



2023 Colorado Demographic and Economic Outlook

NWCCOG Economic Development District

Greg Totten

May 2023

State Demography Office, Department of Local Affairs

[Demography.dola.colorado.gov](https://demography.dola.colorado.gov)



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Overview

- **Demographics**
 - What is happening in terms of population growth and composition
- **The labor market**
 - Because people need jobs and employers need people
- **Housing**
 - Because people need a place to live



Major Trends

- Slowing Growth
- Tight Labor Market
- Tight Housing Market
- Pandemic Trend Reversals



Population Trends

- Population growing at a slowing rate
 - Births down, deaths up
- Migration and mobility slowing
 - Harder to attract and retain the best and brightest
 - Labor Tight - very competitive in US
- Growth concentrated along the Front Range
- Aging - impacts everything... including the economy, labor force, housing, and public finance.
 - Largest share of growth next decade will continue to be 65+



Big Picture

Growth is Slowing

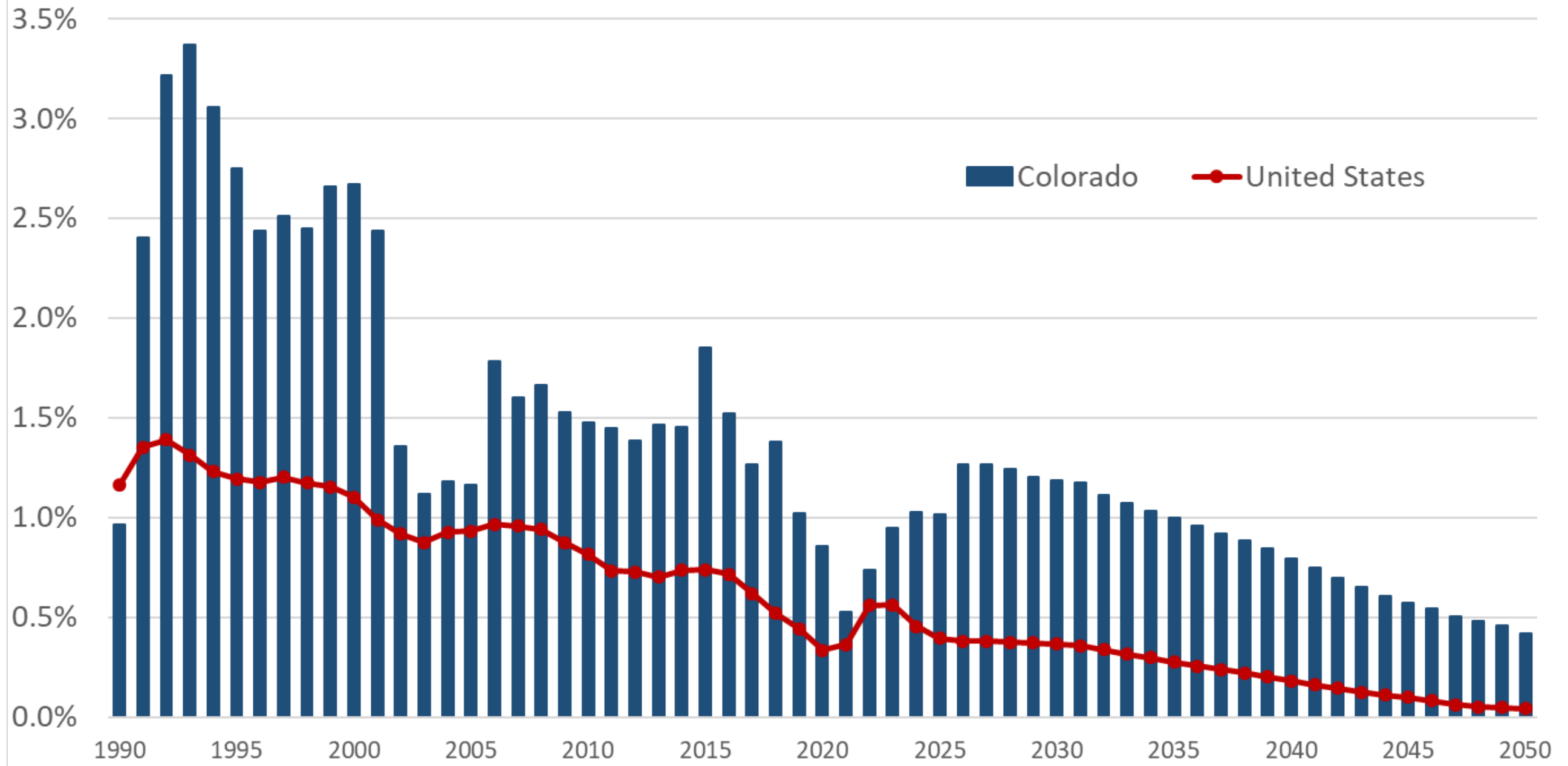
	2010-2020		2020-2021		2021-2022	
United States	22.3MM	7.4%	520k	0.1%	1.256MM	0.4%
Colorado	744.5k	14.8%	26.5k	0.5%	27.7k	0.5%
Colorado Rank	9th	6th	11th	20th	12th	19th

- 2010 - 2020
 - Second slowest decade for US in terms of growth
- 2020 - 2021
 - Slowest year for US growth rate;
 - 17 states lost population
- 2021 - 2022
 - 19 states lost population



Population growth is slowing

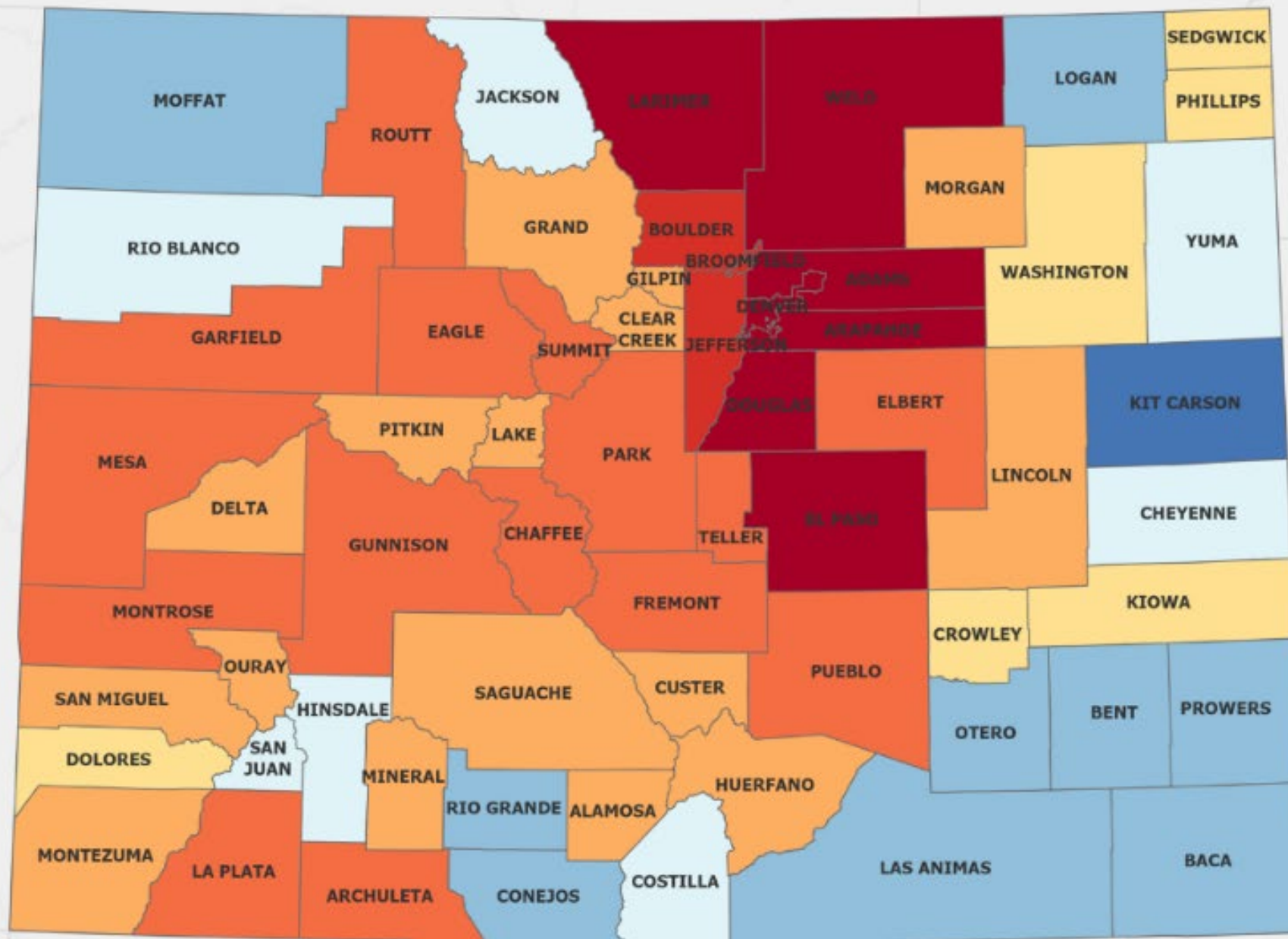
Colorado and U.S. Growth Rate, 1990 - 2050



Total Population Change

2010 - 2020

Population Change



95% of the growth in the Front Range vs. 78% from 2000-2010

Source: Colorado State Demography Office

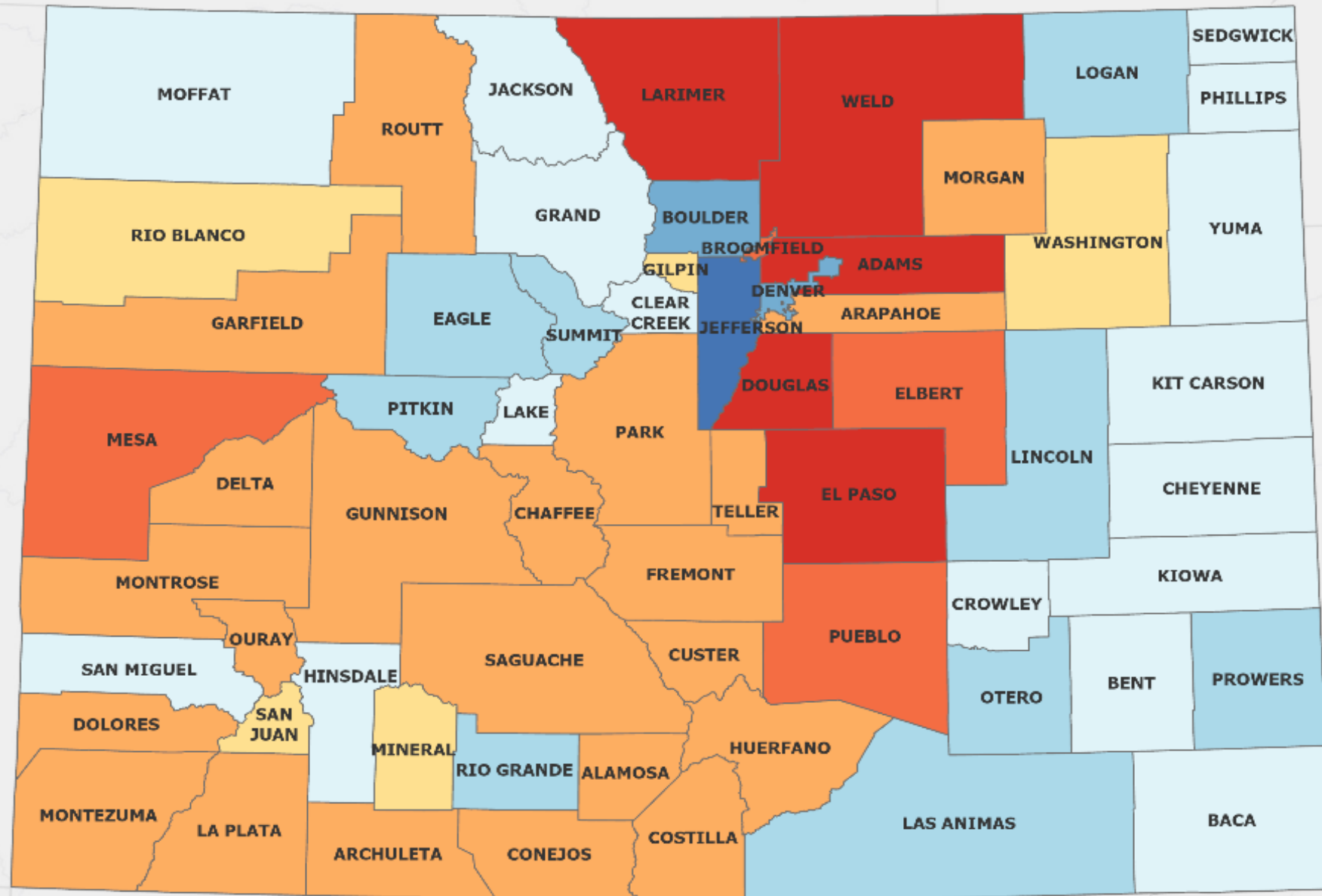
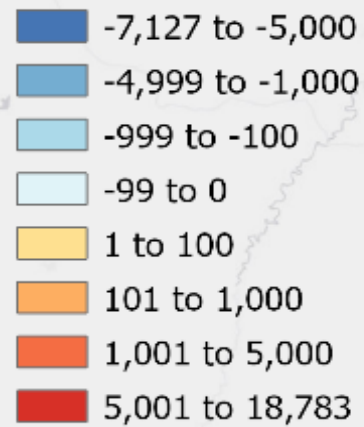
November 2021



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2020 - 2022

Population Change



Source: Colorado State Demography Office

April 2023

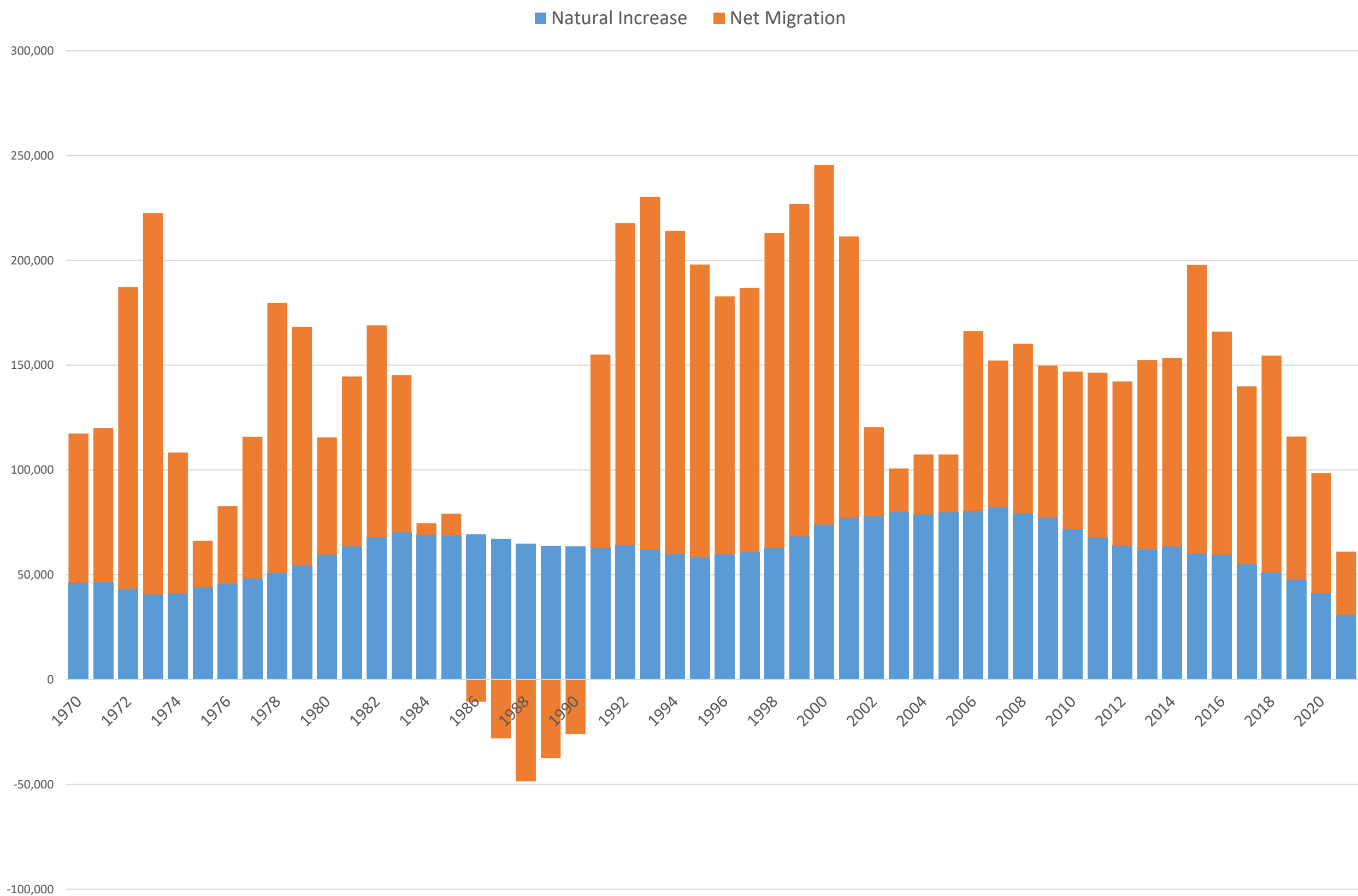
2020 to 2022 - Front Range Growth 75% of total. 28 counties lose population.



