

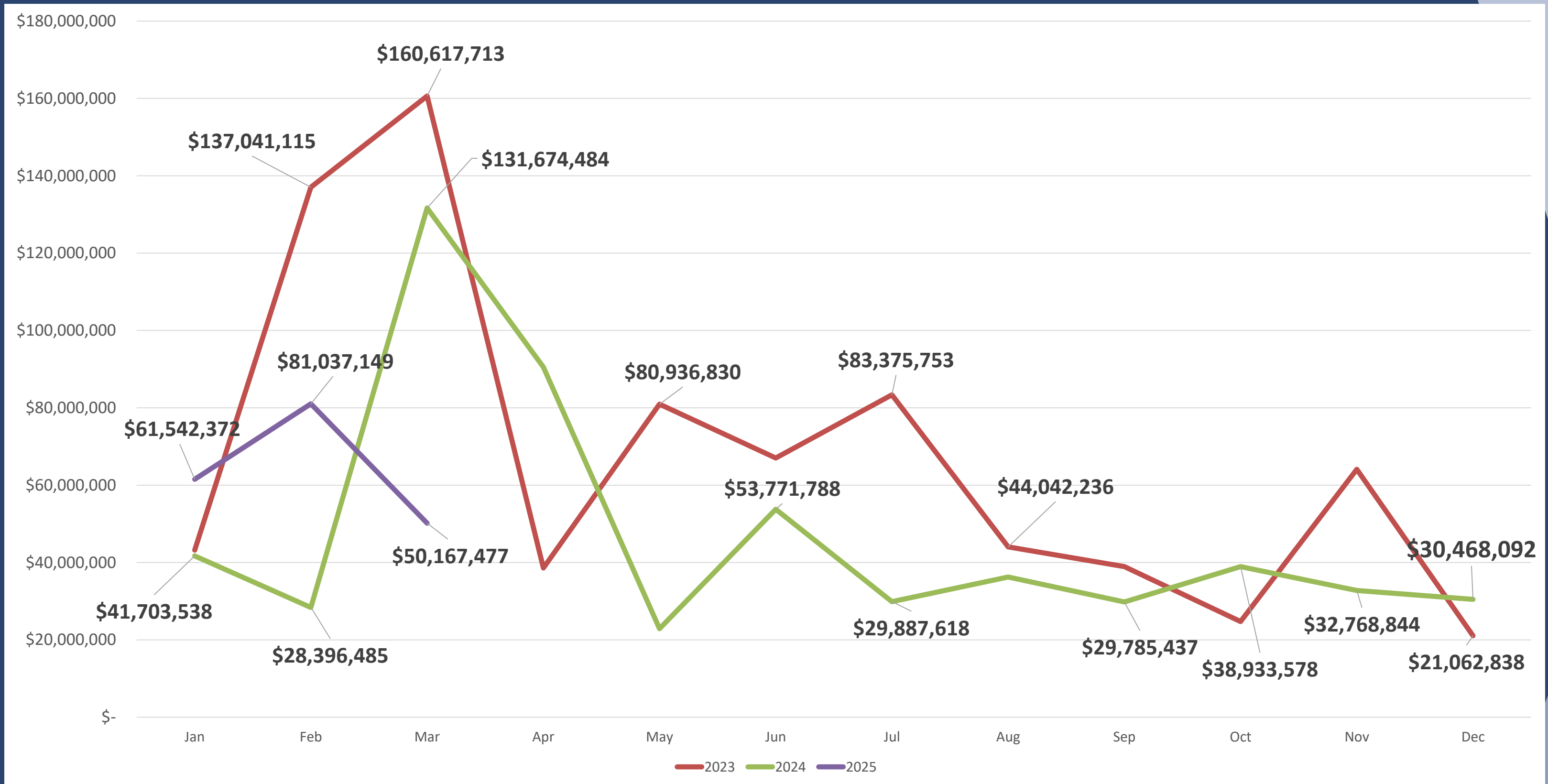
Economic Trends Report

January, February, March 2025

Matilda Weeden
Economic Development Specialist



TOTAL RESIDENTIAL PERMIT VALUES, 3 YR COMP



TOTAL COMMERCIAL PERMIT VALUES, 3 YR COMP



SALES TAX COLLECTION, 2 YR COMP



Source: City of Denton, Finance Department

UNEMPLOYMENT RATE, 3 YR COMP



2024 ANNUAL COST OF LIVING INDEX, TEXAS

*This information is from October, November, December of 2024. Q1 2025 data is not yet available.

