

## 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	Jun-09	Jun-08	%Chg
Unemployment Rate	7.6%	4.7%	61.7%

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

### NONFARM WAGE & SALARY EMPLOYMENT

DFW MSA	Jun-09	Jun-08	%Chg
Total Employment	2,957,616	2,991,546	-1.1%

### HOTEL INDUSTRY

DFW Area	May-09	May-08	%Chg
Room Rate	\$97.86	\$110.09	-11.1%
Occupancy Rate	50.7%	64.0%	-20.8%

Source: PKF Consulting

### RESIDENTIAL SALES

North Texas MLS*	Jun-09	Jun-08	%Chg
Total Sales	6,782	7,905	-14.2%
Median Sale Price	\$155,000	\$155,000	0.0%
Active Listings	37,251	45,125	-17.4%
Inventory (mos)	6.6	6.6	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	Jun-09	Jun-08	%Chg
Total Units	1,985	2,999	-33.8%
Single Family	1,614	1,881	-14.2%
Multi-Family	371	1,118	-66.8%

Source: U.S Census Bureau

### APARTMENT RATES

DFW Area	4th Q 08	4th Q 07	%Chg
Occupancy Rate	91.4%	94.1%	-2.9%
Average Monthly Rent	\$752	\$741	1.5%

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	2nd Q 09	2nd Q 08	%Chg	
Office	Occupancy	78.0%	79.4%	-1.8%
	Rent*	\$18.98	\$19.41	-2.2%
Industrial	Occupancy	88.9%	90.5%	-1.8%
	Rent*(WH/Flex)	\$3.77/\$7.56	\$4.02/\$7.71	-6.2%/-1.9%

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

Source: CB Richard Ellis

### INTERNATIONAL TRADE

DFW Customs District	May-09	May-08	%Chg
Imports (millions)	\$2,356.25	\$2,997.67	-21.4%
Exports (millions)	\$1,458.99	\$1,708.36	-14.6%

Source: USA Trade Online.

### AIRPORT TRAFFIC

Passenger Enplanements	May-09	May-08	%Chg
Dallas Love Field	325,943	366,550	-11.1%
DFW International*	2,369,880	2,521,221	-6.0%
MetricTons of Cargo	May-09	May-08	%Chg
Fort Worth Alliance	8,843	14,719	-39.9%
DFW International*	61,369	63,347	-3.1%

Sources: DFW International, Fort Worth Alliance, Dallas Love Field \*March stats

### RETAIL SALES

DFW MSA	4th Q 08	4th Q 08	%Chg
Retail Sales (billions)	\$32.1	\$30.6	4.9%

Source: Texas Comptroller

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

Base 1982-84=100	CPI-U	CPI-U	Inflation Rate
	May-09	May-08	
DFW MSA	199.31	202.35	-1.5%
U.S. City Average	213.85	216.63	-1.3%

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)	92.1
Grocery Items	96.3
Housing	72.7
Utilities	104.5
Transportation	99.3
Health Care	99.6
Misc. Goods & Services	100.4

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.