

JOB GROWTH ¹	Area New Jobs	1 Mo	6 Mo	12 Mo
	Estimate	End 9/30	End 9/30	End 9/30
	Dallas/Plano/Irving	5,300	36,800	78,000
	Fort Worth/Arlington	(500)	6,100	22,200
		4,800	42,900	100,200
INTEREST RATES ²	Rates	END 10/31		Yr. Ago
	10 Year Treasury	2.36%		2.65%
	11th District COFI	0.67%		0.96%
	1 Mo. LIBOR	0.15%		0.17%
Spreads over the above indexes have been increasing as rates have decreased. Best all in rates for the best properties are around 3.75%.				
SUPPLY/ DEMAND ³	Units Added/ Absorbed	6 Mo End 10/31	12 Mo End 10/31	24 Mo End 10/31
	Dallas County			
	Added	4,209	7,959	15,918
	Absorbed	3,998	7,320	15,726
	Tarrant County			
	Added	946	2,327	5,989
	Absorbed	2,661	4,232	8,003
OCCUPANCY RATES ³	Dallas County	10/31/2014	6 Mo Ago	12 Mo Ago
	2000's	86.9%	86.7%	88.0%
	1990's	95.3%	95.0%	95.0%
	1980's	94.1%	94.2%	93.7%
	1970's or Older	92.1%	91.8%	91.5%
	Tarrant County			
	2000's	93.9%	90.8%	92.3%
	1990's	94.8%	95.1%	93.8%
	1980's	94.0%	94.0%	93.1%
	1970's or Older	92.1%	91.2%	91.0%
RENTAL RATES ³	Dallas County	10/31/2014	6 Mo Ago	12 Mo Ago
	2000's	\$1,311	\$1,273	\$1,255
	1990's	\$1,155	\$1,150	\$1,125
	1980's	\$758	\$733	\$715
	1970's or Older	\$726	\$708	\$696
	Tarrant County			
	2000's	\$1,093	\$1,064	\$1,053
	1990's	\$1,023	\$1,000	\$968
	1980's	\$721	\$699	\$677
	1970's or Older	\$670	\$648	\$626
HISTORICAL JOB GROWTH	Average year change of the combined DFW MSA's	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.		
	2007	82,200		
	2008	2,500		
	2009	(94,900)		
	2010	50,800		
	2011	51,200		
	2012	79,200		
	2013	95,000		

D-FW forecast as one of the country's top real estate markets for 2015

By STEVE BROWN

Published: 22 October 2014 09:32 PM

The Dallas-Fort Worth area is forecast to be one of the top real estate markets in the country in 2015, according to a respected industry forecast.

D-FW was among three Texas metro areas that were at the top of an annual list of best property markets in the *Emerging Trends in Real Estate* report released Wednesday by the Urban Land Institute and PriceWaterhouseCoopers.

Houston, Austin, San Francisco, Denver and D-FW were singled out for their strong real estate fundamentals, according to a poll of more than 1,000 property market leaders. The cities are identified as the best places to build and invest in real estate in the coming year.

It was the second year in a row that D-FW placed fifth. In 2012, D-FW was ninth.

While Houston's energy boom propelled it to the top of the ranking, D-FW was highlighted in the report.

"Interviewees raise the possibility that despite being ranked lower than Houston, the economic diversity could make the current growth rate more sustainable in Dallas-Fort Worth," the report says. "The market continues to be attractive to real estate investors because of its strong job growth, which benefits from the low cost of living and doing business.

"Investor demand remains high, and there are no concerns about the availability of capital for 2015."

This year D-FW is one of the busiest locations in the country for office, apartment and industrial development. The forecast also highlighted the area's strong homebuilding market.

North Texas is seeing its biggest real estate boom in almost 30 years. Many other major U.S. cities area also enjoying a property market boom.

The ULI forecast predicts continued increases in the real estate business in the coming year.

"Unlike previous reports and previous cycles, we are seeing sustained growth," said PriceWaterhouseCoopers' Mitch Roschelle.

Sam Pettigrew, Partner
972-630-6691

spettigrew@cantrellcompany.com

Thomas Hooke, Associate
972-630-6696

thooke@cantrellcompany.com

Jessica Erdmier
972-630-6697

jerdmier@cantrellcompany.com