

ARIZONA

2014 Housing At-a-Glance



Arizona
Department
of Housing



JAN BREWER
GOVERNOR



Arizona
Department
of Housing

MICHAEL TRAILOR
DIRECTOR

September 2014

Dear Community Partner,

The Arizona Department of Housing is pleased to present you with the 2014 Arizona Housing Market At-a-Glance.

Arizona continues to recover from the worst recession in our lifetime and the housing recovery that has historically led Arizona's economic comeback is stalled. The effects of the Great Recession linger on.

Arizona's unemployment rate has declined to approximately 7 percent but that doesn't address the thousands of Arizonans who are significantly under employed compared to 2006. Additionally 20 percent of Arizona homeowners are still burdened with negative equity.

Our At-a-Glance housing affordability chart graphically demonstrates that Arizona's retail workers, waitpersons and firefighters continue to struggle to afford decent safe housing whether for sale or for rent in most Arizona locations. Likewise, police officers and teachers can only afford to rent in several Arizona locations.

If not for affordable housing programs such as the Low Income Housing Tax Credit program these hard working Arizona residents most likely would be living in substandard housing.

Thanks to the efforts of Arizona's affordable housing developers and federal funding for low income housing many hard working Arizonans have a decent place to call home and an opportunity to improve their circumstances.

Sincerely,

A handwritten signature in black ink that reads 'Michael Traylor'. The signature is fluid and cursive, with the first name 'Michael' being larger and more prominent than the last name 'Traylor'.

Michael Traylor
Director

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Home of the Arizona Housing Finance Authority

2014

Arizona's Housing Market ... *a glance.*

We in Arizona know firsthand just how important housing issues are to our economy, our job market, and our communities. As one of the hardest hit states, we felt the full force of the nationwide housing crisis and economic recession. However, today home values are on the rise, foreclosures are back to normal levels, our distressed inventory has decreased, and permitting is picking up which means more jobs and more people moving to Arizona.

Despite these various improvements, nearly one in every five Arizona homeowners is still underwater and stagnant wage growth has impacted home sales in the state.

The analyses and tables in this document are based on data available for early 2014 or for 2013 on housing, income, population, employment, and wages by occupation and by industry. To enable equitable comparison and consistency in this report, we have compared communities across the state on affordability reflected in the median home price or fair market rent in each area. Median price refers to the middle of the price range.

The information compiled for this report also reveals that median home prices in Arizona's rural communities range from a relatively low price of \$76,600 in Douglas to a high price of \$361,732 in the Sedona area. The most expensive among all Arizona rural and urban communities continues to be the Town of Paradise Valley, with a median home sales price of \$1,334,467 million. In general, home prices are higher in the urban areas and in communities that attract large numbers of seasonal and recreational tourists.

Median home prices have significantly been picking up from the recession; however, they continue to remain below their all time high levels seen in 2006. Affordability has improved; however, while lower prices can improve affordability, they can adversely impact many owners and potential sellers who have seen their limited equity erode.

The median housing price for existing homes at the state level and for most of the communities that are included in this study, reached their peak in either 2006 or in 2007. While slower than hoped, the latest trends indicate that home values are improving. From 2010 to 2013, the median price of existing homes increased by 35.8% at the state level.



2014 General Trends in Arizona's Housing Market ... *a glance.*

Arizona Home Prices vs. Median Income

Home prices are once again on the rise, approaching their peak levels; however, median household income has remained stagnant over the last decade.

- From 2005 to 2013, the median sales price of homes in Arizona increased only by 3.1 percent.
- Median home values are still down 5.1 percent from the height of the housing market in 2006.
- From 2011 to 2013 median home values have increased by 40 percent.

For census data by Arizona counties on median home values and median household income for the years 2000, 2010 and 2012 see Table 5 in the Appendices.



2014 General Trends in Arizona's Housing Market... *a glance.*

Arizona Home Prices vs. Other States

Based on the House Price Index (HPI) by the Federal Housing Finance Agency (FHFA), housing price appreciation in Arizona was ranked number four nationally for the first quarter of 2014. In 2009, Arizona's housing appreciation rate was ranked as one of the worst in the nation. This turnaround is a clear indication of a significant improvement in Arizona's housing market since the height of the recession.

STATE	ANNUAL PRICE INCREASE OR DECREASE	RANKING
Nevada	20.96%	1
District of Columbia	19.78%	2
California	15.78%	3
Arizona	14.72%	4
Florida	10.65%	5
Georgia	10.23%	6
Oregon	9.71%	7
Colorado	9.34%	8
Michigan	8.77%	9
Hawaii	8.45%	10
Texas	8.19%	11
North Dakota	7.90%	12
Wyoming	7.23%	13
Utah	7.22%	14
South Dakota	6.96%	15
U.S. Average	6.60%	-

