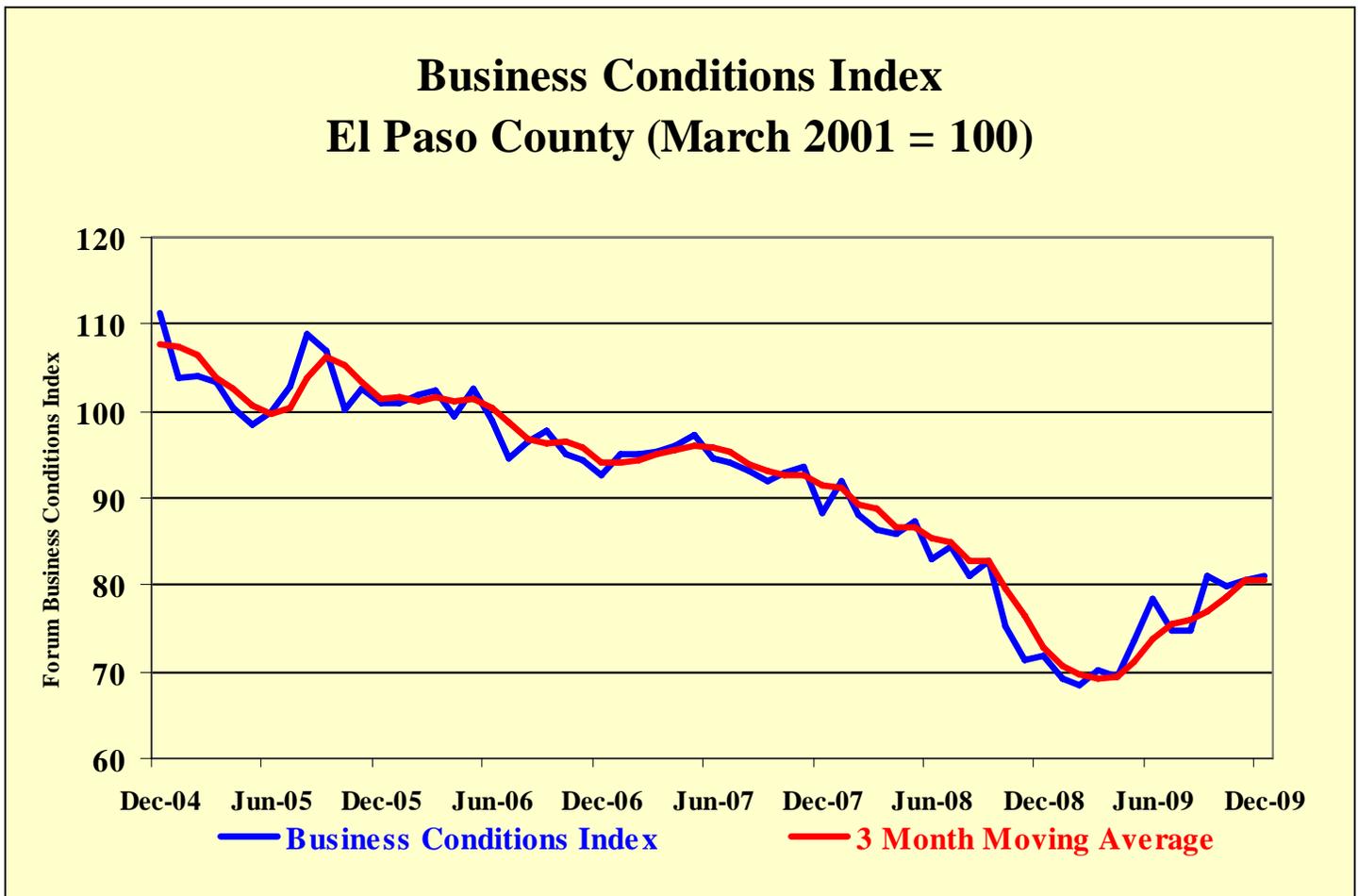


# Quarterly Updates and Estimates

Volume 8, Number 3, 2010  
 Fred Crowley - Senior Economist

## Update on the El Paso County Economy

The April 2009 *QUE* reported that the local economy appeared to have bottomed out in the 4<sup>th</sup> quarter of 2008 to the 1st quarter of 2009. The flow of information since then suggested a recovery was emerging in the local economy. Support for that initial observation has gained additional strength since the July *QUE*. The December 2009 Business Conditions Index (BCI) stood at 81.1, 18.6 percent higher than the February 2009 low of 68.4. The BCI is expected to remain in the low to mid 80's through the first quarter of 2010.



<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.

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

	COS Enplanements	El Paso County SF & TH Permits	U Of Mich Con Sent	Kansas City Fed Mfg Index	El Paso <u>Employment</u> Rate	CoSpgs 2% Sales & Use Tax	County New Car Registrations	El Paso County Fore-closures	El Paso County Employed	El Paso County Real Wages	BCI
Sep-08	80.47	28.26	78.38	125.56	97.30	99.18	66.60	98.94	108.36	98.03	82.78
Oct-08	86.28	17.50	65.90	99.03	96.91	93.25	58.91	97.92	108.16	104.58	75.24
Nov-08	79.98	17.29	61.41	75.11	96.74	94.39	53.43	98.21	108.47	103.65	71.39
Dec-08	79.57	16.87	66.14	76.98	96.35	91.51	55.60	98.26	107.59	102.44	71.78
Jan-09	79.02	17.92	65.64	62.78	95.93	89.24	48.86	98.17	107.00	97.16	69.13
Feb-09	78.56	17.71	61.71	59.79	95.27	90.86	50.00	97.78	106.68	96.60	68.39
Mar-09	87.83	17.50	62.31	64.65	95.22	98.11	50.29	97.94	106.14	95.78	70.18
Apr-09	87.24	12.44	71.50	78.10	95.15	92.01	49.74	97.74	107.69	93.66	69.43
May-09	80.54	25.94	75.30	90.06	95.16	87.36	40.81	97.83	106.37	93.30	73.60
Jun-09	80.15	32.26	75.93	106.13	95.41	94.46	49.76	98.18	104.00	92.33	78.43
Jul-09	77.96	24.25	71.27	101.27	95.24	92.14	48.44	96.91	103.97	93.15	74.75
Aug-09	81.52	23.83	71.94	100.52	95.48	96.00	45.77	97.65	103.46	92.67	74.85
Sep-09	84.89	29.73	81.95	127.80	95.54	91.27	56.65	97.55	103.30	92.24	80.99
Oct-09	84.00	26.78	80.77	125.19	95.49	90.71	53.83	98.04	102.80	98.83	79.87
Nov-09	83.00	22.35	74.85	141.63	95.59	99.15	62.41	97.87	103.87	97.68	80.59
Dec-09	77.08	27.20	79.78	128.92	95.37	92.67	66.47	97.46	102.89	96.38	81.06
December 2009 Compared to:											
Nov-09	-7.1%	21.7%	6.6%	-9.0%	-0.2%	-6.5%	6.5%	-0.4%	-0.9%	-1.3%	0.6%
Sep-09	-9.2%	-8.5%	-2.6%	0.9%	-0.2%	1.5%	17.3%	-0.1%	-0.4%	4.5%	0.1%
Jun-09	-3.8%	-15.7%	5.1%	21.5%	0.0%	-1.9%	33.6%	-0.7%	-1.1%	4.4%	3.3%
Dec-08	-3.1%	61.3%	20.6%	67.5%	-1.0%	1.3%	19.5%	-0.8%	-4.4%	-5.9%	12.9%
Real wages in El Paso County are estimated by the Forum for the period Jul '09 through Dec '09											

U.S. Airways announced it will discontinue all flights out of Colorado Springs (27 scheduled departures a week). While other air carriers, especially Frontier, are expected to pick up some of the activity that would have been generated by US Airways, the Forum believes a significant reduction in enplanements will take place in 2010. Enplanement activity is expected to decline 3 to 5 percent in 2010. This will also moderate growth projections for the BCI.

Evidence points to a recovery in the resale and new residential housing market. This is partly due to first time and trade up home buyer tax credits which expire in June 2010. Gains are also expected in consumer sentiment, sales tax collections and manufacturing. Modest improvements are expected in foreclosures and employment/wages. While gains are expected in employment, the lagged characteristics of the indicator are expected to be lower than a year ago.

