

Table 1. Labor Force and Employment in the Denver HMA, 2000 Through March 2012

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	12 Months Ending	
													March 2011	March 2012
Labor Force	1,243.6	1,243.6	1,255.5	1,287.7	1,303.5	1,326.9	1,355.7	1,369.4	1,401.3	1,399.9	1,401.4	1,399.8	1,401.1	1,401.3
Resident Employment	1,211.6	1,196.1	1,181.0	1,204.6	1,227.1	1,257.2	1,296.6	1,316.5	1,332.6	1,283.2	1,275.1	1,283.0	1,276.7	1,287.1
Unemployment	32.0	47.6	74.5	83.0	76.4	69.6	59.2	52.9	68.7	116.7	126.3	116.7	124.4	114.2
Unemployment Rate (%)	2.6	3.8	5.9	6.4	5.9	5.2	4.4	3.9	4.9	8.3	9.0	8.3	8.9	8.1
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	1,253.1	1,199.8	1,193.5	1,211.6	1,197.8	1,218.5
Goods Producing	182.3	178.5	166.9	157.5	157.4	162.5	166.6	164.4	161.4	139.7	130.8	131.5	130.4	132.8
Mining, Logging, & Construction	95.4	97.5	92.8	86.2	85.7	90.2	94.4	92.9	91.5	76.7	69.7	69.7	69.0	71.0
Manufacturing	86.9	81.0	74.0	71.4	71.8	72.2	72.2	71.5	69.9	63.1	61.1	61.8	61.4	61.8
Service Providing	1,028.9	1,030.5	1,005.5	1,000.6	1,009.9	1,027.7	1,048.5	1,076.7	1,091.7	1,060.1	1,062.7	1,080.2	1,067.4	1,085.7
Trade	192.7	192.4	187.0	183.6	183.2	187.4	189.9	193.8	194.1	183.1	182.2	185.2	182.8	187.1
Wholesale Trade	67.9	68.4	64.7	62.6	62.0	62.8	64.9	66.3	66.8	62.5	61.3	62.2	61.5	62.2
Retail Trade	124.8	124.0	122.3	120.9	121.2	124.6	125.0	127.5	127.3	120.6	120.9	123.0	121.3	124.9
Transportation & Utilities	53.4	54.5	49.0	49.0	49.4	49.3	49.3	50.7	50.7	47.6	45.8	45.4	45.5	45.4
Information	71.6	69.0	59.1	54.3	51.4	48.2	47.6	48.0	48.4	46.3	45.0	44.5	45.1	43.9
Financial Activities	96.3	95.6	94.8	98.1	98.0	99.7	100.6	99.6	97.1	92.8	90.8	90.4	90.7	90.3
Professional & Business Services	198.1	194.0	182.2	179.3	185.1	192.4	200.0	211.5	215.3	202.7	203.0	210.5	204.5	212.8
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	147.7	144.1	149.3
Leisure & Hospitality	115.7	116.2	115.6	115.2	118.1	121.5	125.3	128.5	130.3	125.9	127.5	130.2	128.6	130.5
Other Services	43.7	43.6	44.1	44.1	45.0	45.3	46.3	47.1	48.4	47.5	47.4	48.8	47.5	49.6
Government	155.0	158.6	163.7	163.9	163.3	164.5	166.5	169.6	173.8	176.2	178.2	177.4	178.6	176.8
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	29.2	28.3
State	31.8	32.1	32.3	30.8	30.9	31.3	31.7	32.8	34.0	35.4	36.6	37.9	37.0	38.1
Local	92.8	97.1	101.9	103.2	103.1	104.3	106.3	108.5	111.7	112.6	112.4	111.1	112.4	110.5

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 Denver HMA, 2000 to April 1, 2015

	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	2,157,756	2,543,482	2,631,000	2,760,000	38,550	1.7	43,750	1.7	43,000	1.6
Denver County Submarket	554,636	600,158	631,700	680,000	4,550	0.8	15,750	2.6	16,100	2.5
Northwest Submarket	919,515	1,062,770	1,089,000	1,129,000	14,350	1.5	13,100	1.2	13,350	1.2
Southeast Submarket	683,605	880,554	910,700	951,200	19,700	2.6	15,050	1.7	13,500	1.5
Households										
Denver HMA	852,153	1,004,696	1,024,000	1,065,000	15,250	1.7	9,650	1.0	13,650	1.3
Denver County Submarket	239,235	263,107	270,800	287,600	2,375	1.0	3,850	1.5	5,600	2.0
Northwest Submarket	354,315	407,180	412,500	424,100	5,275	1.4	2,650	0.7	3,875	0.9
Southeast Submarket	258,603	334,409	341,000	353,500	7,575	2.6	3,300	1.0	4,175	1.2

Notes: Numbers may not add to totals because of rounding. Current date: April 1, 2012. Forecast date: April 1, 2015. Rates of change are calculated on a compound basis.

