The Monthly Economic Indicators is a comprehensive analysis of economic conditions in the seven-county Metro Denver area, or the region comprised of Adams, Arapahoe, Boulder, Broomfield, Denver, Douglas, and Jefferson Counties. There are two metropolitan statistical areas (MSAs) located within the Metro Denver region: the Boulder MSA (Boulder County) and the Denver-Aurora-Lakewood MSA (the Denver MSA) (Adams, Arapahoe, Broomfield, Clear Creek, Denver, Douglas, Elbert, Gilpin, Jefferson, and Park Counties). This report presents recent data and long-term trends for the seven-county region, MSAs, or counties, depending on availability. The analysis includes four main data sections: labor force and employment, the consumer sector, residential real estate, and commercial real estate.

Notable Rankings

- WalletHub's "2018 Best Large Cities to Start a Business" list ranks Denver No. 12 out of 182 large cities. WalletHub said it used 19 different criteria to come up with its list, including business costs (cost of labor, office space), business environment (average growth in number of small businesses, startups per capita, five-year survival rate), and access to resources (financing accessibility, prevalence of investors).
- *U.S. News & World Report's* "Best Places to Live" for 2018 reported Denver ranked No. 3, down one spot from last year. Colorado Springs moved from No. 11 last year up to No. 2, as growth in the average salary rose faster than the median rent and home price, causing the affordability index to improve. The list is based on affordability, job prospects, and quality of life.
- Two Colorado cities, Boulder and Centennial, made the list of 22 communities nationwide for the 2018 Smart Cities Collaborative run by Washington, D.C.-based Transportation for America. The collaborative will focus on how emerging technologies and new mobility options are reshaping the right-of-way and curb space as well as changing the way people move through their communities. Last year, the group addressed challenges related to automated vehicles, shared mobility, and how to use data to manage complex transportation networks.
- According to the U.S. Small Business Administration, the Boulder Small Business Development Center (SBDC) is the best organization of its kind, recognizing the Boulder SBDC as the 2018 winner of the Excellence and Innovation Award. There are 14 small business development centers in Colorado and about 1,000 across the country. The Boulder SBDC was recognized for providing invaluable advice and assistance to businesses and entrepreneurs in the region.
- New York-based personal finance company SmartAsset published a list of cities where women are most successful, and Denver ranked tenth in the nation. To compile the list, SmartAsset looked at a number of factors including the percent of women with a bachelor's degree and median earnings for full-time working women, among other things. Denver ranked well in these categories, but ranked below-average for percent of women-owned businesses and high local housing costs.
- Colorado ranks sixth in the nation for gender pay equity, but still has a pay gap, according to an analysis by the American Association of University Women. The analysis showed that on average women working full-time and year-round in Colorado make 84 cents on the dollar compared to men. Colorado does rank above the United States' average as a whole, which is 80 cents to the dollar. The analysis highlights that the country's pay gap has closed by only 7 cents over the past 20 years and is greater for Latinas, who make 54 cents to the dollar, and black women, who make 63 cents to the dollar.
- Colorado is the ninth-best state for millennials, according to a new ranking from *WalletHub*. The study measured each state across 30 metrics including the share of millennials, millennial unemployment rate, millennial voter-turnout rate, and millennial homeownership rates. Millennials are set to overtake Baby Boomers in 2019 as the largest generation in the U.S.
- According to a new study by JLL, Denver is attracting highly skilled labor at the fastest rate in the country. JLL used U.S. Census Bureau estimates to measure growth of a specific segment of the city's population, adults over 25 with a bachelor's degree in the region between 2012 and 2016. Denver topped the nation, with that demographic increasing

22.5 percent during that time. Washington, D.C. was second at 19.9 percent and Philadelphia was No. 3 at 19.7 percent.

National Economic Overview

Gross Domestic Product

- The U.S. Bureau of Economic Analysis (BEA) released the first estimate of real gross domestic product (GDP) for the first quarter of 2018. The estimate showed that GDP increased at an annual rate of 2.3 percent through the first quarter, which was 0.6 percentage points below the fourth quarter rate of 2.9 percent.
- A slowdown of first quarter GDP was widely expected as the U.S. GDP numbers have yet to reflect the full impact of the $1.5 trillion tax-cutting package and increased public spending caps approved by Congress.
- The increase in real GDP in the first quarter reflected positive contributions from nonresidential fixed investment, personal consumption expenditures (PCE), exports, private inventory investment, federal government spending, and state and local government spending.
- The deceleration in real GDP growth in the first quarter reflected decelerations in PCE, residential fixed investment, exports, and state and local government spending. These movements were partially offset by an upturn in private inventory investment. Imports, which are a subtraction in the calculation of GDP, decelerated.

Interest Rates

- The Federal Open Market Committee (FOMC) of the Federal Reserve raised the federal funds rate by 25 base points at its March meeting, to a target range of 1.5 percent to 1.75 percent, the highest level since 2008. The move was widely expected as the U.S. economy continues to strengthen and stock markets remain near record highs.
- The Fed anticipates hiking rates two or more times in 2018, part of an ongoing move away from the extraordinary measures it took to stimulate the economy during and after the Great Recession. Of the 15 board members, six anticipate the Fed to hike interest rates four times this year and one believes five hikes will be necessary.
- The Fed expects inflation, which has run below its 2 percent target for six years, to stay at 1.9 percent in this year and reach 2 percent in 2019. The next FOMC meeting is on May 1-2.

Policy Watch

National

- A new analysis by the Congressional Budget Office found that the combined effect of President Donald Trump’s tax cuts and last month’s spending bill is sending the federal deficit toward the $1 trillion mark next year. The CBO reported that the nation’s $21 trillion debt would spike to more than $33 trillion in 10 years, with debt held by investors spiking to levels that would be close to the size of the economy, reaching levels that many economists fear could spark a debt crisis. The report estimates that the GOP tax bill will add $1.8 trillion to the deficit over the coming decade, even after its positive effects on the economy.

Local

- Colorado received approval of 126 submitted opportunity zones across the state in which companies that locate in those areas are able to get a break on capital gains taxes. The tax breaks are one of the lessor known products of the

2017 federal tax-reform bill. Officials at the Colorado Office of Economic Development and International Trade led deliberations on where to put the zones, noting that it was key that places were not on the edge of a booming area but that also were not so remote that no businesses would be likely to locate there.

Economic Indexes & Notable Data Releases

National & International

- The U.S. trade deficit was $57.6 billion in February, up $0.9 billion from $56.7 billion in January, revised. February exports were $204.4 billion, $3.5 billion more than January exports. February imports were $262 billion, $4.4 billion more than January imports.
- The Conference Board Leading Economic Index (LEI) for the U.S. increased 0.3 percent in March to 109 (2016=100), following a 0.7 percent increase in February, and a 0.8 percent increase in January. While the monthly gain is slower than in previous months, its six-month grow rate increased further and points to continued solid growth in the U.S. economy for the rest of the year. The strengths among the components of the leading index have been widespread over the last six months. However, labor market components made negative contributions in March.
- The Institute for Supply Management's Manufacturing Index registered 59.3 percent in March, a decrease of 1.5 percentage points from the February reading of 60.8 percent. Among the 18 manufacturing industries tracked in the index, 17 reported growth in March with Fabricated Metal Products, Plastics and Rubber Products, and Computer and Electronic Products reporting the highest rates of growth. The only industry to report a decrease during the period was Apparel, Leather & Allied Products. The overall economy grew for the 107th consecutive month.
- The Institute for Supply Management's Non-Manufacturing Index registered 58.8 percent in March, which is 0.7 percentage points lower than the February reading of 59.5 percent. This represents the continued growth of the non-manufacturing sector at a slightly slower rate. Fifteen of the 18 non-manufacturing industries reported growth in March. The non-manufacturing sector grew for the 98th consecutive month.
- U.S. private sector pay grew at the quickest pace since 2008, adding to evidence that steady economic growth and falling unemployment are finally lifting incomes and potentially inflation. Official figures showed a 2.9 percent growth in private sector wages and salaries in the first three months of the year, compared with the same period a year earlier, according to U.S. Bureau of Labor Statistics data.
- According to the April 2018 update of the World Economic Outlook by the International Monetary Fund, world output increased 3.8 percent in 2017, its fastest pace since 2011. The IMF estimates that world output will increase another 3.9 percent in both 2018 and 2019, an increase of 0.2 percentage points over the October 2017 forecast for both years. Output in advanced economies increased 2.3 percent in 2017, and the pace of growth is expected to increase in 2018 to 2.5 percent. However, the growth rate in advanced economies is expected to slow in 2019 to 2.2 percent and beyond due to an aging population, weak productivity growth, high debt, and potentially reduced trade, among other things.

Local

- The number of Colorado businesses in good standing hit record levels in the first quarter of 2018, according to a new report from the Colorado Secretary of State and the University of Colorado Leeds School of Business. A total of 120,870 new business filings, or a 9.9 percent increase, were reported to the Secretary of State's office over the 12-month period ending March 31, bringing the total number of business entities in good standing to 677,537, the most ever reported in the state.
- Venture capital financing of Colorado companies rose sharply (+45 percent) in the first quarter of 2018, reaching $640.6 million, the largest first-quarter total in 14 years, according to the Dow Jones VentureSource report. Biotech companies attracted the largest portion of investment, bringing in a total of $316.9 million, including $200 million raised by SomaLogic, a Boulder-based developer of medical diagnostics technology.

- The University of Colorado Boulder Leeds Business School released their second quarter 2018 Leeds Business Confidence Index. The overall index improved based on better expectations for the second quarter in every component except the national economy. However, all six components remained in positive territory. The index value of 61.3 for the second quarter of 2018 was up 1.8 points from last quarter, but down 2.1 points from the second quarter of 2017. Of the index components, state expectations increased from 58.1 in the first quarter to 62.1 in the second quarter, marking a transition to increased confidence after three quarters of decreasing expectations.
- According to the regional Beige Book by the Kansas City Federal Reserve, economic activity in the Tenth District, which includes Colorado, continued to expand at a modest pace in late January and February, with broad-based growth across most sectors. Consumer spending, real estate, and energy activities increased modestly, while contacts in the manufacturing, transportation, wholesale trade, and professional and high-tech sectors reported moderate growth. Additional gains are expected in most sectors in the months ahead.
- Denver ranked No. 1 in the Small Business Jobs Index in the latest Paychex IHS Markit "Small Business Employment Watch" report, overtaking Seattle for the top-ranked metro for small business employment growth in March. Denver leads the nation with an index of 102.67, up 1.62 percent from a year ago. Nationally, the Small Business Jobs Index fell 0.12 percent to 99.65 in March.
- A recent study from the Education Law Center found that Colorado teachers are the most underpaid in the nation. The study compares teachers to their peers with similar education levels, and found that typically, a teacher at the beginning of their career in Colorado makes 69 percent of what their peers make. At the same time, the cost of living in urban districts is going up. A separate study found that teachers in three of the state's larger districts, including Denver, could not afford to rent a one-bedroom apartment.

