






August 2020

Monthly Economic Indicators

Unemployment in Metro Denver rose 8.1 percentage points over-the-year to 10.9 percent in June 2020. The rate increased from 10.3 percent in May.

The Consumer Confidence Index for the U.S. decreased 31.8 percent over-the-year to 92.6 in July 2020.

Home sales in Metro Denver totaled 5,168 in June, down 8.6 percent from the same time last year. The average price for single-family homes increased 2.5 percent over-the-year, while condominium prices fell 1.1 percent during the period.







Positive Changes		13 of 18	8 of 18
 Nonfarm Employment Growth	August 2020	Year-Over-Year	2020 YTD
	44,400[↑] Employment up 2.8% from May to June	-108,800[↓] Employment down 6.2% from June 2019 to 2020	-50,100[↓] YTD employment down 2.9% through June
 % Companies Hiring (Denver Area)	August 2020	Year-Over-Year	2020 YTD
	21%[↓] Companies hiring fell 6 percentage points from 2Q 2020 to 3Q 2020	21%[↓] Companies hiring fell 8 percentage points from 3Q 2019 to 3Q 2020	25%[↓] YTD average down 4 percentage points compared with 2019
 Unemployment Rate	August 2020	Year-Over-Year	2020 YTD
	10.9%[↑] Unemployment up 0.6 percentage points between May and June	8.1 percentage points[↑] Unemployment up from June 2019 to 2020	7.3%[↑] Up 4.4 percentage points from 2019 YTD average
 Initial Unemployment Insurance Claims	August 2020	Year-Over-Year	2020 YTD
	-35.7%[↓] Claims decreased from May to June	562.4%[↑] Claims increased from June 2019 to 2020	836.5%[↑] YTD average claims increased through June 2020
 Total Retail Sales	August 2020	Year-Over-Year	2020 YTD
	23.7%[↑] National sales increased from April to May	-7.2%[↓] National sales decreased from May 2019 to 2020	-4.6%[↓] YTD sales decreased through May 2020

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	August 2020	Year-Over-Year	2020 YTD
 Consumer Confidence Index	81.4 ↓ <small>Index down 10.9 percent from June to July</small>	-40.8% ↓ <small>Index down from July 2019 to 2020</small>	108.1 ↓ <small>YTD average down 19.6% through July 2020</small>
 Hotel Occupancy	35.7% ↑ <small>Increased 10.9 percentage points from May to June</small>	-50.6 percentage points ↓ <small>Occupancy decreased from June 2019 to June 2020</small>	42.0% ↓ <small>YTD occupancy down from last year</small>
 DIA Passengers	179.1% ↑ <small>Passengers up from April to May</small>	-86.2% ↓ <small>Passengers down from May 2019 to 2020</small>	-46.2% ↓ <small>YTD passengers decreased through May 2020</small>
 Bloomberg Colorado Index	618.7 ↑ <small>Index up 7.2% from June to July</small>	5.5% ↑ <small>Index up from July 2019 to 2020</small>	1.9% ↑ <small>YTD return up through July 2020</small>
 Dow Jones / Industrial Average	26,428.3 ↑ <small>Index up 2.4% from June to July</small>	-1.6% ↓ <small>Index down from July 2019 to 2020</small>	-7.4% ↓ <small>YTD return down through July 2020</small>
 Home Sales (Closed)	5,168 ↑ <small>Sales up 67.4% between May and June</small>	-8.6% ↓ <small>Sales down from June 2019 to 2020</small>	23,246 ↓ <small>YTD sales down 14.5% through June 2020</small>

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	August 2020	Year-Over-Year	2020 YTD
 Median Home Price (Denver-Aurora MSA)	\$473,800[↑] <small>Up 3.4% from 4Q 2019 to 1Q 2020</small>	6.1%[↑] <small>Price up from 1Q 2019 to 1Q 2020</small>	\$473,800[↑] <small>YTD price 6.1% higher through 1Q 2020</small>
 Foreclosures	59[↑] <small>Up 168.2% from May to June</small>	-70.4%[↓] <small>Down from June 2019 to 2020</small>	796[↓] <small>Down 33.5% YTD through June 2020</small>
 Residential Building Permits (Total)	1,832[↑] <small>Permits increased 90.2% from May to June</small>	-7.2%[↓] <small>Permits down June 2019 to June 2020</small>	8,224[↓] <small>YTD permits down 15.1% through June 2020</small>
 Apartment Vacancy Rate	5.1%[↓] <small>Vacancy decreased 0.8 percentage points from 1Q 2020 to 2Q 2020</small>	0.1 percentage points[↑] <small>Vacancy increased from 2Q 2019 to 2Q 2020</small>	5.5%[↑] <small>YTD average up 0.3 percentage points from last year</small>
 Office Vacancy Rate (with Sublet)	10.6%[↑] <small>Vacancy rate up 0.6 percentage points from 1Q 2020 to 2Q 2020</small>	+0.9 percentage points[↑] <small>2Q 2020 vacancy up from 9.7% one year ago</small>	+0.9 percentage points[↑] <small>2Q 2020 vacancy up from 9.7% one year ago</small>

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	August 2020	Year-Over-Year	2020 YTD
 <p>Industrial Vacancy Rate (with Sublet)</p>	<p>5.8% ↓</p> <p>Vacancy rate increased 0.6 percentage points from 1Q 2020 to 2Q 2020</p>	<p>+1 percentage point↑</p> <p>2Q 2020 vacancy up from 4.8% one year ago</p>	<p>+1 percentage point↑</p> <p>2Q 2020 vacancy up from 4.8% one year ago</p>
 <p>Retail Space Vacancy Rate (with Sublet)</p>	<p>5.0% ↑</p> <p>Vacancy rate increased 0.3 percentage points from 1Q 2020 to 2Q 2020</p>	<p>+0.7 percentage points↑</p> <p>2Q 2020 vacancy up from 4.3% one year ago</p>	<p>+0.7 percentage points↑</p> <p>2Q 2020 vacancy up from 4.3% one year ago</p>
Positive Changes	13 of 18	8 of 18	