



REGIONAL SNAPSHOT

PUEBLO AREA

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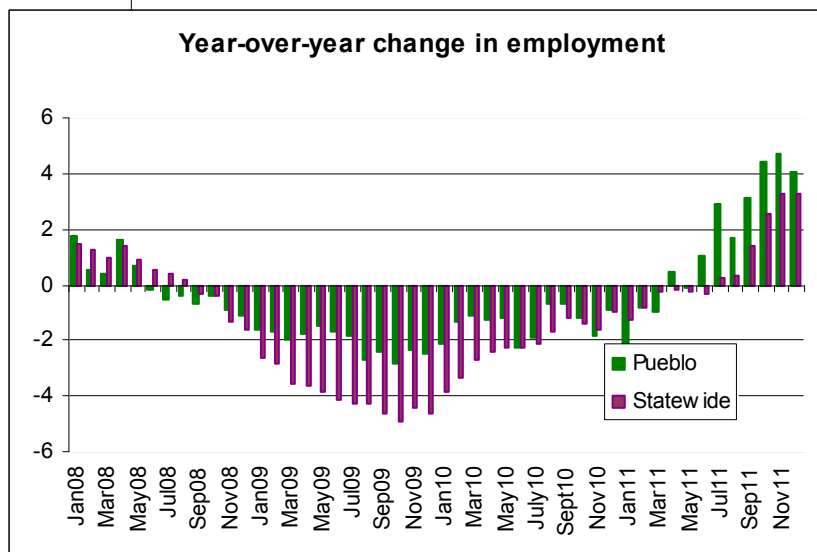
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PUEBLO EMPLOYMENT GROWTH OUTPACES STATE

The unemployment rate in Pueblo during December 2011 fell to 9.8 percent from December 2010's rate of 10.3 percent. By contrast, the statewide unemployment rate for December 2011 was 7.9 percent, which was down from December 2010's rate of 8.7 percent. Pueblo's unemployment rate has tradi-

tionally exceeded the statewide and metro Denver unemployment rates. However, over the past 6 months, the Pueblo area's year-over-year change in employment has exceeded the change statewide. As can be seen in the graph below, the year over year change in total employment for Pueblo has

exceeded 1 percent during each of the past six months. Statewide, year-over-year growth has been smaller. Pueblo's total employment is now almost back to peak levels, and is now down 1.8 percent from the October 2008 peak. Statewide, total employment is down 4.8 percent from the July 2008 peak. The Pueblo area also differs from the statewide trends in that the total labor force in the Pueblo area has now exceeded the previous peak level reached during June 2009. The fact that Pueblo's labor force is still growing contributes to Pueblo's higher unemployment rate. Much of the state has been seeing a declining labor force, which pushes down the unemployment rate.



PUEBLO SINGLE-FAMILY BUILDING PERMITS DOWN IN DECEMBER

Single-family building permits in Pueblo County fell 45 percent in December 2011, dropping from 209 during December 2010 to 114 during December

2011. Multifamily permits also fell, dropping to zero permits during December 2011. There were 17 multifamily permits issued in Pueblo County during

December 2010. The number of single family permits issued in Pueblo County, when adjusted for population, was among the lowest of all metropolitan counties in Colorado. **MORE on page 3**



