

Downtown Dashboard

June 2010

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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	2Q 10	93.60%	96.20%	92.10%	1.6%
Average residential rent	DFWI	2Q 10	\$1,494	\$1,550	\$1,591	-6.1%
Average residential rent/SF	DFWI	2Q 10	\$1.42	\$1.45	\$1.48	-4.1%
Total existing rental units	DFWI	2Q 10	1,886	1,886	1,517	24.3%
Rental units under construction	DFWI	2Q 10	0	0	370	NC
Median residential sales price	MLS	2Q 10	\$192,450	\$196,000	\$304,833	-36.9%
Median residential sales \$/SF	MLS	2Q 10	\$186.55	\$159.67	\$208.13	-10.4%
Number of units sold	MLS	2Q 10	10	15	6	66.7%
Number of units under contract	MLS	2Q 10	12	13	13	-7.7%
Number of units under construction	DFWI	2Q 10	0	0	112	-100.0%
Total existing condo/townhomes	DFWI	2Q 10	926	926	814	13.8%
Direct office occupancy rate	Grubb & Ellis	2Q 10	91.80%	90.20%	91.70%	0.1%
Average Class A office rent/SF	Grubb & Ellis	2Q 10	\$27.70	\$27.94	\$28.23	-1.9%
Average Class B office rent/SF	Grubb & Ellis	2Q 10	\$19.09	\$18.79	\$19.15	-0.3%
Net office absorption (SF, YTD)	Grubb & Ellis	2Q 10	110,843	-26,188	-176,664	NC
Retail Occupancy rate	Costar	2Q 10	96.1%	95.5%	97.10%	-1.0%
Retail Trade gross sales	TCPA	4Q 09	\$26,761,297	\$21,403,266	\$33,109,485	-19.2%
Hospitality and Leisure	TCPA	4Q 09	\$37,275,888	\$33,921,613	\$38,139,587	-2.3%
Full service restaurants gross sales	TCPA	4Q 09	\$19,623,100	\$20,321,499	\$22,179,473	-11.5%
Alcoholic beverages gross sales	TABC	1Q 10	\$10,734,381	\$11,222,384	\$11,293,575	-5.0%
Fort Worth Business Cycle Index	Federal Reserve	May-10	236.7	235.8	237.9	-0.5%
Transportation						
T ridership, routes serving CBD	The T	1Q 10	1,224,371	1,257,544	1,166,704	4.9%
TRE ridership @ ITC	The T	1Q 10	59,787	63,567	69,742	-14.3%
TRE ridership @T&P	The T	1Q 10	38,380	39,062	40,111	-4.3%
Hospitality						
Average hotel occupancy rate (YTD)	STR	May-10	67.40%	67.40%	52.70%	27.9%
Average hotel RevPAR (YTD)	STR	May-10	\$98.69	\$100.66	\$79.45	24.2%
Hotel room revenue (YTD)	STR	May-10	\$36,987,293	\$29,979,127	\$29,776,379	24.2%
Average hotel room rate (YTD)	STR	May-10	\$146.47	\$149.35	\$150.84	-2.9%
Hotel room demand (YTD)	STR	May-10	252,529	200,731	197,400	27.9%
Total hotel taxes paid	TCPA	1Q 10	\$2,735,194	\$2,404,950	\$2,378,567	15.0%
Hosted: Conventions, meetings and tradeshow attendance (FYTD)	CVB	May-10	162,528	155,933	162,370	0.1%

Sources: STR, Smith Travel Research; TCPA, Texas Comptroller of Public Accounts; CVB, Fort Worth Convention and Visitors Bureau

TABC, Texas Alcoholic Beverage Commission; Updated July 8, 2010. Questions: RESEARCH@DFW.ORG