	100%	14.67%	27.97%	8.75%	10.75%	4.59%	33.27%
	COMPOSITE	GROCERY			TRANS-		MISC. GOODS
URBAN AREA AND STATE	INDEX	ITEMS	HOUSING	UTILITIES	PORTATION	HEALTH CARE	AND SERVICES
McAllen TX	80.3	93.8	62.9	90.1	101.2	81.2	78.6
Harlingen TX	82.1	92.8	66.8	125.1	87.3	78.1	78.6
Amarillo TX	83.3	93.8	61.2	88.5	86.1	81.7	95.0
El Paso TX	88.1	96.7	70.7	91.5	101.2	88.7	94.3
Corpus Christi TX	89.2	94.4	78.3	113.5	93.6	90.6	88.5
Nacogdoches TX	89.5	94.6	75.5	111.1	95.1	99.3	90.8
Abilene TX	90.6	95.8	75.4	109.3	95.7	95.7	94.2
San Antonio TX	91.2	94.5	79.0	81.8	94.3	111.3	98.5
Waco TX	91.7	93.4	77.0	105.8	93.9	95.7	98.4
Odessa TX	93.0	95.8	81.4	103.7	93.8	96.9	97.9
Tyler TX	93.8	96.0	87.6	109.5	97.6	92.2	93.5
Houston TX	94.1	99.3	79.2	92.4	94.0	97.5	104.1
Arlington TX	95.7	99.2	83.7	115.7	93.5	80.5	101.9
Fort Worth TX	96.0	99.3	85.8	116.7	94.7	105.7	97.0
Austin TX	97.3	96.6	104.1	98.6	94.9	98.6	92.2
Denton TX	99.2	97.9	98.6	98.4	90.8	83.7	104.7
Dallas TX	101.7	98.9	95.1	115.6	91.2	104.5	107.4
Plano TX	109.9	97.8	116.0	118.5	97.0	103.6	112.4