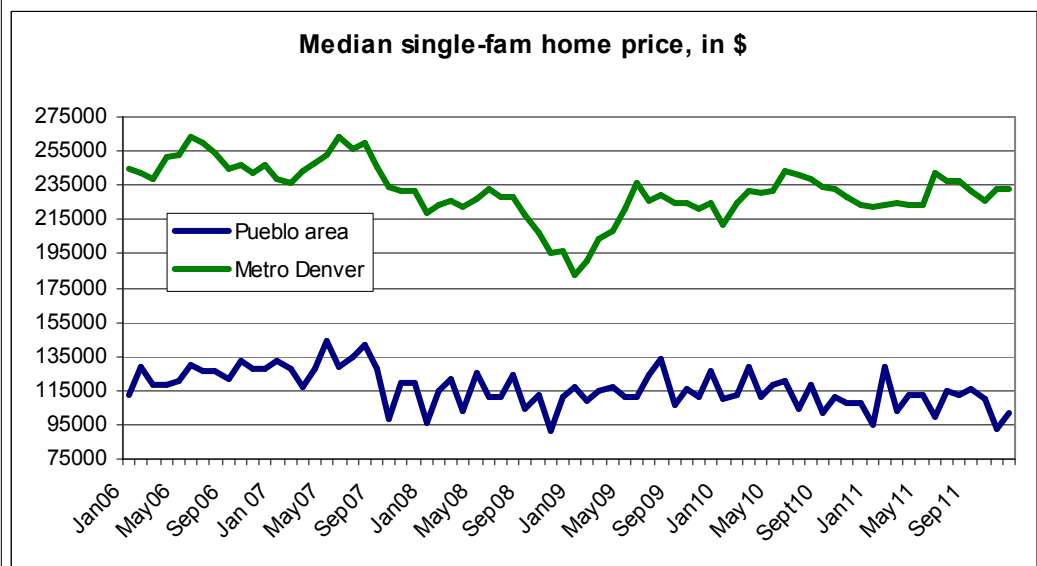
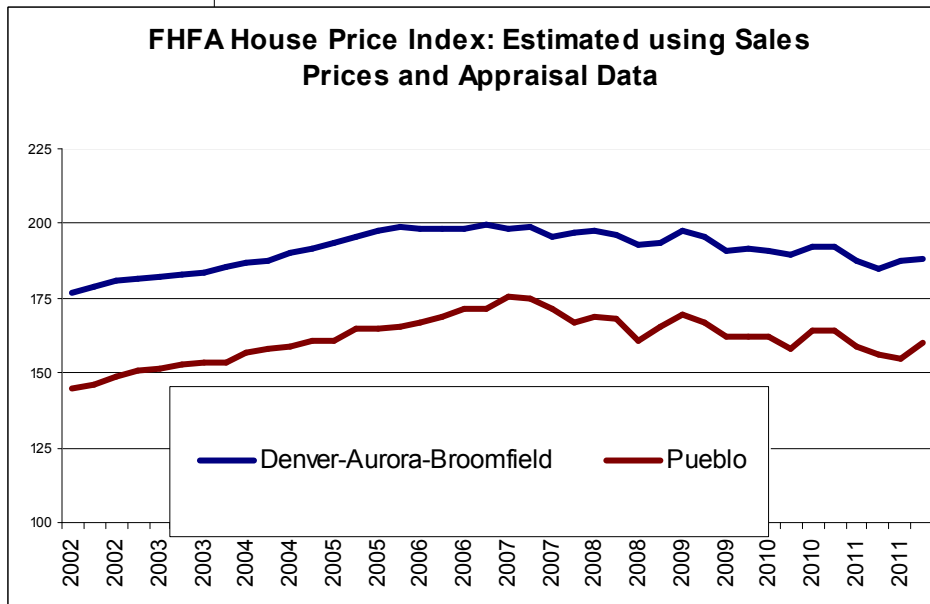
HOME PRICES DOWN IN PUEBLO AS 2011 ENDS

During the fourth quarter of 2011, the Pueblo area's HPI was 8.4 percent below its 2007 peak.

According to the House Price Index (HPI) for Pueblo for the fourth quarter of 2011, released by the Federal Housing and Finance Agency, Pueblo's HPI decreased 2.6 percent from the fourth quarter of 2010 to the fourth quarter of 2011. The Denver-Aurora HPI declined 1.9 percent. The

Pueblo HPI declined during the fourth quarter for the fourth quarter in a row, following two quarters of year-over-year increases during 2010. The HPI increased from the third quarter of 2011 to the fourth quarter, but remained down year over year. The FHFA graph below shows that the Pueblo area's HPI

remains down from peak levels. During the fourth quarter of 2011, the Pueblo area's HPI was 8.4 percent below its 2007 peak. In Metrolist data provided by the Colorado Association of Realtors, the median home price in Pueblo was \$101,800 during December 2011, which is a year-over-year drop of 5.8 percent. In the metro Denver area over the same period, the median home price rose 4.2 percent. The graph below shows that the Pueblo area continues a general downward trend that began in mid-2007. The median home price in Pueblo is now 29 percent below its 2007 peak, while the metro Denver median home price was only 11.7 percent below the 2007 peak during December.



