

As of May 1, 2024.

**Table 1. Labor Force and Employment in the Boulder HMA, 2010 Through April 2024**

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	12 Months Ending	
															April 2023	April 2024
Labor Force	169.7	171.6	173.8	174.8	176.1	176.8	180.9	185.1	191.2	194.1	190.5	197.3	200.3	202.7	200.8	203.5
Resident Employment	157.1	160.0	162.8	165.3	168.9	171.4	176.3	180.9	186.1	189.7	179.5	188.5	195.2	196.9	195.9	197.2
Unemployment	12.6	11.6	11.0	9.5	7.2	5.4	4.6	4.1	5.1	4.4	10.9	8.7	5.1	5.8	4.9	6.3
Unemployment Rate (%)	7.4	6.7	6.3	5.4	4.1	3.1	2.6	2.2	2.6	2.3	5.7	4.4	2.6	2.8	2.4	3.1
Total Nonfarm Payroll Jobs	159.2	163.7	168.1	172.0	176.3	180.5	185.2	189.2	195.2	200.0	189.3	196.0	204.2	208.2	205.5	209.9
Goods-Producing Sectors	19.5	20.0	20.7	21.6	22.4	22.8	23.0	24.1	24.9	25.8	25.7	26.8	27.4	26.7	27.1	26.6
Mining, Logging, & Construction	4.3	4.0	4.2	4.4	4.9	5.3	5.4	5.6	5.8	5.9	5.6	5.7	5.7	5.9	5.8	5.9
Manufacturing	15.2	15.9	16.6	17.2	17.5	17.6	17.6	18.5	19.1	19.9	20.2	21.2	21.7	20.8	21.4	20.7
Service-Providing Sectors	139.7	143.7	147.3	150.4	153.9	157.7	162.2	165.1	170.3	174.2	163.6	169.1	176.8	181.6	178.4	183.3
Wholesale & Retail Trade	20.1	20.8	21.2	21.7	22.1	22.6	23.4	23.8	24.2	24.2	23.0	23.7	24.1	24.4	24.3	24.4
Wholesale Trade	4.9	5.1	5.3	5.5	5.5	5.6	6.0	6.3	6.6	6.7	6.5	6.8	7.4	7.7	7.5	7.7
Retail Trade	15.2	15.7	15.9	16.2	16.6	17.0	17.4	17.5	17.6	17.5	16.5	16.9	16.7	16.7	16.7	16.7
Transportation & Utilities	1.5	1.5	1.6	1.7	1.7	1.8	1.7	1.6	1.7	1.8	2.0	2.0	2.0	2.1	2.0	2.1
Information	8.7	8.8	8.6	8.3	8.2	7.9	8.0	8.0	8.2	8.5	8.6	9.0	9.3	8.6	9.2	8.3
Financial Activities	7.2	7.1	7.2	7.5	7.3	7.1	7.1	7.1	7.2	7.3	7.2	7.3	7.3	7.2	7.3	7.1
Professional & Business Services	28.2	29.8	31.0	32.0	33.3	34.1	34.4	34.4	35.8	37.6	37.8	39.8	42.4	43.3	42.9	43.2
Education & Health Services	19.8	20.5	21.2	22.0	22.6	23.6	24.5	25.5	26.2	26.5	25.0	25.7	25.9	27.0	26.2	27.4
Leisure & Hospitality	17.0	17.8	18.3	18.7	19.3	20.0	20.9	21.1	21.5	21.4	16.1	18.2	20.3	21.3	20.6	21.8
Other Services	5.3	5.3	5.5	5.6	5.7	5.9	6.1	6.3	6.8	7.3	7.4	8.1	8.3	8.6	8.3	8.7
Government	31.9	32.1	32.7	33.0	33.7	34.7	36.2	37.3	38.9	39.7	36.7	35.3	37.2	39.2	37.6	40.3
Federal	2.3	2.2	2.0	2.0	2.0	2.0	2.1	2.1	2.0	2.0	2.2	2.0	2.0	2.0	2.0	2.1
State	14.6	14.9	15.2	15.6	16.0	16.7	17.7	18.7	20.2	20.8	18.9	17.5	19.0	20.2	19.3	21.0
Local	15.1	15.0	15.5	15.4	15.8	16.0	16.4	16.5	16.7	16.9	15.6	15.8	16.2	17.0	16.4	17.2

