

Table 1. Labor Force and Employment in the Dallas HMA, 1990 through March 2006

	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	12 Months Ending	
																	March 2005	March 2006
Labor Force	1,400.1	1,418.0	1,446.3	1,473.3	1,513.3	1,549.9	1,592.9	1,656.4	1,692.9	1,741.2	1,754.1	1,788.0	1,798.1	1,793.5	1,812.3	1,844.7	1,817.1	1,858.4
Resident Employment	1,329.4	1,331.1	1,347.8	1,385.5	1,433.8	1,477.0	1,528.1	1,596.1	1,637.6	1,686.9	1,691.3	1,701.3	1,676.5	1,671.2	1,702.9	1,748.8	1,710.9	1,764.8
Unemployment	70.6	86.9	98.4	87.8	79.5	72.9	64.8	60.3	55.3	54.3	62.8	86.7	121.6	122.3	109.4	95.9	106.2	93.6
Unemployment Rate (%)	5.0	6.1	6.8	6.0	5.3	4.7	4.1	3.6	3.3	3.1	3.6	4.8	6.8	6.8	6.0	5.2	5.8	5.0
Total Nonfarm Employment	1,321.9	1,321.3	1,325.9	1,364.0	1,423.7	1,485.6	1,546.5	1,629.5	1,716.3	1,776.1	1,853.3	1,854.6	1,796.0	1,760.1	1,776.3	1,817.9	1,784.5	1,834.0
Goods Producing	272.9	263.9	259.6	266.2	274.0	284.3	294.2	304.2	320.3	325.6	333.3	324.2	296.1	276.9	277.8	286.6	280.0	289.9
Natural Resources, Mining, & Construction	64.2	63.8	64.8	68.4	71.7	77.8	83.8	90.8	97.6	104.5	114.1	114.8	106.0	99.5	101.6	105.5	103.0	108.5
Manufacturing	208.0	199.4	194.0	196.9	201.5	205.7	209.6	212.5	221.8	220.2	219.2	208.8	189.5	177.0	175.8	180.8	177.0	181.4
Service Providing	1,049.0	1,057.4	1,066.4	1,097.9	1,149.8	1,201.3	1,252.3	1,325.4	1,396.0	1,450.4	1,519.9	1,530.4	1,499.9	1,483.2	1,498.5	1,531.4	1,504.6	1,544.1
Trade	263.9	262.0	260.9	264.5	273.0	283.2	291.5	299.8	314.6	326.1	338.5	340.4	331.0	317.6	312.3	314.3	312.5	316.4
Wholesale Trade	99.7	99.5	98.5	99.5	101.9	106.6	108.9	115.0	125.2	128.3	131.7	127.9	124.6	121.9	118.6	118.0	118.2	119.2
Retail Trade	164.2	162.4	162.4	165.0	171.1	176.6	182.6	184.9	189.4	197.8	206.8	212.4	206.4	195.7	193.7	196.3	194.3	197.1
Transportation & Utilities	48.1	48.8	50.4	51.2	54.9	57.5	60.2	62.5	66.6	69.6	72.4	75.4	71.3	70.1	71.4	70.1	71.2	69.8
Information	62.6	62.6	60.7	62.3	65.6	73.2	79.2	88.9	92.7	95.5	103.0	99.5	88.3	80.3	75.7	75.1	75.1	75.1
Financial Activities	129.3	128.4	126.1	129.1	133.5	134.1	136.8	146.7	159.2	163.2	163.2	164.4	165.1	165.5	168.2	171.9	169.0	173.8
Professional & Business Services	148.3	146.4	150.7	160.1	177.0	190.5	207.6	231.0	252.2	270.5	298.1	290.9	270.7	265.6	279.9	291.6	281.6	297.4
Education & Health Services	97.1	102.2	107.2	110.0	112.7	119.7	126.3	133.3	135.7	137.0	141.2	145.9	152.6	159.1	162.2	168.5	163.7	170.3
Leisure & Hospitality	110.1	112.2	112.0	117.5	123.4	128.7	133.6	141.2	145.8	151.5	157.3	162.8	161.1	161.6	164.6	168.9	165.8	169.4
Other Services	38.2	39.1	39.8	40.8	42.5	43.9	45.4	47.5	48.4	49.7	52.7	53.3	52.3	51.7	50.7	52.0	50.8	52.3
Government	151.1	155.7	158.6	162.4	167.0	170.4	171.8	174.4	180.9	187.3	193.5	197.9	207.4	211.8	213.6	218.9	215.0	219.5
Federal	30.4	31.4	31.1	30.9	31.0	30.6	29.7	29.5	30.2	30.6	31.2	30.1	29.8	29.7	29.5	29.2	29.5	29.2
State	19.5	19.8	20.1	20.6	21.2	21.7	22.0	22.2	22.5	23.0	23.5	25.1	27.4	27.2	27.2	29.7	27.9	30.5
Local	101.2	104.4	107.4	110.8	114.7	118.2	120.1	122.7	128.2	133.8	138.9	142.8	150.1	154.8	156.9	159.9	157.6	159.9

