



# NORTH TEXAS FOCUS

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The views expressed are those of the speaker and should not be attributed to the Federal Reserve Bank of Dallas or the Federal Reserve System.

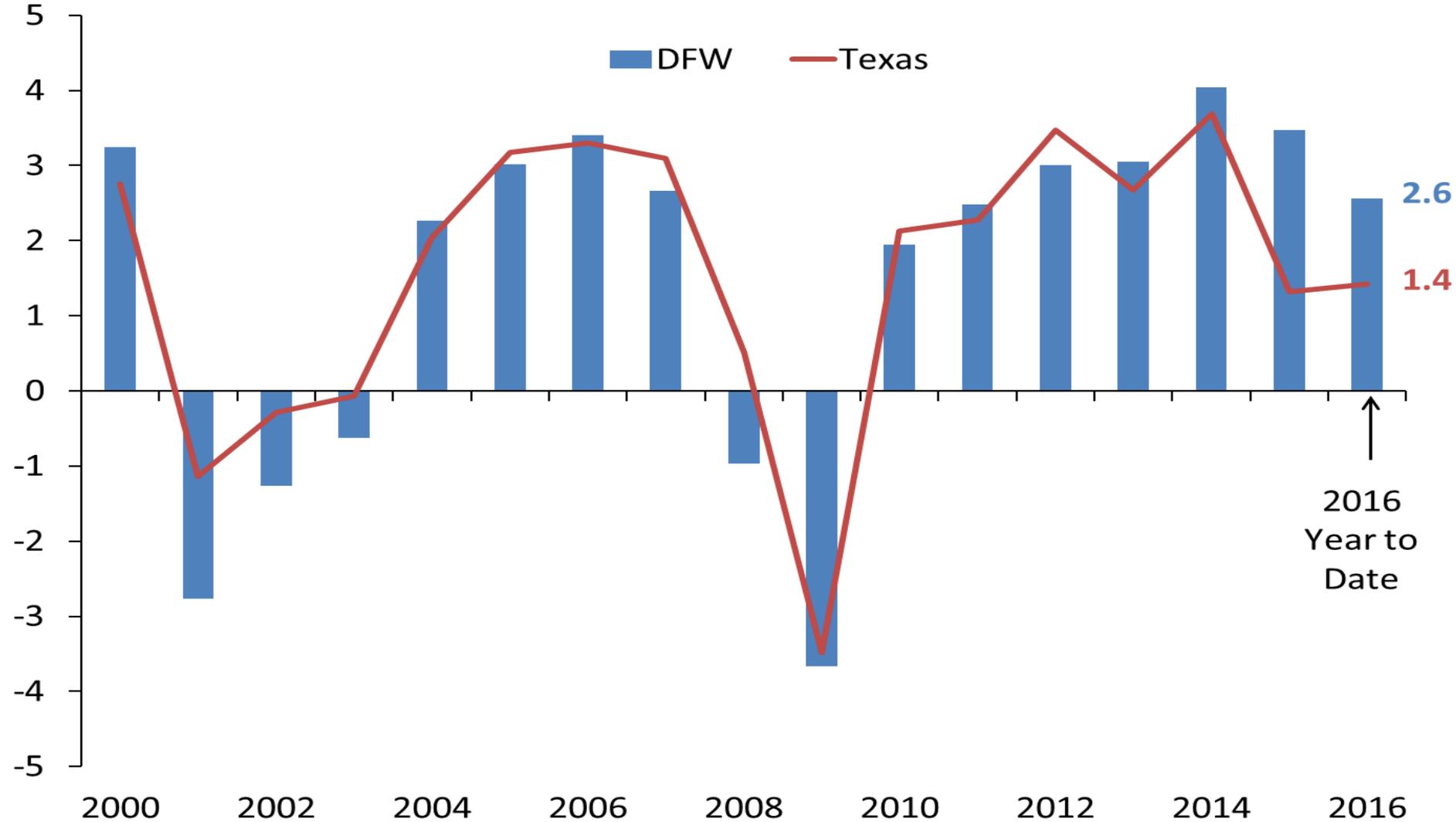
# North Texas Overview

- Home to over 7.1 million people, DFW is the largest MSA in TX and fourth largest in U.S.
- DFW job growth outpacing the state because the Metroplex has a diverse industry composition
- Attractive to businesses and currently home to 21 Fortune 500 companies



