

**Texas Economy Still About
(More) Jobs**

RedNews Magazine
December 2, 2013

The Texas economy gained 267,900 nonagricultural jobs from October 2012 to October 2013, an annual growth rate of 2.4 percent compared with 1.7 percent for the United States.

According to the Real Estate Center's latest *Monthly Review of the Texas Economy*, the state's nongovernment sector added 265,300 jobs, an annual growth rate of 2.9 percent compared with 2.1 percent for the nation's private sector.

Texas' seasonally adjusted unemployment rate fell to 6.2 percent in October from 6.4 percent a year earlier. The nation's rate decreased from 7.9 to 7.3 percent

All Texas industries except the transportation, warehousing and utilities industry had more jobs this October than last. The state's mining and logging industry ranked first in job creation, followed by the professional and business services industry, information industry, trade industry, and leisure and hospitality industry.

All Texas metro areas except Texarkana had more jobs than in October last year. Midland ranked first in job creation, followed by Odessa, Longview, Corpus Christi, Fort Worth-Arlington, Dallas-Plano-Irving and Houston-Sugar Land-Baytown.

The state's actual unemployment rate in October was 6 percent. Midland had the lowest unemployment rate followed by Odessa, Amarillo, Abilene, Lubbock and San Angelo.

JOB GROWTH	Area New Jobs	1 Mo	6 Mo	12 Mo
	Estimate	End 11/30	End 11/30	End 11/30
	Dallas/Plano/Irving	6,900	23,600	64,000
	Fort Worth/Arlington	6,700	7,100	32,100
		13,600	30,700	96,100
INTEREST RATES	Rates	END 11/30		Yr. Ago
	10 Year Treasury		2.81%	1.62%
	11th District COFI		0.96%	1.04%
	1 Mo. LIBOR		0.16%	0.21%
	Best all in fixed rates for the best properties are around 4.14% (10 year maturity - Fannie Mae).			
SUPPLY/ DEMAND	Units Added/ Absorbed	6 Mo	12 Mo	24 Mo
		End 11/30	End 11/30	End 11/30
	Dallas County			
	Added	2,920	6,568	14,290
	Absorbed	2,964	7,634	17,099
	Tarrant County			
	Added	1,029	2,703	6,676
	Absorbed	678	3,613	9,028
OCCUPANCY RATES	Dallas County	11/30/2013	6 Mo Ago	12 Mo Ago
	2000's	88.0%	88.1%	90.8%
	1990's	94.8%	95.1%	94.9%
	1980's	93.6%	94.2%	92.5%
	1970's or Older	91.4%	90.4%	89.3%
	Tarrant County			
	2000's	92.3%	92.1%	92.8%
	1990's	93.8%	94.5%	94.4%
	1980's	93.3%	93.8%	92.7%
	1970's or Older	90.6%	90.3%	88.5%
RENTAL RATES	Dallas County	11/30/2013	6 Mo Ago	12 Mo Ago
	2000's	\$1,257	\$1,263	\$1,232
	1990's	\$1,133	\$1,123	\$1,077
	1980's	\$714	\$700	\$676
	1970's or Older	\$691	\$675	\$649
	Tarrant County			
	2000's	\$1,058	\$1,044	\$1,017
	1990's	\$968	\$978	\$946
	1980's	\$679	\$670	\$646
	1970's or Older	\$624	\$615	\$597
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		

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