

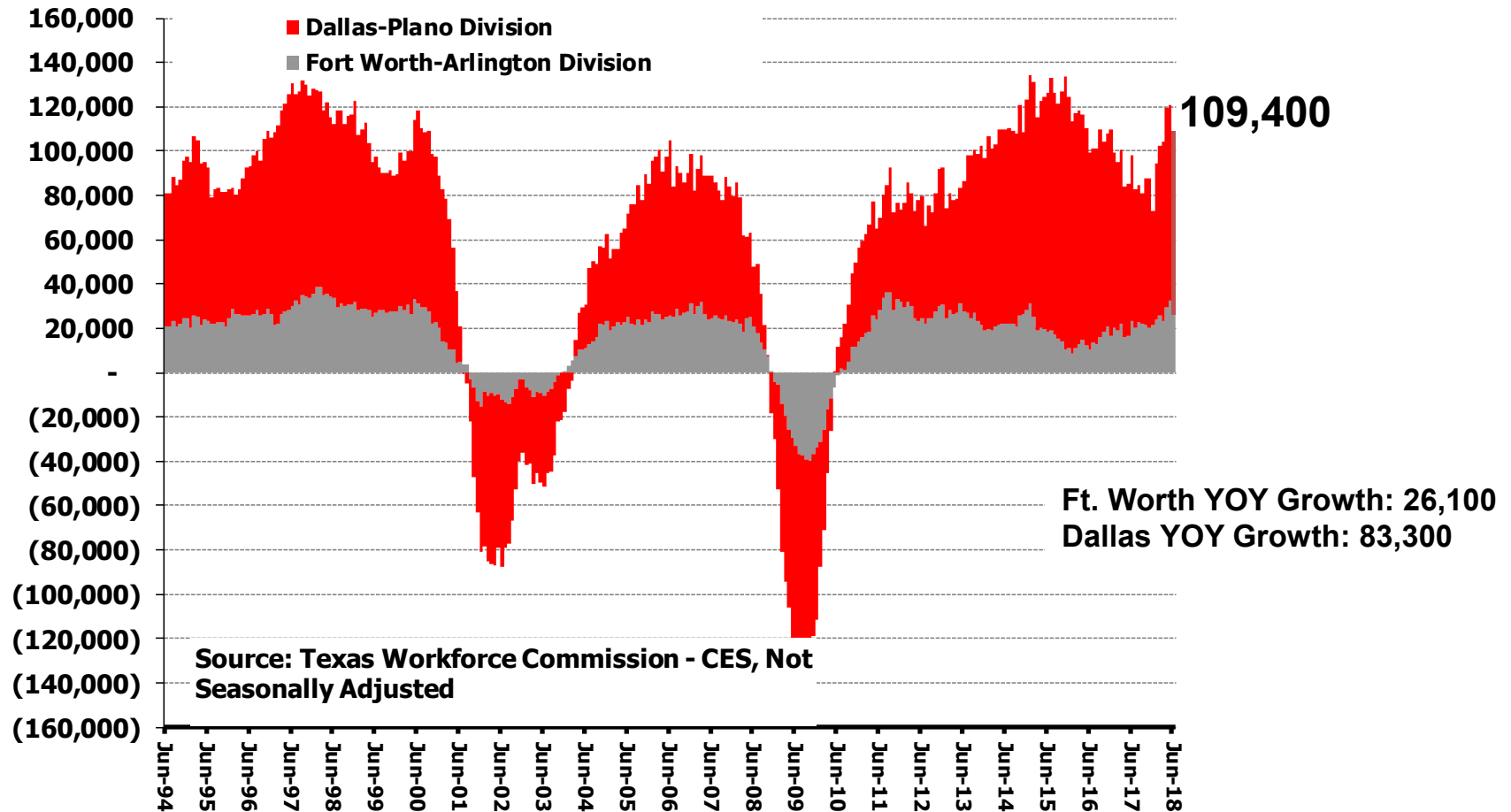
Dallas-Ft. Worth

Housing Market Update

3Q 2018

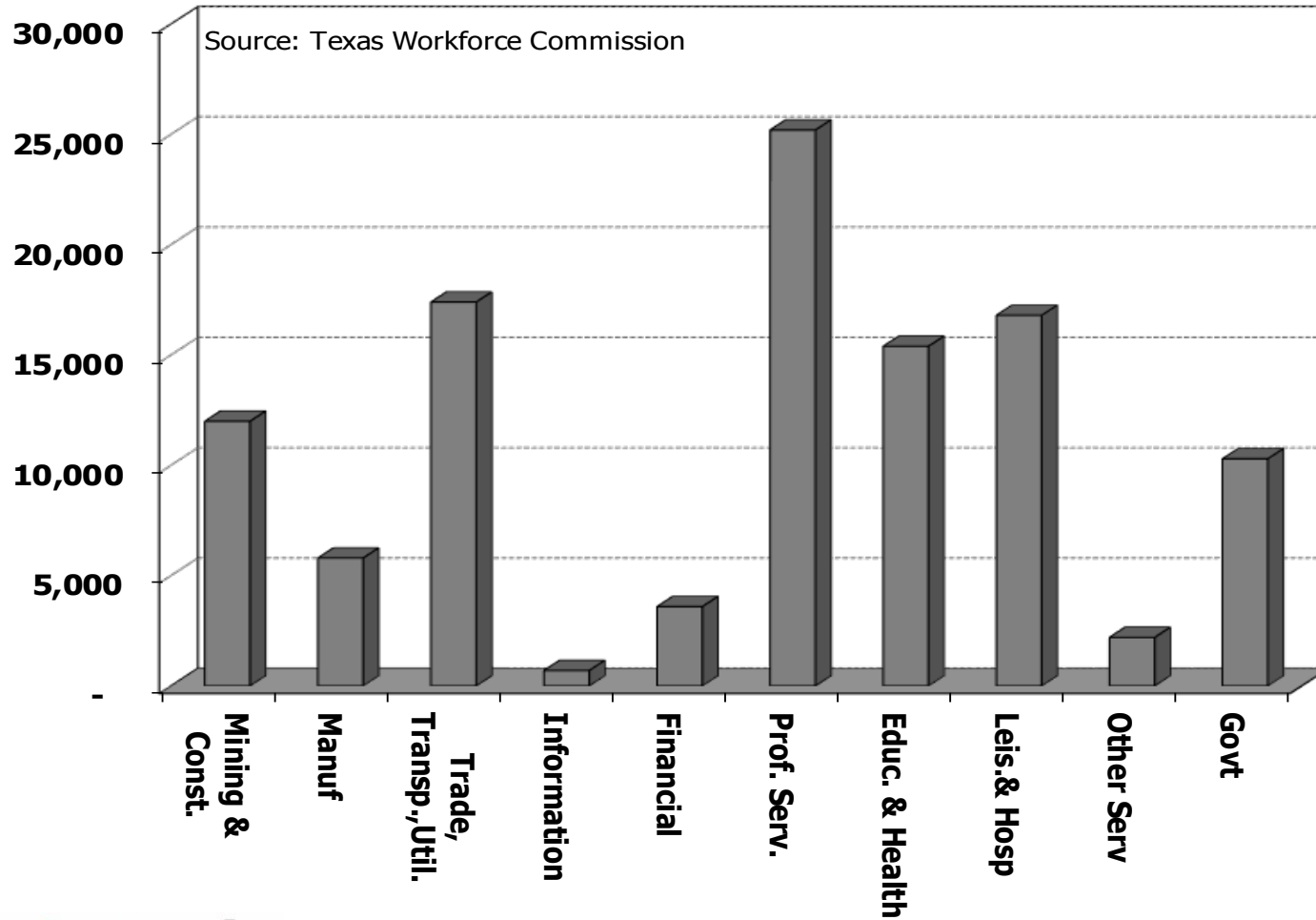
Dallas – Fort Worth Market

Annual Job Growth – 20 year history



Dallas-Ft. Worth Market

Annual Job Growth – By Sector



National Economic Overview

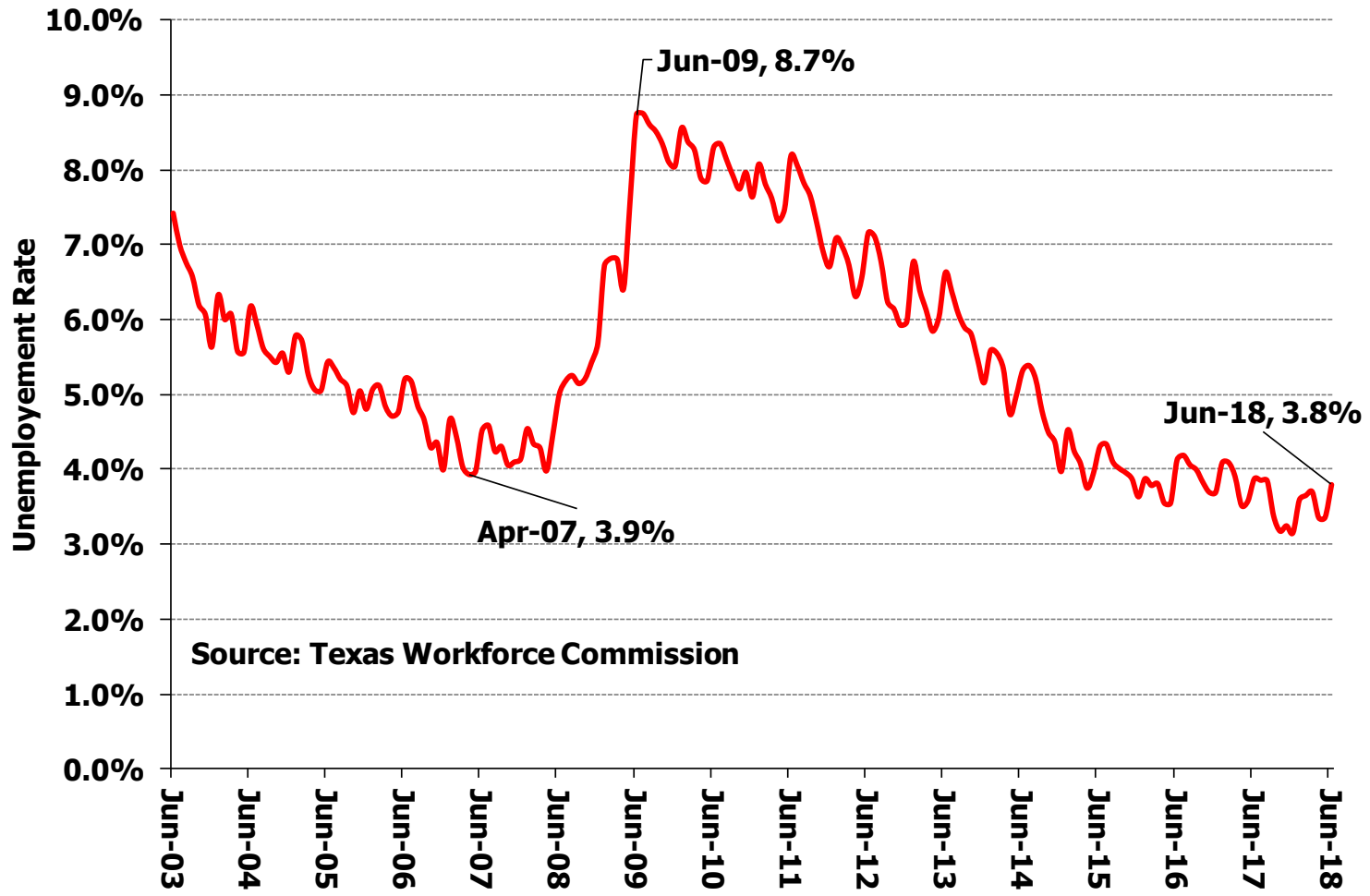
Top Job Growth Markets Ranked by Change in Emp. – August 2018

Rank	MSA	Total Employment	Annual Job Growth	Annual Job Growth %
1	New York-Newark-Jersey City, NY-NJ-PA	9,791,000	136,100	1.4%
2	Dallas-Fort Worth-Arlington, TX	3,716,000	114,900	3.2%
3	Houston-The Woodlands-Sugar Land, TX	3,123,100	110,200	3.7%
4	Seattle-Tacoma-Bellevue, WA	2,085,900	77,700	3.9%
5	Phoenix-Mesa-Scottsdale, AZ	2,099,100	73,500	3.6%
6	Los Angeles-Long Beach-Anaheim, CA	6,100,900	73,000	1.2%
7	Washington-Arlington-Alexandria, DC-VA-MD-WV	3,331,200	64,900	2.0%
8	Atlanta-Sandy Springs-Roswell, GA	2,791,400	53,700	2.0%
9	Orlando-Kissimmee-Sanford, FL	1,298,700	51,700	4.1%