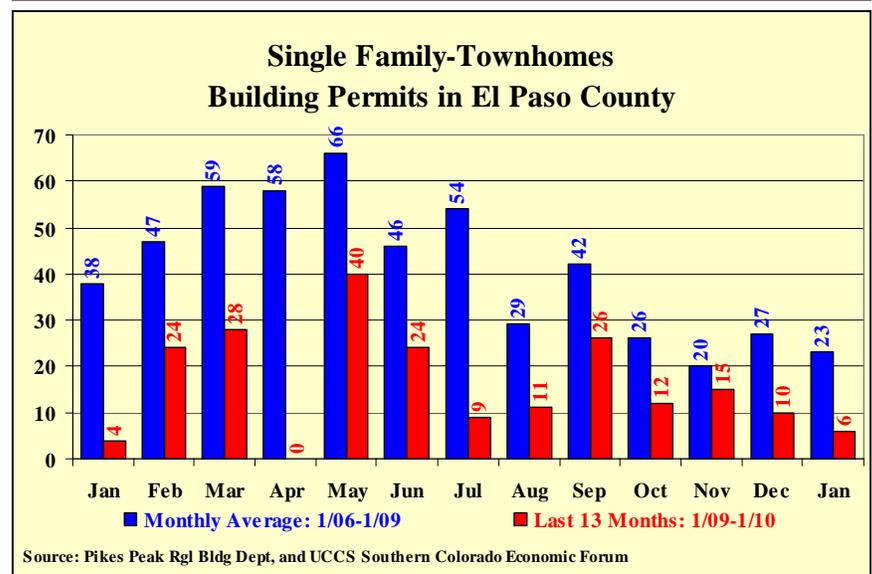
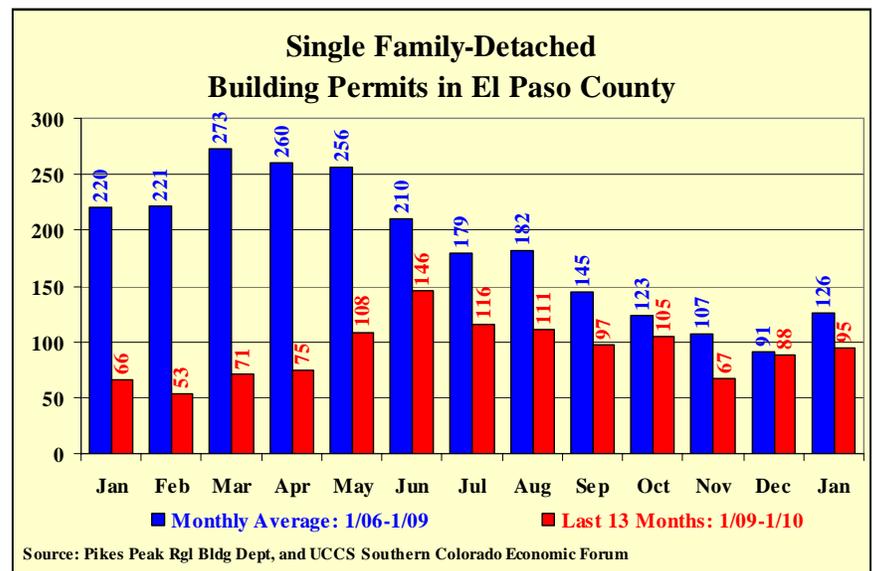
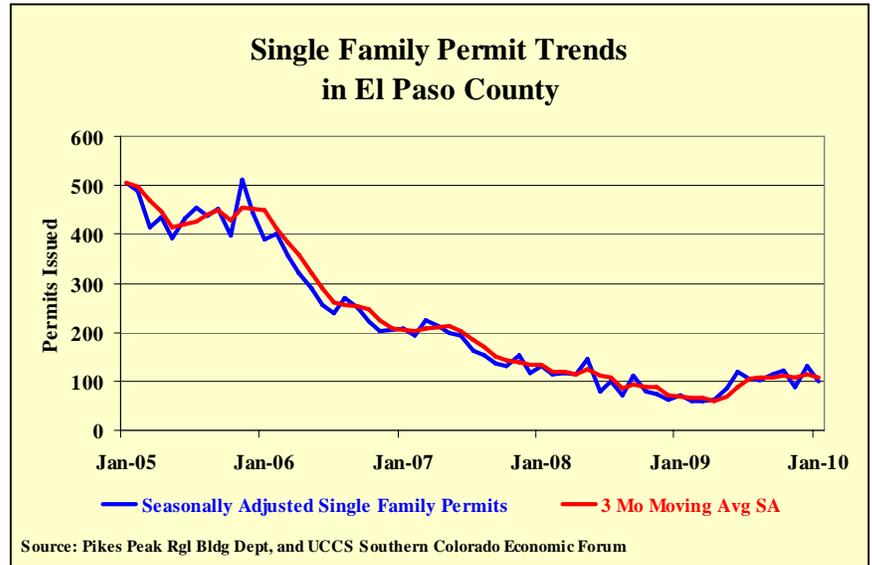
The traditional post recession surge in economic indicators probably peaked. Additional signs of improvement are expected to be slower in the coming months. Significant improvement in employment and wages need to be part of the recovery before the BCI is expected to demonstrate another round of strong growth.

## 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 in previous issues of the *QUE*. Current evidence continues to support the earlier observations. Permit activity has increased noticeably. Single family permits in January 2010 were 44% higher than in January 2009.

Seasonal declines in permit activity took place since June 2009. As of January, permit activity is down a “modest” 25 percent compared to the January average over the prior three years. This compared very favorably to the approximately 75 percent difference that characterized the November 2008 through April 2009 compared to the three year monthly average for the period.

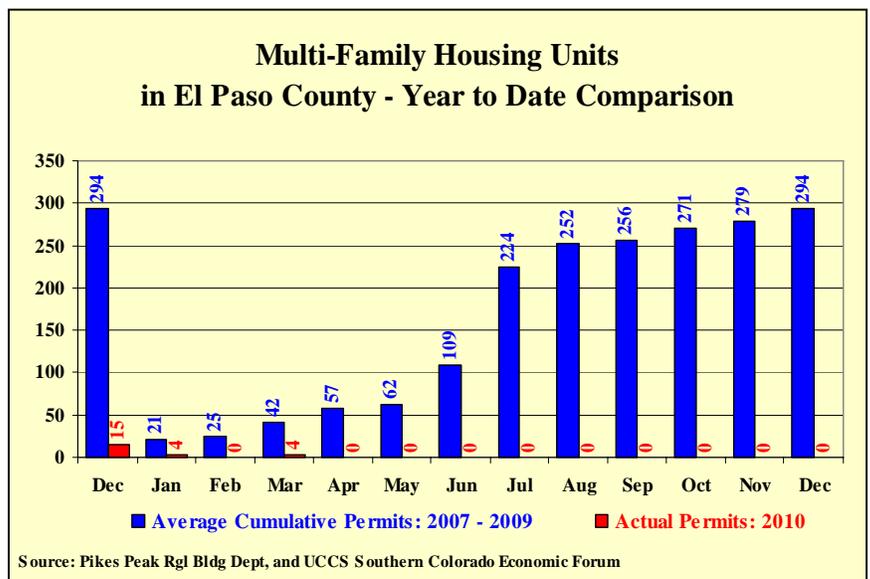
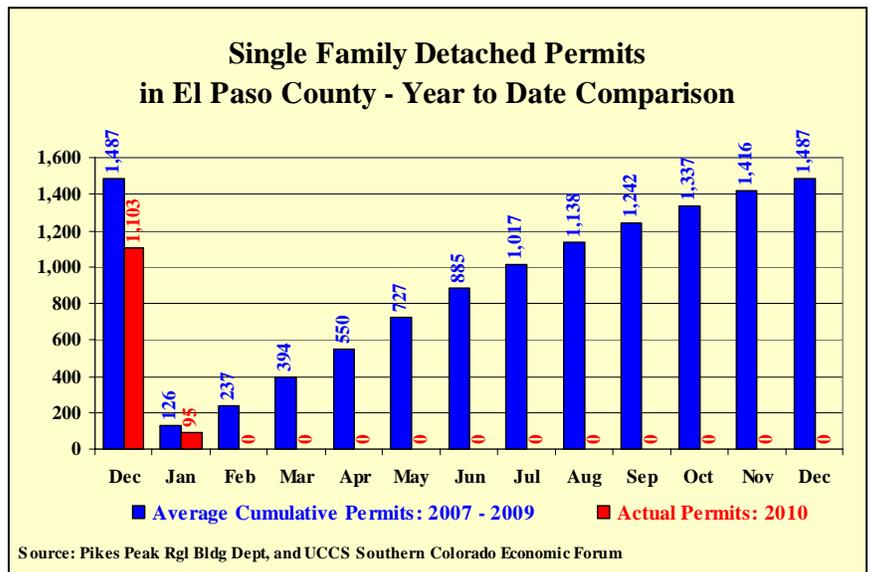
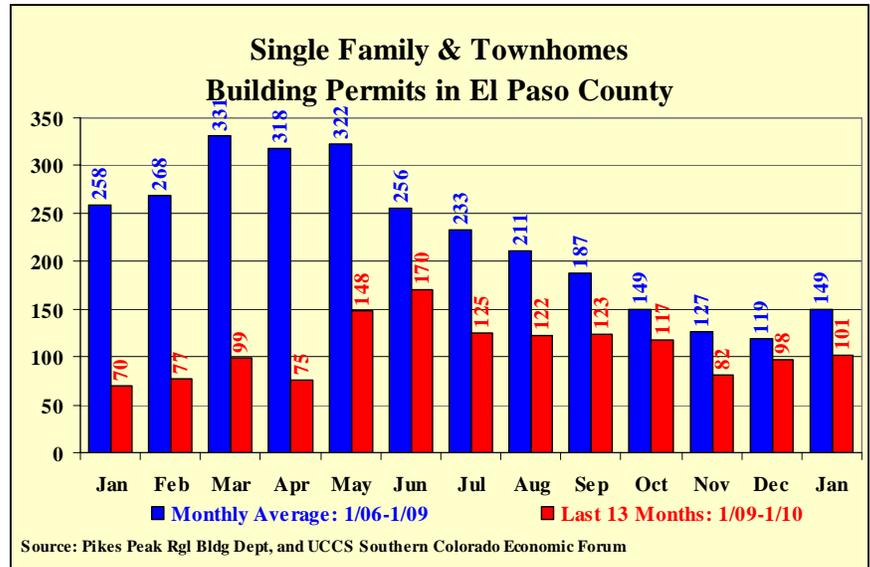
Townhome permit activity has been more volatile than detached single family permits. Weakness in townhome permit activity continues to characterize this less expensive form of home ownership. Volatility aside, townhome permit activity is expected to improve slightly over the next six months.