RED	HIGHEST
GREEN	LOWEST
YELLOW	DENTON

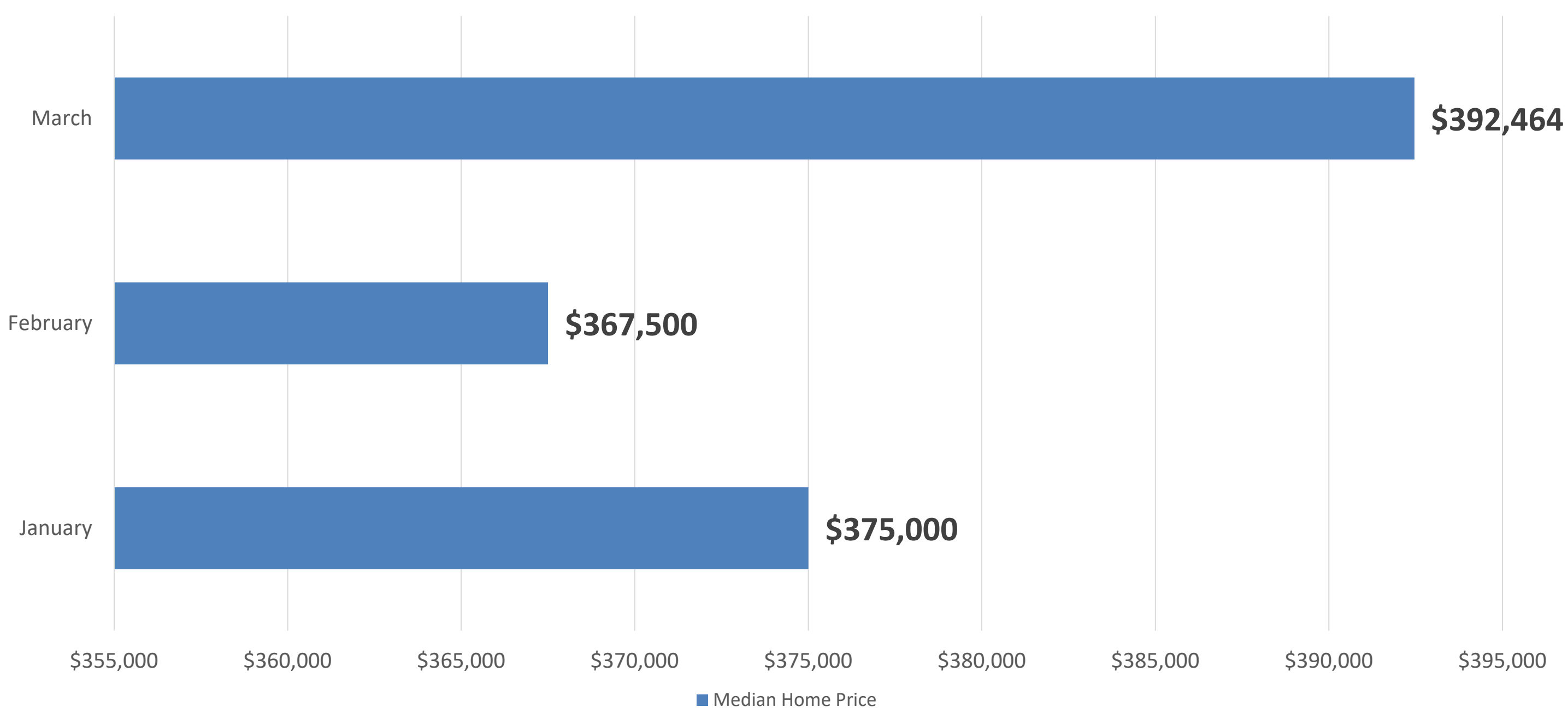
Q2 COST OF LIVING INDEX, US

*This information is from October, November, December of 2024. Q1 2025 data is not yet available.

	100%	14.67%	27.97%	8.75%	10.75%	4.59%	33.27%
	COMPOSITE	GROCERY			TRANS-		MISC. GOODS
URBAN AREA AND STATE	INDEX	ITEMS	HOUSING	UTILITIES	PORTATION	HEALTH CARE	AND SERVICES
Decatur IL	79.1	95.8	50.9	105.8	95.9	82.3	83.7
Ponca City OK	80.0	94.3	63.5	93.6	95.0	85.2	79.4
Harlingen TX	82.1	92.8	66.8	125.1	87.3	78.1	78.6
Kalamazoo MI	83.9	96.8	59.8	97.8	97.7	89.9	90.2
Knoxville TN	86.4	99.6	77.1	84.6	88.4	84.9	88.2
Waco TX	91.7	93.4	77.0	105.8	93.9	95.7	98.4
Arlington TX	95.7	99.2	83.7	115.7	93.5	80.5	101.9
Austin TX	97.3	96.6	104.1	98.6	94.9	98.6	92.2
Nashville-Murfreesboro TN	98.7	99.5	101.4	98.2	90.8	95.5	98.7
Denton TX	99.2	97.9	98.6	98.4	90.8	83.7	104.7
Dallas TX	101.7	98.9	95.1	115.6	91.2	104.5	107.4
Asheville NC	102.7	98.8	106.1	95.9	93.3	101.8	105.8
Plano TX	109.9	97.8	116.0	118.5	97.0	103.6	112.1
San Jose CA	180.6	115.0	321.1	158.6	140.7	120.1	117.1
Honolulu HI	186.8	130.4	310.0	197.6	133.6	120.8	130.1
New York (Manhattan) NY	230.6	118.0	500.6	115.1	117.0	145.5	110.1

