



## Colorado City and County Management Association

# Attention to the Risks

**Richard Wobbekind**

Senior Economist and Associate Dean for Business  
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Division

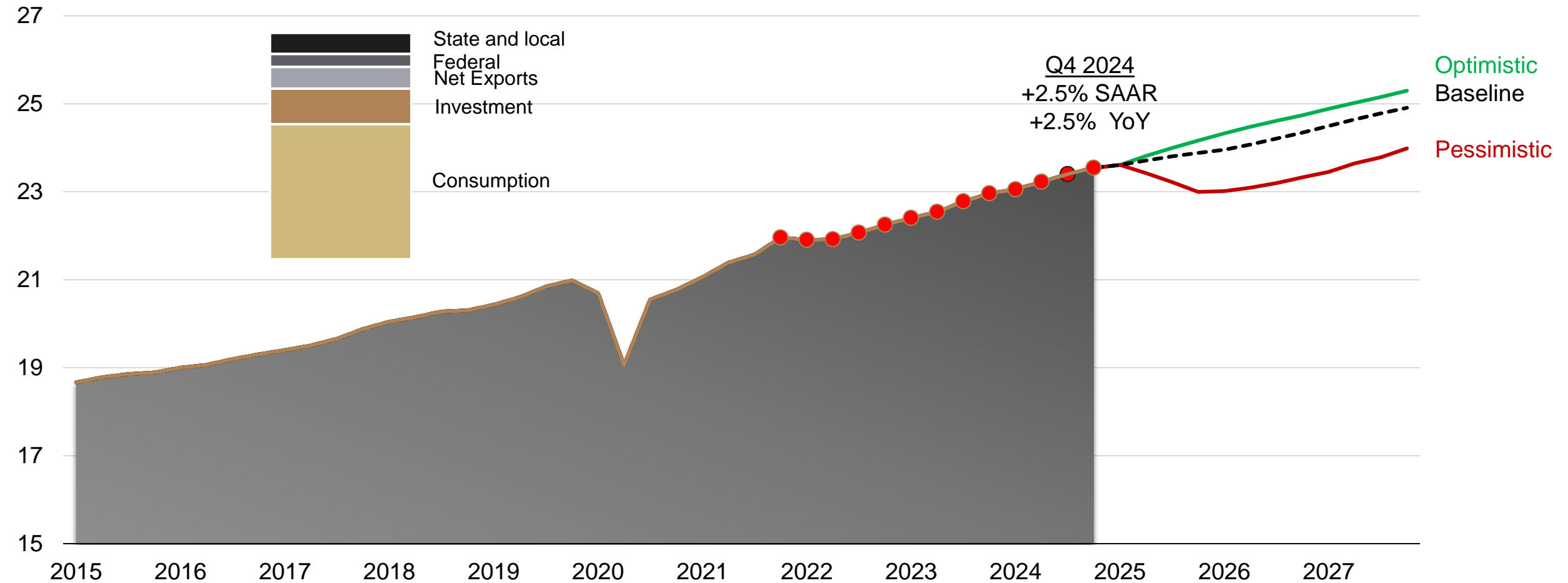
University of Colorado Boulder

April 25, 2025



# U.S. Real GDP

U.S. Quarterly GDP, \$ Trillions





# National Economy Mixed Signals

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GDP grew in Q4



Employment and income up



ISM Mfg returned to sub-50 in March



Confidence slid



Consumption up



Prices improving



Debt growing (slowly)



Business confidence sank



Interest rates elevated



Industrial production down



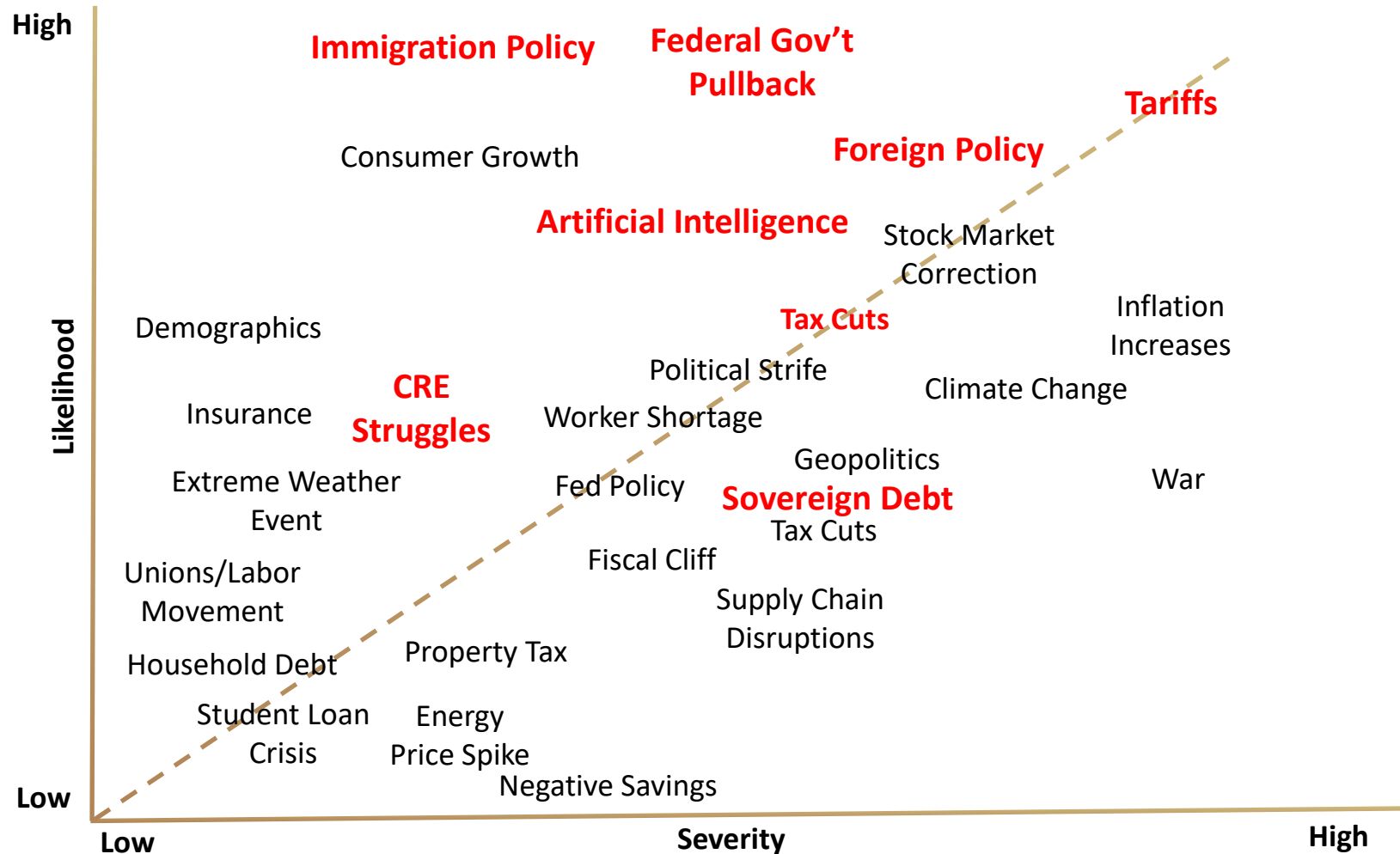
Capacity utilization notched down



Labor force growing



# Risks



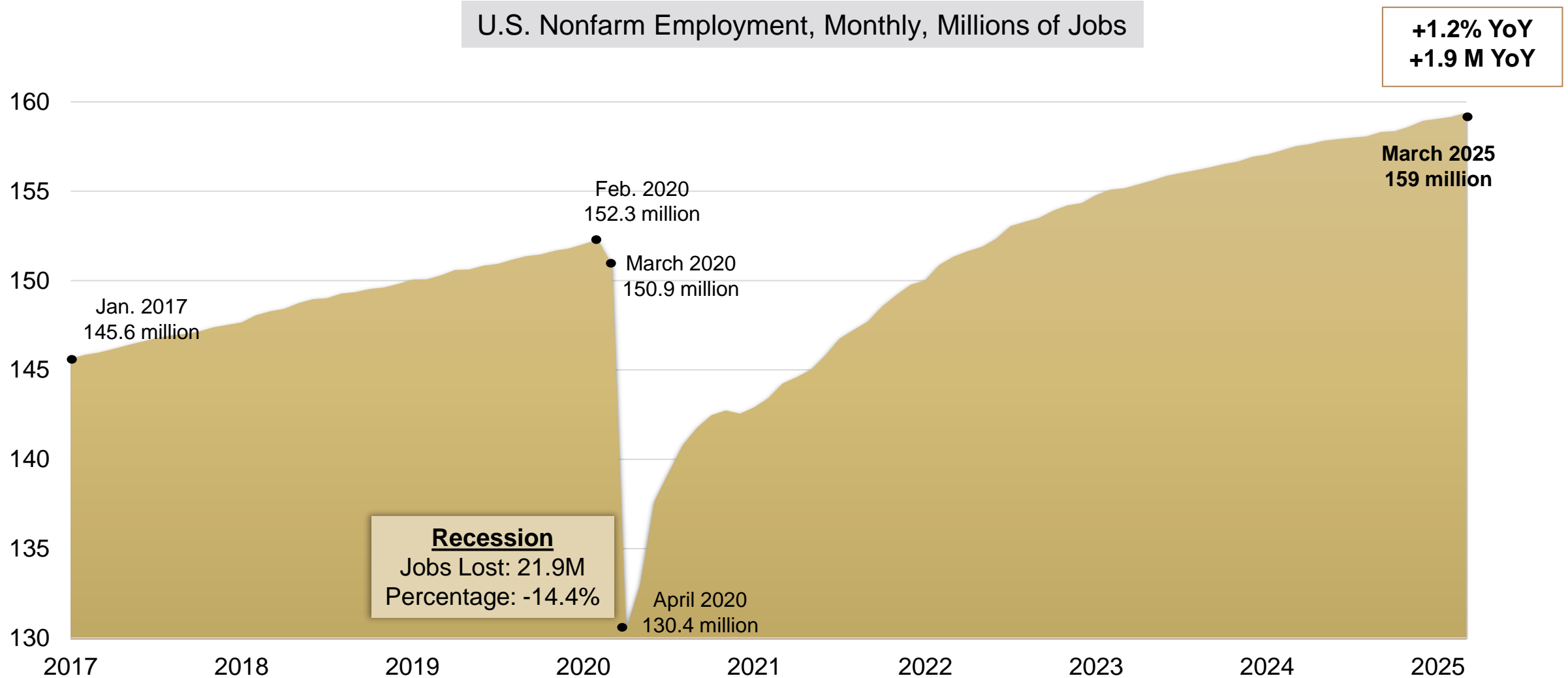




Employment



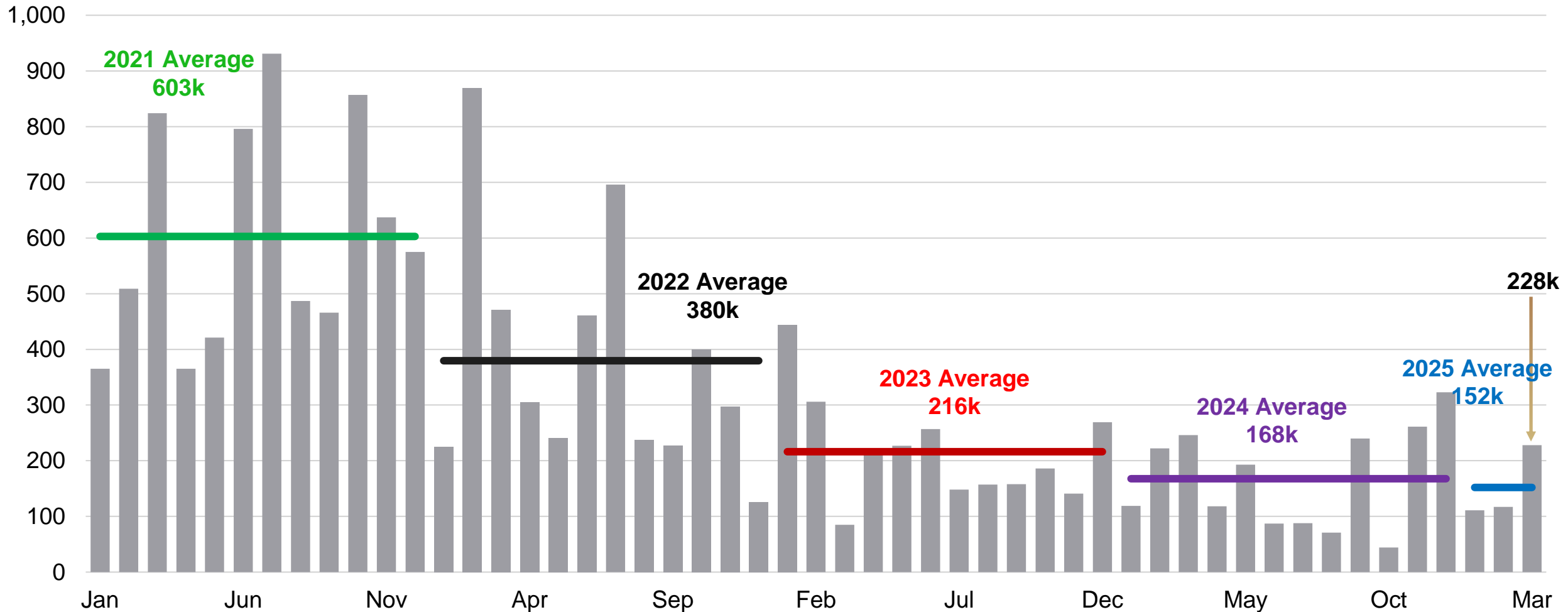
# U.S. Nonfarm Employment





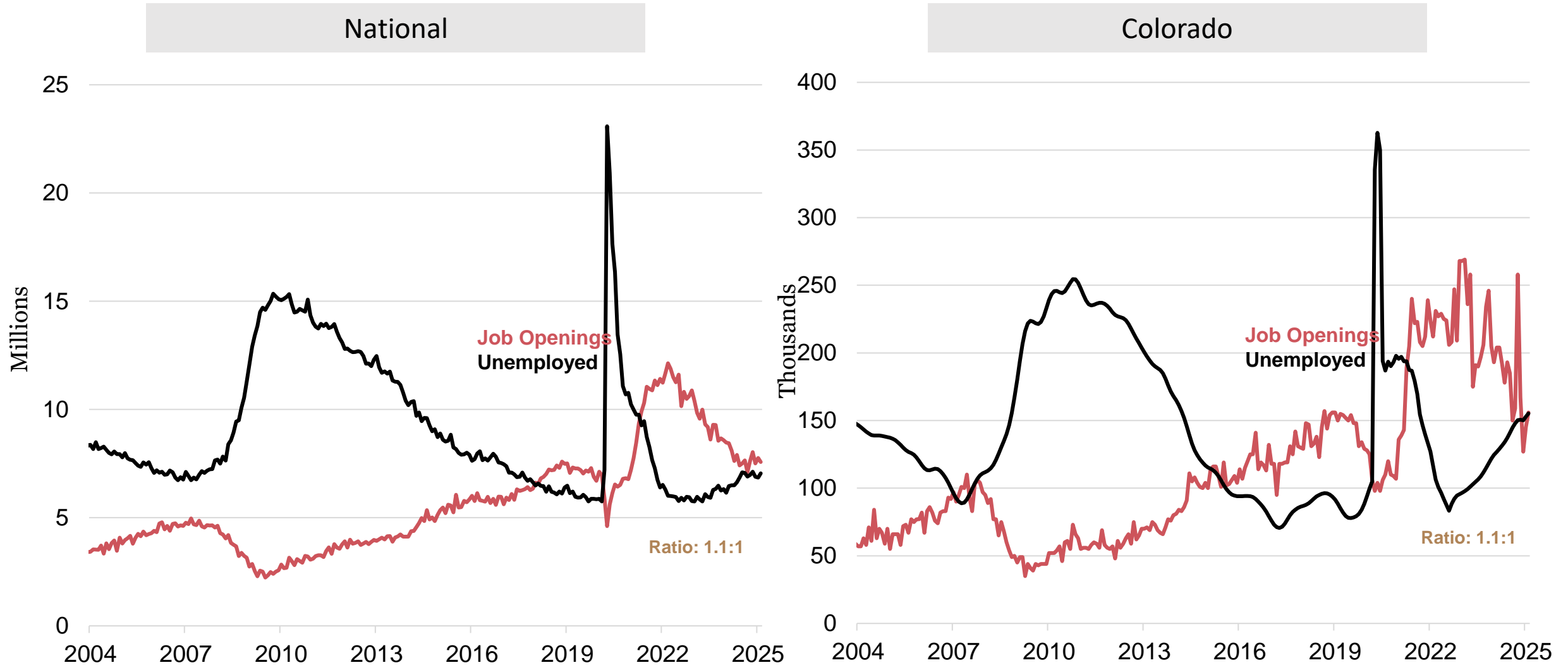
# U.S. Nonfarm Employment Growth

Thousands of Jobs Added Per Month





# Labor Shortage





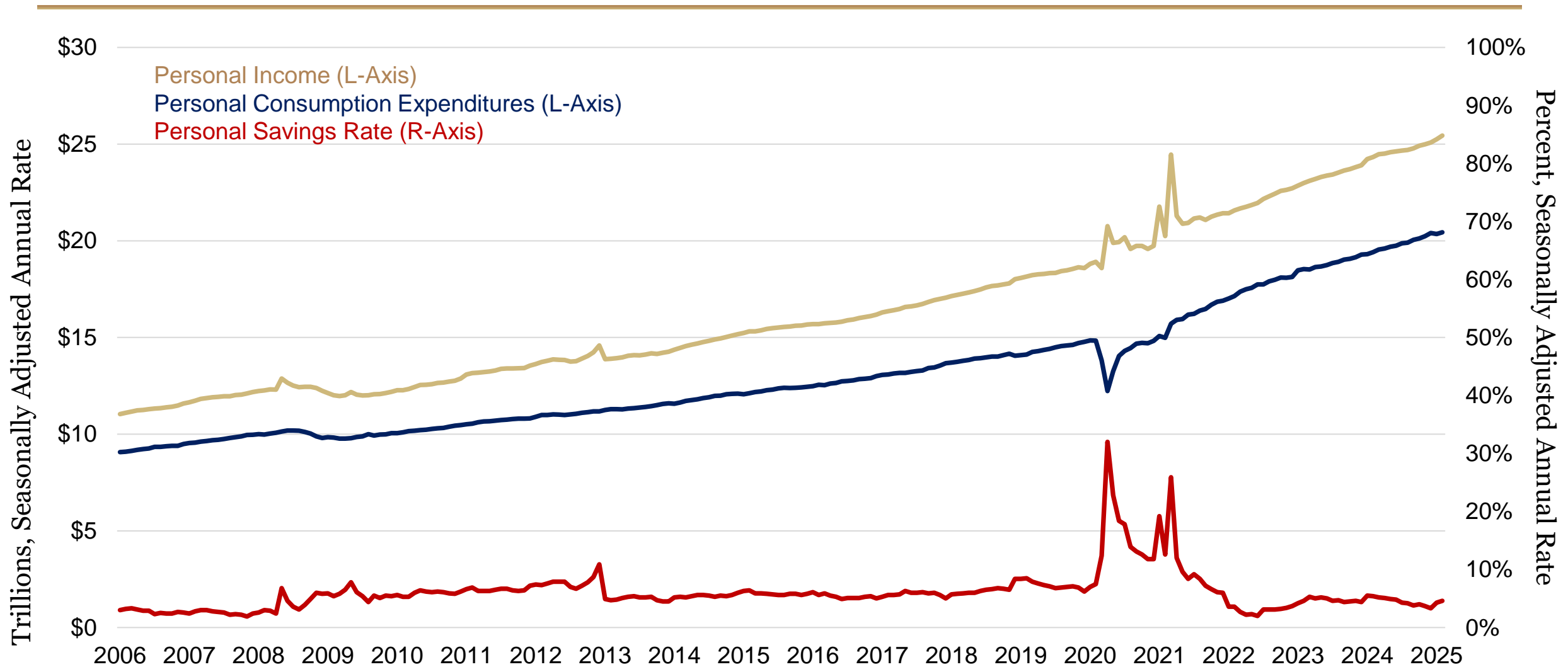
A close-up photograph of a person's hands counting a large stack of US dollar bills. The person is wearing a dark blue t-shirt. The bills are fanned out, and the focus is on the hands and the money. The background is blurred.

# Income, Prices and Confidence

Photo by Alexander Grey on Unsplash.

