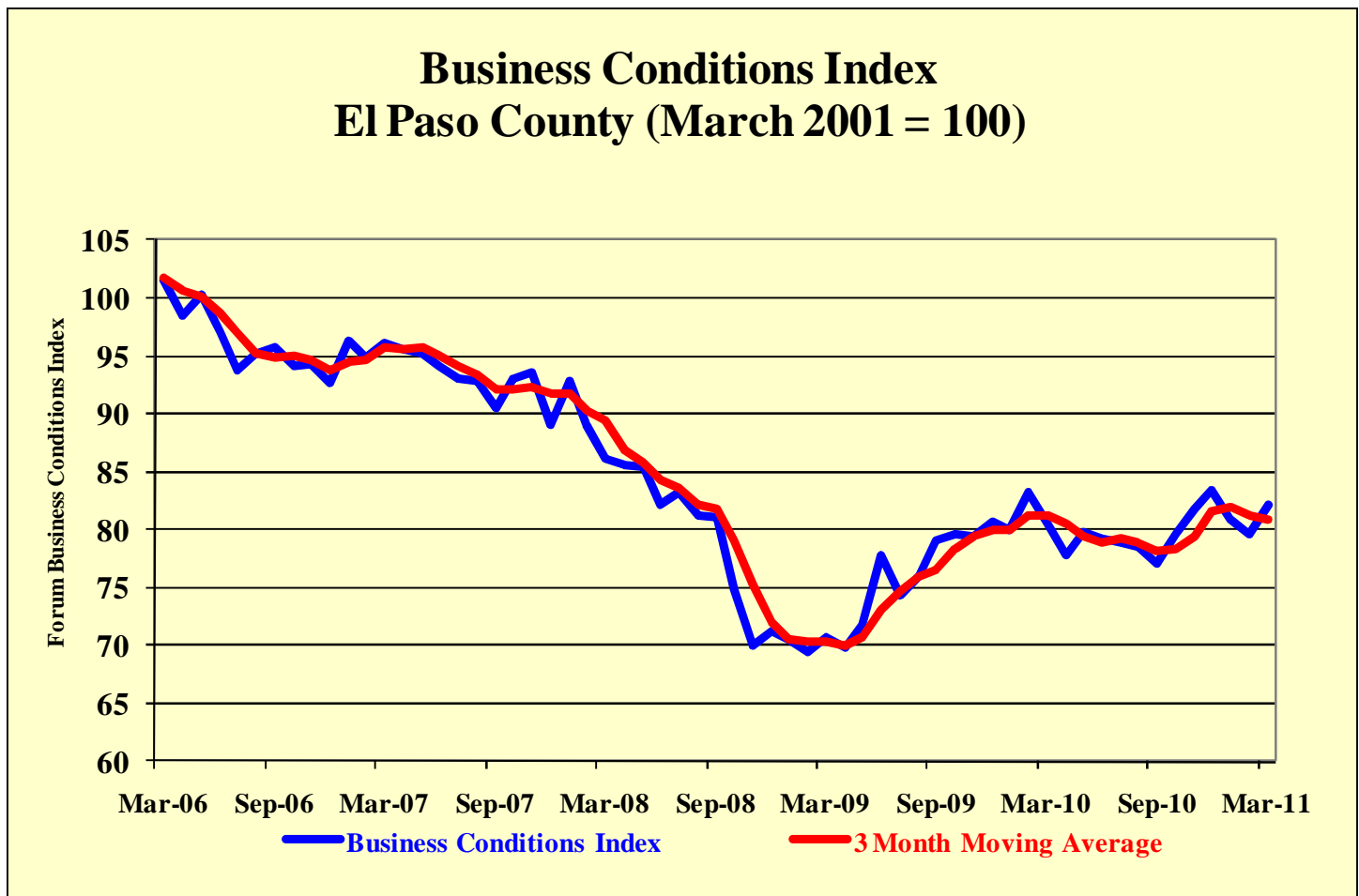


# Quarterly Updates and Estimates

Volume 9, Number 4, 2011  
 Fred Crowley - Senior Economist

## Update on the El Paso County Economy

The Business Conditions Index (BCI) stands at 82.14. This is 22.2 percent higher than its low of 67.22 in February 2009. The current BCI is higher than it was 3, 9 or 12 months ago. The aggregate condition of the local economy has been improving slowly since February 2009. Additional improvement is expected in the coming months. The improvement could be significant if job growth in the private sector can be realized. This will prove to be easier said than done. Communities throughout Colorado and the US are often more willing to offer incentives to attract new jobs in the private sector.



<sup>1</sup> The Business Conditions Index (BCI) is a geometric index of ten seasonally adjusted data series. The El Paso County data are single family and town home permits, new car sales, employment rate, foreclosures, ES202 employment and ES202 wages and salaries. Colorado Springs data are sales and use tax collections and airport enplanements. University of Michigan's Consumer Sentiment and the Federal Reserve Bank of Kansas City Manufacturing Index are non-local indicator in the BCI. The BCI is indexed to March 2001 = 100. All raw series are seasonally adjusted by UCCS Southern Colorado Economic Forum using the Department of Commerce X12 adjustment process. See page 3 for an explanation of how the BCI is calculated.

**Table 1: Business Conditions Index Components - All Values Indexed to Mar 2001 = 100**

	COS Enplane- ments	El Paso County SF & TH Permits	U Of Mich Con Sent	Kansas City Fed Mfg Index	El Paso <u>Employ- ment</u> Rate	CoSpgs 2% Sales & Use Tax	County New Car Registra- tions	El Paso County Fore- closures	El Paso County Employed	El Paso County Real Wages	BCI
Dec-09	79.11	28.57	79.23	116.73	94.98	94.12	61.54	97.56	103.82	99.91	80.65
Jan-10	77.17	26.96	81.31	134.71	95.06	97.28	53.46	97.94	103.66	94.43	80.05
Feb-10	76.59	40.43	80.44	134.66	95.05	102.53	50.84	98.47	103.39	94.54	83.25
Mar-10	74.35	32.36	80.44	137.87	94.93	97.20	48.14	98.31	103.66	94.70	80.51
Apr-10	74.58	25.75	78.91	132.45	94.82	77.14	56.08	98.11	104.07	97.49	77.87
May-10	71.68	23.80	80.44	130.89	94.86	111.88	55.76	98.28	103.20	97.32	79.81
Jun-10	74.86	28.99	83.06	120.95	94.81	90.01	53.05	98.19	102.73	97.21	79.18
Jul-10	73.17	27.92	74.10	116.64	94.55	99.86	56.35	98.44	103.41	97.00	78.84
Aug-10	72.51	30.22	75.30	108.77	94.17	95.74	55.54	97.96	103.30	97.13	78.45
Sep-10	77.41	21.97	74.54	123.70	93.68	100.74	50.02	97.88	103.79	97.42	77.00
Oct-10	77.77	27.63	73.99	131.82	93.16	101.28	52.00	98.02	102.85	98.50	79.60
Nov-10	78.55	30.04	75.74	138.90	93.13	99.96	58.98	97.48	101.99	98.94	81.80
Dec-10	73.34	29.97	81.42	154.34	93.32	102.87	61.43	98.29	102.31	99.52	83.41
Jan-11	76.98	23.45	81.09	150.03	93.46	101.76	57.74	100.79	102.70	95.82	80.87
Feb-11	73.37	18.35	84.70	164.21	93.63	100.63	58.58	100.79	102.85	95.89	79.64
Mar-11	72.14	26.85	73.77	156.16	96.60	96.39	67.73	100.79	102.85	95.82	82.14
March 2011 Compared to:											
Feb-11	-1.7%	46.3%	-12.9%	-4.9%	3.2%	-4.2%	15.6%	0.0%	0.0%	-0.1%	3.1%
Dec-10	-1.6%	-10.4%	-9.4%	1.2%	3.5%	-6.3%	10.3%	2.5%	0.5%	-3.7%	-1.5%
Sep-10	-6.8%	22.2%	-1.0%	26.2%	3.1%	-4.3%	35.4%	3.0%	-0.9%	-1.6%	6.7%
Mar-10	-3.0%	-17.0%	-8.3%	13.3%	1.8%	-0.8%	40.7%	2.5%	-0.8%	1.2%	2.0%
Real wages in El Paso County are estimated by the Forum for the period Oct '10 - Mar '11											

A review of the components in the BCI indicates manufacturing, employment rate, new vehicle registrations, real wages and foreclosures are doing better than twelve months ago. The measure are consistently higher than most of their prior period comparisons.

The knee-jerk ups and downs in single family permit levels is misleading without considering that the current period competes with years ago permit levels when the home buyer incentive programs distorted the demand for housing. A comparison with March and the previous two months is probably more reliable. Residential housing permit levels are showing modest signs of recovery, especially in town-home activity.

The greatest concern about the recovery continues to be weak employment and income growth. This is reflected in the low consumer sentiment level. While gasoline prices are not tracked in the BCI, their recent rise of 70 cents per gallon since January is reducing discretionary expenditures, a concern for a recovery.

The Forum wrote in the last issue that slow growth was taking place and that it would become apparent in the 4<sup>th</sup> quarter of 2010 and 1<sup>st</sup> quarter of 2011. That expectation held true. Additional slow growth is expected through the next six months. Tourism activity is expected to underperform this summer because of high gasoline prices, and persistent high unemployment rates. A lack of primary job growth in the area will contribute to slow growth prospects. President Obama's goal to end of military deployments is expected to boost the local economy in 2012.

## Southern Colorado Economic Forum's Business Conditions Index Explained

The Business Conditions Index (BCI) is a monthly geometric average of ten seasonal adjusted data series. The El Paso County data are single family and townhome permits; new car sales; employment rate (1-the unemployment rate); foreclosures; QCEW employment and QCEW wages and salaries. Colorado Springs data are sales and use tax collections; and airport enplanements. Non-local indicators in the BCI include the University of Michigan Consumer Sentiment and the Federal Reserve Bank of Kansas City Manufacturing Index. The base period for the BCI is March 2001. This base level for that month was set to 100. Declines in the index point to a slowdown in the economy while increases in the index point to a rising economy. Not all indicators in the index move up or down in unison. Some may rise while others fall. The general direction of the economy is based on the trend value of the composite indicator, the BCI.

The Forum gathers the raw data from a variety of sources. Due to changes in data availability, the composition of the BCI can differ over time. The raw data are adjusted for seasonality using the X-12-ARIMA algorithm developed by the U.S. Census Bureau. This produces a new series for each indicator that has been controlled for seasonal aberrations to identify emerging trends in time series data. The Forum is most interested in observing the overall trend in the BCI and less interested in seasonal peaks and troughs.

