

Table 1. Labor Force and Employment in the Denver HMA,* 2000 to Current

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	12 Months Ending	
																February 2014	February 2015
Labor force	1,240.7	1,241.4	1,255.6	1,284.4	1,301.8	1,314.3	1,338.7	1,359.0	1,393.4	1,392.7	1,423.4	1,430.4	1,448.2	1,470.5	1,495.0	1,473.5	1,498.6
Resident employment	1,208.6	1,194.3	1,182.9	1,204.0	1,227.5	1,246.6	1,280.2	1,307.2	1,324.5	1,288.5	1,299.7	1,312.6	1,337.6	1,374.0	1,422.8	1,380.6	1,430.1
Unemployment	32.2	47.1	72.7	80.4	74.4	67.7	58.5	51.8	68.9	104.2	123.6	117.8	110.6	96.5	72.2	93.0	68.5
Unemployment rate (%)	2.6	3.8	5.8	6.3	5.7	5.1	4.4	3.8	4.9	7.5	8.7	8.2	7.6	6.6	4.8	6.3	4.6
Total nonfarm payroll jobs	1,211.2	1,209.0	1,172.3	1,158.1	1,167.3	1,190.1	1,215.1	1,241.2	1,253.2	1,199.8	1,193.6	1,214.0	1,249.1	1,295.9	1,343.3	1,303.7	1,351.9
Goods-producing sectors	182.3	178.5	166.9	157.5	157.4	162.5	166.6	164.4	161.4	139.7	130.9	131.8	136.5	144.5	155.6	146.1	157.9
Mining, logging, & construction	95.4	97.5	92.8	86.2	85.7	90.2	94.4	92.9	91.5	76.7	69.8	69.6	73.3	80.6	90.4	82.2	92.3
Manufacturing	86.9	81.0	74.0	71.4	71.8	72.2	72.2	71.5	69.9	63.1	61.1	62.1	63.2	63.9	65.2	64.0	65.7
Service-providing sectors	1,028.9	1,030.5	1,005.5	1,000.6	1,009.9	1,027.7	1,048.5	1,076.7	1,091.8	1,060.1	1,062.7	1,082.2	1,112.6	1,151.4	1,187.6	1,157.5	1,194.0
Trade	192.7	192.4	187.0	183.6	183.2	187.4	189.9	193.8	194.1	183.1	182.2	184.6	188.7	193.7	198.9	194.6	199.4
Wholesale trade	67.9	68.4	64.7	62.7	62.0	62.8	64.9	66.3	66.8	62.5	61.3	62.2	63.5	65.2	67.6	65.5	67.9
Retail trade	124.8	124.0	122.3	120.9	121.2	124.6	125.0	127.5	127.3	120.6	120.9	122.4	125.2	128.5	131.3	129.2	131.5
Transportation & utilities	53.4	54.5	49.0	49.0	49.4	49.3	49.3	50.7	50.7	47.6	45.8	45.5	46.7	49.1	50.9	49.4	51.1
Information	71.6	69.0	59.1	54.3	51.4	48.2	47.6	47.7	46.8	44.7	43.5	43.3	43.0	44.1	44.6	44.3	44.3
Financial activities	96.3	95.6	94.8	98.1	98.0	99.7	100.6	99.6	97.1	92.8	90.8	90.7	92.7	96.0	97.6	96.2	98.0
Professional & business services	198.1	194.0	182.2	179.3	185.1	192.4	200.0	211.8	217.0	204.3	204.5	212.0	223.1	233.1	241.1	234.4	242.2
Education & health services	102.4	106.6	110.0	113.1	116.4	119.4	123.1	128.0	133.7	138.0	142.8	148.0	153.4	160.0	168.0	161.2	169.8
Leisure & hospitality	115.7	116.2	115.6	115.2	118.1	121.5	125.3	128.5	130.3	125.9	127.5	131.5	136.0	141.7	147.8	142.7	149.0
Other services	43.7	43.6	44.1	44.1	45.0	45.3	46.3	47.1	48.4	47.5	47.4	48.3	49.6	50.7	52.6	50.9	53.0
Government	155.0	158.6	163.7	163.9	163.3	164.5	166.5	169.6	173.8	176.2	178.2	178.3	179.5	183.1	186.3	183.8	187.2
Federal	30.4	29.4	29.6	29.7	29.3	29.0	28.5	28.3	28.1	28.3	29.2	28.4	28.3	28.0	27.7	27.9	27.7
State	31.8	32.1	32.3	30.9	30.9	31.3	31.7	32.8	34.0	35.4	36.6	37.9	38.5	39.6	40.1	39.8	40.1
Local	92.8	97.1	101.9	103.3	103.1	104.3	106.3	108.5	111.7	112.6	112.4	112.0	112.6	115.6	118.6	116.1	119.3

* Denver-Aurora-Lakewood HMA.

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

Source: U.S. Bureau of Labor Statistics

Table 2. Population and Household Trends in the Denver 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										
Denver HMA*	2,179,240	2,543,482	2,777,000	2,927,000	36,400	1.6	47,500	1.8	50,000	1.8
Denver County submarket	554,636	600,158	671,400	708,500	4,550	0.8	14,500	2.3	12,350	1.8
Northwest submarket	940,999	1,062,770	1,141,000	1,200,000	12,200	1.2	15,900	1.5	19,650	1.7
Southeast submarket	683,605	880,554	963,800	1,019,000	19,700	2.6	16,950	1.9	18,400	1.9
Households										
Denver HMA*	852,153	1,004,696	1,079,600	1,133,000	15,250	1.7	15,250	1.5	17,800	1.6
Denver County submarket	239,235	263,107	289,400	304,000	2,375	1.0	5,350	2.0	4,875	1.7
Northwest submarket	354,315	407,180	432,200	452,400	5,275	1.4	5,100	1.2	6,725	1.5
Southeast submarket	258,603	334,409	358,000	376,400	7,575	2.6	4,800	1.4	6,125	1.7

* Denver-Aurora-Lakewood HMA.

