

ARIZONA'S ECONOMY

APRIL 2003

SPRING ISSUE

ECONOMY STILL STUCK IN NEUTRAL

By Marshall J. Vest
Forecasting Project Director
February 28, 2003

Economic recovery is being held hostage by geopolitical tension, including Iraq, North Korea, the Arab-Israeli conflict, and the threat of terrorism. Until the situation in Iraq is resolved, the economy is likely to continue in a sideways pattern as decision makers remain on the sidelines, waiting to see what happens. If the war is short and decisive, hesitancy will fade and economic growth will resume in earnest. Arizona's economy remains in neutral, but appears poised to expand. Look for better results by midyear.

RECENT EVIDENCE FOR ARIZONA

Arizona's labor market sluggishness continued through year-end 2002 with little growth in non-farm employment. This flat pattern – neither growth nor losses — has been in place now for nearly a year. There are signs of life in some sectors, however. Services and construction both are off recent lows and are beginning to look like what one would expect in the early phases of a recovery. Federal government payrolls also are up sharply, reflecting the huge boost in federal spending that has been propping up the national economy

(Exhibit 1) — new Border Patrol and airport screeners, mainly, but also more CIA, FBI and Customs workers.

Business services, the industry that registered the largest losses during the recession, added 5,000 jobs during the past six months. Since this classification includes the “contingent workforce,” i.e., temporary help and contract workers who suffered most from recent cutbacks, this should be one of the first sectors to register gains when things improve.

The bad news is that manufacturing payrolls continue to plunge. Since peaking in January 2001, more than 27,000 jobs have disappeared, and there is no end in sight **(Exhibit 2)**. This is the worst decline for Arizona manufacturers ever, surpassing the losses of a decade ago.

Joining manufacturing in the list of industries that continue to slide is mining, communications & utilities, and FIRE (finance, insurance, and real estate) as well as travel-related sectors. Hotels and transportation sectors have yet to stage a recovery after plunging in late 2001.

This is the last look at employment using the SIC coding system. By mid-March, we'll have new industry detail using the NAICS coding system.

The outlook for job markets going forward is mixed. Help wanted ads in Phoenix, collected by the Conference Board, remains near recession lows, while a survey of hiring intentions conducted by Manpower is downright encouraging: net hiring strength for the second quarter is back

above positive 20 — almost back to the readings that prevailed in the second half of the 1990s.

Consumer confidence, on the other hand, stands at the lowest level since late 1993. War worries and the poor job market are the major reasons. Arizona consumer confidence is measured by the Behavior Research Center with sponsorship from Stockton Capital Management and Trust of Scottsdale.

Measures of consumer spending and personal income show little if any acceleration in recent months, although the change in individual income tax collections have moved closer to zero from decidedly negative readings of a few months ago **(Exhibit 3)**.

No doubt the most amazing feature in recent months is the strength in homebuilding and resale housing markets. Driven by low interest rates and recognition of housing as an investment vehicle, homebuilding ended 2002 near record levels **(Exhibit 4)**.

After significant upward movement, single-family construction statewide approached 58,000 at an annual rate as the year came to an end. Metro Phoenix accounts for the gain — Metro Tucson remained steady near recent highs. The upward surge is truly remarkable, given weakness in labor markets and falling confidence. Low interest rates and a strong investment motive account for the surge.

Fortunately, there are few signs of a bubble in housing in Arizona markets.

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EXHIBIT 1 Federal Spending Boosts Jobs

Federal Government Employment, Arizona (seasonally adjusted)

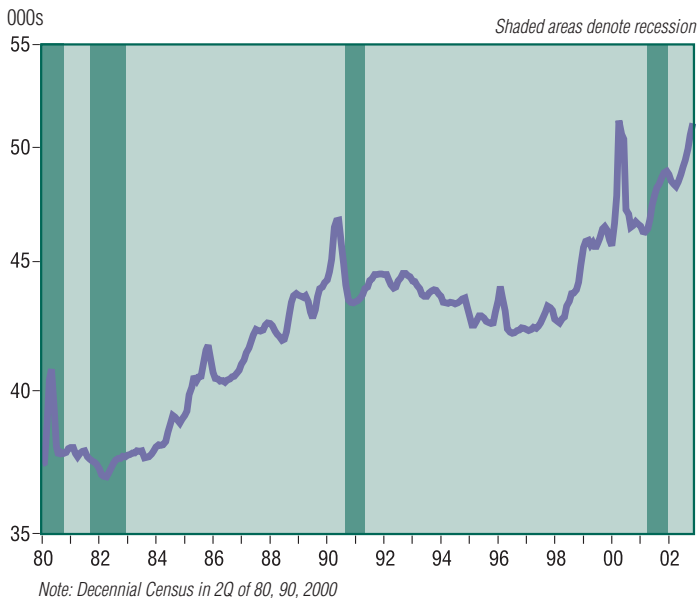
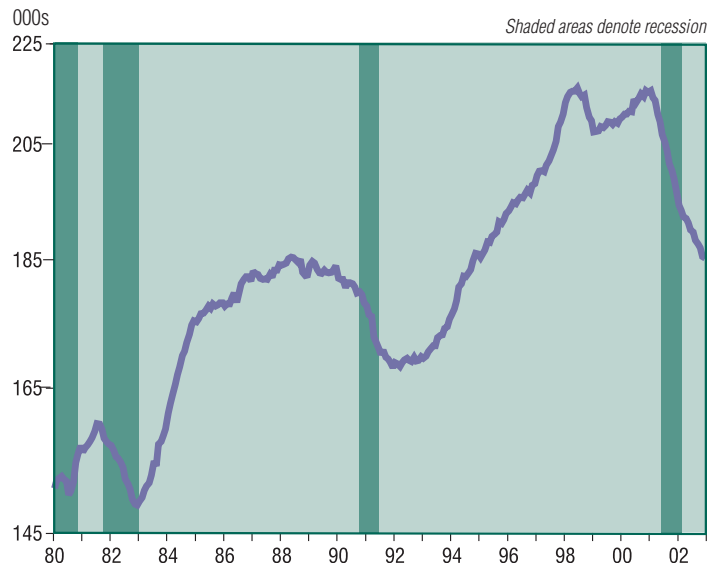


EXHIBIT 2 Where's the Bottom?

Manufacturing Employment, Arizona (seasonally adjusted)



According to a repeat sales index from Fannie Mae and Freddie Mac databases, housing prices increased by 4.5% during the year ending in third quarter 2002. That was less than nationwide, which saw prices rise 6.2%. Prices in Phoenix rose 4.0%, Tucson 5.8%, Flagstaff 5.7% and Yuma 2.5%. Those are far from excessive, and short of what one might expect if an asset bubble were building.

Yet there is a lingering fear that recent trends in housing markets are too good to last. In fact, there are a number of reasons to worry. In addition to low consumer confidence, there are mounting signs of household financial distress. Personal bankruptcies, auto repossession rates, manufactured housing loan delinquencies, net charge-off on credit cards, FHA/VA mortgage delinquencies, and mortgage foreclosure rates on conventional mortgage loans are all setting new records. Lenders are tightening credit standards as credit quality deteriorates, and Freddie Mac and Fannie Mae are introducing new fees on cash out re-financings. Households today hold \$5.8 trillion in mortgage liabilities on their balance sheets – an increase of 40% in the past four years. All these are worrisome signs for homebuilding in the coming months.

THE OUTLOOK

We expect modest recovery as the year unfolds. A short and decisive victory in the war with Iraq will bring a collective sigh of relief from consumers, CEOs and investors alike. CEOs will unlock long-delayed plans to grow their companies, and that will provide the spark needed to get the economy rolling. However, it will take at least a few more months for manufacturing to turn around, given excess capacity and weak economies among global trading partners. Auto sales and homebuilding will weaken from unsustainable levels, and consumers will restrain spending to pay down debt as interest rates rise and the opportunity to do cash-out refinancing disappears. Therefore, we should expect only gradual improvement in the second half that will lead to solid growth in 2004.

We look for the Arizona economy to generate about 40,000 net new jobs this year, for growth just under two percent. The following year and beyond should bring growth in excess of four percent. The services industry will lead the way, with business services registering the largest gains. Manufacturing should reverse course by the third quarter, but it will be 2006

before the jobs that have been lost are recovered. Government payrolls will see little if any growth this year or next, due to budget cutting. See the accompanying forecast table.

Personal income numbers will look better this year and next as companies bring back bonuses and some stock options rise above water once again. Look for a gain exceeding 5.5% this year and 7.5% next year.

Consumers will spend more as the economy recovers, but spending will not grow as fast as personal income while households repair their balance sheets and pay off some debt. It will be 2005 before retail sales catch up to personal income growth. Look for retail sales gains to average 5.5% this year and next.

Population growth continues to slow, and will struggle to reach two percent this year. That means roughly 100,000 new residents this year, down from nearly 150,000 only two years ago. Next year will bring 125,000, then 150,000 in 2005.

