

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		
	10 Year Treasury			2.17%	2.63%	
	11th District COFI			1.32%	1.71%	
	1 Mo. LIBOR			0.25%	0.26%	
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%.						
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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