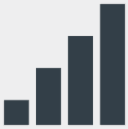
Dallas, TX

Headlines

- Dallas has posted stronger hiring in percentage terms than the national growth rate in all but five months since January 2023.
- Consumer spending locally as one of North America's World Cup venues, sets Dallas up to ride economic momentum toward an even stronger second half of 2026.
- The U.S. manufacturing sector in aggregate has picked up in recent months, boding well for Dallas to join that movement and bolster Transportation & Utilities hiring even further as the year rolls on.
- The slowdown in house price growth that is currently running in tandem with a job market that is heating up offers up the potential for would-be homebuyers in the local market to make up some of the affordability that has been lost in recent years.

KEY FACTS

Population: 5.8 mil.
(ranked 5/411 MSAs)
Source: Bureau of Census; Moody's Analytics



GDP: 2.4%
(ranked 181/411 MSAs)
Source: Bureau of Economic Analysis; Moody's Analytics

Job Growth: 0.7%
(ranked 88/411 MSAs)
Source: Bureau of Labor Statistics

HPI Growth: -0.8%
(ranked 349/411 MSAs)
Source: CoreLogic, Inc.; Moody's Analytics

"Dallas stands upon a truly well-rounded foundation in terms of growing its local economy in the months ahead."

The Dallas-Plano-Irving, Texas, Metropolitan Division is pressing its advantage in economic growth momentum, topping national and regional economic growth trends through the first half of 2026. Through the latest data available (April 2026), Dallas added jobs at a faster pace than the South Central Census Division, the state of Texas as a whole, and the U.S. Although growth has slowed over the past two years from the blistering pace enjoyed across the U.S. economy, **Dallas has posted stronger hiring in percentage terms than the national growth rate in all but five months since January 2023.**

The local unemployment rate in Dallas has barely moved since late 2024, remaining in a range between 3.8% and 4.1% consistently. The U.S. economy overall has shown stronger returns on the job creation front in recent months. That external support combined with the benefit of **consumer spending locally as one of North America's World Cup venues, sets Dallas up to ride economic momentum toward an even stronger second half of 2026**.

Dallas' strongest job-creating sectors through the first four months of the year, according to Bureau of Labor Statistics (BLS) data, are those that offer the strongest potential of supporting continued gains in the months ahead. Transportation & Utilities jobs increased by 9.7% on an annualized basis—that is, if recent conditions were to persist for the full year—versus their 2025 end-of-year tally, indicating demand for goods both internally and externally to the Dallas market. And the recent Transportation & Utilities hiring push, wherein the Transportation portion of that combined industry accounting for 95% of those jobs, has been made with Dallas' Manufacturing sector not yet on the road to recovery. Manufacturing employment in Dallas sits 0.8% below its 2025 year-end level (-1,667 jobs). **The U.S. manufacturing sector in aggregate has picked up in recent months, however, boding well for Dallas to join that movement and bolster Transportation & Utilities hiring even further as the year rolls on.**

A bit less eye-popping but still strong has been hiring in the Retail (4.8%), Professional & Business Services (3.1%) and Leisure & Hospitality (2.0%) sectors from December 2025 through April 2026. These are all corners of the local business landscape in which hiring is directly indicative of frontline demand—either from households spending (i.e., Retail and Leisure & Hospitality) or businesses sourcing labor to keep up with their expanding operational needs. **Dallas stands upon a truly well-rounded foundation in terms of growing its local economy in the months ahead**.

The solid job creation trends in Dallas are helping to put the local workforce in position to take advantage of a housing market that is entrenched in cooldown mode. Dallas, along with most major metropolitan statistical areas in the state of Texas, has seen exceptionally modest house price appreciation since mid-2023, and even some degree of retreat over the past year, according to CoreLogic, Inc.'s Cotality Case-Shiller House Price Index (HPI). HPI in Dallas was virtually flat (-0.1%) over the past year through March 2026, which compares to a similarly flat national average gain of +0.1%.

