MARICOPA ASSOCIATION of GOVERNMENTS

Residential Completions Summary, April 1, 1990 to December 31, 2011

INCLUDES :

- Table: Annual Net Residential Completions (1990 to 2011)
- Table: Percentage of Annual Net Residential Completions (1990 to 2011)
- Table: Net Residential Completion Analysis
- Graphs: New Housing Unit Mix by Year & Residential Completions By Year and Unit Type
- Map: Housing Completions (1990-2011)
- Map: Housing Growth Concentration (1990-1994)
- Map: Housing Growth Concentration (1995-1999)
- Map: Housing Growth Concentration (2000-2004)
- Map: Housing Growth Concentration (2005-2009)
- Map: Housing Growth Concentration (2010-2011)
- Map: Single Family Housing Growth Concentration (1990-2011)
- Map: Multi Family Housing Growth Concentration (1990-2011)

August 28, 2012

MARICOPA ASSOCIATION OF GOVERNMENTS
RESIDENTIAL COMPLETION SUMMARY
YEARS: 1990-2011

Net Residential Unit Completions - All Unit Types (Completions minus Demolitions):

Jurisdiction	YEAR																						Total	Jurisdiction
	1990*	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011		
Avondale	206	222	233	199	178	394	638	680	915	986	1,756	2,460	1,675	1,824	1,707	1,997	1,194	1,236	304	125	1,100	26	20,055	Avondale
Buckeye	59	54	15	8	16	20	22	28	62	149	158	70	408	355	997	2,836	2,676	3,453	2,134	667	410	416	15,013	Buckeye
Carefree	22	28	37	30	46	62	75	67	74	44	76	71	52	29	59	121	50	32	15	8	2	1	1,001	Carefree
Cave Creek	8	14	17	26	56	51	99	79	52	86	79	55	66	76	106	111	53	60	50	24	10	11	1,189	Cave Creek
Chandler	944	1,332	2,157	2,457	3,263	4,080	4,929	3,240	3,448	3,508	3,446	4,344	4,498	3,563	3,808	3,455	2,206	1,592	736	493	607	534	58,640	Chandler
County Areas	1,093	1,310	1,488	2,087	2,770	2,498	2,777	2,729	2,475	3,339	2,836	3,487	4,863	5,292	4,813	4,098	6,146	3,521	1,547	810	338	222	60,539	County Areas
El Mirage	5	11	2	6	7	3	10	14	25	499	1,345	1,724	2,094	905	487	262	324	121	22	9	11	11	7,897	El Mirage
Fort McDowell	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Fort McDowell
Fountain Hills	106	117	142	240	370	484	527	521	540	537	438	341	235	119	197	328	293	236	126	52	26	14	5,989	Fountain Hills
Gila Bend	1	2	6	4	2	0	-2	0	0	0	6	6	2	4	3	8	7	3	5	1	0	0	58	Gila Bend
Gila River**	1	0	0	0	0	0	0	0	0	0	0	0	10	0	0	0	0	0	0	0	0	22	33	Gila River**
Gilbert	736	1,210	1,389	1,333	1,926	2,292	4,379	3,622	3,934	2,901	3,006	4,242	3,706	3,655	4,137	4,007	4,268	4,477	1,916	1,614	1,264	1,217	61,231	Gilbert
Glendale	458	826	1,229	1,473	1,919	1,784	1,925	2,135	3,100	2,835	1,551	1,986	839	1,361	840	818	481	1,173	308	276	81	110	27,508	Glendale
Goodyear	31	63	96	155	360	436	672	846	1,024	1,045	1,301	1,752	1,582	1,880	2,374	1,816	2,657	1,781	1,344	1,067	538	499	23,319	Goodyear
Guadalupe	0	4	9	4	0	0	0	0	0	0	0	14	12	7	6	8	1	77	15	6	68	2	233	Guadalupe
Litchfield Park	7	5	1	29	23	16	22	25	18	24	11	8	3	21	25	322	110	29	25	20	12	26	782	Litchfield Park
Mesa	982	1,498	1,881	2,327	2,872	2,355	3,572	3,748	4,624	5,836	7,188	5,243	4,208	2,839	2,587	1,753	1,996	1,546	937	749	600	474	59,815	Mesa
Paradise Valley	31	49	54	65	83	122	105	86	93	74	94	73	80	59	69	59	86	75	122	80	35	36	1,630	Paradise Valley
Peoria	657	781	1,215	1,564	1,633	1,503	1,840	1,923	3,340	3,466	2,707	2,552	2,011	1,986	1,915	2,676	2,770	1,753	1,738	1,072	423	393	39,918	Peoria
Phoenix	3,236	3,130	5,076	4,915	6,600	9,048	11,078	8,776	7,355	11,531	8,322	7,411	9,482	8,209	9,525	13,925	13,258	10,508	6,401	5,577	2,449	1,369	167,181	Phoenix
Queen Creek**	7	18	16	13	30	24	38	55	54	88	121	162	357	868	1,280	1,253	998	727	569	445	173	129	7,425	Queen Creek**
Salt R Pima-Mar	0	0	0	0	0	0	0	0	0	0	30	35	29	11	3	5	9	12	19	10	12	23	198	Salt R Pima-Mar
Scottsdale	988	1,777	1,930	3,173	3,433	4,003	4,466	3,945	4,095	3,687	3,108	2,787	1,891	1,689	1,665	1,349	1,443	1,278	937	590	389	203	48,826	Scottsdale
Surprise	79	110	97	408	341	334	816	1,656	2,863	3,059	3,283	3,198	3,160	4,463	6,360	6,458	3,949	2,504	1,011	660	237	207	45,253	Surprise
Tempe	238	253	210	109	1,028	1,128	815	725	1,360	822	379	143	104	162	223	165	613	565	1,788	525	666	206	12,227	Tempe
Tolleson	2	1	-2	-1	0	16	23	55	37	0	23	3	2	228	3	3	11	61	44	26	-1	0	534	Tolleson
Wickenburg	25	24	21	24	22	42	54	68	23	52	30	44	35	31	60	54	77	28	18	4	5	6	747	Wickenburg
Youngtown	0	0	3	1	1	3	7	7	4	0	0	90	62	74	373	388	1	0	0	0	0	0	1,014	Youngtown
TOTAL	9,922	12,839	17,322	20,649	26,979	30,698	38,887	35,030	39,515	44,568	41,294	42,301	41,466	39,710	43,622	48,275	45,677	36,848	22,131	14,910	9,455	6,157	668,255	TOTAL

* 1990 data is for three quarters only (April 1 - Dec. 31)
**Data includes completions from both Maricopa and Pinal Counties

Source: Maricopa Association of Governments database
of Residential Completion data provided by MAG member agencies.
Prepared by the Maricopa Association of Governments

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August 28, 2012

MARICOPA ASSOCIATION OF GOVERNMENTS
RESIDENTIAL COMPLETION PERCENTAGE SUMMARY
YEARS: 1990-2011

Percentage of Net Residential Unit Completions (Completions minus Demolitions)