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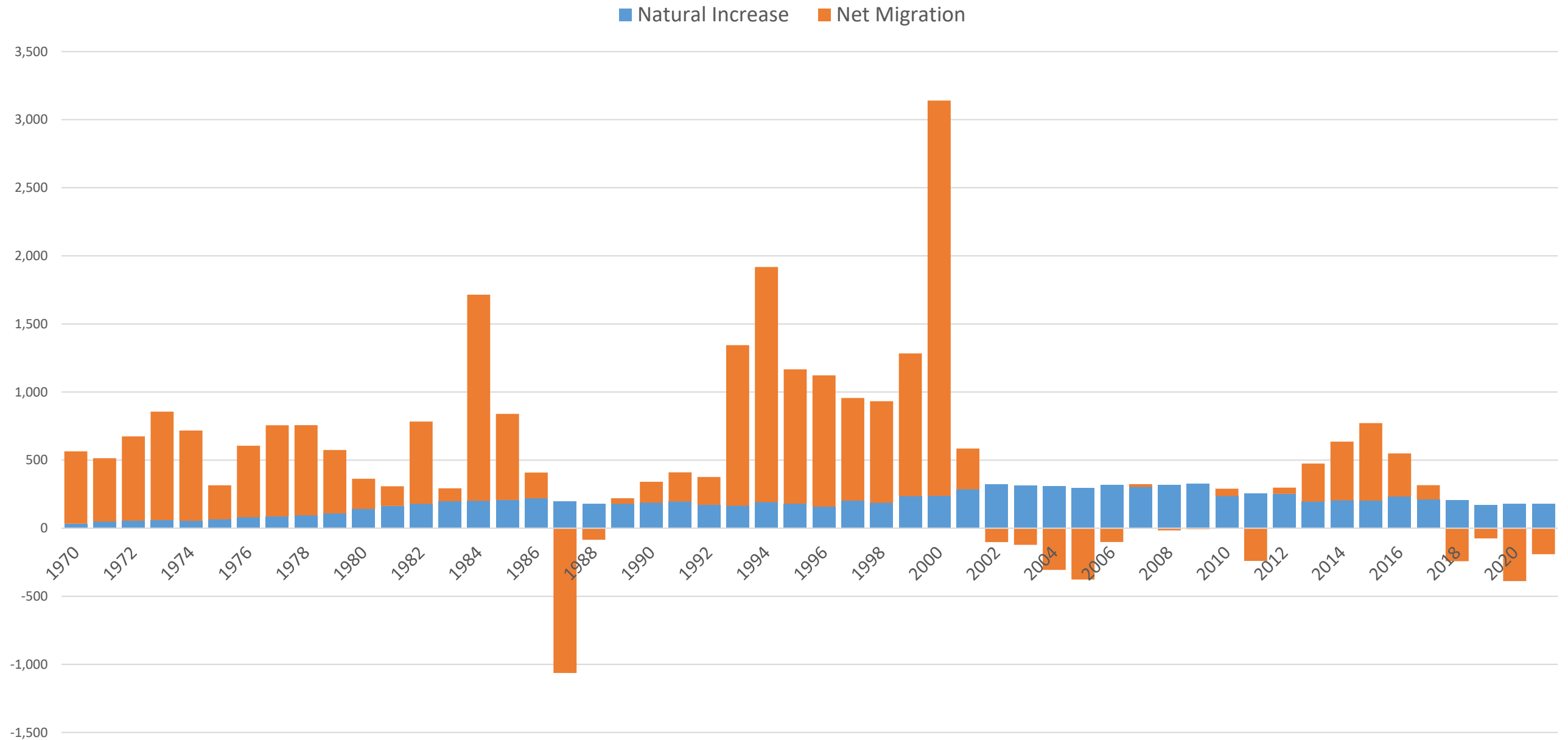
Components of Population Change 1970 to 2021

Colorado



Components of Population Change 1970 to 2021

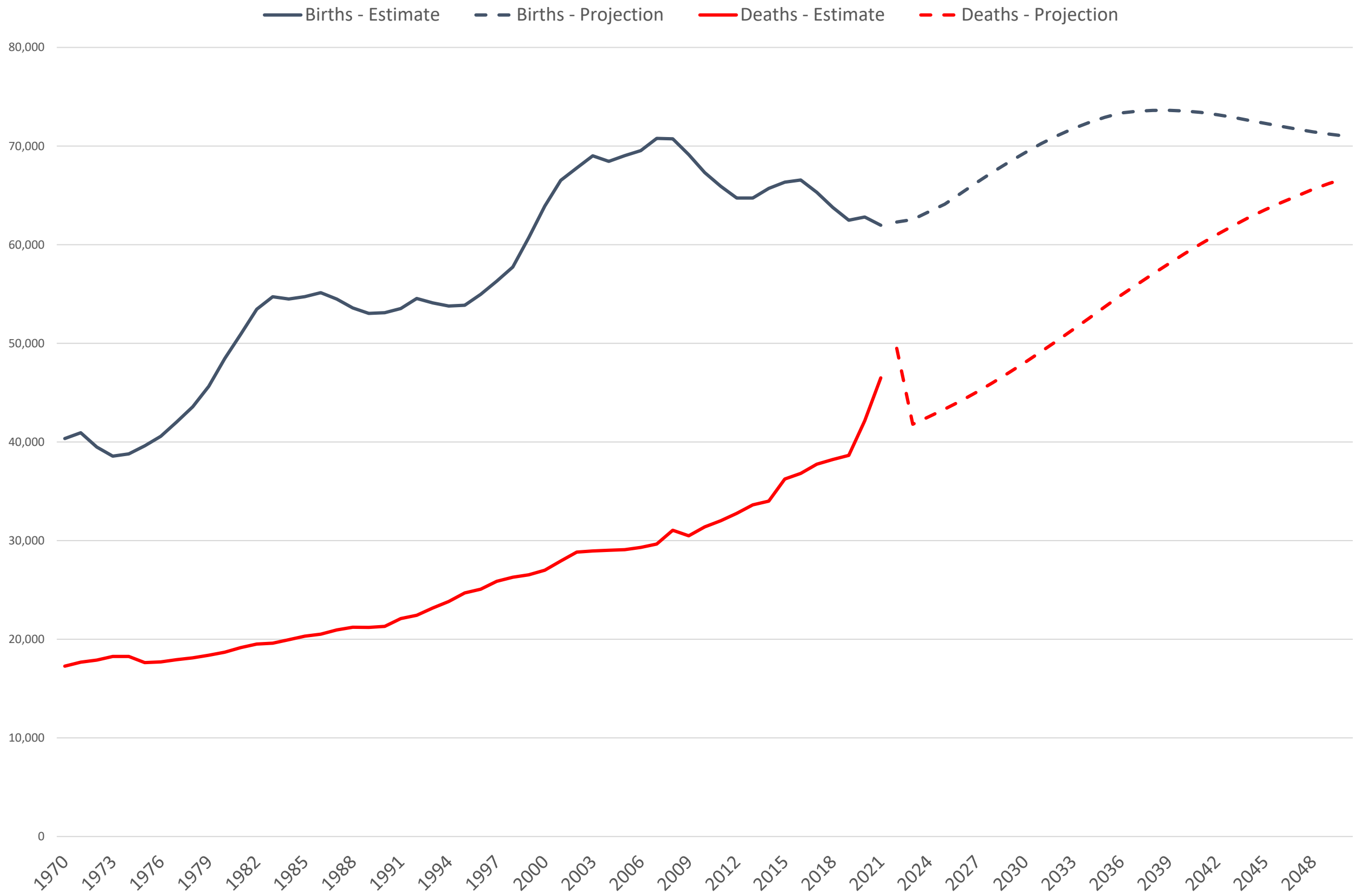
NWCCOG Economic Development District



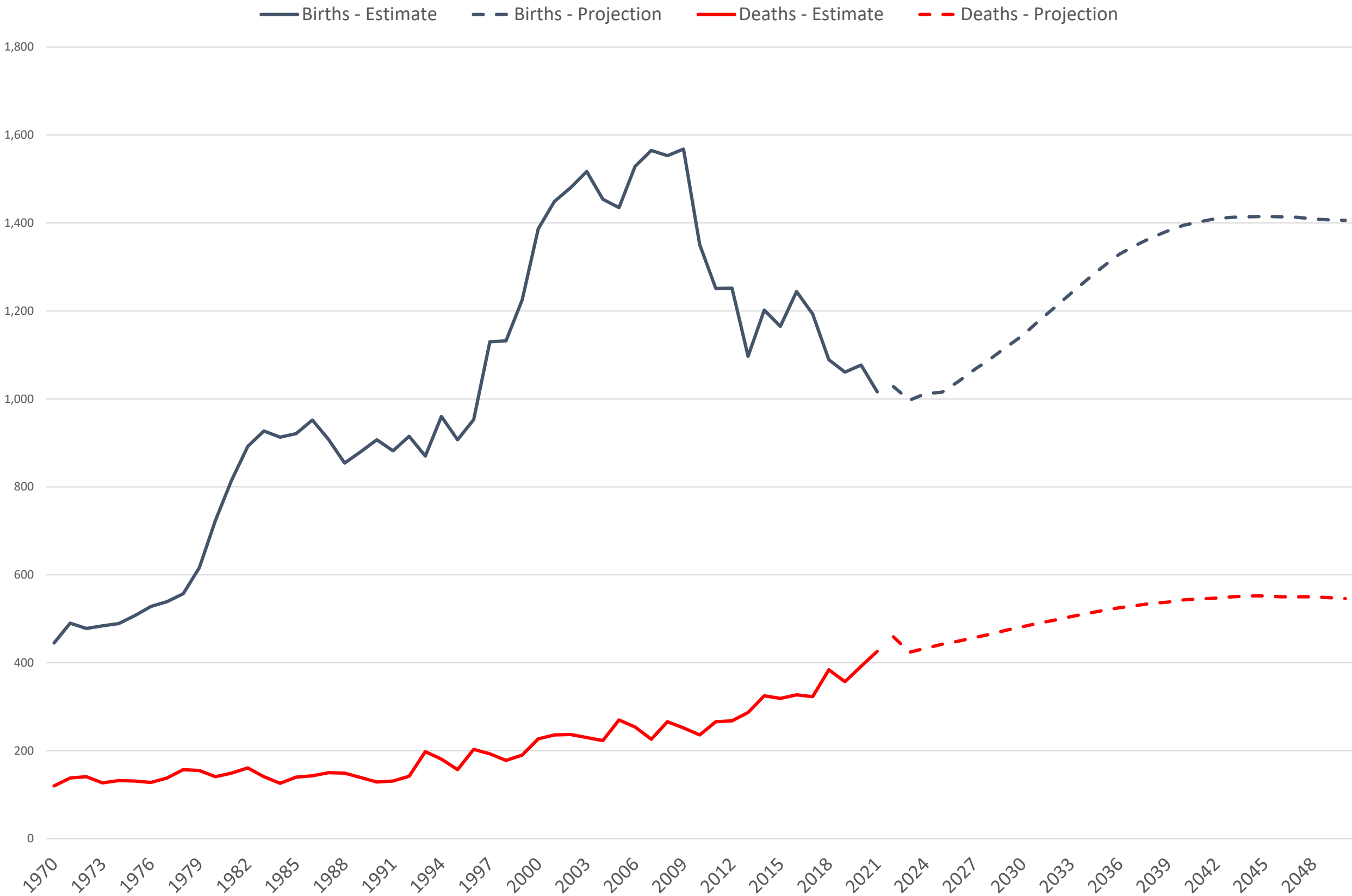
	Eagle	Grand	Jackson	Pitkin	Summit	NWCCOG Total	Colorado
Births	6,694	1,287	115	1,540	3,011	9,636	710,364
Deaths	1,405	766	130	645	728	2,946	408,728
Natural Increase	5,289	521	-15	895	2,283	6,690	301,636
Net Migration	-1,645	527	-15	-724	614	-1,857	462,739
Change	3,644	1,048	-30	171	2,897	4,833	764,375
Total Population 2010	52,057	14,790	1,387	17,156	28,073	85,390	5,050,332
Total Population 2021	55,701	15,838	1,357	17,327	30,970	90,223	5,814,707
Percent Population Change	6.54%	6.62%	-2.21%	0.99%	9.35%	5.36%	13.15%



Births and Deaths 1970 to 2050, Colorado



Births and Deaths 1970 to 2050, NWCCOG Economic Development District



Colorado is Aging

- Increasing share of population 65+
- Decreasing share of population under 18
- Colorado historically has been great at attracting people in their twenties
 - Will this continue?
 - Can they retain them?