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

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	1,090,000	251,435	285,797	289,300	372,291	438,941	442,200	267,281	354,099	358,900
Occupied Units	852,153	1,004,696	1,024,000	239,235	263,107	270,800	354,315	407,180	412,600	258,603	334,409	341,000
Owners	570,232	646,530	648,800	125,539	131,529	133,000	255,274	281,869	281,800	189,419	233,132	234,000
%	66.9	64.4	63.4	52.5	50.0	49.1	72.0	69.2	68.3	73.2	69.7	68.6
Renters	281,921	358,166	375,600	113,696	131,578	137,800	99,041	125,311	130,800	69,184	101,277	107,000
%	33.1	35.6	36.7	47.5	50.0	50.9	28.0	30.8	31.7	26.8	30.3	31.4
Vacant Units	38,854	74,141	66,100	12,200	22,690	18,500	17,976	31,761	29,700	8,678	19,690	17,900
Available Units	19,319	42,528	35,600	7,506	15,198	11,300	6,342	14,791	13,250	5,471	12,539	11,150
For Sale	6,250	15,316	12,550	2,185	4,906	3,400	2,155	5,457	4,875	1,910	4,953	4,300
Rate (%)	1.1	2.3	1.9	1.7	3.6	2.5	0.8	1.9	1.7	1.0	2.1	1.8
For Rent	13,069	27,212	23,050	5,321	10,292	7,875	4,187	9,334	8,350	3,561	7,586	6,825
Rate (%)	4.4	7.1	5.8	4.5	7.3	5.4	4.1	6.9	6.0	4.9	7.0	6.0
Other Vacant	19,535	31,613	30,500	4,694	7,492	7,200	11,634	16,970	16,500	3,207	7,151	6,800

Notes: Numbers may not add to totals because of rounding. Current date: April 1, 2012.

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

Table 4. Residential Building Permit Activity in the Denver HMA, 2000 Through March 2012

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	12 Months Ending	
													March 2011	March 2012
Denver HMA														
Total	28,006	28,809	23,260	17,404	21,302	20,864	18,071	14,217	8,814	4,318	5,052	7,686	4,875	6,900
Single-family	16,575	15,860	14,832	14,207	16,647	17,760	13,166	7,859	4,003	2,723	3,660	3,595	3,350	3,950
Multifamily	11,431	12,949	8,428	3,197	4,655	3,104	4,905	6,358	4,811	1,595	1,392	4,091	1,525	2,950
Denver County Submarket														
Total	3,650	4,458	4,626	3,036	3,531	3,164	3,853	3,682	3,180	888	1,241	2,854	1,425	2,450
Single-family	1,439	1,011	1,641	2,122	2,146	2,029	1,800	1,215	837	485	632	714	550	775
Multifamily	2,211	3,447	2,985	914	1,385	1,135	2,053	2,467	2,343	403	609	2,140	875	1,675
Northwest Submarket														
Total	9,504	10,059	9,129	7,153	8,574	7,857	6,471	4,238	2,420	1,162	1,583	2,554	1,400	2,025
Single-family	5,817	6,977	6,230	6,039	6,986	6,807	5,098	3,004	1,428	1,055	1,373	1,274	1,350	1,325
Multifamily	3,687	3,082	2,899	1,114	1,588	1,050	1,373	1,234	992	107	210	1,280	50	700
Southeast Submarket														
Total	14,852	14,292	9,505	7,215	9,197	9,843	7,747	6,297	3,214	2,268	2,228	2,278	2,050	2,425
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	1,450	1,850
Multifamily	5,533	6,420	2,544	1,169	1,682	919	1,479	2,657	1,476	1,085	573	671	600	575

Note: Numbers may not add to totals because of rounding.

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

Table 5. Median Income in the Denver HMA, 1999, 2009, and 2010

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2010	1999 to 2009	2009 to 2010
Median Family Income	61,307	76,000	75,900	2.2	- 0.1
Median Household Income	39,500	59,007	58,732	4.1	- 0.5

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 2010 median household income—U.S. Census Bureau, 2009 and 2010 American Community Survey 1-year data