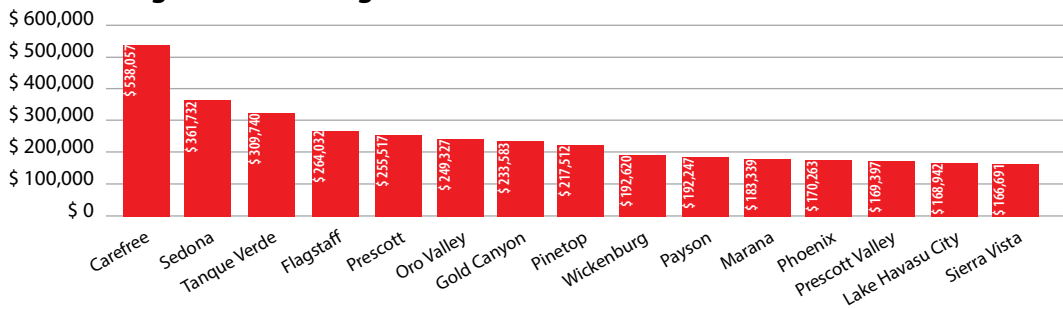
2014 General Trends in Arizona's Housing Market... *a glance.*

Median Home Prices - 2013

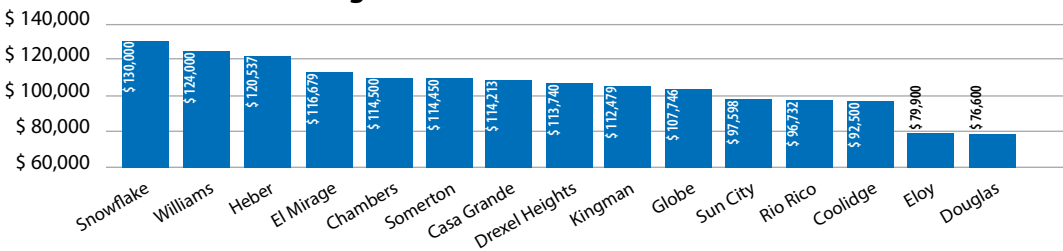
Median home prices in Arizona rural communities range from a low price of \$76,600 in Douglas to a high price of \$361,732 in the Sedona area. For cities and towns in Maricopa County, the lowest median price of \$97,598 was reported for Sun City, and the highest median price of \$1,334,367 for Paradise Valley. While the first two bar charts below show the 2013 median home prices for selected rural communities, the third bar chart is exclusively for jurisdictions in Maricopa County.

In general, home prices are much higher in urban communities and those that attract tourists, or have a relatively higher percentage of seasonal, recreational, or occasional use homes.

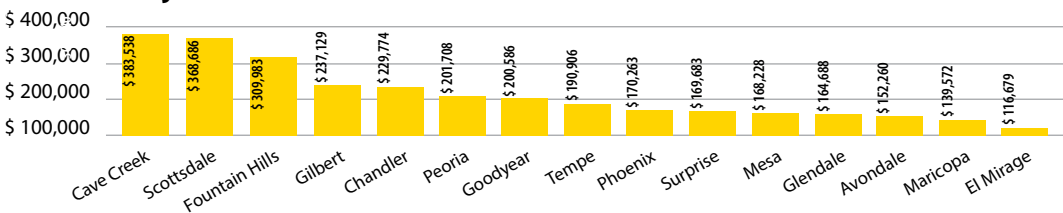
High-Price Housing Areas



Low-Price Housing Areas



Major Cities in Metro Phoenix



2014 Workforce Housing Affordability... a glance.

Police Officers, Teachers, Nurses and Firefighters

The following table shows the ability of a police officer to own a median price home in selected communities. Similar details for other occupations such as firefighter, teacher, retail worker, and waiter/waitress are presented in Table 1 in the Appendices.

- **One Income Earner per Household:** A police officer would be able to afford buying a house in nine of the 13 communities in Arizona, assuming he/she is the only income earner in the household. Just four years ago, only five out of the 13 were affordable.
- **Two Income Earners per Household:** A police officer, with the financial help of another income earner in the household, would be able to afford buying a house in 13 out of the 13 following jurisdictions.

Selected Areas	Hourly Wage Needed to Buy a Median Price House	One Income Earner Per Household		Two Income Earners Per Household	
		Median Hourly Wage of a Police Officer	Affordability Status	Hourly Wage of a Police Officer and Another Income Earner*	Affordability Status
Sedona	\$44.21	\$27.39	Not Affordable	\$46.56	Affordable
Flagstaff	\$32.27	\$24.86	Not Affordable	\$42.26	Affordable
Pinetop-Lakeside	\$26.58	\$20.82	Not Affordable	\$35.39	Affordable
Payson	\$23.50	\$20.79	Not Affordable	\$35.34	Affordable
Phoenix	\$20.81	\$31.37	Affordable	\$53.33	Affordable
Sierra Vista	\$20.37	\$22.37	Affordable	\$38.03	Affordable
Tucson	\$18.08	\$26.44	Affordable	\$44.95	Affordable
Yuma	\$17.05	\$24.07	Affordable	\$39.12	Affordable
Casa Grande	\$13.96	\$26.64	Affordable	\$45.29	Affordable
Kingman	\$13.75	\$24.07	Affordable	\$40.92	Affordable
Rio Rico	\$11.82	\$22.06	Affordable	\$37.50	Affordable
Douglas	\$9.36	\$22.37	Affordable	\$38.03	Affordable
State Average	\$22.10	\$27.00	Affordable	\$45.90	Affordable

* Assuming that the hourly wage or income of the second income earner in the household is 70 percent of the police officer's income.

