






June 2018

Monthly Economic Indicators

Employment in Metro Denver rose 2.6 percent between April 2017 and 2018, or an additional 42,000 jobs during the period. In the first quarter of 2018, more passengers used Denver International Airport than any other first quarter in the airport's history.

Metro Denver existing home sales increased 7.6 percent between March and April to 4,768 homes sold.







Positive Changes		13 of 18	11 of 18
 <p>Nonfarm Employment Growth</p>	June 2018	Year-Over-Year	2018 YTD
	<p>8,700 ↑</p> <p>Employment up 0.5% from March to April</p>	<p>42,000 ↑</p> <p>Employment up 2.6% from April 2017 to 2018</p>	<p>41,400 ↑</p> <p>YTD employment up 2.6% through April</p>
 <p>% Companies Hiring (Denver Area)</p>	June 2018	Year-Over-Year	2018 YTD
	<p>31% ↑</p> <p>Companies expecting to add workers rose 8 percentage points from 1Q 2018 to 2Q 2018</p>	<p>31% ↑</p> <p>Companies expecting to add workers rose 4 percentage points from 2Q 2017 to 2Q 2018</p>	<p>27% ↑</p> <p>YTD average up 1 percentage point compared with 2017</p>
 <p>Unemployment Rate</p>	June 2018	Year-Over-Year	2018 YTD
	<p>2.5% ↓</p> <p>Unemployment decreased 0.3 points between March and April</p>	<p>0.0 percentage points ↔</p> <p>Unemployment rate flat from April 2017 to 2018</p>	<p>2.9% ↑</p> <p>Up 0.1 percentage points from 2017 YTD average</p>
 <p>Initial Unemployment Insurance Claims</p>	June 2018	Year-Over-Year	2018 YTD
	<p>15.3% ↑</p> <p>Claims increased from March to April</p>	<p>-13.3% ↓</p> <p>Claims decreased from April 2017 to 2018</p>	<p>-9.4% ↓</p> <p>YTD average claims decreased through April 2018</p>
 <p>Total Retail Sales</p>	June 2018	Year-Over-Year	2018 YTD
	<p>17% ↑</p> <p>National sales increased from February to March</p>	<p>5.6% ↑</p> <p>National sales increased from March 2017 to 2018</p>	<p>4.9% ↑</p> <p>YTD sales rose through March 2018</p>

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Economic Development Corporation






	June 2018	Year-Over-Year	2018 YTD
 Consumer Confidence Index	141.5 ↑ <small>Index up 4.5 percent from April to May</small>	12.5% ↑ <small>Index up from May 2017 to 2018</small>	133.1 ↑ <small>YTD average up 3.7% through May 2018</small>
 Hotel Occupancy	74.4% ↑ <small>Increased 3.2 percentage points from March to April</small>	3.1 percentage points ↑ <small>Occupancy increased from April 2017 to 2018</small>	67.8% ↓ <small>YTD occupancy decreased 0.3 percentage points from last year</small>
 DIA Passengers	21.5% ↑ <small>Passengers up from February to March</small>	1.6% ↑ <small>Passengers up from March 2017 to 2018</small>	3.4% ↑ <small>YTD passengers increased through March 2018</small>
 Bloomberg Colorado Index	531.8 ↑ <small>Index up 2.4% from April to May</small>	-3.8% ↓ <small>Index down from May 2017 to 2018</small>	6.9% ↑ <small>YTD return up through May 2018</small>
 Dow Jones / Industrial Average	24,415.8 ↑ <small>Index up 1% from April to May</small>	16.2% ↑ <small>Index up from May 2017 to 2018</small>	-1.7% ↓ <small>YTD return down through May 2018</small>
 Home Sales (Closed)	4,768 ↑ <small>Sales up 7.6% between March and April</small>	-1.4% ↓ <small>Sales down from April 2017 to 2018</small>	15,572 ↓ <small>YTD sales down 4.1% through April 2018</small>

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	June 2018	Year-Over-Year	2018 YTD
 Median Home Price (Denver-Aurora MSA)	\$441,500[↑] <small>Up 6.5% from 4Q 2017 to 1Q 2018</small>	11.5%[↑] <small>Price up from 1Q 2017 to 1Q 2018</small>	\$441,500[↑] <small>YTD price 11.5% higher through 1Q 2018</small>
 Foreclosures	257[↑] <small>Up 0.4% from March to April</small>	6.2%[↑] <small>Up from April 2017 to 2018</small>	979[↓] <small>Down 0.7% YTD through April 2018</small>
 Residential Building Permits (Total)	1,774[↓] <small>Permits decreased 35.5% from March to April</small>	-42.6%[↓] <small>Permits down April 2017 to 2018</small>	9,053[↓] <small>YTD permits down 2.3 percent through April 2018</small>
 Apartment Vacancy Rate	6.1%[↓] <small>Vacancy decreased 0.3 percentage point from 4Q 2017 to 1Q 2018</small>	0.4 percentage points[↑] <small>Vacancy increased from 1Q 2017 to 1Q 2018</small>	6.1%[↑] <small>YTD average up 0.4 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>

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	June 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		13 of 18	11 of 18