The most recent thirteen months of private residential building activity depicts two patterns. Prior to May 2009, residential permit activity was often 75 percent below the recent, respective monthly averages. Since then, permit activity has increased. January 2010 permits were just 18 percent below the recent comparable monthly average. This reflects both an improving residential permit level and a lower recent monthly average that has caught up with the recent weakness in residential permits. First time and trade-up home buyer effects are expected to run their courses when they expire in June.

Single family permits for 2009 continued to lag their past average. The anticipated improvements in the local housing market are expected to add strength to this indicator. Additional gains are expected to be modest through the second quarter of 2010.

The Forum noted in previous issues of the *QUE* that multi-family units were overbuilt. Vacancy rates in the region are among the highest in Colorado (34% above the state average as of Q3 2009). Inflation adjusted rents have declined steadily. The additional troops at Fort Carson are insufficient to absorb the vacant units in the community. Multi-family permit activity came to a market correcting halt through December 2009. A recovering local economy is expected to reduce vacancies over the next 6 to 12 months. The Forum does not anticipate the need for new multi-family permits for at least six months.

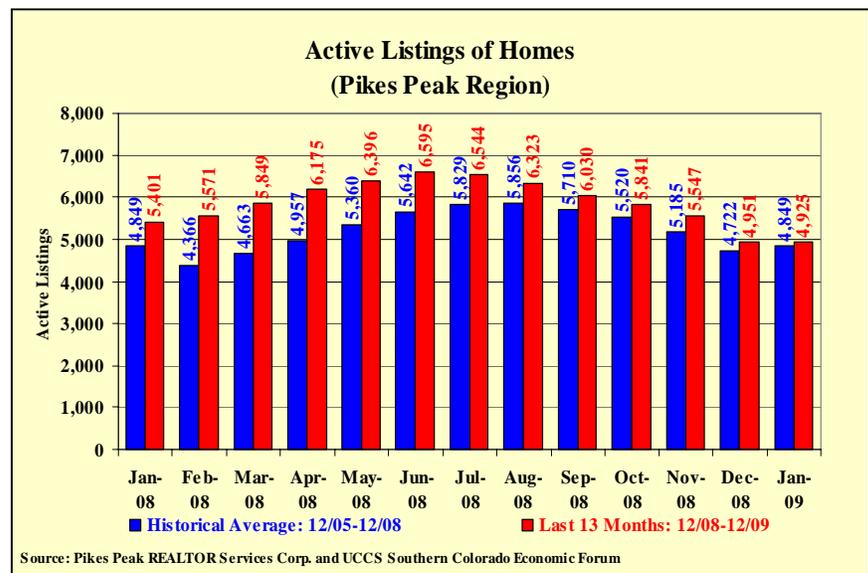
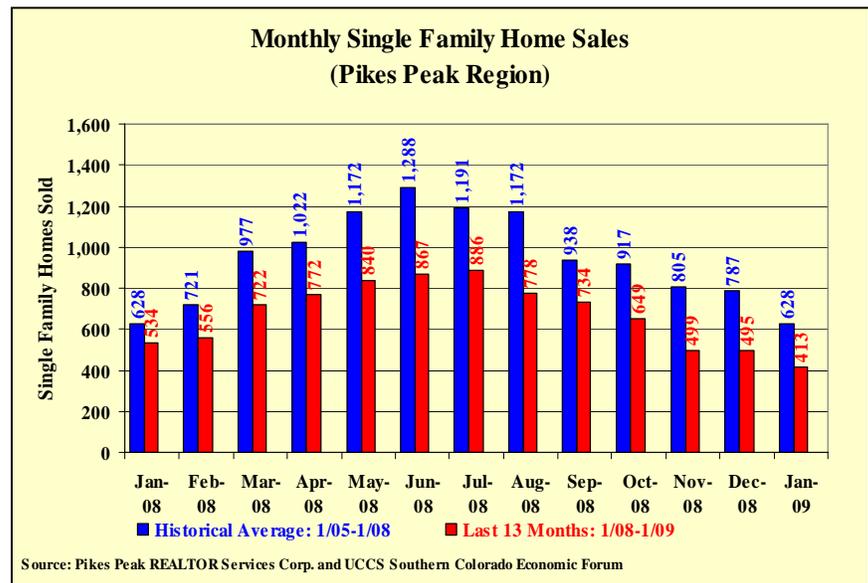
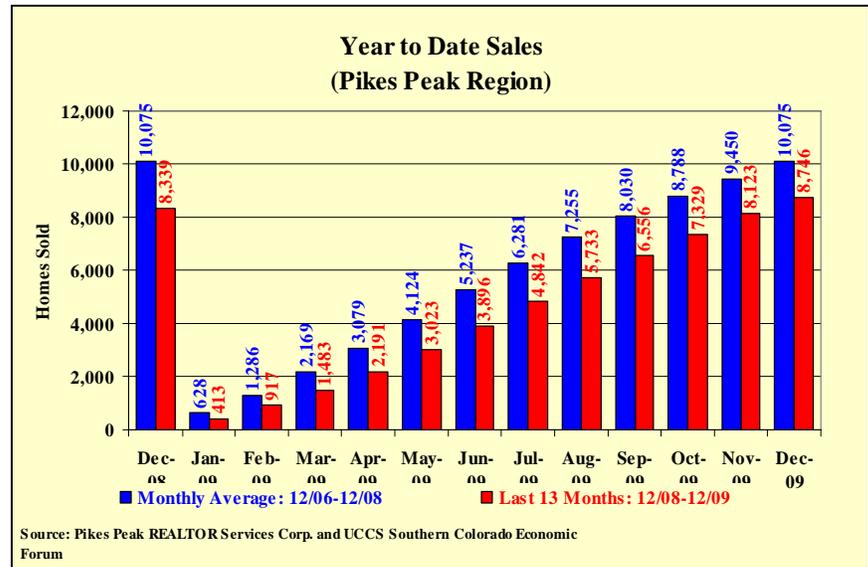


## MLS Activity

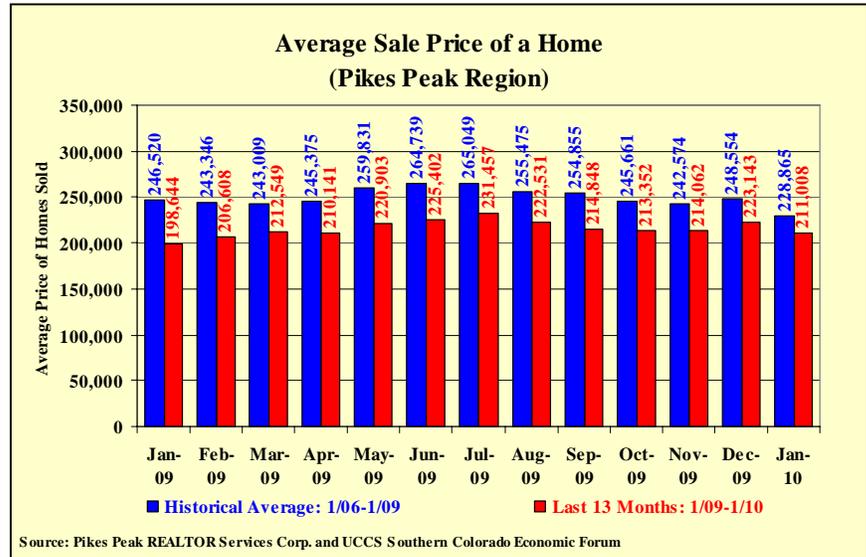
Single family home sales in the Pikes Peak Region in 2009 were 4.9 percent higher than in 2008. On a quarterly basis, the improving trend can be seen by comparing the monthly sales in 2009 to the respective, historical monthly average. March 2009 was 32 percent below its historical monthly average. June 2009 was 26 percent below its average. September was 18 percent below its average. December was 13 percent below its average. Improvements in MLS transactions were noticeable beyond the first time home buyer tax credits.