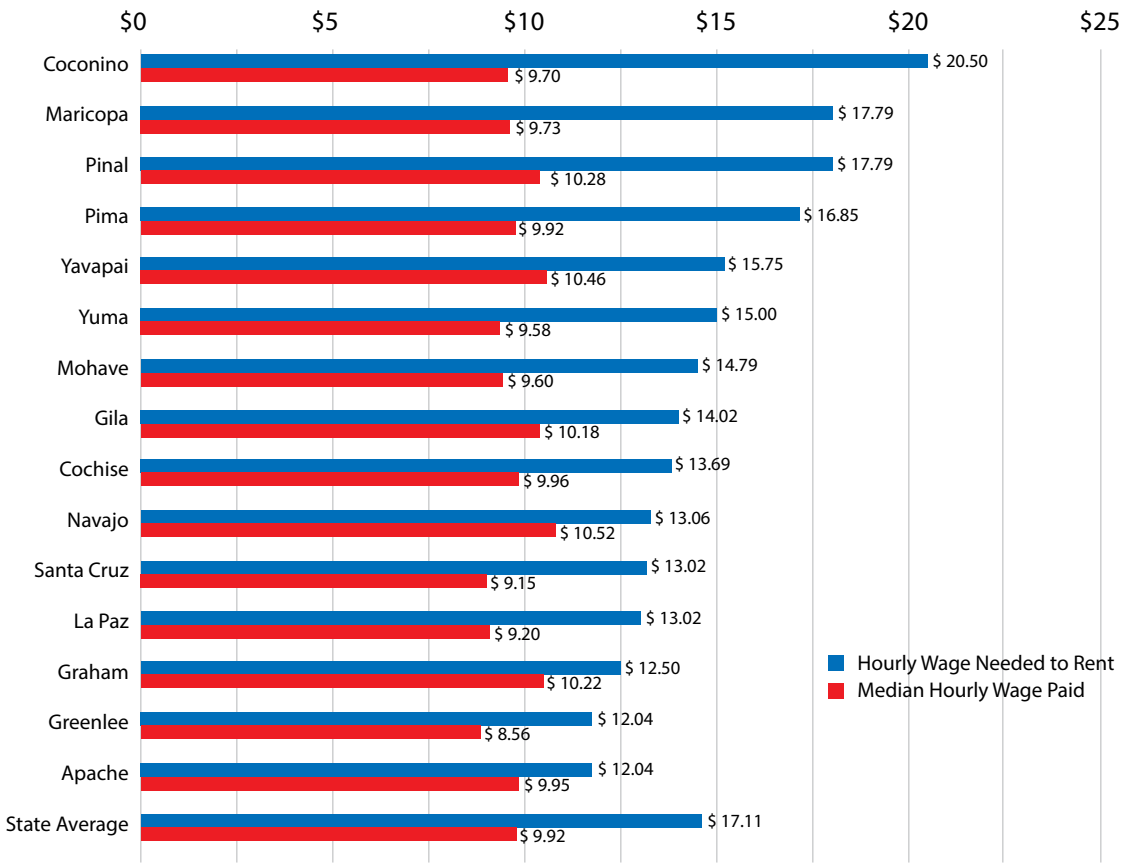
2014 Workforce Housing Affordability... a glance.

Renting a Two Bedroom Apartment in Selected Counties

Rental households comprise more than one-third of the total occupied homes in Arizona according to Census 2010 (34 percent) and American Community Survey 2008-2012 (34.5 percent).

The following graph shows the amount a household must earn to afford a two bedroom rental unit at the area's Fair Market Rent, based on the generally accepted affordability standards of paying no more than 30 percent of one's income for housing costs.

The median hourly wage used in this analysis is that of Retail Sales Workers in the corresponding county. Similar details for other selected occupations are presented in Table 1 in the Appendices.



Population and Employment Growth 2006 – 2013

The economic recession and the housing crisis took its toll on Arizona effecting both employment and population growth within the state. From 2008 to 2010, statewide employment decreased by 293,300 jobs. While the state's unemployment rate still trails the national average, the latest numbers do show that the Arizona job market is recovering. Additionally, the number of people moving to the state is also starting to pick up.

Most of the economic recovery, in terms of employment and population has occurred in the urban areas of the state.

Statewide employment has increased by 129,100 jobs since 2010. Of the total increase, 122,400 jobs, 94.8 percent were attributed to employment growth in the urban areas. The remaining 6,700 jobs (5.2 percent), during that span went to rural areas.