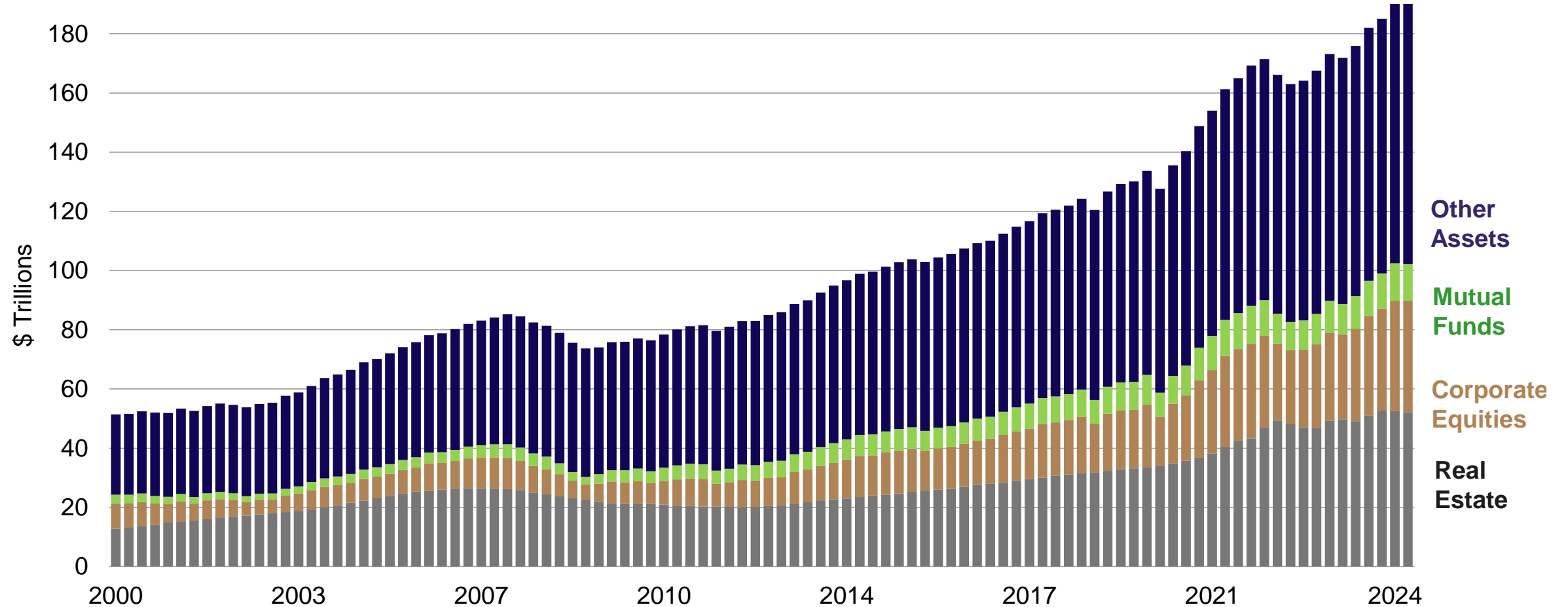


# Personal Income and Savings





# Household Wealth

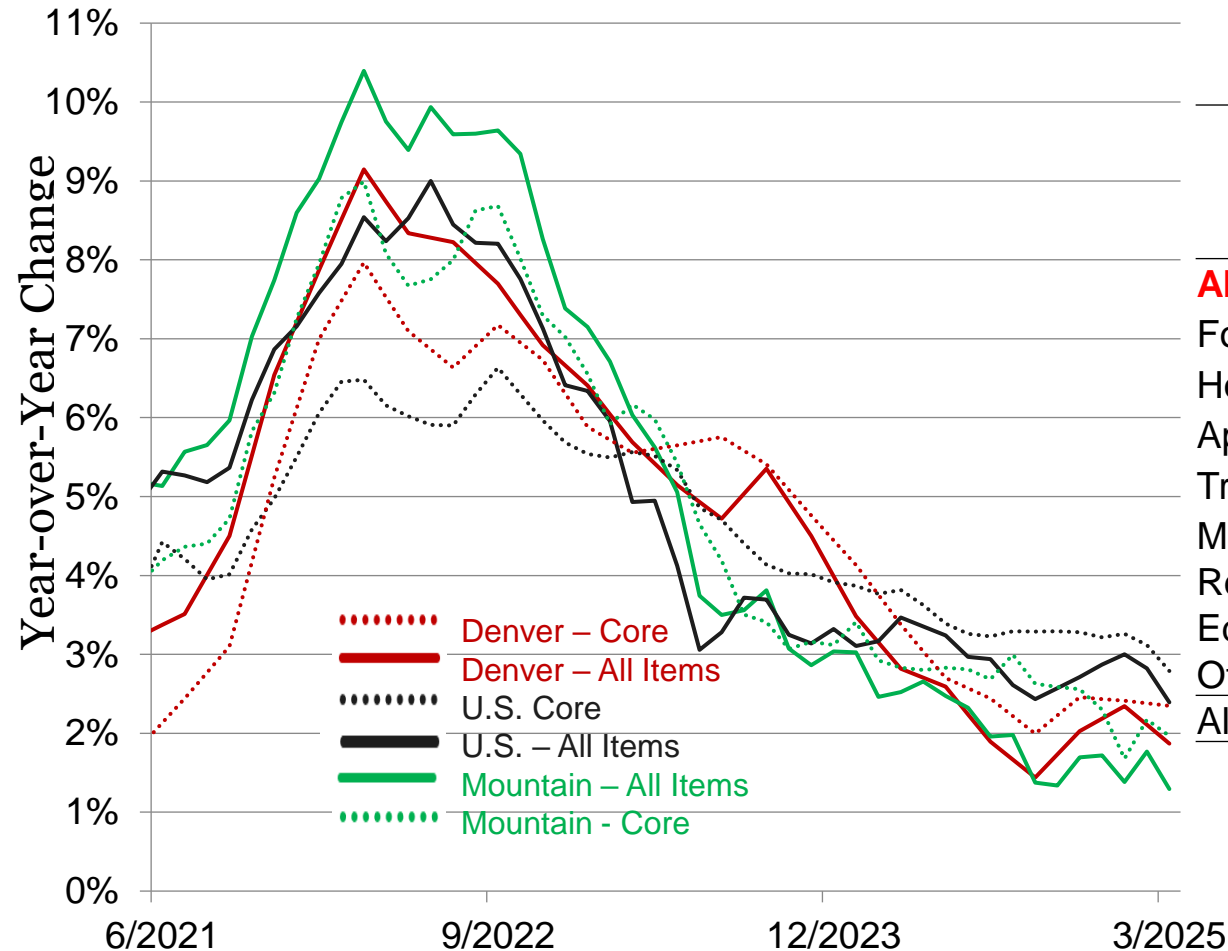


Source: Federal Reserve Board, Balance Sheet of Households and Nonprofit Organizations (B.101) (Not Seasonally Adjusted).



# Inflation

## Consumer Price Index, Percent Change Year-Over-Year

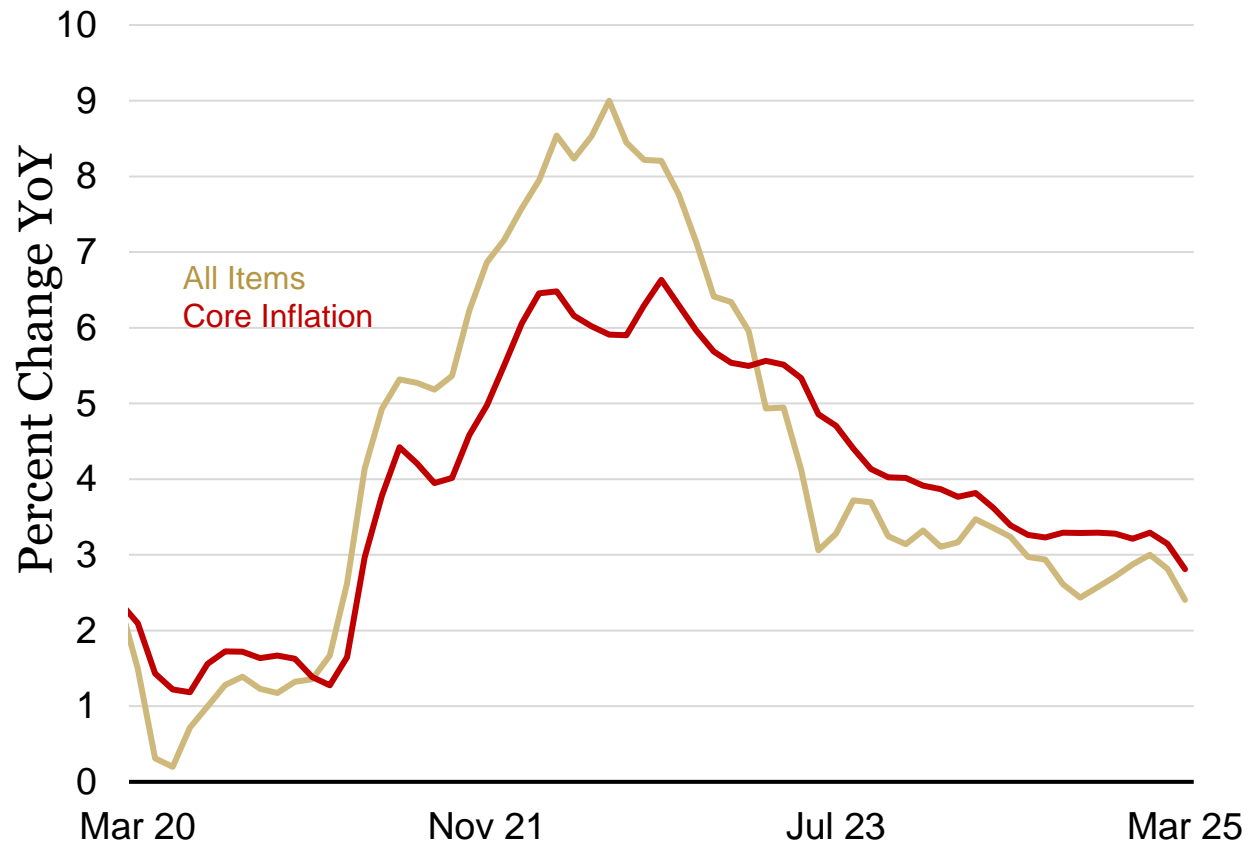


Items	U.S. City Average	Mountain	Denver-Aurora-Lakewood	Item Weights
<b>All items</b>	<b>2.4%</b>	<b>1.3%</b>	<b>1.9%</b>	<b>100.0%</b>
Food and beverages	2.9%	2.6%	3.0%	14.4%
Housing	3.7%	0.9%	0.6%	45.1%
Apparel	0.3%	1.2%	2.5%	2.5%
Transportation	-0.9%	-2.0%	2.6%	15.9%
Medical care	2.6%	5.7%	5.6%	8.0%
Recreation	1.9%	2.6%	-0.3%	5.3%
Education & communication	0.5%	-1.8%	0.2%	5.9%
Other goods and services	3.8%	9.8%	12.4%	2.9%
All items less food and energy	2.8%	2.0%	2.3%	

