

Table 1. Labor Force and Employment in the Denver HMA, 2000 through June 2018

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	12 Months Ending	
																			June 2017	June 2018
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	1,486.2	1,505.3	1,541.3	1,590.4	1,562.7	1,618.9
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	1,414.7	1,449.8	1,493.9	1,547.0	1,519.6	1,574.0
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	71.5	55.5	47.4	43.4	43.1	44.8
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	2.8	2.8
Total nonfarm payroll jobs	1,211.3	1,209.1	1,172.4	1,158.3	1,167.6	1,190.3	1,215.3	1,241.4	1,253.4	1,200.1	1,193.9	1,214.3	1,249.5	1,296.2	1,346.4	1,397.6	1,434.1	1,461.7	1,447.7	1,481.2
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	155.7	162.8	166.3	171.0	168.1	175.1
Mining, logging, and 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	101.9	99.0	104.9
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	69.0	70.2
Service-providing sectors	1,029.0	1,030.6	1,005.6	1,000.8	1,010.1	1,027.9	1,048.7	1,077.0	1,092.0	1,060.3	1,063.0	1,082.5	1,113.0	1,151.7	1,190.6	1,234.8	1,267.7	1,290.7	1,279.7	1,306.2
Wholesale and retail trade	192.7	192.4	187.0	183.6	183.2	187.3	189.7	193.6	193.8	182.8	181.8	184.2	188.2	193.2	198.9	204.9	208.3	210.2	209.4	212.5
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	70.0	71.1	72.3	71.6	72.5
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	137.9	137.8	139.9
Transportation and 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	56.4	55.3	57.6
Information	71.7	69.1	59.2	54.5	51.6	48.4	47.8	47.9	47.0	45.0	43.8	43.7	43.4	44.5	45.3	46.1	46.7	47.2	46.8	48.8
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	108.5	107.6	109.2
Professional and 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	242.2	251.3	257.4	263.6	260.3	267.5
Education and 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	177.2	182.6	184.3	183.2	186.8
Leisure and 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	166.3	163.7	170.0
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	56.7	56.5	56.7
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	197.5	197.0	197.2
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	28.3	28.7	28.6	28.7	28.3
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	44.4	43.5	45.1
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	118.0	121.4	124.1	124.5	124.8	123.9

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 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	2,930,000	3,048,000	36,400	1.6	46,850	1.7	39,350	1.3
Denver County Submarket	554,636	600,158	716,900	751,000	4,550	0.8	14,150	2.2	11,350	1.6
Northwest Submarket	940,999	1,062,770	1,194,000	1,235,000	12,200	1.2	15,900	1.4	13,650	1.1
Southeast Submarket	683,605	880,554	1,019,000	1,062,000	19,700	2.6	16,800	1.8	14,350	1.4
Households										
Denver HMA	852,153	1,004,696	1,137,200	1,183,000	15,250	1.7	16,050	1.5	15,250	1.3
Denver County Submarket	239,235	263,107	307,700	322,100	2,375	1.0	5,400	1.9	4,800	1.5
Northwest Submarket	354,315	407,180	449,300	464,700	5,275	1.4	5,100	1.2	5,125	1.1
Southeast Submarket	258,603	334,409	380,300	396,200	7,575	2.6	5,575	1.6	5,300	1.4