During the 2006-2013 period, population of the state increased by 464,645 people. Over two-thirds (68.3 percent of 317,516 persons) became residents of urban areas. The remaining 31.7 percent (147,129 persons) chose to live in one of the 13 rural counties of Arizona.



"Source: Office of Employment & Population Statistics, State Demographer's Office; U.S. Census Bureau; U.S. Bureau of Labor Statistics"

Appendices

Table 1:
Housing Affordability for Home Buyers and Renters for Common Occupations
in Selected Arizona Communities

2012

City/Town	County	Median Home Price*	Hourly Wage Needed to Buy	2 BDRM APT Monthly Rent**	Hourly Wage Needed to Rent	Hourly Median Wage						Total of All Occupations
						Police Officer	Teacher	Retail Worker	Nurse	Firefighter	Waitperson	
Bullhead City	Mohave	\$121,902	\$14.90	\$768.00	\$14.77	\$23.37	\$16.27	\$10.43	\$31.63	\$14.11	\$8.54	\$16.45
Casa Grande	Pinal	\$82,775	\$10.12	\$870.00	\$16.73	\$26.59	\$18.22	\$11.00	\$35.89	\$16.03	\$8.80	\$14.85
Chambers	Apache	\$165,800	\$20.26	\$614.00	\$11.81	\$20.09	\$16.98	\$10.28	\$31.73	\$19.70	\$8.60	\$18.25
Coolidge	Pinal	\$75,000	\$9.17	\$870.00	\$16.73	\$26.59	\$18.22	\$11.00	\$35.89	\$16.03	\$8.80	\$14.85
Douglas	Cochise	\$68,823	\$8.41	\$704.00	\$13.54	\$21.75	\$19.16	\$9.46	\$31.66	\$15.49	\$8.67	\$17.60
Eloy	Pinal	\$72,761	\$8.89	\$870.00	\$16.73	\$26.59	\$18.22	\$11.00	\$35.89	\$16.03	\$8.80	\$14.85
Flagstaff	Coconino	\$243,896	\$29.81	\$887.00	\$17.06	\$24.16	\$19.42	\$9.52	\$35.45	\$21.11	\$8.88	\$28.61
Florence	Pinal	\$109,135	\$13.34	\$870.00	\$16.73	\$26.59	\$18.22	\$11.00	\$35.89	\$16.03	\$8.80	\$14.85
Globe	Gila	\$137,692	\$16.83	\$750.00	\$14.42	\$21.17	\$17.02	\$10.44	\$31.31	\$12.95	\$8.60	\$19.11
Kingman	Mohave	\$101,054	\$12.35	\$768.00	\$14.77	\$23.37	\$16.27	\$10.43	\$31.63	\$14.11	\$8.54	\$16.45
Lake Havasu City	Mohave	\$148,508	\$18.15	\$768.00	\$14.77	\$23.37	\$16.27	\$10.43	\$31.63	\$14.11	\$8.54	\$16.45
Lakeside	Navajo	\$194,800	\$23.81	\$691.00	\$13.29	\$21.25	\$17.15	\$10.72	\$33.04	\$13.87	\$8.63	\$16.88
Mesa	Maricopa	\$145,615	\$17.80	\$870.00	\$16.73	\$31.10	\$19.27	\$9.77	\$35.06	\$22.17	\$8.75	\$20.43
Parker	La Paz	\$99,793	\$12.20	\$678.00	\$13.04	\$21.93	\$18.26	\$9.14	\$26.77	\$8.98	\$8.58	\$18.93
Phoenix	Maricopa	\$145,569	\$17.79	\$870.00	\$16.73	\$31.10	\$19.27	\$9.77	\$35.06	\$22.17	\$8.75	\$20.43
Pine	Gila	\$180,000	\$22.00	\$750.00	\$14.42	\$21.17	\$17.02	\$10.44	\$31.31	\$12.95	\$8.60	\$19.11
Pinetop	Navajo	\$199,260	\$24.35	\$691.00	\$13.29	\$21.25	\$17.15	\$10.72	\$33.04	\$13.87	\$8.63	\$16.88
Prescott	Yavapai	\$236,717	\$28.93	\$798.00	\$15.35	\$26.77	\$16.68	\$10.28	\$35.66	\$17.43	\$8.89	\$22.06
Rio Rico	Santa Cruz	\$90,548	\$11.07	\$666.00	\$12.81	\$21.42	\$18.48	\$9.33	\$31.37	\$17.36	\$9.22	\$15.74
Safford	Graham	\$124,765	\$15.25	\$613.00	\$11.79	\$25.99	\$18.51	\$10.33	\$27.83	\$9.26	\$8.53	\$17.02
Sedona	Yavapai/Coconino	\$323,454	\$39.53	\$798.00	\$15.35	\$26.77	\$16.68	\$10.28	\$35.66	\$17.43	\$8.89	\$22.06
Show Low	Navajo	\$158,599	\$19.38	\$691.00	\$13.29	\$21.25	\$17.15	\$10.72	\$33.04	\$13.87	\$8.63	\$16.88
Sierra Vista	Cochise	\$167,731	\$20.50	\$704.00	\$13.54	\$21.75	\$19.16	\$9.46	\$31.66	\$15.49	\$8.67	\$17.60
Snowflake	Navajo	\$107,400	\$13.13	\$691.00	\$13.29	\$21.25	\$17.15	\$10.72	\$33.04	\$13.87	\$8.63	\$16.88
Somerton	Yuma	\$76,174	\$9.31	\$732.00	\$14.08	\$23.15	\$16.97	\$9.34	\$33.99	\$19.27	\$8.58	\$14.83
Tucson	Pima	\$133,881	\$16.36	\$860.00	\$16.54	\$26.25	\$17.57	\$9.72	\$33.88	\$18.21	\$8.77	\$18.90
Williams	Coconino	\$120,000	\$14.67	\$887.00	\$17.06	\$24.16	\$19.42	\$9.52	\$35.45	\$21.11	\$8.88	\$28.61
Yuma	Yuma	\$129,479	\$15.82	\$732.00	\$14.08	\$23.15	\$16.97	\$9.34	\$33.99	\$19.27	\$8.58	\$14.83

