

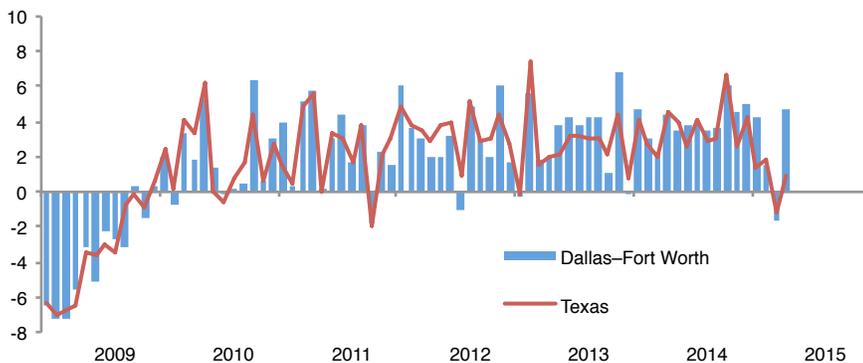
FEDERAL RESERVE BANK OF DALLAS • MAY 27, 2015

Summary

The Dallas–Fort Worth economy expanded in April following a dip in March. Year to date, DFW employment grew 2.2 percent, outperforming both the state’s 0.8 percent and the nation’s 1.7 percent rate. Home price appreciation continued at a solid pace, and demand for office space remained strong. Unemployment in Dallas and Fort Worth fell in April. Dallas Fed business-cycle indexes point to continued growth for the metroplex.

Employment

Month/month percent change, annualized*

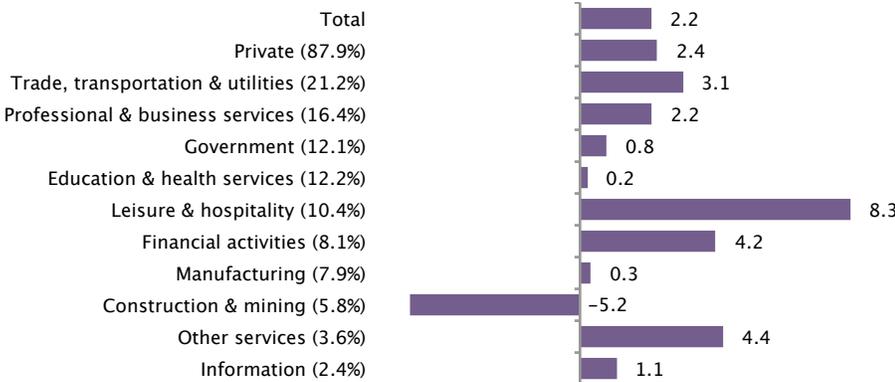


*With seasonal and other adjustments.

► DFW employment grew at a rapid clip of 4.8 percent in April following a decline of 1.6 percent in March. Over the past 12 months, the metroplex has created jobs at a 3.6 percent pace, second only to Austin, which grew 3.7 percent.

► The Conference Board’s Help Wanted On-Line Index for Dallas indicated the number of new job ads rose 7.6 percent in April following an 11.5 percent drop in March. Total job ads ticked up 0.4 percent in April but were up 9.4 percent year over year.

Employment Growth by Sector

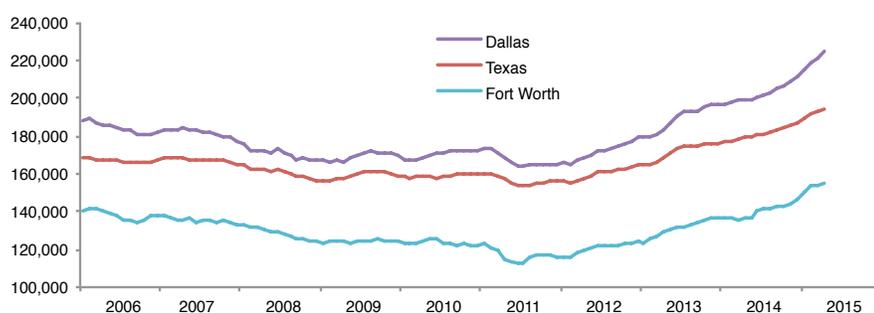


► DFW job creation in the first four months was generally broad-based across sectors. The leisure and hospitality services category continued to register the fastest increase at 8.3 percent followed by increases in the other services category and the financial activities sector. Only payrolls in the construction and mining sector shrank notably during the period, declining 5.2 percent (3,500 jobs).

NOTE: Annualized percent change, December 2014–April 2015. Numbers in parentheses are shares of total Dallas-Fort Worth nonfarm employment and may not sum to 100 due to rounding.

Median Home Prices

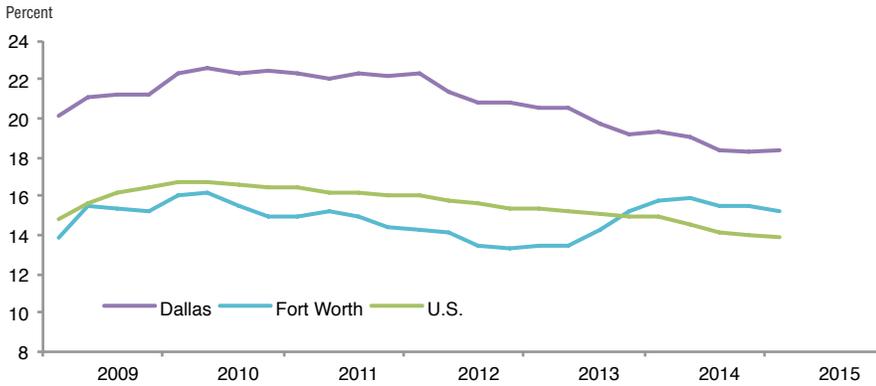
Dollars, real*



*Four-month moving average, seasonally adjusted.

