

Table 1. Labor Force and Employment in the Colorado Springs HMA, 1990 through July 2006

																	12 Months Ending	
	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	July 2005	July 2006
Labor Force	191.5	193.8	200.5	209.3	224.8	237.7	247.9	254.2	261.0	267.7	265.3	269.5	273.6	277.3	283.0	287.0	286.1	291.3
Resident Employment	177.9	179.9	186.1	196.3	213.7	227.2	236.4	244.6	250.3	258.4	257.5	257.7	256.8	259.9	266.8	271.6	270.1	277.1
Unemployment	13.6	13.9	14.4	13.0	11.0	10.5	11.5	9.6	10.7	9.3	7.7	11.7	16.8	17.5	16.2	15.4	16.0	14.3
Unemployment Rate (%)	7.1	7.2	7.2	6.2	4.9	4.4	4.6	3.8	4.1	3.5	2.9	4.3	6.2	6.3	5.7	5.4	5.6	4.9
Total Nonfarm Employment	157.0	160.7	170.1	180.0	190.1	203.0	213.9	223.7	230.6	241.2	249.7	252.3	247.9	244.4	247.9	252.4	250.6	255.3
Goods Producing	27.1	26.4	27.1	29.7	31.2	34.0	35.7	37.5	38.6	39.4	41.6	42.1	38.3	36.2	35.6	35.5	35.5	35.4
Natural Resources, Mining, & Construction	6.6	6.9	8.0	9.1	9.8	10.7	12.2	12.7	13.5	14.5	16.1	16.6	15.8	15.5	15.9	17.0	16.4	17.6
Manufacturing	20.4	19.4	19.1	20.5	21.4	23.3	23.5	24.8	25.1	24.9	25.5	25.5	22.5	20.7	19.7	18.5	19.1	17.8
Service Providing	130.0	134.3	143.0	150.3	158.9	169.0	178.3	186.1	192.0	201.8	208.1	210.2	209.6	208.2	212.3	216.9	215.1	219.9
Trade	23.3	23.2	23.9	24.3	25.6	27.3	29.5	30.7	31.8	33.5	34.6	34.9	34.5	34.2	35.0	35.2	35.0	35.6
Wholesale Trade	3.9	3.9	4.2	4.4	4.8	4.6	4.9	5.4	5.7	6.0	6.3	6.4	6.2	5.9	6.0	6.1	6.1	6.2
Retail Trade	19.4	19.3	19.7	19.9	20.8	22.7	24.6	25.3	26.1	27.5	28.3	28.5	28.3	28.3	29.0	29.1	28.9	29.5
Transportation & Utilities	3.2	3.2	3.4	3.6	4.0	4.5	5.8	5.8	3.9	3.9	4.0	4.3	4.2	4.1	4.3	4.6	4.5	4.5
Information	5.0	5.2	5.5	5.7	6.3	6.7	7.1	7.3	9.1	11.1	13.4	13.7	12.3	10.5	10.0	9.1	9.3	9.0
Financial Activities	9.0	9.0	9.5	10.1	10.8	11.4	12.1	13.2	14.3	15.1	15.2	16.0	16.7	17.2	17.3	18.1	17.8	18.3
Professional & Business Services	17.4	18.9	20.9	24.0	26.1	28.5	30.1	33.0	35.1	38.4	38.7	36.4	35.0	33.7	35.6	37.4	36.8	41.3
Education & Health Services	16.0	17.3	18.7	19.3	19.8	20.8	21.7	22.3	21.7	21.0	21.1	22.1	22.8	23.2	23.8	24.9	24.4	25.1
Leisure & Hospitality	19.4	19.9	21.7	22.4	23.9	26.0	27.3	27.6	27.9	28.6	29.1	29.1	29.0	29.1	29.6	30.0	29.8	30.3
Other Services	7.7	7.8	8.7	9.0	9.4	10.0	10.1	10.6	11.4	12.3	13.2	13.8	14.0	14.0	14.4	14.6	14.6	14.6
Government	29.1	29.9	30.8	31.9	33.1	33.9	34.6	35.7	36.9	37.9	38.8	39.9	41.2	41.7	42.4	43.1	42.8	44.0
Federal	9.9	9.8	9.6	9.6	10.4	10.1	10.2	10.3	10.3	10.4	10.7	10.4	10.4	10.3	10.3	10.7	10.5	10.9
State	2.6	2.6	2.7	2.8	3.0	3.0	3.0	3.1	3.2	3.3	3.5	3.6	3.7	3.7	3.8	3.9	3.8	3.9
Local	16.6	17.5	18.5	19.5	19.8	20.8	21.5	22.3	23.4	24.2	24.6	25.9	27.1	27.7	28.2	28.6	28.5	29.2