The reader should be aware that anytime revised prior values or new observations are used in a series, the X-12 adjustment process can change past indicator values. Thus, adding new observations and running the X-12 process will lead to new X-12 monthly indicator values that will differ from preliminary estimates that were reported previously.

The seasonally adjusted values are indexed to March 2001. This means the value for a given indicator in each month is divided by the March 2001 value and multiplied by 100 to get the indexed value for each indicator.

Calculation of the BCI, the Geometric Mean

$$BCI_t = \sqrt[N]{(Ind_{1,t})(Ind_{2,t})(\dots)(Ind_{N,t})}$$

Where:  $Ind_{it}$  = The level of an indicator, "i" in month "t." A geometric mean is used for the BCI because the geometric mean has less sensitivity to outliers than an arithmetic mean.

Repeated sequential increases in the BCI indicate an improving economic environment while a decline in the BCI points to a decline in economic activity.



## **Mark Your Calendar for the 15<sup>th</sup> Annual Southern Colorado Economic Forum**

**When: Friday, October 14, 2011, 7:30 to 11:30 a.m.**

**Where: Antlers Hilton Hotel, Colorado Springs, CO**

**Cost: \$75.00 / \$95.00 with real estate continuing education credits**

**7:30 – 9:45 a.m. – Global, National and Regional Economic Analysis**

**This Year's Keynote Speaker:**

**Jim Paulsen, Ph.D.,**

**Chief Investment Strategist, Wells Capital Management**

**10:00 – 11:30 a.m. - Business Symposium:**

**“Regional Economic Development Along the Front Range of Colorado”**

**Featured Panelists:**

**Dennis Donovan,**

**Principal/Owner WDG Consulting**

**Dave Csintyan,**

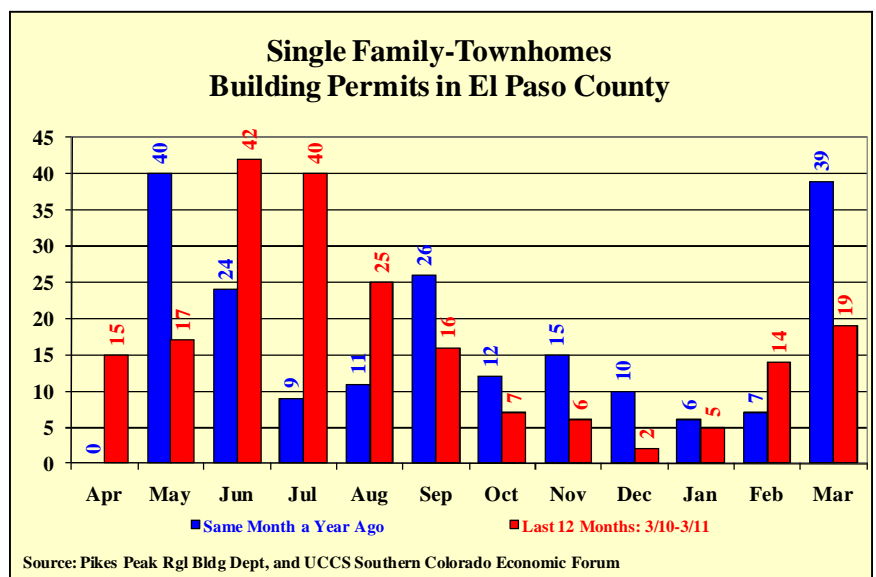
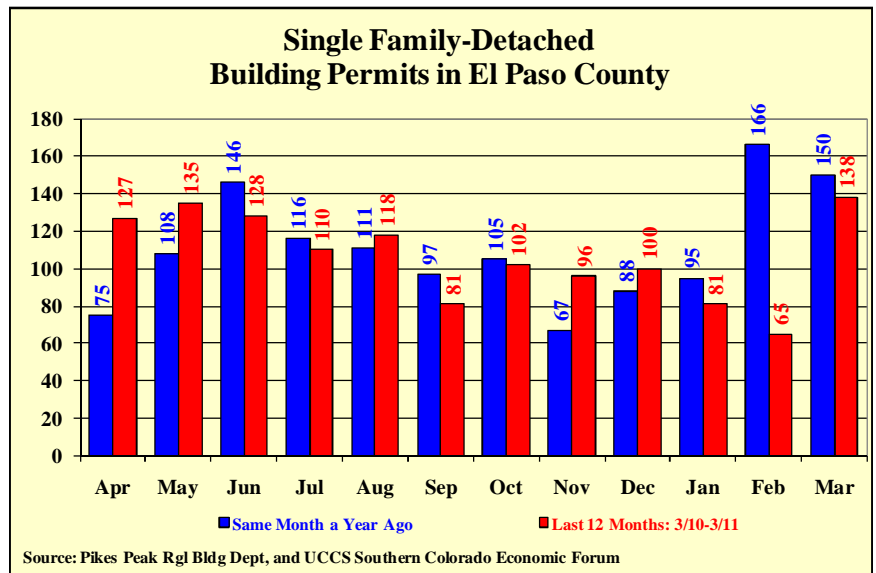
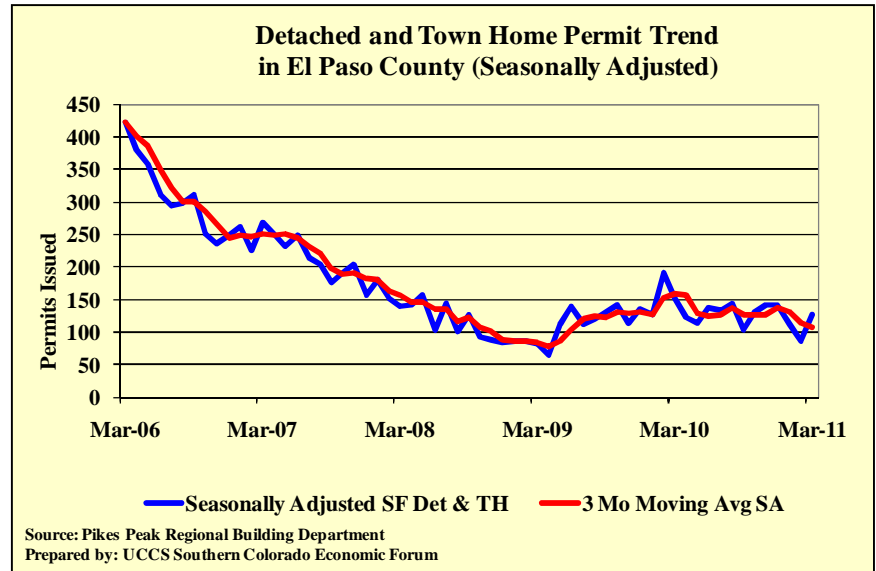
**President and CEO of the Greater Colorado Springs Chamber of Commerce**

## Analysis of the El Paso County Residential Housing Market

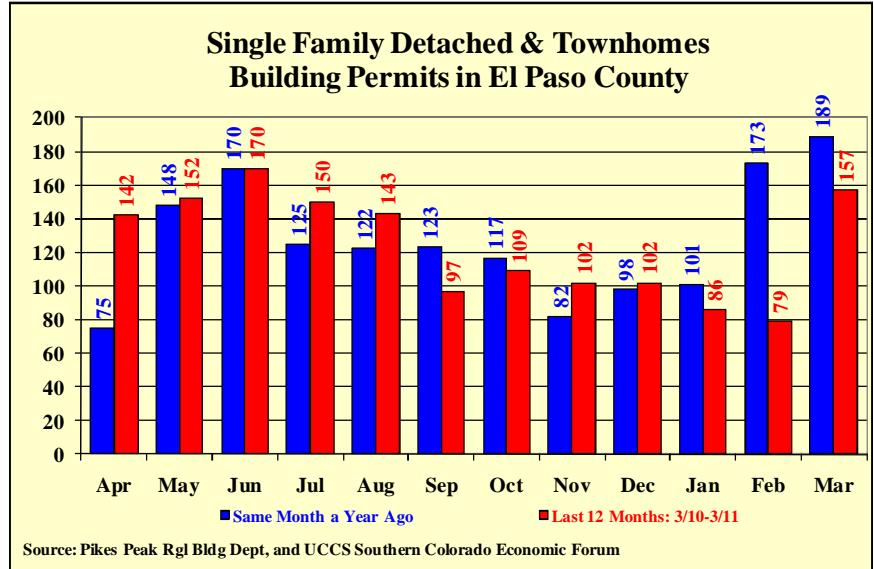
The Forum noted the bottoming of single family permit activity from November 2008 through March 2009. The home buyer tax credits that expired in June 2010 make it difficult to compare current levels with year ago data. This difficulty applies to all housing analysis. Problems making year-to-year comparisons will continue through December 2011.

Difficulty aside, evidence suggests single family permit activity is improving. Strength will depend on income and jobs growth along with bank lending. March 2011 single family permit levels showed good activity. It was the highest level in twelve months.

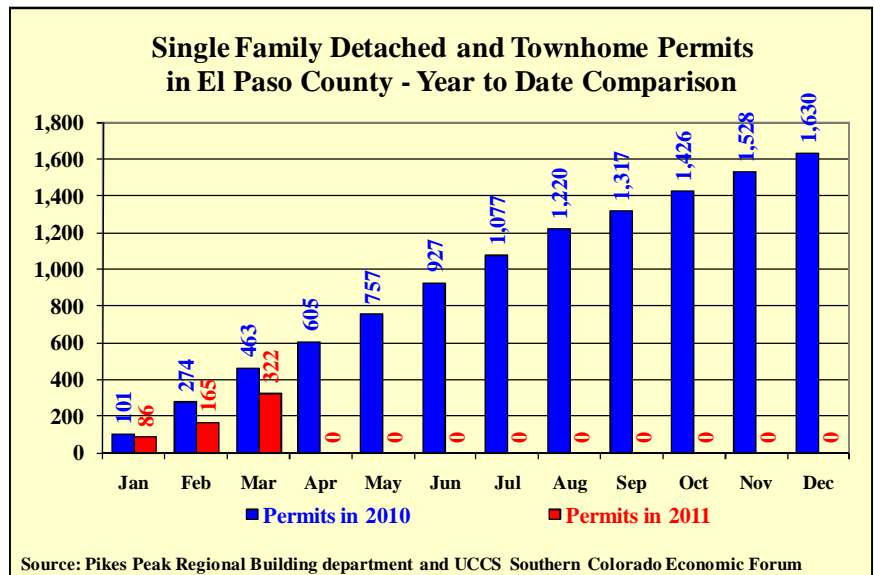
The expected improvement in townhome permit activity began to materialize in the first quarter. Additional strength for this entry level/down-sized housing is expected in the next quarter.



