

Table 1. Labor Force and Employment in the Boulder HMA, 2000 to Current

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	12 Months Ending	
																December 2015	December 2016
Labor force	160.0	162.4	163.6	164.5	166.6	168.0	170.6	173.6	177.5	175.5	170.3	172.0	174.5	175.7	177.0	176.7	180.7
Resident employment	156.1	156.4	154.4	155.3	158.6	160.7	164.3	168.0	170.1	164.8	158.3	160.9	163.6	166.0	169.8	171.1	175.8
Unemployment	3.9	6.0	9.2	9.2	8.0	7.4	6.3	5.7	7.4	10.8	12.0	11.1	10.8	9.6	7.2	5.6	4.9
Unemployment rate (%)	2.4	3.7	5.6	5.6	4.8	4.4	3.7	3.3	4.1	6.1	7.0	6.5	6.2	5.5	4.1	3.2	2.7
Total nonfarm payroll jobs	163.7	166.2	160.5	156.1	157.6	159.9	162.3	165.8	167.3	159.4	159.2	163.7	168.1	172.0	176.3	180.3	185.3
Goods-producing sectors	32.2	31.6	28.6	26.2	25.3	25.0	24.4	23.9	23.3	20.1	19.5	20.0	20.7	21.6	22.4	23.0	23.3
Mining, logging, & construction	7.5	7.5	7.0	6.5	6.4	6.1	5.9	5.9	5.8	4.8	4.3	4.0	4.2	4.4	4.9	5.3	5.8
Manufacturing	24.8	24.1	21.6	19.6	18.9	18.9	18.6	17.9	17.5	15.4	15.2	15.9	16.6	17.2	17.5	17.6	17.4
Service-providing sectors	131.5	134.6	131.9	129.9	132.3	134.9	137.8	142.0	144.0	139.3	139.7	143.7	147.3	150.4	153.9	157.3	162.1
Trade	23.0	22.5	21.7	20.4	20.5	20.9	21.4	21.9	21.9	20.4	20.1	20.8	21.2	21.7	22.1	22.6	22.5
Wholesale trade	5.2	5.4	5.0	4.7	4.8	5.1	5.2	5.3	5.4	4.9	4.9	5.1	5.3	5.5	5.5	5.7	5.8
Retail trade	17.8	17.1	16.7	15.7	15.7	15.8	16.2	16.6	16.5	15.5	15.2	15.7	15.9	16.2	16.6	16.9	16.8
Transportation & utilities	1.9	2.0	2.0	1.9	1.7	1.6	1.6	1.6	1.6	1.5	1.5	1.5	1.6	1.7	1.7	1.8	1.7
Information	12.4	12.3	10.6	9.8	9.3	9.0	8.9	9.2	9.2	8.8	8.7	8.8	8.6	8.3	8.2	7.9	8.0
Financial activities	7.0	7.3	7.3	7.5	7.5	7.4	7.4	7.6	7.7	7.5	7.2	7.1	7.2	7.5	7.3	7.1	7.2
Professional & business services	26.1	27.1	25.6	25.9	27.4	28.1	29.5	30.7	30.7	28.0	28.2	29.8	31.0	32.0	33.3	33.7	33.8
Education & health services	14.8	15.5	15.7	15.8	16.7	18.0	18.3	19.0	19.6	19.8	19.8	20.5	21.2	22.0	22.6	23.6	24.3
Leisure & hospitality	15.1	15.8	15.7	15.3	15.8	16.3	16.6	17.1	17.4	16.7	17.0	17.8	18.3	18.7	19.3	19.9	21.7
Other services	5.0	5.0	5.2	5.0	5.0	4.9	5.0	5.2	5.3	5.3	5.3	5.3	5.5	5.6	5.7	5.9	6.0
Government	26.2	27.0	28.2	28.4	28.6	28.8	29.3	29.7	30.7	31.3	31.9	32.1	32.7	33.0	33.7	34.8	36.8
Federal	2.7	2.7	2.6	2.6	2.5	2.4	2.4	2.3	2.3	2.3	2.3	2.2	2.0	2.0	2.0	2.0	2.1
State	11.8	12.1	12.7	12.8	12.9	12.9	13.0	13.1	13.6	14.1	14.6	14.9	15.2	15.6	16.0	16.4	16.9
Local	11.7	12.3	12.8	13.0	13.2	13.5	14.0	14.3	14.8	14.9	15.1	15.0	15.5	15.4	15.8	16.4	17.8

Notes: Numbers may not add to totals because of rounding. Data are reported in thousands. Current includes data through December 2016.

Source: U.S. Bureau of Labor Statistics

Table 2. Population and Household Trends in the Boulder HMA, 2000 to Forecast

	2000	2010	Current	Forecast	Average Annual Change					
					2000 to 2010		2010 to Current		Current to Forecast	
					Number	Rate (%)	Number	Rate (%)	Number	Rate (%)
Population										
Boulder HMA	269,814	294,567	325,200	337,600	2,475	0.9	4,550	1.5	4,125	1.3
Households										
Boulder HMA	106,534	119,300	129,850	134,800	1,275	1.1	1,575	1.3	1,650	1.3

Notes: Rates of change are calculated on a compound basis. The current date is January 1, 2017. The forecast date is January 1, 2020.

Sources: 2000 and 2010—2000 Census and 2010 Census; current and forecast—estimates by analyst

Table 3. Housing Inventory, Tenure, and Vacancy in the Boulder HMA, 2000, 2010, and Current

	Boulder HMA		
	2000	2010	Current
Total housing inventory	111,435	127,071	136,700
Occupied units	106,534	119,300	129,850
Owner-occupied	68,636	74,993	77,200
%	64.4	62.9	59.5
Renter-occupied	37,898	44,307	52,650
%	35.6	37.1	40.5
Vacant units	4,901	7,771	6,925
Available units	1,791	3,520	2,900
For sale	539	1,390	580
Rate (%)	0.8	1.8	0.7
For rent	1,252	2,130	2,325
Rate (%)	3.2	4.6	4.2
Other vacant	3,110	4,251	4,000

Notes: Numbers may not add to totals because of rounding. The current date is January 1, 2017.

Sources: 2000 and 2010—2000 Census and 2010 Census; current—estimates by analyst

Table 4. Residential Building Permit Activity in the Boulder HMA, 2000 to Current

Type of Building Permit	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	12 Months Ending	
																December 2015	December 2016
Boulder HMA																	
Total	2,937	2,509	1,905	1,514	1,558	1,024	1,299	882	658	551	644	721	1,306	1,903	1,484	1,287	2,307
Single-family	2,055	1,375	1,352	1,157	1,125	816	453	397	305	136	276	390	471	591	560	768	578
Multifamily	882	1,134	553	357	433	208	846	485	353	415	368	331	835	1,312	924	519	1,729

Notes: Numbers may not add to totals because of rounding. Current includes data through December 2016.

Sources: U.S. Census Bureau, Building Permits Survey; estimates by analysts

Table 5. Median Income in the Boulder HMA, 1999, 2009, and 2015

	Median Income (\$)			Average Annual Change (%)	
	1999	2009	2015	1999 to 2009	2009 to 2015
Median Family Income	68,700	89,100	99,400	2.6	1.8
Median household income	55,861	63,431	72,009	1.3	2.1

Sources: Median Family Income—U.S. Department of Housing and Urban Development, Office of Policy Development and Research; 1999 median household income—2000 Census; 2009 and 2015 median household income—U.S. Census Bureau, 2009 and 2015 American Community Survey 1-year data