



### Phoenix Metro Economic Fast Facts 2Q2008

	<u>2006</u>	<u>2007</u>	<u>2008</u>	<u>2009</u>
<b>Population</b>				
Eller	3.7% or 133,682	3.3% or 123,403	2.2% or 84,737	2.2% or 86,855
PHX Blue Chip	3.5% or 126,456	3.0% or 112,185	2.5% or 96,292	2.5% or 98,699
<b>Approx Total</b>	<b>3,739,488</b>	<b>3,851,673</b>	<b>3,947,964</b>	<b>4,046,664</b>

Source: Arizona State University/Bank One "Greater Phoenix Blue Chip Report", 2Q 2008

#### **Employment**

PHX Blue Chip	6.0% or 71,729	1.0% or 18,360	0.5% or 9,272	1.4% or 26,091
<b>Approx Total</b>	<b>1,836,000</b>	<b>1,854,360</b>	<b>1,863,632</b>	<b>1,889,723</b>

Source: Arizona State University/Bank One "Greater Phoenix Blue Chip Report", 2Q 2008

#### **Single Family Home Permits**

<b>Total</b>	<b>42,423</b>	<b>32,125</b>	<b>17,622</b>	<b>22,278</b>
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Source: 2007-2008 forecast from Arizona State University/Bank One "Greater Phoenix Blue Chip Report", 4Q 2007

<b>Income Growth</b>	<b>8.4%</b>	<b>7.2%</b>	<b>5.0%</b>	<b>5.4%</b>
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Source: Arizona State University/Bank One "Greater Phoenix Blue Chip Report", 2Q 2008

<u>Office Market Trends</u>	<u>2nd Quarter 2007</u>	<u>2nd Quarter 2008</u>
Under Construction	3,440,745 SF	4,260,536 SF
Absorption YTD	934,646 SF	(178,795) SF
Vacancy	14.7%	18.6%

<u>Industrial Market Trends</u>	<u>2nd Quarter 2007</u>	<u>2nd Quarter 2008</u>
Under Construction	8,158,930 SF	4,678,558 SF
Absorption YTD	2,875,643 SF	(1,297,873) SF
Vacancy	7.6%	11.5%

<u>Retail Market Trends</u>	<u>Year End 2006</u>	<u>Year End 2007</u>
Under Construction	10,142,612 SF	7,792,642 SF
Absorption	1,906,620 SF	4,676,994 SF
Vacancy	5.6%	6.8%