Labor Force and Employment

- Personal income in Colorado increase by 4.1 percent in 2017, which is higher than the national average increase of 3.1 percent. Only four states reported a faster rate of increase in income, with Washington reporting the fastest rate of growth in the nation, an increase of 4.8 percent.
- The average weekly wage in Colorado was up 25 percent from 2007 to 2017, which ranked the 19th fasted among states and tied with Nebraska and Texas, according to a study from PolicyGenius. Colorado ranked eighth for the dollar amount of increase and had the 11th highest average weekly wage at around $1,090. The top industries for average weekly wage increases in Colorado were professional and business services, up 36.4 percent, financial activities (+31.1 percent), construction (+29.3 percent) and information (+29.2 percent).

Nonfarm Wage & Salary Employment
(000s, not seasonally adjusted)

	Month of Mar-18	Month of Feb-18	Month of Mar-17	Year-to-Date Average 2018	Year-to-Date Average 2017	Year-to-Date Average % Change	Annual Growth Rate 2013	Annual Growth Rate 2008
Total 11-County Metro Denver*	1,669.5	1,661.5	1,629.4	1,659.2	1,618.8	2.5%	3.6%	1.0%
Denver-Aurora-Lakewood MSA	1,477.1	1,470.3	1,441.1	1,469.4	1,432.8	2.6%	3.7%	1.0%
Boulder MSA	192.4	191.2	188.3	189.8	186.0	2.0%	2.3%	0.9%
Natural Resources & Construction	109.7	109.3	103.9	108.8	102.4	6.2%	9.7%	-1.5%
Manufacturing	89.4	88.6	86.8	88.7	86.6	2.3%	1.6%	-2.3%
Wholesale & Retail Trade	236.9	235.8	230.9	236.5	231.0	2.4%	2.6%	0.1%
Transp., Warehousing & Utilities	59.9	59.5	56.7	59.7	57.3	4.1%	5.1%	0.3%
Information	58.1	57.9	54.5	57.8	54.5	6.1%	1.6%	-1.7%
Financial Activities	116.3	115.9	114.7	115.8	114.3	1.3%	3.6%	-2.2%
Professional & Business Services	298.1	298.2	291.2	296.9	289.2	2.6%	4.3%	2.1%
Education & Health Services	214.4	214.5	208.4	214.0	207.3	3.2%	4.2%	4.3%
Leisure & Hospitality	187.3	185.1	180.7	185.8	178.6	4.0%	3.9%	1.4%
Other Services	62.6	62.0	62.3	62.3	61.9	0.6%	2.1%	2.7%
Government	236.8	234.7	239.3	233.0	235.5	-1.0%	1.9%	2.6%
Federal Gov't	30.0	29.9	30.8	30.0	30.8	-2.5%	-1.2%	-0.7%
State Gov't	67.5	65.9	66.0	64.3	62.8	2.3%	2.7%	3.7%
Local Gov't	139.3	138.9	142.5	138.7	141.9	-2.2%	2.2%	3.0%
Colorado	2,698.7	2,682.8	2,631.5	2,679.0	2,612.1	2.6%	3.0%	0.8%
United States	147,332	146,667	145,078	146,478	144,298	1.5%	1.6%	-0.5%

**Includes the Denver-Aurora-Lakewood MSA (Adams, Arapahoe, Broomfield, Clear Creek, Denver, Douglas, Elbert, Gilpin, Jefferson, and Park Counties) and the Boulder MSA (Boulder County).*

Source: Colorado Department of Labor and Employment, Labor Market Information. (p) =preliminary (r) =revised

- Employment in Metro Denver rose 2.5 percent between March 2017 and 2018, or an additional 40,100 jobs during the period. Employment growth consisted of a 2.5 percent increase in the Denver-Aurora-Lakewood MSA, or an additional 36,000 jobs, and a 2.2 percent increase in the Boulder MSA, representing 4,100 jobs.
- Ten of the 11 supersectors recorded growth over-the-year. Roughly 64 percent of the over-the-year absolute increase can be attributed to growth in four supersectors, professional and business services, leisure and hospitality, education and health services, and wholesale and retail trade. The largest sector by employment, professional and business services, increased 2.4 percent and created 6,900 jobs over-the-year.
- The information supersector reported the highest rate of growth over-the-year, rising by 6.6 percent or 3,600 jobs. Natural resources and construction (+5.6 percent), and transportation, warehousing, and utilities (+5.6 percent) also recorded significant employment growth. The government supersector declined during the period, falling 1 percent or by 2,500 jobs.
- Colorado employment rose 2.6 percent in March compared with the previous year's level, adding 67,200 new jobs over the period. National employment levels increased 1.6 percent over-the-year, with the addition of almost 2.3 million jobs.

Metro Denver Industry Cluster Headlines

Aerospace

- Polaris Alpha, a defense contractor, is adding 150 jobs in the metro area, part of a broader 450-job expansion planned in Colorado over the next eight years. The company plans to build or renovate a 20,000-square-foot office in the south metro area and fill 150 new positions there. The company's jobs will be in software engineering, space technologies, cloud computing, and machine learning.

Beverage Production

- Net revenue per barrel for craft brewers grew slightly year-over-year, according to the "2017 Craft Brewery Financial Benchmarking Survey" from EKS&H. The average profit margin was 5.4 percent before income taxes, up from 4.2 percent the previous year. Distribution also grew in 2017, as both the number of distribution states and partners increased.
- A new ranking of the 50 fastest-growing small and independent breweries in the country included two Colorado breweries, Nano 108 Brewing Co. in Colorado Springs and 38 State Brewing Co. in Littleton. The 50 breweries on the list had a median growth rate of 216 percent from 2016 to 2017. The median size of the breweries on the list increased to 963 barrels in 2017 from 284 barrels the year prior.
- The owner of Golden Moon Distillery, at 412 Violet Street in Golden, is starting a $6 million expansion that could boost its output by 60 times. The distillery will upgrade from its current 2,000 square feet of industrial space to 8,800 square feet. The company plans to triple its staff from 12 to 36 in the next two years.

Bioscience – Pharmaceuticals & Telecommunications

- Louisville-based pharmaceutical firm Rezolute has laid off about half of its roughly 50-employee staff and has eliminated its manufacturing operation. The company said that staff reduction was a result of a decreased need for the local manufacturing operation. Rezolute posted losses of more than $12.4 million for a six-month period ending December 31, 2017.

Energy – Cleantech

- Denver has tripled its supply of solar power since 2014, keeping pace with the most solar-heavy cities in the country, according to a report by the Environment Colorado and Frontier Group. The solar panels installed on homes, businesses, and government buildings have a combined capacity of 83 megawatts, which is enough to supply roughly 16,000 households. Currently, renewable power makes up about 20 percent of Colorado's energy supply.
- American Wind Energy Association reported that Colorado's wind industry had a good year in 2017, with steady employment numbers and a couple big corporate deals. Colorado remains fourth in wind energy employment in 2017 with more than 5,000 jobs. Colorado is also one of the country's leaders in the number of facilities that manufacture utility-scale wind turbine components, including those owned by Vestas, Creative Foam, and O'Neal Steel. Wind power accounted for 17.6 percent of Colorado's electricity generation, far higher than the 6.3 percent nationally.

Energy – Fossil Energy

- Rocky Mountain Crude Oil LLC (RMCO), a private oil and gas transportation and storage company, is doubling in size with the purchase of Concord Energy Transportation LLC and its assets. This deal allows RMCO to transport between 55,000 and 65,000 barrels of oil per day, up from 34,000 previously. Commercial operations, dispatch, and business development functions have been consolidated into RMCO's Greenwood Village offices. Forty-six employees are transferring in from Concord, bringing total RMCO employment to 145 people.

Healthcare and Wellness

- Denver-based Welltok raised $75 million in investment, one of the largest local capital raises of the year. The firm sells employee health software and employs about 400 people combined at its Denver headquarters and other offices around the country. The increased investment will be used to expand its product, sales, and marketing staff.
- Longmont United Hospital announced it will lay off about 4 percent of its staff because of a decrease in patient demand. The layoffs will affect about 30 employees holding clinical and nonclinical jobs. Hospital leaders are working with those affected to offer severance packages, support in seeking other employment, and general counseling to support them.
- IBM Watson Health has named the UCHealth system of hospitals and clinics among the top 15 healthcare systems in the country. Headquartered in Aurora, UCHealth operates 10 hospitals and roughly 150 clinics in numerous locations in Colorado. The annual study is based on overall organizational performance, with the goal of pointing a spotlight on health systems using publicly available clinical, operational, and patient satisfaction data. A total of 338 health systems (2,422 hospitals) were included in the study.
- Ten hospitals around the metro Denver region received a grade of “A” for patient safety from The Leapfrog Group, a Washington, D.C.-based organization aiming to improve health care quality and safety in hospitals. Four additional hospitals received a “B” rating, while six received a “C”. The Leapfrog Group assigns an A, B, C, D, or F grade to hospitals across the country based on their performance in preventing medical errors, infections, and other harm among patients in their care. There were 750 hospitals nationwide that received an A.

