



JANUARY 2022

SNAPSHOT



January 2022 MEI Snapshot

	Monthly/Quarterly Direction		Year-Over-Year Direction		Year-to-Date Direction	
↕↑ Positive Changes	11 of 18		16 of 18		17 of 18	
Nonfarm Employment Growth	9,700	↑	87,700	↑	47,700	↑
	Employment up 0.6% from October to November		Employment up 5.3% from November 2020 to 2021		YTD employment up 2.9% through November	
Manpower Net Employment (West Region)	47%	↓	47%	↑	47%	↑
	Net employment down 2 percentage points from 4Q 2021 to 1Q 2022		Net employment increased 34 percentage points from 1Q21 to 1Q22		YTD average up 34 percentage points compared with 2021	
Unemployment Rate	4.4%	↓	-2.5 percentage points	↓	5.8%	↓
	Unemployment down 0.1 percentage points from October to November		Unemployment down from November 2020 to 2021		Down 1.7 percentage points from 2020 YTD average	
Initial Unemployment Insurance Claims	3.9%	↑	-90.1%	↓	-18.9%	↓
	Claims increased from October to November		Claims decreased from November 2020 to 2021		YTD average claims decreased through November 2021	
Total National Retail Sales	4.3%	↑	14.6%	↑	19.6%	↑
	National sales increased from September to October		National sales increased from October 2020 to 2021		YTD sales increased through October 2021	
Mountain Region Consumer Confidence Index	117.3	↓	16.4%	↑	115.0	↑
	Index down 1.5 percent from November to December		Index up from December 2020 to 2021		YTD average up 10% through December 2021	
Hotel Occupancy	53.2%	↓	20.0 percentage points	↑	58.5%	↑
	Decreased 12.9 percentage points from October to November		Occupancy increased from November 2020 to 2021		YTD occupancy up from last year	
Denver International Airport Passengers	4.3%	↑	71.9%	↑	73.9%	↑
	Passengers up from September to October		Passengers up from October 2020 to 2021		YTD passengers increased through October 2021	
Bloomberg Colorado Index	884.7	↑	16.5%	↑	16.5%	↑
	Index up 4.3% from November to December		Index up from December 2020 to 2021		YTD return up through December 2021	
Dow Jones Industrial Average	36,338.3	↑	18.7%	↑	18.7%	↑
	Index up 5.4% from November to December		Index up from December 2020 to 2021		YTD return up through December 2021	
Home Sales (closed)	5,875	↑	17.3%	↑	62,196	↑
	Sales up 3% from October to November		Sales up from November 2020 to 2021		YTD sales up 17.6% through November 2021	
Median Home Price (Denver-Aurora MSA)	\$614,800	↓	21.5%	↑	\$595,900	↑
	Down 0.6% from 2Q 2021 to 3Q 2021		Price up from 3Q 2020 to 3Q 2021		YTD price 22.6% higher through 3Q 2021	
Foreclosures	50	↓	28.2%	↑	512	↓
	Down 12.3 percent from November to December		Up from December 2020 to 2021		Down 48% YTD through December 2021	
Residential Building Permits (Total)	2,517	↑	97.9%	↑	26,889	↑
	Permits increased 9.4% from October to November		Permits up from November 2020 to November 2021		YTD permits up 53.8% through November 2021	

Apartment Vacancy Rate	3.8%	↑	-1.1 percentage points	↓	4.3%	↓
	Vacancy increased 0.1 percentage points from 2Q 2021 to 3Q 2021		Vacancy decreased from 3Q 2020 to 3Q 2021		YTD average down 1 percentage point from last year	
Office Vacancy Rate (with Sublet)	14.1%	↑	+1.8 percentage points	↑	+1.8 percentage points	↑
	Vacancy rate up 0.2 percentage points from 3Q 2021 to 4Q 2021		4Q 2021 vacancy up from 12.3% one year ago		4Q 2021 vacancy up from 12.3% one year ago	
Industrial Vacancy Rate (with Sublet)	5.3%	↓	-0.4 percentage points	↓	-0.4 percentage points	↓
	Vacancy rate decreased 1 percentage point from 3Q 2021 to 4Q 2021		4Q 2021 vacancy down from 5.7% one year ago		4Q 2021 vacancy down from 5.7% one year ago	
Retail Space Vacancy Rate (with Sublet)	4.7%	↓	-0.5 percentage points	↓	-0.5 percentage points	↓
	Vacancy rate decreased 0.4 percentage points from 3Q 2021 to 4Q 2021		4Q 2021 vacancy down from 5.2% one year ago		4Q 2021 vacancy down from 5.2% one year ago	