Although the recovery remains in neutral in early 2003, and risks are sky-high, the best bet is that the economy will gain momentum as the year unfolds. ■

EXHIBIT 3 Volatile Withholding Shows Improvement

Individual Income Tax Withholding, Arizona

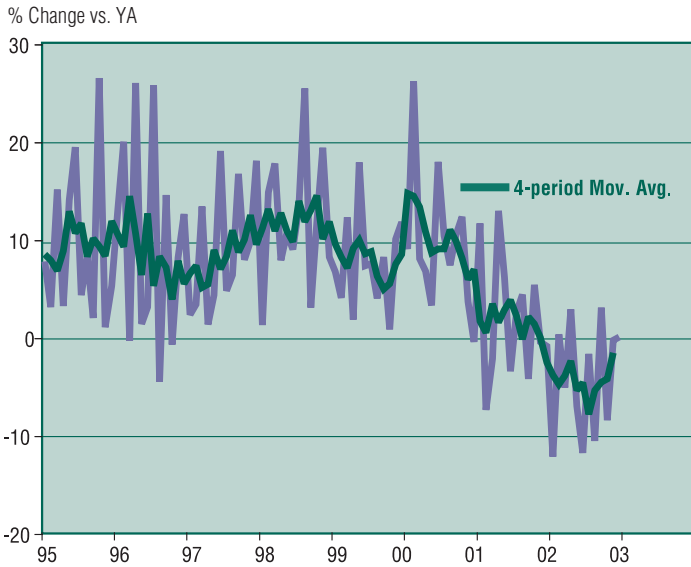
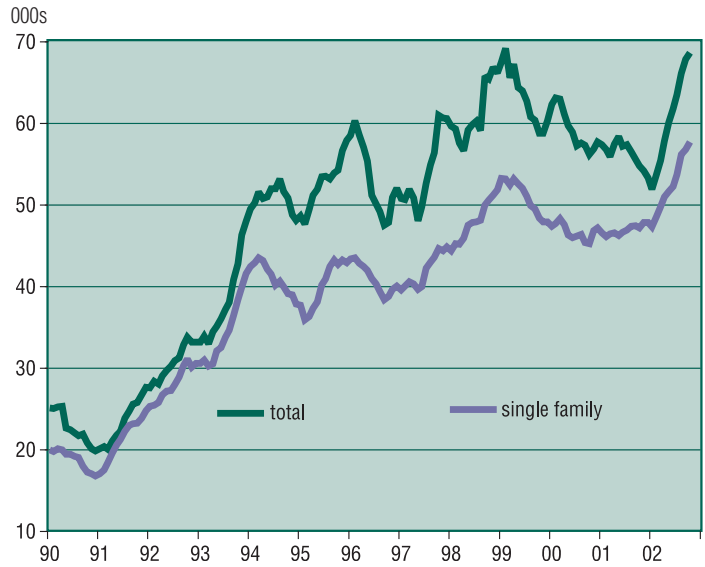


EXHIBIT 4 A Remarkable Year for Homebuilding

Building Permits, Arizona (SAAR, smoothed)



NAICS ARE COMING!

Over the past couple of years, Federal statistical agencies have been converting to the North American Industrial Classification System (NAICS, rhymes with “snakes”). This new integrated North American coding scheme has over 350 new industries and a six-digit coding scheme, compared to the old four-digit SIC (Standard Industrial Codes) structure. NAICS groups the economy into 20 broad sectors compared to only 10 SIC divisions. While a substantial improvement, it introduces breaks in time series far more profound than earlier revisions. Data for roughly two-thirds of all four-digit SICs will be derivable from the NAICS system.

In the next few months the new system will be reflected in measures used by forecasting models across the country. Last November, the Federal Reserve’s data on industrial production changed to NAICS, with history back to 1972. In December, new input-output tables were released by the Bureau of Economic Analysis (BEA). In June, employment data from the Current Employment Statistics (CES) program will be released. Global Insight, our provider of national forecasts, will be extensively revising their models to incorporate these changes.

In mid-March, the Arizona Department of Economic Security will begin publishing their monthly employment data on NAICS basis. The release will include historical data to 1990 for statewide totals and metro areas. Historical data for counties will be available back only to 2001. In the April-May time frame, the U.S. Bureau of Economic Analysis (regional statistics office) will switch personal income by industry and source to NAICS. Quarterly personal income for Arizona will be available historically only for 2002. The annual series for state and county personal income will go back to 2001.

All these changes will necessitate extensive re-specification of our state and metro models – a process that is likely to stretch into the summer or fall as additional data is received. We’ll continue to issue forecasts using whatever data is available, during what promises to be a very busy period for us. These changes will improve our understanding of economic trends and (hopefully) result in better forecasts.

S P O N S O R S

- Arizona Department of Commerce*
- Arizona Joint Legislative Budget Committee*
- Arizona Public Service Company*
- Bank One Arizona*
- CB Richard Ellis*
- City of Mesa*
- City of Tucson*
- Compass Bank*
- Elliott D. Pollack and Company*
- KB Home*
- Merrill Lynch*
- Northern Trust Bank of Arizona*
- Pima Association of Governments*
- Pima County*
- Salt River Project*
- Tucson Electric Power Company*
- Tucson Newspapers*

F O R E C A S T T A B L E S

Forecasts for Arizona

	2001	2002	2003	2004	2005	2006	2007
Personal Income (\$ mill)	137,313.5	143,186.8	151,344.7	163,001.3	175,938.4	191,501.2	206,457.4
percent change	4.8	4.3	5.7	7.7	7.9	8.8	7.8
Per Capita Personal Income	25,811	26,250	27,225	28,684	30,136	31,890	33,412
percent change	1.9	1.7	3.7	5.4	5.1	5.8	4.8
Aggregate Retail Sales (\$ mill)*	55,417.7	56,582.6	59,409.3	62,664.9	67,588.6	72,842.0	77,969.2
percent change	2.1	2.1	5.0	5.5	7.9	7.8	7.0
Population (000s, mid-year)	5,319.9	5,454.8	5,559.0	5,682.6	5,838.1	6,005.1	6,179.1
percent change	2.9	2.5	1.9	2.2	2.7	2.9	2.9
Net Migration (000s)	107.4	68.5	69.4	100.6	118.7	129.7	125.1
Wage & Salary Employment (000s)	2,267.0	2,248.8	2,289.3	2,382.8	2,486.8	2,601.8	2,700.9
percent change	1.1	-0.8	1.8	4.1	4.4	4.6	3.8
Goods-Producing	384.6	362.3	357.6	356.9	371.4	391.1	407.9
percent change	-0.5	-5.8	-1.3	-0.2	4.1	5.3	4.3
Construction	165.0	159.8	163.9	162.0	167.8	176.1	185.0
percent change	2.1	-3.2	2.6	-1.2	3.6	4.9	5.1
Manufacturing	210.1	193.7	185.4	186.9	195.6	207.2	215.2
percent change	-2.4	-7.8	-4.3	0.8	4.7	5.9	3.8
Service-Providing	1,882.4	1,886.5	1,931.7	2,025.9	2,115.5	2,210.7	2,293.0
percent change	1.4	0.2	2.4	4.9	4.4	4.5	3.7
Trade (Wholesale & Retail)	533.3	538.2	546.8	570.2	593.5	619.5	643.8
percent change	1.3	0.9	1.6	4.3	4.1	4.4	3.9
Services	711.2	706.5	734.6	790.4	835.1	879.9	917.5
percent change	0.4	-0.7	4.0	7.6	5.7	5.4	4.3

Forecasts for Phoenix-Mesa Metro Area

	2001	2002	2003	2004	2005	2006	2007
Personal Income (\$ mill)	93,005.2	95,369.7	100,571.3	108,034.0	116,979.6	127,556.2	137,704.1
percent change	3.0	2.5	5.5	7.4	8.3	9.0	8.0
Per Capita Personal Income	27,525	27,563	28,501	29,839	31,349	33,125	34,685
percent change	-0.1	0.1	3.4	4.7	5.1	5.7	4.7
Aggregate Retail Sales (\$ mill)*	37,876.4	37,862.5	39,842.4	41,963.1	45,685.2	49,400.5	52,860.2
percent change	1.6	0.0	5.2	5.3	8.9	8.1	7.0
Population (000s, mid-year)	3,378.9	3,460.1	3,528.7	3,620.6	3,731.5	3,850.7	3,970.1
percent change	3.1	2.4	2.0	2.6	3.1	3.2	3.1
Net Migration (000s)	67.1	47.5	36.4	59.4	77.3	84.7	84.7
Wage & Salary Employment (000s)	1,597.4	1,582.7	1,614.7	1,676.8	1,747.1	1,825.3	1,895.4
percent change	1.0	-0.9	2.0	3.9	4.2	4.5	3.8
Goods-Producing	282.9	271.8	266.0	263.6	271.6	284.2	295.0
percent change	-1.4	-3.9	-2.1	-0.9	3.0	4.6	3.8
Construction	120.7	119.3	118.3	117.2	121.4	127.4	133.5
percent change	1.4	-1.1	-0.9	-0.9	3.5	5.0	4.8
Manufacturing	159.7	149.9	145.2	143.9	147.7	154.2	159.0
percent change	-3.4	-6.2	-3.1	-0.9	2.7	4.4	3.1
Service-Providing	1,314.5	1,310.9	1,348.6	1,413.2	1,475.5	1,541.2	1,600.4
percent change	1.5	-0.3	2.9	4.8	4.4	4.4	3.8
Trade (Wholesale & Retail)	382.5	382.6	386.9	398.5	413.9	430.3	445.9
percent change	1.9	0.0	1.1	3.0	3.9	4.0	3.6
Services	517.5	514.4	535.5	572.6	602.2	632.6	660.3
percent change	-0.1	-0.6	4.1	6.9	5.2	5.0	4.4

