

Table 1. Labor Force and Employment in the Phoenix HMA, * 2000 Through September 2012

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	12 Months Ending	
													September 2011	September 2012
Labor force	1,664.8	1,720.9	1,787.3	1,822.9	1,866.4	1,926.9	2,001.8	2,040.9	2,088.5	2,093.1	2,074.1	2,035.0	2,041.7	2,025.5
Resident employment	1,609.1	1,648.6	1,686.6	1,727.3	1,783.1	1,847.5	1,930.6	1,975.5	1,977.2	1,899.1	1,871.6	1,860.8	1,860.5	1,873.8
Unemployment	55.7	72.3	100.7	95.6	83.2	79.3	71.2	65.4	111.3	193.9	202.5	174.2	181.2	151.7
Unemployment rate (%)	3.3	4.2	5.6	5.2	4.5	4.1	3.6	3.2	5.3	9.3	9.8	8.6	8.9	7.5
Total nonfarm payroll jobs	1,578.4	1,598.1	1,597.6	1,621.4	1,685.4	1,789.6	1,886.6	1,917.9	1,869.6	1,722.2	1,688.9	1,712.8	1,705.7	1,743.6
Goods-producing sectors	286.8	283.8	265.8	262.2	275.6	302.6	322.7	309.9	272.8	214.0	196.2	198.2	197.3	202.5
Mining, logging, & construction	125.7	130.7	128.3	131.3	143.7	166.1	182.8	172.6	143.2	99.1	85.4	86.1	85.5	89.7
Manufacturing	161.1	153.2	137.5	130.9	131.9	136.5	139.9	137.2	129.7	114.9	110.7	112.1	111.7	112.8
Service-providing sectors	1,291.6	1,314.3	1,331.8	1,359.2	1,409.9	1,487.0	1,564.0	1,608.0	1,596.8	1,508.3	1,492.7	1,514.6	1,508.4	1,541.1
Trade	264.0	265.8	266.4	269.6	280.2	299.4	314.6	324.3	316.7	291.6	285.6	288.3	286.7	293.0
Wholesale trade	78.5	79.6	78.4	77.5	79.2	82.9	87.1	89.8	89.3	83.1	80.1	80.7	80.5	81.5
Retail trade	185.5	186.2	188.0	192.1	201.0	216.5	227.5	234.5	227.4	208.5	205.5	207.6	206.2	211.5
Transportation & utilities	57.4	58.6	59.1	59.3	60.5	62.6	65.0	67.5	67.0	62.8	60.4	61.9	61.6	62.2
Information	42.0	41.6	39.4	37.4	34.6	33.3	32.4	31.2	31.2	28.9	27.4	27.8	27.7	28.0
Financial activities	126.3	129.6	131.2	134.5	138.7	147.0	153.4	153.6	147.3	139.6	137.4	140.2	139.8	142.6
Professional & business services	264.1	259.4	253.5	258.6	273.8	296.8	319.2	325.3	309.5	275.0	270.7	274.9	274.4	280.6
Education & health services	137.5	144.1	154.5	164.9	175.4	186.0	198.8	209.2	221.2	228.6	239.1	247.9	245.9	256.0
Leisure & hospitality	149.7	152.5	153.5	156.0	161.9	170.4	180.5	186.2	184.6	174.5	173.4	177.8	176.9	182.7
Other services	54.9	59.3	61.6	62.5	64.2	66.0	71.0	72.1	73.4	68.2	64.0	65.1	64.9	64.4
Government	195.7	203.4	212.7	216.5	220.8	225.5	229.2	238.7	246.0	239.2	234.8	230.7	230.6	231.7
Federal	21.1	20.5	20.9	21.7	21.7	21.8	21.7	21.5	22.6	22.9	24.2	22.0	22.2	21.7
State	43.7	45.0	46.0	45.4	45.9	46.3	46.4	49.2	50.7	46.3	44.5	44.2	44.3	44.3
Local	130.9	137.9	145.8	149.4	153.2	157.4	161.1	168.0	172.7	170.0	166.1	164.5	164.1	165.7

* Phoenix-Mesa-Glendale HMA.

Notes: Numbers may not add to totals because of rounding. Data are reported in thousands.

Source: U.S. Bureau of Labor Statistics

Table 2. Population and Household Trends in the Phoenix HMA,* 2000 to October 1, 2015

	2000	2010	Current	Forecast	Average Annual Change					
					2000 to 2010		2010 to Current		Current to Forecast	
					Number	Rate (%)	Number	Rate (%)	Number	Rate (%)
Population										
Phoenix HMA*	3,251,876	4,192,887	4,331,000	4,538,000	94,100	2.6	55,250	1.3	69,000	1.6
City of Phoenix submarket	1,323,107	1,445,632	1,495,000	1,552,000	12,250	0.9	19,750	1.4	19,000	1.3
Remainder submarket	1,928,769	2,747,255	2,836,000	2,986,000	81,850	3.6	35,500	1.3	50,000	1.7
Households										
Phoenix HMA*	1,194,250	1,537,173	1,578,000	1,649,000	34,300	2.6	16,350	1.1	23,650	1.5
City of Phoenix submarket	465,834	514,806	528,000	546,400	4,900	1.0	5,275	1.0	6,125	1.1
Remainder submarket	728,416	1,022,367	1,050,000	1,103,000	29,400	3.4	11,050	1.1	17,650	1.7

* Phoenix-Mesa-Glendale HMA.

