

JOB GROWTH 1	Area New Jobs	1 Mo	6 Mo	12 Mo
	Estimate	End 3/31	End 3/31	End 3/31
	Dallas/Plano/Irving	15,000	47,900	90,600
	Fort Worth/Arlington	8,200	4,400	20,100
		23,200	52,300	110,700
INTEREST RATES 2	Rates	END 4/30		Yr. Ago
	10 Year Treasury		2.54%	2.97%
	11th District COFI		1.17%	0.82%
	1 Mo. LIBOR		2.48%	1.90%
SUPPLY/ DEMAND 3	Units Added/ Absorbed	6 Mo End 4/30	12 Mo End 4/30	24 Mo End 4/30
	Dallas County			
	Added	6,488	11,576	26,501
	Absorbed	4,277	10,756	19,097
	Tarrant County			
	Added	3,444	8,239	17,459
	Absorbed	3,066	6,317	10,510
OCCUPANCY RATES 3	Dallas County	4/30/2019	6 Mo Ago	12 Mo Ago
	2010's	79.4%	81.0%	75.4%
	2000's	93.8%	93.4%	93.2%
	1990's	94.7%	94.4%	93.4%
	1980's	93.7%	93.5%	94.3%
	1970's or Older	92.9%	93.2%	94.1%
	Tarrant County			
	2010's	74.4%	74.0%	70.2%
	2000's	94.2%	94.7%	95.0%
	1990's	95.2%	95.2%	94.6%
	1980's	94.4%	94.0%	95.2%
	1970's or Older	91.7%	91.4%	92.7%
RENTAL RATES 3	Dallas County	4/30/2019	6 Mo Ago	12 Mo Ago
	2010's	\$1,576	\$1,572	\$1,535
	2000's	\$1,432	\$1,417	\$1,378
	1990's	\$1,332	\$1,308	\$1,279
	1980's	\$975	\$952	\$946
	1970's or Older	\$930	\$921	\$898
	Tarrant County			
	2010's	\$1,408	\$1,408	\$1,363
	2000's	\$1,253	\$1,245	\$1,212
	1990's	\$1,244	\$1,217	\$1,177
	1980's	\$956	\$939	\$926
	1970's or Older	\$892	\$879	\$853
HISTORICAL JOB GROWTH	Average year change of the combined DFW MSA's			
	2018	102,200	1 Texas Workforce Commission	
	2017	91,700	2 Banxquote.com	
	2016	120,500	3 ALNsys.com - Rental rates are after concessions.	
	2015	98,700	Approximately 25% of 70's or older are all bills paid	
	2014	132,000		
	2013	95,600		
	2012	79,200		

Hot markets: Investors say L.A. and D-FW will be the places to buy property in 2019

By Steve Brown, Dallas Morning News

Dallas-Fort Worth is again near the top of a shopping list for commercial property investors — behind only Los Angeles in a new survey.

For the third year in a row, commercial real estate firm CBRE ranked D-FW second nationally in its survey of property investors. Houston also made the top 10.

Investors said industrial and warehouse buildings and apartments were their most targeted properties for 2019.

"We are seeing unprecedented investor interest for industrial and logistics properties in Dallas-Fort Worth coming not only from U.S. investors but also global capital from Asia, primarily Singapore, Europe and the Middle East," Randy Baird, CBRE executive vice president of Industrial & Logistics, said in the report. "D-FW is capturing the interest of all forms of capital because we are at a central point in the U.S. supply chain, we have a pro-business environment with a low cost of doing business, and we have nation-leading population growth."

"Investors are attracted not only by the current market fundamentals, which are stronger than ever, but by the long-term view that D-FW and Texas as a whole will continue to outpace the country in population and job growth, translating to long-term asset appreciation."

Only 1 in 10 of the investors CBRE polled said they planned to acquire office buildings this year. And only 9 percent said they were shopping for retail properties.

While 98 percent of the real estate industry execs CBRE surveyed said they planned to make property acquisitions this year, more investors indicated they would be more cautious in their buys.

"Pricing is at or near the previous peak for most asset types in prime locations, so investors are seeking yield in secondary markets and alternative asset types," said Chris Ludeman, Global President of Capital Markets for CBRE.

CBRE surveyed investors in November and December for the annual report.

After Los Angeles and D-FW, the real estate markets that investors are most hot on are Washington, D.C., San Francisco, Seattle, Denver and Atlanta.

When asked to list their top concerns for the real estate market this year, investors most often mentioned a global economic shock, rising interest rates and a property price bubble.

CBRE's annual investor poll is just the latest industry snapshot in which D-FW won high marks. Last fall, the Urban Land Institute and PriceWaterhouse Coopers identified D-FW as the top market for 2019 real estate investment and development activity.

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