Colorado

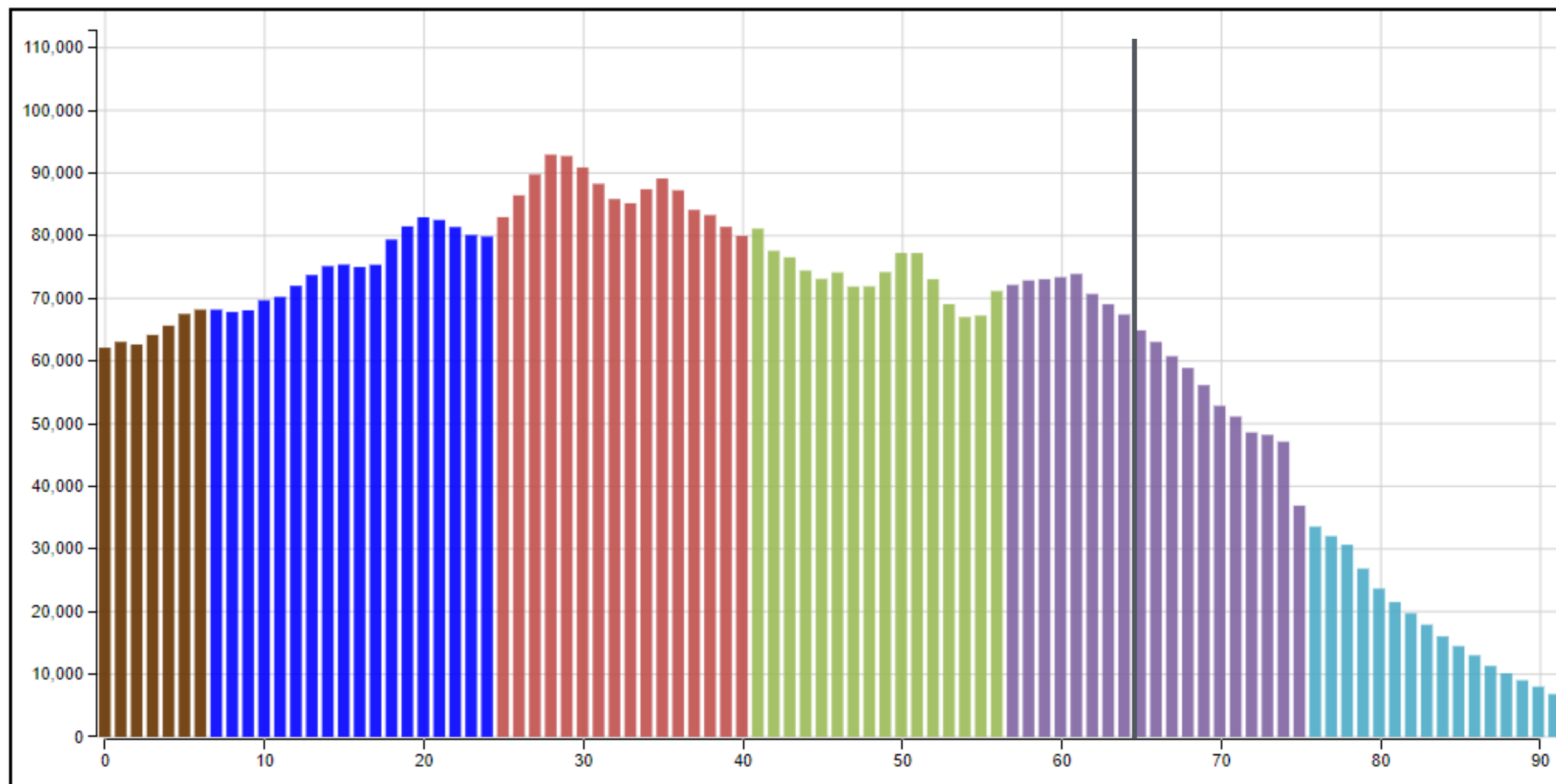
2021

Animate

Download Image

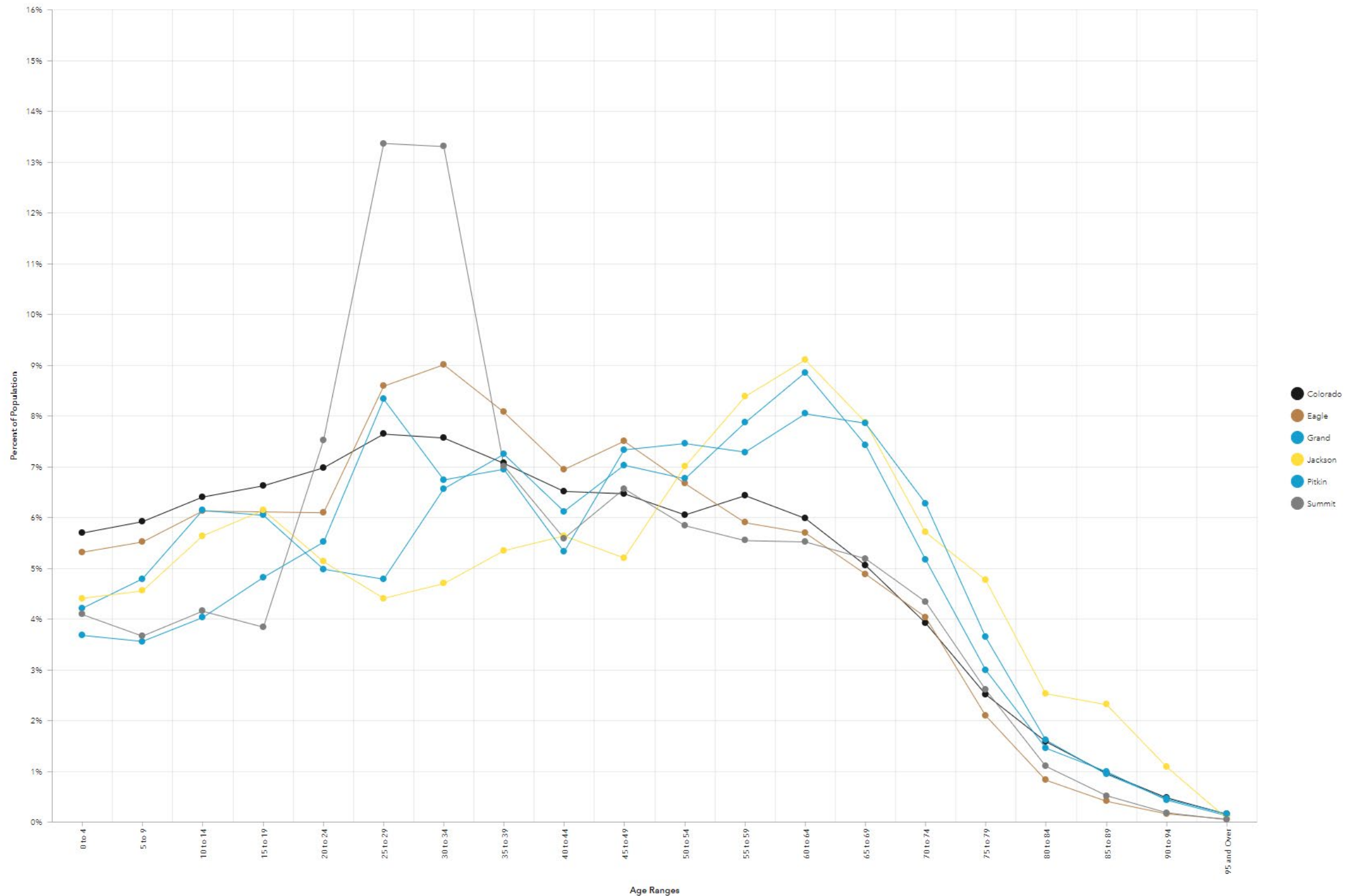
Colorado

2021



Colorado Age Distribution by County, 2021

Percentage of Population by Decade of Age



United States data for 85 to 89 includes all 85+

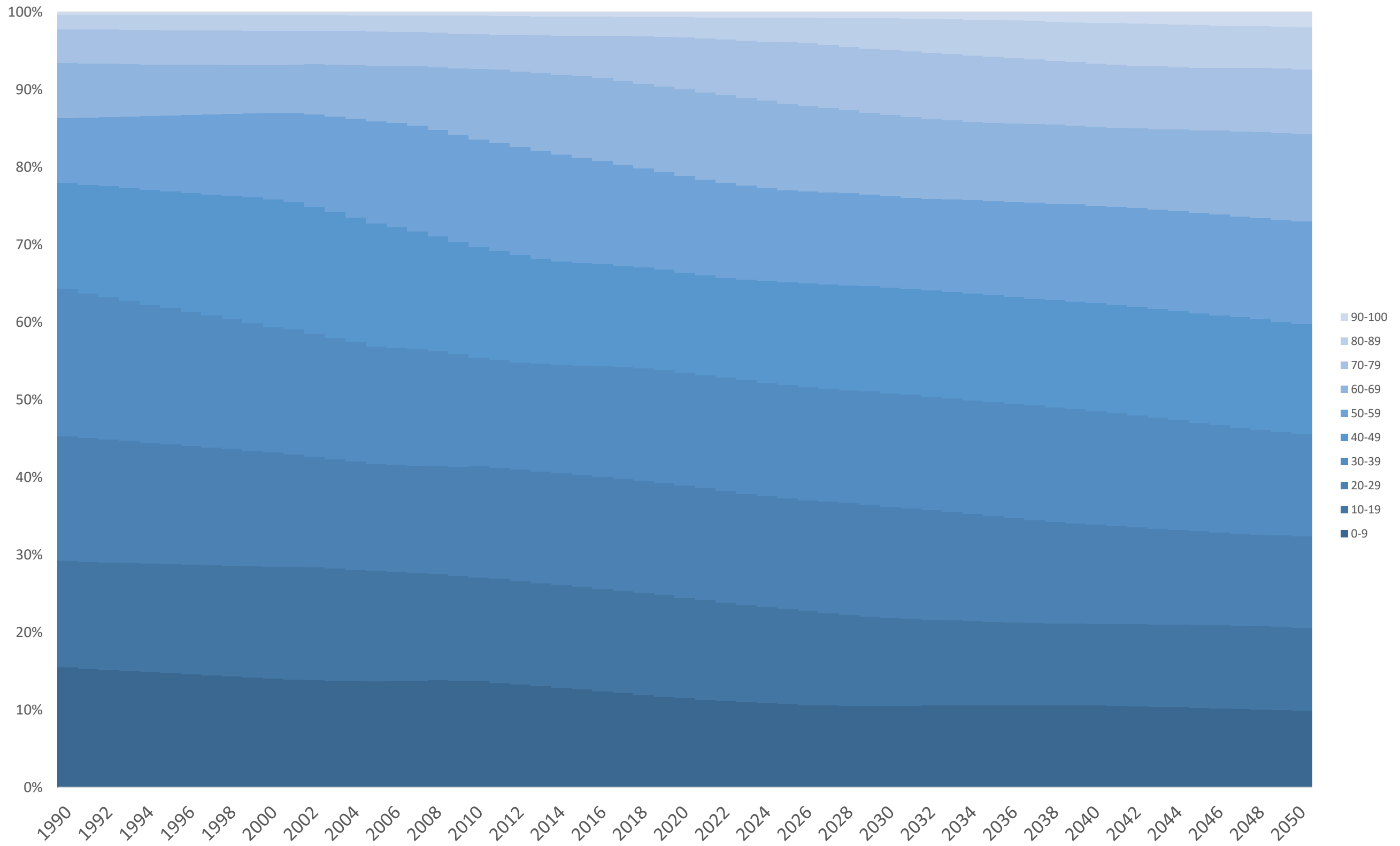


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<https://dola-online.maps.arcgis.com/apps/dashboards/713f5b5ecc4c4a7d85c6c266bba9131d>

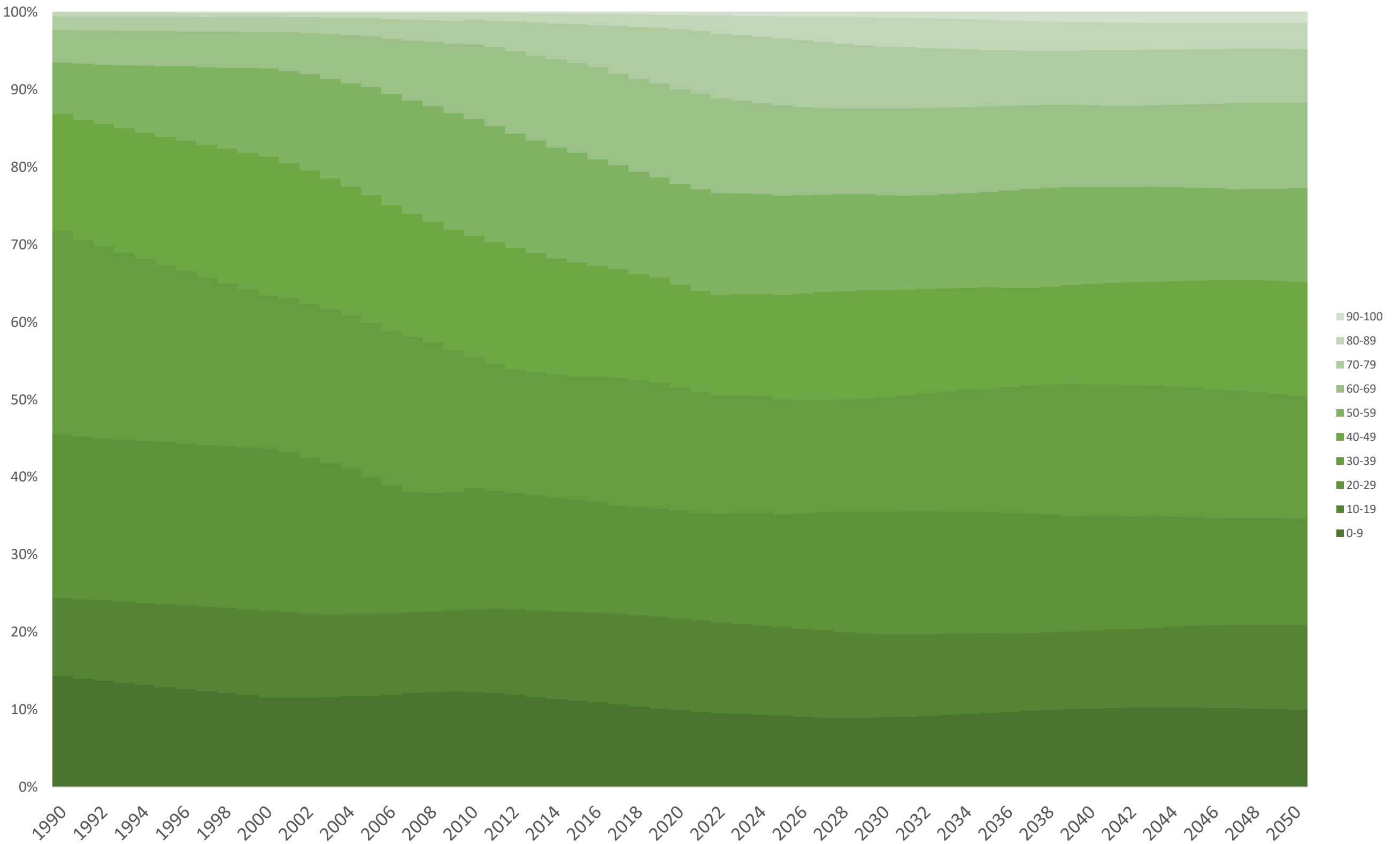
Colorado Age Distribution 1990 to 2050

Percentage of Population by Decade of Age



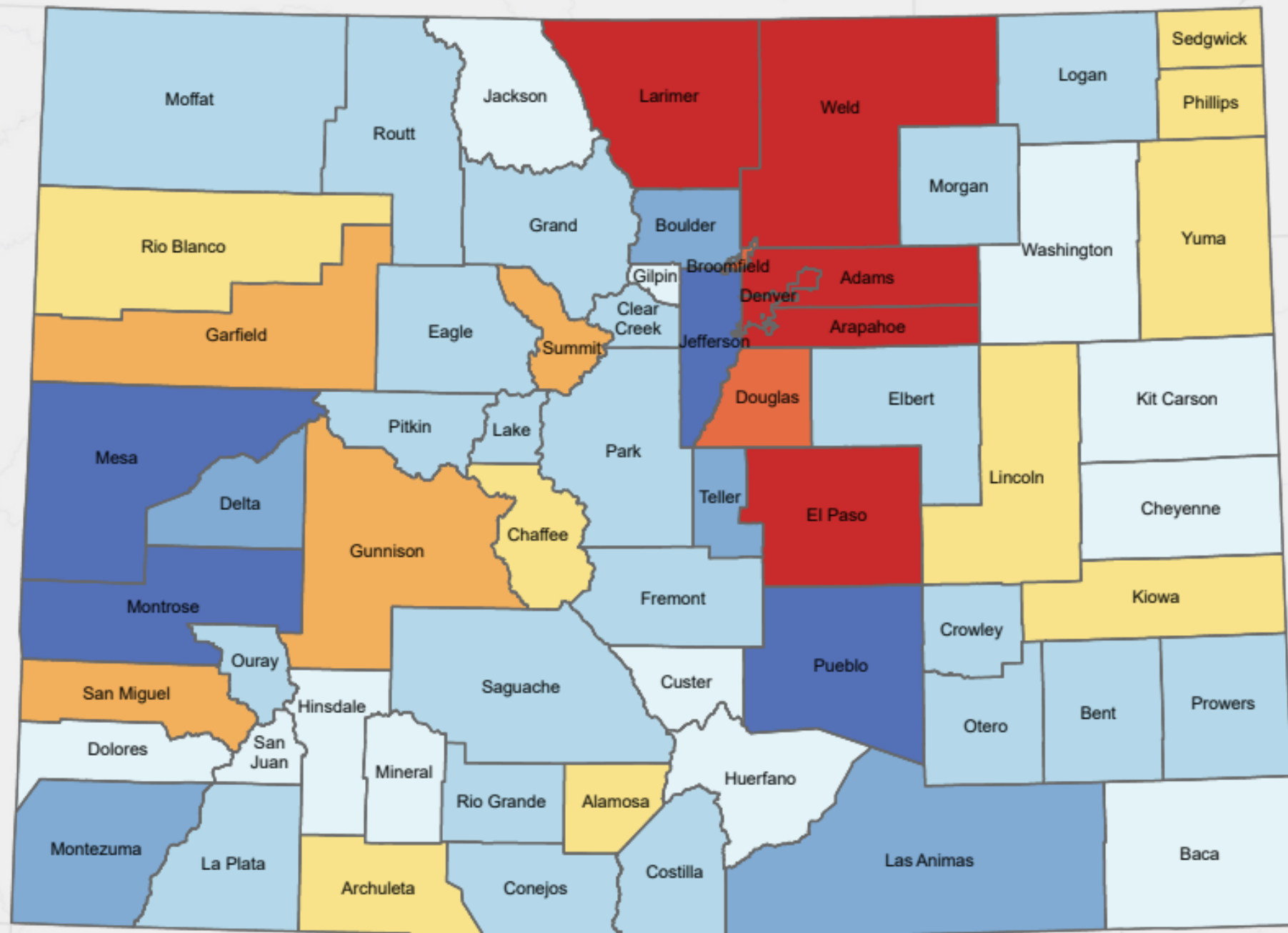
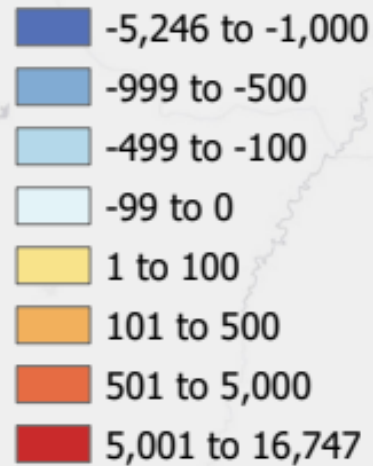
NWCCOG Economic Development District Age Distribution 1990 to 2050

Percentage of Population by Decade of Age



Under 18 Population Change by County 2010 to 2020

Population Change



Population Under 18 increased by 38K over the decade.

