

# ATTACHMENT A



**City of Phoenix**

## *Phoenix Economic Indicators Report*

*Second Quarter FY 2025-26*

### **Executive Summary**

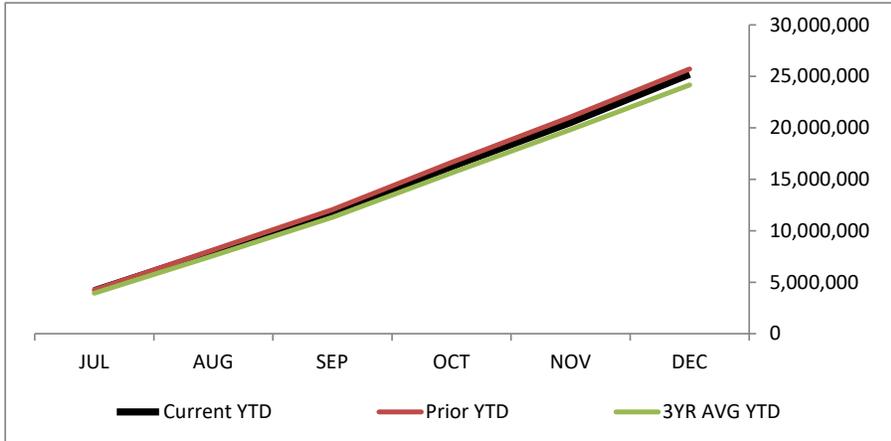
Economic indicators, such as those included in this report, provide measurements for evaluating the health of our economy, the latest business cycles, and how consumers are spending and generally faring. Included in this report are aviation, utility, new development, state and local sales tax, vehicle sales, property values, and employment statistics. Each statistic is shown through a graph presenting current year-to-date data (for data available on a monthly basis), prior year-to-date, prior three year average of year-to-date data, and peak year data for the second quarter of the current fiscal year (July 1 - June 30). Each indicator has its own peak year where performance was at its highest since 2000. Each graph is accompanied by a description of the significance of the measure as an economic indicator, and a statement about the current year data in relation to prior years. Many of the statistics are measured on a monthly basis, but a few are only available quarterly or annually.

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### Phoenix Sky Harbor Airport Total Passengers

**Significance:** The number of passengers utilizing the Phoenix Sky Harbor airport can be an indicator for regional tourism and business activity.



**Current YTD Compared to:**

Prior Year	-2.0%
3 Year Avg.	4.3%
Peak Year (FY 2024-25)	-2.0%

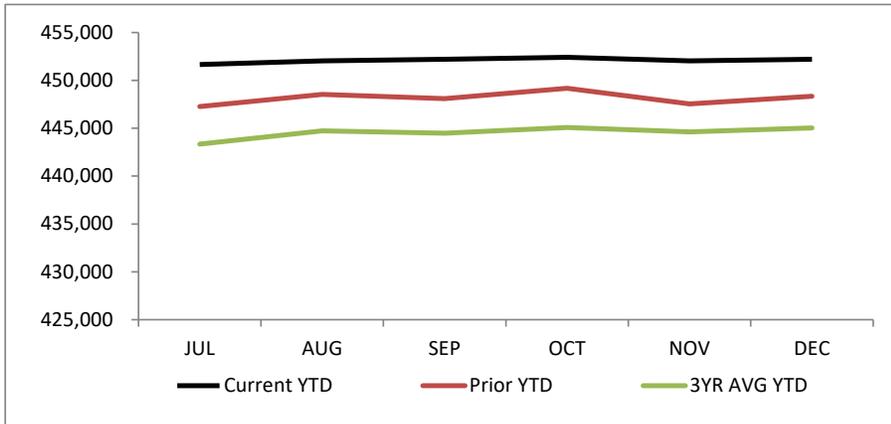
**Totals**

CYTD	25,207,031
PYTD	25,718,085
3YR AVG	24,165,487
Peak Year (FY 2024-25)	25,718,085

**Current Year:** Passenger traffic decreased 2.0% compared to the same period last fiscal year and is 4.3% higher than the three year average. Industry data lags two months.

### Total Water Service Accounts

**Significance:** Total water service account growth is a measurement indicating revenue generated through services provided by the Water Services Department. The number of water service accounts can be an indicator of changes in population and development.