Monthly home sales activity in 2009 improved steadily when compared to the historical average for the month. The improvement is attributable to low mortgage rates (4.5% to 5.5% during the year), previous declines in housing prices and a significantly improved housing affordability index (134 in 2008 vs. 101 in 2006).

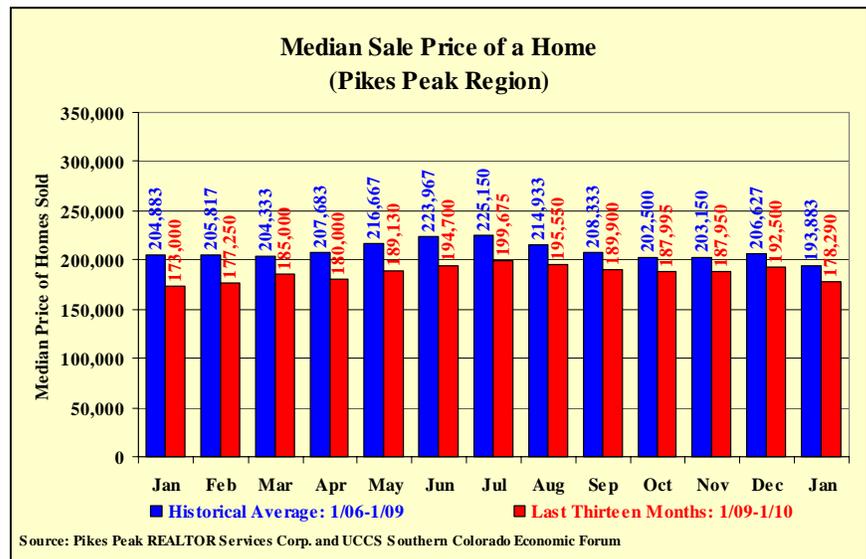
Another factor affecting improved MLS facilitated transactions is the decline in the number of active listings in the region. Currently, there are 3,951 active listings. This is approximately 3,000 lower than the peak number of a few years ago. The decline in supply helped support price stability. The increase in demand from the first time home buyer program also contributed to an improved housing market, especially at the entry level price range.



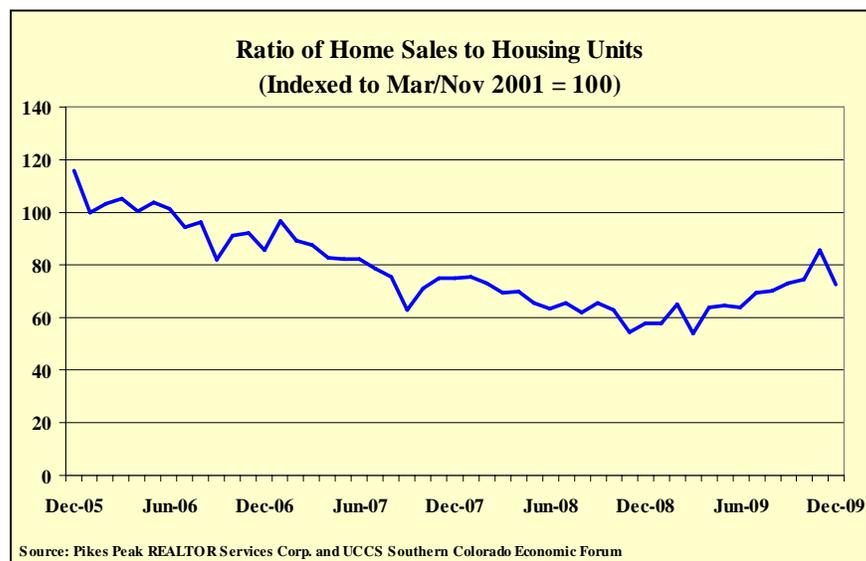
The Forum reported the rising trend in housing prices last quarter. The average price of an MLS facility home sale in January 2010 was 6.2 percent higher than the average price in January 2009. The Average price of a home that was sold grew 3.4 percentage points above the rate of inflation during the same period. Sustainable price increases will depend on job/income growth, low interest rates and some semblance of a balance in the supply and demand for housing.



Median sale prices were almost a mirror image of the average price trend. Median prices appear to have bottomed out in January 2009. Prices increased throughout the year, reflecting normal seasonal patterns. As of January 2010, median prices of sold homes are 3.1 percent higher than a year ago. Inflation over the same period was approximately 2.8 percent. For the first time in several years, local housing prices increased in real terms.



The Forum's ratio of home sales to total single family housing units is a proxy for the liquidity of the local single family housing market. The index remained in a steady range from October 2008 through March 2009. The tenuous upward trend appears to have solidified. This is additional support for the observation that the local housing sector is improving. The upward trend is expected to demonstrate some volatility during the next six months. While still a buyer's market, a more balanced supply/demand relationship in home transactions is emerging.

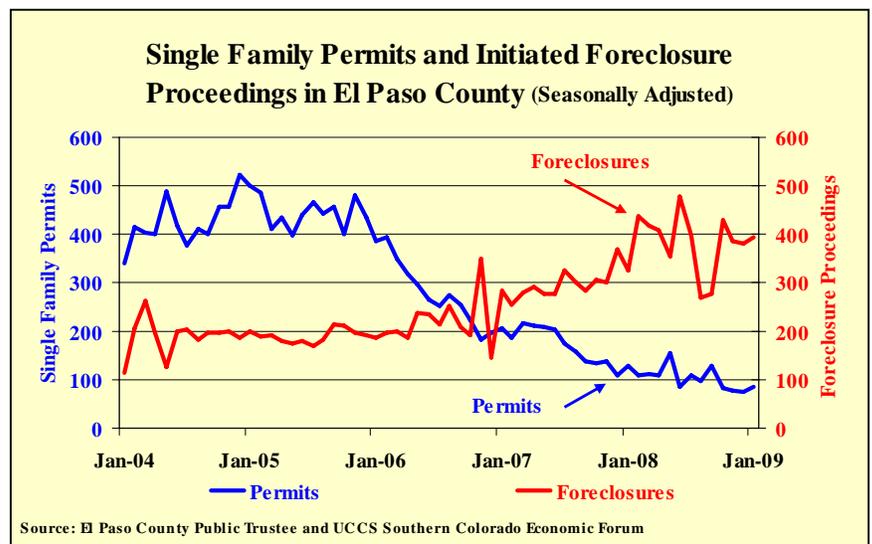
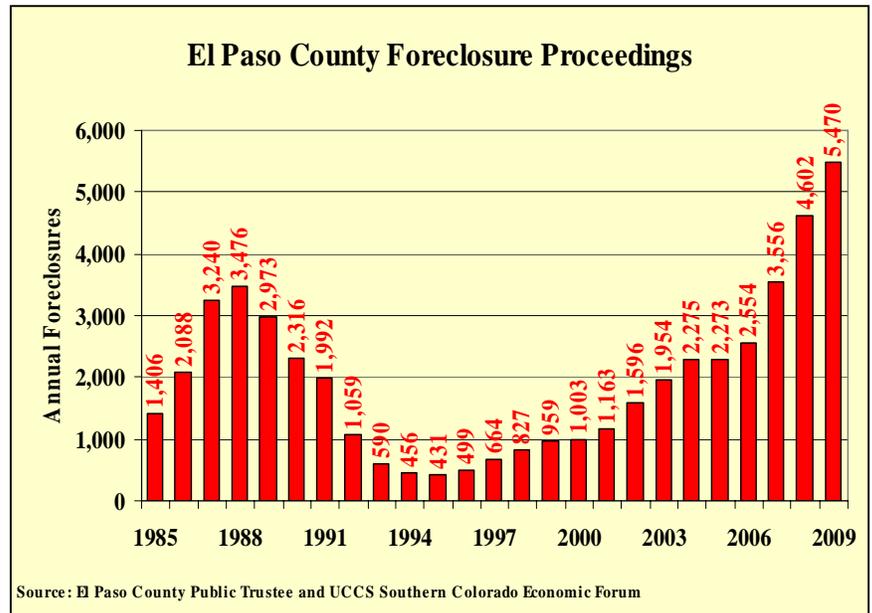


## Foreclosures

The number of foreclosures increased sharply in 2009 as subprime and Alt A mortgage loans continued to be a problem. Foreclosures are also hitting homeowners with second mortgages who are upside down on their mortgages. Industry insiders anticipate a wave of five year adjustable mortgages from 2005 as potential candidates to drive foreclosures up in 2010. Tougher lending and appraisal standards might be obstacles for these mortgages to refinance their mortgages. The Forum's perspective is more optimistic. An improving local economy, rising home prices and low interest rates may help reduce foreclosures by 200-300 in 2010.