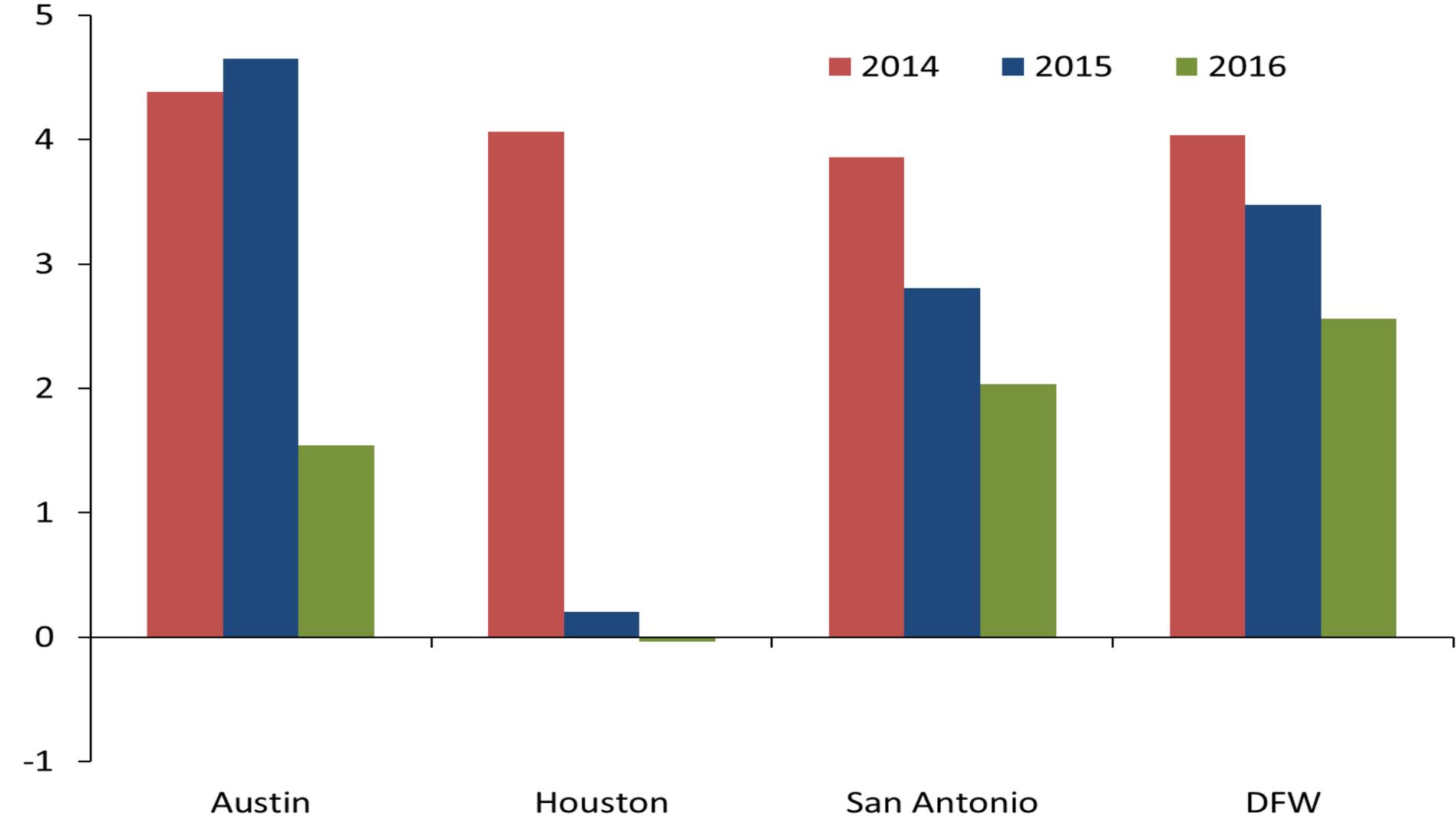
# DFW Growth Outpaces State

Job growth (percent)



