

**Postings Up 18% in D-FW**

By: Steve Brown, Dallas Morning News

Home foreclosure postings in the Dallas-Fort Worth area are up 18 percent in the latest filings. Almost 4,600 homes are scheduled for foreclosure next month, according to Addison-based Foreclosure Listing Service. That compares with 3,870 postings for August 2007. Despite the big increase since last year, total foreclosure filings for the D-FW area are below the recent peak in February, when more than 5,300 postings were recorded.

The largest volume of postings for August was recorded in Dallas County, with 2,072 filings. That's an increase of 18 percent from a year ago. Denton and Collin counties had the biggest percentage gain in foreclosure postings - up about 40 percent from a year ago. With August postings, the total so far for 2008 in the four-county area is almost 34,000. "For the first eight monthly foreclosure auctions of 2008, foreclosure posting activity has climbed 21 percent compared to the 27,911 notices filed by this time last year," Foreclosure Listing Service president George Roddy said.

"Foreclosure postings filed on D-FW homes during the first eight months of the year reached another new record-level high," Mr. Roddy said. And don't look for a slowdown in foreclosures any time soon, said James Gain of Texas A&M University's Real Estate Center. "Foreclosures are going to stay high probably through next year and into early 2010," Dr. Gaines said. The number of home loan defaults will begin to subside only after thousands of subprime loans are refinanced or go into foreclosure, he said. "It's going to take us a little while to work through those," Dr. Gaines said. "They won't come down completely until we start seeing a bottoming of home prices, and prices start picking back up."

For more information, contact Steve Brown with the Dallas Morning News at [stevebrown@dallasnews.com](mailto:stevebrown@dallasnews.com).

JOB GROWTH <sup>1</sup>	Area New Jobs	Mo of	6 Mo	12 Mo
	Estimate	5/08	End 5/08	End 5/08
	Dallas/Plano/Irving	7,800	12,300	46,700
	Fort Worth/Arlington	4,800	4,800	19,400
		12,600	17,100	66,100
INTEREST RATES <sup>2</sup>	Rates	7/16/2008	Yr. Ago	
	10 Year Treasury		3.90%	5.02%
	11th District COFI		2.92%	4.29%
	1 Mo. LIBOR		2.46%	5.32%
	Fannie Mae & Freddie Mac offer fixed rates at approx. 2.25% - 2.75% over the 10 year treasury. Other lenders' rates have varying indexes and spreads. Call to discuss.			
SUPPLY/ DEMAND <sup>3</sup>	Units Added/ Absorbed	6 Mo End 7/08	12 Mo End 7/08	24 Mo End 7/08
	<b>Dallas County</b>			
	Added	1,733	405	6,811
	Absorbed	2,333	2,031	7,360
	<b>Tarrant County</b>			
	Added	1,960	3,037	6,650
	Absorbed	2,478	2,465	4,900
OCCUPANCY RATES <sup>3</sup>	Dallas County	7/08	6 Mo Ago	12 Mo Ago
	1990's or Newer	91%	90%	90%
	1980's	91%	91%	90%
	1970's or Older	90%	90%	90%
	<b>Tarrant County</b>			
	1990's or Newer	88%	89%	90%
	1980's	92%	90%	90%
	1970's or Older	85%	85%	86%
RENTAL RATES <sup>3</sup>	Dallas County	7/08	6 Mo Ago	12 Mo Ago
	1990's or Newer	\$1,116	\$1,098	\$1,097
	1980's	\$668	\$663	\$649
	1970's or Older	\$672	\$661	\$652
	<b>Tarrant County</b>			
	1990's or Newer	\$949	\$939	\$925
	1980's	\$637	\$630	\$620
	1970's or Older	\$603	\$602	\$591
HISTORICAL JOB GROWTH	Average year change of the combined DFW MSA's	1 Texas Workforce Commission		
	1999 95,300	2 Banxquote.com		
	2000 100,500	3 ALNsys.com - Rental rates are before any concessions.		
	2001 11,800	Approx. 25% of 70's or older are all bills paid.		
	2002 (70,000)			
	2003 (39,400)			
	2004 32,600			
	2005 68,300			
	2006 94,300			

Information obtained from sources deemed reliable, but not guaranteed.

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