Jurisdiction	YEAR																						Total	Jurisdiction
	1990*	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011		
Avondale	2.1%	1.7%	1.3%	1.0%	0.7%	1.3%	1.6%	1.9%	2.3%	2.2%	4.3%	5.8%	4.0%	4.6%	3.9%	4.1%	2.6%	3.4%	1.4%	0.8%	11.6%	0.4%	3.0%	Avondale
Buckeye	0.6%	0.4%	0.1%	0.0%	0.1%	0.1%	0.1%	0.1%	0.2%	0.3%	0.4%	0.2%	1.0%	0.9%	2.3%	5.9%	5.9%	9.4%	9.6%	4.5%	4.3%	6.8%	2.2%	Buckeye
Carefree	0.2%	0.2%	0.2%	0.1%	0.2%	0.2%	0.2%	0.2%	0.2%	0.1%	0.2%	0.2%	0.1%	0.1%	0.1%	0.3%	0.1%	0.1%	0.1%	0.1%	0.0%	0.0%	0.1%	Carefree
Cave Creek	0.1%	0.1%	0.1%	0.1%	0.2%	0.2%	0.3%	0.2%	0.1%	0.2%	0.2%	0.1%	0.2%	0.2%	0.2%	0.2%	0.1%	0.2%	0.2%	0.2%	0.1%	0.2%	0.2%	Cave Creek
Chandler	9.5%	10.4%	12.5%	11.9%	12.1%	13.3%	12.7%	9.2%	8.7%	7.9%	8.3%	10.3%	10.8%	9.0%	8.7%	7.2%	4.8%	4.3%	3.3%	3.3%	6.4%	8.7%	8.8%	Chandler
County Areas	11.0%	10.2%	8.6%	10.1%	10.3%	8.1%	7.1%	7.8%	6.3%	7.5%	6.9%	8.2%	11.7%	13.3%	11.0%	8.5%	13.5%	9.6%	7.0%	5.4%	3.6%	3.6%	9.1%	County Areas
El Mirage	0.1%	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.1%	1.1%	3.3%	4.1%	5.0%	2.3%	1.1%	0.5%	0.7%	0.3%	0.1%	0.1%	0.1%	0.2%	1.2%	El Mirage
Fort McDowell	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	Fort McDowell
Fountain Hills	1.1%	0.9%	0.8%	1.2%	1.4%	1.6%	1.4%	1.5%	1.4%	1.2%	1.1%	0.8%	0.6%	0.3%	0.5%	0.7%	0.6%	0.6%	0.6%	0.3%	0.3%	0.2%	0.9%	Fountain Hills
Gila Bend	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	Gila Bend
Gila River**	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.4%	0.0%	Gila River**
Gilbert	7.4%	9.4%	8.0%	6.5%	7.1%	7.5%	11.3%	10.3%	10.0%	6.5%	7.3%	10.0%	8.9%	9.2%	9.5%	8.3%	9.3%	12.1%	8.7%	10.8%	13.4%	19.8%	9.2%	Gilbert
Glendale	4.6%	6.4%	7.1%	7.1%	7.1%	5.8%	5.0%	6.1%	7.8%	6.4%	3.8%	4.7%	2.0%	3.4%	1.9%	1.7%	1.1%	3.2%	1.4%	1.9%	0.9%	1.8%	4.1%	Glendale
Goodyear	0.3%	0.5%	0.6%	0.8%	1.3%	1.4%	1.7%	2.4%	2.6%	2.3%	3.2%	4.1%	3.8%	4.7%	5.4%	3.8%	5.8%	4.8%	6.1%	7.2%	5.7%	8.1%	3.5%	Goodyear
Guadalupe	0.0%	0.0%	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.2%	0.1%	0.0%	0.7%	0.0%	0.0%	Guadalupe
Litchfield Park	0.1%	0.0%	0.0%	0.1%	0.1%	0.1%	0.1%	0.1%	0.0%	0.1%	0.0%	0.0%	0.0%	0.1%	0.1%	0.7%	0.2%	0.1%	0.1%	0.1%	0.1%	0.4%	0.1%	Litchfield Park
Mesa	9.9%	11.7%	10.9%	11.3%	10.6%	7.7%	9.2%	10.7%	11.7%	13.1%	17.4%	12.4%	10.1%	7.1%	5.9%	3.6%	4.4%	4.2%	4.2%	5.0%	6.3%	7.7%	9.0%	Mesa
Paradise Valley	0.3%	0.4%	0.3%	0.3%	0.3%	0.4%	0.3%	0.2%	0.2%	0.2%	0.2%	0.2%	0.2%	0.1%	0.2%	0.1%	0.2%	0.2%	0.6%	0.5%	0.4%	0.6%	0.2%	Paradise Valley
Peoria	6.6%	6.1%	7.0%	7.6%	6.1%	4.9%	4.7%	5.5%	8.5%	7.8%	6.6%	6.0%	4.8%	5.0%	4.4%	5.5%	6.1%	4.8%	7.9%	7.2%	4.5%	6.4%	6.0%	Peoria
Phoenix	32.6%	24.4%	29.3%	23.8%	24.5%	29.5%	28.5%	25.1%	18.6%	25.9%	20.2%	17.5%	22.9%	20.7%	21.8%	28.8%	29.0%	28.5%	28.9%	37.4%	25.9%	22.2%	25.0%	Phoenix
Queen Creek**	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%	0.2%	0.1%	0.2%	0.3%	0.4%	0.9%	2.2%	2.9%	2.6%	2.2%	2.0%	2.6%	3.0%	1.8%	2.1%	1.1%	Queen Creek**
Salt R Pima-Mar	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.1%	0.1%	0.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.1%	0.1%	0.1%	0.4%	0.0%	Salt R Pima-Mar
Scottsdale	10.0%	13.8%	11.1%	15.4%	12.7%	13.0%	11.5%	11.3%	10.4%	8.3%	7.5%	6.6%	4.6%	4.3%	3.8%	2.8%	3.2%	3.5%	4.2%	4.0%	4.1%	3.3%	7.3%	Scottsdale
Surprise	0.8%	0.9%	0.6%	2.0%	1.3%	1.1%	2.1%	4.7%	7.2%	6.9%	8.0%	7.6%	7.6%	11.2%	14.6%	13.4%	8.6%	6.8%	4.6%	4.4%	2.5%	3.4%	6.8%	Surprise
Tempe	2.4%	2.0%	1.2%	0.5%	3.8%	3.7%	2.1%	2.1%	3.4%	1.8%	0.9%	0.3%	0.3%	0.4%	0.5%	0.3%	1.3%	1.5%	8.1%	3.5%	7.0%	3.3%	1.8%	Tempe
Tolleson	0.0%	0.0%	0.0%	0.0%	0.0%	0.1%	0.1%	0.2%	0.1%	0.0%	0.1%	0.0%	0.0%	0.6%	0.0%	0.0%	0.0%	0.2%	0.2%	0.2%	0.0%	0.0%	0.1%	Tolleson
Wickenburg	0.3%	0.2%	0.1%	0.1%	0.1%	0.1%	0.1%	0.2%	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%	0.2%	0.1%	0.1%	0.0%	0.1%	0.1%	0.1%	Wickenburg
Youngtown	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.2%	0.1%	0.2%	0.9%	0.8%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.2%	Youngtown
TOTAL	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	TOTAL

* 1990 data is for three quarters only (April 1 - Dec. 31)

**Data includes completions from both Maricopa and Pinal Counties

Source: Maricopa Association of Governments database
of Residential Completion data provided by MAG member agencies.

