



# REGIONAL SNAPSHOT

## COLORADO SPRINGS AREA

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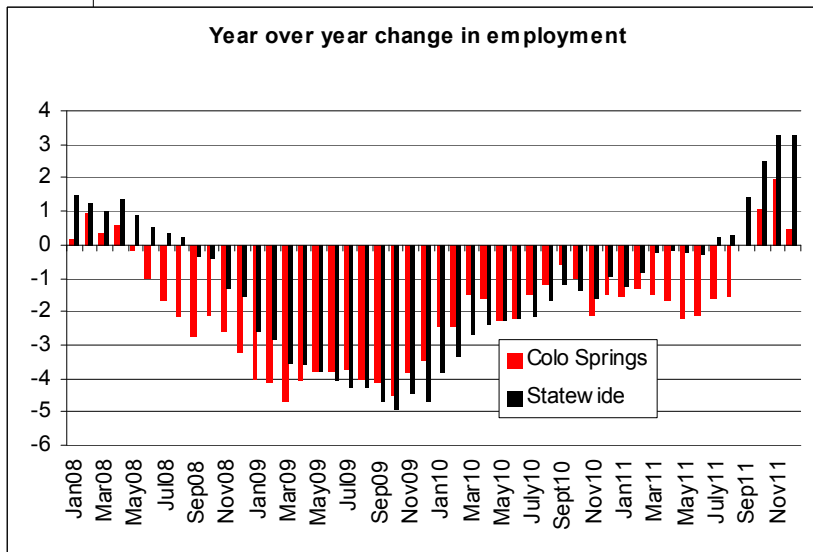
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## TOTAL EMPLOYMENT FALLS IN COLORADO SPRINGS AREA

The unemployment rate in the Colorado Springs metro area fell again during December 2011, falling year over year from 9.4 percent to 9.0 percent. Total employment increased from December 2010 to December 2011, climbing by 1,200 jobs. During the same period, the total labor force shed

about 40 jobs. December 2011 was the third month since 2008 to show a positive year-over-year change in total employment in the Colorado Springs area, following 40 months in a row of year-over-year job declines. Following December's job gains, total employment in the region is now 9 percent,

or 27,000 jobs, below peak levels reached during September 2007. Statewide, total employment is 4.8 percent below the July 2008 peak. As can be seen in the graph below, the annual change in total employment has tended to be smaller in the Colorado Springs area than in the state overall in recent months. Year-over-year job growth statewide was at a five-year high during December 2011, and has been positive for the past six months. Job growth in Colorado Springs is also at a five-year high, but the rate of increase has been consistently smaller than the state. Year-over-year job losses were notably larger in Colorado Springs than in the state during most of 2011.



## BUILDING PERMITS DOWN 81 PERCENT FROM PEAK

Single-family building permits declined from 2010 to 2011 in El Paso County, dropping slightly from 1,634 to 1,561. Single-family permits during 2011 were down 75 percent from 2005's peak of 6,250 permits. On the

other hand, multi-family permits in el Paso County increased 753 percent from 2010 to 2011, rising from 77 to 657. During 2011, there were more multifamily permits issued in El Paso County than in any other year since the

Census Bureau began reporting data specific to El Paso County in 2004. The second largest year for multi-family permits in El Paso County was 2008 when 432 permits were issued. **MORE on page 3**