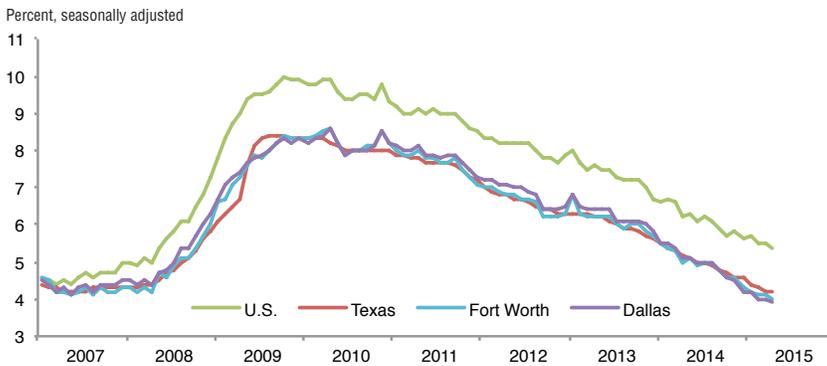
► The real median home sales price in DFW continued to climb in April, rising 2.4 percent to \$154,178 in Fort Worth and 1.9 percent to \$229,704 in Dallas—an all-time high for Dallas. In April, home inventories held steady at 1.9 months in Dallas and 2.1 months in Fort Worth. Strong demand and a limited supply have pushed home prices to new highs. This, in turn, has continued to spur additional residential construction, with single-family housing permits in DFW up 36.4 percent year over year in March. With employment continuing to grow and some major companies relocating to DFW, it is likely that the housing market in the metroplex will remain healthy this year.

Office Vacancy



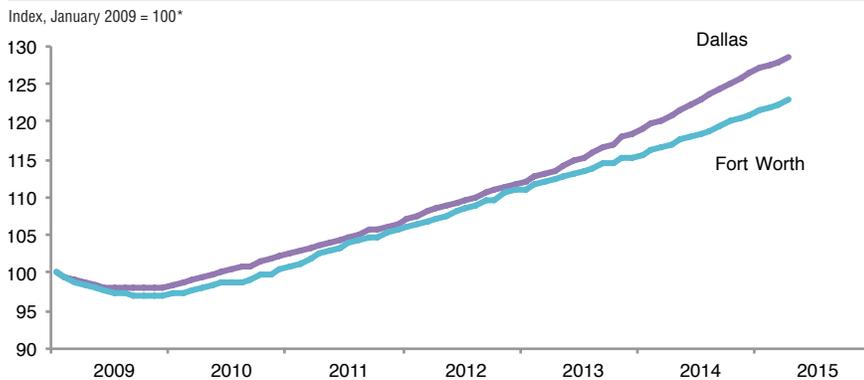
► The DFW office market continues to see solid leasing activity. DFW experienced its 19th consecutive quarter of positive net absorption in the first quarter, according to CBRE Research. Office vacancy rates in Dallas ticked up from 18.3 percent to 18.4 percent in the first quarter and in Fort Worth fell from 15.5 percent to 15.3 percent. Healthy job creation is driving demand for office space in the metroplex, and vacancy rates remain at relatively low levels even with strong ongoing construction activity. There is currently 6.3 million square feet of office space under construction in the metroplex and rents continue to rise moderately, according to data from CBRE Research.

Unemployment Rate



► In April, the unemployment rate fell to 3.9 percent in Dallas and 4.0 percent in Fort Worth while holding steady at 4.2 percent in Texas. All three figures are lower than the U.S. rate of 5.4 percent. Unemployment in both Dallas and Fort Worth has dropped below the prerecession low of 4.1 percent, suggesting a tight labor market in the metroplex. Over the past 12 months, the rate has dropped 1.2 percentage points in Dallas and 1 percentage point in Fort Worth.

Business-Cycle Index



*Monthly, seasonally adjusted.

► Overall economic growth improved in the metroplex, according to the Dallas Fed's metro business-cycle indexes. In April, the Dallas index rose at an annualized pace of 6.2 percent following a 2.3 increase in March. The Fort Worth index climbed 8.2 percent in April following a 2.3 percent increase in March. Year over year, the indexes are up 6.3 percent in Dallas and 5 percent in Fort Worth, thanks to continued job creation and declines in unemployment.

► The Dallas Fed produces business-cycle indexes for Texas and its major and border metros to help gauge the current state of the economy. The metro indexes are constructed using payroll employment, the unemployment rate, inflation-adjusted real wages and inflation-adjusted retail sales.

NOTE: Data may not match previously published numbers due to revisions.

SOURCES: **Employment:** Bureau of Labor Statistics' Current Employment Statistics, Texas Workforce Commission and Dallas Fed; **housing:** Multiple Listing Service and Census Bureau; **office:** CBRE-Econometric Advisors; **unemployment:** Census Bureau and Dallas Fed; **business-cycle indexes:** Dallas Fed.

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