

Table 1. Labor Force and Employment in the Phoenix-Mesa-Scottsdale HMA, 1990 Through March 2010

	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	12 Months Ending	
																					March 2009	March 2010
Labor Force	1,162.0	1,172.0	1,206.5	1,245.0	1,334.8	1,414.0	1,476.6	1,511.3	1,579.7	1,642.4	1,664.8	1,720.9	1,787.3	1,822.9	1,866.4	1,926.3	2,003.7	2,048.7	2,100.6	2,103.3	2,107.5	2,104.7
Resident Employment	1,111.2	1,113.0	1,129.1	1,181.5	1,273.9	1,362.4	1,421.2	1,465.8	1,534.5	1,591.1	1,609.1	1,648.6	1,686.6	1,727.3	1,783.1	1,846.9	1,931.2	1,979.2	1,990.2	1,925.3	1,976.4	1,920.5
Unemployment	50.8	59.0	77.3	63.5	60.9	51.6	55.3	45.5	45.1	51.2	55.7	72.3	100.7	95.6	83.2	79.4	72.5	69.5	110.4	178.0	131.1	184.2
Unemployment Rate (%)	4.4	5.0	6.4	5.1	4.6	3.6	3.7	3.0	2.9	3.1	3.3	4.2	5.6	5.2	4.5	4.1	3.6	3.4	5.3	8.5	6.2	8.8
Total Nonfarm Payroll	1,013.3	1,009.8	1,021.0	1,070.8	1,141.6	1,223.6	1,312.5	1,383.0	1,458.1	1,525.0	1,578.4	1,597.7	1,596.1	1,619.8	1,683.7	1,787.7	1,884.1	1,914.8	1,866.3	1,719.6	1,832.0	1,701.1
Goods Producing	197.9	189.9	189.2	198.9	218.4	240.7	256.0	266.8	280.9	283.2	286.8	283.8	265.8	262.1	275.6	302.6	322.7	309.9	272.8	213.0	258.4	204.7
Mining, Logging, & Construction	61.6	58.1	59.7	67.0	79.4	93.3	101.6	106.5	115.2	121.9	125.7	130.7	128.3	131.2	143.7	166.1	182.8	172.6	143.2	99.1	132.1	93.4
Manufacturing	136.2	131.8	129.5	131.9	139.0	147.4	154.5	160.3	165.7	161.4	161.1	153.2	137.5	130.8	131.9	136.5	139.9	137.2	129.7	114.0	126.3	111.3
Service Providing	815.5	819.9	831.8	871.9	923.2	983.0	1,056.5	1,116.2	1,177.3	1,241.8	1,291.6	1,313.9	1,330.3	1,357.6	1,408.1	1,485.1	1,561.5	1,605.0	1,593.5	1,506.6	1,573.6	1,496.4
Trade	181.3	172.3	170.5	175.4	191.7	207.2	220.7	233.1	243.5	253.6	264.0	265.8	266.4	269.4	280.2	299.4	314.6	324.3	316.7	293.2	310.5	292.6
Wholesale Trade	51.0	46.8	47.7	48.8	53.4	59.9	65.4	69.7	73.3	75.9	78.5	79.6	78.4	77.4	79.2	82.9	87.1	89.8	89.3	84.2	88.3	84.4
Retail Trade	130.3	125.5	122.8	126.6	138.3	147.3	155.3	163.4	170.2	177.7	185.5	186.2	188.0	192.0	201.0	216.5	227.5	234.5	227.4	209.0	222.2	208.2
Transportation & Utilities	39.9	41.1	40.7	42.5	45.2	46.4	49.2	51.0	53.4	57.2	57.4	58.6	59.1	59.3	60.5	62.6	65.0	67.5	67.0	62.5	66.3	61.7
Information	23.8	22.8	21.7	22.2	23.0	25.0	27.0	29.8	31.7	35.2	42.0	41.6	39.4	37.3	34.6	33.3	32.4	31.2	31.2	29.3	30.8	28.7
Financial Activities	79.7	78.5	76.5	83.0	87.5	88.4	98.0	110.3	118.5	124.3	126.3	129.6	131.2	134.5	138.7	147.0	153.4	153.6	147.3	139.3	145.4	137.6
Professional & Business Services	110.5	114.3	123.3	132.4	147.0	168.2	194.8	213.4	226.0	248.0	264.1	259.4	253.5	258.6	273.8	296.8	319.2	325.3	309.5	275.7	300.9	272.1
Education & Health Services	91.0	95.1	99.4	104.0	106.5	112.4	119.9	125.1	130.3	135.3	137.5	143.7	153.0	163.2	173.6	184.1	196.3	206.2	217.9	224.1	220.0	225.8
Leisure & Hospitality	103.6	102.8	104.8	112.3	119.3	126.2	131.4	136.1	143.1	146.8	149.7	152.5	153.5	156.0	161.9	170.4	180.5	186.2	184.6	174.6	182.1	173.2
Other Services	38.1	39.0	39.0	40.3	42.0	43.7	45.6	45.5	48.2	52.1	54.9	59.3	61.6	62.5	64.2	66.0	71.0	72.1	73.4	68.6	72.5	67.6
Government	147.5	154.1	155.8	159.8	161.1	165.6	170.1	171.9	182.7	189.3	195.7	203.4	212.7	216.4	220.8	225.5	229.2	238.7	246.0	239.1	245.2	237.2
Federal	NA	NA	NA	NA	NA	18.3	18.8	19.2	19.7	20.3	21.1	20.5	20.9	21.6	21.7	21.8	21.7	21.5	22.6	23.1	22.9	23.0
State	NA	NA	NA	NA	38.3	39.2	39.9	40.8	41.7	42.9	43.7	45.0	46.0	45.4	45.9	46.3	46.4	49.2	50.7	46.3	49.5	45.7
Local	NA	NA	NA	NA	104.1	108.2	111.4	111.9	121.3	126.1	131.0	137.9	145.7	149.3	153.2	157.4	161.2	168.0	172.7	169.8	172.9	168.5

