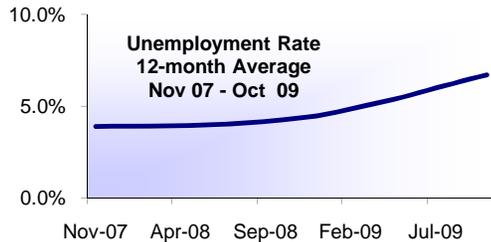
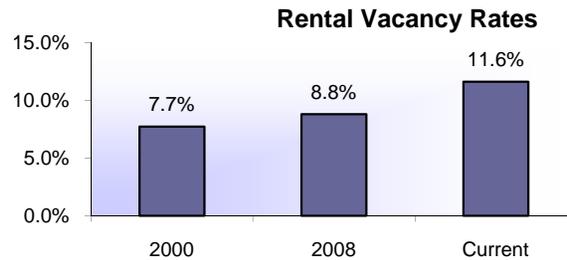
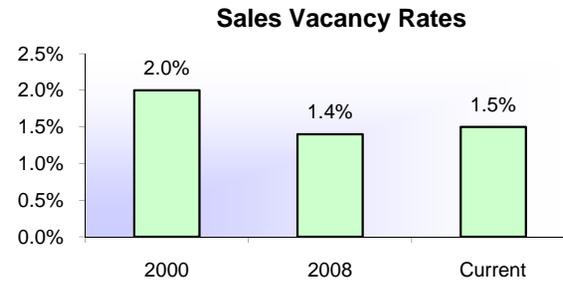


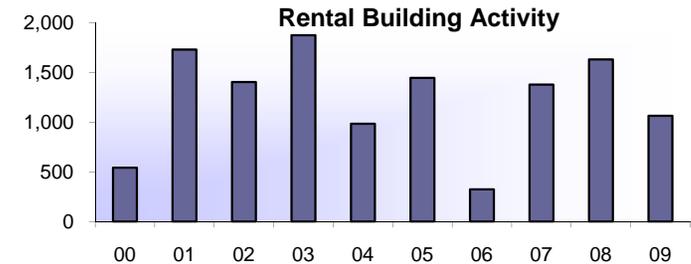
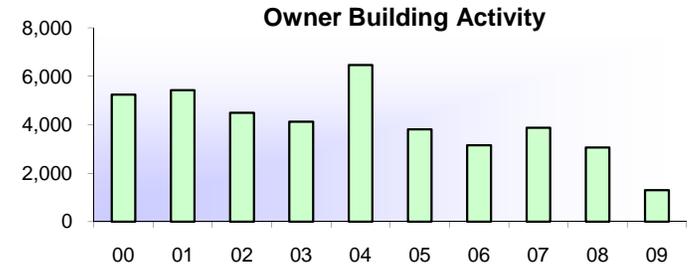
Denton County HMA as of November 1st, 2009



Data Source: Bureau of Labor Statistics



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 11/1/2009

Market Summary

For the 12 months ending October 2009, the number of resident workers in Denton County decreased by more than 4,100 compared with a gain of 4,500 during the previous 12 months. The rental market is currently soft with an estimated vacancy rate of 11.6 percent. It is estimated that there are more than 1,500 renter units currently under construction or expected to begin construction during the next year. Contact T. Michael Miller at 817-978-9418 or Don Darling at 817-978-9417 for further information.

	Apr.	Jul.	11/1/08	11/1/09	Average Annual Change					
	2000	2008	Previous	Current	2000 to 2008		2008 to Current		Previous to Current	
					Number	Percent	Number	Percent	Number	Percent
Labor Force	255,403	343,167	342,761	347,279	12,105	4.2%	3,092	0.9%	4,518	1.3%
Res. Emp.	249,686	327,796	328,136	324,003	10,774	3.8%	-2,852	-0.9%	-4,133	-1.3%
Unemp. Rate	2.2%	4.5%	4.3%	6.7%						
Population	432,967	636,557		656,541	28,081	5.5%	15,026	2.4%		
Households	158,903	209,287		212,057	6,950	3.9%	2,083	1.0%		

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

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