**Current YTD Compared to:**

Prior Year	0.9%
3 Year Avg.	1.6%
Peak Year (FY 2024-25)	0.9%

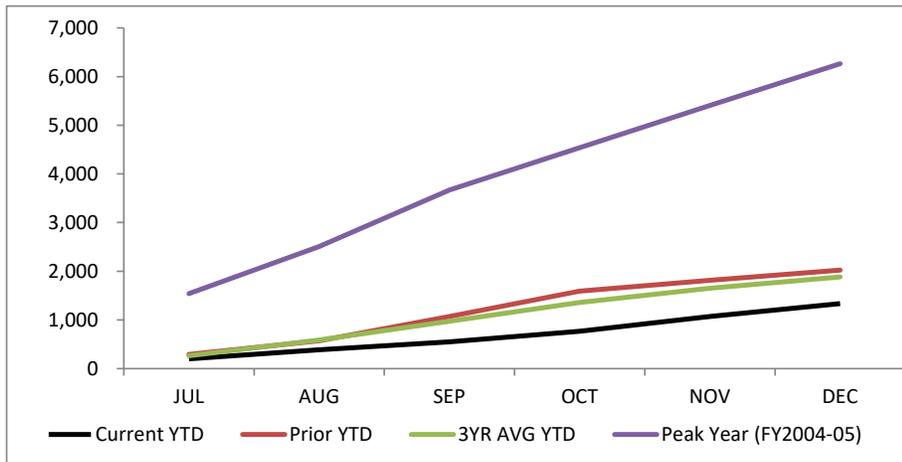
**Totals**

CYTD	452,214
PYTD	448,347
3YR AVG	445,033
Peak Year (FY 2024-25)	448,347

**Current Year:** Compared to the second quarter of last fiscal year, current single family and multifamily residential water service accounts both continue to reflect an uptrend. Permits issued by the Planning and Development Department, which lag behind water account growth by two to three years, further support these trends.

### Total New Home Construction Permits Issued

**Significance:** New single-family homes are a key economic indicator, reflecting local population growth as well as spill over benefits to other sectors of the economy such as demand for construction labor/materials, retail, manufacturing and utilities.



**Current YTD Compared to:**

Prior Year	-34.0%
3 Year Avg.	-29.1%
Peak Year	
(FY 2004-05)	-78.7%

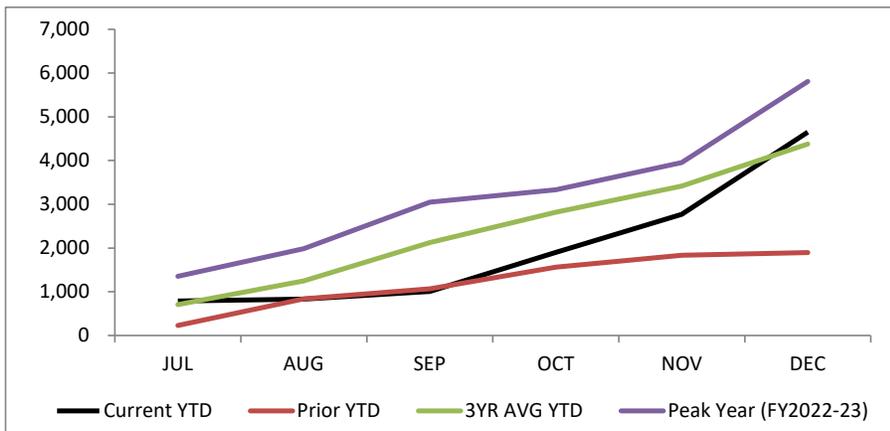
**Totals**

CYTD	1,336
PYTD	2,024
3YR AVG	1,883
Peak Year	
(FY 2004-05)	6,264

**Current Year:** There is a notable decrease in single family residential construction activity due to a significant amount of construction in recent years, combined with the uncertainties in the economic conditions such as interest rate changes, employment rates, and inflation.

### New Multi-Family Units Permitted

**Significance:** New multi-family construction is a key economic indicator of local population growth or shifts in housing preferences and its spill over benefits to other sectors of the economy such as demand for construction labor/materials, retail, manufacturing, and utilities.



**Current YTD Compared to:**

Prior Year	145.3%
3 Year Avg.	6.2%
Peak Year	
(FY 2022-23)	-20.0%

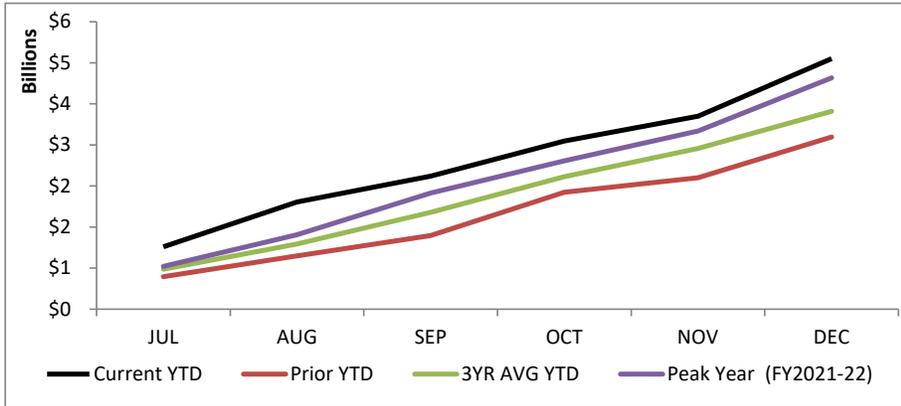
**Totals**

CYTD	4,650
PYTD	1,896
3YR AVG	4,378
Peak Year	
(FY 2022-23)	5,809

**Current Year:** The 145.3% year over year increase in construction permits reflects large multifamily projects that were entitled 12-18 months ago, and Planning and Development anticipates a significant decrease by late 2026 and into 2027 as market analyses show the multifamily sector has become overdeveloped. This slowdown follows a valley wide rush to entitle multifamily projects as an alternative to homeownership when inflation, rising housing prices, and higher interest rates made single-family home construction less profitable.

