






The unemployment rate throughout the Metro Denver area improved significantly in July, decreasing 0.4 percentage points to 3.8 percent compared with June. The Metro Denver unemployment rate was also 0.9 percentage points below the July 2014 level of 4.7 percent.








The Consumer Confidence Index for Colorado, which is included in the Mountain Region Index, continued to report increases in consumer confidence. The index rose to 125.2 in August from the July revised level of 114.4, increasing 9.4 percent over-the-month and was also up 42.1 percent over-the-year.







Median home prices throughout the Metro Denver area increased between the first and second quarters of 2015. The Boulder MSA reported a 4.9 percent increase (\$463,700) in home prices over-the-quarter and the Denver-Aurora MSA recorded a 7.3 percent increase in prices over-the-quarter to \$362,900.

Positive Changes	6 of 18	8 of 18
 Nonfarm Employment Growth	September 2015	2015 YTD
	-7,200 ↓ Employment down 0.5% from June to July	+48,100 ↑ YTD employment up 3.2% through July
 % Companies Hiring (Denver Area)	September 2015	2015 YTD
	26% ↑ Companies expecting to add workers increased from 2Q 2015 to 3Q 2015	23% ↑ YTD average up 2 percentage points compared with 2014
 Unemployment Rate	September 2015	2015 YTD
	3.8% ↓ Unemployment down 0.4 percentage points from June to July	4.2% ↓ Down from 2014 YTD average of 5.3%
 Initial Unemployment Insurance Claims	September 2015	2015 YTD
	0.5% ↑ Claims increased from June to July	-9.1% ↓ YTD average claims decreased through July 2015
 Total Retail Sales	September 2015	2015 YTD
	-15.5% ↓ Metro sales decreased from March to April	3.1% ↑ YTD sales up through April 2015

September 2015

Monthly Economic Indicators

	September 2015	2015 YTD
 <p>Consumer Confidence Index</p>	<p>125.2↑</p> <p>Index up 9.4% from July to Aug.</p>	<p>111↑</p> <p>YTD average up 42.1% through August 2015</p>
 <p>Hotel Occupancy</p>	<p>89.1%↑</p> <p>Increased 0.3 percentage points from June to July</p>	<p>77.4%↑</p> <p>YTD occupancy up 0.8 percentage points from last year</p>
 <p>DIA Passengers</p>	<p>6%↑</p> <p>Passengers increased from May to June</p>	<p>-0.6%↓</p> <p>YTD passengers decreased through June 2015</p>
 <p>Bloomberg Colorado Index</p>	<p>572.7↓</p> <p>Index down 5.6% from July to Aug.</p>	<p>-4.7%↓</p> <p>YTD return through Aug. 2015</p>
 <p>Dow Jones / Industrial Average</p>	<p>16,528↓</p> <p>Index down 6.6% from July to Aug.</p>	<p>-7.3%↓</p> <p>YTD return through Aug. 2015</p>
 <p>Home Sales (Closed)</p>	<p>5,844↓</p> <p>Sales down 2% from June to July</p>	<p>31,337↑</p> <p>YTD sales up 3.1% through July 2015</p>
 <p>Median Home Price (Denver-Aurora MSA)</p>	<p>\$362,900↑</p> <p>Up 7.3% from 1Q 2015 to 2Q 2015</p>	<p>\$350,500↑</p> <p>YTD price 15.9% higher through 2Q 2015</p>

	September 2015	2015 YTD
 <p>Foreclosures</p>	<p>340↓</p> <p>Down 1.7% from June to July</p>	<p>2,190↓</p> <p>Down 36.4% YTD through July 2015</p>
 <p>Residential Building Permits (Total)</p>	<p>1,287↓</p> <p>Permits decreased 18.4% from June to July</p>	<p>10,169↑</p> <p>YTD permits up 1.2% through July 2015</p>
 <p>Apartment Vacancy Rate</p>	<p>4.5% ↓</p> <p>Vacancy decreased 0.4 percentage points from 1Q 2015 to 2Q 2015</p>	<p>4.7% ↓</p> <p>YTD average down 0.2 percentage points from last year</p>
 <p>Office Vacancy Rate (with Sublet)</p>	<p>10.4% ↓</p> <p>Vacancy rate down 0.2 percentage points from 1Q 2015 to 2Q 2015</p>	<p>-0.9 percentage point↓</p> <p>2Q 2015 vacancy rate down from 11.3% one year ago</p>
 <p>Industrial Vacancy Rate (with Sublet)</p>	<p>3.2% ↓</p> <p>Vacancy rate down 0.1 percentage points from 1Q 2015 to 2Q 2015</p>	<p>-0.8 percentage points↓</p> <p>2Q 2015 vacancy rate down from 4% one year ago</p>
 <p>Retail Space Vacancy Rate (with Sublet)</p>	<p>5.2% ↓</p> <p>Vacancy rate down 0.2 percentage points from 1Q 2015 to 2Q 2015</p>	<p>-0.6 percentage points↓</p> <p>2Q 2015 vacancy rate down from 5.8% one year ago</p>
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