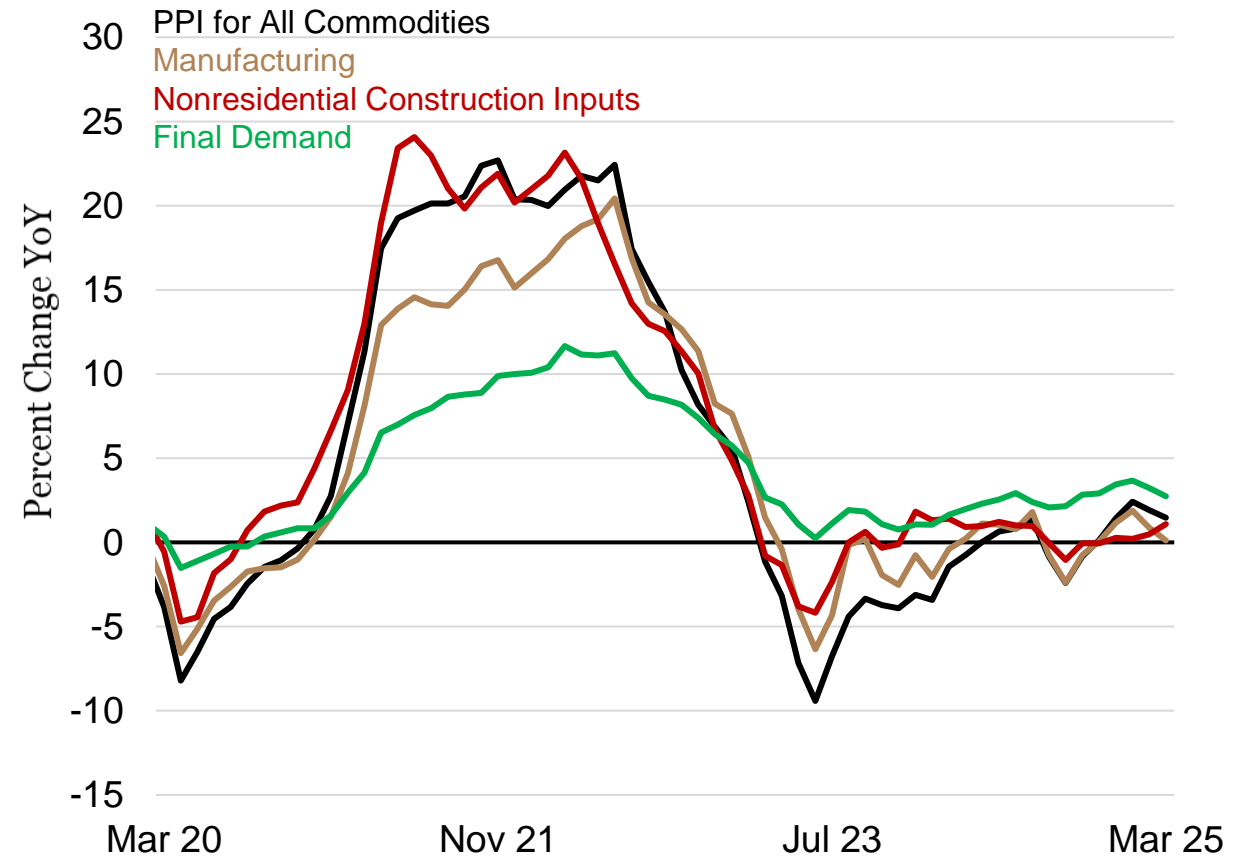


# Inflation

## U.S. Consumer Price Index



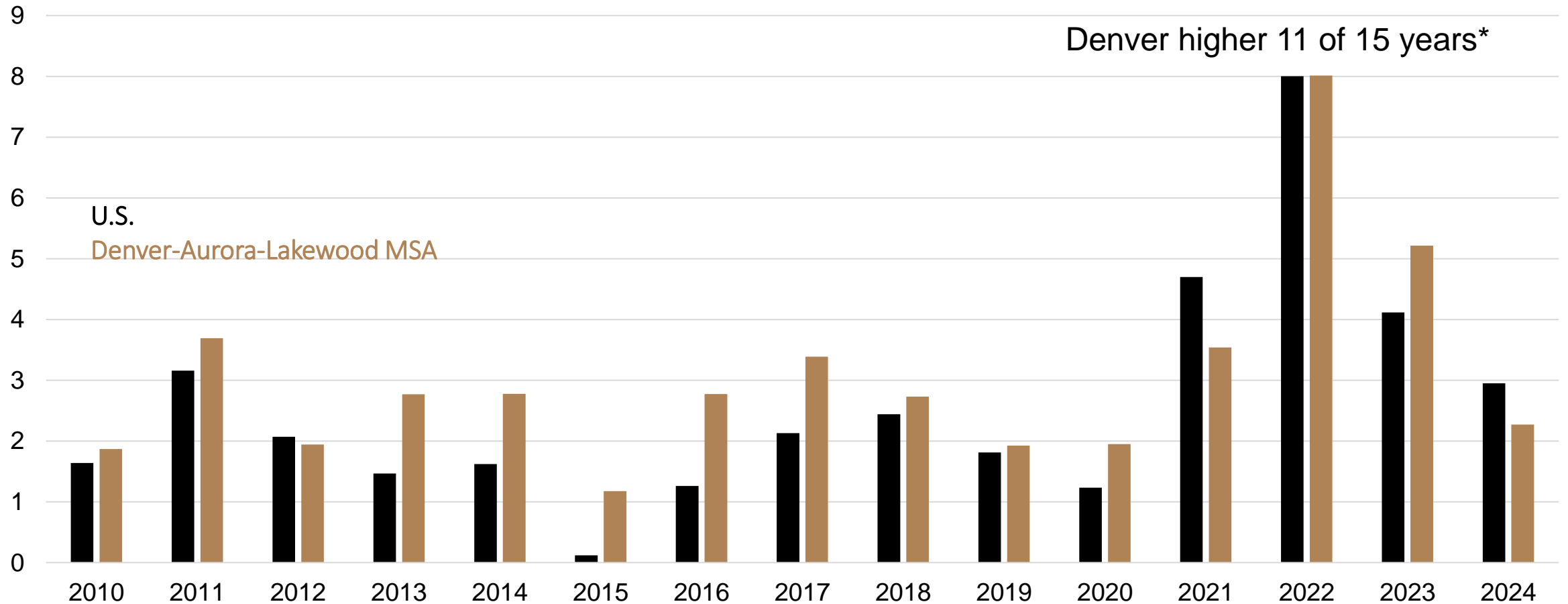
## U.S. Producer Price Index





# National v. Local Inflation

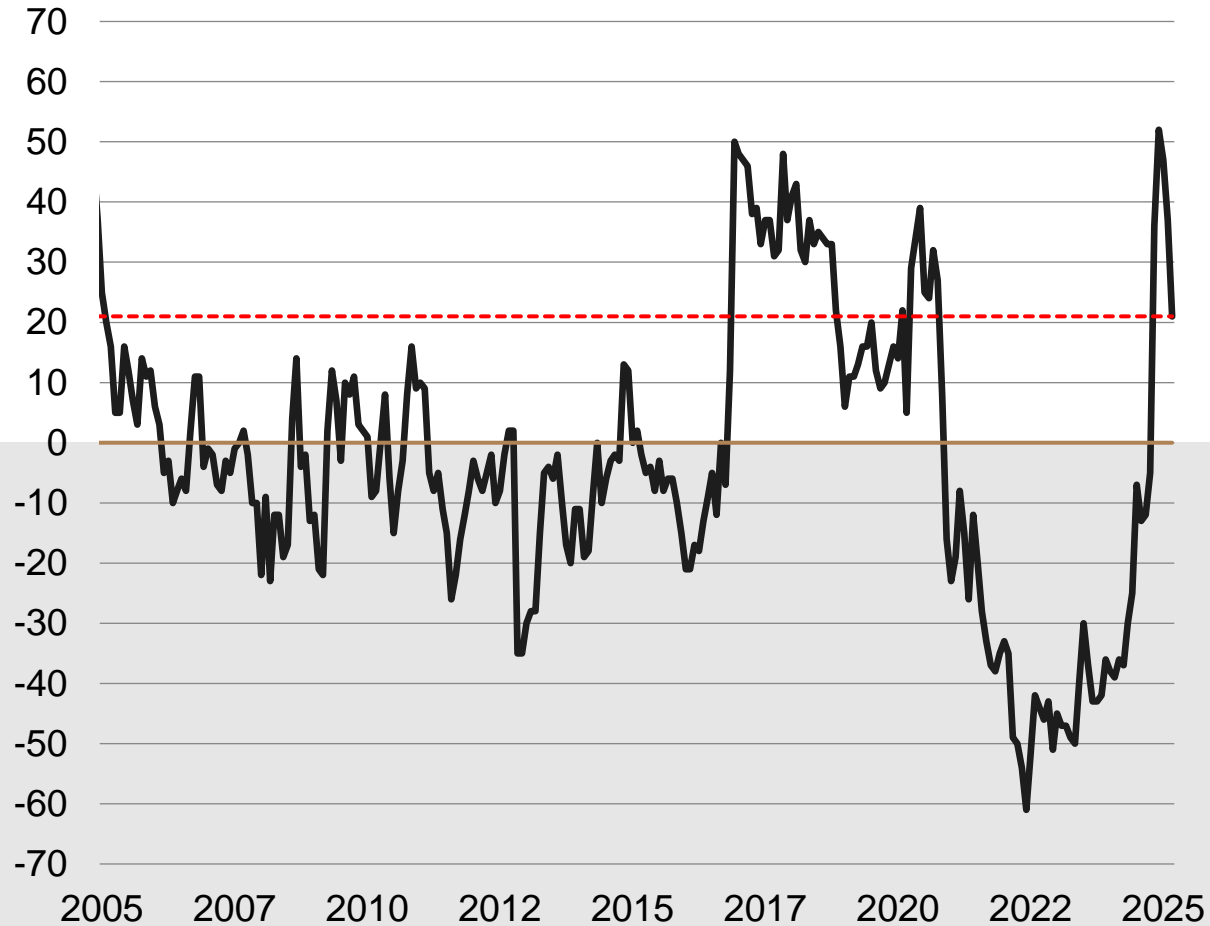
Percent Change





# Small Business Outlook

## Business Conditions



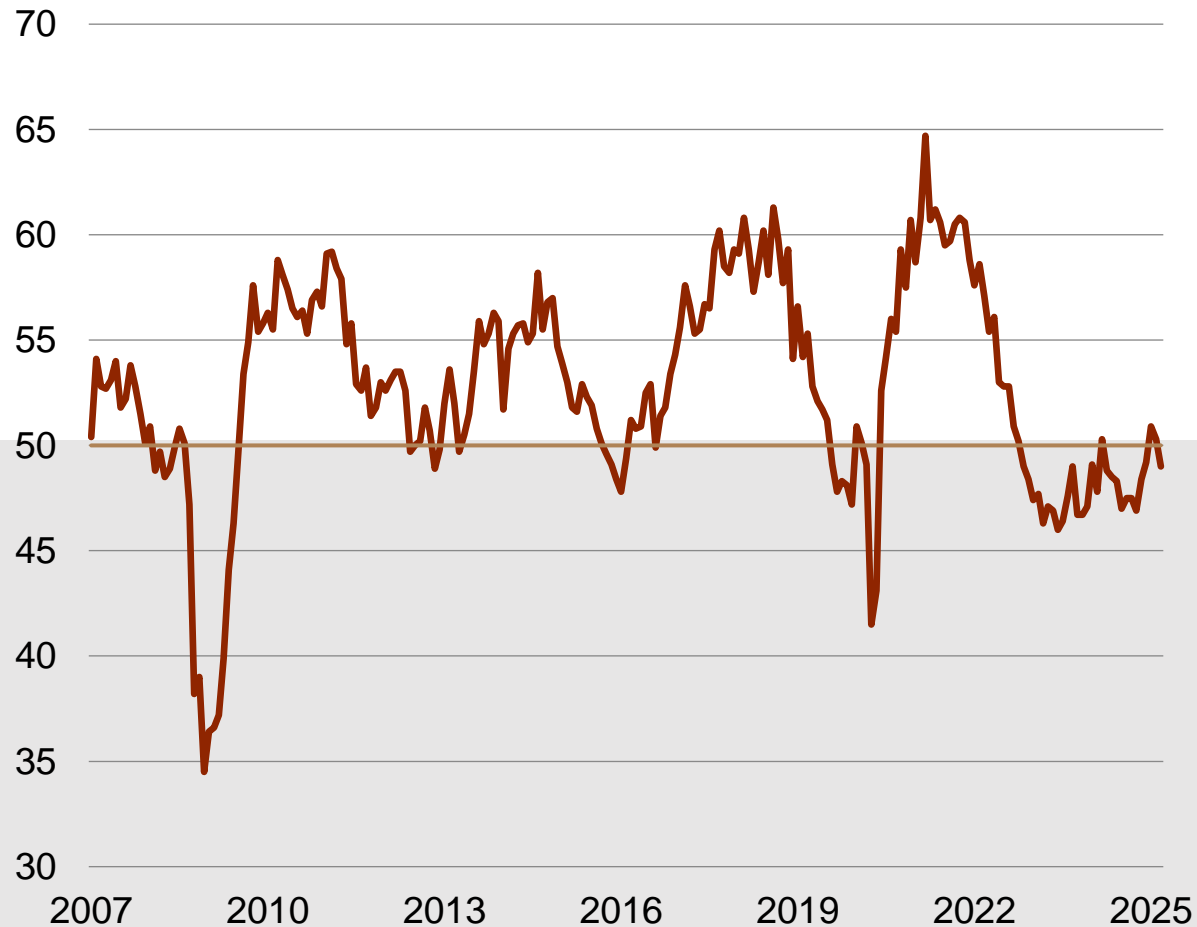
## Optimism Index



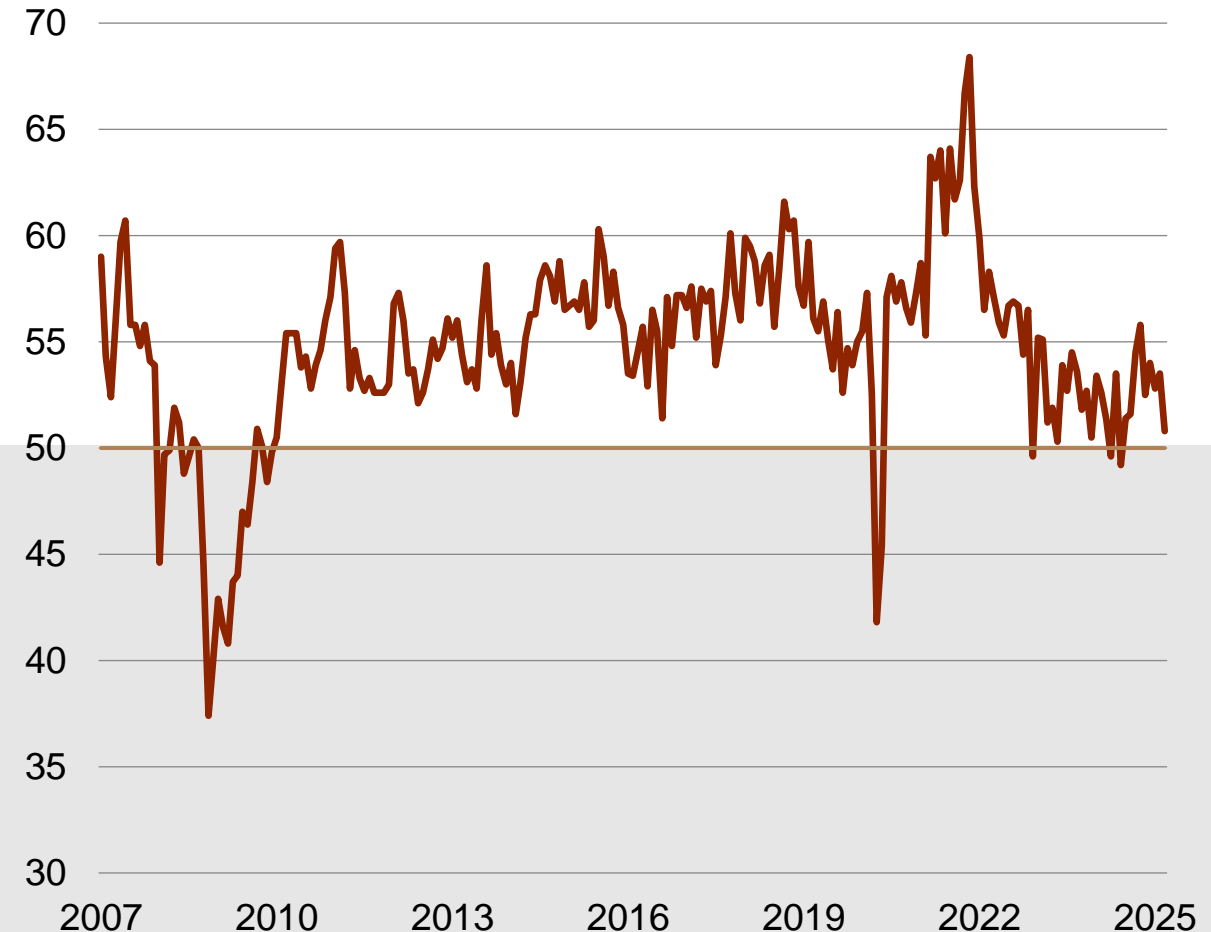


# ISM Indices

## ISM Manufacturing PMI® Index



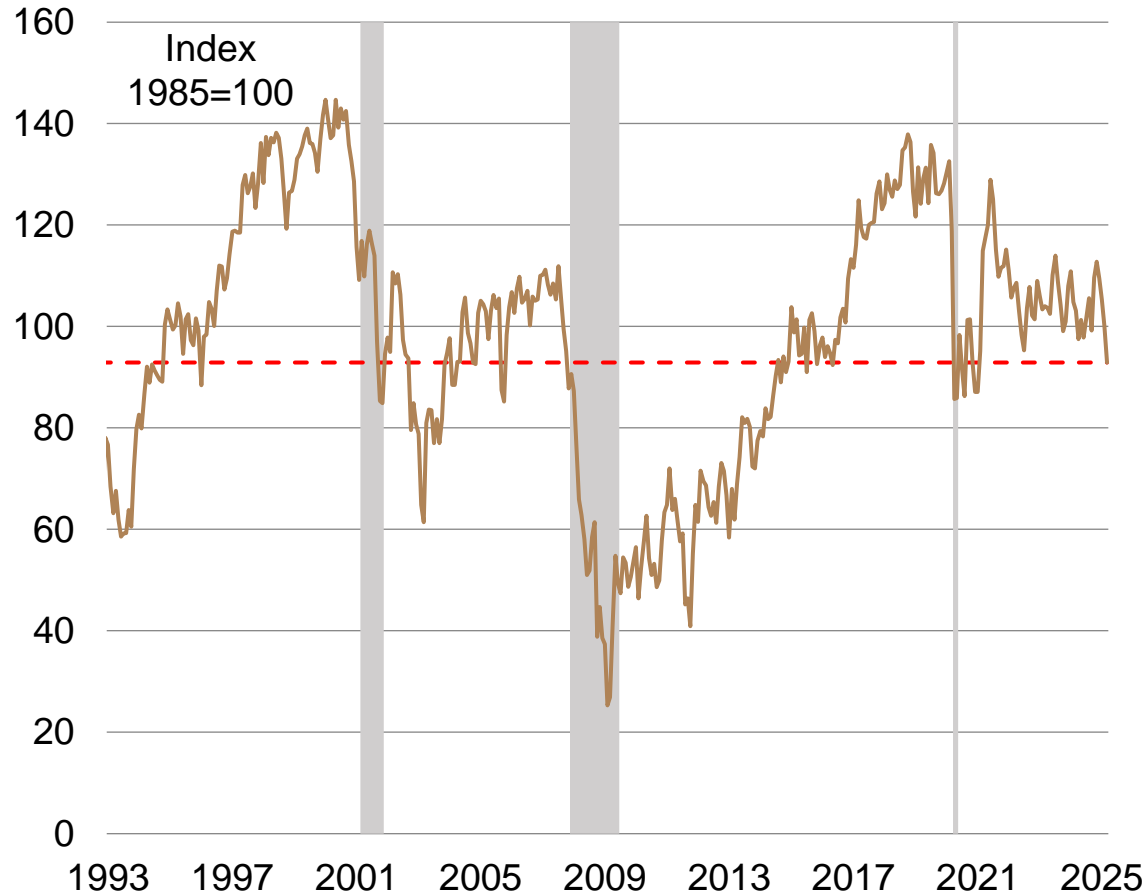
## ISM Services PMI® Index



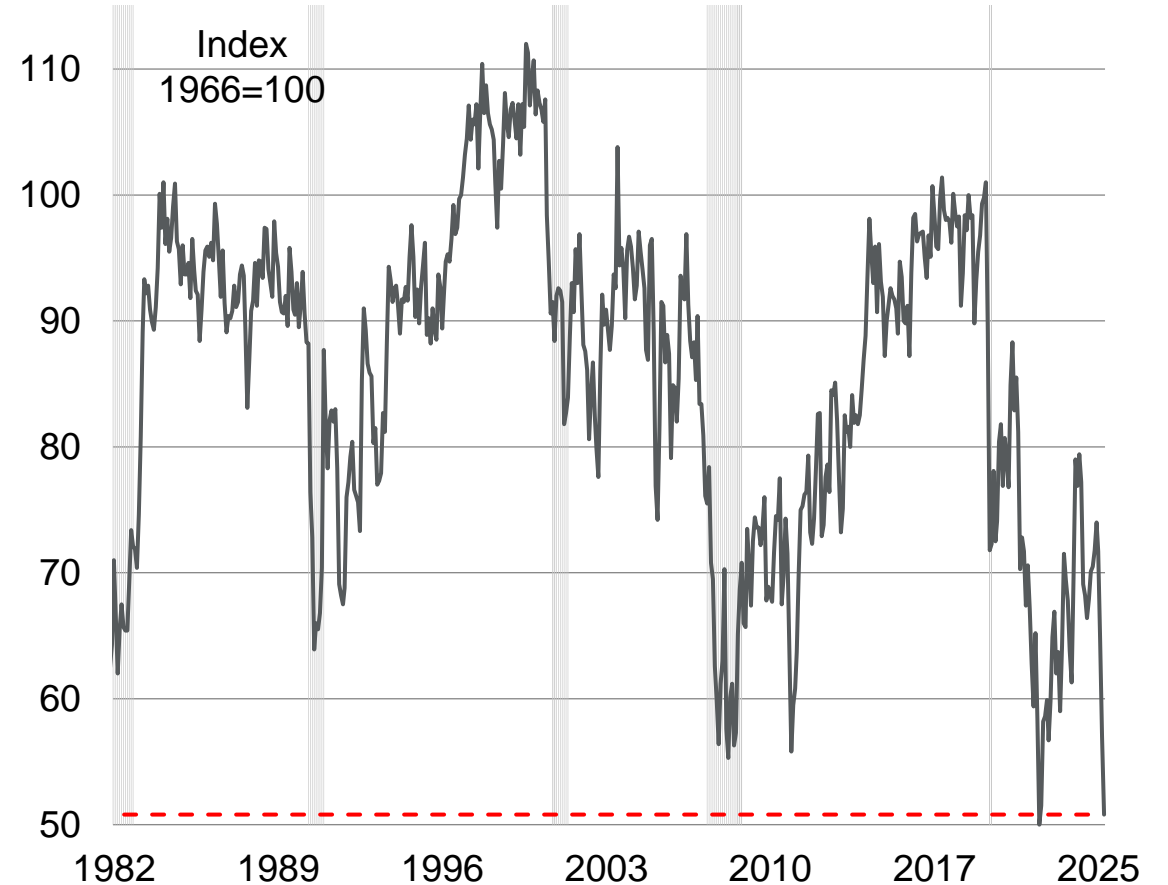


# Index of Consumer Confidence

## Consumer Confidence



## Consumer Sentiment





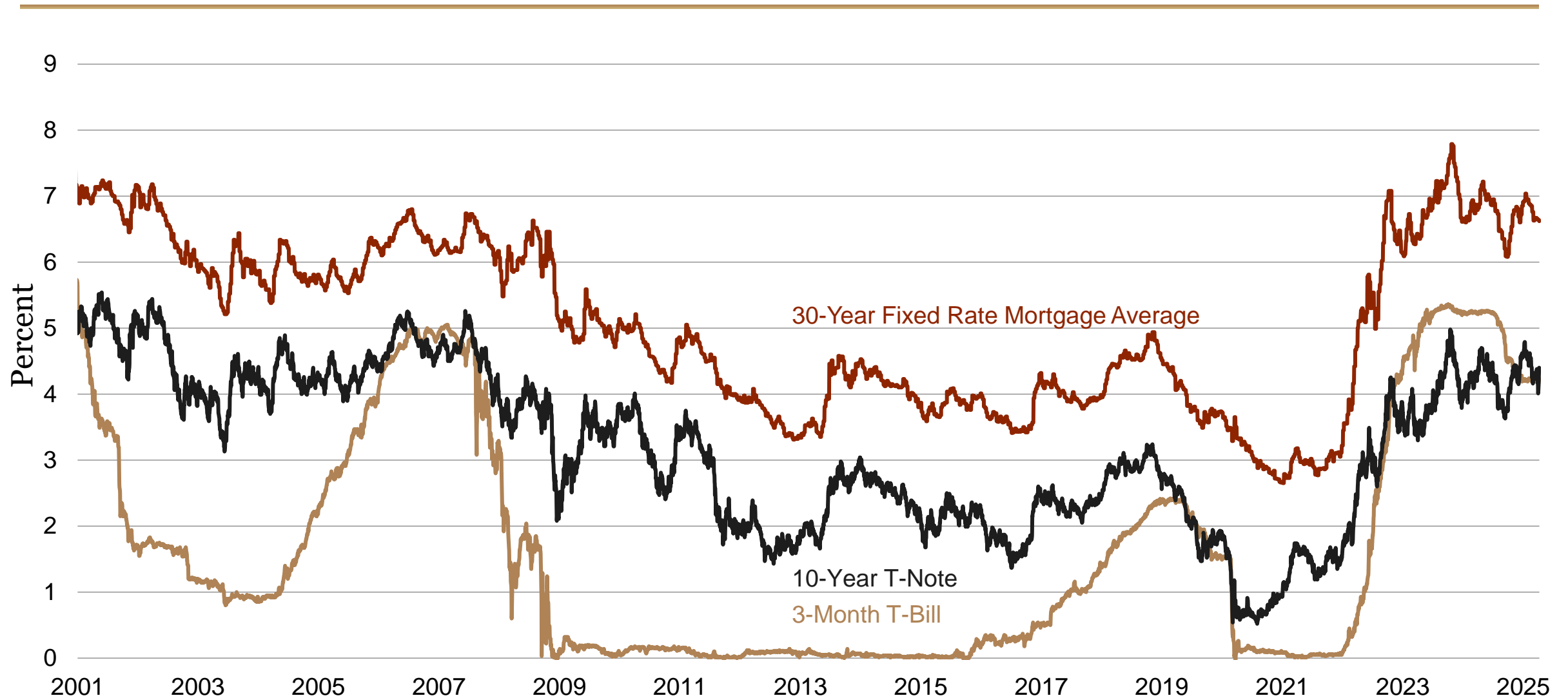
# Monetary Policy, Interest Rates and Credit



Photo by Giorgio Trovato on Unsplash.