**Total Value of Permitted Activity**

Significance: The valuation of new construction can be an indicator of economic strength because it reflects the permit value of new construction projects.



**Current YTD Compared to:**

Prior Year	45.5%
3 Year Avg.	26.6%
Peak Year (FY 2021-22)	8.3%

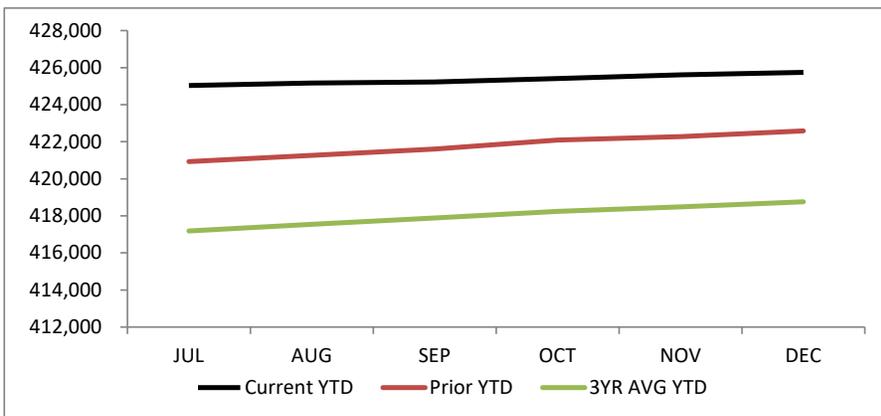
**Totals**

CYTD	\$4,881,331,668
PYTD	\$3,354,672,314
3YRAVG	\$3,855,229,347
Peak Year (FY 2021-22)	\$4,506,567,877

Current Year: Among other large commercial developments, the breaking ground of the Taiwan Semiconductor Manufacturing Company's (TSMC) Fab 3 and the announcement of Fab 4 and its expected permits of a large semi-conductor plant is expected to significantly increase the overall construction valuation from FY 2024-25.

**Solid Waste - Residential Customer Growth**

Significance: Residential customer growth is an indicator of one facet of Phoenix's economic strength because it reflects the growth in households. The graph shows a consistent upward trend in the count of Solid Waste residential customers.



**Current YTD Compared to:**

Prior Year	0.7%
3 Year Avg.	1.7%
Peak Year (FY 2024-25)	0.7%

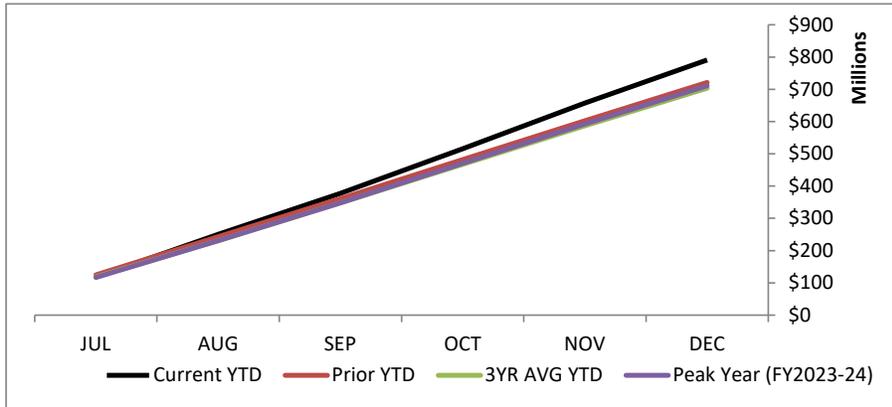
**Totals**

CYTD	425,745
PYTD	422,587
3YRAVG	418,760
Peak Year (FY 2024-25)	422,587

Current Year: The number of residential living units being serviced by the Public Works Department Solid Waste Division is consistently trending upwards.

### City Sales Tax - Total

**Significance:** City sales tax (all funds including: General Fund, T2050, Public Safety, 3PI, Convention Center, Sports Facilities, and Capital Construction) represents overall local economic activity related to taxable sales.



