

JOB GROWTH <sup>1</sup>	Area New Jobs	1 Mo	6 Mo	12 Mo	
	Estimate	End 04/30	End 04/30	End 04/30	
	Dallas/Plano/Irving	17,200	11,200	62,900	
	Fort Worth/Arlington	9,500	8,700	20,200	
		26,700	19,900	83,100	
INTEREST RATES <sup>2</sup>	Rates	END 3/31		Yr. Ago	
	10 Year Treasury	3.07%		3.33%	
	11th District COFI	1.45%		1.85%	
	1 Mo. LIBOR	0.19%		1.35%	
Spreads over the above indexes have been increasing as rates have decreased. Best all in rates for the best properties are around 5.00%.					
SUPPLY/ DEMAND <sup>3</sup>	Units Added/ Absorbed	6 Mo End 5/31	12 Mo End 5/31	24 Mo 5/31	
	<b>Dallas County</b>				
	Added	2,138	4,134	9,526	
	Absorbed	5,629	10,818	15,803	
	<b>Tarrant County</b>				
	Added	1,161	1,729	4,677	
Absorbed	3,106	4,600	10,417		
OCCUPANCY RATES <sup>3</sup>	Dallas County	5/31	6 Mo Ago	12 Mo Ago	
	2000's	92.7%	90.9%	85.9%	
	1990's	94.8%	94.2%	93.8%	
	1980's	90.9%	88.9%	88.5%	
	1970's or Older	87.9%	87.1%	86.8%	
	<b>Tarrant County</b>				
	2000's	92.8%	92.0%	89.4%	
	1990's	94.9%	94.3%	93.7%	
	1980's	91.1%	90.5%	90.6%	
	1970's or Older	86.2%	83.7%	83.4%	
RENTAL RATES <sup>3</sup>	Dallas County	5/31	6 Mo Ago	12 Mo Ago	
	2000's	\$1,167	\$1,112	\$1,098	
	1990's	\$1,030	\$997	\$972	
	1980's	\$639	\$620	\$623	
	1970's or Older	\$633	\$631	\$629	
	<b>Tarrant County</b>				
	2000's	\$951	\$922	\$907	
	1990's	\$903	\$869	\$849	
	1980's	\$609	\$590	\$589	
	1970's or Older	\$573	\$565	\$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)	4 Job Growth through Dec. 2010		
	2010	50,800			

**Texas adds 732,800 jobs in 10 Years  
no other State Tops 100,000**

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Texas has enjoyed an unequaled economic boom the past 10 years.

The inventory of private-sector jobs in Texas increased by 732,800 between April 2001 and the same month this year, according to an On Numbers analysis of new federal employment data.

No other state registered an increase of more than 100,000 private-sector jobs during the decade. Only 19 states and the District of Columbia posted any gains at all.

Texas avoided the real-estate bust that decimated the economies of several large Sunbelt states, including California and Florida, during the 2008-2010 recession. It consequently was positioned for a faster takeoff once the national economy began improving, allowing it to create 251,700 new jobs in the past year alone.

The trend is evident in the Dallas-Fort Worth area, where the Texas Workforce Commission reported on Friday that 20,900 jobs have been added in the past year.

The runners-up to Texas in private-sector growth were Arizona and Utah, which added 90,200 and 90,000 jobs respectively, during the decade from 2001 to 2011.

California suffered the biggest decline during the decade. It had 623,700 fewer private-sector jobs last month than it did a decade ago. Michigan was next with a 10-year loss of 619,200 positions.

To view the chart showing the private-sector employment trends between 2001 and 2011, as well as the one-year changes from 2010 to 2011 click on the link below.

<http://www.bizjournals.com/bizjournals/on-numbers/scott-thomas/2011/05/texas-adds-732800-jobs-in-10-years.html>

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