Prepared by the Maricopa Association of Governments

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RESIDENTIAL COMPLETION ANALYSIS

Maricopa Association of Governments, 1990 to 2011

Area	1990 - 1994 Residential Completions		1995 - 1999 Residential Completions		2000 - 2004 Residential Completions		2005 - 2009 Residential Completions		2010 - 2011 Residential Completions	
	Completions	% of Total	Completions	% of Total	Completions	% of Total	Completions	% of Total	Completions	% of Total
East of Phoenix	41,089	47%	85,551	45%	77,940	37%	47,133	28%	6,724	43%
West of Phoenix	14,917	17%	41,541	22%	66,213	32%	54,917	33%	4,510	29%
Phoenix	22,957	26%	47,788	25%	42,949	21%	49,669	30%	3,818	24%
Unincorporated	8,748	10%	13,818	7%	21,291	10%	16,122	10%	560	4%
Maricopa County Total	87,711		188,698		208,393		167,841		15,612	

Rank	1990 - 1994 Residential Completions		1995 - 1999 Residential Completions		2000 - 2004 Residential Completions		2005 - 2009 Residential Completions		2010 - 2011 Residential Completions	
	Jurisdiction	Completions	Jurisdiction	Completions	Jurisdiction	Completions	Jurisdiction	Completions	Jurisdiction	Completions
1	Phoenix	22,957	Phoenix	47,788	Phoenix	42,949	Phoenix	49,669	Phoenix	3,818
2	Scottsdale	11,301	Scottsdale	20,196	Mesa	22,065	Gilbert	16,282	Gilbert	2,481
3	Chandler	10,153	Mesa	20,135	County Areas	21,291	County Areas	16,122	Chandler	1,141
4	Mesa	9,560	Chandler	19,205	Surprise	20,464	Surprise	14,582	Avondale	1,126
5	County Areas	8,748	Gilbert	17,128	Chandler	19,659	Buckeye	11,766	Mesa	1,074
6	Gilbert	6,594	County Areas	13,818	Gilbert	18,746	Peoria	10,009	Goodyear	1,037
7	Glendale	5,905	Peoria	12,072	Peoria	11,171	Goodyear	8,665	Tempe	872
8	Peoria	5,850	Glendale	11,779	Scottsdale	11,140	Chandler	8,482	Buckeye	826
9	Tempe	1,838	Surprise	8,728	Avondale	9,422	Mesa	6,981	Peoria	816
10	Avondale	1,038	Tempe	4,850	Goodyear	8,889	Scottsdale	5,597	Scottsdale	592

Notes:

1) All completion totals are net completions (Completions minus Demolitions)
2) 1990 data is for three quarters only (April 1 - December 31)
3) 'East of Phoenix' is defined as Carefree, Cave Creek, Chandler, Fort McDowell Yavapai Nation, Fountain Hills, Gila River IC, Gilbert, Guadalupe, Mesa, Paradise Valley, Queen Creek, Salt River Pima-Maricopa IC, Scottsdale and Tempe.
4) 'West of Phoenix' is defined as Avondale, Buckeye, El Mirage, Gila Bend, Glendale, Goodyear, Litchfield Park, Peoria, Surprise, Tolleson, Wickenburg and Youngtown.

Source: Maricopa Association of Governments database of Residential Completion data provided by MAG member agencies.
Prepared by the Maricopa Association of Governments, August 2012