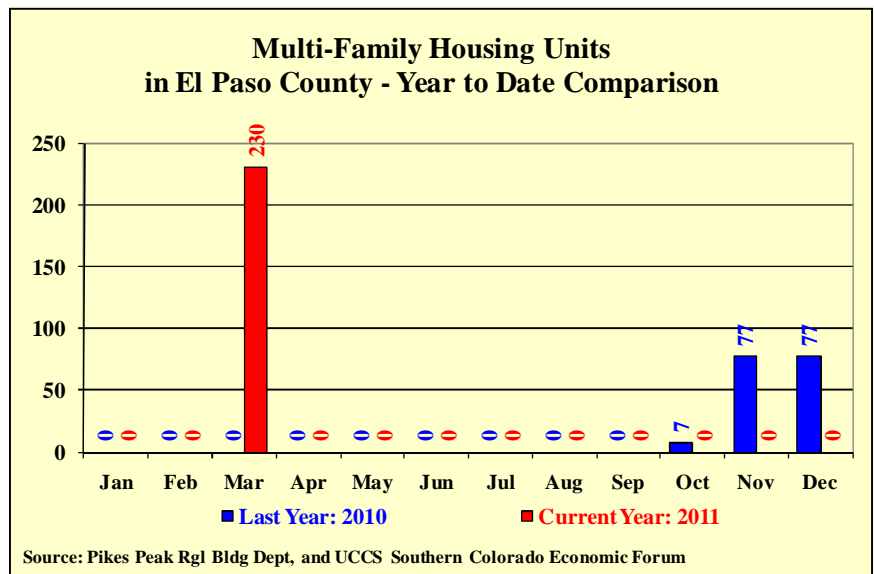
The combination of detached and town-home permits shows more evidence that the market for single family housing is improving. There were 157 permits in March 2011, second only to June 2010 when 170 permits were issues.



Year-to-date permit activity is misleading because of the home buyer tax credits in effect in 2010.



Since November 2010, permits for 300 multi-family units were issued. The recent increase in multi-family permit activity was anticipated by the Forum. Low vacancy rates and rising rents in the current market suggest additional multi-family construction will take place in 2011. Limited access to financing venues may slow this segment of the local housing market.

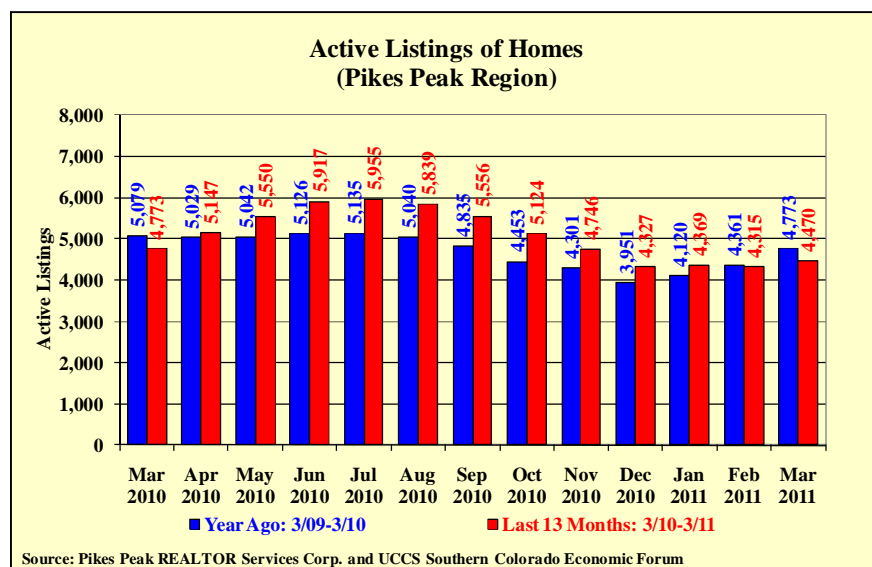
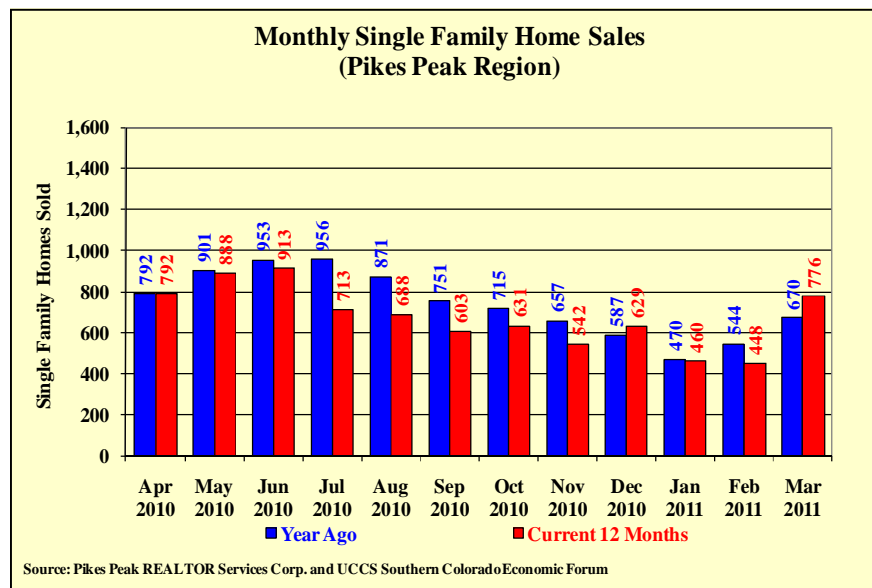
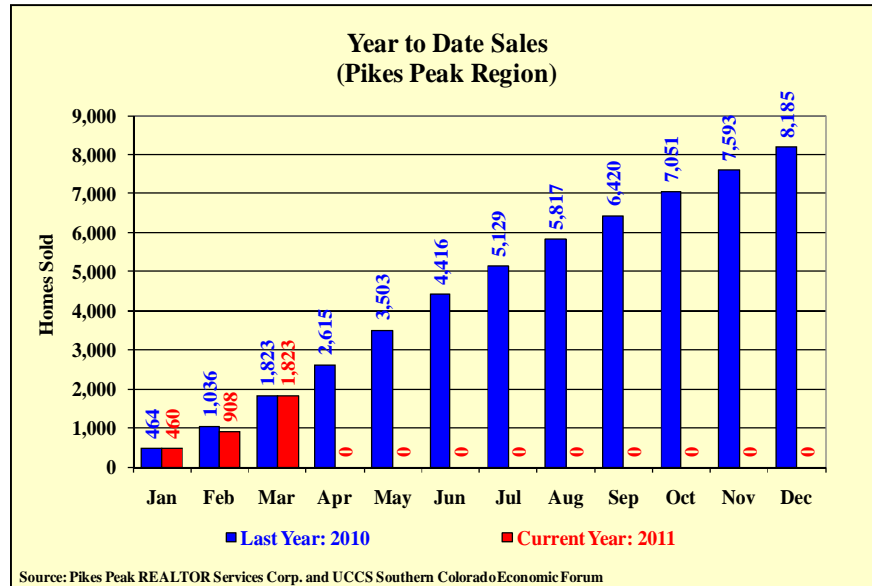


### MLS Activity

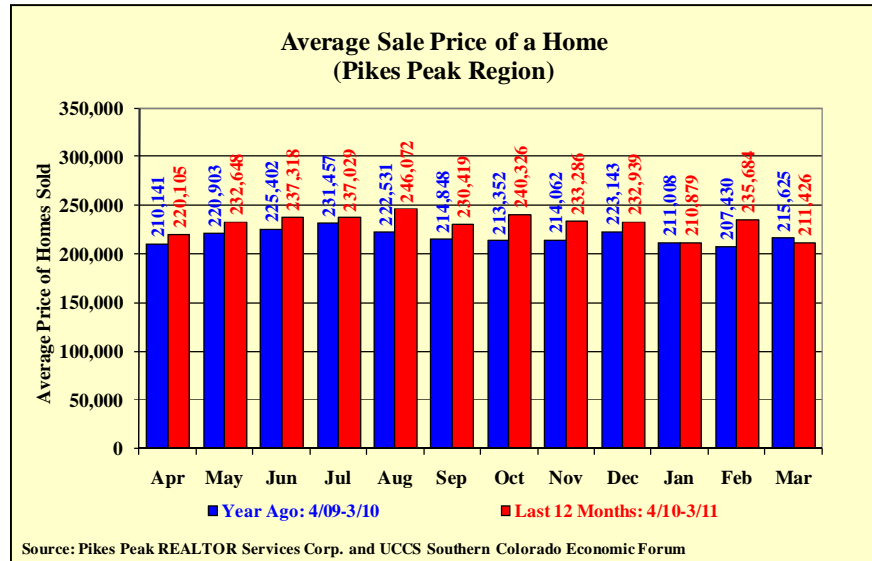
Year-to-date sales are expected to lag 2010 figures through June 2011 because of last year's rush to close on a purchase under the tax credit programs that expired in June 2010.

The effects of the home-buyer incentive programs can be seen in the comparison of monthly sales, especially since June 2010. The expected "void" was observed in July, August and September. Sales stabilized in October and November before increasing in December compared to December 2009. The drop in January and February and the increase in March are typical seasonal fluctuations. The year-to-date total for 2011 shows that sales are doing surprisingly well when compared to 2010.

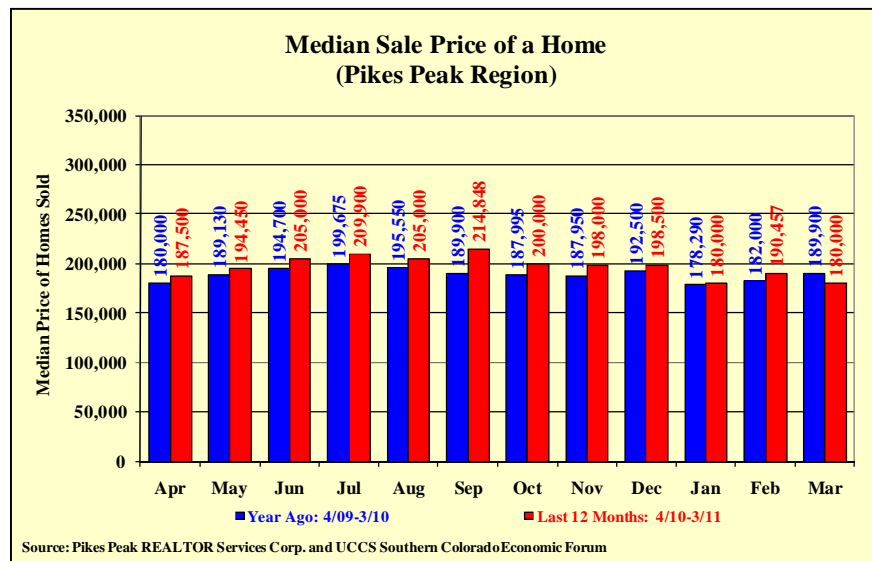
Total active listings for January, February and March are 100 lower than in 2010. When this is used with the Housing Price Equilibrium information on page 9, it suggests the supply of homes for sale has stabilized after the home buyer incentive programs.



