

The Cantrell Report

Pertinent Information for Apartment Owners
October 2017

JOB GROWTH ¹	Area New Jobs				
		1 Mo	6 Mo	12 Mo	
	Estimate	End 8/31	End 8/31	End 8/31	
	Dallas/Plano/Irving	6,000	26,300	70,900	
	Fort Worth/Arlington	(2,000)	14,200	25,800	
		4,000	40,500	96,700	
INTEREST RATES ²	Rates		END 9/30	Yr. Ago	
	10 Year Treasury		2.33%	1.63%	
	11th District COFI		0.73%	0.70%	
	1 Mo. LIBOR		1.24%	0.53%	
SUPPLY/ DEMAND ³	Units Added/ Absorbed		6 Mo	12 Mo	24 Mo
			End 9/30	End 9/30	End 9/30
	Dallas County				
	Added		8,394	13,090	22,406
	Absorbed		2,650	6,198	14,035
	Tarrant County				
	Added		3,653	5,930	10,103
	Absorbed		833	2,564	7,892
OCCUPANCY RATES ³	Dallas County		9/30/2017	6 Mo Ago	12 Mo Ago
	2010's		74.3%	78.0%	78.4%
	2000's		93.9%	94.3%	95.0%
	1990's		93.8%	94.1%	94.7%
	1980's		94.3%	95.2%	94.8%
	1970's or Older		93.6%	94.3%	93.9%
	Tarrant County				
	2010's		75.1%	79.1%	83.7%
	2000's		95.2%	95.6%	95.6%
	1990's		95.2%	95.2%	95.0%
	1980's		94.8%	95.4%	95.2%
	1970's or Older		92.1%	93.3%	92.6%
RENTAL RATES ³	Dallas County		9/30/2017	6 Mo Ago	12 Mo Ago
	2010's		\$1,543	\$1,489	\$1,491
	2000's		\$1,371	\$1,354	\$1,354
	1990's		\$1,290	\$1,280	\$1,277
	1980's		\$927	\$913	\$888
	1970's or Older		\$885	\$860	\$838
	Tarrant County				
	2010's		\$1,417	\$1,394	\$1,422
	2000's		\$1,207	\$1,182	\$1,167
	1990's		\$1,187	\$1,156	\$1,149
	1980's		\$910	\$893	\$861
	1970's or Older		\$834	\$819	\$791
HISTORICAL JOB GROWTH	Average year change of the combined DFW MSA's				
	2012	74,400	1 Texas Workforce Commission		
	2013	95,600	2 Banxquote.com		
	2014	132,000	3 ALNsys.com - Rental rates are after concessions.		
	2015	98,700	Approximately 25% of 70's or older are all bills paid		
	2016	120,500			

Mark Cantrell
214-368-1295
mcantrell@cmi-tax.com

Thomas Hooke
972-630-6696
thooke@cantrellcompany.com