DALLAS FACTS

City of Dallas:

- Founded in 1841
- Area covered – 378 square miles
- Altitude – 450-750 feet above sea level
- 35 miles of trail for public jogging, the longer of which extends 12 miles around White Rock Lake. This figure does not include all of the public jogging pathways available in surrounding areas
- 309 parks covering 47,513 acres
- More than 60 lakes and reservoirs within 100 miles of Dallas covering more than 550,000 acres

Climate:

- Normal average daily temperature – 66 F
- Warmest month – July, daily mean temperature – 85 F
- Coldest month – January, daily mean temperature – 44 F

DALLAS AREA WEATHER

Month	Average Rainfall (Inches)	Average Fahrenheit Temp.
January	1.90	34-54
February	2.37	39-60
March	3.06	46-68
April	3.20	54-75
May	5.15	63-83
June	3.23	71-91
July	2.12	75-95
August	2.03	74-95
September	2.42	67-88
October	4.11	56-78
November	2.57	45-65
December	2.57	37-57
ANNUAL	34.79	55-76

Medical:

- There are more than 70 hospitals in the Dallas area, including Baylor University Medical Center, the third-largest church-related hospital in the nation, and Parkland Memorial Hospital with its trauma center and burn unit
- The University of Texas Southwestern Medical Center at Dallas is one of the nation's leading medical and research institutions with one of the top 10 U.S. medical schools
- Methodist Medical Center maintains one of the largest transplant centers in the Southwest, with a nationally renowned kidney transplant program

Cost of Living:

- The Dallas area has one of the lowest costs of living among major urban areas included in the American Chamber of Commerce Research Association's (ACCRA) Inner-City Cost of Living Index
- The ACCRA Cost of Living Index measures differences between areas in the cost of consumer goods and services, excluding taxes and nonconsumer expenditures, for professional and managerial households in the top income quintile. Out of 19 metropolitan areas with more than 2 million occupants, Dallas ranks among the least expensive in the following areas:

Grocery Items – 4th
Housing – 5th
Utilities – 11th
Transportation – 7th
Health Care – 4th
Misc. Goods and Services – 6th

HOUSING INFORMATION

APARTMENTS:

Average Rental Rates:

Allen/McKinney (areas 30 & 31)	$704
Arlington (area 11)	622
Balch Springs (area 36)	643
Carrollton/Farmers Branch (areas 22 & 23)	726
Cedar Hill/Duncanville/DeSoto (areas 4-6)	663
Colleyville (area 19)	718
Coppell (area 24)	728
Denton (area 29)	683
Downtown/Park Cities (areas 1 & 2)	955
Fort Worth (area 16)	620
Irving (area 12)	619
Garland/Rowlett/Rockwall (areas 32 & 34)	672
Grand Prairie (area 10)	668
Grapevine (area 20)	718
Hurst/Euless/Bedford (area 13)	677
Lewisville (area 26)	722
Mesquite (area 35)	643
North Richland Hills (area 17)	588
Plano (area 28)	788
Richardson (area 33)	787
Sachse (area 32)	544
The Colony (area 27)	738

Average Monthly Electric:

Use 8 cents per square foot as an estimate for budgeting.
Ex: 1 bedroom (700 square feet) - 700 x .08 = $56.00 average monthly electric bill
2 bedroom (1000 square feet) – 1000 x .08 = $80.00 average monthly electric bill

HOUSES:

Average Sales Price:

Allen/McKinney (areas 30 & 31)	$194,899
Arlington (area 11)	131,100
Balch Springs (area 36)	57,300
Carrollton/Farmers Branch (areas 22 & 23)	157,967
Cedar Hill (area 5)	126,878
Colleyville (area 19)	381,457
Coppell (area 24)	244,437
Denton (area 29)	175,400
DeSoto (area 6)	137,929
Downtown/Park Cities (areas 1 & 2)	643,746
Duncanville (area 4)	109,848
Fort Worth (area 16)	118,700
Garland (area 34)	120,400
Grand Prairie (area 10)	108,179
Grapevine (area 20)	193,863
Hurst/Euless/Bedford (area 13)	150,038
Irving (area 12)	143,936
Keller (area 18)	234,836
Lancaster (area 7)	103,637
Lewisville/Flower Mound (area 25 & 26)	159,571
Mesquite (area 35)	104,716
North Richland Hills (area 17)	136,773
Plano (area 28)	237,151
Richardson (area 22)	172,033
Rowlett, Sachse (area 32)	146,461
The Colony (area 27)	140,649

Median Sales Price - $178,150
Average Property Tax Rate (High End) – $25.40 per $1,000 of assessed value

Last updated 2/05