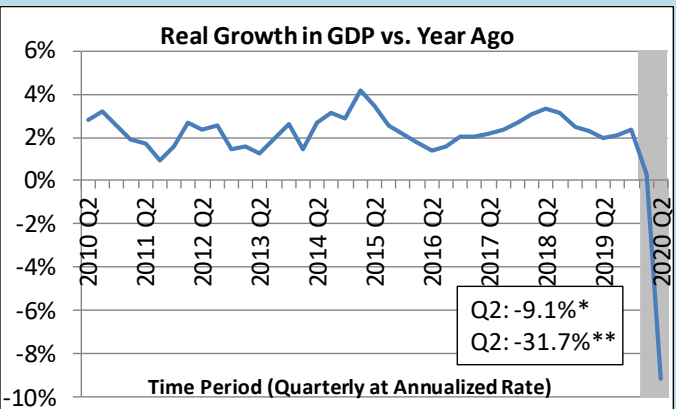


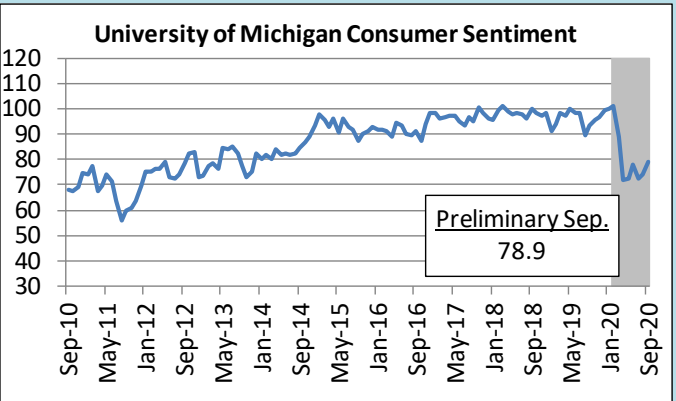
The Big Picture

U.S. Quarterly GDP



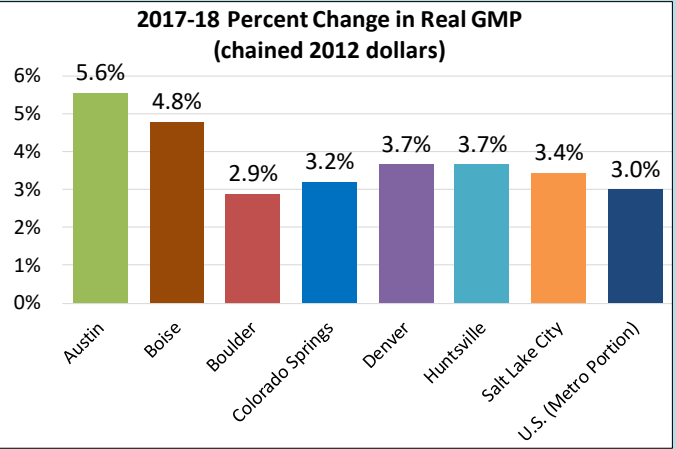
*Aug. revised release of Real GDP Percent Change from Q2 Year Ago, SA
 **If Q2 declines were annualized over the year.
 Source: U.S. Bureau of Economic Analysis

U.S. Consumer Sentiment



Source: University of Michigan

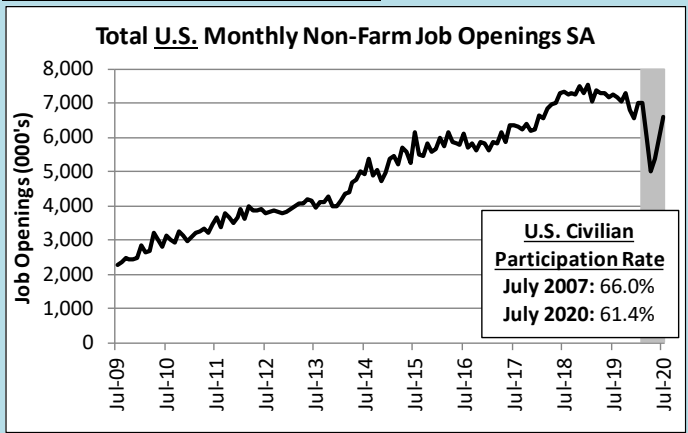
MSA Real GMP



Note: Military data is included in GMP. Real GMP is adjusted for regional price parity (RPP). Percentage change compares 2018 to 2017 real GMP.
 Source: U.S. Bureau of Economic Analysis

