

JOB GROWTH ¹	Area New Jobs	1 Mo	6 Mo	12 Mo
	Estimate	End 8/31	End 8/31	End 8/31
	Dallas/Plano/Irving	29,200	(117,000)	(84,100)
	Fort Worth/Arlington	800	(70,600)	(56,200)
		30,000	(187,600)	(140,300)
INTEREST RATES ²	Rates	END 9/30		Yr. Ago
	10 Year Treasury		0.69%	1.68%
	11th District COFI		0.65%	1.16%
	1 Mo. LIBOR		0.15%	2.01%
SUPPLY/ DEMAND ³	Units Added/ Absorbed	6 Mo End 9/30	12 Mo End 9/30	24 Mo End 9/30
	Dallas County			
	Added	4,188	9,840	22,606
	Absorbed	4,536	9,099	19,278
	Tarrant County			
	Added	4,772	7,809	14,168
Absorbed	5,118	7,399	12,810	
OCCUPANCY RATES ³	Dallas County	9/30/2020	6 Mo Ago	12 Mo Ago
	2010's	82.5%	81.3%	81.0%
	2000's	92.9%	93.4%	93.2%
	1990's	93.8%	94.4%	94.8%
	1980's	93.4%	93.3%	92.9%
	1970's or Older	92.7%	92.5%	93.0%
	Tarrant County			
	2010's	77.3%	79.5%	78.4%
	2000's	95.0%	93.7%	93.8%
	1990's	93.9%	93.8%	94.1%
	1980's	94.6%	93.3%	93.5%
	1970's or Older	92.3%	90.5%	90.7%
RENTAL RATES ³	Dallas County	9/30/2020	6 Mo Ago	12 Mo Ago
	2010's	\$1,586	\$1,604	\$1,601
	2000's	\$1,427	\$1,438	\$1,435
	1990's	\$1,339	\$1,349	\$1,340
	1980's	\$1,004	\$1,002	\$997
	1970's or Older	\$968	\$964	\$955
	Tarrant County			
	2010's	\$1,373	\$1,386	\$1,394
	2000's	\$1,271	\$1,260	\$1,249
	1990's	\$1,228	\$1,219	\$1,243
	1980's	\$998	\$981	\$970
	1970's or Older	\$941	\$926	\$906
HISTORICAL JOB GROWTH	Average year change of the combined DFW MSA's			
	2019	127,600	1 Texas Workforce Commission	
	2018	102,200	2 Banxquote.com	
	2017	91,700	3 ALNsys.com - Rental rates are after concessions.	
	2016	120,500	Approximately 25% of 70's or older are all bills paid	
	2015	98,700		
	2014	132,000		
2013	95,600			

Back to work: Dallas Leads the country in employees returning to the office

The Dallas area is one of the spots where the most workers are headed back to the office.

By Steve Brown
Dallas Morning News, Sept. 7, 2020

More than a third of Dallas-area workers have gone back to the office, a new study finds

Are you back to the office yet?

With millions of Americans still working at home because of the pandemic, major employers and building owners are keeping an eye on the rate of workers returning to the office.

The Dallas area leads the country in the share of employees who are back to their workplaces following COVID-19 shutdowns, according to a new report by Kastle Systems.

Looking at the 10 largest U.S. metro areas, workplace occupancy is back to an average of only about 23% reopenings.

But in the Dallas area, more than a third of offices are back in business since the start of the COVID-19 pandemic.

“At 36%, it leads the list of cities and is more than three times as open as New York, the lowest city on the barometer,” Kastle Systems representative Danielle Leopold said. “San Jose, Calif. (at 16.6%), and Austin (now at 29.9%) saw the largest increases in occupancy of all the cities on the barometer, each rising about 1.4 percentage points.”

With only an 11.8% return-to-work rate, New York had the lowest number of office employees back in their workplaces as of Aug. 26.

Just under 23% of Houston office workers were back at their desks, according to Kastle Systems.

Dallas-area office occupancies by workers dropped to less than 12% in April at the start of the pandemic.

While employees are slowly getting back to the office, a big block of workers is happy to stay at home.

Another study found that 63% of workers are more likely to want remote work permanently, according to Zippia.com.

And 1 in 5 employees say they are working more hours at home than they did at the office.

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