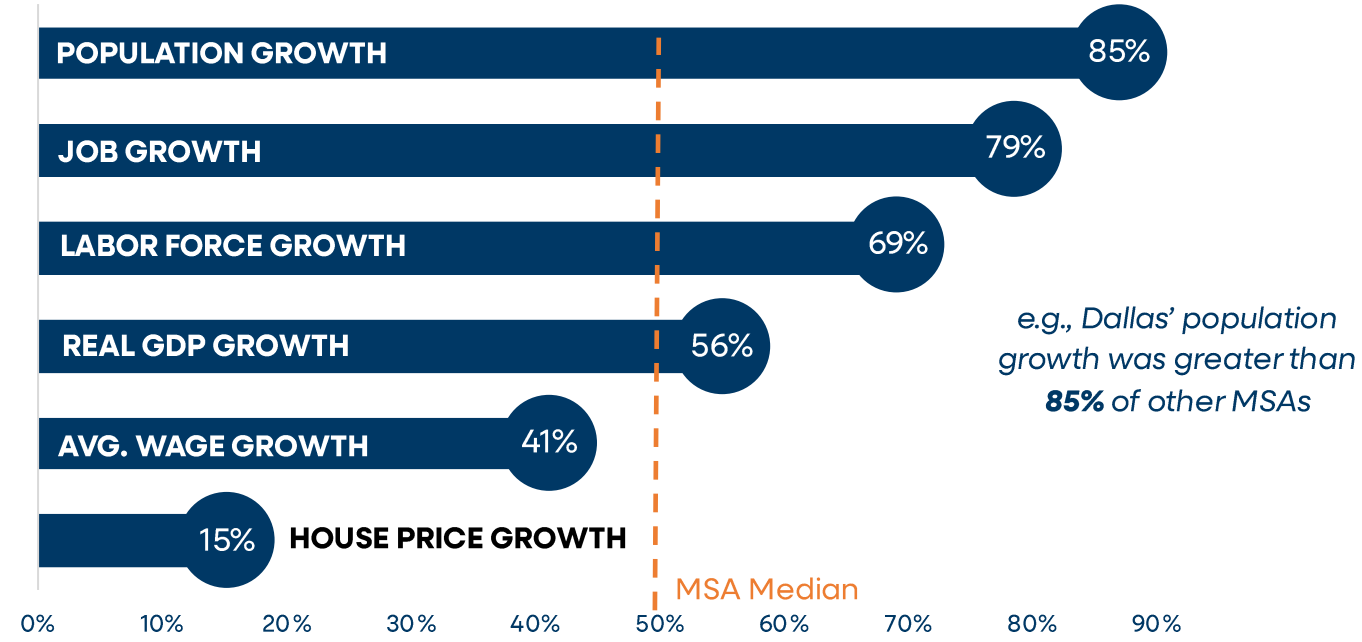
Comparing current HPI versus three years and ten years ago highlights the affordability gains in Dallas. Over the past three years, Dallas has enjoyed HPI growth of 3.5% while national gains over that period have totaled 10.9%. And over the past 10 years in aggregate, that comparison is 88% versus 86%, with Dallas holding that slight edge. Therefore, **the slowdown in house price growth that is currently running in tandem with a job market that is heating up offers up the potential for would-be homebuyers in the local market to make up some of the affordability that has been lost in recent years.**

Job growth across a broad base of industrial sectors, wage growth that has, until the recent energy price shock, far outpaced inflation, and the global spotlight offered through shared-hosting of soccer's World Cup event this summer provide a solid foundation upon which Dallas can sustain current economic growth.

Business investment nationally moving higher to start this year, according to Bureau of Economic Analysis data on gross domestic product, and a resolution to the military conflict between the U.S. and Iran could further remove lingering economic uncertainty after last year's U.S. tariff policy restructuring appears to have settled. All of these forces pulling in the same direction will benefit a large, diversified local economy like Dallas' especially well in the year ahead.

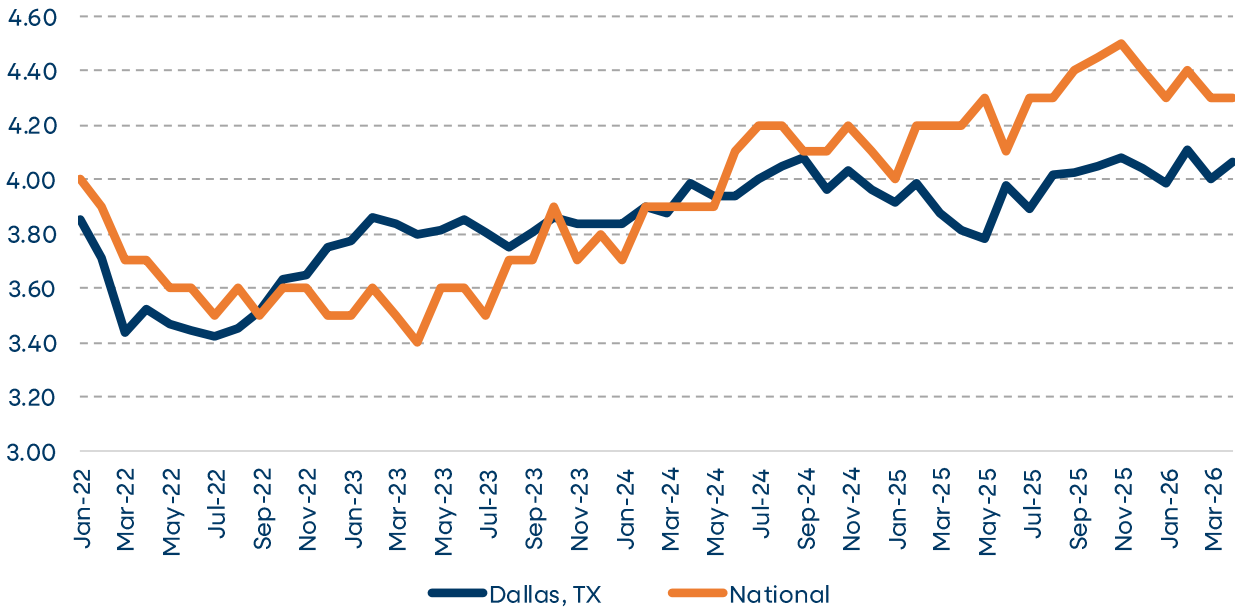
Key Charts and Figures

Figure 1: Key Metric Percentiles – Dallas, TX vs. the Rest of the Country



Sources: Bureau of Economic Analysis; Moody's; Bureau of Labor Statistics; CoreLogic, Inc.; U.S. Census Bureau

Figure 2: Unemployment Rate: Dallas, TX vs. National Average*



Sources: Bureau of Labor Statistics

*The October 2025 unemployment rates are an approximation. The official figures were not published due to the federal government shutdown during that month.

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