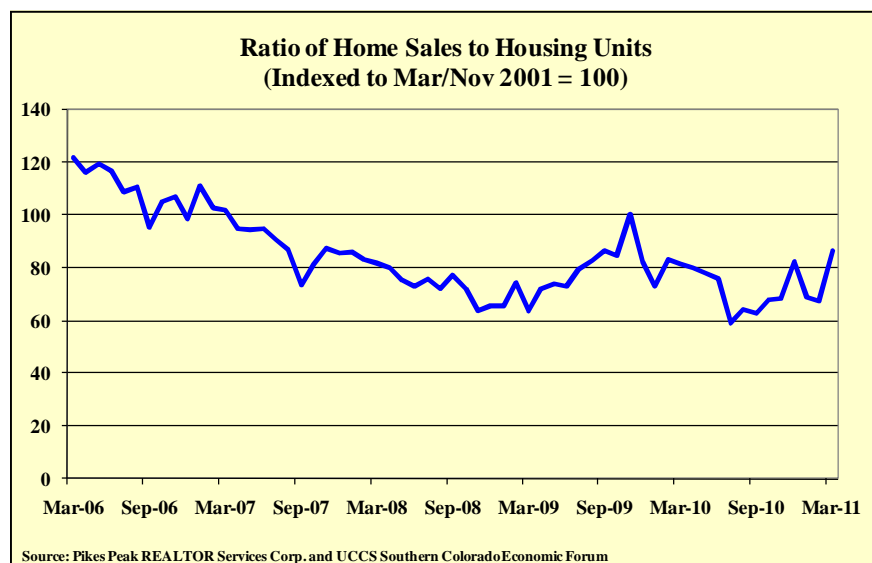
Housing price trends suggest there is stability in the local market. Prices peaked with the home buyer credit program. Reduced demand levels after the programs softened demand and prices when the home buyer programs ended. The trend over the last 12 months suggests the average sale price for a home is increasing in the region.



Trends in the median price of a sold home mirrored the trends in the average price.



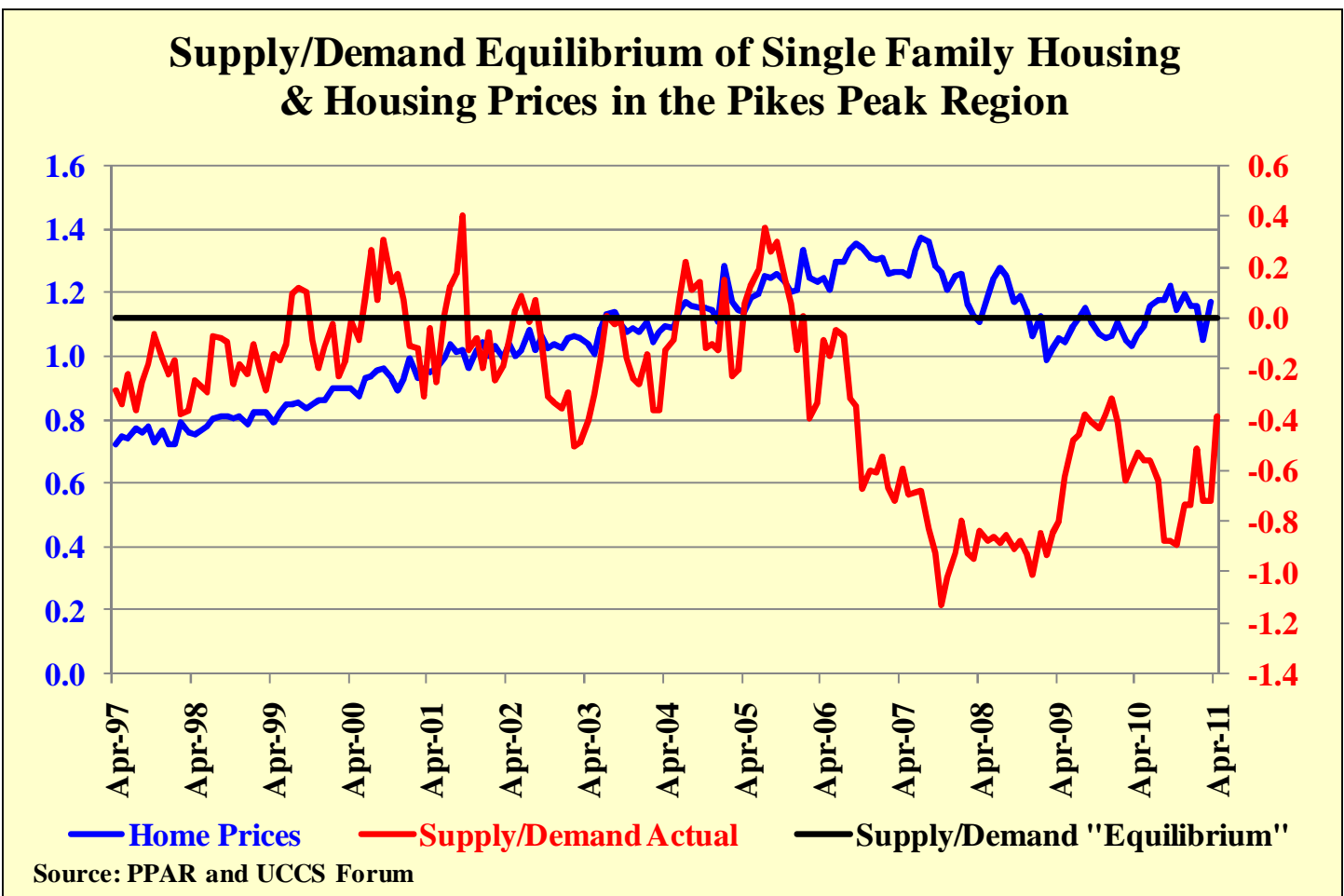
The ratio of home sales to total single family housing units bottomed out during the home buyer tax credit programs. Since then, a modest upward trend suggests the housing market is recovering.





## Housing Price Equilibrium in the Region

The relation between supply and demand for private residential housing in the region was out of balance because of a significant oversupply in late 2006. This persisted through the middle of 2009. The excess supply of housing contributed to declines in housing prices (blue line) through the end of 2008. An increase in demand continued through the first half of 2010. This overlapped the home buyer tax credit from January 1, 2009 through June 30, 2010. Prices increased. Since then, there was a decrease in demand—not an increase in supply. It is believed stability of the supply of housing units for sale led to recent price increases for homes. Further increases in housing prices are anticipated as the economy continues to recover, employment increases, foreclosure decreases and interest rates remain near record low levels. Data over the last two quarters suggest the supply of homes for sale is slightly greater than the demand for homes to purchase. Continued improvement will depend on low mortgage rates as well as income and job growth.



### Explanation of Data and Process

The Forum was asked to study the effect demand and supply of single family housing has on housing prices. The Forum gathered monthly demand, supply and price data from the Pikes Peak Association of REALTORS® and its Pikes Peak REALTOR® Services Corporation (RSC) for this study. Demand was identified as actual sales reported by RSC. Supply was identified as the number of active listings by RSC. Price is the average price of an MLS facilitated sale in the region. Demand, supply and price data were seasonally adjusted and indexed. If sustained demand exceeded supply the excess demand would suggest prices would trend upward. If sustained demand was less than supply, the excess supply would suggest prices would trend downward. If trends in supply and demand of housing were roughly equal, prices should behave “normally” with limited plus and minus variations around an upward price trend.