IT-Software

- Boulder-based VictorOps doubled its staff in the past year to reach 85, and plans to hire an even larger number of people in the next 12 months, due to growing demand. The rise of cloud computing and the increasing number of companies writing their own software applications is driving rapid growth at the local startup. VictorOps expects to move from downtown Boulder to a larger office, likely in east Boulder, later this year.
- Threat X, a Louisville-based cybersecurity startup, plans to double its staff this year after raising $8.2 million from venture capital investors. Threat X’s technology serves as a firewall across software applications a business might use, many of which have the potential to be a weak spot exploited by malicious software and lead to a data breach. The firm currently employs 12 with plans to at least double that head count this year, adding technology development, sales, and marketing staff.
- After less than a year in business, Salt Lending, a blockchain tech company, is expanding in Denver. The start-up currently employs 70 people and is moving into a new 25,000-square-foot office this month. Salt Lending is hiring 10 positions now, with 10 additional positions waiting to be filled soon. The company credits the boom in blockchain and cryptocurrency globally for its growth.
- Wurk, a tech startup that designed a human-resources platform for the cannabis industry, raised $3.2 million in a bridge-funding round. Wurk specifically partners with banks that work with cannabis clients, and has grown to operate in 27 different states serving thousands of employees for different cannabis businesses. The new round of funding will go to hiring new team members, expanding its reach in sales and service so the company can handle its flow of customer support calls.
- An Amsterdam-based company, Here Technologies, opened a new research and development office in Boulder that will focus on improving its futuristic mapping system to ultimately help autonomous vehicles. Boulder was picked because there are geospatial location experts based there from related companies like DigitalGlobe and Mapquest. The Boulder office at 4900 Pearl East Circle employs about 20 people with plans to add 15 more in the future. The first cars with Here’s technology are expected in 2019.
- Optiv Security moved 212 employees to its new Denver headquarters, becoming the first major tenant to occupy the Hines building at 1144 15th Street. Optiv is occupying 75,000 square feet of space, and has room to expand to 300

employees. The company sells cybersecurity consultation services and products to medium- and large-sized businesses. The company grew so quickly that it had multiple downtown Denver sites and employees working from home because it lacked space at its headquarters. Optiv is on pace this year to reach $2.5 billion in annual revenue and has 7,500 clients in 76 countries.

- Upserve, a restaurant software company, opened a new customer operations center in Denver and has hired more than 50 people. The company began staffing the Denver center earlier this year and became fully operational in March. Upserve chose Denver because of the growing, highly talented workforce, great restaurant culture, and fantastic quality of life.

Financial Services – Banking and Finance

- Funding Circle, a British-based business that arranges loans to small businesses, is opening a new Denver area office that will employ 290 people within two years. Founded in 2010 and launched in the U.S. in 2013, the firm has more than 800 employees currently around the world.

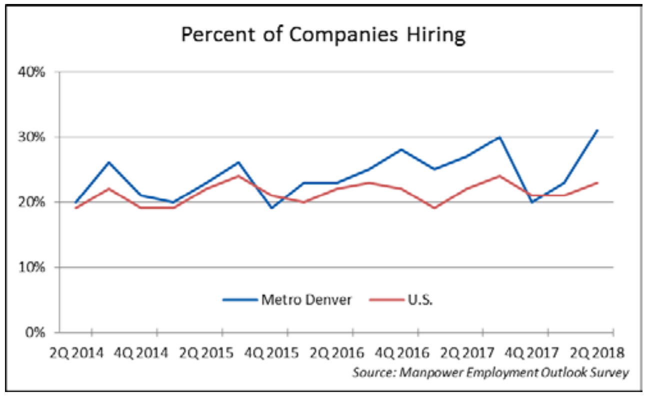
Other Industry Headlines

- System 76, a Denver-based maker of personal computers, in bringing its manufacturing to Colorado from China. Challenges with outsourcing the manufacturing to China motivated the move, as a small design change could take months to implement in China and now will take a few days. Industrial space was found near Interstate 70 and Peoria Street, and the first computer off the Denver line will be within six months. System 76 expects that while labor costs will be higher, this is offset by cutting out middlemen that did not really contribute to the product. The company currently employs 25, with another five to 10 hires anticipated as manufacturing ramps up.
- The Polsinelli law firm expanded its Denver office, adding 20 lawyers over the winter and recently adding a high-profile intellectual property attorney who helped bring the U.S. Patent & Trademark Office to the city. Denver's booming economy has helped spur the law firm's local growth, noting that they have benefitted from the infusion of capital, people, and energy of Denver. The 900-attorney firm recently added offices in Houston and Palo Alto, California.
- Spaces, a coworking concept from Regus Office, leased 30,000 square feet of space in a Class A office building at 8181 Arista Place in Broomfield. Highlights of the Spaces location include a ground floor entry, meeting rooms, outdoor patio, internal connecting staircase, and fifth floor balcony and roof deck.
- Louisville-based Office Evolution is opening a coworking space in Longmont, the company's 13th location in Colorado. The 6,500-square-foot center at 1979 S. Hover Street will offer coworking space, private offices, and business services with 24/7 access. The center has 21 privately furnished offices, a coworking business lounge, two conference rooms, a community kitchen, and a micro-market that offers snacks, drinks, and office essentials.
- The Army has named Denver as one of 15 finalists for a new U.S. Army Futures Command headquarters that will draw on the area's academic and business resources to help modernize its operations. Denver was identified as a desirable location and more information was requested to help analyze its potential as host to a military and civilian workforce of less than 500 personnel. The facility would open by the end of July and would be fully operational within a year.
- King Soopers and City Market parent company Kroger announced plans to add about 600 jobs at Colorado stores. Kroger says it is investing $500 million in wages, training, and development over the next three years. About 50 of the new positions will be in management. The additions to King Soopers and City Market staffs are part of a larger plan by Kroger to hire an estimated 11,000 new positions at its supermarkets across the country.
- Red Lion Hotels, headquartered in lower downtown Denver, has more than doubled its staff to 58 people in the last year, with plans to continue growing. The 1,500-hotel company moved to Denver two years ago because of the city's access to international air travel and a talented workforce. The company plans to continue acquiring other hotel brands, which results in demand for an increased workforce.

- According to a new report from BusinessStudent.com, Colorado and California are ranked as the best states in the country to start a new marijuana business. The report found that Denver had twice as many cannabis dispensaries as it does Starbucks, and the highest-priced small business that sold in Metro Denver was in the marijuana industry, for $7.33 million.

Employment Outlook

- Employers in the Denver-Aurora-Broomfield MSA expect to hire at a robust pace during 2Q 2018, according to the *Manpower Employment Outlook Survey*. The percentage of employers planning to increase employment levels rose 8 percentage points between the first quarter of 2018 and the second quarter of 2018, with 31 percent of companies expanding their employment levels. The majority of companies intend to maintain staff levels through the first quarter of the year; however, the level fell 8 percentage points below the prior quarter's level.



- For the coming quarter, job prospects appear best in construction, durable goods manufacturing, nondurable goods manufacturing, transportation and utilities, information, professional and business services, leisure and hospitality, and government. Hiring in wholesale and retail trade, financial activities, education and health services, and other services is expected to remain unchanged.

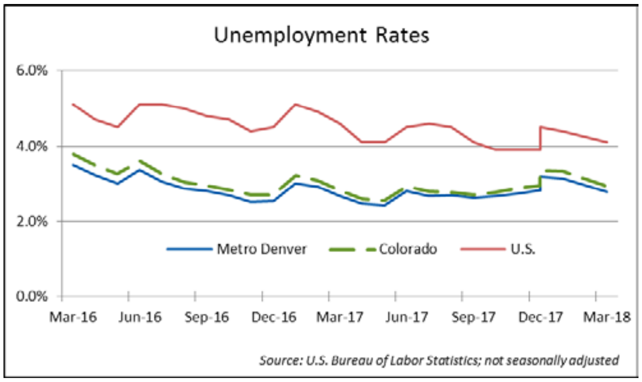
Employment Outlook Survey

	Quarter 2 2018	Quarter 1 2018	Quarter 2 2017	YTD 2018	YTD 2017	Ann Avg 2013
Denver-Aurora-Broomfield MSA						
Percent of Companies Hiring	31%	23%	27%	27%	26%	21%
Percent of Companies Laying Off	3%	2%	2%	3%	5%	7%
Percent of Companies No Change	63%	71%	69%	67%	67%	71%
Percent of Companies Unsure	3%	4%	2%	4%	3%	3%
United States						
Percent of Companies Hiring	23%	21%	22%	22%	21%	19%
Percent of Companies Laying Off	3%	5%	3%	4%	5%	7%
Percent of Companies No Change	73%	71%	73%	72%	73%	72%
Percent of Companies Unsure	1%	3%	2%	2%	2%	3%

Source: Manpower Inc.

Unemployment

- Metro Denver's not-seasonally adjusted unemployment rate fell slightly, decreasing 0.3 percentage points to 2.8 percent in March compared with February. Metro Denver's rate rose 0.1 percentage point over-the-year from the March 2017 level of 2.7 percent.



- The seven Metro Denver counties reported unemployment rates of 3.2 percent or lower in March. Boulder and Douglas Counties reported the lowest unemployment rates of the seven-county region, of 2.5 percent. Five of the seven counties had unemployment rates which rose between 0.1 and 0.2 percentage points over-the-year. Denver and Broomfield Counties reported no change in unemployment between March of 2017 and March of 2018, remaining at 2.8 and 2.6 percent unemployment, respectively.
- All seven counties reported a decrease in the unemployment rate over-the-month, falling between 0.3 and 0.4 percentage points. Additionally, all seven counties reported increases in the labor force over the year. Boulder County grew the slowest (+3.5 percent), while Douglas County grew the fastest (+3.8 percent).
- The Colorado unemployment rate fell over-the-month by 0.4 percentage points to 2.9 percent in March. Colorado had the tenth lowest unemployment rate in the country, as residents continued to meet employer demand. The state's labor force increased 3.8 percent over-the-year. The national unemployment rate decreased 0.3 percentage points over-the-month to 4.1 percent.

Labor Force Statistics
(000s, not seasonally adjusted civilian labor force)

	March 2018 (p)		2018 YTD AVG		2017 YTD AVG		2013	2008
	Labor Force	Unemploy-ment Rate	Labor Force	Unemploy-ment Rate	Labor Force	Unemploy-ment Rate	Ann Avg Unemploy-ment Rate	Ann Avg Unemploy-ment Rate
Metro Denver	1,781.8	2.8%	1,772.7	3.0%	1,711.3	2.9%	6.5%	4.9%
Adams County	266.6	3.2%	265.8	3.5%	256.5	3.3%	8.1%	5.4%
Arapahoe County	358.9	2.8%	357.3	3.1%	344.7	2.9%	6.6%	4.9%
Boulder County	192.3	2.5%	190.0	2.8%	183.9	2.5%	5.5%	4.1%
Broomfield County	38.7	2.6%	38.5	2.8%	37.3	2.8%	5.8%	4.5%
Denver County	405.7	2.8%	404.0	3.1%	390.0	3.0%	6.6%	5.4%
Douglas County	187.2	2.5%	186.3	2.7%	179.7	2.5%	5.3%	4.2%
Jefferson County	332.3	2.7%	330.7	2.9%	319.3	2.8%	6.3%	4.7%
Colorado	3,060.6	2.9%	3,045.1	3.2%	2,937.6	3.0%	6.9%	4.8%
United States	161,548	4.1%	161,026	4.3%	159,357	4.9%	7.4%	5.8%

Source: Colorado Department of Labor and Employment, Labor Market Information. (p) =preliminary

- Unemployment insurance claims decreased in Metro Denver, falling 27.9 percent between February and March. Additionally, the March level was 13.5 percent lower over-the-year. The average number of claims year-to-date (1,103 claims) is the lowest March since the beginning of the dataset in 2004.
- Claims throughout Colorado also decreased over-the-month, falling 24.2 percent. The state's unemployment insurance claims also decreased 12.6 percent over-the-year. The year-to-date average claims for Colorado is lower than any previous March since 2006.