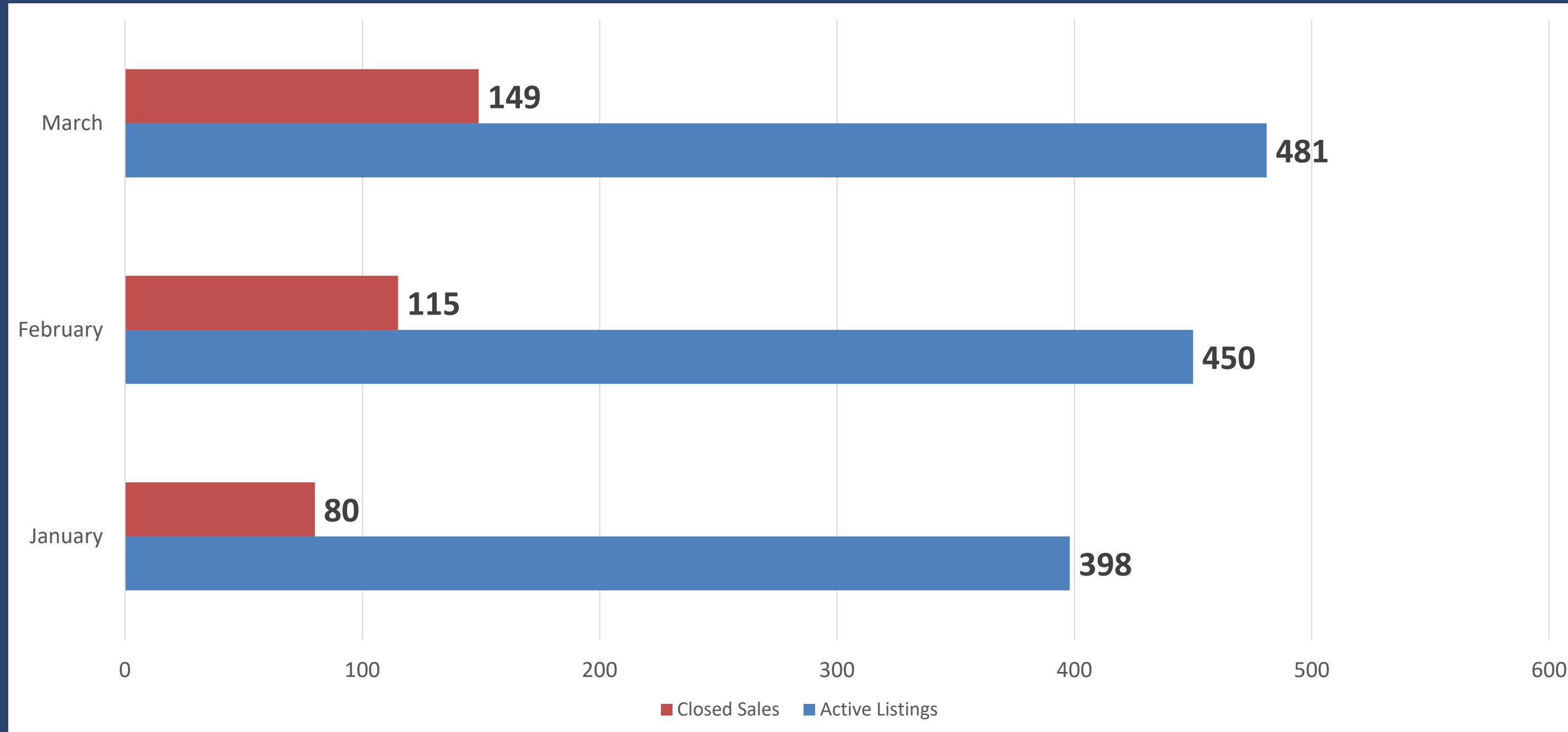
RED	HIGHEST
GREEN	LOWEST
YELLOW	DENTON

MEDIAN HOME PRICE, DENTON



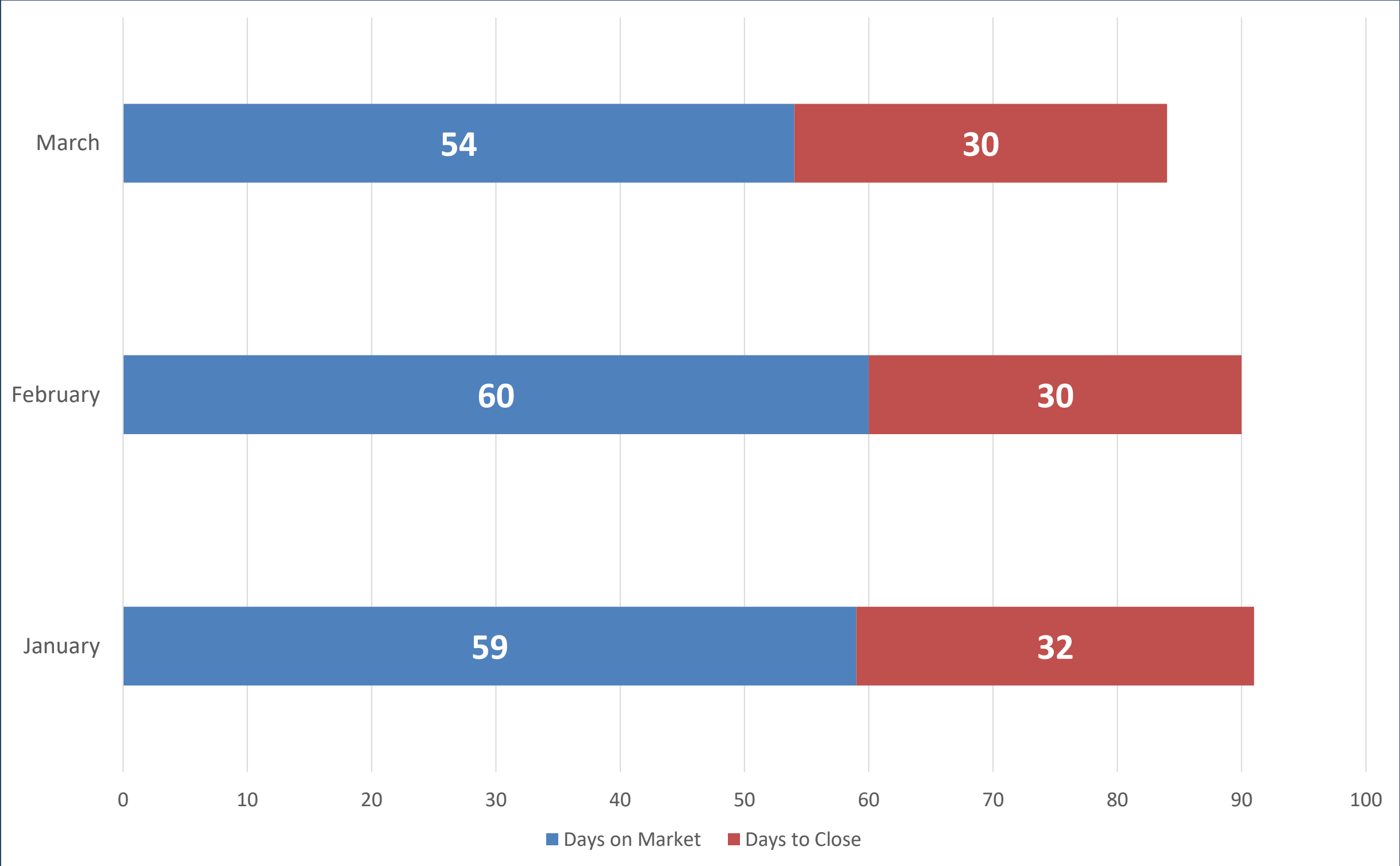
Source: Greater Denton/Wise County Association of Realtors, Inc.