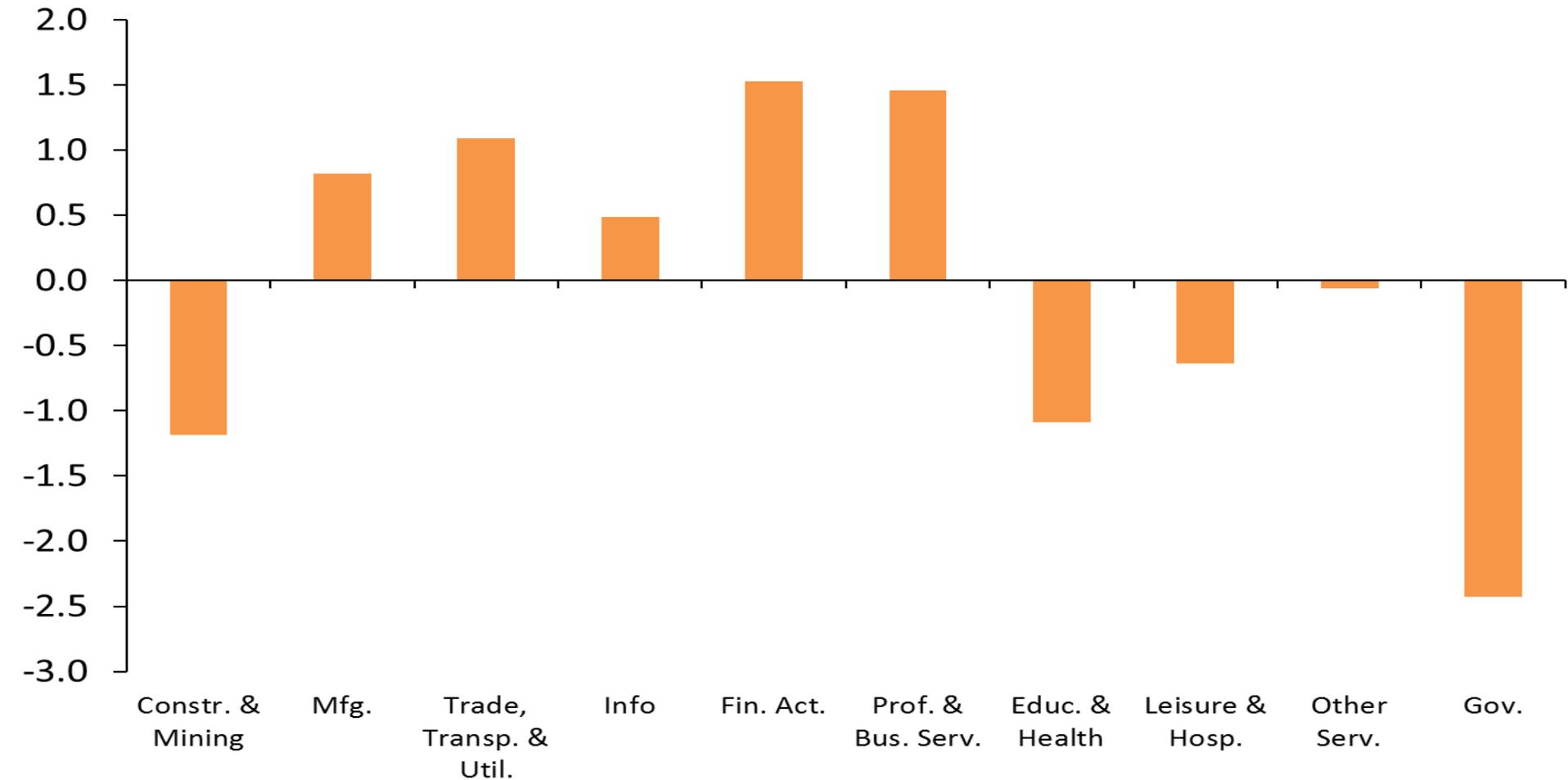
# DFW Also Exceeds Other Metros

Employment growth—annualized percent change



# DFW Has Diverse Industry Mix

Percentage points deviation from state industry share\*

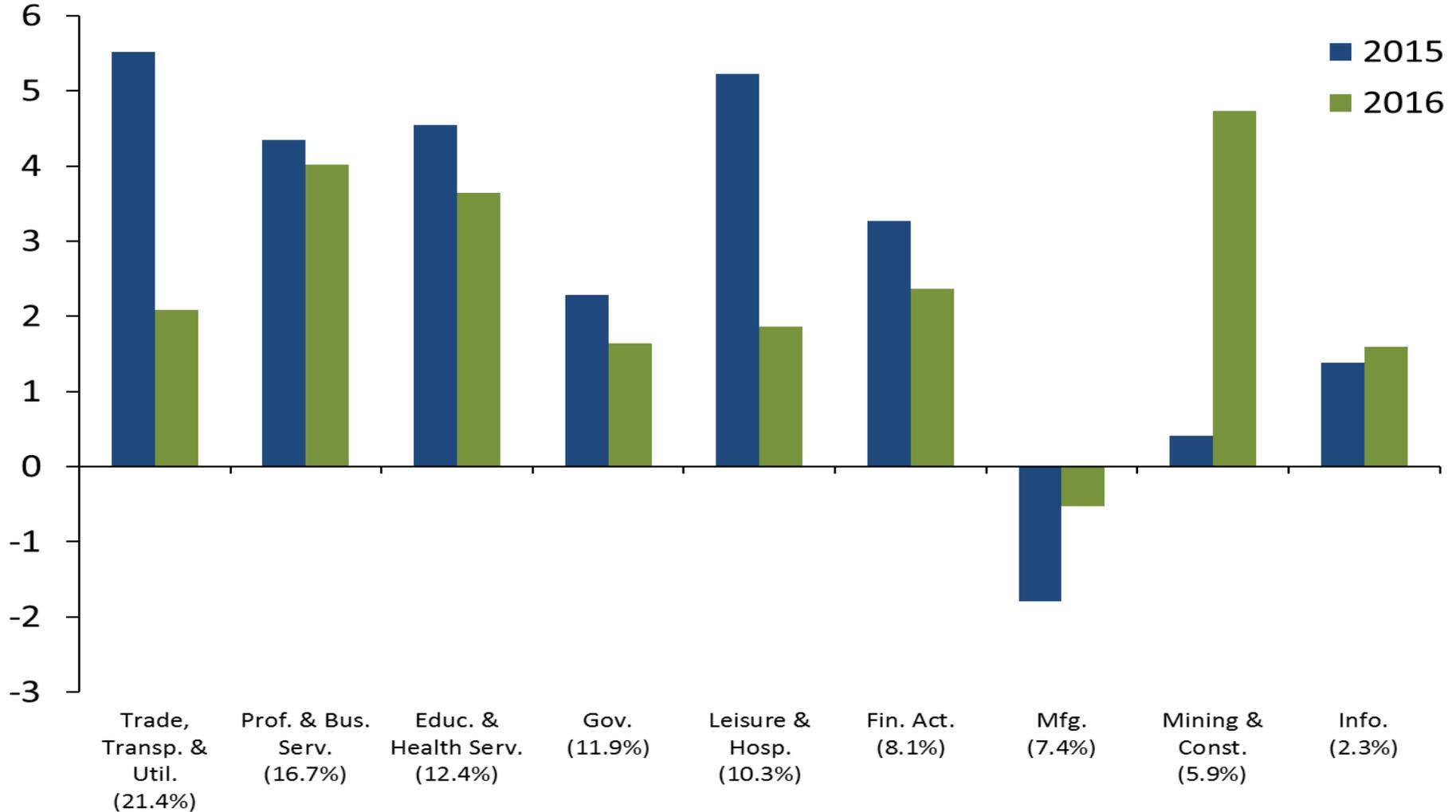