10	Riverside-San Bernardino-Ontario, CA	1,494,700	51,100	3.5%
11	Philadelphia-Camden-Wilmington, PA-NJ-DE-MD	2,939,900	47,800	1.7%
12	San Francisco-Oakland-Hayward, CA	2,443,300	45,600	1.9%
13	Minneapolis-St. Paul-Bloomington, MN-WI	2,044,000	41,100	2.1%
14	Denver-Aurora-Lakewood, CO	1,514,100	41,000	2.8%
15	Miami-Fort Lauderdale-West Palm Beach, FL	2,659,600	38,800	1.5%
16	Chicago-Naperville-Elgin, IL-IN-WI	4,762,300	36,300	0.8%
17	Las Vegas-Henderson-Paradise, NV	1,010,500	36,200	3.7%
18	San Jose-Sunnyvale-Santa Clara, CA	1,137,300	33,900	3.1%
19	Austin-Round Rock, TX	1,063,500	33,600	3.3%
20	Tampa-St. Petersburg-Clearwater, FL	1,352,600	32,400	2.5%
21	Charlotte-Concord-Gastonia, NC-SC	1,215,200	32,000	2.7%
22	Portland-Vancouver-Hillsboro, OR-WA	1,203,000	29,100	2.5%
23	Cleveland-Elyria, OH	1,094,000	26,600	2.5%
24	Baltimore-Columbia-Towson, MD	1,426,500	24,900	1.8%
25	San Diego-Carlsbad, CA	1,477,200	24,100	1.7%
38	San Antonio-New Braunfels, TX	1,051,600	12,300	1.2%