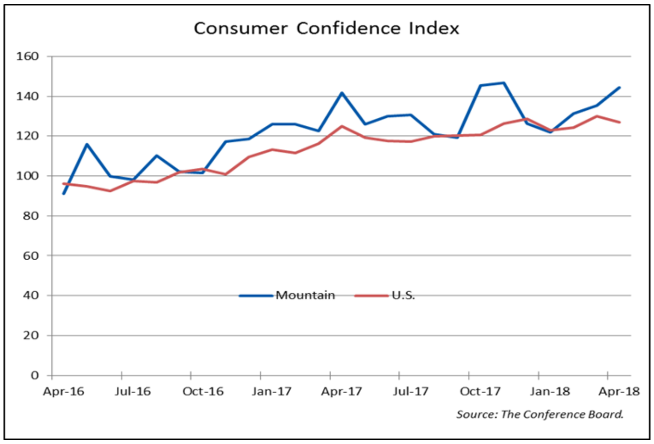
Weekly First-Time Unemployment Insurance Claims

	Month of Mar-18	Month of Feb-18	Month of Mar-17	YTD Avg 2018	YTD Avg 2017	YTD Avg % Change	Ann Avg 2013	Ann Avg 2008
Metro Denver	829	1,150	958	1,103	1,202	-8.3%	1,625	1,738
Colorado	1,572	2,074	1,798	2,064	2,168	-4.8%	3,166	3,112

Note: Reference week data includes the 19th day of the month for all months except November and December, which include the 12th day of the month.
Source: Colorado Department of Labor and Employment, Labor Market Information.

Consumer Sector

Sentiment & Spending



- The Consumer Confidence Index for the U.S. rose in April, reporting a level of 128.7 from the revised March level of 127, a 1.3 percent increase over-the-month. The percentage of consumers anticipating business conditions will improve over the next six months increased from 23.2 percent to 24.5 percent, while those expecting business conditions will worsen decreased from 10.2 percent to 9.7 percent.
- Analysts at The Conference Board stated that consumers' assessment of current conditions improved, with the percent of consumers expecting their incomes to decline over the coming months reaching its lowest level since December 2000 (6 percent). Overall, confidence levels remain strong and suggest that the economy will continue expanding at a solid pace in the months ahead.
- Colorado is included in the Mountain Region Index and the area reported an increase in consumer confidence between March and April. The index rose to 144.2 in April from the March revised level of 135.4, increasing 6.5 percent over-the-month. The Mountain Region Index was also 1.8 percent higher than the year-ago level. The Present Situation Index fell from 183.1 in March (revised) to 164 in April, while the Expectations Index fell slightly from the March level of 118.2 (revised) to 116.3 in April, falling 1.6 percent.

Consumer Confidence Index

	Month of Apr-18	Month of Mar-18	Month of Apr-17	YTD Avg 2018	YTD Avg 2017	YTD Avg % Change	Ann Avg 2013	Ann Avg 2008
Mountain	144.2	135.4	141.7	133.3	129.0	3.3%	74.6	76.5
United States	128.7	127.0	119.4	127.5	118.0	8.1%	73.2	58.0

Source: The Conference Board. (p) = preliminary (r) = revised

- National retail sales decreased through February, with total retail sales falling 1.8 percent below the month-ago level. Over-the-year, sales increased 4 percent from the February 2017 level. Eight of the 13 sectors reported over-the-month decreases, the largest being in non-store retailers (-8.1 percent), followed by health and personal care stores (-6.8 percent), and food and beverage stores (-6.3 percent). Clothing and clothing accessories stories reported the largest increase over-the-month, rising 17 percent, followed by motor vehicles and parts dealers, which increased 1.8 percent between January and February.
- Eleven of the 13 sectors reported over-the-year increases, with the largest increase in the non-store retailers sector, which rose 10.4 percent. Sporting goods, hobby, book, and music stores and health and personal care stores reported the only decreases over the year, falling 0.6 percent and 0.5 percent, respectively.

Total Retail Sales ($millions)

	Month of Feb-18	Month of Jan-18	Month of Feb-17	YTD Total 2018	YTD Total 2017	YTD Total % Change	Annual Growth 2013	Annual Growth 2008
Total Retail Sales	436,963	444,772	420,352	881,735	843,463	4.5%	3.6%	-1.1%
Motor Vehicles	90,423	88,838	89,010	179,261	173,668	3.2%	8.2%	-13.7%
Furniture and Home	8,336	8,348	8,336	16,684	16,684	0.0%	4.2%	-11.2%
Electronics & Appliance	7,257	7,680	7,078	14,937	14,428	3.5%	0.9%	-1.2%
Building Materials	25,548	25,516	24,129	51,064	48,002	6.4%	7.2%	-5.9%
Food and Beverage	55,836	59,619	53,865	115,455	111,131	3.9%	2.0%	3.9%
Health and Personal Care	25,427	27,269	25,565	52,696	52,129	1.1%	2.9%	4.0%
Gasoline Stations	35,940	37,865	32,597	73,805	66,843	10.4%	-1.0%	11.5%
Clothing & Accessories	18,792	16,056	17,856	34,848	33,556	3.9%	2.2%	-2.5%
Sporting Goods	5,640	5,981	5,676	11,621	12,054	-3.6%	1.9%	-1.2%
General Merchandise	51,258	50,677	50,223	101,935	99,702	2.2%	1.5%	2.8%
Miscellaneous Store	9,738	10,069	9,354	19,807	18,508	7.0%	2.2%	-4.9%
Non-Store Retailers	49,196	53,530	44,570	102,726	92,228	11.4%	6.1%	3.4%
Food Service & Drinking	53,572	53,324	52,093	106,896	104,530	2.3%	3.7%	2.6%

Source: U.S. Census Bureau

Price Changes

- The U.S. Consumer Price Index (CPI) rose 2.4 percent over-the-year to 249.6 in March. The CPI also rose between February and March by 0.2 percentage points. Seven of the eight CPI components were up between March 2017 and 2018, led by transportation (3.9 percent) and housing (3 percent). Education and communication reported the only decrease, falling 0.2 percent over-the-year.
- For the Denver-Aurora-Lakewood area, data is released bi-monthly. Between January and March, the index rose from 259.9 to 260.6, a 0.3 percent increase. Four of the eight CPI components reported increases over the two-month period, with transportation (+1.8 percent), recreation (+1.3 percent), and food and beverage (+1.2 percent) reporting the largest increase. Apparel reported the largest decrease during the period, falling 4.9 percent.
- According to the AAA Daily Fuel Gauge Report, the national average fuel price for April increased 5.9 percent from March to $2.81 per gallon. The April average fuel price was 17.9 percent above the prior year's level ($2.38 per gallon). Metro Denver reported a 5.6 percent increase in the average fuel price between March and April. The average fuel price of $2.60 per gallon for April in Metro Denver was $0.22 lower than the national average. The area reported average fuel prices that were 12.3 percent higher for April 2018 than the previous year's level.

Stock Market

- All four indices rose between March and April, with the Bloomberg Colorado index reporting the largest increase. The index rose 7.2 percent over-the-month to 519.1, but fell between April 2017 and April 2018, decreasing 6.7 percent. The other three indices rose over-the-year, with the largest increase by the NASDAQ (+16.8 percent), which rose to 7,066.3. The DJIA rose 15.4 percent over-the-year to 24,163.2, and the S&P 500 rose by 11.1 percent during the period.

Stock Market Indexes

	Month of Apr-18	Month of Mar-18	Month of Apr-17	YTD Return 2018	YTD Return 2017	Ann Avg Return 2013	Ann Avg Return 2008
Bloomberg Colorado	519.1	484.2	556.2	4.3%	7.6%	30.6%	-51.0%
S&P 500	2,648.1	2,640.9	2,384.2	-1.5%	6.5%	29.6%	-38.5%
NASDAQ	7,066.3	7,063.4	6,047.6	2.4%	12.3%	38.3%	-40.5%
DJIA (Dow Jones)	24,163.2	24,103.1	20,940.5	-2.7%	6.0%	26.5%	-33.8%

Sources: Bloomberg.com; Yahoo! Finance.

Travel & Tourism

- The Outdoor Industry Association reported that Colorado has one of the strongest outdoor recreation economies of any state in the nation, with residents in each of the seven Colorado congressional districts spending $2 billion or more on outdoor recreation. The state's 2nd congressional district, which includes Boulder, Vail, Breckenridge, and many of the top ski areas, ranked third nationwide for spending per district at $2.51 billion. Out of state visitors spent an estimated $12.8 billion in the same region.
- 6,000 visitors are expected in Denver as part of the annual U.S. Travel Association gathering known as IPW. The visitors are trip planners, tour operators, and travel writers representing more than 70 countries around the world. The May 19-23 event has a potential economic impact of $1.6 billion for the city over the next three years due to future international tourist attraction. After the show is finished, organizers will take registered participants on multi-day trips across the state.
- The average hotel occupancy rate in Metro Denver rose 6.7 percentage points to 71.2 percent occupancy in March compared with the February level. The March level was 3 percentage points below the previous year's level. The average room rate for March was $132.04 per night, 3.8 percent above the February level, but 1.7 percent lower over-the-year.

Metro Denver Hotel Statistics

	Month of Mar-18	Month of Feb-18	Month of Mar-17	YTD Avg 2018	YTD Avg 2017	YTD Avg % Change	Annual 2013	Annual 2008
Percent of Hotel Rooms Occupied	71.2%	64.5%	74.2%	65.6%	67.1%	-1.5%	70.8%	65.0%
Average Hotel Room Rate	$132.04	$127.25	$134.29	$130.13	$129.38	0.6%	$115.09	$118.27

Source: Rocky Mountain Lodging Report.

- Spokespeople for DEN reported that almost 4.35 million passengers passed through the airport in February, decreasing 7.3 percent from January. However, the February 2018 level was 3.3 percent higher than the February 2017 level, recording 140,318 additional passengers through the airport.

