

Table 1. Labor Force and Employment in the Colorado Springs HMA, 1990 Through April 2011

	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	12 Months Ending	
																						April 2010	April 2011
Labor Force	198.9	202.2	209.3	219.3	236.8	250.8	261.2	268.1	275.2	281.6	277.2	281.2	287.2	293.1	298.4	304.8	312.3	313.9	314.8	313.1	310.2	312.4	308.8
Resident Employment	185.1	187.9	194.3	205.6	225.1	239.7	249.1	258.0	263.9	271.8	269.1	269.3	269.6	274.7	281.2	288.5	297.9	300.6	297.1	285.2	280.3	283.3	278.9
Unemployment	13.9	14.3	15.0	13.7	11.6	11.1	12.2	10.1	11.3	9.8	8.1	11.9	17.6	18.4	17.3	16.3	14.4	13.2	17.7	27.9	29.9	29.1	29.8
Unemployment Rate (%)	7.0	7.1	7.2	6.3	4.9	4.4	4.7	3.8	4.1	3.5	2.9	4.2	6.1	6.3	5.8	5.4	4.6	4.2	5.6	8.9	9.6	9.3	9.7
Total Nonfarm Payroll Jobs	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	252.9	258.5	261.0	258.8	248.6	246.1	246.8	246.0
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	35.6	35.9	34.5	31.6	27.1	24.6	25.8	24.4
Mining, Logging, & 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	17.9	17.4	16.0	13.7	12.1	13.0	11.9
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	18.0	17.0	15.6	13.4	12.5	12.9	12.5
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	217.4	222.6	226.5	227.1	221.5	221.5	221.0	221.6
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	35.1	35.3	35.9	35.5	33.4	33.1	33.1	33.0
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	6.0	5.8	6.1	6.0	5.4	4.9	5.2	4.9
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	29.5	29.8	29.5	28.0	28.2	28.0	28.1
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	4.7	5.2	5.2	5.0	4.7	4.5	4.7	4.6
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	9.6	8.6	8.1	7.9	7.6	7.0	7.0	6.9	7.0
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	18.1	17.6	16.7	15.8	15.4	15.6	15.3
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	33.9	35.9	38.0	39.9	41.0	41.0	40.2	39.8	40.0	39.5
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	25.7	26.5	27.7	28.3	29.2	28.5	29.5
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	30.2	31.1	31.1	31.1	29.7	29.7	29.6	30.0
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	14.8	15.1	15.1	14.7	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	43.2	44.4	46.3	47.5	47.9	48.2	47.9	48.2
Federal	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	10.4	10.4	10.3	10.3	10.7	10.9	11.1	11.4	12.0	12.7	12.2
State	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	3.6	3.7	3.7	3.8	3.9	3.9	4.1	4.3	4.5	4.6	4.5
Local	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	25.9	27.1	27.7	28.2	28.6	29.6	31.0	31.7	31.4	30.8	30.7

NA = data not available.

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

Source: U.S. Bureau of Labor Statistics

Table 2. Population and Household Trends in the Colorado Springs HMA, 1990 to May 1, 2014

	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	409,482	537,484	655,600	684,300	12,800	2.8	10,650	1.8	9,575	1.4
Households										
Colorado Springs HMA	151,685	200,402	249,600	261,700	4,875	2.8	4,450	2.0	4,025	1.6

Notes: Numbers may not add to totals because of rounding. Current date: May 1, 2011. Forecast date: May 1, 2014. Rates of change are calculated on a compound basis.

Sources: 1990 and 2000—1990 Census and 2000 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	172,621	212,790	269,300
Occupied Units	151,685	200,402	249,600
Owners	87,955	130,901	163,400
%	58.0	65.3	65.5
Renters	63,730	69,501	86,200
%	42.0	34.7	34.5
Vacant Units	20,936	12,388	19,700
Available Units	13,982	6,384	10,700
For Sale	4,163	1,829	4,600
Rate (%)	4.5	1.4	2.7
For Rent	9,819	4,555	6,100
Rate (%)	13.4	6.2	6.6
Other Vacant	6,954	6,004	9,000

Notes: Numbers may not add to totals because of rounding. Current date: May 1, 2011.

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

Table 4. Residential Building Permit Activity in the Colorado Springs HMA, 1990 Through April 2011

Type of Building Permit	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	12 Months Ending	
																						April 2010	April 2011
Colorado Springs HMA																							
Total	1,117	1,308	3,052	3,915	4,056	4,988	5,834	5,162	5,254	5,840	6,632	7,499	7,062	5,450	6,766	6,983	4,595	3,229	2,076	1,369	1,718	1,650	1,850
Single-family	813	1,258	3,044	3,820	3,887	3,678	4,367	4,162	4,535	4,678	5,448	5,461	5,230	5,272	6,452	6,451	4,300	2,824	1,644	1,353	1,634	1,640	1,540
Multifamily	304	50	8	95	169	1,310	1,467	1,000	719	1,162	1,184	2,038	1,832	178	314	532	295	405	432	16	84	10	310

Source: U.S. Census Bureau, Building Permits Survey

Table 5. Median Income in the Colorado Springs HMA, 1989, 1999, and 2009

	Median Income (\$)			Average Annual Change (%)	
	1989	1999	2009	1989 to 1999	1999 to 2009
Median Family Income	33,932	53,995	67,211	4.8	2.2
Median Household Income	29,604	46,844	55,176	4.7	1.7

Sources: Median family income—U.S. Department of Housing and Urban Development, Office of Policy Development and Research; 1989 and 1999 median household income—1990 Census and 2000 Census; 2009 median household income—U.S. Census Bureau, American Community Survey, 2009