**Current YTD Compared to:**

Prior Year	9.7%
3 Year Avg.	12.4%
Peak Year (FY 2023-24)	11.2%

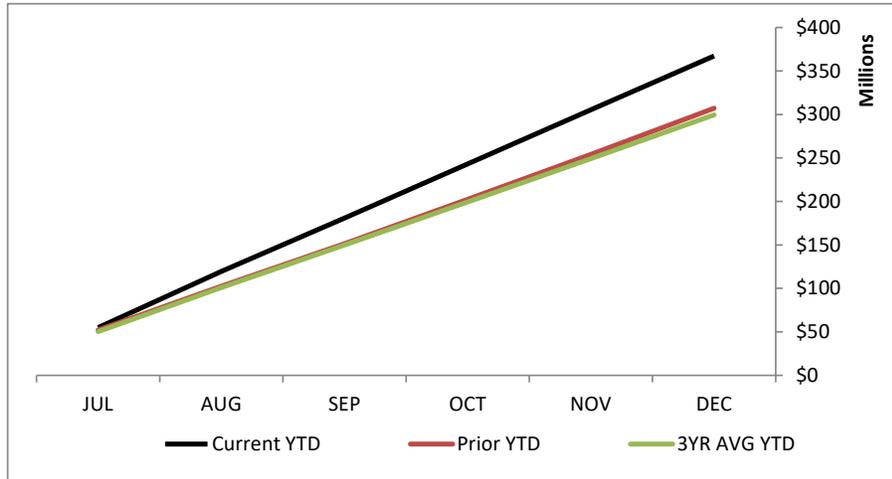
**Totals**

CYTD	\$790,899,000
PYTD	\$721,195,000
3YRAVG	\$703,437,667
Peak Year (FY 2023-24)	\$710,970,000

**Current Year:** Total City sales tax collections increased by 9.7% compared to the last fiscal year. The growth is primarily attributed to the 0.5 percentage point increase in the City TPT and Use Tax rates, offset by the tax revenue decrease caused by the January 1, 2025 elimination of residential rental property TPT. Prior year values have not been adjusted for inflation.

### City Sales Tax - Retail

**Significance:** Retail sales tax represents retail sales, not including the sales tax on food.



**Current YTD Compared to:**

Prior Year	19.6%
3 Year Avg.	22.6%
Peak Year (FY 2024-25)	19.6%

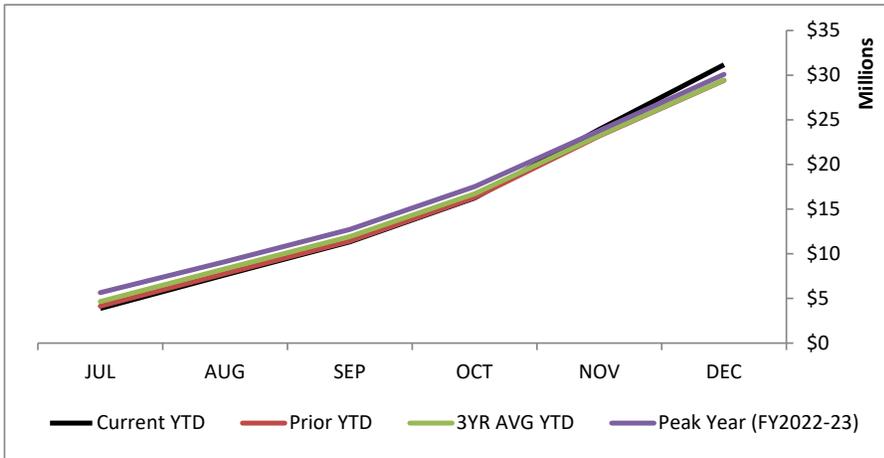
**Totals**

CYTD	\$367,299,000
PYTD	\$307,158,000
3YRAVG	\$299,557,333
Peak Year (FY 2024-25)	\$307,158,000

**Current Year:** Retail sales tax collections experienced approximately 19.6% growth for the current fiscal year compared with the prior year. The double digit growth is primarily attributed to the 0.5 percentage point increase in the City TPT rate, effective July 1, 2025. Retail sales tax collected from online retailers which became effective October 2019 is included in this category. Prior year values have not been adjusted for inflation.

**City Sales Tax - Hotel/Motel**

Significance: Hotel/Motel sales tax revenue represents taxable sales for these businesses and is an indicator of tourism activity.



