

DALLAS-FORT WORTH-ARLINGTON TEXAS MARKET

With a total population of 3,519,176, the Dallas-Fort Worth-Arlington Metropolitan Statistical Area is the tenth largest MSA in the US according to the 2000 census. It ranked 21st in terms of growth over the 1990-2000 period with an annual growth rate of 3.1%. Major cities included in the Dallas-Fort Worth-Arlington MSA are Dallas, Fort Worth, Arlington, Plano, Garland, Irving, Mesquite, Carrollton, and McKinney. The region has a diversified economy as illustrated by the following chart showing the top employers.

Employer	Sector	Employees
Wal-Mart Stores, Inc.	Retail	32,100
AMR Corp./American Airlines	Airline	25,226
Dallas ISD	Education	19,871
Texas Health Resources	Health care	17,000
Baylor Health Care System	Health care	16,250
AT&T	Telecommunications	15,660
Lockheed Martin Aeronautics Co.	Military aircraft	15,379
U.S. Postal Service	Government	13,650
City of Dallas	Government	12,311
HCA North Texas	Health care	12,130
Kroger Food Stores	Retail grocery	11,500
Verizon Communications	Telecommunications	11,500
Countrywide Home Loans	Financial services	11,170
Citigroup Inc.	Financial services	10,817
Fort Worth ISD	Education	10,031
Texas Instruments	Semiconductor	9,700
UT Southwestern Medical Center	Health care	9,500
Albertsons Inc.	Retail grocery	8,107
Chase	Financial services	8,600
Target Corporation	Retail	8,104

Source: Greater Dallas Chamber Economic Development Guide May-2007

According to the Real Estate Center at Texas A&M University, the area has enjoyed positive job growth over each of the past five years. However, as the national recession spread to Texas in late 2008, job growth stalled in the fourth quarter of 2008, with the December figures actually showing a slight loss.

Year	Dallas-Fort Worth-Arlington MSA		Texas	
	Number of Jobs	Annual Change	Number of Jobs	Annual Change
2003	2,747,841		10,228,640	
2004	2,801,867	2.0%	10,403,340	1.7%
2005	2,863,092	2.2%	10,592,626	1.8%
2006	2,924,907	2.2%	10,815,873	2.1%
2007	2,966,108	1.4%	10,992,828	1.6%
2008	2,999,504	1.1%	11,153,061	1.5%

Consistent with the slowdown in job growth, the unemployment rate for the area has seen an increase since 2007 to an estimated 5.8% at year end 2008. However, the unemployment situation is much better than the nation as a whole.

According to data from the Real Estate Center at Texas A&M, which tracks sales from local MLS's, the Dallas housing activity declined sharply in 2007 and again in 2008, with sales activity off an estimated 15% in each of the years 2007 and 2008. However, it is important to note that the number of homes on the market has dropped as well and thus, the overall supply and demand situation has held relatively constant. This has had the effect of virtually flat prices across the area as a whole; however, anecdotal data at the year end 2008 and early 2009 suggest values softening across the broad area at a minimal level with some exceptions. The chart below illustrates these trends with the average monthly sales volume dropping in 2007 and in 2008 after several years of steady growth. The average sales price shows to have flattened out in 2007 and 2008.

DALLAS-FORT WORTH-ARLINGTON TEXAS MARKET continued



The chart below illustrates the reduction in sales volume and a drop in the number of listings as well. Not shown on this chart is the fact that the number of listings at 2008 year end has dropped to below 25,000 units and close to 2003 levels. This reduction in the supply has served to maintain level prices for the most part and a fairly level months supply over the past two years.

HOME SALES DALLAS MLS				
Year	Homes Sold	Median Price	Number of Listings	Months Supply
2003	49,278	148,500	25,723	6.5
2004	54,514	149,600	27,196	6.3
2005	59,980	154,800	27,449	5.8
2006	64,226	156,900	29,145	5.6
2007	59,695	159,700	31,496	6.0
2008	50,477	156,000	28,531	6.2

Although the data presented in the above charts and graphs is representative of the Dallas-Fort Worth-Arlington area as a whole, significant variations do exist in many sub-markets both from a geographical and price standpoint.



For additional or more current information on the residential market in the Dallas-Fort Worth-Arlington area, visit www.rac.net and select "The RAC Report," or contact any of the following RAC members:

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