Source: Metrostudy-MetroUSA

Dallas-Ft. Worth Market

Unemployment Rate – 15 year history

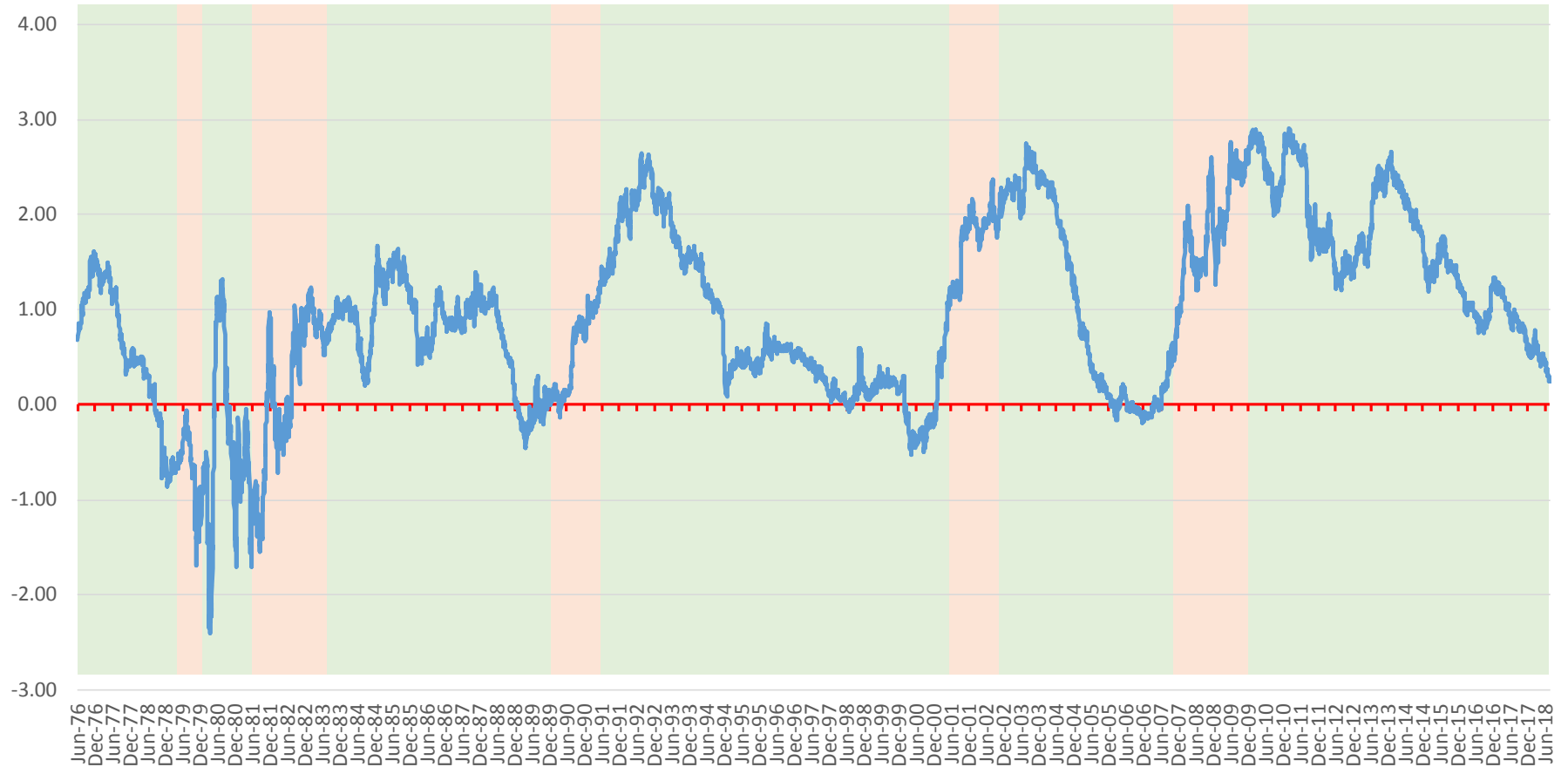


Dallas-Ft. Worth Market

2-10 Treasury Yield Spread

2-10 TREASURY YIELD SPREAD

(DIFFERENCE BETWEEN THE 2-YEAR AND 10-YEAR TREASURY YIELDS)



Source: FRED Economic Data (Federal Reserve Bank of St. Louis)

Dallas-Ft. Worth Market

US Debt vs. GDP



Dallas-Ft. Worth Market

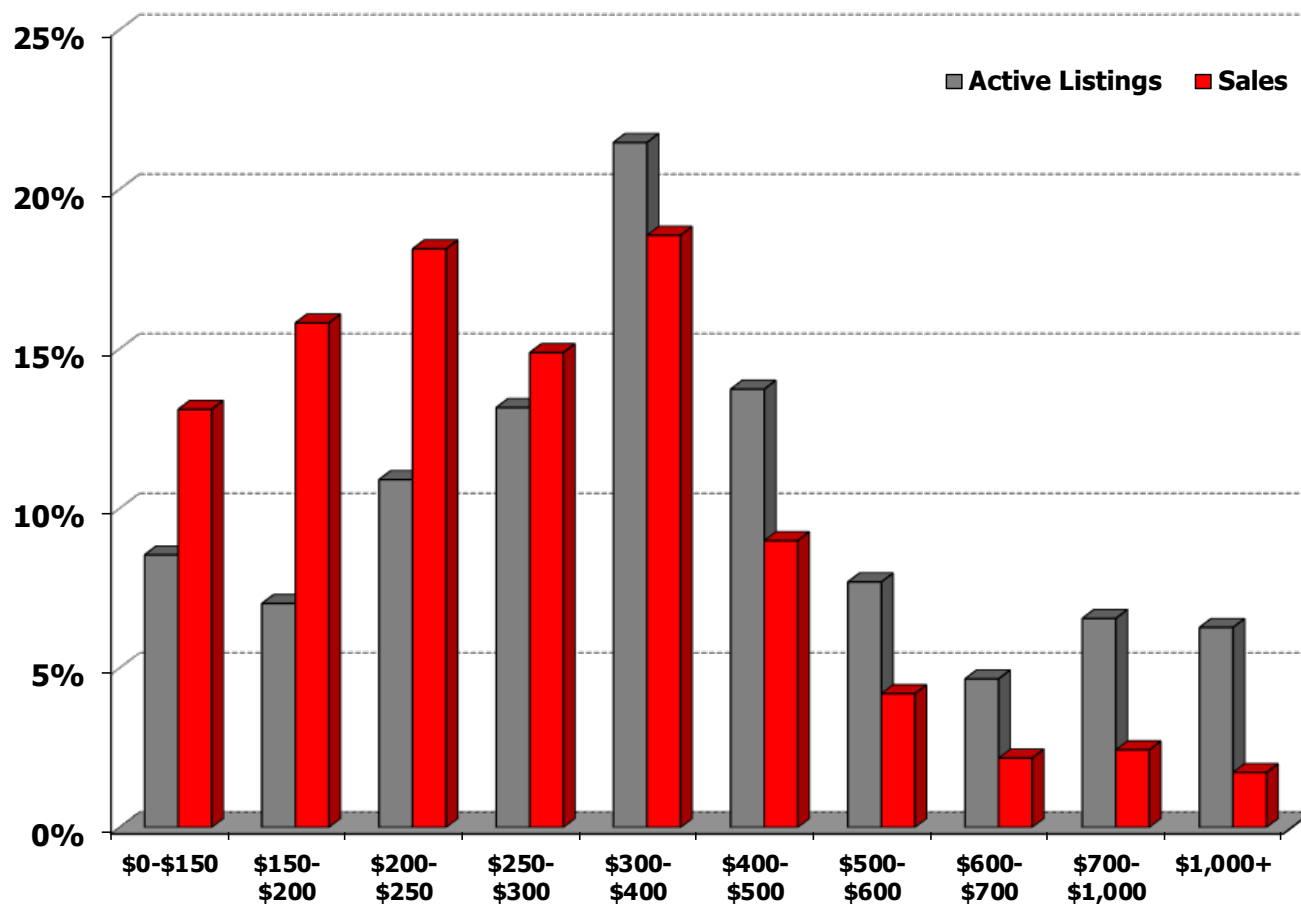
Multiple Listing Service – YTD SFD Activity & Inventory