Forecasts for Tucson Metro Area

	2001	2002	2003	2004	2005	2006	2007
Personal Income (\$ mill)	21,010.6	21,760.4	23,124.2	24,918.0	26,606.0	28,415.0	30,196.2
percent change	4.4	3.6	6.3	7.8	6.8	6.8	6.3
Per Capita Personal Income	24,133	24,473	25,440	26,682	27,836	29,113	30,333
percent change	1.9	1.4	4.0	4.9	4.3	4.6	4.2
Aggregate Retail Sales (\$ mill)*	8,655.6	8,713.9	9,194.0	9,801.8	10,350.4	10,923.6	11,444.8
percent change	1.8	0.7	5.5	6.6	5.6	5.5	4.8
Population (000s, mid-year)	870.6	889.2	909.0	933.9	955.8	976.0	995.5
percent change	2.5	2.1	2.2	2.7	2.3	2.1	2.0
Net Migration (000s)	16.2	13.4	14.4	19.2	16.1	14.2	13.3
Wage & Salary Employment (000s)	350.7	347.4	357.2	374.0	386.6	396.5	405.0
percent change	0.1	-1.0	2.8	4.7	3.4	2.6	2.2
Goods-Producing	57.2	54.7	55.6	56.5	57.5	58.3	59.0
percent change	0.5	-4.4	1.6	1.6	1.7	1.5	1.2
Construction	21.7	21.1	21.6	21.9	22.5	23.1	23.5
percent change	-0.8	-2.9	2.2	1.6	2.6	2.6	1.8
Manufacturing	33.7	32.1	32.8	33.4	33.9	34.3	34.6
percent change	1.7	-4.8	2.5	1.8	1.4	1.1	1.0
Service-Providing	293.5	292.7	301.6	317.5	329.2	338.2	346.0
percent change	0.1	-0.3	3.1	5.3	3.7	2.7	2.3
Trade (Wholesale & Retail)	72.1	71.2	72.0	74.7	77.6	80.1	82.0
percent change	-0.7	-1.2	1.1	3.7	3.9	3.3	2.3
Services	117.7	117.0	123.0	133.0	139.4	144.2	148.6
percent change	-0.7	-0.5	5.1	8.2	4.8	3.4	3.1

*Aggregate Retail Sales includes retail, food, restaurant & bars and gasoline sales.

Source: Economic and Business Research Program, Eller College of Business and Public Administration, The University of Arizona

ARIZONA'S STATE BUDGET MESS SELF INFLICTED

By Marshall J. Vest

Four new studies released in the past few weeks provide answers to how the state's budget got into such a deep hole. Contrary to assertions that the recession and too much government spending caused current budget woes, it is clear that the deficits resulted from overzealous tax cutting and failure to adequately fund the Budget Stabilization Fund (commonly known as the rainy day fund).

Beginning in fiscal year 1993, legislators approved a series of tax cuts totaling more than \$1.2 billion dollars. That is one third of the taxes collected in fiscal year 1992! Adjusted to growth in population and inflation, these cuts approach \$1.8 billion in today's dollars (compared to a \$6 billion general fund budget).

The February 2003 issue of *Governing* magazine <http://governing.com> gives Arizona two stars on adequacy, fairness, and administration. Two stars mean that the state could continue to function, but there are clear elements that could benefit from change. Due to large tax cuts during the past decade, both adequacy and fairness of the system have suffered greatly. Editors

also note outdated technologies at the state's Department of Revenue. This is perhaps the best (and unbiased) currently available analysis of state taxation across the country.

A second report, from the Institute on Taxation and Economic Policy called "Who Pays," <http://www.itepnet.org/> provides state-by-state measures of regressiveness (low- and middle-income taxpayers pay a larger share of their income than wealthy taxpayers). Findings here show that Arizona's tax structure has become much more regressive during the 1990s as taxes were shifted from income to sales taxes (nearly one half of all taxes collected today are from transactions). In Arizona, taxpayers in the lowest 20% of the income distribution give 12.5% of their income to state and local taxes. The wealthiest one percent pays only 4.9%. That gives Arizona the dubious distinction of having one of the most regressive systems in the country. As Arizona lawmakers consider changing the structure of taxes, the ability to pay will be a key criterion.

The third study, from the Cato Institute titled *States Face Fiscal Crunch after 1990s*

Spending Spree, <http://www.cato.org> argues that states simply spent too much during the good times. They propose to limit state spending to the sum of population growth and inflation. The authors then note that from 1990 to 2001, spending in Arizona didn't grow that much; spending grew by 93%, population growth plus inflation by 96%. Arizona was one of three states that grew less. In other words, spending was not the problem here in Arizona.

The fourth study, published by the Center for Business Research at Arizona State University called *Public Finance in Arizona*, <http://wpcarey.asu.edu/seid/cbr/> finds that "as a percent of personal income, revenues currently are the lowest since records began in FY 1971." Moreover, "The combined tax burden in AZ is below the national average... between 11 and 17%... and has dropped considerably since the early 1990s." Additionally, "Per capita spending on operations in FY 2000 was 5th lowest, 19% below average."

After reading these reports, it is clear that Arizona neither spends nor taxes too much and that both adequacy and fairness of the state's tax system have been seriously compromised by too much tax cutting in recent years. ■

THE BUDGET CRISIS WAS PREDICTABLE

By Alberta H. Charney, Ph.D.

Five factors caused the current budget crises and both the crises and the severity of the crisis were entirely predictable. In 1994's *Arizona's Economy*, I wrote: "The combination of (1) under funding the rainy day fund during an upswing period, (2) numerous tax cuts which are likely to permanently downsize the General Fund, (3) a super-majority requirement for all tax increases, (4) the strong cyclicity of revenues, and (5) an increased demand for social services during recessions will result in severe expenditure cuts in some government services in the next economic downturn."

In 1992, a referendum passed that required a super-majority (2/3rds) of the Legislature to pass a tax increase. Tax cuts can be implemented by a 50% majority, but

making up that lost revenue by imposing new taxes, raising existing taxes, or reversing a tax cut requires a two-thirds majority. Even revenue-neutral changes, designed to improve the fairness of the tax structure, require a super-majority because equity adjustments require a tax increase on one group of taxpayers to offset a tax decrease on another group. The super-majority requirement acts like a ratchet, in which tax decreases made during an economic expansion always become permanent.

Throughout the 1990s, enormous tax cuts permanently downsized the General Fund. According to the Joint Legislative Budget Committee staff, \$1.2 billion was cut from General Fund revenues since 1993. When these JLBC estimates are permitted to grow with population and inflation, the tax cuts are closer to \$1.8 billion. This amount, almost 1/3rd of the General Fund, is lost each year.

