

Table 1. Labor Force and Employment in the Phoenix HMA, * 2000 to Current

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	12 Months Ending	
															April 2013	April 2014
Labor Force	1,664.5	1,721.0	1,787.8	1,823.4	1,867.0	1,926.9	2,001.8	2,040.9	2,088.4	2,094.1	2,077.8	2,049.0	2,039.5	2,043.3	2,042.1	2,046.9
Resident employment	1,609.1	1,648.8	1,687.1	1,727.9	1,783.7	1,847.5	1,930.6	1,975.5	1,977.0	1,901.4	1,876.1	1,872.7	1,889.3	1,903.2	1,895.6	1,911.8
Unemployment	55.5	72.2	100.7	95.6	83.2	79.3	71.2	65.4	111.4	192.7	201.7	176.2	150.2	140.1	146.5	135.1
Unemployment rate (%)	3.3	4.2	5.6	5.2	4.5	4.1	3.6	3.2	5.3	9.2	9.7	8.6	7.4	6.9	7.2	6.6
Total nonfarm payroll jobs	1,578.6	1,598.6	1,598.5	1,622.6	1,687.0	1,791.5	1,888.9	1,920.4	1,872.5	1,725.7	1,693.2	1,719.0	1,762.9	1,811.4	1,779.8	1,825.2
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	199.2	208.6	213.9	211.2	214.4
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	86.4	91.9	97.0	94.0	97.8
Manufacturing	161.1	153.2	137.5	130.9	131.9	136.5	139.9	137.2	129.7	114.9	110.7	112.8	116.8	116.9	117.2	116.6
Service-providing sectors	1,291.8	1,314.8	1,332.6	1,360.4	1,411.4	1,488.9	1,566.2	1,610.6	1,599.7	1,511.7	1,497.0	1,519.8	1,554.3	1,597.5	1,568.6	1,610.9
Trade	264.0	265.8	266.4	269.6	280.2	299.4	314.6	324.3	316.7	291.6	285.6	287.6	289.9	292.9	290.0	295.7
Wholesale trade	78.5	79.6	78.4	77.5	79.2	82.9	87.1	89.8	89.3	83.1	80.1	80.4	81.2	82.0	81.4	82.5
Retail trade	185.5	186.2	188.0	192.1	201.0	216.5	227.5	234.5	227.4	208.5	205.5	207.2	208.7	210.9	208.6	213.2
Transportation & utilities	57.4	58.6	59.1	59.3	60.5	62.6	65.0	67.5	67.0	62.8	60.4	62.3	63.8	63.9	63.9	63.9
Information	42.0	41.6	39.4	37.4	34.6	33.3	32.4	31.2	31.2	28.9	27.4	28.5	31.2	33.1	32.0	33.5
Financial activities	126.5	130.1	132.1	135.7	140.2	148.9	155.6	156.2	150.2	142.8	141.0	145.3	150.4	158.9	152.8	161.9
Professional & business services	264.1	259.4	253.5	258.6	273.8	296.8	319.2	325.3	309.5	275.2	271.4	277.6	286.8	300.1	292.1	302.3
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	247.6	255.8	262.3	257.9	265.4
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	183.4	190.7	185.7	192.7
Other services	54.9	59.3	61.6	62.5	64.2	66.0	71.0	72.1	73.4	68.2	64.0	63.9	62.5	64.0	63.0	63.9
Government	195.7	203.4	212.7	216.5	220.8	225.5	229.2	238.7	246.0	239.2	234.8	229.2	230.6	231.7	231.3	231.4
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	21.8	21.7	21.8	21.6
State	43.7	45.0	46.0	45.4	45.9	46.3	46.4	49.2	50.7	46.3	44.5	44.4	45.0	45.4	45.0	45.7
Local	131.0	137.9	145.7	149.4	153.2	157.4	161.2	168.0	172.7	169.9	166.2	162.8	163.8	164.6	164.4	164.2

* Phoenix-Mesa-Scottsdale HMA.

Notes: Numbers may not add to totals because of rounding. Data are reported in thousands. Current includes data through April 2014.