	Sep-18	% Change
YTD Sales	81,037	0.4%
Average Price	\$312,194	5%
Median Price	\$259,000	5%
Listings	25,895	12.4%
DOM	44	4.8%
Months Supply	2.9	14.2%

Source: Texas A&M Real Estate Center for NTREIS

Dallas-Ft. Worth Market

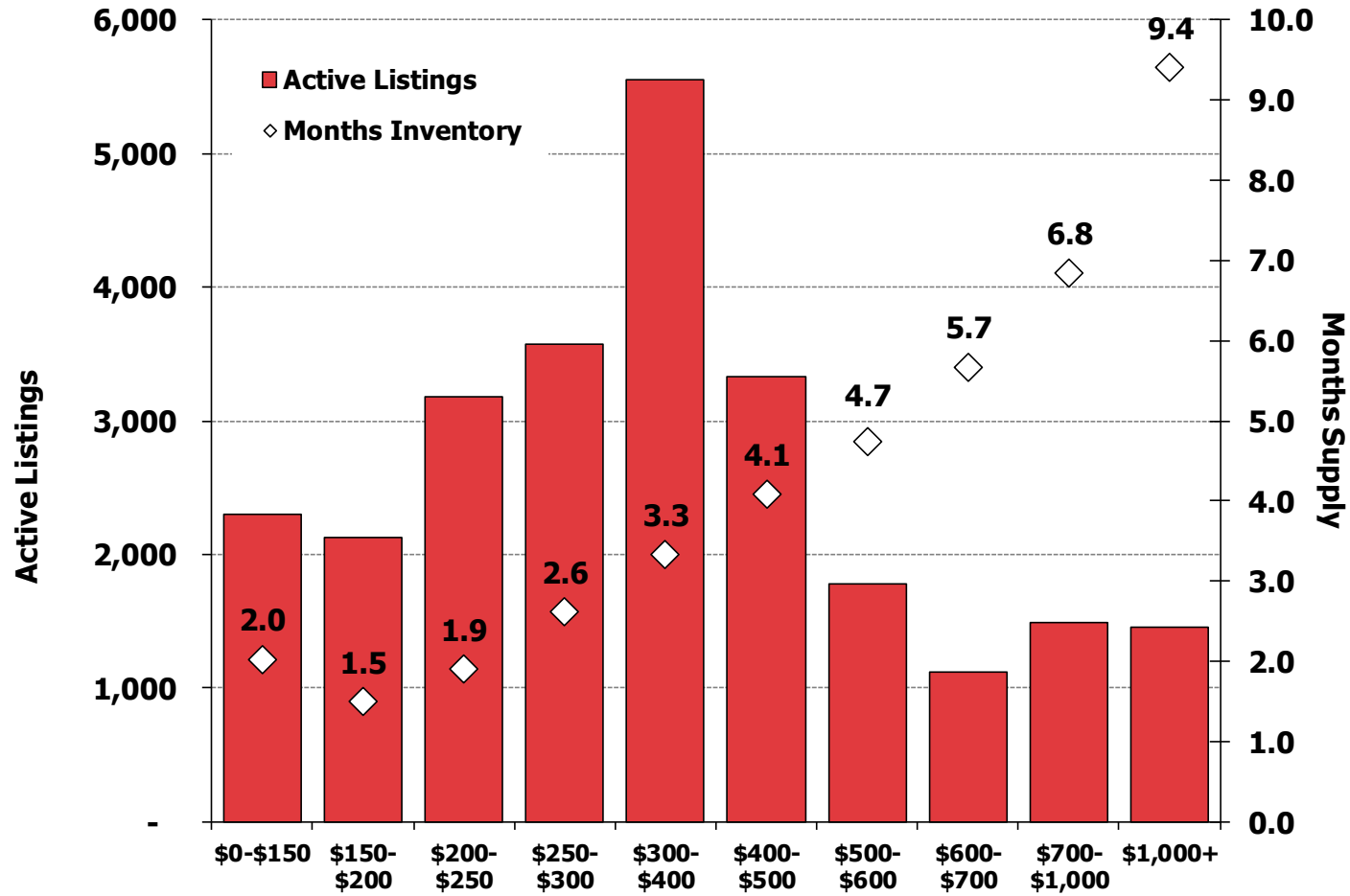
Multiple Listing Service – Sales and Listing Share



Source: Texas A&M Real Estate Center for NTREIS

Dallas-Ft. Worth Market

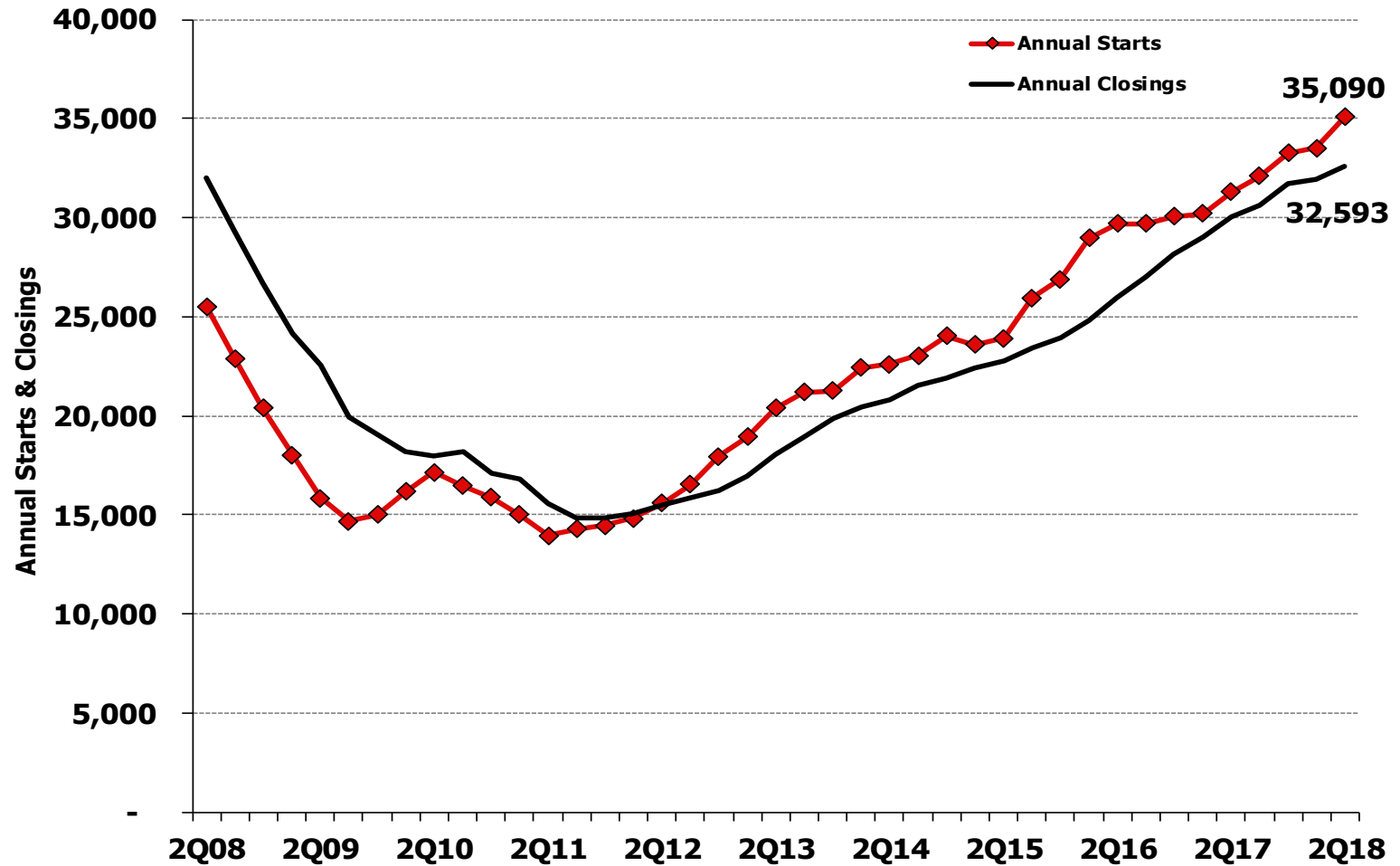
Multiple Listing Service - Active Listings & MOS by Price