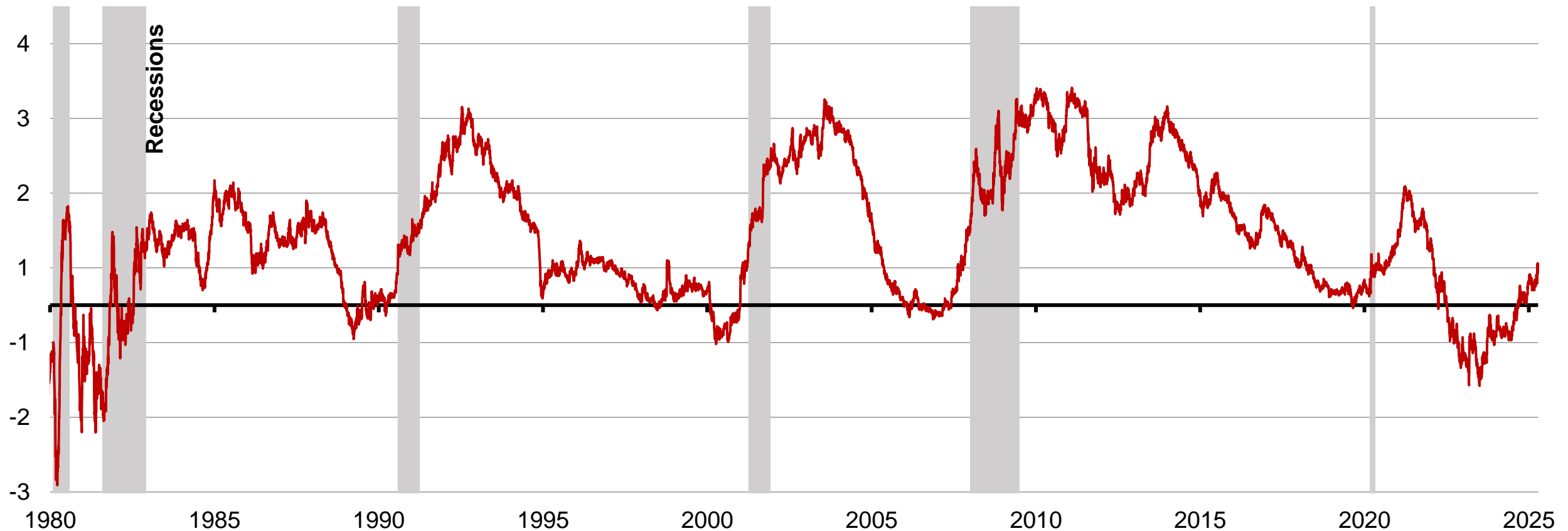
# Interest Rates





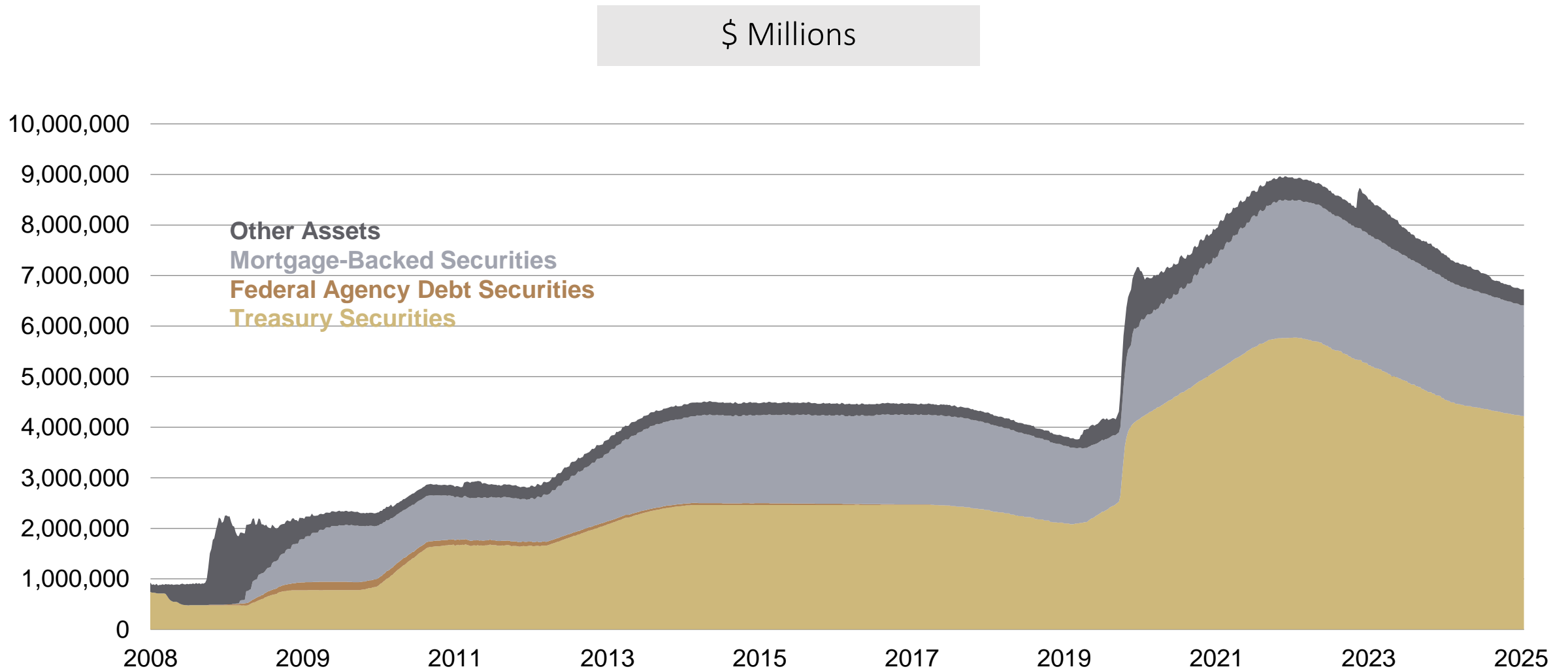
# Yield Curve

10-Year Treasury Constant Maturity Minus 2-Year Treasury Constant Maturity





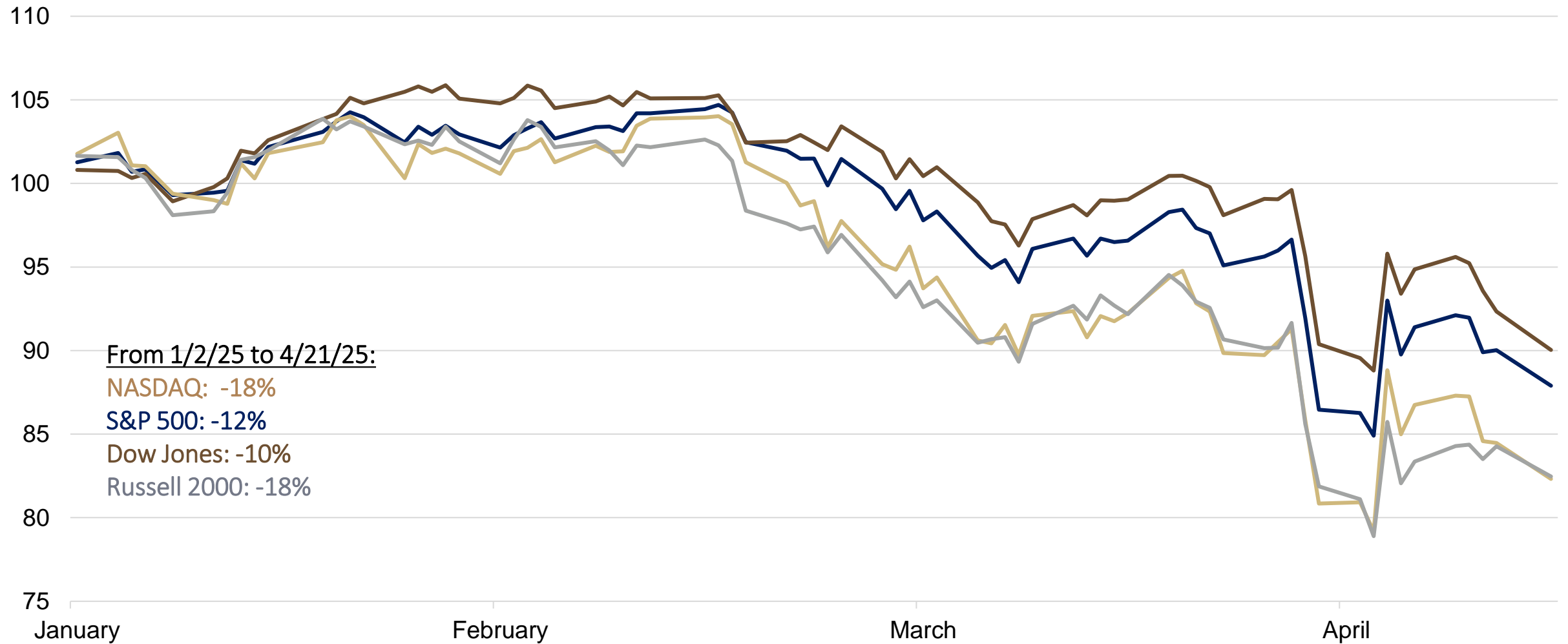
# The FED Balance Sheet





# Securities Trends 2025

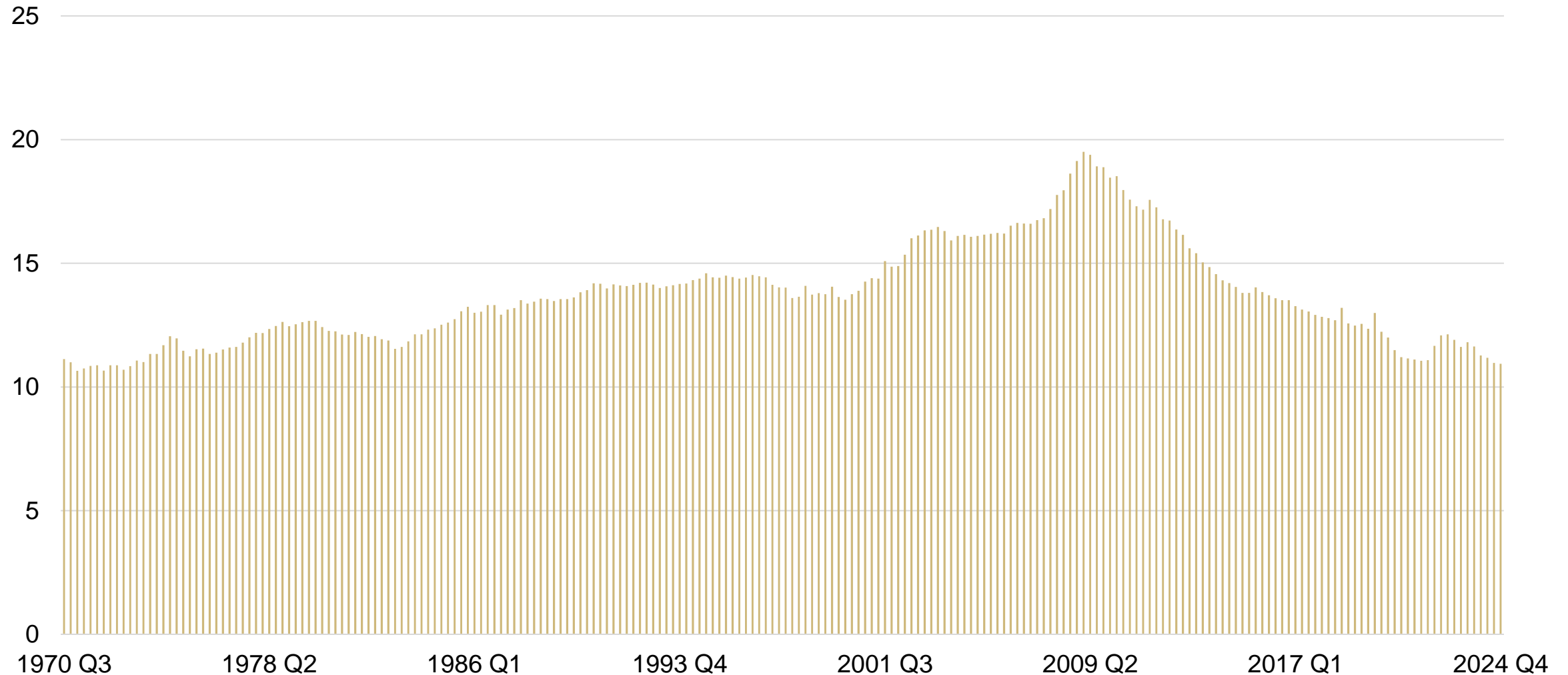
Indexed, January 3, 2024=100





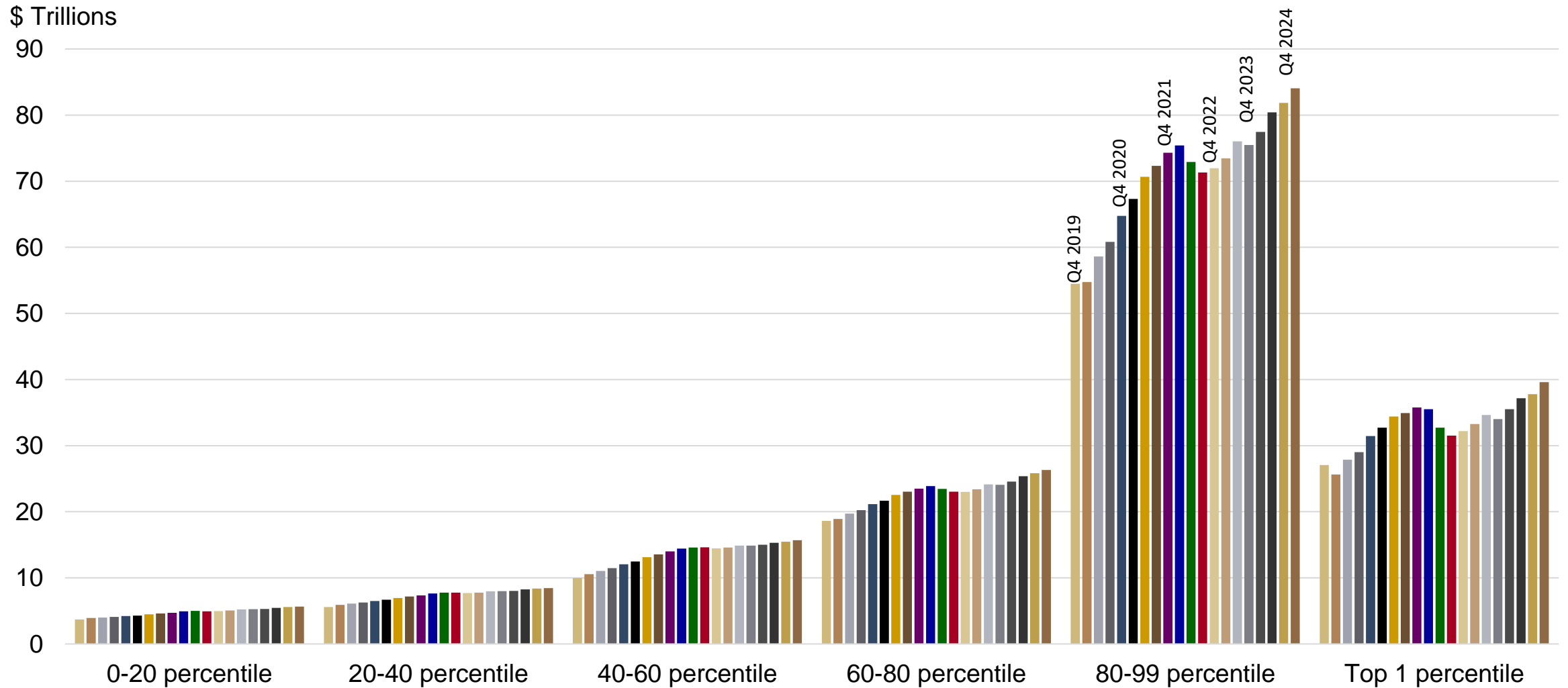
# Household Liabilities as Percentage of Household Assets

Percentage





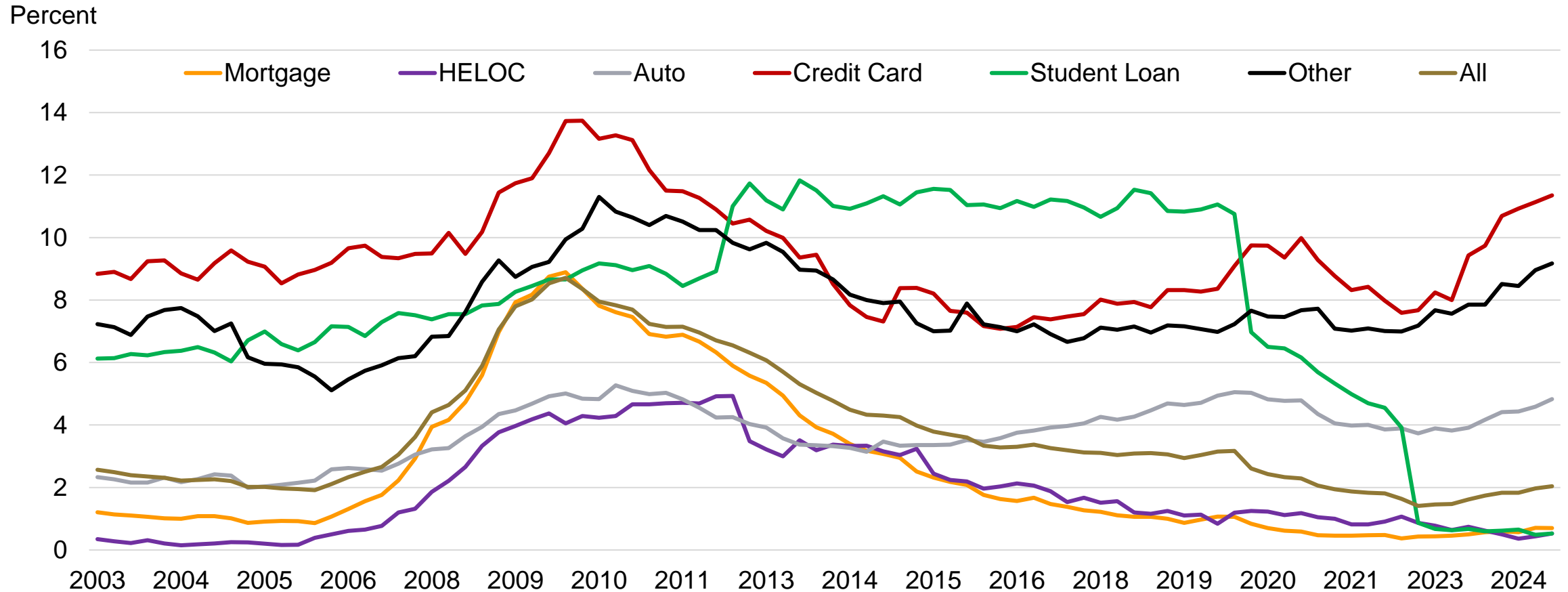
# Assets Across the Income Distribution





# Loan Delinquency

Percent of Balance 90+ Days Delinquent by Loan Type







# Colorado Population, Employment, and the Economy

Photo by Annie Spratt on Unsplash.



# Colorado 15-Year Ranking (2009-2024)

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Metric	15-Year Rank
Real GDP Growth	6
Employment Growth	7
Population Growth	6
Personal Income Growth	3
PCPI Growth	2
Labor Force % Growth	6
FHFA Home Price Index Growth	6



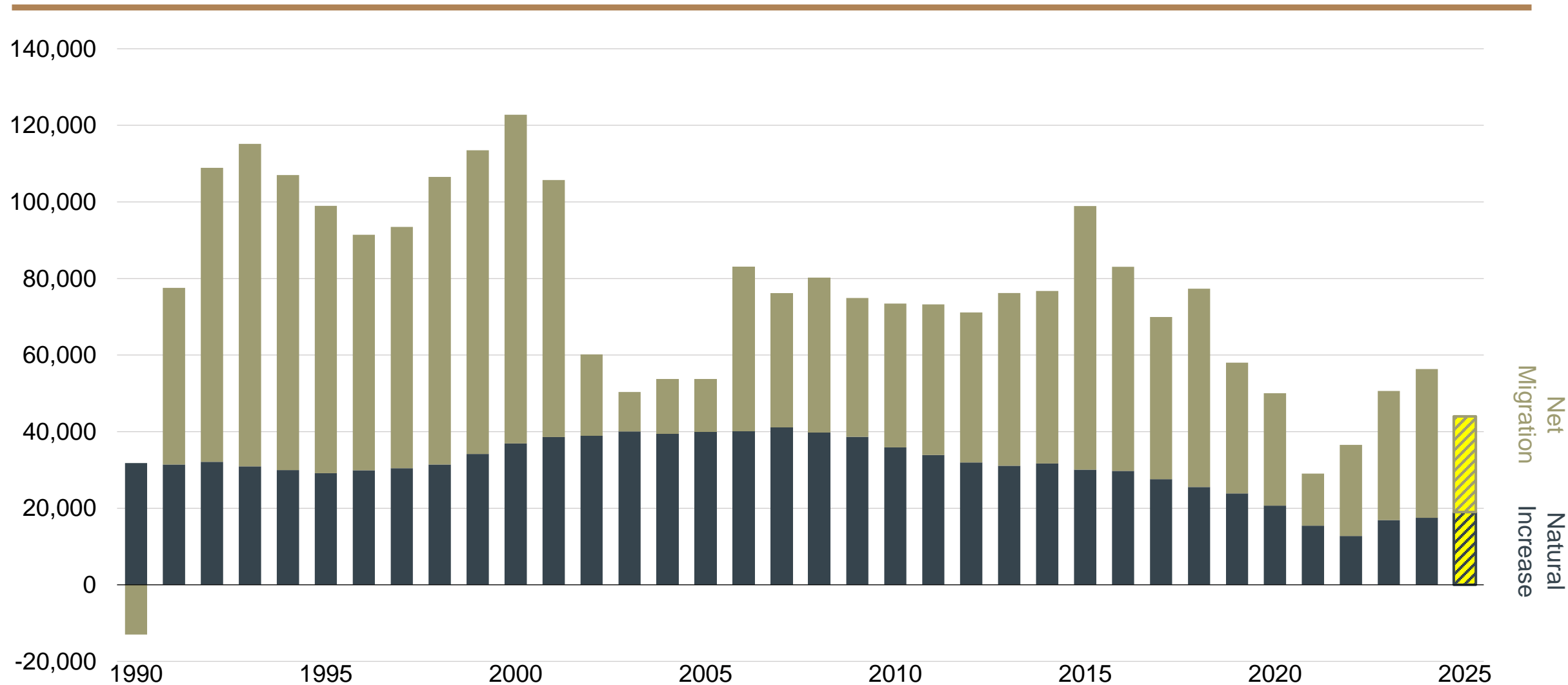
# Colorado Rank Among States

Metric	1-Year Change/ Current Level		1-Year Rank
Real GDP Growth	1-Year Change	1.7%	36
Employment Growth	1-Year Change	0.1%	46
Population Growth	1-Year Change	1.0%	16
Personal Income Growth	1-Year Change	4.0%	41
PCPI Growth	1-Year Change	3.1%	45
PCPI	Current Level	\$83,374	9
Average Hourly Wage % Growth	1-Year Change	6.1%	24
Average Annual Pay % Growth	1-Year Change	3.6%	42
Average Annual Pay	Current Level	\$79,270	7
Unemployment Rate	Current Level	4.8%	43
Labor Force % Growth	1-Year Change	0.8%	29
LFPR	Current Level	67.8%	6
FHFA Home Price Index Growth	1-Quarter Change	-0.1%	42
FHFA Home Price Index Growth	1-Year Change	3.4%	47
Job Openings Rate	Current Level	5.0%	18
Worker Shortage Ratio	Current Level	1.0	41

Data Sources: Bureau of Economic Analysis (2023), Bureau of Labor Statistics (12/24), U.S. Census Bureau (2023), Bureau of Labor Statistics (2024), Federal Housing Finance Agency All Transactions Index (Q3 2024), BRD calculations. \*Unemployment rate for the last month.



# Colorado Change in Population

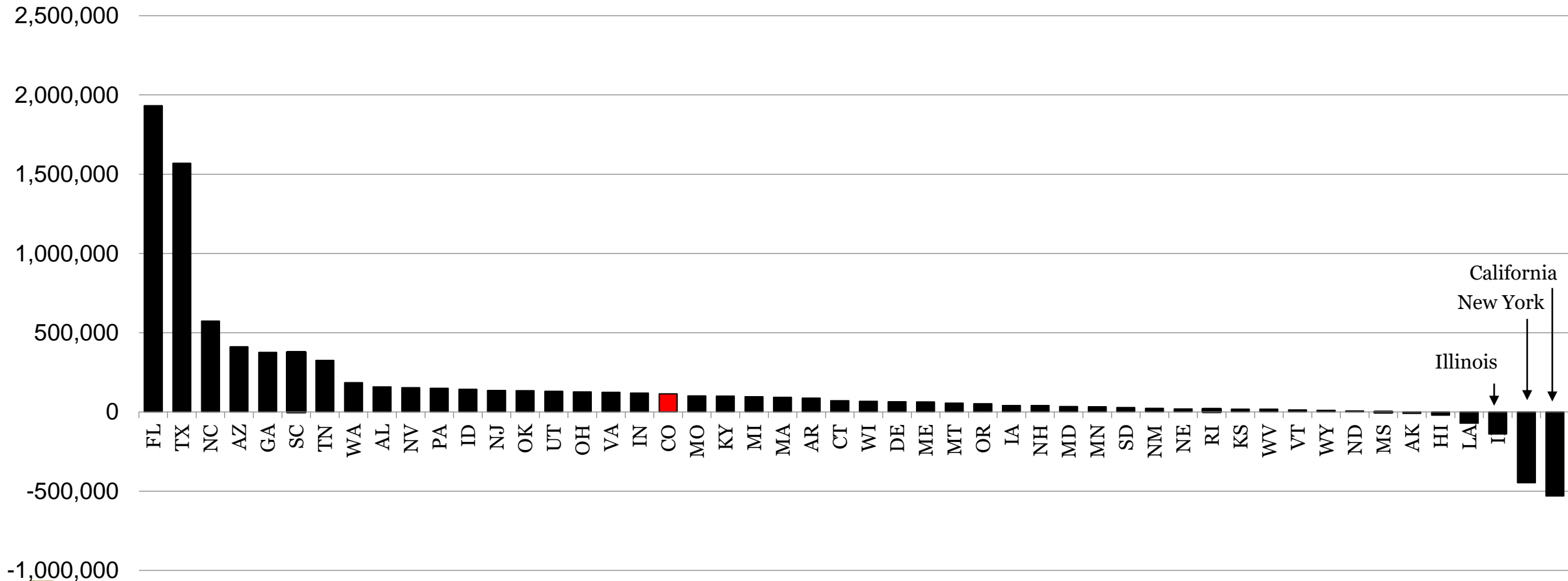


Sources: Colorado Demography Office, U.S. Census Bureau, and the Business Research Division.



# Net Migration

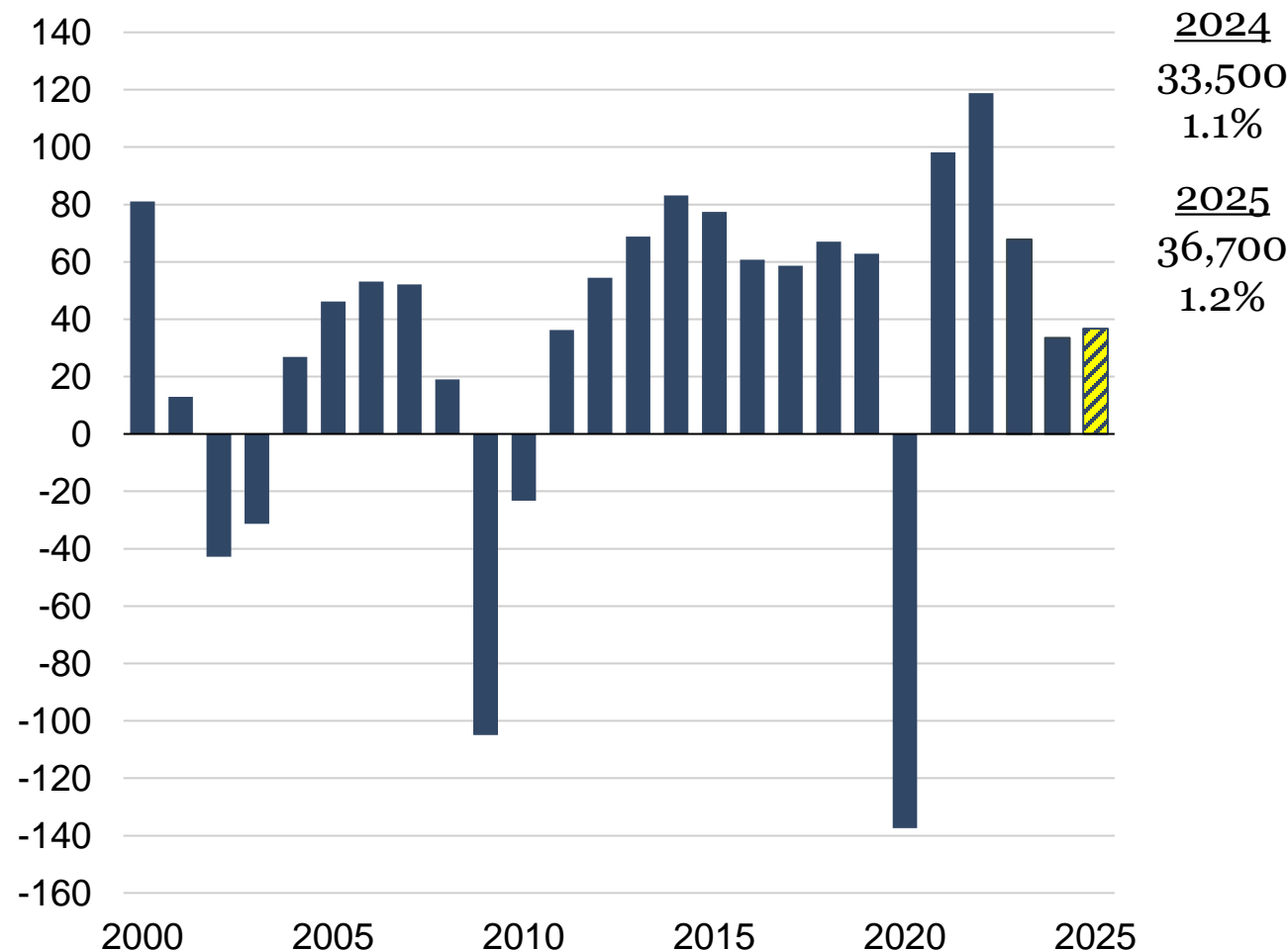
Four-Year Change, 2020-2024



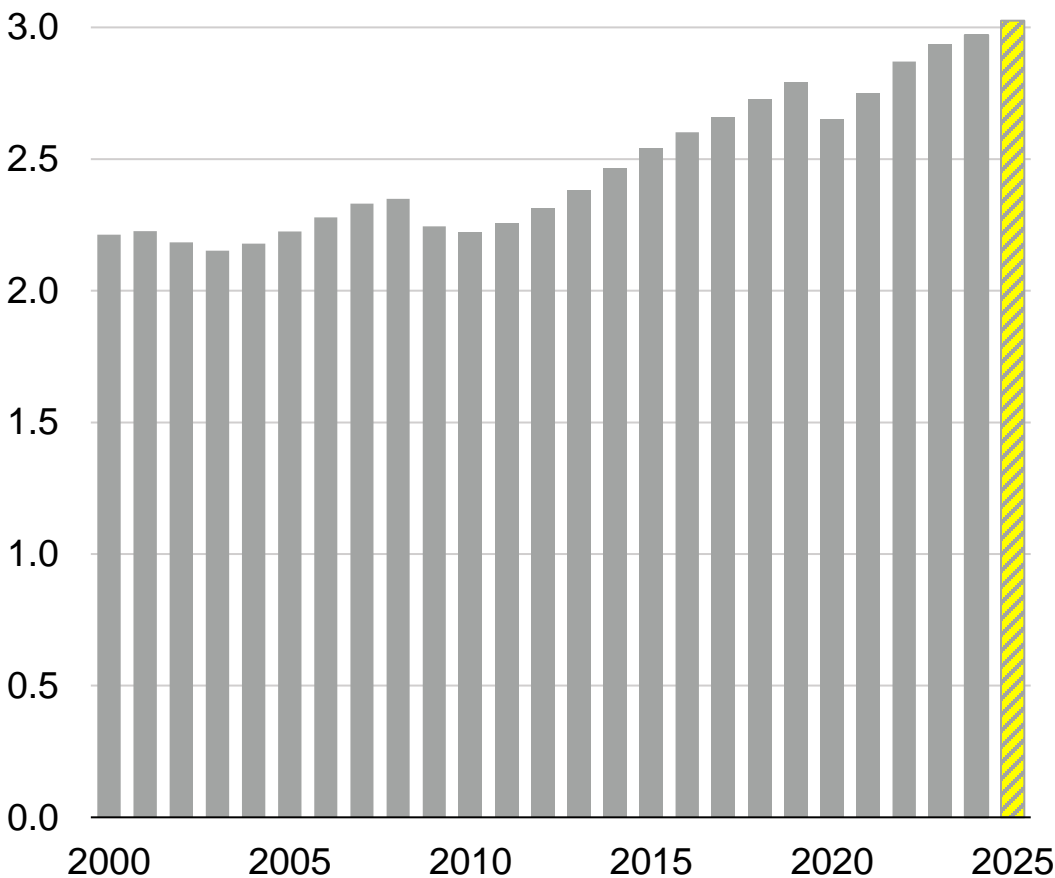


# Colorado Employment Forecast

Jobs Added, Thousands, 2000-2025



Total, Thousands, 2000-2025

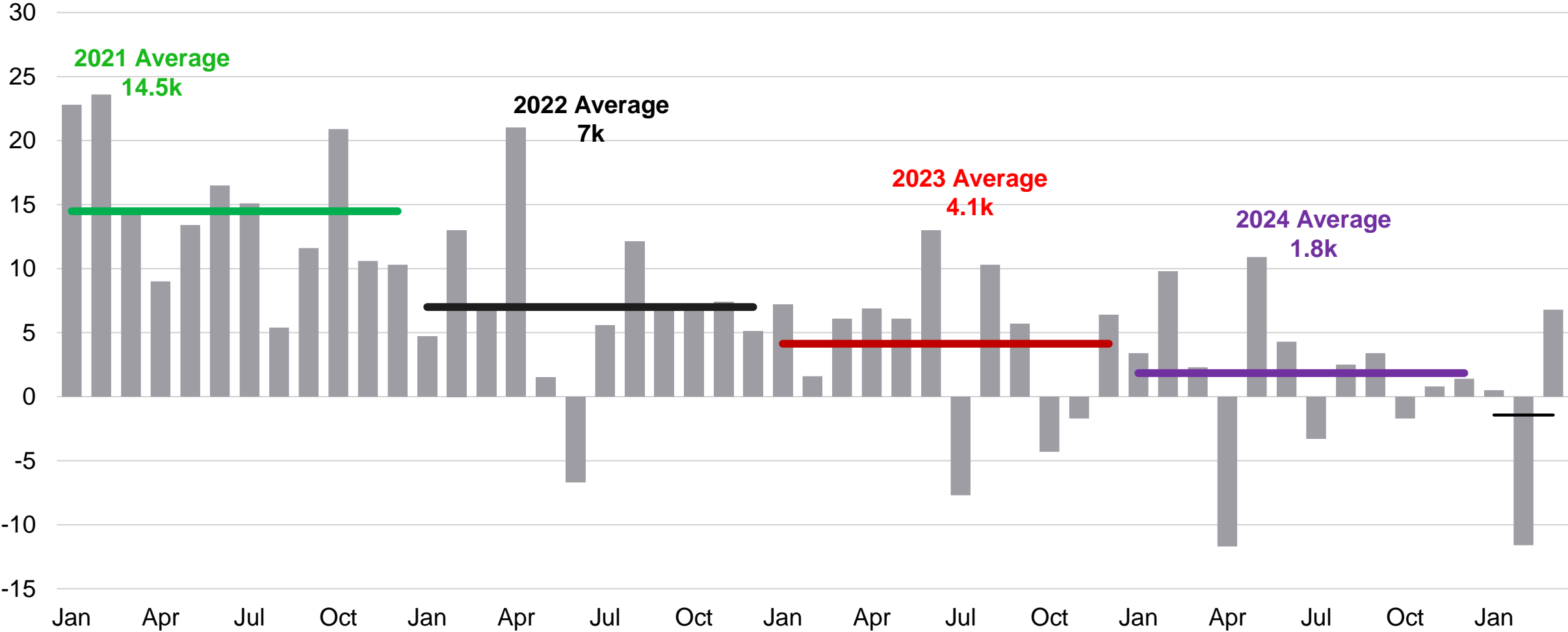


Sources: Colorado Department of Labor and Employment and the Colorado Business Economic Outlook Committee.



