






Legislative economists predict that the state will have as much as an additional \$1.3 billion, or 11.5 percent more in 2018-19 than is budgeted in 2017-18.

Employment in Metro Denver rose 2.5 percent between February 2017 and 2018, or an additional 40,800 jobs during the period

The average sales price for single-family homes rose 11.8 percent over-the-year to \$482,465, while the average sales price of condominiums (\$288,209) increased 12.6 percent during the same period.







Positive Changes	8 of 18	11 of 18	
 <p>Nonfarm Employment Growth</p>	<p>April 2018</p> <p>13,300[↑]</p> <p>Employment up 0.8% from January to February</p>	<p>Year-Over-Year</p> <p>40,800[↑]</p> <p>Employment up 2.5% from February 2017 to 2018</p>	<p>2018 YTD</p> <p>39,800[↑]</p> <p>YTD employment up 2.5% through January</p>
	<p>April 2018</p> <p>31%[↑]</p> <p>Companies expecting to add workers rose 8 percentage points from 1Q 2018 to 2Q 2018</p>	<p>Year-Over-Year</p> <p>31%[↑]</p> <p>Companies expecting to add workers rose 4 percentage points from 2Q 2017 to 2Q 2018</p>	<p>2018 YTD</p> <p>27%[↑]</p> <p>YTD average up 1 percentage point compared with 2017</p>
 <p>% Companies Hiring (Denver Area)</p>	<p>April 2018</p> <p>3.1%[↓]</p> <p>Unemployment decreased 0.1 points between January and February</p>	<p>Year-Over-Year</p> <p>0.2 percentage points[↑]</p> <p>Unemployment rate up from February 2017 to 2018</p>	<p>2018 YTD</p> <p>3.1%[↑]</p> <p>Up 0.1 percentage points from 2017 YTD average</p>
	<p>April 2018</p> <p>3.1%[↓]</p> <p>Unemployment decreased 0.1 points between January and February</p>	<p>Year-Over-Year</p> <p>0.2 percentage points[↑]</p> <p>Unemployment rate up from February 2017 to 2018</p>	<p>2018 YTD</p> <p>3.1%[↑]</p> <p>Up 0.1 percentage points from 2017 YTD average</p>
 <p>Unemployment Rate</p>	<p>April 2018</p> <p>-13.5%[↓]</p> <p>Claims decreased from January to February</p>	<p>Year-Over-Year</p> <p>3.9%[↑]</p> <p>Claims increased from February 2017 to 2018</p>	<p>2018 YTD</p> <p>-6.4%[↓]</p> <p>YTD average claims decreased through February 2018</p>
	<p>April 2018</p> <p>-13.5%[↓]</p> <p>Claims decreased from January to February</p>	<p>Year-Over-Year</p> <p>3.9%[↑]</p> <p>Claims increased from February 2017 to 2018</p>	<p>2018 YTD</p> <p>-6.4%[↓]</p> <p>YTD average claims decreased through February 2018</p>
 <p>Initial Unemployment Insurance Claims</p>	<p>April 2018</p> <p>-20.7%[↓]</p> <p>National sales decreased from December to January</p>	<p>Year-Over-Year</p> <p>5.2%[↑]</p> <p>National sales increased from January 2017 to 2018</p>	<p>2018 YTD</p> <p>5.2%[↑]</p> <p>YTD sales rose through January 2018</p>
	<p>April 2018</p> <p>-20.7%[↓]</p> <p>National sales decreased from December to January</p>	<p>Year-Over-Year</p> <p>5.2%[↑]</p> <p>National sales increased from January 2017 to 2018</p>	<p>2018 YTD</p> <p>5.2%[↑]</p> <p>YTD sales rose through January 2018</p>
 <p>Total Retail Sales</p>	<p>April 2018</p> <p>5.2%[↑]</p> <p>YTD average claims decreased through February 2018</p>	<p>Year-Over-Year</p> <p>3.9%[↑]</p> <p>Claims increased from February 2017 to 2018</p>	<p>2018 YTD</p> <p>-6.4%[↓]</p> <p>YTD average claims decreased through February 2018</p>
	<p>April 2018</p> <p>5.2%[↑]</p> <p>YTD average claims decreased through February 2018</p>	<p>Year-Over-Year</p> <p>3.9%[↑]</p> <p>Claims increased from February 2017 to 2018</p>	<p>2018 YTD</p> <p>-6.4%[↓]</p> <p>YTD average claims decreased through February 2018</p>