\*State industry share calculated from major metro aggregation.



# Most Sectors Adding Jobs

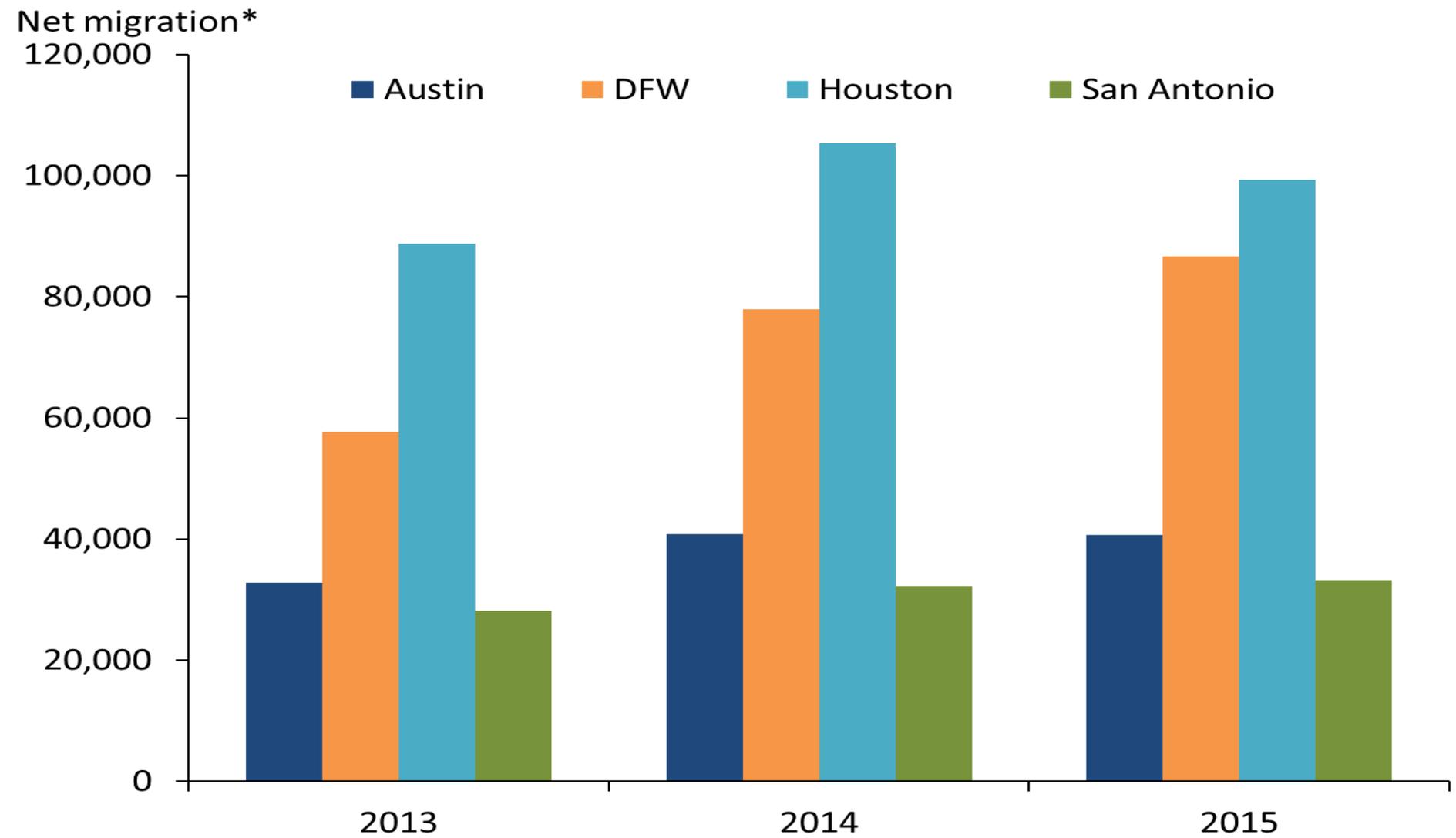
Employment growth—annualized percent change



NOTE: Numbers shown in parentheses are the total share of DFW nonfarm employment accounted for by each sector.