VACANCY RATES IN PUEBLO CONTINUE TO FALL FROM 2010'S HIGHS

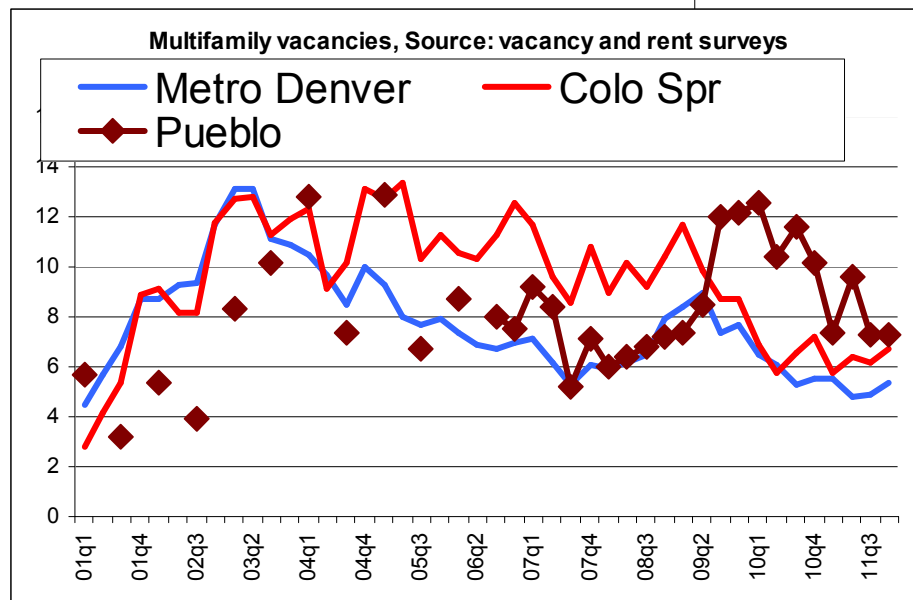
The vacancy rate in Colorado apartments was down during the fourth quarter of 2011, falling in five of the six metro areas measured from the fourth quarter of 2010 to the fourth quarter of 2011. According to the Colorado Division of Housing's state-wide report on vacancies and rents, the combined vacancy rate for apartments in six metro areas across Colorado during 2011's the fourth quarter was 5.0 percent. The rate was down from 2010's fourth quarter rate of 5.6 percent. The vacancy rates in both Pueblo and Colorado Springs have been above the metro Denver vacancy rate since the third quarter of 2010. In recent quarters, the Colorado Springs area has declines to ten-year lows. The Pueblo vacancy rate surged above

12 percent during late 2009 and early 2010, and has only slowly fallen to rates seen during the middle of the past decade. The Pueblo vacancy rate was 7.3 percent during the fourth quarter of 2011, making it the metro area with the highest vacancy rate.

Pueblo has had the lowest average rent among the metro areas since 2006 when Grand Junction's average rent moved above Pueblo's rent level.

Average rent levels declined year over year in Pueblo during the second, third and fourth quarters of 2011.

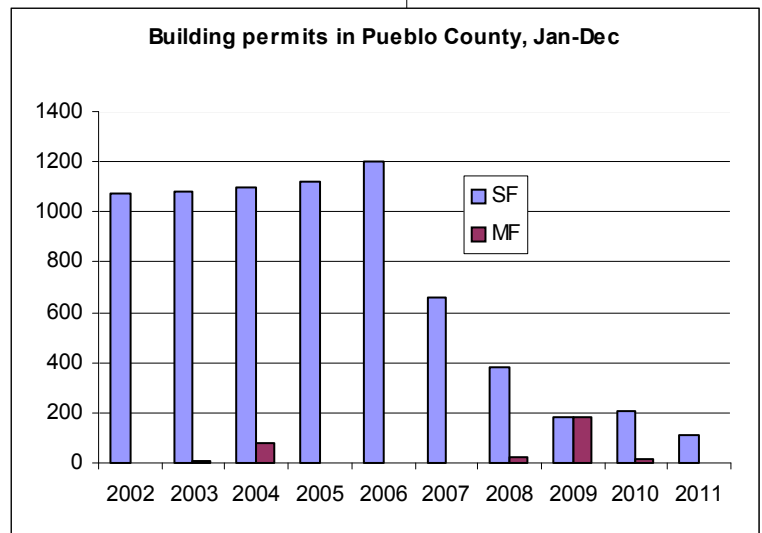
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PERMITS FALL IN PUEBLO

Along with Boulder County and Jefferson County, Pueblo County was in the bottom quartile of counties for new single-family permits issued during 2011. Pueblo County also had the largest rate of decrease in single-family permit activity of all metropolitan counties in the state. As can be seen in the graph at right, the

total number of single-family permits issued in Pueblo County during 2011 was well below any other year over the past decade. Many larger counties in Colorado saw increases in permit activity from 2009 to 2011, but this has not been the case in Pueblo County.



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HOUSING

Visit us on our searchable blog:

www.Divisionofhousing.com

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

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 Pueblo regional vacancy data will be released in mid May.
- 2nd Q 2012 Foreclosure totals for Pueblo County will be available in early May 2012.

Housing Snapshot is written by Ryan McMaken

FORECLOSURE ACTIVITY LEVELS OFF IN PUEBLO COUNTY DURING 2011

Foreclosure filings in Pueblo County fell 19 percent during January 2012 compared to January of 2011. In all metropolitan counties combined, foreclosure filings fell 28 percent.

There were 102 new foreclosure filings in Pueblo County during January and 1,939 filings in all metro counties combined. Foreclosure sales at auction, the event that com-

pletes the foreclosure process, were down 10 percent year over year in Pueblo County, dropping to 61 auction sales during January. There were 1,150 auction sales in all metro counties combined. The graph at left shows trends in Pueblo County auction sales versus auction sales in all metro counties combined. Sales in Pueblo county have been flat since mid-2011, although sales in all metro counties combined have been slowly declining over the same period. Among all metro counties, the foreclosure rate in Pueblo County was the fourth-highest out of 12 with 1,035 households for every foreclosure auction sale.

