



Colorado City and County Management Association

Attention to the Risks

Richard Wobbekind

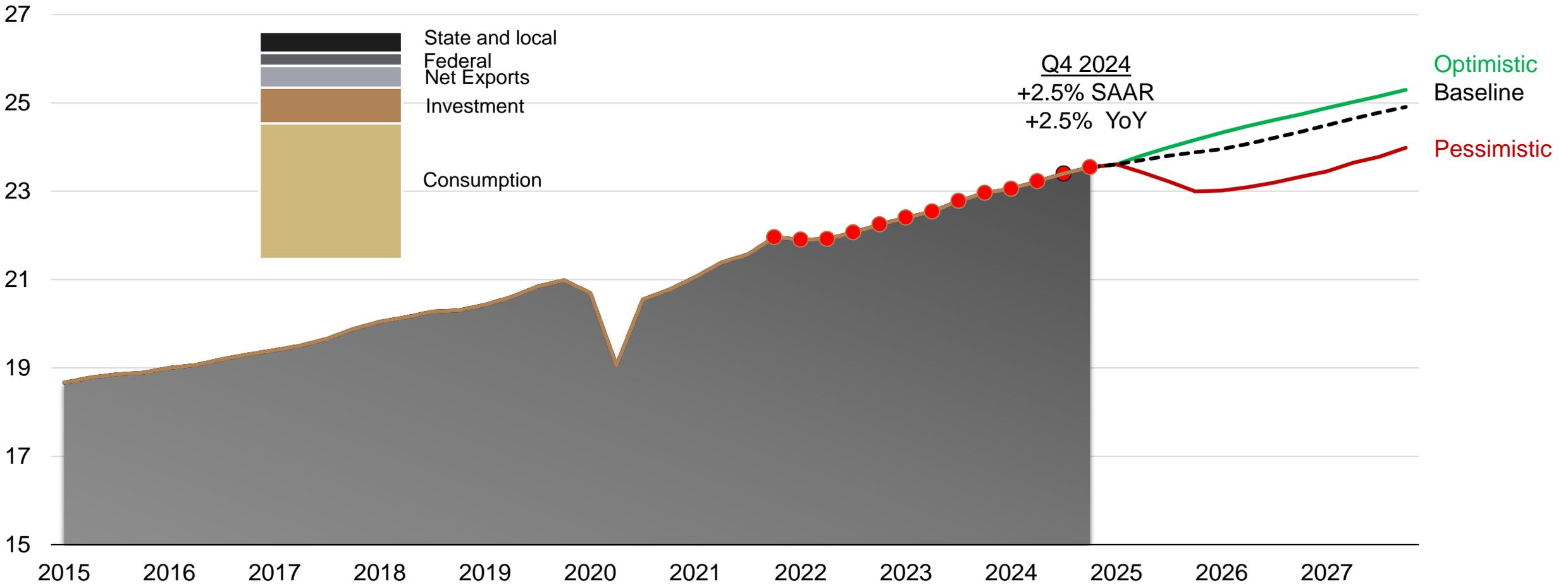
Senior Economist and Associate Dean for Business
and Government Relations Business Research
Division

University of Colorado Boulder

April 25, 2025

U.S. Real GDP

U.S. Quarterly GDP, \$ Trillions



National Economy Mixed Signals



GDP grew in Q4



Employment and income up



ISM Mfg returned to sub-50 in March



Confidence slid



Consumption up



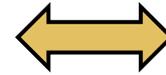
Prices improving



Debt growing (slowly)



Business confidence sank



Interest rates elevated



Industrial production down

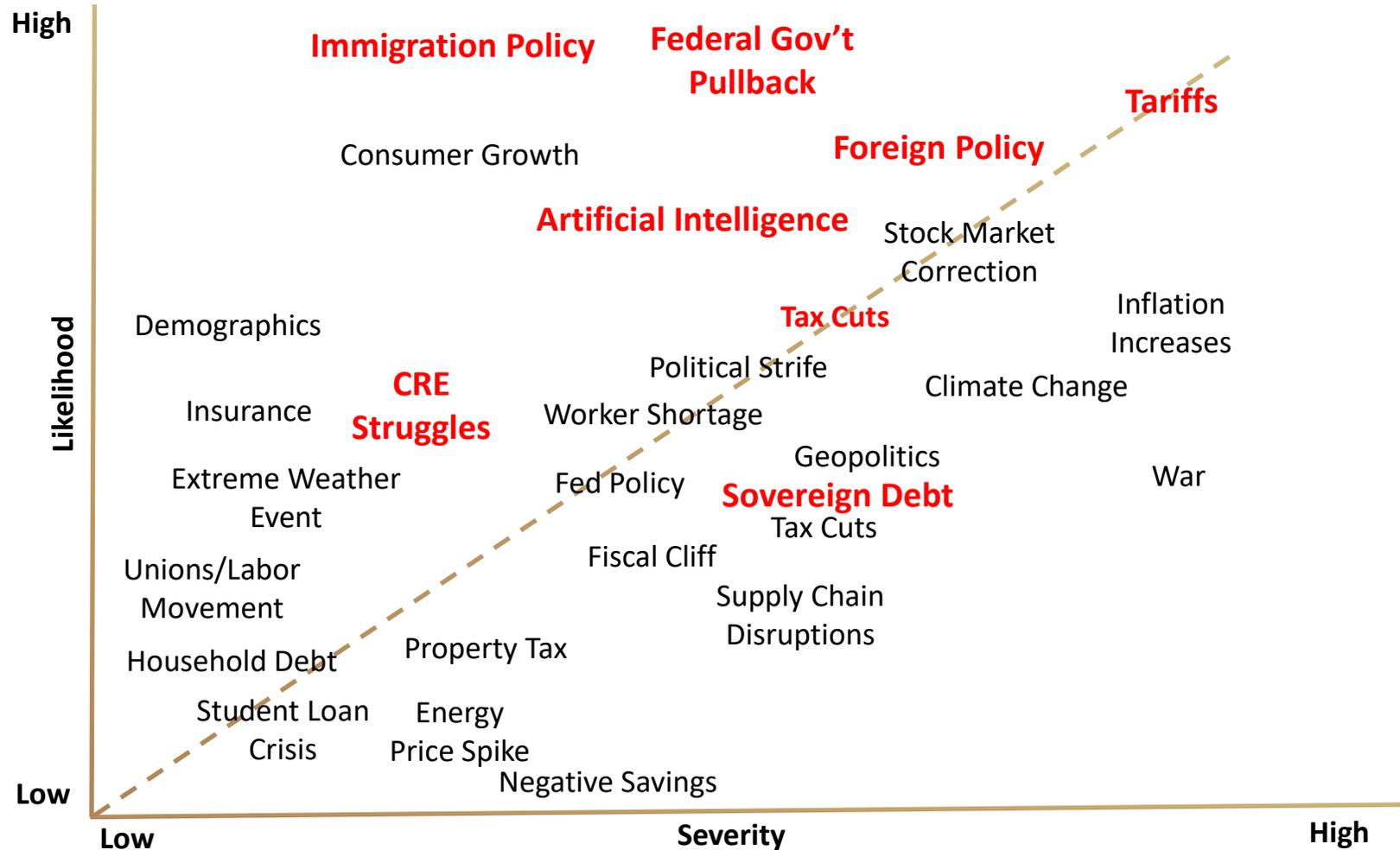


Capacity utilization notched down



Labor force growing

Risks

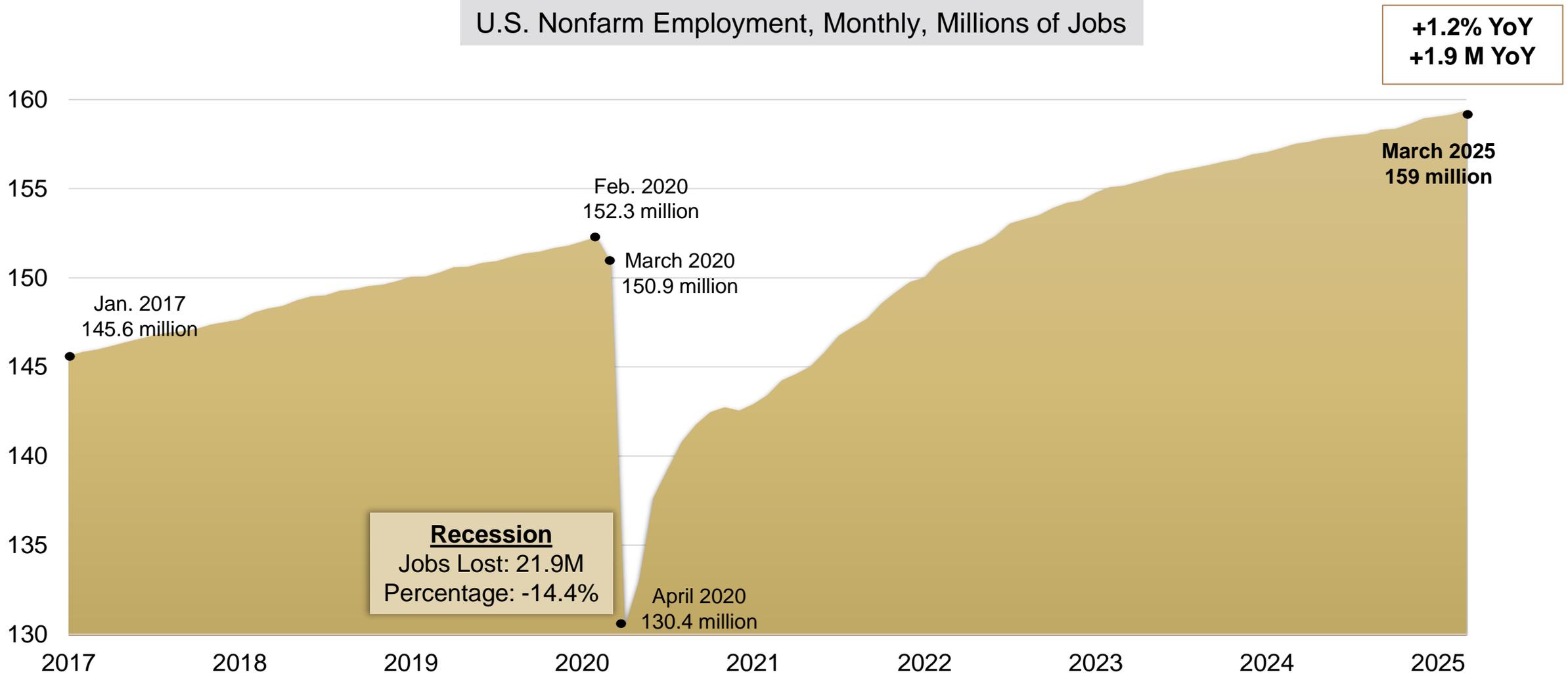




Employment

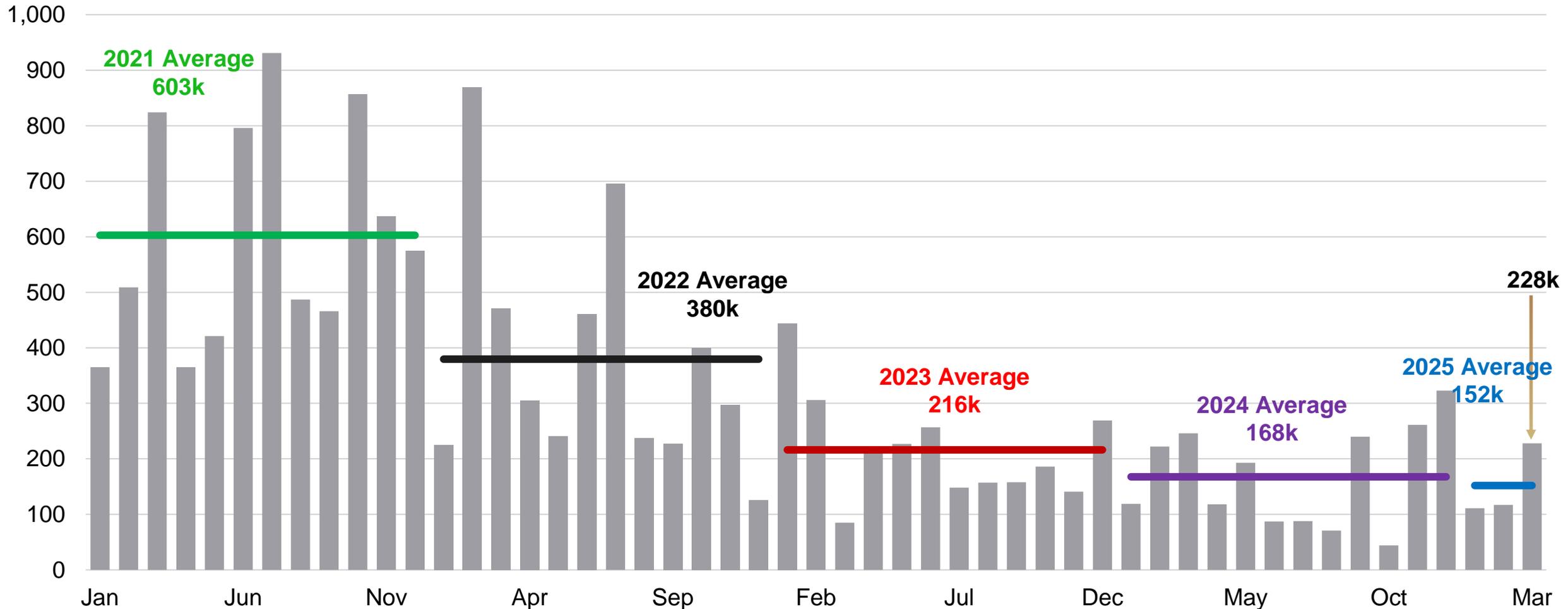
U.S. Nonfarm Employment

U.S. Nonfarm Employment, Monthly, Millions of Jobs

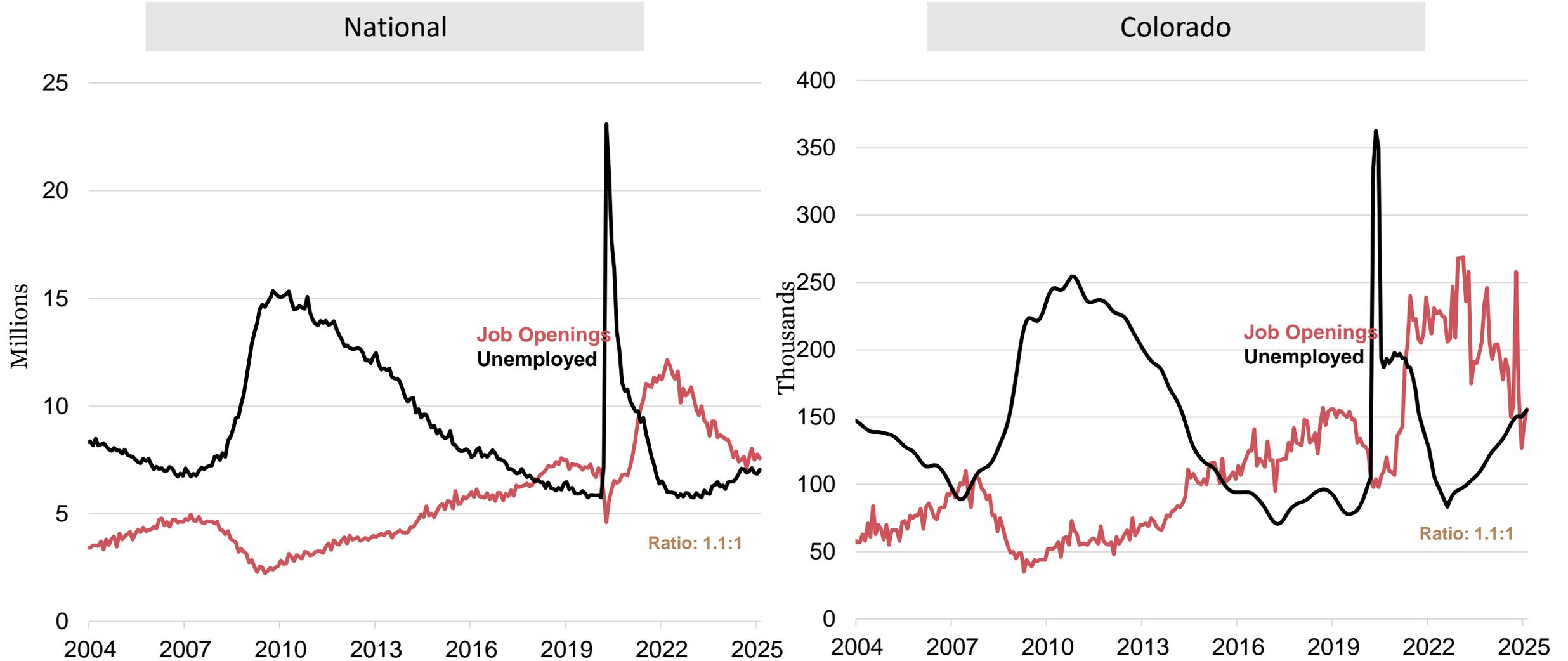


U.S. Nonfarm Employment Growth

Thousands of Jobs Added Per Month



Labor Shortage

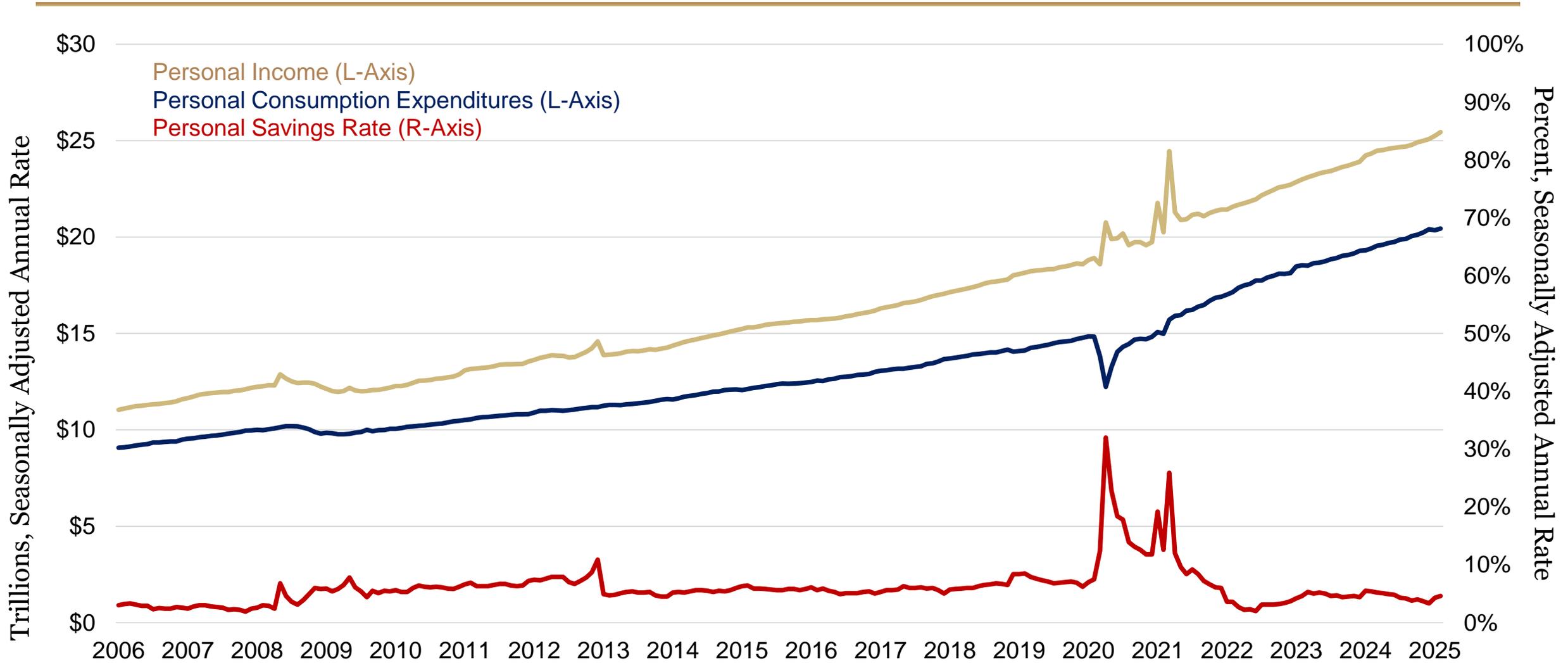


A close-up photograph of a person's hands counting stacks of US dollar bills. The person is wearing a blue t-shirt. The bills are held in two hands, with one hand holding a stack of bills and the other hand holding a smaller stack. The background is dark and out of focus.

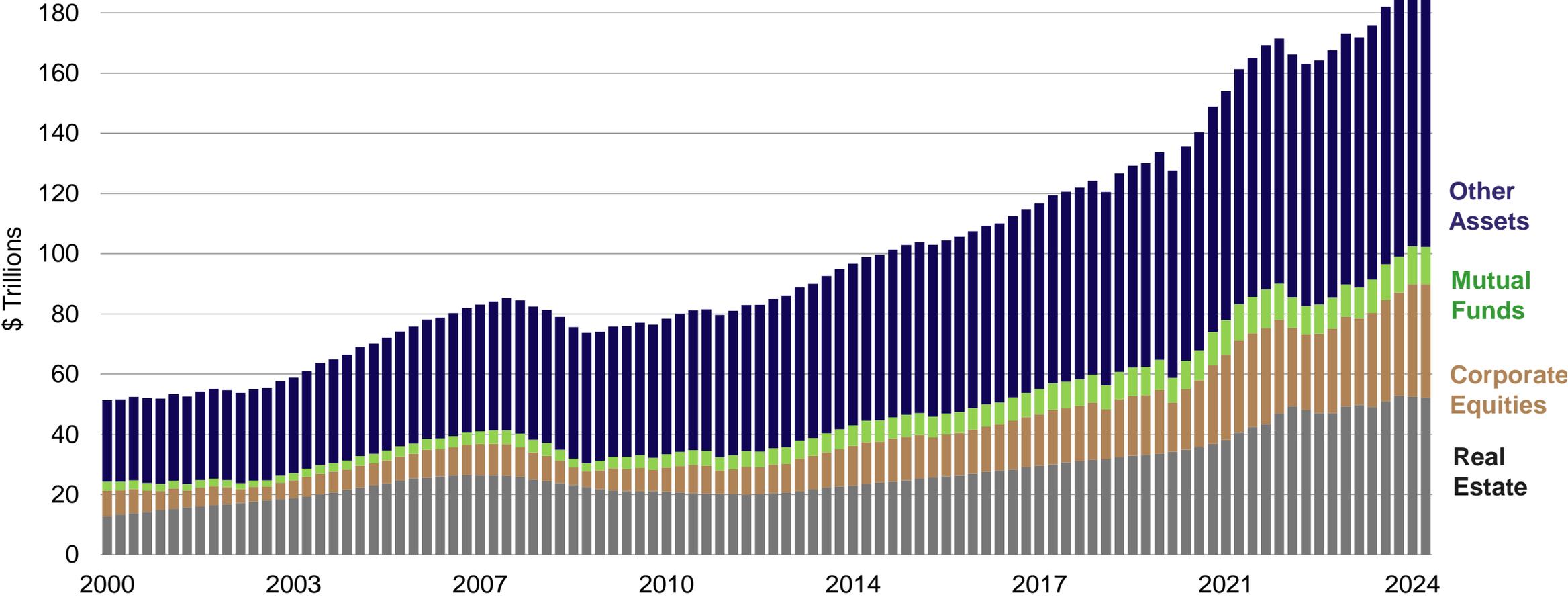
Income, Prices and Confidence

Photo by Alexander Grey on Unsplash.

