

**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	2015	12 Months Ending	
																	September 2015	September 2016
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	1,449.4	1,471.0	1,494.5	1,504.9	1,503.9	1,530.0
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	1,337.5	1,374.0	1,422.7	1,449.5	1,445.2	1,481.0
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	97.0	71.8	55.5	58.7	49.0
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	3.9	3.2
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	1,345.9	1,395.0	1,385.6	1,427.9
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	155.7	163.0	161.6	170.3
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	94.9	94.1	100.4
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	68.1	67.5	69.9
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	1,190.2	1,232.1	1,224.0	1,257.6
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	199.5	205.0	204.2	206.9
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	69.7	69.5	70.2
Retail trade	124.8	124.0	122.3	120.9	121.2	124.6	125.0	127.5	127.3	120.6	120.9	122.4	125.2	128.5	131.9	135.3	134.8	136.7
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	52.2	52.0	52.1
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	44.9	45.8	45.5	46.0
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	101.4	104.3
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	242.2	251.4	249.6	258.6
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	175.9	174.6	179.8
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	148.1	154.6	153.2	161.0
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	52.5	53.6	53.4	54.7
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	190.0	194.2
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	28.1	28.5
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	41.3	41.0	42.3
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	120.9	123.4

\* Denver-Aurora-Lakewood HMA.

Notes: Numbers may not add to totals because of rounding. Data are reported in thousands. Current includes data through September 2016.

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 (%)
<b>Population</b>										
Denver HMA*	2,157,756	2,543,482	2,864,000	3,019,000	38,550	1.7	49,300	1.8	51,650	1.8
Denver County submarket	554,636	600,158	694,100	731,300	4,550	0.8	14,450	2.3	12,400	1.8
Northwest submarket	919,515	1,062,770	1,176,000	1,235,000	14,350	1.5	17,400	1.6	19,650	1.6
Southeast submarket	683,605	880,554	993,500	1,053,000	19,700	2.6	17,400	1.9	19,850	2.0
<b>Households</b>										
Denver HMA*	852,153	1,004,696	1,098,100	1,148,000	15,250	1.7	14,350	1.4	16,650	1.5
Denver County submarket	239,235	263,107	297,800	313,600	2,375	1.0	5,325	1.9	5,275	1.7
Northwest submarket	354,315	407,180	435,100	453,300	5,275	1.4	4,300	1.0	6,075	1.4
Southeast submarket	258,603	334,409	365,100	381,500	7,575	2.6	4,725	1.4	5,475	1.5

\* 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 October 1, 2016. The forecast date is October 1, 2019.

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	1,150,000	251,435	285,797	312,400	372,291	438,941	457,500	267,281	354,099	379,600
Occupied units	852,153	1,004,696	1,098,100	239,235	263,107	297,800	354,315	407,180	435,100	258,603	334,409	365,100
Owner-occupied	570,232	646,530	660,800	125,539	131,529	134,100	255,274	281,869	285,800	189,419	233,132	240,800
%	66.9	64.4	60.2	52.5	50.0	45.0	72.0	69.2	65.7	73.2	69.7	66.0
Renter-occupied	281,921	358,166	437,300	113,696	131,578	163,700	99,041	125,311	149,300	69,184	101,277	124,300
%	33.1	35.6	39.8	47.5	50.0	55.0	28.0	30.8	34.3	26.8	30.3	34.0
Vacant units	38,854	74,141	51,550	12,200	22,690	14,600	17,976	31,761	22,450	8,678	19,690	14,500
Available units	19,319	42,528	25,900	7,506	15,198	8,825	6,342	14,791	8,450	5,471	12,539	8,600
For sale	6,250	15,316	6,975	2,185	4,906	1,425	2,155	5,457	2,750	1,910	4,953	2,800
Rate (%)	1.1	2.3	1.0	1.7	3.6	1.1	0.8	1.9	1.0	1.0	2.1	1.1
For rent	13,069	27,212	18,900	5,321	10,292	7,400	4,187	9,334	5,700	3,561	7,586	5,800
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	25,700	4,694	7,492	5,800	11,634	16,970	14,000	3,207	7,151	5,900

\* Denver-Aurora-Lakewood HMA.

Notes: Numbers may not add to totals because of rounding. The current date is October 1, 2016.

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

**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	2015	12 Months Ending	
																	September 2015	September 2016
<b>Denver HMA*</b>																		
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	17,613	19,731	17,083	19,260
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	8,154	9,324	8,856	9,885
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	9,459	10,407	8,227	9,375
<b>Denver County submarket</b>																		
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	6,754	8,022	7,269	7,573
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	1,800	1,847	1,672	1,914
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	4,954	6,175	5,597	5,659
<b>Northwest submarket</b>																		
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	5,101	5,313	4,087	5,160
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	3,480	3,359	3,905
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	2,345	1,833	728	1,255
<b>Southeast submarket</b>																		
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	5,758	6,396	5,727	6,527
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	3,997	3,825	4,066
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	2,160	2,399	1,902	2,461

\* Denver-Aurora-Lakewood HMA.

Notes: Numbers may not add to totals because of rounding. Current includes data through September 2016.

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

**Table 5.** Median Income in the Denver HMA,\* 1999, 2009, and 2015

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2015	1999 to 2009	2009 to 2015
Median Family Income	58,600	76,000	85,344	2.6	2.0
Median household income	39,500	59,007	70,283	4.1	3.0

\* 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 2015 median household income—U.S. Census Bureau, 2009 and 2015 American Community Survey 1-year data