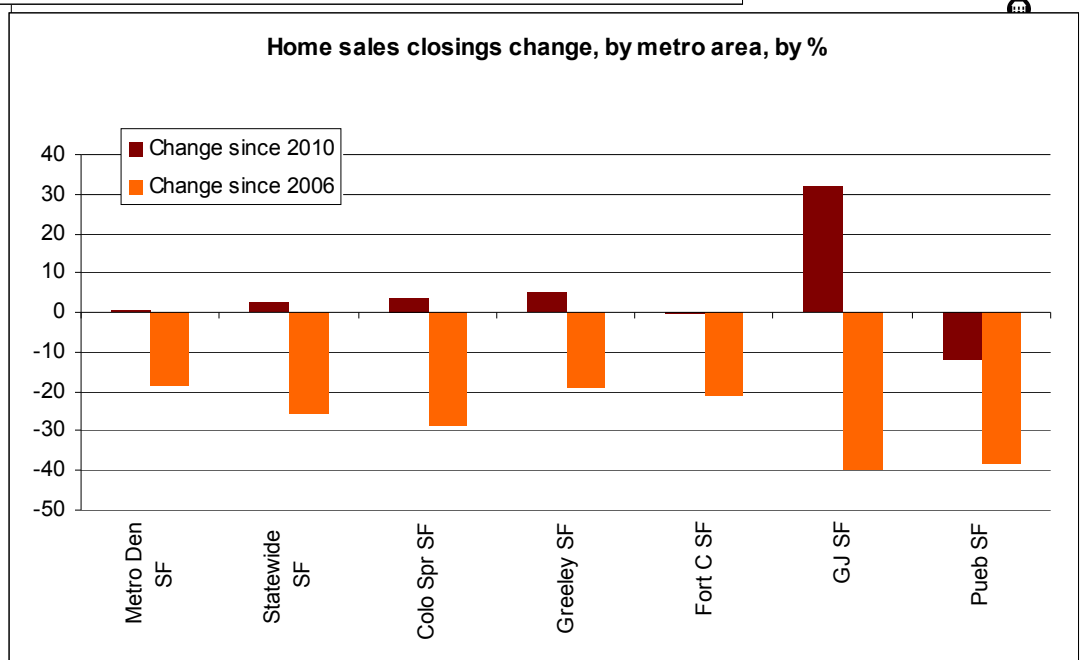
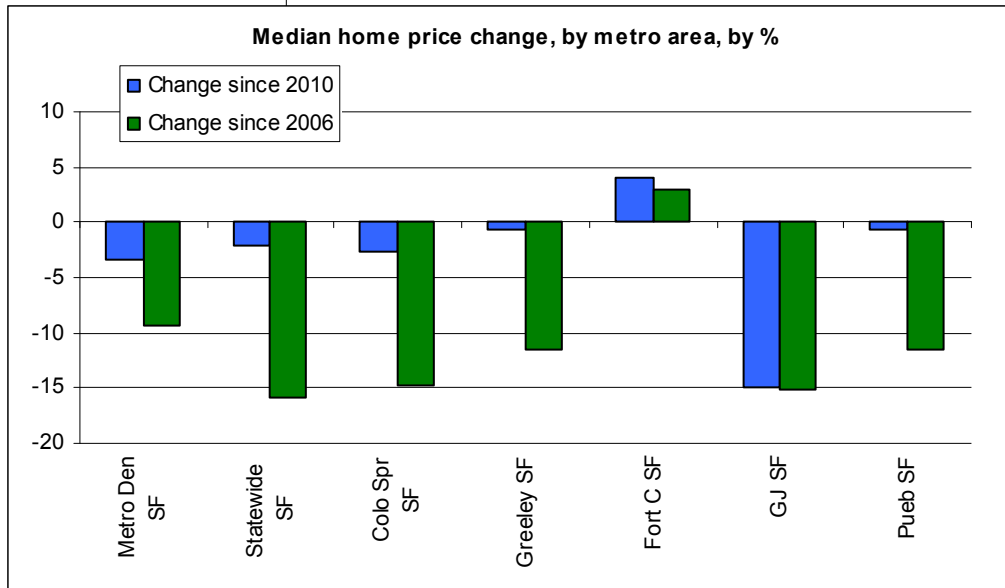
## MEDIAN HOME PRICES, HOME SALES FALL IN COLORADO SPRINGS AREA

*Over a six-year period from 2006 to 2011, the median home price in the area fell by 14.8 percent.*

From 2010 to 2011, the median home price for single-family homes fell in the Colorado Springs area, dropping 2.6 percent. According to year-end data on median home prices and home sales, released by the Colorado Association of Realtors, over a six-year

period from 2006 to 2011, the median home price in the area fell by 14.8 percent. The six-year drop in the Colorado Springs area was slightly smaller than the statewide six-year decline of 15.7 percent, and was about equal to the Grand Junction area's decline

of 15 percent during the same period. The only metro area that reported increases in the median price during over both the one-year and the six-year period was the Fort Collins area. Home sales closings in the Colorado Springs area increased 3.4 percent from 2010 to 2011, but they fell by 28 percent from 2006 to 2011. The drop in home sales activity was one of the largest among metro areas with only the Grand Junction and Pueblo areas reporting larger declines in home sales closings. December 2011 data showed that home sales in the Colorado Springs area have increased, year over year, for two months in a row as of year-end 2011, following 12 months of declines.



