

| JOB GROWTH ¹ | Area New Jobs | 1 Mo | 6 Mo | 12 Mo |
|------------------------------|---|------------------|---|-------------------|
| | Estimate | End 3/31 | End 3/21 | End 3/31 |
| | Dallas/Plano/Irving | 17,400 | 59,500 | (59,700) |
| | Fort Worth/Arlington | 11,200 | 24,000 | (36,300) |
| | | 28,600 | 83,500 | (96,000) |
| INTEREST RATES ² | Rates | END 4/30 | | Yr. Ago |
| | 10 Year Treasury | | 1.65% | 0.64% |
| | 11th District COFI | | 0.41% | 0.88% |
| | 1 Mo. LIBOR | | 0.11% | 0.25% |
| SUPPLY/ DEMAND ³ | Units Added/ Absorbed | 6 Mo End 4/30 | 12 Mo End 4/30 | 24 Mo End 4/30 |
| | Dallas County | | | |
| | Added | 4,832 | 10,409 | 21,975 |
| | Absorbed | 5,317 | 10,213 | 20,545 |
| | Tarrant County | | | |
| | Added | 3,670 | 9,493 | 15,025 |
| | Absorbed | 2,700 | 7,862 | 12,628 |
| OCCUPANCY RATES ³ | Dallas County | 4/30/2021 | 6 Mo Ago | 12 Mo Ago |
| | 2010's and newer | 83.3% | 81.7% | 81.1% |
| | 2000's | 93.3% | 92.8% | 93.4% |
| | 1990's | 94.5% | 93.6% | 94.4% |
| | 1980's | 93.1% | 93.4% | 93.3% |
| | 1970's or Older | 92.4% | 92.6% | 92.6% |
| | Tarrant County | | | |
| | 2010's and newer | 78.7% | 76.8% | 80.1% |
| | 2000's | 94.3% | 94.7% | 93.7% |
| | 1990's | 94.0% | 94.1% | 93.8% |
| | 1980's | 93.5% | 94.3% | 93.3% |
| | 1970's or Older | 91.5% | 92.1% | 90.5% |
| RENTAL RATES ³ | Dallas County | 4/30/2021 | 6 Mo Ago | 12 Mo Ago |
| | 2010's and newer | \$1,620 | \$1,571 | \$1,600 |
| | 2000's | \$1,459 | \$1,420 | \$1,439 |
| | 1990's | \$1,382 | \$1,330 | \$1,352 |
| | 1980's | \$1,022 | \$1,005 | \$999 |
| | 1970's or Older | \$985 | \$971 | \$964 |
| | Tarrant County | | | |
| | 2010's and newer | \$1,397 | \$1,364 | \$1,388 |
| | 2000's | \$1,307 | \$1,274 | \$1,260 |
| | 1990's | \$1,272 | \$1,232 | \$1,219 |
| | 1980's | \$1,031 | \$1,000 | \$981 |
| | 1970's or Older | \$963 | \$943 | \$925 |
| HISTORICAL JOB GROWTH | Average year change of the combined DFW MSA's | | | |
| | 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 | | |

Austin and D-FW are the darlings for real estate investment

By [Steve Brown](#)
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Austin and Dallas-Fort Worth are now at the top of property investors' shopping list.

The two Texas markets got the highest marks on commercial property firm CBRE's annual "Investors Intentions Survey." The Texas markets outranked larger coastal cities that previously dominated the largest investor real estate activity.

"Sun Belt markets garnered more interest from investors than gateway markets, based on strong job and population growth prospects and, in most cases, higher yields," CBRE's report concludes. "Austin displaced Greater Los Angeles as the most preferred market in 2021, buoyed by proven labor market resilience during the pandemic and a steady growth outlook.

"Dallas-Fort Worth came in second," the researchers said. "The Sun Belt markets of Austin, Dallas, Phoenix and Atlanta were among the top-performing metros where the least number of jobs were lost in 2020."

Boston, Nashville and Charlotte, N.C., dropped out of the top 10 list.

Seventy percent of the investors CBRE surveyed said they plan to make more property buys in 2021.

"As the economy improves amid widespread vaccine administration, CBRE forecasts that America's investment volume will increase 25% year-over-year in 2021," researchers said.

"Austin-based investor Ari Rastegar, who has properties in the D-FW area and Austin, isn't surprised the cities were singled out. Austin has been consistently attracting top-tier companies, like Amazon, Apple and Facebook and once the pandemic hit, that trend was further exacerbated," Rastegar said. "Dallas-Fort Worth coming in second is no surprise to me either.

"Austin may be rapidly growing into a global tech hub, but right there with it, Dallas has been the financial center of the Sun Belt region for some time now, thanks to the great universities and other institutions of education throughout the city," he said. "People will always want to be in an ever-burgeoning city like Dallas."

| | 2021 Rank | 2020 Rank | 2019 Rank |
|---------------------|-----------|-----------|-----------|
| Austin | 1 | 3 | 11† |
| Dallas / Ft. Worth | 2 | 2 | 2 |
| Greater Los Angeles | 3 | 1 | 1 |
| Phoenix | 4 | 9† | 9 |
| Denver | 5 | 7† | 5† |

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