Personal Income and Savings

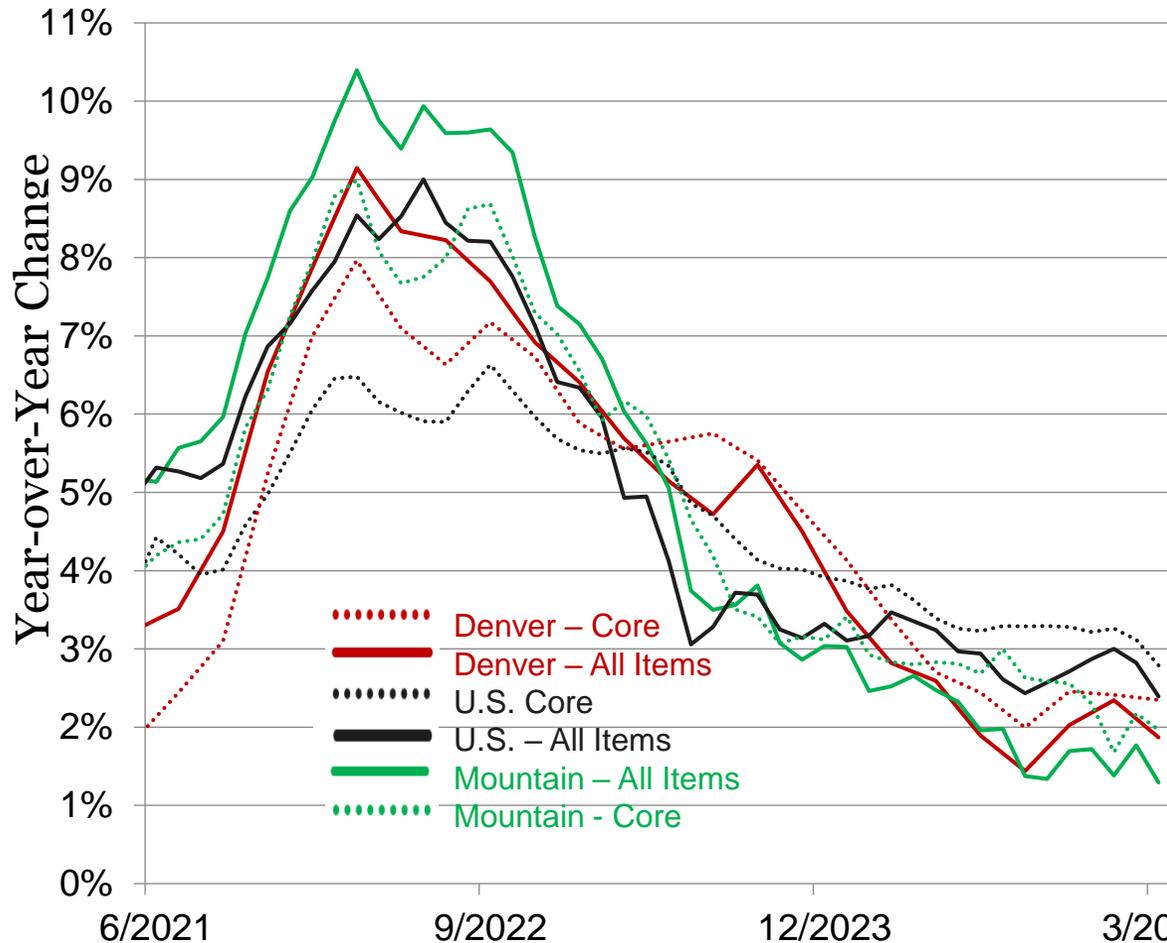


Household Wealth



Inflation

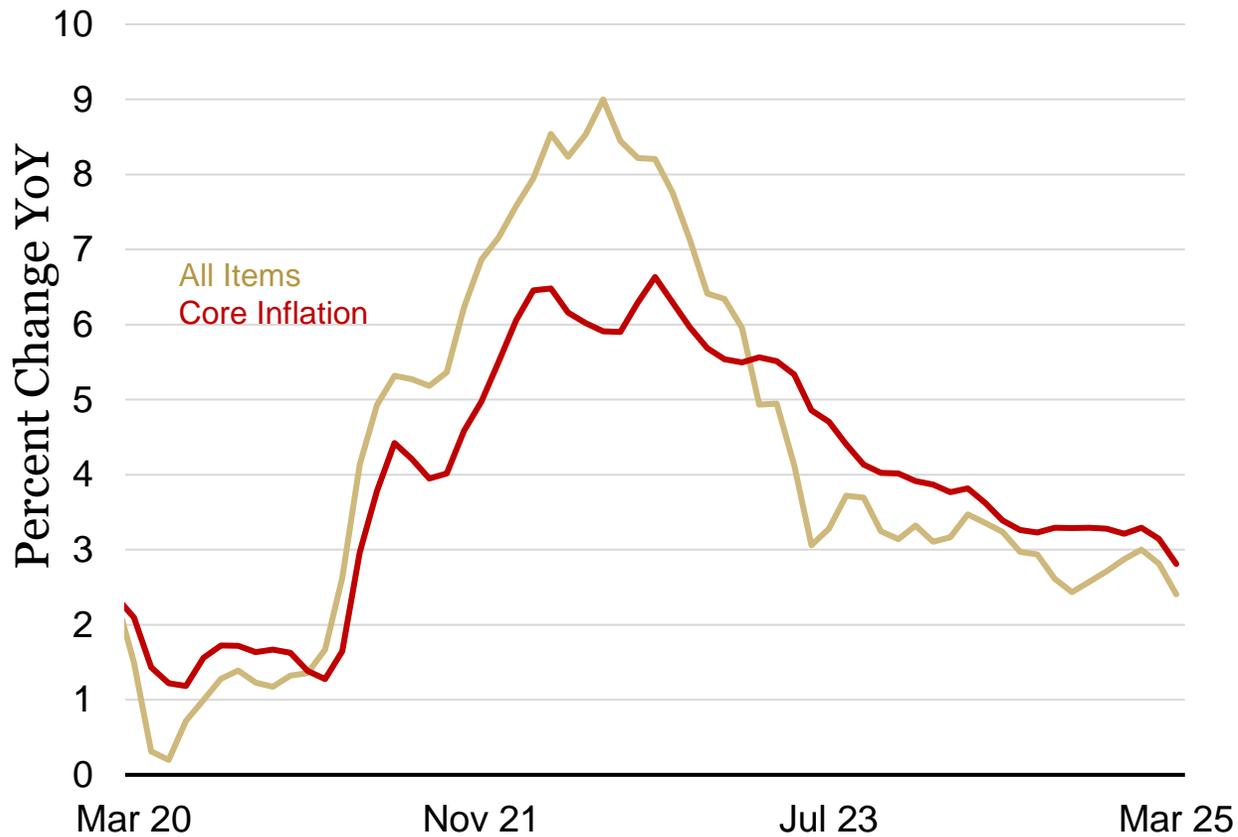
Consumer Price Index, Percent Change Year-Over-Year



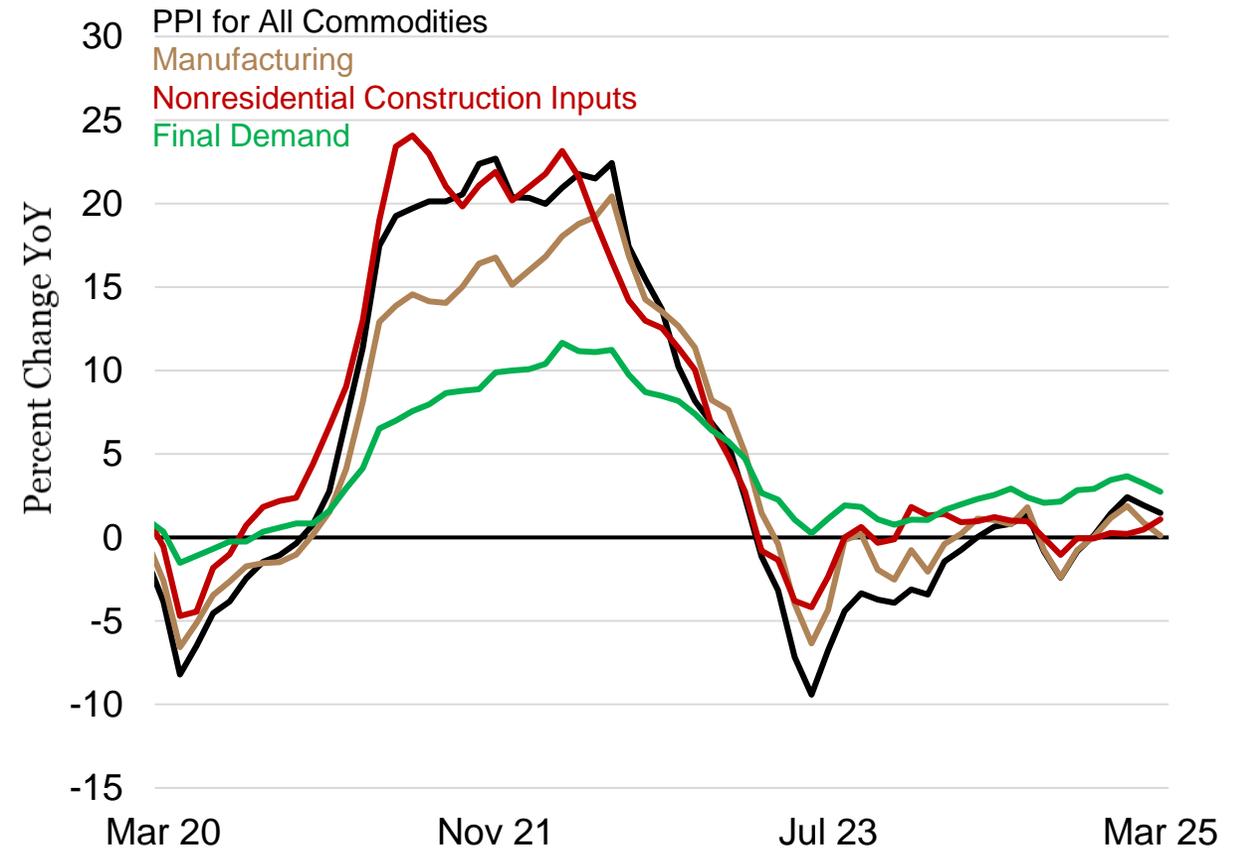
Items	U.S. City Average	Mountain	Denver-Aurora-Lakewood	Item Weights
All items	2.4%	1.3%	1.9%	100.0%
Food and beverages	2.9%	2.6%	3.0%	14.4%
Housing	3.7%	0.9%	0.6%	45.1%
Apparel	0.3%	1.2%	2.5%	2.5%
Transportation	-0.9%	-2.0%	2.6%	15.9%
Medical care	2.6%	5.7%	5.6%	8.0%
Recreation	1.9%	2.6%	-0.3%	5.3%
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

