




May 2018

Monthly Economic Indicators

Personal income in Colorado increase by 4.1 percent in 2017, which is higher than the national average increase of 3.1 percent. Unemployment insurance claims decreased in Metro Denver, falling 27.9 percent between February and March. Additionally, the March level was 13.5 percent lower over-the-year. Metro Denver existing home sales increased 44.1 percent between February and March to 4,435 homes sold.







Positive Changes	10 of 18	11 of 18	
 Nonfarm Employment Growth	May 2018 8,000[↑] Employment up 0.5% from February to March	Year-Over-Year 40,100[↑] Employment up 2.5% from March 2017 to 2018	2018 YTD 40,400[↑] YTD employment up 2.5% through March
	May 2018 31%[↑] Companies expecting to add workers rose 8 percentage points from 1Q 2018 to 2Q 2018	Year-Over-Year 31%[↑] Companies expecting to add workers rose 4 percentage points from 2Q 2017 to 2Q 2018	2018 YTD 27%[↑] YTD average up 1 percentage point compared with 2017
 Unemployment Rate	May 2018 2.8%[↓] Unemployment decreased 0.3 points between February and March	Year-Over-Year 0.1 percentage points[↑] Unemployment rate up from March 2017 to 2018	2018 YTD 3%[↑] Up 0.1 percentage points from 2017 YTD average
	May 2018 -27.9%[↓] Claims decreased from February to March	Year-Over-Year -13.5%[↓] Claims decreased from March 2017 to 2018	2018 YTD -8.3%[↓] YTD average claims decreased through March 2018
 Total Retail Sales	May 2018 -1.8%[↓] National sales decreased from January to February	Year-Over-Year 4%[↑] National sales increased from February 2017 to 2018	2018 YTD 4.5%[↑] YTD sales rose through February 2018
	May 2018 -27.9%[↓] Claims decreased from February to March	Year-Over-Year -13.5%[↓] Claims decreased from March 2017 to 2018	2018 YTD -8.3%[↓] YTD average claims decreased through March 2018

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Metro Denver
Economic Development Corporation






	May 2018	Year-Over-Year	2018 YTD
 Consumer Confidence Index	144.2 ↑ <small>Index up 6.5 percent from March to April</small>	1.8% ↑ <small>Index up from April 2017 to 2018</small>	133.3 ↑ <small>YTD average up 3.3% through April 2018</small>
 Hotel Occupancy	71.2% ↑ <small>Increased 6.7 percentage points from February to March</small>	-3 percentage points ↓ <small>Occupancy decreased from March 2017 to 2018</small>	65.6% ↓ <small>YTD occupancy decreased 1.5 percentage points from last year</small>
 DIA Passengers	-7.3% ↓ <small>Passengers down from January to February</small>	3.3% ↑ <small>Passengers up from February 2017 to 2018</small>	4.5% ↑ <small>YTD passengers increased through February 2018</small>
 Bloomberg Colorado Index	519.1 ↑ <small>Index up 7.2% from March to April</small>	-6.7% ↓ <small>Index down from April 2017 to 2018</small>	4.3% ↑ <small>YTD return up through April 2018</small>
 Dow Jones / Industrial Average	24,163.2 ↑ <small>Index up 0.2% from March to April</small>	15.4% ↑ <small>Index up from April 2017 to 2018</small>	-2.7% ↓ <small>YTD return down through April 2018</small>
 Home Sales (Closed)	4,435 ↑ <small>Sales up 44.1% between February and March</small>	-5.6% ↓ <small>Sales down from March 2017 to 2018</small>	10,806 ↓ <small>YTD sales down 5.2% through March 2018</small>

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	May 2018	Year-Over-Year	2018 YTD
 Median Home Price (Denver-Aurora MSA)	\$414,400 ↓ <small>Down 0.9% from 3Q 2017 to 4Q 2017</small>	8.6% ↑ <small>Price up from 4Q 2016 to 4Q 2017</small>	\$414,700 ↑ <small>YTD price 7.9% higher through 4Q 2017</small>
 Foreclosures	256 ↑ <small>Up 12.8% from February to March</small>	-10.5% ↓ <small>Down from March 2017 to 2018</small>	722 ↓ <small>Down 3% YTD through March 2018</small>
 Residential Building Permits (Total)	3,325 ↑ <small>Permits increased 58.5% from February to March</small>	38.9% ↑ <small>Permits up March 2017 to 2018</small>	7,852 ↑ <small>YTD permits up 27.2 percent through March 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 down 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>



	May 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		10 of 18	11 of 18