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

Sources: 2000 and 2010—U.S. 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	890,901	1,078,837	1,197,000	251,435	285,797	326,000	372,185	438,941	475,400	267,281	354,099	395,700
Occupied units	852,153	1,004,696	1,137,200	239,235	263,107	307,700	354,315	407,180	449,300	258,603	334,409	380,300
Owner-occupied	570,232	646,530	696,400	125,539	131,529	141,400	255,274	281,869	298,800	189,419	233,132	256,300
%	66.9	64.4	61.2	52.5	50.0	46.0	72.0	69.2	66.5	73.2	69.7	67.4
Renter-occupied	281,921	358,166	440,800	113,696	131,578	166,300	99,041	125,311	150,500	69,184	101,277	124,000
%	33.1	35.6	38.8	47.5	50.0	54.0	28.0	30.8	33.5	26.8	30.3	32.6
Vacant units	38,748	74,141	59,850	12,200	22,690	18,300	17,870	31,761	26,100	8,678	19,690	15,400
Available units	19,319	42,528	32,050	7,506	15,198	11,500	6,342	14,791	11,650	5,471	12,539	8,900
For sale	6,250	15,316	5,550	2,185	4,906	850	2,155	5,457	3,025	1,910	4,953	1,675
Rate (%)	1.1	2.3	0.8	1.7	3.6	0.6	0.8	1.9	1.0	1.0	2.1	0.6
For rent	13,069	27,212	26,500	5,321	10,292	10,650	4,187	9,334	8,600	3,561	7,586	7,225
Rate (%)	4.4	7.1	5.7	4.5	7.3	6.0	4.1	6.9	5.4	4.9	7.0	5.5
Other vacant	19,429	31,613	27,800	4,694	7,492	6,800	11,528	16,970	14,500	3,207	7,151	6,500

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

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

Table 4. Residential Building Permit Activity in the Denver HMA, 2000 through June 2018

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	
																			June 2017	June 2018
Denver HMA																				
Total	31,001	32,528	24,331	18,502	25,593	23,958	20,934	16,053	9,343	4,202	5,760	8,785	15,726	17,172	19,572	22,443	23,384	23,551	23,470	23,420
Single-family	16,567	15,852	14,824	14,199	16,639	17,752	13,158	7,851	3,995	2,715	3,659	3,629	5,605	6,964	8,063	9,323	10,246	10,977	11,212	12,333
Multifamily	14,434	16,676	9,507	4,303	8,954	6,206	7,776	8,202	5,348	1,487	2,101	5,156	10,121	10,208	11,509	13,120	13,138	12,574	12,258	11,087
Denver County submarket																				
Total	4,889	7,191	4,830	3,624	5,847	4,049	4,400	4,332	3,180	986	1,574	2,938	6,725	6,780	6,657	8,921	9,079	10,525	9,803	9,201
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	1,847	1,887	2,370	2,638	2,646
Multifamily	3,450	6,180	3,189	1,502	3,701	2,020	2,600	3,117	2,343	501	942	2,235	5,669	5,496	4,947	7,074	7,192	8,155	7,165	6,555
Northwest submarket																				
Total	10,535	10,657	9,201	7,743	8,646	8,213	8,137	5,175	2,628	1,234	1,968	3,025	4,128	4,828	6,108	6,410	6,202	6,384	6,294	6,750
Single-family	5,886	7,046	6,299	6,108	7,055	6,876	5,167	3,073	1,497	1,124	1,381	1,328	1,853	2,416	2,764	3,488	4,218	3,731	4,024	4,299
Multifamily	4,649	3,611	2,902	1,635	1,591	1,337	2,970	2,102	1,131	110	587	1,697	2,275	2,412	3,344	2,922	1,984	2,653	2,270	2,451
Southeast submarket																				
Total	15,577	14,680	10,300	7,135	11,100	11,696	8,397	6,546	3,535	1,982	2,218	2,822	4,873	5,564	6,807	7,112	8,103	6,642	7,373	7,469
Single-family	9,242	7,795	6,884	5,969	7,438	8,847	6,191	3,563	1,661	1,106	1,646	1,598	2,696	3,264	3,589	3,988	4,141	4,876	4,550	5,388
Multifamily	6,335	6,885	3,416	1,166	3,662	2,849	2,206	2,983	1,874	876	572	1,224	2,177	2,300	3,218	3,124	3,962	1,766	2,823	2,081

Source: 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 Denver HMA, 1999, 2009, and 2016

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2016	1999 to 2009	2009 to 2016
Median Family Income	58,600	76,000	80,100	2.6	0.8
Median household income	NA	59,007	71,926	NA	2.9

NA = data not available

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 2016 Median household income—U.S. Census Bureau, American Community Survey 1-year data, 2009 and 2016