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

Source: U.S. Bureau of Labor Statistics

Table 2. Population and Household Trends in the Phoenix-Mesa-Scottsdale HMA, 1990 to April 1, 2013

	1990	2000	Current	Forecast	Average Annual Change					
					1990 to 2000		2000 to Current		Current to Forecast	
					Number	Rate (%)	Number	Rate (%)	Number	Rate (%)
Population										
Phoenix-Mesa-Scottsdale HMA	2,238,480	3,251,876	4,346,000	4,632,000	101,300	3.8	109,400	2.9	95,350	2.1
Phoenix Submarket	983,403	1,321,045	1,592,000	1,647,000	33,750	3.0	27,100	1.9	18,350	1.1
Greater Mesa-Scottsdale Submarket	1,255,077	1,930,831	2,754,000	2,985,000	67,600	4.4	82,300	3.6	77,000	2.7
Households										
Phoenix-Mesa-Scottsdale HMA	846,714	1,194,250	1,471,200	1,539,400	34,750	3.5	27,700	2.1	22,750	1.5
Phoenix Submarket	369,921	465,834	495,100	500,400	9,600	2.3	2,925	0.6	1,775	0.4
Greater Mesa-Scottsdale Submarket	476,793	728,416	976,100	1,039,000	25,150	4.3	24,750	3.0	20,950	2.1

Notes: Numbers may not add to totals due to rounding. Current date: April 1, 2010. Forecast date: April 1, 2013. Rates of change are calculated on a compound basis.

Sources: 1990 and 2000—1990 Census and 2000 Census; current and forecast—estimates by analyst

Table 3. Housing Inventory, Tenure, and Vacancy in the Phoenix-Mesa-Scottsdale HMA, 1990, 2000, and Current

