

| JOB GROWTH ¹ | Area New Jobs | 1 Mo | 6 Mo | 12 Mo |
|---|---|---|--|-------------------|
| | Estimate | End 6/30 | End 6/30 | End 6/30 |
| | Dallas/Plano/Irving | 7,000 | 43,400 | 33,500 |
| | Fort Worth/Arlington | 5,500 | 20,600 | 18,100 |
| | | 12,500 | 64,000 | 51,600 |
| INTEREST RATES ² | Rates | END 7/31 | | Yr. Ago |
| | 10 Year Treasury | | 1.56% | 2.77% |
| | 11th District COFI | | 1.12% | 1.34% |
| | 1 Mo. LIBOR | | 0.25% | 0.20% |
| Spreads over the above indexes have been increasing as rates have decreased. Best all in rates for the best properties are around 4.0%. | | | | |
| SUPPLY/ DEMAND ³ | Units Added/ Absorbed | 6 Mo End 7/31 | 12 Mo End 7/31 | 24 Mo End 7/31 |
| | Dallas County | | | |
| | Added | 2,964 | 5,393 | 8,865 |
| | Absorbed | 6,414 | 7,122 | 16,631 |
| | Tarrant County | | | |
| | Added | 1,364 | 2,221 | 4,544 |
| Absorbed | 3,216 | 3,630 | 8,363 | |
| OCCUPANCY RATES ³ | Dallas County | 7/31/2012 | 6 Mo Ago | 12 Mo Ago |
| | 2000's | 91.7% | 90.7% | 92.6% |
| | 1990's | 95.1% | 94.6% | 95.4% |
| | 1980's | 92.6% | 91.1% | 90.9% |
| | 1970's or Older | 90.4% | 88.9% | 89.4% |
| | Tarrant County | | | |
| | 2000's | 93.1% | 92.8% | 93.7% |
| | 1990's | 95.3% | 94.3% | 95.8% |
| | 1980's | 93.0% | 91.5% | 91.7% |
| | 1970's or Older | 88.8% | 87.4% | 86.7% |
| RENTAL RATES ³ | Dallas County | 7/31/2012 | 6 Mo Ago | 12 Mo Ago |
| | 2000's | \$1,248 | \$1,214 | \$1,189 |
| | 1990's | \$1,101 | \$1,074 | \$1,053 |
| | 1980's | \$674 | \$652 | \$648 |
| | 1970's or Older | \$669 | \$655 | \$649 |
| | Tarrant County | | | |
| | 2000's | \$1,028 | \$995 | \$974 |
| | 1990's | \$949 | \$926 | \$929 |
| | 1980's | \$641 | \$619 | \$613 |
| | 1970's or Older | \$600 | \$587 | \$578 |
| 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. | | |
| | 2007 | 82,200 | Approx. 25% of 70's or older are all bills paid. | |
| | 2008 | 2,500 | | |
| | 2009 | (94,900) | | |
| | 2010 | 50,800 | | |
| | 2011 | 51,200 | | |

OIL, GAS PRODUCTION FUELING JOB GROWTH

COLLEGE STATION (Real Estate Center) – Continued activity in the oil and gas industry made the state's mining and logging industry first in job creation in June, according to the Real Estate Center's *Monthly Review of the Texas Economy*.

The leisure and hospitality industry and the other services industry ranked second and third.

Odessa ranked first in job creation followed by Laredo, Texarkana, Corpus Christi and San Angelo.

The Texas economy gained 231,000 nonagricultural jobs from June 2011 to June 2012, an annual growth rate of 2.2 percent compared with 1.3 percent for the United States. The state's private sector added 281,800 jobs, an annual growth rate of 3.2 percent compared with 1.8 percent for the nation's private sector.

Texas' seasonally adjusted unemployment rate fell to 7 percent from 8.1 percent. The nation's rate decreased from 9.1 to 8.2 percent.

All Texas industries except the information industry had more jobs, but the state's government sector continues to lose jobs.

All Texas metro areas except College Station-Bryan, Killeen-Temple-Fort Hood, Abilene and Wichita Falls had more jobs.

The complete economic review, written by Dr. Ali Anari and Dr. Mark Dotzour, is available on the [Center's website](#).

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