






February 2018

Monthly Economic Indicators

Metro Denver recorded a 10.2 percent decrease in foreclosures in December over the prior month and an 18.6 percent decrease over the year-ago level. Employment in Metro Denver rose 2.1 percent between December 2016 and 2017, or an additional 34,100 jobs during the period. The average rent for apartments decreased while vacancy rates rose to their highest level in seven years for the fourth quarter of 2017 as thousands of new apartments became available in the metro area.







Positive Changes	9 of 18	10 of 18	
 Nonfarm Employment Growth	February 2018 4,200[↑] Employment up 0.3% from November to December	Year-Over-Year 34,100[↑] Employment up 2.1% from December 2016 to 2017	2018 YTD 32,200[↑] YTD employment up 2% through December
	February 2018 23%[↑] Companies expecting to add workers rose 3 percentage points from 4Q 2017 to 1Q 2018	Year-Over-Year 23%[↓] Companies expecting to add workers fell 2 percentage points from 1Q 2017 to 1Q 2018	2018 YTD 23%[↓] YTD average down 2 percentage points compared with 2017
 % Companies Hiring (Denver Area)	February 2018 2.9%[↑] Unemployment rose 0.1 points between November and December	Year-Over-Year 0.4 percentage points[↑] Unemployment rate up from December 2016 to 2017	2018 YTD 2.5%[↓] Down 0.6 percentage points from 2016 YTD average
	February 2018 13.7%[↑] Claims increased from November to December	Year-Over-Year -5.9%[↓] Claims decreased from December 2016 to 2017	2018 YTD -11%[↓] YTD average claims decreased through December 2017
 Unemployment Rate	February 2018 4.9%[↑] National sales increased from October to November	Year-Over-Year 6.6%[↑] National sales increased from November 2016 to 2017	2018 YTD 4.2%[↑] YTD sales rose through November 2017
	February 2018 4.9%[↑] Claims increased from November to December	Year-Over-Year -5.9%[↓] Claims decreased from December 2016 to 2017	2018 YTD -11%[↓] YTD average claims decreased through December 2017
 Initial Unemployment Insurance Claims	February 2018 4.9%[↑] National sales increased from October to November	Year-Over-Year 6.6%[↑] National sales increased from November 2016 to 2017	2018 YTD 4.2%[↑] YTD sales rose through November 2017
	February 2018 4.9%[↑] Claims increased from November to December	Year-Over-Year -5.9%[↓] Claims decreased from December 2016 to 2017	2018 YTD -11%[↓] YTD average claims decreased through December 2017
 Total Retail Sales	February 2018 4.9%[↑] Claims increased from November to December	Year-Over-Year -5.9%[↓] Claims decreased from December 2016 to 2017	2018 YTD -11%[↓] YTD average claims decreased through December 2017
	February 2018 4.9%[↑] Claims increased from November to December	Year-Over-Year -5.9%[↓] Claims decreased from December 2016 to 2017	2018 YTD -11%[↓] YTD average claims decreased through December 2017

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Metro Denver
Economic Development Corporation






	February 2018	Year-Over-Year	2018 YTD
 Consumer Confidence Index	126.8 ↑ <small>Index up 0.4 percent from December to January</small>	0.7% ↑ <small>Index up from January 2017 to 2018</small>	126.8 ↑ <small>YTD average up 0.7% through January 2018</small>
 Hotel Occupancy	54.4% ↓ <small>Decreased 10.5 percentage points from November to December</small>	-1.5 percentage points ↓ <small>Occupancy decreased from December 2016 to 2017</small>	74.9% ↓ <small>YTD occupancy decreased from last year</small>
 DIA Passengers	-7% ↓ <small>Passengers down from October to November</small>	4.6% ↑ <small>Passengers up from November 2016 to 2017</small>	5.6% ↑ <small>YTD passengers increased through November 2017</small>
 Bloomberg Colorado Index	510.4 ↑ <small>Index up 2.6% from December to January</small>	-4.2% ↓ <small>Index down from January 2016 to 2017</small>	2.6% ↑ <small>YTD return up through January 2018</small>
 Dow Jones / Industrial Average	26,149.4 ↑ <small>Index up 5.3% from December to January</small>	31.6% ↑ <small>Index up from January 2017 to 2018</small>	5.3% ↑ <small>YTD return up through January 2018</small>
 Home Sales (Closed)	4,203 ↓ <small>Sales down 9.9% from November to December</small>	-13.6% ↓ <small>Sales down from December 2016 to 2017</small>	58,999 ↓ <small>YTD sales down 1.9% through December 2017</small>

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	February 2018	Year-Over-Year	2018 YTD
 Median Home Price (Denver-Aurora MSA)	\$418,100 ↓ <small>Down 1.5% from 2Q 2017 to 3Q 2017</small>	8.1% ↑ <small>Price up from 3Q 2016 to 3Q 2017</small>	\$412,900 ↑ <small>YTD price 7.7% higher through 3Q 2017</small>
 Foreclosures	228 ↓ <small>Down 10.2% from November to December</small>	-18.6% ↓ <small>Down from December 2016 to 2017</small>	2,981 ↓ <small>Down 7.2% YTD through December 2017</small>
 Residential Building Permits (Total)	1,294 ↓ <small>Permits decreased 39.1% from November to December</small>	-30.1% ↓ <small>Permits down from December 2016 to 2017</small>	23,719 ↑ <small>YTD permits up 3.9% through December 2017</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)	10.8% ↔ <small>Vacancy rate unchanged from 3Q 2017 to 4Q 2017</small>	+0.8 percentage points ↑ <small>Vacancy rate up from 10% one year ago</small>	+0.8 percentage points ↑ <small>Vacancy rate up from 10% one year ago</small>



	February 2018	Year-Over-Year	2018 YTD
 <p>Industrial Vacancy Rate (with Sublet)</p>	<p>4% ↔</p> <p>Vacancy rate unchanged from 3Q 2017 to 4Q 2017</p>	<p>+0.6 percentage points↑</p> <p>4Q 2017 vacancy up from 3.4% one year ago</p>	<p>+0.6 percentage points↑</p> <p>4Q 2017 vacancy up from 3.4% one year ago</p>
 <p>Retail Space Vacancy Rate (with Sublet)</p>	<p>4.5% ↓</p> <p>Vacancy rate down 0.4 percentage points from 3Q 2017 to 4Q 2017</p>	<p>-0.2 percentage points↓</p> <p>4Q 2017 vacancy rate down from 4.7% one year ago</p>	<p>-0.2 percentage points↓</p> <p>4Q 2017 vacancy rate down from 4.7% one year ago</p>

Positive Changes	9 of 18	10 of 18
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