

**Table 1. Labor Force and Employment in the Denver HMA, 2000 Through December 2020**

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
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	1,431.2	1,448.2	1,463.9	1,487.8	1,505.5	1,540.4	1,589.4	1,639.0	1,677.3	1,687.0
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	1,312.3	1,336.2	1,367.1	1,416.2	1,449.7	1,492.8	1,546.5	1,589.3	1,632.9	1,564.7
Unemployment	32.2	47.1	72.7	80.4	74.4	67.7	58.5	51.8	68.9	104.2	123.6	118.8	112.0	96.8	71.6	55.8	47.6	42.9	49.7	44.5	122.4
Unemployment Rate (%)	2.6	3.8	5.8	6.3	5.7	5.1	4.4	3.8	4.9	7.5	8.7	8.3	7.7	6.6	4.8	3.7	3.1	2.7	3.0	2.7	7.3
Total Nonfarm Payroll Jobs	1,211.2	1,209.1	1,172.5	1,158.2	1,167.5	1,190.2	1,215.3	1,241.4	1,253.3	1,200.1	1,193.9	1,214.3	1,249.5	1,296.2	1,346.4	1,397.7	1,434.1	1,464.8	1,502.8	1,536.0	1,481.3
Goods-Producing Sectors	182.3	178.5	166.9	157.5	157.4	162.5	166.6	164.4	161.4	139.8	131.0	131.8	136.5	144.5	155.7	162.8	166.3	171.1	178.2	182.5	179.3
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	94.8	97.3	102.0	108.4	111.7	106.0
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	65.4	68.0	69.0	69.1	69.8	70.8	73.4
Service-Providing Sectors	1,029.0	1,030.5	1,005.6	1,000.7	1,010.1	1,027.8	1,048.7	1,077.0	1,091.9	1,060.3	1,063.0	1,082.5	1,113.0	1,151.7	1,190.6	1,234.8	1,267.7	1,293.7	1,324.7	1,353.5	1,301.9
Wholesale & Retail Trade	192.6	192.3	187.0	183.5	183.1	187.2	189.6	193.5	193.7	182.7	181.7	184.1	188.1	193.1	198.9	204.8	208.2	210.4	212.8	213.3	208.3
Wholesale Trade	67.8	68.3	64.7	62.6	61.9	62.7	64.8	66.2	66.7	62.4	61.2	62.1	63.4	65.1	67.6	69.9	71.0	72.1	73.2	74.8	76.0
Retail Trade	124.8	124.0	122.3	120.9	121.2	124.5	124.8	127.3	127.0	120.3	120.5	122.0	124.7	128.0	131.3	134.9	137.2	138.3	139.6	138.5	132.4
Transportation & Utilities	53.4	54.5	49.0	49.0	49.5	49.4	49.4	50.9	51.0	48.0	46.2	45.9	47.2	49.6	51.5	52.7	54.1	56.9	60.8	65.9	64.6
Information	71.7	69.1	59.2	54.5	51.6	48.4	47.8	48.0	47.0	45.0	43.8	43.7	43.4	44.5	45.3	46.1	46.7	47.4	50.2	50.8	51.1
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	98.0	102.5	106.1	108.9	111.4	112.6	109.5
Professional & Business Services	198.1	194.1	182.2	179.3	185.1	192.4	200.1	211.9	217.0	204.4	204.6	212.0	223.1	233.1	242.3	251.3	257.5	263.5	271.3	280.9	284.4
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	153.5	160.0	168.0	177.2	182.6	185.1	188.7	192.3	188.7
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	148.1	155.1	161.2	166.1	169.3	172.7	141.0
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	54.0	55.9	56.6	57.7	58.6	52.3
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	185.9	191.0	195.5	198.7	202.4	206.4	202.1
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	28.3	28.7	28.5	28.1	28.1	29.0
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	40.2	41.4	42.7	44.3	45.0	46.6	46.7
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	118.0	121.4	124.1	125.9	129.4	131.7	126.4

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

Sources: 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 (%)
<b>Population</b>										
Denver HMA	2,157,756	2,543,482	3,015,000	3,113,000	38,550	1.7	43,900	1.6	32,600	1.1
Denver County Submarket	554,636	600,158	740,800	767,700	4,550	0.8	13,100	2.0	8,950	1.2
Suburban Submarket	1,603,120	1,943,324	2,274,000	2,345,000	34,000	1.9	30,800	1.5	23,650	1.0
<b>Households</b>										
Denver HMA	844,017	1,004,696	1,190,000	1,228,000	16,050	1.8	17,200	1.6	12,900	1.1
Denver County Submarket	239,235	263,107	324,100	335,600	2,375	1.0	5,675	2.0	3,825	1.2
Suburban Submarket	604,782	741,589	865,600	892,900	13,700	2.1	11,550	1.4	9,075	1.0

Notes: The current date is January 1, 2021. The forecast date is January 1, 2024.