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 January 2010. The illustration to the right also suggests that foreclosures appear to have peaked and are beginning to decline.

First time homebuyer tax credits have been extended through June 2010. They now include a \$6,500 tax credit for trade-up buyers in addition to the \$8,000 tax credit for first time home buyers (<http://www.irs.gov/newsroom/article/0,,id=204671,00.html>). These tax credits helped to increase housing activity and have shifted the demand curve for housing to the right, a good thing. This should lead to increases in the price of a home. By extension, rising home prices should reduce the number of upside down mortgages and reduce foreclosures. A risk of the homebuyer tax credit program is current sales are being increased at the expense of reduced future home sales. This was observed with the "Cash for Clunkers" program.



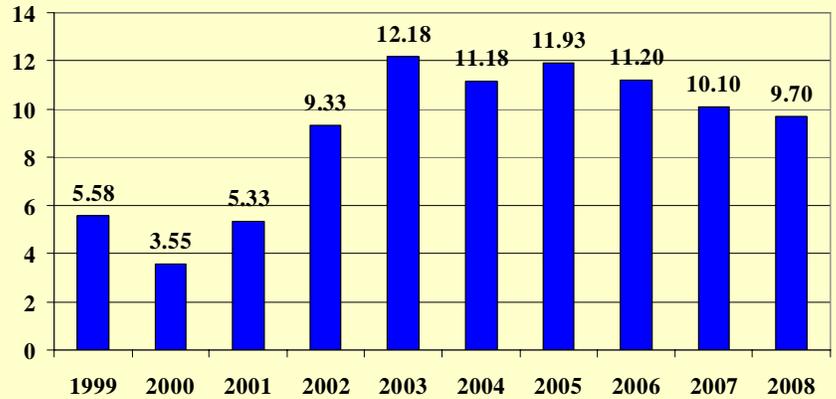
## Multi-family Market

The estimated annualized multi-family vacancy rate stood at 9.70 percent for 2008. Limited new construction, the lack of job growth and the sustained deployment of troops from Fort Carson contributed to this. Recent evidence for the 3rd and 4th quarters suggest vacancies are declining.

Higher nominal rents are not expected until vacancies drop to the 8 percent range and a “normal” level of inflation returns as the economy begins to grow.

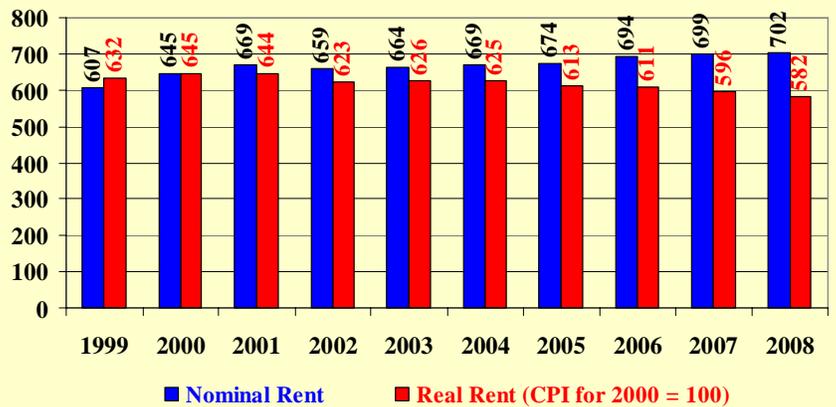
Apartment rents increased 6.5 percent since March 2004. Unfortunately, inflation increased 13.8 percent during the same period. This means, net of inflation, landlords are collecting 6.9 percent less real revenue per rented apartment than they did five years earlier. Higher inflation expectations for 2010 (2.8% since January 2009) indicate real rents are not likely to increase in 2010.

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



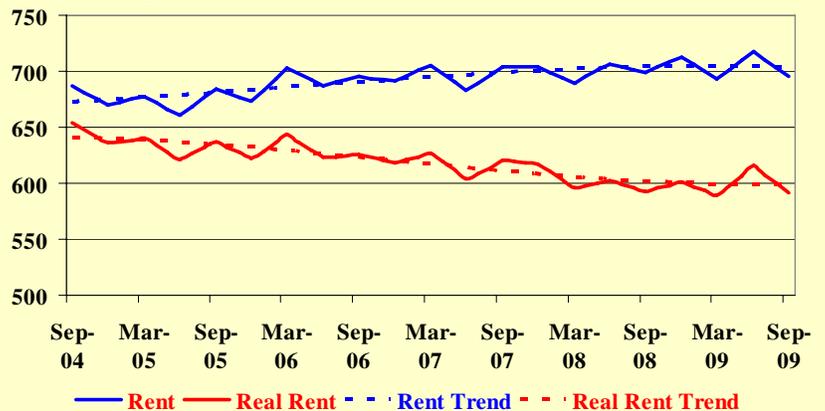
Source: Colorado Division of Housing, \*= Estimated Yearly Rate

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



Source: Colorado Division of Housing

### Monthly Nominal & Real Apartment Rents in El Paso County

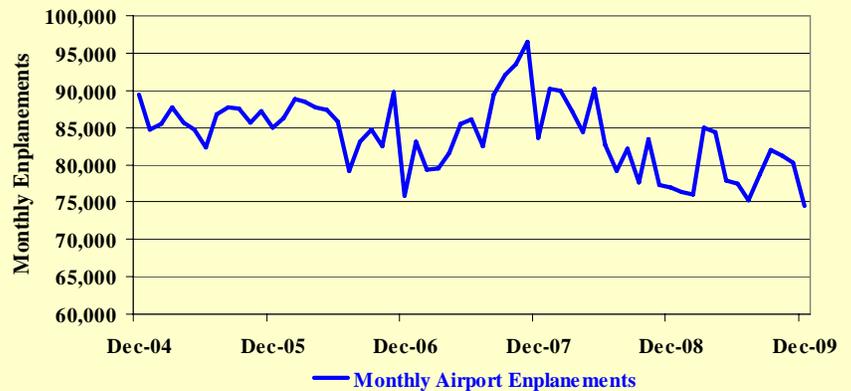


Source: Colorado Division of Housing, UCCS Forum

## Colorado Springs Airport Trends

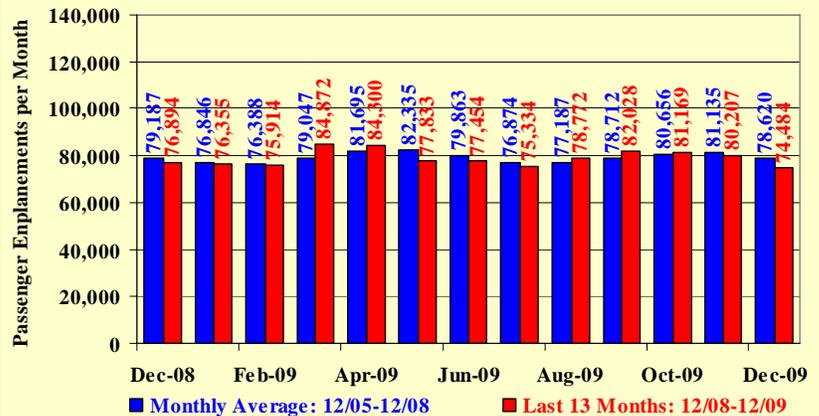
Enplanement activity in 2009 decreased to its lowest level since the early 1980's. Enplanements in 2009 are expected to decline further in 2010 for two reasons. The economy is not expected to demonstrate strong growth in business/tourism activity and US Airways announced plans to terminate all operations at the airport (27 flight departures a week). Enplanement activity on Frontier Airlines is showing strong growth. Despite this growth, enplanements at the airport are expected to decline 3 to 5 percent in 2010.