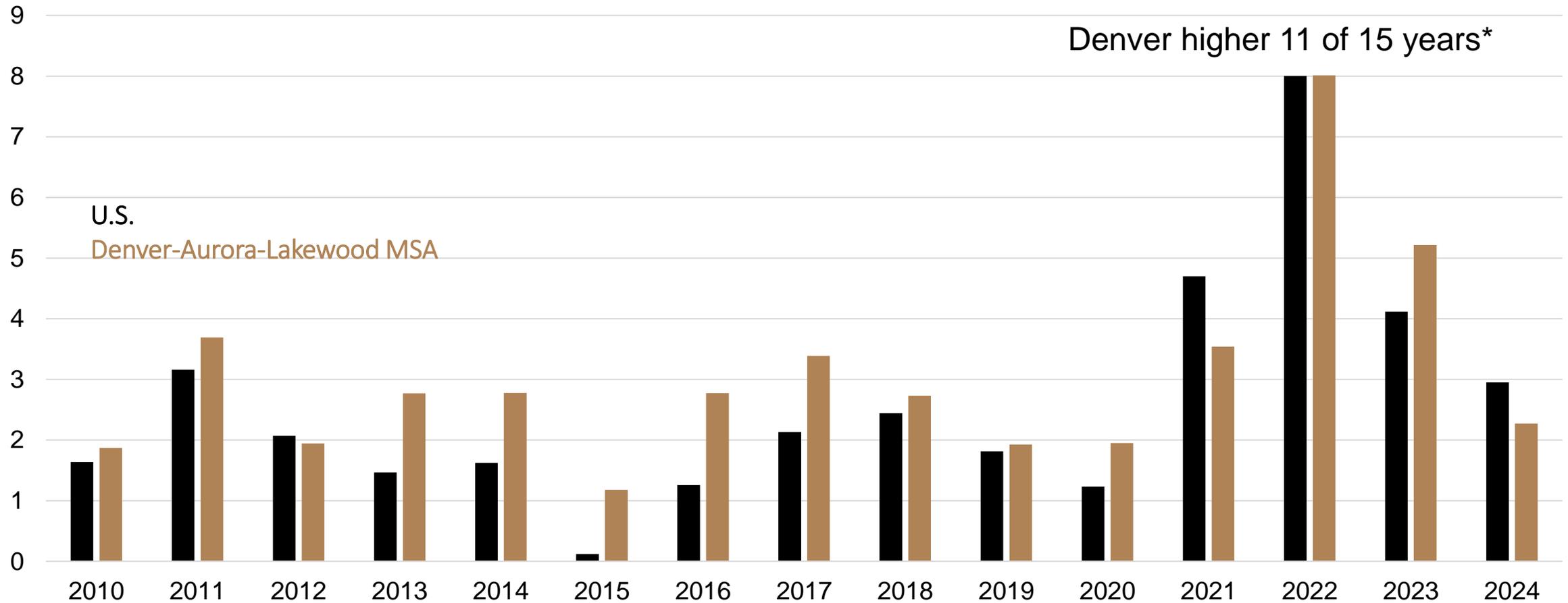


U.S. Producer Price Index



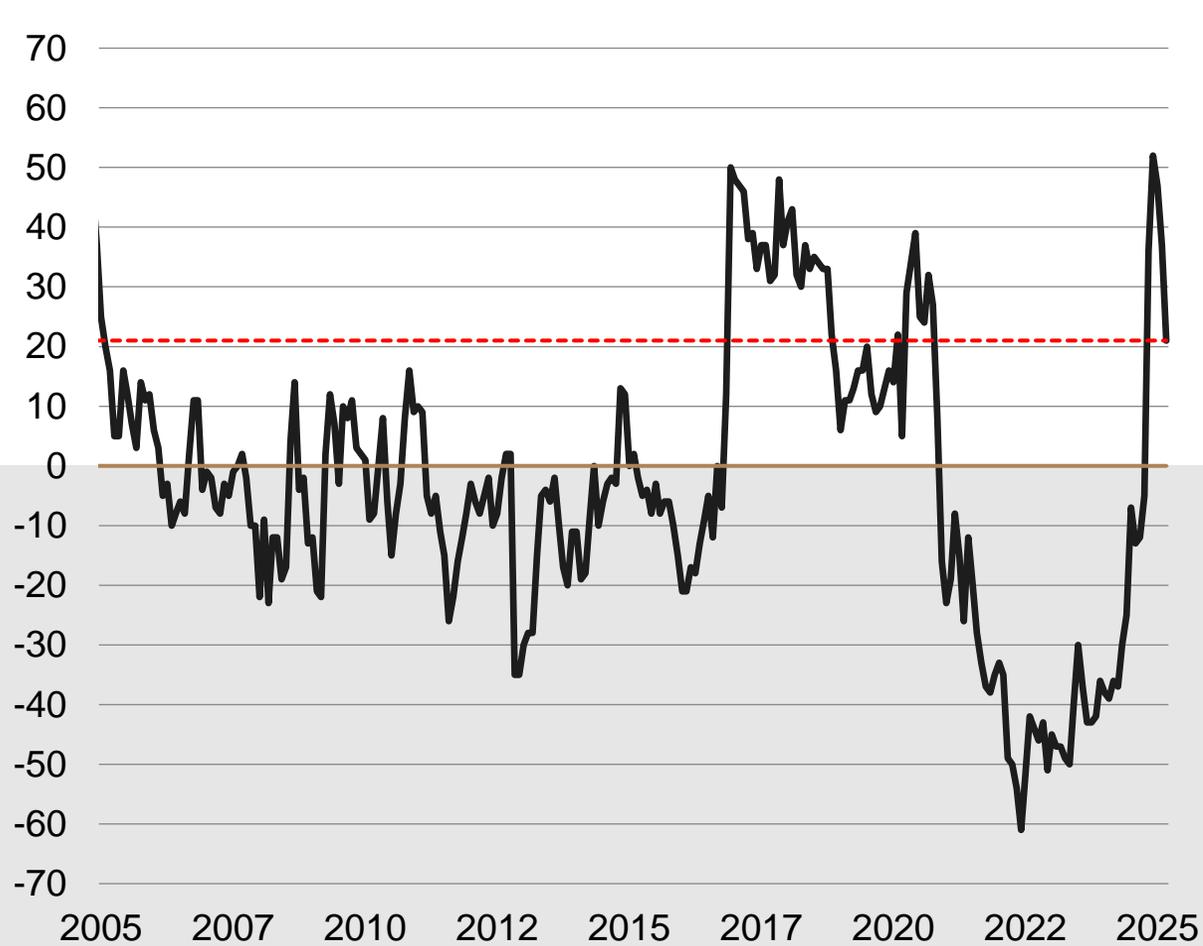
National v. Local Inflation

Percent Change



Small Business Outlook

Business Conditions

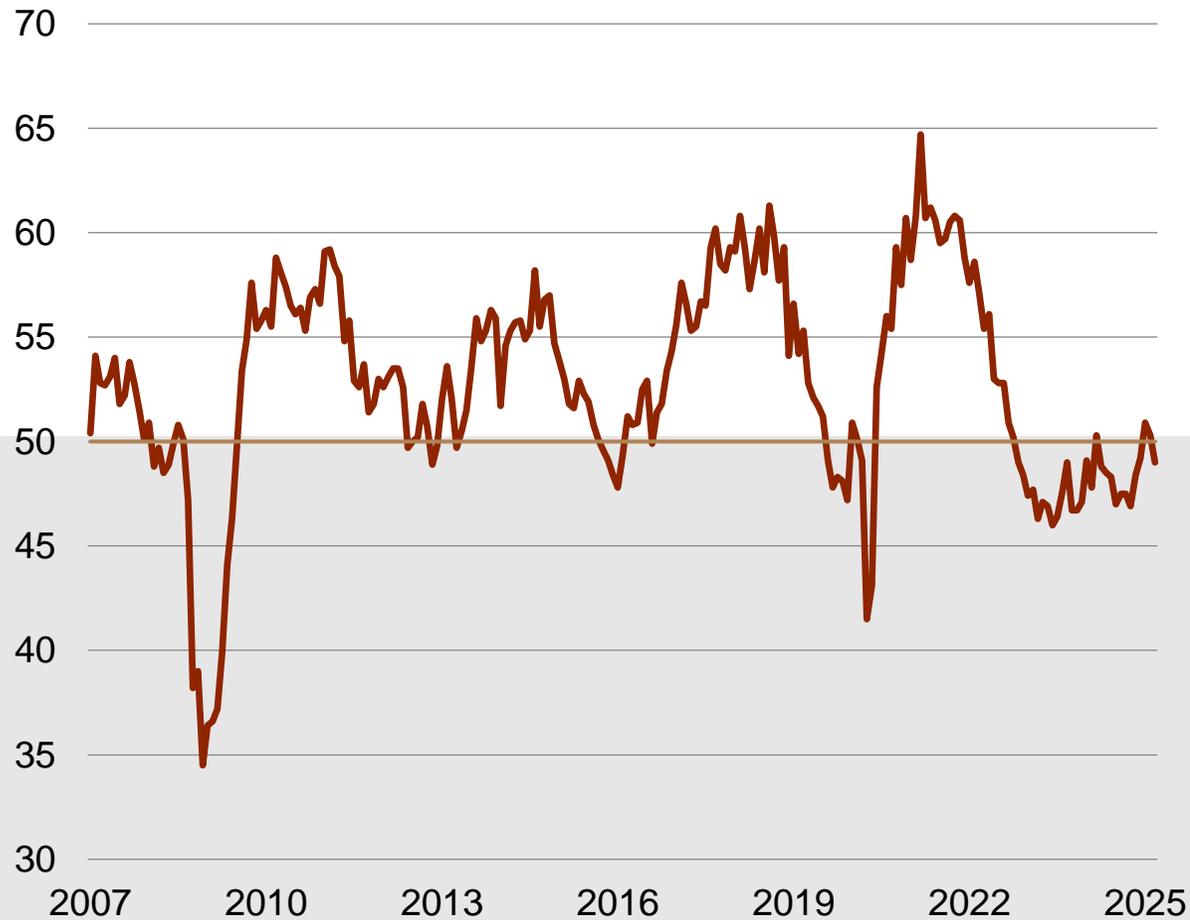


Optimism Index

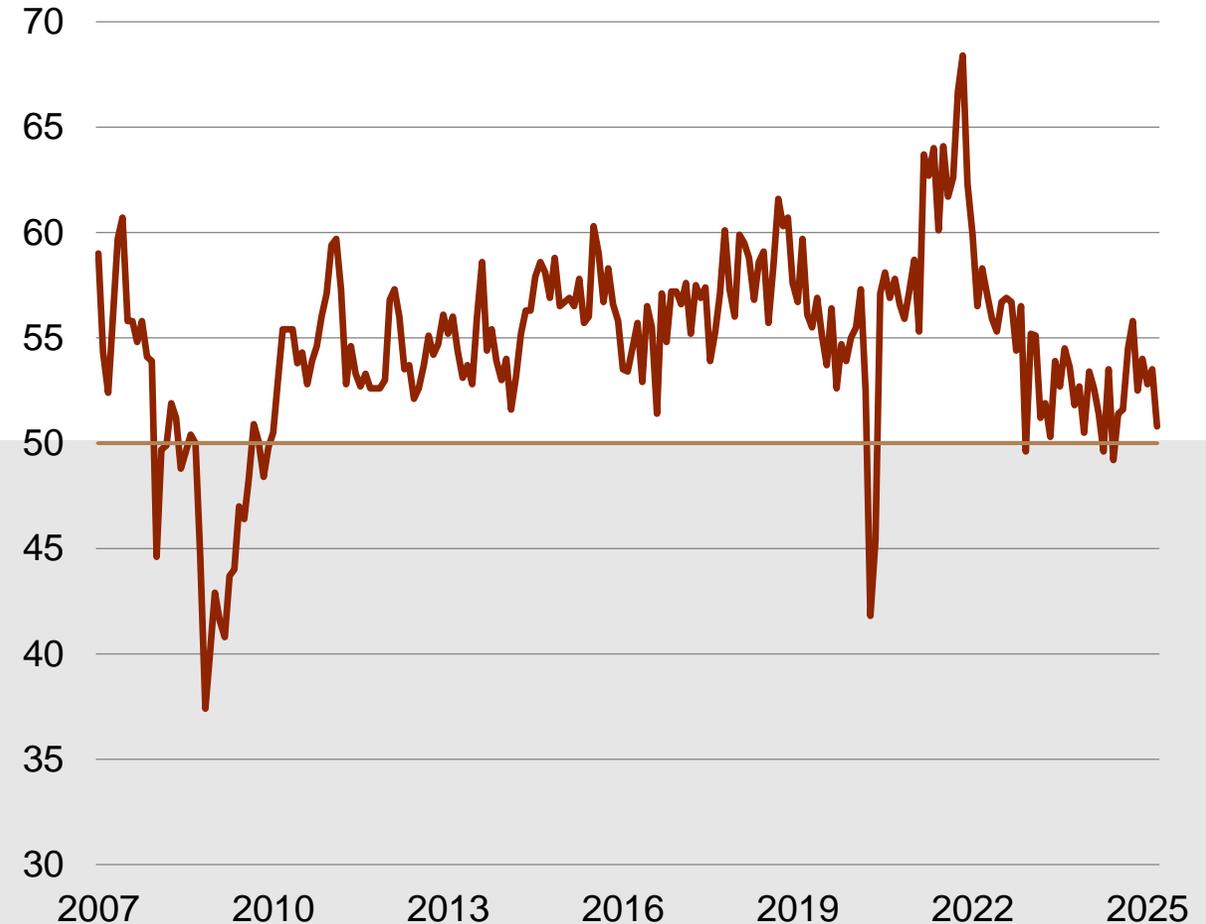


ISM Indices

ISM Manufacturing PMI® Index

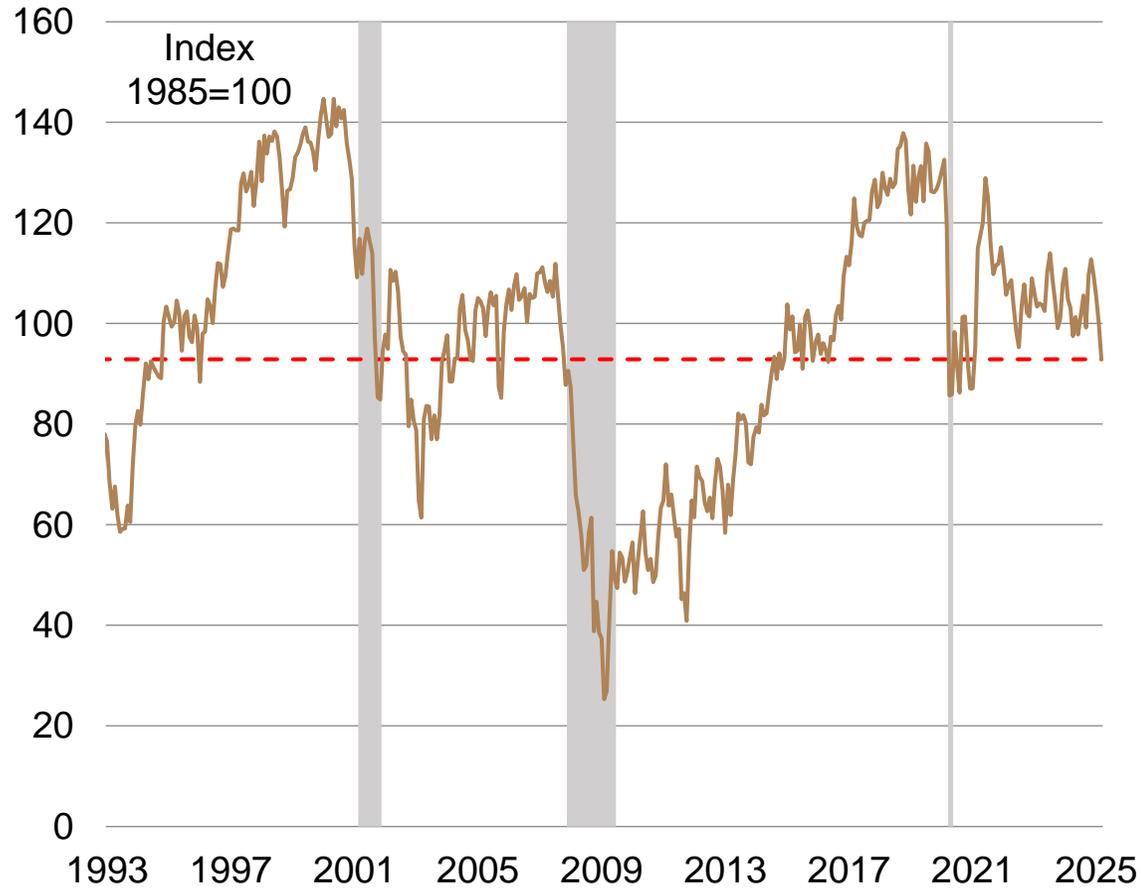


ISM Services PMI® Index

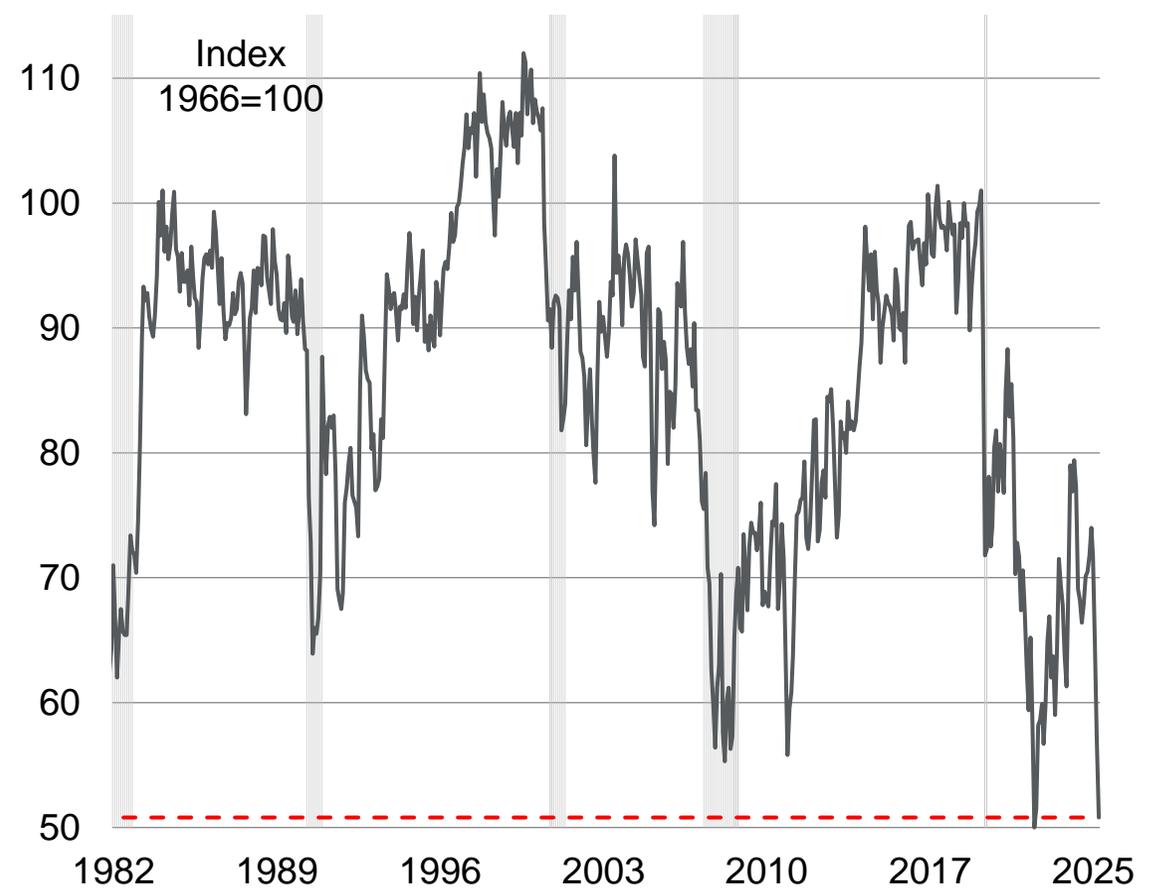


Index of Consumer Confidence

Consumer Confidence



Consumer Sentiment

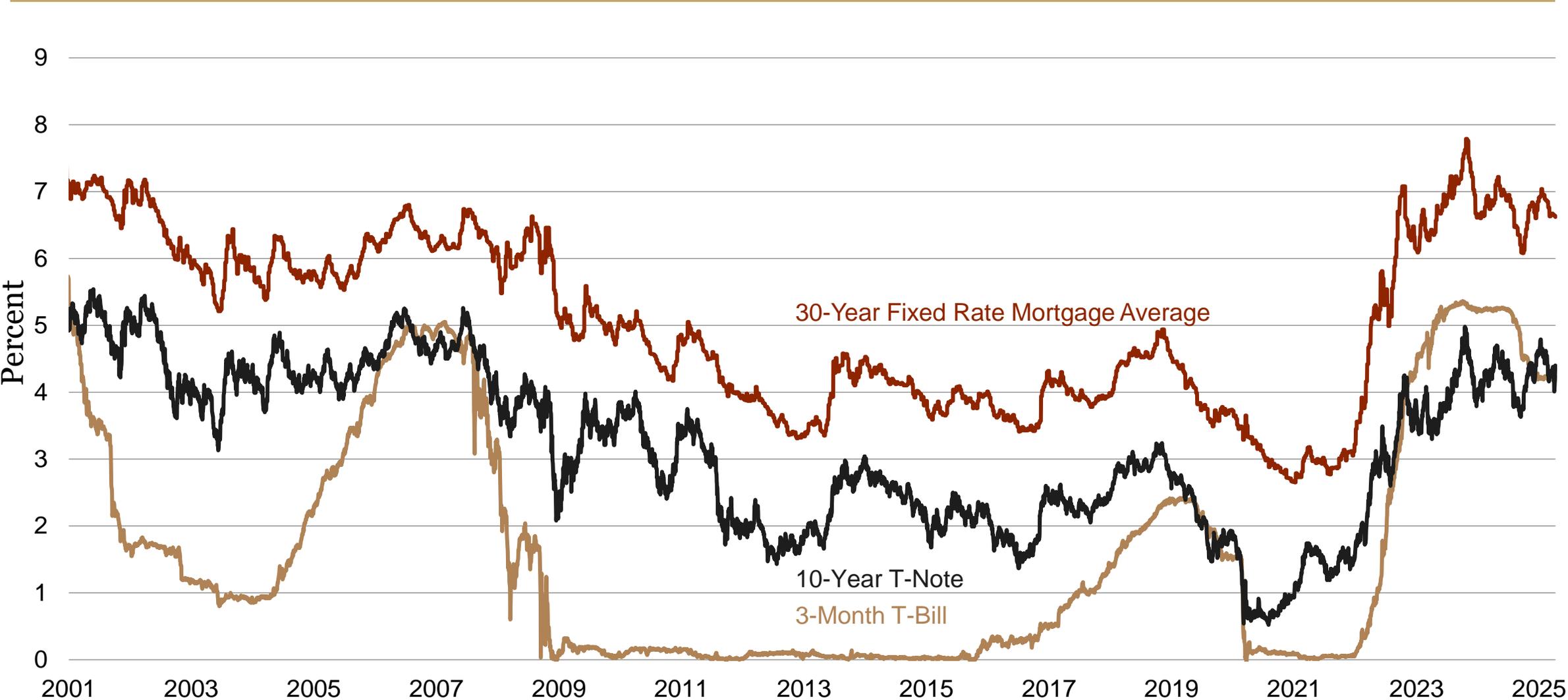


Monetary Policy, Interest Rates and Credit



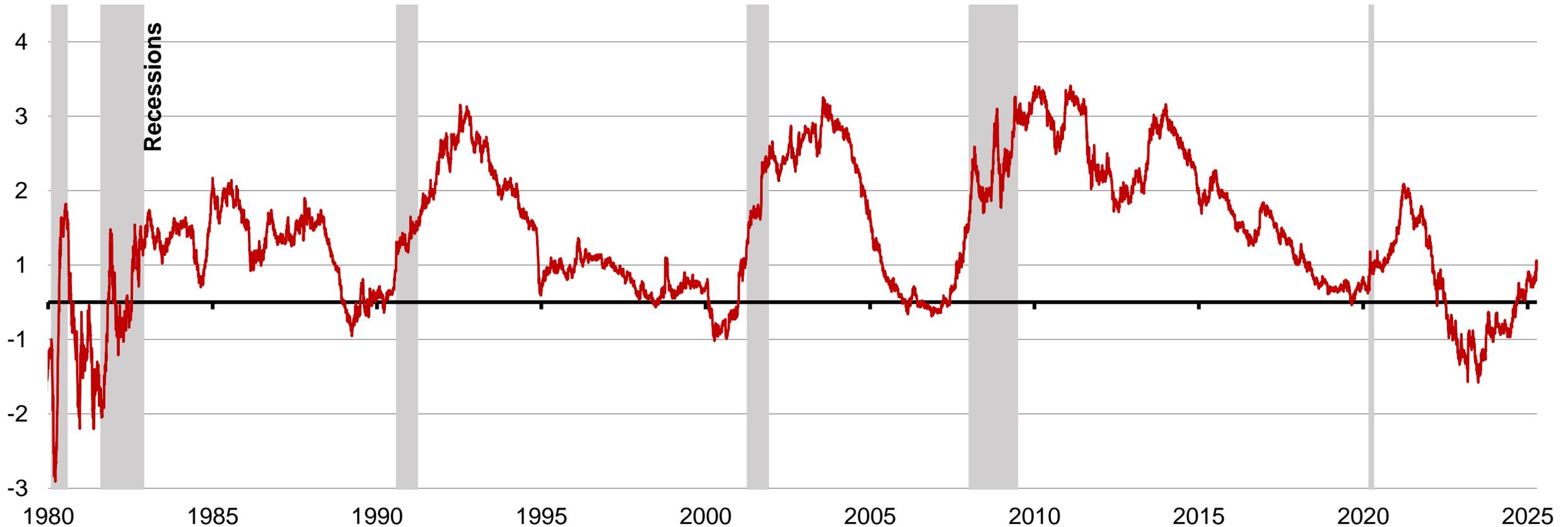
Photo by Giorgio Trovato on Unsplash.