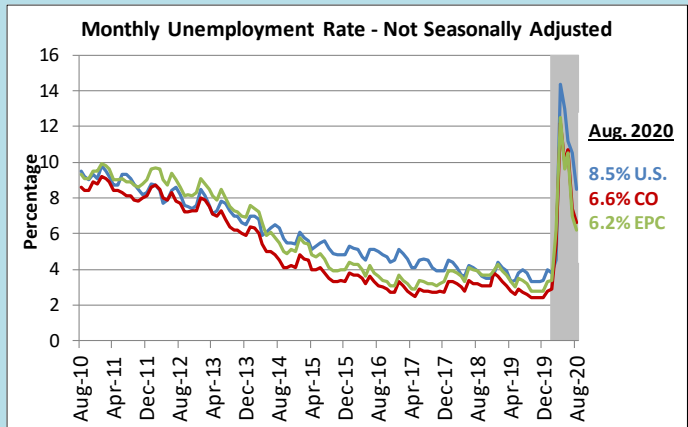
Labor Force/Employment

U.S. Non-Farm Job Openings



Source: U.S. Bureau of Labor Statistics; Job openings data lags.

Unemployment Rate



Sources: U.S. Bureau of Labor Statistics; CO Dept. of Labor & Employment LAUS; Data not seasonally adjusted.

Inflationary Measures

U.S. Consumer Price Index - Aug. 2020		
	All items	Less food & energy
Change from July to August 2020 (SA)	0.4%	0.4%
Last 12-months (NSA)	1.3%	1.7%

Source: U.S. Bureau of Labor Statistics; data for all urban consumers (CPI-U)

UCCS Economic Forum
COLLEGE OF BUSINESS
 UNIVERSITY OF COLORADO
COLORADO SPRINGS

updated (9/21/2020)

Local Labor Force/Employment

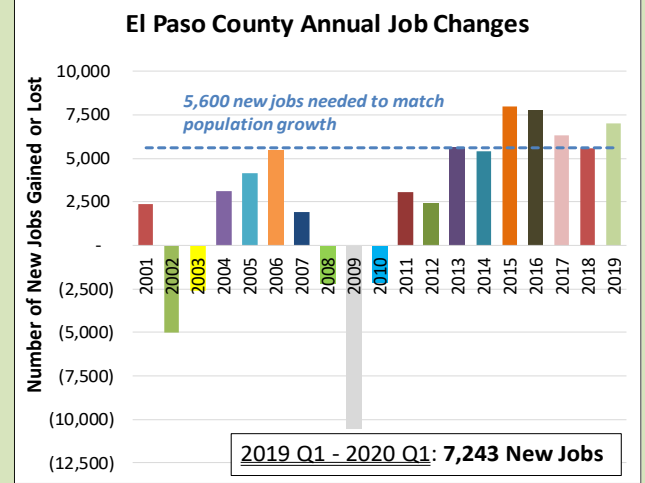
Colorado Springs MSA Job Openings

August 2020		
Top Job Titles	# of Job Postings	Market Salary
Software Developers, Applications	685	\$92,580
Heavy & Tractor-Trailer Truck Drivers	592	\$58,824
Registered Nurses	542	\$58,412
Retail Salespersons	536	\$27,681
Sales Reps, Wholesale & Mfg	518	\$42,864
Computer Systems Engineers/Architects	425	\$100,081
First-Line Supervisors of Retail Sales Workers	403	\$32,745
Managers	364	\$73,520
Customer Service Reps	356	\$28,108
Information Security Analysts	317	\$95,794

TOTAL Job Openings: 20,954
TOTAL Unemployed: 22,143
Workers Available per Job Opening: 1.06

