



MAY 2022

SNAPSHOT



May 2022 MEI Snapshot

	Monthly/Quarterly Direction		Year-Over-Year Direction		Year-to-Date Direction	
↕↑ Positive Changes	11 of 18		12 of 18		13 of 18	
Nonfarm Employment Growth	8,100	↑	89,600	↑	89,300	↑
	Employment up 0.5% from February to March		Employment up 5.4% from March 2021 to 2022		YTD employment up 5.4% through March	
Manpower Net Employment (West Region)	42%	↓	42%	↑	45%	↑
	Net employment down 5 percentage points from 1Q 2021 to 2Q 2022		Net employment increased 23 percentage points from 2Q21 to 2Q22		YTD average up 29 percentage points compared with 2021	
Unemployment Rate	3.5%	↓	-2.7 percentage points	↓	3.8%	↓
	Unemployment down 0.5 percentage points from February to March		Unemployment down from March 2021 to 2022		Down 2.6 percentage points from 2021 YTD average	
Initial Unemployment Insurance Claims	-32.0%	↓	-97.2%	↓	-98.4%	↓
	Claims decreased from February to March		Claims decreased from March 2021 to 2022		YTD average claims decreased through March 2022	
Total National Retail Sales	-1.1%	↓	18.2%	↑	15.7%	↑
	National sales decreased from January to February		National sales increased from February 2021 to 2022		YTD sales increased through February 2022	
Mountain Region Consumer Confidence Index	111.2	↑	-10.8%	↓	112.6	↑
	Index up 13.4 percent from March to April		Index down from April 2021 to 2022		YTD average up 4.8% through April 2022	
Hotel Occupancy	63.1%	↑	15.2 percentage points	↑	57.8%	↑
	Increased 4.5 percentage points from February to March		Occupancy increased from March 2021 to 2022		YTD occupancy up from last year	
Denver International Airport Passengers	22.3%	↑	43.3%	↑	51.7%	↑
	Passengers up from February to March		Passengers up from March 2021 to 2022		YTD passengers increased through March 2022	
Bloomberg Colorado Index	731.3	↓	-14.0%	↓	-17.3%	↓
	Index down 11% from March to April		Index down from April 2021 to 2022		YTD return down through February 2022	
Dow Jones Industrial Average	32,977.2	↓	-2.6%	↓	-9.2%	↓
	Index down 4.9% from March to April		Index down from April 2021 to 2022		YTD return down through March 2022	
Home Sales (closed)	5,029	↑	-9.5%	↓	11,998	↓
	Sales up 47.9% from February to March		Sales down from March 2021 to 2022		YTD sales down 2.5% from last year	
Median Home Price (Denver-Aurora MSA)	\$617,600	↑	20.5%	↑	\$607,100	↑
	Up 0.5% from 3Q 2021 to 4Q 2021		Price up from 4Q 2020 to 4Q 2021		YTD price 23.2% higher through 4Q 2021	
Foreclosures	356	↑	1048.4%	↑	927	↑
	Up 6.9% from March to April		Up from April 2021 to 2022		Up 758.3% YTD through April 2022	
Residential Building Permits (Total)	3,185	↑	47.4%	↑	7,419	↑
	Permits increased 18.1% from February to March		Permits up from March 2021 to March 2022		YTD permits up 36.9% through March 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	