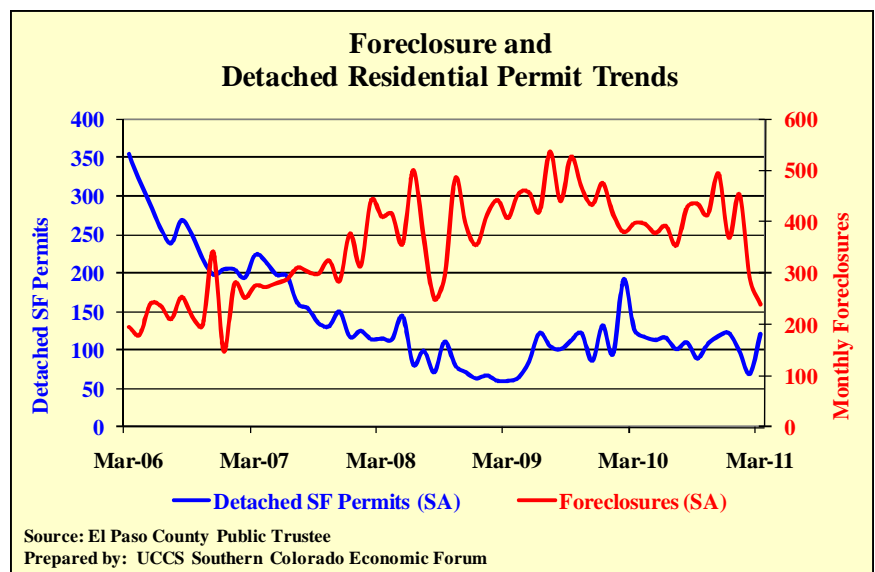
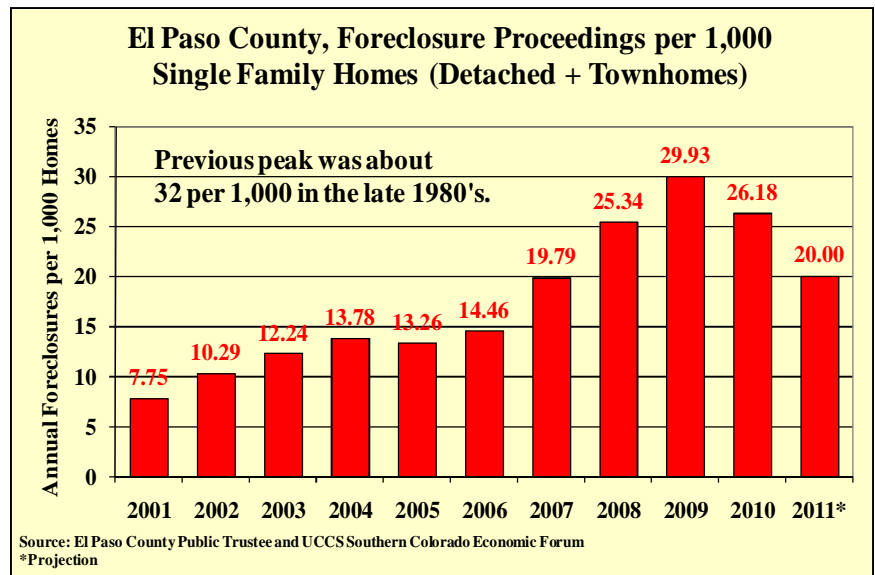
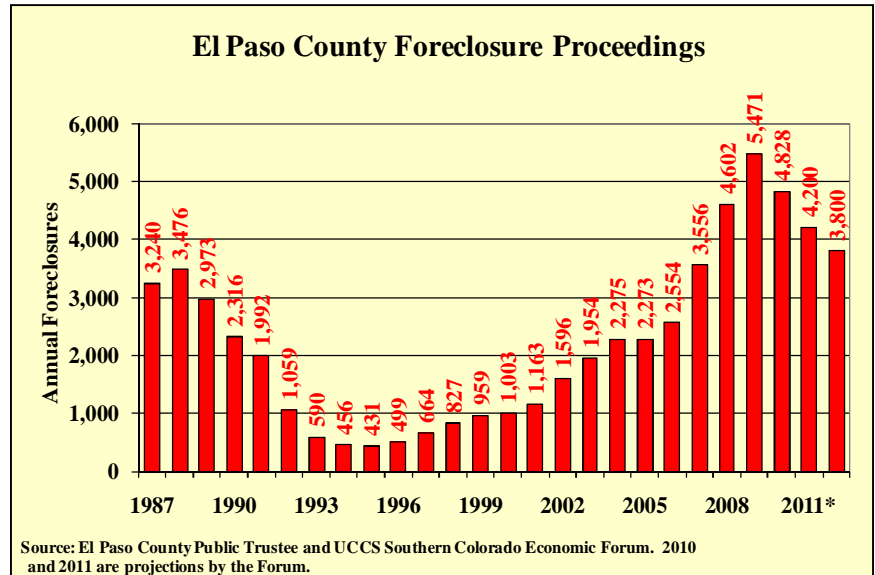
## Foreclosures

Foreclosures in 2010 declined approximately 11.8 percent. This is due, in part, to over 18,000 foreclosures and 35,000 sales of single family homes since 2006. Over 151,000 releases were filed since 2006. It would seem that there is a limited number of bad paper mortgages remaining in the area. Future foreclosures are likely to be related to employment/income problems of the home owner than a bad adjustable rate mortgage.

A “better” foreclosure measure might be the number of foreclosures per 1,000 private housing units. During the recent business cycle trough, there were 29.93 foreclosures per 1,000 housing units. While a very high, this is about 6.5 percent below the area’s record of roughly 32 per 1,000 housing units in the late 1980’s. During 2010, there were 26.18 foreclosures per 1,000 private housing units. This is expected to improve in 2011 to 20 foreclosures per 1,000 private housing units.

The Forum first pointed to the inverse relation between foreclosures and new single family permits at its 11th Annual Southern Colorado Economic Forum in October 2007. Evidence of the relationship continued through December 2010.

Recent data suggest the decline in foreclosures has been accompanied by a stabilized level of new residential permit activity in El Paso County.



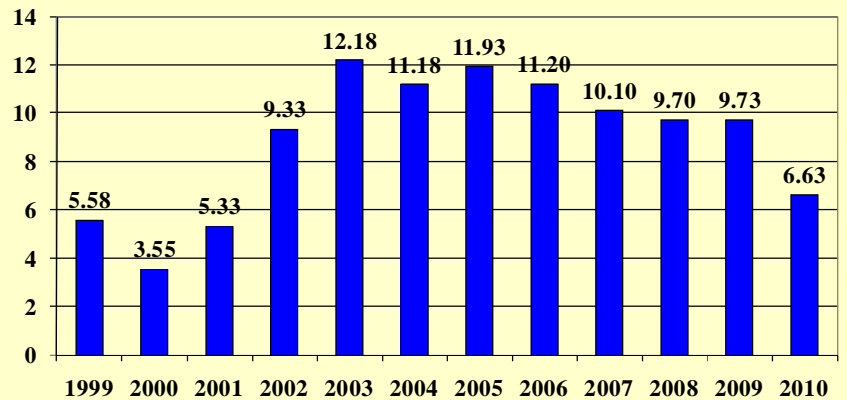
## Multi-family Market

The annualized multi-family vacancy rate stood at 6.63 percent for 2010. Limited new construction, the lack of job growth and the sustained deployment of troops from Fort Carson contributed to this. Since then, additional troops arrived at Fort Carson. Net in-migration remained positive for the area. Homeowners who lost their homes to foreclosure needed housing. No permits for multi-family units were taken in 2009 while 77 permits were taken in November 2010. Two hundred thirty units have been permitted through March 2011.

Average annual rents have increased every year since 2002. More importantly, real rents increased in 2010. This is attributed to the tightening of the multi-family housing market. The average rent of \$724 in 2010 is an all time high. Real rents increased for the first time since 2001.

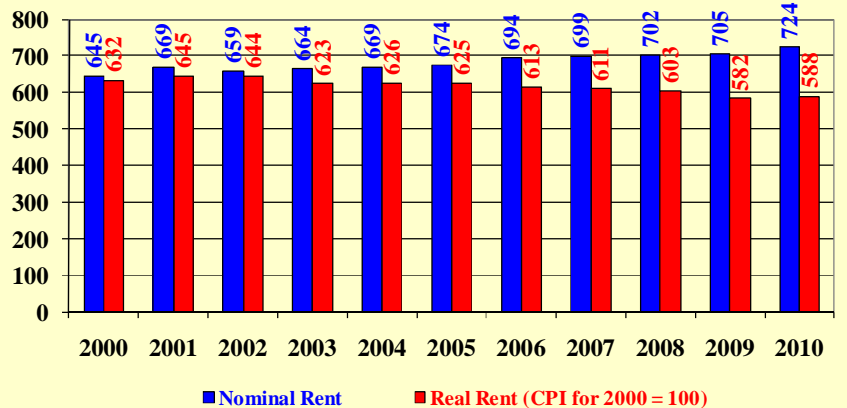
Increases in real rents are expected in 2011. Significant increases in the number of multi-family rental units are needed to offset current trends in higher rents. Given the difficulty of financing a large multi-family complex, few large complexes are expected to be built in 2011.

### Multi-Family Annual Vacancy Rates in El Paso County



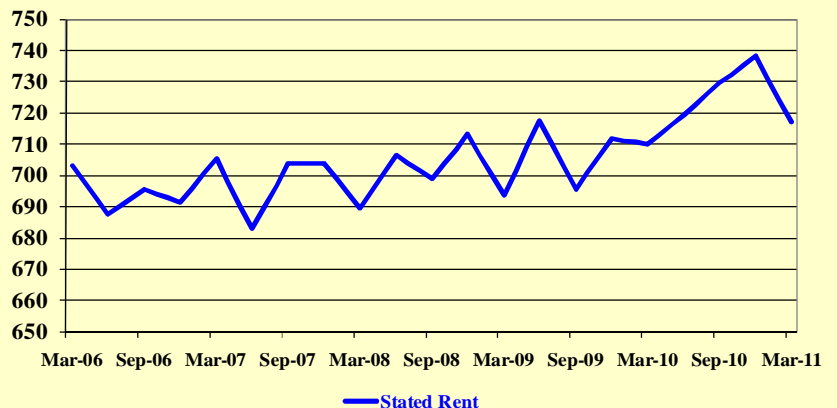
Source: Colorado Division of Housing, 2010 is a June 2010 observation

### Annual Nominal & Real Multi-Family Rents in El Paso County



Source: Colorado Division of Housing

### Monthly Apartment Rents in El Paso County



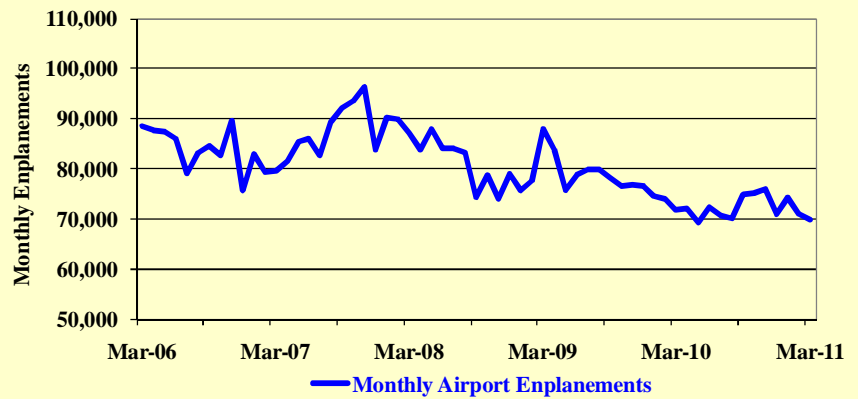
Source: Colorado Division of Housing, UCCS Forum

## Colorado Springs Airport Trends

Low enplanement levels continue at the airport. A weak economy, higher fuel prices from recent \$112 a barrel oil and persistent high unemployment rates are likely to result in a somewhat lower demand for air travel in 2011. It is possible that the low airport utilization levels are pointing to a disappointing tourism season in 2011.

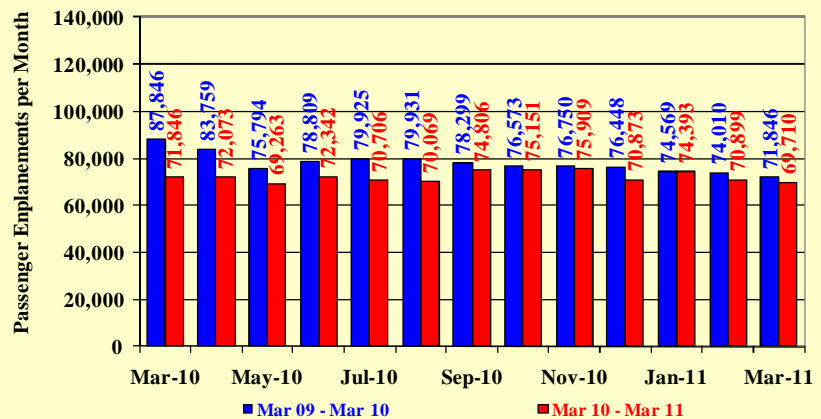
Airlines continue to charge a premium for flying into Colorado Springs' airport. Unfortunately, the higher prices discourage booking out of Colorado Springs and encourage more travelers to make the drive to DIA for air service. Perhaps the city and county should lease a plane to make commuter flights to DIA every two hours during the day. Air FREX anyone!

