

**Table 1. Labor Force and Employment in the Dallas HMA,\* 2000 to Current**

|                                  | 2000    | 2001    | 2002    | 2003    | 2004    | 2005    | 2006    | 2007    | 2008    | 2009    | 2010    | 2011    | 2012    | 2013    | 2014    | 12 Months Ending |           |
|----------------------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|------------------|-----------|
|                                  |         |         |         |         |         |         |         |         |         |         |         |         |         |         |         | July 2014        | July 2015 |
| Labor force                      | 1,916.3 | 1,952.3 | 1,965.2 | 1,961.6 | 1,974.5 | 2,004.2 | 2,044.6 | 2,059.5 | 2,082.4 | 2,102.5 | 2,192.4 | 2,236.6 | 2,268.5 | 2,312.2 | 2,368.9 | 2,343.8          | 2,384.7   |
| Resident employment              | 1,849.1 | 1,859.1 | 1,833.1 | 1,828.8 | 1,858.4 | 1,898.6 | 1,946.8 | 1,971.5 | 1,979.0 | 1,937.9 | 2,016.4 | 2,066.9 | 2,118.1 | 2,171.5 | 2,250.7 | 2,215.7          | 2,283.9   |
| Unemployment                     | 67.2    | 93.3    | 132.0   | 132.8   | 116.1   | 105.6   | 97.8    | 88.0    | 103.4   | 164.5   | 176.0   | 169.7   | 150.4   | 140.7   | 118.1   | 128.1            | 100.8     |
| Unemployment rate (%)            | 3.5     | 4.8     | 6.7     | 6.8     | 5.9     | 5.3     | 4.8     | 4.3     | 5.0     | 7.8     | 8.0     | 7.6     | 6.6     | 6.1     | 5.0     | 5.5              | 4.2       |
| Total nonfarm payroll jobs       | 1,989.5 | 1,998.4 | 1,936.4 | 1,903.6 | 1,925.6 | 1,974.4 | 2,041.8 | 2,102.2 | 2,126.1 | 2,042.8 | 2,046.2 | 2,092.1 | 2,144.6 | 2,208.7 | 2,296.1 | 2,258.9          | 2,351.6   |
| Goods-producing sectors          | 358.9   | 351.1   | 320.8   | 303.1   | 303.6   | 311.3   | 320.2   | 324.6   | 319.2   | 285.8   | 270.8   | 271.9   | 277.0   | 280.2   | 286.9   | 283.1            | 291.0     |
| Mining, logging, & construction  | 116.8   | 119.1   | 110.4   | 105.4   | 107.1   | 113.3   | 119.3   | 126.5   | 128.2   | 111.7   | 104.2   | 104.7   | 109.0   | 114.2   | 121.4   | 118.1            | 125.4     |
| Manufacturing                    | 242.1   | 232.0   | 210.4   | 197.7   | 196.4   | 198.1   | 200.9   | 198.1   | 191.1   | 174.1   | 166.6   | 167.2   | 168.0   | 166.0   | 165.5   | 165.0            | 165.6     |
| Service-providing sectors        | 1,630.6 | 1,647.3 | 1,615.6 | 1,600.6 | 1,622.1 | 1,663.1 | 1,721.6 | 1,777.6 | 1,806.9 | 1,757.0 | 1,775.4 | 1,820.3 | 1,867.6 | 1,928.5 | 2,009.3 | 1,975.8          | 2,060.6   |
| Trade                            | 358.5   | 365.5   | 353.6   | 338.1   | 334.7   | 339.8   | 344.3   | 348.0   | 349.9   | 331.1   | 330.8   | 340.1   | 349.3   | 359.6   | 372.0   | 368.1            | 379.9     |
| Wholesale trade                  | 138.9   | 140.7   | 135.3   | 130.9   | 128.1   | 129.6   | 133.7   | 136.8   | 137.4   | 128.4   | 125.8   | 128.4   | 132.3   | 136.7   | 143.1   | 140.5            | 147.5     |
| Retail trade                     | 219.6   | 224.8   | 218.3   | 207.2   | 206.6   | 210.2   | 210.6   | 211.2   | 212.5   | 202.7   | 205.0   | 211.7   | 217.0   | 222.9   | 228.9   | 227.6            | 232.5     |
| Transportation & utilities       | 76.4    | 75.5    | 74.2    | 73.4    | 74.2    | 74.7    | 76.5    | 78.6    | 78.2    | 74.4    | 71.8    | 73.1    | 76.0    | 79.2    | 82.5    | 80.5             | 85.2      |
| Information                      | 104.5   | 101.8   | 90.1    | 81.5    | 77.7    | 76.6    | 74.1    | 74.1    | 72.9    | 68.4    | 66.0    | 66.0    | 65.4    | 67.1    | 68.7    | 68.4             | 68.7      |
| Financial activities             | 167.9   | 168.4   | 169.2   | 169.3   | 172.1   | 176.4   | 184.7   | 188.1   | 187.0   | 181.4   | 181.5   | 186.1   | 193.0   | 203.1   | 209.9   | 207.0            | 215.0     |
| Professional & business services | 311.2   | 302.3   | 282.6   | 279.1   | 292.9   | 307.2   | 330.8   | 351.7   | 360.6   | 335.4   | 345.8   | 363.6   | 382.0   | 397.3   | 424.3   | 413.0            | 439.7     |
| Education & health services      | 165.5   | 173.3   | 179.6   | 186.0   | 190.2   | 197.6   | 207.3   | 218.9   | 228.0   | 239.0   | 248.7   | 256.7   | 261.8   | 266.7   | 278.2   | 272.8            | 286.3     |
| Leisure & hospitality            | 161.8   | 167.9   | 166.5   | 166.8   | 170.9   | 175.4   | 181.0   | 190.4   | 194.8   | 191.0   | 191.1   | 196.1   | 204.0   | 214.5   | 224.0   | 220.0            | 231.6     |
| Other services                   | 70.9    | 72.5    | 72.4    | 74.5    | 73.4    | 72.8    | 74.9    | 73.3    | 72.0    | 70.6    | 70.2    | 72.1    | 74.1    | 76.0    | 78.7    | 77.8             | 79.2      |
| Government                       | 214.0   | 220.1   | 227.6   | 231.9   | 236.1   | 242.6   | 248.2   | 254.6   | 263.5   | 265.8   | 269.6   | 266.6   | 262.1   | 265.1   | 271.0   | 268.2            | 275.0     |
| Federal                          | 32.0    | 30.9    | 30.7    | 30.5    | 30.3    | 30.0    | 30.4    | 30.2    | 30.9    | 31.3    | 32.6    | 30.6    | 29.9    | 29.3    | 28.9    | 29.1             | 29.0      |
| State                            | 26.7    | 28.2    | 29.5    | 29.4    | 31.0    | 34.2    | 35.1    | 36.3    | 37.3    | 36.4    | 36.8    | 37.2    | 36.6    | 36.3    | 36.9    | 36.6             | 37.5      |
| Local                            | 155.3   | 161.0   | 167.3   | 172.0   | 174.8   | 178.3   | 182.6   | 188.1   | 195.3   | 198.2   | 200.2   | 198.7   | 195.6   | 199.4   | 205.1   | 202.5            | 208.5     |