ACTIVE LISTINGS AND CLOSED SALES, RESIDENTIAL



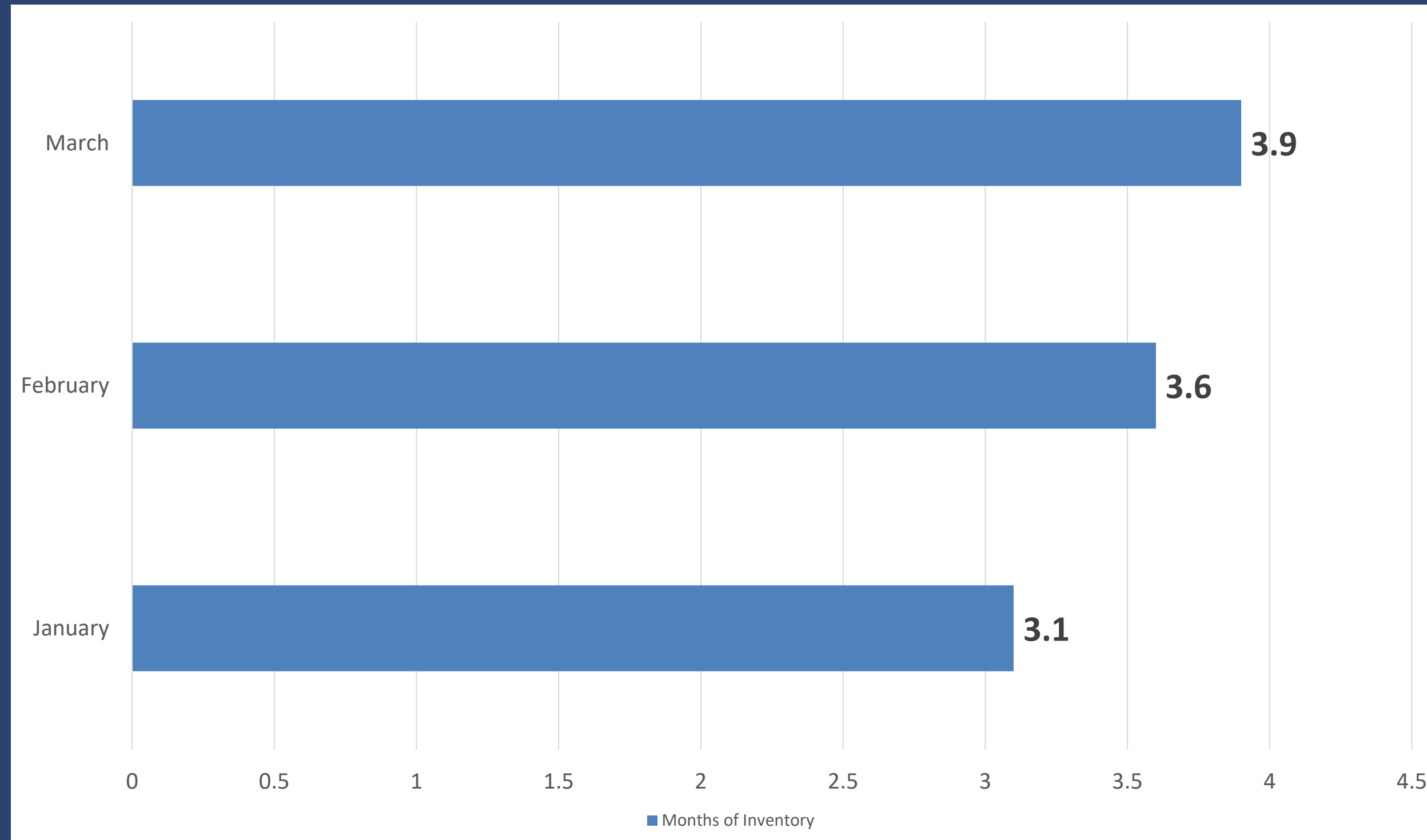
Source: Greater Denton/Wise County Association of Realtors, Inc.