# Colorado Nonfarm Employment Growth

Thousands of Jobs Added Per Month

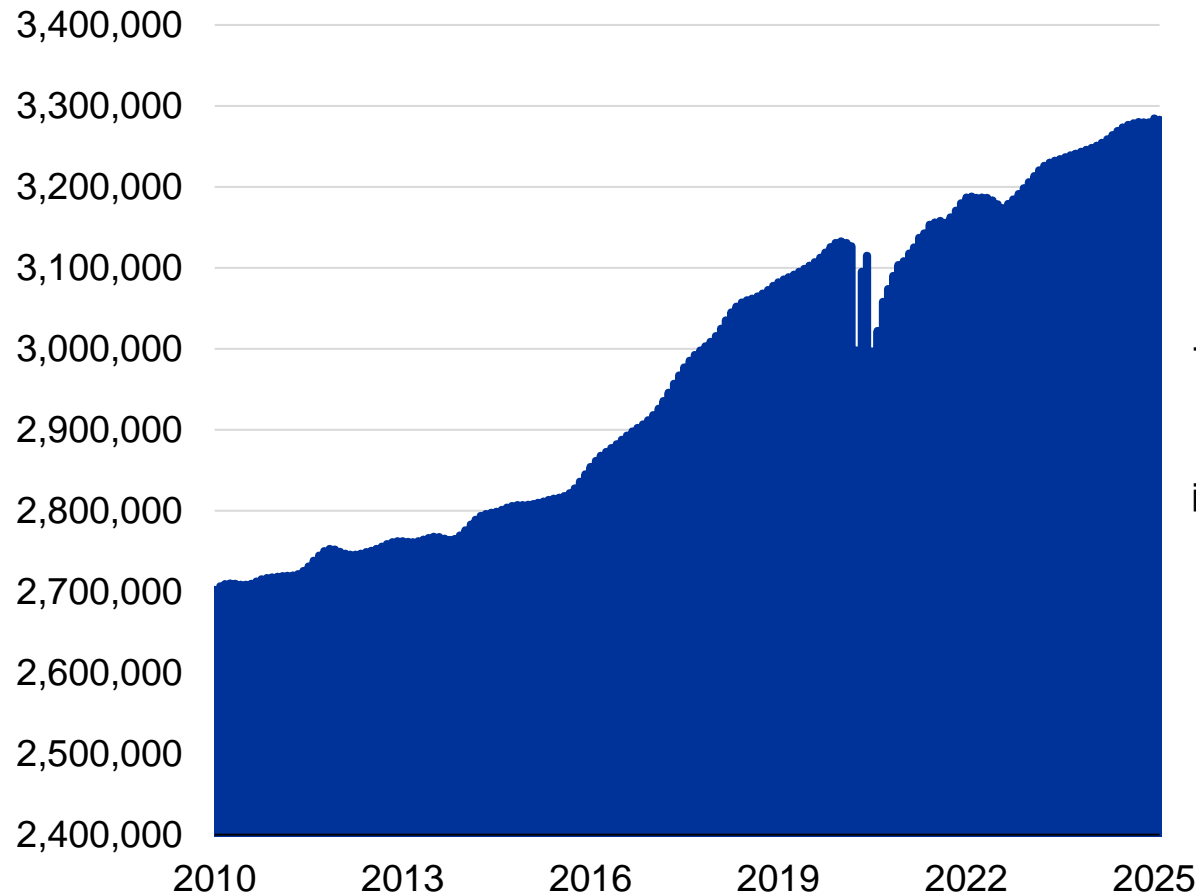


Sources: Bureau of Labor Statistics.

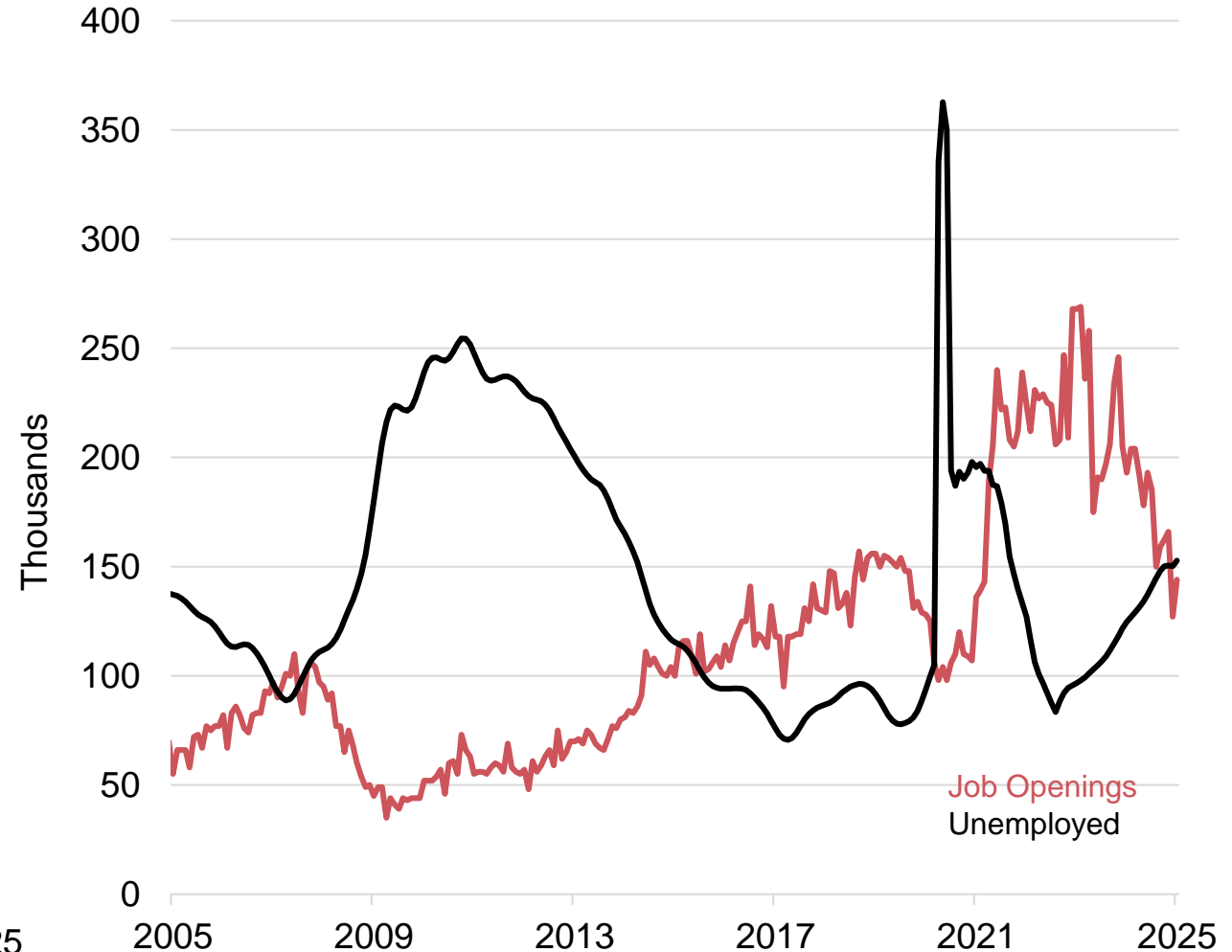


# Colorado Labor Shortage?

Labor Force



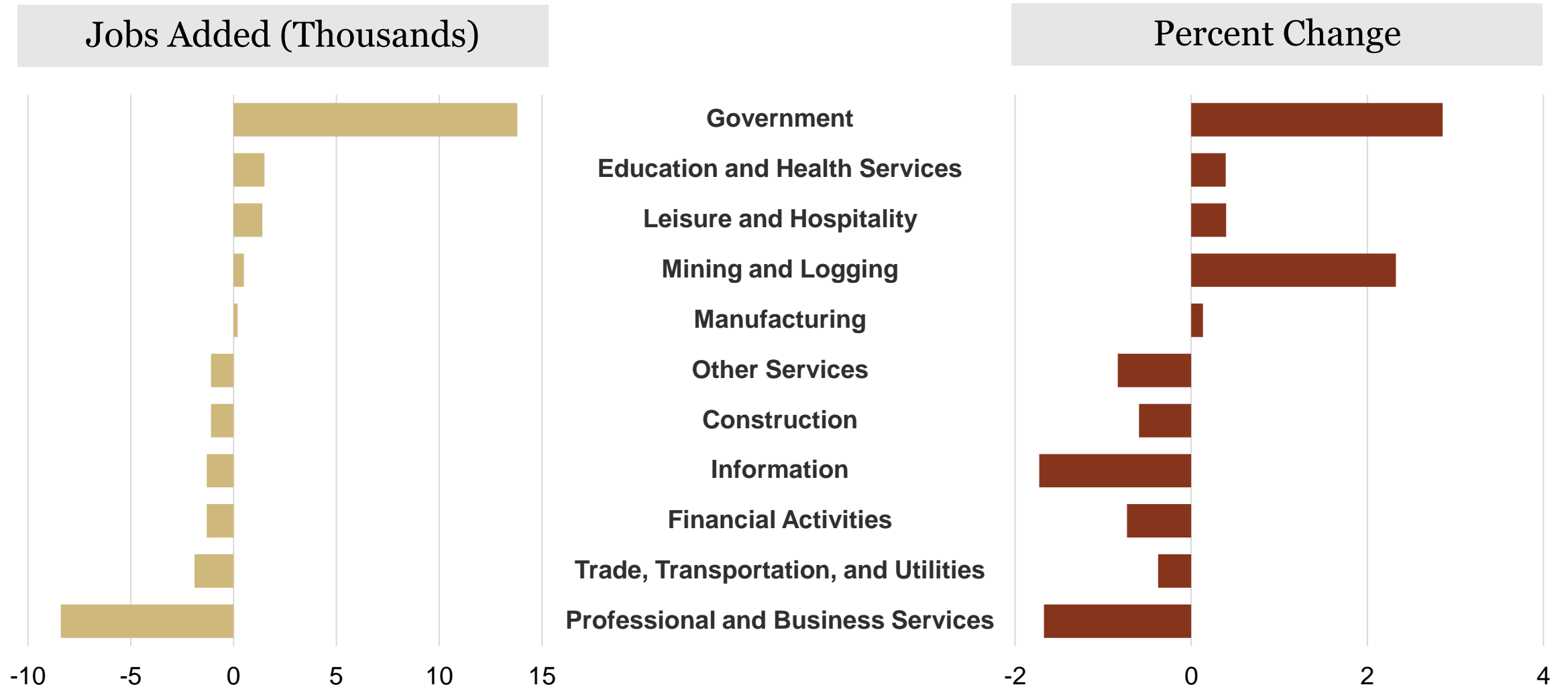
Job Openings and Unemployed



Sources: Colorado Department of Labor & Employment, Bureau of Labor Statistics, JOLTS, and the Current Population Survey (NSA) .



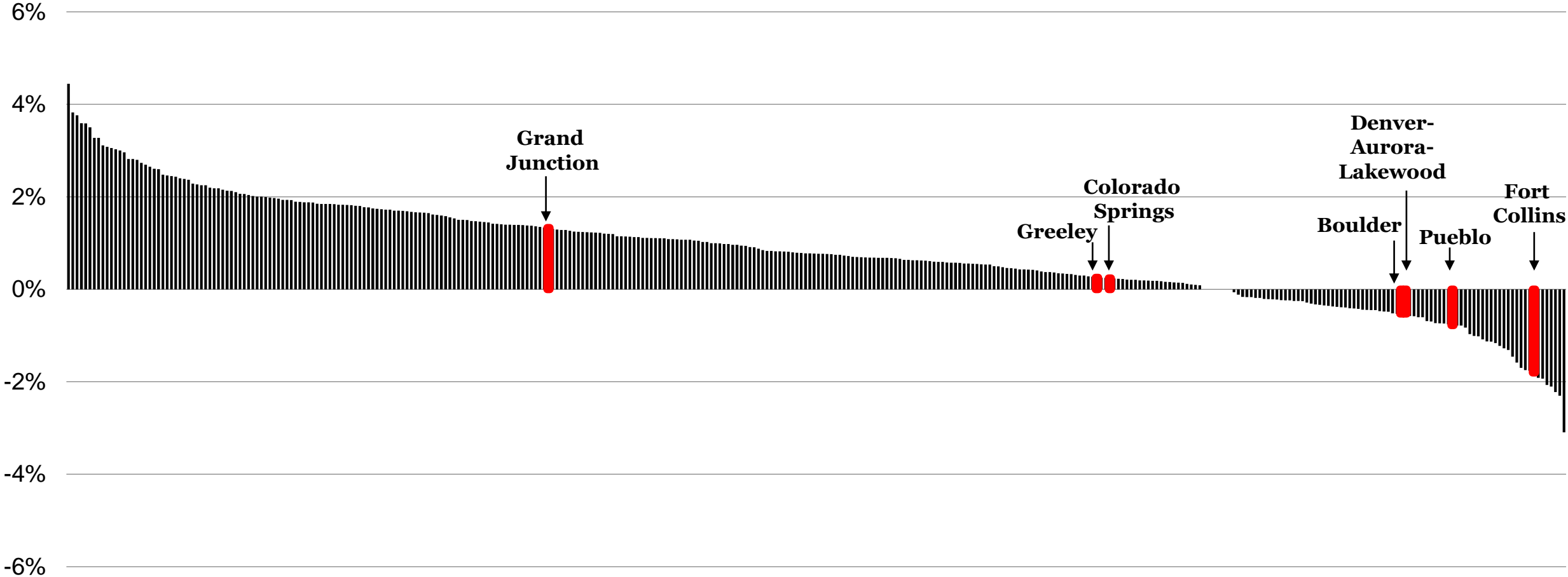
# Colorado Employment Change March 2025, YoY





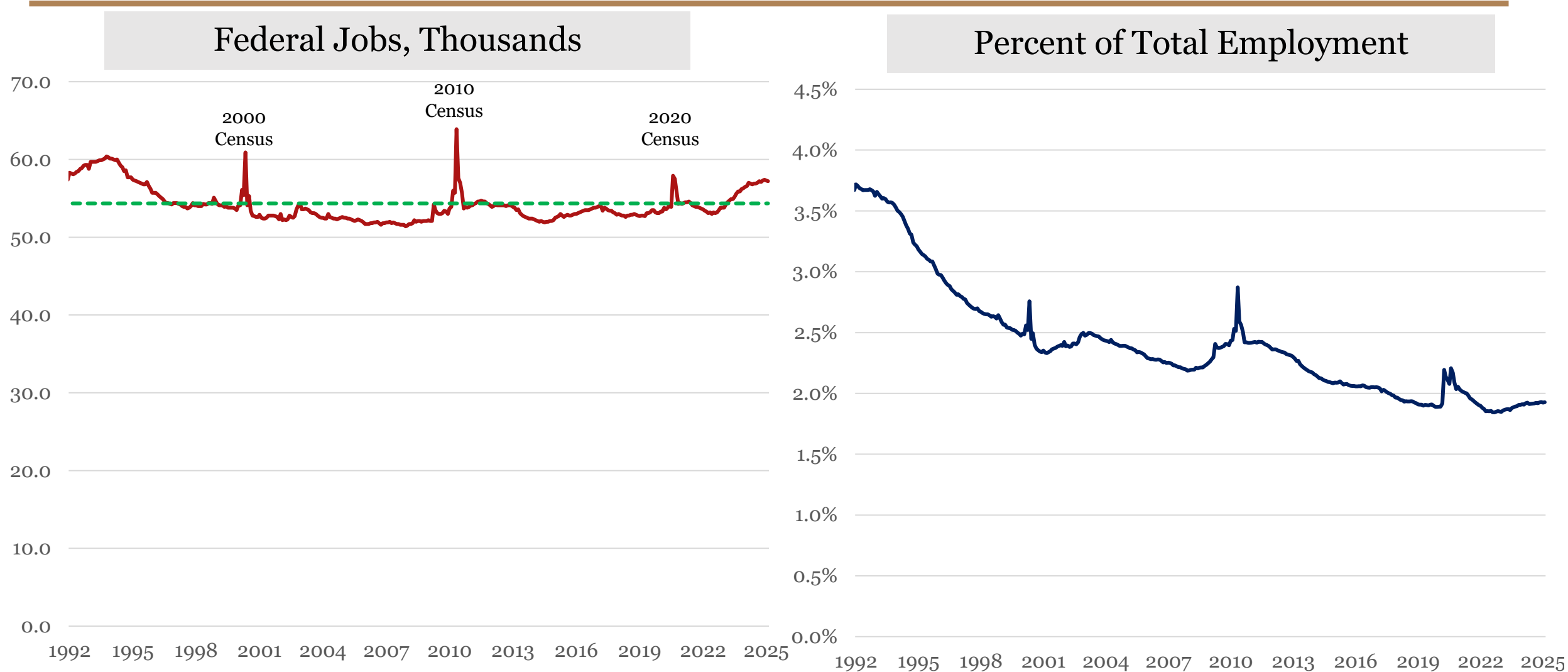
# Colorado MSA Employment Growth

Year-over-Year Growth, March 2025





# Federal Employment in Colorado





# Colorado General Fund



Source: Colorado Office of the State Controller and the Colorado Office of State Planning and Budgeting (2024).

Note: Excludes revenue transferred to the State Education Fund.





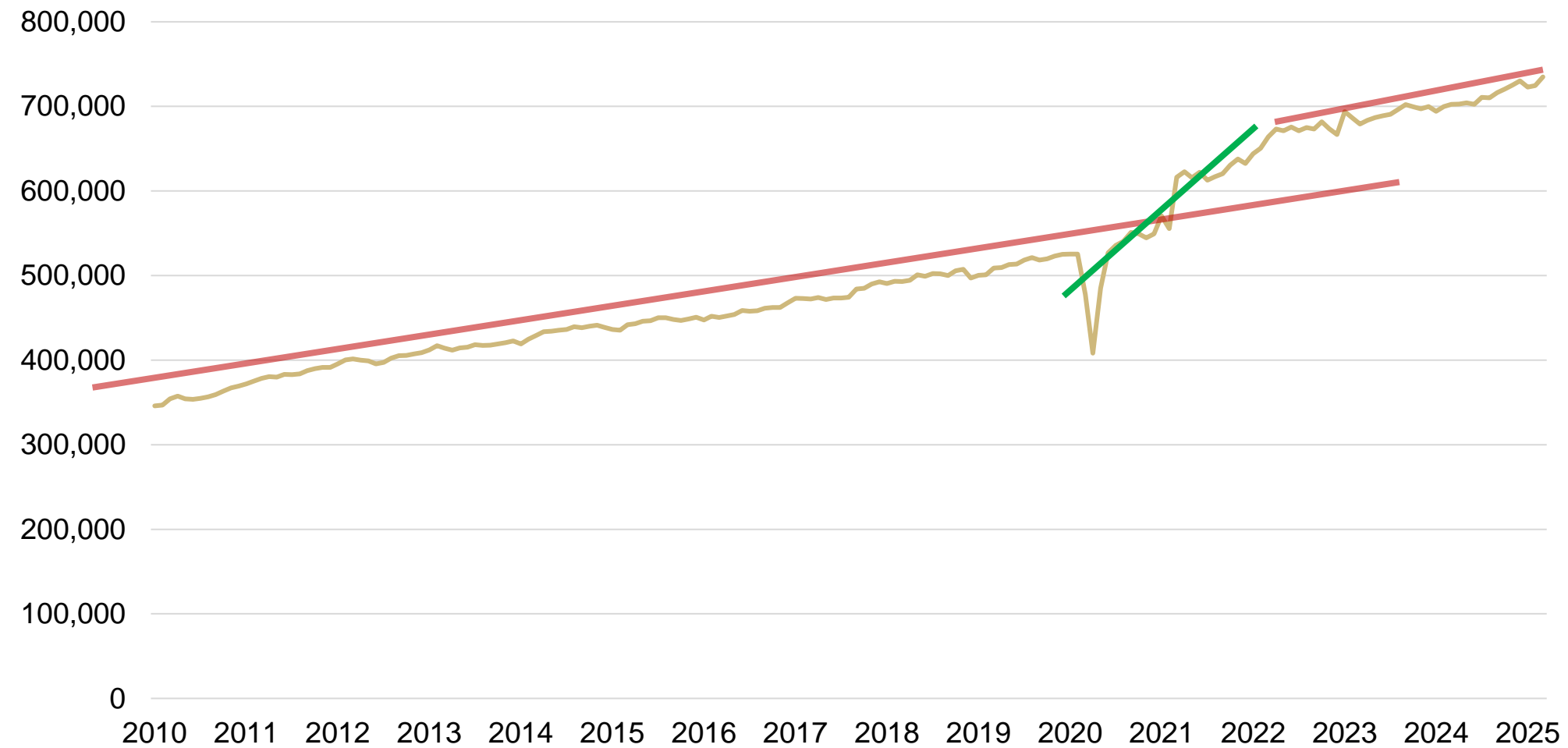
# Tourism & Retail

Photo by o Ashim D'Silva on Unsplash.