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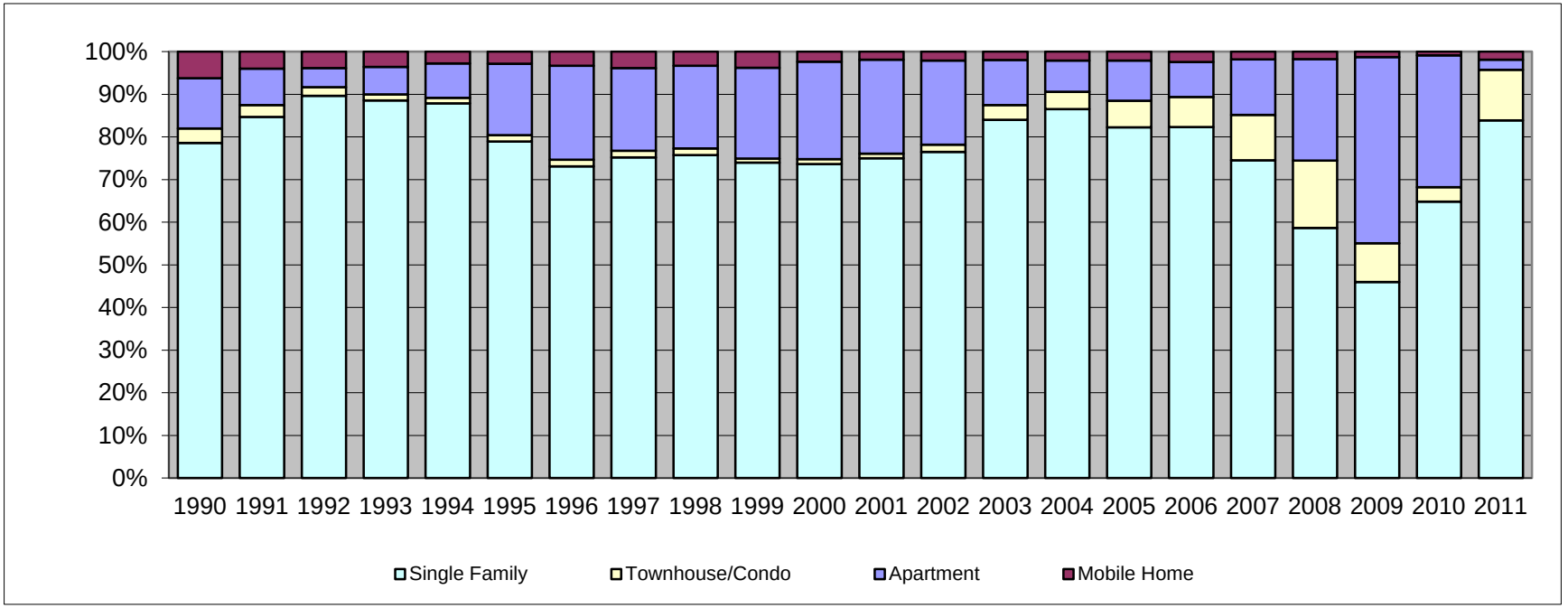
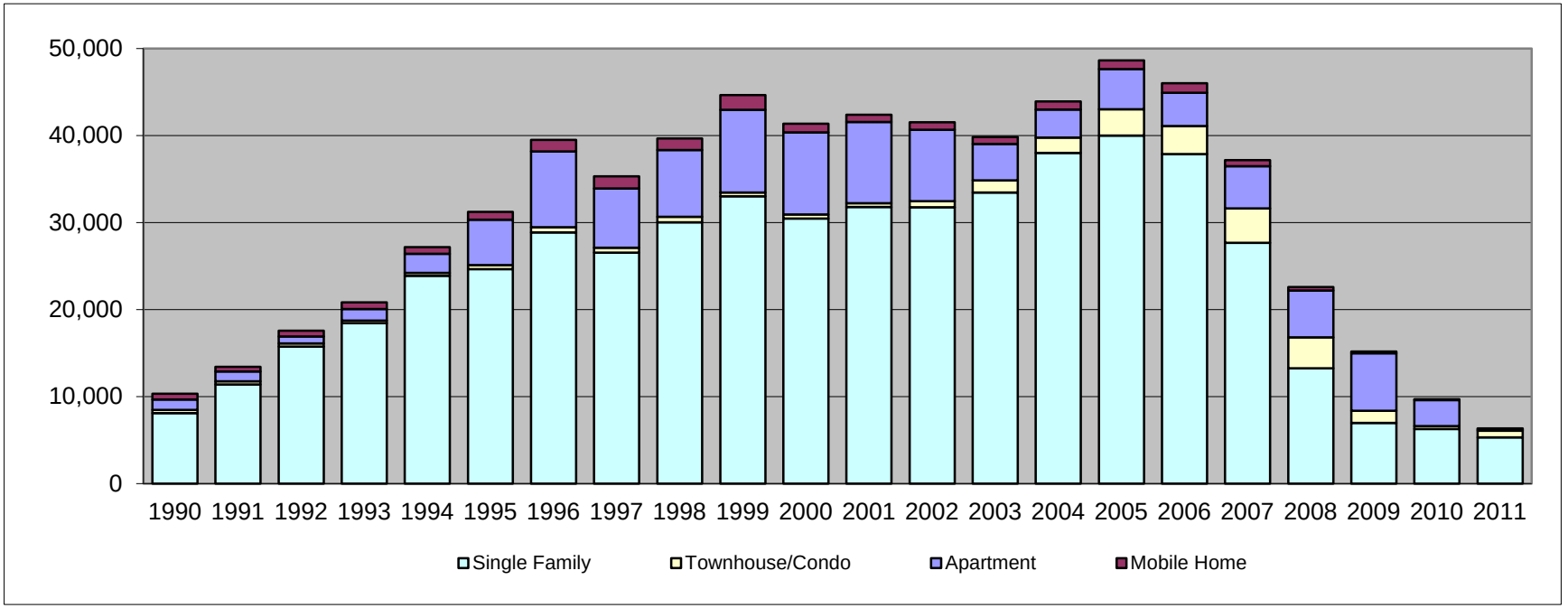
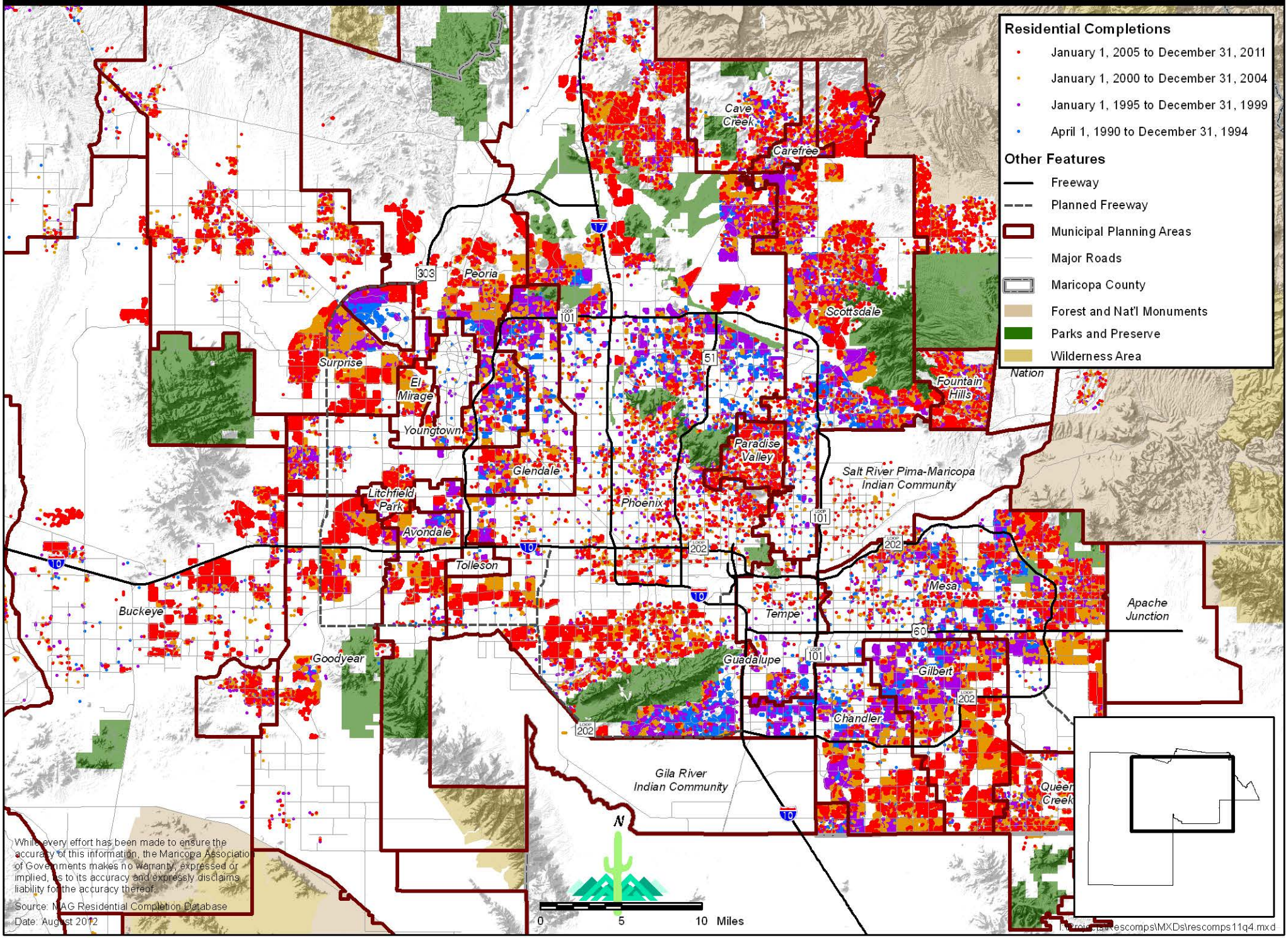
New Housing Unit Mix by Year



