



AUGUST 2022

SNAPSHOT



August 2022 MEI Snapshot

	Monthly/Quarterly Direction		Year-Over-Year Direction		Year-to-Date Direction	
↕↗ Positive Changes	11 of 18		12 of 18		12 of 18	
Nonfarm Employment Growth	12,300	↑	76,700	↑	84,800	↑
	Employment up 0.7% from May to June		Employment up 4.5% from June 2021 to 2022		YTD employment up 5.1% through June	
Manpower Net Employment (West Region)	42%	↔	42%	↑	44%	↑
	Net employment unchanged from 2Q 2022 to 3Q 2022		Net employment increased 15 percentage points from 3Q21 to 3Q22		YTD average up 24 percentage points compared with 2021	
Unemployment Rate	3.2%	↑	-3.0 percentage points	↓	3.5%	↓
	Unemployment was up 0.2 percentage points from May to June		Unemployment down from June 2021 to 2022		Down 2.7 percentage points from 2021 YTD average	
Initial Unemployment Insurance Claims	-3.3%	↓	-61.7%	↓	-89.8%	↓
	Claims decreased from May to June		Claims decreased from June 2021 to 2022		YTD average claims decreased through June 2022	
Total National Retail Sales	2.5%	↑	8.3%	↑	10.6%	↑
	National sales increased from April to May		National sales increased from May 2021 to 2022		YTD sales increased through May 2022	
Mountain Region Consumer Confidence Index	92.9	↓	-15.6%	↓	107.7	↓
	Index down 1 percent from June to July		Index down from July 2021 to 2022		YTD average down 5.8% through July 2022	
Hotel Occupancy	81.9%	↑	11.4 percentage points	↑	65.7%	↑
	Increased 9.9 percentage points from May to June		Occupancy increased from June 2021 to 2022		YTD occupancy up from last year	
Denver International Airport Passengers	4.5%	↑	9.4%	↑	30.2%	↑
	Passengers up from May to June		Passengers up from June 2021 to 2022		YTD passengers increased through June 2022	
Bloomberg Colorado Index	722.8	↑	-23.2%	↓	-18.3%	↓
	Index up 13.1% from June to July		Index down from July 2021 to 2022		YTD return down through July 2022	
Dow Jones Industrial Average	32,845.1	↑	-6.0%	↓	-9.6%	↓
	Index up 6.7% from June to July		Index down from July 2021 to 2022		YTD return down through July 2022	
Home Sales (closed)	6,019	↑	-17.5%	↓	29,076	↓
	Sales up 3.4% from May to June		Sales down from June 2021 to 2022		YTD sales down 6.7% from last year	
Median Home Price (Denver-Aurora MSA)	\$662,200	↑	19.4%	↑	\$662,200	↑
	Up 7.2% from 4Q 2021 to 1Q 2022		Price up from 1Q 2021 to 1Q 2022		YTD price 19.4% higher through 1Q 2022	

Apartment Vacancy Rate	4.3%	↔	-1.2 percentage points	↓	4.3%	↓
	Vacancy unchanged from 4Q 2021 to 1Q 2022		Vacancy decreased from 1Q 2021 to 1Q 2022		YTD average down 1.2 percentage points from last year	
Office Vacancy Rate (with Sublet)	14.0%	↑	+0.1 percentage points	↑	+0.1 percentage points	↑
	Vacancy rate increased 0.1 percentage points from 1Q 2022 to 2Q 2022		2Q 2022 vacancy up from 13.9% one year ago		2Q 2022 vacancy up from 13.9% one year ago	
Industrial Vacancy Rate (with Sublet)	4.7%	↓	-1.9 percentage points	↓	-1.9 percentage points	↓
	Vacancy rate decreased 0.5 percentage points from 1Q 2022 to 2Q 2022		2Q 2022 vacancy down from 6.6% one year ago		2Q 2022 vacancy down from 6.6% one year ago	
Retail Space Vacancy Rate (with Sublet)	4.7%	↑	-0.6 percentage points	↓	-0.6 percentage points	↓
	Vacancy rate increased 0.1 percentage points from 1Q 2022 to 2Q 2022		2Q 2022 vacancy down from 5.3% one year ago		2Q 2022 vacancy down from 5.3% one year ago	