

As of January 1, 2023.

**Table 1. Labor Force and Employment in the Phoenix HMA, 2000 Through December 2022**

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Labor Force	1,668.2	1,733.5	1,793.7	1,823.1	1,866.7	1,929.5	2,009.9	2,046.9	2,087.9	2,094.3	2,077.7	2,054.4	2,061.5	2,079.1	2,128.4	2,191.5	2,253.2	2,255.8	2,330.8	2,414.0	2,445.0	2,504.3	2,559.9
Resident Employment	1,613.0	1,660.4	1,690.7	1,726.5	1,783.2	1,850.4	1,935.0	1,980.3	1,979.8	1,904.5	1,879.4	1,877.9	1,909.5	1,939.1	2,002.7	2,076.9	2,146.7	2,158.5	2,233.1	2,311.7	2,269.1	2,392.2	2,480.7
Unemployment	55.1	73.0	103.0	96.6	83.5	79.2	74.9	66.6	108.1	189.8	198.3	176.5	152.0	140.0	125.7	114.6	106.5	97.3	97.7	102.3	175.9	112.1	79.2
Unemployment Rate (%)	3.3	4.2	5.7	5.3	4.5	4.1	3.7	3.3	5.2	9.1	9.5	8.6	7.4	6.7	5.9	5.2	4.7	4.3	4.2	4.2	7.2	4.5	3.1
Total Nonfarm Payroll Jobs	1,577.6	1,597.6	1,597.5	1,621.8	1,685.9	1,790.1	1,886.7	1,918.5	1,871.0	1,724.3	1,692.3	1,717.4	1,760.4	1,811.7	1,853.1	1,915.3	1,979.8	2,040.0	2,108.6	2,180.2	2,122.4	2,210.8	2,296.7
Goods-Producing Sectors	285.7	282.7	264.6	261.1	274.3	301.2	321.4	308.7	272.0	213.2	195.6	198.6	207.9	213.7	216.8	221.5	228.4	239.5	255.1	270.3	272.4	278.8	293.1
Mining, Logging, & Construction	124.4	129.2	126.8	129.9	142.1	164.3	181.1	171.0	141.8	97.8	84.3	85.2	90.4	95.9	97.5	101.0	107.2	115.7	126.6	136.6	138.5	141.5	147.2
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	133.7	133.9	137.4	145.9
Service-Providing Sectors	1,291.9	1,315.0	1,332.8	1,360.7	1,411.5	1,488.8	1,565.4	1,609.7	1,599.0	1,511.1	1,496.7	1,518.8	1,552.6	1,598.0	1,636.3	1,693.8	1,751.4	1,800.5	1,853.4	1,909.9	1,850.0	1,932.0	2,003.6
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	317.8	312.8	329.3	340.2
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	82.8	81.8	84.7	87.6
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	235.0	231.0	244.6	252.5
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	92.6	101.6	111.6	119.6
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	40.6	37.9	39.9	42.3
Financial Activities	127.2	130.9	132.8	136.4	140.9	149.6	155.9	156.2	149.9	142.4	140.6	144.7	149.7	157.6	161.0	167.0	176.8	185.4	192.0	200.6	206.6	215.9	215.2
Professional & Business Services	263.9	259.1	253.2	258.4	273.5	296.7	318.9	325.1	309.4	274.7	271.0	277.4	286.3	302.2	310.0	324.6	339.2	345.5	358.5	371.9	358.3	370.9	381.9
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	339.1	336.1	343.8	361.8
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	233.3	193.3	213.6	232.0
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	70.3	62.7	68.1	71.1
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	243.9	240.6	239.0	239.6
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	23.3	24.8	24.1	24.1
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	51.0	51.3	51.7	50.5
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	169.6	164.6	163.3	165.0

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

Source: U.S. Bureau of Labor Statistics



As of January 1, 2023.

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	3,251,876	4,192,887	5,082,000	5,359,000	94,100	2.6	69,750	1.5	92,100	1.8
Households										
Phoenix HMA	1,194,250	1,537,173	1,946,400	2,065,000	34,300	2.6	32,100	1.9	39,550	2.0

Notes: The current date is January 1, 2023. The forecast date is January 1, 2026.  
Sources: 2000 and 2010—2000 Census and 2010 Census; current and forecast—estimates by the analyst



As of January 1, 2023.

**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	2,153,500
Occupied Units	1,194,250	1,537,173	1,946,400
Owner-Occupied	812,045	1,005,949	1,270,000
%	68.0	65.4	65.2
Renter-Occupied	382,205	531,224	676,400
%	32.0	34.6	34.8
Vacant Units	137,135	261,328	207,100
Available Units	53,927	130,009	82,100
For Sale	16,201	44,750	23,300
Rate (%)	2.0	4.3	1.8
For Rent	37,726	85,259	58,800
Rate (%)	9.0	13.8	8.0
Other Vacant	83,208	131,319	125,000

Notes: The current date is January 1, 2023. In this analysis conducted by the U.S. Department of Housing and Urban Development (HUD), other vacant units include all vacant units that are not available for sale or for rent. The term therefore includes units rented or sold but not occupied; held for seasonal, recreational, or occasional use; used by migrant workers; and the category specified as "other" vacant by the U.S. Census Bureau.

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 December 2022**

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
<b>Phoenix HMA</b>																							
Total	53,023	45,627	49,789	54,782	68,830	72,623	50,334	39,729	21,603	12,748	9,183	11,571	18,135	21,150	19,154	25,364	31,022	34,411	34,932	40,897	54,143	62,659	51,169
Sales	36,695	38,351	41,151	48,347	60,445	65,144	42,356	30,834	12,765	8,642	7,229	7,317	12,022	13,336	12,063	17,165	18,439	20,554	23,157	25,237	28,950	34,681	21,433
Rental	16,328	7,276	8,638	6,435	8,385	7,479	7,978	8,895	8,838	4,106	1,954	4,254	6,113	7,814	7,091	8,199	12,583	13,857	11,775	15,660	25,193	27,978	29,736

Sources: U.S. Census Bureau, Building Permits Survey; 2000 through 2021—final data and estimates by the analyst; 2022—preliminary data and estimates by the analyst



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**Table 5. Median Income in the Phoenix HMA, 1999, 2009, and 2021**

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2021	1999 to 2009	2009 to 2021
Median Family Income	44,752	52,796	79,000	1.7	3.4
Median Household Income	44,752	52,796	75,731	1.7	3.1

Sources: Median family income—HUD, Office of Policy Development and Research; 1999 median household income—2000 Census; 2009 and 2021 median household income—U.S. Census Bureau, 2009 and 2021 American Community Survey 1-year data