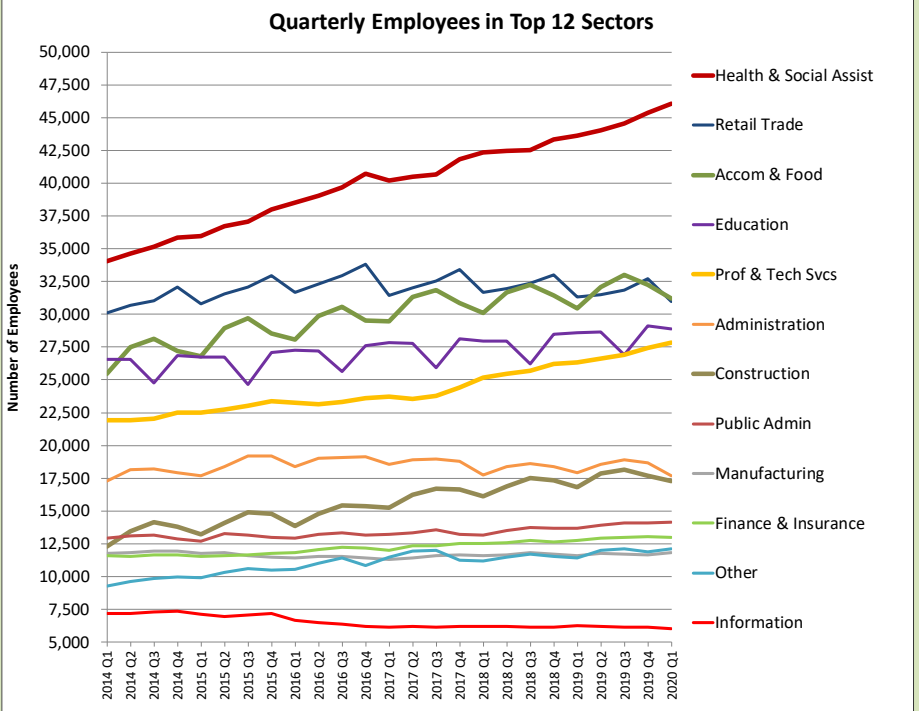
Sources: Burning Glass Technologies; Labor Insights, 2020 via Pikes Peak Workforce Center and CO Dept. of Labor & Employment

El Paso County New Jobs



An estimated 5,600 jobs are needed based upon population growth and age composition; calculated by the UCCS Economic Forum.
 Sources: CO Dept. of Labor & Employment, Quarterly Census of Employment and Wages (QCEW); UCCS Economic Forum

Local Employment/Wages



2020 Q1 Average Annual Wages for All Industries

El Paso County wages are 14.9% lower than U.S. wages and 18.9% lower than CO wages.

U.S.	Colorado	El Paso County
\$63,544	\$66,716	\$54,080

2020 Q1 El Paso County Total Employment (excluding military)

283,836

***Estimated military employment in 2018 (and % of total EPC employees who are military).**

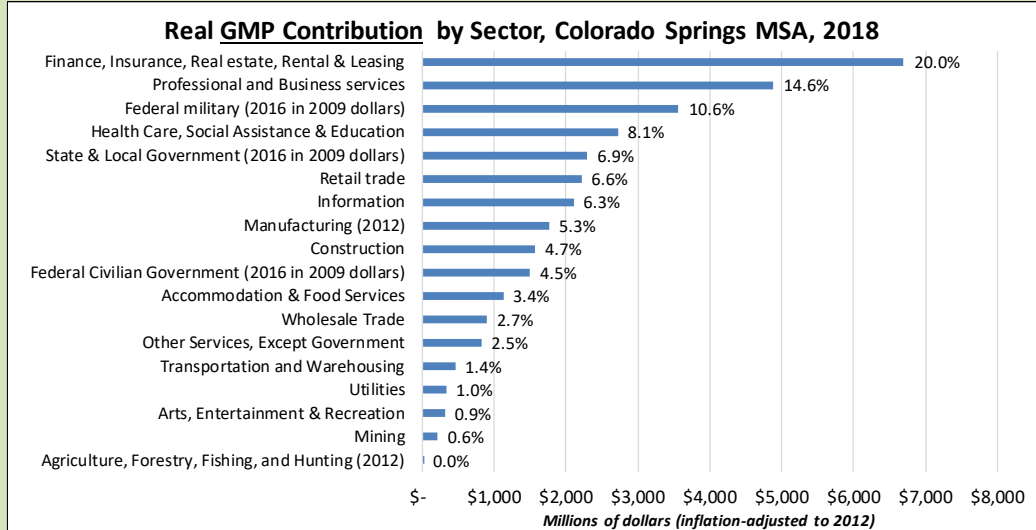
57,852 (17.3%)

