

As of October 1, 2018

Table 1. Labor Force and Employment in the Boulder HMA, 2000 Through September 2018

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	12 Months Ending	
																			September 2017	September 2018
Labor Force	160.0	162.4	163.6	164.5	166.6	168.0	170.6	173.6	177.5	175.5	170.3	172.0	174.3	174.8	176.0	176.7	180.8	186.9	185.4	190.9
Resident Employment	156.1	156.4	154.4	155.3	158.6	160.7	164.3	168.0	170.1	164.8	158.3	160.9	163.5	165.2	168.8	171.1	176.0	182.3	181.0	185.9
Unemployment	3.9	6.0	9.2	9.2	8.0	7.4	6.3	5.7	7.4	10.8	12.0	11.1	10.8	9.6	7.2	5.6	4.8	4.5	4.4	5.0
Unemployment Rate (%)	2.4	3.7	5.6	5.6	4.8	4.4	3.7	3.3	4.1	6.1	7.0	6.5	6.2	5.5	4.1	3.2	2.7	2.4	2.4	2.6
Total Nonfarm Payroll Jobs	163.7	166.2	160.5	156.1	157.6	159.9	162.3	165.8	167.3	159.4	159.2	163.7	168.1	172.0	176.3	180.5	185.2	188.8	188.1	191.7
Goods-Producing Sectors	32.2	31.6	28.6	26.2	25.3	25.0	24.4	23.9	23.3	20.1	19.5	20.0	20.7	21.6	22.4	22.8	23.0	24.1	23.8	24.8
Mining, Logging, & Construction	7.5	7.5	7.0	6.5	6.4	6.1	5.9	5.9	5.8	4.8	4.3	4.0	4.2	4.4	4.9	5.3	5.4	5.7	5.6	6.0
Manufacturing	24.8	24.1	21.6	19.6	18.9	18.9	18.6	17.9	17.5	15.4	15.2	15.9	16.6	17.2	17.5	17.6	17.6	18.4	18.2	18.7
Service-Providing Sectors	131.5	134.6	131.9	129.9	132.3	134.9	137.8	142.0	144.0	139.3	139.7	143.7	147.3	150.4	153.9	157.6	162.2	164.7	164.3	166.9
Wholesale & Retail Trade	23.0	22.5	21.7	20.4	20.5	20.9	21.4	21.9	21.9	20.4	20.1	20.8	21.2	21.7	22.1	22.6	23.4	23.9	23.8	24.3
Wholesale Trade	5.2	5.4	5.0	4.7	4.8	5.1	5.2	5.3	5.4	4.9	4.9	5.1	5.3	5.5	5.5	5.6	6.0	6.3	6.3	6.3
Retail Trade	17.8	17.1	16.7	15.7	15.7	15.8	16.2	16.6	16.5	15.5	15.2	15.7	15.9	16.2	16.6	17.0	17.4	17.6	17.5	18.0
Transportation & Utilities	1.9	2.0	2.0	1.9	1.7	1.6	1.6	1.6	1.6	1.5	1.5	1.5	1.6	1.7	1.7	1.8	1.7	1.6	1.6	1.7
Information	12.4	12.3	10.6	9.8	9.3	9.0	8.9	9.2	9.2	8.8	8.7	8.8	8.6	8.3	8.2	7.9	8.0	8.1	8.0	8.2
Financial Activities	7.0	7.3	7.3	7.5	7.5	7.4	7.4	7.6	7.7	7.5	7.2	7.1	7.2	7.5	7.3	7.1	7.1	7.1	7.1	7.1
Professional & Business Services	26.1	27.1	25.6	25.9	27.4	28.1	29.5	30.7	30.7	28.0	28.2	29.8	31.0	32.0	33.3	34.1	34.4	34.4	34.3	35.1
Education & Health Services	14.8	15.5	15.7	15.8	16.7	18.0	18.3	19.0	19.6	19.8	19.8	20.5	21.2	22.0	22.6	23.6	24.5	25.5	25.3	26.0
Leisure & Hospitality	15.1	15.8	15.7	15.3	15.8	16.3	16.6	17.1	17.4	16.7	17.0	17.8	18.3	18.7	19.3	20.0	20.9	21.1	21.0	21.5
Other Services	5.0	5.0	5.2	5.0	5.0	4.9	5.0	5.2	5.3	5.3	5.3	5.3	5.5	5.6	5.7	5.9	6.1	6.1	6.2	6.2
Government	26.2	27.0	28.2	28.4	28.6	28.8	29.3	29.7	30.7	31.3	31.9	32.1	32.7	33.0	33.7	34.7	36.2	36.9	37.1	36.8
Federal	2.7	2.7	2.6	2.6	2.5	2.4	2.4	2.3	2.3	2.3	2.3	2.2	2.0	2.0	2.0	2.0	2.1	2.1	2.1	2.0
State	11.8	12.1	12.7	12.8	12.9	12.9	13.0	13.1	13.6	14.1	14.6	14.9	15.2	15.6	16.0	16.7	17.7	18.5	18.5	18.6
Local	11.7	12.3	12.8	13.0	13.2	13.5	14.0	14.3	14.8	14.9	15.1	15.0	15.5	15.4	15.8	16.0	16.4	16.3	16.5	16.2

