

As of July 1, 2020.

Table 1. Labor Force and Employment in the Phoenix HMA, 2000 Through June 2020

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	12 Months Ending	
																					June 2019	June 2020
Labor Force	1,667.7	1,727.7	1,791.1	1,828.1	1,871.7	1,943.5	2,023.5	2,056.9	2,093.1	2,093.4	2,073.3	2,044.3	2,044.3	2,055.4	2,115.7	2,177.4	2,241.6	2,312.8	2,397.0	2,498.0	2,443.5	2,522.4
Resident Employment	1,612.9	1,654.2	1,689.4	1,731.7	1,787.2	1,863.5	1,949.5	1,988.4	1,977.9	1,898.6	1,874.0	1,867.6	1,893.6	1,918.1	1,991.1	2,064.1	2,137.7	2,215.0	2,298.0	2,396.0	2,341.3	2,381.1
Unemployment	54.9	73.5	101.7	96.4	84.5	80.0	74.0	68.5	115.2	194.8	199.3	176.7	150.7	137.4	124.6	113.4	103.9	97.9	99.0	102.0	102.2	141.3
Unemployment Rate (%)	3.3	4.3	5.7	5.3	4.5	4.1	3.7	3.3	5.5	9.3	9.6	8.6	7.4	6.7	5.9	5.2	4.6	4.2	4.1	4.1	4.2	5.6
Total Nonfarm Payroll Jobs	1,577.6	1,597.7	1,597.6	1,621.8	1,685.8	1,790.1	1,886.8	1,918.5	1,871.0	1,724.3	1,692.2	1,717.4	1,760.4	1,811.7	1,853.1	1,915.2	1,979.8	2,040.0	2,108.5	2,177.3	2,141.7	2,165.8
Goods-Producing Sectors	286.9	284.0	266.0	262.4	275.8	302.9	322.9	310.1	273.2	214.4	196.7	199.7	209.0	214.9	218.0	222.8	229.8	240.9	256.4	270.8	264.2	271.9
Mining, Logging, & Construction	125.6	130.6	128.2	131.2	143.5	165.9	182.6	172.4	143.0	98.9	85.4	86.3	91.5	97.0	98.8	102.3	108.6	117.1	127.9	137.6	133.3	139.1
Manufacturing	161.3	153.4	137.8	131.2	132.3	136.9	140.3	137.7	130.2	115.4	111.3	113.4	117.5	117.9	119.3	120.5	121.2	123.8	128.6	133.2	130.8	132.8
Service-Providing Sectors	1,290.6	1,313.7	1,331.6	1,359.4	1,410.0	1,487.2	1,563.9	1,608.4	1,597.8	1,510.0	1,495.5	1,517.7	1,551.5	1,596.8	1,635.1	1,692.4	1,750.0	1,799.1	1,852.1	1,906.6	1,877.6	1,893.9
Wholesale & Retail Trade	263.4	265.2	265.6	268.9	279.3	298.4	313.1	322.7	314.6	288.9	282.7	283.7	285.0	287.0	293.6	300.8	305.7	311.0	315.9	317.5	317.3	318.2
Wholesale Trade	78.0	79.1	77.8	77.0	78.6	82.2	86.0	88.6	87.8	81.6	78.3	77.6	77.5	77.4	76.9	76.7	77.8	78.6	81.0	82.9	82.3	85.3
Retail Trade	185.4	186.1	187.8	191.9	200.7	216.2	227.1	234.1	226.8	207.3	204.4	206.1	207.5	209.6	216.7	224.1	227.9	232.4	234.9	234.6	235.0	233.0
Transportation & Utilities	57.0	58.2	58.6	58.8	59.9	62.0	64.5	67.1	66.9	62.9	60.9	63.8	66.2	67.2	69.3	74.4	79.4	81.8	87.1	91.8	89.2	93.3
Information	42.0	41.6	39.5	37.6	34.8	33.5	32.6	31.4	31.8	30.1	28.5	29.6	32.2	34.5	36.1	37.1	37.2	37.7	39.0	40.3	39.5	39.9
Financial Activities	126.1	129.9	131.9	135.6	140.0	148.6	155.2	155.8	149.9	142.6	140.8	145.1	150.3	158.2	161.6	167.6	177.8	186.8	194.1	202.5	198.2	204.0
Professional & Business Services	263.7	258.8	252.8	257.9	273.0	296.0	318.1	324.2	308.2	273.4	269.6	275.9	284.7	300.5	308.2	322.6	336.8	342.6	355.2	368.9	361.7	365.5
Education & Health Services	138.2	144.9	155.4	165.9	176.4	186.9	200.0	210.5	222.7	230.4	241.1	249.5	257.6	263.0	271.0	284.4	296.6	311.1	324.3	338.1	330.7	340.7
Leisure & Hospitality	149.7	152.5	153.5	156.0	161.9	170.4	180.4	186.2	184.6	174.4	173.4	177.7	183.3	191.6	199.1	208.2	215.6	223.4	228.1	232.6	229.7	217.3
Other Services	54.8	59.2	61.5	62.4	64.1	65.9	70.8	71.9	73.2	68.0	63.8	63.8	62.3	63.7	63.5	63.6	65.6	66.7	69.1	70.9	69.9	70.1
Government	195.7	203.4	212.7	216.5	220.8	225.5	229.2	238.7	246.0	239.2	234.8	228.7	229.9	231.2	232.6	233.6	235.4	238.0	239.4	244.0	241.4	244.9
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	21.6	22.0	22.4	22.9	23.0	23.2	23.0	23.6
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	46.1	47.1	47.8	48.4	49.8	50.9	49.9	53.1
Local	131.0	137.9	145.7	149.4	153.2	157.4	161.2	168.0	172.7	169.9	166.2	162.2	163.2	164.2	164.9	164.5	165.2	166.6	166.7	169.8	168.6	168.2