Notes: Numbers may not add to totals because of rounding. Rates of change are calculated on a compound basis. The current date is March 1, 2015. The forecast date is March 1, 2018.

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

Table 3. Housing Inventory, Tenure, and Vacancy in the Denver HMA, * 2000, 2010, and Current

	Denver HMA*			Denver County Submarket			Northwest Submarket			Southeast Submarket		
	2000	2010	Current	2000	2010	Current	2000	2010	Current	2000	2010	Current
Total housing inventory	891,007	1,078,837	1,128,000	251,435	285,797	302,700	372,291	438,941	453,000	267,281	354,099	371,900
Occupied units	852,153	1,004,696	1,079,600	239,235	263,107	289,400	354,315	407,180	432,200	258,603	334,409	358,000
Owner-occupied	570,232	646,530	662,600	125,539	131,529	136,200	255,274	281,869	288,200	189,419	233,132	238,200
%	66.9	64.4	61.4	52.5	50.0	47.1	72.0	69.2	66.7	73.2	69.7	66.5
Renter-occupied	281,921	358,166	417,000	113,696	131,578	153,200	99,041	125,311	144,000	69,184	101,277	119,800
%	33.1	35.6	38.6	47.5	50.0	52.9	28.0	30.8	33.3	26.8	30.3	33.5
Vacant units	38,854	74,141	48,000	12,200	22,690	13,300	17,976	31,761	20,800	8,678	19,690	13,850
Available units	19,319	42,528	25,000	7,506	15,198	8,375	6,342	14,791	8,275	5,471	12,539	8,375
For sale	6,250	15,316	6,975	2,185	4,906	1,450	2,155	5,457	2,775	1,910	4,953	2,775
Rate (%)	1.1	2.3	1.0	1.7	3.6	1.1	0.8	1.9	1.0	1.0	2.1	1.2
For rent	13,069	27,212	18,000	5,321	10,292	6,925	4,187	9,334	5,500	3,561	7,586	5,600
Rate (%)	4.4	7.1	4.1	4.5	7.3	4.3	4.1	6.9	3.7	4.9	7.0	4.5
Other vacant	19,535	31,613	23,000	4,694	7,492	4,950	11,634	16,970	12,550	3,207	7,151	5,500

* Denver-Aurora-Lakewood HMA.

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

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

Table 4. Residential Building Permit Activity in the Denver 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	
																February 2014	February 2015
Denver HMA*																	
Total	29,354	30,661	24,621	19,700	24,962	24,678	21,068	15,217	8,508	4,038	5,503	7,986	13,462	16,061	15,767	15,038	15,779
Single-family	16,575	15,860	14,832	14,207	16,647	17,760	13,166	7,859	4,003	2,723	3,660	3,630	5,606	6,965	8,064	7,100	8,011
Multifamily	12,779	14,801	9,789	5,493	8,315	6,918	7,902	7,358	4,505	1,315	1,843	4,356	7,856	9,096	7,703	7,938	7,768
Denver County submarket																	
Total	4,906	6,156	5,102	4,080	4,811	4,276	4,771	4,117	2,719	1,041	1,439	2,830	6,132	7,008	5,958	5,869	5,609
Single-family	1,439	1,011	1,641	2,122	2,146	2,029	1,800	1,215	837	485	632	703	1,056	1,284	1,710	1,412	1,632
Multifamily	3,467	5,145	3,461	1,958	2,665	2,247	2,971	2,902	1,882	556	807	2,127	5,076	5,724	4,248	4,457	3,977
Northwest submarket																	
Total	9,885	11,429	9,387	8,101	9,004	7,920	7,578	4,589	2,077	1,242	1,981	2,465	2,665	4,099	4,566	3,492	4,758
Single-family	5,817	6,977	6,230	6,039	6,986	6,807	5,098	3,004	1,428	1,055	1,373	1,320	1,845	2,408	2,756	2,414	2,819
Multifamily	4,068	4,452	3,157	2,062	2,018	1,113	2,480	1,585	649	187	608	1,145	820	1,691	1,810	1,078	1,939
Southeast submarket																	
Total	14,563	13,076	10,132	7,519	11,147	12,482	8,719	6,511	3,712	1,755	2,083	2,691	4,665	4,954	5,243	5,677	5,412
Single-family	9,319	7,872	6,961	6,046	7,515	8,924	6,268	3,640	1,738	1,183	1,655	1,607	2,705	3,273	3,598	3,274	3,560
Multifamily	5,244	5,204	3,171	1,473	3,632	3,558	2,451	2,871	1,974	572	428	1,084	1,960	1,681	1,645	2,403	1,852

* Denver-Aurora-Lakewood HMA.

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

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

Table 5. Median Income in the Denver HMA,* 1999, 2009, and 2013

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2013	1999 to 2009	2009 to 2013
Median Family Income	58,600	76,000	77,800	2.6	0.6
Median household income	39,500	59,007	62,760	4.1	1.6

* Denver-Aurora-Lakewood HMA.

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 2013 median household income—U.S. Census Bureau, 2009 and 2013 American Community Survey 1-year data