Source: Texas A&M Real Estate Center for NTREIS

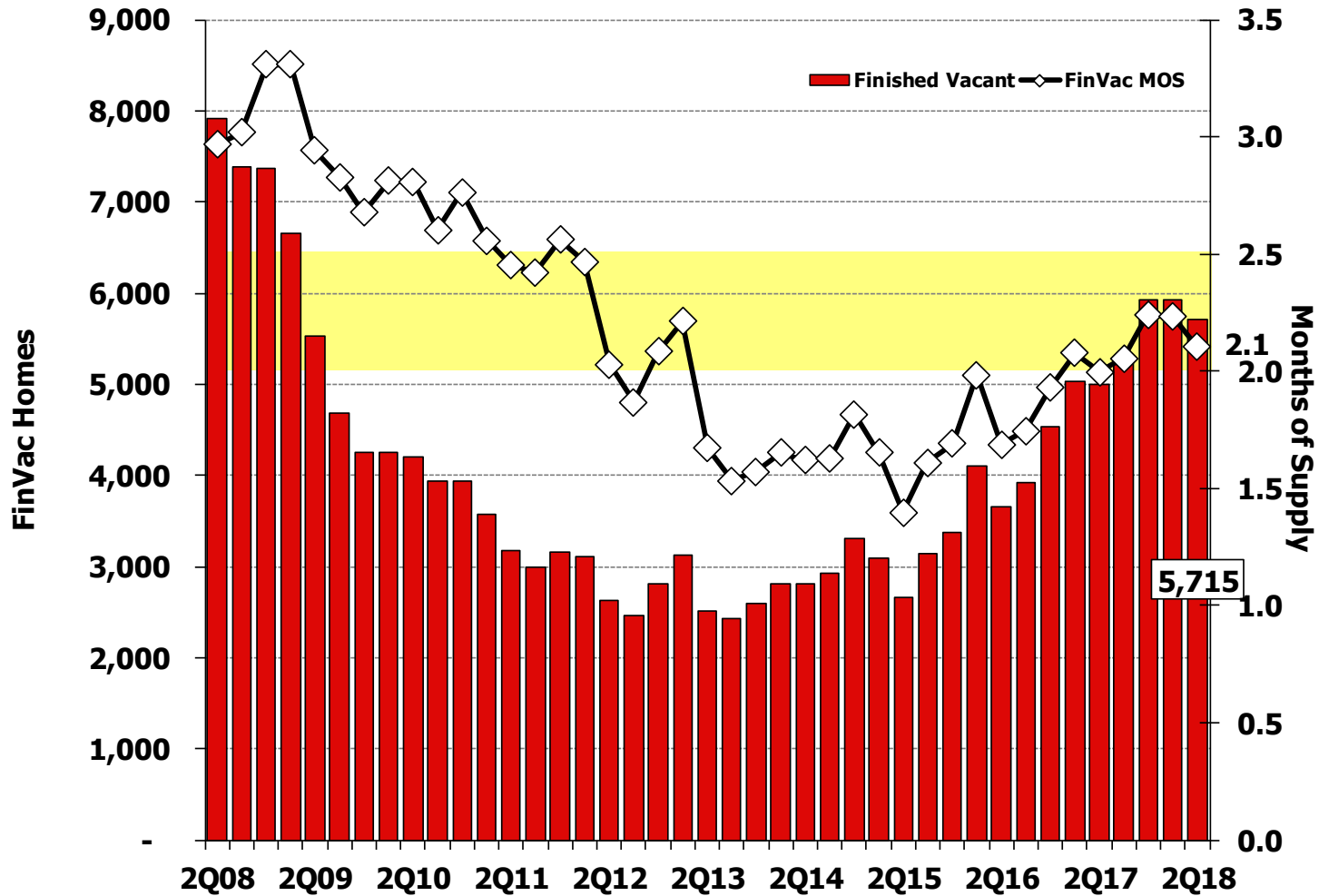
Dallas-Ft. Worth Market

SFD-TH – Starts and Closings



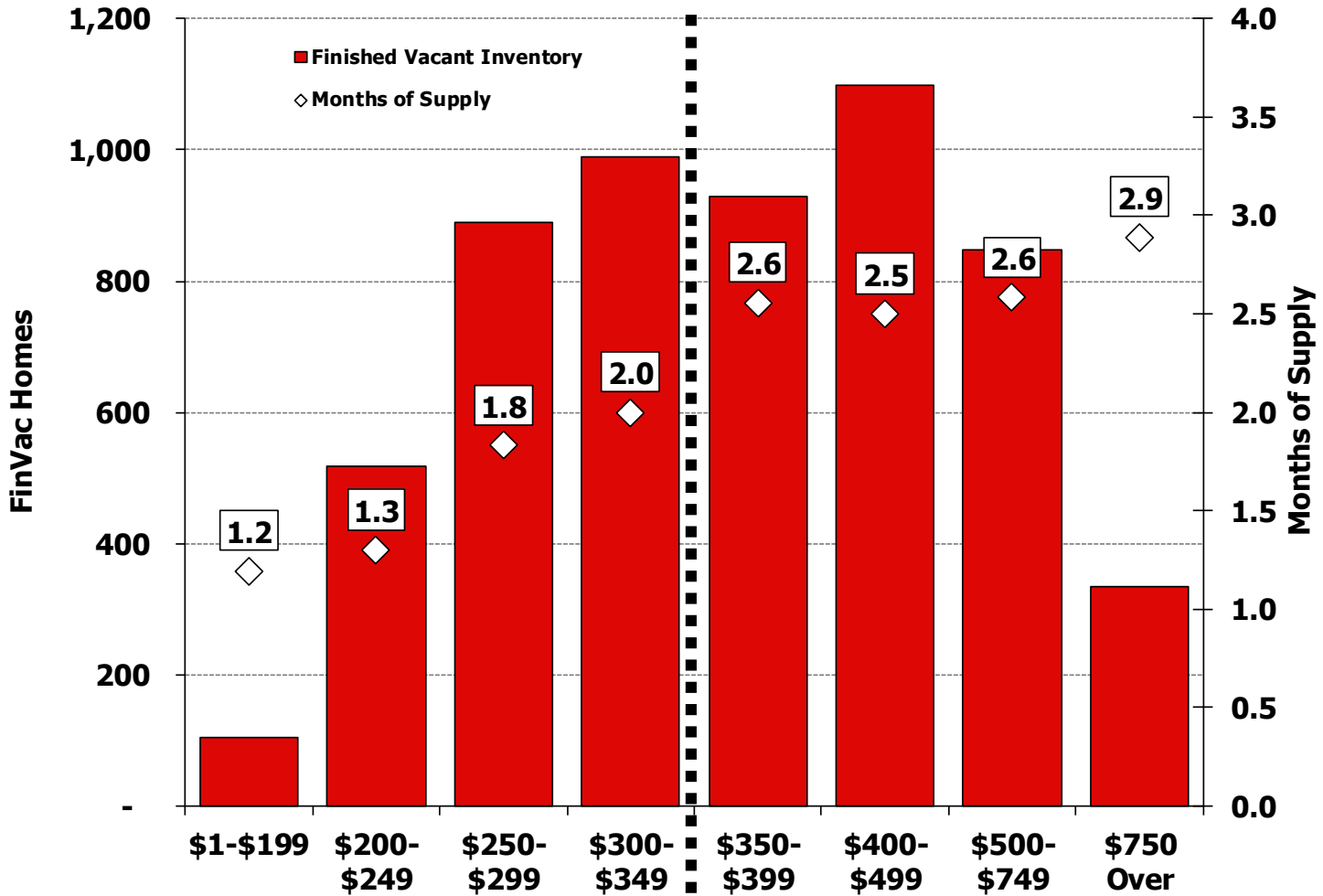