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

Source: U.S. Bureau of Labor Statistics



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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	4,910,000	5,102,000	94,100	2.6	70,000	1.6	64,050	1.3
Households										
Phoenix HMA	1,194,250	1,537,173	1,838,000	1,909,000	34,300	2.6	29,350	1.8	23,600	1.3

Note: The forecast period is from the current date (July 1, 2020) to July 1, 2023.
Sources: 2000 and 2010—2000 Census and 2010 Census; current and forecast—estimates by the analyst



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

	Phoenix HMA		
	2000	2010	Current
Total Housing Inventory	1,331,385	1,798,501	2,026,000
Occupied Units	1,194,250	1,537,173	1,837,700
Owner-Occupied	812,045	1,005,949	1,184,000
%	68.0	65.4	64.4
Renter-Occupied	382,205	531,224	653,700
%	32.0	34.6	35.6
Vacant Units	137,135	261,328	188,000
Available Units	53,927	130,009	61,050
For Sale	16,201	44,750	15,600
Rate (%)	2.0	4.3	1.3
For Rent	37,726	85,259	45,450
Rate (%)	9.0	13.8	6.5
Other Vacant	83,208	131,319	127,000

Note: The current date is July 1, 2020.

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



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Table 4. Residential Building Permit Activity in the Phoenix HMA, 2000 Through June 2020

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	12 Months Ending	
																					June 2019	June 2020
Phoenix HMA																						
Total	46,360	46,100	47,899	54,860	65,259	71,680	49,167	39,807	18,533	9,492	9,643	11,876	18,164	18,737	20,344	22,402	28,583	29,312	31,343	35,925	32,450	38,566
Sales	36,434	38,331	41,190	48,303	60,158	65,388	42,460	32,262	13,162	8,830	7,240	7,297	11,964	13,494	12,412	17,306	19,369	20,968	24,331	26,262	24,938	27,198
Rental	9,926	7,769	6,709	6,557	5,101	6,292	6,707	7,545	5,371	662	2,403	4,579	6,200	5,243	7,932	5,096	9,214	8,344	7,012	9,663	7,512	11,368

Sources: U.S. Census Bureau, Building Permits Survey; 2000 through 2017—final data and estimates by the analyst; 2018 and 2019—preliminary data and estimates by the analyst



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Table 5. Median Income in the Phoenix HMA, 1999, 2009, and 2018

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2018	1999 to 2009	2009 to 2018
Median Family Income	53,100	65,900	69,100	2.2	0.5
Median Household Income	44,752	52,796	64,427	1.7	2.2

Sources: Median family income—HUD, Office of Policy Development and Research; 1999 median household income—2000 Census; 2009 and 2018 median household income—U.S. Census Bureau, 2009 and 2018 American Community Survey 1-year data