Denver International Airport Passengers

	Month of Feb-18	Month of Jan-18	Month of Feb-17	YTD Total 2017	YTD Total 2016	YTD Total % Change	Annual 2013	Annual 2008
Number of Airline Passengers	4,345,062	4,685,586	4,204,744	9,030,648	8,639,606	4.5%	52,556,359	51,245,432

Source: Denver International Airport, Traffic Statistics.

Residential Real Estate

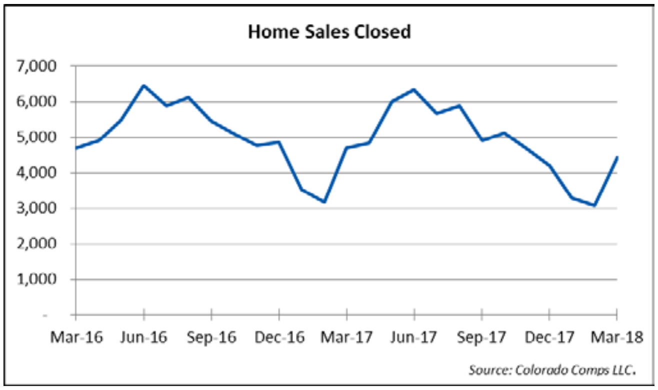
- Zocalo Community Development plans a mixed-use project consisting of a 16-story, 300-unit development at the southeast corner of Sloan's Lake Park. Plans for the project call for two new buildings and a parking garage. Half the units would be designated affordable, earmarked for those earning 60 percent or less of the area median income. The plans also call for 12,000 square feet of office space and 5,000 square feet of retail, as well as a 6,000-square-foot building south of an existing medical center to be leased to a community organization at no cost.
- Construction has started on a 256-unit, eight building, apartment complex in northeast Longmont. Union Pointe, at the intersection of 17th Avenue and County Line Road, will offer studio, one-bedroom, two-bedroom, and three-bedroom layouts at market rates. The complex will include a resort-style pool and spa with cabanas, outdoor lounge, grills and fire pits, dog run and dog-wash station, children's play area, and a bike and ski repair room. The first apartments are scheduled to be delivered in the summer of 2019.
- Focus Property Group, a Denver-based property investor and developer, is working with Ascent Living Communities, a Centennial-based owner and operator of senior living communities, to build a 200-unit senior living community in Denver's Hilltop neighborhood. The three-story community will feature independent living apartments, assisted living suites, and memory care suites. Amenities will include courtyards, a fitness center, and pools.
- Forest City Stapleton and Northeast Denver Housing Center have started construction on a 180-unit affordable housing development at 2820 North Moline Street in Stapleton. The units are being supplied for low-income families and veterans, with 22 units available to homeless veterans and people with disabilities. Amenities will include a community room, recreation room, and children's play area. The project is scheduled for completion in May 2019.
- An affordable housing project, Baker School Apartments, will bring 142 units to Adams County. Located at 3555 West 64th Avenue, the development will consist of four, three-story buildings, made up of 48 one-bedroom, 72 two-bedroom, and 22 three-bedroom units. Various services, including pop-up health screenings, financial planning assistance, and after-school programs will be offered at the apartments. Amenities will include a fitness center, community room, and dog park.
- Louisville-based Boulder Creek Neighborhoods is building 102 single-family homes in the Blue Vista community in southeast Longmont. The homes, named wee-Cottages, will be listed in the low-$300,000s, with 27 homes allocated as permanently affordable, to be likely sold in the low- to mid-$200,000s. Currently, more than 400 people are on the waitlist for wee-Cottages. The homes range from 896 to 1,354 square feet, and are slated for completion in late 2018.
- Montana-based Summit Housing Group is building Academy Place, a 49-unit affordable housing project. The units would be 100 percent affordable for people and families at or below 60 percent of Broomfield's area median income, which is $89,900 for a family of four.
- Palace Construction will be building a new affordable housing development in Boulder, named Red Oak Park II. The addition to Red Oak Park I, which was built in 2011, will produce between 38 and 44 affordable housing units, and it will include environmentally conscious features.
- Curtis 33 LLC proposed row homes and condominiums, as well as some commercial space, on a newly purchased triangular block in Curtis Park. Plans include 30,000 square feet of residential and amenities space and 5,000 square feet of retail space. The residential component consists of 20 two-story row homes and a three-story building with 14 condos atop two commercial units. The condos would primarily be one-bedrooms and the row homes would be smaller than 1,000 square feet. Prices will start in the $300,000s and $400,000s.
- Koebel Urban Homes has broken ground on Sloansedge Southshore Townhomes, a 27-unit residential project on the former St. Anthony Hospital site at Sloan's Lake. The two- and three-bedroom townhomes range in size from 1,335 square feet to 2,600 square feet. Prices start in the mid $500,000s. All incorporate energy-efficient features and high-quality finishes such as quartz countertops and pre-finished hardwood throughout the main living level.

- The Kasita on Tennyson, a mixed-use, 24-unit project on the 4300 block of Tennyson Street, is expected to break ground in July, made up of prefabricated 408-square-foot studio units. Priced under $400,000, the units are expected to be marketed to young professionals and first time home buyers faced with few options. The project is expected to be completed in winter.
- A single-family home and a vacant one-story medical office building are to be demolished and replaced with townhomes in The Highlands, a block west of Federal Boulevard. Plans by Ecospace call for 18 townhomes between 1,000 and 1,500 square feet to be split among three buildings, each consisting of three stories. Each unit would have a garage and either a patio on the roof or a second story. Units will start in the high $400,000 range.

Home Resales

Metro Denver

- Metro Denver existing home sales increased 44.1 percent between February and March to 4,433 homes sold. Home sales decreased over-the-year, falling 5.7 percent between March 2017 and 2018.
- Unsold homes on the market were 13.1 percent higher in March than February, but were 6.1 percent lower than the previous year's inventory level, with 302 less homes on the market over-the-year.
- The average sales price for single-family homes rose 11.6 percent over-the-year to $499,359, while the average sales price of condominiums ($299,798) increased 12.2 percent during the same period.



- The average sales price of a single-family home was $52,462 higher in March 2018 compared with one-year earlier, while the average price of a condominium increased $32,577.

Previously-Owned Home Sales Activity

	Month of Mar-18	Month of Feb-18	Month of Mar-17	YTD Total 2018	YTD Total 2017	YTD Total % Change	Ann Total 2013	Ann Total 2008
Home Sales (Closed)	4,433	3,077	4,700	10,806	11,398	-5.2%	53,631	47,837
Unsold Homes on Market	4,619	4,084	4,921	4,619	4,921	-6.1%	8,575	24,365
Average Sales Price-Single Family	$499,359	$482,465	$448,897	$488,841	$436,918	11.9%	$335,871	$270,261
Average Sales Price-Condo	$299,798	$288,209	$267,221	$292,310	$258,686	13.0%	$198,441	$171,350
Median Sales Price-Single Family	$418,050	$415,000	$386,000				$278,900	$219,900
Median Sales Price-Condo	$261,000	$257,750	$235,000				$160,000	$138,000

Source: Colorado Comps LLC; Denver Metro Association of Realtors; REcolorado.

National

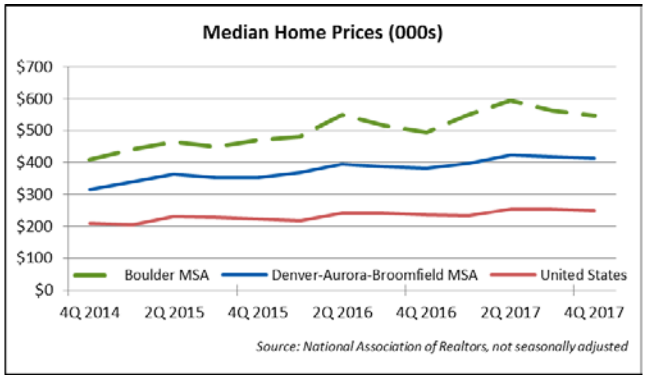
- Total existing-home sales grew 1.1 percent to a seasonally adjusted annual rate of 5.6 million in March from 5.54 million in February, according to the National Association of Realtors (NAR). Despite last month's increase, sales are still 1.2 percent below a year ago. Lagging inventory levels and affordability constraints kept sales activity below year ago levels.
- Closings in March increased despite challenging market conditions in most of the country. Robust gains last month in the Northeast and Midwest, a reversal from the weather-impacted declines seen in February, helped overall sales activity rise to its strongest pace since last November at 5.72 million.

- Total housing inventory at the end of March climbed 5.7 percent to 1.67 million existing homes available for sale, but is still 7.2 percent lower than a year ago (1.8 million) and has fallen year-over-year for 34 consecutive months. Unsold inventory is at a 3.6-month supply at the current sales pace (3.8 months a year ago).
- Properties typically stayed on the market for 30 days in March, which is down from 37 days in February and 34 days a year ago. Fifty percent of homes sold in March were on the market for less than a month.

Home Prices

NAR data shows that the median existing-home price for all housing types in March was $250,400, up 5.8 percent from March 2017 ($236,600). March's price increase marks the 73rd straight month of year-over-year gains. The median price in the Midwest was $192,200, up 5.1 percent from a year ago. In the South, the median home price was $222,400, up 5.7 percent from a year ago. In the Northeast ($270,600), the median home price rose 3.3 percent above March 2017. The median home price in the West was $377,100, up 7.9 percent from last year.

- A separate NAR report revealed that the median price in the Boulder MSA ($546,400) during the fourth quarter of 2017 was 3 percent lower over-the-quarter but was 10.4 percent higher over-the-year. The Denver-Aurora MSA ($414,400) was 0.9 percent lower than the third quarter and yet was 8.6 percent above the year-ago level.
- The national median sales price during the fourth quarter of 2017 declined 2.7 percent over-the-quarter to $247,800 yet was 5.3 percent higher than the previous year's level.
- Of the 177 MSAs included in the fourth quarter 2017 report, the Boulder MSA reported the seventh-highest median price, while the Denver-Aurora MSA median price was the 13th highest.

