

JOB GROWTH ¹	Area New Jobs	1 Mo	6 Mo	12 Mo
	Estimate	11/30	End 11/30	End 11/30
	Dallas/Plano/Irving	8,100	39,200	87,700
	Fort Worth/Arlington	7,900	18,600	23,800
		16,000	57,800	111,500
INTEREST RATES ²	Rates	END 11/30		Yr. Ago
	10 Year Treasury	2.12%		3.00%
	11th District COFI	0.67%		0.96%
	1 Mo. LIBOR	0.17%		0.17%
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 12/31	12 Mo End 12/31	24 Mo End 12/31
	Dallas County			
	Added	3,973	8,184	15,376
	Absorbed	2,862	7,379	15,356
	Tarrant County			
	Added	2,021	2,979	6,281
	Absorbed	1,186	4,317	7,862
OCCUPANCY RATES ³	Dallas County	12/31/2014	6 Mo Ago	12 Mo Ago
	2000's	85.9%	87.2%	88.4%
	1990's	95.1%	95.4%	94.7%
	1980's	94.0%	94.4%	93.3%
	1970's or Older	92.4%	91.6%	91.1%
	Tarrant County			
	2000's	91.5%	92.5%	91.1%
	1990's	95.0%	95.1%	94.4%
	1980's	94.1%	94.2%	92.8%
	1970's or Older	91.7%	92.1%	90.9%
RENTAL RATES ³	Dallas County	12/31/2014	6 Mo Ago	12 Mo Ago
	2000's	\$1,310	\$1,303	\$1,247
	1990's	\$1,169	\$1,148	\$1,121
	1980's	\$765	\$745	\$716
	1970's or Older	\$733	\$716	\$697
	Tarrant County			
	2000's	\$1,096	\$1,079	\$1,051
	1990's	\$1,034	\$1,010	\$985
	1980's	\$730	\$714	\$681
	1970's or Older	\$677	\$657	\$633
HISTORICAL JOB GROWTH	Average year change of the combined DFW MSA's	1 Texas Workforce Commission		
	2007	82,200	2 Banxquote.com	
	2008	2,500	3 ALNsys.com - Rental rates are after concessions.	
	2009	(94,900)	Approx. 25% of 70's or older	
	2010	50,800	are all bills paid.	
	2011	51,200		
	2012	79,200		
	2013	95,000		

Dallas-Fort Worth residential rents rose by \$600 million in 2014

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North Texas renters shelled out \$600 million more to keep a roof over their heads in 2014, according to a new report from Zillow.com.

Dallas-Fort Worth residents paid an estimated \$10 billion in rents this year, the online marketing firm estimates. That's 6.2 percent more than in 2013.

Nationwide, Americans in the 25 largest markets paid about 5 percent more for residential rents in 2014. The biggest increases were in the San Francisco area.

Median rents in the D-FW area were \$35 a month higher this year, compared with a nationwide rise of \$26.

"Over the past 14 years, rents have grown at twice the pace of income due to weak income growth, burgeoning rental demand, and insufficient growth in the supply of rental housing," Zillow chief economist Stan Humphries said in the report. "This has created real opportunities for rental housing owners and investors but has also been a bitter pill to swallow for tenants, particularly those on an entry-level salary and those would-be buyers struggling to save for a down payment on a home of their own.

"Next year, we expect rents to rise even faster than home values, meaning that another increase in total rent paid similar to that seen this year isn't out of the question. In fact, it's probable."

Among the major markets Zillow looked at, the largest median rent increases were in San Francisco, 13.5 percent, and Denver, 10.8 percent.

In Texas, Houston led with a 7.2 percent rent increase.

The D-FW area ranked seventh in the nation for total rent volumes. The top market was the New York City area with \$50 billion in rent paid this year.

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