While the idea of continual tax cuts sound good, the sole purpose of taxation is to

provide public services. During the decade of the 90s, Arizona teacher salaries dropped from 23rd to 41st among states. (*Prop 301, a 0.6 percent increase in sales taxes earmarked for education that boosted teacher salaries, improved the ranking to 36th in FY 2002.*) Average per-pupil expenditures in primary and secondary schools fell from 33rd to 49th between 1989 and 2002 and the percentage of 18 to 24-year olds in Arizona who have a high school credential fell from 83% in 1990 to 75% in 1998. While private sector employees enjoyed a 20% increase in real income from 1990 to 2001, state and local government employees suffered a 14.9 percent decline in purchasing power. Public employee salaries are extremely low across the board and our universities are experiencing brain drain as faculty leave to take higher paying positions elsewhere. While handing out politically popular tax cuts, the Legislature balanced the budget on the backs of public employees, teachers, and Arizona's children. (*continued page 6*)

(continued from page 5)

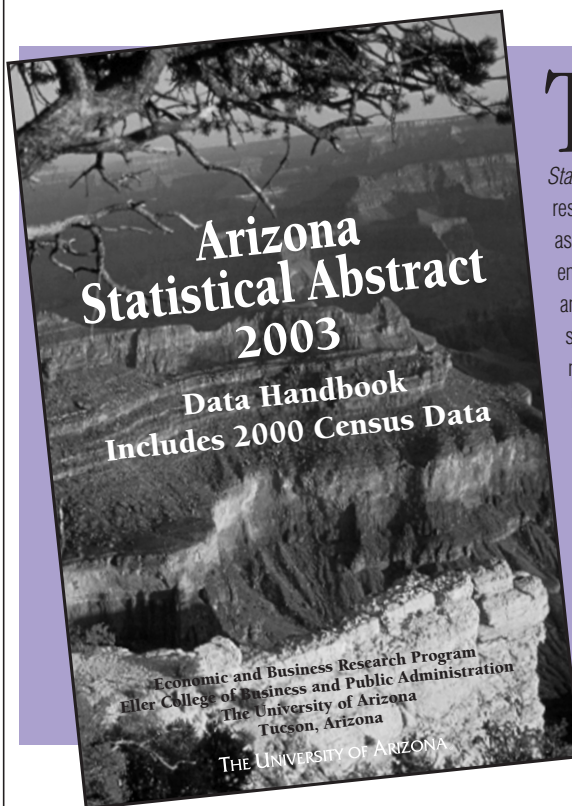
The Budget Stabilization Fund (*aka the Rainy Day Fund*) was established in 1990 to smooth out the fluctuations in Arizona's revenue streams. Although a wonderful idea, the fund has failed to adequately serve the needs of the state. The fund is limited to seven percent of the General Fund, but the three major sources of revenue – sales, individual income, and corporate income taxes – can fall by as much as 15%, 10% and 30%, respectively, during economic downturns. Since these revenue sources comprise 94 percent of all tax revenues to the General Fund, the seven percent limit is too low to adequately cover even one year of a recession. To make matters worse, recessions typically impact more than one fiscal budget. Finally, the funding formulas are designed only to smooth out revenue fluctuations, not to account for recession-induced increases in the number of families qualifying for public support and health care. Approximately \$800 million of the \$1 billion deficit projected for FY03-04 is due to increasing caseloads in AHCCCS and welfare, and more students in public schools. These increases either are voter mandated, court ordered or formula driven.

These factors work together to create a structural deficit that isn't going away anytime soon. During the prosperous decade of the 1990s, the Legislature chose to significantly cut the level of public services in Arizona. With the funding of public services already at an all-time low, budget cuts may literally destroy some of our public institutions and seriously compromise Arizona's ability to compete in high-tech industries of the New Economy.

The combination of volatile revenues, recessions that last more than one fiscal year, and the burgeoning of families eligible for social services during a recession suggests that the Budget Stabilization Fund limit be increased to 40 percent of the General Fund. The super-majority should be eliminated through a referendum so that the elected Legislature can make critical decisions regarding the structure of the tax system and the level of taxation, through a majority vote. Additionally, future tax cuts should be temporary so that revenues are available during the next recession.

In the meantime, the Legislature is hamstrung in any attempts to raise critical revenues or restructure the tax system, thereby denying Arizonans needed public services and the infrastructure upon which to build a 21st century economy. ■

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	AUG 2002	SEP 2002	OCT 2002	NOV 2002	DEC 2002	% change versus year ago for:	
						most recent month	most recent 12-months
YUMA METROPOLITAN REGION							
Civilian Labor Force, ADES							
Employment	73,050	69,925	67,900	65,250	63,675	6.2	1.2
Unemployment	48,800	48,950	50,675	51,225	52,350	3.9	2.6
Unemployment Rate (%)	24,250	20,975	17,225	14,025	11,325	18.3	-3.0
Unemployment Rate (%)	33.2	30.0	25.4	21.5	17.8	11.4	-4.9
Employees on Nonagricultural Payrolls, ADES							
Total	39,875	40,375	41,375	42,325	44,000	0.5	0.7
Construction	2,950	2,950	2,925	2,900	2,850	1.8	0.8
Manufacturing	1,850	1,775	1,775	1,800	2,300	1.1	-16.5
Trans., Comm. & Publ. Util.	1,600	1,600	1,625	1,650	1,750	11.1	10.4
Trade	10,050	10,200	10,650	11,150	12,350	-3.1	-2.4
Finance, Ins. & Real Estate	1,300	1,325	1,375	1,425	1,450	5.5	2.4
Services	10,200	10,250	10,375	10,650	10,775	2.1	4.4
Government	11,925	12,275	12,650	12,750	12,525	0.6	2.6
Sales (\$000s) ADOR							
Gross Retail	84,127	85,996	88,028	105,230	132,285	8.7	3.7
Retail	64,560	67,556	68,209	83,658	108,081	6.6	3.5
Restaurants & Bars	8,916	8,593	9,604	10,331	12,376	9.6	7.2
Gasoline, EBR	10,651	9,847	10,215	11,241	11,828	30.1	1.9
Gallons (000s) ADOT	7,570	7,111	7,578	8,349	9,070	2.3	9.3
Contracting	14,406	17,825	27,758	18,458	23,698	9.8	19.5
Value of Construction Contract Awards (\$000s) F.W. Dodge							
Total	NA	NA	NA	NA	NA	NA	NA
Residential Building	NA	NA	NA	NA	NA	NA	NA
Non-Residential Building	NA	NA	NA	NA	NA	NA	NA
Non-Building	NA	NA	NA	NA	NA	NA	NA
Number of Dwelling Units Awarded, F.W. Dodge							
Total	NA	NA	NA	NA	NA	NA	NA
One Family Houses	NA	NA	NA	NA	NA	NA	NA
MOHAVE-LA PAZ REGION							
Civilian Labor Force, ADES							
Employment	78,450	78,225	77,400	77,275	77,025	4.1	5.0
Unemployment	74,375	74,075	73,425	73,425	73,250	4.2	4.5
Unemployment Rate (%)	4,075	4,150	3,975	3,850	3,775	3.4	15.7
Unemployment Rate (%)	5.2	5.3	5.1	5.0	4.9	-0.7	10.2
Employees on Nonagricultural Payrolls, ADES							
Total	48,350	48,425	48,500	48,950	49,275	2.7	0.8
Mining (Mohave County only)	75	75	75	75	75	0	-21.7
Construction	4,825	4,975	5,050	5,100	5,075	9.7	-1.0
Manufacturing	3,375	3,350	3,350	3,325	3,300	-2.9	-2.4
Trans., Comm. & Publ. Util.	2,350	2,350	2,425	2,425	2,425	3.2	1.9
Trade	13,975	13,950	14,000	14,350	14,225	-0.7	0.0
Finance, Ins. & Real Estate	1,675	1,700	1,700	1,675	1,675	9.8	6.0
Services	11,550	11,400	11,250	11,225	11,275	1.8	-0.3
Government	10,525	10,625	10,650	10,775	11,225	5.9	4.4
Sales (\$000s) ADOR							
Gross Retail	129,948	110,225	140,626	118,283	139,148	9.6	8.1
Retail	95,251	81,847	112,868	90,564	109,501	7.1	10.6
Restaurants & Bars	14,089	13,795	13,326	14,825	14,752	9.1	5.6
Gasoline, EBR	20,608	14,583	14,432	12,894	14,895	32.9	-3.0
Gallons (000s) ADOT	14,648	10,531	10,707	9,577	11,421	4.5	4.0
Contracting	29,884	28,737	33,926	27,394	29,018	0.6	17.9
Value of Construction Contract Awards (\$000s) F.W. Dodge							
Total	NA	NA	NA	NA	NA	NA	NA
Residential Building	NA	NA	NA	NA	NA	NA	NA
Non-Residential Building	NA	NA	NA	NA	NA	NA	NA
Non-Building	NA	NA	NA	NA	NA	NA	NA
Number of Dwelling Units Awarded, F.W. Dodge							
Total	NA	NA	NA	NA	NA	NA	NA
One Family Houses	NA	NA	NA	NA	NA	NA	NA

See notes at bottom of Arizona - Quarterly table.