DAYS ON MARKET, RESIDENTIAL



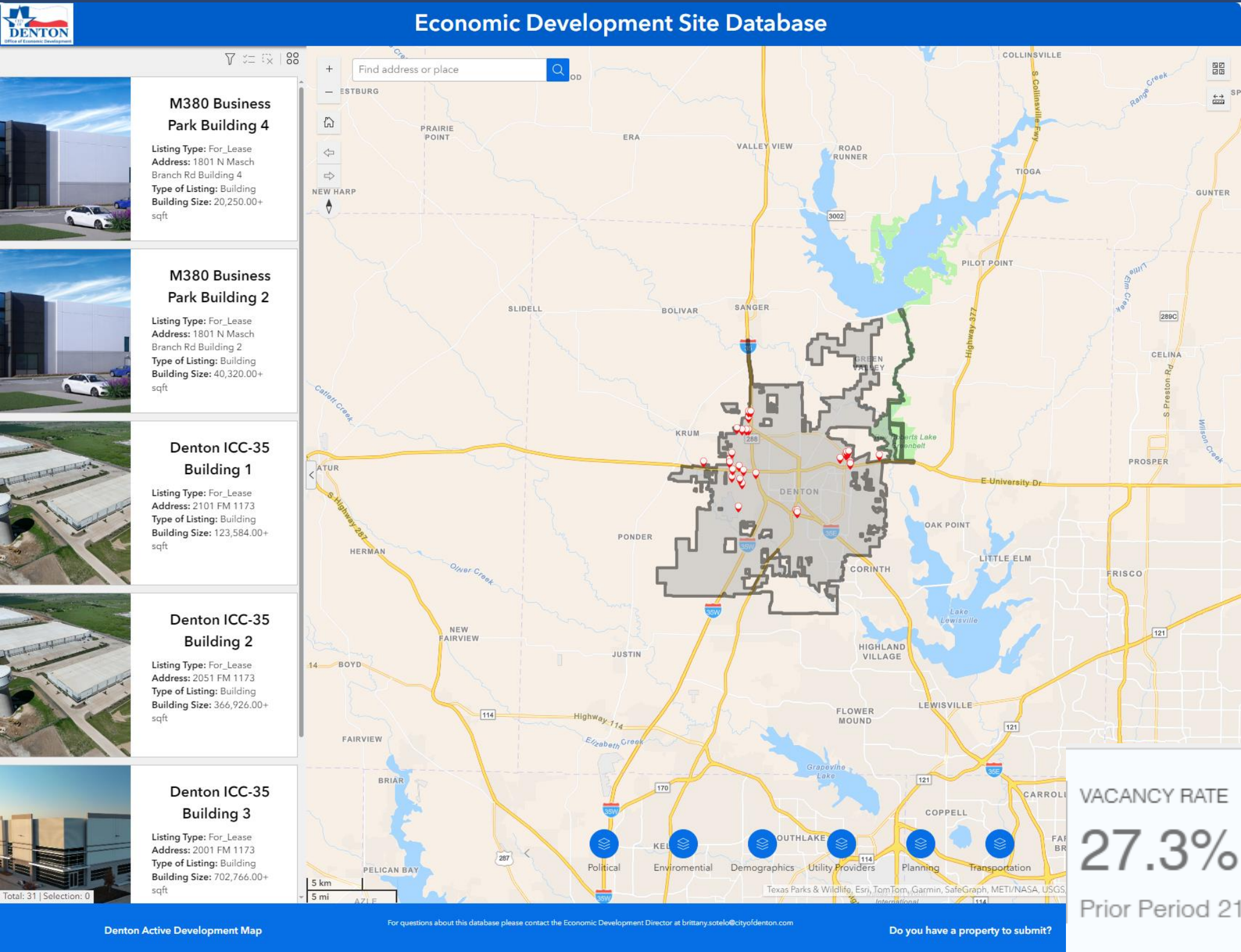
Source: Greater Denton/Wise County Association of Realtors, Inc.