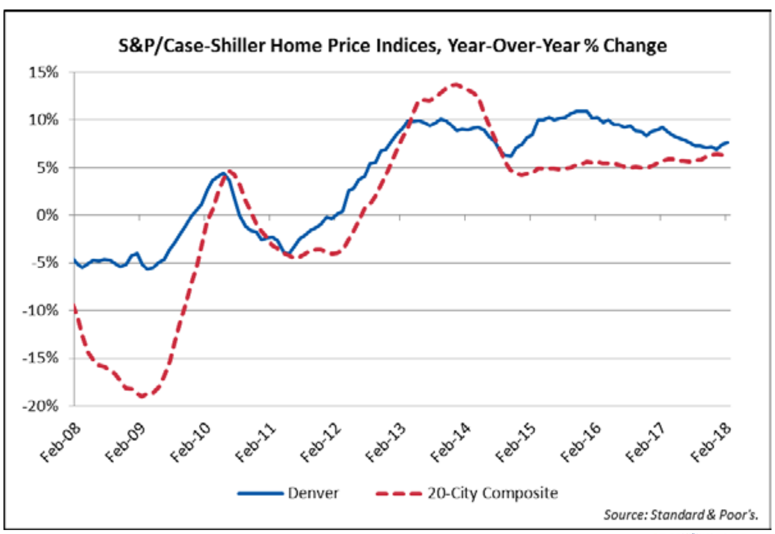


Median Sales Price of Existing Single-Family Homes ($000s)

	Quarter 4 2017 (p)	Quarter 3 2017 (r)	Quarter 4 2016	YTD Avg 2017	YTD Avg 2016	YTD Avg % Change	Median 2012	Median 2007
Boulder MSA	$546.4	$563.5	$494.8	$566.1	$511.7	10.6%	$383.7	$376.2
Denver-Aurora MSA	$414.4	$418.1	$381.6	$414.7	$384.3	7.9%	$252.4	$245.4
United States	$247.8	$254.7	$235.4	$248.8	$235.5	5.6%	$177.2	$217.9

Source: National Association of REALTORS. (p) =preliminary (r) =revised

- According to the S&P/Case-Shiller home price index, Denver housing prices continued to appreciate in February for the 26th-straight month. The Denver index increased slightly over-the-month to 207.83 in February and rose 8.4 percent between February 2017 and February 2018. The February 2018 level was the highest level recorded in Denver in the history of the 27-year data series.
- Seattle (+12.7 percent), Las Vegas (+11.6 percent), and San Francisco (+10.1 percent) recorded the largest increases over-the-year. Denver (+8.4 percent) ranked fourth.



- Washington, D.C. (+2.4 percent), Chicago (+2.6 percent), and Cleveland (+4.1 percent) recorded the smallest increases over-the-year.
- The national home price index increased slightly over-the-month by 0.4 percent and rose 6.3 percent over-the-year.
- Analysts for the index reported that home prices continue to rise across the county. Year-over-year prices measured by the National index have increased continuously for the past 70 months, since May 2012. Over that time, the price increases averaged 6 percent per year. During the previous run from January 1992 to February 2007, 182 months, prices increased an average of 6.1 percent annually. With expectations for continued economic growth and further employment gains, the current run of rising prices is likely to continue.

Foreclosures

- Foreclosures in Metro Denver rose 12.8 percent in March over the previous month, representing 29 additional foreclosures. However, foreclosures were 10.5 percent lower between March 2017 and 2018. Boulder, Adams, and Jefferson counties reported over-the-year increases in foreclosures, rising 46.2 percent, 17 percent, and 4 percent, respectively. Douglas County (-31.6 percent) and Denver County (-31 percent) reported the largest decreases in foreclosures over-the-year.

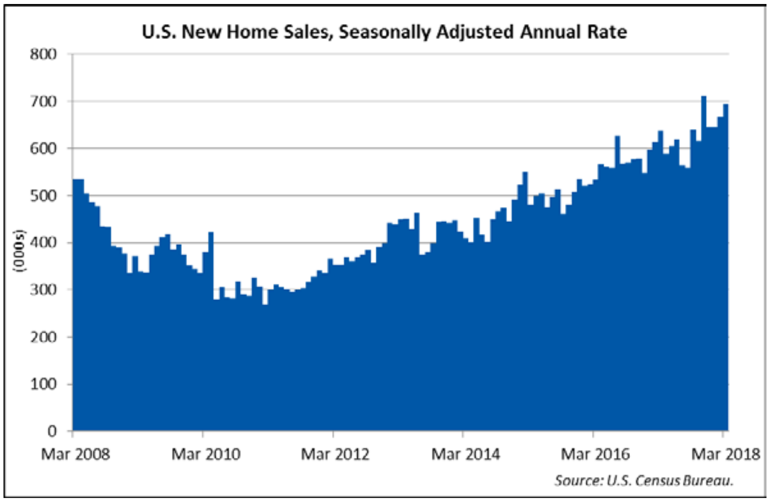
Real Estate Foreclosures

	Month of Mar-18	Month of Feb-18	Month of Mar-17	YTD Total 2018	YTD Total 2017	YTD Total % Change	Annual Total 2013	Annual Total 2008
Total Metro Denver*	256	227	286	722	744	-3.0%	7,520	24,727
Adams County	62	57	53	171	168	1.8%	1,636	5,629
Arapahoe County	53	54	70	171	169	1.2%	1,700	5,860
Boulder County	19	6	13	37	35	5.7%	387	984
Broomfield County	4	0	4	12	8	50.0%	109	260
Denver County	40	47	58	131	154	-14.9%	1,616	6,145
Douglas County	26	26	38	75	88	-14.8%	769	2,180
Jefferson County	52	37	50	125	122	2.5%	1,303	3,669

**The total number of election and demand setups (initial filings) received by county public trustees. Filings may be subsequently cured or withdrawn.*
Sources: County public trustees

- Boulder County and Jefferson County reported the largest increases in foreclosures between February and March 2018, rising 216.7 percent and 40.5 percent respectively. Of the two counties that reported decreases in foreclosures over-the-month, Denver County (-14.9 percent) reported the largest absolute decrease, falling by 18 houses.

New Home Sales



- The Census Bureau report on new home sales stated that national home sales increased in March to 694,000 annual sales from the revised February level of 667,000 annual sales. The March home sales level was 4 percent above February, and was 8.8 percent above the previous year's level.
- The West and the South regions reported increases in home sales between March 2017 and March 2018, rising 24.7 percent and 10.4 percent, respectively. The Northeast (-52.5 percent) and the Midwest (-2.4 percent) both fell over-the-year.
- The West and the South regions also recorded increases in home sales over-the-month. The West region recorded the largest increase, rising 28.3 percent to 222,000 homes sold, while the South increased 0.8 percent between February and March. During the same period, the Northeast reported the largest decrease, falling 54.8 percent to 19,000 homes sold. The Midwest also decreased, falling 2.4 percent over-the-month to 82,000 homes sold.

New Home Construction

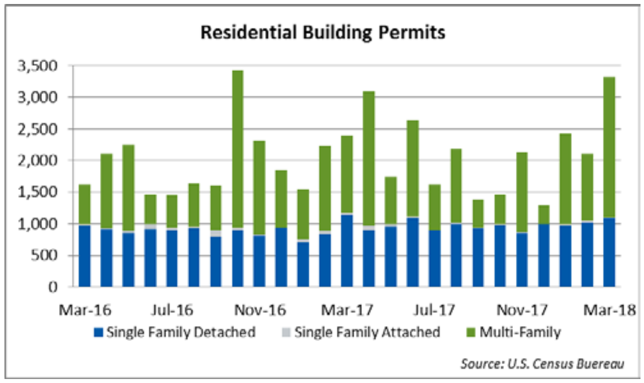
National

- Builder confidence for newly-built single-family homes decreased one point to a level of 69 in April on the National Association of Home Builders/Wells Fargo Housing Market Index (HMI) but remains on firm ground. Builders are facing supply-side constraints, such as lack of buildable lots and increasing construction material costs. Tariffs placed on Canadian lumber and other imported products are pushing up prices and hurting housing affordability.
- According to the Census Bureau, the seasonally adjusted annual number of nationwide residential building permits increased 4.4 percent in March (1.38 million permits) from February, and increased 9.4 percent above March 2017.
- The increase in permits from February to March was driven by a 26.8 percent increase in multi-family units. Single-family attached units and single-family detached units decreased during the period, falling 14.9 percent and 4.3 percent, respectively. Over-the-year, multi-family permits rose by 22.9 percent (488,000 permits), single-family attached units rose by 8.1 percent (40,000 permits), and single-family detached units rose by 3 percent (851,000 permits).
- Three of the four regions reported increases over-the-month, with the Midwest reporting the largest increase of 8.5 percent to 204,000 permits. The West reported an increase of 5.4 percent to 388,000 permits, and the South increased to 652,000 permits, or 5.3 percent. The Northeast reported the only decrease between February and March 2018, falling 7.5 percent.
- Between March 2017 and March 2018, the West reported an increase of 25.6 percent, followed by the Midwest (+6.3 percent), and the South (+4.7 percent). The Northeast decreased over-the-year, falling 0.7 percent to 135,000 permits.

Metro Denver

- Residential building permits for the Metro Denver area increased 38.9 percent in March compared with the prior year.

- The over-the-year increase in total units permitted was attributed to an 81.6 percent increase in multi-family units. Both single-family attached and single-family detached homes reported decreases over-the-year, falling 48 percent and 4.8 percent, respectively.
- Metro Denver also recorded an increase in permits over-the-month, rising 58.5 percent. Multi-family units rose by 110.7 percent to 2,221 permits and single-family detached permits rose by 6.8 percent. Single-family attached permits fell during the period, decreasing by 40.9 percent to 13 permits.



Residential Building Permits

	Month of Mar-18	Month of Feb-18	Month of Mar-17	YTD Total 2018	YTD Total 2017	YTD Total % Change	Total 2013	Total 2008
Single-Family Detached Units	1,091	1,022	1,146	3,085	2,682	15.0%	7,396	4,037
Single-Family Attached Units	13	22	25	56	132	-57.6%	399	224
Multi-Family Units	2,221	1,054	1,223	4,711	3,357	40.3%	9,145	5,296
Total Units	3,325	2,098	2,394	7,852	6,171	27.2%	16,940	9,557

Source: U.S. Census Bureau.