	AUG 2002	SEP 2002	OCT 2002	NOV 2002	DEC 2002	% change versus year ago for:	
						most recent month	most recent 12-months
COCHISE COUNTY							
Civilian Labor Force, ADES							
Employment	42,750	42,200	42,250	42,325	42,400	2.5	2.8
Unemployment	40,550	40,125	40,175	40,225	40,275	2.3	2.1
Unemployment Rate (%)	2,200	2,075	2,075	2,100	2,125	7.6	17.2
Unemployment Rate (%)	5.1	4.9	4.9	5.0	5.0	4.9	14.1
Employees on Nonagricultural Payrolls, ADES							
Total	32,900	32,825	32,900	33,250	33,325	-0.2	-0.6
Construction	2,175	2,100	2,050	2,000	1,975	-6.0	-4.1
Manufacturing	900	900	850	800	800	-13.5	-11.6
Trans., Comm. & Publ. Util.	1,250	1,225	1,225	1,225	1,225	-5.8	-3.2
Trade	7,550	7,575	7,750	7,950	8,000	-0.6	-2.1
Finance, Ins. & Real Estate	775	775	800	800	775	6.9	2.2
Services	9,025	8,850	8,775	8,900	8,925	-0.8	-0.1
Government	11,225	11,400	11,450	11,575	11,625	2.9	2.0
Sales (\$000s) ADOR							
Gross Retail	63,643	59,674	61,957	63,693	87,032	12.6	5.3
Retail	49,625	46,048	48,470	50,212	72,259	13.8	3.8
Restaurants & Bars	6,938	7,166	7,215	7,294	7,983	-1.2	7.7
Gasoline, EBR	7,080	6,460	6,272	6,187	6,790	19.2	14.8
Gallons (000s) ADOT	5,032	4,665	4,654	4,595	5,207	-6.2	21.2
Contracting	11,733	13,109	11,632	13,488	15,838	19.0	14.7
Value of Construction Contract Awards (\$000s) F.W. Dodge							
Total	NA	NA	NA	NA	NA	NA	NA
Residential Building	NA	NA	NA	NA	NA	NA	NA
Non-Residential Building	NA	NA	NA	NA	NA	NA	NA
Non-Building	NA	NA	NA	NA	NA	NA	NA
Number of Dwelling Units Awarded, F.W. Dodge							
Total	NA	NA	NA	NA	NA	NA	NA
One Family Houses	NA	NA	NA	NA	NA	NA	NA
SANTA CRUZ COUNTY							
Civilian Labor Force, ADES							
Employment	14,925	14,575	14,600	14,100	14,050	4.7	4.6
Unemployment	12,150	11,850	12,050	12,300	12,550	5.5	4.6
Unemployment Rate (%)	2,775	2,725	2,550	1,800	1,500	-1.6	4.6
Unemployment Rate (%)	18.6	18.7	17.5	12.8	10.7	-6.0	0.3
Employees on Nonagricultural Payrolls, ADES							
Total	12,250	12,075	12,375	12,625	13,000	3.2	2.2
Construction	425	425	425	425	425	6.3	1.0
Manufacturing	750	725	725	700	700	-20.0	-18.8
Trans., Comm. & Publ. Util.	1,200	1,200	1,225	1,275	1,300	6.1	3.3
Trade	4,450	4,475	4,625	4,775	5,050	3.6	4.8
Finance, Ins. & Real Estate	400	425	425	425	450	0.0	-3.0
Services	1,475	1,500	1,625	1,625	1,650	6.5	-0.4
Government	3,550	3,325	3,325	3,400	3,425	6.2	6.4
Sales (\$000s) ADOR							
Gross Retail	27,866	24,589	27,108	30,417	40,643	7.6	2.4
Retail	22,112	19,361	21,767	24,952	34,242	6.7	4.3
Restaurants & Bars	2,703	2,495	2,606	2,613	3,421	18.1	1.1
Gasoline, EBR	3,051	2,733	2,735	2,852	2,980	6.8	-9.7
Gallons (000s) ADOT	2,169	1,974	2,029	2,119	2,285	-16.0	-3.1
Contracting	4,531	3,666	4,205	3,507	3,874	15.0	1.7
Value of Construction Contract Awards (\$000s) F.W. Dodge							
Total	NA	NA	NA	NA	NA	NA	NA
Residential Building	NA	NA	NA	NA	NA	NA	NA
Non-Residential Building	NA	NA	NA	NA	NA	NA	NA
Non-Building	NA	NA	NA	NA	NA	NA	NA
Number of Dwelling Units Awarded, F.W. Dodge							
Total	NA	NA	NA	NA	NA	NA	NA
One Family Houses	NA	NA	NA	NA	NA	NA	NA

See notes at bottom of Arizona - Quarterly table.

	AUG 2002	SEP 2002	OCT 2002	NOV 2002	DEC 2002	% change versus year ago for:	
						most recent month	most recent 12-months
GILA COUNTY							
Civilian Labor Force, ADES							
Employment	18,025	17,650	17,200	17,300	17,200	0.0	1.3
Unemployment	16,675	16,350	16,000	16,050	15,975	-0.5	-0.5
Unemployment Rate (%)	1,350	1,300	1,200	1,250	1,225	6.5	29.5
Unemployment Rate (%)	7.5	7.4	7.0	7.2	7.1	6.5	27.7
Employees on Nonagricultural Payrolls, ADES							
Total	13,775	13,675	13,575	13,625	13,575	-2.2	-3.0
Mining	650	650	625	650	625	-7.4	-5.4
Construction	825	825	800	800	800	-17.9	-17.5
Manufacturing	875	850	850	850	850	-10.5	-11.3
Trans., Comm. & Publ. Util.	475	475	475	475	475	0.0	0.4
Trade	3,075	3,100	3,100	3,175	3,200	1.6	0.5
Finance, Ins. & Real Estate	275	275	275	275	275	0.0	-3.7
Services	2,900	2,850	2,750	2,750	2,700	-3.6	-2.0
Government	4,700	4,650	4,700	4,650	4,650	1.6	-1.0
Sales (\$000s) ADOR							
Gross Retail	27,140	24,902	24,408	24,268	30,332	8.3	-3.8
Retail	19,552	18,357	18,162	18,676	23,752	6.2	-2.1
Restaurants & Bars	4,302	3,725	3,580	3,259	3,992	9.9	-2.2
Gasoline, EBR	3,286	2,820	2,666	2,333	2,588	28.8	-15.8
Gallons (000s) ADOT	2,336	2,036	1,978	1,733	1,984	1.3	-9.6
Contracting	7,758	8,676	7,455	7,591	8,310	0.5	0.6
Value of Construction Contract Awards (\$000s) F.W. Dodge							
Total	NA	NA	NA	NA	NA	NA	NA
Residential Building	NA	NA	NA	NA	NA	NA	NA
Non-Residential Building	NA	NA	NA	NA	NA	NA	NA
Non-Building	NA	NA	NA	NA	NA	NA	NA
Number of Dwelling Units Awarded, F.W. Dodge							
Total	NA	NA	NA	NA	NA	NA	NA
One Family Houses	NA	NA	NA	NA	NA	NA	NA
GRAHAM-GREENLEE REGION							
Civilian Labor Force, ADES							
Employment	13,850	13,875	14,100	13,925	13,850	2.6	-1.0
Unemployment	12,725	12,775	13,025	12,875	12,800	3.9	-1.1
Unemployment Rate (%)	1,125	1,100	1,075	1,050	1,050	-10.6	0.2
Unemployment Rate (%)	8.1	7.9	7.6	7.5	7.6	-12.9	1.2
Employees on Nonagricultural Payrolls, ADES							
Total	10,025	10,175	10,325	10,300	10,275	1.0	-4.2
Mining (Greenlee County only)	2,125	2,125	2,225	2,100	2,100	-1.2	-8.1
Construction	475	450	450	450	425	0.0	-25.1
Manufacturing	300	275	275	275	275	-15.4	-10.6
Trans., Comm. & Publ. Util.	200	200	225	225	225	0.0	-8.3
Trade	2,250	2,225	2,250	2,300	2,325	-1.1	-0.2
Finance, Ins. & Real Estate	200	200	175	175	175	-12.5	-10.6
Services	1,475	1,450	1,450	1,450	1,450	-7.9	-7.9
Government	3,000	3,250	3,275	3,325	3,300	11.9	3.1
Sales (\$000s) ADOR							
Gross Retail	19,096	18,099	18,252	19,606	22,998	21.3	-5.4
Retail	16,090	15,110	14,612	16,739	19,892	23.7	-6.0
Restaurants & Bars	1,304	1,354	1,912	1,333	1,574	-7.6	-0.1
Gasoline, EBR	1,702	1,635	1,728	1,534	1,532	30.4	-4.8
Gallons (000s) ADOT	1,210	1,181	1,282	1,140	1,175	2.6	1.3
Contracting	3,926	6,809	3,617	6,157	3,801	14.6	8.0
Value of Construction Contract Awards (\$000s) F.W. Dodge							
Total	NA	NA	NA	NA	NA	NA	NA
Residential Building	NA	NA	NA	NA	NA	NA	NA
Non-Residential Building	NA	NA	NA	NA	NA	NA	NA
Non-Building	NA	NA	NA	NA	NA	NA	NA
Number of Dwelling Units Awarded, F.W. Dodge							
Total	NA	NA	NA	NA	NA	NA	NA
One Family Houses	NA	NA	NA	NA	NA	NA	NA

See notes at bottom of Arizona - Quarterly table.

