

## Monthly Economic Indicators

### TOTAL POPULATION

DFW MSA	2008	2007	%Chg
	6,362,465	6,235,215	2.0%

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

### CIVILIAN LABOR FORCE

DFW MSA	Apr-09	Apr-08	%Chg
Unemployment Rate	7.1%	4.3%	65.1%

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

### NONFARM WAGE & SALARY EMPLOYMENT

DFW MSA	Apr-09	Apr-08	%Chg
Total Employment	2,919,000	2,986,100	-2.2%

### HOTEL INDUSTRY

DFW Area	Mar-09	Mar-08	%Chg
Room Rate	\$105.94	\$114.42	-7.4%
Occupancy Rate	56.9%	67.0%	-15.1%

Source: PKF Consulting

### RESIDENTIAL SALES

North Texas MLS*	Apr-09	Mar-08	%Chg
Total Sales	5,435	7,148	-24.0%
Median Sale Price	\$139,500	\$145,000	-3.8%
Active Listings	39,804	45,224	-12.0%
Inventory (mos)	6.5	6.4	1.6%

\*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-09	Apr-08	%Chg
Total Units	1,935	3,596	-46.2%
Single Family	1,039	1,967	-47.2%
Multi-Family	896	1,629	-45.0%

Source: U.S. Census Bureau

### APARTMENT RATES

DFW Area	3rd Q 08	3rd Q 07	%Chg
Occupancy Rate	93.2%	94.1%	-1.0%
Average Monthly Rent	\$766	\$724	5.8%

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 08	3rd Q 07	%Chg	
Office	Occupancy	78.8%	77.7%	1.4%
	Rent*	\$19.45	\$18.85	3.2%
Industrial	Occupancy	90.0%	90.3%	-0.3%
	Rent* (WH/Flex)	\$3.95/\$7.93	\$4.00/\$6.95	-1.2%/14.1%

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

Source: CB Richard Ellis

### INTERNATIONAL TRADE

DFW Customs District	Mar-09	Mar-08	%Chg
Imports (millions)	\$2,442.25	\$2,775.51	-12.0%
Exports (millions)	\$1,383.17	\$1,806.91	-23.5%

Source: USA Trade Online.

### AIRPORT TRAFFIC

Passenger Enplanements	Mar-09	Mar-08	%Chg
Dallas Love Field	347,018	354,548	-2.1%
DFW International	2,367,833	2,390,725	-1.0%
MetricTons of Cargo	Mar-09	Mar-08	%Chg
Fort Worth Alliance	8,689	14,648	-40.7%
DFW International	50,857	63,469	-19.9%

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

### RETAIL SALES

DFW MSA	3rd Q 08	3rd Q 07	%Chg
Retail Sales (billions)	\$34.3	\$29.5	16.3%

Source: Texas Comptroller

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

Base 1982-84=100	CPI-U	CPI-U	Inflation Rate
	Mar-09	Mar-08	
DFW MSA	200.03	198.59	0.7%
U.S. City Average	212.70	213.52	-0.4%

Source: Bureau of Labor Statistics

### ACCRA COST OF LIVING INDEX

Weighted average used to arrive at DFW MSA figures .

DFW MSA 2008 Average Annual	U.S. Average=100
Composite (All Items)	91.9
Grocery Items	96.9
Housing	72.8
Utilities	107.1
Transportation	102.3
Health Care	100.1
Misc. Goods & Services	98.5

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.