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



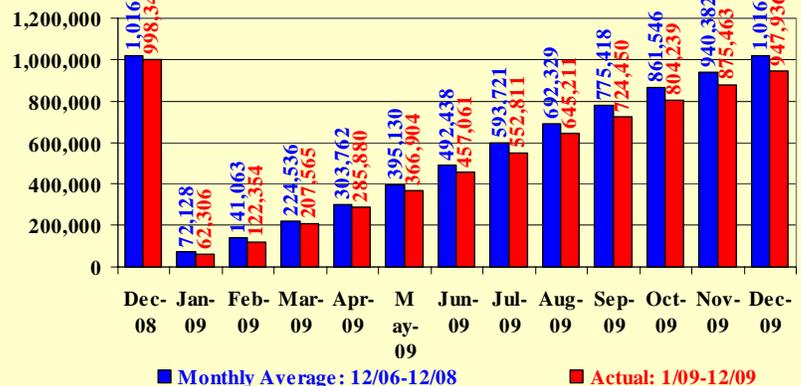
Source: Colorado Springs Airport, Prepared by UCCS Southern Colorado Economic Forum

**Enplanements at Colorado Springs Airport vs Recent**  
 Monthly Average (Seasonally Adjusted)



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

**Colorado Springs Airport Enplanements**  
 Year-to-Date Trends



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

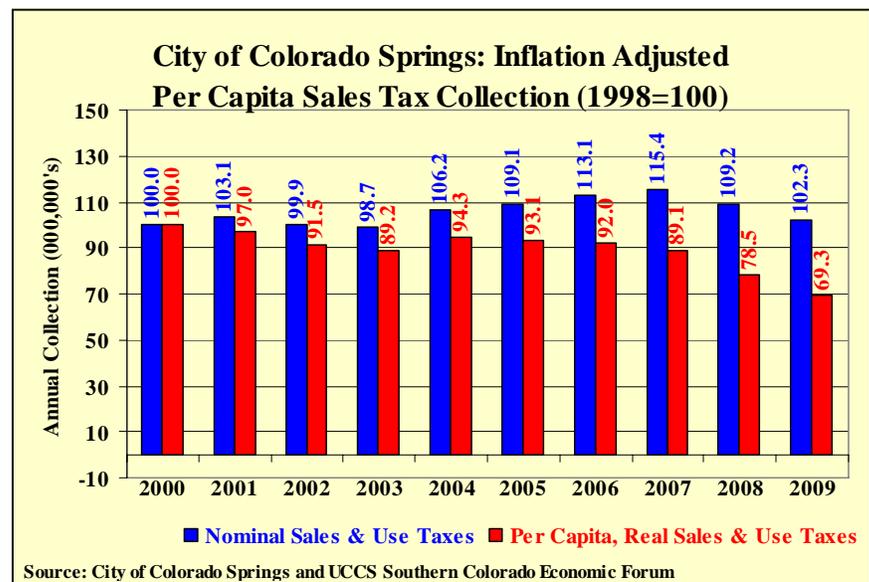
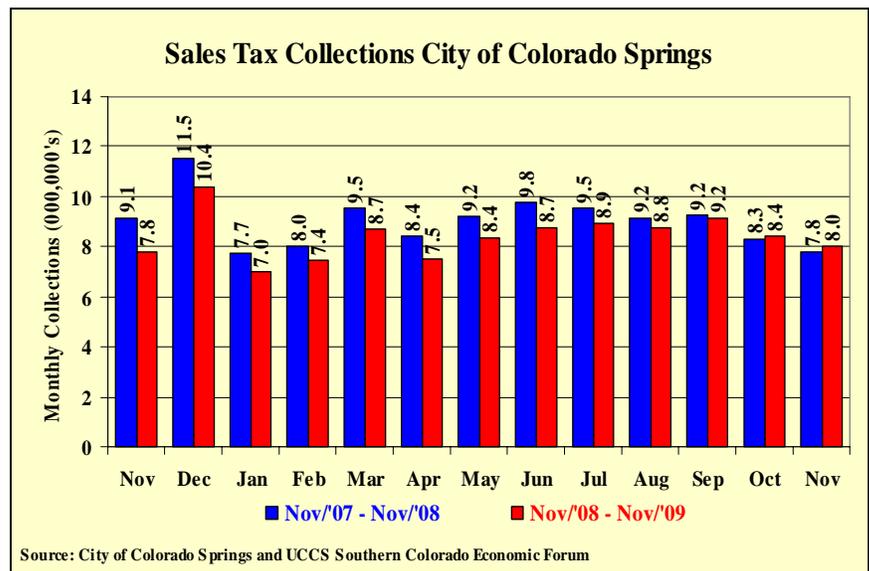
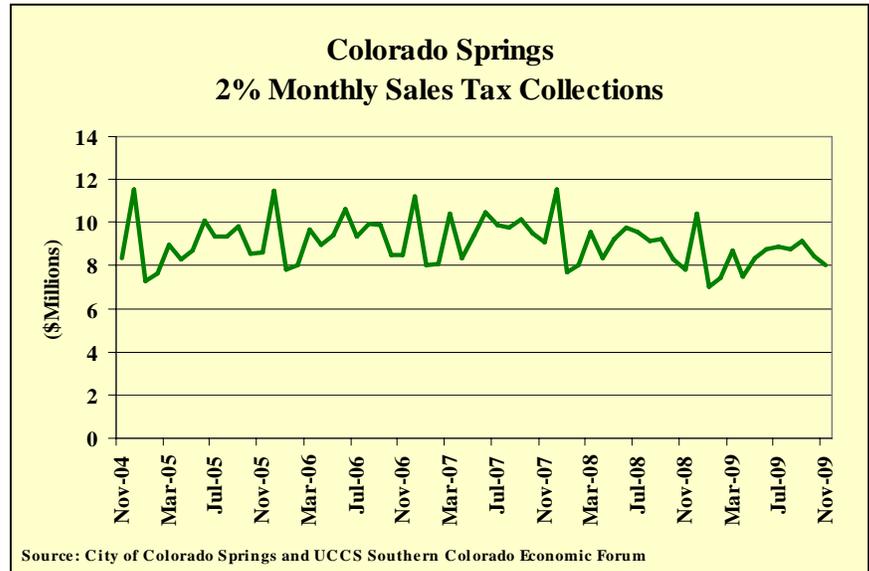
## Colorado Springs Sales Taxes

The City of Colorado Springs sales tax collections peaked in 2007. The current decline reflects the recession, the ongoing flight to suburbia and lost sales to out of region internet businesses. In order to see a correction to the tax revenue trend, 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.

Monthly sales tax collection comparisons with the current and average for the same month over the previous three years indicate sales tax collections for Colorado Springs have declined steadily through most of 2009. October and November collections showed signs of improvement.

Local sales tax declines have been linked to the flight to suburbia, internet purchases, the loss of high paying jobs since 2001 and the recession. Per capita, real sales tax collections have been on a downward trend for the City of Colorado Springs for several years. Per capita, real sales tax collections fell 11.5 percent for the Colorado Springs from 1999 through 2008. Per capita, real sales tax collections were down 30.7 percent through November 2009 compared to 1999. While the local economy is recovering from the recession, TABOR's revenue caps will prevent local governments from realizing materially higher tax revenues in 2010.

Redevelopment of blighted areas, enhanced socioeconomic household characteristics, infilling, revitalization and a more diversified economic base of the city are keys to remedy additional declines in sales tax collections.



