

# DALLAS REGIONAL CHAMBER<sup>®</sup>

## Monthly Economic Indicators

### TOTAL POPULATION

DFW MSA	2009	2008	%Chg
	6,457,683	6,362,583	1.5%

Sources: North Texas Council of Governments, Texas State Data Center

### CIVILIAN LABOR FORCE

DFW MSA	Feb-10	Feb-09	%Chg
Unemployment Rate	8.2%	7.1%	15.5%

Source: Federal Reserve Bank of Dallas (seasonally adjusted, benchmarked)

### NONFARM WAGE & SALARY EMPLOYMENT

DFW MSA	Feb-10	Feb-09	%Chg
Total Employment	2,854,600	2,905,900	-1.8%

Source: Federal Reserve Bank of Dallas (seasonally adjusted, benchmarked)

### HOTEL INDUSTRY

DFW Area	Dec-09	Dec-08	%Chg
Room Rate	\$90.81	\$101.08	-10.2%
Occupancy Rate	45.5%	48.0%	-5.2%

Source: PKF Consulting

### RESIDENTIAL SALES

North Texas MLS*	Feb-10	Feb-09	%Chg
Total Sales	4,099	4,311	-4.9%
Median Sale Price	\$139,900	\$138,000	1.4%
Active Listings	35,070	38,175	-8.1%
Inventory (mos)	6.2	6.2	0.0%

\*Single family houses in the North Texas Multiple Listing Services (MLS) Sources: Texas A&M Real Estate, North Texas Real Estate Information System

### RESIDENTIAL PERMITS

DFW MSA	Feb-10	Feb-09	%Chg
Total Units	1,319	1,806	-27.0%
Single Family	1,230	902	36.4%
Multi-Family	89	904	-90.2%

Source: U.S. Census Bureau

### APARTMENT RATES

DFW Area	4th Q 09	4thQ 08	%Chg
Occupancy Rate	88.8%	91.4%	-2.8%
Average Monthly Rent	\$748	\$752	-0.5%

Sources: M/PF YieldStar

**DFW MSA** - Dallas/Fort Worth Metropolitan Statistical Area includes Collin, Dallas, Delta, Denton, Ellis, Hunt, Johnson, Kaufman, Parker, Rockwall, Tarrant and Wise counties.

**DFW Area** - Typically includes urbanized areas of Collin, Dallas, Denton and Tarrant counties.

### COMMERCIAL REAL ESTATE

DFW MSA		4th Q 09	4th Q 08	%Chg
Office	Occupancy	77.1%	78.2%	-1.4%
	Rent*	\$18.79	\$19.39	-3.1%
Industrial	Occupancy	88.7%	89.7%	-1.1%
	Rent*(WH/Flex)	\$3.75/\$7.17	\$3.89/\$7.62	-3.6%/-5.9%

\* Average asking lease rate per square foot of net leasable area.

Source: CB Richard Ellis

### INTERNATIONAL TRADE

DFW Customs District	Jan-10	Jan-09	%Chg
Imports (millions)	\$2,560.70	\$2,245.86	14.0%
Exports (millions)	\$1,435.12	\$1,068.36	34.3%

Source: USA Trade Online.

### AIRPORT TRAFFIC

Passenger Enplanements	Jan-10	Jan-09	%Chg
Dallas Love Field	287,332	284,146	1.1%
DFW International	2,050,941	1,801,626	13.8%
MetricTons of Cargo	Jan-10	Jan-09	%Chg
Fort Worth Alliance	5,694	13,285	-57.1%
DFW International	54,277	56,833	-4.5%

Sources: DFW International, Fort Worth Alliance, Dallas Love Field

### RETAIL SALES

DFW MSA	3rd Q 09	3rd Q 08	%Chg
Retail Sales (billions)	\$22.3	\$24.3	-8.2%

Source: Texas Comptroller

### CONSUMER PRICE INDEX - URBAN (CPI-U)

Base 1982-84=100	CPI-U	CPI-U	Inflation Rate
	Feb-10	Feb-09	
DFW MSA	202.11	198.62	1.8%
U.S. City Average	216.74	212.19	2.1%

Source: Bureau of Labor Statistics

### ACCRA COST OF LIVING INDEX

Weighted average used to arrive at DFW MSA figures .

DFW MSA 2009 Average Annual	U.S. Average=100
Composite (All Items)	91.6
Grocery Items	94.9
Housing	72.7
Utilities	106.4
Transportation	98.9
Health Care	100.3
Misc. Goods & Services	98.9

Sources: C2ER (Council for Community and Economic Research), Dallas Regional Chamber

**Note:** Comparing numbers between these reports is inaccurate due to possible revisions. Please refer to the source for time series or historical data.