

JOB GROWTH 1	Area New Jobs			
	Estimate	1 Mo End 1/31	6 Mo End 1/31	12 Mo End 1/31
	Dallas/Plano/Irving	(32,800)	91,600	(76,500)
	Fort Worth/Arlington	(20,100)	27,900	(39,500)
		(52,900)	119,500	(116,000)
INTEREST RATES 2	Rates		END 2/28	Yr. Ago
	10 Year Treasury		1.44%	1.13%
	11th District COFI		0.46%	0.98%
	1 Mo. LIBOR		0.12%	1.38%
SUPPLY/ DEMAND 3	Units Added/ Absorbed			
		6 Mo End 2/28	12 Mo End 2/28	24 Mo End 2/28
	Dallas County			
	Added	4,585	9,286	21,508
	Absorbed	2,935	8,152	19,395
	Tarrant County			
	Added	3,267	8,735	14,864
	Absorbed	1,238	7,295	12,273
OCCUPANCY RATES 3	Dallas County			
		2/28/2021	6 Mo Ago	12 Mo Ago
	2010's and newer	82.6%	82.3%	80.7%
	2000's	92.9%	92.9%	93.3%
	1990's	93.8%	93.8%	94.4%
	1980's	93.0%	93.4%	93.1%
	1970's or Older	92.2%	92.8%	92.8%
	Tarrant County			
	2010's and newer	78.1%	77.2%	79.3%
	2000's	94.2%	95.0%	93.6%
	1990's	93.6%	93.9%	93.8%
	1980's	93.4%	94.6%	93.2%
	1970's or Older	91.0%	92.3%	90.2%
RENTAL RATES 3	Dallas County			
		2/28/2021	6 Mo Ago	12 Mo Ago
	2010's and newer	\$1,580	\$1,577	\$1,601
	2000's	\$1,435	\$1,424	\$1,439
	1990's	\$1,352	\$1,340	\$1,357
	1980's	\$1,007	\$1,001	\$1,002
	1970's or Older	\$972	\$968	\$963
	Tarrant County			
	2010's and newer	\$1,377	\$1,372	\$1,393
	2000's	\$1,282	\$1,271	\$1,260
	1990's	\$1,242	\$1,228	\$1,224
	1980's	\$1,004	\$998	\$986
	1970's or Older	\$950	\$941	\$922
HISTORICAL JOB GROWTH	Average year change of the combined DFW MSA's			
	Year	Change		
	2020	-125,600	1 Texas Workforce Commission	
	2019	127,600	2 Banxquote.com	
	2018	102,200	3 ALNsys.com - Rental rates are after concessions.	
	2017	91,700	Approximately 25% of 70's or older are all bills paid	
	2016	120,500		
	2015	98,700		
	2014	132,000		

Texas freeze damage will likely cause a rise in apartment occupancy

Displaced residents will turn to vacant apartments for housing.

By [Steve Brown](#) 12:57 PM on Feb 23, 2021

Last week's catastrophic Texas freeze and resulting burst water pipes are likely to cause an increase in apartment occupancy rates and rents in some of the state's markets.

With many homes and rental units damaged by the epic storm, displaced residents will be snapping up vacant apartments for housing, according to a report by Richardson-based RealPage.

"Occupancy in the state's apartment stock seems apt to bump up a little over the short term, reflecting that some of the stock is offline for the moment and that a few of those who had been living in single-family homes may move into apartments for relatively limited periods of time while damages to their housing are being repaired," RealPage analysts say in a just-released report. "Also, the units that were about to be delivered at the state's many new properties have been delayed."

Texas has a metropolitan area apartment inventory of more than 2 million units, with the largest number in the Dallas-Fort Worth area at about 804,000 apartments, according to RealPage.

Hundreds of those apartments were damaged in last week's freeze and thaw.

"Texas apartment owners, operators and residents are now in cleanup mode after last week's record cold led to massive power outages, frozen pipes, flooded homes, water system contamination and food shortages," RealPage's report says.