Source: 2020 US Census

Esri, HERE, Garmin, USGS, EPA, NPS

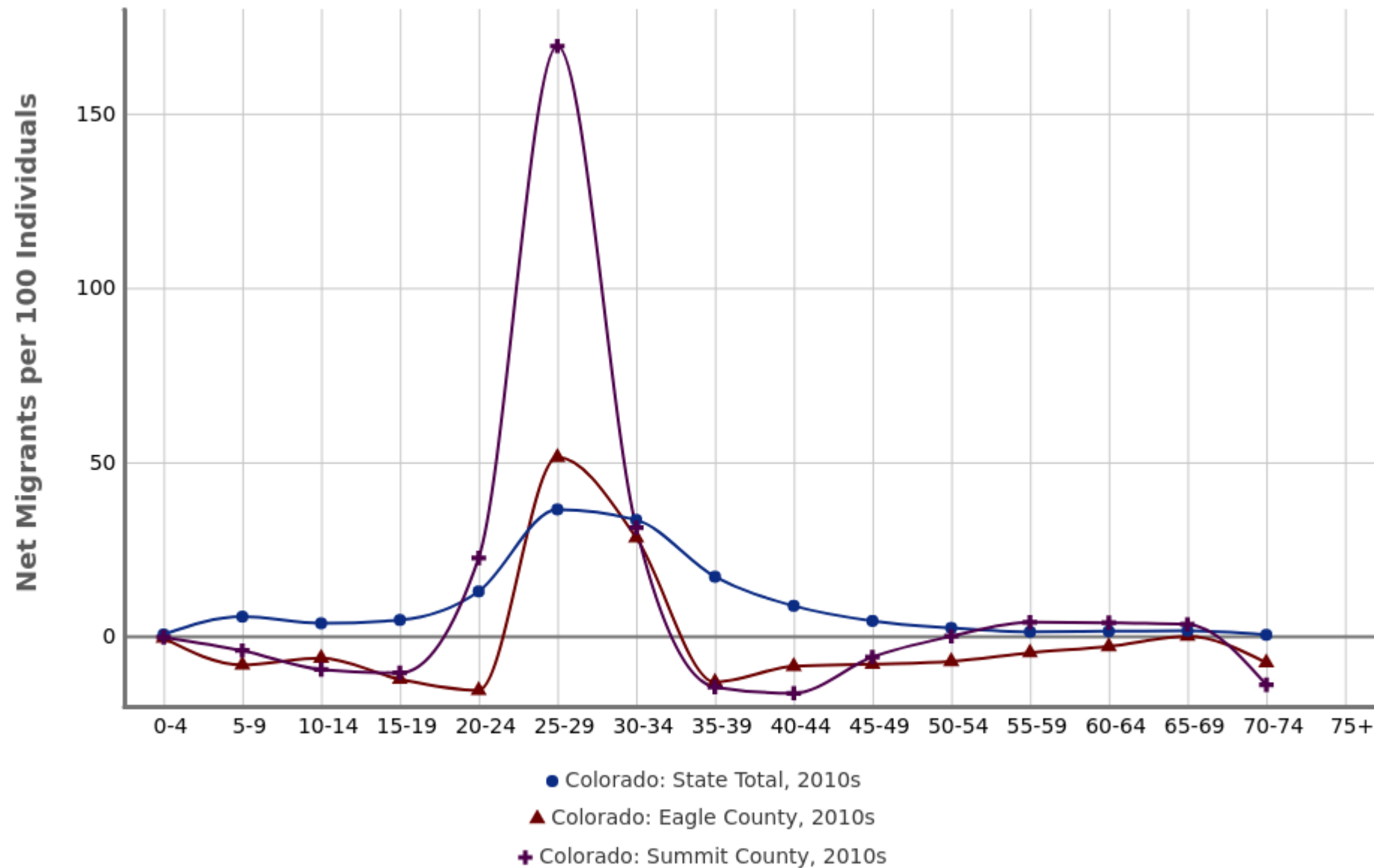


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Source: 2010 and 2020 Census, U.S. Census Bureau

Net Migration by Age

Net Migration by Age

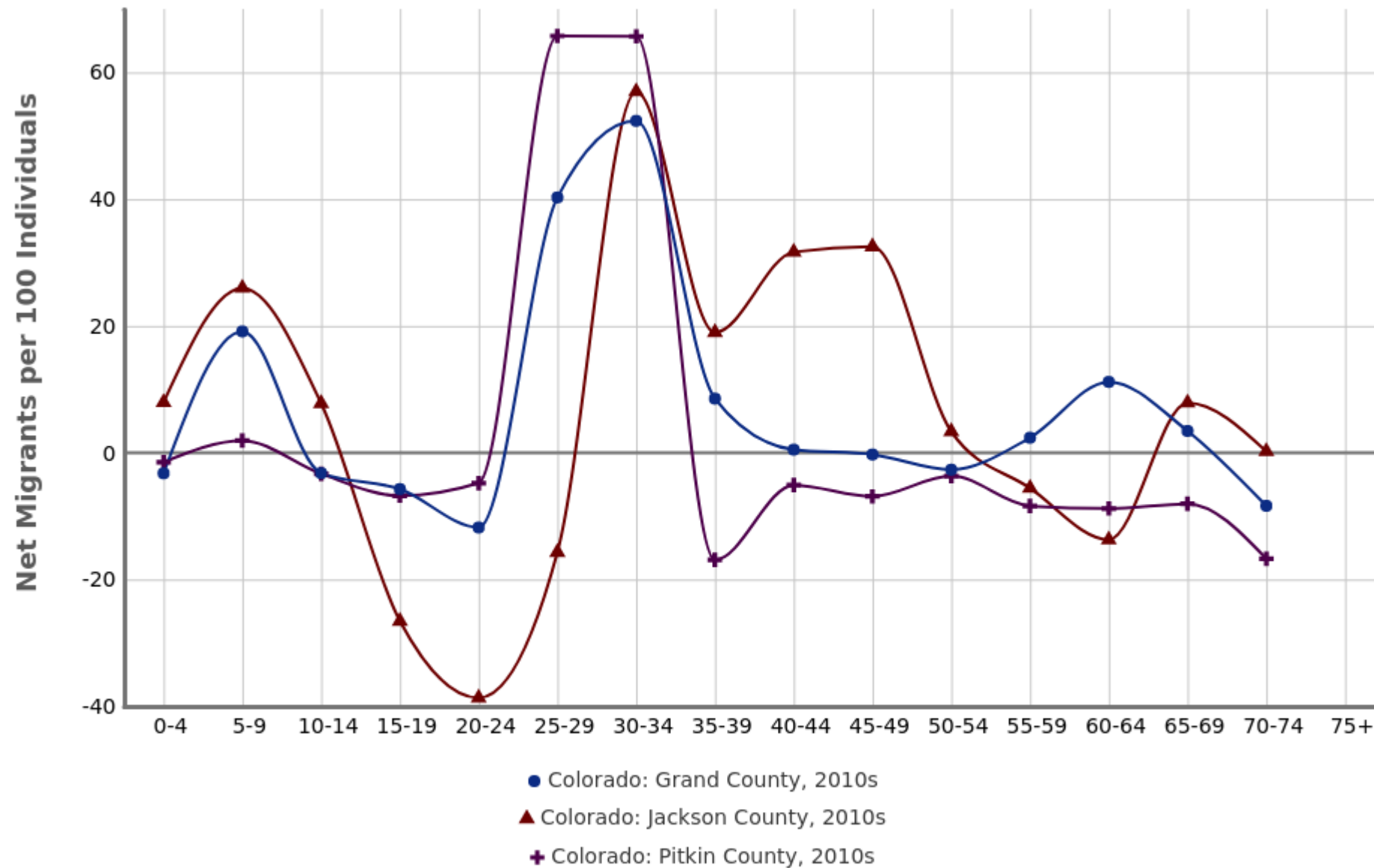


Egan-Robertson, David, Katherine J. Curtis, Richelle L. Winkler, Kenneth M. Johnson, and Caitlin Bourbeau, *Age-Specific Net Migration Estimates for US Counties, 1950-2020*. Applied Population Laboratory, University of Wisconsin - Madison, 2023 (Beta Release). Web.



Net Migration by Age

Net Migration by Age



Egan-Robertson, David, Katherine J. Curtis, Richelle L. Winkler, Kenneth M. Johnson, and Caitlin Bourbeau, *Age-Specific Net Migration Estimates for US Counties, 1950-2020*. Applied Population Laboratory, University of Wisconsin - Madison, 2023 (Beta Release). Web.

Age Matters

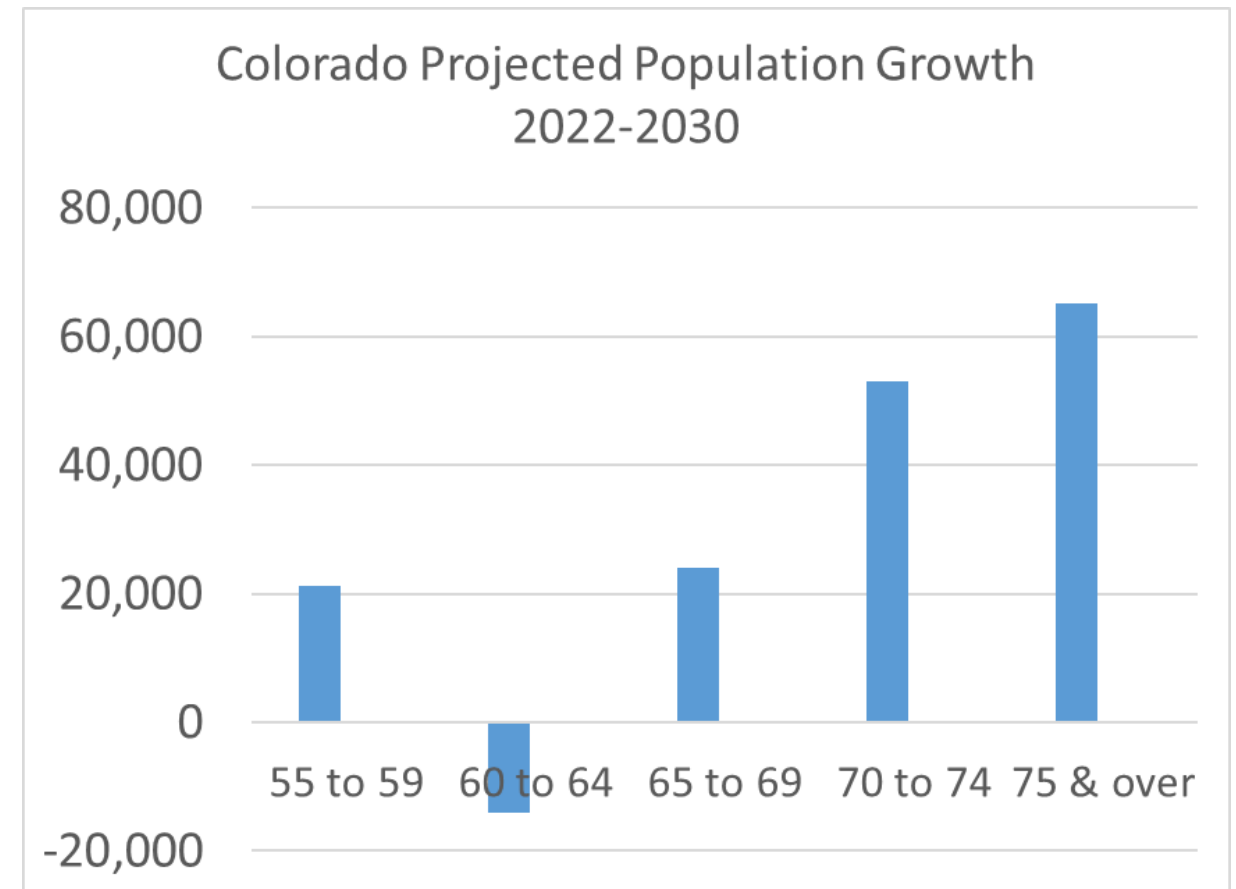
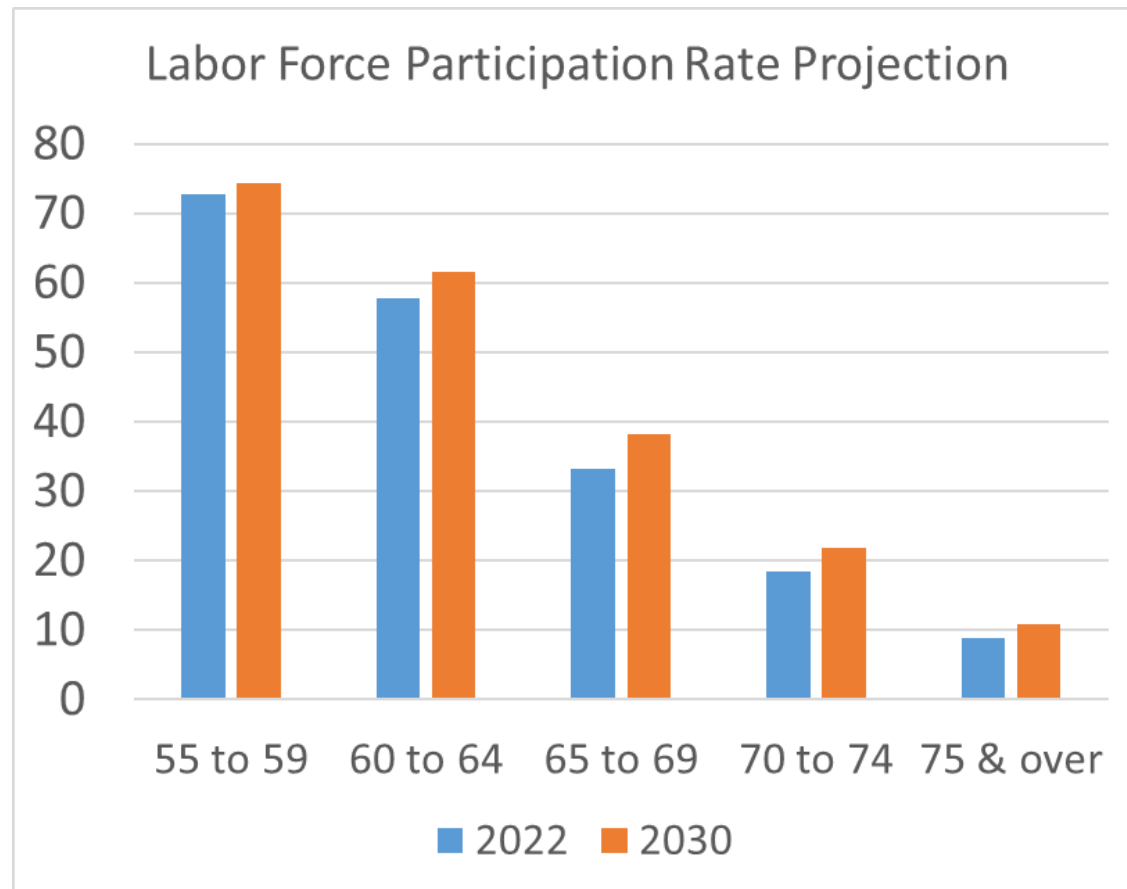
- Preferences - where people shop and what they buy.
- Service Demands
- Income
- Labor Force
- Housing - type, size, mobility