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

Source: U.S. Bureau of Labor Statistics

Table 2. Population and Household Trends in the Dallas HMA, 1990 to April 1, 2009

	1990	2000	Current	Forecast	Average Annual Change					
					1990 to 2000		2000 to Current		Current to Forecast	
					Number	Rate (%)	Number	Rate (%)	Number	Rate (%)
Population										
Dallas HMA	2,390,371	3,143,550	3,548,000	3,770,000	75,318	2.8	67,408	2.0	74,000	2.0
Collin County Submarket	264,036	491,675	680,000	786,000	22,764	6.4	31,388	5.6	35,333	5.0
Dallas County Submarket	1,852,810	2,218,899	2,315,000	2,364,000	36,609	1.8	16,017	0.7	16,333	0.7
Denton County Submarket	273,525	432,976	553,000	620,000	15,945	4.7	20,004	4.2	22,333	3.9
Households										
Dallas HMA	899,475	1,148,494	1,279,000	1,351,500	24,902	2.5	21,751	1.8	24,167	1.9
Collin County Submarket	95,805	181,970	255,000	296,600	8,617	6.6	12,172	5.8	13,867	5.2
Dallas County Submarket	701,686	807,621	823,000	830,900	10,594	1.4	2,563	0.3	2,633	0.0
Denton County Submarket	101,984	158,903	201,000	224,000	5,692	4.5	7,016	4.0	7,667	3.7

Notes: Numbers may not add to totals due to rounding. Rate of change is calculated on a compound basis. Current date: April 1, 2006. Forecast date: April 1, 2009.

Sources: 1990 and 2000—U.S. Census; current and forecast—estimates by analyst

Table 3. Housing Inventory, Tenure, and Vacancy in the Dallas HMA, 1990, 2000, and Current

	Dallas HMA			Collin County Submarket			Dallas County Submarket			Denton County Submarket		
	1990	2000	Current	1990	2000	Current	1990	2000	Current	1990	2000	Current
Total Housing Inventory	1,011,603	1,217,080	1,405,600	103,827	194,892	267,400	795,513	854,119	926,100	112,263	168,069	212,100
Occupied Units	899,475	1,148,494	1,279,000	95,805	181,970	255,000	701,686	807,621	823,000	101,984	158,903	201,000
Owners	485,218	652,172	776,900	63,849	124,916	185,100	362,781	424,847	460,200	58,588	102,409	131,600
%	53.9	56.8	60.7	66.6	68.6	72.6	51.7	52.6	55.9	57.4	64.4	65.5
Renters	414,257	496,322	502,100	31,956	57,054	69,900	338,905	382,774	362,800	43,396	56,494	69,400
%	46.1	43.2	39.3	33.4	31.4	27.4	48.3	47.4	44.1	42.6	35.6	34.5
Vacant Units	112,128	68,586	126,600	8,022	12,922	12,400	93,827	46,498	103,100	10,279	9,166	11,100
Available Units	81,844	48,162	81,700	5,364	10,222	8,700	69,498	31,190	64,600	6,982	6,750	8,400
For Sale	16,644	9,843	15,875	2,256	2,186	2,625	12,190	5,587	10,850	2,198	2,070	2,400
Rate (%)	3.3	1.5	2.0	3.4	1.7	1.4	3.3	1.3	2.3	3.6	2.0	1.8
For Rent	65,200	38,319	65,825	3,108	8,036	6,075	57,308	25,603	53,750	4,784	4,680	6,000
Rate (%)	13.6	7.2	11.6	8.9	12.3	8.0	14.5	6.3	12.9	9.9	7.7	8.0
Other Vacant	30,284	20,424	44,900	2,658	2,700	3,700	24,329	15,308	38,500	3,297	2,416	2,700

