



# Near Southside Dashboard

Second Half 2009

Economic Indicators	Source	Period	Current period	Previous period	Same period last year	Change from same period last year
<b>Residential Market</b>						
Apartment occupancy rate (Market rate)	FWSI	4Q 09	95.6%	87.0%	94.1%	1.6%
Average residential market rent	FWSI	4Q 09	\$829	\$781	\$778	6.6%
Average residential market rent/SF	FWSI	4Q 09	\$1.00	\$1.00	\$0.93	7.5%
Average residential sales price (pre-renovation units)	NTRIS	2H 09	\$103,729	\$107,977	\$99,286	4.5%
Average residential sales price (\$/SF) (pre-renovation units)	NTRIS	2H 09	\$64.83	\$61.33	\$48.79	32.9%
Average residential sales price (new and post-renovation units)	NTRIS	2H 09	\$255,759	\$267,758	\$256,650	-0.3%
Average residential sales price (\$/SF) (new and post-renovation units)	NTRIS	2H 09	\$128.71	\$127.57	\$124.18	3.6%
Number of units sold	NTRIS	2H 09	24	27	13	84.6%
Number of units under contract	NTRIS	2H 09	3	4	1	200.0%
Number of units listed for sale	NTRIS	2H 09	24	37	28	-14.3%
Average price of listed properties	NTRIS	2H 09	\$226,854	\$265,746	\$194,886	16.4%
Average price of listed properties (\$/SF)	NTRIS	2H 09	\$115.19	\$125.61	\$102.73	12.1%
<b>Office and labor Market</b>						
Total rentable office space (SF)	CoStar	2H 09	3,257,849	3,257,849	3,231,849	0.8%
Direct office occupancy rate	CoStar	4Q 09	92.00%	91.30%	92.30%	-0.3%
Average office rent (\$/SF/yr)	CoStar	2H 09	\$21.88	\$20.10	\$20.94	4.5%
Office space leased (SF)	CoStar	2H 09	39,001	51,125	43,182	-9.7%
Net office absorption (SF)	CoStar	2H 09	26,942	19,096	21,220	27.0%
Total vacant available office space (SF)	CoStar	4Q 09	260,765	289,249	267,571	-2.5%
Total businesses	ESRI	2009	1,199	1,175	1,175	2.0%
Number of employees	ESRI	2009	26,328	25,298	25,298	4.1%
Number of employees in health services	ESRI	2009	20,976	19,199	19,199	9.3%
<b>Retail Market</b>						
Retail Vacancy (Vacant available space)	Costar	4Q 09	3.4%	4.3%	3.10%	9.7%
Average retail rent (\$/SF/yr)	Costar	4Q 09	\$15.98	\$15.84	\$15.24	4.9%
Health Care and Social Assistance sales	TCPA	1H 09	\$19,404,277	\$23,227,043	\$20,302,684	-4.4%
Professional and Scientific and Technical sales	TCPA	1H 09	\$10,887,478	\$25,084,831	\$14,762,667	-26.2%
Accommodation and Food Services sales	TCPA	1H 09	\$19,582,405	\$17,338,112	\$15,441,680	26.8%
Full Service Restaurants sales	TCPA	1H 09	\$8,447,887	\$5,627,226	\$3,886,987	117.3%
Limited Service Restaurants sales	TCPA	1H 09	\$6,926,105	\$7,329,630	\$7,357,065	-5.9%
<b>Medical Market</b>						
Baylor All Saints Hospital admissions	DBJ	2008	15,081	11,919	11,919	26.5%
Cook Children's admissions	DBJ	2008	11,999	9,483	9,483	26.5%
Harris Methodist admissions	DBJ	2008	31,925	36,982	36,982	-13.7%
JPS Health Network admissions	DBJ	2008	26,044	22,250	22,250	17.1%
Plaza Medical Center admissions	DBJ	2008	11,170	10,677	10,677	4.6%
<b>Other Indicators</b>						
Fort Worth Business Cycle Index	Federal Reserve	Dec-09	237.5	237.5	242.3	-2.0%
Building permit valuation, Near Southside	City of Fort Worth	2H 09	\$33,097,214	\$117,573,467	\$17,416,836	90.0%
T ridership, routes serving Near Southside	The T	2H 09	961,900	901,396	974,951	-1.3%

TCPA, Texas Comptroller of Public Accounts; NTRIS, North Texas Real Estate Information System; DBJ, Dallas Business Journal

FWSI, Fort Worth South Inc. All retail sales are reported for zip code 76104. Updated February 10, 2010.