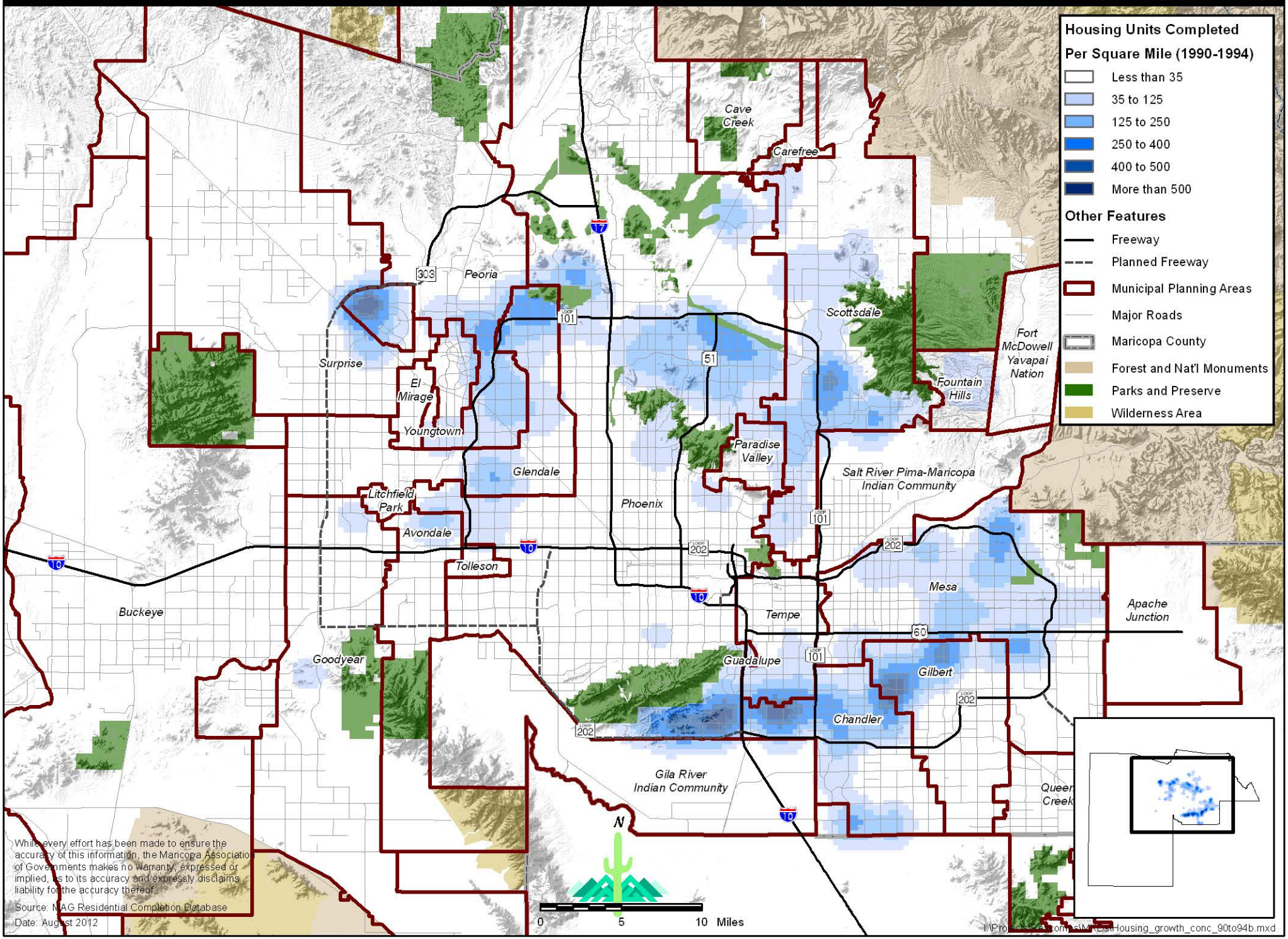
Residential Completions By Year and Unit Type



Residential Completions (April 1, 1990 - December 31, 2011)



Housing Growth Concentration (April 1, 1990 - December 31, 1994)



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Source: MAG Residential Completion Database