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



As of January 1, 2021

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

	Denver HMA			Denver County Submarket			Suburban Submarket		
	2000	2010	Current	2000	2010	Current	2000	2010	Current
Total Housing Inventory	891,007	1,078,837	1,252,000	251,435	285,797	346,800	639,572	793,040	905,400
Occupied Units	852,153	1,004,696	1,189,900	239,235	263,107	324,300	612,918	741,589	865,700
Owner-Occupied	570,232	646,530	752,800	125,539	131,529	155,600	444,693	515,001	597,200
%	66.9	64.4	63.3	52.5	50.0	48.0	72.6	69.4	69.0
Renter-Occupied	281,921	358,166	437,100	113,696	131,578	168,700	168,225	226,588	268,500
%	33.1	35.6	36.7	47.5	50.0	52.0	27.4	30.6	31.0
Vacant Units	38,748	74,141	62,350	12,200	22,690	22,550	26,548	51,451	39,800
Available Units	19,319	42,528	30,325	7,506	15,198	14,040	11,813	27,330	16,325
For Sale	6,250	15,316	3,825	2,185	4,906	940	4,065	10,410	2,875
Rate (%)	1.1	2.3	0.5	1.7	3.6	0.6	0.9	2.0	0.5
For Rent	13,069	27,212	26,500	5,321	10,292	13,100	7,748	16,920	13,450
Rate (%)	4.4	7.1	5.7	4.5	7.3	7.2	4.4	6.9	4.8
Other Vacant	19,429	31,613	32,000	4,694	7,492	8,500	14,735	24,121	23,500

Note: The current date is January 1, 2021.

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



As of January 1, 2021

**Table 4. Residential Building Permit Activity in the Denver HMA, 2000 Through December 2020**

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
<b>Denver HMA</b>																					
Total	29,235	29,516	23,435	17,586	23,808	22,764	17,052	14,309	8,735	4,112	5,042	7,187	13,830	16,291	18,851	20,233	23,053	23,361	22,840	21,604	23,665
Sales	20,089	19,193	17,133	15,660	22,329	21,364	15,189	9,270	4,453	2,746	3,871	3,901	5,885	7,138	8,380	9,389	10,645	11,694	12,252	11,473	11,652
Rental	9,146	10,323	6,302	1,926	1,479	1,400	1,863	5,039	4,282	1,366	1,171	3,286	7,945	9,153	10,471	10,844	12,408	11,667	10,588	10,131	12,013
<b>Denver County Submarket</b>																					
Total	4,854	5,850	4,801	3,218	6,265	3,164	3,852	3,776	3,101	888	1,232	2,685	5,648	6,686	6,647	7,901	8,374	10,479	7,832	7,330	5,054
Sales	3,495	2,840	2,418	3,118	5,460	2,559	2,848	2,111	1,161	500	718	963	1,138	1,340	1,928	1,900	2,220	2,879	2,635	2,336	1,303
Rental	1,359	3,010	2,383	100	805	605	1,004	1,665	1,940	388	514	1,722	4,510	5,346	4,719	6,001	6,154	7,600	5,197	4,994	3,751
<b>Suburban Submarket</b>																					
Total	24,381	23,666	18,634	14,368	17,543	19,600	13,200	10,533	5,634	3,224	3,810	4,502	8,182	9,605	12,204	12,332	14,679	12,882	15,008	14,274	18,611
Sales	16,594	16,353	14,715	12,542	16,869	18,805	12,341	7,159	3,292	2,246	3,153	2,938	4,747	5,798	6,452	7,489	8,425	8,815	9,617	9,137	10,349
Rental	7,787	7,313	3,919	1,826	674	795	859	3,374	2,342	978	657	1,564	3,435	3,807	5,752	4,843	6,254	4,067	5,391	5,137	8,262

Sources: U.S. Census Bureau, Building Permits Survey; 2000–2019—final data and analyst estimates; 2020—preliminary data and estimates by the analyst



**Table 5. Median Income in the Denver HMA, 1999, 2009, and 2019**

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2019	1999 to 2009	2009 to 2019
Median Family Income	NA	76,000	106,000	NA	3.4
Median Household Income	NA	59,007	92,800	NA	4.6

NA = data not available.

Sources: Median family income—HUD, Office of Policy Development and Research; 1999 median household income—2000 Census; 2009 and 2019 median household income—U.S. Census Bureau, 2009 and 2019 American Community Survey 1-year data

