

| JOB GROWTH ¹ | Area New Jobs | 1 Mo | 6 Mo | 12 Mo |
|------------------------------|---|------------------|---|-------------------|
| | Estimate | End 12/31 | End 12/31 | End 12/31 |
| | Dallas/Plano/Irving | 26,000 | 111,100 | (50,000) |
| | Fort Worth/Arlington | <u>6,600</u> | <u>40,900</u> | <u>(31,600)</u> |
| | | 32,600 | 152,000 | (81,600) |
| INTEREST RATES ² | Rates | END 1/31 | Yr. Ago | |
| | 10 Year Treasury | | 1.11% | 1.54% |
| | 11th District COFI | | 0.47% | 1.04% |
| | 1 Mo. LIBOR | | 0.12% | 1.67% |
| SUPPLY/ DEMAND ³ | Units Added/ Absorbed | 6 Mo End 1/31 | 12 Mo End 1/31 | 24 Mo End 1/31 |
| | Dallas County | | | |
| | Added | 4,767 | 10,131 | 22,683 |
| | Absorbed | 2,441 | 8,486 | 19,369 |
| | Tarrant County | | | |
| | Added | 4,949 | 9,579 | 14,626 |
| | Absorbed | 2,243 | 7,123 | 12,631 |
| OCCUPANCY RATES ³ | Dallas County | 1/31/2021 | 6 Mo Ago | 12 Mo Ago |
| | 2010's and newer | 81.2% | 82.0% | 80.6% |
| | 2000's | 93.0% | 92.9% | 93.3% |
| | 1990's | 93.8% | 94.2% | 94.4% |
| | 1980's | 93.4% | 93.4% | 92.8% |
| | 1970's or Older | 92.1% | 92.8% | 92.7% |
| | Tarrant County | | | |
| | 2010's and newer | 77.2% | 79.4% | 81.1% |
| | 2000's | 94.5% | 94.4% | 93.6% |
| | 1990's | 93.7% | 94.0% | 94.3% |
| | 1980's | 93.6% | 94.2% | 93.1% |
| | 1970's or Older | 91.3% | 91.9% | 90.4% |
| RENTAL RATES ³ | Dallas County | 1/31/2021 | 6 Mo Ago | 12 Mo Ago |
| | 2010's and newer | \$1,573 | \$1,595 | \$1,601 |
| | 2000's | \$1,428 | \$1,420 | \$1,438 |
| | 1990's | \$1,346 | \$1,348 | \$1,360 |
| | 1980's | \$1,002 | \$1,004 | \$997 |
| | 1970's or Older | \$970 | \$968 | \$957 |
| | Tarrant County | | | |
| | 2010's and newer | \$1,377 | \$1,378 | \$1,392 |
| | 2000's | \$1,279 | \$1,272 | \$1,256 |
| | 1990's | \$1,239 | \$1,233 | \$1,226 |
| | 1980's | \$998 | \$990 | \$983 |
| | 1970's or Older | \$946 | \$937 | \$917 |
| HISTORICAL JOB GROWTH | Average year change of the combined DFW MSA's | | | |
| | 2020 | 81,600 | 1 Texas Workforce Commission | |
| | 2019 | 127,600 | 2 Banxquote.com | |
| | 2018 | 102,200 | 3 ALNsys.com - Rental rates are after concessions. | |
| | 2017 | 91,700 | Approximately 25% of 70's or older are all bills paid | |
| | 2016 | 120,500 | | |
| | 2015 | 98,700 | | |
| | 2014 | 132,000 | | |

Dallas-area apartment building permits are falling

Six out of 10 of the largest U.S. markets are seeing declines.

Steve Brown, Dallas Morning News
9:15 AM on Jul 13, 2020

With the pandemic, permits for new apartment projects are down in six of the 10 top U.S. markets – including Dallas.

Multifamily building permits in the Dallas area fell 18.5% for the 12-month period ending in May, according to the latest data from RealPage.

Dallas' percentage decline was the largest of any of the 10 largest metro areas that RealPage looked at for its apartment construction snapshot.

Pandemic hammers D-FW apartment market.

“In net units, Dallas and Washington, D.C. permitted about 2,500 fewer multifamily approvals than the preceding 12 months, while Houston, Los Angeles, Seattle and Orlando's annual rate was down about 250 units from the previous year,” RealPage's Chuck Ehmann said in the new report. “New York, Houston, and Austin retained the top three spots on the list, while Dallas continued to cool slightly but retained its #4 spot.”

Nationwide multifamily building permits were up 18.3% from April but were down 8.4% from last year.

While Dallas-area apartment building permits were down in May, the Fort Worth area had a 2,896-unit increase in annual multifamily building permits.

The Dallas-Fort Worth is still one of the country's fastest growing apartment markets.

At midyear, more than 42,000 apartments were under construction in North Texas, according to RealPage.

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