	AUG 2002	SEP 2002	OCT 2002	NOV 2002	DEC 2002	% change versus year ago for:	
						most recent month	most recent 12-months
APACHE-NAVAJO REGION							
Civilian Labor Force, ADES							
Employment	53,350	52,400	51,050	51,575	51,475	1.0	1.1
Unemployment	47,500	47,275	46,000	45,775	45,550	-0.6	0.9
Unemployment Rate (%)	5,850	5,125	5,050	5,800	5,925	15.6	2.9
Unemployment Rate (%)	11.0	9.8	9.9	11.2	11.5	14.4	1.7
Employees on Nonagricultural Payrolls, ADES							
Total	46,200	46,400	45,575	45,500	45,400	-2.4	-1.7
Mining	850	850	850	850	825	-2.9	-3.9
Construction	1,950	1,900	1,875	1,875	1,875	-9.6	-13.7
Manufacturing	1,125	1,100	1,100	1,100	1,075	-4.4	-1.7
Trans., Comm. & Publ. Util.	2,625	2,600	2,625	2,625	2,600	0.0	3.0
Trade	7,675	7,475	7,375	7,450	7,525	-3.8	-3.4
Finance, Ins. & Real Estate	1,375	1,375	1,350	1,350	1,375	0.0	-1.8
Services	7,550	7,475	7,475	7,150	7,000	-1.1	-0.9
Government	23,050	23,625	22,925	23,100	23,125	-1.9	-0.7
Sales (\$000s) ADOR							
Gross Retail	98,622	72,835	77,541	70,830	76,033	7.4	3.5
Retail	79,515	55,270	61,134	56,011	61,347	4.5	4.7
Restaurants & Bars	7,681	7,097	5,997	4,986	5,452	2.5	3.9
Gasoline, EBR	11,426	10,468	10,410	9,833	9,234	37.1	-2.8
Gallons (000s) ADOT	8,122	7,559	7,723	7,303	7,081	7.9	3.4
Contracting	20,176	18,691	21,693	19,057	22,490	18.1	6.2
Value of Construction Contract Awards (\$000s) F.W. Dodge							
Total	NA	NA	NA	NA	NA	NA	NA
Residential Building	NA	NA	NA	NA	NA	NA	NA
Non-Residential Building	NA	NA	NA	NA	NA	NA	NA
Non-Building	NA	NA	NA	NA	NA	NA	NA
Number of Dwelling Units Awarded, F.W. Dodge							
Total	NA	NA	NA	NA	NA	NA	NA
One Family Houses	NA	NA	NA	NA	NA	NA	NA
COCONINO-YAVAPAI REGION							
Civilian Labor Force, ADES							
Employment	139,950	136,825	138,875	137,975	136,950	1.7	4.2
Unemployment	134,325	131,525	133,500	132,025	130,900	1.7	3.8
Unemployment Rate (%)	5,625	5,300	5,375	5,950	6,050	2.1	12.2
Unemployment Rate (%)	4.0	3.9	3.9	4.3	4.4	0.4	7.6
Employees on Nonagricultural Payrolls, ADES							
Total	111,475	112,425	112,825	111,975	110,850	-0.4	1.3
Mining	875	875	875	850	850	-22.7	-26.4
Construction	7,700	7,725	7,750	7,625	7,600	2.0	1.1
Manufacturing	6,300	6,300	6,275	6,200	6,200	-2.7	-2.7
Trans., Comm. & Publ. Util.	3,050	3,000	3,025	2,875	2,925	-1.7	0.7
Trade	29,075	28,975	29,300	29,150	29,200	3.4	2.8
Finance, Ins. & Real Estate	2,925	2,925	2,950	2,925	2,925	0.9	0.6
Services	32,475	32,075	31,925	31,575	31,450	0.0	1.3
Government	29,075	30,550	30,725	30,775	29,700	-3.6	2.1
Sales (\$000s) ADOR							
Gross Retail	245,559	228,751	220,143	213,649	254,541	6.9	3.9
Retail	175,307	163,611	156,670	160,170	194,976	8.0	5.5
Restaurants & Bars	40,646	39,286	37,909	32,271	34,193	9.4	1.8
Gasoline, EBR	29,606	25,854	25,564	21,208	25,372	-3.3	-2.9
Gallons (000s) ADOT	21,043	18,670	18,966	15,752	19,455	-23.9	2.1
Contracting	67,040	64,157	68,008	61,285	69,425	24.3	7.7
Value of Construction Contract Awards (\$000s) F.W. Dodge							
Total	NA	NA	NA	NA	NA	NA	NA
Residential Building	NA	NA	NA	NA	NA	NA	NA
Non-Residential Building	NA	NA	NA	NA	NA	NA	NA
Non-Building	NA	NA	NA	NA	NA	NA	NA
Number of Dwelling Units Awarded, F.W. Dodge							
Total	NA	NA	NA	NA	NA	NA	NA
One Family Houses	NA	NA	NA	NA	NA	NA	NA

See notes at bottom of Arizona - Quarterly table.

	AUG 2002	SEP 2002	OCT 2002	NOV 2002	DEC 2002	% change versus year ago for:	
						most recent month	most recent 12-months
PHOENIX-MESA METROPOLITAN REGION (MARICOPA AND PINAL)							
Civilian Labor Force (000s) ADES							
Employment	1,686.0	1,679.4	1,679.4	1,686.5	1,686.1	1.6	3.1
Unemployment	1,593.7	1,588.6	1,589.0	1,598.1	1,601.8	1.9	1.6
Unemployment Rate, Seas. Adj. (%)	92.3	90.8	90.4	88.4	84.3	-4.0	40.3
Unemployment Rate, Seas. Adj. (%)	5.1	5.0	5.1	5.3	5.2	-5.5	37.9
Employees on Nonagricultural Payrolls (000s) ADES							
Total	1,561.7	1,575.1	1,591.1	1,606.6	1,604.9	-0.0	-1.0
Mining	2.3	2.3	2.3	2.2	2.1	-8.7	-3.5
Construction	119.0	119.1	121.2	120.3	119.3	2.0	-3.3
Manufacturing	145.5	144.8	144.0	143.0	142.7	-6.5	-8.4
Durable	112.7	111.9	110.9	110.0	109.9	-7.7	-9.4
Nondurable	32.8	32.9	33.1	33.0	32.8	-2.1	-4.5
Trans., Comm. & Publ. Util.	81.3	80.9	80.9	80.9	81.1	-4.8	-5.9
Trade	378.0	377.7	381.4	390.5	394.5	-0.3	0.7
Wholesale	87.1	87.2	87.1	86.7	87.1	-2.9	-2.4
Retail	290.9	290.5	294.3	303.8	307.4	0.5	1.6
Finance, Ins. & Real Estate	124.2	123.7	123.9	124.1	124.3	-2.8	-1.3
Services	511.6	512.3	517.5	519.3	520.9	1.8	-0.5
Government	199.8	214.3	219.9	226.3	220.0	3.3	4.0
Sales (\$000s) ADOR							
Aggregate Retail Sales	3,083,025	3,011,537	3,064,337	3,182,996	3,936,327	4.9	0.6
Retail	2,201,130	2,105,668	2,113,549	2,231,413	2,958,848	4.1	0.1
Food, EBR	367,936	378,378	391,353	396,379	397,649	-0.4	1.3
Restaurants & Bars	324,327	355,447	381,790	376,656	403,029	5.7	3.3
Gasoline, EBR	189,631	172,044	177,645	178,548	176,801	37.2	0.1
Contracting	670,249	663,829	669,893	657,936	768,738	-0.3	-2.1
Value of Construction Contract Awards (\$000s) F.W. Dodge							
Total Awards	NA	NA	NA	NA	NA	NA	NA
Residential Building	NA	NA	NA	NA	NA	NA	NA
Non-Residential Building	NA	NA	NA	NA	NA	NA	NA
Non-Building	NA	NA	NA	NA	NA	NA	NA
New Housing Units Authorized, Census C-40							
Total Units	4,148	3,862	4,263	3,288	3,897	42.7	12.1
Single Family Units	3,537	3,180	4,023	2,800	2,689	33.6	18.8
2-4 Unit Structures	57	21	43	34	40	5.3	-37.3
5-plus Unit Structures	554	661	217	454	1,168	71.5	-12.9
Housing Sales and Prices, ARMLS							
Total Sales (\$000s)	1,019,549	944,066	1,003,438	954,636	...	24.7	8.4
Total Units	5,519	5,262	5,406	5,064	...	14.1	2.7
Average Price (\$)	184,734	179,412	185,616	188,514	...	9.4	5.3
Phoenix Skyharbor International Airport, PSIA							
Total Passengers	3,126,697	2,553,859	3,003,824	2,879,775	3,158,765	18.2	0.3
Total Aircraft Movements	47,183	44,256	47,810	45,394	46,647	10.3	-1.4

