






January 2020

Monthly Economic Indicators

Employment in Metro Denver increased 2.4 percent between November 2018 and 2019, adding 40,300 jobs across all supersectors over-the-year.
The CPI for the Denver-Aurora-Lakewood area rose 2.8 percent over-the-year to 271.1.
Home sales in Metro Denver totaled 4,046 in November, 6.9 percent higher than the number of homes sold in November 2018.







Positive Changes	12 of 18	13 of 18	
 Nonfarm Employment Growth	January 2020 10,700[↑] Employment up 0.6% from September to October	Year-Over-Year 37,100[↑] Employment up 2.2% from October 2018 to 2019	2020 YTD 29,800[↑] YTD employment up 1.8% through October
	January 2020 17%[↓] Companies hiring fell 12 percentage points from 3Q 2019 to 4Q 2019	Year-Over-Year 17%[↓] Companies hiring fell 8 percentage points from 4Q 2018 to 4Q 2019	2020 YTD 26%[↓] YTD average down 1 percentage point compared with 2018
 % Companies Hiring (Denver Area)	January 2020 2.3%[↑] Unemployment up 0.2 percentage points between Sep. and Oct.	Year-Over-Year -0.9 percentage points[↓] Unemployment down from October 2018 to 2019	2020 YTD 2.8%[↓] Down 0.3 percentage points from 2018 YTD average
	January 2020 21.2%[↑] Claims increased from September to October	Year-Over-Year 1.4%[↑] Claims increased from October 2018 to 2019	2020 YTD 2.5%[↑] YTD average claims increased through October 2019
 Unemployment Rate	January 2020 -8.8%[↓] National sales decreased from August to September	Year-Over-Year 3.8%[↑] National sales increased from September 2018 to 2019	2020 YTD 3.4%[↑] YTD sales rose through September 2019
	January 2020 21.2%[↑] Claims increased from September to October	Year-Over-Year 1.4%[↑] Claims increased from October 2018 to 2019	2020 YTD 2.5%[↑] YTD average claims increased through October 2019
 Initial Unemployment Insurance Claims	January 2020 3.4%[↑] YTD sales rose through September 2019	Year-Over-Year 3.8%[↑] National sales increased from September 2018 to 2019	2020 YTD 3.4%[↑] YTD sales rose through September 2019
	January 2020 -8.8%[↓] National sales decreased from August to September	Year-Over-Year 3.8%[↑] National sales increased from September 2018 to 2019	2020 YTD 3.4%[↑] YTD sales rose through September 2019
 Total Retail Sales	January 2020 21.2%[↑] Claims increased from September to October	Year-Over-Year 1.4%[↑] Claims increased from October 2018 to 2019	2020 YTD 2.5%[↑] YTD average claims increased through October 2019
	January 2020 21.2%[↑] Claims increased from September to October	Year-Over-Year 1.4%[↑] Claims increased from October 2018 to 2019	2020 YTD 2.5%[↑] YTD average claims increased through October 2019

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 Consumer Confidence Index	January 2020	Year-Over-Year	2020 YTD
	127.7 ↓ <small>Index down 7.5 percent from October to November</small>	-9.3% ↓ <small>Index down from November 2018 to 2019</small>	134.6 ↑ <small>YTD average up 0.3% through November 2019</small>
 Hotel Occupancy	January 2020	Year-Over-Year	2020 YTD
	79.3% ↓ <small>Decreased 2.2 percentage points from September to October</small>	1.7 percentage points ↑ <small>Occupancy increased from October 2018 to October 2019</small>	77.3% ↑ <small>YTD occupancy up from last year</small>
 DIA Passengers	January 2020	Year-Over-Year	2020 YTD
	-7.7% ↓ <small>Passengers down from August to September</small>	10.9% ↑ <small>Passengers up from September 2018 to 2019</small>	7.4% ↑ <small>YTD passengers increased through September 2019</small>
 Bloomberg Colorado Index	January 2020	Year-Over-Year	2020 YTD
	589.4 ↑ <small>Index up 3.7% from October to November</small>	13.1% ↑ <small>Index up from November 2018 to 2019</small>	28.0% ↑ <small>YTD return up through November 2019</small>
 Dow Jones / Industrial Average	January 2020	Year-Over-Year	2020 YTD
	28,051.4 ↑ <small>Index up 3.7% from October to November</small>	9.8% ↑ <small>Index up from November 2018 to 2019</small>	20.3% ↑ <small>YTD return up through November 2019</small>
 Home Sales (Closed)	January 2020	Year-Over-Year	2020 YTD
	5,079 ↑ <small>Sales up 2.4% between September and October</small>	12.4% ↑ <small>Sales up from October 2018 to 2019</small>	48,762 ↑ <small>YTD sales up 6.7% through October 2019</small>

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	January 2020	Year-Over-Year	2020 YTD
 Median Home Price (Denver-Aurora MSA)	\$465,700[↑] <small>Down 1.2% from 2Q 2019 to 3Q 2019</small>	3.5%[↑] <small>Price up from 3Q 2018 to 3Q 2019</small>	\$461,233[↑] <small>YTD price 2.2% higher through 3Q 2019</small>
 Foreclosures	278[↑] <small>Up 40.4% from September to October</small>	5.3%[↑] <small>Up from October 2018 to 2019</small>	2,318[↑] <small>Up 0.3% YTD through October 2019</small>
 Residential Building Permits (Total)	2,314[↑] <small>Permits increased 98.1% from September to October</small>	37.7%[↑] <small>Permits up October 2018 to 2019</small>	16,446[↓] <small>YTD permits down 13.6% through October 2019</small>
 Apartment Vacancy Rate	4.7%[↓] <small>Vacancy decreased 0.3 percentage points from 2Q 2019 to 3Q 2019</small>	-0.8 percentage points[↓] <small>Vacancy decreased from 3Q 2018 to 3Q 2019</small>	5.0%[↓] <small>YTD average down 0.9 percentage points from last year</small>
 Office Vacancy Rate (with Sublet)	9.9%[↑] <small>Vacancy rate up 0.2 percentage points from 2Q 2019 to 3Q 2019</small>	-0.4 percentage points[↓] <small>3Q 2019 vacancy down from 10.3% one year ago</small>	-0.4 percentage points[↓] <small>3Q 2019 vacancy down from 10.3% one year ago</small>

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	January 2020	Year-Over-Year	2020 YTD
 <p>Industrial Vacancy Rate (with Sublet)</p>	<p>5.3% ↑</p> <p>Vacancy rate increased 0.7 percentage points from 2Q 2019 to 3Q 2019</p>	<p>+1.1 percentage points[↑]</p> <p>3Q 2019 vacancy up from 4.2% one year ago</p>	<p>+1.1 percentage points[↑]</p> <p>3Q 2019 vacancy up from 4.2% one year ago</p>
 <p>Retail Space Vacancy Rate (with Sublet)</p>	<p>4.6% ↑</p> <p>Vacancy rate increased 0.2 percentage points from 2Q 2019 to 3Q 2019</p>	<p>+0.3 percentage points[↑]</p> <p>3Q 2019 vacancy up from 4.3% from one year ago</p>	<p>+0.3 percentage points[↑]</p> <p>3Q 2019 vacancy up from 4.3% from one year ago</p>
Positive Changes		12 of 18	13 of 18