



Fort Worth Chamber of Commerce
Fort Worth / Arlington MD Economic Indicators
September 2016



POPULATION			
Area	1990	2000	2016
Dallas-Fort Worth-Arlington MSA	4,111,750	5,309,277	7,102,796
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	Aug-16	Aug-15	% Change
Total Labor Force	1,214.7	1,185.8	2.4%
Employed	1,162.5	1,135.0	2.4%
Unemployed	52.2	50.8	2.8%
Unemployment Rate	4.3%	4.3%	0.0%

Source: Texas Workforce Commission

NON-FARM WAGE & SALARY EMPLOYMENT			
Fort Worth- Arlington MD	Aug-16	Aug-15	% Change
Total Nonagriculture	1,013,500	996,600	1.7%
Mining & Construction	72,600	71,100	2.1%
Retail Trade	116,300	114,900	1.2%
Manufacturing	93,900	95,100	-1.3%
Trans., Warehousing & Utilities	79,400	78,100	1.7%
Information	11,400	12,000	-5.0%
Financial Activities	59,300	56,500	5.0%
Professional & Business Svcs.	117,000	112,100	4.4%
Education & Health Services	130,500	128,700	1.4%
Leisure & Hospitality	118,000	114,600	3.0%
Other Services	35,600	38,600	-7.8%
Government	127,500	125,800	1.4%

Source: Texas Workforce Commission

RESIDENTIAL REAL ESTATE			
MLS Activity	Aug-16	Aug-15	% Change
Collin County Sales	1,699	1,632	4.1%
Collin County Median Sale Price	\$305,000	\$276,750	10.2%
Dallas Sales	1,087	1,087	0.0%
Dallas Median Sale Price	\$285,000	\$245,500	16.1%
Denton County Sales	1,529	1,452	5.3%
Denton County Median Sale Price	\$269,950	\$249,980	8.0%
Fort Worth Sales	1,192	1,209	-1.4%
Fort Worth Median Sale Price	\$189,900	\$172,500	10.1%
Tarrant County Sales	2,784	2,734	1.8%
Tarrant County Median Sale Price	\$201,950	\$184,450	9.5%

Source: Texas A&M Real Estate Center

PERMIT ACTIVITY			
Fort Worth	Aug-16	Aug-15	% Change
Single Family	586	243	141.2%
Multi-Family	212	6	3433.3%
Commercial	205	95	115.8%

Source: City of Fort Worth

HOUSING STARTS			
Fort Worth	Aug-16	Aug-15	% Change
Residential Units	991	303	227.1%
Single Family	262	245	6.9%
Multi-Family Units	729	58	1156.9%
2016 Residential Units YTD			4,495
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	Jul-16	Jul-15	% Change
DFW International Airport	6,122,997	6,337,506	-3.4%
2016 YTD Passengers			38,395,841
2015 Total Passengers			64,174,163

Source: DFW Airport

NEW AUTO SALES			
DFW Area	Aug-16	Aug-15	% Change
Passenger Cars	27,187	20,379	33.4%
Trucks	6,351	15,072	-57.9%
Total	33,538	35,715	-6.1%

Source: "The Freeman Metroplex Recap"

CONSUMER PRICE INDEX - URBAN (CPI-U)			
Base 1982-84=100	CPI-U	CPI-U	Inflation
	Aug-16	Aug-15	Rate
DFW CMSA	221.519	218.676	1.3%
U.S. City Average	240.853	238.316	1.1%

Source: Bureau of Labor Statistics

ACCRA COST OF LIVING		U.S. Average=100
Fort Worth	2016 2nd Quarter	
Composite (All Items)		99.3
Grocery Items		91.4
Housing		95.0
Utilities		93.9
Transportation		95.1
Health Care		97.3
Misc. Goods & Services		109.4

Source: ACCRA

COMMERCIAL REAL ESTATE				
Dallas / Fort Worth		3rdQ -16	3rdQ-15	% Change
Office	Occupancy Rate	82.50%	76.3%	8.1%
	Rate/SF Class A	\$29.43	\$26.44	11.3%
Industrial	Occupancy Rate	94.2%	92.7%	1.6%
	Rate/SF	\$4.46	\$4.31	3.5%
Retail	Occupancy Rate	93.1%	92.7%	0.4%
	Rate/SF	\$14.69	\$14.77	-0.5%
Fort Worth CBD	Occupancy Rate	88.50%	86.8%	2.0%
	Rate/SF	\$25.38	\$26.01	-2.4%
	Net Rentable/SF	9,365,503	9,365,503	0.0%
Dallas CBD	Occupancy Rate	73.50%	67.4%	9.1%
	Rate/SF	\$25.43	\$21.88	16.2%
	Net Rentable/SF	25,511,315	25,363,638	0.6%

Source: CBRE (3Q2016)

DRILLING ACTIVITY			
Well Starts	Aug-16	Aug-15	% Change
Tarrant County	0	5	-100.0%
* Barnett Shale	7	19	-63.2%
* 2016 Well Starts YTD			61
* 2015 Well Starts			198
Rig Counts	Aug-16	Aug-15	% Change
Tarrant County	0	2	-100.0%
* Barnett Shale	2	9	-77.8%

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.