

JOB GROWTH 1	Area New Jobs	1 Mo	6 Mo	12 Mo
	Estimate	End 11/30	End 11/30	End 11/30
	Dallas/Plano/Irving	7,100	105,500	144,900
	Fort Worth/Arlington	6,800	56,000	52,000
		13,900	161,500	196,900
INTEREST RATES 2	Rates	END 1/31		Yr. Ago
	10 Year Treasury		1.79%	1.09%
	11th District COFI		0.22%	0.47%
	1 Mo. LIBOR		0.11%	0.12%
SUPPLY/ DEMAND 3	Units Added/ Absorbed	6 Mo End 1/31	12 Mo End 1/31	24 Mo End 1/31
	Dallas County			
	Added	3,143	9,380	20,135
	Absorbed	6,862	20,952	30,393
	Tarrant County			
	Added	2,571	6,099	16,336
	Absorbed	4,472	12,186	19,315
OCCUPANCY RATES 3	Dallas County	1/31/2022	6 Mo Ago	12 Mo Ago
	2010's and newer	89.0%	87.1%	82.2%
	2000's	94.5%	95.2%	92.9%
	1990's	95.5%	95.2%	93.8%
	1980's	95.1%	93.6%	93.0%
	1970's or Older	95.3%	94.5%	92.6%
	Tarrant County			
	2010's and newer	86.7%	83.9%	77.1%
	2000's	95.4%	95.3%	94.2%
	1990's	94.8%	93.2%	93.6%
	1980's	94.7%	94.5%	93.4%
	1970's or Older	94.5%	94.4%	92.7%
RENTAL RATES 3	Dallas County	1/31/2022	6 Mo Ago	12 Mo Ago
	2010's and newer	\$1,860	\$1,788	\$1,581
	2000's	\$1,635	\$1,570	\$1,435
	1990's	\$1,583	\$1,485	\$1,347
	1980's	\$1,164	\$1,071	\$1,006
	1970's or Older	\$1,097	\$1,024	\$976
	Tarrant County			
	2010's and newer	\$1,575	\$1,479	\$1,375
	2000's	\$1,444	\$1,394	\$1,281
	1990's	\$1,453	\$1,362	\$1,241
	1980's	\$1,165	\$1,083	\$1,003
	1970's or Older	\$1,073	\$1,011	\$959
HISTORICAL JOB GROWTH	Average year change of the combined DFW			
	2021	196,900	1 Texas Workforce Commission	
	2020	-125,600	2 Banxquote.com	
	2019	127,600	3 ALNsys.com - Rental rates are	
	2018	102,200	after concessions.	
	2017	91,700	Approximately 25% of 70's or older are all	
	2016	120,500	ills paid	
	2015	98,700		

Dallas-Fort Worth ranks as top metro area for moves, and here's where newcomers came from

Most of the migrants came from three other major cities.

Steve Brown, Dallas Morning News
Dec 20, 2021

That moving truck you just passed on the interstate was probably headed to Dallas.

Dallas-Fort Worth was the top 2021 destination for people relocating from other parts of the country.

The D-FW area joined Charlotte and Sarasota, Fla., as metro areas that were listed on the most change of address cards this year, according to a new report by real estate firm Zillow and Allied Van Lines.

North Texas has gained tens of thousands of residents during the COVID-19 pandemic, thanks to businesses that allowed their employees to work remotely and people leaving denser urban areas.

And thousands of new jobs have been created in the area, attracting more people.

Most of the migrants to D-FW were coming from Los Angeles, Chicago and Phoenix, the researchers found.

"In 2021, residents intensified the trend that began in 2020 of moving to more affordable neighborhoods," Zillow senior economist Jeff Tucker said in the report. "The combination of rapidly rising home values and more available remote-working jobs has pushed people to seek out parts of the country where their home-buying dollar goes further."

Transplants that came to North Texas moved to homes with an average value of \$94,296 less than in the neighborhoods they left behind, Zillow found.

"Some of 2020's most popular destinations like Phoenix and Austin have gotten so expensive, so quickly that they are losing some of their appeal as affordable options," Tucker said.

Florida and Texas were Allied Van Lines' top state destinations for moves this year. California ranked third.

"Texas is projected to grow its population by more than five million residents by 2030 as an increasing number of companies like Tesla, Oracle and Charles Schwab have moved operations to the Lone Star State," Zillow researchers said.

Chicago was the metro area that saw the most net outbound moves this year, with most of its residents heading south and west to Phoenix, D-FW and Los Angeles.

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