Notes: Numbers may not add to totals due to rounding. Data are reported in thousands. Nonfarm employment includes El Paso and Teller Counties.

Source: U.S. Bureau of Labor Statistics

Table 2. Population and Household Trends in the Colorado Springs HMA, 1990 to August 1, 2009

	1990	2000	Current	Forecast	Average Annual Change					
					1990 to 2000		2000 to Current		Current to Forecast	
					Number	Rate (%)	Number	Rate (%)	Number	Rate (%)
Population										
Colorado Springs HMA	397,014	516,929	582,100	623,700	11,992	2.7	10,300	1.9	13,870	2.3
Households										
Colorado Springs HMA	146,965	192,409	222,900	239,600	4,544	2.7	4,820	2.4	5,570	2.4

Notes: Numbers may not add to totals due to rounding. Rate of change is calculated on a compound basis. Current date: August 1, 2006. Forecast date: August 1, 2009.

Sources: 1990 and 2000—U.S. Census; current and forecast—estimates by analyst

Table 3. Housing Inventory, Tenure, and Vacancy in the Colorado Springs HMA, 1990, 2000, and Current

	Colorado Springs HMA		
	1990	2000	Current
Total Housing Inventory	165,056	202,428	236,440
Occupied Units	146,965	192,408	222,900
Owners	84,318	124,433	153,400
%	57.4	64.7	68.8
Renters	62,647	67,976	69,500
%	42.6	35.3	31.2
Vacant Units	18,091	10,019	13,540
Available Units	13,561	6,002	9,840
For Sale	3,887	1,628	2,970
Rate (%)	4.4	1.3	1.9
For Rent	9,674	4,374	6,870
Rate (%)	13.4	6.0	9.0
Other Vacant	4,530	4,017	3,700

Notes: Numbers may not add to totals due to rounding. Current date: August 1, 2006.

Sources: 1990 and 2000—U.S. Census; current—estimates by analyst

Table 4. Residential Building Permit Activity in the Colorado Springs HMA, 1990 through July 2006

																	12 Months Ending	
Type of Building Permit	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	July 2005	July 2006
Colorado Springs HMA																		
Total	1,049	1,232	2,855	3,710	3,803	4,758	5,445	4,604	5,214	5,941	6,286	7,111	6,813	5,303	6,484	6,772	7,475	5,951
Single-family	745	1,182	2,851	3,625	3,620	3,338	4,064	3,514	4,213	4,587	4,976	5,252	4,906	4,833	5,774	6,245	6,622	5,436
Multifamily	304	50	4	85	183	1,420	1,381	1,090	1,001	1,354	1,310	1,859	1,907	470	710	527	853	515

Source: Pikes Peak Regional Building Department

Table 5. Median Income in the Colorado Springs HMA, 1989, 1999, and 2006

	Median Income (\$)			Average Annual Change (%)	
	1989	1999	2006	1989 to 1999	1999 to 2006
Median Family Income	33,931	54,116	63,100	5.9	2.4
Median Household Income	29,604	46,844	NA	5.8	NA

NA = data not available.
Sources: 1989 and 1999—U.S. Census Bureau; 2006—U.S. Department of Housing and Urban Development, Office of Policy Development and Research