

Table 1. Labor Force and Employment in the Grand Junction HMA, 1990 Through 2008

	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008
Labor Force	44.8	46.7	48.3	49.9	51.9	54.6	56.3	58.0	60.0	60.7	59.0	60.4	63.8	67.0	69.5	71.4	75.0	78.9	82.5
Resident Employment	42.2	43.4	44.5	46.5	49.0	51.7	53.2	55.4	57.3	58.3	57.1	58.1	60.6	63.2	65.7	57.5	72.0	76.3	79.2
Unemployment	2.7	3.3	3.8	3.5	2.9	2.9	3.0	2.6	2.8	2.4	2.0	2.3	3.2	3.7	3.8	3.6	3.0	2.6	3.3
Unemployment Rate (%)	5.9	7.0	7.9	7.0	5.7	5.3	5.4	4.5	4.6	3.9	3.3	3.8	5.0	5.6	5.5	5.0	4.0	3.2	4.0
Total Nonfarm Employment	34.6	35.6	36.4	37.6	39.4	41.4	43.6	45.8	47.4	49.1	50.4	51.3	52.5	53.3	54.8	56.4	59.3	62.9	65.7
Goods Producing	5.8	5.8	5.6	5.6	5.8	6.0	6.6	7.3	7.8	7.8	8.3	8.4	8.2	8.1	8.7	9.5	10.7	12.1	13.2
Mining, Logging, & Construction	2.2	2.2	2.3	2.5	2.7	2.8	3.2	3.5	3.8	3.9	4.3	4.6	4.7	4.7	5.3	6.0	7.4	8.8	10.0
Manufacturing	3.6	3.6	3.3	3.1	3.2	3.2	3.4	3.8	4.0	3.9	4.0	3.8	3.5	3.3	3.5	3.4	3.3	3.3	3.2
Service Providing	28.9	29.8	30.8	32.0	33.5	35.4	36.9	38.5	39.6	41.3	42.2	42.9	44.2	45.1	46.1	47.0	48.5	50.8	52.6
Trade	6.5	6.5	6.8	7.1	7.5	7.9	8.3	8.6	8.9	9.2	9.4	9.5	9.6	9.6	9.9	9.9	10.2	10.8	11.1
Wholesale Trade	1.4	1.3	1.4	1.5	1.5	1.6	1.6	1.7	1.8	1.9	2.0	2.0	2.0	1.9	2.0	2.0	2.1	2.3	2.5
Retail Trade	5.1	5.2	5.4	5.6	6.0	6.3	6.7	6.9	7.1	7.3	7.4	7.5	7.6	7.7	7.9	7.9	8.1	8.5	8.6
Transportation & Utilities	1.0	1.2	1.2	1.2	1.3	1.5	1.5	1.7	1.7	1.8	1.9	2.0	2.0	1.3	2.4	2.6	2.7	2.8	2.9
Information	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.8	0.8	0.9	0.9	0.9	0.9	0.9	0.9	0.9	1.0
Financial Activities	1.8	1.7	1.7	1.8	1.9	2.1	2.2	2.3	2.5	2.7	2.7	2.8	2.9	3.0	3.1	3.2	3.4	3.5	3.6
Professional & Business Services	3.1	3.3	3.6	3.6	3.7	4.1	4.2	4.5	4.7	5.0	5.0	4.9	5.0	4.9	5.0	5.0	5.3	5.5	5.9
Education & Health Services	4.5	4.7	4.9	5.1	5.4	5.6	5.9	6.2	6.3	6.6	6.7	6.9	7.4	7.5	7.7	8.0	8.1	8.5	8.7
Leisure & Hospitality	3.7	3.8	3.9	4.2	4.5	4.9	5.0	5.1	5.2	5.5	5.5	5.6	6.2	6.1	6.4	6.6	6.8	7.2	7.5
Other Services	1.2	1.3	1.3	1.3	1.4	1.5	1.8	1.8	1.8	2.0	2.0	2.1	2.1	2.1	2.1	2.2	2.3	2.4	2.5
Government	6.5	6.7	6.9	7.0	7.0	7.2	7.4	7.6	7.7	7.9	8.1	8.2	8.3	8.4	8.5	8.6	8.8	9.1	9.4
Federal	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.3
State	1.8	1.8	1.8	1.8	1.9	1.9	2.0	2.0	2.1	2.0	2.0	2.0	2.0	2.0	2.1	2.0	2.1	2.1	2.2
Local	3.5	3.6	3.8	3.9	4.0	4.1	4.2	4.4	4.4	4.6	4.9	5.0	5.1	5.2	5.3	5.3	5.5	5.8	6.0

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 Grand Junction HMA, 1990 to January 1, 2012

	1990	2000	Current	Forecast	Average Annual Change					
					1990 to 2000		2000 to Current		Current to Forecast	
					Number	Rate (%)	Number	Rate (%)	Number	Rate (%)
Population										
Grand Junction HMA	93,145	116,255	148,000	160,200	2,300	2.2	3,625	2.8	4,075	2.7
Households										
Grand Junction HMA	36,250	45,823	57,300	61,600	960	2.4	1,300	2.6	1,425	2.4

Notes: Numbers may not add to totals due to rounding. Current date: January 1, 2009. Forecast date: January 1, 2012. Rates of change are calculated on a compound basis.

Sources: 1990 and 2000—1990 Census and 2000 Census; current and forecast—estimates by analyst

Table 3. Housing Inventory, Tenure, and Vacancy in the Grand Junction HMA, 1990, 2000, and Current

	Grand Junction HMA		
	1990	2000	Current
Total Housing Inventory	39,208	48,427	59,910
Occupied Units	36,250	45,823	57,300
Owners	23,534	33,313	43,300
%	64.9	72.7	75.6
Renters	12,716	12,510	14,000
%	35.1	27.3	24.4
Vacant Units	2,958	2,604	2,610
Available Units	1,323	1,338	810
For Sale	526	563	525
Rate (%)	2.2	1.7	1.2
For Rent	797	775	285
Rate (%)	5.9	5.8	2.0
Other Vacant	1,635	1,266	1,800

Notes: Numbers may not add to totals due to rounding. Current date: January 1, 2009.

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

Table 4. Residential Building Permit Activity in the Grand Junction HMA, 1990 Through 2008

Type of Building Permit	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008
Grand Junction HMA																			
Total	267	343	563	791	924	941	1,044	1,114	1,286	1,362	1,316	1,253	1,370	1,589	1,551	1,505	1,574	1,366	784
Single-family	265	343	535	773	882	832	917	965	1,105	1,232	1,132	1,146	1,287	1,428	1,366	1,471	1,426	1,310	702
Multifamily	2	0	28	18	42	109	127	149	181	130	184	107	83	161	185	34	148	56	82

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

Table 5. Median Income in the Grand Junction HMA, 1989, 1999, and 2008

	Median Income (\$)			Average Annual Change (%)	
	1989	1999	2008	1989 to 1999	1999 to 2008
Median Family Income	27,637	43,011	55,000	4.5	2.8
Median Household Income	26,689	35,864	NA	3.0	NA

Note: NA = data are not available.

Sources: Median family income—U.S. Department of Housing and Urban Development, Office of Policy Development and Research; 1989 and 1999 median household income—1990 Census and 2000 Census