Labor Force Participation by Age

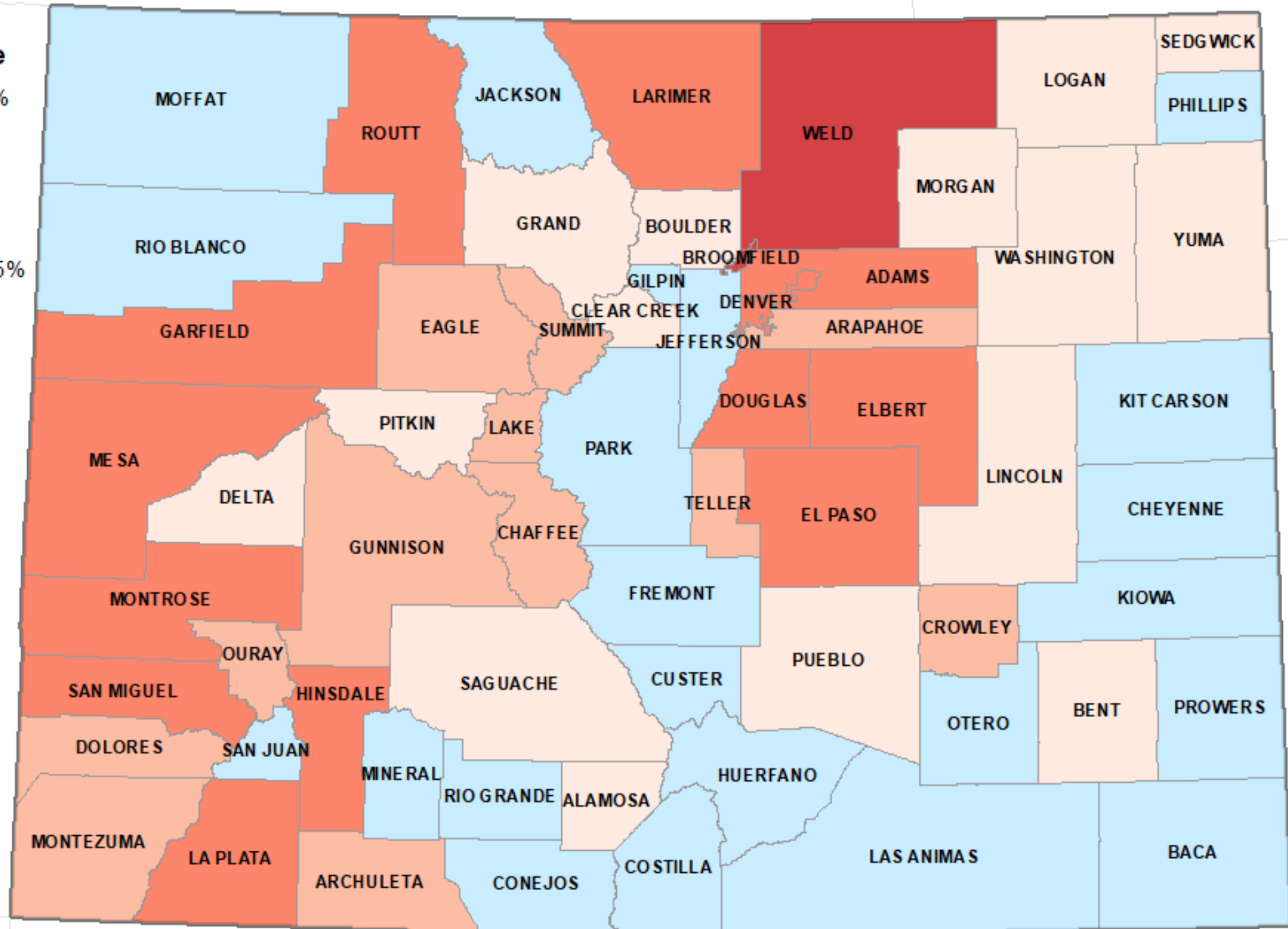
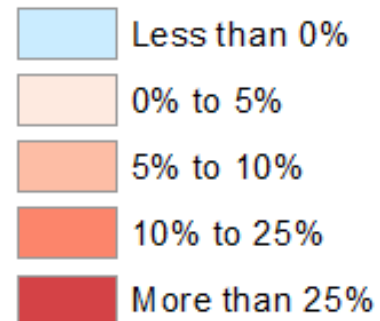
Bureau of Labor Statistics

Labor Force participation of persons ages 55+ projected to decline in aggregate



Forecast Change in the Working Age Population (Ages 16 - 64) 2020 - 2030

Percent Change



Colorado State Demography Office, 10/20/2021



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Implications From Aging

- Slowing young adult growth next decade - across US
- Consumer demand - driving job creation - occupations
- Labor force - older, retirements, tight labor force
- Housing - household size, lower household turnover
- Public finance
 - Downward pressure on income tax, sales tax, and property tax.
 - Increase demand for services

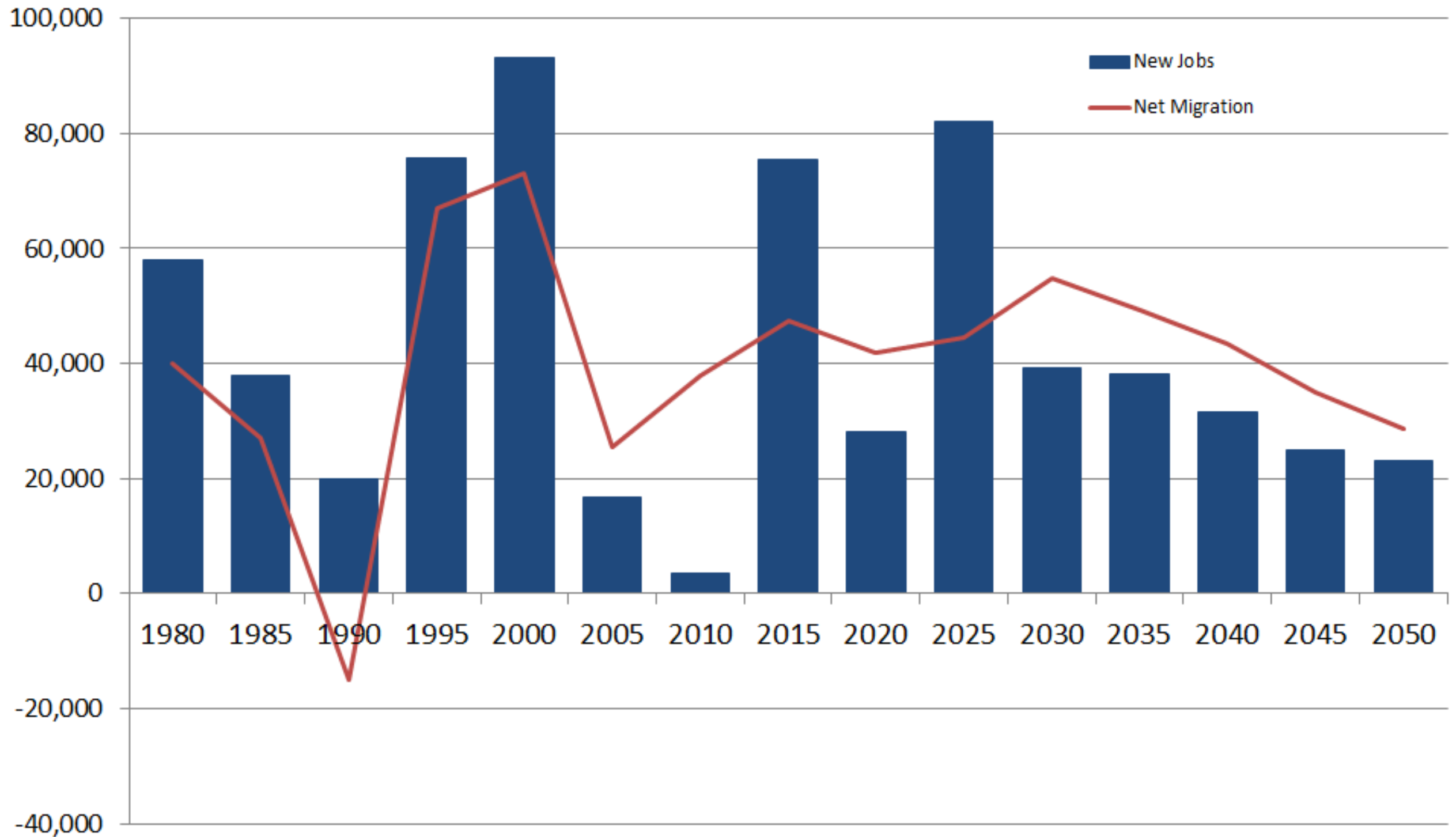


Economic Trends

- People Follow Jobs
 - Net Migration tends to follow jobs
 - Colorado has been good at attracting skilled labor
- Pandemic Job Recovery
 - Much of the state has recovered jobs and then some
- Changes in Job Composition
 - Gains in Professional Services, Transportation and Warehousing, Real Estate, and Finance
 - Losses in Accommodation and Food Services; Arts and Entertainment; Mining; and Administrative Support



Colorado New Jobs and Net Migration

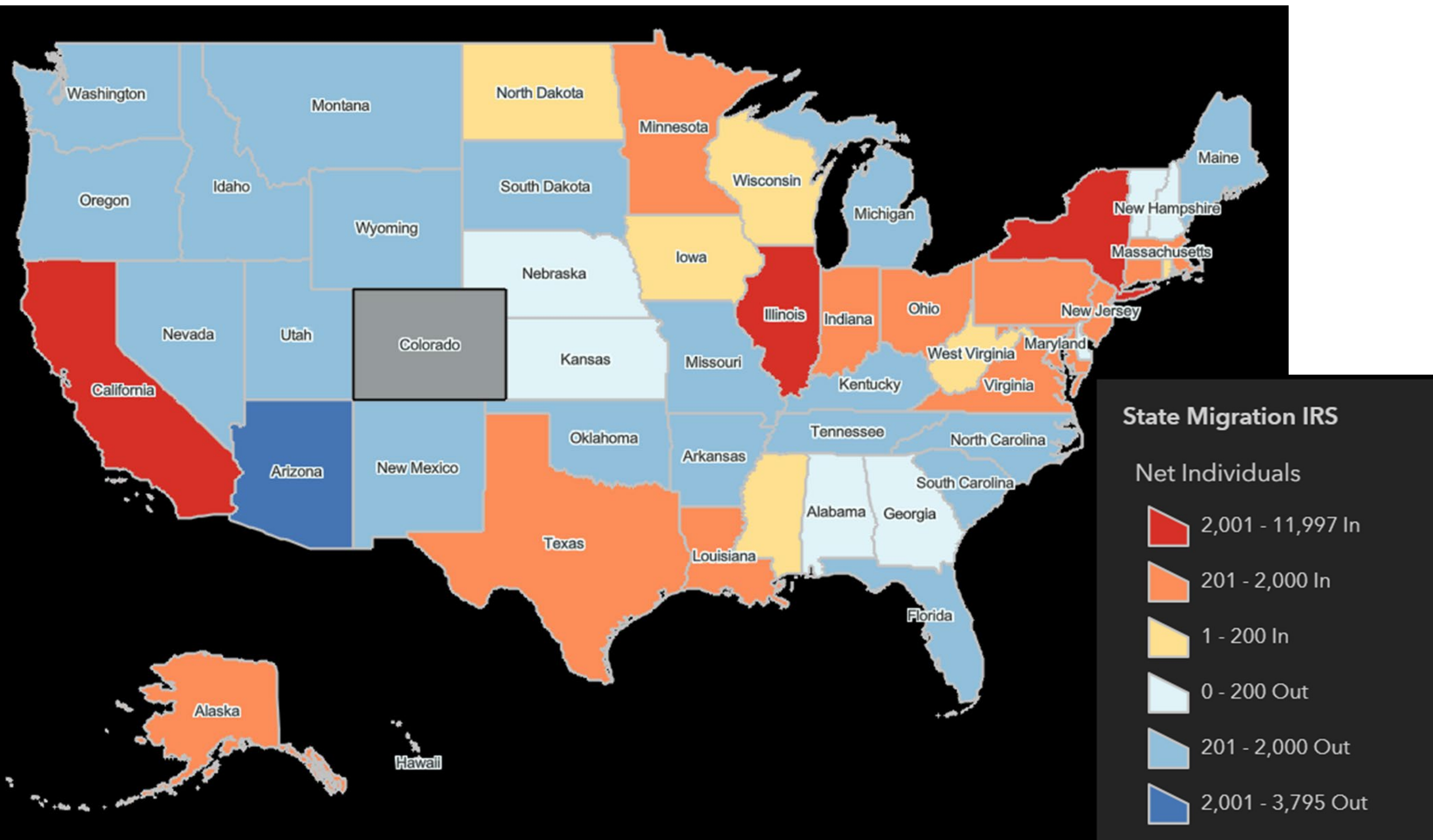


Jobs Are People

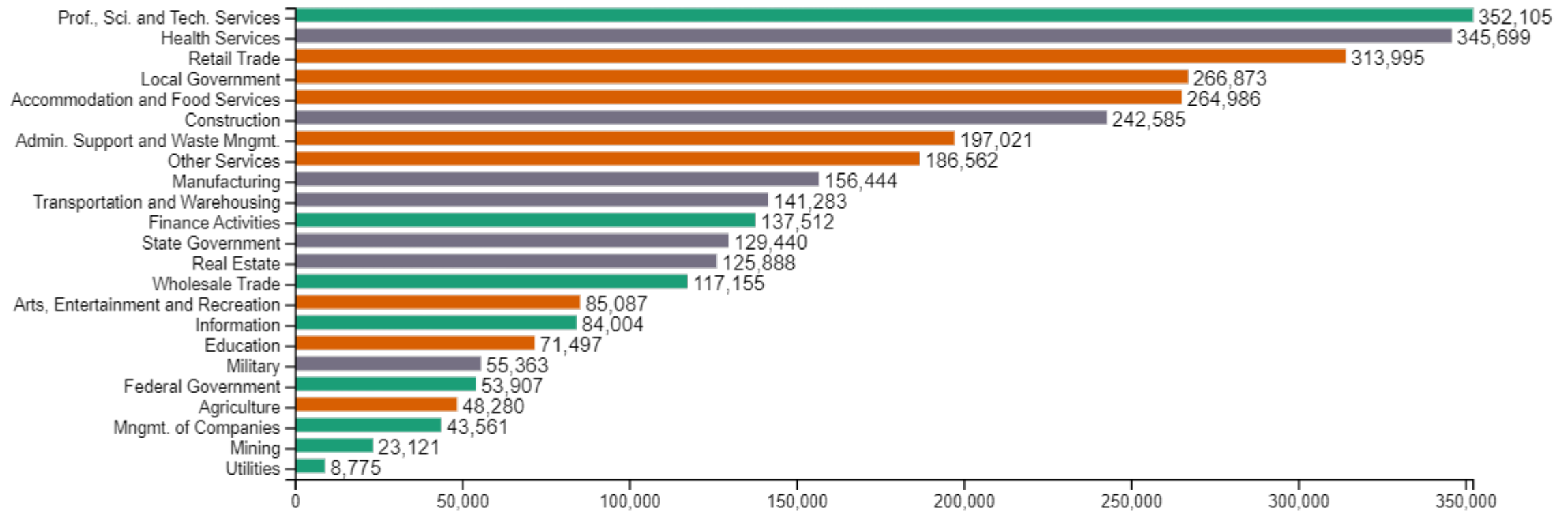


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Net Migration 2019-2020



Jobs by Sector: Colorado, 2021

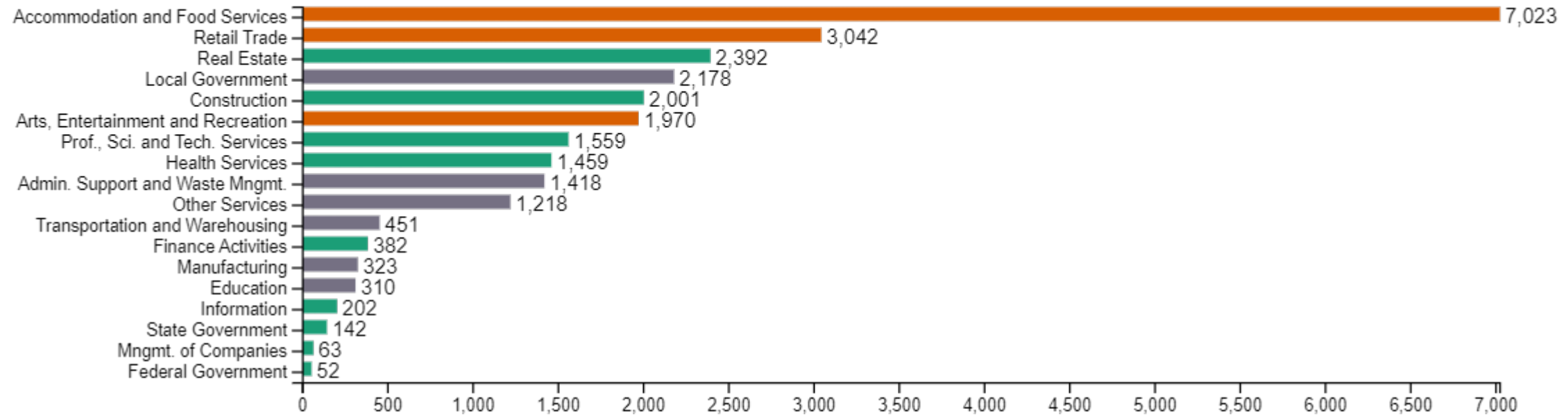


Job sector data is suppressed according to Bureau of Labor Statistics standards.
 Data Source: Bureau of Labor Statistics Source Date: July, 2022.
 Visualization by the State Demography Office, Print Date: 05/03/2023

- 3.45 Million Total Estimated Jobs
- \$70,540 Average Annual Wage
- 2021 Employment Share by Wage
- Low Wage Jobs: (\$28,473 - \$56,356) 41.6%
- Mid Wage Jobs: (\$58,646 - \$80,764) 38.7%
- High Wage Jobs: (\$90,352 - \$162,964) 19.8%



Jobs by Sector: Summit County, 2021



Job sector data is suppressed according to Bureau of Labor Statistics standards.

