

The Cantrell Report

Pertinent Information for Apartment Owners
October 2022

JOB GROWTH <small>1</small>	Area New Jobs	1 Mo	6 Mo	12 Mo	
	Estimate	End 8/31	End 8/31	End 8/31	
	Dallas/Plano/Irving	(2,300)	96,100	197,500	
	Fort Worth/Arlington	500	30,500	63,200	
		(1,800)	126,600	260,700	
INTEREST RATES <small>2</small>	Rates	END 9/30		Yr. Ago	
	10 Year Treasury		4.14%	1.54%	
	11th District COFI		0.22%	0.26%	
	1 Mo. LIBOR		3.12%	0.08%	
SUPPLY/ DEMAND <small>3</small>	Units Added/ Absorbed	6 Mo	12 Mo	24 Mo	
		End 9/30	End 9/30	End 9/30	
	Dallas County				
	<i>Added</i>	3,474	7,223	18,962	
	<i>Absorbed</i>	2,092	6,871	26,784	
	Tarrant County				
<i>Added</i>	3,764	7,143	15,094		
<i>Absorbed</i>	923	3,946	14,502		
OCCUPANCY RATES <small>3</small>	Dallas County		9/30/2022	6 Mo Ago	12 Mo Ago
	<i>2010's and newer</i>		90.6%	89.0%	88.3%
	<i>2000's</i>		94.2%	94.5%	95.1%
	<i>1990's</i>		95.2%	95.2%	95.6%
	<i>1980's</i>		93.5%	94.8%	93.9%
	<i>1970's or Older</i>		94.1%	95.4%	95.0%
	Tarrant County				
	<i>2010's and newer</i>		85.4%	85.8%	85.1%
	<i>2000's</i>		94.6%	95.4%	95.3%
	<i>1990's</i>		94.6%	94.7%	94.2%
	<i>1980's</i>		93.2%	94.4%	94.7%
	<i>1970's or Older</i>		92.6%	94.3%	94.8%
RENTAL RATES <small>3</small>	Dallas County		9/30/2022	6 Mo Ago	12 Mo Ago
	<i>2010's and newer</i>		\$2,003	\$1,882	\$1,811
	<i>2000's</i>		\$1,775	\$1,668	\$1,605
	<i>1990's</i>		\$1,711	\$1,612	\$1,523
	<i>1980's</i>		\$1,274	\$1,193	\$1,098
	<i>1970's or Older</i>		\$1,206	\$1,124	\$1,039
	Tarrant County				
	<i>2010's and newer</i>		\$1,674	\$1,584	\$1,493
	<i>2000's</i>		\$1,556	\$1,467	\$1,410
	<i>1990's</i>		\$1,566	\$1,496	\$1,394
	<i>1980's</i>		\$1,260	\$1,192	\$1,114
	<i>1970's or Older</i>		\$1,168	\$1,096	\$1,028
HISTORICAL JOB GROWTH	Average year change of the combined DFW				
	2021	237,100	1 Texas Workforce Commission		
	2020	-125,600	2 Banxquote.com		
	2019	127,600	3 ALNsys.com - Rental rates are		
	2018	102,200	after concessions.		
	2017	91,700	Approximately 25% of 70's or older are all		
	2016	120,500	bills paid		
2015	98,700				

Sam Pettigrew
972-630-6691
sp@cantrellcompany.com