Top Growing Industries from 2014 Q1 to 2020 Q1

- Construction: +40.4%
- Health & Social Assist: +35.3%
- Prof & Tech Services: +26.8%
- Accom & Food Services: +22.5%

Note: QCEW data lags by up to two quarters and does not include military-related employees. Sources: U.S. Bureau of Labor Statistics and Colorado Department of Labor and Employment, QCEW. See military section for military employment sources.

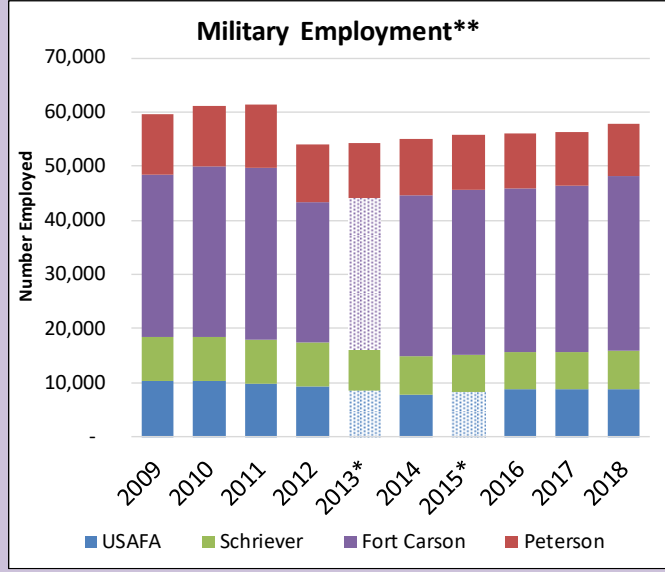
Colorado Springs MSA GMP by Sector



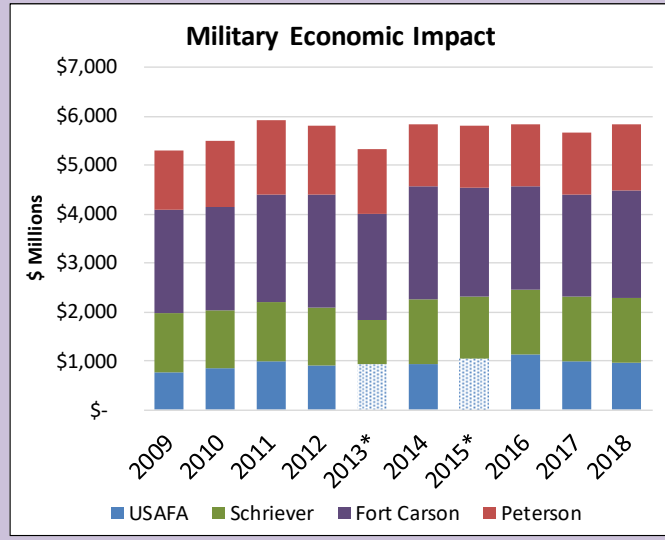
Manufacturing and Agriculture data last disclosed in 2012. Government data lags for these metrics and was not released by sector so data shown is for 2016 in 2009 dollars. Source: U.S. Bureau of Economic Analysis