	PHOENIX-MESA METROPOLITAN REGION (MARICOPA AND PINAL) - QUARTERLY DATA					% change versus year ago for:	
	IV 2001	I 2002	II 2002	III 2002	IV 2002	most recent quarter	most recent 4-quarters
Demographics & Vital Statistics (000s, seas adj) ADHS & EBR							
Population	3,411.3	3,431.6	3,450.1	3,467.8	3,482.8	2.1	2.4
Natural Increase	8.5	8.6	8.5	8.4	8.3	-2.1	-0.6
Births	14.5	14.6	14.6	14.5	14.4	-0.4	0.5
Deaths	6.0	6.1	6.1	6.1	6.2	2.0	2.0
Net Migration	14.7	11.7	10.1	9.3	6.8	-53.9	-36.1
Personal Income by Source (\$mil, SAAR) EBR							
Total Personal Income	93,757	94,483	95,074	95,665	96,256	2.7	2.5
Earnings by Place of Work	70,700	71,148	71,444	71,741	72,037	1.9	1.7
Less: Contributions for Social Insurance	4,355	4,398	4,429	4,460	4,491	3.1	2.9
Plus: Adjustment for Residence	-50	-48	-48	-47	-47	5.5	4.1
Plus: Dividends, Interest & Rents	16,270	16,236	16,208	16,180	16,152	-0.7	-0.7
Plus: Transfer Payments	11,191	11,546	11,899	12,252	12,605	12.6	13.2
Per Capita Personal Income (\$, SAAR) EBR	27,484	27,533	27,557	27,587	27,637	0.6	0.1

See notes at bottom of Arizona - Quarterly table.

A R I Z O N A E C O N O M I C I N D I C A T O R S

	AUG 2002	SEP 2002	OCT 2002	NOV 2002	DEC 2002	% change versus year ago for:	
						most recent month	most recent 12-months
TUCSON METROPOLITAN REGION (PIMA)							
Civilian Labor Force (000s) ADES							
Employment	401.4	405.0	406.1	408.4	411.8	2.4	2.9
Unemployment	382.9	387.0	388.6	390.3	394.2	2.5	1.8
Unemployment Rate, Seas. Adj. (%)	18.5	18.0	17.5	18.1	17.6	0.0	34.6
	4.5	4.2	4.1	4.4	4.2	-2.3	31.3
Employees on Nonagricultural Payrolls (000s) ADES							
Total	338.0	345.8	351.2	353.9	356.1	0.6	-0.9
Mining	1.5	1.5	1.4	1.4	1.3	-27.8	-21.7
Construction	22.2	22.2	22.2	22.4	22.5	5.1	-1.6
Manufacturing	32.0	32.0	32.0	31.4	31.8	-4.8	-5.0
Durable	27.5	27.5	27.4	26.9	27.3	-4.5	-4.3
Nondurable	4.5	4.5	4.6	4.5	4.5	-6.3	-9.5
Trans., Comm. & Publ. Util.	10.7	10.6	10.7	10.7	10.7	-4.5	-8.3
Trade	69.2	69.9	71.3	73.2	73.9	-0.4	-1.1
Wholesale	9.9	10.0	10.1	10.2	10.0	-3.8	-2.9
Retail	59.3	59.9	61.2	63.0	63.9	0.2	-0.7
Finance, Ins. & Real Estate	15.1	15.1	15.3	15.3	15.4	2.0	2.7
Services	114.7	115.1	116.5	116.8	117.3	1.9	-0.4
Government	72.6	79.4	81.8	82.7	83.2	1.6	1.5
Sales (\$000s) ADOR							
Aggregate Retail Sales	721,638	666,283	686,294	714,109	886,690	1.2	0.6
Retail	509,843	448,974	459,187	486,959	652,675	0.4	0.9
Food, EBR	88,988	91,514	94,652	95,867	96,175	-2.5	-0.8
Restaurants & Bars	77,143	80,483	83,208	85,393	90,409	-1.2	2.5
Gasoline, EBR	45,664	45,312	49,247	45,890	47,431	33.6	-3.1
Contracting	123,257	117,242	138,597	132,331	140,488	10.1	-0.5
Value of Construction Contract Awards (\$000s) F.W. Dodge							
Total Awards	NA	NA	NA	NA	NA	NA	NA
Residential Building	NA	NA	NA	NA	NA	NA	NA
Non-Residential Building	NA	NA	NA	NA	NA	NA	NA
Non-Building	NA	NA	NA	NA	NA	NA	NA
New Housing Units Authorized, Census C-40 adjusted by EBR							
Total Units	709	747	979	586	516	-11.5	-1.9
Single Family Units	679	493	508	484	497	5.8	3.4
2-5-plus Unit Structures	30	254	472	102	19	-83.4	-21.3
Housing Sales and Prices, TAR							
Total Sales (\$000s)	189,735	153,600	185,340	158,511	187,037	46.2	14.1
Total Units	1,063	942	1,111	883	1,022	32.0	7.4
Average Price (\$)	178,490	163,058	166,822	179,514	183,011	10.7	6.4
Tucson International Airport, TAA							
Total Passengers	277,308	239,291	291,967	291,978	318,093	14.2	-3.2
Total Aircraft Movements	22,888	20,546	25,887	22,367	23,017	15.6	4.8

	TUCSON METROPOLITAN REGION (PIMA) - QUARTERLY DATA					% change versus year ago for:	
	IV 2001	I 2002	II 2002	III 2002	IV 2002	most recent quarter	most recent 4-quarters
Demographics & Vital Statistics (000s, seas adj) ADHS & EBR							
Population	877.4	882.0	886.7	891.6	895.9	2.1	2.1
Natural Increase	1.3	1.3	1.3	1.3	1.3	2.9	2.6
Births	3.1	3.1	3.1	3.2	3.2	2.3	2.2
Deaths	1.8	1.8	1.9	1.9	1.9	1.8	2.0
Net Migration	3.3	3.3	3.4	3.6	2.9	-12.4	-8.5
Personal Income by Source (\$mil, SAAR) EBR							
Total Personal Income	21,290	21,479	21,667	21,854	22,042	3.5	3.6
Earnings by Place of Work	13,399	13,466	13,525	13,585	13,645	1.8	1.8
Less: Contributions for Social Insurance	797	803	810	816	822	3.1	3.1
Plus: Adjustment for Residence	95	95	96	96	97	2.0	2.5
Plus: Dividends, Interest & Rents	5,006	5,028	5,051	5,074	5,098	1.8	1.9
Plus: Transfer Payments	3,588	3,694	3,804	3,914	4,024	12.2	12.9
Per Capita Personal Income (\$, SAAR) EBR	24,264	24,352	24,434	24,510	24,604	1.4	1.4

See notes at bottom of Arizona - Quarterly table.