### Enplanement Trends at Colorado Springs Airport (Seasonally Adjusted)



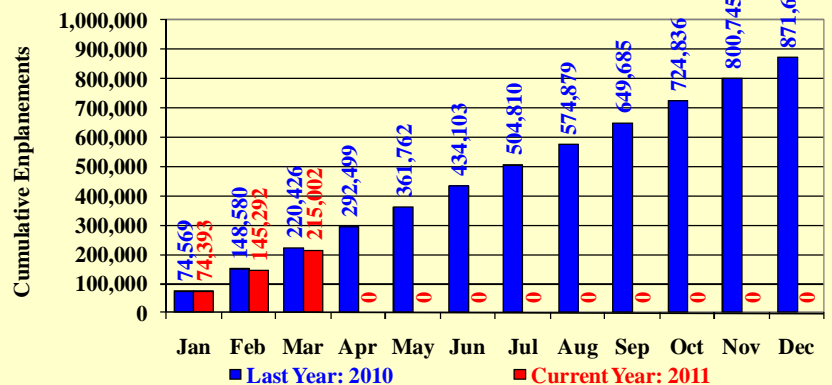
Source: Colorado Springs Airport, Prepared by UCCS Southern Colorado Economic Forum

### Enplanements at Colorado Springs Airport vs Year Ago (Seasonally Adjusted)



Source: Colorado Springs Airport, Prepared by UCCS Southern Colorado Economic Forum

### Colorado Springs Airport Enplanements Year to Date Comparison



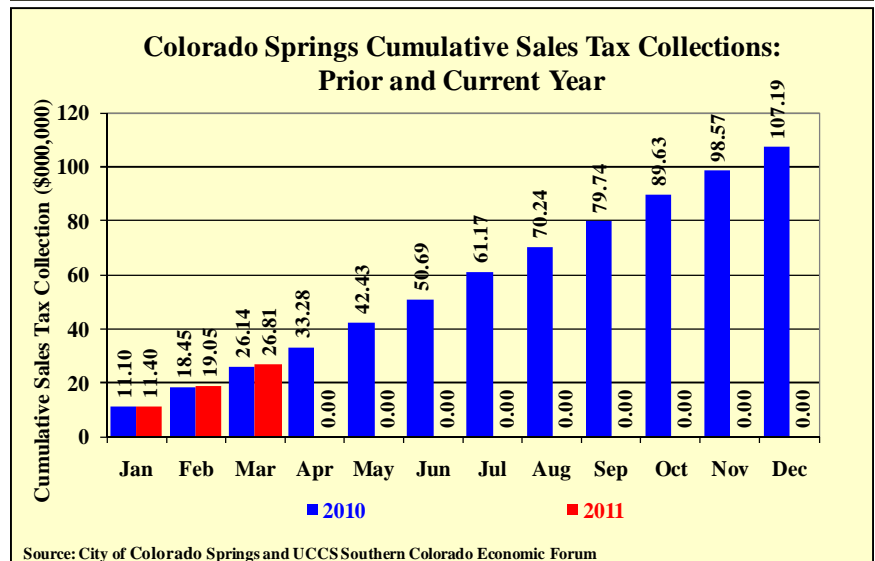
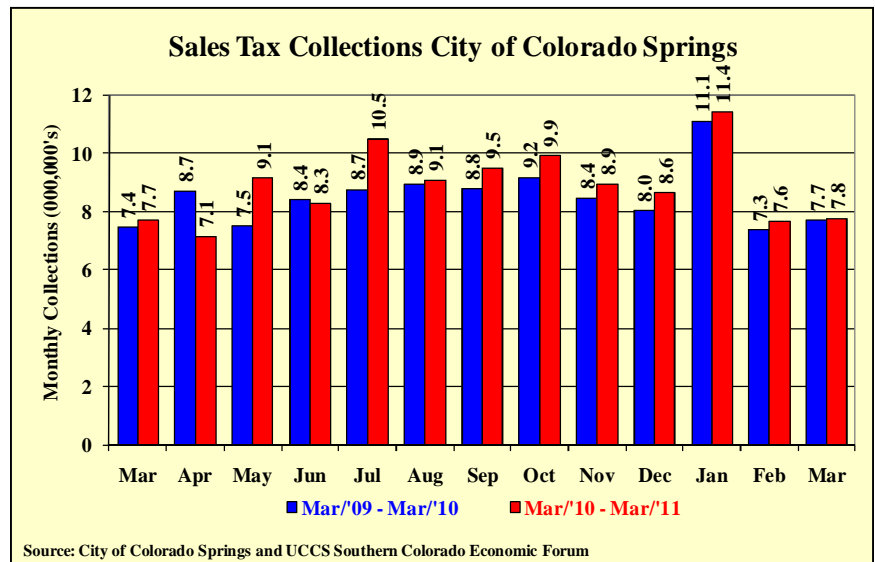
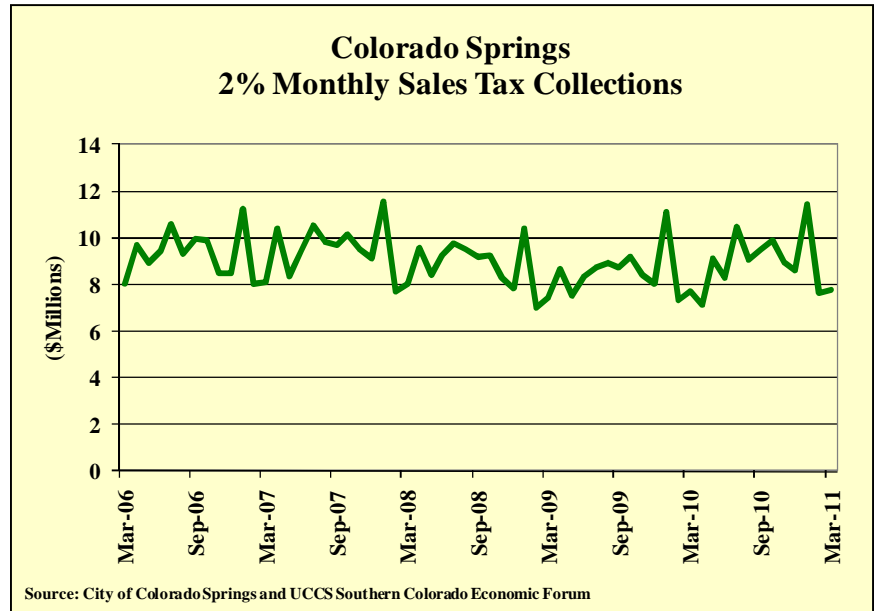
Source: Colorado Springs Airport, Prepared by UCCS Southern Colorado Economic Forum

## Colorado Springs Sales Taxes

Monthly sales tax collections for Colorado Springs peaked in 2007. The subsequent decline reflected the recession, the ongoing flight to suburbia and lost sales to internet retailers located outside the area. In order to see a permanent correction to the trend in sales tax revenues, the City of Colorado Springs needs to attract large dollar volume retailers that require population and income densities that are not found in the region's smaller, satellite communities. These retailers should locate along I25/Nevada or similar high traffic corridors.

Eleven of the last thirteen months had higher sales tax collections than the year earlier. The upward trend is expected to continue through 2011. However, gains in 2011 are not expected to be as strong as they were in 2010. Economic growth is progressing at a slower pace than six months ago. The higher base from 2010 will difficult to beat in 2011. Growth in sales tax collections for 2011 is expected to be in the 2-4 percent range provided gasoline prices don't stall the economy.