Interest Rates



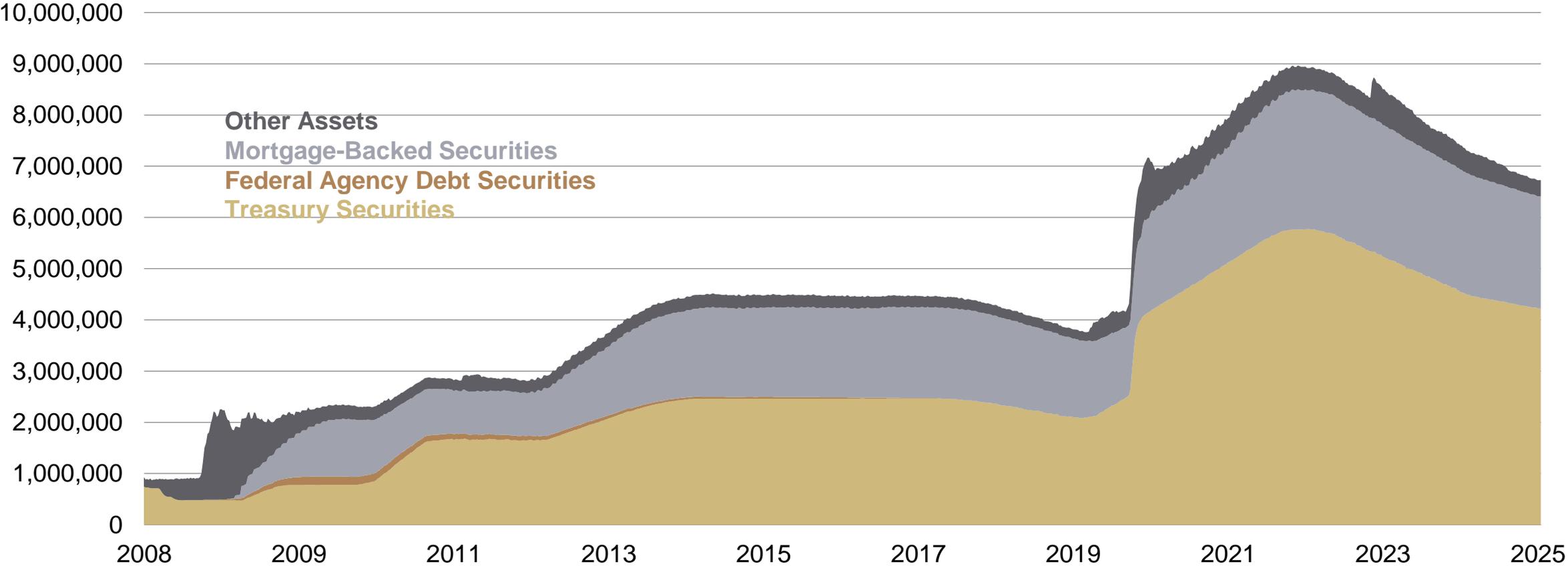
Yield Curve

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



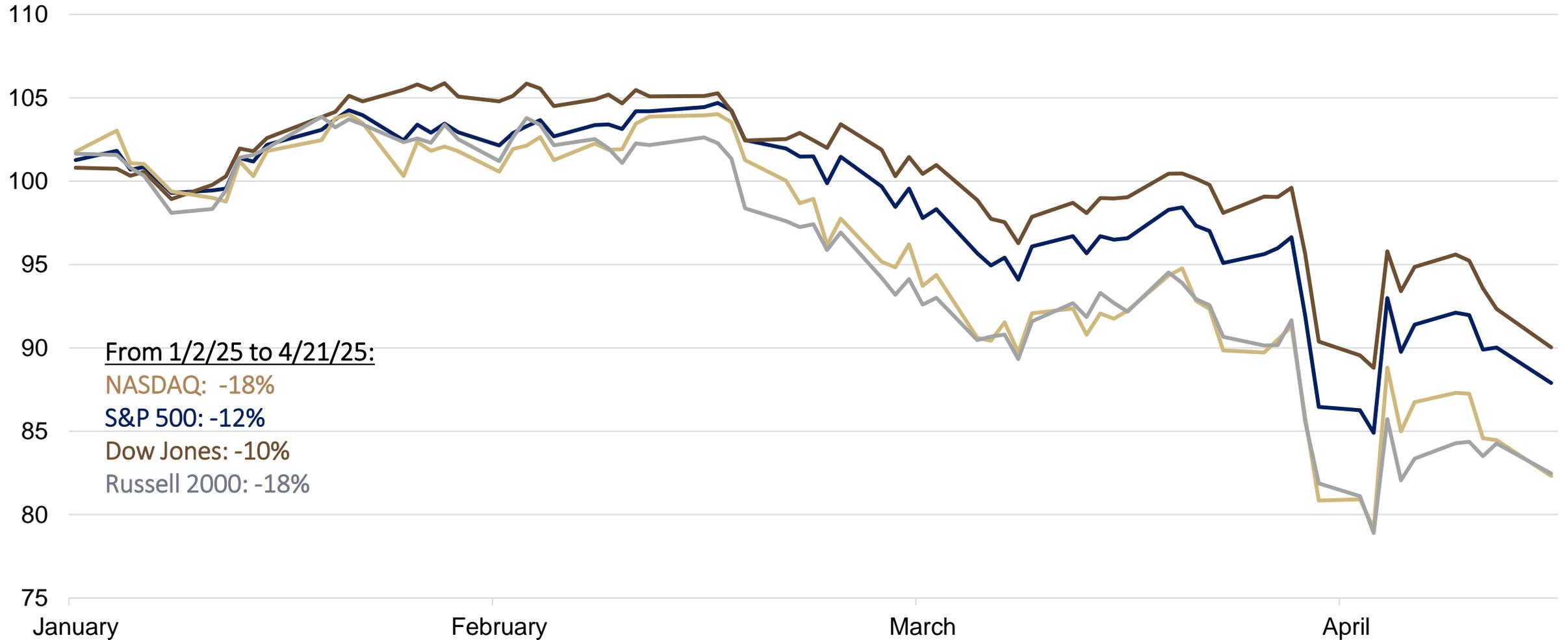
The FED Balance Sheet

\$ Millions

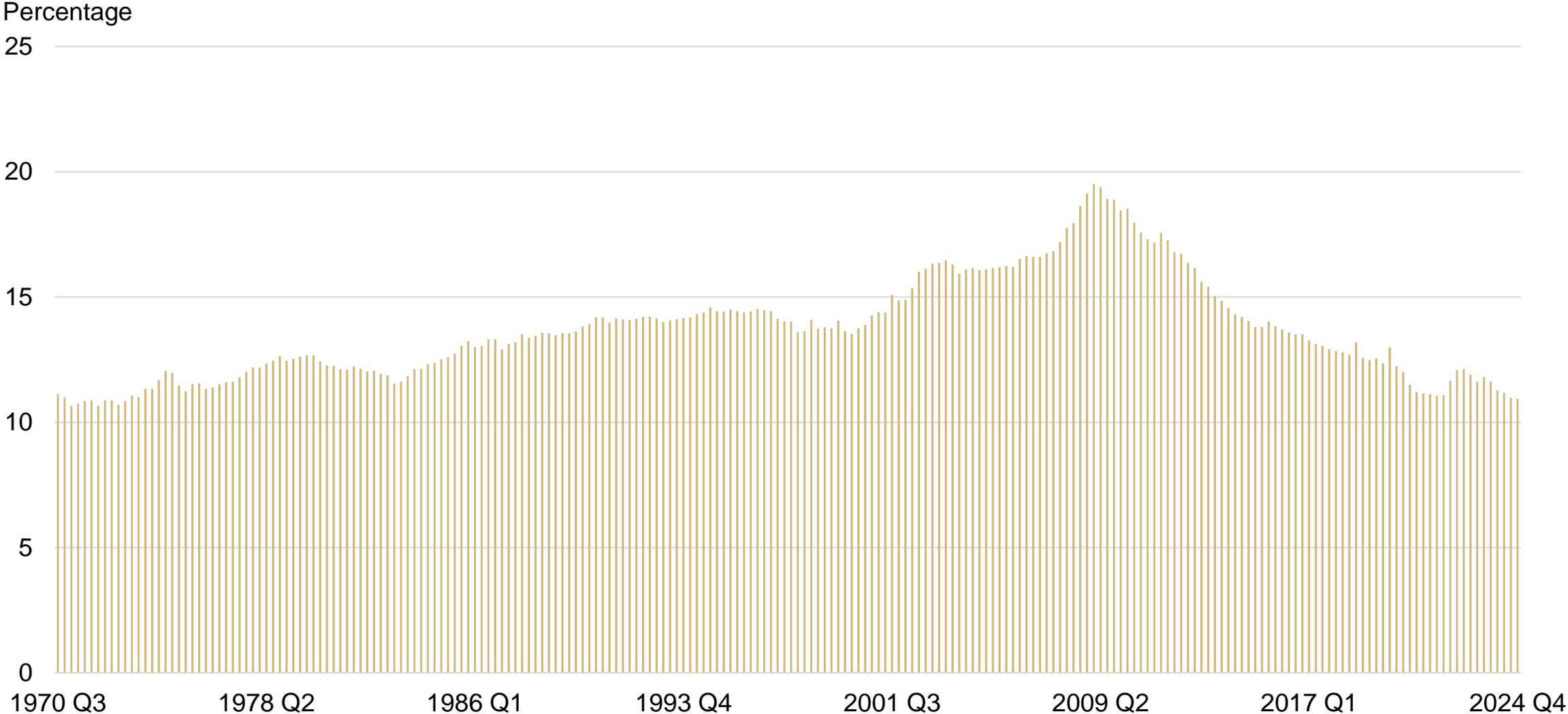


Securities Trends 2025

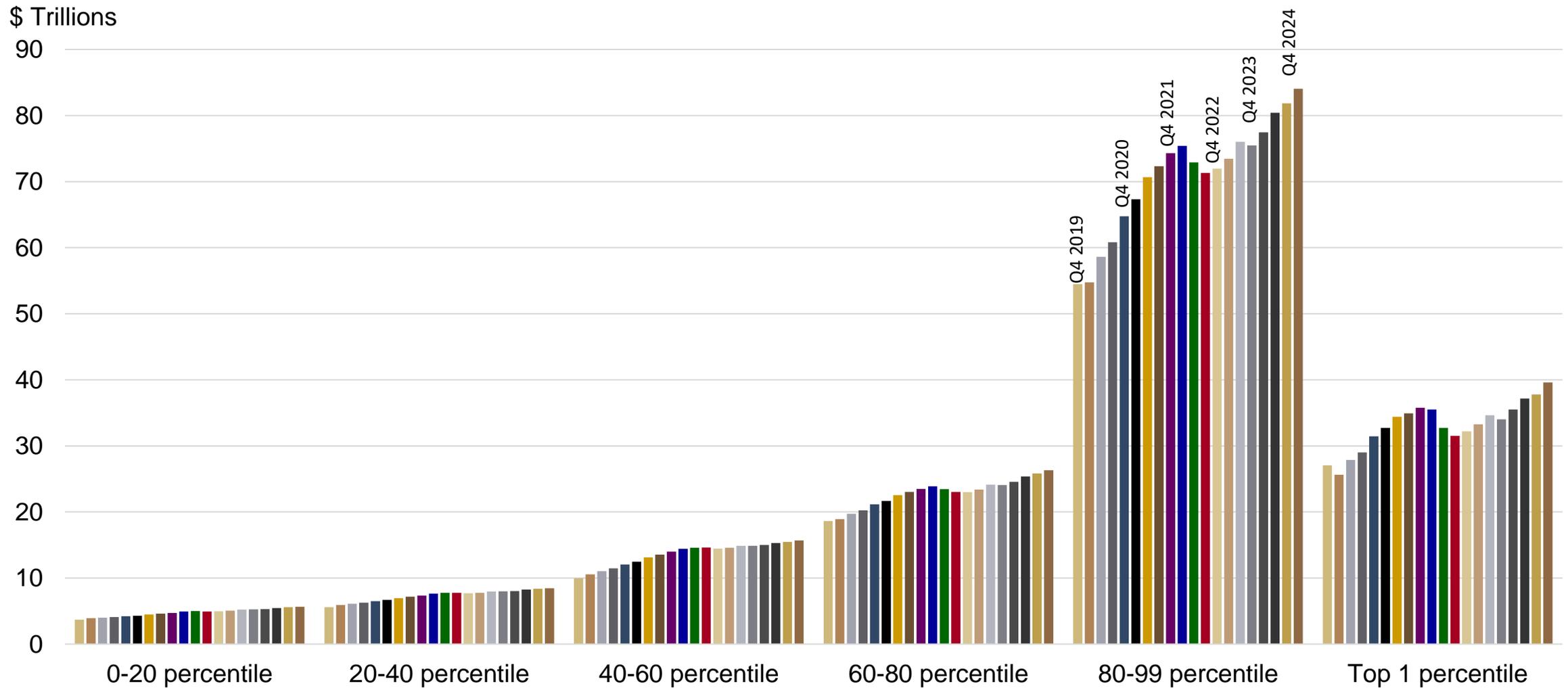
Indexed, January 3, 2024=100



Household Liabilities as Percentage of Household Assets

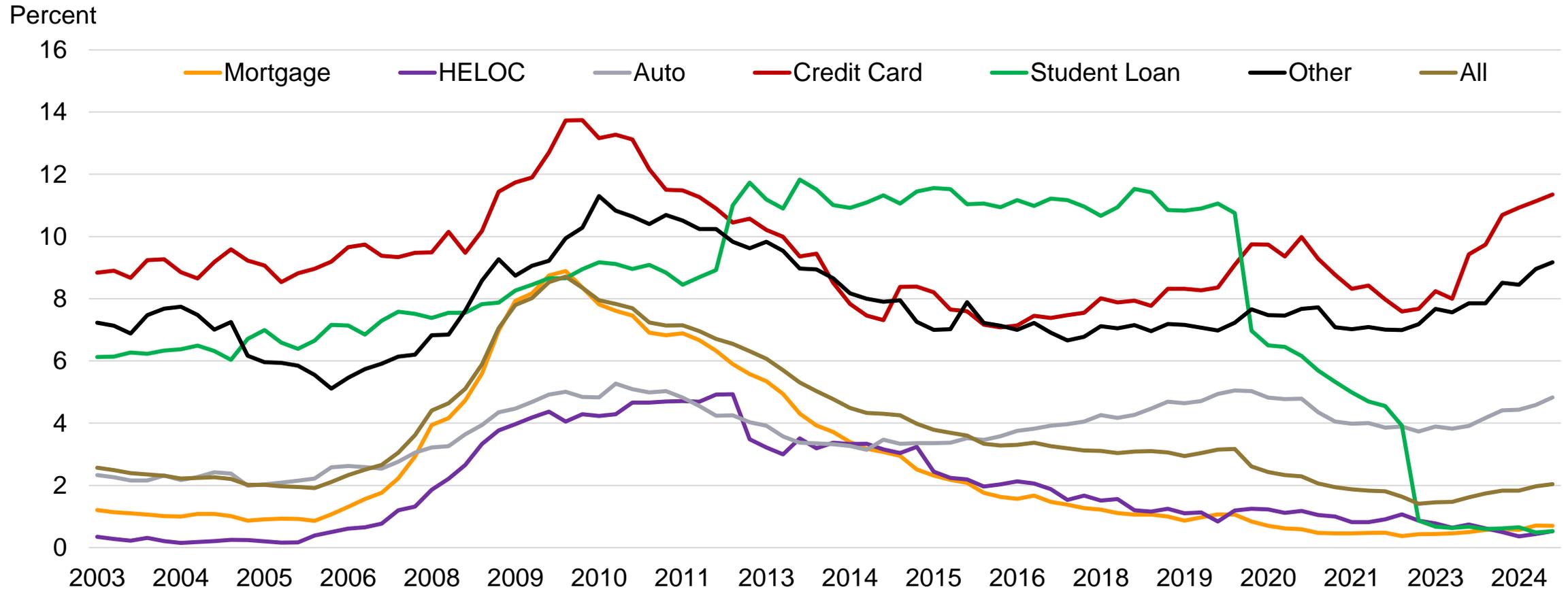


Assets Across the Income Distribution



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)

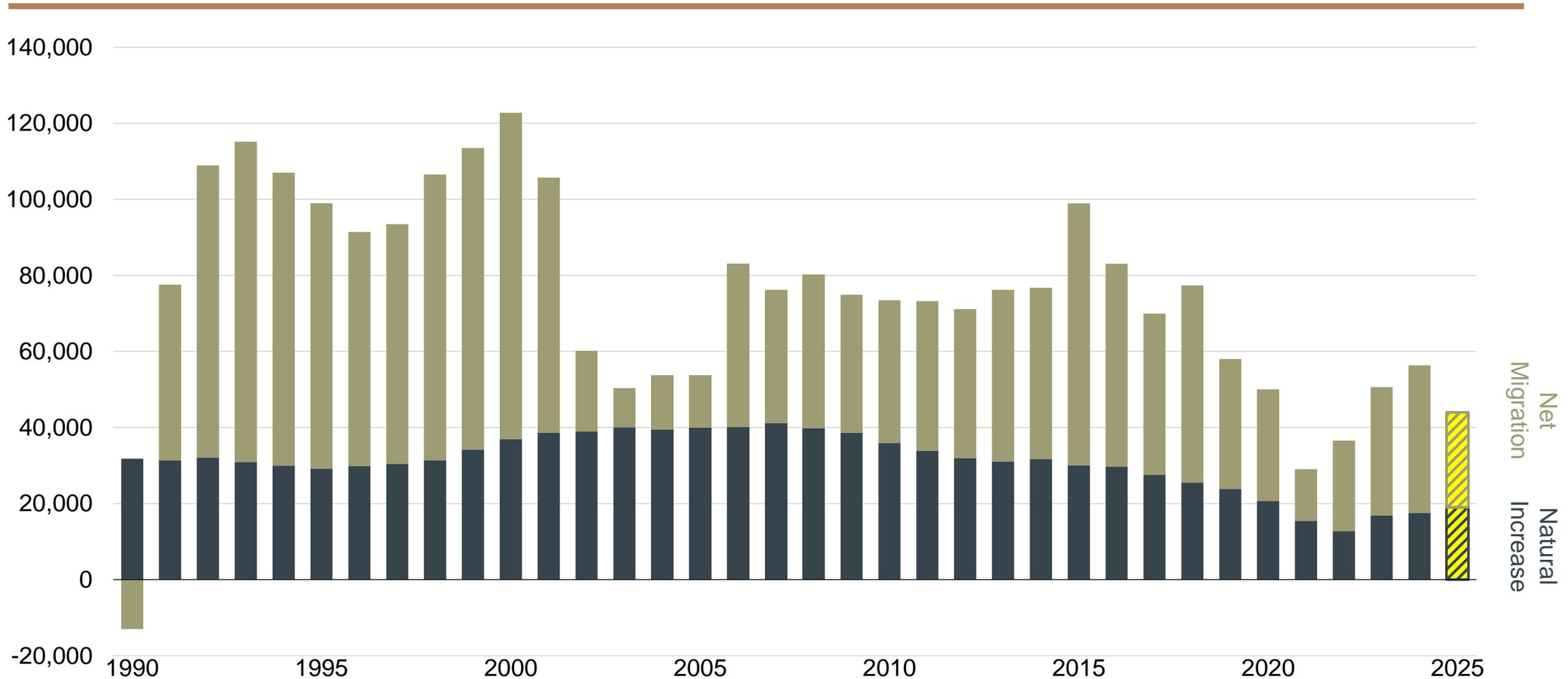
Metric	15-Year Rank
Real GDP Growth	6
Employment Growth	7
Population Growth	6
Personal Income Growth	3
PCPI Growth	2
Labor Force % Growth	6
FHFA Home Price Index Growth	6

Colorado Rank Among States

Metric	1-Year Change/ Current Level	1-Year Rank
Real GDP Growth	1-Year Change	36
Employment Growth	1-Year Change	46
Population Growth	1-Year Change	16
Personal Income Growth	1-Year Change	41
PCPI Growth	1-Year Change	45
PCPI	Current Level	9
Average Hourly Wage % Growth	1-Year Change	24
Average Annual Pay % Growth	1-Year Change	42
Average Annual Pay	Current Level	7
Unemployment Rate	Current Level	43
Labor Force % Growth	1-Year Change	29
LFPR	Current Level	6
FHFA Home Price Index Growth	1-Quarter Change	42
FHFA Home Price Index Growth	1-Year Change	47
Job Openings Rate	Current Level	18
Worker Shortage Ratio	Current Level	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.