\* Dallas-Plano-Irving HMA.

Notes: Numbers may not add to totals because of rounding. Data are reported in thousands. Current includes data through July 2015.

Source: U.S. Bureau of Labor Statistics

**Table 2. Population and Household Trends in the Dallas HMA,\* 2000 to Forecast**

|                                  | 2000      | 2010      | Current   | Forecast  | Average Annual Change |          |                 |          |                     |          |
|----------------------------------|-----------|-----------|-----------|-----------|-----------------------|----------|-----------------|----------|---------------------|----------|
|                                  |           |           |           |           | 2000 to 2010          |          | 2010 to Current |          | Current to Forecast |          |
|                                  |           |           |           |           | Number                | Rate (%) | Number          | Rate (%) | Number              | Rate (%) |
| <b>Population</b>                |           |           |           |           |                       |          |                 |          |                     |          |
| Dallas HMA*                      | 3,445,899 | 4,230,520 | 4,711,000 | 4,970,000 | 78,450                | 2.1      | 90,100          | 2.0      | 86,350              | 1.8      |
| Dallas County submarket          | 2,218,899 | 2,368,139 | 2,558,000 | 2,655,000 | 14,900                | 0.7      | 35,600          | 1.5      | 32,350              | 1.2      |
| Collin-Denton Counties submarket | 924,651   | 1,444,955 | 1,696,000 | 1,837,000 | 52,050                | 4.6      | 47,050          | 3.0      | 47,000              | 2.7      |
| Southeastern Counties submarket  | 302,349   | 417,426   | 457,300   | 477,200   | 11,500                | 3.3      | 7,475           | 1.7      | 6,625               | 1.4      |
| <b>Households</b>                |           |           |           |           |                       |          |                 |          |                     |          |
| Dallas HMA*                      | 1,253,153 | 1,523,999 | 1,697,800 | 1,792,000 | 27,100                | 2.0      | 32,600          | 2.0      | 31,400              | 1.8      |
| Dallas County submarket          | 807,621   | 855,960   | 924,100   | 958,800   | 4,825                 | 0.6      | 12,800          | 1.4      | 11,550              | 1.2      |
| Collin-Denton Counties submarket | 340,873   | 524,048   | 615,900   | 668,000   | 18,300                | 4.4      | 17,200          | 3.1      | 17,350              | 2.7      |
| Southeastern Counties submarket  | 104,659   | 143,991   | 157,800   | 164,800   | 3,925                 | 3.2      | 2,600           | 1.7      | 2,325               | 1.5      |

\* Dallas-Plano-Irving HMA.