Source: U.S. Bureau of Labor Statistics

Table 2. Population and Household Trends in the Phoenix HMA,* 2000 to Forecast

	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*	3,251,884	4,192,887	4,394,000	4,576,000	94,100	2.6	49,250	1.2	60,650	1.4
City of Phoenix submarket	1,321,045	1,445,632	1,503,000	1,562,000	12,450	0.9	14,050	1.0	19,650	1.3
Greater Mesa-Scottsdale submarket	1,930,839	2,747,255	2,891,000	3,014,000	81,650	3.6	35,200	1.3	41,000	1.4
Households										
Phoenix HMA*	1,194,250	1,537,173	1,626,200	1,707,000	34,300	2.6	21,800	1.4	26,950	1.6
City of Phoenix submarket	465,834	514,806	534,700	557,600	4,900	1.0	4,875	0.9	7,625	1.4
Greater Mesa-Scottsdale submarket	728,416	1,022,367	1,091,200	1,150,000	29,400	3.4	16,850	1.6	19,600	1.8

* Phoenix-Mesa-Scottsdale HMA.

Notes: Numbers may not add to totals because of rounding. Rates of change are calculated on a compound basis. The current date is May 1, 2014. The forecast date is May 1, 2017

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			Greater Mesa-Scottsdale Submarket		
	2000	2010	Current	2000	2010	Current	2000	2010	Current
Total housing inventory	1,331,385	1,798,501	1,841,000	495,832	590,149	594,000	835,553	1,208,352	1,247,000
Occupied units	1,194,250	1,537,173	1,626,200	465,834	514,806	534,700	728,416	1,022,367	1,091,200
Owners	812,045	1,005,949	1,004,000	282,670	296,742	285,600	529,375	709,207	718,200
%	68.0	65.4	61.7	60.7	57.6	53.4	72.7	69.4	65.8
Renters	382,205	531,224	622,200	183,164	218,064	249,100	199,041	313,160	373,000
%	32.0	34.6	38.3	39.3	42.4	46.6	27.3	30.6	34.2
Vacant units	137,135	261,328	215,000	29,998	75,343	59,350	107,137	185,985	155,700
Available units	53,927	130,009	97,050	19,653	51,803	39,350	34,274	78,206	57,750
For sale	16,201	44,750	36,950	3,893	13,310	11,650	12,308	31,440	25,300
Rate (%)	2.0	4.3	3.5	1.4	4.3	3.9	2.3	4.2	3.4
For rent	37,726	85,259	60,100	15,760	38,493	27,700	21,966	46,766	32,450
Rate (%)	9.0	13.8	8.8	7.9	15.0	10.0	9.9	13.0	8.0
Other vacant	83,208	131,319	118,000	10,345	23,540	20,000	72,863	107,779	98,000

* Phoenix-Mesa-Scottsdale HMA.

Notes: Numbers may not add to totals because of rounding. The current date is May 1, 2014.

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

Table 4. Residential Building Permit Activity in the Phoenix HMA,* 2000 to Current

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	12 Months Ending	
															April 2013	April 2014
Phoenix HMA*																
Total	47,498	46,100	47,899	54,860	66,880	70,674	48,241	40,215	18,533	9,398	8,523	10,797	17,486	20,255	18,062	19,716
Single-family	34,232	37,170	40,002	47,285	58,821	60,926	38,753	28,939	12,657	8,598	7,212	7,297	11,931	12,542	13,801	12,420
Multifamily	13,266	8,930	7,897	7,575	8,059	9,748	9,488	11,276	5,876	800	1,311	3,500	5,555	7,713	4,261	7,296
City of Phoenix submarket																
Total	9,964	9,633	9,275	11,946	16,722	16,516	12,758	12,937	4,040	1,706	1,695	2,421	4,434	3,276	4,136	4,025
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	1,650	1,667	1,942	1,579
Multifamily	5,232	4,132	2,159	2,860	3,973	4,125	3,726	6,377	1,864	370	584	1,469	2,784	1,609	2,194	2,446
Greater Mesa-Scottsdale submarket																
Total	37,534	36,467	38,624	42,914	50,158	54,158	35,483	27,278	14,493	7,692	6,828	8,376	13,052	16,979	13,926	15,691
Single-family	29,500	31,669	32,886	38,199	46,072	48,535	29,721	22,379	10,481	7,262	6,101	6,345	10,281	10,875	11,859	10,841
Multifamily	8,034	4,798	5,738	4,715	4,086	5,623	5,762	4,899	4,012	430	727	2,031	2,771	6,104	2,067	4,850

* Phoenix-Mesa-Scottsdale HMA.

Notes: Numbers may not add to totals because of rounding. Current includes data through April 2014.

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

Table 5. Median Income in the Phoenix HMA,* 1999, 2009, and 2012

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2012	1999 to 2009	2009 to 2012
Median Family Income	50,200	65,900	66,400	2.8	0.3
Median household income	51,357	52,944	44,678	0.3	- 5.5

* Phoenix-Mesa-Scottsdale 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 2012 median household income—U.S. Census Bureau, 2009 and 2012 American Community Survey 1-year data