

Table 1. Labor Force and Employment in the Dallas HMA,* 2000 Through March 2012

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	12 Months Ending	
													March 2011	March 2012
Labor Force	1,913.7	1,952.2	1,977.6	1,973.0	1,987.6	2,011.4	2,044.6	2,058.2	2,082.9	2,114.9	2,164.9	2,193.4	2,175.0	2,198.4
Resident Employment	1,845.3	1,857.9	1,844.5	1,838.8	1,869.1	1,905.9	1,946.0	1,968.8	1,976.8	1,951.0	1,987.9	2,021.6	1,999.0	2,031.0
Unemployment	68.4	94.3	133.1	134.2	118.5	105.4	98.6	89.4	106.1	163.9	177.0	171.8	176.0	167.4
Unemployment Rate (%)	3.6	4.8	6.7	6.8	6.0	5.2	4.8	4.3	5.1	7.8	8.2	7.8	8.1	7.6
Total Nonfarm Payroll Jobs	1,964.7	1,974.3	1,913.8	1,880.8	1,901.1	1,948.7	2,015.1	2,073.9	2,097.2	2,015.0	2,017.2	2,058.9	2,028.4	2,071.0
Goods Producing	357.4	349.4	319.4	301.8	302.2	309.8	318.7	322.9	317.5	284.0	269.0	269.2	269.1	269.7
Mining, Logging, & Construction	115.5	117.9	109.3	104.6	106.3	112.3	118.3	125.3	127.0	110.6	103.1	102.2	103.4	102.1
Manufacturing	241.9	231.5	210.0	197.2	195.9	197.5	200.3	197.6	190.5	173.4	166.0	167.0	165.7	167.6
Service Providing	1,607.3	1,624.9	1,594.5	1,578.9	1,598.9	1,638.9	1,696.4	1,751.0	1,779.8	1,731.0	1,748.2	1,789.8	1,759.3	1,801.3
Trade	350.4	356.6	345.1	329.4	325.6	330.5	334.7	338.3	339.7	321.1	320.3	327.8	321.7	330.4
Wholesale Trade	132.6	133.7	128.7	123.9	120.8	122.1	126.0	128.9	129.1	120.3	117.4	119.6	117.5	120.4
Retail Trade	217.8	222.9	216.4	205.5	204.8	208.4	208.7	209.4	210.6	200.8	202.9	208.2	204.2	210.0
Transportation & Utilities	75.2	74.7	73.4	72.6	73.4	73.9	75.7	77.9	77.7	74.4	72.4	74.9	72.7	76.0
Information	103.0	100.5	88.9	80.4	76.6	75.6	73.1	73.0	71.9	67.4	64.8	64.9	64.9	64.9
Financial Activities	166.0	166.3	166.8	166.7	169.5	173.7	181.6	184.7	183.7	177.9	177.8	182.3	178.8	183.4
Professional & Business Services	301.0	293.5	274.6	270.8	283.5	297.0	320.2	340.7	349.3	324.8	334.5	350.6	339.1	352.9
Education & Health Services	165.5	173.3	179.6	186.2	190.4	197.8	207.4	218.8	227.8	238.5	248.0	252.8	250.0	253.9
Leisure & Hospitality	161.2	167.4	166.1	166.4	170.5	175.0	180.6	189.8	194.3	190.4	190.5	195.9	191.6	198.6
Other Services	70.7	72.3	72.1	74.3	73.2	72.6	74.7	73.0	71.8	70.3	69.9	71.1	70.0	71.4
Government	214.3	220.4	227.9	232.2	236.4	242.9	248.5	254.9	263.8	266.2	269.9	269.5	270.5	269.8
Federal	32.0	30.9	30.7	30.5	30.3	30.0	30.4	30.2	30.9	31.3	32.6	30.7	32.5	30.5
State	26.8	28.2	29.6	29.4	31.0	34.3	35.2	36.3	37.3	36.4	36.8	38.0	37.1	38.3
Local	155.5	161.3	167.6	172.3	175.1	178.6	182.9	188.4	195.6	198.5	200.5	200.8	200.9	201.0

* Dallas-Plano-Irving HMA.

Notes: Numbers may not add to totals because of rounding. Data are reported in thousands.

Source: U.S. Bureau of Labor Statistics

Table 2. Population and Household Trends in the Dallas HMA,* 2000 to April 1, 2015

					Average Annual Change					
					2000 to 2010		2010 to Current		Current to Forecast	
					Number	Rate (%)	Number	Rate (%)	Number	Rate (%)
	2000	2010	Current	Forecast						
Population										
Dallas HMA*	3,451,226	4,235,751	4,414,000	4,696,000	78,450	2.1	89,100	2.1	94,000	2.1
Central Submarket	2,218,899	2,368,139	2,446,000	2,571,000	14,900	0.7	38,950	1.6	41,650	1.7
Northern Submarket	924,651	1,444,955	1,531,000	1,666,000	52,050	4.6	43,000	2.9	45,000	2.9
Remainder Submarket	307,676	422,657	436,500	459,300	11,500	3.2	6,925	1.6	7,600	1.7
Households										
Dallas HMA*	1,255,247	1,526,087	1,571,000	1,658,000	27,100	2.0	22,450	1.5	29,000	1.8
Central Submarket	807,621	855,960	871,800	907,200	4,825	0.6	7,925	0.9	11,800	1.3
Northern Submarket	340,873	524,048	547,200	592,000	18,300	4.4	11,600	2.2	14,950	2.7
Remainder Submarket	106,753	146,079	151,600	159,200	3,925	3.2	2,750	1.9	2,525	1.6

* Dallas-Plano-Irving HMA.

