

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	2014	2015	2016	12 Months Ending	
																		July 2016	July 2017
Labor force	146.3	149.8	154.4	159.2	163.7	165.9	169.4	172.0	175.5	176.9	170.0	170.9	172.9	174.7	177.6	181.1	187.2	184.4	192.6
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	161.3	164.6	170.1	175.1	181.9	178.8	188.0
Unemployment	3.7	4.8	7.1	7.9	7.5	7.3	6.7	5.8	7.4	11.1	13.0	12.2	11.6	10.1	7.6	6.0	5.3	5.6	4.5
Unemployment rate (%)	2.5	3.2	4.6	5.0	4.6	4.4	3.9	3.4	4.2	6.3	7.6	7.2	6.7	5.8	4.3	3.3	2.8	3.0	2.3
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	149.5	155.5	161.0	158.6	165.1
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	21.9	23.0	24.3	23.7	25.2
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	10.1	11.0	10.4	11.7
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	12.1	13.0	13.3	13.3	13.4
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	127.6	132.5	136.7	134.9	139.9
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	21.3	22.3	22.9	22.8	23.3
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	3.9	4.2	4.4	4.3	4.4
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	17.4	18.1	18.5	18.4	18.9
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	3.2	3.1	3.3
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	2.6	2.7	2.8	2.8	2.8
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	6.5	6.6	6.6	6.8
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	19.2	19.6	20.1	19.8	20.4
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	15.7	16.6	16.2	17.2
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	19.0	20.0	20.7	20.4	21.7
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	5.9	5.8	6.0
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	36.2	36.9	37.9	37.4	38.7
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	2.5	2.5	2.5
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	20.0	20.6	21.1	20.8	21.7
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	13.8	13.9	14.3	14.1	14.4

Notes: Numbers may not add to totals because of rounding. Data are reported in thousands. Current includes data through July 2017.

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	346,400	365,200	4,825	1.8	6,375	2.0	6,275	1.8
Households										
Fort Collins HMA	97,164	120,295	137,700	145,100	2,325	2.2	2,375	1.9	2,475	1.8

Notes: Rates of change are calculated on a compound basis. The current date is August 1, 2017. The forecast date is August 1, 2020.

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	147,600
Occupied units	97,164	120,295	137,700
Owner-occupied	65,767	78,741	87,850
%	67.7	65.5	63.8
Renter-occupied	31,397	41,554	49,850
%	32.3	34.5	36.2
Vacant units	8,228	12,427	9,950
Available units	2,129	3,833	2,750
For sale	795	1,581	400
Rate (%)	1.2	2.0	0.5
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 August 1, 2017.

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	2014	2015	2016	12 Months Ending	
																		July 2016	July 2017
Fort Collins HMA																			
Total	3,524	4,103	3,988	3,093	3,252	3,133	2,624	1,491	1,265	451	1,153	1,192	1,868	2,377	2,498	2,434	3,638	2,414	3,688
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	1,720	1,622	1,552	2,090
Multifamily	800	1,463	1,458	809	534	862	1,192	375	616	90	676	490	729	888	871	714	2,016	862	1,598

Notes: Numbers may not add to totals because of rounding. Current includes data through July 2017.

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

Table 5. Median Income in the Fort Collins HMA, 1999, 2009, and 2016

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2016	1999 to 2009	2009 to 2016
Median Family Income	53,300	75,200	78,200	3.5	0.6
Median household income	48,655	55,676	66,469	1.4	2.6

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, 2009 and 2016 American Community Survey 1-year data