Date: August 2012

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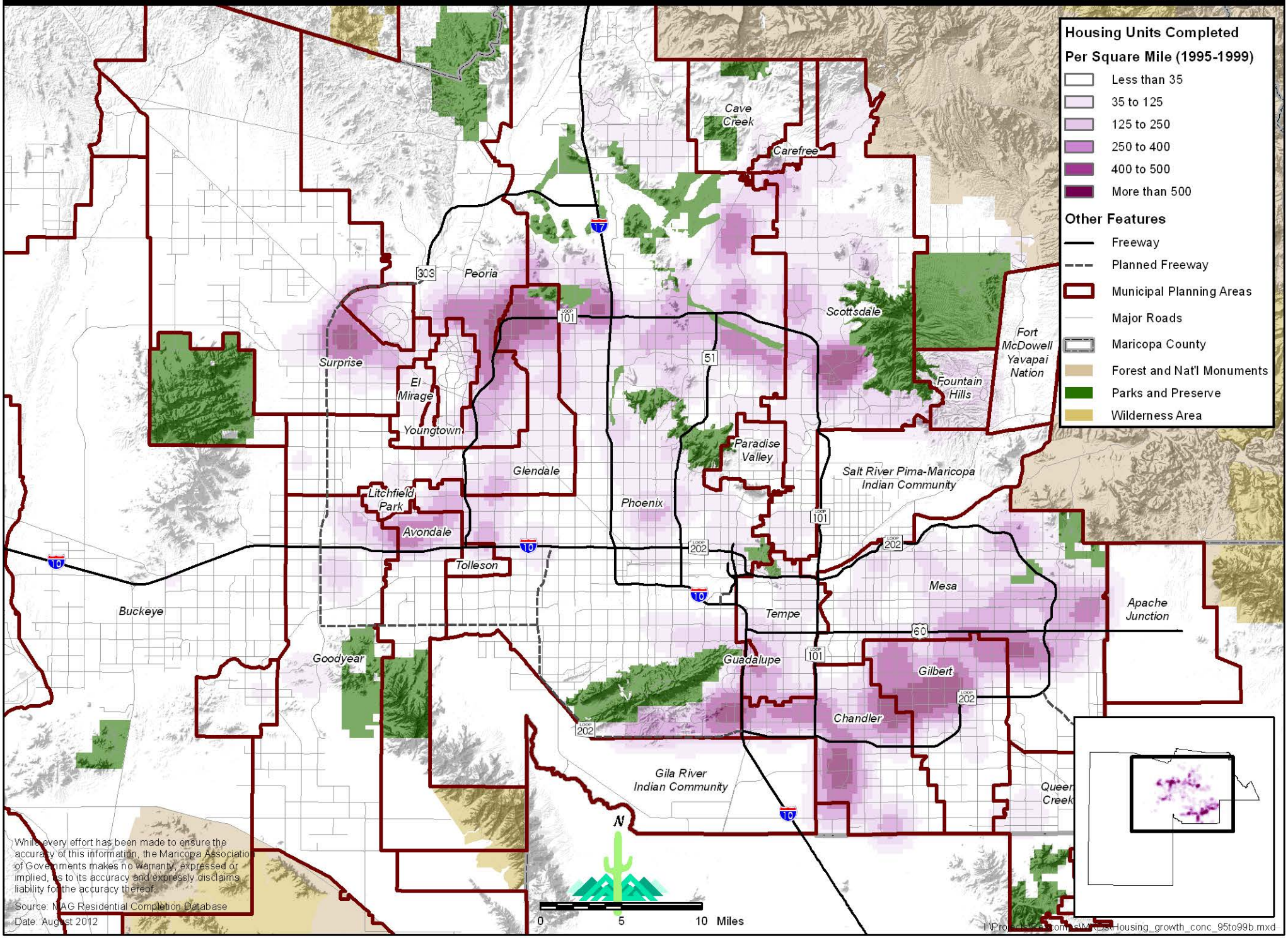
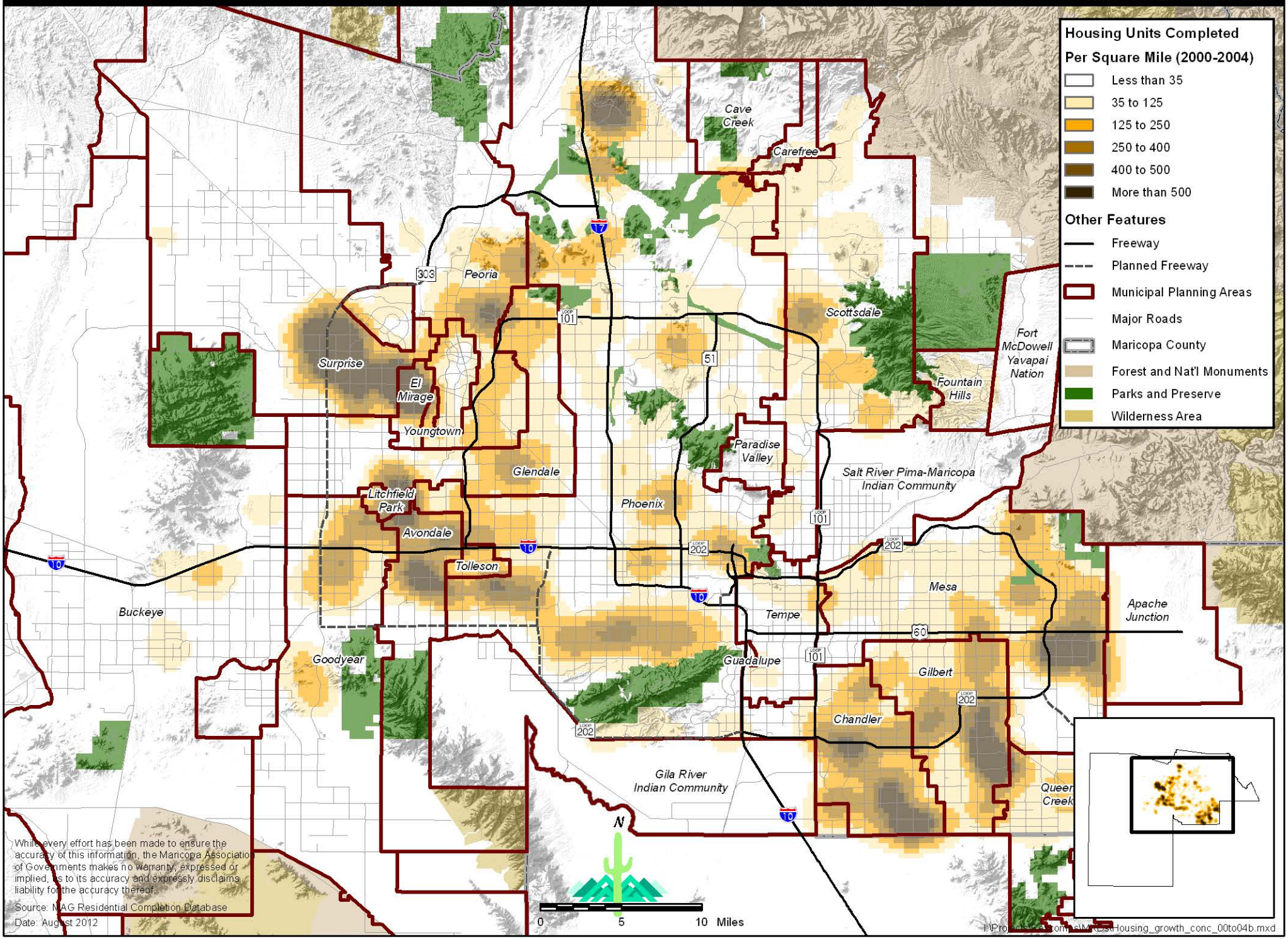
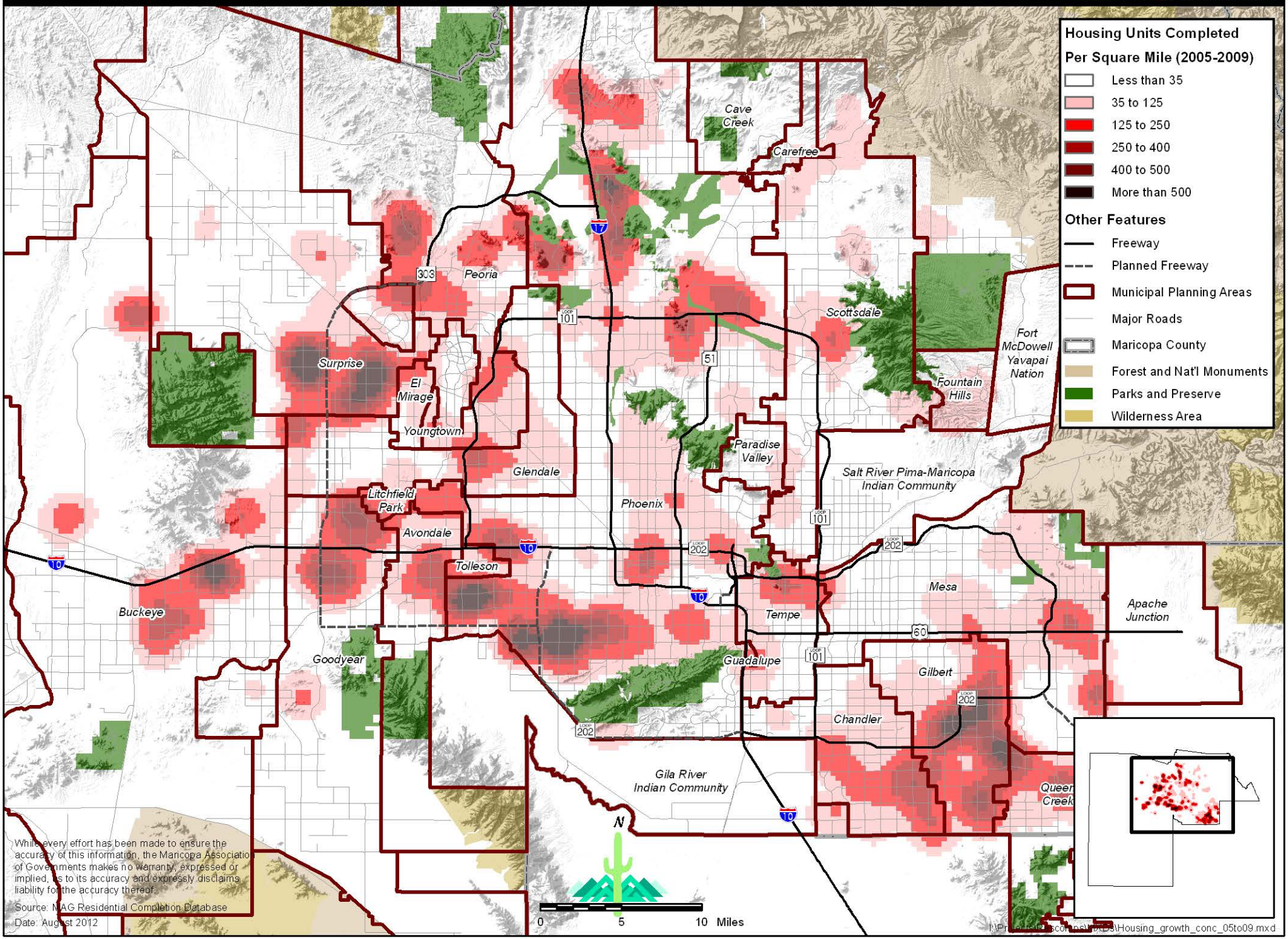
Housing Growth Concentration (1995 - 1999)