Notes: Numbers may not add to totals due to rounding. Data are reported in thousands.  
Source: U.S. Bureau of Labor Statistics



As of May 1, 2024.

Table 2. Population and Household Trends in the Boulder HMA, 2010 to Forecast

					Average Annual Change					
					2010 to 2020		2020 to Current		Current to Forecast	
					Number	Rate (%)	Number	Rate (%)	Number	Rate (%)
Population										
Boulder HMA	294,567	330,758	328,300	335,000	3,625	1.2	-590	-0.2	2,200	0.7
Households										
Boulder HMA	119,300	132,551	136,750	140,000	1,325	1.1	1,025	0.8	1,075	0.8

Notes: The current date is May 1, 2024. The forecast date is May 1, 2027.  
Sources: 2010 and 2020—2010 Census and 2020 Census; current and forecast—estimates by the analyst



As of May 1, 2024.

**Table 3. Housing Inventory, Tenure, and Vacancy in the Boulder HMA, 2010, 2020, and Current**

	Boulder HMA		
	2010	2020	Current
Total Housing Inventory	127,071	140,848	146,580
Occupied Units	119,300	132,551	136,750
Owner-Occupied	74,993	80,791	81,800
%	62.9	61.0	59.8
Renter-Occupied	44,307	51,760	54,950
%	37.1	39.0	40.2
Vacant Units	7,771	8,297	9,830
Available Units	3,520	3,506	4,930
For Sale	1,390	718	780
Rate (%)	1.8	0.9	0.9
For Rent	2,130	2,788	4,150
Rate (%)	4.6	5.1	7.0
Other Vacant	4,251	4,791	4,900

Notes: The current date is May 1, 2024. In this analysis conducted by the U.S. Department of Housing and Urban Development (HUD), other vacant units include all vacant units that are not available for sale or for rent. The term therefore includes units rented or sold but not occupied; held for seasonal, recreational, or occasional use; used by migrant workers; and the category specified as “other” vacant by the Census Bureau.

Sources: 2010 and 2020—2010 Census and 2020 Census; current—estimates by the analyst



Table 4. Residential Building Permit Activity in the Boulder HMA, 2010 Through April 2024

Type of Building Permit	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	12 Months Ending	
															April 2023	April 2024
Boulder HMA																
Total	662	910	1,685	2,152	1,561	1,713	1,862	1,820	2,794	1,995	1,781	1,482	2,137	2,365	2,356	1,933
Sales	289	418	543	557	563	822	675	738	747	707	631	624	855	737	959	590
Rental	373	492	1,142	1,595	998	891	1,187	1,082	2,047	1,288	1,150	858	1,282	1,628	1,397	1,343

Sources: U.S. Census Bureau, Building Permits Survey; 2010 through 2022—final data and estimates by the analyst; 2023 through 2024—preliminary data and estimates by the analyst

Table 5. Median Income in the Boulder HMA, 2009, 2019, and 2022

	Median Income (\$)			Average Annual Change (%)	
	2009	2019	2022	2009 to 2019	2019 to 2022
Median Family Income	86,145	112,791	139,747	2.7	7.4
Median Household Income	62,215	88,535	96,079	3.6	2.8

Sources: Median family income—HUD, Office of Policy Development and Research; 2009 median household income—2010 Census; 2019 and 2022 median household income—U.S. Census Bureau, 2019 and 2022 American Community Survey 1-year data