	Phoenix-Mesa-Scottsdale HMA			Phoenix Submarket			Greater Mesa-Scottsdale Submarket		
	1990	2000	Current	1990	2000	Current	1990	2000	Current
Total Housing Inventory	1,004,773	1,331,385	1,745,500	422,036	495,832	583,300	582,737	835,553	1,162,200
Occupied Units	846,714	1,194,250	1,471,200	369,921	465,834	495,100	476,793	728,416	976,100
Owners	539,441	812,045	994,000	218,698	282,670	300,600	320,743	529,375	693,400
%	63.7	68.0	67.6	59.1	60.7	60.7	67.3	72.7	71.0
Renters	307,273	382,205	477,200	151,223	183,164	194,500	156,050	199,041	282,700
%	36.3	32.0	32.4	40.9	39.3	39.3	32.7	27.3	29.0
Vacant Units	158,059	137,135	274,300	52,115	29,998	88,200	105,944	107,137	186,100
Available Units	83,951	53,927	125,300	38,843	19,653	50,700	45,108	34,274	74,600
For Sale	21,855	16,201	50,000	8,135	3,893	15,800	13,720	12,308	34,200
Rate (%)	3.9	2.0	4.8	3.6	1.4	5.0	4.1	2.3	4.7
For Rent	62,096	37,726	75,300	30,708	15,760	34,900	31,388	21,966	40,400
Rate (%)	16.8	9.0	13.6	16.9	7.9	15.2	16.7	9.9	12.5
Other Vacant	74,108	83,208	149,000	13,272	10,345	37,500	60,836	72,863	111,500

Notes: Numbers may not add to totals due to rounding. Current date: April 1, 2010.

Sources: 1990 and 2000—1990 Census and 2000 Census; current—estimates by analyst

Table 4. Residential Building Permit Activity in the Phoenix-Mesa-Scottsdale HMA, 1990 Through March 2010

Type of Building Permit	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	12 Months Ending	
																					March 2009	March 2010
Phoenix-Mesa-Scottsdale HMA																						
Total	13,378	15,428	21,016	25,472	34,775	37,542	39,646	43,224	47,802	47,713	45,310	46,100	48,900	54,861	65,259	69,230	46,751	39,807	18,533	9,359	14,454	10,550
Single-family	11,304	14,330	19,449	23,215	28,224	28,583	29,513	32,210	36,562	38,448	34,232	37,170	40,002	47,285	57,360	60,926	38,753	28,939	12,657	8,657	9,370	10,043
Multifamily	2,074	1,098	1,567	2,257	6,551	8,959	10,133	11,014	11,240	9,265	11,078	8,930	8,898	7,576	7,899	8,304	7,998	10,868	5,876	702	5,084	507
Phoenix Submarket																						
Total	4,134	4,433	5,222	6,430	9,753	10,775	10,995	8,165	11,174	9,496	7,998	9,633	9,275	11,946	16,562	15,143	11,268	12,529	4,040	1,706	3,682	2,003
Single-family	3,358	3,839	5,170	5,763	6,562	7,310	6,798	5,752	5,585	5,302	4,732	5,501	7,116	9,086	12,749	12,391	9,032	6,560	2,176	1,336	1,734	1,594
Multifamily	776	594	52	667	3,191	3,465	4,197	2,413	5,589	4,194	3,266	4,132	2,159	2,860	3,813	2,752	2,236	5,969	1,864	370	1,948	409
Greater Mesa-Scottsdale Submarket																						
Total	9,244	10,995	15,794	19,042	25,022	26,767	28,651	35,059	36,628	38,217	37,312	36,467	39,625	42,915	48,697	54,087	35,483	27,278	14,493	7,653	10,772	8,547
Single-family	7,946	10,491	14,279	17,452	21,662	21,273	22,715	26,458	30,977	33,146	29,500	31,669	32,886	38,199	44,611	48,535	29,721	22,379	10,481	7,321	7,636	8,449
Multifamily	1,298	504	1,515	1,590	3,360	5,494	5,936	8,601	5,651	5,071	7,812	4,798	6,739	4,716	4,086	5,552	5,762	4,899	4,012	332	3,136	98

Source: U.S. Census Bureau, Building Permits Survey

Table 5. Median Income in the Phoenix-Mesa-Scottsdale HMA, 1989, 1999, and 2008

	Median Income (\$)			Average Annual Change (%)	
	1989	1999	2009	1989 to 1999	1999 to 2009
Median Family Income	NA	53,100	64,200	NA	2.1
Median Household Income	NA	44,752	55,887	NA	2.5

NA = Data not available.

Sources: Median family income—U.S. Department of Housing and Urban Development, Office of Policy Development and Research; 1989 and 1999 median household income—1990 Census and 2000 Census; 2009 median household income—U.S. Census Bureau, American Community Survey, 2009