# National Retail Sales

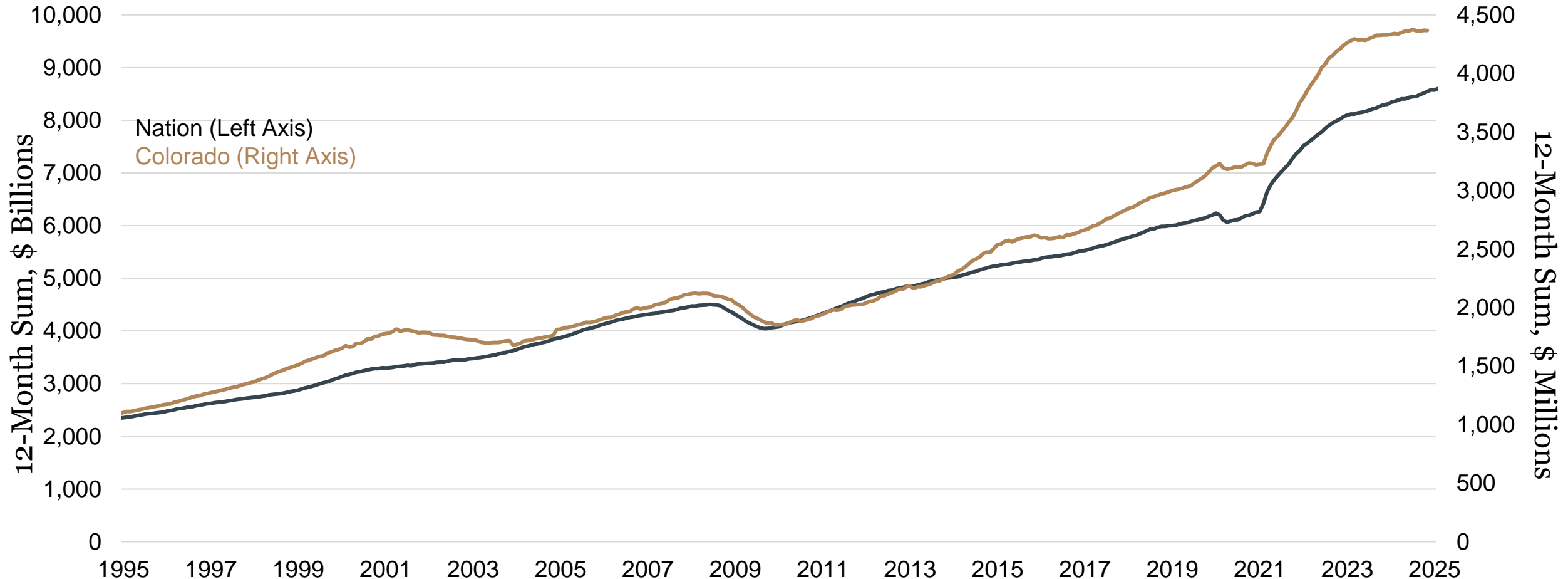
\$ Millions, Seasonally  
Adjusted



March 2025:  
+4.6% year-over-year  
1.4% month-over-month

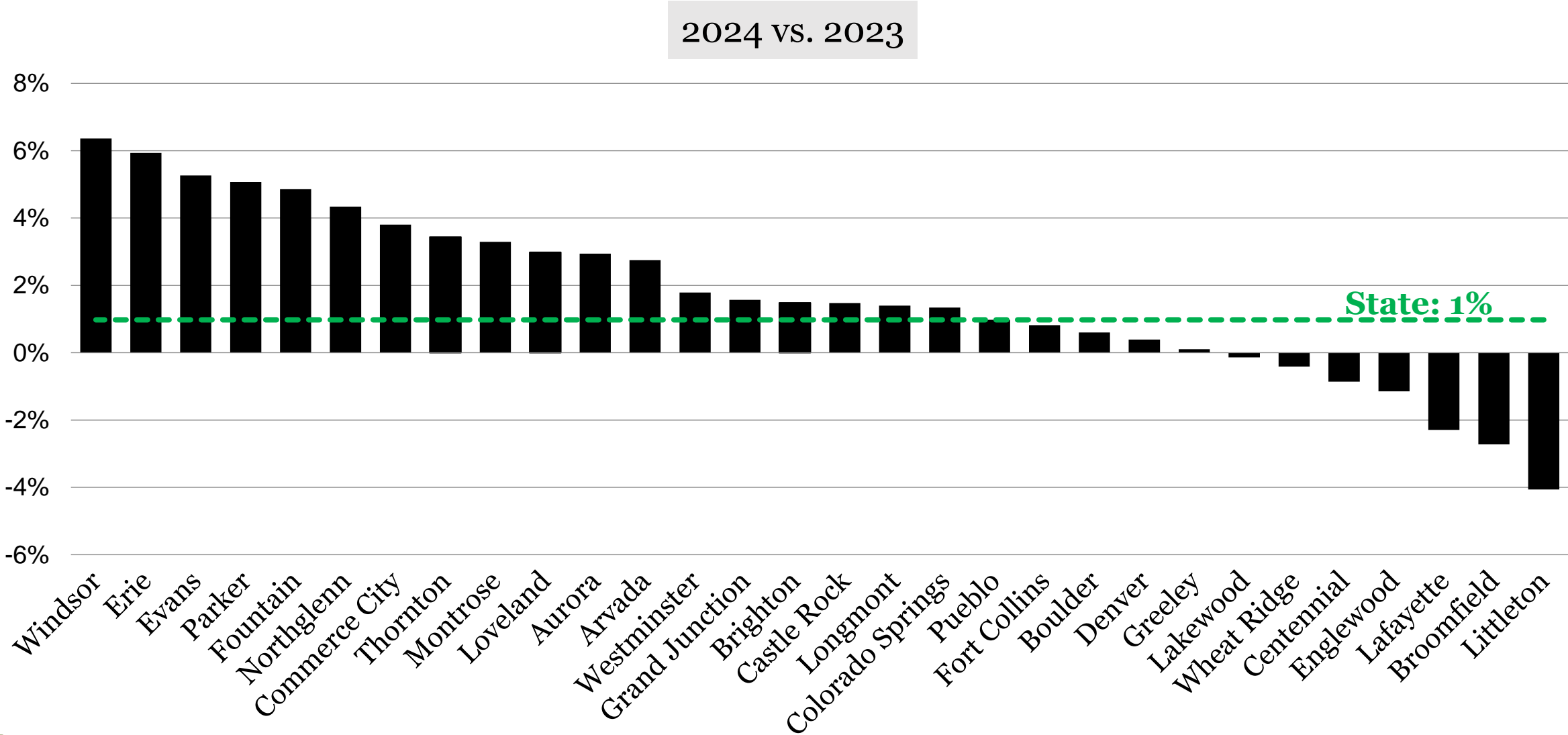


# National Retail Sales vs. Colorado Taxable Sales





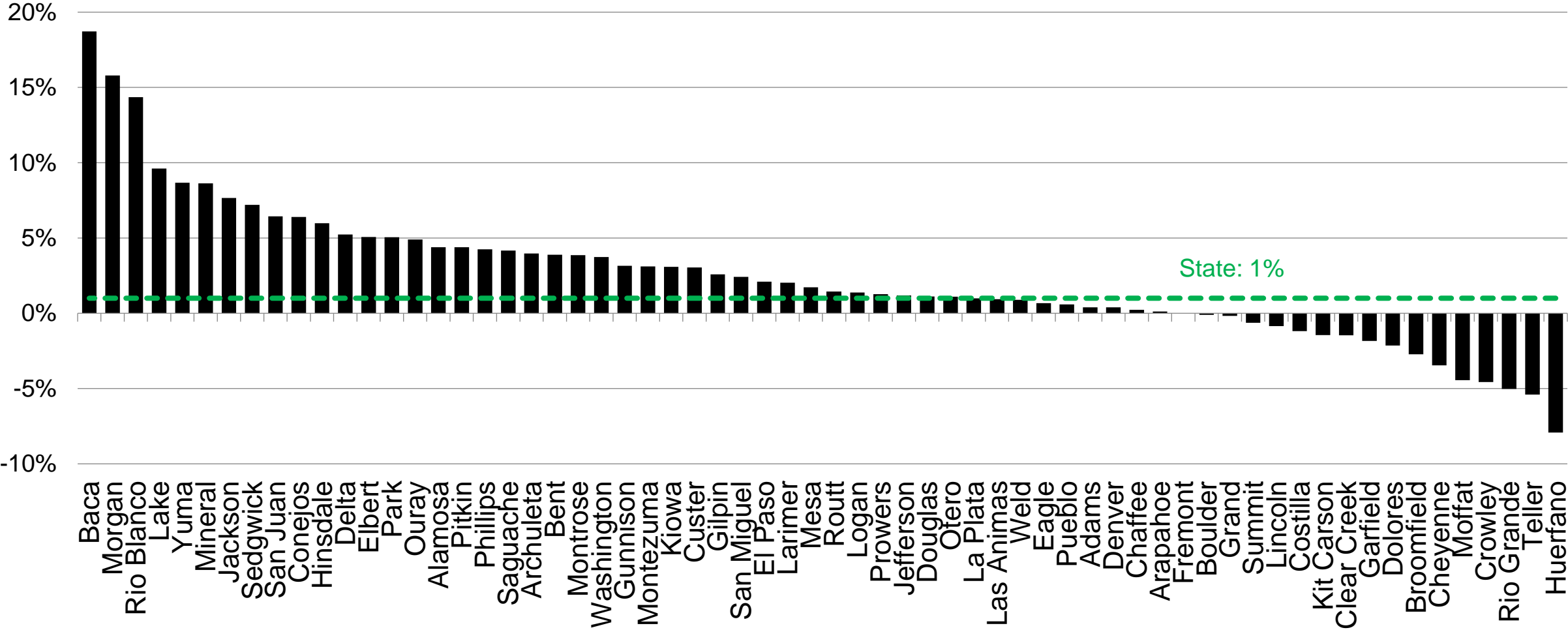
# State Taxable Sales Growth – 30 Largest City Collections





# State Taxable Sales 1-Year Change

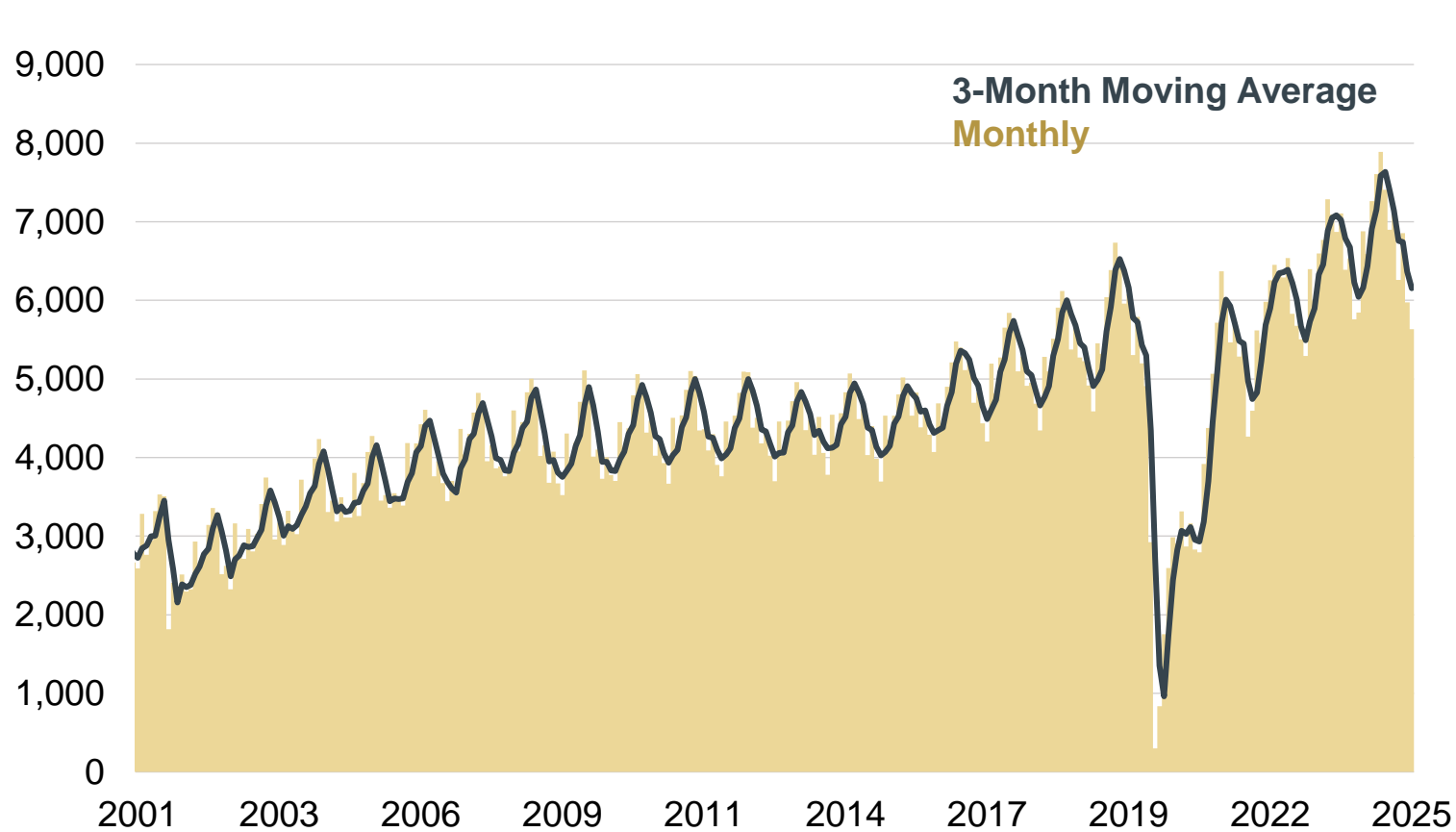
2024 Compared to 2023



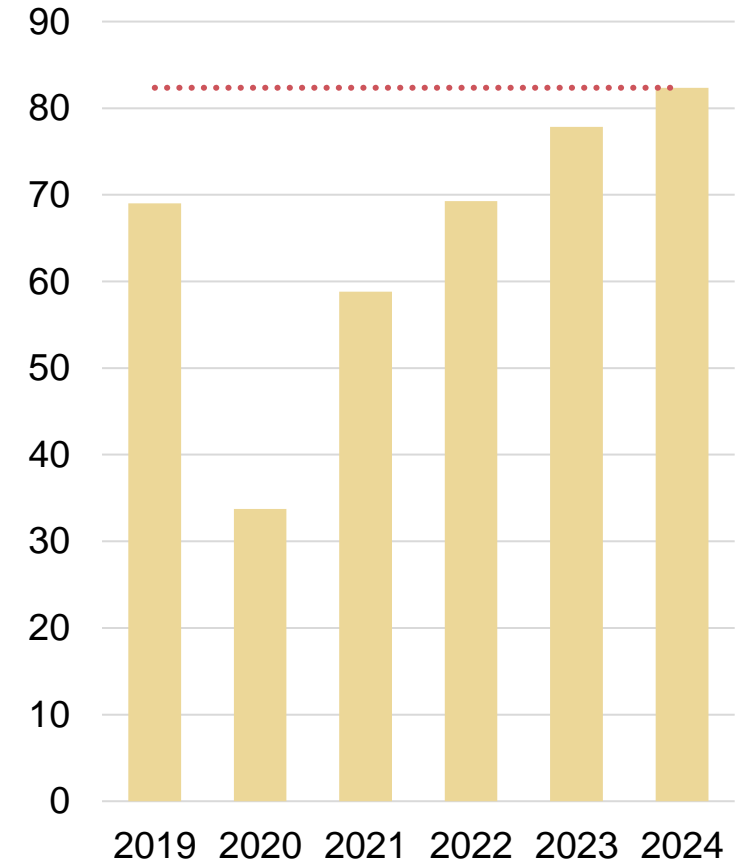


# DIA Enplanements and Deplanements

DIA Monthly Passenger Traffic, Thousands, 2001-2025



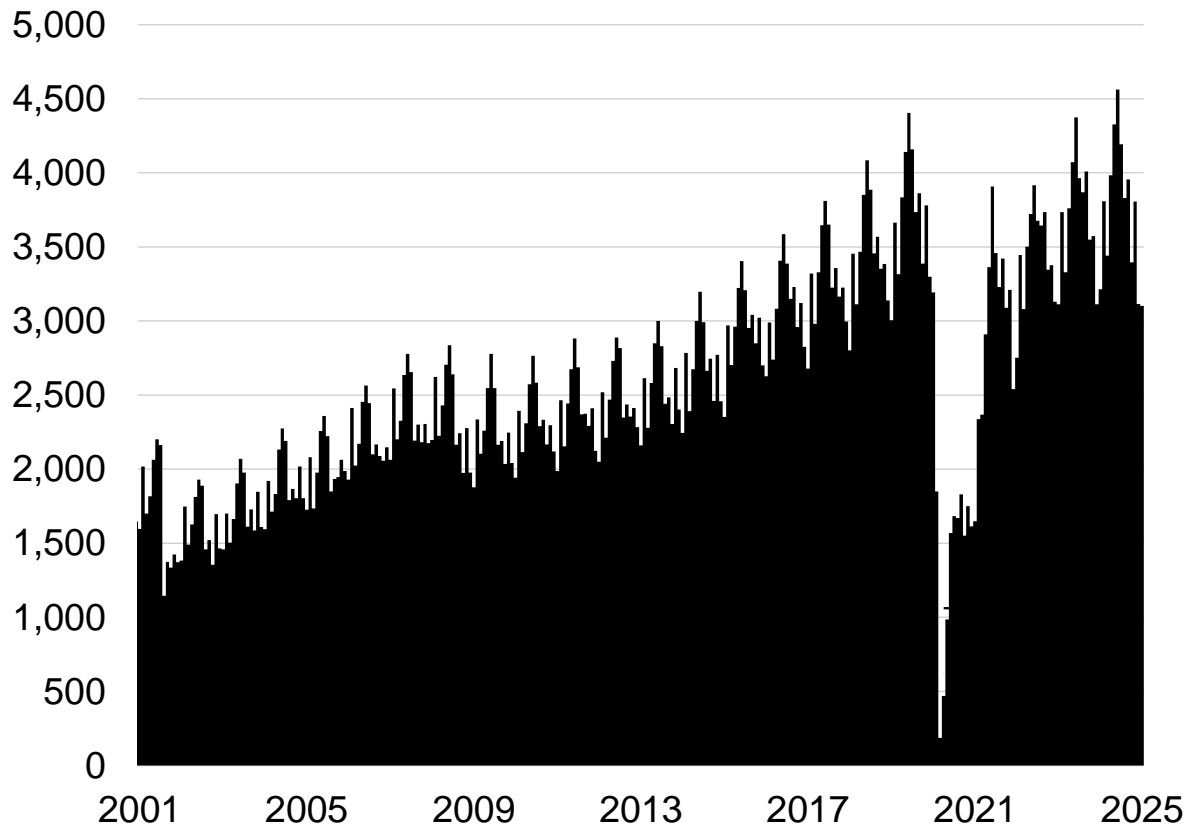
Annual Total (Millions)



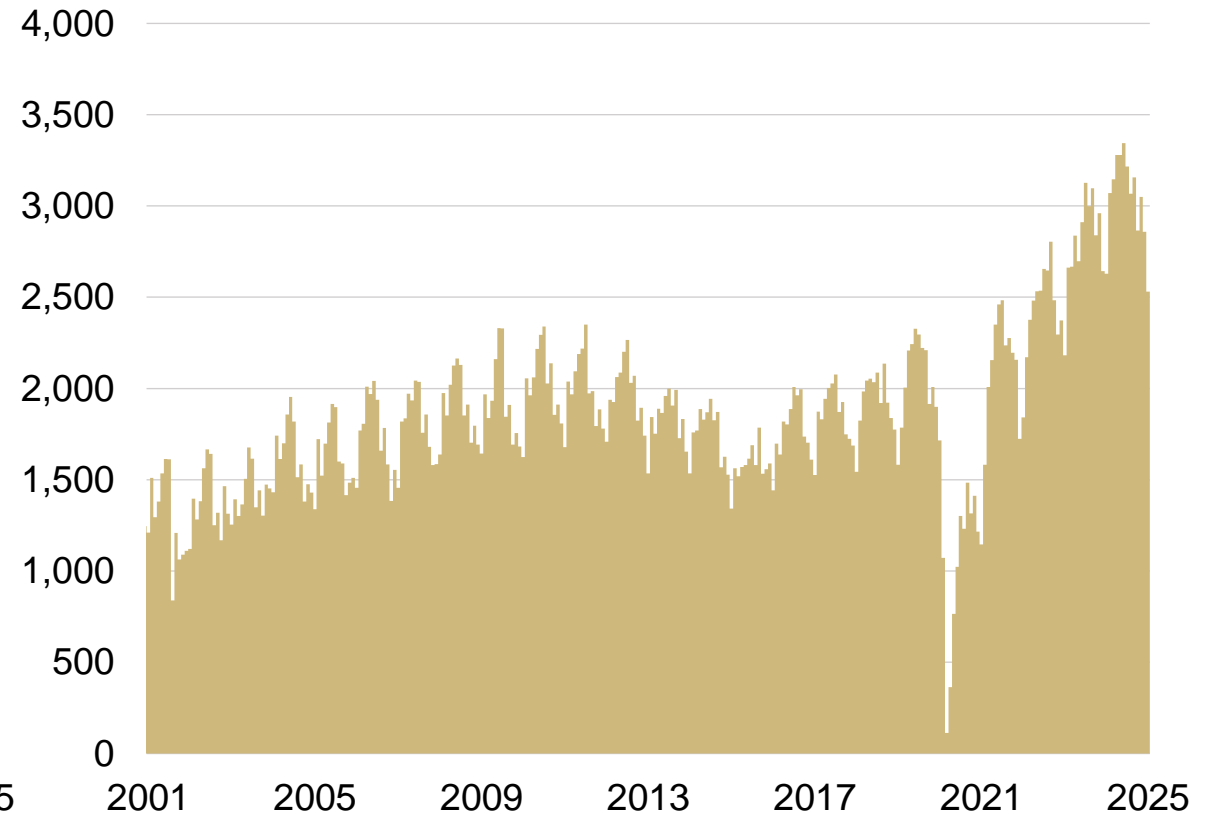


# DIA Enplanements and Deplanements

Originating and Destination, Thousands



Transfers, Thousands







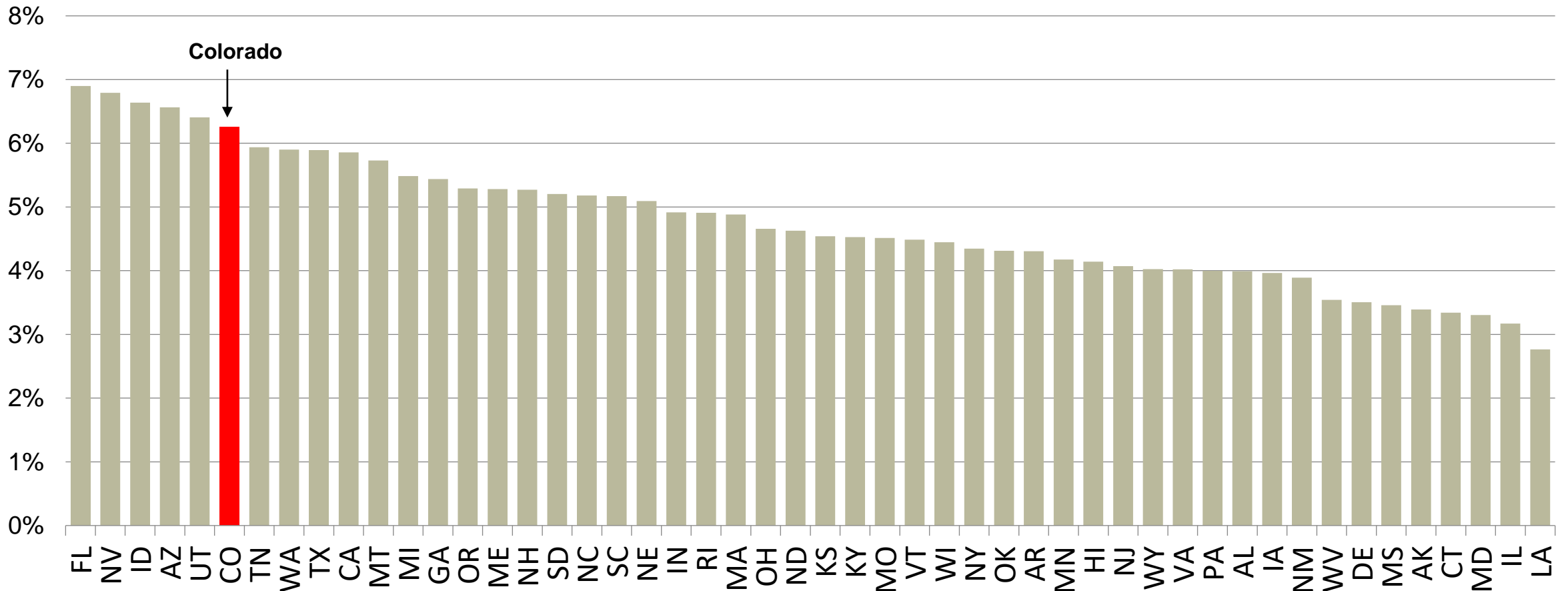
# Construction and Real Estate

Photo by Ricardo Gomez Angel on Unsplash.