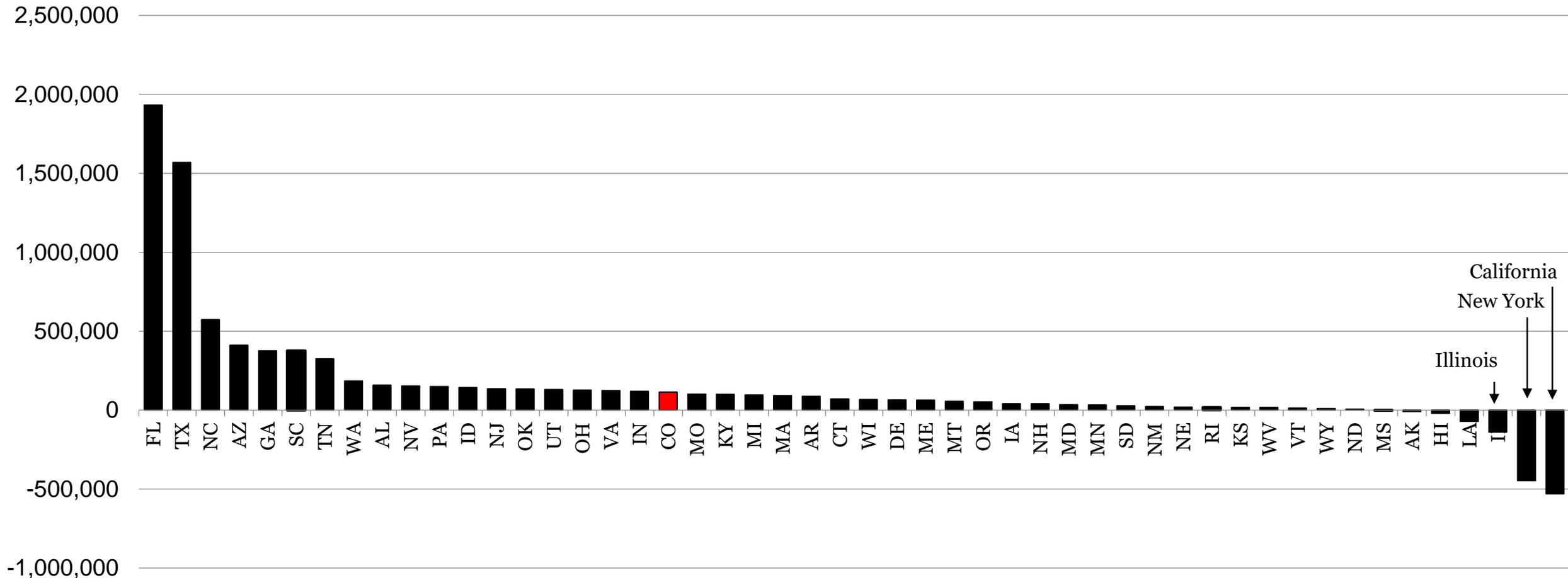
Colorado Change in Population



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

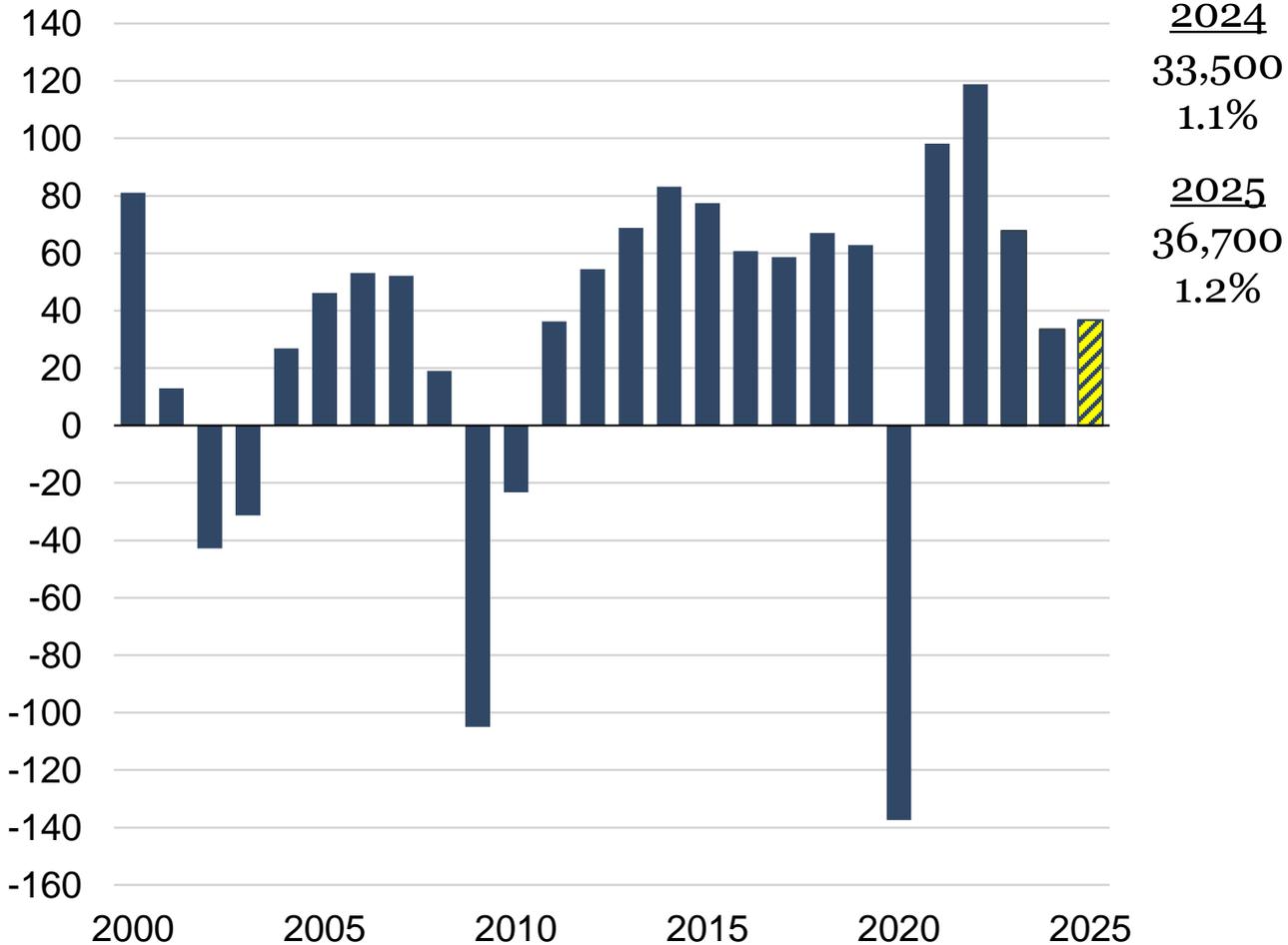
Net Migration

Four-Year Change, 2020-2024

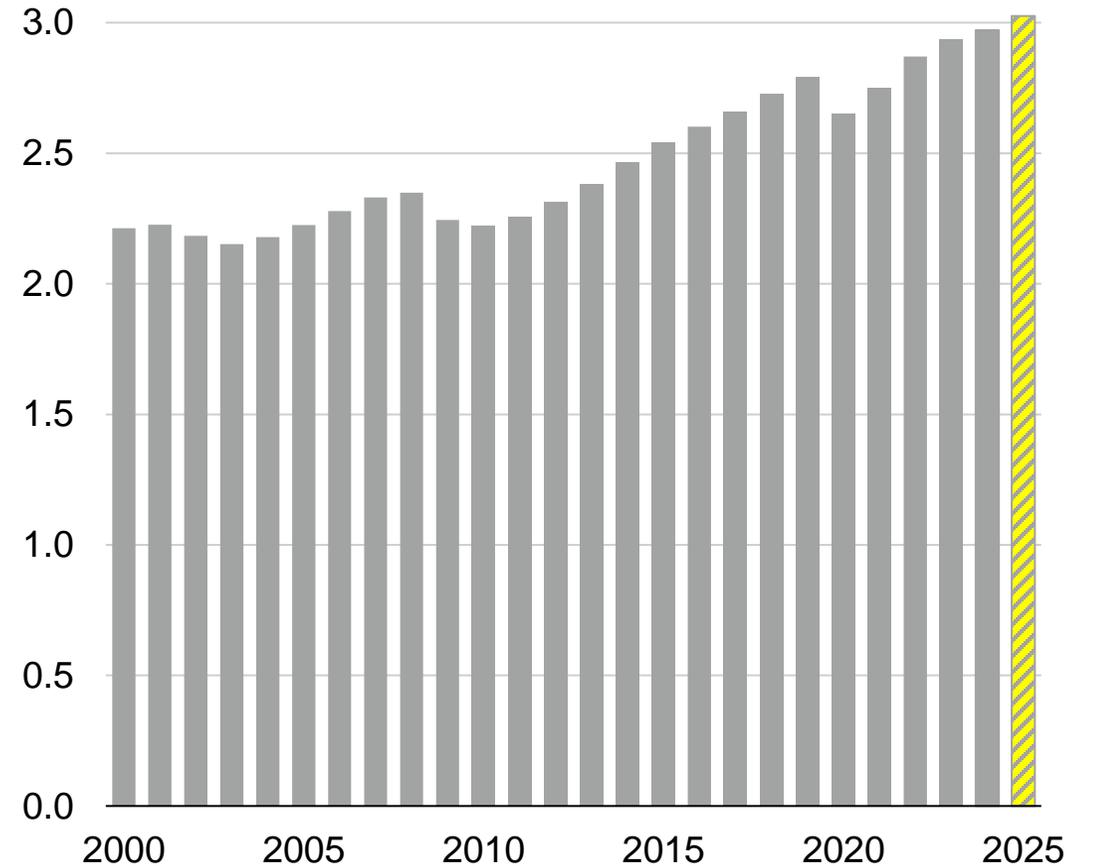


Colorado Employment Forecast

Jobs Added, Thousands, 2000-2025

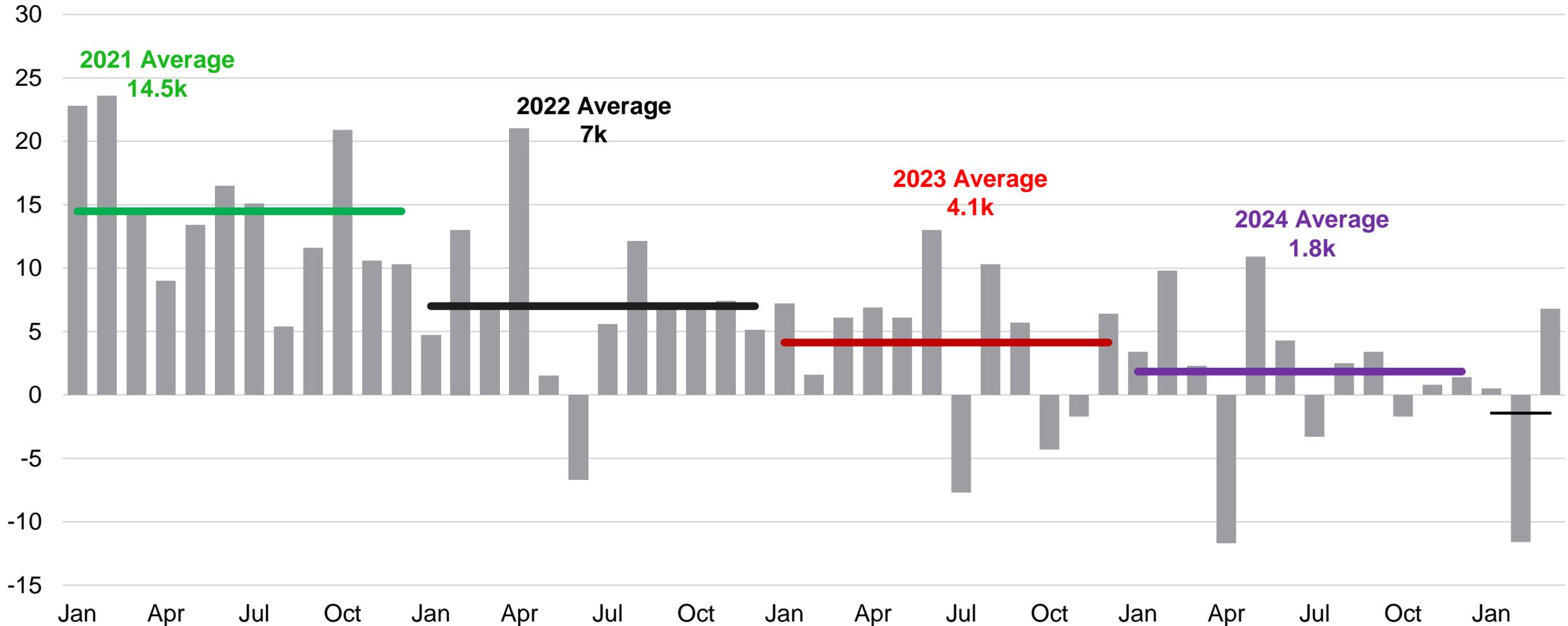


Total, Thousands, 2000-2025



Colorado Nonfarm Employment Growth

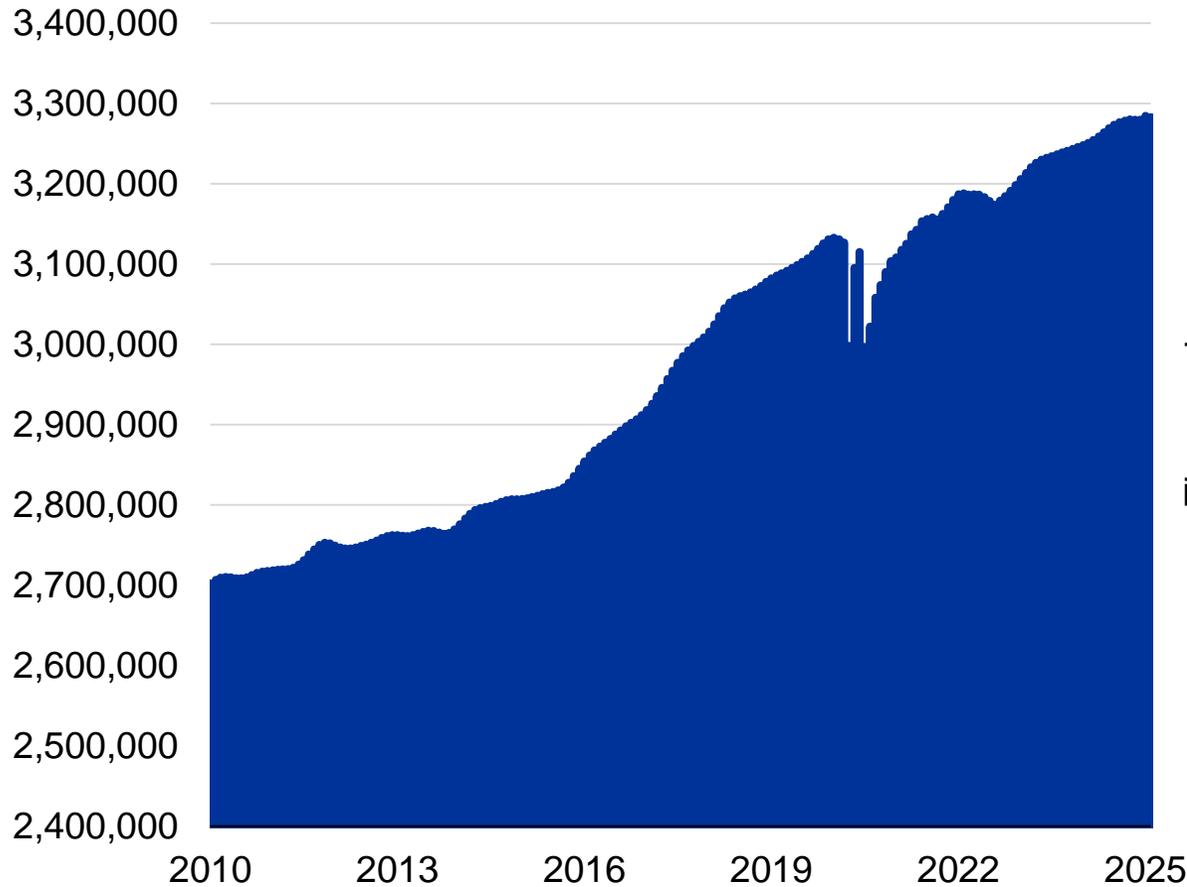
Thousands of Jobs Added Per Month



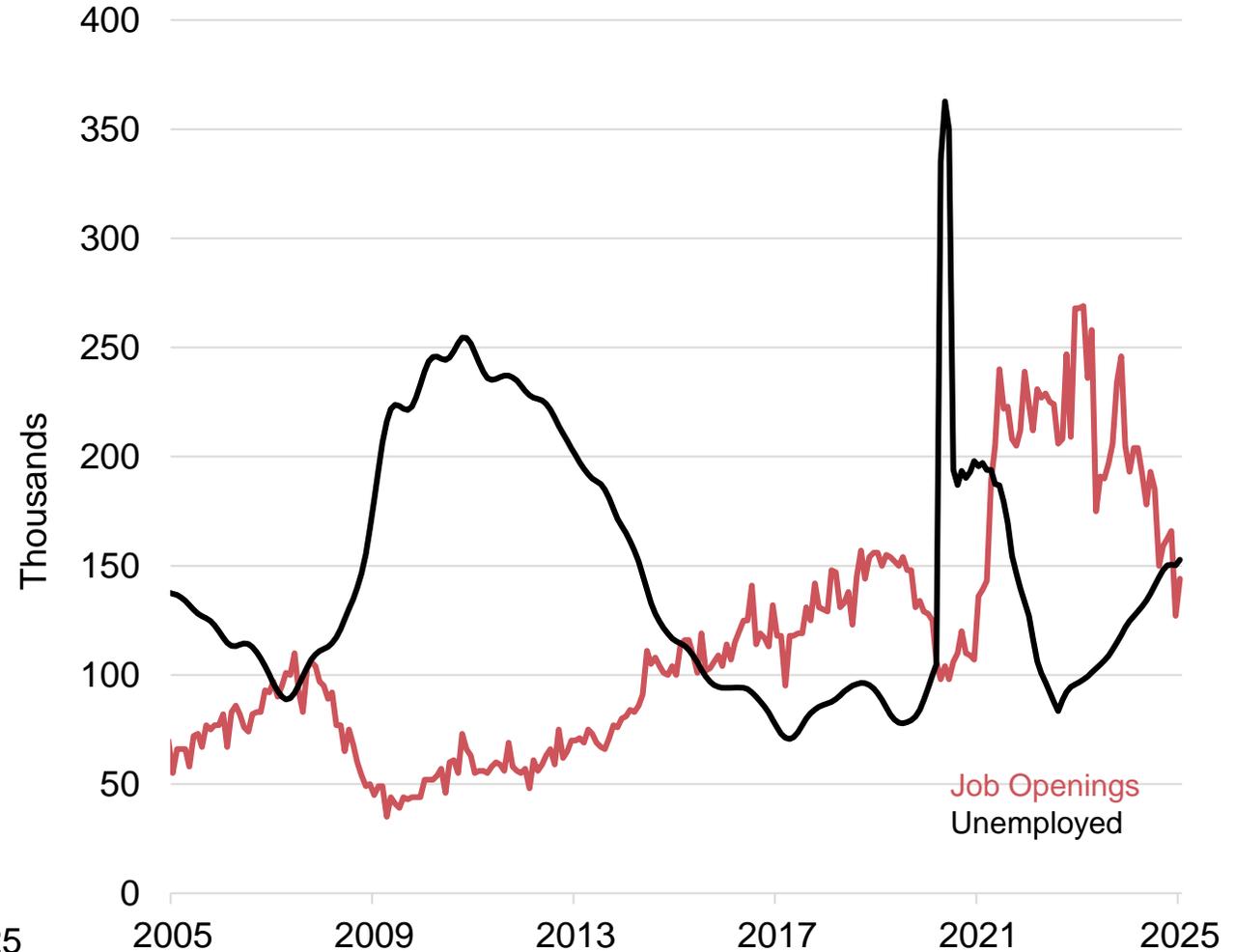
Sources: Bureau of Labor Statistics.

Colorado Labor Shortage?

Labor Force

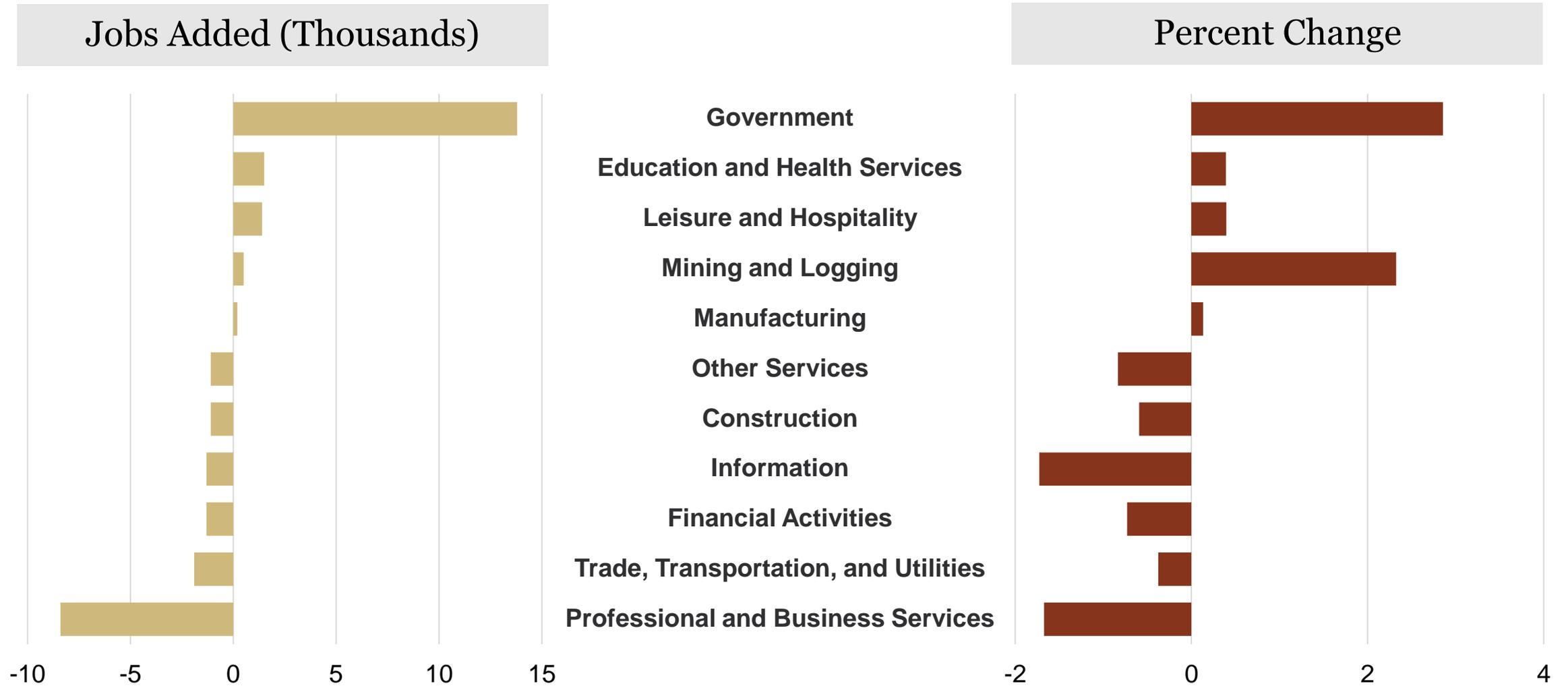


Job Openings and Unemployed



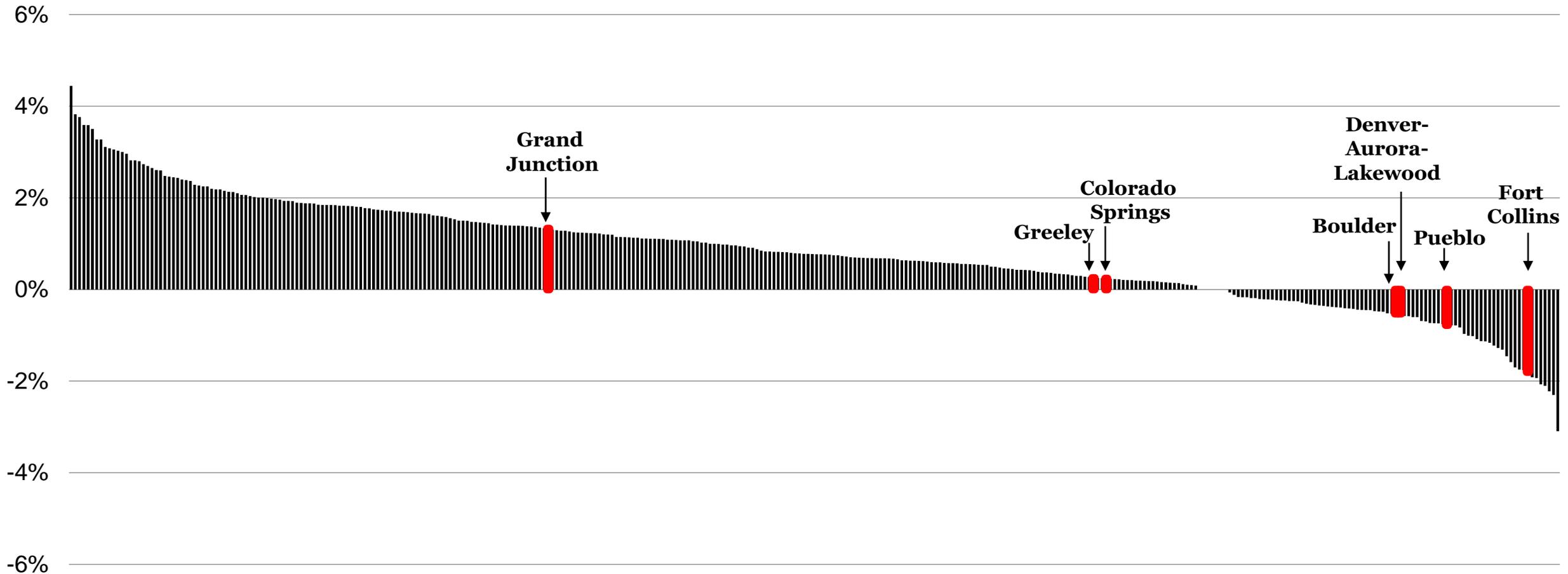
Sources: Colorado Department of Labor & Employment, Bureau of Labor Statistics, JOLTS, and the Current Population Survey (NSA) .

Colorado Employment Change March 2025, YoY

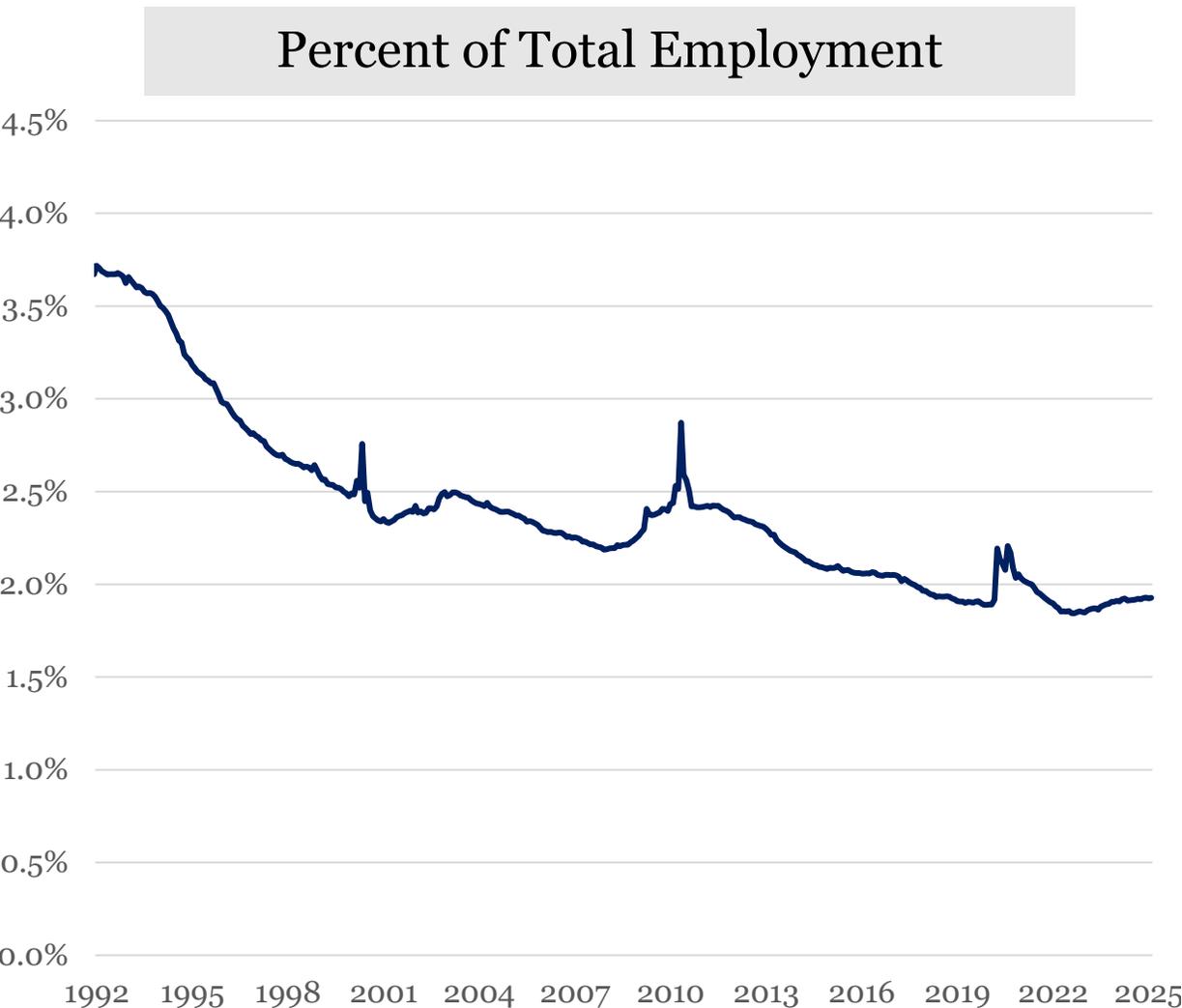
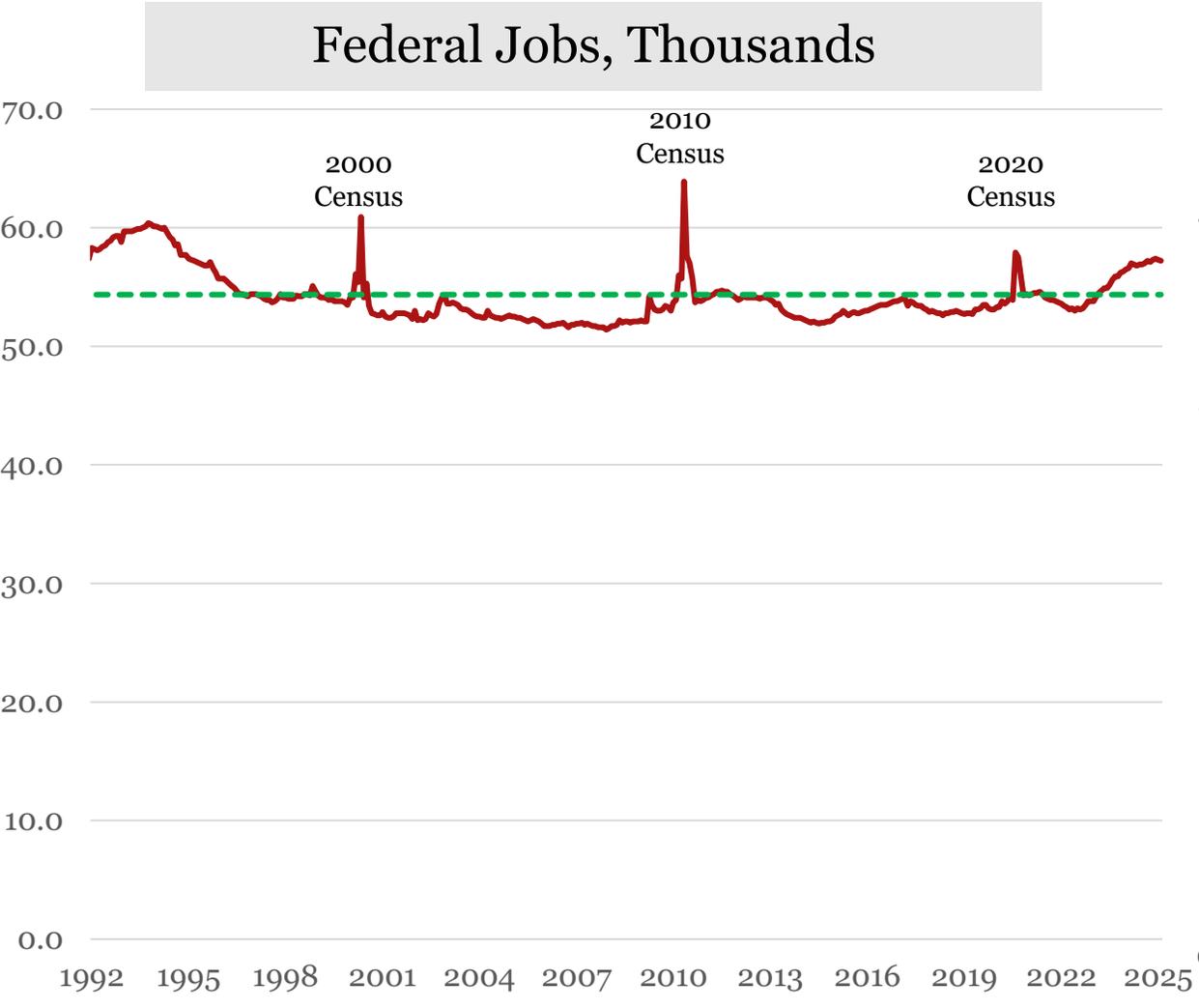


Colorado MSA Employment Growth

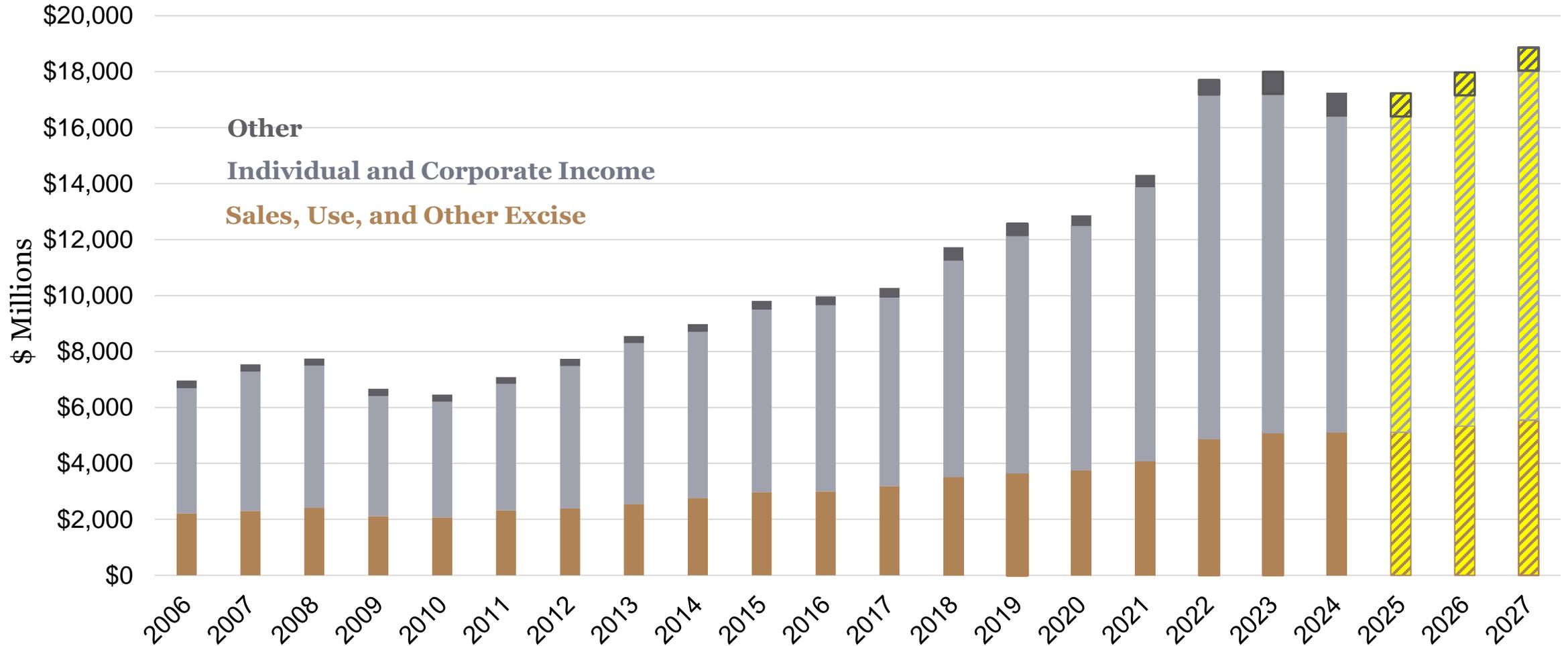
Year-over-Year Growth, March 2025



Federal Employment in Colorado



Colorado General Fund



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

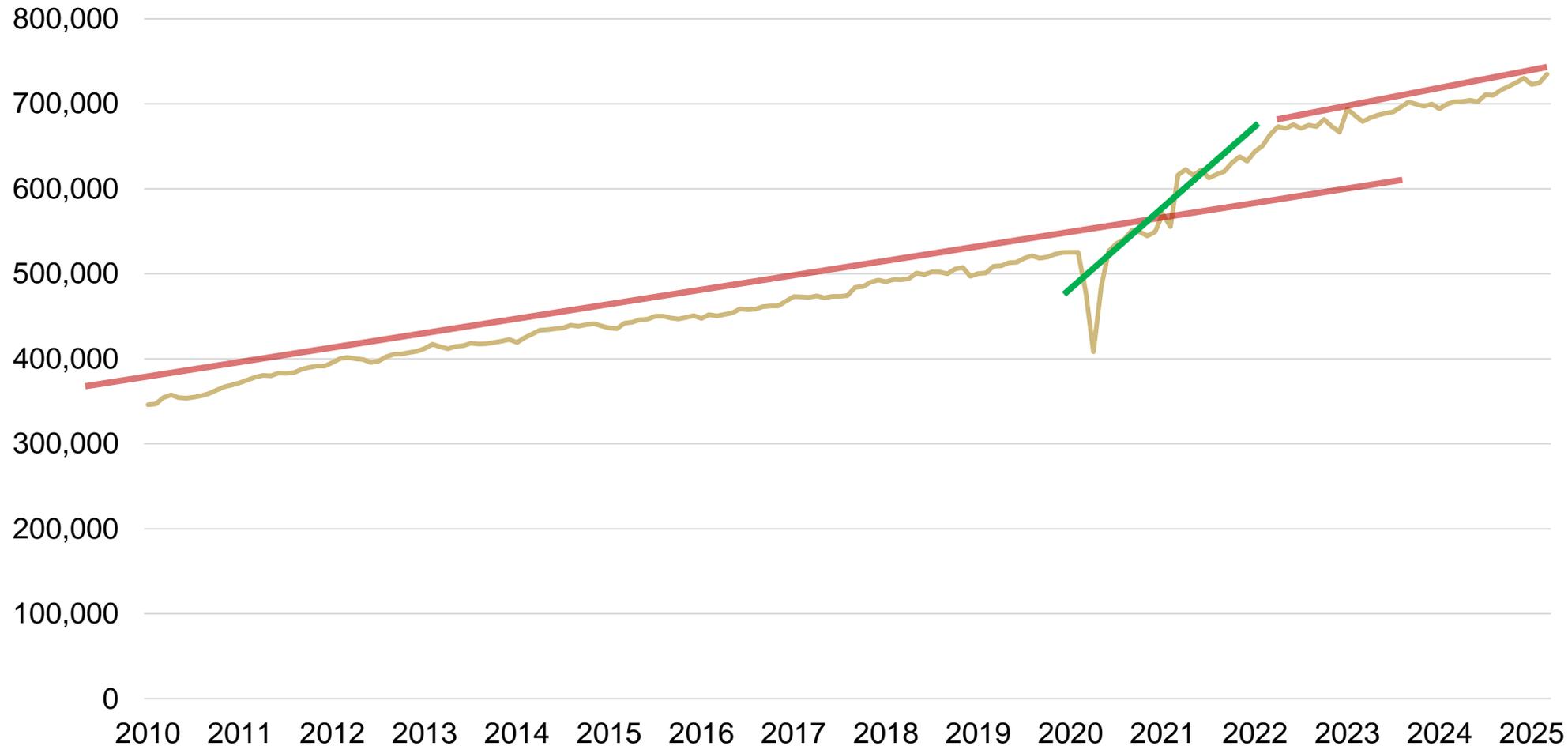
Note: Excludes revenue transferred to the State Education Fund.



