

Table 1. Labor Force and Employment in the Fort Collins-Loveland HMA, 1990 Through May 2007

	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	12 Months Ending	
																		May 2006	May 2007
Labor Force	104.2	107.3	110.3	116.6	123.5	129.7	136.2	138.5	144.4	145.5	146.7	150.0	154.4	158.5	163.3	166.2	171.1	168.0	172.2
Resident Employment	99.1	102.0	104.6	111.4	118.9	124.8	131.0	133.9	139.4	140.8	143.0	145.2	147.1	150.3	155.7	158.8	164.4	160.9	166.0
Unemployment	5.1	5.3	5.7	5.2	4.5	4.9	5.2	4.6	5.1	4.7	3.6	4.8	7.2	8.1	7.6	7.4	6.7	7.1	6.2
Unemployment Rate (%)	4.9	5.0	5.2	4.5	3.7	3.8	3.8	3.3	3.5	3.2	2.5	3.2	4.7	5.1	4.7	4.4	3.9	4.2	3.6
Total Nonfarm Employment	79.2	81.8	85.3	90.2	95.5	100.6	105.7	109.2	114.0	117.7	123.4	126.3	126.0	125.8	128.6	131.2	133.4	132.3	134.5
Goods Producing	18.0	18.1	18.5	19.2	20.6	21.0	22.1	22.2	23.1	22.4	25.2	25.6	23.9	22.4	22.2	22.9	22.8	22.9	22.7
Natural Resources, Mining, & Construction	4.1	4.0	4.6	5.3	6.3	6.5	7.2	7.8	8.4	9.2	9.9	10.3	10.3	9.8	9.8	10.5	10.8	10.7	10.7
Manufacturing	13.9	14.1	13.9	14.0	14.3	14.5	14.8	14.4	14.7	13.2	15.2	15.3	13.6	12.7	12.4	12.4	12.0	12.2	12.0
Computer & Electronic Product Manufacturing	6.1	6.2	6.2	6.2	6.0	5.7	5.7	5.5	5.9	5.2	7.1	7.2	6.1	5.5	5.1	5.0	4.3	4.7	4.2
Service Providing	61.2	63.7	66.8	71.0	74.8	79.5	83.6	87.0	90.9	95.4	98.2	100.8	102.1	103.4	106.4	108.3	110.7	109.4	111.7
Trade	12.8	13.6	14.0	14.9	16.4	17.7	18.4	18.7	19.4	20.3	20.9	21.1	21.3	21.4	21.6	22.2	22.7	22.6	22.7
Wholesale Trade	1.6	1.7	1.7	1.8	2.0	2.1	2.2	2.5	2.5	2.7	2.9	2.9	2.9	2.8	2.9	3.0	3.1	3.0	3.1
Retail Trade	9.7	10.3	10.5	11.0	12.3	13.2	13.7	13.9	14.5	15.3	15.6	15.7	15.9	15.9	15.9	16.5	16.9	16.8	16.9
Transportation & Utilities	1.5	1.7	1.8	2.0	2.1	2.4	2.5	2.3	2.4	2.4	2.5	2.5	2.4	2.6	2.8	2.8	2.7	2.7	2.7
Information	1.4	1.5	1.5	1.6	1.6	1.7	1.8	2.1	2.3	2.3	2.6	2.7	2.4	2.4	2.4	2.5	2.5	2.5	2.5
Financial Activities	3.1	3.1	3.4	3.7	3.8	3.9	4.1	4.3	4.5	4.7	4.7	4.8	5.0	5.5	5.5	5.7	5.9	5.8	6.0
Professional & Business Services	8.4	8.7	9.3	10.1	10.6	11.6	13.0	14.1	15.2	16.7	16.8	17.1	16.1	15.5	16.6	16.9	17.4	16.9	17.6
Education & Health Services	6.0	6.5	7.0	7.5	7.7	8.3	8.8	9.3	9.7	10.1	10.6	11.4	12.3	12.9	13.4	13.8	14.1	14.0	14.6
Leisure & Hospitality	8.7	8.9	9.3	10.1	10.8	11.7	12.2	12.5	13.0	13.4	14.1	14.4	14.9	14.9	15.3	15.5	16.0	15.7	16.0
Other Services	2.3	2.4	2.5	2.7	2.9	3.1	3.3	3.4	3.6	3.7	3.8	4.0	4.0	4.2	4.4	4.5	4.7	4.6	4.7
Government	18.5	18.9	19.8	20.5	21.0	21.5	22.1	22.7	23.3	24.1	24.7	25.5	26.1	26.6	27.1	27.4	27.5	27.5	27.6
Federal	1.9	2.0	2.1	2.1	2.2	2.1	2.0	2.0	2.1	2.1	2.2	2.3	2.4	2.4	2.5	2.5	2.5	2.5	2.4
State	8.6	8.9	9.3	9.7	10.0	10.3	10.5	10.7	10.9	11.3	11.5	11.8	11.9	12.3	12.4	12.4	12.4	12.5	12.5
Local	7.9	8.1	8.4	8.6	8.9	9.2	9.6	10.0	10.3	10.7	11.0	11.4	11.7	11.8	12.2	12.5	12.6	12.5	12.6