ASSUMPTIONS

Down payment	5.0%
Interest rate	4.5%
Loan term in years	30
Annual property tax	1.00%
Annual home insurance premium	0.35%
Annual PMI premium	0.50%
% of income devoted to mortgage payment	30%

- Can afford to buy
- Can afford to buy or rent
- Cannot afford to buy or rent
- Can afford to only rent

2013

City/Town	County	Median Home Price*	Hourly Wage Needed to Buy	2 BDRM APT Monthly Rent	Hourly Wage Needed to Rent	Hourly Median Wage						Total of All Occupations
						Police Officer	Teacher	Retail Worker	Nurse	Firefighter	Waitperson	
Bullhead City	Mohave	\$141,071	\$17.24	\$769.00	\$14.79	\$24.07	\$16.49	\$9.60	\$31.12	\$14.44	\$8.69	\$17.99
Casa Grande	Pinal	\$114,213	\$13.96	\$925.00	\$17.79	\$26.64	\$18.13	\$10.28	\$34.79	\$16.43	\$8.77	\$17.39
Chambers	Apache	\$114,500	\$13.99	\$626.00	\$12.04	\$20.69	\$17.56	\$9.95	\$32.23	\$13.78	\$8.55	\$16.24
Coolidge	Pinal	\$92,500	\$11.30	\$925.00	\$17.79	\$26.64	\$18.13	\$10.28	\$34.79	\$16.43	\$8.77	\$17.39
Douglas	Cochise	\$76,600	\$9.36	\$712.00	\$13.69	\$22.37	\$18.25	\$9.69	\$28.51	\$17.02	\$8.78	\$17.08
Eloy	Pinal	\$79,900	\$9.76	\$925.00	\$17.79	\$26.64	\$18.13	\$10.28	\$34.79	\$16.43	\$8.77	\$17.39
Flagstaff	Coconino	\$264,032	\$32.27	\$1,066.00	\$20.50	\$24.86	\$18.64	\$9.70	\$36.51	\$21.13	\$9.05	\$31.74
Florence	Pinal	\$132,105	\$16.15	\$925.00	\$17.79	\$26.64	\$18.13	\$10.28	\$34.79	\$16.43	\$8.77	\$17.39
Globe	Gila	\$107,746	\$13.17	\$729.00	\$14.02	\$20.79	\$17.31	\$10.18	\$31.55	\$19.14	\$8.62	\$20.44
Kingman	Mohave	\$112,479	\$13.75	\$769.00	\$14.79	\$24.07	\$16.49	\$9.60	\$31.12	\$14.44	\$8.69	\$17.99
Lake Havasu City	Mohave	\$168,942	\$20.65	\$769.00	\$14.79	\$24.07	\$16.49	\$9.60	\$31.12	\$14.44	\$8.69	\$17.99
Lakeside	Navajo	\$142,272	\$17.39	\$679.00	\$13.06	\$20.82	\$16.83	\$10.52	\$33.70	\$13.95	\$8.63	\$18.85
Mesa	Maricopa	\$168,228	\$20.56	\$925.00	\$17.79	\$31.37	\$19.23	\$9.73	\$34.93	\$22.56	\$8.82	\$23.54
Parker	La Paz	\$147,000	\$17.97	\$677.00	\$13.02	\$22.38	\$18.16	\$9.20	\$27.57	\$9.05	\$8.68	\$13.12
Phoenix	Maricopa	\$170,263	\$20.81	\$925.00	\$17.79	\$31.37	\$19.23	\$9.73	\$34.93	\$22.56	\$8.82	\$23.54
Pine	Gila	\$182,391	\$22.29	\$729.00	\$14.02	\$20.79	\$17.31	\$10.18	\$31.55	\$19.14	\$8.62	\$20.44
Pinetop	Navajo	\$217,512	\$26.58	\$679.00	\$13.06	\$20.82	\$16.83	\$10.52	\$33.70	\$13.95	\$8.63	\$18.85
Prescott	Yavapai	\$255,517	\$31.23	\$819.00	\$15.75	\$27.39	\$17.57	\$10.46	\$35.85	\$14.47	\$8.87	\$24.42
Rio Rico	Santa Cruz	\$96,732	\$11.82	\$677.00	\$13.02	\$22.06	\$18.35	\$9.15	\$32.31	\$17.88	\$8.82	\$15.73
Safford	Graham	\$130,769	\$15.98	\$650.00	\$12.50	\$25.18	\$18.22	\$10.22	\$28.66	\$9.54	\$8.79	\$16.59
Sedona	Yavapai/Coconino	\$361,732	\$44.21	\$819.00	\$15.75	\$27.39	\$17.57	\$10.46	\$35.85	\$17.47	\$8.87	\$24.42
Show Low	Navajo	\$167,488	\$20.47	\$679.00	\$13.06	\$20.82	\$16.83	\$10.52	\$33.70	\$13.95	\$8.63	\$18.85
Sierra Vista	Cochise	\$166,691	\$20.37	\$712.00	\$13.69	\$22.37	\$18.25	\$9.69	\$28.51	\$17.02	\$8.78	\$17.08
Snowflake	Navajo	\$130,000	\$15.89	\$679.00	\$13.06	\$20.82	\$16.83	\$10.52	\$33.70	\$13.95	\$8.63	\$18.85
Somerton	Yuma	\$114,450	\$13.99	\$780.00	\$15.00	\$23.01	\$16.83	\$9.58	\$34.82	\$21.76	\$8.69	\$16.32
Tucson	Pima	\$147,942	\$18.08	\$876.00	\$16.85	\$26.44	\$17.39	\$9.92	\$31.91	\$17.99	\$8.75	\$20.62
Williams	Coconino	\$124,000	\$15.15	\$1,066.00	\$20.50	\$24.86	\$18.64	\$9.70	\$36.51	\$21.13	\$9.05	\$31.74
Yuma	Yuma	\$139,471	\$17.05	\$780.00	\$15.00	\$23.01	\$16.83	\$9.58	\$34.82	\$21.76	\$8.69	\$16.32

