

JOB GROWTH ¹	Area New Jobs		Mo of	6 Mo	12 Mo
	Estimate		9/05	End 9/05	End 9/05
	Dallas/Plano/Irving		11,600	17,500	22,100
	Fort Worth/Arlington		3,800	8,600	9,300
			15,400	26,100	31,400
INTEREST RATES ²	Rates		10/31/05	Yr. Ago	
	10 Year Treasury			4.49%	4.22%
	11th District COFI			2.97%	1.93%
	1 Mo. LIBOR			4.14%	2.10%
FNMA, Freddie Mac & CMBS lenders' rates are fixed at approx 1.8-2.0% 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 11/05	End 11/05	End 11/05
	<u>Dallas County</u>				
	Added		153	N/A	N/A
	Absorbed		(277)	N/A	N/A
	<u>Tarrant County</u>				
Added		479	N/A	N/A	
Absorbed		(1,238)	N/A	N/A	
OCCUPANCY RATES ³	<u>Dallas County</u>		11/05	6 Mo Ago	1 Yr Ago
	1990's or Newer		92%	N/A	N/A
	1980's		90%	N/A	N/A
	1970's or Older		87%	N/A	N/A
	<u>Tarrant County</u>				
	1990's or Newer		90%	N/A	N/A
	1980's		91%	N/A	N/A
1970's or Older		86%	N/A	N/A	
RENTAL RATES ³	<u>Dallas County</u>		11/05	6 Mo Ago	1 Yr Ago
	1990's or Newer		\$1,046	N/A	N/A
	1980's		\$623	N/A	N/A
	1970's or Older		\$921	N/A	N/A
	<u>Tarrant County</u>				
	1990's or Newer		\$863	N/A	N/A
	1980's		\$592	N/A	N/A
1970's or Older		\$559	N/A	N/A	
HOME OWNERSHIP ⁴	Homebuilder	Mo P/I	¹ Tx Workforce Commission - average calendar yr. change (combined MSA's): '98 115,700; '99 95,300; '00 100,500; '01 8,200; '02 (69,100); '03 (37,100) ² Banxquote.com ³ ALNsys.com - Rental rates are <u>before</u> any concessions. Approx. 25% of 70's or older are all bills paid. ⁴ From corporate office of builder.		
	Price/Size	Tax/Ins			
Choice Homes	\$79,950 3-2-1	\$729			
Fox & Jacobs	\$90,990 3-2-2	\$817			

Information obtained from sources deemed reliable, but not guaranteed.

**Texas Employers Continue Adding Jobs
Unemployment Rate Drops**

Texas Workforce Commission Press Release

Seasonally Adjusted Nonagricultural Employment in Texas grew by 14,700 jobs in October, marking 14 consecutive months of job growth. Over the year, Texas employers have added 131,300 jobs, with an annual growth rate of 1.4 percent and job additions in all nine major industry sectors. The unemployment rate fell from an initial 5.7 percent in September (revised to 5.3 percent) to 5.2 percent for October. "Job growth continues at a modest yet constant pace," said Texas Workforce Commission (TWC) Chair, Diane Rath. "The revision and following drop of the unemployment rate is welcome and a more realistic picture of the Texas labor market. At 5.2 percent, the current unemployment rate is well below the October 2004 rate of 6.0 percent." Most of the major industry sectors showed employment growth over the month, the largest being Professional & Business Services. After an increase of 2,500 jobs in September, employment in Professional & Business Services posted a boost of 5,300 positions in October.

Following a gain of 400 positions in September, employment in Leisure & Hospitality increased by 3,400 jobs in October, continuing a five-month streak of positive over-the-month change. Employment in Trade, Transportation & Utilities (TTU) rebounded from a small decrease in September with a gain of 2,800 jobs in October. "Job growth has been consistent as Texas employers have added more than 260,000 jobs in the last 24 months," said TWC Commissioner Representing Employers, Ron Lehman. "Moreover, job growth continues to be broad based, with jobs added over the year in all nine major industries." Construction employment posted an over-the-month increase of 1,200 jobs in October, following a gain of 3,100 jobs in September. Since October 2004, a total of 15,800 jobs have been added in Construction.

"The Texas unemployment rate showed a welcome drop, as some 19,325 more Texans found jobs," said TWC Commissioner Representing Labor, Ronny Congleton. "It is also worthy to note that the number of employed Texans now stands at 10,703,600, an all-time record."

Source: www.texasworkforce.org - 800-735-2988.

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Mark Cantrell

214-368-4567 (ext. 12)

mcantrell@cantrellcompany.com

Todd Franks

214-368-4567 (ext. 17)

tfranks@cantrellcompany.com