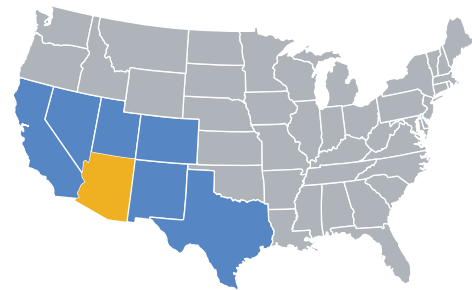












Cost of Doing Business

Mountain West Metro Comparison



Greater Phoenix
ECONOMIC COUNCIL



										
	Greater Phoenix	Los Angeles	San Francisco	San Diego	Salt Lake City	Denver	Dallas	Austin	Albuquerque	Las Vegas
Population (2010)	4,192,887	9,880,154	1,770,460	3,095,313	1,671,381	2,543,482	6,371,773	1,716,289	887,077	1,951,269
Median Age	33.70	34.20	39.40	34.70	30.45	35.40	33.00	32.50	35.40	34.50
GDP (in millions)	190,725	730,941	335,563	171,471	65,221	152,868	356,615	78,426	28,714	89,799
Labor										
Employment	1,938,675	5,649,451	2,008,288	1,412,093	554,407	1,263,801	2,987,804	848,476	370,453	816,130
Unemployment	8.7%	12.3%	10.1%	10.5%	7.5%	8.6%	8.6%	7.6%	7.7%	14.0%
Mean Wage	\$43,450	\$50,120	\$59,820	\$50,200	\$42,570	\$49,440	\$45,530	\$46,130	\$41,520	\$40,740
Workers' Compensation	\$1.71	\$2.68	\$2.68	\$2.68	\$1.46	\$1.39	\$2.38	\$2.38	\$1.91	\$2.13
Unemployment Insurance	\$140.00	\$238.00	\$238.00	\$238.00	\$343.20	\$170.00	\$243.00	\$243.00	\$438.00	\$784.70
Right to Work State	Yes	No	No	No	Yes	No	Yes	Yes	No	Yes
Unionization Rate	6.4%	16.7%	16.4%	13.8%	5.1%	8.0%	5.4%	5.0%	8.4%	16.1%
Real Estate										
Office Lease Rates	\$21.21/SF	\$28.20/SF	\$34.29/SF	\$25.32/SF	\$19.35/SF	\$19.78/SF	\$18.18/SF	\$19.94/SF	\$15.98/SF	\$21.00/SF
Industrial Lease Rates	\$6.48/SF	\$6.48/SF	\$8.52/SF	\$11.64/SF	\$3.96/SF	\$5.98/SF	\$3.71/SF	\$5.88/SF	\$166.8/SF	\$6.00/SF
Median Home Prices (in thousands)	\$126.0	\$292.3	\$515.1	\$379.3	\$188.5	\$232.7	\$151.5	\$199.3	\$166.80	\$126.2
Utilities										
Industrial Electric Rates (5000kw/1500MWH)	\$109,861.68	\$146,850.01	\$144,946.07	\$202,050.00	\$70,233.61	\$88,260.07	\$82,500.00	\$76,741.52	\$142,422.50	\$134,965.00
Office Electric Rates (1000kw/400MWH)	\$34,289.80	\$49,869.00	\$54,756.00	\$56,327.00	\$26,556.50	\$33,551.00	\$24,000.00	\$26,261.00	\$33,896.00	\$33,725.00
Industrial Natural Gas Rates (per 1000 cu.ft.)	\$8.59	\$5.75	\$7.93	\$6.51	\$6.10	\$5.96	\$3.96	\$4.88	\$6.29	\$9.60
Office Natural Gas Rates (per 1000 cu.ft.)	\$9.48	\$6.75	\$9.34	\$6.82	\$7.35	\$7.26	\$7.15	\$6.33	\$6.99	\$8.26
Taxes										
Individual Income Tax Rate (Highest Bracket)	4.54%	9.55%	9.30%	9.30%	5.00%	4.63%	0.00%	0.00%	4.90%	0.00%
Corporate Income Tax Rate	6.97%	8.84%	8.84%	8.84%	5.00%	4.63%	1.00%	1.00%	7.60%	0.00%
Effective Property Tax Rate	1.79%	1.17%	1.16%	1.08%	1.29%	2.04%	2.60%	2.23%	1.47%	1.07%
Sales Tax Rate	9.30%	8.75%	8.50%	7.75%	6.85%	7.52%	8.25%	8.25%	7.00%	8.10%