Notes: Numbers may not add to totals because of rounding. Rates of change are calculated on a compound basis. The current date is August 1, 2015. The forecast date is August 1, 2018.

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* |           |           | Dallas County Submarket |         |         | Collin-Denton Counties Submarket |         |         | Southeastern Counties Submarket |         |         |
|-------------------------|-------------|-----------|-----------|-------------------------|---------|---------|----------------------------------|---------|---------|---------------------------------|---------|---------|
|                         | 2000        | 2010      | Current   | 2000                    | 2010    | Current | 2000                             | 2010    | Current | 2000                            | 2010    | Current |
| Total housing inventory | 1,330,125   | 1,657,686 | 1,792,000 | 854,119                 | 943,257 | 985,500 | 362,961                          | 557,099 | 637,100 | 113,045                         | 157,330 | 169,700 |
| Occupied units          | 1,253,153   | 1,523,999 | 1,697,800 | 807,621                 | 855,960 | 924,100 | 340,873                          | 524,048 | 615,900 | 104,659                         | 143,991 | 157,800 |
| Owner-occupied          | 732,244     | 914,815   | 968,900   | 424,847                 | 455,741 | 462,600 | 227,325                          | 349,917 | 390,000 | 80,072                          | 109,157 | 116,300 |
| %                       | 58.4        | 60.0      | 57.1      | 52.6                    | 53.2    | 50.1    | 66.7                             | 66.8    | 63.3    | 76.5                            | 75.8    | 73.7    |
| Renter-occupied         | 520,909     | 609,184   | 728,900   | 382,774                 | 400,219 | 461,500 | 113,548                          | 174,131 | 225,900 | 24,587                          | 34,834  | 41,500  |
| %                       | 41.6        | 40.0      | 42.9      | 47.4                    | 46.8    | 49.9    | 33.3                             | 33.2    | 36.7    | 23.5                            | 24.2    | 26.3    |
| Vacant units            | 76,972      | 133,687   | 94,550    | 46,498                  | 87,297  | 61,450  | 22,088                           | 33,051  | 21,150  | 8,386                           | 13,339  | 11,950  |
| Available units         | 51,720      | 95,146    | 60,650    | 31,190                  | 64,922  | 42,050  | 16,973                           | 24,094  | 13,650  | 3,557                           | 6,130   | 4,925   |
| For sale                | 11,358      | 19,420    | 9,450     | 5,587                   | 10,575  | 4,675   | 4,256                            | 6,440   | 2,600   | 1,515                           | 2,405   | 2,175   |
| Rate (%)                | 1.5         | 2.1       | 1.0       | 1.3                     | 2.3     | 1.0     | 1.8                              | 1.8     | 0.7     | 1.9                             | 2.2     | 1.8     |
| For rent                | 40,362      | 75,726    | 51,200    | 25,603                  | 54,347  | 37,350  | 12,717                           | 17,654  | 11,050  | 2,042                           | 3,725   | 2,750   |
| Rate (%)                | 7.2         | 11.1      | 6.6       | 6.3                     | 12.0    | 7.5     | 10.1                             | 9.2     | 4.7     | 7.7                             | 9.7     | 6.2     |
| Other vacant            | 25,252      | 38,541    | 33,900    | 15,308                  | 22,375  | 19,400  | 5,115                            | 8,957   | 7,500   | 4,829                           | 7,209   | 7,000   |

\* Dallas-Plano-Irving HMA.

Notes: Numbers may not add to totals because of rounding. The current date is August 1, 2015.