# Continued in-migration to DFW

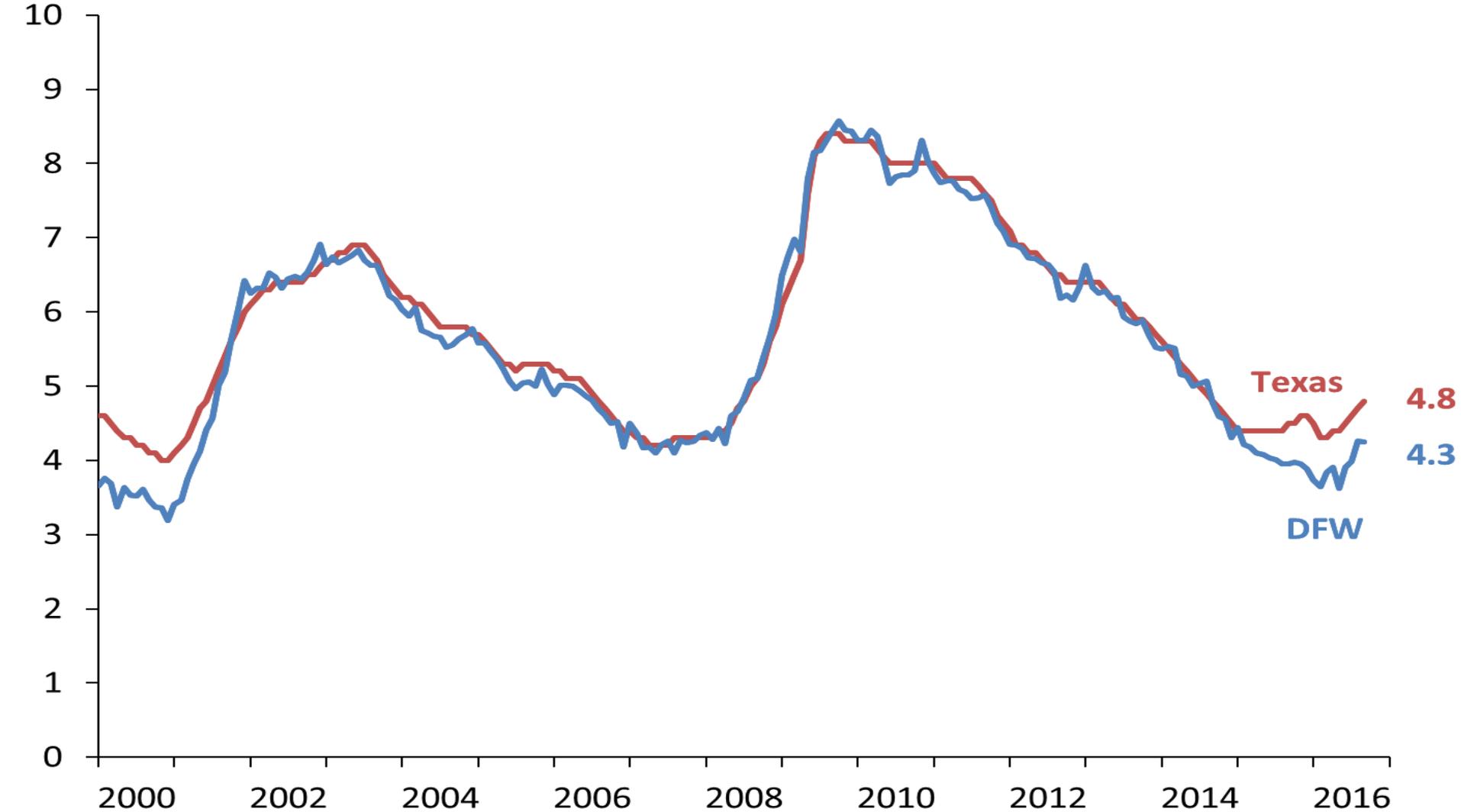


\*Data are for July of the previous year to July of the year indicated.



