

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

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	12 Months Ending	
															December 2014	December 2015
Labor force	146.3	149.8	154.4	159.2	163.7	165.9	169.4	172.0	175.5	176.9	170.0	170.8	172.8	174.9	177.3	178.8
Resident employment	142.7	145.0	147.4	151.3	156.3	158.7	162.7	166.2	168.1	165.8	157.0	158.7	161.5	164.9	169.7	172.6
Unemployment	3.7	4.8	7.1	7.9	7.5	7.3	6.7	5.8	7.4	11.1	13.0	12.1	11.4	10.1	7.6	6.1
Unemployment rate (%)	2.5	3.2	4.6	5.0	4.6	4.4	3.9	3.4	4.2	6.3	7.6	7.1	6.6	5.8	4.3	3.4
Total nonfarm payroll jobs	123.4	126.3	126.0	125.9	128.6	131.2	133.5	136.4	137.7	133.4	133.9	136.3	140.0	144.6	148.6	153.2
Goods-producing sectors	25.2	25.6	23.9	22.4	22.2	22.9	22.8	22.6	22.0	19.3	18.1	18.4	19.3	20.5	21.8	22.9
Mining, logging, & construction	9.9	10.3	10.3	9.8	9.8	10.5	10.9	10.6	10.1	8.4	7.6	7.5	7.9	8.7	9.7	10.3
Manufacturing	15.2	15.3	13.6	12.7	12.4	12.4	11.9	12.0	11.9	10.9	10.5	11.0	11.4	11.8	12.2	12.6
Service-providing sectors	98.2	100.8	102.1	103.4	106.4	108.3	110.7	113.8	115.8	114.1	115.8	117.9	120.7	124.1	126.8	130.2
Trade	18.5	18.6	18.8	18.8	18.8	19.5	19.9	20.2	20.6	19.6	19.4	20.0	20.4	20.8	21.0	21.4
Wholesale trade	2.9	2.9	2.9	2.9	2.9	3.0	3.0	3.0	3.2	2.9	2.9	3.2	3.4	3.6	3.8	4.0
Retail trade	15.6	15.7	15.9	15.9	15.9	16.5	16.9	17.2	17.4	16.7	16.5	16.8	17.0	17.2	17.2	17.5
Transportation & utilities	2.5	2.5	2.4	2.7	2.8	2.8	2.7	2.6	2.6	2.4	2.5	2.5	2.5	2.7	2.9	3.0
Information	2.6	2.7	2.4	2.4	2.4	2.5	2.5	2.6	2.7	2.7	2.5	2.5	2.5	2.4	2.5	2.5
Financial activities	4.7	4.8	5.0	5.5	5.5	5.7	5.9	5.9	5.7	5.6	5.6	5.6	5.7	5.9	6.2	6.4
Professional & business services	16.8	17.1	16.1	15.5	16.6	16.9	17.3	17.7	17.7	16.3	17.5	17.6	18.0	19.2	19.1	19.7
Education & health services	10.6	11.4	12.3	12.9	13.4	13.8	14.2	15.6	16.3	16.9	17.5	18.2	18.7	14.2	14.9	15.5
Leisure & hospitality	14.1	14.4	14.9	14.9	15.3	15.5	16.0	16.3	16.4	16.2	16.3	16.8	17.6	18.0	18.9	20.0
Other services	3.8	4.0	4.0	4.2	4.4	4.5	4.7	4.8	5.0	5.0	5.0	5.1	5.2	5.4	5.5	5.6
Government	24.7	25.5	26.1	26.6	27.1	27.4	27.5	28.0	28.9	29.4	29.5	29.7	30.0	35.5	35.9	36.2
Federal	2.2	2.3	2.4	2.5	2.5	2.5	2.4	2.4	2.4	2.5	2.6	2.6	2.5	2.5	2.4	2.4
State	11.5	11.8	11.9	12.3	12.4	12.4	12.4	12.8	13.3	13.3	13.6	13.8	14.1	19.5	19.8	20.2
Local	11.0	11.4	11.7	11.9	12.2	12.5	12.6	12.8	13.2	13.5	13.4	13.3	13.4	13.5	13.7	13.7

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

Source: U.S. Bureau of Labor Statistics

**Table 2.** Population and Household Trends in the Fort Collins 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										
Fort Collins HMA	251,494	299,630	333,400	352,500	4,825	1.8	5,875	1.9	6,375	1.9
Households										
Fort Collins HMA	97,164	120,295	134,900	143,000	2,325	2.2	2,550	2.0	2,700	2.0

Notes: Rates of change are calculated on a compound basis. The current date is January 1, 2016. The forecast date is January 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 Fort Collins HMA, 2000, 2010, and Current

	Fort Collins HMA		
	2000	2010	Current
Total housing inventory	105,392	132,722	145,200
Occupied units	97,164	120,295	134,900
Owner-occupied	65,767	78,741	85,100
%	67.7	65.5	63.1
Renter-occupied	31,397	41,554	49,800
%	32.3	34.5	36.9
Vacant units	8,228	12,427	10,350
Available units	2,129	3,833	3,175
For sale	795	1,581	820
Rate (%)	1.2	2.0	1.0
For rent	1,334	2,252	2,350
Rate (%)	4.1	5.1	4.5
Other vacant	6,099	8,594	7,200

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

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

**Table 4.** Residential Building Permit Activity in the Fort Collins HMA, 2000 to Current

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	12 Months Ending	
															December 2014	December 2015
Fort Collins HMA																
Total	3,272	3,999	3,710	2,719	2,966	3,186	2,548	1,502	1,178	439	935	1,347	1,821	2,851	3,219	2,466
Single-family	2,724	2,640	2,530	2,284	2,718	2,271	1,432	1,116	649	361	477	702	1,139	1,489	1,627	1,820
Multifamily	548	1,359	1,180	435	248	915	1,116	386	529	78	458	645	682	1,362	1,592	646

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

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

**Table 5.** Median Income in the Fort Collins HMA, 1999, 2009, and 2014

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2014	1999 to 2009	2009 to 2014
Median Family Income	53,300	75,200	73,500	3.5	– 0.5
Median household income	48,655	55,676	56,575	1.4	0.3

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 2014 median household income—U.S. Census Bureau, 2009 and 2014 American Community Survey 1-year data