Military

El Paso County Employment



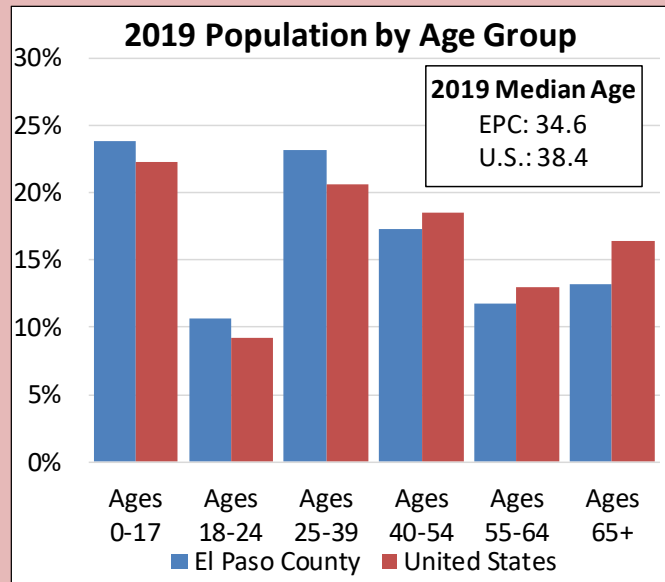
Expenditures in El Paso County



*2013 and 2015 data was not available for all locations. Textured bars are an estimate in 2013 and 2015 made by the UCCS Economic Forum. **The employment numbers for Schriever and Peterson include significant numbers of civilian contractors. The employment numbers for USAFA include cadets and several kinds of contract workers. Sources: Department of Military and Veteran Affairs; Colorado Springs Chamber of Commerce & EDC; respective military installations

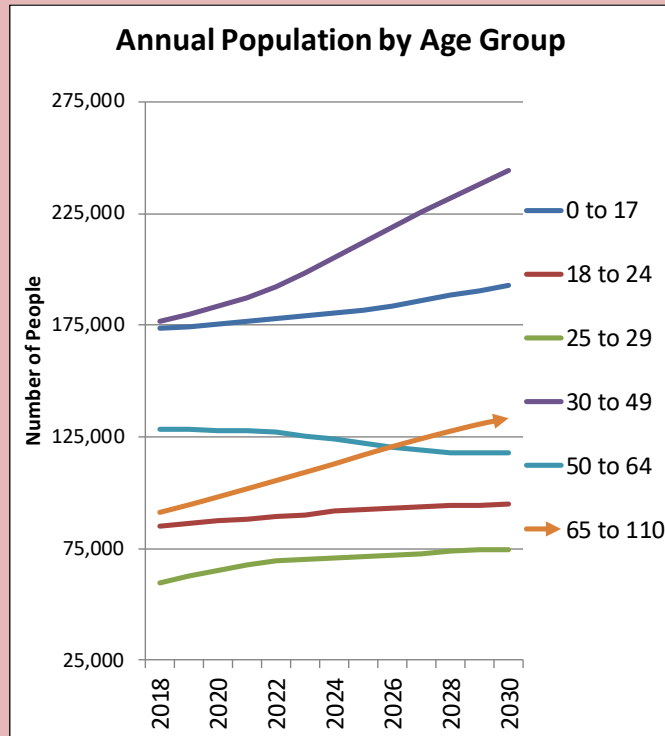
Demographics

El Paso County & U.S. Age Groups



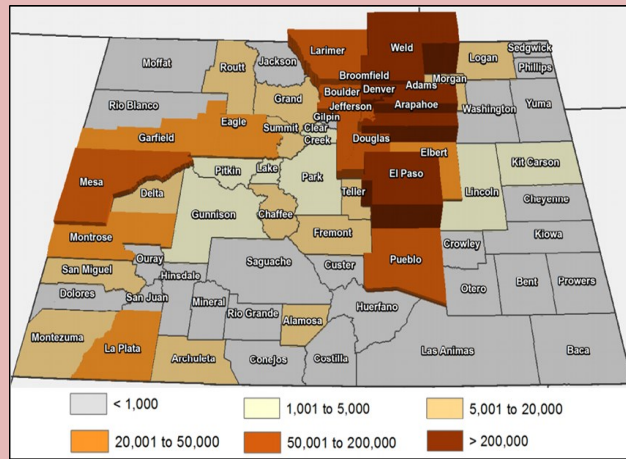
Source: U.S. Census Bureau, Population Division