Dallas-Ft. Worth Market

Finished Vacant Inventory



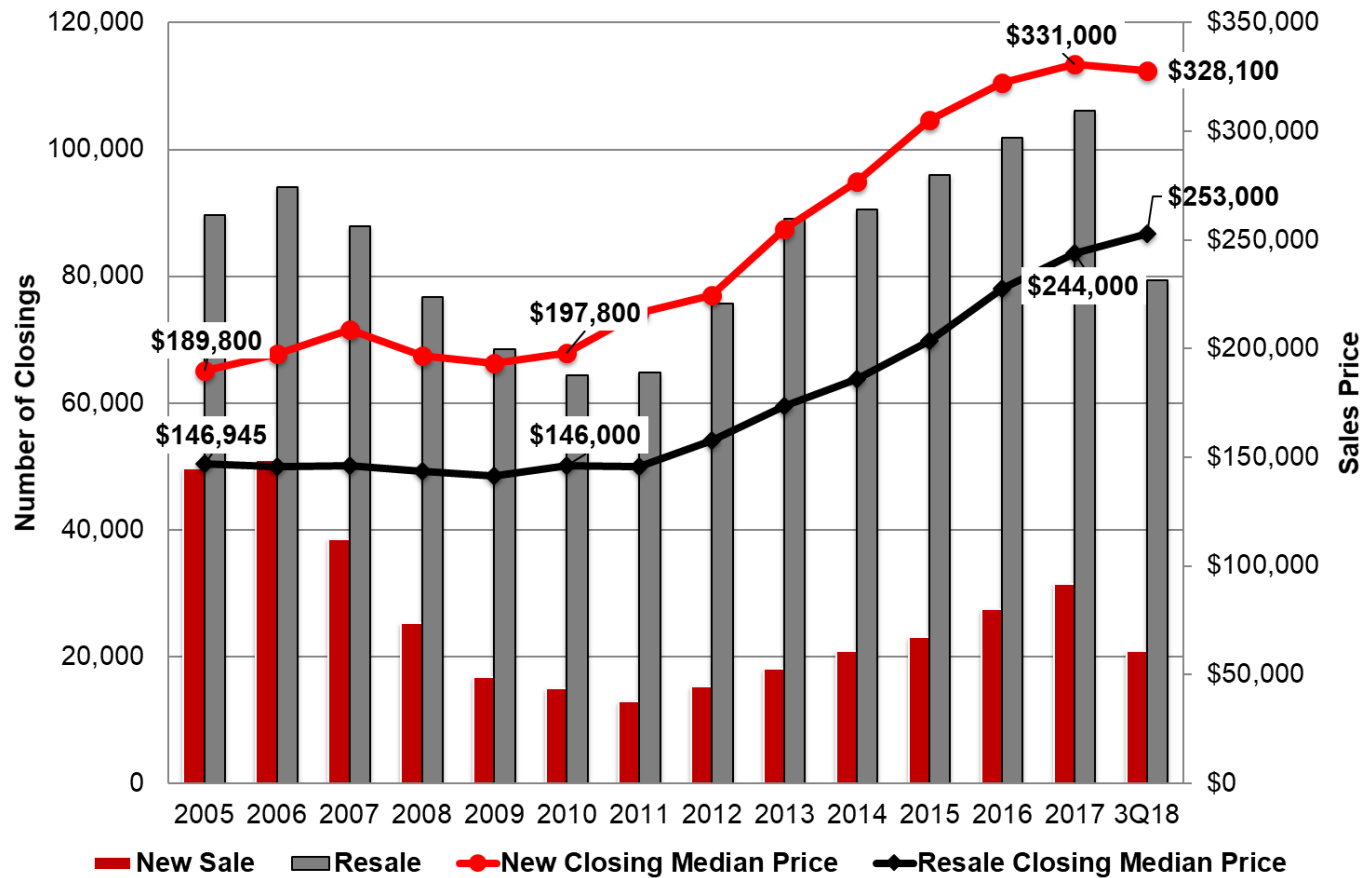
Dallas-Ft. Worth Market

Finished Vacant Inventory & MOS by Price



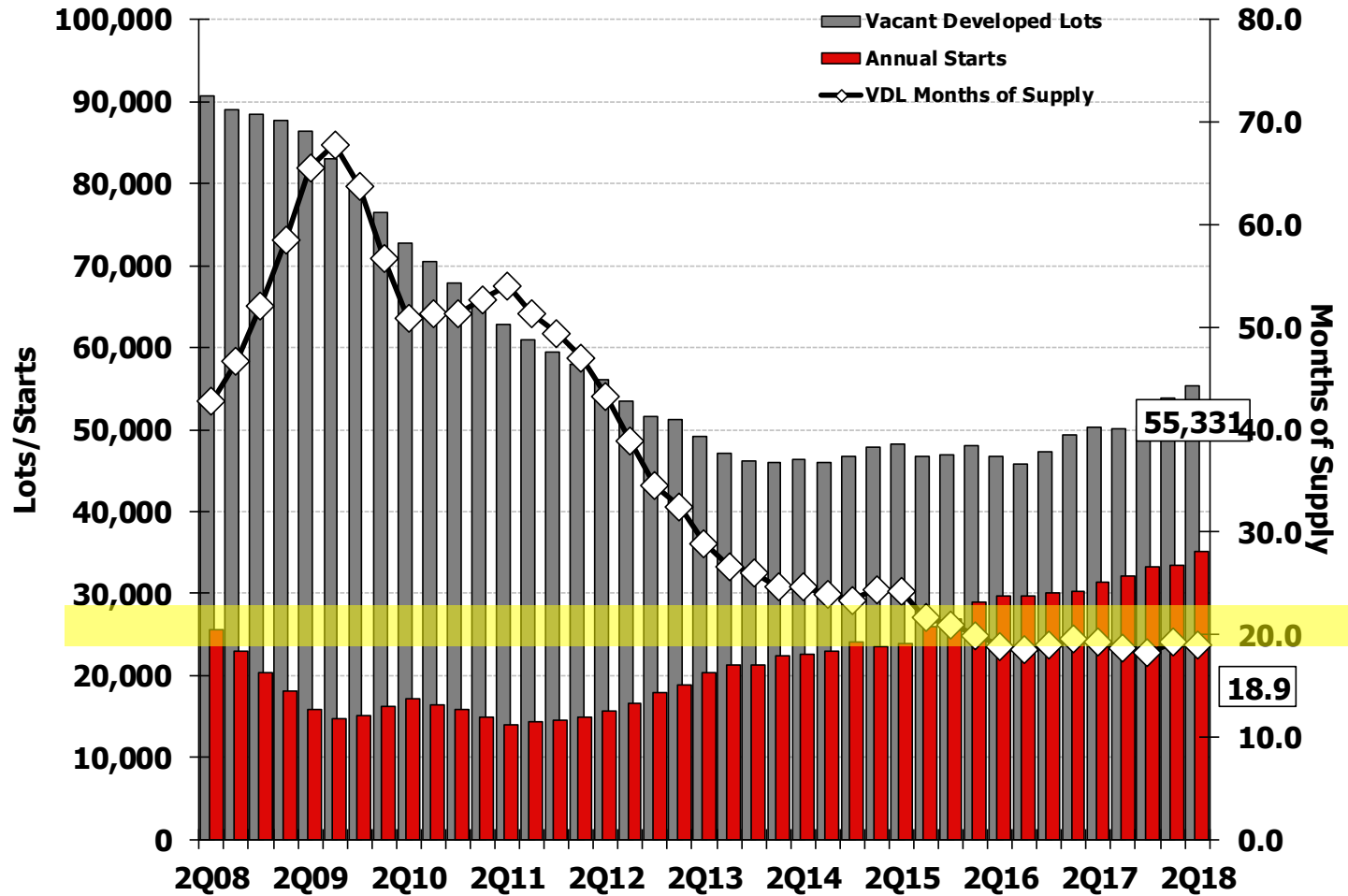