Apartment Rental Market

- According to a new report from Apartment List, Denver ranks second in spending on multifamily construction. Metro Denver added $12 billion worth of new apartments between 2000 and 2016, ranking 11th among the nation's 25 largest metros in dollar terms, but second only to Seattle after adjusting for the size of the population. Multifamily permits rose from 41.4 percent of the total to 53.3 percent over the time period. Apartment completions soared to 13,348 for 2017, a 38 percent increase from 2016, according to a report from the Apartment Association of Metro Denver. The trade group expects that Metro Denver could see another 10,000 to 12,000 deliveries in 2018.
- For the last three quarters of 2017, apartment rents moved lower and vacancy rates rose as thousands of new apartments hit the market in Metro Denver. In the first quarter of 2018, average apartment rent in Metro Denver rose 1.7 percent, as tighter vacancies and rent gains came even with the addition of 2,443 new apartments. Despite the rent increases, other signs pointed to landlords having to bargain harder to keep their units filled. The concessions offered by landlords represented $81 off the typical monthly lease in the first quarter, up from concessions that averaged $64 per month in the fourth quarter.
- The apartment vacancy rate throughout Metro Denver decreased in the first quarter of 2018, falling 0.3 percentage point to 6.1 percent from the fourth quarter of 2017. The average vacancy rate increased over-the-year by 0.4 percentage points. Vacancy rates ranged from 4.6 percent in Arapahoe County to 7.8 percent in Denver County. Vacancy rates rose over-the-year in two of the six submarkets, with the largest increase reported by Jefferson County (+1.9 percentage points). Adams, Arapahoe, and Boulder/Broomfield counties recorded decreases in the vacancy rate over-the-year, falling by 0.8, 0.7, and 0.5 percentage points, respectively. The rate remained unchanged in Douglas County at 5.9 percent.
- The average monthly rental rate of apartments in Metro Denver increased over-the-quarter in all six submarkets in the first quarter of 2018. The average rental rate in Metro Denver ($1,420) was 1.7 percent higher than the previous quarter's level. The rate was 2.7 percent higher than the first quarter of 2017, representing an increase of $38 in the average monthly rental rate over-the-year. The average rental rate ranged from $1,310 in Adams County to $1,546 in the Boulder/Broomfield County submarket.

Apartment Statistics

	Quarter 1 2018	Quarter 4 2017	Quarter 1 2017	YTD Average 2018	YTD Average 2017	YTD Average % Change	Annual Average 2013	Annual Average 2008
Apartment Vacancy Rate	6.1%	6.4%	5.7%	6.1%	5.7%		4.6%	6.6%
Average Monthly Rental Rate (all units)	$1,420	$1,396	$1,383	$1,420	$1,383	2.7%	$1,026	$882

Source: Denver Metro Apartment Vacancy and Rent Survey.

Commercial Real Estate

- A new industrial building has recently broken ground at Bromley Lane and Interstate 76 as part of the 76 Commerce Center development. The building is 266,240 square feet, and is expected to be part of a six-building complex, holding up to 30 companies when it is finished. The larger development is expected to include warehouse buildings and office/warehouse buildings, with flexible building size options. The development is a joint venture between Hyde Development and Mortenson Construction.
- Fitzsimons Innovation Community, a 125-acre, ongoing medical-themed development in Aurora, is adding a $55 million bioscience building. The three-story, 115,000-square-foot Bioscience 3 building will join two others already completed. The new addition will house laboratories, research bays, open offices, office suites, and flexible warehouse and distribution space. Plans are underway for a Bioscience 4, 5, and 6, as well as a science and technology middle and high school. In addition to campus buildings, 240 additional apartments are planned for the 600-unit "Fitzsimmons 21" building already there.
- IBC Holdings is breaking ground on an additional building at Concord Business Center, as part of the master-planned business park. Concord Building 5 will be a 63,550-square-foot facility with Gordon Plastics and Ninja Nation planning to occupy the space. The building's features will include 24-foot ceiling clearance, skylights, ESFR fire sprinklers, and dock-high and drive-in loading. A twin building, Building 4, is scheduled to break ground this month, with delivery in the fall.
- Finland-based Vaisala Corporation said it plans to construct a new 30,000-square-foot U.S. headquarters building in the Colorado Technology Center. The company makes monitoring and measuring equipment for a variety of industries, with its core business focusing on weather- and environmental-monitoring equipment. Once the building is complete, the company will move from the current location at 194 S. Taylor Avenue in Louisville.
- Plans for a Tesla sales and service center have been approved for Downtown Superior, a 157-acre development in town. This is the second Tesla sales and service center in Colorado, the first being in Littleton, while showrooms are in Aspen, Cherry Creek, and Lone Tree-Park Meadows. The Superior shop will open next spring.
- Westfield Company, Inc. announced plans to build a marketplace, music venue, office and retail space, residential units, and affordable housing for artists. The development would be located on 14 acres between 40th and 43rd streets of Wynkoop Street, just south of the Denver Coliseum. While details are still being developed, the North Wynkoop project is likely to include up to 1 million square feet of office and retail space. Infrastructure work is already underway for the development, with completion expected in the second quarter of 2018.
- Palisade Partners announced plans to reopen the historic Rossonian Hotel, a 41-room boutique hotel complemented by a basement jazz club and ground floor restaurant and lounge. The eatery/bar/venue will be named Chauncey's for Denver basketball legend and project partner Chauncey Billups. The southern corner of the block is slated for construction of a nine-story, mixed-use building, which will have two floors of office space, a fitness center (for use by Rossonian guests), and more than 100 apartment units. That will include micro apartments available at lower prices and some two-bedroom apartments that could be rented out on a bedroom by bedroom basis.

Office Market

- The *Marketview* report from CBRE for 1Q 2018 reported that new construction deliveries and tight labor conditions could bring moderation to the metro Denver office sector in 2018. Growth in technology, business services, and financial services industries will continue to boost fundamentals and drive the market toward equilibrium. Nearly 1.8 million square feet of speculative space is expected to deliver in 2018 in addition to the 1.6 million square feet delivered in the first quarter of 2018.
- Costar reported in the *National Office Market* publication that the U.S. Office market ended the first quarter 2018 with a vacancy rate of 9.3 percent. Net absorption for the overall U.S. office market was positive 13.6 million square feet in the first quarter. The average quoted lease rate within the Class A sector was $31.03 per square foot at the end of the quarter, while Class B rate stood at $22.14, and Class C rate at $18.37.

The Metro Denver office market reported increases in the vacancy rate and the average lease rate over-the-year through the first quarter of 2018. According to CoStar Realty data, the direct vacancy rate rose 0.2 percentage points over-the-year to 10 percent vacancy. The average lease rate rose 2.9 percent between the first quarters of 2017 and 2018, gaining $0.74 per square foot during the period.

Office construction in Metro Denver was robust during the first quarter of 2018. There was 874,000 square feet of space completed across 8 buildings by the end of the first quarter 2018. Two of the largest office buildings completed during the quarter included the 222,070-square-foot INOVA Dry Creek 2 office building and the 210,000-square-foot Riverview office building at 1700 Platte St. There was 4.05 million square feet of space under construction at the end of the first quarter of 2018, a 28.6 percent decrease in space under construction compared with the same time last year. Of this space, over 2.95 million square feet of space was under construction in the City and County of Denver, the largest amount of space of the seven counties and representing 73 percent of total Metro Denver office construction.

Office Market Statistics

	Quarter 1 2018	Quarter 4 2017	Quarter 1 2017	Quarter 1 2016	Quarter 1 2015	Quarter 1 2014
Number of Buildings	6,266	6,258	6,227	6,188	6,151	6,130
Existing Square Feet (millions)	187.7	186.9	184.5	181.8	179.2	178.2
Vacant Square Feet (direct, millions)	18.8	18.5	18.1	16.7	17.2	19.0
Vacancy Rate (direct)	10.0%	9.9%	9.8%	9.2%	9.6%	10.7%
Vacancy Rate (with sublet)	11.0%	10.9%	10.8%	9.8%	10.2%	11.0%
Avg. Lease Rate (direct, per sq. foot, full service)	$26.40	$26.29	$25.66	$25.05	$23.73	$22.27
New Construction Completed (year-to-date)	0.87 MSF, 8 Bldgs	3.0 MSF, 38 Bldgs	0.77 MSF, 9 Bldgs	0.15 MSF, 3 Bldgs	0.02 MSF, 3 Bldgs	0.08 MSF, 4 Bldgs
Currently Under Construction	4.05 MSF, 41 Bldgs	5.11 MSF, 43 Bldgs	5.66 MSF, 45 Bldgs	4.02 MSF, 37 Bldgs	2.76 MSF, 24 Bldgs	2.00 MSF, 21 Bldgs

Source: CoStar Realty Information, Inc. MSF=Million Square Feet

Industrial & Flex Market

- *Marketview* by CBRE reported that Metro Denver had its 32nd straight quarter of positive net absorption, posting 404,931 square feet of net absorption in the industrial market in the first quarter of 2018. Nearly $300 million in industrial investment sales occurred in the first quarter, representing 74 percent of total industrial sales volume.
- Costar reported in the first quarter 2018 report of *National Industrial Market* that the U.S. industrial market ended the first quarter with a vacancy rate of 4.8 percent. The vacancy rate was unchanged from the previous quarter, with net absorption totaling positive 54 million square feet in the first quarter. Rental rates ended the period at $6.56 per square foot, an increase from the previous quarter. There were 555 buildings delivered to the market in the quarter, totaling 58.5 million square feet of space, with 318 million square feet still under construction.

CoStar data revealed that the industrial market reported increases in the vacancy rate and the average lease rate through the first quarter of 2018. The first quarter direct vacancy rate was 0.3 percentage points higher than the first quarter of 2017. The average lease rate rose 4.8 percent between the first quarters of 2017 and 2018, adding $0.35 per square foot to the average lease rate.

There was 323,000 square feet of industrial space completed across 6 buildings in 2018 as industrial construction continued at a healthy pace. Major completed projects included a 168,000-square-foot building in the DCT Summit Distribution Center in Adams County and the 62,000-square-foot Olympic Metals warehouse in Arapahoe County. Adams County welcomed 66.3 percent of the completed industrial space in the first quarter of 2018, or 214,000 square feet. There were 33 buildings with over 7.18 million square feet of space under construction during the period, including 2.4 million square feet for Amazon in Thornton.