	AUG 2002	SEP 2002	OCT 2002	NOV 2002	DEC 2002	% change versus year ago for:	
						most recent month	most recent 12-months
ARIZONA MONTHLY DATA							
Civilian Labor Force (000s) ADES							
Employment	2,521.5	2,510.1	2,508.9	2,514.7	2,514.5	1.9	3.1
Unemployment	2,363.6	2,358.6	2,362.5	2,372.3	2,379.7	2.1	1.8
Unemployment Rate, Seas. Adj. (%)	157.9	151.5	146.4	142.4	134.8	-0.5	28.2
	5.7	5.7	5.7	5.8	5.6	-3.4	24.1
Employees on Nonagricultural Payrolls (000s) ADES							
Total	2,220.0	2,243.6	2,265.9	2,284.9	2,286.9	0.2	-0.8
Mining	8.5	8.4	8.5	8.3	8.0	-12.1	-9.3
Construction	161.1	161.0	163.0	162.1	161.5	1.4	-3.6
Manufacturing	194.1	193.2	192.4	190.6	191.3	-5.5	-7.3
Durable	150.9	150.0	148.9	147.2	147.5	-6.7	-8.1
Nondurable	43.2	43.2	43.5	43.4	43.8	-1.1	-4.4
Trans., Comm. & Publ. Util.	104.8	104.3	104.2	104.2	104.3	-4.7	-5.3
Transportation	67.6	67.6	67.6	67.6	67.8	-2.9	-4.6
Trade	527.7	527.8	533.7	546.0	552.0	0.1	0.5
Wholesale	106.5	107.0	107.4	107.1	108.0	-3.2	-2.3
Retail	421.2	420.8	426.3	438.9	444.0	1.0	1.3
Finance, Ins. & Real Estate	148.6	148.3	148.6	148.9	149.1	-2.1	-0.7
Services	706.2	707.3	713.6	714.9	716.8	1.7	-0.3
Government	369.0	393.3	401.9	409.9	403.9	2.4	2.9
Federal	50.4	50.0	50.8	51.5	52.4	4.2	3.5
State & Local	318.6	343.3	351.1	358.4	351.5	2.2	2.8
Schools	162.8	188.3	195.7	197.5	197.5	3.7	3.6
	39.6	39.8	39.5	39.8	39.9	-0.5	-0.6
Hours Worked Per Week, Manufacturing, ADES							
Average Hourly Earnings (\$) ADES							
Construction	14.86	14.83	14.89	14.89	14.84	-3.9	-4.0
Manufacturing	13.89	13.94	14.00	14.03	14.25	4.3	5.5
Utilities	22.79	23.47	24.04	23.86	23.27	4.4	8.9
Retail Trade	12.43	12.65	12.49	12.51	12.57	5.5	6.9
Wholesale Trade	14.50	14.61	14.19	14.33	14.68	4.9	-0.3
Sales (\$000s) ADOR							
Aggregate Retail Sales	4,632,596	4,438,566	4,549,023	4,685,212	5,748,614	4.9	1.4
Retail	3,232,985	3,021,802	3,074,628	3,219,354	4,235,573	4.1	1.0
Food, EBR	588,857	605,568	626,334	634,377	636,410	1.2	3.0
Restaurants & Bars	488,049	519,441	547,147	538,961	577,181	4.8	3.2
Gasoline, EBR	322,705	291,756	300,914	292,520	299,450	30.6	-0.9
Gallons (000s) ADOT	229,373	210,684	223,247	217,261	229,622	2.7	5.8
Utilities	615,257	617,474	537,545	409,075	431,351	-2.2	1.4
Communications	225,911	222,552	230,174	248,168	281,650	11.1	4.0
Amusements	53,642	44,133	71,241	68,468	62,030	4.7	6.9
Rentals - Personal Property	249,909	273,631	299,225	271,080	292,967	3.0	-5.8
Contracting	952,960	942,741	986,784	947,204	1,085,680	3.2	0.0
Mining - Metal, Oil & Gas	19,966	24,781	22,298	58,005	24,702	51.4	5.5
Hotel/Motel	100,227	111,209	147,752	128,654	119,475	13.5	-3.9
Value of Construction Contract Awards (\$000s) F.W. Dodge							
Total	NA	NA	NA	NA	NA	NA	NA
Residential Building	NA	NA	NA	NA	NA	NA	NA
Non-Residential Building	NA	NA	NA	NA	NA	NA	NA
Non-Building	NA	NA	NA	NA	NA	NA	NA
New Housing Units Authorized, Census C-40							
Total Units	5,516	5,297	5,876	4,537	5,085	36.5	11.6
Single Family Units	4,851	4,294	5,228	3,810	3,721	27.2	15.3
2-4 Unit Structures	104	96	105	77	82	18.8	-9.5
5-plus Unit Structures	561	907	543	650	1,282	75.4	-5.8
Bankruptcy Filings, U.S. Bankruptcy Court							
Total	2,725	2,480	2,778	2,373	2,233	7.5	16.6
Chapter 7	2,204	1,983	2,212	1,876	1,728	6.1	15.1
Chapter 11	24	22	18	18	14	-17.6	-0.7
Chapter 13	496	474	547	479	490	13.4	24.0

See notes at bottom of Arizona - Quarterly table.

ARIZONA ECONOMIC INDICATORS

	IV 2001	I 2002	II 2002	III 2002	IV 2002	% change versus year ago for: most recent quarter most recent 4-quarters	
ARIZONA QUARTERLY DATA							
Demographics & Vital Statistics (000s, seas adj) ADHS & EBR							
Population	5,378.0	5,411.5	5,440.8	5,467.6	5,493.4	2.1	2.5
Natural Increase	11.2	10.6	10.4	10.4	10.3	-7.9	-5.5
Births	21.4	21.1	21.1	21.2	21.3	-0.6	-0.6
Deaths	10.2	10.5	10.7	10.8	10.9	7.5	4.8
Net Migration	24.9	20.2	17.4	15.2	15.7	-37.0	-36.3
Personal Income Derivation (\$mil, SAAR) EBR							
Total Personal Income	137,895	141,877	142,605	143,285	144,979	5.1	4.3
Earnings by Place of Work	96,935	99,766	99,638	100,317	101,993	5.2	3.5
Less: Contributions for Social Insurance	5,988	6,260	6,249	6,290	6,404	6.9	5.6
Plus: Adjustment for Residence	454	466	465	468	475	4.6	1.8
Plus: Dividends, Interest & Rents	26,689	27,197	27,437	27,142	27,024	1.3	1.6
Plus: Transfer Payments	19,805	20,708	21,313	21,650	21,893	10.5	12.6
Components of Earnings (\$mil, SAAR) BEA							
Wages and Salaries	78,554	79,233	80,363	81,312	...	1.9	1.8
Other Labor Income	8,491	8,705	8,959	9,191	...	8.5	7.4
Proprietor's Income	9,890	10,698	10,274	10,507	...	4.9	4.2
Farm	377	915	268	365	...	15.1	50.9
Nonfarm	9,513	9,784	10,006	10,141	...	4.5	2.6
Per Capita Personal Income (\$, SAAR) EBR	25,640	26,218	26,210	26,206	26,392	2.9	1.7
Average Wage Per Employee, Annual Rate (\$) EBR	34,368	34,649	35,191	35,599	...	2.7	2.7

TRAVEL AND TOURISM - MONTHLY DATA

	AUG 2002	SEP 2002	OCT 2002	NOV 2002	DEC 2002	% change versus year ago for: most recent month most recent 12-months	
Visits to Parks & Other Recreational Areas, ADOT, NPS & ASPB							
Northern Arizona	2,183,827	1,601,720	1,357,160	903,554	747,292	2.7	-7.8
Historical	135,563	128,875	129,697	90,875	70,844	8.9	-5.1
Scenic	684,190	460,485	467,817	315,281	226,446	-14.7	-3.3
Water Based Recreation	1,364,074	1,012,360	759,646	497,398	450,002	13.4	-10.4
Southern Arizona	143,167	96,631	163,331	189,581	194,403	-6.4	-13.6
Historical	20,772	19,541	28,200	32,056	38,780	-13.5	-16.5
Scenic	88,545	51,970	107,146	137,672	145,327	-3.3	-14.4
Water Based Recreation	33,850	25,120	27,985	19,853	10,296	-18.5	-7.0
International Border Crossings, USINS & USCS							
U.S. Citizens	862,826	802,188	842,304	793,992	1,193,979	31.8	21.7
Aliens	2,340,636	2,150,381	2,243,959	2,166,856	2,126,365	-8.0	11.8
Vehicles	911,075	887,222	935,176	871,531	893,268	2.7	2.9

MEASURES OF INFLATION AND PRICES - MONTHLY DATA

	SEP 2002	OCT 2002	NOV 2002	DEC 2002	JAN 2003	% change versus year ago for: most recent month most recent 12-months	
Consumer Price Index (1982-1984=100) BLS							
U.S. - All Urban	181.0	181.3	181.3	180.9	...	2.4	1.6
U.S. - Wage Earners	177.0	177.3	177.4	177.0	...	2.4	1.4

Sources and abbreviations:

ADES: Arizona Department of Economic Security
 ADHS: Arizona Department of Health Services
 ADOR: Arizona Department of Revenue
 ADOT: Arizona Department of Transportation
 ARMLS: Arizona Regional Multiple Listing Service
 ASBD: Arizona State Banking Department
 ASPB: Arizona State Parks Board
 BEA: Bureau of Economic Analysis, U.S. Department of Commerce

BLS: Bureau of Labor Statistics, U.S. Department of Labor
 Census C-40, Bureau of the Census, U.S. Department of Commerce
 EBR: Economic & Business Research Program, The University of Arizona
 F.W. Dodge, Division of McGraw Hill Information Systems Co. (proprietary data provided by special permission)
 NPS: National Park Service, U.S. Department of the Interior
 NSCCC: Nogales-Santa Cruz Chamber of Commerce

PSIA: Phoenix Skyharbor International Airport
 SAAR: Seasonally adjusted at annual rates
 TAA: Tucson Airport Authority
 TAR: Tucson Association of Realtors
 USINS: U.S. Immigration & Naturalization Service, U.S. Department of Justice
 U.S. Bankruptcy Court, District of Arizona
 USCS: U.S. Customs Service, U.S. Department of the Treasury

MEASURES OF INFLATION AND PRICES - QUARTERLY DATA

	IV 2001	I 2002	II 2002	III 2002	IV 2002	% change versus year ago for: most recent quarter most recent 4-quarters	
Consumer Price index (1982-84=100) BLS							
Western Region (U.S.)	182.1	183.2	184.8	185.2	185.7	2.0	2.0
U.S. - All Urban Consumers	177.3	177.9	179.8	180.6	181.2	2.2	1.6
U.S. - Urban Wage Earners	173.5	173.9	175.8	176.6	177.2	2.1	1.4
Price Indexes (1996=100) BEA							
Gross Domestic Product	109.8	110.1	110.5	110.8	111.5		1.2
Personal Consumption Expenditures	109.8	110.1	110.9	111.4	112.0	1.9	1.4

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