

JOB GROWTH ¹	Area New Jobs	1 Mo	6 Mo	12 Mo
	Estimate	End 3/31	End 3/31	End 3/31
	Dallas/Plano/Irving	9,300	15,100	112,600
	Fort Worth/Arlington	5,900	(200)	17,300
		15,200	14,900	129,900

INTEREST RATES ²	Rates	END 4/30	Yr. Ago
		10 Year Treasury	1.88%
	11th District COFI	0.67%	0.70%
	1 Mo. LIBOR	0.44%	0.18%
	Best all in rates for the best properties are around 3.50%.		

SUPPLY/ DEMAND ³	Units Added/ Absorbed	6 Mo End 4/30	12 Mo End 4/30	24 Mo End 4/30
	Dallas County			
	Added	4,536	10,601	21,713
	Absorbed	4,218	9,824	21,512
Tarrant County				
	Added	1,995	5,029	8,295
	Absorbed	3,384	5,776	10,405

OCCUPANCY RATES ³	Dallas County	4/30/2016	6 Mo Ago	12 Mo Ago
		2000's	85.3%	86.9%
	1990's	95.5%	95.8%	95.6%
	1980's	95.6%	94.7%	95.3%
	1970's or Older	93.8%	92.9%	93.0%
Tarrant County				
	2000's	91.7%	89.9%	90.9%
	1990's	95.1%	95.3%	95.7%
	1980's	95.4%	94.9%	95.2%
	1970's or Older	94.3%	93.5%	92.8%

RENTAL RATES ³	Dallas County	4/30/2016	6 Mo Ago	12 Mo Ago
		2000's	\$1,406	\$1,383
	1990's	\$1,237	\$1,215	\$1,191
	1980's	\$854	\$827	\$793
	1970's or Older	\$799	\$774	\$749
Tarrant County				
	2000's	\$1,181	\$1,167	\$1,125
	1990's	\$1,138	\$1,115	\$1,068
	1980's	\$828	\$791	\$757
	1970's or Older	\$755	\$728	\$697

HISTORICAL JOB GROWTH	Average year change of the combined DFW MSA's	
		2008
	2009	(94,900)
	2010	50,800
	2011	51,200
	2012	79,200
	2013	95,000
	2014	141,300
	2015	116,600

1 Texas Workforce Commission
2 Banxquote.com
3 ALNsys.com - Rental rates are after concessions. Approx. 25% of 70's or older are all bills paid.

Dallas-area apartment dwellers set new record with average rent over \$1,000

Steve Brown/Real Estate Editor

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In February, rents were \$1,083, according to research firm Axiometrics. That's an average of \$58 more a month and almost 6 percent more than a year earlier.

In the Fort Worth area, rents averaged \$974. "D-FW is one of the few markets nationwide that has resisted the rent-growth moderation trend of the past five months," Stephanie McCleskey, Axiometrics vice president of Research, said in the report. "Job growth is high, and the new demand is more than enough to fill the relatively large amount of new supply coming to the market."

The D-FW area is one of the country's top markets for employment gains. The population rose by almost 144,000 last year — second only to Houston in growth. And that has fueled record demand for apartments.

Almost 40,000 new rental units are in the pipeline.

Analysts say rent increases should slow later this year as the supply of new apartments grows.

Dallas-area apartment occupancy rose to 95.4 percent in February. Dallas' occupancy has been 95 percent or higher for the last year.

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