

# DALLAS REGIONAL CHAMBER®

## 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	Dec-09	Dec-08	%Chg
Unemployment Rate	8.2%	6.1%	34.4%

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

### NONFARM WAGE & SALARY EMPLOYMENT

DFW MSA	Dec-09	Dec-08	%Chg
Total Employment	2,860,900	2,964,500	-3.5%

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

### HOTEL INDUSTRY

DFW Area	Nov-09	Nov-08	%Chg
Room Rate	\$98.82	\$110.03	-10.2%
Occupancy Rate	52.5%	56.6%	-7.3%

Source: PKF Consulting

### RESIDENTIAL SALES

North Texas MLS*	Dec-09	Dec-08	%Chg
Total Sales	4,933	4,970	-0.7%
Median Sale Price	\$140,000	\$137,490	1.8%
Active Listings	31,589	35,999	-12.3%
Inventory (mos)	5.6	5.6	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	Nov-09	Nov-08	%Chg
Total Units	1,316	1,127	16.8%
Single Family	1,114	787	41.6%
Multi-Family	202	340	-40.6%

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	Nov-09	Nov-08	%Chg
Imports (millions)	\$2,863.17	\$2,850.63	0.4%
Exports (millions)	\$1,385.89	\$1,519.46	-8.8%

Source: USA Trade Online.

### AIRPORT TRAFFIC

Passenger Enplanements	Nov-09	Nov-08	%Chg
Dallas Love Field	635,774	594,796	6.9%
DFW International	2,228,894	2,138,774	4.2%
MetricTons of Cargo	Nov-09	Nov-08	%Chg
Fort Worth Alliance	7,165	9,926	-27.8%
DFW International	56,986	56,402	1.0%

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

### RETAIL SALES

DFW MSA	2nd Q 09	2nd Q 08	%Chg
Retail Sales (billions)	\$21.0	\$23.9	-12.1%

Source: Texas Comptroller

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

Base 1982-84=100	CPI-U	CPI-U	Inflation Rate
	Dec-09	Dec-08	
DFW MSA	201.95	200.05	0.9%
U.S. City Average	215.94	210.22	2.7%

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)	90.6
Grocery Items	96.1
Housing	71.4
Utilities	104.6
Transportation	95.7
Health Care	99.8
Misc. Goods & Services	98.3

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.