# FHFA Home Price Index by State

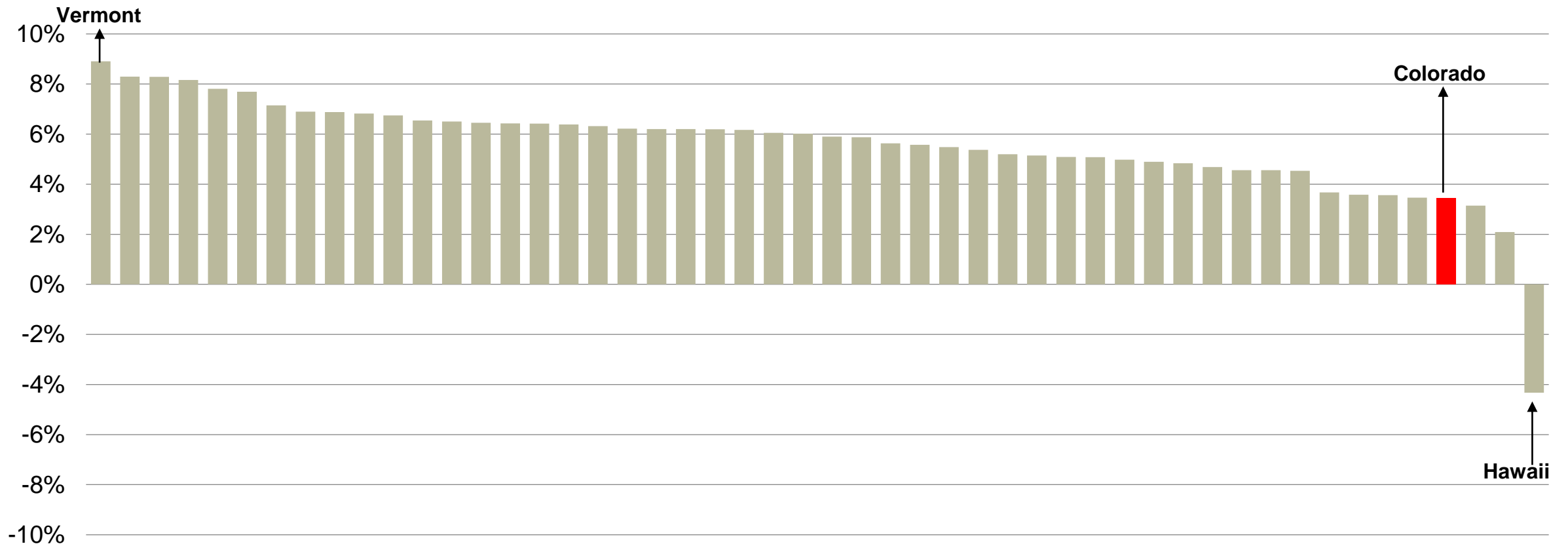
Year-over-Year Home Price Change, 2009-2024





# FHFA Home Price Index by State

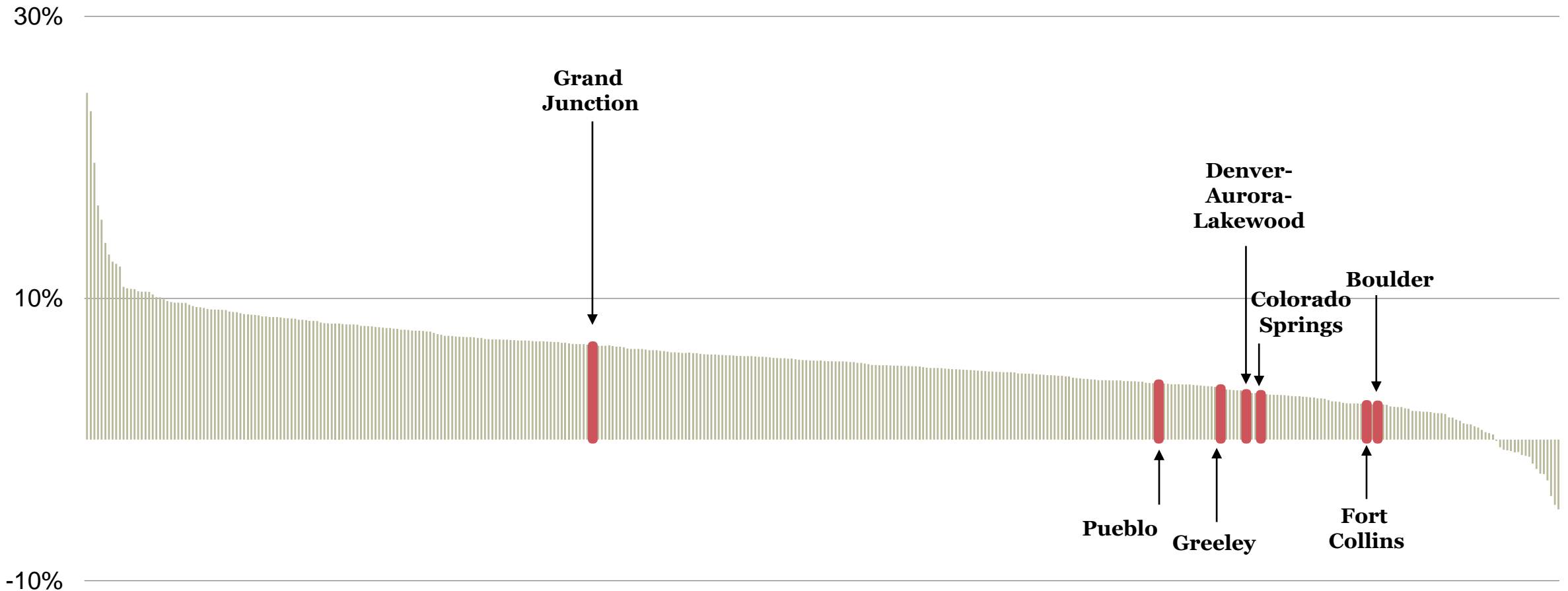
## Year-over-Year Home Price Change, Q4 2024





