

JOB GROWTH ₁	Area New Jobs			
	1 Mo	6 Mo	12 Mo	
	Estimate	End 10/31	End 10/31	End 10/31
	Dallas/Plano/Irving	12,600	15,700	55,700
	Fort Worth/Arlington	3,400	(1,800)	16,500
		16,000	13,900	72,200
INTEREST RATES ₂	Rates		END 10/31	Yr. Ago
	Spreads over the above indexes have been increasing as rates have decreased. Best all in rates for the best properties are around 4.0%-4.5%.			
	10 Year Treasury		2.17%	2.63%
	11th District COFI		1.32%	1.71%
	1 Mo. LIBOR		0.25%	0.26%
SUPPLY/ DEMAND ₃	Units Added/ Absorbed			
	6 Mo	12 Mo	24 Mo	
	End 10/31	End 10/31	10/31	
	Dallas County			
	Added	2,239	4,347	9,644
	Absorbed	3,921	9,665	21,843
	Tarrant County			
	Added	1,599	2,372	3,332
	Absorbed	2,586	5,411	11,538
OCCUPANCY RATES ₃	Dallas County			
	10/31/2011	6 Mo Ago	12 Mo Ago	
	2000's	93.3%	92.9%	90.9%
	1990's	95.0%	94.8%	94.2%
	1980's	91.1%	91.0%	89.0%
	1970's or Older	89.2%	87.9%	87.1%
	Tarrant County			
	2000's	93.8%	92.9%	92.0%
	1990's	94.9%	94.9%	94.3%
	1980's	92.1%	91.2%	90.5%
	1970's or Older	87.0%	86.3%	83.8%
RENTAL RATES ₃	Dallas County			
	10/31/2011	6 Mo Ago	12 Mo Ago	
	2000's	\$1,193	\$1,167	\$1,112
	1990's	\$1,060	\$1,030	\$997
	1980's	\$650	\$639	\$621
	1970's or Older	\$647	\$634	\$631
	Tarrant County			
	2000's	\$987	\$950	\$922
	1990's	\$922	\$903	\$869
	1980's	\$613	\$610	\$591
	1970's or Older	\$576	\$574	\$564
HISTORICAL JOB GROWTH	Average year change of the combined DFW MSA's		1 Texas Workforce Commission	
	2006	91,600	2 Banxquote.com	
	2007	82,200	3 ALNsys.com - Rental rates are after concessions.	
	2008	2,500	Approx. 25% of 70's or older are all bills paid.	
	2009	(94,900)		
	2010	50,800		

TEXAS CRANKING OUT JOBS COLLEGE STATION (Real Estate Center)

Texas was responsible for 19.4 percent of the total jobs created nationwide from September 2010 to September 2011, according to the Real Estate Center's latest *Monthly Review of the Texas Economy*.

Texas gained 248,800 nonfarm jobs during the period, an annual growth rate of 2.4 percent compared with 1.1 percent for the United States.

The state's private sector added 281,400 jobs, an annual growth rate of 3.3 percent compared with 1.7 percent for the nation's private sector. Texas' seasonally adjusted unemployment rate increased to 8.5 percent in September 2011 from 8.2 in September 2010. The nation's rate decreased from 9.6 to 9.1 percent.

All industries except the information industry and the state's government sector had more jobs in September 2011 than in September 2010. The state's mining and logging industry ranked first in job creation, followed by construction and the professional and business services industry.

All Texas metro areas except Abilene, Wichita Falls and Killeen-Temple-Fort Hood had more jobs in September 2011 than in September 2010. Victoria ranked first in job creation, followed by Corpus Christi, Laredo, Odessa and College Station-Bryan.

The state's actual unemployment rate in September 2011 was 8.4 percent. Midland had the lowest rate followed by Amarillo, Odessa, College Station-Bryan and Lubbock.

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