

JOB GROWTH ¹	Area New Jobs		Mo of	6 Mo	12 Mo
	Estimate		11/05	End 11/05	End 11/05
	Dallas/Plano/Irving		7,000	21,100	22,900
	Fort Worth/Arlington		2,400	5,200	9,000
			9,400	26,300	31,900
INTEREST RATES ²	Rates		1/12/2006	Yr. Ago	
	10 Year Treasury			4.45%	4.18%
	11th District COFI			3.19%	2.03%
	1 Mo. LIBOR			4.44%	2.48%
	FNMA, Freddie Mac & CMBS lenders' rates are fixed at approx 1.0-1.5% over the 10 year treasury. Other lenders' rates are adjustable at approx 3% over COFI or LIBOR.				
SUPPLY/ DEMAND ³	Units Added/ Absorbed		3 Mo	6 Mo	12 Mo
			End 1/06	End 1/06	End 1/06
	Dallas County				
	Added		505	3,299	8,754
	Absorbed		(931)	7,475	13,909
	Tarrant County				
	Added		465	1,215	3,914
	Absorbed		(1,213)	3,354	7,249
OCCUPANCY RATES ³	Dallas County		1/06	6 Mo Ago	1 Yr Ago
	1990's or Newer		93%	91%	90%
	1980's		90%	89%	88%
	1970's or Older		88%	86%	85%
	Tarrant County				
	1990's or Newer		91%	89%	88%
	1980's		90%	90%	88%
	1970's or Older		85%	83%	83%
RENTAL RATES ³	Dallas County		1/06	6 Mo Ago	1 Yr Ago
	1990's or Newer		\$1,045	\$1,032	\$1,023
	1980's		\$617	\$617	\$623
	1970's or Older		\$618	\$613	\$621
	Tarrant County				
	1990's or Newer		\$865	\$860	\$867
	1980's		\$589	\$585	\$589
	1970's or Older		\$557	\$556	\$558
HOME OWNERSHIP ⁴	Homebuilder	Mo P/I	Tx Workforce Commission - average		
	Price/Size	Tax/Ins	calendar yr. change (combined MSA's):		
	Choice Homes		'98 115,700; '99 95,300; '00 100,500;		
	\$79,950 3-2-1	\$729	'01 11,800; '02 (69,900); '03 (39,500)		
			'04 30,400; '05 37,800		
			2 Banxquote.com		
			3 ALNsys.com - Rental rates are before		
			any concessions. Approx. 25% of		
			70's or older are all bills paid.		
	Fox & Jacobs		4 From corporate office of builder.		
	\$90,990 3-2-2	\$817			

Information obtained from sources deemed reliable, but not guaranteed.

Dallas Fed is Upbeat

By: Angela Shah, Dallas Morning News
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Texas economic growth continued apace at the end of 2005, according to a Wednesday (Jan 18th) report from the Federal Reserve Bank. The bank's latest installment of the beige book, a regional analysis of economic activity, presented a picture of robust economic growth, especially in the Dallas district. "The Texas economy is doing brilliantly," Dallas Fed President Richard W. Fisher said during a Wednesday (Jan 18th) speech. "We haven't performed this well since 1998." The most recent Texas Workforce Commission data showed that Texas companies made 136,400 new hires for an annual growth rate of 1.4 percent, in the year ending in November 2005.

The Fed report indicates that Friday's (Jan 20th) workforce commission report will again reveal strong hiring activity. Sen. John Cornyn, R-Texas, is expected to highlight a healthy state economy today (Jan 19th) at the Greater Dallas Chamber's annual meeting. Job gains in the Dallas district are broad-based, according to the Fed report. "Temporary service firms say a very high percentage of workers are obtaining full-time positions from initial short-term contracts," it said. Transportation firms continue to face labor shortages as they try to meet demand. Railroads are "working near capacity, and there are plans to add rail lines and purchase locomotives this year," the report said.

Airlines reported demand has grown faster than domestic capacity, allowing carriers to increase prices and profits. Both North Texas airlines reported revenue jumps for the fourth quarter compared with a year earlier, though American Airlines, Inc. remains saddled with higher fuel costs. The Fed Report also provided more evidence that the state's economy has weathered the disruptions after Hurricanes Katrina and Rita last fall. Gulf Coast capacity utilization has risen to 85 percent from 78 percent.

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