Suppressed Job Sectors:

Agriculture
Military
Mining
Utilities
Wholesale Trade

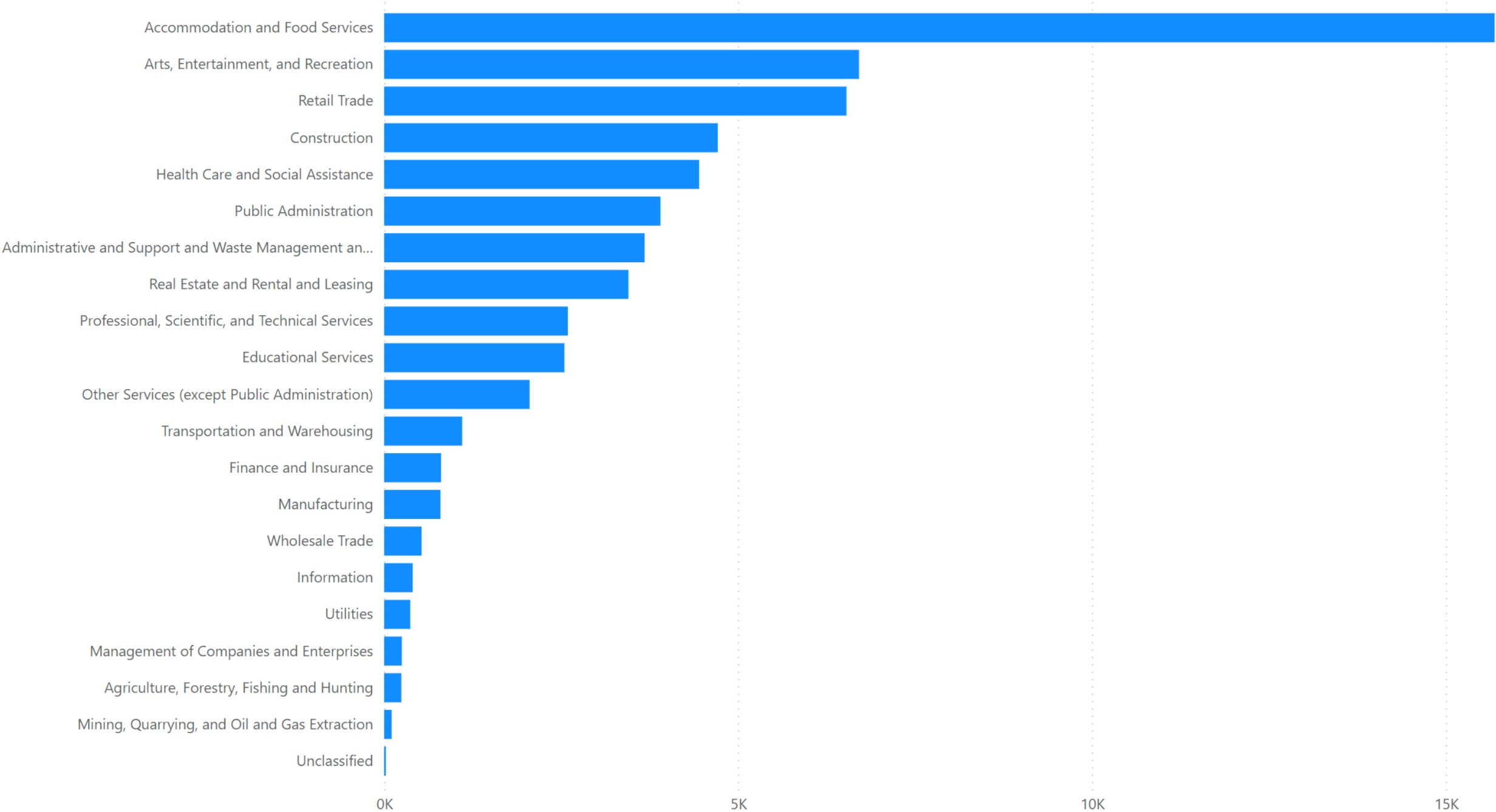
Data Source: Bureau of Labor Statistics Source Date: July, 2022.
Visualization by the State Demography Office, Print Date: 05/03/2023

- 26,712 Total Estimated Jobs
- \$49,355 Average Annual Wage
- 2021 Employment Share by Wage
- Low Wage Jobs: (\$29,632 - \$38,902) 45.3%
- Mid Wage Jobs: (\$41,559 - \$57,211) 25.1%
- High Wage Jobs: (\$61,847 - \$147,031) 29.6%



NWCCOG Economic Development District Wage Employment by Sector

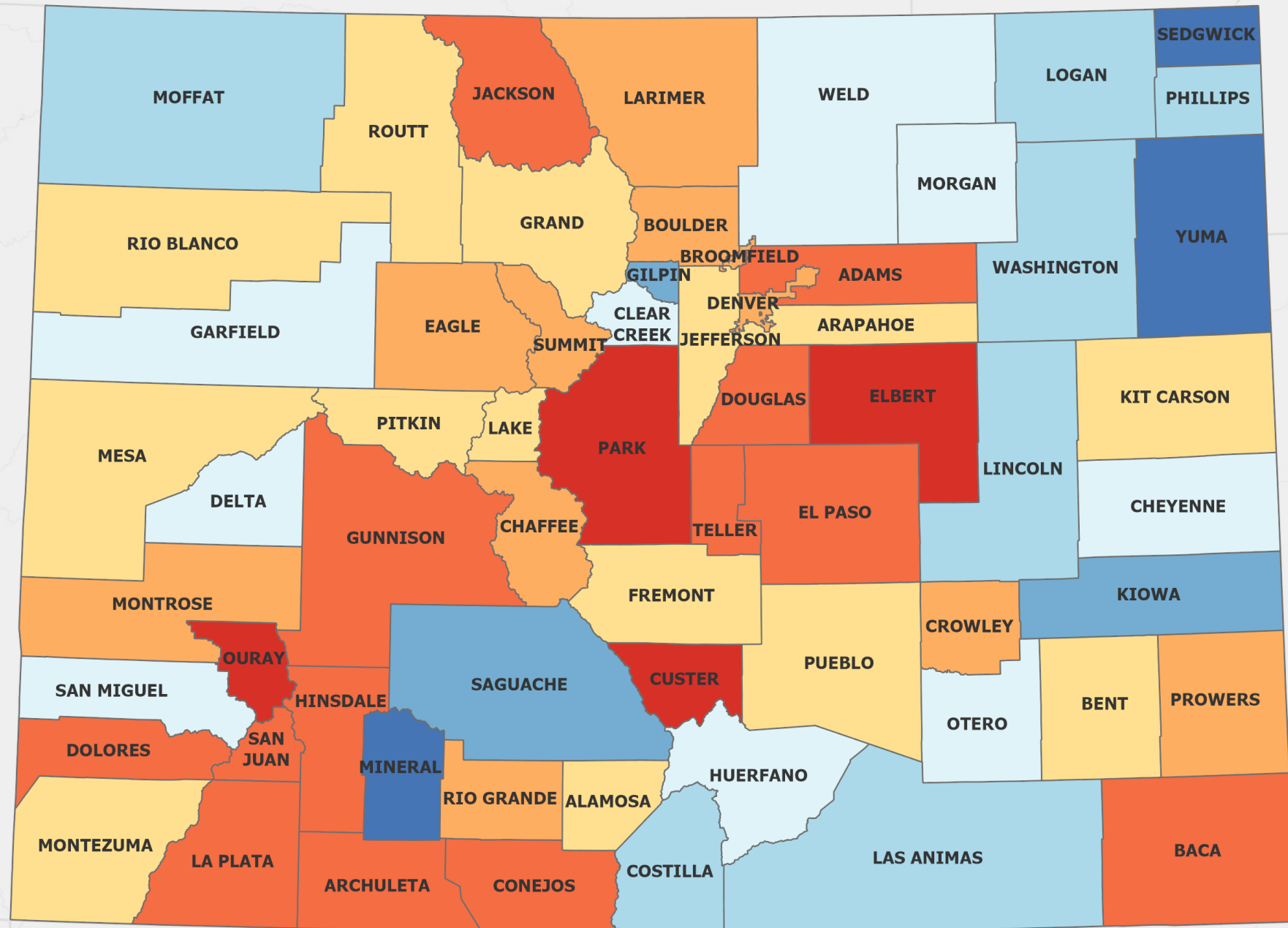
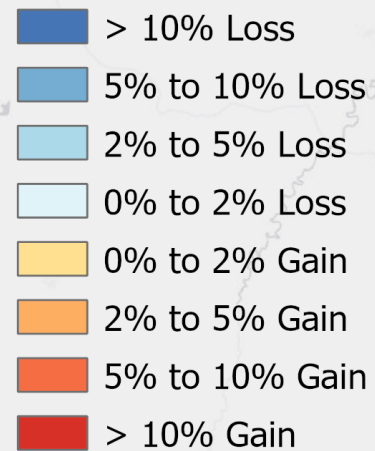
Average Monthly Employment, Twelve Months Ending September 2022



Percent Change in Number of Jobs

2nd Quarter 2019 - 2022

Percent Change



Source: Colorado Department of Labor, Quarterly Census of Employment and Wages

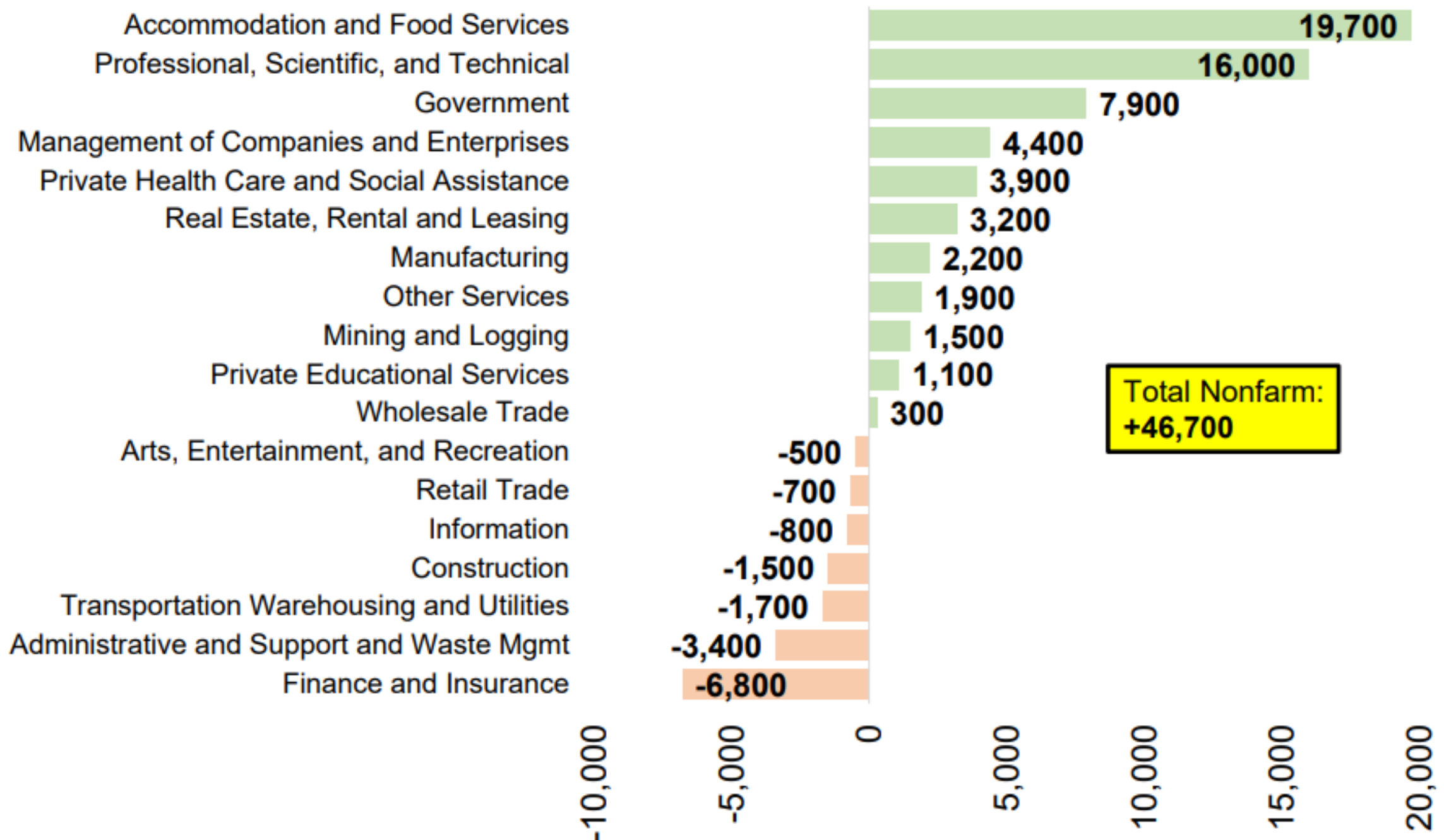
January 2023



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42 Counties Fully Recovered
Source: Total Estimated Job Series - SDO

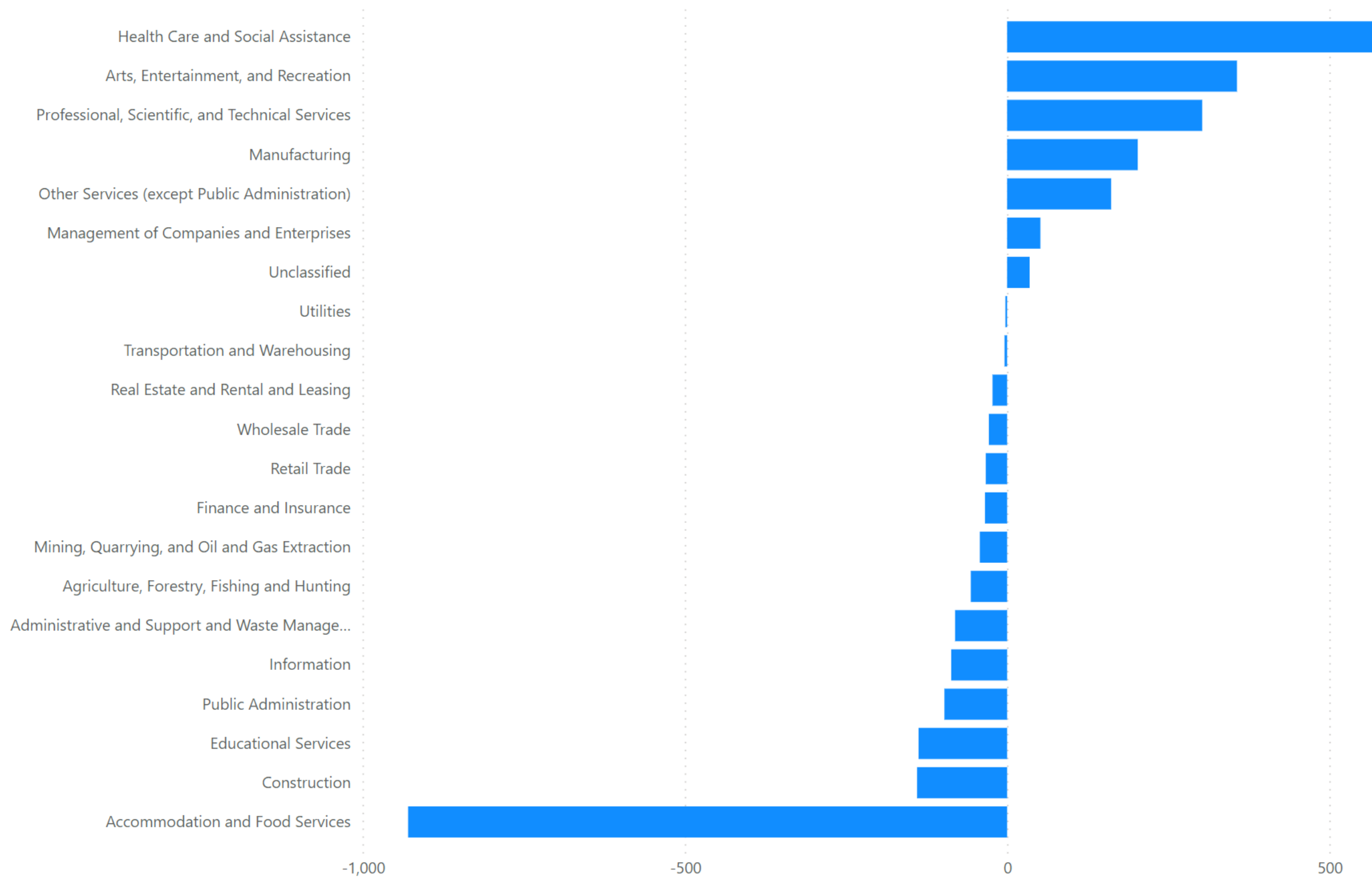
Change in Payroll Jobs Over Past 12 Months, by Industry Sector



