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### Denver Home Sales

Existing Single-Family Homes - NSA

	Feb-09	Feb-10
Inventory	15,228	14,058
Under contract	3,352	3,459
Sales	2,008	1,913
Days on the market	107	92

Source: Denver Board of REALTORS\* NSA = not seasonally adjusted

### Denver Home Permits

Authorized Units Privately Owned - NSA

	Total	Y-Y Change
December-08	226	
December-09	481	+112.8%
January-09	188	
January-10	353	+87.7%

Source: U.S. Census Bureau NSA = not seasonally adjusted

### Denver Employment

National Unemployment Average 9.7% - February 2010 - NSA

Employment Change\* Unemployment Rate

November-08	-7,699	5.6%
November-09	+2,262	6.8%
December-08	-18,532	6.3%
December-09	-16,764	7.5%

Source: Bureau of Labor Statistics NSA = not seasonally adjusted  
\*Change from prior month Most recent data available

## Carlson Index

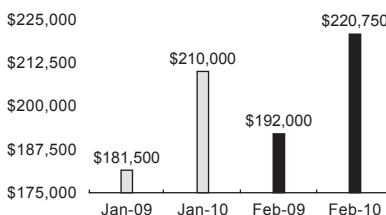
In the month of December, each job in Colorado generated an average of \$7,534 in retail sales expenditures. That is a slight increase from December 2008.

Source: The Carlson Group

## Denver Economic Benchmarks

### Denver Median Home Price\*

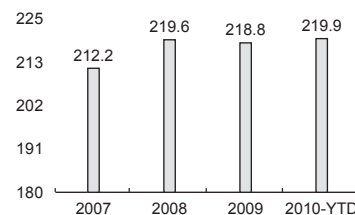
U.S. Median: \$164,700 in January



Source: Denver Board of REALTORS\*  
\*Median sale price for existing single-family home

### Denver\* Consumer Price Index

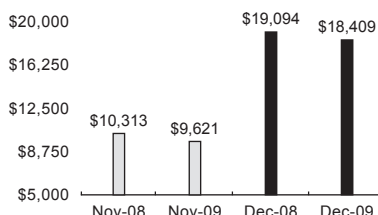
1982-84 = 100 (U.S. Avg 216.6) NSA



Source: Bureau of Labor Statistics  
\*West Urban Region NSA = not seasonally adjusted

### Colorado Retail Sales

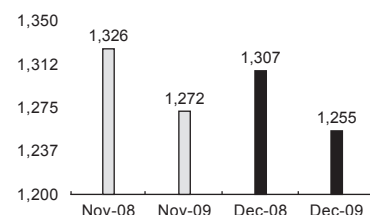
In Millions (000,000s) NSA



Source: Colorado Department of Revenue  
NSA = not seasonally adjusted

### Denver Employment\*

In Thousands (000s) NSA



Source: Bureau of Labor Statistics  
NSA = not seasonally adjusted \*Most recent data available

**Mortgage rates: 30 yr - 5.07%, 15 yr - 4.36%, 5/1 - ARM 3.94%;  
1 yr CD - 1.18%; money market yield - 0.81%**

Source: WSJ 03/15/2010

## Inside The Economy

### Maybe a Glimmer of Hope

Those of you who have read my articles in *The Economy Tracker* for the past year or so realize that my overriding focus has been on the state of employment in the country. The level of labor employment is a key factor in any recovery and affects the speed and robustness of that recovery. Employment generates disposable income, which allows people to increase consumption.

Seventy percent of our economy is driven by consumer consumption. To date, most employment news has been pretty abysmal. The "green shoots" of last year mostly died in place. Now there are glimmers of hope in the employment statistics, and they provide a basis for (very) cautious optimism. According to the Bureau of Labor Statistics, nonfarm job losses were only 36,000 in February, a much smaller decline relative to previous months. This allowed the official unemployment rate of 9.7% to remain unchanged from January. However, the number of part-time workers increased by 500,000, indicating a higher substitution rate for full-time positions and reduced hours for some workers. In addition, the number of "marginally attached" workers (unemployed who have not searched for work for more than four weeks, and completely discouraged workers who have stopped looking) also increased by about 500,000. So, still a mix of positives and negatives. For the last week in February, initial jobless claims came in at 469,000, a slight decrease from the previous week. The Department of Labor, however, reported January job openings increased about 7.6% from December 2009; the biggest gains were in the education and healthcare industries. Offsetting news was the Conference Board report that January's consumer confidence index declined significantly to a value of 46.0 (base year of 1985 = 100).

Conclusion: employment is still anemic, but the unemployment rate may have bottomed out. On another note, I wouldn't put much stock in the "jobs" bills currently being fashioned in Congress. Both bills being debated appear to focus on additional wealth transfers to shore up unemployment benefits and provide a social safety net—not much in either for real job creation. So as always, it will take the business sector to create and sustain real job growth leading toward full employment—something that will take years to achieve, given where we stand today.