El Paso County—Population Projections



Source: Colorado Department of Local Affairs, State Demography Office

Population Growth 2018-2050

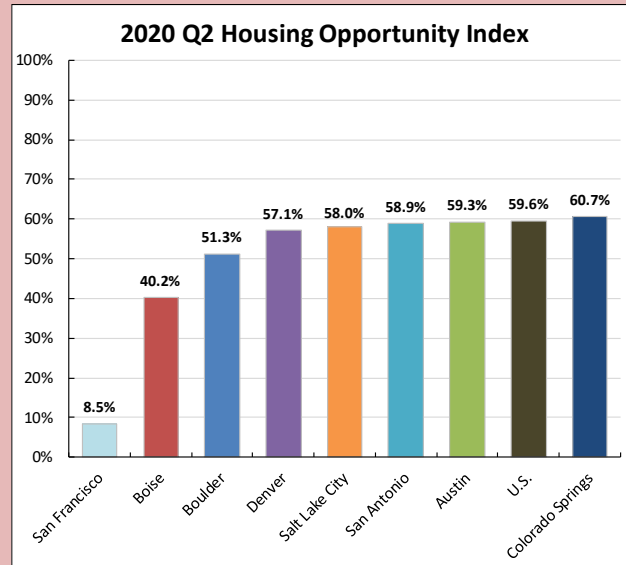


The State Demography Office projects a population increase of **362,821** additional people between 2018-50.
 Source: Colorado Department of Local Affairs, State Demography Office

2018 Population		
Colorado Springs (city)	El Paso County	Colorado Springs MSA
472,688	713,856	738,939

Source: Colorado Department of Local Affairs, State Demography Office

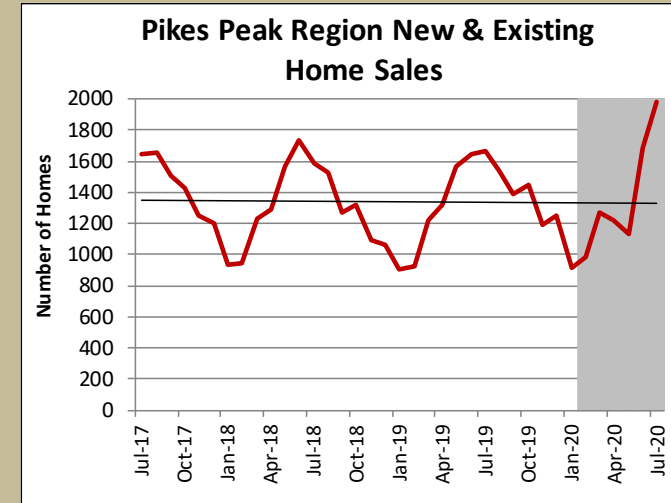
Cost of Living



Notes: The Housing Opportunity Index (HOI) is defined as the share of homes sold in that area that are affordable to a family earning the local median income, based on standard mortgage underwriting criteria. It includes new and existing homes.
 Sources: National Association of Home Builders; Wells Fargo

Real Estate

Monthly Home Sales

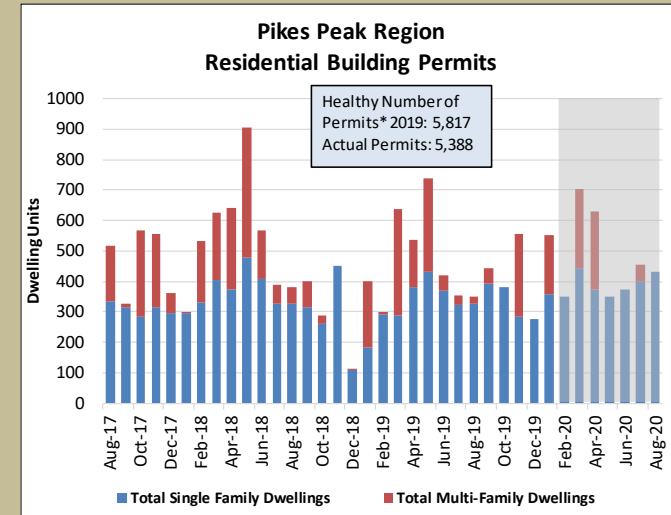


Median Existing Single-Family Home Price 2020 Q2

Location	Colorado Springs	Denver	Boise	United States
Price	\$353,400	\$478,400	\$332,800	\$291,300
1-year % Change	8.3% increase	1.5% increase	12.6% increase	4.2% increase
MSA Rank	26	12	33	n/a

Sources: Pikes Peak REALTOR® Services Corp.; National Association of REALTORS® Includes existing homes only.

