






The unemployment rate throughout Metro Denver held steady in March at 6.3 percent for the third month in a row, a 0.6 percentage point decrease from the previous year. All seven Metro Denver counties reported over-the-year declines in the unemployment rate, marking the 31st straight month of declines.








Retail sales throughout Metro Denver reported improvements between January 2013 and 2014, showing continued strengthening in the local economy. Metro Denver reported a 3.5 percent increase in retail sales over-the-year, as total sales in January reached \$7.3 billion.







Contrary to national levels, Metro Denver reported strong growth in residential building permits through the end of March. The year-to-date level of permits issued (4,543 permits) rose 63.8 percent during the first quarter of 2014 compared with the same period the prior year. Between March 2013 and 2014, single-family attached permits rose 355.2 percent and multi-family permits rose 48.8 percent. Employment increased 0.5% from February to March.

Positive Changes	8 of 18	7 of 18
 <p>Nonfarm Employment Growth</p>	<p>May 2014</p> <p>+7,200 ↑</p> <p>Employment increased 0.5% from Feb. to Mar.</p>	<p>2014 YTD</p> <p>+41,400 ↑</p> <p>YTD employment up 2.9% through Mar.</p>
	<p>May 2014</p> <p>20% ↑</p> <p>Companies expecting to add workers increased from 1Q 2014 to 2Q 2014</p>	<p>2014 YTD</p> <p>19% ↓</p> <p>YTD average down 3 percentage points compared with 2013</p>
 <p>% Companies Hiring (Denver Area)</p>	<p>May 2014</p> <p>6.3% ↔</p> <p>No change in the Metro rate from Feb to Mar.</p>	<p>2014 YTD</p> <p>6.3% ↓</p> <p>Down from 2013 YTD avg of 7.2%</p>
	<p>May 2014</p> <p>6.3% ↔</p> <p>No change in the Metro rate from Feb to Mar.</p>	<p>2014 YTD</p> <p>6.3% ↓</p> <p>Down from 2013 YTD avg of 7.2%</p>
 <p>Unemployment Rate</p>	<p>May 2014</p> <p>-13.5% ↓</p> <p>Claims decreased from Feb. to Mar.</p>	<p>2014 YTD</p> <p>-10.8% ↓</p> <p>YTD average claims decreased 10.8% through Mar. 2014</p>
	<p>May 2014</p> <p>-13.5% ↓</p> <p>Claims decreased from Feb. to Mar.</p>	<p>2014 YTD</p> <p>-10.8% ↓</p> <p>YTD average claims decreased 10.8% through Mar. 2014</p>
 <p>Initial Unemployment Insurance Claims</p>	<p>May 2014</p> <p>-47% ↓</p> <p>Metro sales decreased from Dec. to Jan.</p>	<p>2014 YTD</p> <p>3.5% ↑</p> <p>YTD sales up through Jan. 2014</p>
	<p>May 2014</p> <p>-47% ↓</p> <p>Metro sales decreased from Dec. to Jan.</p>	<p>2014 YTD</p> <p>3.5% ↑</p> <p>YTD sales up through Jan. 2014</p>
 <p>Total Retail Sales</p>	<p>May 2014</p> <p>3.5% ↑</p> <p>YTD sales up through Jan. 2014</p>	<p>2014 YTD</p> <p>3.5% ↑</p> <p>YTD sales up through Jan. 2014</p>
	<p>May 2014</p> <p>3.5% ↑</p> <p>YTD sales up through Jan. 2014</p>	<p>2014 YTD</p> <p>3.5% ↑</p> <p>YTD sales up through Jan. 2014</p>

May 2014

Monthly Economic Indicators

	May 2014	2014 YTD
 <p>Consumer Confidence Index</p>	<p>93.4↓</p> <p>Index down 6.6% from Mar. to Apr.</p>	<p>87.2↑</p> <p>YTD average up 44% through Apr. 2014</p>
 <p>Hotel Occupancy</p>	<p>76.0%↑</p> <p>Increased 8.8 percentage points from Feb. to Mar.</p>	<p>70.0%↑</p> <p>YTD occupancy up 14%</p>
 <p>DIA Passengers</p>	<p>20.2%↑</p> <p>Passengers increased from Feb. to Mar.</p>	<p>1.7%↑</p> <p>YTD passengers increased through Mar. 2014</p>
 <p>Bloomberg Colorado Index</p>	<p>598.1↓</p> <p>Index down 3% from Mar. to Apr.</p>	<p>-2.0%↓</p> <p>YTD Return through Apr. 2014</p>
 <p>Dow Jones / Industrial Average</p>	<p>16,580.8↑</p> <p>Index increased 0.7% from Mar. to Apr.</p>	<p>-0.0%↔</p> <p>YTD Return through Apr. 2014</p>
 <p>Home Sales (Closed)</p>	<p>3,537↑</p> <p>Sales up 22.4% from Feb. to Mar.</p>	<p>8,985↓</p> <p>YTD sales down 7.6% through Mar. 2014</p>
 <p>Median Home Price (Denver-Aurora MSA)</p>	<p>\$279,300↓</p> <p>Down 2.6% from 3Q to 4Q 2013</p>	<p>\$280,600↑</p> <p>YTD price 11.2% higher through 4Q 2013</p>

	May 2014	2014 YTD
 <p>Foreclosures</p>	<p>532[↑]</p> <p>Up 11.1% from Dec. to Jan.</p>	<p>532[↓]</p> <p>Down 41.9% YTD through Jan. 2014</p>
 <p>Residential Building Permits (Total)</p>	<p>1,715[↓]</p> <p>Permits decreased 9.8% from Feb. to Mar.</p>	<p>4,543[↑]</p> <p>YTD permits up 63.8% through Mar. 2014</p>
 <p>Apartment Vacancy Rate</p>	<p>5.2%[↑]</p> <p>Vacancy increased 0.8 percentage points from 3Q to 4Q 2013</p>	<p>4.6%[↓]</p> <p>YTD average down 0.1 percentage points through 4Q 2013</p>
 <p>Office Vacancy Rate (with Sublet)</p>	<p>11.2%[↓]</p> <p>Vacancy rate down 0.2 percentage points from 4Q 2013 to 1Q 2014</p>	<p>-0.9 percentage points[↓]</p> <p>1Q 2014 vacancy rate down from 12.1% one year ago</p>
 <p>Industrial Vacancy Rate (with Sublet)</p>	<p>3.8%[↓]</p> <p>Vacancy rate down 0.4 percentage points from 4Q 2013 to 1Q 2014</p>	<p>-2 percentage points[↓]</p> <p>1Q 2014 vacancy rate down from 5.8% one year ago</p>
 <p>Retail Space Vacancy Rate (with Sublet)</p>	<p>6.0%[↓]</p> <p>Vacancy rate down 0.4 percentage points from 4Q 2013 to 1Q 2014</p>	<p>-0.7 percentage points[↓]</p> <p>1Q 2014 vacancy rate down from 6.7% one year ago</p>
<p>Positive Changes</p>	<p>8 of 18</p>	<p>7 of 18</p>