



**Fort Worth Chamber of Commerce**  
Fort Worth / Arlington MD Economic Indicators  
May 2016



POPULATION			
Area	1990	2000	2015
Dallas-Fort Worth-Arlington MSA	4,111,750	5,309,277	6,810,913
Tarrant County	1,170,103	1,446,219	1,911,541
Fort Worth	447,619	534,694	792,727

Source: U.S. Census Bureau

CIVILIAN LABOR FORCE (in thousands)			
Fort Worth - Arlington MD	Apr-16	Apr-15	% Change
Total Labor Force	1,199.0	1,180.4	1.6%
Employed	1,154.4	1,134.9	1.7%
Unemployed	44.6	45.5	-2.0%
Unemployment Rate	3.7%	3.9%	-5.1%

Source: Texas Workforce Commission

NON-FARM WAGE & SALARY EMPLOYMENT			
Fort Worth- Arlington MD	Apr-16	Apr-15	% Change
Total Nonagriculture	1,009,800	991,100	1.9%
Mining & Construction	70,300	71,300	-1.4%
Retail Trade	115,400	112,300	2.8%
Manufacturing	94,000	96,800	-2.9%
Trans., Warehousing & Utilities	78,900	75,400	4.6%
Information	11,500	11,900	-3.4%
Financial Activities	57,600	55,400	4.0%
Professional & Business Svcs.	112,800	109,500	3.0%
Education & Health Services	130,900	127,500	2.7%
Leisure & Hospitality	114,900	111,400	3.1%
Other Services	37,100	37,900	-2.1%
Government	135,200	133,900	1.0%

Source: Texas Workforce Commission

RESIDENTIAL REAL ESTATE			
MLS Activity	Apr-16	Apr-15	% Change
Collin County Sales	1,300	1,334	-2.5%
Collin County Median Sale Price	\$302,750	\$275,434	9.9%
Dallas Sales	2,351	2,116	11.1%
Dallas Median Sale Price	\$214,750	\$190,000	13.0%
Denton County Sales	1,246	1,152	8.2%
Denton County Median Sale Price	\$265,796	\$251,750	5.6%
Fort Worth Sales	1,082	978	10.6%
Fort Worth Median Sale Price	\$179,395	\$165,265	8.5%
Tarrant County Sales	2,397	2,155	11.2%
Tarrant County Median Sale Price	\$192,000	\$175,000	9.7%

Source: Texas A&M Real Estate Center

PERMIT ACTIVITY			
Fort Worth	May-16	May-15	% Change
Single Family	601	606	-0.8%
Multi-Family	98	40	145.0%
Commercial	210	155	35.5%

Source: City of Fort Worth

HOUSING STARTS			
Fort Worth	May-16	May-15	% Change
Residential Units	278	334	-16.8%
Single Family	278	334	-16.8%
Multi-Family Units	0	0	0.0%
2016 Residential Units YTD			1,753
2015 Residential Units			5,972

Source: City of Fort Worth

**\*North Texas Region** - The North Texas Region includes Collin, Dallas, Denton, Ellis, Erath, Hood, Hunt, Johnson, Kaufman, Navarro, Palo Pinto, Parker, Rockwall, Somervell, Tarrant, and Wise counties.

PASSENGERS			
Airport	Mar-16	Mar-15	% Change
DFW International Airport	5,411,144	5,295,067	2.2%
2016 YTD Passengers			15,071,385
2015 Total Passengers			64,174,163

Source: DFW Airport

NEW AUTO SALES			
DFW Area	Apr-16	Apr-15	% Change
Passenger Cars	25,450	20,718	22.8%
Trucks	7,374	14,214	-48.1%
Total	32,924	34,932	-5.7%

Source: "The Freeman Metroplex Recap"

CONSUMER PRICE INDEX - URBAN (CPI-U)			
Base 1982-84=100	CPI-U	CPI-U	Inflation
	Apr-16	Apr-15	Rate
DFW CMSA	218.877	217.487	0.6%
U.S. City Average	239.261	236.599	1.1%

Source: Bureau of Labor Statistics

ACCRA COST OF LIVING		U.S.Average=100
Fort Worth	2016 1st Quarter	
Composite (All Items)		103.1
Grocery Items		92.1
Housing		99.1
Utilities		94.8
Transportation		101.6
Health Care		101.5
Misc. Goods & Services		114.4

Source: ACCRA

COMMERCIAL REAL ESTATE				
Dallas / Fort Worth		1stQ -16	1stQ-15	% Change
Office	Occupancy Rate	82.10%	81.7%	0.5%
	Rate/SF Class A	\$19.56	\$20.70	-5.5%
Industrial	Occupancy Rate	93.3%	92.7%	0.6%
	Rate/SF	\$4.33	\$4.17	3.8%
Retail	Occupancy Rate	93.8%	92.4%	1.5%
	Rate/SF	\$12.99	\$13.86	-6.3%
Fort Worth CBD	Occupancy Rate	88.60%	85.4%	3.7%
	Rate/SF	\$24.26	\$26.27	-7.7%
	Net Rentable/SF	9,365,503	9,438,193	-0.8%
Dallas CBD	Occupancy Rate	74.90%	74.6%	0.4%
	Rate/SF	\$23.80	\$21.57	10.3%
	Net Rentable/SF	25,522,188	25,663,223	-0.5%

Source: CBRE (1Q2016)

DRILLING ACTIVITY			
Well Starts	Apr-16	Apr-15	% Change
Tarrant County	3	3	0.0%
* Barnett Shale	10	6	66.7%
* 2016 Well Starts YTD			30
* 2015 Well Starts			198
Rig Counts	Apr-16	Apr-15	% Change
Tarrant County	1	2	-50.0%
* Barnett Shale	4	3	33.3%

Source: RigData (\* Barnett Shale represents everything in East Newark Field for purposes of this report - 23 counties)

**\*Dallas-Plano-Irving MD** - Dallas Metropolitan Division includes Collin, Dallas, Delta, Denton, Ellis, Hunt, Kaufman and Rockwall counties.

**\*Fort Worth-Arlington MD** - Fort Worth MD includes Johnson, Parker, Tarrant and Wise counties.

Information gathered and compiled by the Fort Worth Chamber of Commerce.