Dallas-Ft. Worth Market

Median New and Resale Pricing



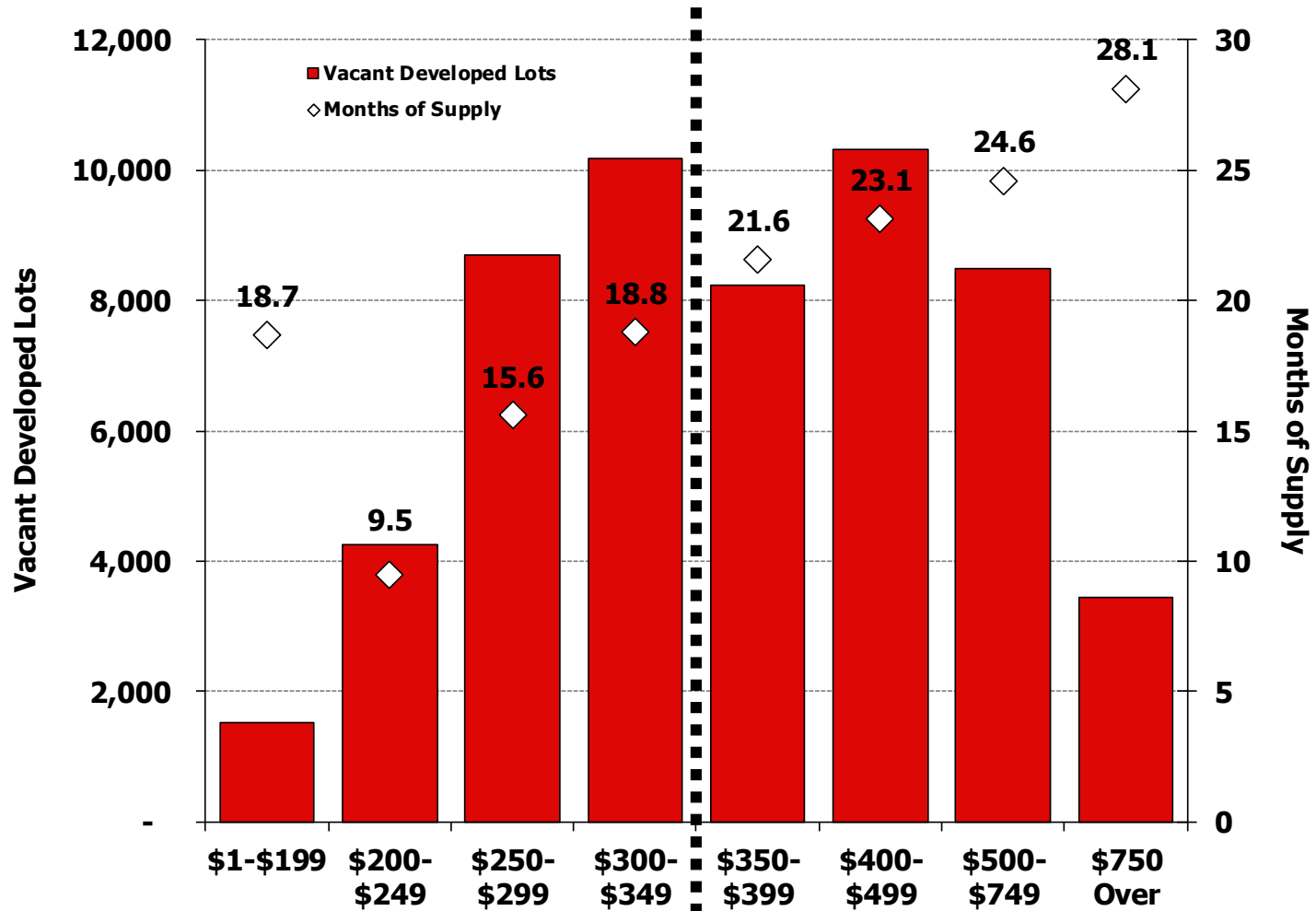
Dallas-Ft. Worth Market

Lot Inventory



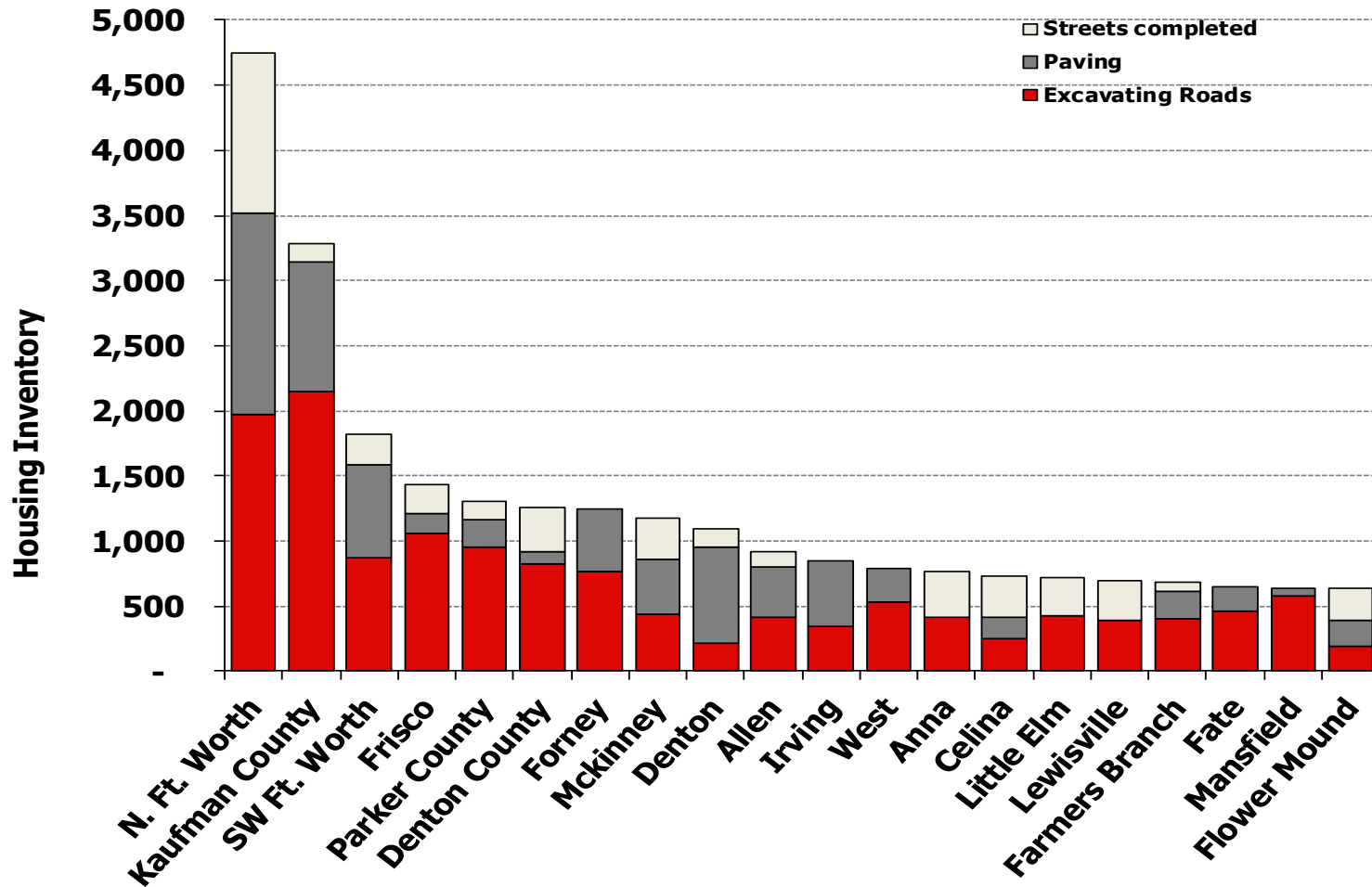