**Current YTD Compared to:**

Prior Year	6.0%
3 Year Avg.	5.9%
Peak Year	
(FY 2022-23)	3.6%

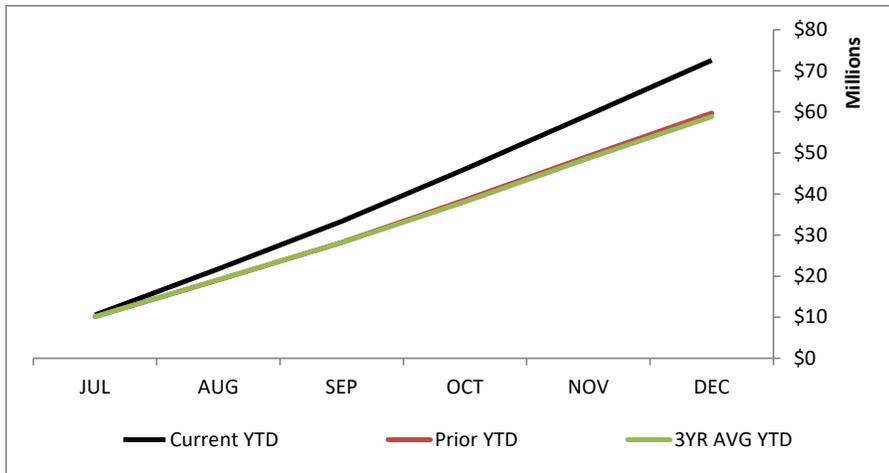
**Totals**

CYTD	\$31,164,000
PYTD	\$29,407,000
3YRAVG	\$29,433,667
Peak Year	
(FY 2022-23)	\$30,087,000

Current Year: Hotel/motel sales tax collections increased by 6.0% in collections for the current fiscal year compared with the prior year. The positive growth is due to the 0.5 percentage point increase in the City TPT rate, effective July 1, 2025. Prior year values have not been adjusted for inflation.

**City Sales Tax - Restaurants/Bars**

Significance: Restaurants/Bars sales tax revenue represents taxable sales for these businesses and is an indicator of economic strength, population growth, and tourism.



**Current YTD Compared to:**

Prior Year	21.5%
3 Year Avg.	23.4%
Peak Year	
(FY 2024-25)	21.5%

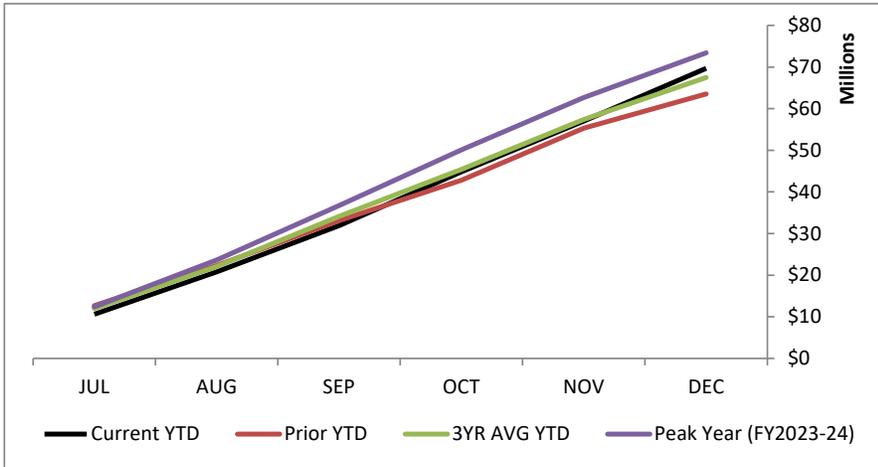
**Totals**

CYTD	\$72,565,000
PYTD	\$59,709,000
3YRAVG	\$58,827,667
Peak Year	
(FY 2024-25)	\$59,709,000

Current Year: Restaurants/bars sales tax collections increased by 21.5% compared to the prior year. The double digit growth is primarily attributed to the 0.5 percentage point increase in the City TPT rate, effective July 1, 2025. Prior year values have not been adjusted for inflation.

**City Sales Tax - Contracting**

Significance: Contracting sales tax revenue presents activity in the commercial, retail and residential construction markets.



**Current YTD Compared to:**

Prior Year	9.7%
3 Year Avg.	3.3%
Peak Year (FY 2023-24)	-5.1%

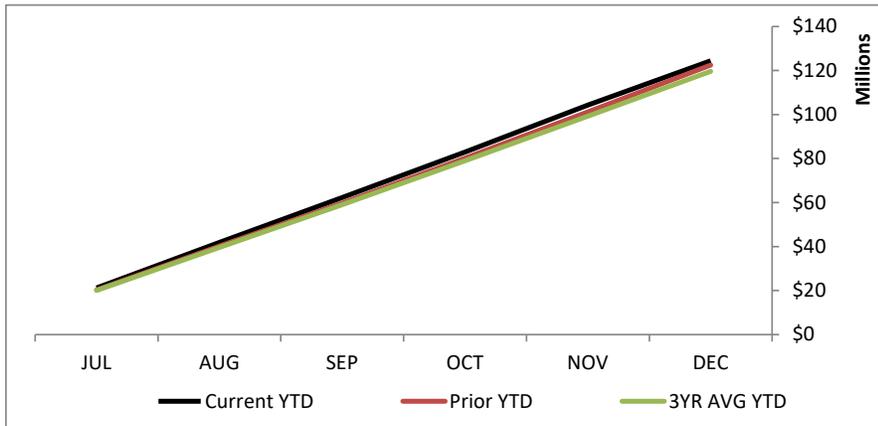
**Totals**

CYTD	\$69,694,000
PYTD	\$63,539,000
3YRAVG	\$67,484,333
Peak Year (FY 2023-24)	\$73,413,000

Current Year: Contracting sales tax collections are 9.7% higher than same period of the prior year. The positive growth is due to the 0.5 percentage point increase in the City TPT rate, effective July 1, 2025. Prior year values have not been adjusted for inflation.