ASSUMPTIONS

Down payment	5.0%
Interest rate	4.5%
Loan term in years	30
Annual property tax	1.00%
Annual home insurance premium	0.35%
Annual PMI premium	0.50%
% of income devoted to mortgage payment	30%

- Can afford to buy
- Can afford to buy or rent
- Cannot afford to buy or rent
- Can afford to only rent

Appendices

Table 2:

Employment Growth and Housing Affordability by Industry - Arizona

Industry	Employment 2006	Employment 2013	Employment Change 2006-2013 Numbers	Employment Change 2006-2013 Percent	Average Annual Pay	Median Hourly Wage - AZ	Can Afford to Buy Median Priced House	Can Afford to Rent 2-BDRM Apartment
Mining	9,900	13,300	3,400	26%	\$45,178	\$21.72	NO	YES
Construction	240,300	122,900	-117,400	-96%	\$47,526	\$22.85	YES	YES
Manufacturing	185,700	155,200	-30,500	-20%	\$69,060	\$33.20	YES	YES
Wholesale Trade	105,700	97,500	-8,200	-8%	\$67,088	\$32.25	YES	YES
Retail Trade	322,100	299,400	-22,700	-8%	\$29,229	\$14.05	NO	NO
Transportation & Warehousing	84,300	84,000	-300	0%	\$47,162	\$22.67	YES	YES
Information (Publishing, motion pictures and videos, radio and TV stations, and telecommunications)	43,400	41,500	-1,900	-5%	\$61,379	\$29.51	YES	YES
Finance & Insurance	133,200	137,900	4,700	3%	\$67,351	\$32.38	YES	YES
Real Estate Rental & Leasing	51,900	47,200	-4,700	-10%	\$45,229	\$21.74	NO	YES
Professional & Business Services (Legal services, management services, computer services, accounting services, engineering services, payroll services)	395,100	371,900	-23,200	-6%	\$50,637	\$24.34	YES	YES
Educational Services (Businesses that provide educational services to schools, colleges, and universities plus specialized schools such as computer training, language schools, flight training, cosmetology)	43,400	57,000	13,600	24%	\$40,657	\$19.55	NO	YES
Health Care & Social Assistance	250,700	316,700	66,000	21%	\$48,068	\$23.11	YES	YES
Leisure & Hospitality	266,700	274,500	7,800	3%	\$20,627	\$9.92	NO	NO
Other Services (Auto repair shops, barber shops, other repair shops)	98,200	87,100	-11,100	-13%	\$31,551	\$15.17	NO	NO
Government - Federal, State and Local (All government employees including teachers, police)	408,500	409,400	900	0%	\$55,388	\$26.63	YES	YES
TOTAL	2,639,100	2,515,500	-123,600	-5%	\$45,923	\$22.08	NO	YES