Tourism & Retail

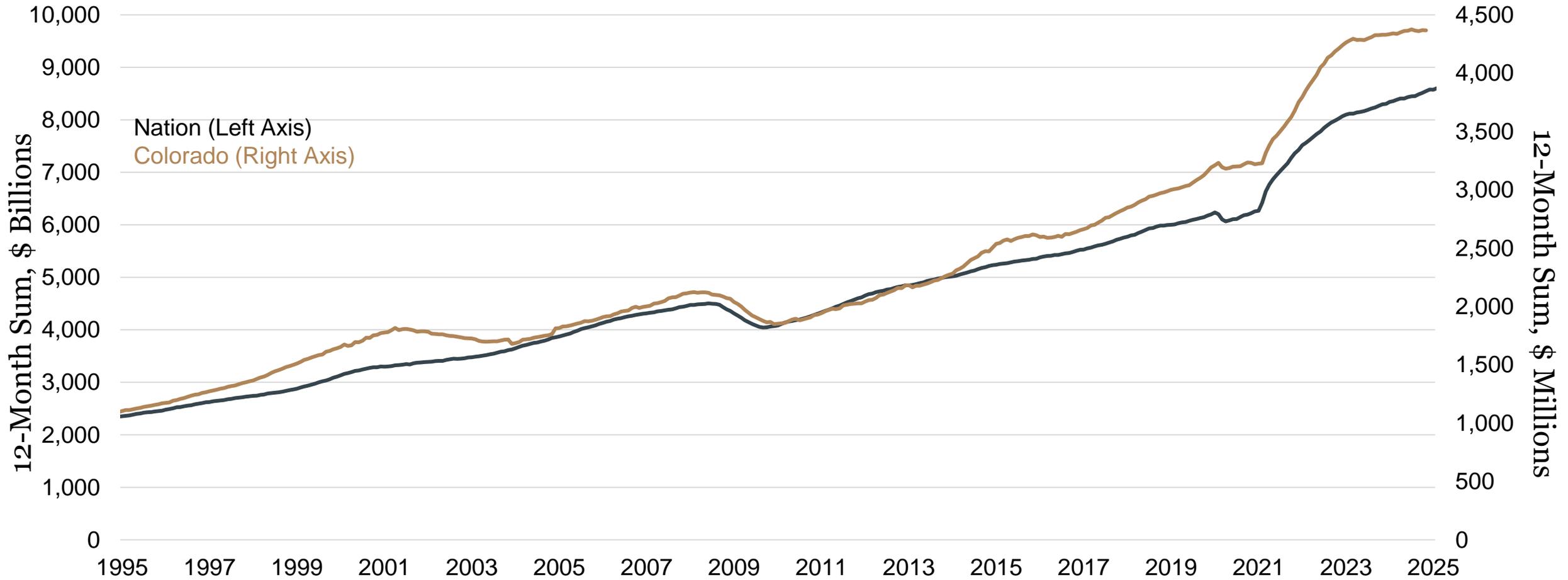
National Retail Sales

\$ Millions, Seasonally
Adjusted



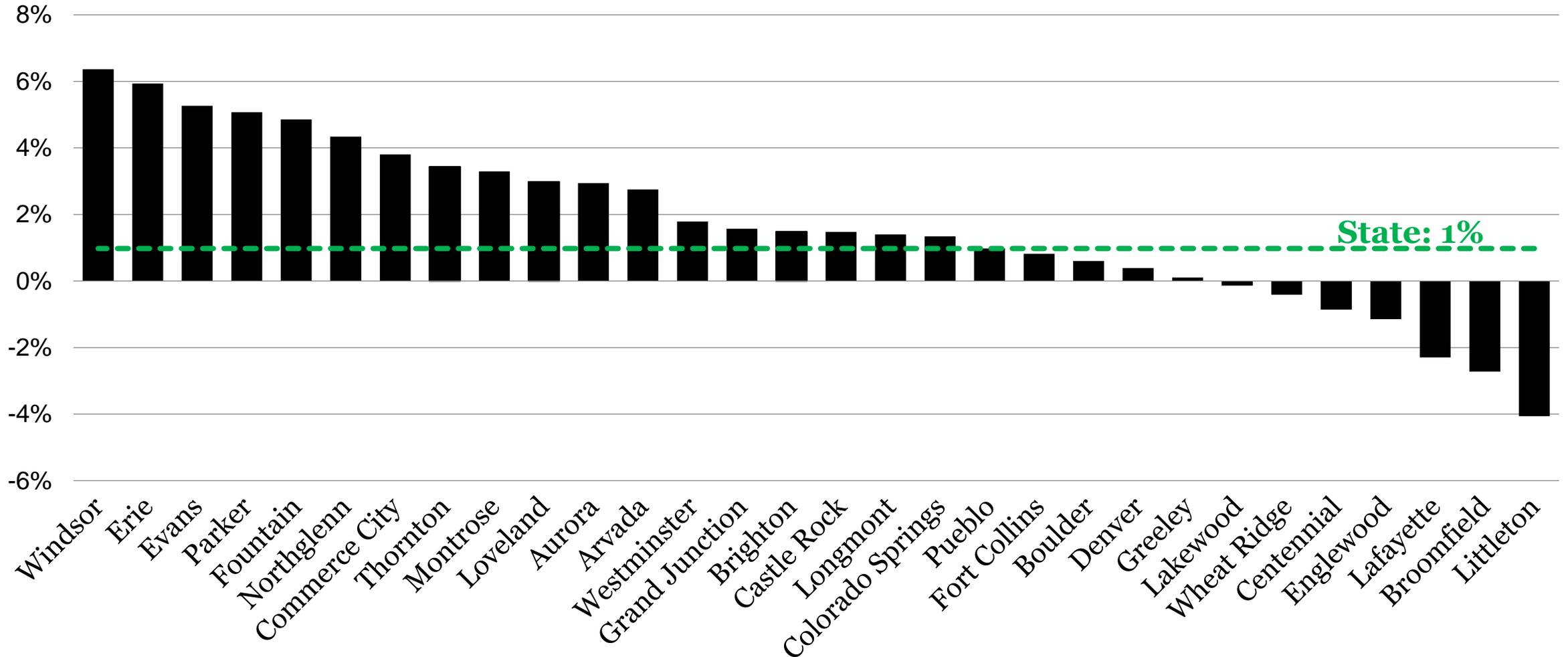
March 2025:
+4.6% year-over-year
1.4% month-over-month

National Retail Sales vs. Colorado Taxable Sales



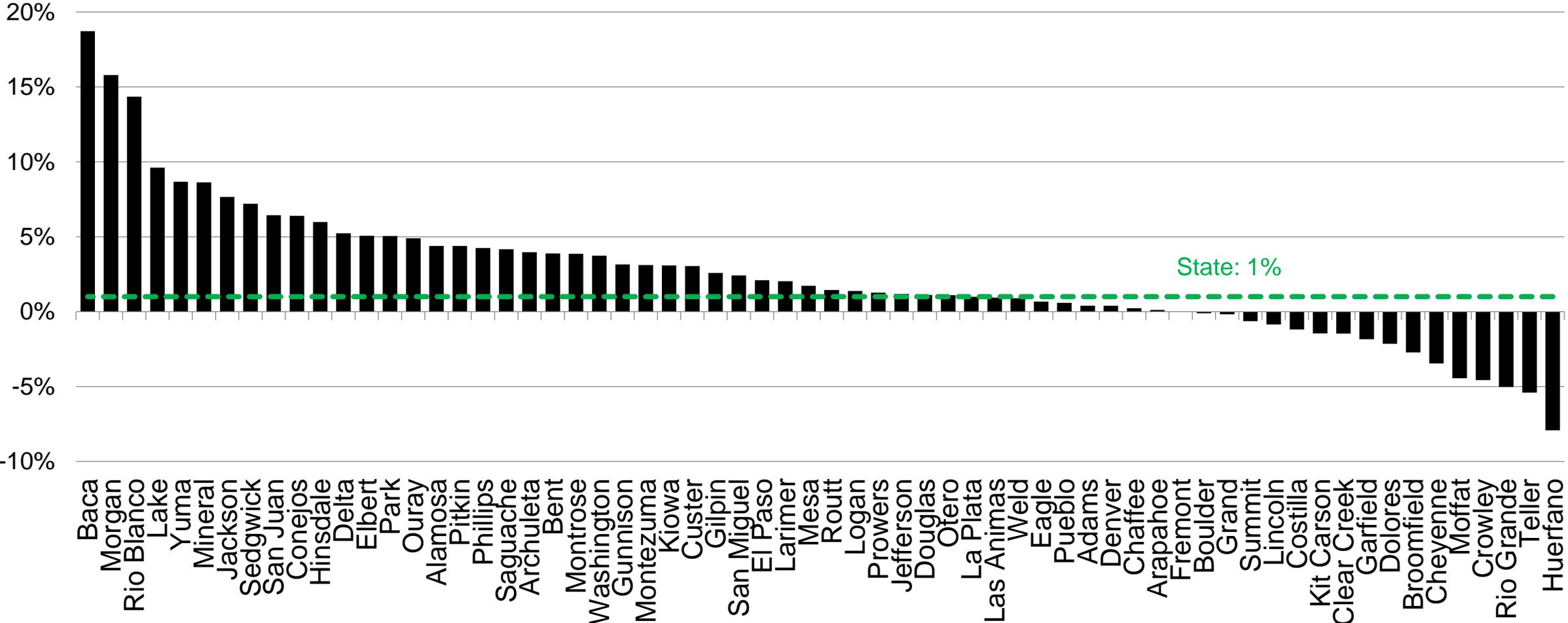
State Taxable Sales Growth – 30 Largest City Collections

2024 vs. 2023



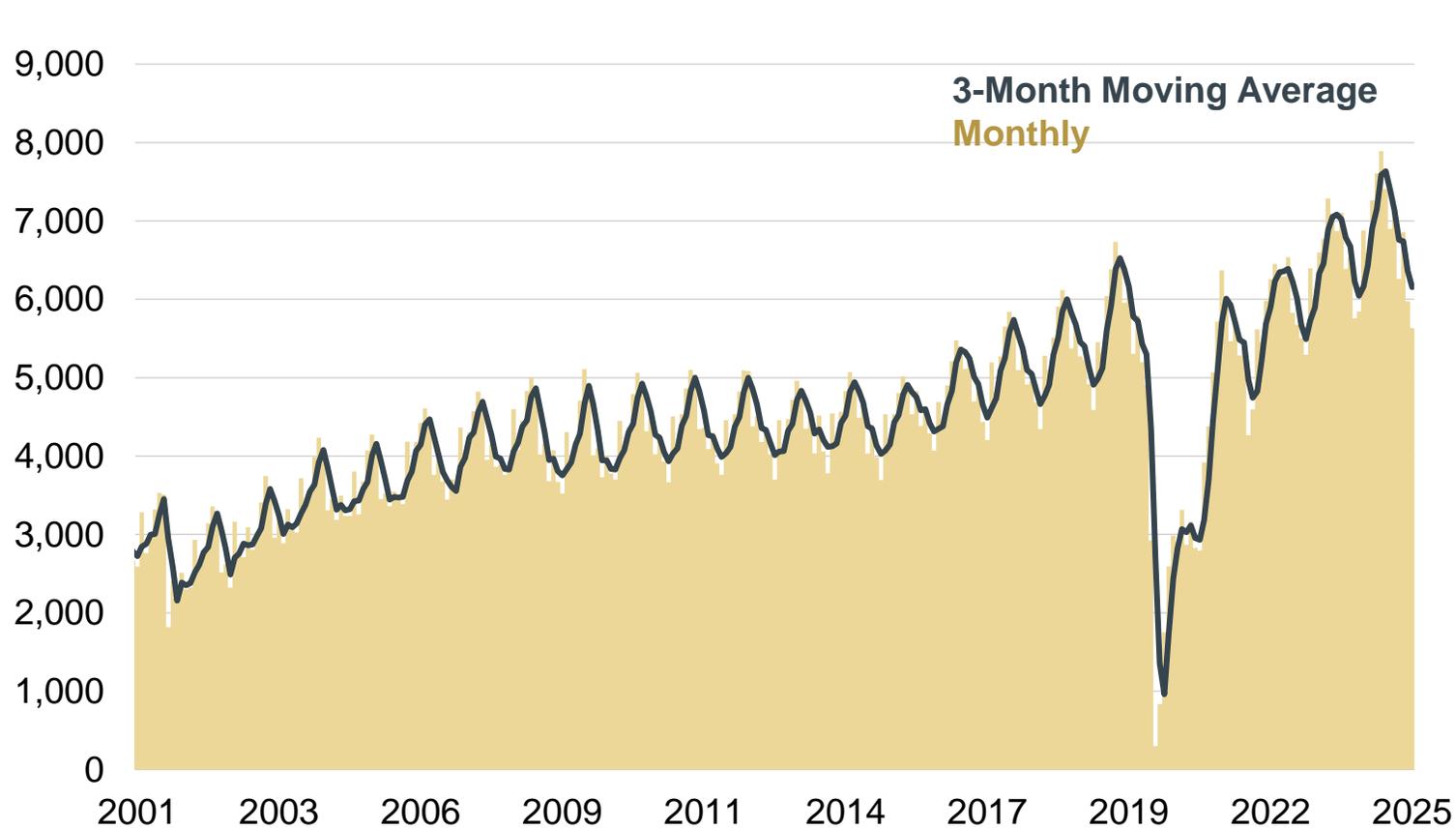
State Taxable Sales 1-Year Change

2024 Compared to 2023

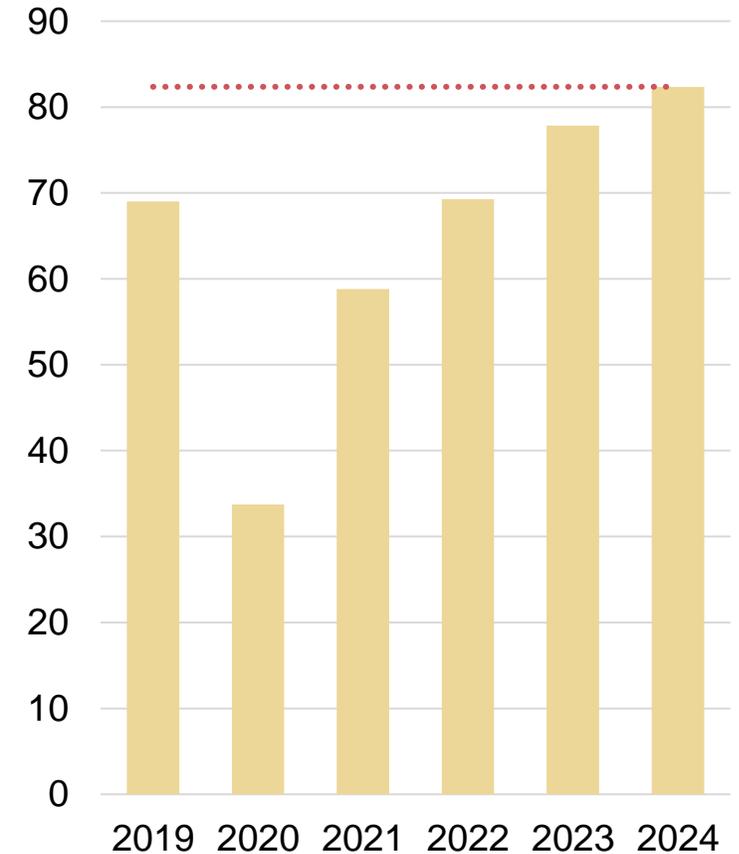


DIA Enplanements and Deplanements

DIA Monthly Passenger Traffic, Thousands, 2001-2025

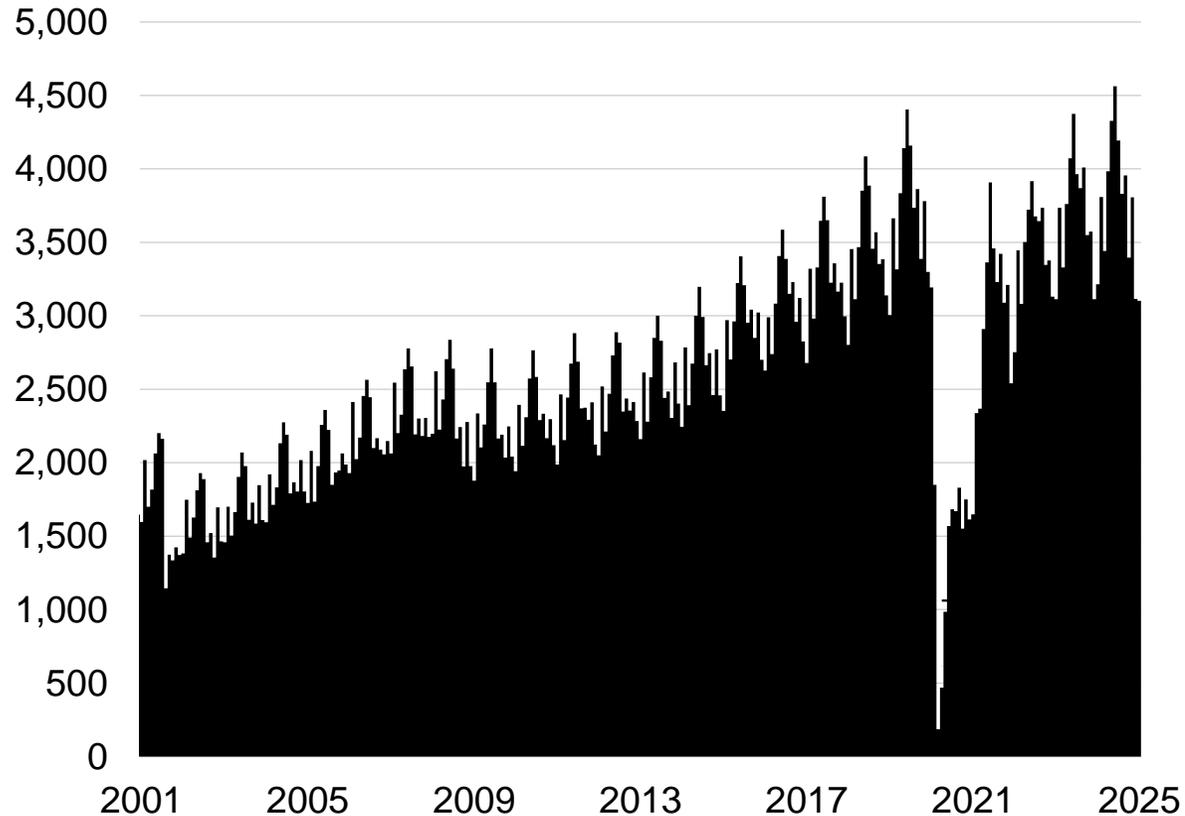


Annual Total (Millions)