Notes: Numbers may not add to totals due to rounding. Data are reported in thousands.

Source: U.S. Bureau of Labor Statistics



As of October 1, 2018

Table 2. Population and Household Trends in the Boulder HMA, 2000 to Forecast

	2000	2010	Current	Forecast	Average Annual Change					
					2000 to 2010		2010 to Current		Current to Forecast	
					Number	Rate (%)	Number	Rate (%)	Number	Rate (%)
Population										
Boulder HMA	291,288	294,567	326,400	335,600	330	0.1	3,750	1.2	3,075	0.9
Households										
Boulder HMA	114,680	119,300	129,000	132,900	460	0.4	1,150	0.9	1,300	1.0

Notes: The current date is October 1, 2018. The forecast date is October 1, 2021

Sources: 2000 and 2010—2000 Census and 2010 Census; current and forecast—estimates by analyst



As of October 1, 2018

Table 3. Housing Inventory, Tenure, and Vacancy in the Boulder HMA, 2000, 2010, and Current

	Boulder HMA		
	2000	2010	Current
Total Housing Inventory	111,435	127,071	137,900
Occupied Units	106,534	119,300	128,950
Owner-Occupied	68,636	74,993	79,650
%	64.4	62.9	61.8
Renter-Occupied	37,898	44,307	49,300
%	35.6	37.1	38.2
Vacant Units	5,007	7,771	8,925
Available Units	1,791	3,520	3,425
For Sale	539	1,390	400
Rate (%)	0.8	1.8	0.5
For Rent	1,252	2,130	3,025
Rate (%)	3.2	4.6	5.8
Other Vacant	3,216	4,251	5,500

Note: The current date is October 1, 2018.

Sources: 2000 and 2010—2000 Census and 2010 Census; current and forecast—estimates by analyst



As of October 1, 2018

Table 4. Residential Building Permit Activity in the Boulder HMA, 2000 Through September 2018

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	12 Months Ending	
																			September 2017	September 2018
Boulder HMA																				
Total	3,338	2,153	1,727	1,679	1,538	1,092	1,132	894	697	558	712	755	1,316	1,973	1,404	1,618	1,984	1,809	1,538	2,444
Sales	3,103	1,579	1,637	1,320	1,222	1,075	1,030	642	486	148	391	438	491	776	627	1,140	763	848	725	970
Rental	235	574	90	359	316	17	102	252	211	410	321	317	825	1,197	777	478	1,221	961	813	1,474

Sources: U.S. Census Bureau, Building Permits Survey; 2000–2017 final data and analyst estimates; 2018 preliminary data and estimates by analyst



Table 5. Median Income in the Boulder HMA, 1999, 2009, and 2017

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2017	1999 to 2009	2009 to 2017
Median Family Income	68,700	89,100	98,200	2.6	1.2
Median Household Income	55,700	63,400	80,800	1.3	3.1

Sources: Median Family Income—U.S. Department of Housing and Urban Development, Office of Policy Development and Research; 1999 Median household income—2000 Census; 2009 and 2017 Median household income—U.S. Census Bureau, American Community Survey 1-year data, 2009 and 2017