

Downtown Fort Worth Dashboard



March 2016

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Economic Indicators	Source	Period	Current Period	Previous Period	Same Period Last Year	Change From Same Period Last Year
Apartment Occupancy Rate	DFWI	4Q 15	96.3%	95.10%	96.5%	-0.2%
Average Residential Rent	DFWI	4Q 15	\$1,747	\$1,742	\$1,681	3.9%
Average Residential Rent / SF	DFWI	4Q 15	\$1.70	\$1.68	\$1.59	6.9%
Total Existing Rental Units	DFWI	4Q 15	2,166	2,166	2,166	0.0%
Rental Units Under Construction	DFWI	4Q 15	164	164	164	0.0%
Median Residential Sales Price	MLS	4Q 15	\$264,300	\$242,450	\$212,450	24.4%
Median Residential Sales Price (\$/SF)	MLS	4Q 15	\$240	\$234	\$169	42.0%
Number of Condos Sold (YTD)	MLS	4Q 15	99	63	99	0.0%
Number of Condos Under Construction	DFWI	4Q 15	11	11	11	0.0%
Total Existing Condos / Townhomes	DFWI	4Q 15	926	926	926	0.0%
Direct Office Occupancy Rate	DFWI/CoStar	4Q 15	90.7%	89.90%	86.4%	4.3%
Average Class A Office Rent / SF	DFWI/CoStar	4Q 15	\$28.67	\$28.37	\$28.74	-0.2%
Average Class B Office Rent / SF	DFWI/CoStar	4Q 15	\$19.20	\$19.69	\$20.59	-6.8%
Office Space Leased (SF, YTD)	DFWI/CoStar	4Q 15	394,788	282,250	787,492	-49.9%
Net Office Absorption (SF)	DFWI/CoStar	4Q 15	70,786	72,314	60,850	16.3%
Retail Occupancy Rate	DFWI/CoStar	4Q 15	96.0%	94.90%	92.7%	3.3%
Retail Trade Gross Sales	TCPA	2Q 15	\$71,789,777	\$40,106,260	\$43,572,034	64.8%
Accommodation and Food Services Sales	TCPA	2Q 15	\$46,760,300	\$46,699,588	\$45,678,561	2.4%
Full Service Restaurants Gross Sales	TCPA	2Q 15	\$27,245,002	\$27,062,540	\$26,193,928	4.0%
Mixed Beverages Gross Sales (YTD)	TABC	JAN-16	\$4,681,680	\$30,272,601	\$4,812,378	-2.7%
Fort Worth Business Cycle Index	Federal Reserve	JAN-16	360.2	360.4	352.2	2.3%
Transportation						
T Ridership, Routes Serving CBD	The T	1Q 15	1,263,949	1,383,326	1,346,245	-6.1%
TRE Ridership @ ITC	The T	1Q 15	51,658	56,425	58,119	-11.1%
TRE Ridership @ T&P	The T	1Q 15	44,072	46,768	44,979	-2.0%
Hospitality						
Hotel Occupancy Rate (YTD)	STR	FEB-16	69.0%	65.6%	74.5%	-7.4%
Average Hotel Room Rate (YTD)	STR	FEB-16	\$166.47	\$162.66	\$171.55	-3.0%
Average Hotel RevPar (YTD)	STR	FEB-16	\$114.89	\$106.74	\$127.73	-10.1%
Hotel Room Supply (YTD)	STR	FEB-16	156,468	82,212	156,468	0.0%
Hotel Room Demand (YTD)	STR	FEB-16	107,987	53,946	116,503	-7.3%
Hotel Room Revenue (YTD)	STR	FEB-16	\$17,976,819	\$8,775,066	\$19,986,205	-10.1%
Total Hotel Occupancy Taxes Paid (YTD)	TCPA	4Q 15	\$15,603,947	\$15,603,947	\$15,864,783	-1.6%

Sources: STR, Smith Travel Research, TCPA, Texas Comptroller of Public Accounts, TABC, Texas Alcoholic Beverage Commission
 Updated February 29, 2016 Questions: Arrie@dfwi.org