

Table 1. Labor Force and Employment in the Greeley HMA, 2000 Through September 2012

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	12 Months Ending	
													September 2011	September 2012
Labor force	93.7	98.2	102.3	105.9	109.2	112.2	116.4	117.9	119.6	121.7	121.8	122.9	122.9	123.6
Resident employment	91.2	94.8	96.9	99.6	103.0	105.9	111.0	113.1	113.4	110.6	109.4	111.4	111.0	112.7
Unemployment	2.5	3.4	5.3	6.3	6.3	6.2	5.4	4.9	6.2	11.1	12.4	11.4	11.8	10.9
Unemployment rate (%)	2.7	3.5	5.2	5.9	5.7	5.6	4.7	4.1	5.2	9.1	10.2	9.3	9.6	8.8
Total nonfarm payroll jobs	68.3	70.4	71.2	72.3	74.2	76.3	79.5	81.8	82.9	78.9	78.4	80.7	80.3	81.7
Goods-producing sectors	17.5	18.8	18.5	18.5	18.9	19.5	20.4	21.4	22.8	20.2	19.8	21.6	21.2	22.8
Mining, logging, & construction	6.4	7.4	7.6	8.0	8.7	9.7	10.3	11.1	11.5	9.4	9.5	10.4	10.3	11.0
Manufacturing	11.1	11.5	10.9	10.5	10.2	9.8	10.1	10.3	11.3	10.7	10.4	11.2	11.0	11.8
Service-providing sectors	50.8	51.6	52.7	53.8	55.3	56.7	59.0	60.4	60.1	58.7	58.5	59.0	59.1	58.9
Trade	11.1	11.2	11.0	11.2	11.7	11.6	11.9	12.3	12.2	11.2	11.0	11.3	11.3	11.4
Wholesale trade	3.4	3.4	3.2	3.3	3.4	3.4	3.6	3.7	3.7	3.5	3.5	3.5	3.6	3.5
Retail trade	7.7	7.8	7.8	7.9	8.3	8.2	8.3	8.6	8.5	7.7	7.5	7.8	7.8	7.9
Transportation & utilities	2.0	2.2	2.2	2.4	2.2	2.0	2.1	2.2	2.2	2.3	2.5	2.7	2.8	2.5
Information	1.0	1.0	1.0	1.0	1.1	1.1	1.2	1.2	1.1	1.0	0.9	0.8	0.8	0.7
Financial activities	3.7	3.7	3.8	4.0	4.3	4.8	5.0	4.9	4.8	4.6	4.2	4.0	4.0	3.9
Professional & business services	6.8	6.4	6.4	6.5	6.5	6.9	7.6	7.9	6.9	6.6	6.8	7.5	7.4	7.6
Education & health services	6.4	6.7	7.1	7.2	7.3	7.2	7.5	7.8	8.1	8.2	8.2	8.3	8.4	8.4
Leisure & hospitality	5.7	5.7	5.8	5.9	6.3	6.5	6.9	7.0	7.0	6.7	6.6	6.7	6.6	6.8
Other services	2.1	2.2	2.3	2.4	2.5	2.6	2.7	2.8	2.9	2.9	2.8	2.7	2.7	2.7
Government	12.1	12.5	13.0	13.4	13.5	14.1	14.2	14.4	15.0	15.3	15.6	15.1	15.1	15.0
Federal	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.9	0.6	0.6	0.6
State	3.6	3.5	3.5	3.5	3.4	3.6	3.3	3.4	3.5	3.7	3.8	3.9	3.9	3.9
Local	8.0	8.4	8.9	9.3	9.5	9.9	10.2	10.5	10.8	11.0	10.9	10.6	10.7	10.4

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 Greeley HMA, 2000 to September 1, 2015

	2000	2010	Current	Forecast	Average Annual Change					
					2000 to 2010		2010 to Current		Current to Forecast	
					Number	Rate (%)	Number	Rate (%)	Number	Rate (%)
Population										
Greeley HMA	180,926	252,825	263,700	278,000	7,200	3.4	4,350	1.7	4,775	1.8
Households										
Greeley HMA	63,245	89,349	92,900	98,050	2,600	3.5	1,425	1.6	1,725	1.8

Notes: Current date: October 1, 2012. Forecast date: October 1, 2015. 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 Greeley HMA, 2000, 2010, and Current

	Greeley HMA		
	2000	2010	Current
Total housing inventory	66,192	96,281	98,400
Occupied units	63,245	89,349	92,900
Owners	43,412	62,130	62,750
%	68.6	69.5	67.5
Renters	19,833	27,219	30,150
%	31.4	30.5	32.5
Vacant units	2,947	6,932	5,525
Available units	1,581	4,122	3,125
For sale	744	1,758	1,650
Rate (%)	1.7	2.8	2.6
For rent	837	2,364	1,475
Rate (%)	4.0	8.0	4.7
Other vacant	1,366	2,810	2,400

Notes: Numbers may not add to totals because of rounding. Current date: October 1, 2012.

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

Table 4. Residential Building Permit Activity in the Greeley HMA, 2000 Through September 2012

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	12 Months Ending	
													September 2011	September 2012
Greeley HMA														
Total	3,936	3,802	4,033	4,318	4,198	4,272	3,733	2,016	1,033	689	747	1,059	930	1,335
Single-family	3,556	3,489	3,405	3,527	3,737	4,074	2,561	1,527	787	673	747	1,057	930	1,210
Multifamily	380	313	628	791	461	198	1,172	489	246	16	0	2	0	125

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

Sources: Local sources; estimates by analyst

Table 5. Median Income in the Greeley HMA, 1999, 2009, and 2011

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2011	1999 to 2009	2009 to 2011
Median Family Income	49,569	64,151	59,610	2.6	- 3.6
Median Household Income	42,321	54,710	51,059	2.6	- 3.4

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 2011 median household income—U.S. Census Bureau, 2009 and 2011 American Community Survey 1-year data