Industrial Market Statistics

	Quarter 1 2018	Quarter 4 2017	Quarter 1 2017	Quarter 1 2016	Quarter 1 2015	Quarter 1 2014
Number of Buildings	7,039	7,033	6,996	6,961	6,949	6,925
Existing Square Feet (millions)	217.3	217.0	212.1	207.4	206.0	203.1
Vacant Square Feet (direct, millions)	9.2	9.5	8.3	6.4	6.0	7.4
Vacancy Rate (direct)	4.2%	4.4%	3.9%	3.1%	2.9%	3.7%
Vacancy Rate (with sublet)	4.4%	4.5%	4.3%	3.4%	3.1%	3.9%
Avg. Lease Rate (direct, per square foot, NNN)	$7.70	$7.61	$7.35	$7.49	$6.42	$5.27
New Construction Completed (year-to-date)	0.32 MSF, 6 Bldgs	5.32 MSF, 45 Bldgs	0.68 MSF, 10 Bldgs	0.09 MSF, 2 Bldgs	0.39 MSF, 1 Bldg	0.10 MSF, 4 Bldgs
Currently Under Construction	7.18 MSF, 33 Bldgs	5.83 MSF, 26 Bldgs	4.21 MSF, 31 Bldgs	3.96 MSF, 22 Bldgs	0.86 MSF, 4 Bldgs	2.22 MSF, 17 Bldgs

Source: CoStar Realty Information, Inc. MSF=Million Square Feet

The Metro Denver flex market recorded falling vacancy rates and increasing average lease rates through the first quarter of the year. According to CoStar, the direct vacancy rate for flex space fell 1.8 percentage points to 6.1 percent between the first quarters of 2017 and 2018. The average lease rate rose 2.6 percent over-the-year to $11.90 per square foot. There was 63,600 square feet of new space completed in the first quarter of 2018, including 33,600 square feet of flex space in the Walnut Creek Business Park in Jefferson County. Eleven buildings offering 320,000 square feet of new flex space are under construction.

Flex Space Statistics

	Quarter 1 2018	Quarter 4 2017	Quarter 1 2017	Quarter 1 2016	Quarter 1 2015	Quarter 1 2014
Number of Buildings	1,497	1,495	1,490	1,477	1,467	1,459
Existing Square Feet (millions)	45.4	45.3	45.2	44.4	43.8	43.2
Vacant Square Feet (direct, millions)	2.8	3.1	3.6	3.2	3.1	3.7
Vacancy Rate (direct)	6.1%	6.8%	7.9%	7.3%	7.1%	8.5%
Vacancy Rate (with sublet)	6.7%	7.0%	8.0%	7.4%	8.3%	9.8%
Avg. Lease Rate (direct, per square foot, NNN)	$11.90	$11.96	$11.60	$10.60	$10.11	$9.51
New Construction Completed (year-to-date)	0.06 MSF, 2 Bldgs	0.56 MSF, 12 Bldgs	0.46 MSF, 9 Bldgs	0.04 MSF, 2 Bldgs	0.19 MSF, 2 Bldgs	0.07 MSF, 2 Bldgs
Currently Under Construction	0.32 MSF, 11 Bldgs	0.18 MSF, 8 Bldgs	.06 MSF, 2 Bldgs	0.39 MSF, 6 Bldgs	0.14 MSF, 1 Bldg	0.45 MSF, 7 Bldgs

Source: CoStar Realty Information, Inc. MSF=Million Square Feet

Retail Market

- The CBRE *Marketview* publication for the first quarter of 2018 reported that the entertainment, service retail, and food and beverage sectors continued to be key drivers in Denver retail real estate. Absorption in the first quarter was negative 110,882 square feet, which was similar to last year.
- The first quarter 2018 *National Retail Market* report by Costar suggested that the U.S. retail market did not experience much change in market conditions in the first quarter of 2018. Net absorption was positive 17.5 million square feet, and vacant sublease space increased by 306,224 square feet. Quoted rental rates increased from fourth quarter 2017 levels, ending at $16.49 per square foot per year. A total of 1,114 retail buildings with 17.2 million square feet of retail space were delivered to the market in the quarter, with 76.8 million square feet still under construction at the end of the quarter.

The Metro Denver retail market reported a slight increase in vacancy rate and an increase in the average lease rate over-the-year through the first quarter of 2018, according to CoStar Realty data. The direct vacancy rate rose to 4.4 percent, while the average lease rate for retail space rose 4.9 percent over-the-year, adding $0.85 per square foot during this same period.

Retail Market Statistics

	Quarter 1 2018	Quarter 4 2017	Quarter 1 2017	Quarter 1 2016	Quarter 1 2015	Quarter 1 2014
Number of Buildings	12,240	12,216	12,131	12,035	11,933	11,857
Existing Square Feet (millions)	168.0	167.8	166.7	165.0	163.7	162.5
Vacant Square Feet (direct, millions)	7.3	7.3	7.1	7.6	8.1	8.6
Vacancy Rate (direct)	4.4%	4.4%	4.3%	4.6%	5.0%	5.3%
Vacancy Rate (with sublet)	4.6%	4.6%	4.6%	4.8%	5.2%	5.6%
Avg. Lease Rate (direct, per square foot, NNN)	$18.05	$17.93	$17.20	$16.36	$15.82	$15.40
New Construction Completed (year-to-date)	0.21 MSF, 24 Bldgs	1.62 MSF, 101 Bldgs	0.53 MSF, 20 Bldgs	0.35 MSF, 30 Bldgs	0.19 MSF, 12 Bldgs	0.13 MSF, 20 Bldgs
Currently Under Construction	1.14 MSF, 54 Bldgs	1.46 MSF, 60 Bldgs	1.27 MSF, 63 Bldgs	0.81 MSF, 33 Bldgs	0.71 MSF, 28 Bldgs	0.60 MSF, 19 Bldgs

Source: CoStar Realty Information, Inc. MSF=Million Square Feet

Douglas County recorded the largest amount of retail space completed through the first quarter of 2018, reporting 74,500 square feet of retail space completed, and comprising 36.3 percent of completed space in Metro Denver. There were 54 buildings under construction during the first quarter of 2018, totaling 1.14 million square feet. Some of the largest projects under construction included the 330,000-square-foot Denver Premium Outlets at I-25 and 136th Avenue in Thornton and 185,000 square feet of retail at NE Highway 7 and Sheridan Parkway, the Vista Highlands in Broomfield.

	Monthly/Quarterly Direction		*Year-Over-Year Direction*		*Year-to-Date Direction*	
⇓⇑ Positive Changes	**12 of 18**		**10 of 18**		**11 of 18**	
Nonfarm Employment Growth	8,000	⇑	40,100	⇑	40,400	⇑
	Employment up 0.5% from February to March		Employment up 2.5% from March 2017 to 2018		YTD employment up 2.5% through March	
% Companies Hiring (Denver Area)	31%	⇑	31%	⇑	27%	⇑
	Companies expecting to add workers rose 8 percentage points from 1Q 2018 to 2Q 2018		Companies expecting to add workers rose 4 percentage points from 2Q 2017 to 2Q 2018		YTD average up 1 percentage point compared with 2017	
Unemployment Rate	2.8%	⇓	0.1 percentage points	⇑	3.0%	⇑
	Unemployment decreased 0.3 points between February and March		Unemployment rate up from March 2017 to 2018		Up 0.1 percentage points from 2017 YTD average	
Initial Unemployment Insurance Claims	-27.9%	⇓	-13.5%	⇓	-8.3%	⇓
	Claims decreased from February to March		Claims decreased from March 2017 to 2018		YTD average claims decreased through March 2018	
Total National Retail Sales	-1.8%	⇓	4.0%	⇑	4.5%	⇑
	National sales decreased from January to February		National sales increased from February 2017 to 2018		YTD sales rose through February 2018	
Mountain Region Consumer Confidence Index	144.2	⇑	1.8%	⇑	133.3	⇑
	Index up 6.5 percent from March to April		Index up from April 2017 to 2018		YTD average up 3.3% through April 2018	
Hotel Occupancy	71.2%	⇑	-3.0 percentage points	⇓	65.6%	⇓
	Increased 6.7 percentage points from February to March		Occupancy decreased from March 2017 to 2018		YTD occupancy decreased 1.5 percentage points from last year	
Denver International Airport Passengers	-7.3%	⇓	3.3%	⇑	4.5%	⇑
	Passengers down from January to February		Passengers up from February 2017 to 2018		YTD passengers increased through February 2018	
Bloomberg Colorado Index	519.1	⇑	-6.7%	⇓	4.3%	⇑
	Index up 7.2% from March to April		Index down from April 2017 to 2018		YTD return up through April 2018	
Dow Jones Industrial Average	24,163.2	⇑	15.4%	⇑	-2.7%	⇓
	Index up 0.2% from March to April		Index up from April 2017 to 2018		YTD return down through April 2018	
Home Sales (closed)	4,435	⇑	-5.6%	⇓	10,806	⇓
	Sales up 44.1% between February and March		Sales down from March 2017 to 2018		YTD sales down 5.2% through March 2018	
Median Home Price (Denver-Aurora MSA)	$414,400	⇓	8.6%	⇑	$414,700	⇑
	Down 0.9% from 3Q 2017 to 4Q 2017		Price up from 4Q 2016 to 4Q 2017		YTD price 7.9% higher through 4Q 2017	
Foreclosures	256	⇑	-10.5%	⇓	722	⇓
	Up 12.8% from February to March		Down from March 2017 to 2018		Down 3% YTD through March 2018	
Residential Building Permits (Total)	3,325	⇑	38.9%	⇑	7,852	⇑
	Permits increased 58.5% from February to March		Permits up March 2017 to 2018		YTD permits up 27.2 percent through March 2018	

Monthly Economic Indicators

Apartment Vacancy Rate	6.1%	⇓	0.4 percentage points	⇑	6.1%	⇓
	Vacancy decreased 0.3 percentage point from 4Q 2017 to 1Q 2018		Vacancy increased from 1Q 2017 to 1Q 2018		YTD average down 0.4 percentage points from last year	
Office Vacancy Rate (with Sublet)	11.0%	⇑	+0.2 percentage points	⇑	+0.2 percentage points	⇑
	Vacancy rate increased from 4Q 2017 to 1Q 2018		Vacancy rate up from 10.8% one year ago		Vacancy rate up from 10.8% one year ago	
Industrial Vacancy Rate (with Sublet)	4.4%	⇓	+0.1 percentage points	⇑	+0.1 percentage points	⇑
	Vacancy rate decreased from 4Q 2017 to 1Q 2018		1Q 2018 vacancy up from 4.3% one year ago		1Q 2018 vacancy up from 4.3% one year ago	
Retail Space Vacancy Rate (with Sublet)	4.6%	⇔	+0.0 percentage points	⇔	+0.0 percentage points	⇔
	Vacancy rate remained unchanged from 4Q 2017 to 1Q 2018		1Q 2018 vacancy rate remained unchanged from one year ago		1Q 2018 vacancy rate remained unchanged from one year ago	

Development Research Partners

Metro Denver Economic Development Corporation

Development
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10184 West Belleview Avenue
Suite 100
Littleton, Colorado 80127
www.DevelopmentResearch.net
303.991.0070