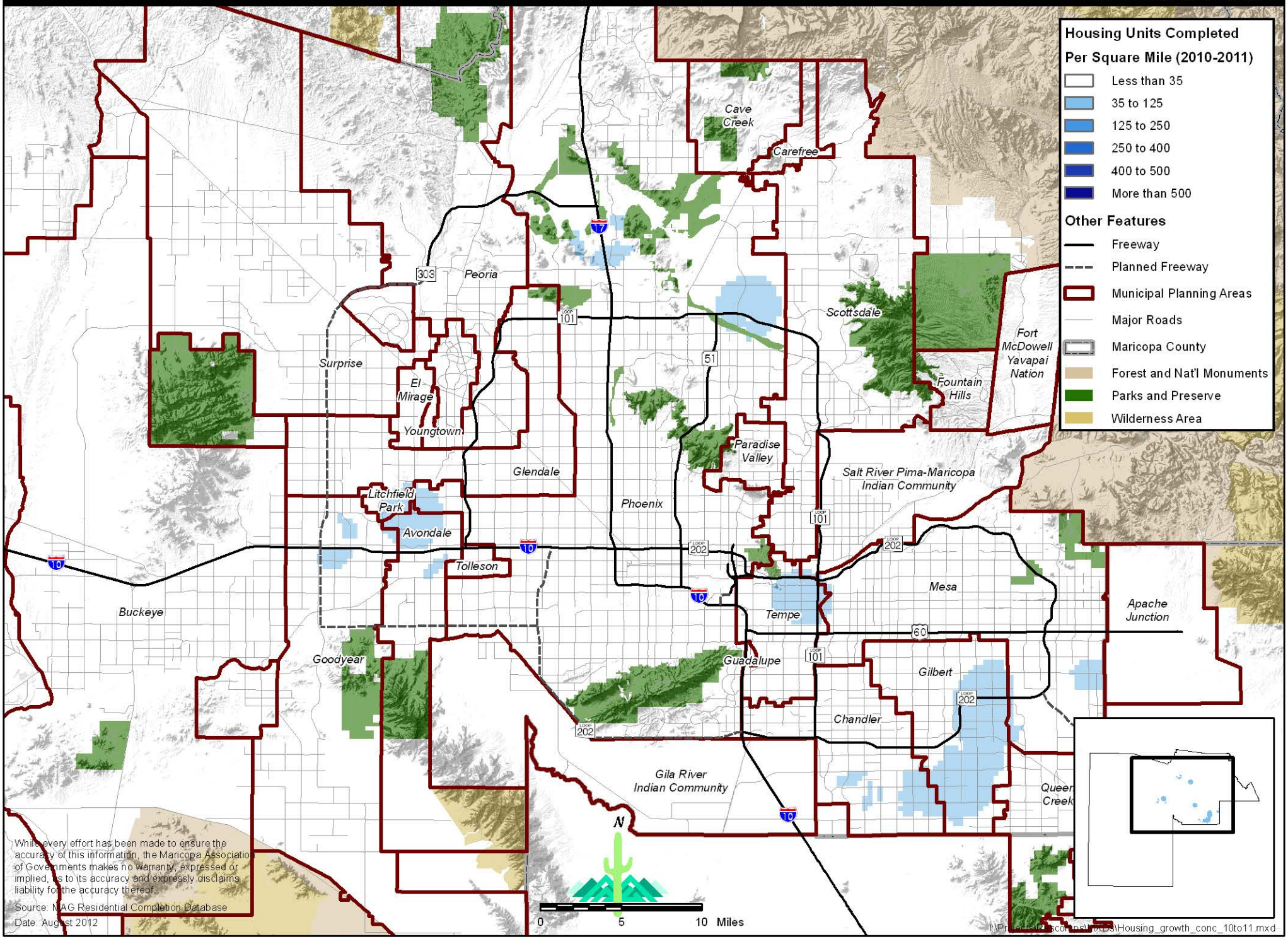
Housing Growth Concentration (2000 - 2004)



Housing Growth Concentration (2005 - 2009)



Housing Growth Concentration (2010 - 2011)



Single Family Housing Growth Concentration (April 1, 1990 - December 31, 2011)

