

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	Nov-09	Nov-08	%Chg
Unemployment Rate	8.2%	5.7%	43.9%

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

NONFARM WAGE & SALARY EMPLOYMENT

DFW MSA	Nov-09	Nov-08	%Chg
Total Employment	2,859,200	2,966,900	-3.6%

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

HOTEL INDUSTRY

DFW Area	Oct-09	Oct-08	%Chg
Room Rate	\$105.43	\$115.76	-8.9%
Occupancy Rate	59.7%	67.7%	-11.8%

Source: PKF Consulting

RESIDENTIAL SALES

North Texas MLS*	Nov-09	Nov-08	%Chg
Total Sales	5,480	4,190	30.8%
Median Sale Price	\$141,270	\$134,000	5.4%
Active Listings	33,280	39,255	-15.2%
Inventory (mos)	5.9	6.1	-3.3%

*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	Oct-09	Oct-08	%Chg
Total Units	1,224	2,205	-44.5%
Single Family	1,182	1,118	5.7%
Multi-Family	42.0	1,087	-96.1%

Source: U.S Census Bureau

APARTMENT RATES

DFW Area	3rd Q 09	3rd Q 08	%Chg
Occupancy Rate	89.8%	93.2%	-3.6%
Average Monthly Rent	\$749	\$766	-2.2%

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		3rd Q 09	3rd Q 08	%Chg
Office	Occupancy	77.3%	78.8%	-1.9%
	Rent*	\$18.83	\$19.45	-3.2%
Industrial	Occupancy	88.4%	90.0%	-1.8%
	Rent*(WH/Flex)	\$3.69/\$7.26	\$3.95/\$7.93	-6.6%/-8.4%

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

Source: CB Richard Ellis

INTERNATIONAL TRADE

DFW Customs District	Oct-09	Oct-08	%Chg
Imports (millions)	\$2,872.84	\$3,414.86	-15.9%
Exports (millions)	\$2,076.45	\$1,723.81	20.5%

Source: USA Trade Online.

AIRPORT TRAFFIC

Passenger Enplanements	Oct-09	Oct-08	%Chg
Dallas Love Field	338,532	350,269	-3.4%
DFW International	2,373,720	2,389,088	-0.6%
MetricTons of Cargo	Oct-09	Oct-08	%Chg
Fort Worth Alliance	7,286	12,076	-39.7%
DFW International	60,735	63,610	-4.5%

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
	Nov-09	Nov-08	
DFW MSA	201.95	200.05	0.9%
U.S. City Average	216.33	212.42	1.8%

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.