MONTHS OF INVENTORY, RESIDENTIAL



Source: Greater Denton/Wise County Association of Realtors, Inc.

COMMERCIAL REAL ESTATE, INDUSTRIAL



AVAILABLE INDUSTRIAL PROPERTY:

Buildings: 37
Total Sq Footage: 7,376,732
Lots: 9
Total Acreage: 610.5

Source: City of Denton, Site Database

VACANCY RATE

27.3% +6.0%

Prior Period 21.3%

MARKET ASKING RENT/SF

\$10.57 +4.5%

Prior Period \$10.11

MARKET SALE PRICE/SF

\$124 +12.3%

Prior Period \$111

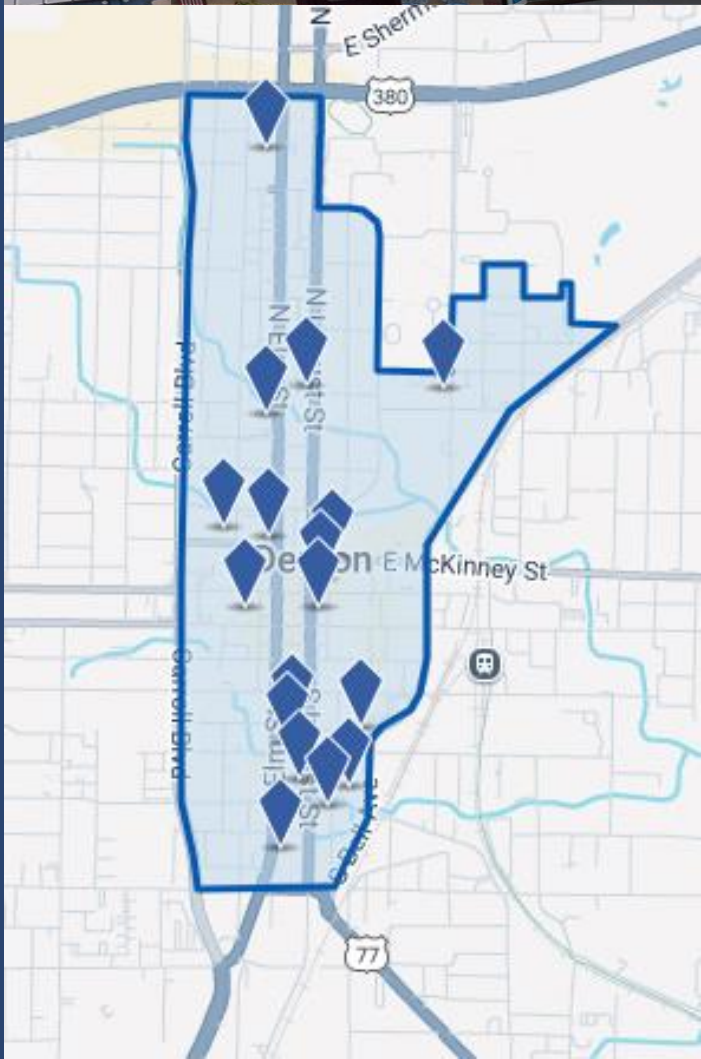
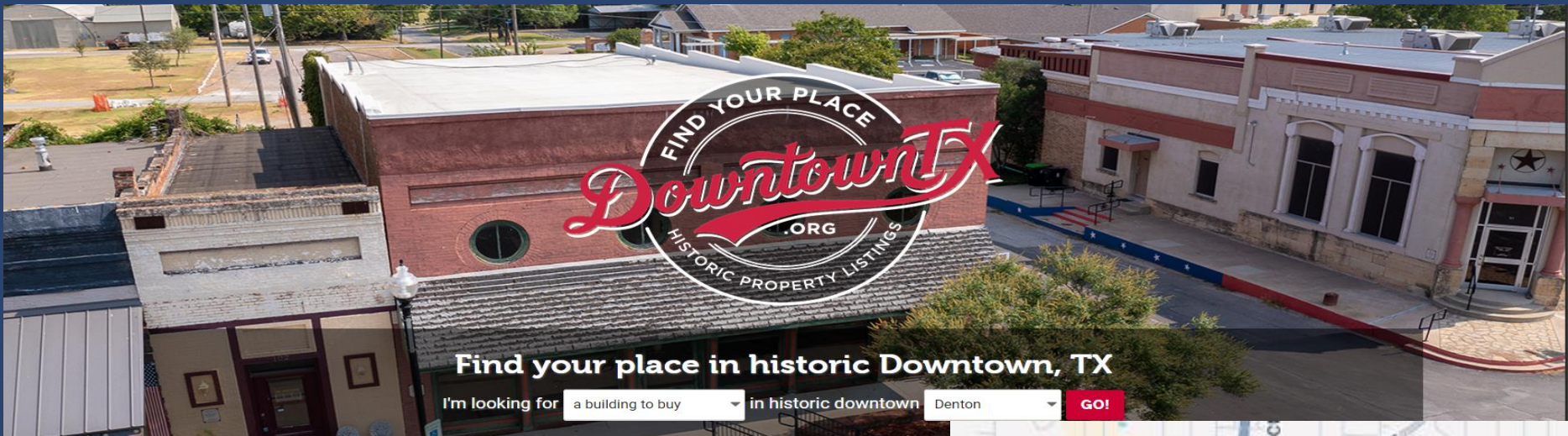
MARKET CAP RATE

