

## Half a Million New Texans in a Year

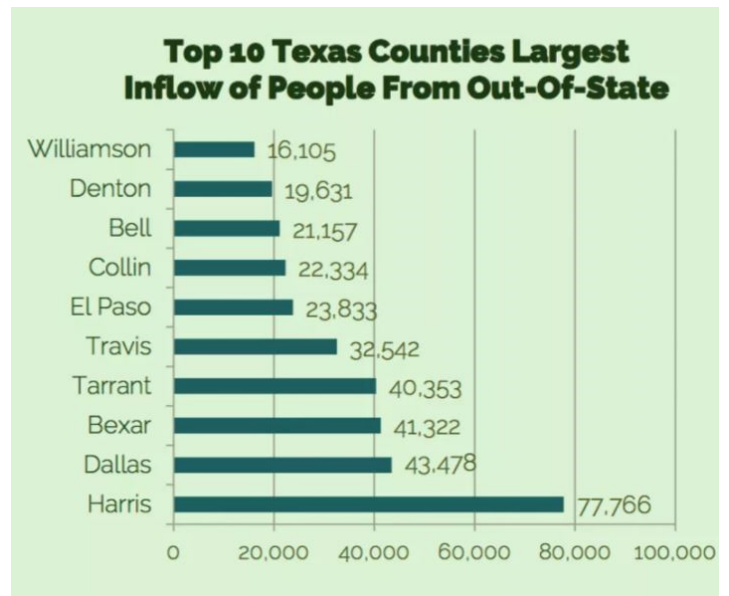
By: Steve Brown, Dallas Morning News

More than a half-million new residents move to Texas annually, according to the latest estimates by the Texas Association of Realtors. And Dallas-Fort Worth captured the biggest metro share of the newcomers. Texas had the second highest total of moves in the country, second only to Florida in 2016, according to the latest census data analysis by the Texas Association of Realtors.

"Despite slowing job and economic growth over the last two years, housing-market and population growth have remained strong and steady throughout the state," Kaki Lybbert, 2018 chairman of the Texas Association of Realtors, said in the report.

"With more than half a million people moving here each year, it's evident that the Lone Star State fosters a positive environment for business development and raising a family," Lybbert noted in the report. The Realtors study found that almost half of the new residents coming to Texas originated from outside of the U.S. The largest volume of people moving from U.S. states to Texas came California (69,945), Florida (31,145), Oklahoma (30,532), Louisiana (27,998) and Illinois (21,848). California had a net loss of 142,932 residents in 2016, according to the Realtors' report.

The largest share of out-of-state moves to Texas came from the Los Angeles, New York and Chicago metro areas. The Dallas-Fort Worth area had the biggest share of the annual moves — 123,661 new residents during the year. Houston's Harris County topped Texas with a single-county gain of 20,942 residents relocating from out of state. Four more of the top 10 counties for moves from outside the state were in North Texas, including Dallas, Tarrant, Collin and Denton counties,



JOB GROWTH <sup>1</sup>	Area New Jobs	1 Mo	6 Mo	12 Mo
	Estimate	End 12/30	End 12/30	End 12/30
	Dallas/Plano/Irving	(39,900)	19,600	64,400
	Fort Worth/Arlington	(19,100)	2,400	21,400
		(59,000)	22,000	85,800
INTEREST RATES <sup>2</sup>	Rates	END 2/28	Yr. Ago	
	10 Year Treasury		2.86%	2.36%
	11th District COFI		0.75%	0.60%
	1 Mo. LIBOR		1.60%	0.78%
SUPPLY/ DEMAND <sup>3</sup>	Units Added/ Absorbed	6 Mo End 2/28	12 Mo End 2/28	24 Mo End 2/28
	<b>Dallas County</b>			
	Added	5,268	12,102	22,528
	Absorbed	2,492	6,463	14,331
	<b>Tarrant County</b>			
	Added	4,875	9,193	13,701
	Absorbed	1,248	3,827	8,266
OCCUPANCY RATES <sup>3</sup>	Dallas County	2/28/2018	6 Mo Ago	12 Mo Ago
	2010's	76.4%	75.8%	76.5%
	2000's	92.8%	94.5%	94.4%
	1990's	93.6%	94.4%	94.6%
	1980's	93.9%	94.9%	94.8%
	1970's or Older	93.4%	93.5%	94.0%
	<b>Tarrant County</b>			
	2010's	68.2%	72.9%	79.5%
	2000's	94.5%	95.8%	95.2%
	1990's	94.6%	95.4%	95.0%
	1980's	94.3%	95.0%	94.8%
	1970's or Older	92.0%	92.4%	92.5%
RENTAL RATES <sup>3</sup>	Dallas County	2/28/2018	6 Mo Ago	12 Mo Ago
	2010's	\$1,515	\$1,561	\$1,493
	2000's	\$1,363	\$1,373	\$1,346
	1990's	\$1,291	\$1,310	\$1,268
	1980's	\$937	\$932	\$895
	1970's or Older	\$895	\$885	\$850
	<b>Tarrant County</b>			
	2010's	\$1,359	\$1,431	\$1,387
	2000's	\$1,199	\$1,221	\$1,163
	1990's	\$1,159	\$1,183	\$1,143
	1980's	\$912	\$905	\$872
	1970's or Older	\$842	\$832	\$804
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. Approximately 25% of 70's or older are all bills paid		
	2017	91,700		
	2016	120,500		
	2015	98,700		
	2014	132,000		
	2013	95,600		
	2012	79,200		

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