

# Phoenix PSI *Planning Statistics* & Information

Fact Sheet

May, 2009

## Phoenix Corporate Limits

Population Estimate - April 1, 2009

**1,569,871**

Source: *City of Phoenix Planning Department*

## Phoenix Municipal Planning Area

Population Projection - May, 2009

**1,659,490**

Source: *City of Phoenix Planning Department*

## Phoenix Corporate Limits

Total Area - April 2009

**518.7916 square miles**

Source: *City of Phoenix City Clerk Department*

## Unemployment Rate

April (seasonally adjusted):

	<u>2008</u>	<u>2009</u>
Phoenix-Metro*	<b>4.0%</b>	<b>7.3%</b>
State of Arizona	<b>4.9%</b>	<b>7.7%</b>
U.S.	<b>5.0%</b>	<b>8.9%</b>

Source: [www.workforce.az.gov](http://www.workforce.az.gov),  
"Arizona Workforce Informer"

## Non-farm Payroll Employment

Arizona for April (In 1,000's)

<u>2008</u>	<u>2009</u>	<u>Change</u>
<b>2,655.3</b>	<b>2,479.6</b>	<b>-6.6%</b>

Source: [www.workforce.az.gov](http://www.workforce.az.gov),  
"Arizona's Workforce Informer"

## Consumer Price Index- Phoenix-Mesa

All Consumers, December 2001 = 100

<u>2001 Q4</u>	<u>2008 Q4</u>	<u>Change</u>
<b>100</b>	<b>119.616</b>	<b>19.6%</b>

Source: *U.S. Bureau of Labor Statistics*

## GDP Implicit Price Deflator

Index 2000 = 100

<u>1947 Q1</u>	<u>1960 Q1</u>	<u>1990 Q1</u>
<b>14.819</b>	<b>20.505</b>	<b>80.878</b>

<u>2000 Q1</u>	<u>2005 Q1</u>	<u>2009 Q1</u>
<b>99.275</b>	<b>111.638</b>	<b>123.924</b>

Source: *U.S. Bureau of Economic Analysis*

## We're Early!

Since the April edition of the PSI newsletter was a tad late, we thought we would get out the May edition a tad early. This way we can average right on time!

One really good source of data and information comes from Kammrath & Associates. In these trying times, we have eliminated almost all subscriptions except for the Kammrath series of databases and the Landiscor Real Estate Photo Book.

## Commercial Shopping Centers

In Kammrath's spring 2009 newsletter they discuss retail vacancy rates, stating that "...during the first quarter of 2009, the vacancy rate among shopping centers...rose to an average of 14.2%." One contribution to this situation is the excess 18 million square feet of new shopping center inventory that came on-line over the past 24 months. They believe that's about twice the amount which could be reasonably absorbed based on historical data. They go on to state that shopping centers located in essentially built-up areas are doing better than those centers located on the fringe of development.

## Industrial Values

Industrial values are dropping throughout the valley, with a decline of approximately 19% at the end of 2008 to about \$74 per square foot. This compares to \$91 per square foot in 2007 and \$81 per square foot in 2006. This corresponds to a reduction in the number of transactions as well.

Kammrath & Associates can be reached at 602-263-5340.

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For reasonable accommodations, call Julia Quinones Voice/602-262-6888 or the City TTY relay number at 602-534-5500 to coordinate needed arrangements.