

ECONOMIC INDICATORS



	2007	2006	2010	2015	2020	Last update
Population						
Colorado	4,861,515	4,753,377	4,831,554	5,049,493	5,278,867	3/08
Northern Colorado	531,324	515,110	566,072 *	645,190 *	731,510 *	3/08
Larimer County	287,574	276,253	299,040 *	333,381 *	368,694 *	3/08
Weld County	243,750	236,857	267,032 *	311,809 *	362,816 *	3/08

General	Latest month	Prev. listing	Change prev. mo.	Last year	Change prev. year	Last update
Employment	285,118	283,796	0.47%	275,561	3.47%	4/08
Unemployment	11,984	13,605	-11.91%	10,384	15.41%	4/08
Colo. Unemp. Rate	4.30%	4.70%	N/A	3.40%	N/A	4/08
Lmr. Unemp. Rate	3.70%	4.20%	N/A	3.00%	N/A	4/08
Weld Unemp. Rate	4.50%	5.10%	N/A	3.60%	N/A	4/08

Jet fuel (gallons dis.) F.C.-Loveland Airport	80,232	77,525	3.49%	76,434	4.97%	4/08
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Motor vehicle reg.	55,717	54,099	2.99%	58,421	-4.63%	5/08
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Vectra Small Business						
Colorado index	87	87	0.00%	90.8	-4.19%	5/08
U.S. index	65.8	62.1	5.96%	86.1	-23.58%	5/08

Bankruptcies						
Larimer County						
Chapter 7	83	67	23.88%	N/A	N/A	4/08
Chapter 13	13	9	44.44%	N/A	N/A	4/08
Weld County						
Chapter 7	87	89	-2.25%	N/A	N/A	4/08
Chapter 13	16	13	23.08%	N/A	N/A	4/08

Foreclosures						
Larimer County						
Value (000s)	\$29,304	\$31,565	-7.16%	N/A	N/A	4/08
Weld County						
Value (000s)	\$58,272	\$50,714	14.90%	N/A	N/A	4/08

Patents						
Larimer County						
	39	45	-13.33%	41	-4.88%	5/08
Weld County						
	9	11	-18.18%	15	-40.00%	5/08

New businesses						
Larimer County						
	379	327	15.90%	357	6.16%	4/08
Weld County						
	235	246	-4.47%	228	3.07%	4/08

Consumer Price (Colorado, Wyoming, Montana and Utah)						
Index (1982-84 = 100)						
Food & beverages						
	215.331	216.955	-0.75%	208.1	3.47%	5/08
Housing						
	226.351	226.377	-0.01%	220.8	2.51%	5/08
Transportation						
	196.863	199.793	-1.47%	192.9	2.05%	5/08
Medical Care						
	368.638	367.486	0.31%	351.9	4.76%	5/08

REAL ESTATE

Total construction (000s)						
Larimer County						
	\$64,541	\$49,988	29.11%	\$56,351	14.53%	5/08
Weld County						
	\$82,050	\$68,397	19.96%	\$152,024	-46.03%	5/08

Building permits	202	186	8.60%	285	-29.12%	5/08
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Apartment vacancies						
F.C.-Loveland						
	4.60%	5.00%	N/A	9.30%	N/A	9/07
Greeley						
	7.20%	8.10%	N/A	7.20%	N/A	9/07

Apartment rent						
F.C.-Loveland						
	\$768	\$757	1.39%	\$752	2.03%	9/07
Greeley						
	\$631	\$623	1.38%	\$625	1.03%	9/07

Office vacancy rates						
Fort Collins						
	13.21%	12.62%	N/A	12.40%	N/A	12/07
Loveland						
	10.33%	9.40%	N/A	7.20%	N/A	12/07
Greeley						
	15.16%	15.21%	N/A	18.20%	N/A	12/07

Retail vacancy rates						
Fort Collins						
	7.50%	6.59%	N/A	7.74%	N/A	12/07
Loveland						
	5.27%	5.47%	N/A	3.89%	N/A	12/07
Greeley						
	11.13%	4.71%	N/A	9.12%	N/A	12/07

Industrial vacancy rates						
Fort Collins						
	5.65%	4.71%	N/A	3.89%	N/A	12/07
Loveland						
	4.20%	4.79%	N/A	4.07%	N/A	12/07
Greeley						
	9.20%	6.44%	N/A	8.32%	N/A	12/07

SALES

Restaurant retail (000s)						
Larimer County						
	\$125,886	\$98,386	27.95%	\$112,241	12.16%	9/07
Weld County						
	\$55,770	\$53,000	5.23%	\$51,970	7.31%	9/07

Gross sales (000s)						
Larimer County						
	\$593,273	\$640,834	-7.42%	\$524,364	13.14%	11/07
Weld County						
	\$607,818	\$661,252	-8.08%	\$561,262	8.29%	11/07
New tax accounts						
	376	490	-23.27%	379	-0.79%	6/07

Note: Unless otherwise indicated, all statistics are for Larimer and Weld counties combined.

* Projected population numbers from the Colorado Division of Local Government; U.S. Census Bureau otherwise

Sources: U.S. Census Bureau; Colorado Division of Local Government (County population projections); Larimer County Workforces Center (Employment stats); Fort Collins-Loveland Municipal Airport; Larimer, Weld County Depts. of Motor Vehicles (Motor vehicle registrations); Vectra Bank Colorado (Colorado & U.S. Small Business Indices); F.W. Dodge Data (Construction statistics); SKLD Information Services LLC (Bankruptcy, foreclosure); LexisNexis (Patents); The Home Builders Association of Northern Colorado (Building permits); Colorado Division of Housing (Apartment vacancies & rates); Realtec Commercial Real Estate Services Inc. (Office, retail, industrial/vacancy rates); Colorado Department of Revenue (Restaurant sales, gross sales figures, new sales tax accounts); U.S. Depts. of Labor, Bureau of Labor Statistics (Consumer Price Index).