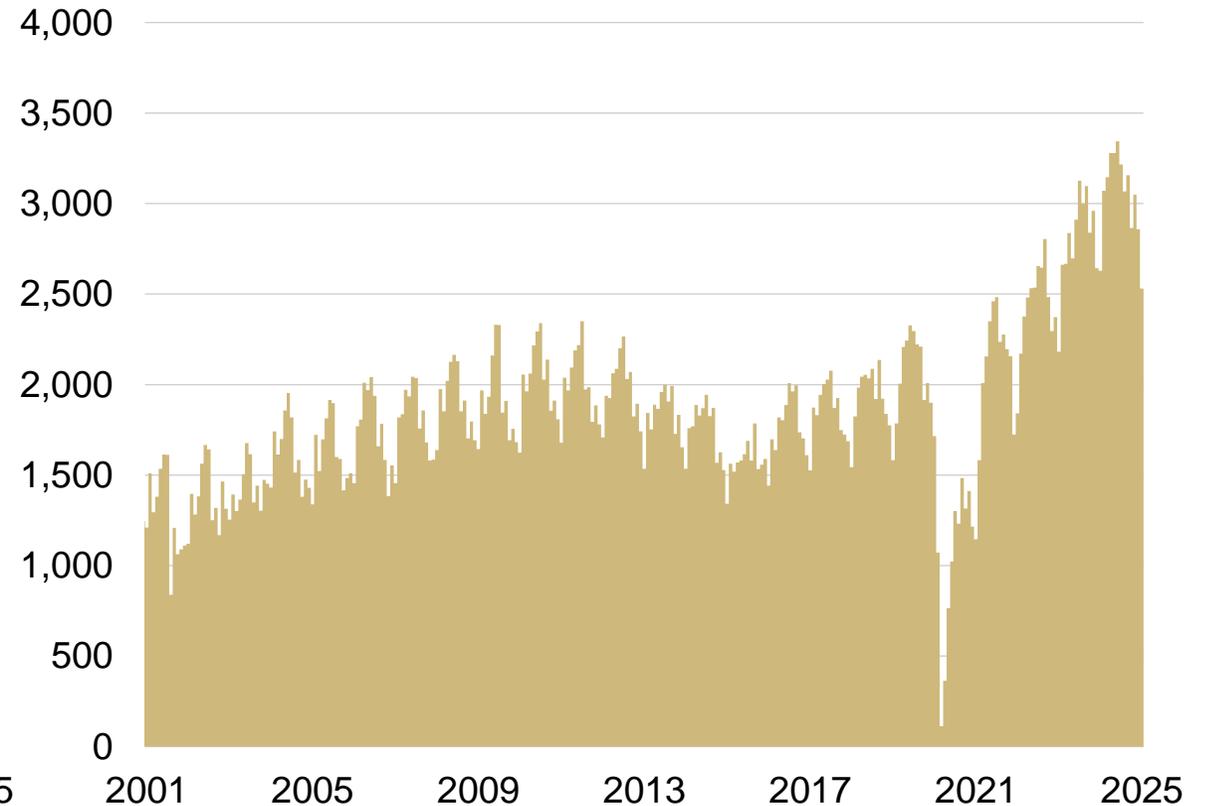


DIA Enplanements and Deplanements

Originating and Destination, Thousands



Transfers, Thousands



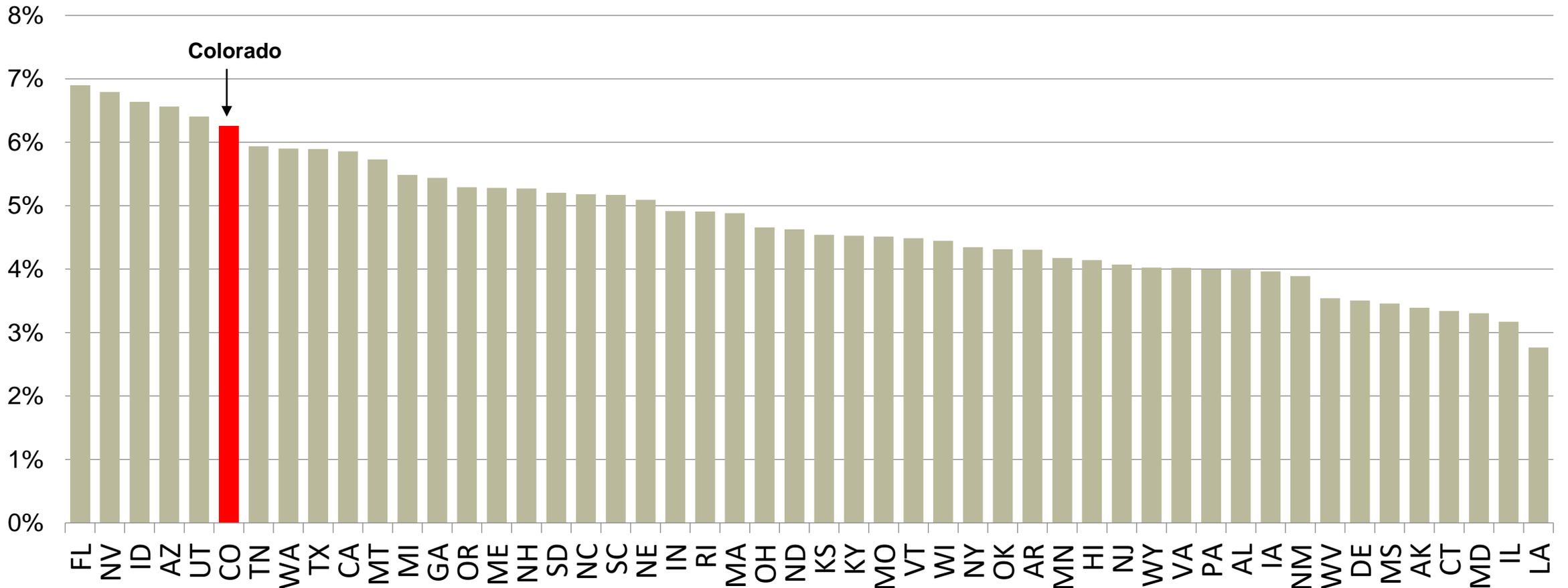


Construction and Real Estate

Photo by Ricardo Gomez Angel on Unsplash.

FHFA Home Price Index by State

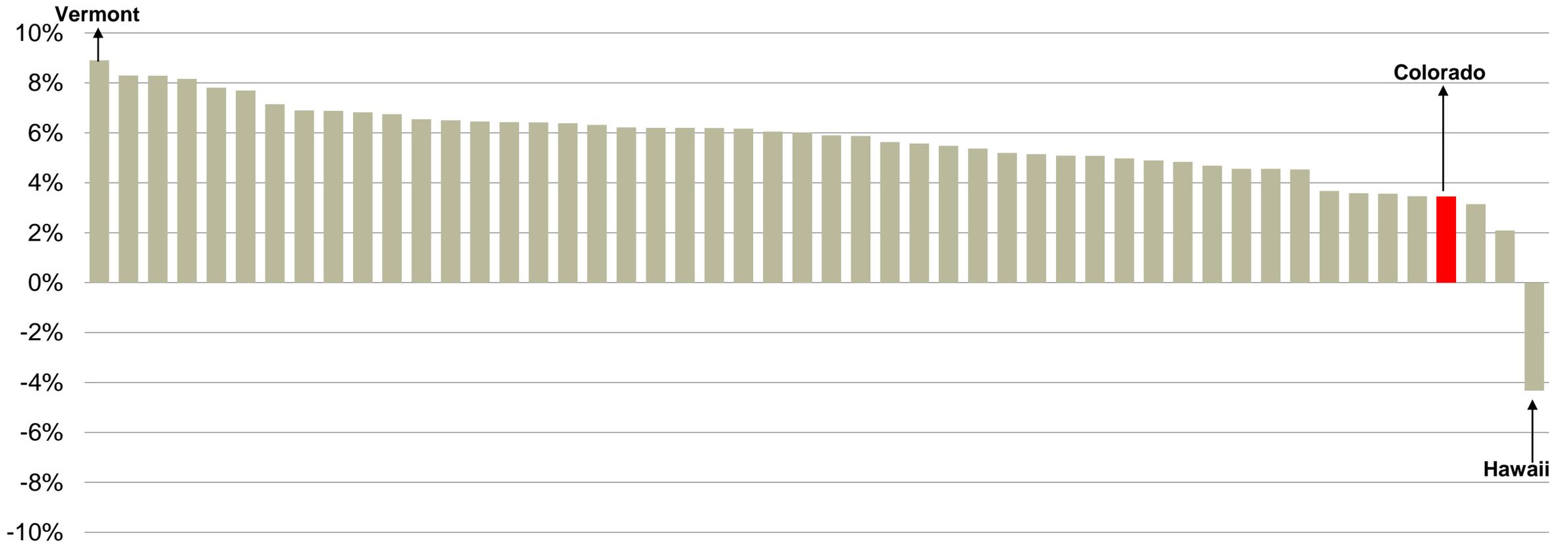
Year-over-Year Home Price Change, 2009-2024



Source: Federal Housing Finance Agency, All Transactions Index (Not Seasonally Adjusted).

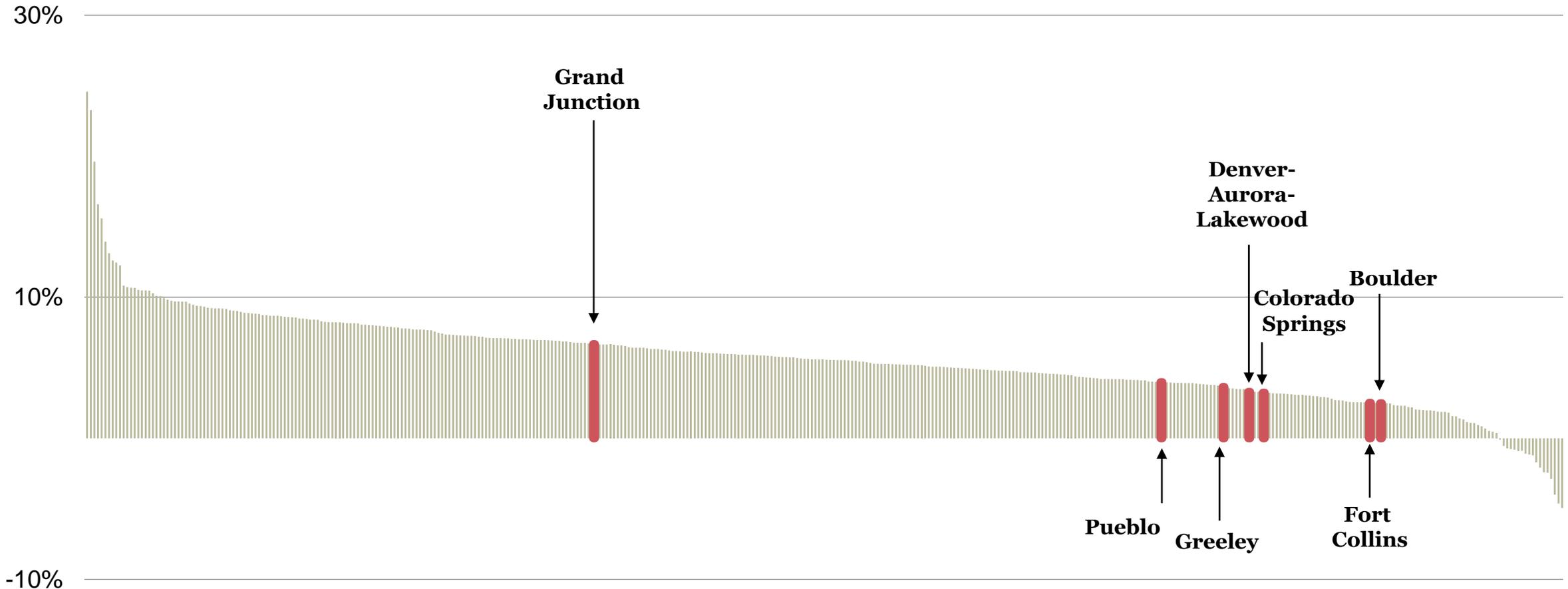
FHFA Home Price Index by State

Year-over-Year Home Price Change, Q4 2024



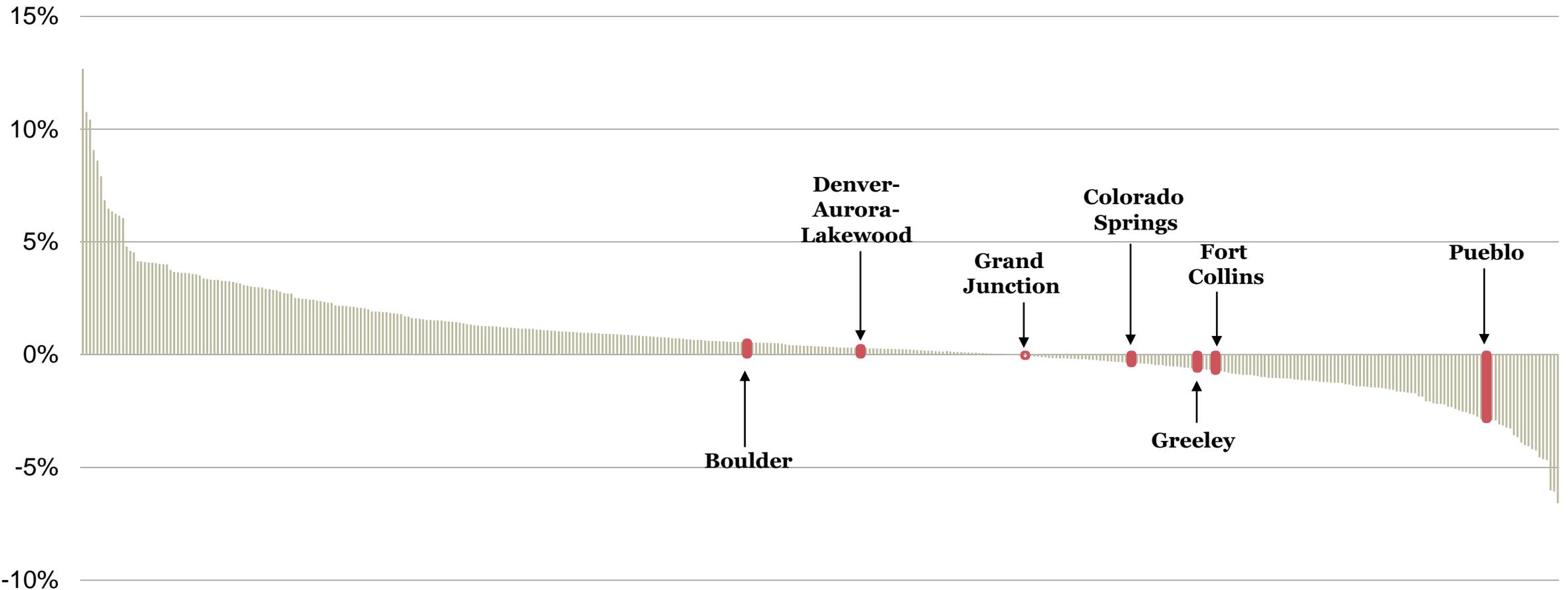
FHFA Home Price Index by MSA

1-Year Home Price Change, Q4 2024

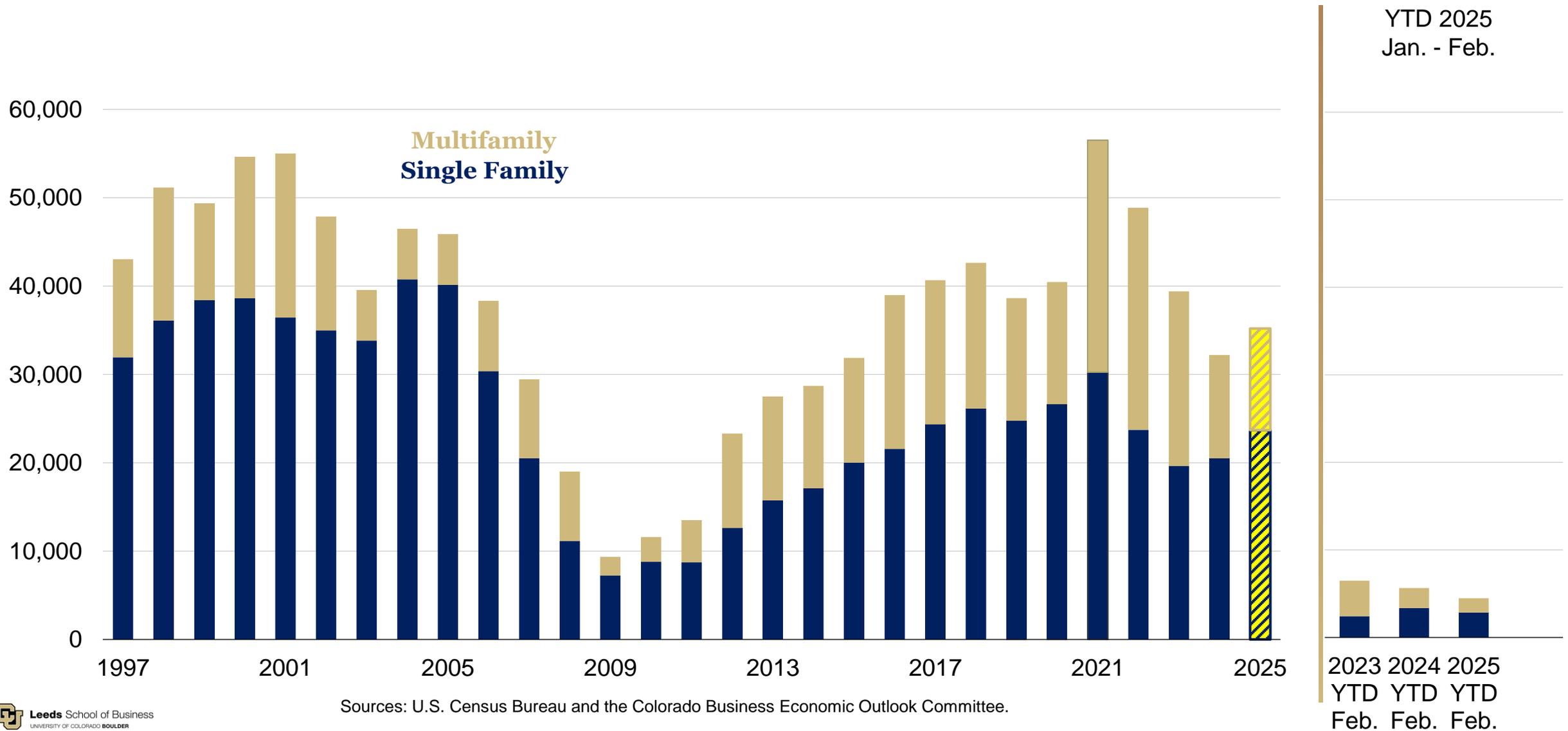


FHFA Home Price Index by MSA

Quarter-over-Quarter Home Price Change, Q4 2024

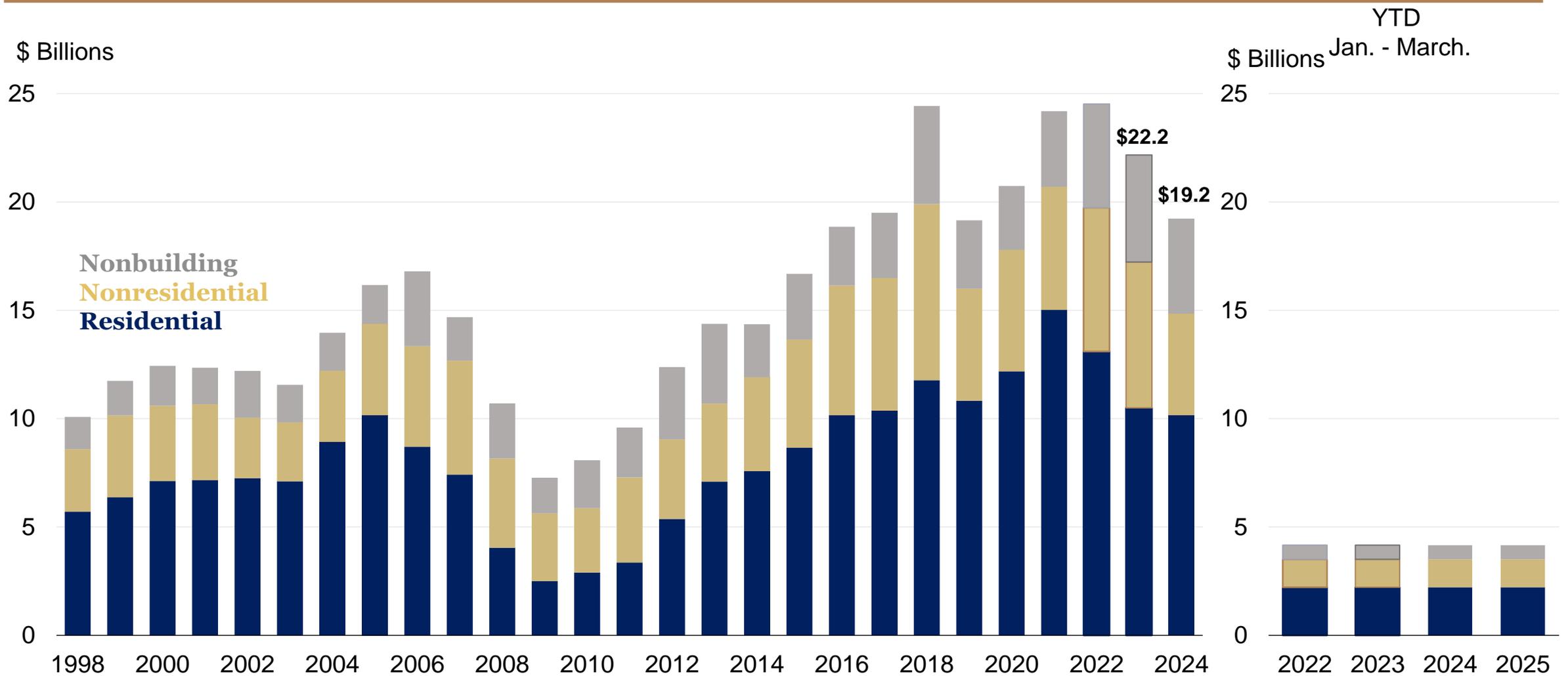


Colorado Residential Building Permits

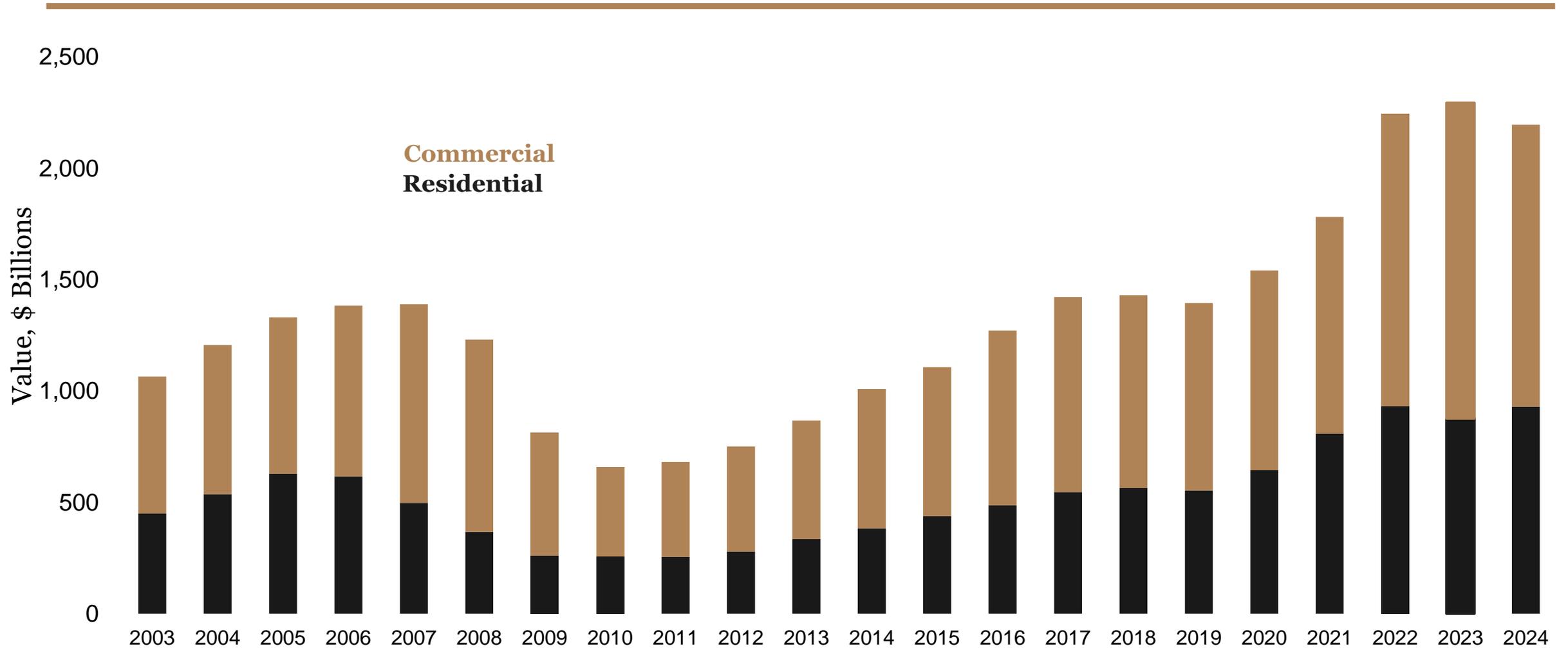


Sources: U.S. Census Bureau and the Colorado Business Economic Outlook Committee.

