

Table 1. Labor Force and Employment in the Colorado Springs HMA, 2000 Through August 2018

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	12 Months Ending	
																			August 2017	August 2018
Labor Force	276.6	280.7	287.2	292.4	298.0	301.9	308.4	309.9	312.5	312.3	318.7	319.7	318.9	318.5	318.0	319.0	326.3	338.8	334.5	348.2
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	290.7	293.4	298.9	304.3	314.2	327.8	323.7	336.2
Unemployment	8.1	11.7	17.2	17.8	16.8	15.9	14.2	13.1	17.7	24.6	29.8	29.2	28.2	25.1	19.1	14.6	12.2	11.1	10.8	12.0
Unemployment Rate (%)	2.9	4.2	6.0	6.1	5.6	5.3	4.6	4.2	5.7	7.9	9.3	9.1	8.8	7.9	6.0	4.6	3.7	3.3	3.2	3.5
Total Nonfarm Payroll Jobs	249.4	251.9	247.4	243.7	247.1	252.2	257.6	260.0	257.8	247.6	245.1	248.2	250.7	256.4	262.0	270.8	279.0	286.7	284.5	293.2
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	26.1	26.8	27.3	28.7	28.2	29.6
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	14.2	15.0	15.7	17.1	16.7	17.8
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	11.8	11.6	11.6	11.5	11.8
Service-Providing Sectors	209.2	211.7	211.2	209.7	213.6	218.7	223.6	227.4	228.0	222.1	221.8	224.9	226.8	231.9	236.0	244.0	251.7	258.0	256.2	263.6
Wholesale & Retail 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	36.1	37.2	38.4	38.8	38.7	39.3
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	5.3	5.6	5.7	5.6	5.7
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	31.0	31.9	32.8	33.1	33.0	33.5
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	4.8	4.9	5.0	5.0	5.2
Information	13.3	13.6	12.2	10.4	9.5	8.4	7.9	7.7	7.4	6.7	6.8	6.9	6.9	6.6	6.4	6.2	6.0	5.7	5.7	5.6
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	16.4	16.8	17.6	18.0	17.9	18.3
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	41.7	42.9	43.7	44.2	44.1	45.8
Education & Health Services	20.9	21.8	22.4	22.9	23.4	24.5	25.2	25.9	27.1	27.5	28.6	29.7	30.7	31.7	32.9	34.7	37.0	39.1	38.7	39.5
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	35.1	36.3	37.9	37.3	39.6
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	15.7	16.5	17.1	17.4	17.3	17.6
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	48.8	49.8	50.7	52.0	51.6	52.7
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	12.6	12.7	12.7	12.6
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	9.2	9.7	10.3	10.9	10.7	11.4
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	27.5	27.8	28.4	28.2	28.7

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, 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	740,700	783,100	10,800	1.8	11,300	1.6	14,150	1.9
Households										
Colorado Springs HMA	200,402	246,604	280,850	297,400	4,625	2.1	4,075	1.6	5,525	1.9

Notes: Numbers may not add to totals because of rounding. The current date is September 1, 2018. The forecast date is September 1, 2021. Rates of change are calculated on a compound basis.

Sources: 2000 and 2010—U.S. Census Bureau; 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	294,600
Occupied Units	200,402	246,604	280,850
Owner-Occupied	130,901	160,233	180,900
%	65.3	65.0	64.4
Renter-Occupied	69,501	86,371	99,950
%	34.7	35.0	35.6
Vacant Units	12,388	19,773	13,750
Available Units	6,384	11,241	4,725
For Sale	1,829	3,938	1,550
Rate (%)	1.4	2.4	0.8
For Rent	4,555	7,303	3,175
Rate (%)	6.2	7.8	3.1
Other Vacant	6,004	8,532	9,000

Notes: Numbers may not add to totals because of rounding. The current date is September 1, 2018.

Sources: 2000 and 2010—U.S. Census Bureau; current—estimates by analyst

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

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	
																			August 2017	August 2018
Colorado Springs HMA																				
Total	6,632	7,323	7,062	5,449	7,807	6,983	5,017	3,431	2,346	1,376	2,128	2,275	3,161	3,987	3,838	3,809	5,286	4,965	5,250	6,297
Single-Family	5,448	5,461	5,230	5,272	7,293	6,451	4,502	3,026	1,644	1,353	2,044	1,616	2,410	2,885	2,662	3,166	3,610	3,852	3,587	4,304
Multifamily	1,184	1,862	1,832	177	514	532	515	405	702	23	84	659	751	1,102	1,176	643	1,676	1,113	1,663	1,993

Sources: U.S. Census Bureau, Building Permits Survey; 2000—2016 final data and analyst estimates; 2017—2018 preliminary data and analyst estimates

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

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2017	1999 to 2009	2009 to 2017
Median Family Income	48,000	70,800	73,600	4.0	0.5
Median Household Income	41,994	55,176	65,593	2.8	2.2

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