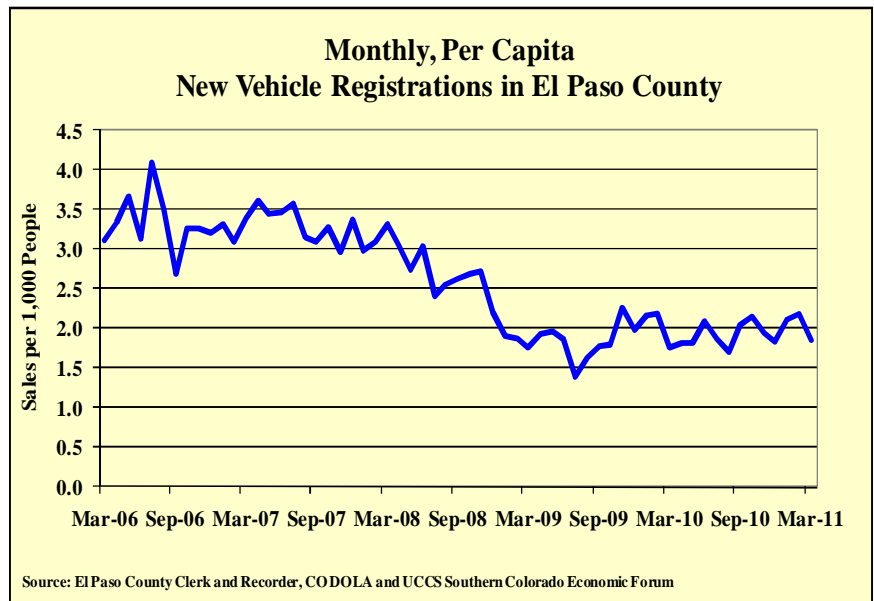
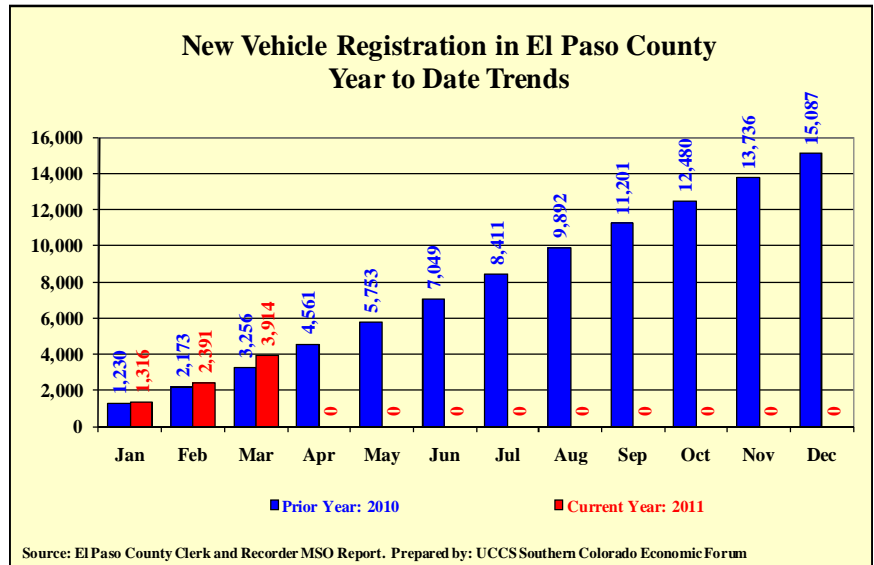
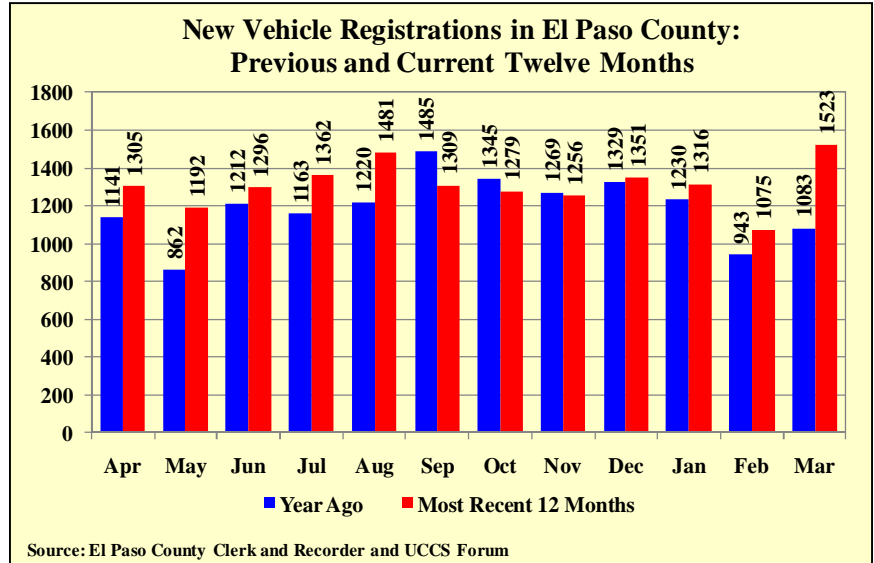
The slowing trend in sales tax collections can be seen in this chart. On a cumulative basis, sales and use tax collections are ahead of last year by a modest \$670,000. The cost of gasoline is decreasing consumer discretionary spending. If gasoline prices persist at their current levels (locally about \$3.60 a gallon), expected gains in sales tax collections could be reduced to zero.



## New Car Registration Trends

The Forum expected modest declines in the number of new vehicle registrations for the last quarter of 2009 as a result of the “Cash for Clunkers” program (CARS). New vehicle purchases were accelerated to take advantage of the CARS program in July and August of 2009. A decline in volume materialized when the program ended.

The first illustration on this page compares current monthly new vehicle registrations with last year’s new vehicle registrations. Vehicle registrations in September and October 2009 were unusually high due to the CARS program. There is a 2 month lag between sale date and the vehicle registration date. The effects of the CARS program are over. New vehicle registrations are higher in 9 of 12 months in 2010 vs. 2009. Year-to-date registrations are up 20.2 percent through March 2011. This significantly higher than the 5.2 percent increase in all of 2010.



## Employment Trends and Affects on Wages

While higher than a year ago, unemployment rates began a slow downward trend in December 2010.

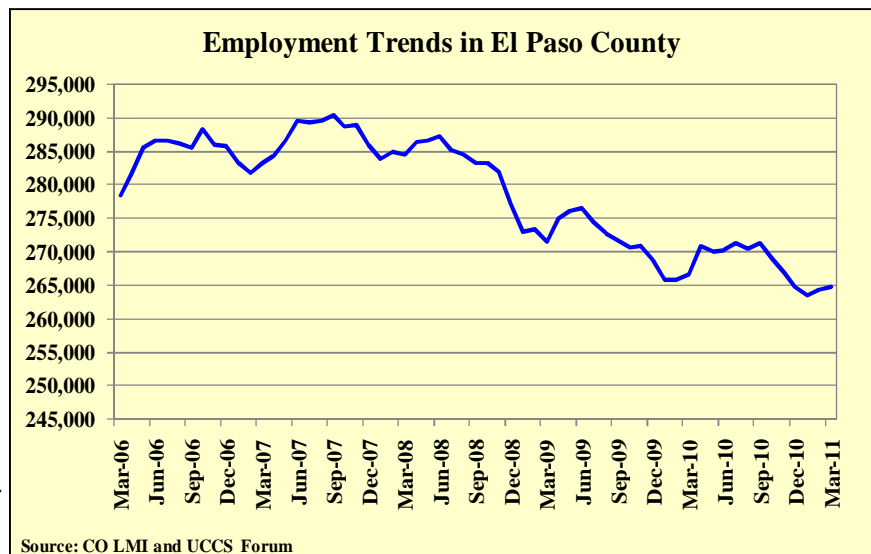
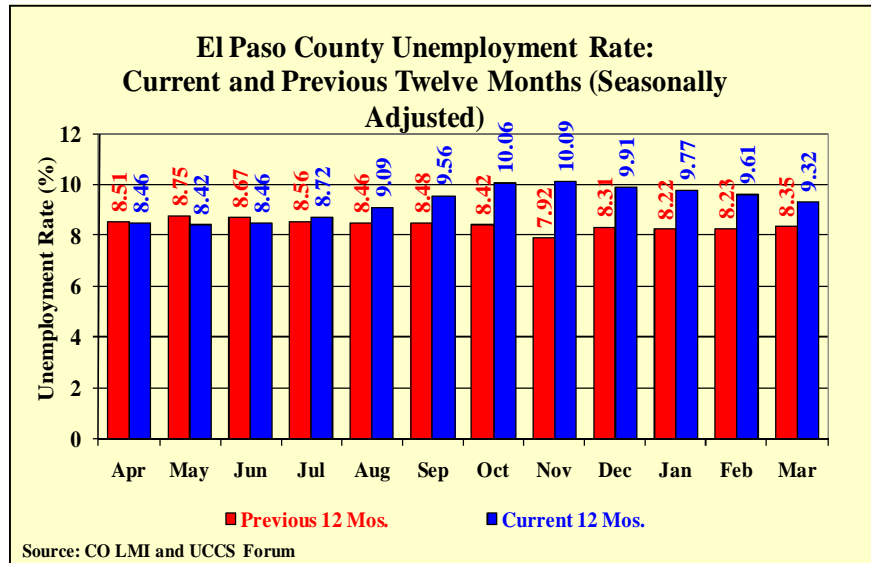
A significant reason for the slow pace of improvement is the change in the local labor market composition. For example, the area lost 55 percent of its manufacturing jobs (11,785) from Q1 2000 to Q3 2010 at an average annual wage of \$52,936 vs. \$42,354 for all other jobs. By comparison, 31 percent of manufacturing jobs in the U.S. were lost. Aggregate lost wages in 2010 from 11,785 fewer manufacturing jobs was \$624 million. Many of these jobs were in complex electronics related areas.

The largest growth in employment took place in health care and social assistance. This sector added 9,521 jobs at an average annual wage of \$45,344.

While all jobs are valuable, some have greater impacts on the economy than others. For example, complex electronics firms generate an employment multiplier of about 3.0 in El Paso County (IMPLAN 2008 data). This means two additional jobs are created in the community for each of these manufacturing jobs that are created. The direct jobs also offer the advantage of an annual wage that is \$10,600 higher than the average wage in the community. The income multiplier is about 1.6 for complex electronics.

The health care sector has an employment multiplier of about 1.35 while providing an average annual wage of about \$45,334, about \$3,000 higher than the average wage in the community.

The Colorado Springs area has seen employment growth in a direction that generates lower incomes and fewer secondary jobs. Alternatively stated, if the area had not lost 11,785 manufacturing jobs, there would be 35,400 more jobs in the community today with \$1.0 billion additional income in the community. This is about 5,700 more jobs than there are people looking for work (29,700). That is, the unemployment rate would be a negative number. While employment and incomes from health care jobs are welcome, they are not sufficient to offset the losses the economy experiences when durable goods manufacturing jobs are lost. A successful effort to rekindle job growth in manufacturing is essential.



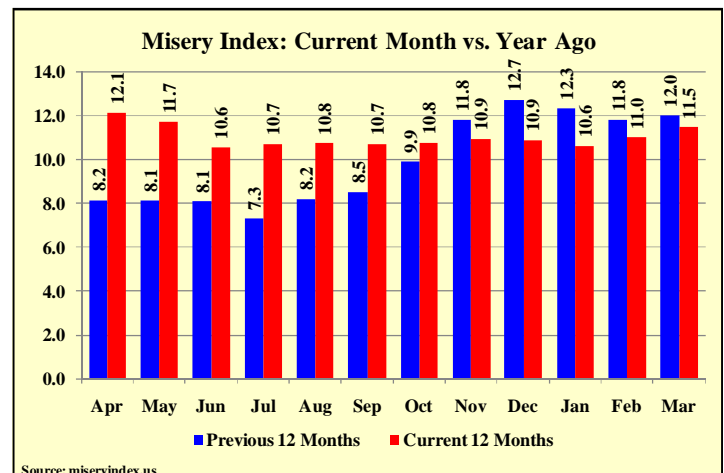
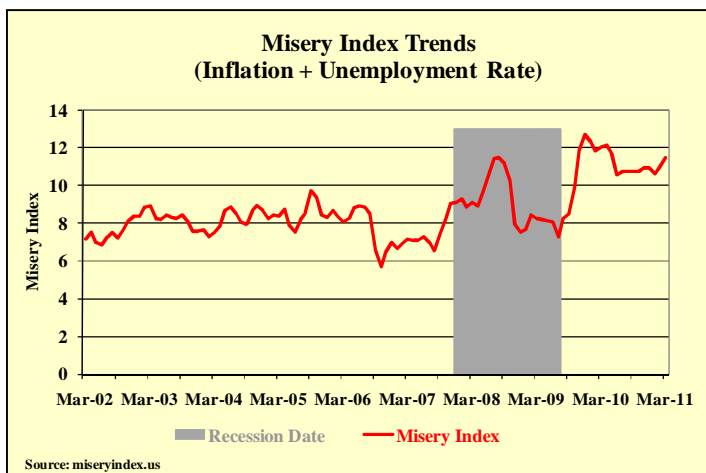
## National Expectations

The Federal Reserve Bank of Philadelphia November 2010 *Survey of Professional Economists* (<http://www.philadelphiafed.org/index.cfm>) points toward a more optimistic future than its last survey. Consensus among the 41 economists in the survey was the economy improved and additional growth is expected. Projected real GDP growth has been reduced to the 3.1 to 3.5 percent range. Modest employment gains of less than 1% are expected. An expanding economy is normally accompanied by increases in interest rates, higher industrial production, increases in employment and declines in unemployment rates. The direction of the anticipated changes is typical of a post recession economy.

