



NOVEMBER 2021

SNAPSHOT



November 2021 MEI Snapshot

	Monthly/Quarterly Direction		Year-Over-Year Direction		Year-to-Date Direction	
↕↗ Positive Changes	9 of 18		13 of 18		15 of 18	
Nonfarm Employment Growth	100	↑	81,000	↑	39,400	↑
	Employment up 0.01% from August to September		Employment up 4.9% from September 2020 to 2021		YTD employment up 2.4% through September	
Manpower Net Employment (West Region)	49%	↑	49%	↑	27%	↑
	Net employment up 22 percentage points from 3Q 2021 to 4Q 2021		Net employment increased 38 percentage points from 4Q20 to 4Q21		YTD average up 14 percentage points compared with 2020	
Unemployment Rate	4.7%	↓	-2.5 percentage points	↓	6.1%	↓
	Unemployment down 0.7 percentage points from August to September		Unemployment down from September 2020 to 2021		Down 1.5 percentage points from 2020 YTD average	
Initial Unemployment Insurance Claims	-49.2%	↓	-67.5%	↓	-5.4%	↓
	Claims decreased from August to September		Claims decreased from September 2020 to 2021		YTD average claims decreased through September 2021	
Total National Retail Sales	-0.5%	↓	15.7%	↑	21.0%	↑
	National sales decreased from July to August		National sales increased from August 2020 to 2021		YTD sales increased through August 2021	
Mountain Region Consumer Confidence Index	121.9	↑	8.2%	↑	115.1	↑
	Index up 2.8 percent from September to October		Index up from October 2020 to 2021		YTD average up 8.7% through October 2021	
Hotel Occupancy	70.2%	↓	23.2 percentage points	↑	58.3%	↑
	Decreased 0.1 percentage points from August to September		Occupancy increased from September 2020 to 2021		YTD occupancy up from last year	
Denver International Airport Passengers	-6.7%	↓	99.0%	↑	72.2%	↑
	Passengers down from July to August		Passengers up from August 2020 to 2021		YTD passengers increased through August 2021	
Bloomberg Colorado Index	908.1	↓	41.0%	↑	19.6%	↑
	Index down 2% from September to October		Index up from October 2020 to 2021		YTD return up through October 2021	
Dow Jones Industrial Average	35,819.6	↑	35.2%	↑	17.0%	↑
	Index up 5.8% from September to October		Index up from October 2020 to 2021		YTD return up through October 2021	
Home Sales (closed)	6,050	↓	-4.8%	↓	50,616	↑
	Sales down 11.4% from August to September		Sales down from September 2020 to 2021		YTD sales up 21% through September 2021	
Median Home Price (Denver-Aurora MSA)	\$618,600	↑	29.3%	↑	\$586,500	↑
	Up 11.6% from 1Q 2021 to 2Q 2021		Price up from 2Q 2020 to 2Q 2021		YTD price 23.2% higher through 2Q 2021	
Foreclosures	61	↓	177.3%	↑	405	↓
	Down 33.7 percent from September to October		Up from October 2020 to 2021		Down 55.3% YTD through October 2021	
Residential Building Permits (Total)	2,721	↓	31.9%	↑	21,439	↑
	Permits decreased 15.8% from August to September		Permits up from September 2020 to September 2021		YTD permits up 53.9% through September 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)	13.9%	↔	+2.5 percentage points	↑	+2.5 percentage points	↑
	Vacancy rate unchanged from 2Q 2021 to 3Q 2021		3Q 2021 vacancy up from 11.4% one year ago		3Q 2021 vacancy up from 11.4% one year ago	
Industrial Vacancy Rate (with Sublet)	6.4%	↓	+0.9 percentage point	↑	+0.9 percentage point	↑
	Vacancy rate decreased 0.5 percentage point from 2Q 2021 to 3Q 2021		3Q 2021 vacancy up from 5.5% one year ago		3Q 2021 vacancy up from 5.5% one year ago	
Retail Space Vacancy Rate (with Sublet)	5.2%	↔	+0.2 percentage point	↑	+0.2 percentage point	↑
	Vacancy rate unchanged from 2Q 2021 to 3Q 2021		3Q 2021 vacancy up from 5% one year ago		3Q 2021 vacancy up from 5% one year ago	