Appendices

Table 3:
Employment Growth and Housing Affordability by Industry - Urban Arizona

Industry	Employment 2006	Employment 2013	Employment Change 2006-2013 Numbers	Employment Change 2006-2013 Percent	Average Annual Pay	Median Hourly Wage - AZ	Can Afford to Buy Median Priced House	Can Afford to Rent 2-BDRM Apartment
Mining	4,300	6,400	2,100	33%	\$50,627	\$24.34	YES	YES
Construction	208,000	108,200	-99,800	-92%	\$50,261	\$24.16	YES	YES
Manufacturing	168,000	140,100	-27,900	-20%	\$70,077	\$33.69	YES	YES
Wholesale Trade	96,600	89,700	-6,900	-8%	\$68,631	\$33.00	YES	YES
Retail Trade	271,400	252,500	-18,900	-7%	\$30,714	\$14.77	NO	NO
Transportation & Warehousing	74,300	73,400	-900	-1%	\$49,138	\$23.62	YES	YES
Information (Publishing, motion pictures and videos, radio and TV stations, and telecommunications)	39,200	37,400	-1,800	-5%	\$63,428	\$30.49	YES	YES
Finance & Insurance	126,300	131,100	4,800	4%	\$68,979	\$33.16	YES	YES
Real Estate Rental & Leasing	46,500	43,400	-3,100	-7%	\$48,317	\$23.23	YES	YES
Professional & Business Services (Legal services, management services, computer services, accounting services, engineering services, payroll services)	368,900	349,300	-19,600	-6%	\$52,306	\$25.15	YES	YES
Educational Services (Businesses that provide educational services to schools, colleges, and universities plus specialized schools such as computer training, language schools, flight training, cosmetology)	45,400	59,600	14,200	24%	\$42,062	\$20.22	NO	YES
Health Care & Social Assistance	206,000	263,900	57,900	22%	\$50,180	\$24.13	YES	YES
Leisure & Hospitality	221,100	230,500	9,400	4%	\$22,401	\$10.77	NO	NO
Other Services (Auto repair shops, barber shops, other repair shops)	86,200	76,700	-9,500	-12%	\$32,666	\$15.70	NO	NO
Government - Federal, State and Local (All government employees including teachers, police)	305,500	309,000	3,500	1%	\$59,392	\$28.55	YES	YES
TOTAL	2,267,700	2,171,200	-96,500	-4%	\$48,302	\$23.22	YES	YES

Appendices



Table 4:
Employment Growth and Housing Affordability by Industry - Rural Arizona

Industry	Rural Employment 2006	Rural Employment 2013	Rural Employment Change 2006-2013 Numbers	Rural Employment Change 2006-2013 Percentage	Average Annual Pay	Median Hourly Wage - AZ	Can Afford to Buy Median Priced House	Can Afford to Rent 2-BDRM Apartment
Mining	32,300	14,700	-17,600	-120%	\$48,271	\$23.21	YES	YES
Construction	17,700	15,100	-2,600	-17%	\$34,847	\$16.75	NO	YES
Manufacturing	9,100	7,800	-1,300	-17%	\$41,070	\$19.75	YES	YES
Wholesale Trade	50,700	46,900	-3,800	-8%	\$39,435	\$18.96	YES	YES
Retail Trade	10,000	10,600	600	6%	\$25,703	\$12.36	NO	NO
Transportation & Warehousing	4,200	4,100	-100	-2%	\$42,566	\$20.46	YES	YES
Information (Publishing, motion pictures and videos, radio and TV stations, and telecommunications)	6,900	6,800	-100	-1%	\$34,099	\$16.39	NO	YES
Finance & Insurance	5,400	3,800	-1,600	-42%	\$50,905	\$24.47	YES	YES
Real Estate Rental & Leasing	26,200	22,600	-3,600	-16%	\$25,147	\$12.09	NO	NO
Professional & Business Services (Legal services, management services, computer services, accounting services, engineering services, payroll services)	-2,000	-2,600	-600	23%	\$35,055	\$16.85	NO	YES
Educational Services (Businesses that provide educational services to schools, colleges, and universities plus specialized schools such as computer training, language schools, flight training, cosmetology)	44,700	52,800	8,100	15%	\$31,035	\$14.92	NO	YES
Health Care & Social Assistance	45,600	44,000	-1,600	-4%	\$47,502	\$22.84	YES	YES
Leisure & Hospitality	12,000	10,400	-1,600	-15%	\$15,391	\$7.40	NO	NO
Other Services (Auto repair shops, barber shops, other repair shops)	103,000	100,400	-2,600	-3%	\$23,883	\$11.48	NO	NO
Government - Federal, State and Local (All government employees including teachers, police)	371,400	344,300	-27,100	-8%	\$0	\$0.00	YES	YES
TOTAL	737,200	681,700	-55,500	-8%	\$34,703	\$16.68	NO	YES

