

**Table 1.** Labor Force and Employment in the Grand Junction HMA, 2000 through June 2018

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	12 Months Ending	
																			June 2017	June 2018
Labor force	58.9	60.3	63.8	66.8	69.3	70.8	74.2	77.9	81.8	82.1	76.1	75.5	74.9	73.5	73.2	71.8	72.1	73.9	72.6	75.0
Resident employment	56.9	58.0	60.7	63.2	65.6	67.4	71.2	75.4	78.6	75.2	67.8	67.7	67.7	67.1	68.6	67.8	68.3	70.9	69.3	72.2
Unemployment	2.0	2.3	3.1	3.6	3.7	3.5	2.9	2.5	3.2	6.9	8.3	7.7	7.3	6.4	4.6	4.0	3.8	2.9	3.2	2.8
Unemployment rate (%)	3.3	3.8	4.8	5.4	5.4	4.9	4.0	3.2	3.9	8.4	11.0	10.3	9.7	8.7	6.2	5.5	5.3	4.0	4.4	3.8
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	59.8	60.1	61.6	61.5	61.3	62.8	61.8	63.5
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	9.6	9.2	8.6	9.5	8.8	9.8
Mining, logging, and 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	6.9	6.4	5.8	6.4	5.9	6.7
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	2.8	2.8	2.9	3.0	2.9	3.1
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	49.6	50.4	51.2	52.0	52.3	52.7	53.3	53.0	53.7
Wholesale and retail trade	9.4	9.5	9.6	9.8	9.9	9.9	10.2	10.8	11.1	10.4	9.9	9.9	10.1	10.1	10.3	10.5	10.5	10.6	10.5	10.7
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	2.4	2.6	2.5	2.3	2.4	2.3	2.4
Retail trade	7.4	7.5	7.6	7.8	7.9	7.9	8.1	8.5	8.6	8.0	7.7	7.7	7.8	7.7	7.7	8.0	8.2	8.2	8.2	8.3
Transportation and 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	2.7	2.7	2.5	2.5	2.5	2.5
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	0.7	0.6	0.7	0.7	0.6
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	3.1	3.1	3.2	3.2	3.2	3.2	3.2
Professional and 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	5.5	5.6	5.5	5.3	5.3	5.3	5.3
Education and 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	9.6	9.8	10.3	10.8	10.6	11.0
Leisure and 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	7.3	7.5	7.4	7.5	7.6	7.6	7.7
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	2.5	2.5	2.4	2.5	2.5	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	10.0	10.1	10.3	10.3	10.3	10.3
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	1.5	1.5	1.6	1.5	1.5
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	2.7	2.7	2.8	2.7	2.8	2.8
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	5.8	5.8	5.8	5.9	6.0	6.0	6.0	6.0

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 Forecast

	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	154,100	162,300	3,050	2.4	890	0.6	2,725	1.7
Households										
Grand Junction HMA	45,823	58,095	62,100	65,350	1,225	2.4	490	0.8	1,075	1.7

Notes: Numbers may not add to totals because of rounding. The current date is July 1, 2018. The forecast date is July 1, 2021. Rates of change are calculated on a compound basis.

Sources: 2000 and 2010—U.S. 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	66,800
Occupied units	45,823	58,095	62,100
Owner-occupied	33,313	41,506	41,650
%	72.7	71.4	67.1
Renter-occupied	12,510	16,589	20,450
%	27.3	28.6	32.9
Vacant units	2,604	4,549	4,725
Available units	1,338	2,279	1,325
For sale	563	949	510
Rate (%)	1.7	2.2	1.2
For rent	775	1,330	810
Rate (%)	5.8	7.4	3.8
Other vacant	1,266	2,270	3,400

*Notes: Numbers may not add to totals because of rounding. The current date is July 1, 2018.*

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

**Table 4.** Residential Building Permit Activity in the Grand Junction HMA, 2000 through June 2018

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	12 Months Ending	
																			June 2017	June 2018
Grand Junction HMA																				
Total	1,316	1,593	1,445	1,589	1,551	1,755	1,574	1,366	789	365	408	359	355	442	504	486	597	755	671	783
Single-family	1,132	1,146	1,287	1,428	1,366	1,471	1,426	1,310	692	363	348	289	323	440	452	446	498	665	579	773
Multifamily	184	447	158	161	185	284	148	56	97	2	60	70	32	2	52	40	99	90	92	10

Source: U.S. Census Bureau, Building Permits Survey; 2000–2016 final data and analyst estimates; 2017–2018 preliminary data and analyst estimates

**Table 5.** Median Income in the Grand Junction HMA, 1999, 2009, and 2016

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2016	1999 to 2009	2009 to 2016
Median Family Income	38,800	62,727	65,617	4.9	0.6
Median household income	35,864	46,231	48,846	2.6	0.8

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, American Community Survey 1-year data, 2009 and 2016