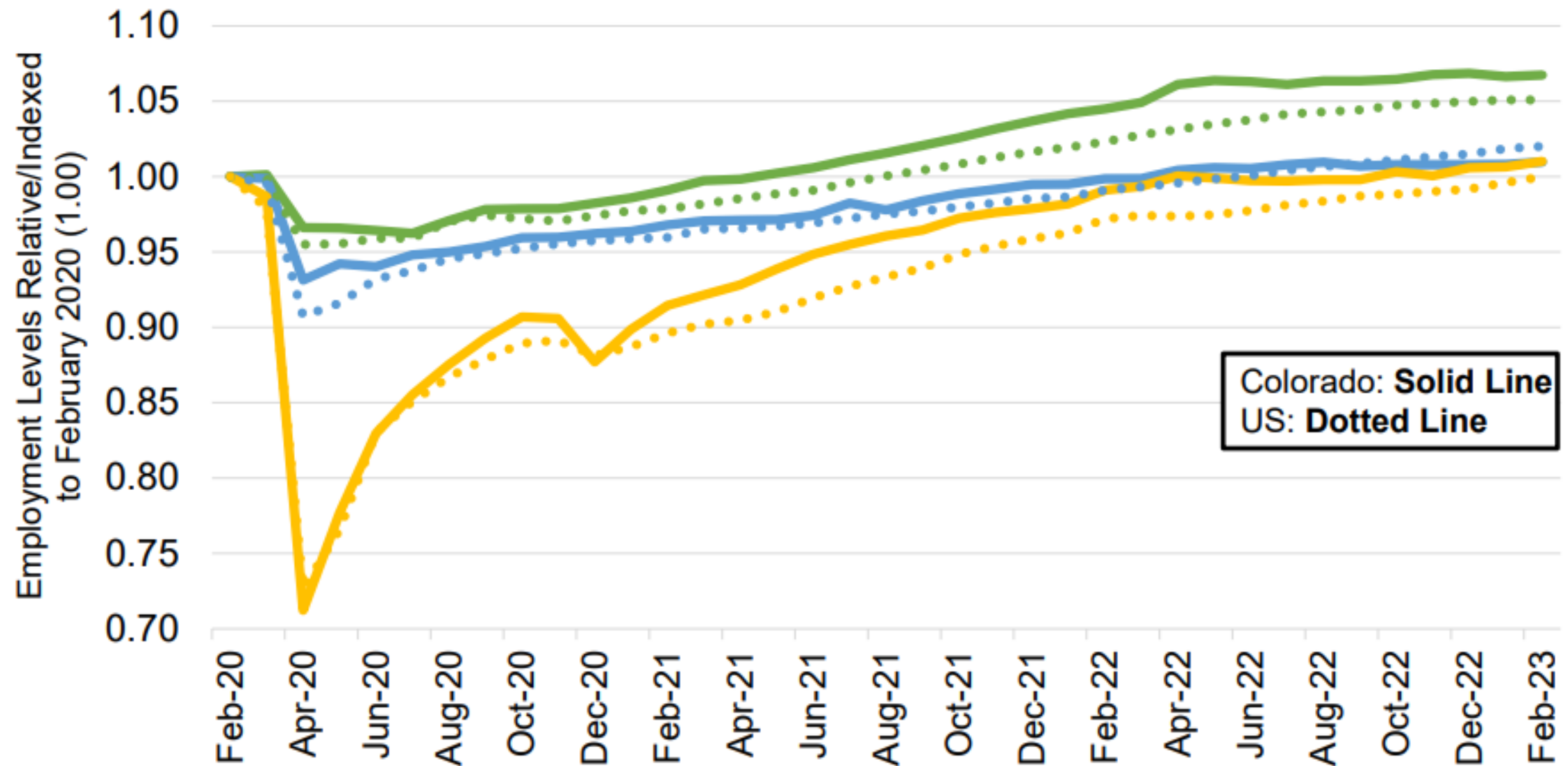
Source: Colorado Department of Labor and Employment; Bureau of Labor Statistics
Data seasonally adjusted, February 2022 to February 2023

NWCCOG Economic Development District Wage Employment Change by Sector

Change in Average Monthly Employment, 2019-Q3 to 2022-Q3



Job Loss and Recovery by Low, Medium, and High Wage Industries (Colorado & U.S.)

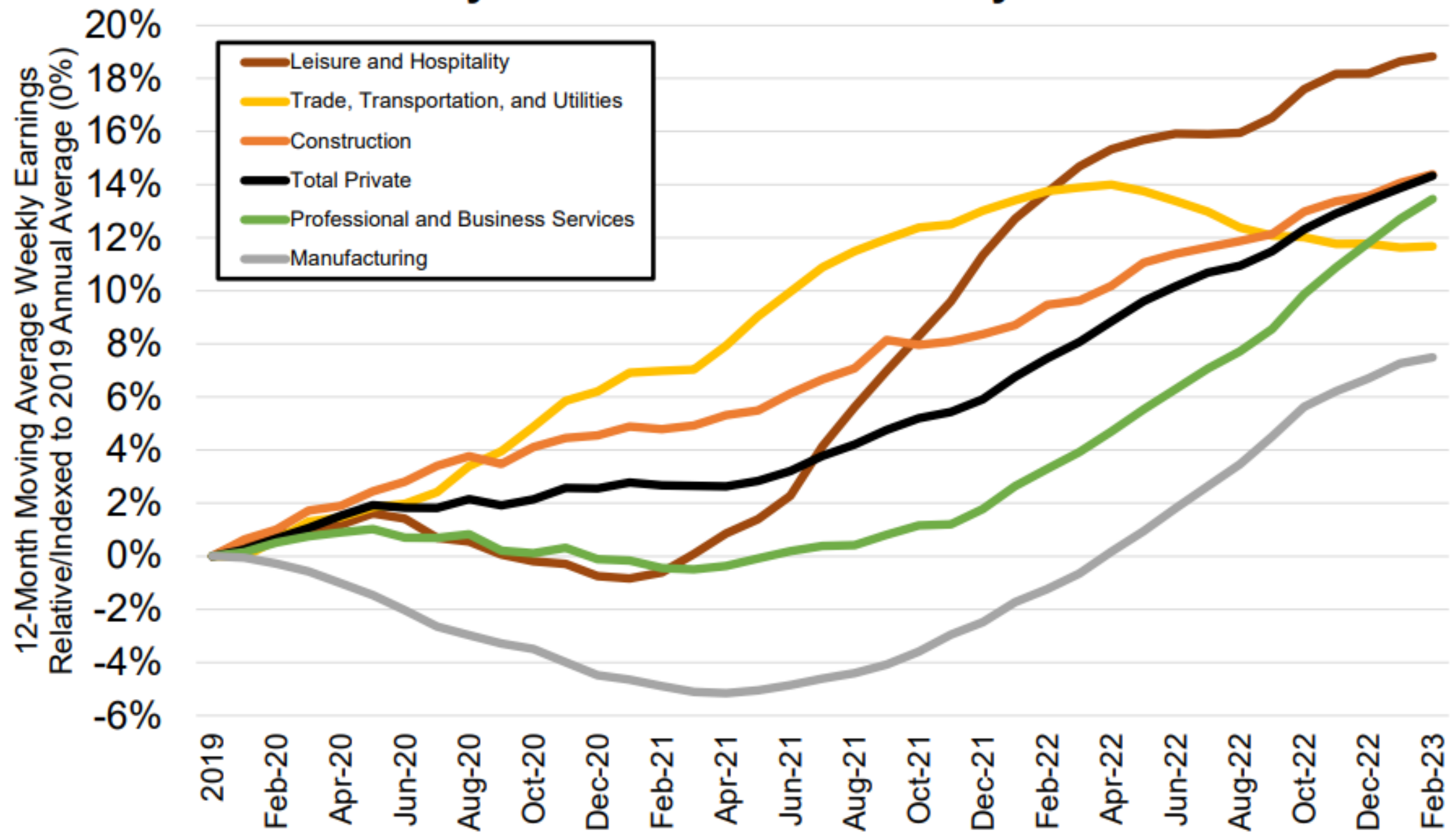


Source: Colorado Department of Labor and Employment; Bureau of Labor Statistics

Data seasonally adjusted. Note: low, medium, and high wage industries are determined by the 2019 state-level average weekly wage estimates from the Quarterly Census of Employment and Wages. **Low wage industries include:** retail trade; admin support/waste mgmt; private education services; arts, entertainment, and recreation; accommodation and food services; and other services. **Medium wage industries include:** construction; manufacturing; transportation, warehousing, and utilities; real estate, rental, and leasing; private health care and social assistance; state government; and local government. **High wage industries include:** mining and logging; wholesale trade; information; finance and insurance; professional and technical services; management of companies; and federal government.



Percent Change in Average Weekly Earnings Since 2019, by Select Colorado Industry



Source: Colorado Department of Labor and Employment; Bureau of Labor Statistics

Data not seasonally adjusted. Note: each month on this chart represents a 12-month moving average and measures the percent change in average weekly earnings compared to the 2019 annual average for that industry.

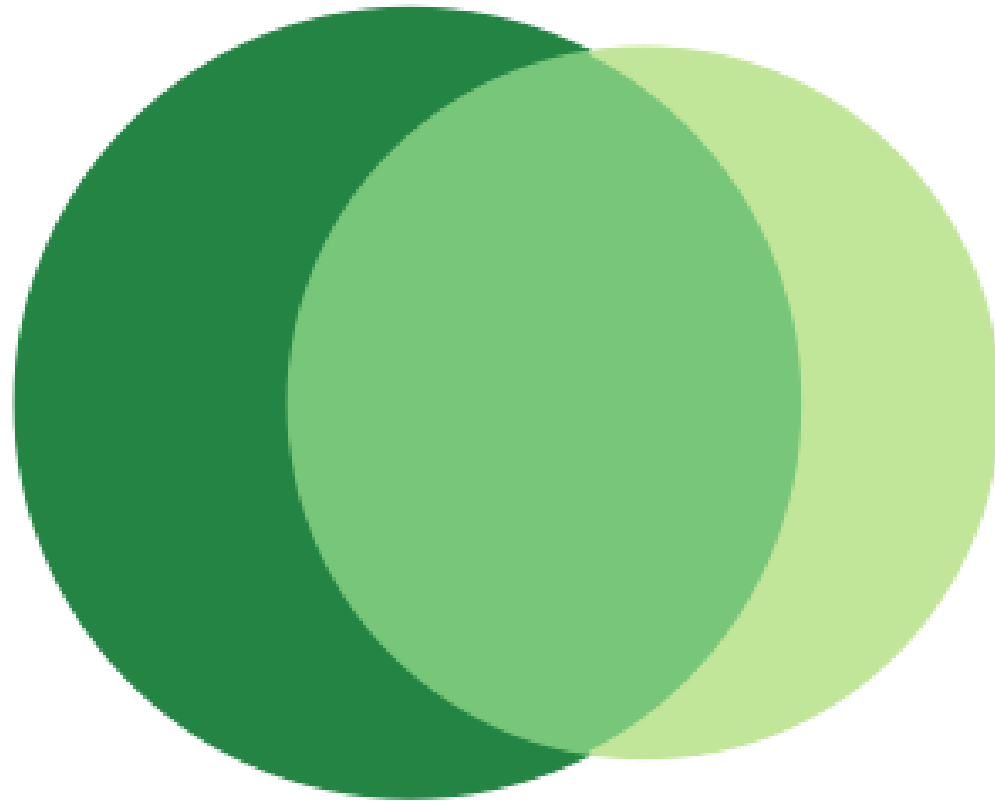
Commuting

- Region sees a net inflow of commuters
- Jobs are generally clustered around resort areas
- Many commuters travel long distances



Worker Inflow/Outflow

Inflow/Outflow Job Counts in 2020

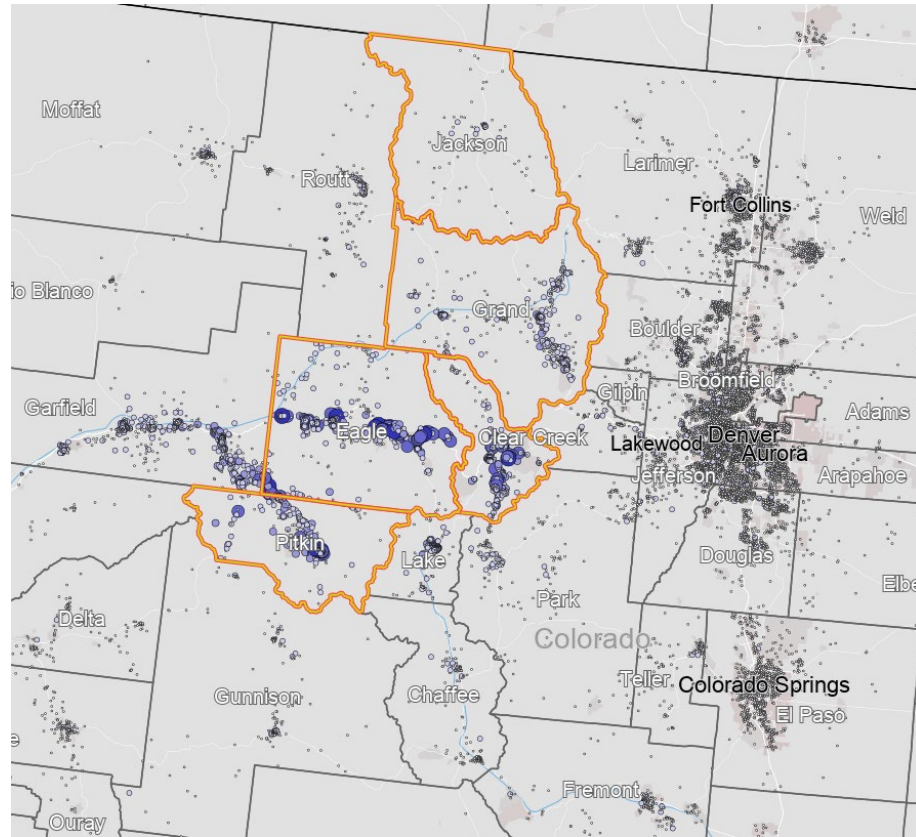


25,005	- Employed in Selection Area, Live Outside
15,014	- Live in Selection Area, Employed Outside
27,558	- Employed and Live in Selection Area

Inflow/Outflow Job Counts (Private Primary Jobs)

	2020	
	Count	Share
Employed in the Selection Area	52,563	100.0%
Employed in the Selection Area but Living Outside	25,005	47.6%
Employed and Living in the Selection Area	27,558	52.4%
Living in the Selection Area	42,572	100.0%
Living in the Selection Area but Employed Outside	15,014	35.3%
Living and Employed in the Selection Area	27,558	64.7%

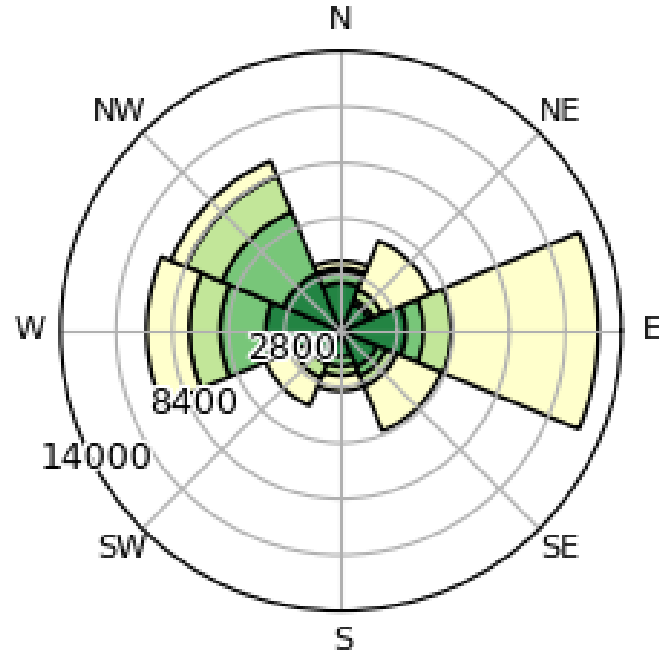
Worker Profile, NWCCOG Economic Development District



Jobs by Distance - Work Census Block to Home Census Block

2020		
	Count	Share
Total Private Primary Jobs	52,563	100.0%
Less than 10 miles	18,579	35.3%
10 to 24 miles	8,634	16.4%
25 to 50 miles	7,332	13.9%
Greater than 50 miles	18,018	34.3%