Notes: Numbers may not add to totals due to rounding. Current date: April 1, 2006.

Sources: 1990 and 2000—U.S. Census Bureau; current and forecast—estimates by analyst

Table 4. Residential Building Permit Activity in the Dallas HMA, 1990 through March 2006

Type of Building Permit	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	12 Months Ending	
																	March 2005	March 2006
Dallas HMA																		
Total	14,435	13,806	15,943	19,482	25,206	26,270	27,477	31,909	37,954	33,770	30,235	32,421	31,645	32,527	30,700	33,397	31,755	34,473
Single-family	9,539	10,777	14,122	15,102	15,086	14,834	17,056	18,348	21,403	21,318	23,722	23,421	22,183	23,845	25,453	26,771	25,350	27,339
Multifamily	4,896	3,029	1,821	4,380	10,120	11,436	10,421	13,561	16,551	12,452	6,513	9,000	9,462	8,682	5,247	6,626	6,405	7,134
Collin County Submarket																		
Total	4,338	3,779	4,791	5,679	8,500	7,048	8,545	11,559	13,403	12,100	10,601	11,418	10,417	11,083	12,144	13,798	12,534	14,423
Single-family	2,658	2,962	4,373	5,174	5,712	5,386	6,513	7,198	8,031	7,704	9,621	9,657	9,685	10,434	11,133	12,512	11,475	12,788
Multifamily	1,680	817	418	505	2,788	1,662	2,032	4,361	5,372	4,396	980	1,761	732	649	1,011	1,286	1,059	1,635
Dallas County Submarket																		
Total	8,839	8,231	8,781	11,185	12,664	15,108	13,165	14,501	17,300	14,937	13,745	13,839	15,330	15,440	13,299	14,342	14,105	14,875
Single-family	5,640	6,032	7,410	7,312	6,388	6,063	6,630	7,065	8,367	8,392	8,856	8,334	8,006	9,285	10,048	10,451	9,806	10,763
Multifamily	3,199	2,199	1,371	3,873	6,276	9,045	6,535	7,436	8,933	6,545	4,889	5,505	7,324	6,155	3,251	3,891	4,299	4,112
Denton County Submarket																		
Total	1,258	1,796	2,371	2,618	4,042	4,114	5,767	5,849	7,251	6,733	5,889	7,164	5,898	6,004	5,257	5,257	5,116	5,175
Single-family	1,241	1,783	2,339	2,616	2,986	3,385	3,913	4,085	5,005	5,222	5,245	5,430	4,492	4,126	4,272	3,808	4,069	3,788
Multifamily	17	13	32	2	1,056	729	1,854	1,764	2,246	1,511	644	1,734	1,406	1,878	985	1,449	1,047	1,387

Source: U.S. Census Bureau, Building Permits Survey

Table 5. Median Income in the Dallas HMA, 1989, 1999, and 2006

	Median Income (\$)			Average Annual Change (%)	
	1989	1999	2006	1989 to 1999	1999 to 2006
Median Family Income					
Dallas HMA	42,200	57,700	60,500	3.7	0.8
Collin County Submarket	52,987	81,856	86,500	5.4	0.9
Dallas County Submarket	36,982	49,000	49,000	3.2	0.0
Denton County Submarket	44,945	69,292	74,500	5.4	1.3

Sources: 1989 and 1999–1990 and 2000 U.S. Census; 2006—estimates by analyst