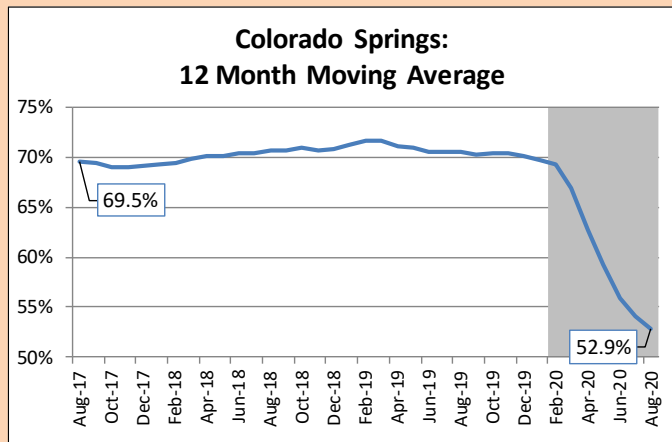
Monthly Building Permits



*Healthy number of permits is calculated on number of households and population growth. Source: Pikes Peak Regional Building Department

Tourism

Hotel Occupancy Rate

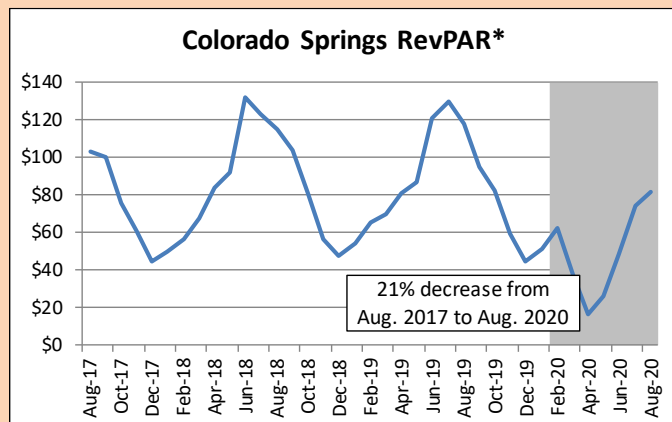


Hotel Occupancy Rate August 2020

Colorado Springs	Denver	Colorado
70.9%	45.6%	51.1%

Source: Colorado Hotel & Lodging Assoc., Rocky Mountain Lodging Report

Hotel RevPAR



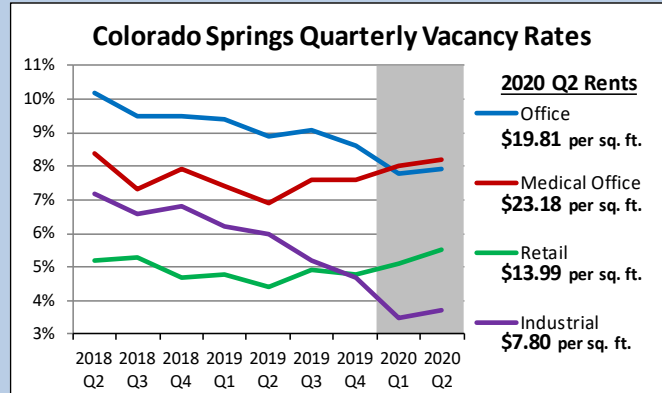
Hotel RevPAR August 2020

Colorado Springs	Denver	Colorado
\$81.85	\$67.28	\$46.00

Source: Colorado Hotel & Lodging Assoc., Rocky Mountain Lodging Report
*RevPAR measures hotel revenue by taking the average room rate times hotel occupancy.

