

JOB GROWTH ¹	Area New Jobs	1 Mo	6 Mo	12 Mo
	Estimate	End 10/31	End 10/31	End 10/31
	Dallas/Plano/Irving	19,000	43,500	67,900
	Fort Worth/Arlington	5,800	15,800	26,500
		24,800	59,300	94,400
INTEREST RATES ²	Rates	END 11/28		Yr. Ago
	10 Year Treasury		2.32%	2.32%
	11th District COFI		0.73%	0.60%
	1 Mo. LIBOR		1.29%	0.62%
SUPPLY/ DEMAND ³	Units Added/ Absorbed	6 Mo End 11/30	12 Mo End 11/30	24 Mo End 11/30
	Dallas County			
	Added	6,263	11,877	21,740
	Absorbed	3,340	6,646	14,755
	Tarrant County			
	Added	4,911	8,002	12,677
	Absorbed	1,292	3,247	8,300
OCCUPANCY RATES ³	Dallas County	10/31/2017	6 Mo Ago	12 Mo Ago
	2010's	75.8%	74.4%	76.4%
	2000's	93.7%	94.3%	94.8%
	1990's	93.8%	94.4%	94.6%
	1980's	94.2%	95.3%	94.8%
	1970's or Older	93.6%	94.3%	94.2%
	Tarrant County			
	2010's	69.8%	73.7%	80.4%
	2000's	94.9%	95.9%	95.5%
	1990's	95.1%	95.5%	95.0%
	1980's	94.5%	95.5%	95.1%
	1970's or Older	92.0%	92.9%	92.4%
RENTAL RATES ³	Dallas County	10/31/2017	6 Mo Ago	12 Mo Ago
	2010's	\$1,530	\$1,532	\$1,478
	2000's	\$1,365	\$1,359	\$1,344
	1990's	\$1,292	\$1,284	\$1,262
	1980's	\$929	\$920	\$887
	1970's or Older	\$885	\$869	\$839
	Tarrant County			
	2010's	\$1,386	\$1,408	\$1,421
	2000's	\$1,196	\$1,197	\$1,158
	1990's	\$1,200	\$1,162	\$1,146
	1980's	\$909	\$898	\$859
	1970's or Older	\$838	\$824	\$794
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 20% of 70's or older are all bills paid	
	2016	120,500		

Apartment Permits Up in D-FW Area 2nd to New York, with 20,000 Units Through September

By: Steve Brown, Dallas Morning News

Dallas-area apartment developers have kept up the building pace this year, adding new projects in recent months.

Dallas ranked second only to New York for total apartment building permits through the third quarter, according to a new report by Richardson-based RealPage.

Through September, developers in the Dallas area have received permits to start more than 20,000 apartments. That's down less than 1 percent from last year's building permit totals.

Earlier in the year, apartment building permits in the Dallas area were running about 20 percent behind. "The annual permit volume for metro Dallas had held right around 20,000 units throughout the past few months," said RealPage chief economist Greg Willett. "Annual volume was more volatile from month to month in 2016 than it has been in 2017."

More than 47,000 apartments are under construction in North Texas. Along with New York and Dallas, other top apartment permit markets include Los Angeles, Seattle and Denver.

RealPage says six of the top 10 metro areas issued fewer multifamily housing building permits in the 12 months ending in September than they did in the preceding 12 months. The biggest declines were in Atlanta and Washington, D.C.

Nationwide, apartment permits were down 25 percent at the end of September compared to the previous year.

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