**State Sales Tax - Total**

Significance: State shared sales tax revenues are distributed to cities and towns based on relative population share in Arizona. The population share in FY 2000-01 was 33.72% and the relative population share was reduced to 27.52% in June 2025 based on Census data. The Arizona Department of Revenue began reflecting San Tan Valley’s incorporation in December’s state-shared sales tax distribution. As a result, Phoenix’s population share decreased from 27.52% to 27.07%.



**Current YTD Compared to:**

Prior Year	1.6%
3 Year Avg.	4.0%
Peak Year (FY 2024-25)	1.6%

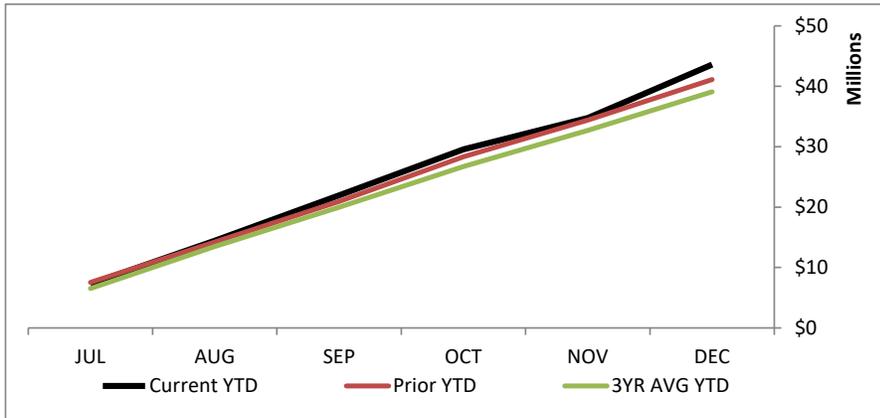
**Totals**

CYTD	\$124,426,000
PYTD	\$122,474,000
3YRAVG	\$119,634,333
Peak Year (FY 2024-25)	\$122,474,000

Current Year: State sales tax collections increased by 1.6% compared to the last fiscal year. The Retail/Remote Sellers and Restaurants/Bars classifications year over year growth performed strongly, while Contracting and Hotel/Motel tax experienced negative growth. Prior year values have not been adjusted for inflation.

**State Vehicle License Tax**

Significance: State shared vehicle license tax revenues are distributed to cities and towns in Maricopa County based on their relative population share of Maricopa County. The City of Phoenix's population share in FY 2000-01 was 48.51%, and the population share has been reduced to 39.19% starting from FY 2023-24.



**Current YTD Compared to:**

Prior Year	6.0%
3 Year Avg.	11.5%
Peak Year (FY 2024-25)	6.0%

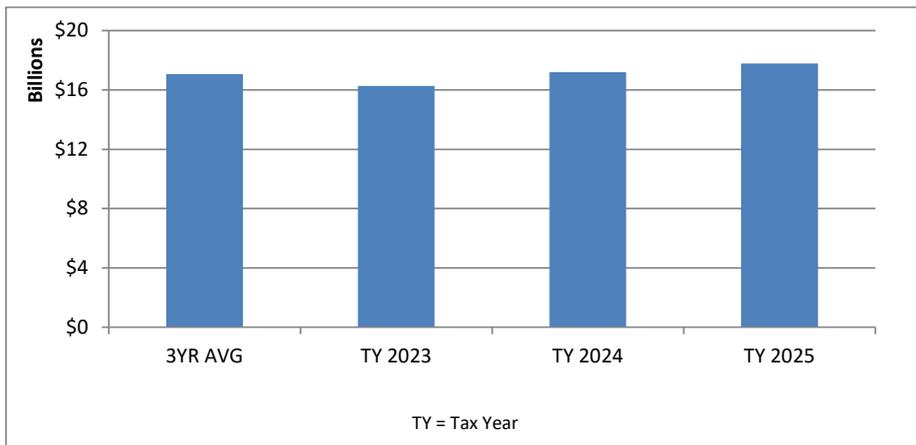
**Totals**

CYTD	\$43,592,000
PYTD	\$41,116,000
3YRAVG	\$39,094,192
Peak Year (FY 2024-25)	\$41,116,000

Current Year: State shared vehicle license tax (VLT) collections are 6.0% higher than prior year collections. Prior year values have not been adjusted for inflation.

**Phoenix Primary Net Assessed Valuation**

Significance: Phoenix assessed valuation is based on the Primary Net Assessed Value (Primary NAV), which beginning in FY 2015-16, is the single value used for calculating both Primary Property Taxes and Secondary Property Taxes. The assessed valuation provides an indicator of the basis for the City property tax revenue. Primary NAV growth year-over-year is limited under the State Constitution and does not match growth in market values. The statistic is updated once per year in mid-February.