6.3% -0.2%

Prior Period 6.5%

Source: CoStar

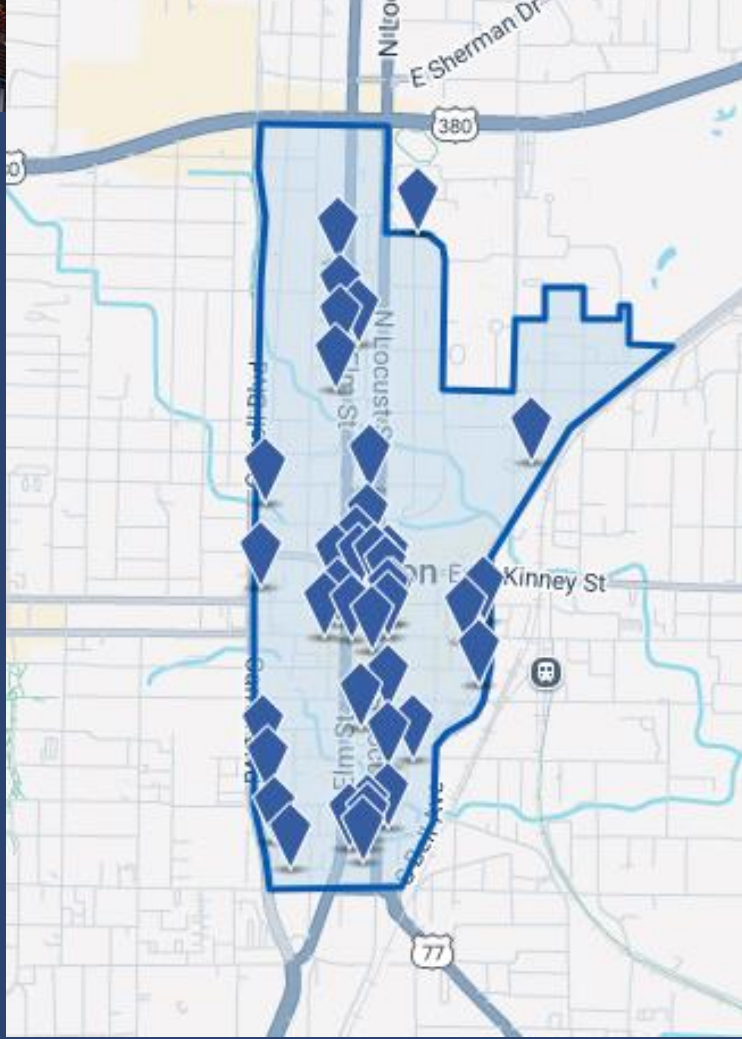
COMMERCIAL REAL ESTATE, DOWNTOWN



For Sale



For Lease



AVAILABLE DOWNTOWN PROPERTY:

For Lease: 39

For Sale: 17

Lots: 3

Buildings: 14

Source: Downtown TX

Availability	
Vacant SF	112K ↑
Sublet SF	0 ↓
Availability Rate	25.9% ↑
Available SF Total	108K ↑
Available Asking Rent/SF	\$18.27 ↓
Occupancy Rate	73.1% ↓
Percent Leased Rate	74.6% ↓

Source: CoStar

THANK YOU