Annualized Rate for					
	Q1-11	Q2-11	Q3-11	Q4-11	Q1-12
10-Year T-Bond Rate	3.40	3.50	3.60	3.80	4.00
3-Month T-Bill Rate	0.20	0.20	0.20	0.30	0.30
AAA Corp Bond Rate	5.10	5.15	5.20	5.30	5.45
New Private Housing Starts (Annualized Rate Millions)	0.57	0.62	0.67	0.72	0.76
Industrial Production Index (2007=100)	95.4	96.4	97.4	98.4	99.3
CPI Annual Rate %	2.5	1.3	1.8	1.8	2.0
Real GDP Growth %	3.6	3.5	3.1	3.4	3.1
Unemployment %	9.3	9.2	9.0	8.8	8.7
Employment Growth					
Nonfarm Payroll Employment Growth (000's)	129.1	188.3	201.1	213.1	201.4
Nonfarm Payroll Employment Growth (%)	1.2	1.7	1.8	1.9	1.8
Likelihood of Decline in Real GDP					
Mean Likelihood of a Decline in Real GDP (%)	6.32	7.08	9.26	10.78	11.38

## Misery Index

The Misery Index, a consumer economic wellness measure ([www.miseryindex.us](http://www.miseryindex.us)), defines consumer misery as the sum of the rate of unemployment and the rate of inflation. The lower left chart illustrates the historical values for the last ten years through March 2011. The rise in the Misery Index beginning in late 2007 identified the onset of the recession correctly. Unemployment rates are not declining materially. Inflation, as measured by the CPI, is currently 1.5 percent. The latest annualized monthly rate of inflation was 6 percent for December. Slow gains in employment will keep unemployment rates high while inflation is expected to rise further in early 2011. The Misery Index is expected to remain relatively unchanged over the next several months.





**Table 2: Selected Economic Indicators**

<b>Table 2: Selected Economic Indicators</b>													
<b>National Quarterly Data</b>			2010 Q2			2010 Q3			2010 Q4			2011 Q1	Change vs. Yr Ago
Ttl Loans/Lease Charge-off Rate %			2.83			2.55			2.22			na	-0.72
Loan Delinquency Rate %			7.27			6.92			6.32			na	-0.89
Benefit Costs SA 2005=100			111.0			111.6			112.1			na	3.20
Compensation Costs SA 2005=100			111.6			112.1			112.6			na	2.20
Retail Sales SA (billions)			989			980			1,063			na	77.35
e-Sales SA (billions)			37.4			38.8			52.6			na	7.37
e-Sales as % of Retail Sales SA			3.8%			4.0%			4.9%			na	0.00
GDP Real % Growth SA			1.7%			2.6%			3.1%			na	-0.02
Consumer Debt to Disposable Inc			12.1%			11.9%			11.8%			na	-0.01
<b>National Monthly Data</b>	Apr-10	May-10	Jun-10	Jul-10	Aug-10	Sep-10	Oct-10	Nov-10	Dec-10	Jan-11	Feb-11	Mar-11	Change vs. Yr Ago
Capacity Utilization SA	73.2	74.3	74.5	75.3	75.5	75.7	75.7	75.8	76.8	76.9	76.9	77.4	4.60
Car & Lt Trk Sales Millions SA	11.2	11.6	11.1	11.5	11.4	11.7	12.2	12.2	12.5	12.6	13.4	13.1	1.36
Cons Sent (1966=100) SA	72.2	73.6	76.0	67.8	68.9	68.2	67.7	69.3	74.5	72.7	77.5	67.5	-6.1
CPI-U 1982-84=100 SA	217.6	217.2	216.9	217.6	218.2	218.4	218.9	219.1	220.3	217.5	217.6	217.6	-0.1%
Federal Funds Rate (Effective)	0.20%	0.20%	0.18%	0.18%	0.19%	0.19%	0.19%	0.19%	0.18%	0.17%	0.16%	0.14%	0.0%
Gasoline Price per Gal. of Regular	2.85	2.84	2.73	2.73	2.73	2.71	2.80	2.86	2.99	3.10	3.21	3.56	\$0.79
Ind Production (1997=100) SA	88.7	89.9	90.0	90.8	91.0	91.2	91.1	91.4	92.6	92.8	92.8	93.6	5.2
Inventory/Sales Ratio SA	1.24	1.25	1.26	1.26	1.27	1.27	1.27	1.25	1.25	1.24	1.24	na	-0.02
30 Year Conv Mtg Rate NSA	5.10%	4.89%	4.74%	4.56%	4.43%	4.35%	4.23%	4.30%	4.71%	4.76%	4.95%	4.84%	-0.1%
Prime Rate (%) NSA	3.25	3.25	3.25	3.25	3.25	3.25	3.25	3.25	3.25	3.25	3.25	3.25	0.0
Purch Mgr Index SA	59.60	57.80	55.30	55.10	55.20	55.30	56.90	58.20	58.50	60.80	61.40	61.20	0.8
Real Rtl/Food Svc Sales SA (billions)	168.18	166.68	166.54	166.73	167.83	169.14	171.47	172.55	172.89	173.55	174.48	174.20	7.2
S&P500	1,187	1,089	1,031	1,102	1,049	1,141	1,183	1,181	1,258	1,286	1,327	1,326	156.4
Tech Index SA - Mar 2001 = 100	118.4	118.4	116.8	115.6	118.7	120.0	114.2	118.6	119.3	116.3	116.6	na	-2.6
Trade Weighted Dollar	75.3	78.4	79.0	76.7	75.9	75.0	72.3	72.8	73.8	72.9	72.0	70.8	-4.4
West Texas Oil Spot Price NSA	84.5	73.8	75.4	76.4	76.8	75.3	81.9	84.1	89.0	89.4	89.6	102.9	21.7
<b>Colorado Data</b>	Apr-10	May-10	Jun-10	Jul-10	Aug-10	Sep-10	Oct-10	Nov-10	Dec-10	Jan-11	Feb-11	Mar-11	Change vs. Yr Ago
Denver-Boulder CPI SA (est for Dec)	-	-	210.98	-	-	-	-	-	213.92	-	-	-	1.7%
Kansas City Fed Mfg Index	136.2	133.5	122.0	121.1	111.6	124.0	128.5	134.4	151.9	144.5	163.5	154.3	8.2
Labor Force NSA (000's)	2,691	2,681	2,702	2,704	2,703	2,695	2,682	2,673	2,656	2,662	2,671	2,672	-19.0
Labor Force SA (000's)	2,702	2,696	2,689	2,683	2,678	2,675	2,673	2,670	2,668	2,671	2,678	2,686	-18.1
Employment NSA (000's)	2,702	2,696	2,689	2,466	2,469	2,469	2,455	2,435	2,424	2,399	2,411	2,425	-279.3
Employment SA (000's)	2,453	2,448	2,461	2,446	2,442	2,439	2,436	2,433	2,430	2,427	2,430	2,440	8.5
Unemployment Rate NSA	8.8%	8.7%	8.9%	8.8%	8.7%	8.4%	8.4%	8.9%	8.7%	9.9%	9.7%	9.2%	-0.4%
Unemployment Rate SA	9.0%	8.9%	8.8%	8.8%	8.8%	8.8%	8.9%	8.9%	8.9%	9.1%	9.3%	9.2%	0.2%
<b>Colorado Springs Data</b>	Apr-10	May-10	Jun-10	Jul-10	Aug-10	Sep-10	Oct-10	Nov-10	Dec-10	Jan-11	Feb-11	Mar-11	Change vs. Yr Ago
Business Conditions Index SA	77.87	79.81	79.18	78.84	78.45	77.00	79.60	81.80	83.41	80.87	79.64	82.14	1.6
Co Spgs Airport Boardings SA	72,073	69,263	72,342	70,706	70,069	74,806	75,151	75,909	70,873	74,393	70,899	69,710	-2136.1
Foreclosures SA	396	378	392	354	427	435	414	494	369	464	296	232	-181.7
New Car Registrations SA	1,298	1,290	1,228	1,304	1,285	1,157	1,203	1,365	1,421	1,336	1,355	1,567	453.2
Sales & Use Tax SA (000's)	7,563	10,968	8,824	9,790	9,386	9,876	9,929	9,800	10,085	9,976	9,865	9,449	-79.8
Single Family & TH Permits SA	122	113	137	132	143	104	131	142	142	111	87	127	-26.1
Labor Force NSA (000's)	295.7	294.4	296.9	297.7	296.5	297.3	296.1	295.0	292.2	294.8	295.2	294.4	1.3
Employment NSA (000's)	270.8	269.9	270.3	271.3	270.5	271.3	268.9	266.8	264.8	263.4	264.3	264.7	-2.0
Unemployment Rate NSA	8.4%	8.3%	9.0%	8.9%	8.8%	8.7%	9.2%	9.6%	9.4%	10.6%	10.5%	10.1%	1.1%
Unemployment Rate SA	8.5%	8.4%	8.5%	8.7%	9.1%	9.6%	10.1%	10.1%	9.9%	9.8%	9.6%	9.3%	1.0%



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The Southern Colorado Economic Forum (SCEF) is part of the College of Business outreach to the Colorado Springs Community. The Forum gathers, analyzes and disseminates information relevant to the economic health of the region. Through its efforts, the Forum has gathered a number of unique data sets. The Forum and its staff are available for fee-for-service work to analyze business situations, develop forecasts, conduct and analyze surveys and develop solutions to other business problems you may have. Examples of prior work include Small Area Forecast for the Pikes Peak Area Council of Governments, Colorado Springs Airport Passenger Survey, exit survey for La-Z-Boy, a Community Audit for the Pikes Peak Workforce Center and the Data Mining Project for the Colorado Workforce Centers. If you would like additional information about how the Forum can assist you, contact Fred Crowley at (719) 255-3531 or e-mail at [fcrowley@uccs.edu](mailto:fcrowley@uccs.edu).

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