

JOB GROWTH 1	Area New Jobs			
	Estimate	1 Mo End 6/30	6 Mo End 6/30	12 Mo End 6/30
	Dallas/Plano/Irving	23,900	50,100	97,000
	Fort Worth/Arlington	9,100	5,700	23,000
		33,000	55,800	120,000
INTEREST RATES 2	Rates			Yr. Ago
		END 7/31		
	10 Year Treasury			2.02%
	11th District COFI			3.00%
	1 Mo. LIBOR			1.14%
				0.89%
				2.23%
				2.08%
SUPPLY/ DEMAND 3	Units Added/ Absorbed			
		6 Mo End 7/31	12 Mo End 7/31	24 Mo End 6/30
	Dallas County			
	Added	3,979	9,942	22,300
	Absorbed	7,321	9,807	21,340
	Tarrant County			
Added	2,465	7,158	15,522	
Absorbed	3,566	5,334	11,208	
OCCUPANCY RATES 3	Dallas County			
		7/31/2019	6 Mo Ago	12 Mo Ago
	2010's	82.4%	80.1%	80.1%
	2000's	94.0%	93.5%	93.6%
	1990's	95.1%	94.2%	94.2%
	1980's	94.1%	93.3%	94.2%
	1970's or Older	93.3%	92.3%	93.5%
	Tarrant County			
	2010's	77.9%	74.0%	74.3%
	2000's	94.0%	94.1%	95.2%
	1990's	95.0%	95.1%	95.8%
	1980's	94.2%	93.8%	94.4%
	1970's or Older	91.1%	90.8%	91.7%
	RENTAL RATES 3	Dallas County		
		7/31/2019	6 Mo Ago	12 Mo Ago
2010's		\$1,611	\$1,577	\$1,594
2000's		\$1,461	\$1,420	\$1,417
1990's		\$1,355	\$1,316	\$1,321
1980's		\$994	\$965	\$957
1970's or Older		\$947	\$926	\$914
Tarrant County				
2010's		\$1,409	\$1,395	\$1,390
2000's		\$1,268	\$1,235	\$1,245
1990's		\$1,238	\$1,222	\$1,223
1980's		\$970	\$945	\$941
1970's or Older		\$905	\$882	\$873
HISTORICAL JOB GROWTH		Average year change of the combined DFW MSA's		
	2018	102,200		
	2017	91,700		
	2016	120,500		
	2015	98,700		
	2014	132,000		
	2013	95,600		
	2012	79,200		

D-FW among best for renters

Written by Steve Brown, Dallas Morning News
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High housing costs mean that North Texas is seeing more renters these days.

A new national comparison of major markets finds that the Dallas-Fort Worth area is one of the best places to rent. D-FW ranked third nationally on Policygenius' renters index. Only Las Vegas and Phoenix scored higher as places to rent.

The ranking was based on the cost of renting vs. buying, the number of renters in the market, rental costs and other factors.

"There were four major metro areas in Texas -- Dallas, Austin, El Paso and Houston -- that made the top 20," Policy genius analyst Hanna Horvath said. "El Paso came in second best for the price per square foot and fourth best for safety, which brought it up to ninth place overall in the index."

"Dallas, Austin and Houston fared consistently well across all categories, but the biggest difference between their scores was the price-to-rent ratio."

While D-FW apartment rents are at an all-time high of about \$1,150 a month, that's still below the nationwide average of more than \$1,300, according to the latest info from Richardson-based apartment industry service firm RealPage.

D-FW apartment rents were up 2.6% in the second quarter from a year ago, slightly less than the nationwide increase of 3%.

Austin ranked fourth on Policygenius' list of the top markets for renters. Houston ranked 20th and San Antonio was 44th. The metro areas that got the lowest marks included Rochester, N.Y.; Columbia, S.C.; and Sarasota, Fla.

"Some of the cities that scored low in the index have high rates of property crime, sometimes up to 60% higher than the national average," the analysts said in the report. "Even though these cities ranked toward the bottom of the index, that doesn't mean they're without their benefits; in some cases, it might simply be more advantageous to own rather than rent."

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