**Calendar Year Compared to:**

Prior Year	3.4%
3 Year Avg.	4.1%
Peak Year (TY 2025)	N/A

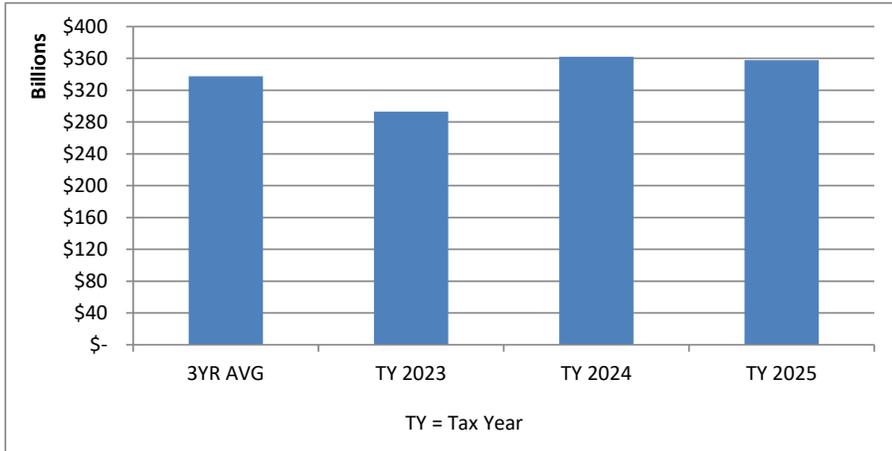
**Totals**

TY 2025	\$17,772,778,261
TY 2024	\$17,190,475,852
3YRAVG	\$17,076,195,655
Peak Year (TY 2025)	N/A

Current Year: Tax year 2025 (FY 2025-26) Primary NAV grew by 3.4% over the prior year; 2.2% is attributable to new property and 1.2% is attributable to appreciation in previously-taxed property. Prior-year values have not been adjusted for inflation.

### Phoenix Full Cash Value

**Significance:** Full cash value is an indicator of both commercial and residential property values, an important indicator of one facet of economic health. This statistic is updated once per year, in mid-February, and lags market conditions by approximately one year. Due to assessed valuation growth limits and statutory changes in assessment ratios, however, trends in full cash value do not correlate to trends in the tax base for property taxes.



**Calendar Year Compared to:**

Prior Year	-1.2%
3 Year Avg.	5.9%
Peak Year (TY 2024)	-1.2%

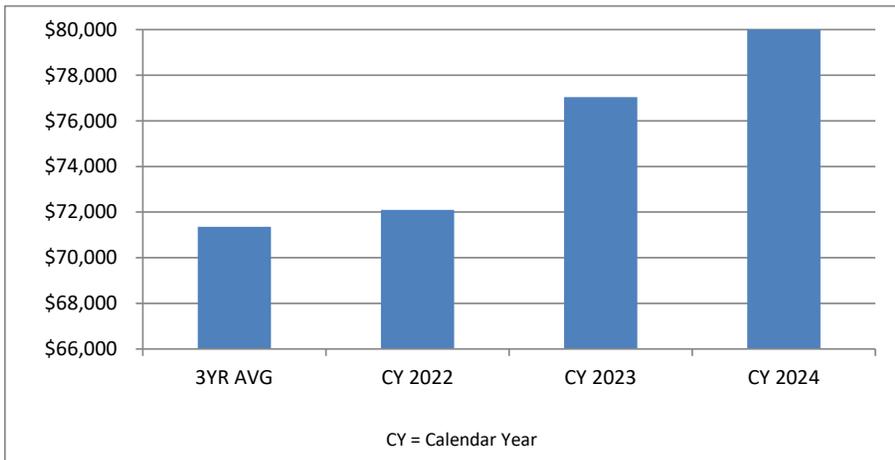
**Totals**

TY 2025	\$357,601,304,233
TY 2024	\$362,082,341,677
3YR AVG	\$337,535,731,559
Peak Year (TY 2024)	\$362,082,341,677

**Current Year:** Tax year 2025 (FY 2025-26) full cash value was 1.2% lower than the prior year. Positive growth in commercial and other property types was partially offset by 5.0% depreciation in owner-occupied residential and 3.0% depreciation in residential rental properties. Prior-year values have not been adjusted for inflation.

### Phoenix Median Household Income

**Significance:** This measure includes the income of the householder and all other individuals 16 years of age and older in the household. Median income is the amount that divides the income distribution into two equal groups, half at income levels above that amount, and half at income levels below that amount.