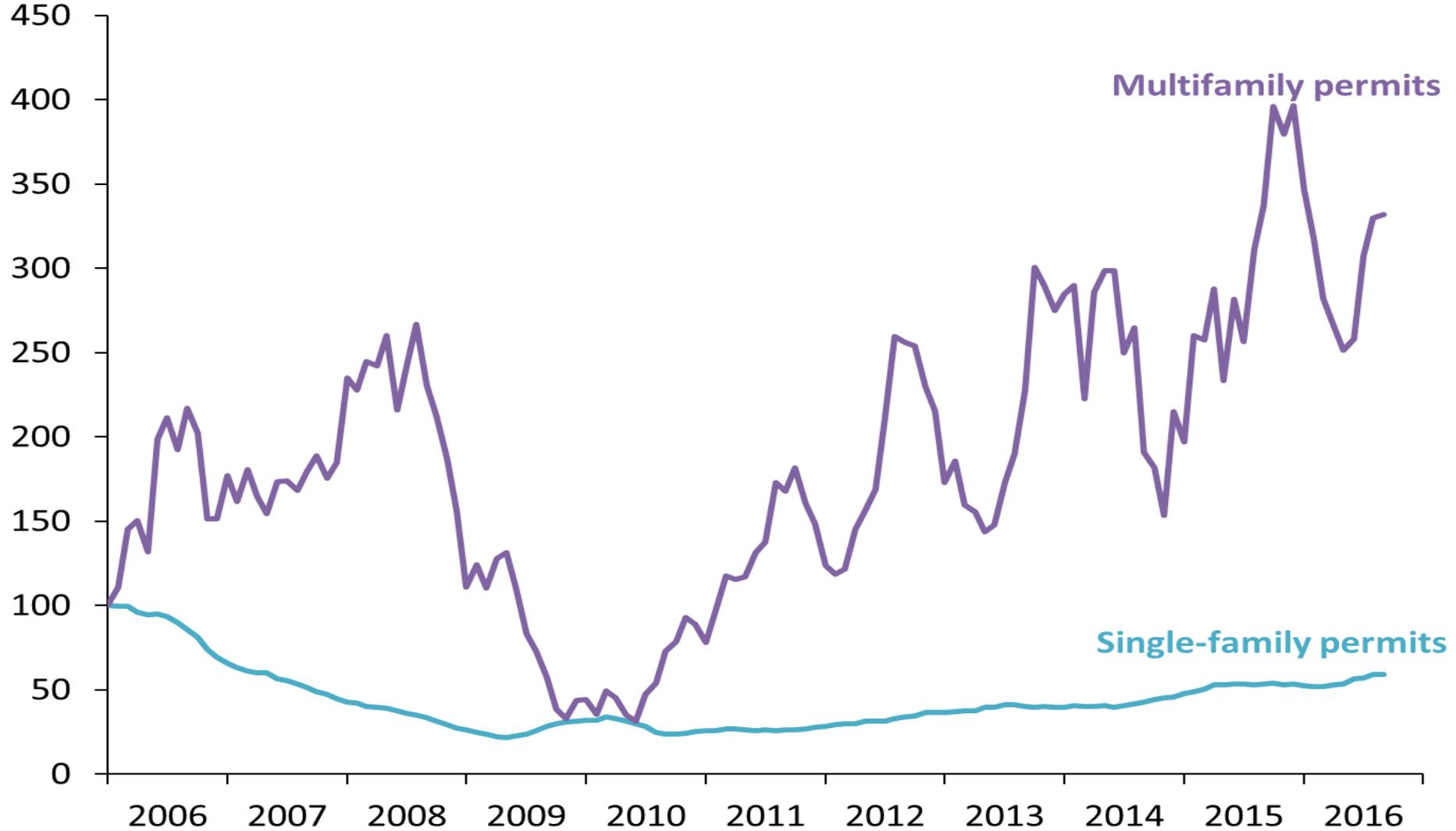
# Unemployment rises

Unemployment rate



# Multifamily Construction Elevated

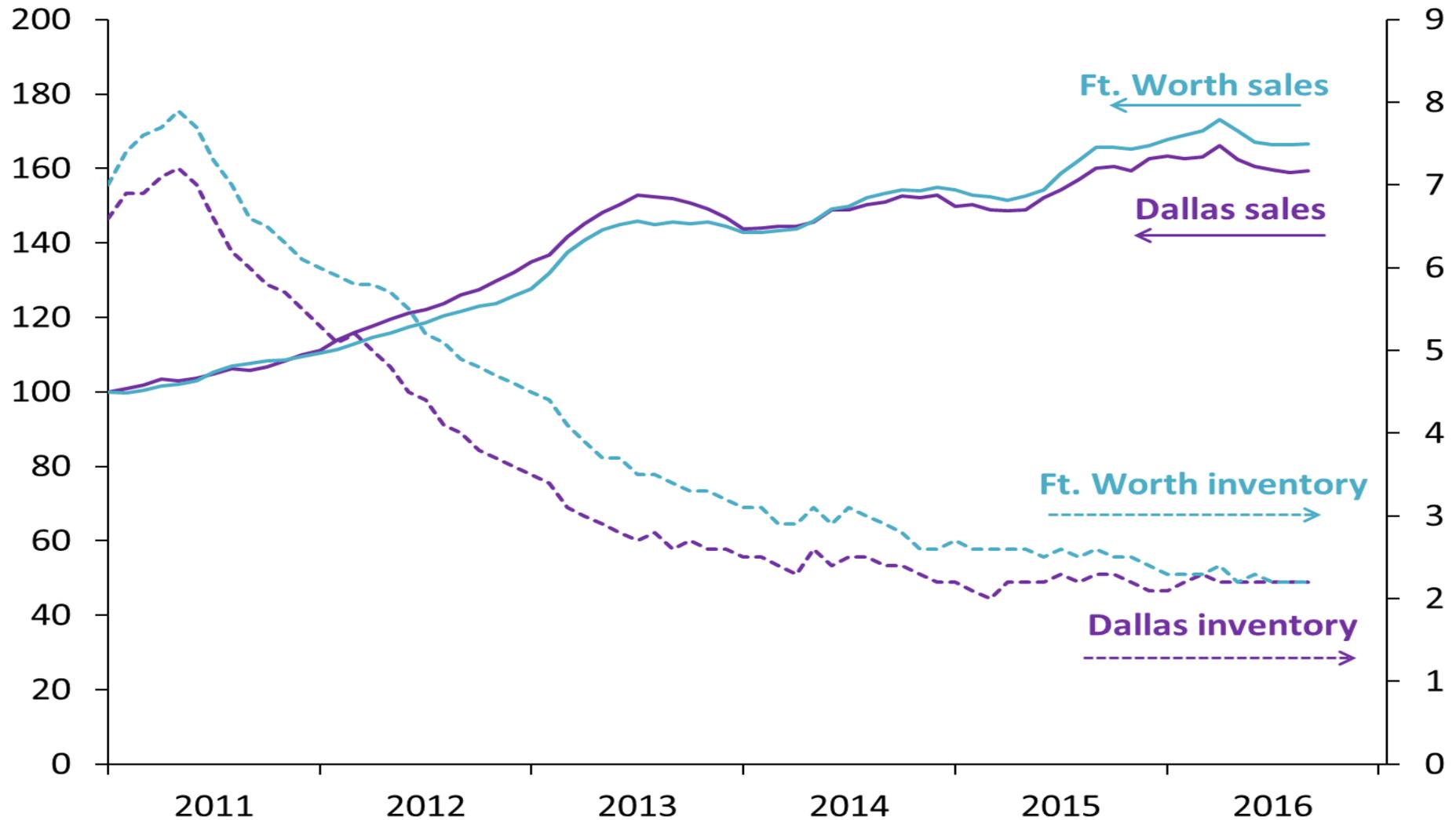
Index, Jan'06 = 100



# Home Sales & Inventories

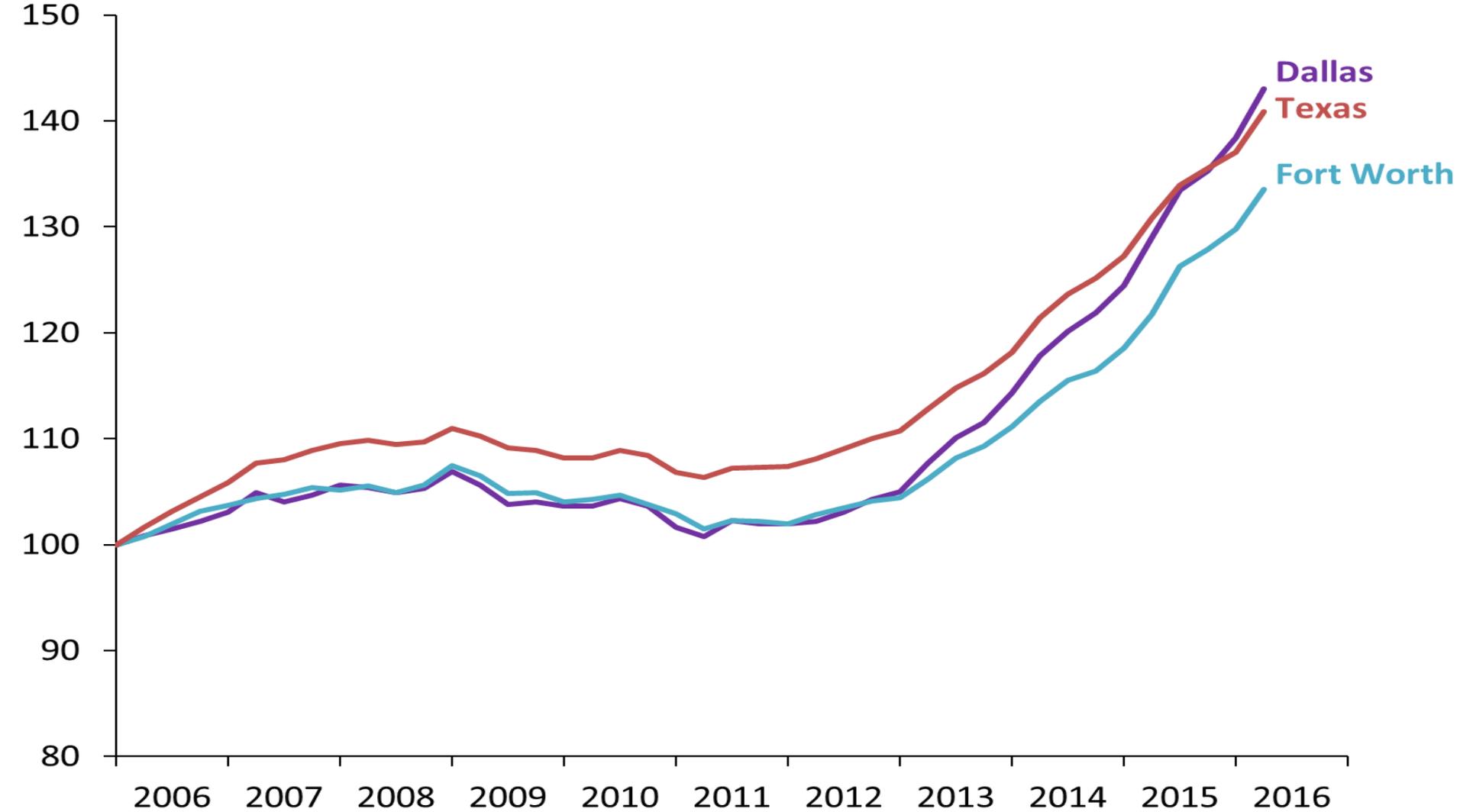
Index, Jan'11 = 100, 5MMA, SA

Months in inventory



# Price Appreciation Robust

Index, Q1 '06 = 100



# Positive Outlook for North Texas

- DFW employment gains have slowed this year but are still outpacing the state and other metros
- Service-providing sectors and construction are driving job gains; construction activity remains elevated in North Texas
- Expect DFW to continue growing and exceed statewide growth this year



Visit our website for more data and reports on the North Texas economy.

dallasfed.org

# DFW Economic Indicators

DALLAS FED

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**Summary** Dallas-Fort Worth economic growth was solid in September. Employment expanded during the month and continued to outperform the state as a whole, and unemployment remained below state and national rates. The DFW multifamily housing market strengthened in the third quarter, and apartment construction stayed elevated. Home sales grew in September despite low inventories. The Dallas Fed business-cycle indexes point toward continued growth for the metroplex.