Notes: Numbers may not add to totals because of rounding. Current date: April 1, 2012. Forecast date: April 1, 2015. Rates of change are calculated on a compound basis.

Sources: 2000 and 2010—2000 Census and 2010 Census; current and forecast—estimates by analyst

Table 3. Housing Inventory, Tenure, and Vacancy in the Dallas HMA,* 2000, 2010, and Current

	Dallas HMA*			Central Submarket			Northern Submarket			Remainder Submarket		
	2000	2010	Current	2000	2010	Current	2000	2010	Current	2000	2010	Current
Total Housing Inventory	1,332,535	1,660,144	1,687,000	854,119	943,257	943,200	362,961	557,099	578,500	115,455	159,788	165,300
Occupied Units	1,255,247	1,526,087	1,571,000	807,621	855,960	871,700	340,873	524,048	547,200	106,753	146,079	151,700
Owners	733,862	916,455	934,300	424,847	455,741	457,300	227,325	349,917	363,100	81,690	110,797	113,900
%	58.5	60.1	59.5	52.6	53.2	52.5	66.7	66.8	66.4	76.5	75.8	75.1
Renters	521,385	609,632	636,300	382,774	400,219	414,400	113,548	174,131	184,100	25,063	35,282	37,750
%	41.5	39.9	40.5	47.4	46.8	47.5	33.3	33.2	33.6	23.5	24.2	24.9
Vacant Units	77,288	134,057	116,300	46,498	87,297	71,400	22,088	33,051	31,250	8,702	13,709	13,700
Available Units	51,786	95,234	81,450	31,190	64,922	51,400	16,973	24,094	23,750	3,623	6,218	6,275
For Sale	11,394	19,464	15,750	5,587	10,575	7,900	4,256	6,440	5,525	1,551	2,449	2,325
Rate (%)	1.5	2.1	1.7	1.3	2.3	1.7	1.8	1.8	1.5	1.9	2.2	2.0
For Rent	40,392	75,770	65,700	25,603	54,347	43,500	12,717	17,654	18,200	2,072	3,769	3,950
Rate (%)	7.2	11.1	9.4	6.3	12.0	9.5	10.1	9.2	9.0	7.6	9.7	9.5
Other Vacant	25,502	38,823	34,900	15,308	22,375	20,000	5,115	8,957	7,500	5,079	7,491	7,400

* Dallas-Plano-Irving HMA.

Notes: Numbers may not add to totals because of rounding. Current date: April 1, 2012.

Sources: 2000 and 2010—2000 Census and 2010 Census; current—estimates by analyst

Table 4. Residential Building Permit Activity in the Dallas HMA,* 2000 Through March 2012

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	12 Months Ending	
													March 2011	March 2012
Dallas HMA*														
Total	31,975	35,378	34,408	36,240	37,586	38,699	37,238	31,174	27,270	14,377	14,544	18,334	14,386	19,758
Single-family	25,617	25,597	24,856	27,287	31,969	31,571	28,393	19,407	12,207	9,770	10,684	9,494	9,062	9,939
Multifamily	6,358	9,781	9,552	8,953	5,617	7,128	8,845	11,767	15,063	4,607	3,860	8,840	5,324	9,819
Central Submarket														
Total	13,745	13,839	15,330	15,448	13,297	14,404	15,556	13,295	14,293	4,134	5,485	8,575	6,421	9,278
Single-family	8,856	8,334	8,006	9,293	10,046	10,520	9,941	6,427	3,687	2,701	2,742	2,592	2,570	2,679
Multifamily	4,889	5,505	7,324	6,155	3,251	3,884	5,615	6,868	10,606	1,433	2,743	5,983	3,851	6,599
Northern Submarket														
Total	15,900	18,582	16,315	17,087	19,536	19,109	17,809	15,163	11,239	8,359	7,710	8,425	6,744	9,094
Single-family	14,866	15,087	14,177	14,560	17,540	16,374	14,737	10,616	7,102	5,861	6,739	5,808	5,419	6,110
Multifamily	1,034	3,495	2,138	2,527	1,996	2,735	3,072	4,547	4,137	2,498	971	2,617	1,325	2,984
Remainder Submarket														
Total	2,330	2,957	2,763	3,705	4,753	5,186	3,873	2,716	1,738	1,884	1,349	1,334	1,221	1,386
Single-family	1,895	2,176	2,673	3,434	4,383	4,677	3,715	2,364	1,418	1,208	1,203	1,094	1,073	1,150
Multifamily	435	781	90	271	370	509	158	352	320	676	146	240	148	236

* Dallas-Plano-Irving HMA.

Note: Numbers may not add to totals because of rounding.

Sources: U.S. Census Bureau, Building Permits Survey; estimates by analyst

Table 5. Median Income in the Dallas HMA, * 1999, 2009, and 2010

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2012	1999 to 2009	2009 to 2012
Median Family Income	58,200	67,600	70,100	1.5	1.2
Median Household Income	NA	NA	NA	NA	NA

* Dallas-Plano-Irving HMA.

NA = data not available.

Source: U.S. Department of Housing and Urban Development, Office of Policy Development and Research