

Table 1. Labor Force and Employment in the Grand Junction HMA, 2000 Through March 2014

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	12 Months Ending	
															March 2013	March 2014
Labor Force	59.0	60.4	63.8	67.0	69.4	71.5	75.1	78.5	82.2	82.5	79.9	78.8	78.2	76.9	77.9	76.9
Resident employment	57.1	58.1	60.6	63.2	65.6	67.9	72.1	75.9	79.1	74.9	71.3	71.0	71.1	70.7	70.9	70.9
Unemployment	2.0	2.3	3.2	3.7	3.8	3.6	3.0	2.5	3.2	7.7	8.6	7.8	7.1	6.2	6.9	6.0
Unemployment rate (%)	3.3	3.8	5.0	5.6	5.5	5.0	4.0	3.2	3.9	9.3	10.7	9.9	9.1	8.1	8.9	7.8
Total nonfarm payroll jobs	50.4	51.3	52.5	53.3	54.8	56.4	59.3	62.9	65.9	61.6	58.8	59.2	59.7	60.1	59.7	60.4
Goods-producing sectors	8.3	8.4	8.2	8.1	8.7	9.5	10.7	12.1	13.3	10.5	9.0	9.6	9.4	8.9	9.1	9.1
Mining, logging, & construction	4.3	4.6	4.7	4.8	5.3	6.0	7.4	8.8	10.1	7.8	6.4	7.0	6.7	6.2	6.4	6.3
Manufacturing	4.0	3.8	3.5	3.4	3.5	3.4	3.3	3.3	3.2	2.7	2.5	2.6	2.6	2.7	2.7	2.8
Service-providing sectors	42.2	42.9	44.2	45.2	46.1	47.0	48.5	50.8	52.6	51.1	49.9	49.7	50.4	51.2	50.6	51.3
Trade	9.4	9.5	9.6	9.8	9.9	9.9	10.2	10.8	11.1	10.4	10.0	9.9	10.1	10.1	10.1	10.1
Wholesale trade	2.0	2.0	2.0	2.0	2.0	2.0	2.1	2.3	2.5	2.4	2.2	2.2	2.3	2.3	2.3	2.3
Retail trade	7.4	7.5	7.6	7.8	7.9	7.9	8.1	8.5	8.6	8.0	7.8	7.7	7.8	7.8	7.8	7.8
Transportation & utilities	1.9	2.0	2.0	2.3	2.4	2.6	2.7	2.8	2.9	2.8	2.7	2.8	2.8	2.7	2.8	2.7
Information	0.8	0.9	0.9	0.9	0.9	0.9	0.9	0.9	1.0	0.9	0.9	0.8	0.8	0.8	0.8	0.8
Financial activities	2.7	2.8	2.9	3.1	3.1	3.2	3.4	3.5	3.5	3.3	3.1	2.9	3.0	3.0	3.0	3.0
Professional & business services	5.0	4.9	5.0	5.0	5.0	5.0	5.3	5.5	5.9	5.4	5.3	5.2	5.3	5.4	5.4	5.4
Education & health services	6.7	6.9	7.4	7.5	7.7	8.0	8.1	8.5	8.7	8.9	8.9	9.0	9.1	9.4	9.2	9.4
Leisure & hospitality	5.5	5.6	6.2	6.2	6.4	6.6	6.8	7.2	7.5	7.2	6.8	6.9	7.1	7.4	7.1	7.6
Other services	2.0	2.1	2.1	2.1	2.1	2.2	2.3	2.4	2.5	2.5	2.4	2.4	2.5	2.5	2.4	2.5
Government	8.1	8.2	8.3	8.4	8.5	8.6	8.8	9.1	9.4	9.7	9.9	9.8	9.8	9.9	9.8	9.9
Federal	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.3	1.4	1.6	1.5	1.5	1.5	1.5	1.4
State	2.0	2.0	2.0	2.0	2.1	2.0	2.1	2.1	2.2	2.2	2.3	2.4	2.6	2.6	2.6	2.7
Local	4.9	5.0	5.1	5.2	5.3	5.3	5.5	5.8	6.0	6.1	6.0	5.8	5.9	5.8	5.8	5.8

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

Source: U.S. Bureau of Labor Statistics

Table 2. Population and Household Trends in the Grand Junction HMA, 2000 to April 1, 2017

	2000	2010	Current	Forecast	Average Annual Change					
					2000 to 2010		2010 to Current		Current to Forecast	
					Number	Rate (%)	Number	Rate (%)	Number	Rate (%)
Population										
Grand Junction HMA	116,255	146,723	149,800	154,700	3,050	2.4	770	0.5	1,625	1.1
Households										
Grand Junction HMA	45,823	58,095	59,550	61,600	1,225	2.4	360	0.6	680	1.1

Notes: Current date: April 1, 2014. Forecast date: April 1, 2017. Rates of change are calculated on a compound basis.
Sources: 2000 and 2010—2000 Census and 2010 Census; current and forecast—estimates by analyst

Table 3. Housing Inventory, Tenure, and Vacancy in the Grand Junction HMA, 2000, 2010, and Current

	Grand Junction HMA		
	2000	2010	Current
Total housing inventory	48,427	62,644	64,400
Occupied units	45,823	58,095	59,550
Owners	33,313	41,506	41,300
%	72.7	71.4	69.4
Renters	12,510	16,589	18,250
%	27.3	28.6	30.6
Vacant units	2,604	4,549	4,825
Available units	1,338	2,279	2,325
For sale	563	949	950
Rate (%)	1.7	2.2	2.2
For rent	775	1,330	1,375
Rate (%)	5.8	7.4	7.0
Other vacant	1,266	2,270	2,500

Notes: Numbers may not add to totals because of rounding. Current date: April 1, 2014.

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

Table 4. Residential Building Permit Activity in the Grand Junction HMA, 2000 Through March 2014

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	12 Months Ending	
															March 2013	March 2014
Total	1,339	1,277	1,276	1,617	1,549	1,467	1,596	1,268	820	368	400	297	411	421	460	480
Single-family	1,155	1,186	1,201	1,488	1,388	1,451	1,456	1,232	662	366	346	229	323	419	380	420
Multifamily	184	91	75	129	161	16	140	36	158	2	54	68	88	2	80	60

Note: Numbers may not add to totals because of rounding.

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

Table 5. Median Income in the Grand Junction HMA, 1999, 2009, and 2012

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2012	1999 to 2009	2009 to 2012
Median Family Income	38,800	62,727	54,890	4.9	– 4.4
Median household income	35,864	52,882	45,892	4.0	– 4.6

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 2012 median household income—U.S. Census Bureau, 2009 and 2012 American Community Survey 1-year data