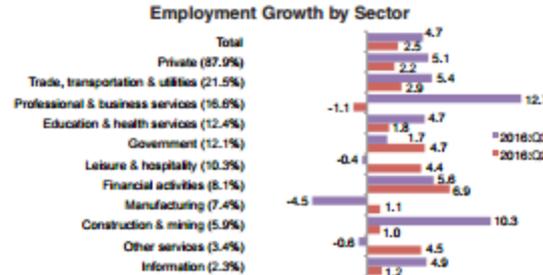
## Employment



SOURCES: Bureau of Labor Statistics; Texas Workforce Commission; seasonal and other adjustments by the Dallas Fed.

► DFW employment expanded at a rapid 5.3 percent annualized in September. September job growth was strong both in Dallas and Fort Worth at annualized rates of 4.6 and 7.1 percent, respectively. DFW outperformed Texas and the U.S. for the third straight month.

► The pace of DFW job growth nearly doubled in the third quarter compared with the second and was more than two percentage points faster than Texas and three percentage points faster than the U.S. Third-quarter employment gains were generally broad based and particularly strong in the professional and business services, and construction and mining sectors, which together accounted for 23,000 jobs. Manufacturing payrolls contracted sharply at 4.5 percent, and employment dipped slightly in the leisure and hospitality and other services sectors as well.

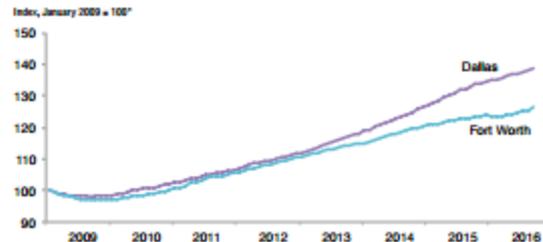


NOTES: Data show seasonally adjusted and annualized percentage employment growth by industry subsector. Numbers in parentheses represent shares of total Dallas-Fort Worth nonfarm employment and may not sum to 100 due to rounding. SOURCES: Bureau of Labor Statistics; Texas Workforce Commission; seasonal and other adjustments by the Dallas Fed.

► Third-quarter job growth was the fastest in Dallas at an annualized 4.9 percent among the major Texas metros, followed by Fort Worth at 4.2 percent. Continued growth in the U.S. economy has been a tailwind for Dallas as its industry mix more closely mirrors that of the nation.

► In September, the unemployment rate edged up to 4.7 percent in Dallas and 4.8 percent in Texas but dipped to 3.4 percent in Fort Worth. All three figures remain lower than the U.S. rate, which ticked up to 5.0 percent. The unemployment rate in Fort Worth remains near multiyear lows but has increased in Dallas to its highest level in two years.

## Business-Cycle Indexes



\*Monthly, seasonally adjusted.

SOURCE: Dallas Fed.

► Overall economic growth stayed strong in Dallas and improved in Fort Worth, according to the Dallas Fed's metro business-cycle indexes. The Dallas index rose an annualized 5.7 percent in September, similar to last month's pace. The Fort Worth index climbed 7.9 percent in September after posting a 2.7 percent increase in August. Year over year, the Dallas index was up 4.6 percent annualized, while the Fort Worth index was 2.6 percent higher as a result of continued healthy job creation.