Notes: Numbers may not add to totals because of rounding. Current date: October 1, 2012. Forecast date: October 1, 2015. Rates of change are calculated on a compound basis.

Sources: 2000 and 2010—2000 Census and 2010 Census; current and forecast—estimates by analyst

Table 3. Housing Inventory, Tenure, and Vacancy in the Phoenix HMA,* 2000, 2010, and Current

	Phoenix HMA*			City of Phoenix Submarket			Remainder Submarket		
	2000	2010	Current	2000	2010	Current	2000	2010	Current
Total housing inventory	1,331,385	1,798,501	1,811,000	495,832	590,149	591,800	835,553	1,208,352	1,219,000
Occupied units	1,194,250	1,537,173	1,578,000	465,834	514,806	528,000	728,416	1,022,367	1,050,000
Owners	812,045	1,005,949	991,000	282,670	296,742	290,100	529,375	709,207	700,900
%	68.0	65.4	62.8	60.7	57.6	54.9	72.7	69.4	66.8
Renters	382,205	531,224	586,900	183,164	218,064	238,000	199,041	313,160	349,000
%	32.0	34.6	37.2	39.3	42.4	45.1	27.3	30.6	33.2
Vacant units	137,135	261,328	233,000	29,998	75,343	63,800	107,137	185,985	169,200
Available units	53,927	130,009	106,000	19,653	51,803	41,800	34,274	78,206	64,200
For sale	16,201	44,750	37,800	3,893	13,310	12,400	12,308	31,440	25,400
Rate (%)	2.0	4.3	3.7	1.4	4.3	4.1	2.3	4.2	3.5
For rent	37,726	85,259	68,200	15,760	38,493	29,400	21,966	46,766	38,800
Rate (%)	9.0	13.8	10.4	7.9	15.0	11.0	9.9	13.0	10.0
Other vacant	83,208	131,319	127,000	10,345	23,540	22,000	72,863	107,779	105,000

* Phoenix-Mesa-Glendale HMA.

Notes: Numbers may not add to totals because of rounding. Current date: October 1, 2012.

Sources: 2000 and 2010—2000 Census and 2010 Census; current—estimates by analyst

Table 4. Residential Building Permit Activity in the Phoenix HMA,* 2000 Through September 2012

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	12 Months Ending	
													September 2011	September 2012
Phoenix HMA*														
Total	45,310	46,100	47,900	54,861	65,259	69,231	47,740	39,808	18,533	9,272	8,300	9,081	8,735	13,210
Single-family	34,232	37,170	40,002	47,285	57,360	60,926	38,753	28,939	12,657	8,598	7,212	7,297	7,045	11,075
Multifamily	11,078	8,930	7,898	7,576	7,899	8,305	8,987	10,869	5,876	674	1,088	1,784	1,690	2,135
City of Phoenix submarket														
Total	7,998	9,633	9,275	11,926	16,562	15,143	12,256	12,529	4,040	1,706	1,695	1,628	1,510	3,325
Single-family	4,732	5,501	7,116	9,086	12,749	12,391	9,032	6,560	2,176	1,336	1,111	952	870	1,500
Multifamily	3,266	4,132	2,159	2,840	3,813	2,752	3,224	5,969	1,864	370	584	676	640	1,825
Remainder submarket														
Total	37,312	36,467	38,625	42,935	48,697	54,088	35,484	27,279	14,493	7,566	6,605	7,453	7,225	9,885
Single-family	29,500	31,669	32,886	38,199	44,611	48,535	29,721	22,379	10,481	7,262	6,101	6,345	6,175	9,575
Multifamily	7,812	4,798	5,739	4,736	4,086	5,553	5,763	4,900	4,012	304	504	1,108	1,050	310

* Phoenix-Mesa-Glendale HMA.

Note: Numbers may not add to totals because of rounding.

Sources: U.S. Census Bureau, Building Permits Survey; estimates by analyst

Table 5. Median Income in the Phoenix HMA,* 1999, 2009, and 2011

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2011	1999 to 2009	2009 to 2011
Median Family Income	53,100	65,900	66,600	2.2	1.1
Median household income	44,752	52,796	50,385	1.7	– 4.6

* Phoenix-Mesa-Glendale HMA.

Sources: Median Family Income—U.S. Department of Housing and Urban Development, Office of Policy Development and Research; 1999 median household income—2000 Census; 2009 and 2011 median household income—U.S. Census Bureau, 2009 and 2011 American Community Survey 1-year data