Appendices

**Table 5:
2000, 2010 and 2012 Median Home Value and Household Income Data
for Arizona Counties**

County	Median Home Value					Median Household Income					Median Home Value	
	2000	2010	2012	% Increase 2000-2010	% Increase 2010-2012	2000	2010	2012	% Increase 2000-2010	% Increase 2010-2012	% Net Increase 2000-2010	% Net Increase 2010-2012
Apache	\$41,700	\$56,100	\$86,200	35%	54%	\$23,344	\$30,744	\$33,867	32%	10%	3%	43%
Cochise	\$88,200	\$138,700	\$140,700	57%	1%	\$32,105	\$45,213	\$43,252	41%	-4%	16%	6%
Coconino	\$142,500	\$233,800	\$214,300	64%	-8%	\$38,256	\$42,130	\$45,640	10%	8%	54%	-17%
Gila	\$100,100	\$164,400	\$124,800	64%	-24%	\$30,917	\$38,315	\$38,847	24%	1%	40%	-25%
Graham	\$80,900	\$124,800	\$127,100	54%	2%	\$29,668	\$42,152	\$46,129	42%	9%	12%	-8%
Greenlee	\$62,700	\$65,800	\$79,300	5%	21%	\$39,384	\$48,696	\$49,692	24%	2%	-19%	18%
La Paz	\$86,500	\$106,000	\$95,600	23%	-10%	\$25,839	\$34,528	\$36,053	34%	4%	-11%	-14%
Maricopa	\$129,200	\$180,800	\$161,600	40%	-11%	\$45,358	\$50,410	\$51,432	11%	2%	29%	-13%
Mohave	\$95,300	\$143,100	\$118,400	50%	-17%	\$31,521	\$36,456	\$34,445	16%	-6%	35%	-12%
Navajo	\$77,000	\$133,700	\$98,300	74%	-26%	\$28,569	\$40,623	\$34,298	42%	-16%	31%	-11%
Pima	\$114,600	\$173,200	\$153,500	51%	-11%	\$36,758	\$44,274	\$44,762	20%	1%	31%	-12%
Pinal	\$93,900	\$123,500	\$110,100	32%	-11%	\$35,856	\$50,110	\$50,515	40%	1%	-8%	-12%
Santa Cruz	\$94,700	\$156,400	\$136,800	65%	-13%	\$29,710	\$34,378	\$36,396	16%	6%	49%	-18%
Yavapai	\$138,000	\$188,600	\$177,900	37%	-6%	\$34,901	\$40,274	\$44,035	15%	9%	21%	-15%
Yuma	\$85,100	\$131,800	\$109,200	55%	-17%	\$32,182	\$42,240	\$39,485	31%	-7%	24%	-11%
State of Arizona	\$121,300	\$168,800	\$151,500	39%	-10%	\$40,558	\$46,789	\$47,826	15%	2%	24%	-12%

 Census 3-Year Estimate
 Census 5-Year Estimate

2014 Workforce Housing Affordability... *a glance.*

Population Growth 2006 – 2013

	Arizona		Urban		Rural	
	population	growth	population	growth	population	growth
2006	6,116,409		4,623,389		1,493,020	
2007	6,274,981	158,572	4,730,671	107,282	1,544,310	51,290
2008	6,368,649	93,668	4,792,861	62,190	1,575,788	31,478
2009	6,389,081	20,432	4,805,410	12,549	1,583,671	7,883
2010	6,401,569	12,488	4,805,226	-184	1,596,343	12,672
2011	6,438,178	36,609	4,829,451	24,225	1,608,727	12,384
2012	6,498,569	60,391	4,875,085	45,634	1,623,484	14,757
2013	6,581,054	82,485	4,940,905	65,820	1,640,149	16,665

Employment Growth 2006 – 2013

	Arizona		Urban		Rural	
	employment	growth	employment	growth	employment	growth
2006	2,639,300		2,162,900		476,400	
2007	2,679,400	40,100	2,191,500	28,600	487,900	11,500
2008	2,622,500	-56,900	2,135,400	-56,100	487,100	-800
2009	2,432,600	-189,900	2,034,300	-101,100	398,300	-88,800
2010	2,386,100	-46,500	1,994,000	-40,300	392,100	-6,200
2011	2,412,100	26,000	2,019,600	25,600	392,500	400
2012	2,463,500	51,400	2,065,400	45,800	398,100	5,600
2013	2,515,200	51,700	2,116,400	51,000	398,800	700

2014 Arizona's Housing Market *... a glance.*

Sources

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U.S. Federal Housing Finance Agency
Zillow



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Title II of the Americans with Disabilities Act prohibits discrimination on the basis of disability in the programs of a public agency. Individuals with disabilities who need the information contained in this publication in an alternate format may contact the Arizona Department of Housing at (602) 771-1000 or our TTY number (602) 771-1001 to make their needs known. Requests should be made as soon as possible to allow sufficient time to arrange for the accommodation.



The goal of the Arizona Department of Housing is to alleviate many of the issues raised in this document through strategic public investment and technical assistance. If you would like additional information, please contact:

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