

DALLAS REGIONAL CHAMBER®

Monthly Economic Indicators

TOTAL POPULATION

DFW MSA	2010	2009	%Chg
	6,548,345	6,457,683	1.4%

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

CIVILIAN LABOR FORCE

DFW MSA	Jun-10	Jun-09	%Chg
Unemployment Rate	8.0%	7.9%	1.3%

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

NONFARM WAGE & SALARY EMPLOYMENT

DFW MSA	Jun-10	Jun-09	%Chg
Total Employment	2,870,800	2,859,000	0.4%

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

RESIDENTIAL SALES

North Texas MLS*	Jun-10	Jun-09	%Chg
Total Sales	6,774	6,970	-2.8%
Median Sale Price	\$155,000	\$155,000	0.0%
Active Listings	41,339	37,251	11.0%
Inventory (mos)	6.9	6.5	6.2%

*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	Jun-10	Jun-09	%Chg
Total Units	1,683	1,985	-15.2%
Single Family	1,458	1,614	-9.7%
Multi-Family	225	371	-39.4%

Source: U.S. Census Bureau

APARTMENT RATES

DFW Area	1st Q 10	1st Q 09	%Chg
Occupancy Rate	89.3%	90.4%	-1.2%
Average Monthly Rent	\$739	\$755	-2.1%

Sources: M/PF YieldStar

HOTEL INDUSTRY

Occupancy 1st quarter of 2010

Occupancy will increase to 53.6%, better than the previous 4 quarters' rate of 52.2%, but below the long run average of 62.4%

Average Daily Rate 1st quarter of 2010

ADR growth expectations are increasing, positive 2.1% vs. the past 4 quarters' rate of negative 8.8%, but are below the long run average of positive 2.4%

Source: PKF Hospitality Research (Dallas Market Snapshot for Next four quarters, June -August 2010)

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

COMMERCIAL REAL ESTATE

DFW MSA	1st Q 10	1st Q 09	%Chg	
Office	Occupancy	77.0%	78.2%	-1.5%
	Rent*	\$18.52	\$19.39	-4.5%
Industrial	Occupancy	88.4%	89.7%	-1.4%
	Rent*(WH/Flex)	\$3.72/\$6.86	\$3.87/\$7.75	-3.9%/-11.5%

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

Source: CB Richard Ellis

INTERNATIONAL TRADE

DFW Customs District	May-10	May-09	%Chg
Imports (millions)	\$2,807.09	\$2,391.55	17.4%
Exports (millions)	\$1,446.13	\$1,454.28	-0.6%

Source: USA Trade Online.

AIRPORT TRAFFIC

Passenger Enplanements	May-10	May-09	%Chg
Dallas Love Field	688,046	647,070	6.3%
DFW International	2,428,147	2,369,880	2.5%
MetricTons of Cargo	May-10	May-09	%Chg
Fort Worth Alliance	9,498	6,967	36.3%
DFW International	60,145	61,369	-2.0%

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

RETAIL SALES

DFW MSA	4th Q 09	4th Q 08	%Chg
Retail Sales (billions)	\$25.1	\$26.1	-3.8%

Source: Texas Comptroller

CONSUMER PRICE INDEX - URBAN (CPI-U)

Base 1982-84=100	CPI-U	CPI-U	Inflation
	Jun-10	Jun-09	Rate
DFW MSA	202.10	199.31	1.4%
U.S. City Average	217.96	215.69	1.1%

Source: Bureau of Labor Statistics

ACCRA COST OF LIVING INDEX

Weighted average used to arrive at DFW MSA figures .

DFW MSA 1st Q Average Annual	U.S. Average=100
Composite (All Items)	90.4
Grocery Items	93.0
Housing	73.9
Utilities	104.0
Transportation	97.7
Health Care	99.1
Misc. Goods & Services	96.3

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

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

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