**Calendar Year Compared to:**

Prior Year	5.6%
3 Year Avg.	14.0%
Peak Year (CY 2024)	N/A

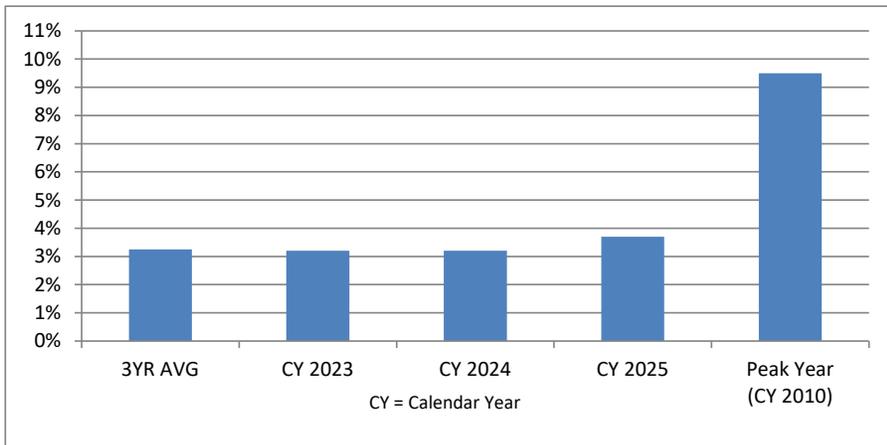
**Totals**

CY 2024	\$81,332
CY 2023	\$77,041
3YR AVG	\$71,353
Peak Year (CY 2024)	N/A

**Current Year:** Phoenix Median Household Income in 2024 increased by 5.6% from the prior year. Data is from the U.S. Census Bureau 2024 American Community Survey Five-Year Estimates released in January 2026. Peak year reflects the highest since 2005 (the oldest readily available data set). Prior-year values have not been adjusted for inflation.

## Phoenix Unemployment Rate

**Significance:** This measures the percentage of the labor force that is unemployed. Individuals aged 16 and older are classified as unemployed if they do not have a job, are available for work (except in cases of temporary illness), and have actively sought employment in the past four weeks. Those temporarily laid off and expecting to be recalled are also considered unemployed, even if they have not actively looked for work. Individuals waiting to begin a new job are only classified as unemployed if they have actively searched for work within the last four weeks.



### Calendar Year Compared to:

Prior Year	15.6%
3 Year Avg.	13.9%
Peak Year (CY 2010)	-61.1%

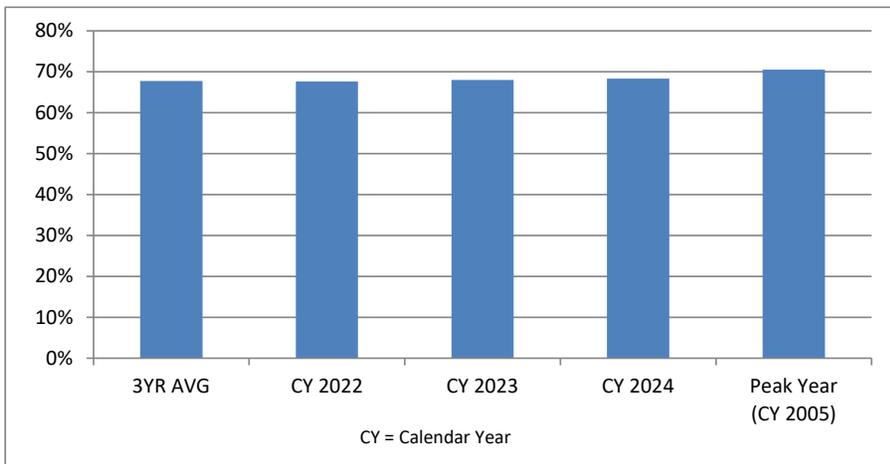
### Totals

CY 2025	3.7%
CY 2024	3.2%
3YRAVG	3.2%
Peak Year (CY 2010)	9.5%

**Current Year:** The preliminary average monthly unemployment rate in calendar year 2025 through December is higher than the prior year. Data is from the United States Department of Labor, Bureau of Labor Statistics. Peak year reflects the highest since 1990 (the oldest readily available data set). Data from 2016 through 2024 were revised by the federal government in April 2025.

## Phoenix Labor Force Participation

**Significance:** This measures the percentage of the population (16 years of age and older) that is in the labor force. The labor force is defined as the total population of employed and unemployed people (16 years of age and older). People are classified as unemployed if they do not have a job, have actively looked for work in the prior 4 weeks, and are currently available for work.



### Calendar Year Compared to:

Prior Year	0.4%
3 Year Avg.	0.8%
Peak Year (CY 2005)	-3.1%

### Totals

CY 2024	68.3%
CY 2023	68.0%
3YRAVG	67.7%
Peak Year (CY 2005)	70.5%

**Current Year:** The labor force participation rate increased slightly from 2023 to 2024, indicating a small increase in the percentage of the population that is either employed or unemployed and actively looking for work. However, the increase is within the margin of error. Data is from the U.S. Census Bureau 2024 American Community Survey Five-Year Estimates released in January 2026. Peak year reflects the highest since 2005 (the oldest readily available data set).