

February 2010

Economic Indicators	Source	Period	Current period	Previous period	Same period last year	Change from same period last year
Apartment occupancy rate	DFWI	4Q 09	94.64%	93.67%	95.60%	-1.0%
Average residential rent	DFWI	4Q 09	\$1,552	\$1,567	\$1,586	-2.1%
Average residential rent/SF	DFWI	4Q 09	\$1.44	\$1.46	\$1.47	-2.0%
Total existing rental units	DFWI	4Q 09	1,517	1,517	1,517	0.0%
Rental units under construction	DFWI	4Q 09	370	370	370	0.0%
Median residential sales price	MLS	4Q 09	\$789,000	\$277,000	\$282,500	179.3%
Median residential sales \$/SF	MLS	4Q 09	\$481.12	\$222.86	\$250.96	91.7%
Number of units sold	MLS	4Q 09	13	9	18	-27.8%
Number of units under contract	MLS	4Q 09	11	16	18	-38.9%
Number of units under construction	DFWI	4Q 09	23	112	112	-79.5%
Total existing condo/townhomes	DFWI	4Q 09	916	814	814	12.5%
Direct office occupancy rate	Grubb & Ellis	4Q 09	91.30%	91.80%	92.90%	-1.7%
Average Class A office rent/SF	Grubb & Ellis	4Q 09	\$27.98	\$27.97	\$30.20	-7.4%
Average Class B office rent/SF	Grubb & Ellis	4Q 09	\$18.79	\$18.93	\$21.12	-11.0%
Net office absorption (SF, YTD)	Grubb & Ellis	4Q 09	-223,553	-168,253	301,596	NA
Retail Occupancy rate	Costar	4Q 09	96.3%	97.4%	98.00%	-1.7%
Retail Trade gross sales	TCPA	2Q 09	\$22,174,243	\$28,336,567	\$32,766,389	-32.3%
Accommodation and food services	TCPA	2Q 09	\$35,690,355	\$34,414,343	\$36,263,743	-1.6%
Full service restaurants gross sales	TCPA	2Q 09	\$21,199,343	\$20,993,618	\$23,504,110	-9.8%
Alcoholic beverages gross sales	TABC	Nov-09	\$3,092,819	\$3,638,405	\$3,197,806	-3.3%
Fort Worth Business Cycle Index	Federal Reserve	Jan-10	237.5	237.5	242.3	-2.0%
Transportation						
T ridership, routes serving CBD	The T	4Q 09	1,257,544	1,352,889	1,247,885	0.8%
TRE ridership @ ITC	The T	4Q 09	63,567	70,787	80,897	-21.4%
TRE ridership @T&P	The T	4Q 09	39,062	40,124	36,940	5.7%
Hospitality						
Average hotel occupancy rate	STR	Jan-10	57.70%	44.30%	44.70%	29.1%
Average hotel RevPAR	STR	Jan-10	\$78.68	\$56.96	\$66.86	17.7%
Hotel room revenue	STR	Jan-10	\$6,053,551	\$4,382,363	\$5,144,034	17.7%
Average hotel room rate	STR	Jan-10	\$136.46	\$128.49	\$149.50	-8.7%
Hotel room demand	STR	Jan-10	44,360	34,106	34,408	28.9%
Total hotel taxes paid	TCPA	4Q 09	\$2,404,950	\$2,723,556	\$1,918,870	25.3%
Hosted: Conventions, meetings and tradeshow attendance (FYTD)	CVB	Jan-10	105,557	81,182	129,613	-18.6%

Sources: STR, Smith Travel Research; TCPA, Texas Comptroller of Public Accounts; CVB, Fort Worth Convention and Visitors Bureau
 TABC, Texas Alcoholic Beverage Commission; Updated March 4, 2010. Questions: RESEARCH@DFWI.ORG