

# 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	Mar-10	Mar-09	%Chg
Unemployment Rate	8.4%	7.4%	13.5%

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

### NONFARM WAGE & SALARY EMPLOYMENT

DFW MSA	Mar-10	Mar-09	%Chg
Total Employment	2,859,500	2,888,100	-1.0%

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*	Mar-10	Mar-09	%Chg
Total Sales	6,036	5,461	10.5%
Median Sale Price	\$144,900	\$137,000	5.8%
Active Listings	36,730	39,094	-6.0%
Inventory (mos)	6.4	6.4	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	Mar-10	Mar-09	%Chg
Total Units	2,296	1,623	41.5%
Single Family	1,828	976	87.3%
Multi-Family	468	647	-27.7%

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

**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	Feb-10	Feb-09	%Chg
Imports (millions)	\$2,428.07	\$2,244.74	8.2%
Exports (millions)	\$1,257.64	\$1,328.47	-5.3%

Source: USA Trade Online.

### AIRPORT TRAFFIC

Passenger Enplanements	Feb-10	Feb-09	%Chg
Dallas Love Field	539,321	590,594	-8.7%
DFW International	1,922,145	1,978,999	-2.9%
MetricTons of Cargo	Feb-10	Feb-09	%Chg
Fort Worth Alliance	6,719	7,623	-11.9%
DFW International	50,127	45,195	10.9%

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
	Mar-10	Mar-09	
DFW MSA	201.98	200.03	1.0%
U.S. City Average	217.63	212.70	2.3%

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.