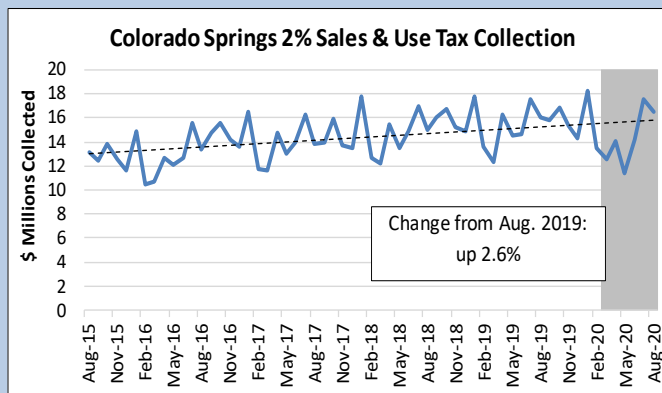
Additional Metrics

Colorado Springs Commercial Real Estate



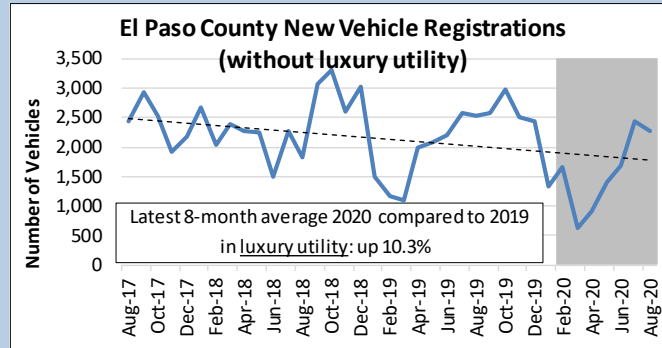
Sources: CoStar Group™; Olive Real Estate Group, Inc.

Monthly Sales & Use Tax Collection



Source: City of Colorado Springs

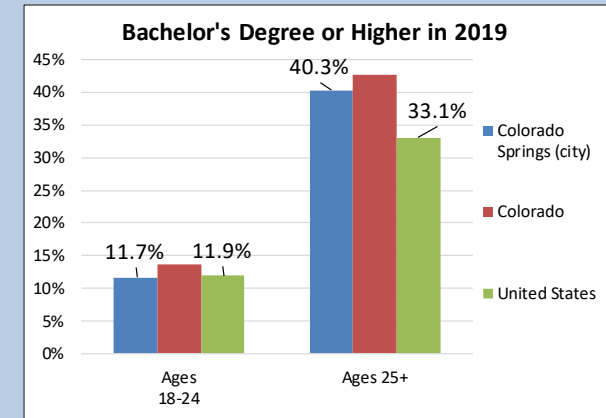
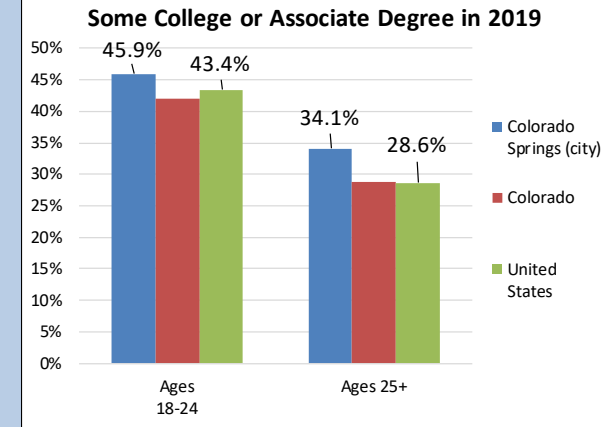
Monthly New Vehicle Registrations



Luxury utility categories (all terrain, camper trailer, trailer coach and trailer utility) are not included in graph line above, but % change in this category is noted in text box.

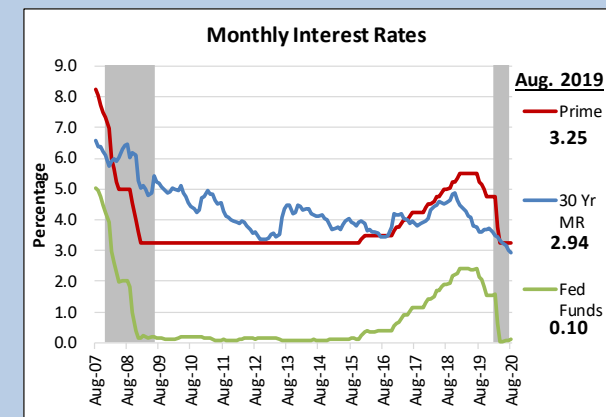
Source: El Paso County Clerk & Recorder; Colorado Interactive LLC

Educational Attainment



Source: U.S. Census Bureau, American Community Survey

U.S. Interest Rates



Source: Board of Governors of the U.S. Federal Reserve System; Freddie Mac

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