


















Positive Changes	7 of 18	8 of 18
 <b>Nonfarm Employment Growth</b>	<b>March 2014</b> <b>-500<sup>↓</sup></b> Employment decreased from Nov. to Dec.	<b>2014 YTD</b> <b>+37,400<sup>↑</sup></b> YTD employment up 2.6% through Dec.
	<b>March 2014</b> <b>18%<sup>↑</sup></b> Companies expecting to add workers increased from Q4 2013 to Q1 2014	<b>2014 YTD</b> <b>18%<sup>↓</sup></b> YTD average down 5 percentage points compared with Q1 2013
 <b>% Companies Hiring (Denver Area)</b>	<b>March 2014</b> <b>5.6%<sup>↓</sup></b> Metro rate decreased 0.2 percentage points from Nov. to Dec.	<b>2014 YTD</b> <b>6.5%<sup>↓</sup></b> Down from 2012 YTD avg of 7.7%
	<b>March 2014</b> <b>9.2%<sup>↑</sup></b> Claims increased from Nov. to Dec.	<b>2014 YTD</b> <b>-0.1%<sup>↓</sup></b> YTD average claims decreased 0.1% through Dec. 2013
 <b>Unemployment Rate</b>	<b>March 2014</b> <b>-4%<sup>↓</sup></b> Metro sales decreased from Oct. to Nov.	<b>2014 YTD</b> <b>3.8%<sup>↑</sup></b> YTD sales up through Nov. 2013
	<b>March 2014</b> <b>72.6<sup>↓</sup></b> Index down 3.8% from Jan. to Feb.	<b>2014 YTD</b> <b>74<sup>↑</sup></b> YTD average up 20.3% through Feb. 2014
 <b>Initial Unemployment Insurance Claims</b>	<b>March 2014</b> <b>72.6<sup>↓</sup></b> Index down 3.8% from Jan. to Feb.	<b>2014 YTD</b> <b>74<sup>↑</sup></b> YTD average up 20.3% through Feb. 2014
	<b>March 2014</b> <b>72.6<sup>↓</sup></b> Index down 3.8% from Jan. to Feb.	<b>2014 YTD</b> <b>74<sup>↑</sup></b> YTD average up 20.3% through Feb. 2014
 <b>Consumer Confidence Index</b>	<b>March 2014</b> <b>72.6<sup>↓</sup></b> Index down 3.8% from Jan. to Feb.	<b>2014 YTD</b> <b>74<sup>↑</sup></b> YTD average up 20.3% through Feb. 2014
	<b>March 2014</b> <b>72.6<sup>↓</sup></b> Index down 3.8% from Jan. to Feb.	<b>2014 YTD</b> <b>74<sup>↑</sup></b> YTD average up 20.3% through Feb. 2014

# March 2014

## Monthly Economic Indicators

	March 2014	2014 YTD
 <b>Hotel Occupancy</b>	<b>66.4%</b> ↑ Decreased 12 percentage points from Dec. to Jan.	<b>66.4%</b> ↑ YTD occupancy up 13.9%
 <b>DIA Passengers</b>	<b>-10.2%</b> ↓ Passengers decreased from Dec. to Jan.	<b>0.8%</b> ↑ YTD passengers increased through Jan. 2014
 <b>Bloomberg Colorado Index</b>	<b>628</b> ↑ Index up 4.4% from Jan. to Feb.	<b>+2.9%</b> ↑ YTD Return through Feb. 2014
 <b>Dow Jones / Industrial Average</b>	<b>16,321.7</b> ↑ Index increased 11.7% from Jan. to Feb.	<b>-1.5%</b> ↓ YTD Return through Feb. 2014
 <b>Home Sales (Closed)</b>	<b>2,513</b> ↓ Sales down 29.2% from Dec. to Jan.	<b>2,513</b> ↓ YTD sales down 4.3% through Jan. 2014
 <b>Median Home Price (Denver-Aurora MSA)</b>	<b>\$279,300</b> ↓ Down 2.6% from Q3 to Q4 2013	<b>\$280,600</b> ↑ YTD price 11.2% higher through Q4 2013
 <b>Foreclosures</b>	<b>532</b> ↑ Up 11.1% from Dec. to Jan.	<b>532</b> ↓ Down 41.9% YTD through Jan. 2014

	March 2014	2014 YTD
 <b>Residential Building Permits (Total)</b>	<b>927</b> ↓ <small>Permits decreased 7.2% from Dec. to Jan.</small>	<b>927</b> ↑ <small>YTD permits up 9.7% through Jan. 2014</small>
 <b>Apartment Vacancy Rate</b>	<b>5.2%</b> ↑ <small>Vacancy increased 0.8 percentage points from Q3 to Q4 2013</small>	<b>4.6%</b> ↓ <small>YTD average down 0.1 percentage point through Q4 2013</small>
 <b>Office Vacancy Rate (with Sublet)</b>	<b>11.6%</b> ↓ <small>Vacancy rate down 0.1 percentage point from Q3 to Q4 2013</small>	<b>-0.8 percentage points</b> ↓ <small>Q4 2013 vacancy rate down from 12.4% one year ago</small>
 <b>Industrial Vacancy Rate (with Sublet)</b>	<b>4%</b> ↓ <small>Vacancy rate down 0.4 percentage point from Q3 to Q4 2013</small>	<b>-1.6 percentage points</b> ↓ <small>Q4 2013 vacancy rate down from 5.6% one year ago</small>
 <b>Retail Space Vacancy Rate (with Sublet)</b>	<b>6.4%</b> ↓ <small>Vacancy rate down 0.1 percentage point from Q3 to Q4 2013</small>	<b>-0.5 percentage points</b> ↓ <small>Q4 2013 vacancy rate down from 6.9% one year ago</small>
<b>Positive Changes</b>	<b>7 of 18</b>	<b>8 of 18</b>