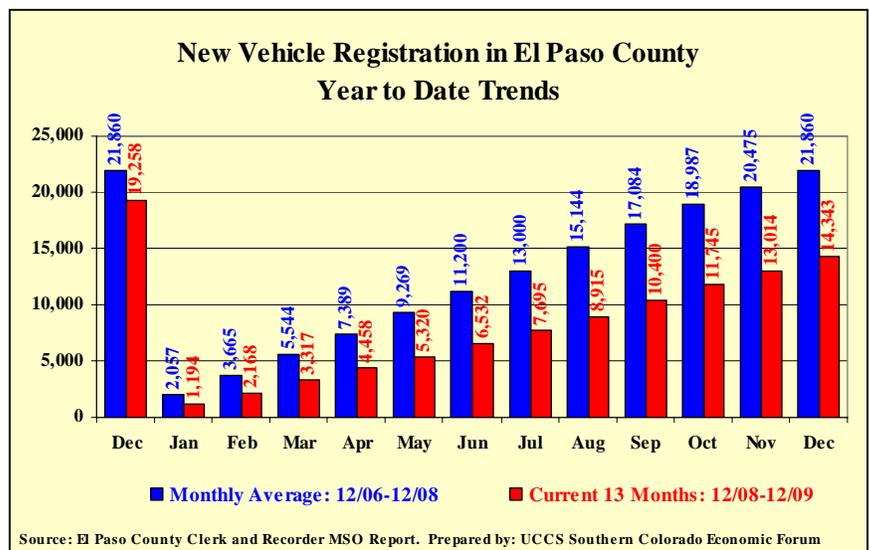
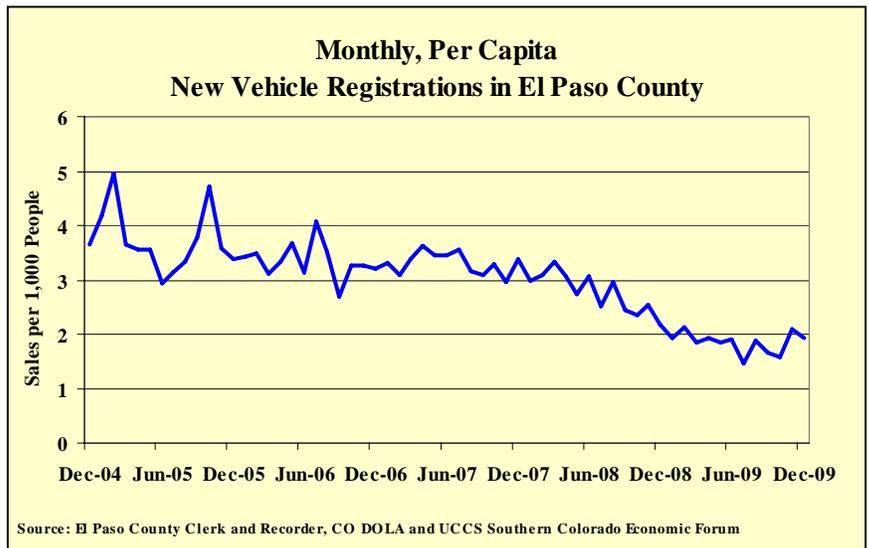
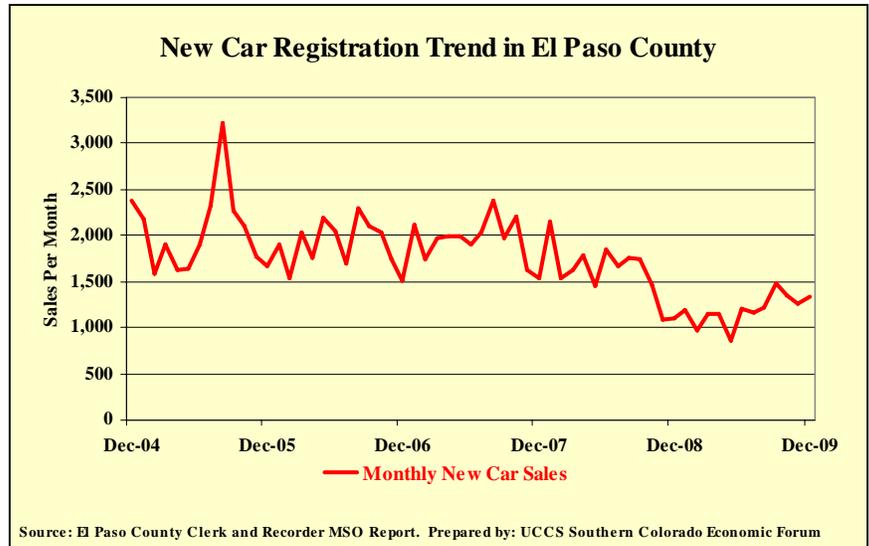
## New Car Registration Trends

The Forum expected modest declines in registration for the last quarter of 2009 as a result of the “Cash for Clunkers” program (CARS). Car purchases were accelerated to take advantage of the “Cash for clunkers” program. As a result, a decline in volume materialized when the program ended.

On a per capita basis, new car sales are doing worse than their absolute decline. Per capita new car sales have declined approximately 50 percent since September 2004. Despite the CARS program, year to date new car sales are 34.4 percent behind recent past norms.

Several factors suggest new car sales will remain depressed for several years. Cars last longer. New CAFE standards will increase their costs, encouraging car owners to keep their vehicles longer. Aging demographic and employment shifts to the suburbs are expected to extend ownership lengths before trade-ins.

An additional problem for new car sales could stem from a lack of consumer confidence in Toyota. If consumer confidence in Toyota is undermined as a result of its recall program to correct accelerator and brake problems, sales of this local market leader are likely to suffer. Toyota captured the largest share of new vehicle registrations (13.6% in 2009). Competitors will jockey to capture Toyota’s market share. The short run effect will be a decline in total sales. A long run effect might see a decline in Toyota’s market share to other brands without changing long run vehicle sales.



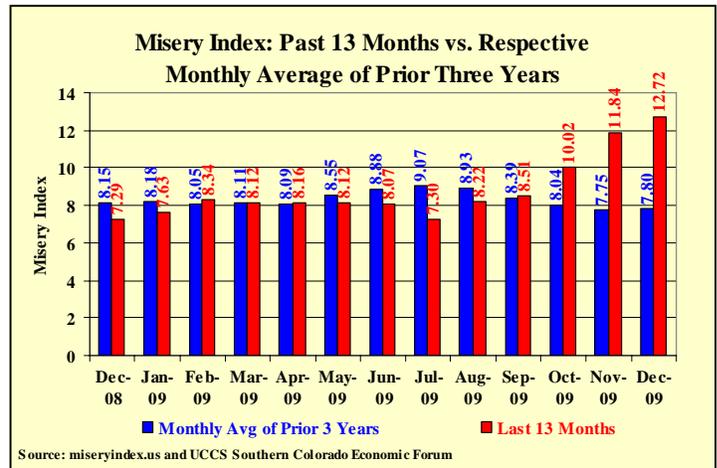
## National Expectations

The Federal Reserve Bank of Philadelphia November 2009 *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. Real GDP growth is projected to be in the mid 4 percent range. Interest rates are expected to rise. Unemployment is expected to decline. Economists in the believe there is little likelihood of a double dip recession.

Annualized Rate for					
	Q4-09	Q1-10	Q2-10	Q3-10	Q4-10
10-Year T-Bond Rate	3.50	3.60	3.69	3.86	4.00
3-Month T-Bill Rate	0.14	0.19	0.26	0.50	0.83
AAA Corp Bond Rate	5.22	5.27	5.32	5.37	5.46
New Private Housing Starts (Annualized Rate Millions)	0.63	0.69	0.74	0.80	0.85
Industrial Production Index	99.0	100.0	100.8	101.9	103.1
Inflation Rate %	2.1	1.5	1.5	1.8	1.8
Real GDP Growth %	4.0	4.1	3.7	5.3	5.0
Unemployment %	10.2	10.2	10.1	10.0	9.8
Employment Growth					
Nonfarm Payroll Employment Growth (000's)	-159.5	-35.0	57.6	158.6	142.2
Nonfarm Payroll Employment Growth (%)	-1.5	-0.3	0.5	1.5	1.3
Likelihood of Decline in Real GDP					
Mean Probability of a Decline in Real GDP	15.4%	15.9%	14.0%	13.8%	13.4%

## 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 chart in the lower left illustrates the historical values for the Misery Index for the last ten years through December 2009. The rise in the Misery Index beginning in late 2007 correctly identified the onset of the recession. The Forum reported in the last issue of the QUE that higher inflation rates would push the Misery Index to the 12 percent range. Unemployment rates are not declining materially while the CPI is current 2.8% higher than a year ago. Slow gains in employment will keep unemployment rates high while inflation is expected to rise further in early 2010. The Misery Index is expected to stay in the 12+ range through the first quarter.



## The Current Business Acquisition Environment

### By Ron Chernak, President First Business Brokers



2009 was a challenging year for business transfers. Due to the soft economy, most businesses experienced declining revenues and profits, which decreased the value of the business. Additionally, the tight credit market made it more difficult to obtain acquisition financing, which not only negatively impacted values, but also modified the terms of the transaction and resulting in some form of Seller financing for many transactions.

In spite of these headwinds, there were and still are, financially qualified buyers looking to acquire businesses in the Pikes Peak region. Although negatively impacted by the recession, our area is faring better than other parts of the country (Think Detroit, Las Vegas, Phoenix, and many communities in Florida). Beginning in the fourth quarter of 2009 and continuing into the first quarter of 2010, buyer inquiries have increased substantially, reflecting increased confidence in the economy and mirroring the rise in the equity markets.

The financing environment has also improved, primarily due to government efforts to stimulate lending through more attractive SBA borrowing terms. Fees to borrowers have been reduced significantly, the guarantee to lenders has been increased, and certain loan restrictions have been liberalized. There is also optimism in the lending community that the size of the SBA loan limits will be increased to \$5,000,000, which will provide business acquisition financing for more transactions.

