

## 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	Apr-10	Apr-09	%Chg
Unemployment Rate	8.7%	7.5%	16.5%

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

### NONFARM WAGE & SALARY EMPLOYMENT

DFW MSA	Apr-10	Apr-09	%Chg
Total Employment	2,851,600	2,877,700	-0.9%

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*	Apr-10	Apr-09	%Chg
Total Sales	7,017	5,531	26.9%
Median Sale Price	\$149,900	\$139,500	7.5%
Active Listings	37,026	39,804	-7.0%
Inventory (mos)	6.3	6.7	-6.0%

\*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	Apr-10	Apr-09	%Chg
Total Units	1,481	1,935	-23.5%
Single Family	1,403	1,039	35.0%
Multi-Family	78	896	-91.3%

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/FF 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		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	Mar-10	Mar-09	%Chg
Imports (millions)	\$2,885.97	\$2,422.25	19.1%
Exports (millions)	\$1,597.61	\$1,383.17	15.5%

Source: USA Trade Online.

### AIRPORT TRAFFIC

Passenger Enplanements	Mar-10	Mar-09	%Chg
Dallas Love Field	687,969	691,298	-0.5%
DFW International	2,400,789	2,367,833	1.4%
MetricTons of Cargo	Mar-10	Mar-09	%Chg
Fort Worth Alliance	7,888	8,689	-9.2%
DFW International	62,560	49,734	25.8%

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
	Apr-10	Apr-09	
DFW MSA	201.98	200.03	1.0%
U.S. City Average	218.00	213.24	2.2%

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

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