Notes: Numbers may not add to totals due to rounding. Data are reported in thousands.

Source: U.S. Bureau of Labor Statistics

Table 2. Population and Household Trends in the Fort Collins-Loveland HMA, 1990 to June 1, 2010

	1990	2000	Current	Forecast	Average Annual Change					
					1990 to 2000		2000 to Current		Current to Forecast	
					Number	Rate (%)	Number	Rate (%)	Number	Rate (%)
Population										
Fort Collins-Loveland HMA	186,136	251,494	280,900	298,900	6,536	3.1	4,100	0.9	6,000	2.1
Households										
Fort Collins-Loveland HMA	70,472	97,164	110,750	118,000	2,669	3.3	1,900	0.9	2,400	2.1

Notes: Numbers may not add to totals due to rounding. Current date: June 1, 2007. Forecast date: June 1, 2010.

Source: 1990 and 2000—U.S. Census; current and forecast—estimates by analyst

Table 3. Housing Inventory, Tenure, and Vacancy in the Fort Collins-Loveland HMA, 1990, 2000, and Current

	Fort Collins-Loveland HMA		
	1990	2000	Current
Total Housing Inventory	77,811	105,392	123,250
Occupied Units	70,472	97,164	110,750
Owners	44,297	65,767	76,950
%	62.9	67.7	69.5
Renters	26,175	31,397	33,800
%	37.1	32.3	30.5
Vacant Units	7,339	8,228	12,500
Available Units	2,372	2,129	4,400
For Sale	991	795	1,650
Rate (%)	2.2	1.2	2.1
For Rent	1,381	1,334	2,750
Rate (%)	5.0	4.1	7.5
Other Vacant	4,967	6,099	8,100

Notes: Numbers may not add to totals due to rounding. Current date: June 1, 2007.

Sources: 1990 and 2000—U.S. Census; current—estimates by analyst

Table 4. Residential Building Permit Activity in the Fort Collins-Loveland HMA, 1990 Through May 2007

Type of Building Permit	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	12 Months Ending	
																		May 2006	May 2007
Fort Collins-Loveland HMA																			
Total	1,236	1,543	1,928	2,618	3,202	2,797	3,491	2,777	3,222	3,591	3,524	3,664	3,036	3,003	3,252	2,887	2,240	2,826	1,627
Single-family	1,017	1,266	1,740	2,274	2,514	2,186	2,426	2,293	2,647	2,583	2,724	2,640	2,530	2,284	2,718	2,271	1,432	2,014	1,202
Multifamily	219	277	188	344	688	611	1,065	484	575	1,008	800	1,024	506	719	534	616	808	812	425

Source: U.S. Census Bureau, Building Permits Survey

Table 5. Median Income in the Fort Collins-Loveland HMA, 1989, 1999, and 2007

	Median Income (\$)			Average Annual Change (%)	
	1989	1999	2007	1989 to 1999	1999 to 2006
Median Family Income	36,931	58,866	68,200	5.9	2.3
Median Household Income	29,686	48,655	NA	6.4	NA

NA = data are not available.

Sources: 1989 and 1999–1990 and 2000 U.S. Censuses; 2007—U.S. Department of Housing and Urban Development, Office of Policy Development and Research