

JOB GROWTH ₁	Area New Jobs	1 Mo	6 Mo	12 Mo
	Estimate	End 02/28	End 02/28	End 02/28
	Dallas/Plano/Irving	7,700	12,702	54,100
	Fort Worth/Arlington	3,600	0	10,900
		11,300	12,702	65,000
INTEREST RATES ₂	Rates	END 3/31		Yr. Ago
	10 Year Treasury		3.46%	4.85%
	11th District COFI		1.48%	1.79%
	1 Mo. LIBOR		0.25%	0.25%
	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 ₃	Units Added/ Absorbed	6 Mo End 2/28	12 Mo End 2/28	24 Mo End 2/28
	<u>Dallas County</u>			
	Added	1,569	3,721	9,170
	Absorbed	3,235	9,024	12,141
	<u>Tarrant County</u>			
	Added	659	1,199	4,468
	Absorbed	1,097	4,075	8,871
OCCUPANCY RATES ₃	Dallas County	3/31	6 Mo Ago	12 Mo Ago
	2000's	91.9%	90.3%	86.2%
	1990's	94.4%	94.1%	93.3%
	1980's	87.3%	87.1%	86.7%
	1970's or Older	89.9%	89.3%	88.0%
	<u>Tarrant County</u>			
	2000's	90.0%	89.7%	88.2%
	1990's	94.3%	94.5%	93.4%
	1980's	90.7%	90.8%	90.4%
	1970's or Older	84.6%	83.8%	82.9%
RENTAL RATES ₃	Dallas County	3/31	6 Mo Ago	12 Mo Ago
	2000's	\$1,156	\$1,128	\$1,109
	1990's	\$1,007	\$991	\$977
	1980's	\$631	\$632	\$629
	1970's or Older	\$764	\$756	\$748
	<u>Tarrant County</u>			
	2000's	\$937	\$934	\$904
	1990's	\$887	\$885	\$839
	1980's	\$599	\$592	\$589
	1970's or Older	\$567	\$564	\$564
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. 4 Job Growth through Dec. 2010		
	2006	91,600		
	2007	82,200		
	2008	2,500		
	2009	(94,900)		
	2010	50,800		

Texas Employers Continue Adding Jobs, Unemployment Rate Drops to 8.2%

Texas Workforce Press Release March 25, 2011

Texas total nonfarm employment was up by 22,700 jobs in February, for a total gain of 254,200 jobs from a year ago. The Texas seasonally adjusted unemployment rate for February is 8.2%, down slightly from 8.3%.

“Hiring in the Professional and Business Services industry expanded in February, as employers added 14,500 jobs—that’s a total gain of 51,200 positions from a year ago,” said Texas Workforce Commission (TWC) Chairman Tom Pauken. “Businesses in this industry include temporary help services and employment placement agencies, as well as law offices and tax preparation services.”

Trade, Transportation, and utilities grew for the third month in a row, adding 7,500 jobs in February; mining and logging expanded for the fourth consecutive month, adding 5,400 jobs in February and 29,800 jobs since last year. This industry had added jobs in 15 of the last 16 months. Leisure and Hospitality added 3,400 jobs in February and 22,200 positions over the year; Education and Health Services rose by 2,300 jobs in February and posted an increase of 47,100 jobs over the year.

“Texas has demonstrated positive monthly growth in 12 out of the last 14 months over a broad range of industries,” said TWC Commissioner Representing the public Andres Alcantar. “That’s encouraging for our state’s growing and diverse labor force, which reached more than 12.2 million workers in February.”

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