more than \$25B to D/FW economy

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More apartments are under construction in North Texas than anywhere else in the country.

Dallas-Fort Worth is the apartment building capital of the country.

More new rental units are in the works here than anywhere else in the U.S.

And a new report by the industry says that the apartment sector contributes more than \$25 billion a year to the local economy. Apartments also support more than 239,600 jobs in construction and operations, according to the latest data from the National Multifamily Housing Council and the National Apartment Association.

The study estimates apartment development contributed \$2.4 billion to the local economy in 2013, the latest year for the figures.

"North Texas continues to see substantial apartment development," Kin Oldham, Executive Director of the Apartment Association of Greater Dallas, said in a statement. "The Dallas-Fort Worth area also has one of the fastest growing populations, fueled by thousands of people moving to the area each year.

"Many of those new residents choose to be renters." The new apartment economic impact report looked at 40 major cities across the U.S.

Apartments in the D-FW area had the fourth highest economic total in the country, behind New York City (\$111.5 billion), Los Angeles (\$63.1 billion) and Chicago (\$29.8 billion).

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