Author: Ken Maxey

# Local Trends

## Professional Services Denver Employment

2003	179,300
2004	185,100
2005	192,400
2006	200,000
2007	211,500
2008	214,100
2009	200,600

Source: Bureau of Labor Statistics

## Per Capita Income Personal Income in Denver

2003	\$38,650
2004	\$40,420
2005	\$42,567
2006	\$45,072
2007	\$46,682
2007 U.S. average	\$38,615
% of U.S. average	121%

Source: Bureau of Economic Analysis  
Most recent data available

## Colorado Farm Income Change in Income 2007-2008

Cattle and calves	-3.8%
Hogs and pigs	-12.2%
Sheep and other	-2.5%
Dairy products	+3.5%
Poultry	-13.0%
Crops	+17.4%
Government payments	+32.2%

Source: Bureau of Economic Analysis

## Quick Fact

**\$66,769** | The average annual pay for federal employees in Colorado in 2008. During 2008, there were a total of 52,300 federal employees in the state.

Source: Bureau of Labor Statistics

## Colorado Population Forecast for 2030

Age	2000 Total	2030 Forecast	Change from 2000	Percent Change
Under 18	1,100,795	1,464,836	364,041	33.1%
5-17	803,290	1,038,741	235,451	29.3%
18-24	430,111	575,512	145,401	33.8%
25-44	1,400,850	1,565,417	164,567	11.7%
45-64	953,432	1,230,314	276,882	29.0%
65+	416,073	956,278	540,205	129.8%
Total	4,301,261	5,792,357	1,491,096	34.7%

Source: U.S. Census Bureau

# National Trends

## United States Employment Outlook

	Increase	Decrease	No Change	Don't Know	Net Employment Outlook
Q1-2010	12%	12%	73%	3%	0%
Q4-2009	12%	14%	69%	5%	-2%
Q3-2009	15%	13%	67%	5%	2%
Q2-2009	15%	14%	67%	4%	1%
Q1-2009	16%	13%	67%	5%	3%

Source: Manpower Survey Q1-2010

Data is based on interviews with 16,000 employers, who were asked how the current employment situation will change in the next three months

## U.S. Job Openings, SAAR

Survey Date	Job Openings (000s)
January 2010	2,724
December 2009 (r)	2,531
November 2009 (r)	2,456
October 2009 (r)	2,546
September 2009 (r)	2,624
August 2009 (r)	2,411
July 2009 (r)	2,338
June 2009 (r)	2,519

Source: Bureau of Labor Statistics SAAR = seasonally adjusted annual rate (r) = revised

## Housing Starts, SAAR

	Units (000s)	Percent Change
December-08	556	
December-09 (r)	575	+3.4%
January-09	488	
January-10	591	+21.1%

Source: U.S. Census Bureau SAAR = seasonally adjusted annual rate (r) = revised

## New Home Sales, SAAR

	Units (000s)	Percent Change
December-08	374	
December-09 (r)	348	-6.9%
January-09	329	
January-10	309	-6.0%

Source: U.S. Census Bureau SAAR = seasonally adjusted annual rate (r) = revised

## Domestic Automotive Units (000s)

	U.S. Production	Unit Sales	Inventory Level
December-08	246.0	298.5	1,154.9
December-09 (r)	233.8	345.7	693.6
January-09	110.1	247.5	1,083.5
January-10	237.9	316.4	726.2

Source: Bureau of Economic Analysis (r) = revised data

## Personal Income

In Billions of Dollars, SAAR

	Aug-09 (r)	Sep-09 (r)	Oct-09 (r)	Nov-09 (r)	Dec-09 (r)	Jan-10
Personal income	12,011 ▲	12,028 ▲	12,066 ▲	12,117 ▲	12,159 ▲	12,170 ▲
Disposable personal income	10,939 ▲	10,959 ▲	11,002 ▲	11,053 ▲	11,093 ▲	11,045 ▼
Personal consumption expenditures	10,197 ▲	10,132 ▼	10,188 ▲	10,244 ▲	10,270 ▲	10,322 ▲

Source: Bureau of Economic Analysis SAAR = seasonally adjusted annual rate (r) = revised

## Gross Domestic Product

Q4-08	-5.4%
Q1-09	-6.4%
Q2-09	-0.7%
Q3-09	2.2%
Q4-09 (r)	5.9%

Source: Bureau of Economic Analysis  
Percent change from prior qtr. (r) = revised

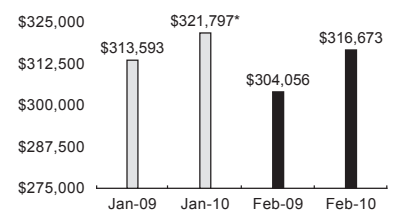
## Consumer Confidence Index

Oct-09	48.7
Nov-09	50.6
Dec-09	53.6
Jan-10 (r)	56.5
Feb-10 (p)	46.0

Source: The Conference Board  
1985 = 100 (p) = preliminary (r) = revised

## Total U.S. Retail Sales

In Millions (000,000s) NSA



Source: U.S. Department of Commerce  
NSA = not seasonally adjusted \*revised data