April 2018

Monthly Economic Indicators



Metro Denver
Economic Development Corporation






	April 2018	Year-Over-Year	2018 YTD
 Consumer Confidence Index	134.7 ↑ <small>Index up 2.5 percent from February to March</small>	10% ↑ <small>Index up from March 2017 to 2018</small>	129.4 ↑ <small>YTD average up 3.7% through March 2018</small>
 Hotel Occupancy	64.5% ↑ <small>Increased 3.3 percentage points from January to February</small>	-0.2 percentage points ↓ <small>Occupancy decreased from February 2017 to 2018</small>	62.8% ↓ <small>YTD occupancy decreased 0.5 percentage points from last year</small>
 DIA Passengers	0.8% ↑ <small>Passengers up from November to December</small>	2.6% ↑ <small>Passengers up from December 2016 to 2017</small>	5.3% ↑ <small>YTD passengers increased through December 2017</small>
 Bloomberg Colorado Index	484.2 ↑ <small>Index up 1.8% from February to March</small>	-11.8% ↓ <small>Index down from March 2017 to 2018</small>	-2.7% ↓ <small>YTD return down through March 2018</small>
 Dow Jones / Industrial Average	24,103.1 ↓ <small>Index down 3.7% from February to March</small>	16.6% ↑ <small>Index up from March 2017 to 2018</small>	-3% ↓ <small>YTD return down through March 2018</small>
 Home Sales (Closed)	3,077 ↓ <small>Sales down 6.6% from January to February</small>	-2.7% ↓ <small>Sales down from February 2017 to 2018</small>	6,371 ↓ <small>YTD sales down 4.9% through February 2018</small>

April 2018



Monthly Economic Indicators



Metro Denver
Economic Development Corporation

	April 2018	Year-Over-Year	2018 YTD
 Median Home Price (Denver-Aurora MSA)	\$414,400 ↓ <small>Down 0.9% from 3Q 2017 to 4Q 2017</small>	8.6% ↑ <small>Price up from 4Q 2016 to 4Q 2017</small>	\$414,700 ↑ <small>YTD price 7.9% higher through 4Q 2017</small>
 Foreclosures	229 ↓ <small>Downt 4.2% from January to February</small>	0.9% ↑ <small>Up from February 2017 to 2018</small>	468 ↑ <small>Up 2.2% YTD through February 2018</small>
 Residential Building Permits (Total)	2,242 ↓ <small>Permits decreased 7.7% from January to February</small>	0.3% ↑ <small>Permits up February 2017 to 2018</small>	4,671 ↑ <small>YTD permits up 23.7 percent through February 2018</small>
 Apartment Vacancy Rate	6.4% ↑ <small>Vacancy increased 1 percentage point from 3Q 2017 to 4Q 2017</small>	0.2 percentage points ↑ <small>Vacancy increased from 4Q 2016 to 4Q 2017</small>	5.6% ↓ <small>YTD average down 0.1 percentage points from last year</small>
 Office Vacancy Rate (with Sublet)	11% ↑ <small>Vacancy rate increased from 4Q 2017 to 1Q 2018</small>	+0.2 percentage points ↑ <small>Vacancy rate up from 10.8% one year ago</small>	+0.2 percentage points ↑ <small>Vacancy rate up from 10.8% one year ago</small>



	April 2018	Year-Over-Year	2018 YTD
 <p>Industrial Vacancy Rate (with Sublet)</p>	<p>4.4% ↓</p> <p>Vacancy rate decreased from 4Q 2017 to 1Q 2018</p>	<p>+0.1 percentage points ↑</p> <p>1Q 2018 vacancy up from 4.3% one year ago</p>	<p>+0.1 percentage points ↑</p> <p>1Q 2018 vacancy up from 4.3% one year ago</p>
 <p>Retail Space Vacancy Rate (with Sublet)</p>	<p>4.6% ↔</p> <p>Vacancy rate remained unchanged from 4Q 2017 to 1Q 2018</p>	<p>+0.0 percentage points ↔</p> <p>1Q 2018 vacancy rate remained unchanged from one year ago</p>	<p>+0.0 percentage points ↔</p> <p>1Q 2018 vacancy rate remained unchanged from one year ago</p>
Positive Changes		8 of 18	11 of 18