

Table 1. Labor Force and Employment in the Colorado Springs HMA, 2000 to Current

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	12 Months Ending	
																October 2014	October 2015
Labor force	276.6	280.7	287.2	292.4	298.0	301.9	308.4	309.9	312.5	312.3	318.7	319.5	319.2	320.1	319.7	319.9	316.4
Resident employment	268.4	268.9	270.0	274.6	281.2	286.0	294.2	296.8	294.8	287.8	288.9	290.6	291.0	294.9	300.5	299.5	300.6
Unemployment	8.1	11.7	17.2	17.8	16.8	15.9	14.2	13.1	17.7	24.6	29.8	28.8	28.1	25.3	19.3	20.3	15.8
Unemployment rate (%)	2.9	4.2	6.0	6.1	5.6	5.3	4.6	4.2	5.7	7.9	9.3	9.0	8.8	7.9	6.0	6.4	5.0
Total nonfarm payroll jobs	249.8	252.3	247.9	244.2	247.7	252.8	258.3	260.8	258.7	248.5	246.1	249.3	251.8	257.6	262.4	261.6	265.8
Goods-producing sectors	40.2	40.2	36.2	34.0	33.5	33.5	34.0	32.7	29.8	25.5	23.3	23.3	23.9	24.5	26.0	25.9	26.1
Mining, logging, & construction	16.1	16.6	15.8	15.5	15.9	17.0	17.9	17.4	16.0	13.7	12.1	11.8	12.2	12.9	14.1	14.0	14.3
Manufacturing	24.1	23.6	20.4	18.5	17.6	16.5	16.1	15.3	13.8	11.8	11.2	11.5	11.7	11.6	11.9	11.9	11.8
Service-providing sectors	209.6	212.2	211.7	210.2	214.2	219.3	224.3	228.2	228.8	223.1	222.8	226.0	227.9	233.1	236.4	235.7	239.7
Trade	34.6	34.9	34.5	34.4	35.0	35.1	35.3	35.9	35.5	33.4	33.3	33.8	34.0	35.1	36.0	35.9	36.5
Wholesale trade	6.3	6.4	6.2	6.0	6.0	6.0	5.8	6.1	6.0	5.4	4.9	4.8	4.8	5.0	5.1	5.1	5.2
Retail trade	28.3	28.5	28.3	28.4	29.0	29.1	29.5	29.8	29.5	28.0	28.4	29.0	29.2	30.1	30.9	30.8	31.3
Transportation & utilities	4.0	4.3	4.2	4.2	4.3	4.7	5.2	5.2	5.0	4.7	4.5	4.4	4.4	4.4	4.5	4.5	4.6
Information	13.4	13.7	12.3	10.5	9.6	8.6	8.1	7.9	7.6	7.0	7.0	7.2	7.2	6.9	6.8	6.8	6.7
Financial activities	15.2	16.0	16.7	17.2	17.3	18.1	18.1	17.6	16.7	15.8	15.5	15.5	15.6	16.4	16.3	16.4	16.4
Professional & business services	40.1	38.4	37.1	35.9	37.8	40.0	41.6	42.6	42.7	41.7	40.6	39.9	39.8	40.9	41.5	41.4	41.2
Education & health services	21.2	22.1	22.8	23.3	23.8	24.9	25.7	26.5	27.7	28.3	29.4	30.5	31.6	32.6	33.7	33.5	34.9
Leisure & hospitality	29.1	29.1	29.0	29.1	29.6	30.2	31.1	31.1	31.1	29.7	29.8	31.0	31.7	32.9	33.4	33.2	34.6
Other services	13.2	13.8	14.0	14.1	14.4	14.6	14.8	15.1	15.1	14.7	14.5	14.6	15.0	15.3	15.6	15.5	15.9
Government	38.8	39.9	41.2	41.8	42.4	43.2	44.4	46.3	47.5	47.9	48.3	49.0	48.7	48.7	48.7	48.6	49.0
Federal	10.7	10.4	10.4	10.3	10.3	10.7	10.9	11.1	11.4	12.0	12.8	13.4	13.4	13.1	12.6	12.6	12.5
State	3.5	3.6	3.7	3.7	3.8	3.9	3.9	4.1	4.3	4.5	4.6	4.8	5.9	9.0	9.1	9.1	9.4
Local	24.6	25.9	27.1	27.7	28.2	28.6	29.6	31.0	31.7	31.4	30.9	30.9	29.4	26.6	27.0	26.9	27.2

Notes: Numbers may not add to totals because of rounding. Data are reported in thousands. Current includes data through October 2015.

Source: U.S. Bureau of Labor Statistics

Table 2. Population and Household Trends in the Colorado Springs 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										
Colorado Springs HMA	537,484	645,613	702,700	735,100	10,800	1.8	10,200	1.5	10,800	1.5
Households										
Colorado Springs HMA	200,402	246,604	264,250	277,000	4,625	2.1	3,150	1.2	4,250	1.6

Notes: Rates of change are calculated on a compound basis. The current date is November 1, 2015. The forecast date is November 1, 2018.

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

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

	Colorado Springs HMA		
	2000	2010	Current
Total housing inventory	212,790	266,377	282,700
Occupied units	200,402	246,604	264,250
Owner-occupied	130,901	160,233	165,600
%	65.3	65.0	62.7
Renter-occupied	69,501	86,371	98,650
%	34.7	35.0	37.3
Vacant units	12,388	19,773	18,400
Available units	6,384	11,241	7,400
For sale	1,829	3,938	2,275
Rate (%)	1.4	2.4	1.4
For rent	4,555	7,303	5,125
Rate (%)	6.2	7.8	4.9
Other vacant	6,004	8,532	11,000

Notes: Numbers may not add to totals because of rounding. The current date is November 1, 2015.

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

Table 4. Residential Building Permit Activity in the Colorado Springs HMA, 2000 to Current

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	12 Months Ending	
																October 2014	October 2015
Colorado Springs HMA																	
Total	7,261	8,356	7,611	6,497	8,078	7,735	4,980	4,124	2,653	1,528	2,034	2,490	3,049	3,709	3,734	3,786	3,518
Single-family	5,448	5,461	5,230	5,272	6,452	6,451	4,300	2,824	1,644	1,353	1,676	1,616	2,410	2,885	2,662	2,661	2,947
Multifamily	1,813	2,895	2,381	1,225	1,626	1,284	680	1,300	1,009	175	358	874	639	824	1,072	1,125	571

Notes: Numbers may not add to totals because of rounding. Current includes data through October 2015.

Sources: U.S. Census Bureau, Building Permits Survey; estimates by analyst

Table 5. Median Income in the Colorado Springs HMA, 1999, 2009, and 2014

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2014	1999 to 2009	2009 to 2014
Median Family Income	53,995	67,211	71,236	2.2	1.2
Median household income	46,844	55,176	59,411	1.7	1.5

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 2014 median household income—U.S. Census Bureau, 2009 and 2014 American Community Survey 1-year data