# FHFA Home Price Index by MSA

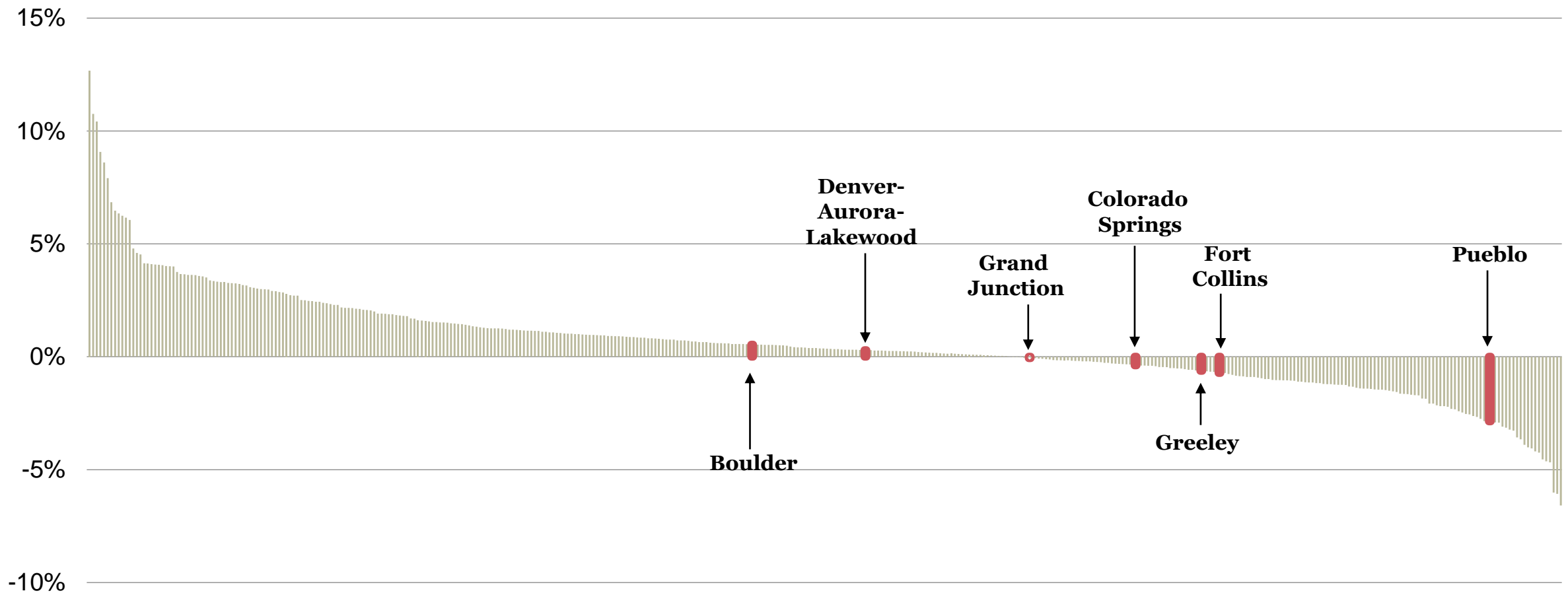
1-Year Home Price Change, Q4 2024





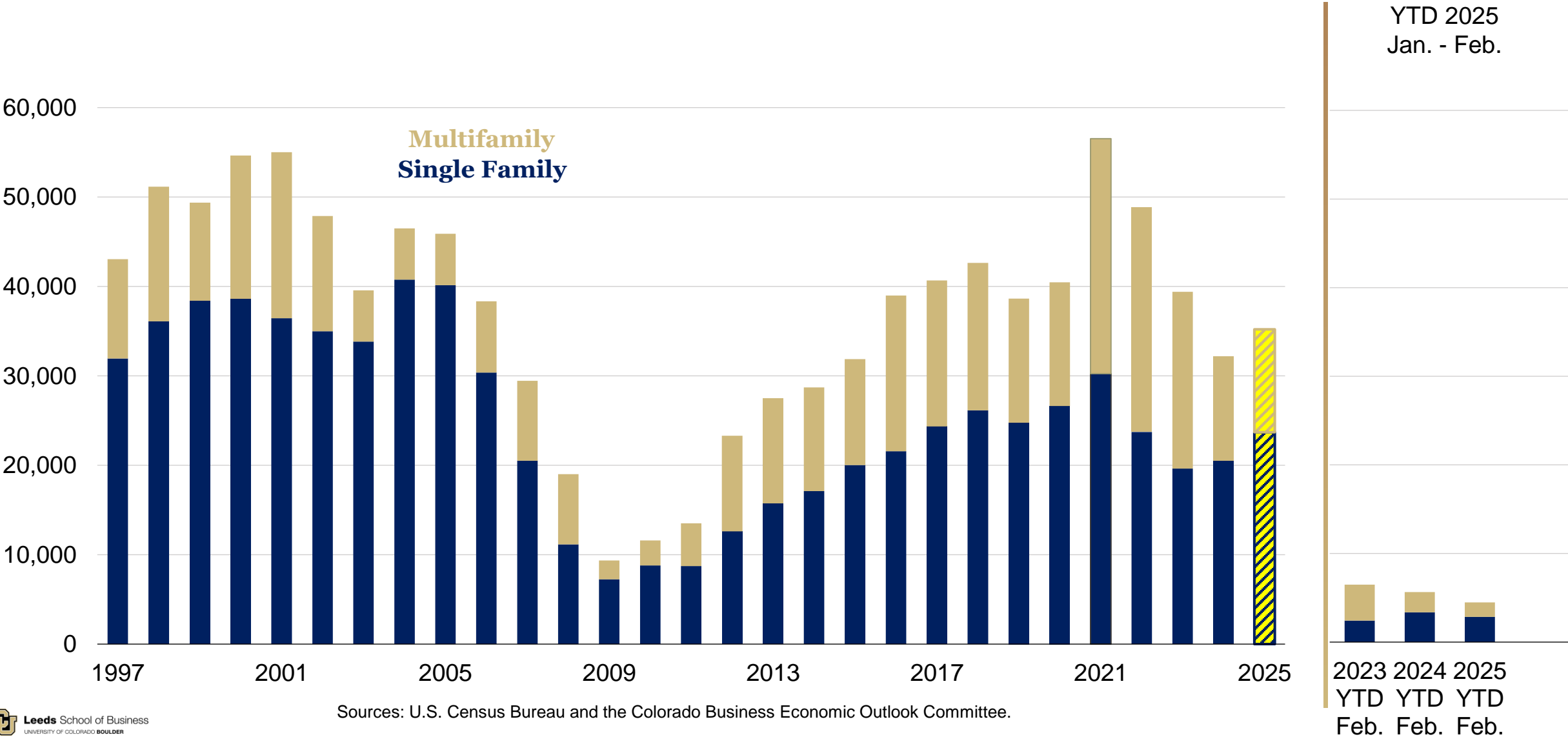
# FHFA Home Price Index by MSA

Quarter-over-Quarter Home Price Change, Q4 2024



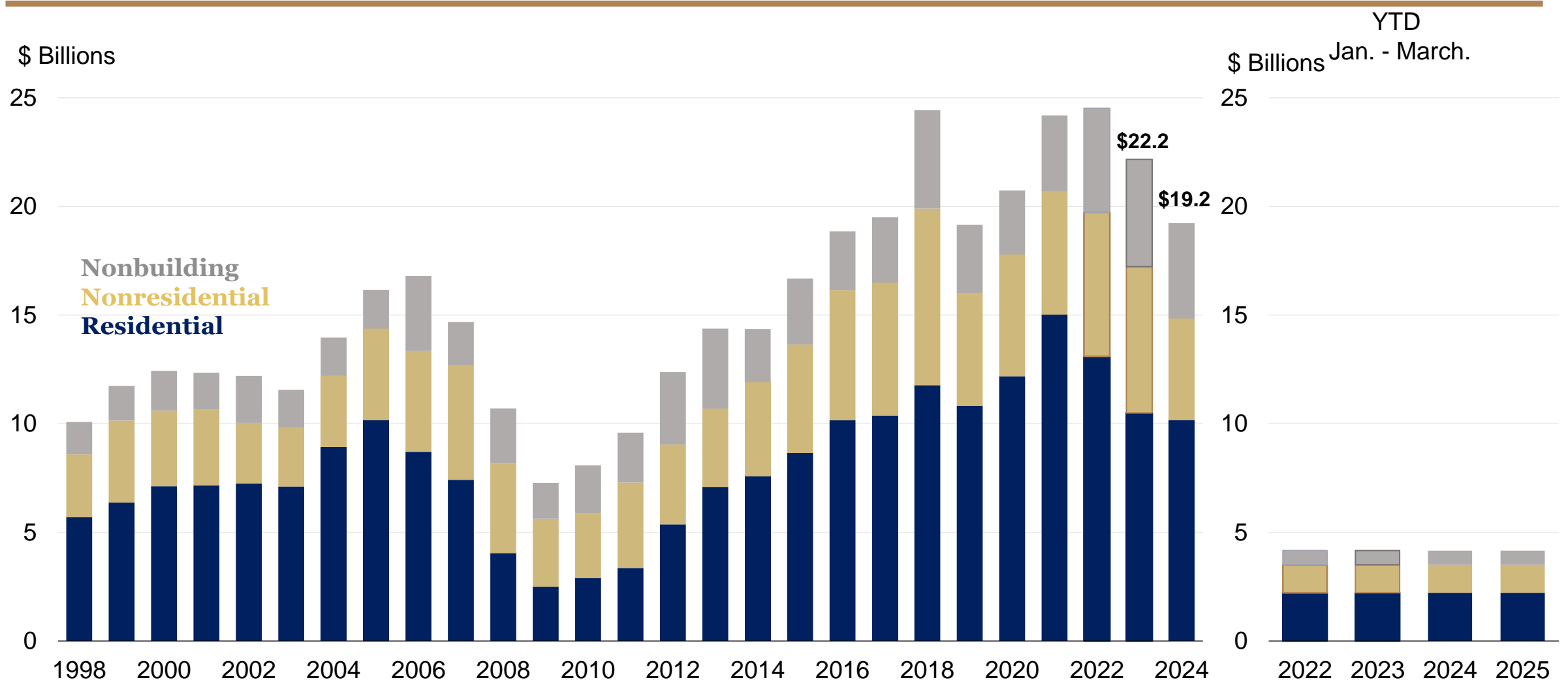


# Colorado Residential Building Permits



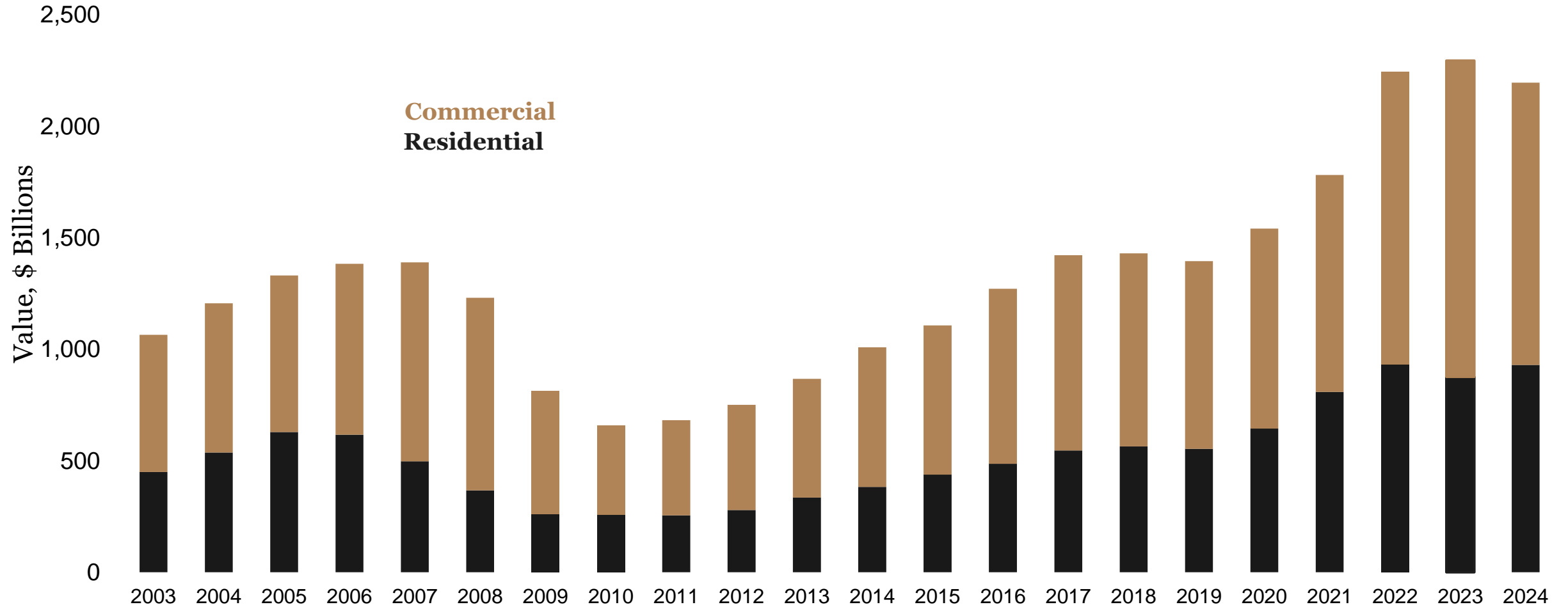


# Colorado Total Value of Construction



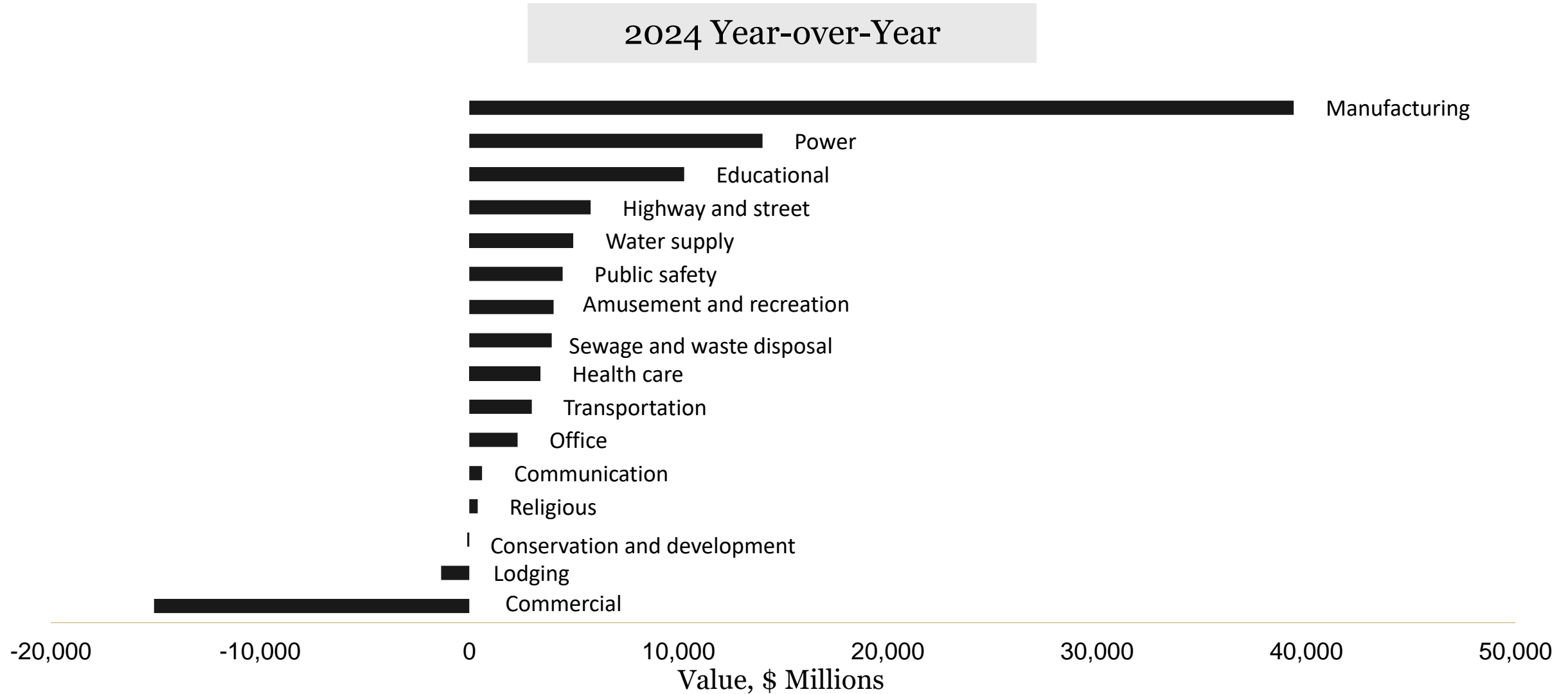


# National Value of Construction





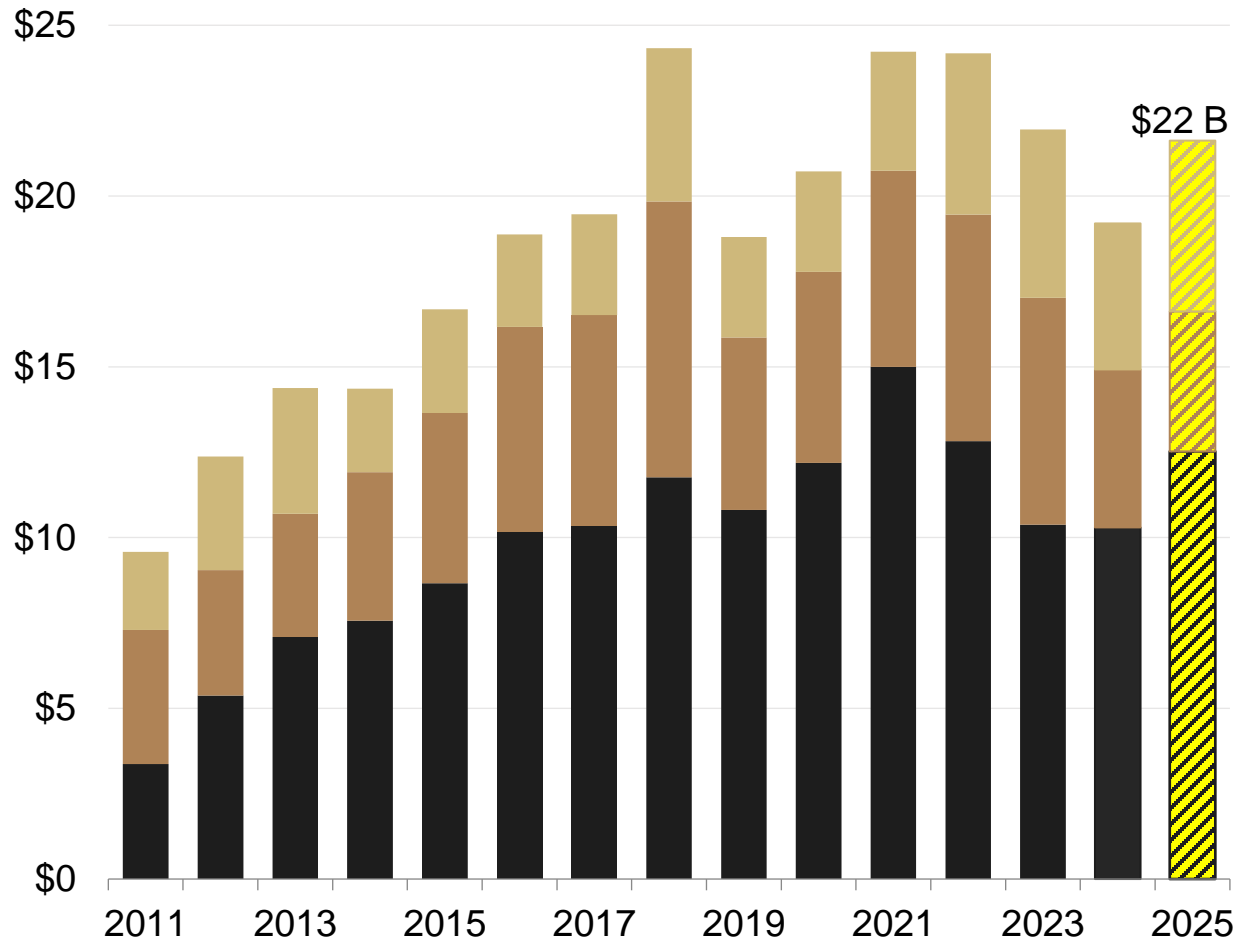
# Change in National Value of Construction Put in Place



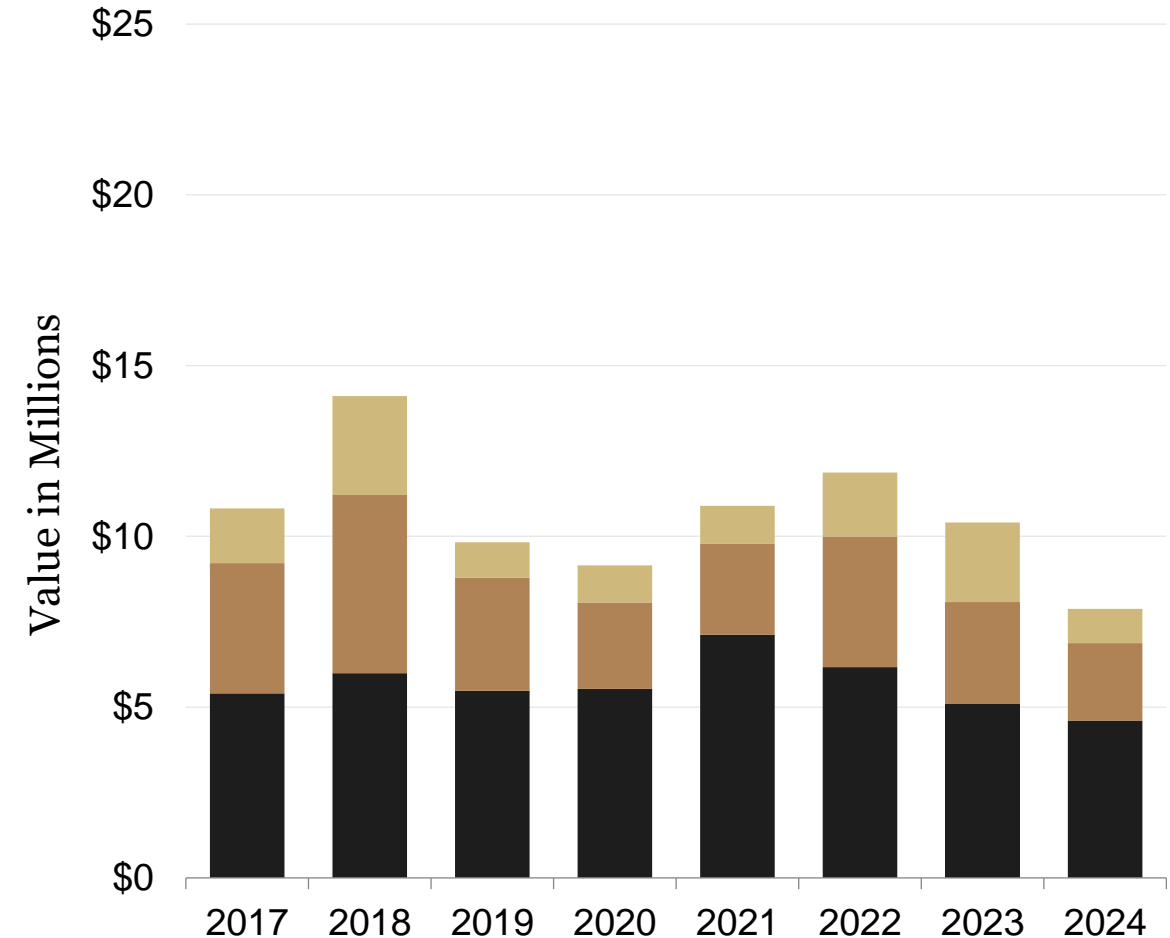


# Colorado Value of Construction

Colorado (Billions)



Denver MSA





# Indicators

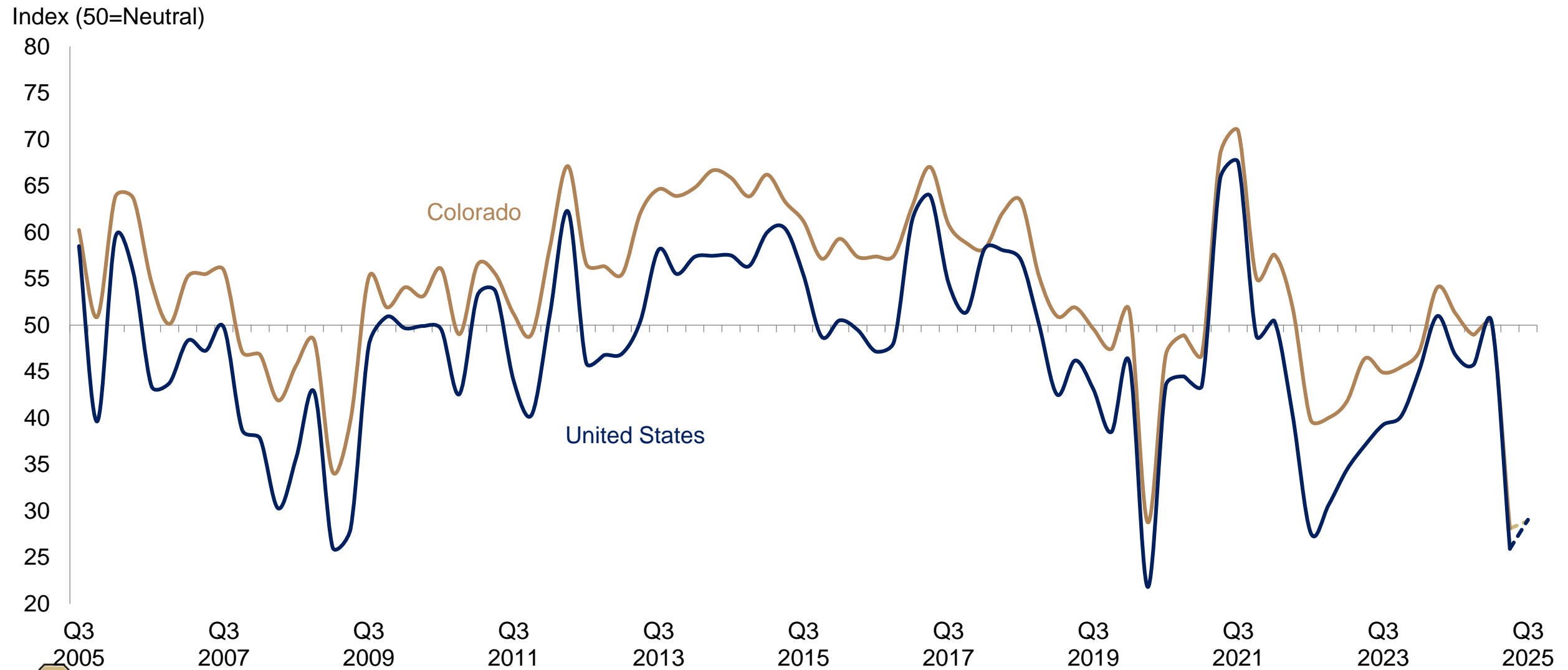
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Photo by Riccardo Annandale on Unsplash.

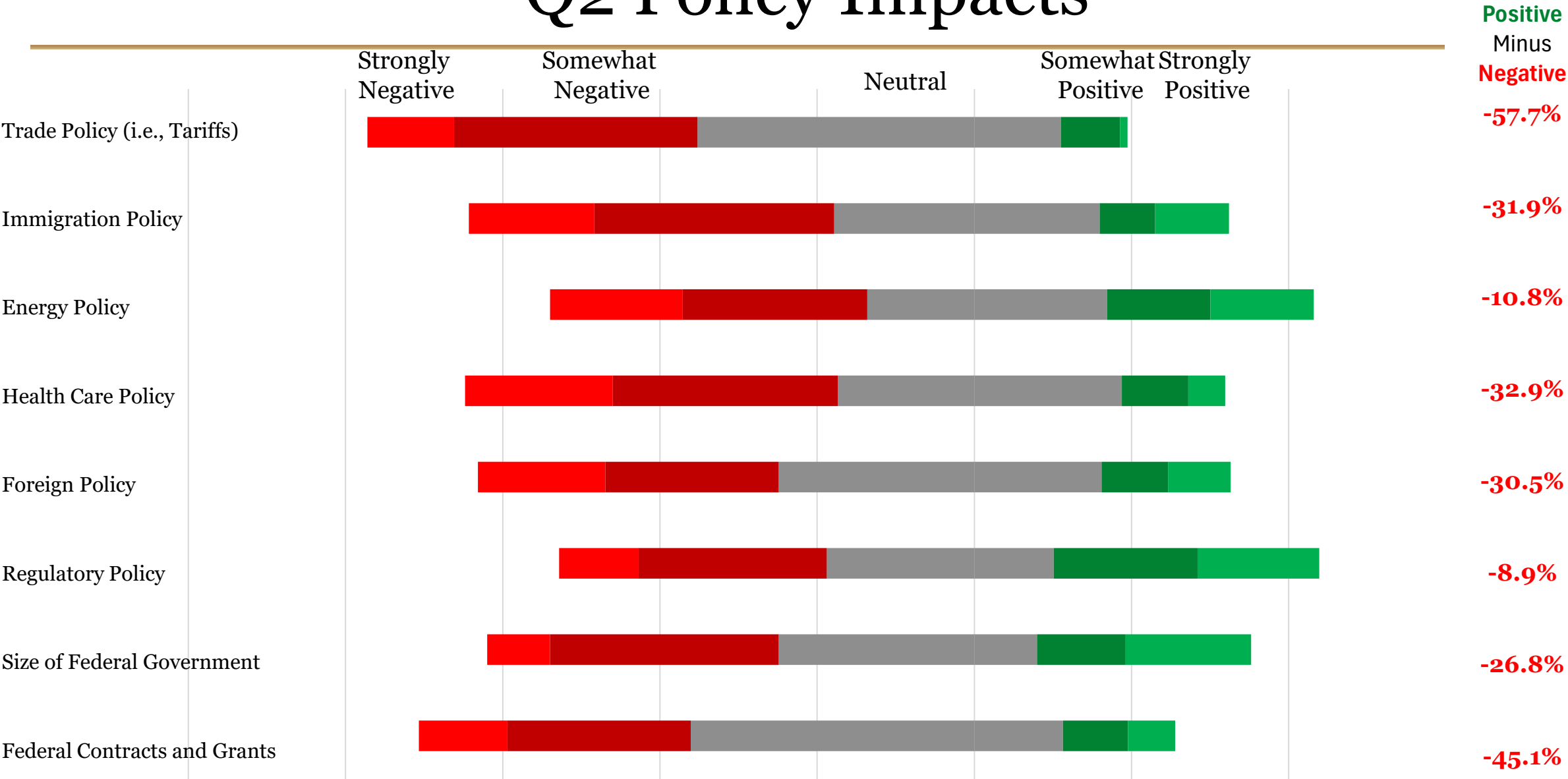


# State Expectations





# Q2 Policy Impacts





# BRD Publications and Confidence Index

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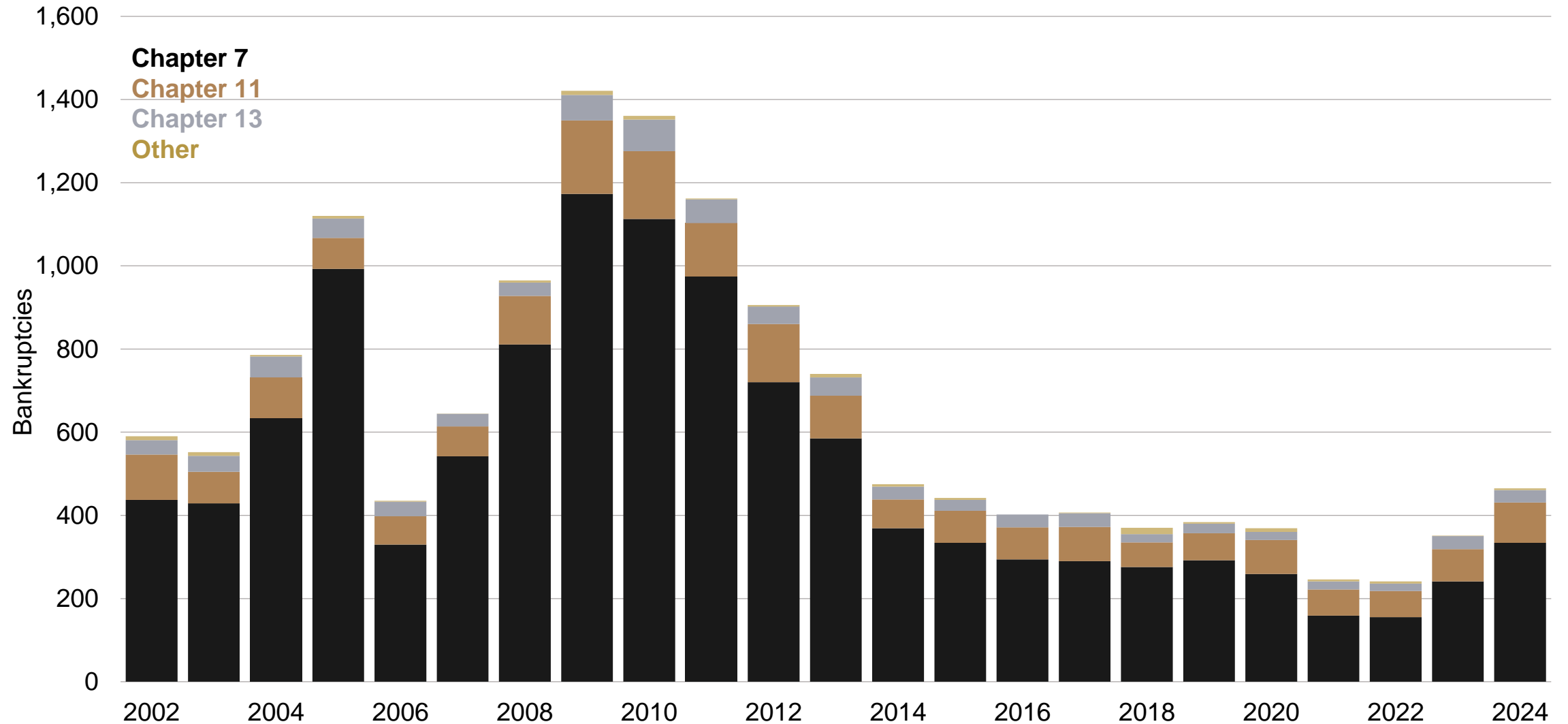


Register and Receive Free Access to:

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- Colorado Business Review
- Leeds Business Confidence Index
- Quarterly Indicators Report
- Research Publications



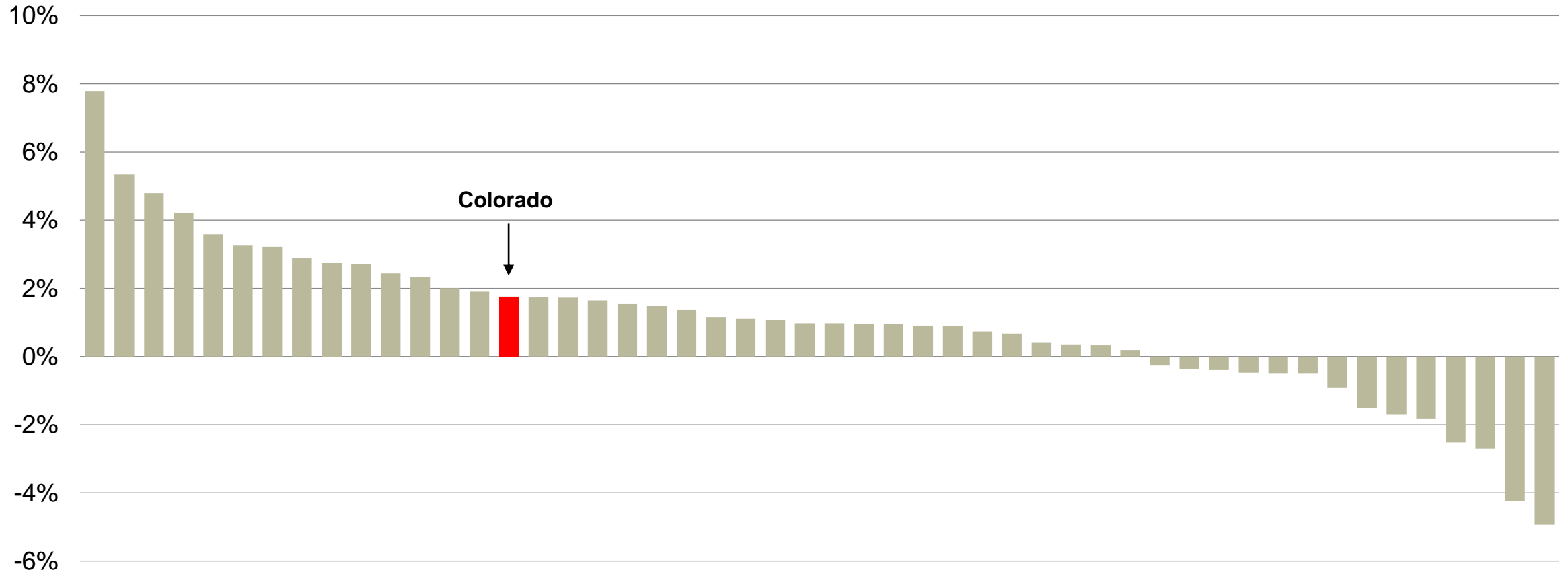
# Colorado Bankruptcy Filings





# Labor Productivity

Year-over-Year Percent Change, 2023





## Tailwinds

Employment Growth  
Productivity  
Consumption  
Retail Sales  
Income Growth

## Headwinds

Tariffs  
Trade  
Federal Realignment  
Inflation  
Office Vacancy  
Interest Rates  
Demographics  
Debt  
Climate

## Unknowns/Neutral

AI  
Worker Shortage  
Supply Chain Disruptions  
Investment  
Remote Work