

JOB GROWTH ¹	Area New Jobs				
		1 Mo	6 Mo	12 Mo	
	Estimate	End 5/31	End 5/31	End 5/31	
	Dallas/Plano/Irving	24,100	85,900	224,400	
	Fort Worth/Arlington	10,200	19,100	70,300	
		34,300	105,000	294,700	
INTEREST RATES ²	Rates		END 6/30	Yr. Ago	
	10 Year Treasury		3.20%	1.49%	
	11th District COFI		0.22%	0.34%	
	1 Mo. LIBOR		1.67%	0.10%	
SUPPLY/ DEMAND ³	Units Added/ Absorbed		6 Mo	12 Mo	24 Mo
			End 6/30	End 6/30	End 6/30
	Dallas County				
	Added		3,347	7,829	19,527
	Absorbed		2,585	12,555	29,100
	Tarrant County				
Added		3,381	7,448	16,221	
Absorbed		967	6,628	16,224	
OCCUPANCY RATES ³	Dallas County		6/30/2022	6 Mo Ago	12 Mo Ago
	2010's and newer		89.8%	89.0%	86.2%
	2000's		94.5%	94.5%	94.6%
	1990's		95.3%	95.5%	95.6%
	1980's		94.3%	95.0%	93.2%
	1970's or Older		95.0%	95.4%	94.0%
	Tarrant County				
	2010's and newer		85.1%	86.6%	84.1%
	2000's		95.0%	95.4%	95.1%
	1990's		94.8%	94.8%	93.7%
	1980's		94.3%	94.9%	94.4%
1970's or Older		93.5%	94.5%	94.1%	
RENTAL RATES ³	Dallas County		6/30/2022	6 Mo Ago	12 Mo Ago
	2010's and newer		\$1,964	\$1,861	\$1,740
	2000's		\$1,741	\$1,635	\$1,536
	1990's		\$1,678	\$1,582	\$1,461
	1980's		\$1,253	\$1,166	\$1,063
	1970's or Older		\$1,164	\$1,095	\$1,008
	Tarrant County				
	2010's and newer		\$1,657	\$1,561	\$1,457
	2000's		\$1,533	\$1,443	\$1,372
	1990's		\$1,534	\$1,453	\$1,350
	1980's		\$1,243	\$1,163	\$1,068
1970's or Older		\$1,146	\$1,074	\$1,005	
HISTORICAL JOB GROWTH	Average year change of the combined DFW				
	2021	237,100	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	bills paid		
	2015	98,700			

Dallas-Fort Worth forecast to lead state and much of nation in new jobs over next five years

By [Bill Hethcock](#), Dallas Business Journal

Texas' major metro areas have led the way in recovering from the economic fallout caused by the COVID pandemic, and the Dallas area leads the state in the [outlook for jobs growth and output](#) over the next five years, according to a new forecast from Waco-based The Perryman Group.

Perryman's analysis splits the Dallas-Fort Worth metropolitan statistical area into two metro divisions, but the forecast calls for 438,600 new jobs in DFW over the next five years when the two are combined. The DFW total far outpaces second-place Houston and the much smaller Austin and San Antonio MSAs.

The five-year forecast calls for roughly 349,100 new wage and salary jobs in the Houston-The Woodlands-Sugar Land MSA, 129,900 new jobs in Austin-Round Rock-Georgetown, and 122,300 new jobs in the San Antonio-New Braunfels MSA.

The Dallas-Plano-Irving and Austin-Round Rock-Georgetown metro areas will lead the state in terms of the rate of employment growth, while the Houston-The Woodlands-Sugar Land and McAllen-Edinburg-Mission areas will also equal or outpace the state overall in job growth over the next five years, according to The Perryman Report & Texas Letter.

The rate of job growth measures the percentage of jobs gained as opposed to the sheer number of new jobs added.

The economy in the Dallas-Plano-Irving metropolitan division economy has recovered well from the pandemic, with substantial job gains and an unemployment rate significantly below what is typically considered "full employment," Perryman's report says. Diverse growth is expected to continue to power the Dallas-area economy, with expansion across all segments.

Output in Dallas is projected to grow at a 3.83% pace, increasing by an estimated \$73.5 billion. All industrial sectors are expected to expand, with output gains concentrated in the services, financial activities, and trade industry groups. Wage and salary employment is likely to grow by nearly 325,900 net new positions during the period, a 2.24% yearly pace.

In the Fort Worth-Arlington-Grapevine metro division, the output is projected to increase at a 3.61% annual rate through 2026 for a gain of more than \$21.9 billion. Over the same period, wage and salary employment is projected to rise by close to 112,700 jobs, a 2.01% annual gain. The area's services sector is expected to lead job growth, with expansion in output being dominated by the services, manufacturing, and trade industry sectors.

The Houston-The Woodlands-Sugar Land MSA has experienced notable job growth recently even as key industries of energy and shipping worked through pandemic issues, the report says. With the invasion of Ukraine and the recent surge in oil prices and global energy needs, it is anticipated that the metro area will see spillover benefits. Through 2026, The Perryman Group's most recent forecast indicates output expansion at a 3.79% pace, a gain of about \$87.7 billion. Wage and salary employment is likely to increase by nearly 349,100 jobs during the period, a 2.15% yearly pace. The services sector is projected to have the largest gains in both output and employment over the next five years.

Meanwhile, the unemployment level in the Austin-Round Rock-Georgetown MSA has fallen to around 2.5%, which is near the lowest level reached before the pandemic. The area continues to attract major locations and expansions, headlined by the addition of Tesla, setting the stage for future growth.

Through 2026, the Austin area is projected to see gains in output at a 3.75% yearly rate, for an overall increase of nearly \$29.8 billion. Almost 130,000 net new jobs are likely to be added, a 2.17% annual growth rate, bringing wage and salary employment to about 1.27 million aggregate positions by 2026. Job gains are projected to be highest in the services sector, which is expected to add nearly 84,200 jobs by 2026, a 3.07% growth rate.

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