# VACANCY RATES AT TEN YEAR LOWS, RENTS RISE

The average rent in the Colorado Springs metro area hit a new high during the fourth quarter of 2011, climbing 5 percent, year over year, to \$775. According to the Division of Housing's vacancy and rent survey for Colorado Springs, the average rent for the region was up from \$738 reported during the fourth quarter of 2010, and was up from 2011's third quarter average rent of \$778.

The median rent rose year over year to \$742 during the fourth quarter, rising 4.3 percent from 2010's fourth-quarter median rent of \$711.

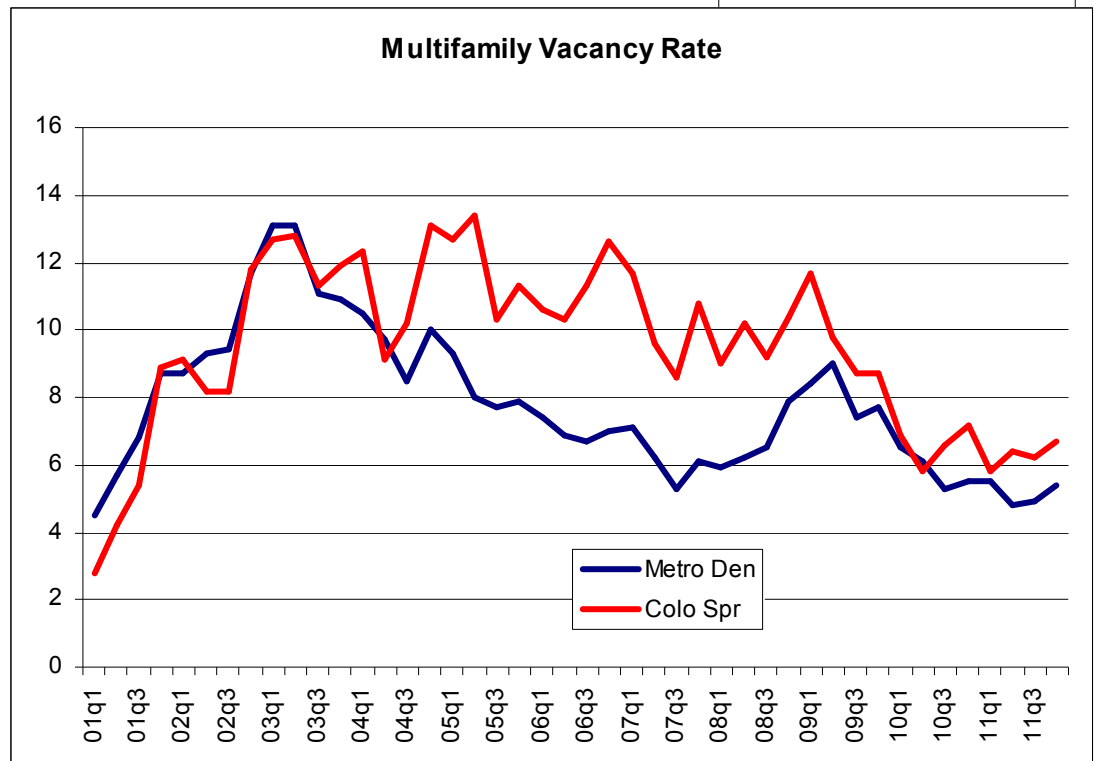
The average rent increased in all types of apartments measured, including all types of units from efficiency apartments to three-bedroom apartments.