Job Counts by Distance/Direction in 2020
All Workers

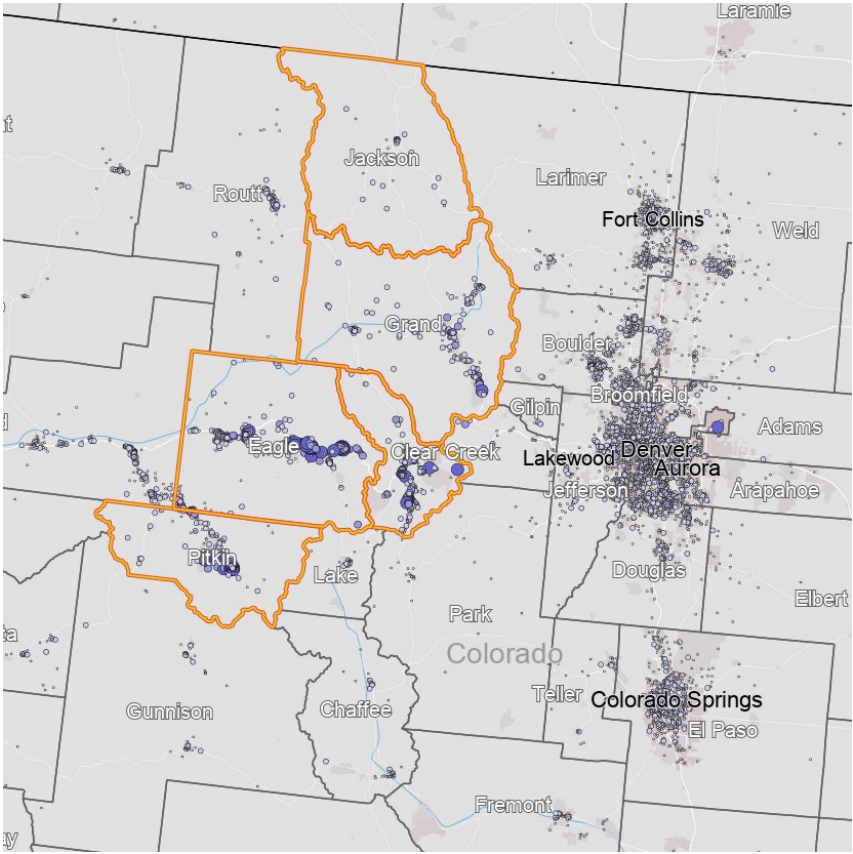


Denver Comparison

Jobs by Distance - Work Census Block to Home Census Block

2020		
	Count	Share
Total Private Primary Jobs	413,785	100.0%
Less than 10 miles	215,303	52.0%
10 to 24 miles	135,633	32.8%
25 to 50 miles	25,351	6.1%
Greater than 50 miles	37,498	9.1%

Resident Profile, NWCCOG Economic Development District



Jobs by Distance - Home Census Block to Work Census Block

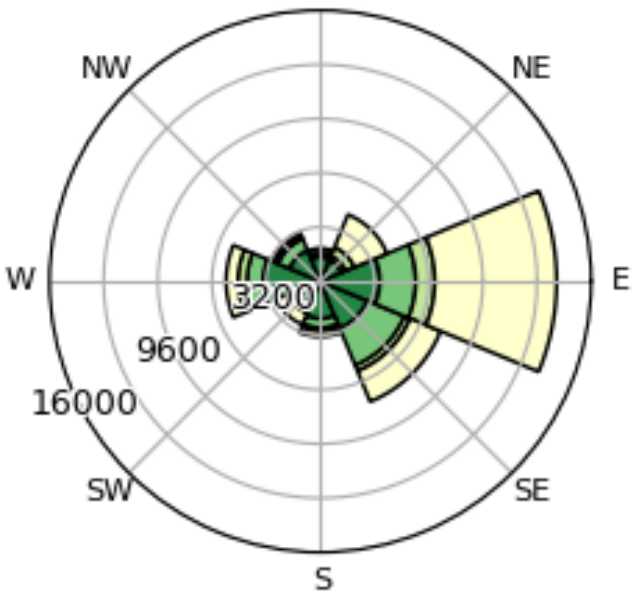
2020

Count	Share
42,572	100.0%
18,348	43.1%
7,429	17.5%
3,340	7.8%
13,455	31.6%

Total Private Primary Jobs

- Less than 10 miles
- 10 to 24 miles
- 25 to 50 miles
- Greater than 50 miles

Job Counts by Distance/Direction in 2020
All Workers

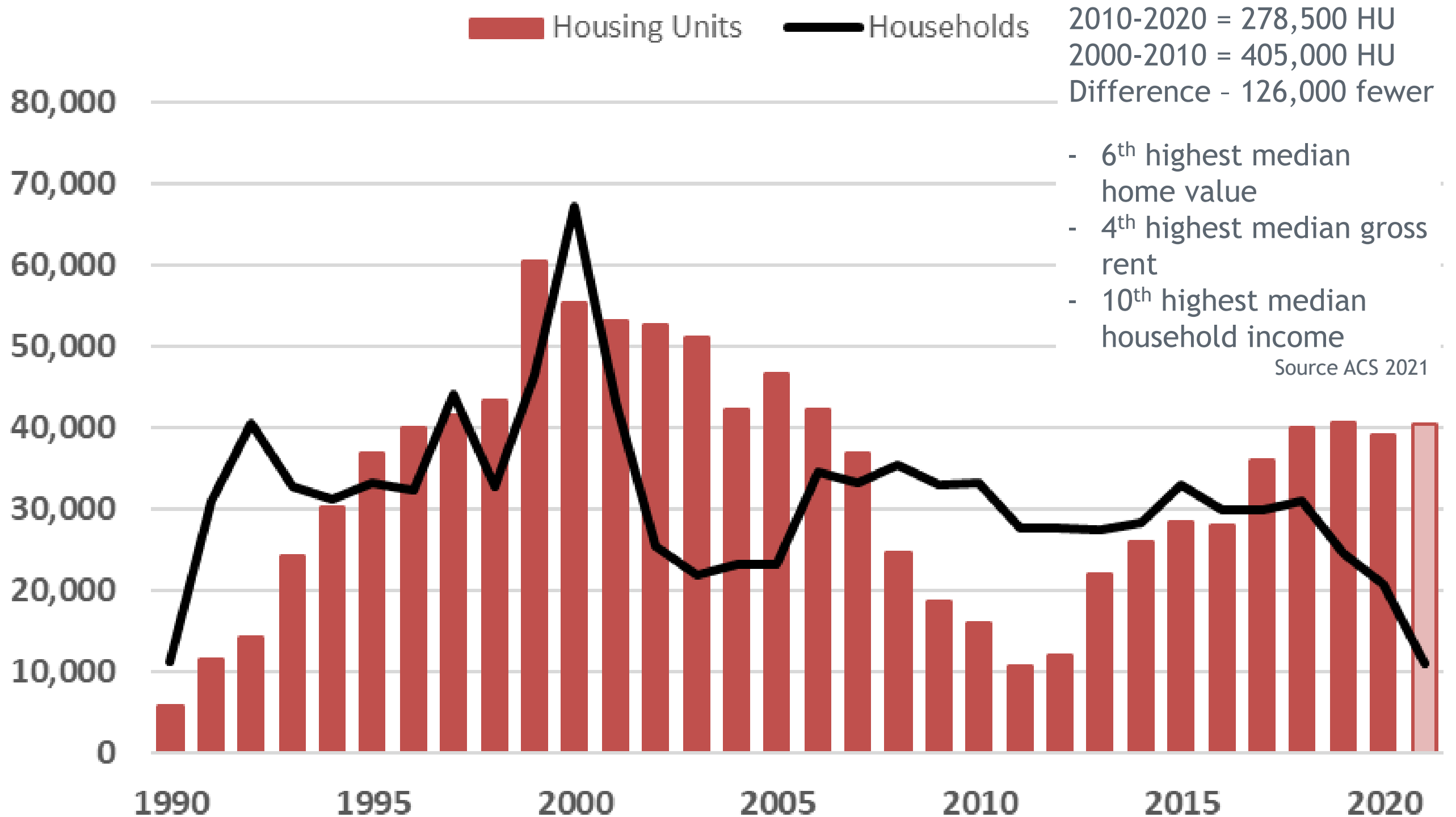


Housing Trends

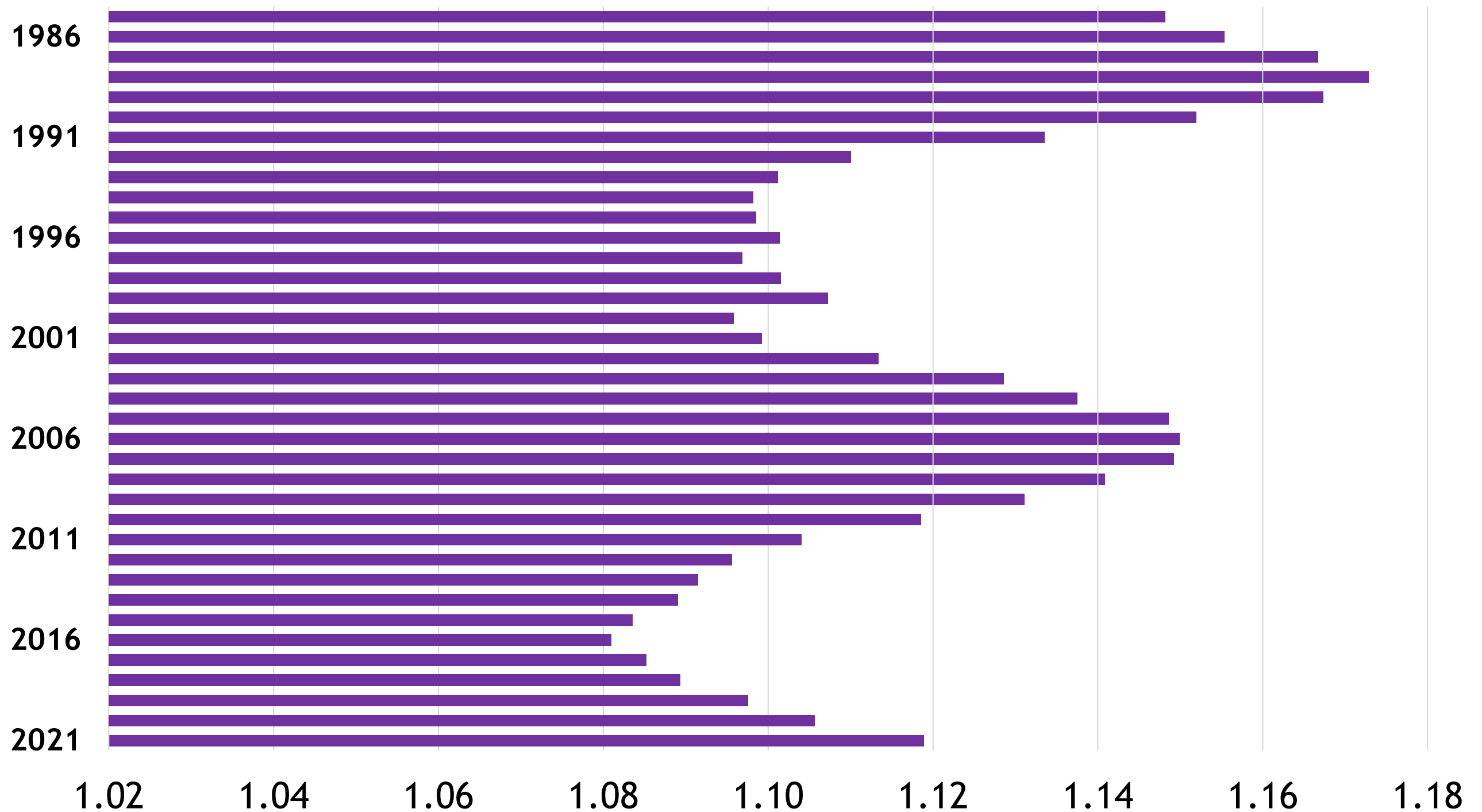
- Housing in Colorado tends to follow a boom/bust pattern
- Housing is tight, but hope is on the way
- Potential backlog of permits/construction means opportunity to loosen the market
- Uncertainty about future
- **Housing is critical to meeting population and workforce demands**



Colorado Annual Housing Units and Household Growth



Ratio of Housing Units to Households



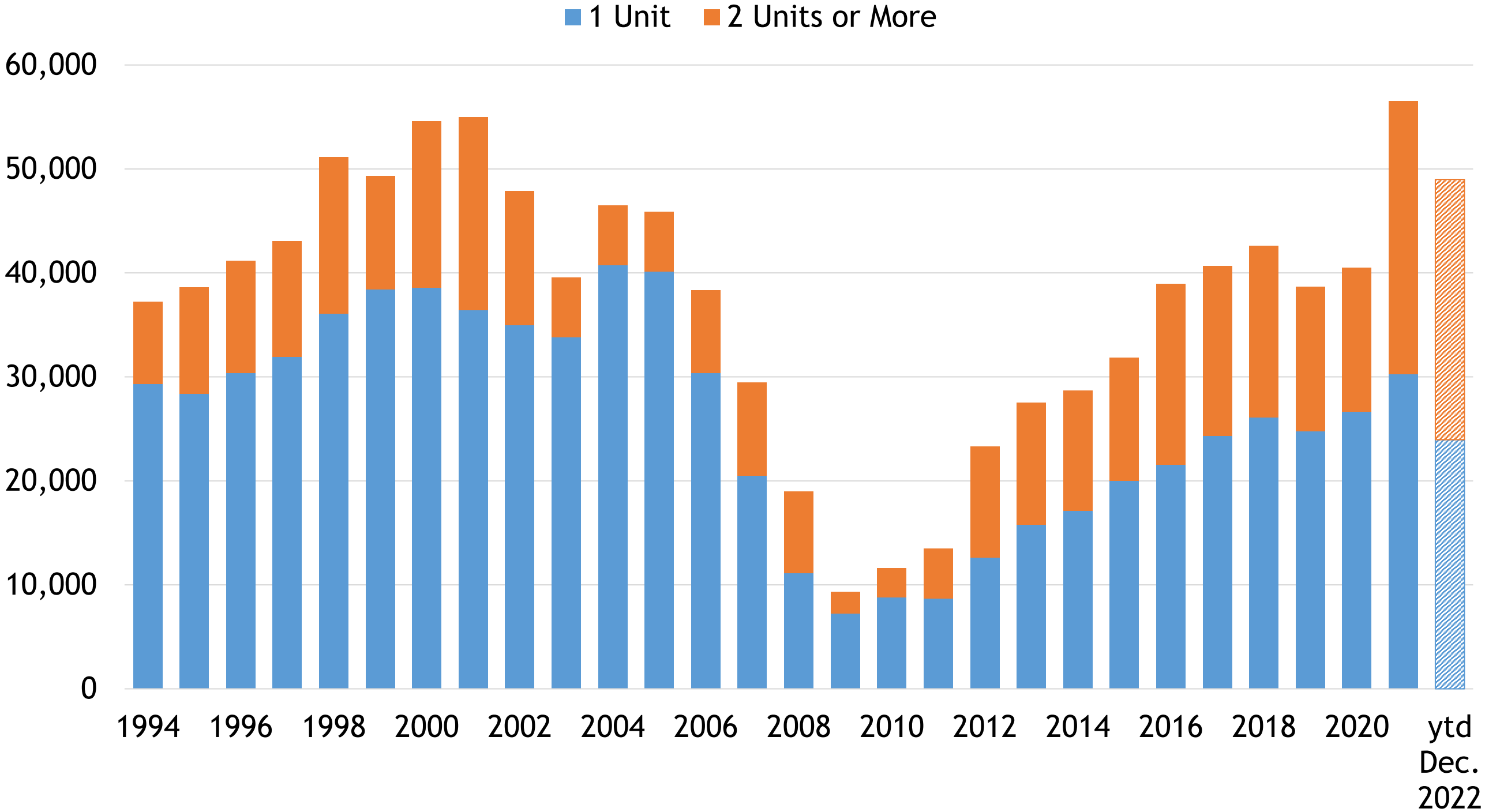
Source: Colorado State Demography Office, Vintage 2021 Population Estimates



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New Residential Building Permits

Colorado



Factors Influencing Housing

- Supply

- Fewer units built last decade
- Slow industry to start and stop
- Supply chain and tight labor
- Public will - NIMBY, Anti growth/density
- Water, infrastructure
- Financing
- But.... permits and new housing back to 40K+ since 2018.

Demand

- Job growth = workers = people
- Aging - smaller household size
- Millennials - Prime home buying and second home buying
- Gen Z - entering first time apt/home
- Changes in where people lived
- Interest rates
- Household formation rates



Uncertainties to the Forecast +/-

- Intl' immigration
- Water
- Housing - supply, price, type, location
- Infrastructure/Transportation
- Aging - labor force, prepared labor force
- Natural disasters - nationally
- State Budget
- Industry changes - boom/bust, competitiveness
- Banking - what will be impact on regional banking?
 - Will we see further consolidation?
 - How will this impact rural markets?



Thank you

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