Colorado Total Value of Construction

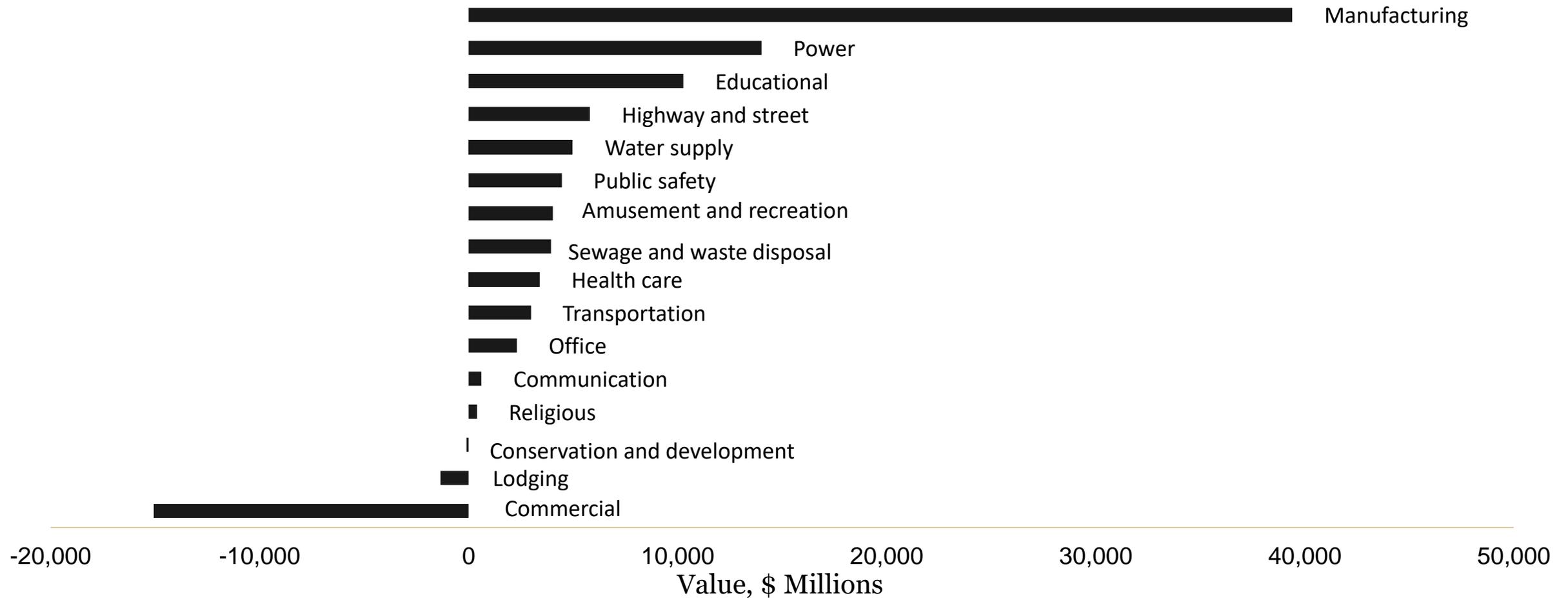


National Value of Construction



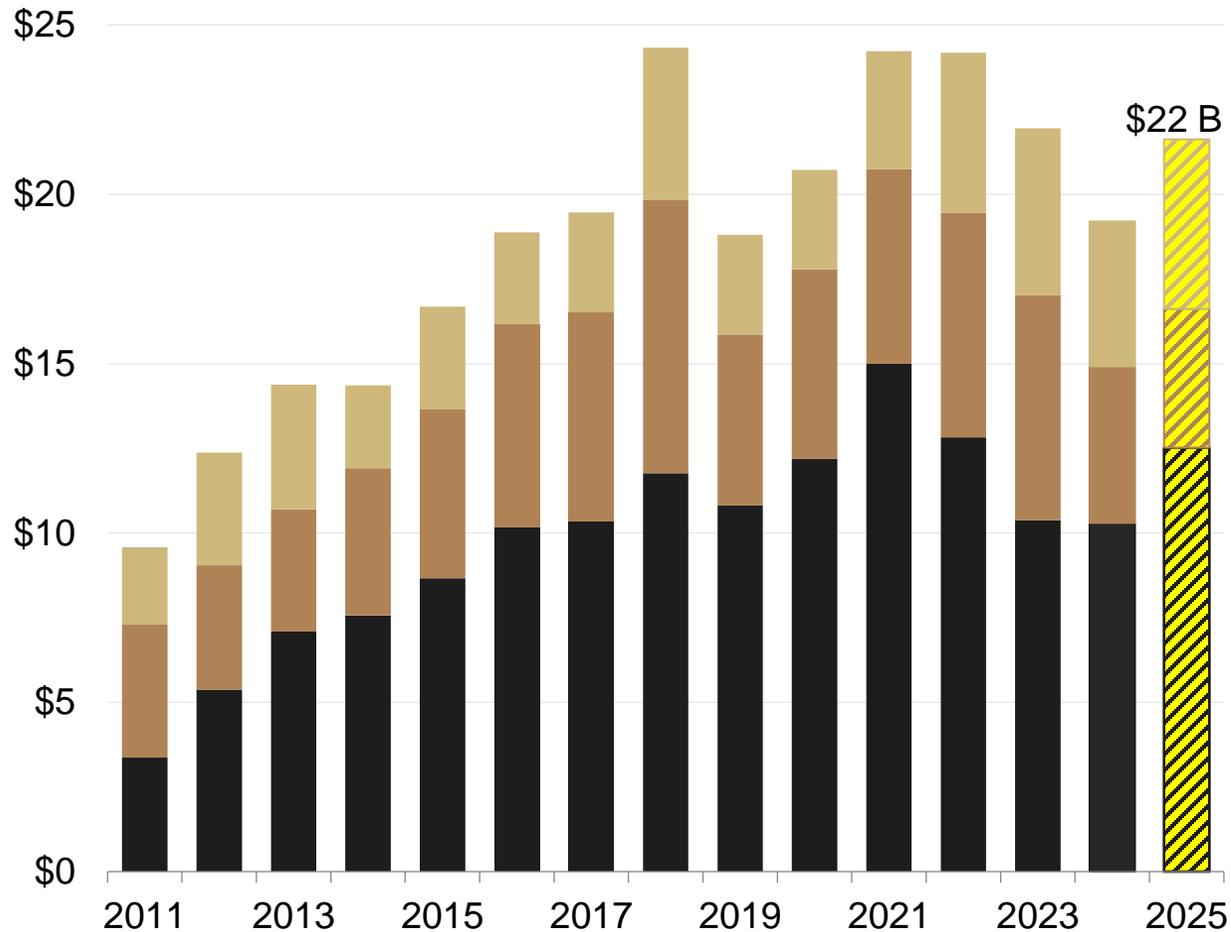
Change in National Value of Construction Put in Place

2024 Year-over-Year

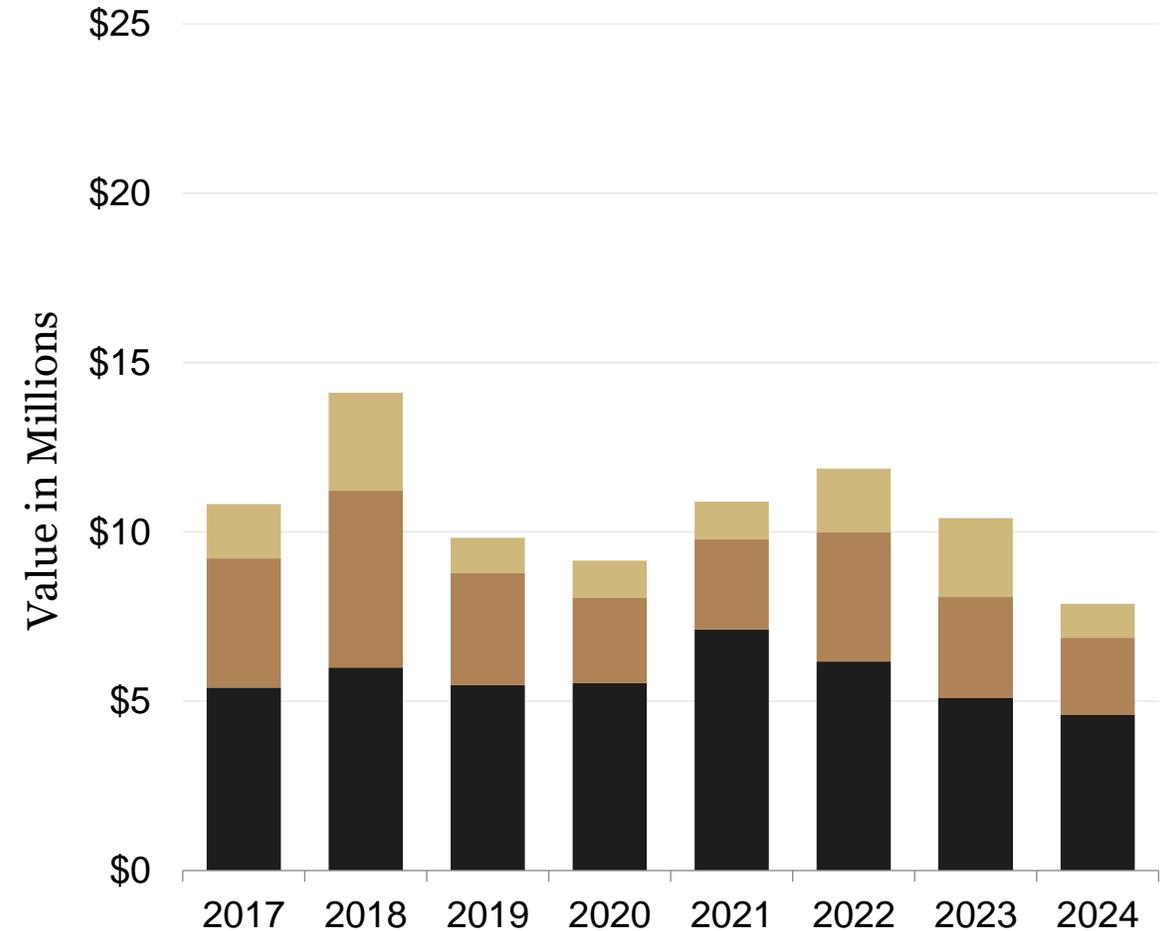


Colorado Value of Construction

Colorado (Billions)



Denver MSA

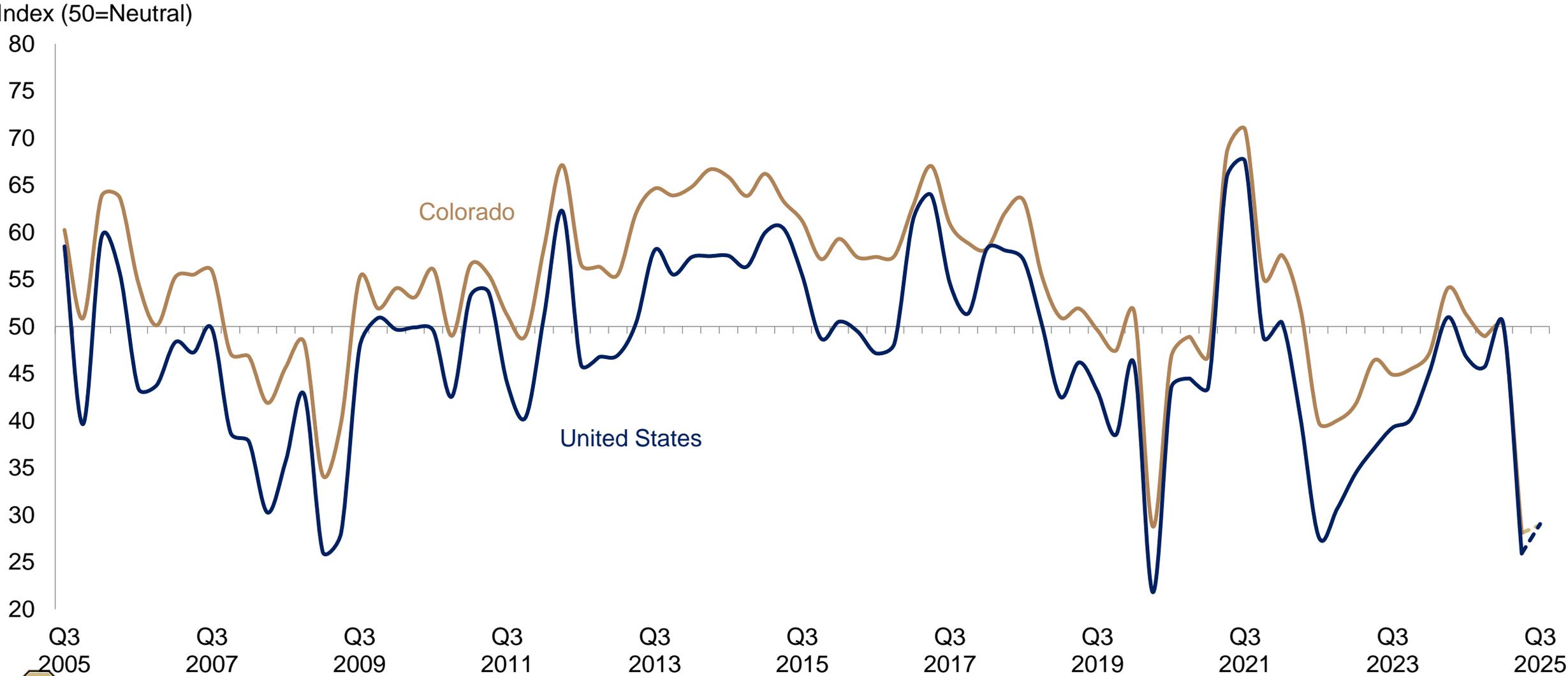


Indicators

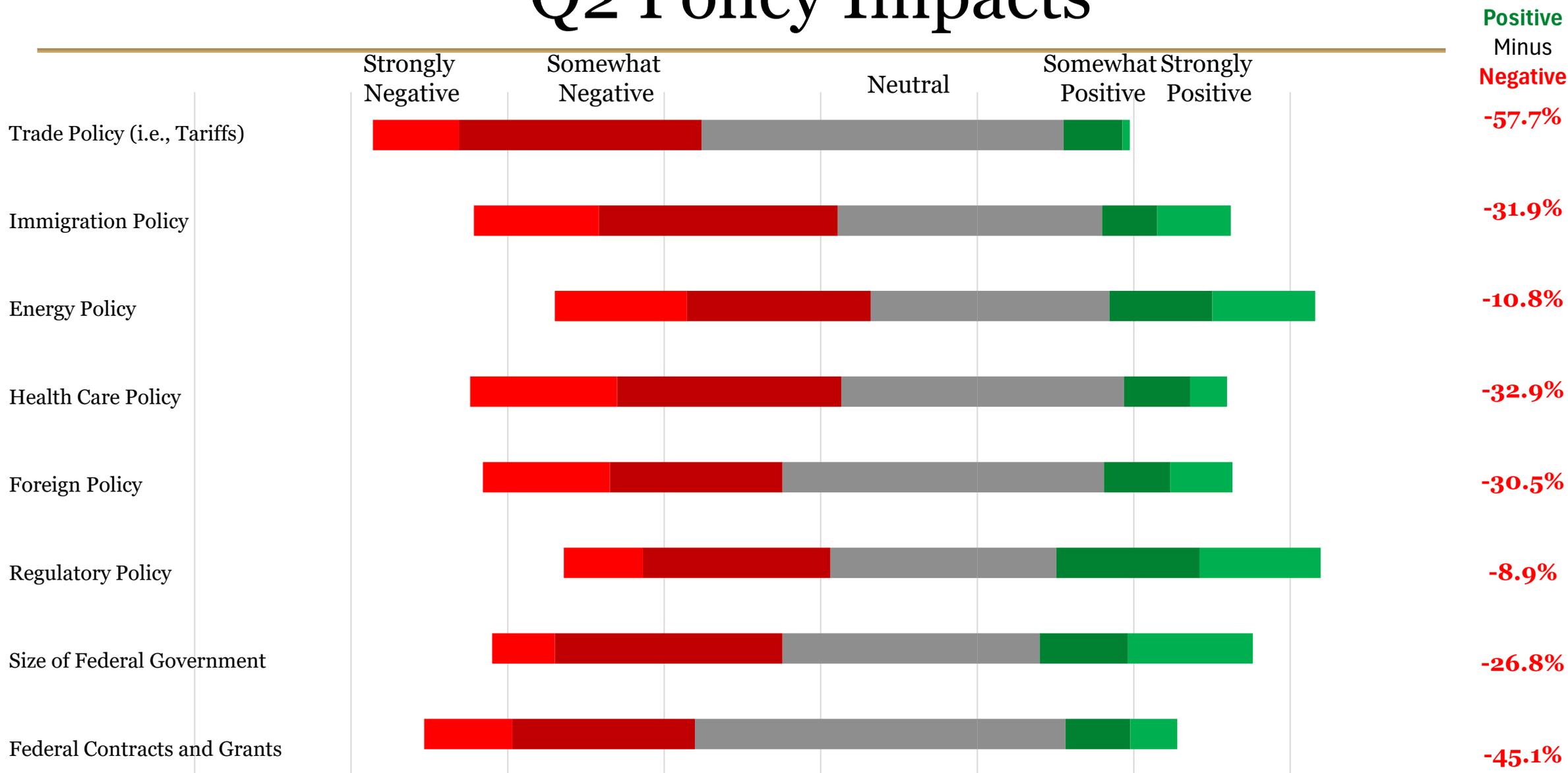


Photo by Riccardo Annandale on Unsplash.

State Expectations



Q2 Policy Impacts



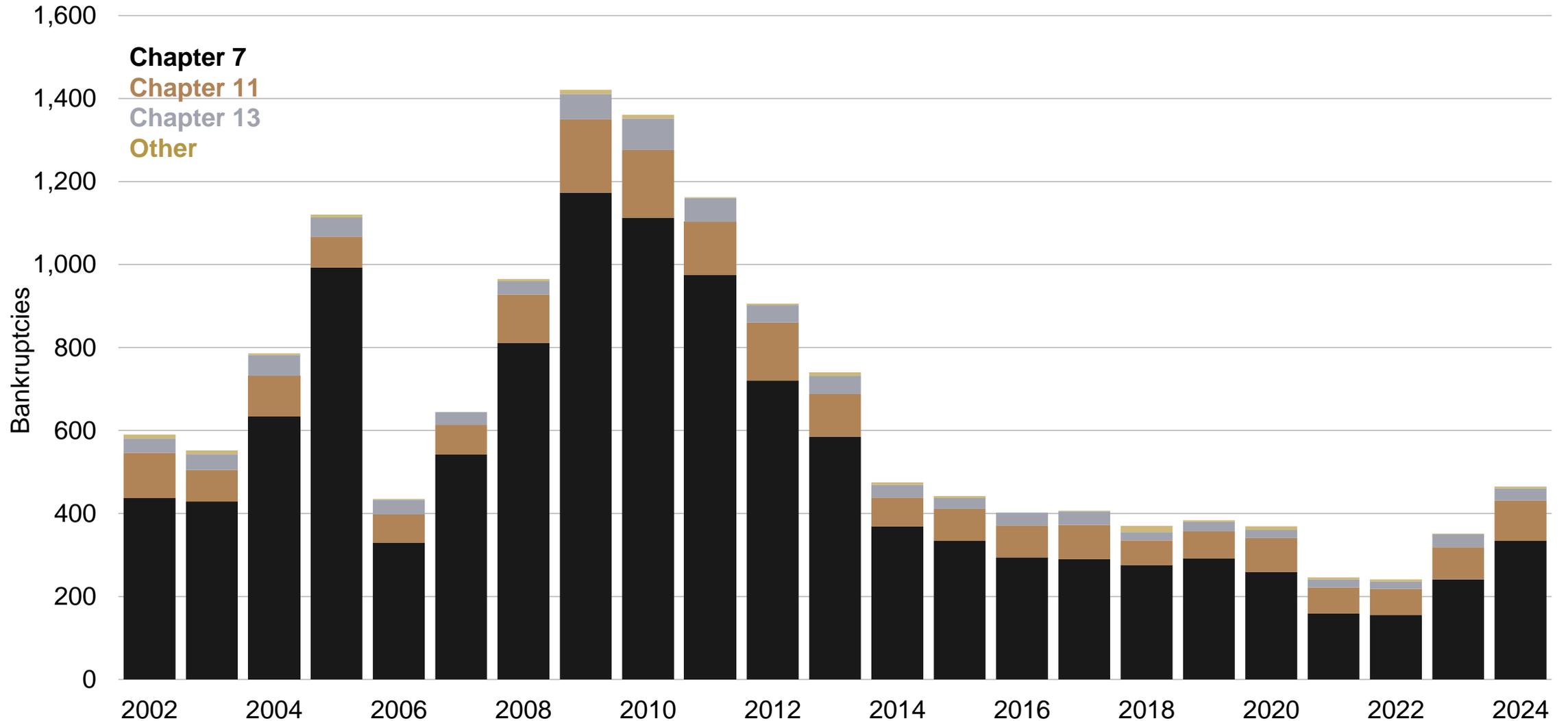
BRD Publications and Confidence Index



Register and Receive Free Access to:

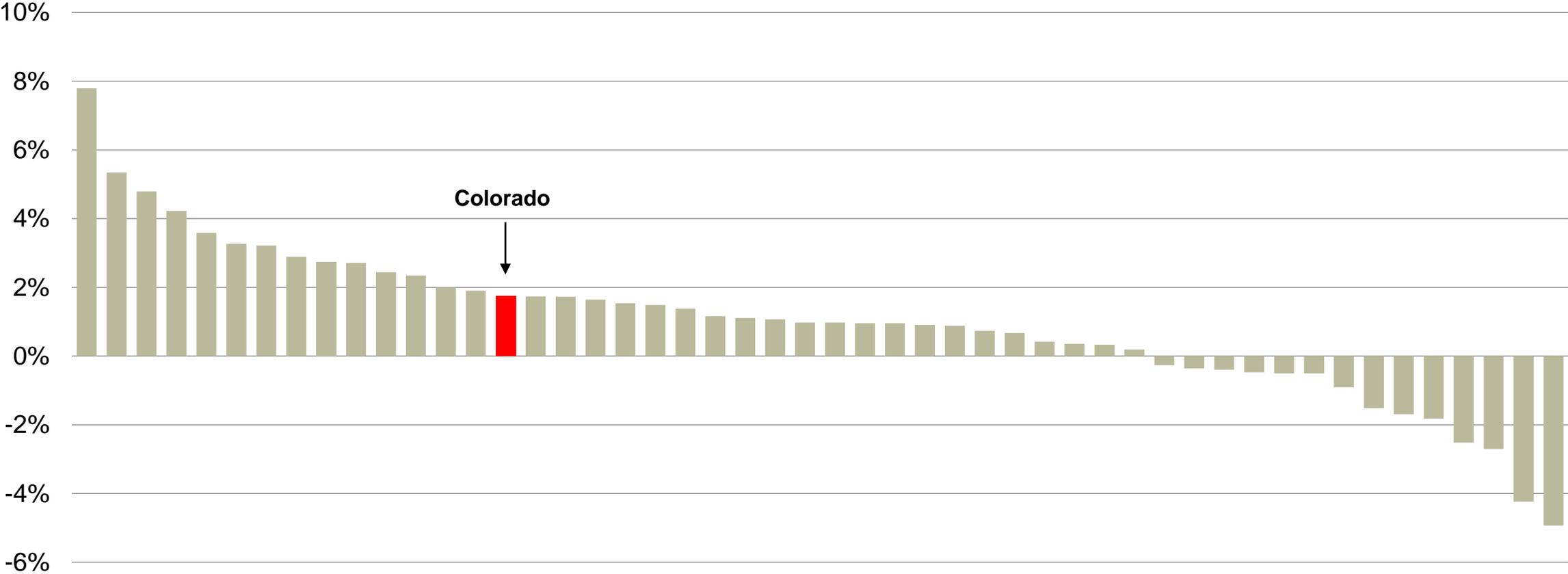
- Colorado Business Economic Outlook
- Colorado Business Review
- Leeds Business Confidence Index
- Quarterly Indicators Report
- Research Publications

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