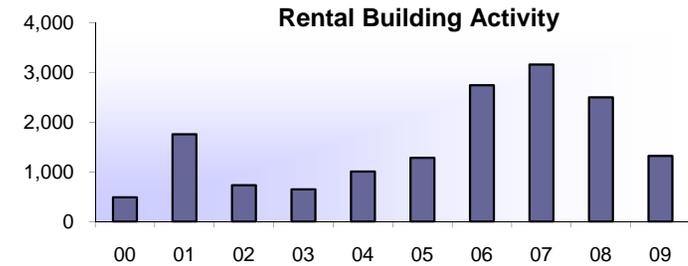
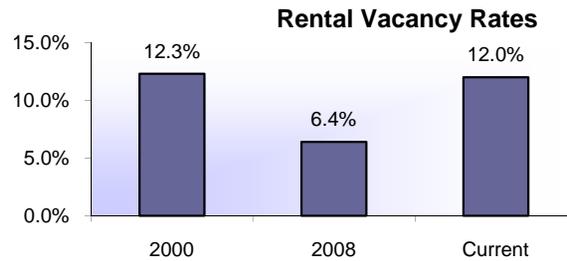
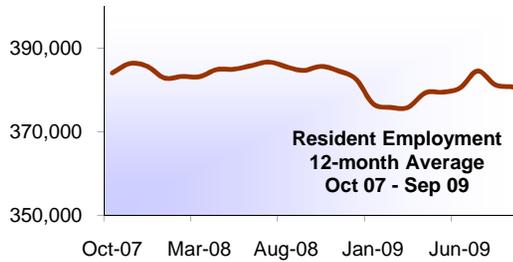
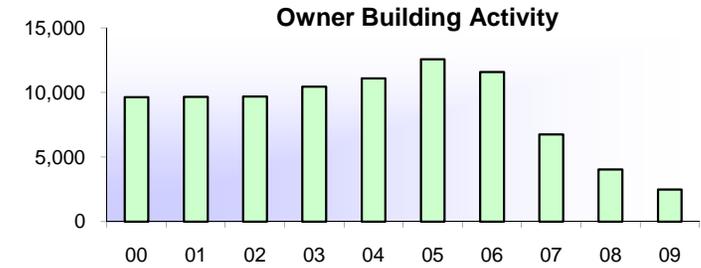
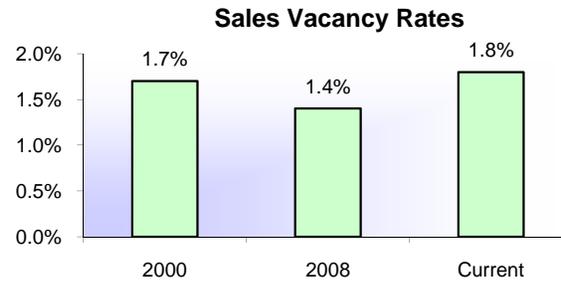
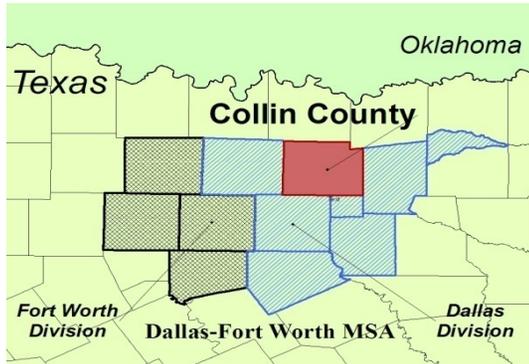


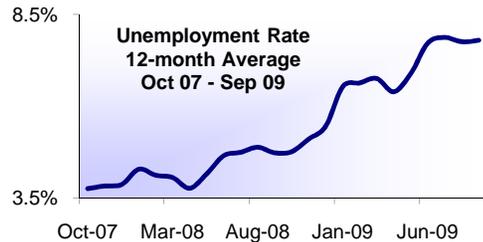
## Collin County HMA as of October 1st, 2009



Data Source: U.S. Census and EMAD Estimates

Data Source: U.S. Census Bureau, Building Permits Survey and EMAD Estimates

Note: Building Activity graphs include data through 10/1/2009



Data Source: Bureau of Labor Statistics

### Market Summary

Resident Employment began declining in the HMA in mid-2008 and the unemployment rate has risen. The unemployment rate for the most recent month was 7.8 percent compared with 4.7 percent during the same month a year ago. The rental market is currently soft with an estimated vacancy rate of 12 percent. It is estimated that there are 3,600 renter units currently under construction or expected to begin construction during the next year. Contact Elizabeth Oduor at 817-978-9413 or Don Darling at 817-978-9417 for further information.

	Apr.	Jul.	10/1/08	10/1/09	Average Annual Change					
	2000	2008	Previous	Current	2000 to 2008		2008 to Current		Previous to Current	
					Number	Percent	Number	Percent	Number	Percent
<b>Labor Force</b>	299,204	400,436	401,872	407,716	11,910	4.0%	8,739	2.2%	5,844	1.5%
<b>Res. Emp.</b>	290,673	384,270	384,814	380,600	11,011	3.8%	-4,406	-1.1%	-4,214	-1.1%
<b>Unemp. Rate</b>	2.9%	4.0%	4.2%	6.7%						
<b>Population</b>	491,675	762,000		801,800	31,803	6.5%	47,779	6.3%		
<b>Households</b>	181,970	269,484		275,700	10,296	5.7%	7,462	2.8%		

Data Source: Bureau of Labor Statistics, Census Bureau, & EMAD Estimates

Note: Labor Force/Res Emp/Unemp data are 12-month running averages. Pop and HH data are from 2000 Census, ACS data for the year specified, and EMAD estimates for Current.