The vacancy rate declined year over year in the Northeast, Far Northeast, Southeast and Security/

Widefield/Fountain areas of Colorado Springs, while the vacancy rate increased during the same period in the Northwest and Central areas. The vacancy rate was unchanged in the Southwest area. Vacancy rates for all mar-

ket areas were: Northwest, 6.8 percent; Northeast, 5.3 percent; Far Northeast, 6.5 percent; Southeast, 9.6 percent; Security/Widefield/Fountain, 10.7 percent; Southwest, 5.4 percent; Central, 7.1 percent.

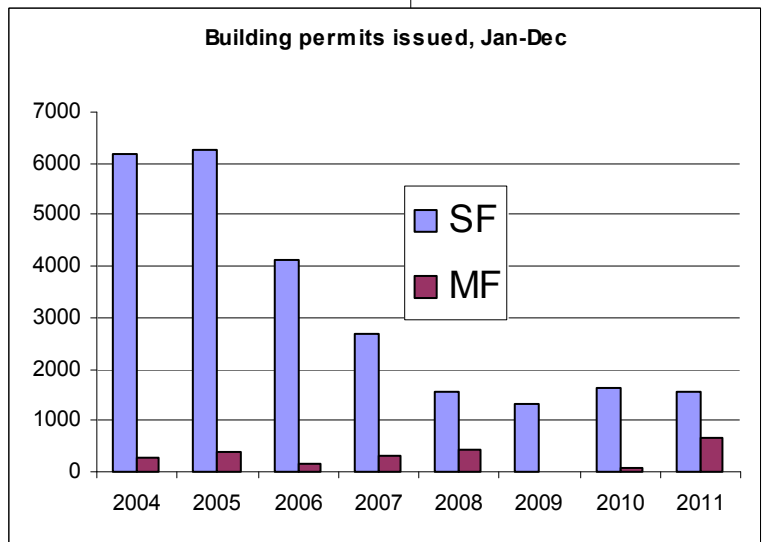
*El Paso County permits during 2011 were 16 percent of all permits issued statewide during the year.*



## MULTI-FAMILY PERMITS RISE

Statewide, new single-family permits remain 70-75 percent below peak levels reached earlier in the decade. Multifamily permit activity, on the other hand continues to build. El Paso County has been a large factor in new multifamily permit activity in Colorado. El Paso County permits during 2011 were 16 percent of all permits issued statewide during the

year. Statewide, 3,946 multifamily permits were issued in Colorado during 2011. El Paso County's year-over-year increase of 753 percent was the largest annual increase among all metro counties. The graph at right shows single-family and multifamily permits for El Paso County since 2004.



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HOUSING

Visit us on our searchable blog:

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The mission of the Colorado Division of Housing is to ensure that Coloradans live in safe, decent and affordable housing by helping communities meet their housing goals.

All articles on this newsletter appear in longer and more detailed form at the Division of Housing blog: [www.divisionofhousing.com](http://www.divisionofhousing.com)

**DOH is your partner in providing financial assistance and services that increase the availability of housing to residents of Colorado who can least afford it.**

- The Next Colo Springs regional vacancy data will be released in May 2012
- 1st Q Foreclosure totals for El Paso County will be available in early May 2012.

Housing Snapshot is written by Ryan McMaken

## FORECLOSURE ACTIVITY IN EL PASO COUNTY MIRRORS STATE TRENDS

January foreclosure data for Colorado metro counties shows that trends in foreclosure activity in El Paso county continue to track closely with trends across all metro counties. For example, in the com-

pared totals for foreclosure sales in auction for all metro counties, 23 percent fewer foreclosures proceeded to sale during January 2012 than during January 2011. During the same period in

El Paso County, foreclosure sales totals were down 20 percent. Over a two-year period from January 2010 to January 2012, foreclosure sales declined 40 percent in all metro counties combined, while they fell 39 percent in El Paso County. The graph at left shows that El Paso County all metro counties have generally followed the same trends since at least as early as January 2008. The foreclosure rate in El Paso County was similar to the statewide foreclosure rate as well. Statewide, there were 1,451 households per foreclosure, while in El Paso County, there were 1,607. Foreclosure activity continues to decline in the state as home prices stabilize, servicers take longer to process foreclosures, and few new high-risk mortgages are originated. ☹