An additional dynamic to the equation is the probable change in tax rates. The existing, reduced tax rates are scheduled to expire at the end of 2010. There are discussions about imposing a surtax for high income tax payers on top of the scheduled tax rate increases. The end result could amount to an increase in capital gain tax rates of 33 to 66 per cent. The net impact to business owners who are considering the sale of their business within the next couple of years, and who elect to defer the sale until after the end of 2010 in order to sell into a stronger market, might be a smaller net gain as a result of the higher tax rates. While our crystal ball is no clearer than yours, it appears likely that we will see a significant increase in tax rates that impact the sale of businesses.

Due to buyer concerns about the economy, and lender caution, if you are considering the possible sale of your business within the next few years, it is critical to take the appropriate steps to position your business for sale to withstand the increased scrutiny from buyers, their advisors, and lenders. Timely, accurate, financial statements are a must in this environment. Other important considerations include a diversified customer base, a strong management team, and detailed documentation of contractual relationships.

First Business Brokers, Ltd. ([www.fbb.com](http://www.fbb.com)) deals exclusively with the sale of privately owned businesses located primarily in the Rocky Mountain Region.



Established in 1982 by Ronald V. Chernak, CBI, M&AMI, Fellow of the IBBA, the firm is one of Colorado's largest and most successful brokerage companies representing privately owned businesses. First Business Brokers, Ltd. has completed over 800 business sales covering a wide variety of industries. First Business Brokers, Ltd. specializes in the sale of privately held businesses in Colorado. Since its inception in 1982, First Business Brokers, Ltd. has completed over 800 transactions.

For a confidential, no obligation discussion of your options, please contact Ronald V. Chernak at [rvc@fbb.com](mailto:rvc@fbb.com) or (719) 635-9000.

**Table 2: Selected Economic Indicators**

Table 2: Selected Economic Indicators													
<b>National Quarterly Data</b>			2009 Q1			2009 Q2			2009 Q3			2009 Q4	Vs Year Ago
Ttl Loans/Lease Charge-off Rate			2.10			2.61			2.88			na	1.36
Loan Delinquency Rate			5.57			6.41			7.03			na	3.27
Benefit Costs SA 2005=100			108.1			108.3			108.6			109.0	1.50
Compensation Costs SA 2005=100			109.3			109.5			110.0			110.4	1.80
Retail Sales SA (billions)			842			925			928			na	-78.4
e-Sales SA (billions)			30.2			30.8			32.0			na	0.6
e-Sales as % of Retail Sales SA			3.6%			3.3%			3.4%			na	0.3%
GDP Real % Growth (Chained) SA			-6.4%			-0.7%			2.2%			5.7%	2.3%
Consumer Debt to Disposable Inc			13.5%			13.1%			12.9%			0.0%	-13.6%
<b>National Monthly Data</b>	Jan-09	Feb-09	Mar-09	Apr-09	May-09	Jun-09	Jul-09	Aug-09	Sep-09	Oct-09	Nov-09	Dec-09	Vs Year Ago
Capacity Utilization SA	71.1	70.6	69.5	69.2	68.5	68.3	69.2	70.2	70.8	71.0	71.5	72.0	-0.70
Car & Lt Trk Sales Millions SA	9.6	9.1	9.7	9.2	9.8	9.7	11.2	14.1	9.2	10.4	10.9	11.2	0.90
Consumer Sentiment (1966=100) SA	61.2	56.3	57.3	65.1	68.7	70.8	66.0	65.7	73.5	70.6	67.4	72.5	12.40
CPI-U 1982-84=100 SA	212.2	213.0	212.7	212.7	212.9	214.5	214.5	215.4	215.8	216.4	217.3	217.5	2.82%
Federal Funds Rate (Effective)	0.15%	0.22%	0.18%	0.15%	0.18%	0.21%	0.16%	0.16%	0.15%	0.12%	0.12%	0.12%	-0.04%
Gasoline Price per Gal. of Regular	1.79	1.92	1.96	2.05	2.27	2.63	2.53	2.62	2.55	2.55	2.65	2.61	\$0.92
Industrial Production (1997=100) SA	100.1	99.3	97.7	97.2	96.2	95.8	96.9	98.3	98.9	99.1	99.7	100.3	-2.06
Inventory/Sales Ratio SA	1.46	1.44	1.44	1.43	1.41	1.37	1.35	1.32	1.31	1.30	1.28	na	-0.18
30 Year Conventional Mtg Rate NSA	5.06%	5.13%	5.00%	4.81%	4.86%	5.42%	5.22%	5.19%	5.06%	4.95%	4.88%	4.93%	-0.40%
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	-0.36
Purch Mgr Index SA	35.50	35.70	36.40	40.40	43.20	45.30	49.10	52.80	52.40	55.20	53.70	54.90	22.40
Real Rtl/Food Svc Sales SA (billions)	161.20	161.23	159.48	159.09	159.66	159.90	159.69	162.84	159.27	160.66	162.92	162.26	3.92
S&P500	826	735	798	873	919	919	987	1,021	1,057	1,036	1,096	1,115	211.85
Tech Index SA - Mar 2001 = 100	101.9	104.3	105.4	104.0	106.0	108.7	111.0	110.1	110.7	111.8	112.2	111.2	7.31
Trade Weighted Dollar	81.0	83.1	83.8	82.3	78.9	77.0	76.4	75.2	74.6	73.6	73.1	74.0	-6.71
West Texas Oil Spot Price NSA	41.7	39.2	48.0	49.8	59.2	69.7	64.1	71.1	69.5	75.8	78.1	74.3	\$33.28
<b>Colorado Data</b>	Jan-09	Feb-09	Mar-09	Apr-09	May-09	Jun-09	Jul-09	Aug-09	Sep-09	Oct-09	Nov-09	Dec-09	Vs Year Ago
Denver-Boulder CPI SA	-	-	-	-	-	207.44	-	-	-	-	-	210.66	-0.19%
Kansas City Fed Mfg Index	62.8	59.8	64.6	78.1	90.1	106.1	101.3	100.5	127.8	125.2	141.6	128.9	0.0
Labor Force NSA (000's)	2,723	2,714	2,706	2,715	2,702	2,724	2,719	2,704	2,684	2,673	2,665	2,650	-82.29
Labor Force SA (000's)	2,723	2,714	2,706	2,715	2,702	2,724	2,719	2,704	2,684	2,673	2,665	2,650	-82.29
Employment NSA (000's)	2,740	2,742	2,751	2,737	2,721	2,700	2,691	2,683	2,671	2,661	2,664	2,657	-81.69
Employment SA (000's)	2,527	2,508	2,493	2,516	2,502	2,511	2,509	2,512	2,503	2,495	2,486	2,456	-111.56
Unemployment Rate NSA	7.2%	7.6%	7.9%	7.3%	7.4%	7.8%	7.7%	7.1%	6.7%	6.6%	6.7%	7.3%	1.29%
Unemployment Rate SA	6.6%	7.2%	7.5%	7.4%	7.6%	7.6%	7.8%	7.3%	7.0%	7.0%	6.9%	7.5%	1.67%
<b>Colorado Springs Data</b>	Jan-09	Feb-09	Mar-09	Apr-09	May-09	Jun-09	Jul-09	Aug-09	Sep-09	Oct-09	Nov-09	Dec-09	Vs Year Ago
Business Conditions Index SA	69.13	68.39	70.18	69.43	73.60	78.43	74.75	74.85	80.99	79.87	80.59	81.06	9.28
Co Spgs Airport Boardings SA	76,355	75,914	84,872	84,300	77,833	77,454	75,334	78,772	82,028	81,169	80,207	74,484	-2,410
Foreclosures SA	393	452	428	459	444	392	584	473	488	415	440	502	123
New Car Registrations SA	1,129	1,156	1,162	1,150	943	1,150	1,120	1,058	1,309	1,244	1,442	1,536	251
Sales & Use Tax SA (000's)	8,765	8,923	9,636	9,037	8,580	9,277	9,049	9,428	8,964	8,909	9,738	9,101	114
Single Family Permits SA	85	84	83	59	123	153	115	113	141	127	106	129	49
Labor Force NSA (000's)	299.3	299.0	297.7	300.9	300.5	302.7	298.3	294.3	291.8	291.3	292.5	290.6	-10.09
Employment NSA (000's)	274.8	273.7	272.1	277.4	277.1	277.5	273.5	271.9	270.7	270.2	271.4	267.5	-12.23
Unemployment Rate NSA	8.2%	8.4%	8.6%	7.8%	7.8%	8.3%	8.3%	7.6%	7.2%	7.2%	7.2%	8.0%	0.98%



## About the Forum

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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