Dallas-Ft. Worth Market

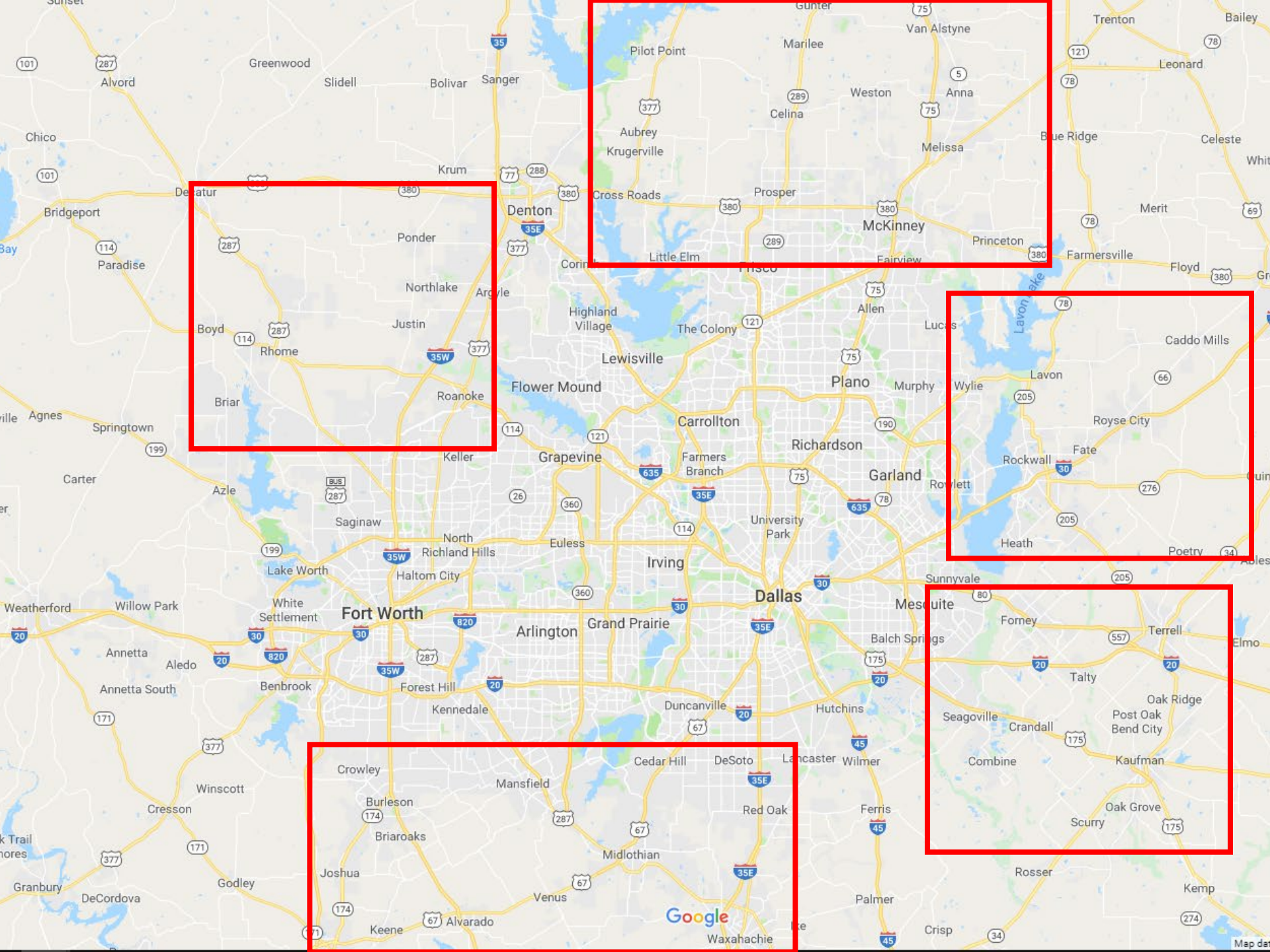
Lot Inventory & MOS by Price



Dallas-Ft. Worth Market

Lots under construction by submarket





...now you know

