

Metropolitan Area Comparison Employment, Population, and Housing

	<u>MAG Region</u>	<u>Albuquerque</u>	<u>Atlanta</u>	<u>Austin</u>	<u>Charlotte</u>	<u>Dallas</u>	<u>Denver</u>	<u>Houston</u>	<u>Las Vegas</u>	<u>Nashville</u>
Employment Growth, 2000-2007	297,100	37,800	160,100	83,600	80,700	166,800	28,100	303,000	227,900	66,400
Annual Growth Rate	2.6%	1.5%	1.0%	1.7%	1.5%	0.8%	0.3%	1.8%	4.1%	1.3%
Population Growth, 2000-2007	809,714	103,403	996,463	332,315	311,341	947,907	270,712	887,678	442,901	203,845
Annual Growth Rate	3.4%	1.9%	3.0%	3.4%	3.0%	2.4%	1.7%	2.5%	4.0%	2.1%
Jobs per Resident, 2007										
	0.47	0.47	0.46	0.47	0.51	0.48	0.51	0.45	0.50	0.50
New Jobs per New Resident, 2000-2007										
	0.37	0.37	0.16	0.25	0.26	0.18	0.10	0.34	0.51	0.33
Housing Values										
CB Price Comparison¹										
Current	\$320,000	\$317,319	\$324,000	\$243,250	\$258,780	\$302,198	\$400,000	\$169,736	\$362,188	\$238,333
Last Year	\$307,966	\$279,499	\$322,210	\$219,954	\$228,500	\$288,278	\$356,619	\$155,304	\$361,250	\$226,000
Affordability of Housing²:										
Current	42.2	46.7	69.3	56.3	62.9	59.4	60.2	52	25.4	---
Last Year	28.2	39.7	68.2	57.5	66.2	61.7	59.7	55.7	13	---
2000	64.4	63.5	69	54	64.7	61.5	51.3	63.7	65.6	70.9
Appreciation Change³ from:										
S&P/Case Shiller										
Last Year	-18.2%	---	-4.8%	---	1.8%	-3.3%	-5.1%	---	-19.3%	---
2000	76.3%	---	24.0%	---	28.8%	14.9%	25.1%	---	83.8%	---
OFHEO										
Last Year	-3.4%	4.7%	1.6%	8.0%	6.1%	3.0%	-0.5%	4.8%	-6.0%	4.6%
2000	110.9%	70.6%	28.4%	46.5%	39.6%	31.2%	30.9%	42.7%	109.9%	48.4%

Employment and Population Sources: MAG Analysis for 2007, from U.S. Department of Commerce's Bureau of the Census and the Bureau of Labor Statistics.

Housing Sources: MAG Analysis for 4th Qtr 2007, from (1) Coldwell Banker's Home Price Comparison Index (September 2007), (2) NAHB Housing Opportunity Index (02.19.08), and (3) S&P/Case-Shiller Index (3.25.08) and U.S. OFHEO (2.26.08)

Prepared by the Maricopa Association of Governments, April 2008. For additional information, please contact Jeff Romine, MAG's Senior Regional Economist

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	<u>Orlando</u>	<u>Portland</u>	<u>Riverside</u>	<u>Sacramento</u>	<u>Salt Lake City</u>	<u>San Diego</u>	<u>San Jose</u>	<u>Seattle</u>	<u>Tampa</u>	<u>Tucson</u>
Employment Growth, 2000-2007	183,700	59,600	283,300	109,800	75,800	121,800	(144,500)	102,400	113,200	37,400
Annual Growth Rate	2.7%	0.9%	3.7%	1.9%	1.8%	1.4%	-2.1%	0.9%	1.3%	1.5%
Population Growth, 2000-2007	375,572	238,819	803,100	282,427	127,239	149,107	63,187	256,539	319,492	118,413
Annual Growth Rate	3.0%	1.7%	3.2%	2.1%	1.8%	0.7%	0.5%	1.2%	1.8%	1.9%
Jobs per Resident, 2007										
	0.53	0.48	0.31	0.43	0.58	0.44	0.51	0.53	0.47	0.39
New Jobs per New Resident, 2000-2007										
	0.49	0.25	0.35	0.39	0.60	0.82	(2.29)	0.40	0.35	0.32
Housing Values										
CB Price Comparison¹										
Current	\$407,000	\$317,500	\$435,000	\$380,625	\$408,125	\$618,750	\$1,145,000	\$555,839	\$350,000	\$286,667
Last Year	\$383,300	\$357,233	\$485,000	\$448,250	\$341,250	\$642,250	\$1,410,662	\$514,666	\$393,750	\$263,400
Affordability of Housing²:										
Current	31.3	28.8	13.5	27.2	35.4	14.3	15.5	24.3	48.2	39.2
Last Year	30.2	32.8	6.8	9.2	37.3	5	13.7	22.6	42.6	34.4
2000	70.1	28.2	53.4	48.8	57.1	27.5	14.4	45.4	73	60.7
Appreciation Change³ from:										
S&P/Case Shiller										
Last Year	---	-0.5%	---	---	---	-16.7%	---	-1.3%	-15.0%	---
2000	---	75.3%	---	---	---	87.3%	---	75.5%	90.8%	---
OFHEO										
Last Year	-3.0%	4.2%	-7.1%	-11.0%	9.7%	-7.2%	-2.3%	5.9%	-4.6%	0.0%
2000	120.6%	86.5%	154.0%	105.6%	73.2%	111.9%	70.9%	89.7%	117.0%	100.3%

Employment and Population Sources: MAG Analysis for 2007, from U.S. Department of Commerce's Bureau of the Census and the Bureau of Labor Statistics.

Housing Sources: MAG Analysis for 4th Qtr 2007, from (1) Coldwell Banker's Home Price Comparison Index (September 2007), (2) NAHB Housing Opportunity Index (02.19.08), and (3) S&P/Case-Shiller Index (3.25.08) and U.S. OFHEO (2.26.08)

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