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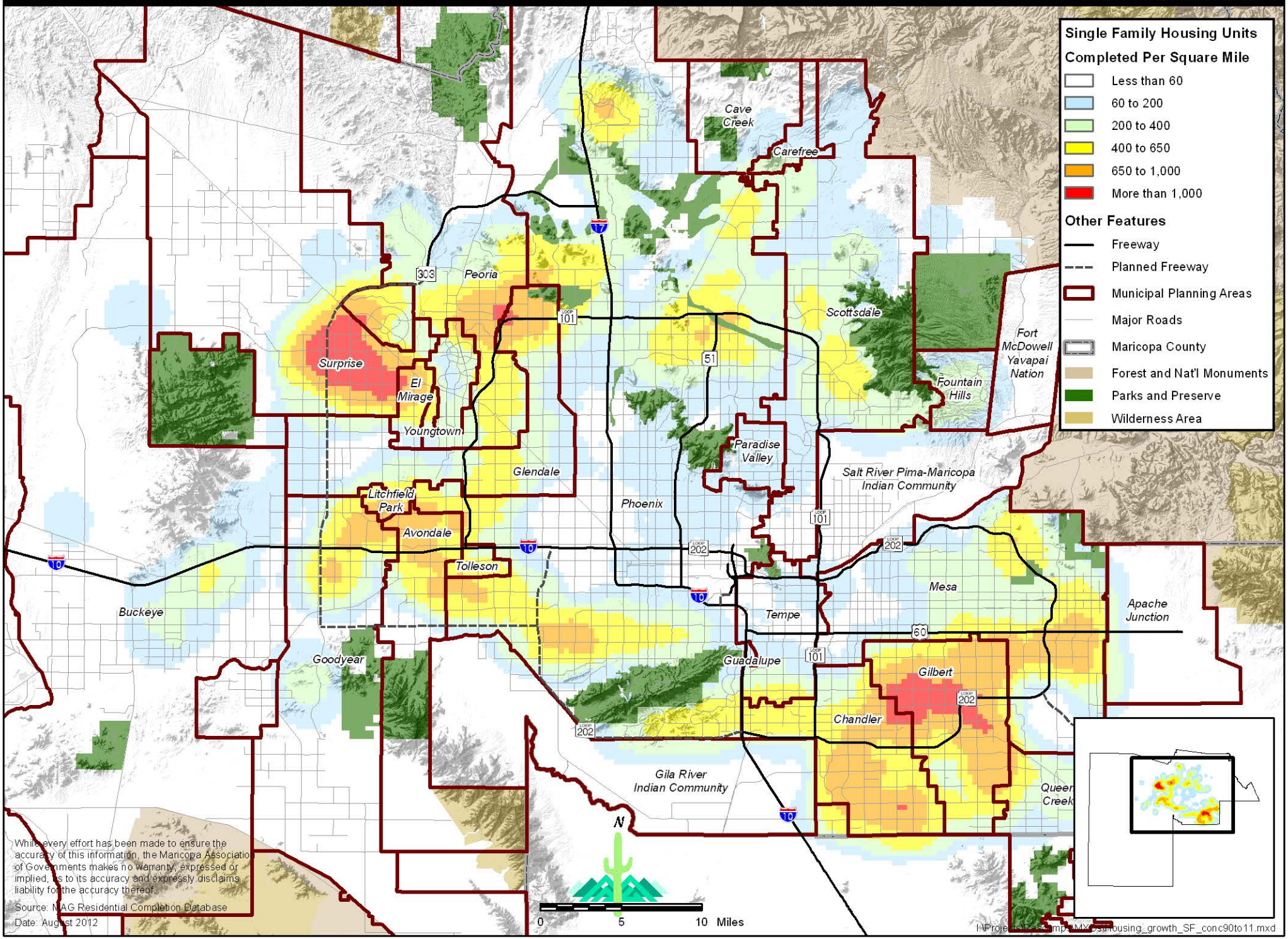

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Source: MAG Residential Completion Database

Date: August 2012

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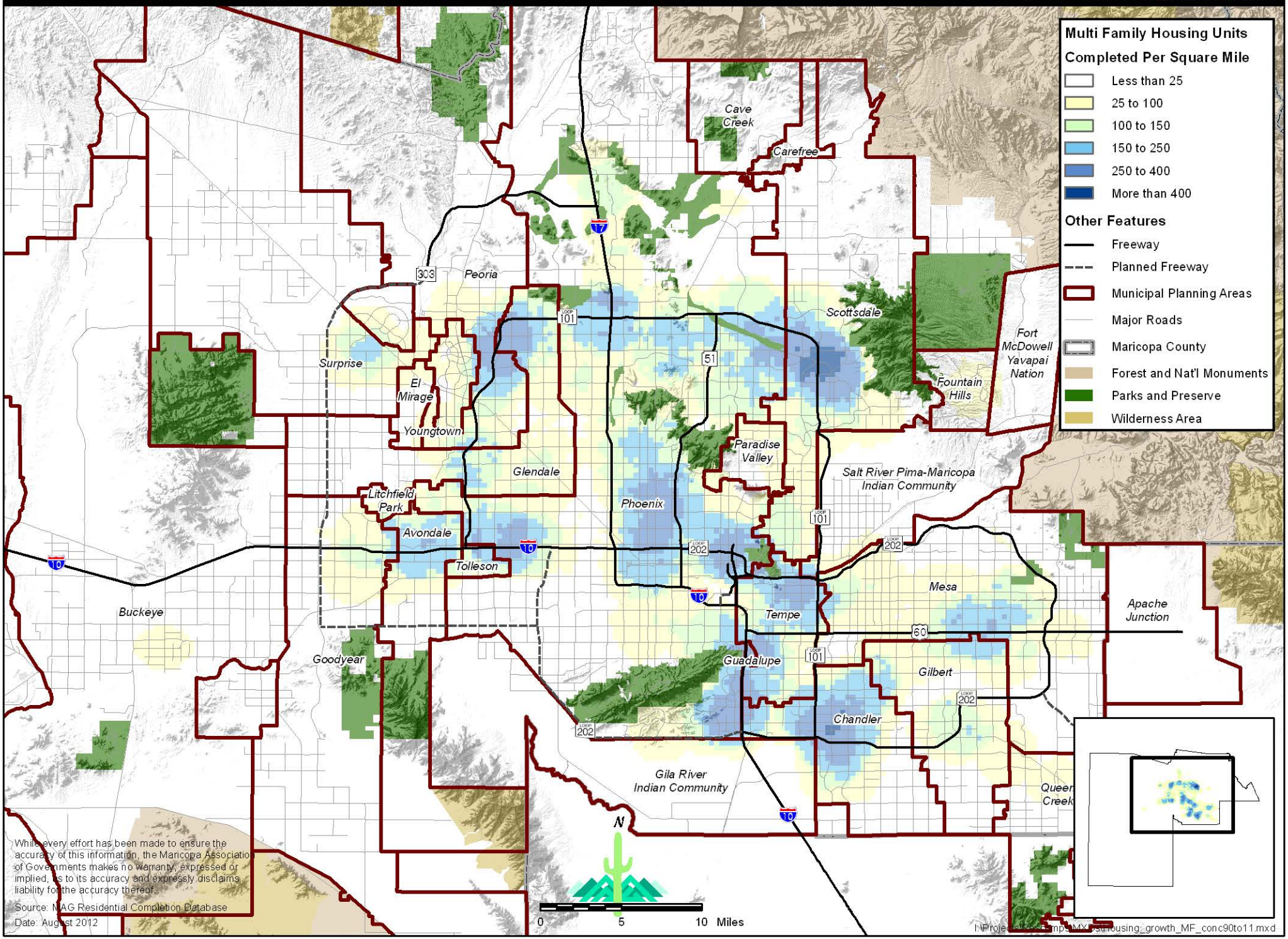
Multi Family Housing Growth Concentration (April 1, 1990 - December 31, 2011)



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Source: MAG Residential Completion Database

Date: August 2012

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