



JUNE 2022

SNAPSHOT



June 2022 MEI Snapshot

	Monthly/Quarterly Direction		Year-Over-Year Direction		Year-to-Date Direction	
↕ Positive Changes	11 of 18		11 of 18		13 of 18	
Nonfarm Employment Growth	14,400	↑	84,200	↑	88,100	↑
	Employment up 0.8% from March To April		Employment up 5% from April 2021 to 2022		YTD employment up 5.3% through April	
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	3.1%	↓	-3.1 percentage points	↓	3.6%	↓
	Unemployment down 0.5 percentage points from March to April		Unemployment down from April 2021 to 2022		Down 2.7 percentage points from 2021 YTD average	
Initial Unemployment Insurance Claims	17.4%	↓	-83.3%	↓	-92.1%	↓
	Claims decreased from March to April		Claims decreased from April 2021 to 2022		YTD average claims decreased through April 2022	
Total National Retail Sales	17.7%	↑	7.3%	↑	12.3%	↑
	National sales increased from February to March		National sales increased from March 2021 to 2022		YTD sales increased through March 2022	
Mountain Region Consumer Confidence Index	119.1	↑	-8.7%	↓	114.0	↑
	Index up 6.6 percent from April to May		Index down from May 2021 to 2022		YTD average up 1.7% through May 2022	
Hotel Occupancy	66.6%	↑	14.4 percentage points	↑	60.0%	↑
	Increased 3.5 percentage points from March to April		Occupancy increased from April 2021 to 2022		YTD occupancy up from last year	
Denver International Airport Passengers	-2.8%	↓	24.7%	↑	43.2%	↑
	Passengers down from March to April		Passengers up from April 2021 to 2022		YTD passengers increased through April 2022	
Bloomberg Colorado Index	702.6	↓	-14.8%	↓	-20.6%	↓
	Index down 3.9% from April to May		Index down from May 2021 to 2022		YTD return down through May 2022	
Dow Jones Industrial Average	32,990.1	↔	-4.5%	↓	-9.2%	↓
	Index unchanged from April to May		Index down from May 2021 to 2022		YTD return down through May 2022	
Home Sales (closed)	5,238	↑	-6.8%	↓	17,236	↓
	Sales up 4.2% from March to April		Sales down from April 2021 to 2022		YTD sales down 3.8% 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	
Foreclosures	218	↓	738.5%	↑	1,145	↑
	Down 38.8% from April to May		Up from May 2021 to 2022		Up 754.5% YTD through May 2022	
Residential Building Permits (Total)	1,849	↓	-44.3%	↓	9,302	↑
	Permits decreased 41.9% from March to April		Permits down from April 2021 to April 2022		YTD permits up 6.5% through April 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)	13.9%	↓	+0.8 percentage points	↑	+0.8 percentage points	↑
	Vacancy rate down 0.1 percentage points from 4Q 2021 to 1Q 2022		1Q 2022 vacancy up from 13.1% one year ago		1Q 2022 vacancy up from 13.1% one year ago	
Industrial Vacancy Rate (with Sublet)	5.4%	↑	-0.7 percentage points	↓	-0.7 percentage points	↓
	Vacancy rate increased 0.1 percentage point from 4Q 2021 to 1Q 2022		1Q 2022 vacancy down from 6.1% one year ago		1Q 2022 vacancy down from 6.1% one year ago	
Retail Space Vacancy Rate (with Sublet)	4.7%	↓	-0.7 percentage points	↓	-0.7 percentage points	↓
	Vacancy rate decreased 0.1 percentage points from 4Q 2021 to 1Q 2022		1Q 2022 vacancy down from 5.4% one year ago		1Q 2022 vacancy down from 5.4% one year ago	