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

**Table 4. Residential Building Permit Activity in the Dallas HMA,\* 2000 to Current**

| Type of Building Permit                 | 2000   | 2001   | 2002   | 2003   | 2004   | 2005   | 2006   | 2007   | 2008   | 2009   | 2010   | 2011   | 2012   | 2013   | 2014   | 12 Months Ending |           |
|---|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|------------------|-----------|
|   |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        | July 2014        | July 2015 |
| <b>Dallas HMA*</b>                      |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |                  |           |
| Total                                   | 38,174 | 37,930 | 40,436 | 40,079 | 44,227 | 44,875 | 41,581 | 33,328 | 27,183 | 15,792 | 16,369 | 22,644 | 36,730 | 35,820 | 37,156 | 37,875           | 38,530    |
| Single-family                           | 25,615 | 25,595 | 24,851 | 27,281 | 31,962 | 31,571 | 28,382 | 19,397 | 12,204 | 9,764  | 10,681 | 10,688 | 14,291 | 16,879 | 18,499 | 16,400           | 20,850    |
| Multifamily                             | 12,559 | 12,335 | 15,585 | 12,798 | 12,265 | 13,304 | 13,199 | 13,931 | 14,979 | 6,028  | 5,688  | 11,956 | 22,439 | 18,941 | 18,657 | 21,475           | 17,680    |
| <b>Dallas County submarket</b>          |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |                  |           |
| Total                                   | 16,074 | 13,906 | 18,511 | 17,077 | 17,384 | 19,060 | 17,883 | 13,193 | 12,778 | 4,991  | 5,469  | 8,588  | 18,246 | 14,486 | 14,627 | 16,275           | 14,025    |
| Single-family                           | 8,856  | 8,334  | 8,006  | 9,293  | 10,046 | 10,520 | 9,941  | 6,427  | 3,687  | 2,701  | 2,742  | 2,569  | 3,531  | 3,608  | 3,974  | 3,725            | 4,525     |
| Multifamily                             | 7,218  | 5,572  | 10,505 | 7,784  | 7,338  | 8,540  | 7,942  | 6,766  | 9,091  | 2,290  | 2,727  | 6,019  | 14,715 | 10,878 | 10,653 | 12,550           | 9,500     |
| <b>Collin-Denton Counties submarket</b> |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |                  |           |
| Total                                   | 19,772 | 21,069 | 18,639 | 18,905 | 21,795 | 20,629 | 19,836 | 16,843 | 12,569 | 8,923  | 9,514  | 12,650 | 16,479 | 18,797 | 20,157 | 19,550           | 21,300    |
| Single-family                           | 14,866 | 15,087 | 14,177 | 14,560 | 17,540 | 16,374 | 14,737 | 10,616 | 7,102  | 5,861  | 6,739  | 7,018  | 9,200  | 11,289 | 12,156 | 10,625           | 13,650    |
| Multifamily                             | 4,906  | 5,982  | 4,462  | 4,345  | 4,255  | 4,255  | 5,099  | 6,227  | 5,467  | 3,062  | 2,775  | 5,632  | 7,279  | 7,508  | 8,001  | 8,925            | 7,650     |
| <b>Southeastern Counties submarket</b>  |        |        |        |        |        |        |        |        |        |        |        |        |        |        |        |                  |           |
| Total                                   | 2,328  | 2,955  | 3,286  | 4,097  | 5,048  | 5,186  | 3,862  | 3,292  | 1,836  | 1,878  | 1,386  | 1,406  | 2,005  | 2,537  | 2,372  | 2,050            | 3,205     |
| Single-family                           | 1,893  | 2,174  | 2,668  | 3,428  | 4,376  | 4,677  | 3,704  | 2,354  | 1,415  | 1,202  | 1,200  | 1,101  | 1,560  | 1,982  | 2,369  | 2,050            | 2,675     |
| Multifamily                             | 435    | 781    | 618    | 669    | 672    | 509    | 158    | 938    | 421    | 676    | 186    | 305    | 445    | 555    | 3      | 0                | 530       |

\* Dallas-Plano-Irving HMA.

Notes: Numbers may not add to totals because of rounding. Current includes data through July 2015.

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

**Table 5.** Median Income in the Dallas HMA,\* 1999, 2009, and 2014

|                         | Median Income (\$) |        |        | Average Annual Change (%) |              |
|-------------------------|--------------------|--------|--------|---------------------------|--------------|
|                         | 1999               | 2009   | 2014   | 1999 to 2009              | 2009 to 2014 |
| Median Family Income    | 58,200             | 68,300 | 70,400 | 1.6                       | 0.6          |
| Median household income | NA                 | 55,572 | 60,231 | NA                        | 1.6          |

\* Dallas-Plano-Irving HMA.

NA = data not available.

Sources: Median Family Income—U.S. Department of Housing and Urban Development, Office of Policy Development and Research; 1999 median household income—2000 Census; 2009 and 2014 median household income—U.S. Census Bureau, 2009 and 2014 American Community Survey 1-year data