

# DALLAS REGIONAL CHAMBER®

## 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	Feb-09	Feb-08	%Chg
Unemployment Rate	6.7%	4.3%	55.8%

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

### NONFARM WAGE & SALARY EMPLOYMENT

DFW MSA	Jan-09	Jan-08	%Chg
Total Employment	2,964,100	2,982,600	-0.6%

### HOTEL INDUSTRY

DFW Area	Jan-09	Jan-08	%Chg
Room Rate	\$106.88	\$112.18	-4.7%
Occupancy Rate	54.0%	61.8%	-12.6%

Source: PKF Consulting

### RESIDENTIAL SALES

North Texas MLS*	Feb-09	Feb-08	%Chg
Total Sales	4,150	5,843	-29.0%
Median Sale Price	\$137,250	\$139,000	-1.3%
Active Listings	38,175	43,522	-12.3%
Inventory (mos)	6.2	6.0	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	Feb-09	Feb-08	%Chg
Total Units	1,806	2,415	-25.2%
Single Family	902	1,735	-48.0%
Multi-Family	904	680	32.9%

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	Jan-09	Jan-08	%Chg
Imports (millions)	\$2,245.86	\$3,186.45	-29.5%
Exports (millions)	\$1,068.36	\$1,780.65	-40.0%

Source: U.S.A Trade Online.

### AIRPORT TRAFFIC

Passenger Enplanements	Jan-09	Jan-08	%Chg
Dallas Love Field	284,146	302,552	-6.1%
DFW International	1,880,795	2,267,498	-17.1%
MetricTons of Cargo	Jan-09	Jan-08	%Chg
Fort Worth Alliance	13,285	15,642	-15.1%
DFW International	56,883	61,807	-8.0%

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
	Jan-09	Jan-08	Rate
DFW MSA	198.62	197.07	0.8%
U.S. City Average	211.14	211.08	0.0%

Source: Bureau of Labor Statistics

### ACCRA COST OF LIVING INDEX

Weighted average used to arrive at DFW MSA figures.

DFW MSA - 2008	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), Greater Dallas Chamber

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