The Monthly Economic Indicators is a comprehensive analysis of economic conditions in the seven-county Metro Denver area, or the region comprised of Adams, Arapahoe, Boulder, Broomfield, Denver, Douglas, and Jefferson Counties. There are two metropolitan statistical areas (MSAs) located within the Metro Denver region: the Boulder MSA (Boulder County) and the Denver-Aurora-Lakewood MSA (the Denver MSA) (Adams, Arapahoe, Broomfield, Clear Creek, Denver, Douglas, Elbert, Gilpin, Jefferson, and Park Counties). This report presents recent data and long-term trends for the seven-county region, MSAs, or counties, depending on availability. The analysis includes four main data sections: labor force and employment, the consumer sector, residential real estate, and commercial real estate.

Notable Rankings

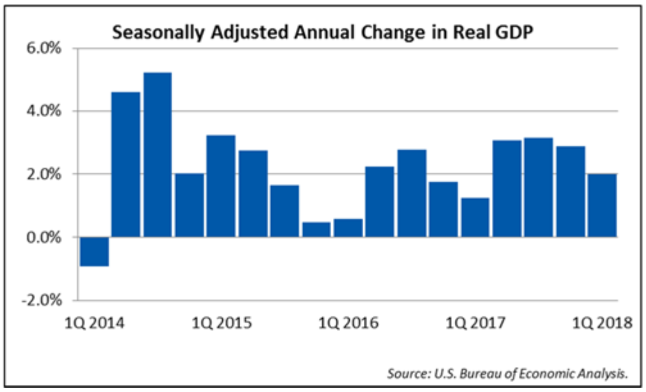
- *Wallethub*, a personal finance website, reported that Colorado is the second best state for jobs and has the country's fifth best economy. The company ranked the best states for jobs using a 100-point scale, with 60 points falling under the "Job Market" category and 40 points falling under the "Economic Environment" category. State economies were ranked similarly, using a 100 point scale with three, equally-weighted categories: economic health, economic activity, and innovation potential. Colorado was also recognized for having the fifth-highest average monthly starting salary.
- Denver ranked as the 16th best city in the U.S. and the 37th best city in the world based on a report by the Vancouver, British Columbia-based Resonance Consultancy Ltd., a global advisor on tourism, real estate, and economic development. In the 2018 "America's Best Cities" report, Denver earned high marks for its key institutions, attractions, infrastructure, and economic climate.
- The U.S. Patent and Trademark Office granted 48 utility patents to the Boulder-based University of Colorado system last year, according to the National Academy of Inventors, a Florida-based nonprofit, and the Intellectual Property Owners Association, a nonprofit based in Washington, D.C. The CU system is made up of CU Boulder, CU Colorado Springs, CU Denver, and CU Anschutz Medical Campus in Aurora. The CU system ranked No. 52 in the world among universities granted U.S. utility patents in 2017.
- Aurora-based Children's Hospital Colorado, a network of hospitals and clinics in the state, has been named to *U.S. News & World Report's* 2018-19 Best Children's Hospitals Honor Roll. The hospital received high marks in all 10 ranked subspecialties, including five in the top 10: neonatology, No. 4; diabetes and endocrinology, No. 7; gastroenterology and GI surgery, No. 7; pulmonology, No. 7; and cancer, No. 8.
- According to BuilderOnline.com, Colorado ranked No. 4 for the best states for homeowners in 2018. Colorado homes come with a high upfront cost, but in 2018 the average Colorado home had a value per square foot of $230. That figure rose nearly 9% from 2016 to 2017. The average home in Colorado is worth nearly 4.8 times the median household income. Data from the Federal Reserve Bank of St. Louis shows that 64.2 percent of homes in America are owner-occupied, and a Pew Research survey from 2016 found that 72 percent of renters would like to own a home at some time in the future.
- *SmartAsset* released a report that tracked millennial mobility, and discovered that Colorado ranked third in the U.S. for the top ten states where millennials are moving. The report found that Colorado received over 26,500 more millennials than it lost, with Denver recording a net migration of 5,100 millennials in 2016. In order to calculate which cities and states millennials are moving to, *SmartAsset* compared 2016 Census Bureau migration data for 217 cities and all 50 states, plus Washington, D.C. According to Pew Research Center estimates, there are around 71 million millennials in America.

National Economic Overview

Gross Domestic Product

- The U.S. Bureau of Economic Analysis (BEA) released the third estimate of real gross domestic product (GDP) for the first quarter of 2018. The estimate showed that GDP increased at an annual rate of 2.0 percent through the first quarter, which was 0.9 percentage points below the fourth quarter rate of 2.9 percent.

- A slowdown of first quarter GDP was widely expected as the U.S. GDP numbers have yet to reflect the full impact of the $1.5 trillion tax-cutting package and increased public spending caps approved by Congress.
- The increase in real GDP in the first quarter reflected positive contributions from nonresidential fixed investment, personal consumption expenditures (PCE), exports, private inventory investment, federal government spending, and state and local government spending.
- The deceleration in real GDP growth in the first quarter reflected decelerations in PCE, residential fixed investment, exports, and state and local government spending. These movements were partially offset by an upturn in private inventory investment. Imports, which are a subtraction in the calculation of GDP, decelerated.



Interest Rates

- The Federal Open Market Committee (FOMC) of the Federal Reserve raised interest rates at its June meeting to a target range of 1.75 percent to 2 percent, the highest level since 2008. This is the seventh increase of the current cycle and the second this year.
- The FOMC also upgraded its forecast from a total of three increases this year to four amid an improving economy, falling unemployment, and slightly stronger inflation.
- The move is expected to increase rates for variable-rate consumer loans such as credit cards and adjustable-rate mortgages. It is also likely to increase bank savings rates for Americans, especially seniors, who are finally realizing higher returns on CDs, bonds, and other fixed-income assets after years of meager yields. The next FOMC meeting is on July 31 – Aug 1.

Policy Watch

National

- President Trump's administration continues to impose new tariffs on goods from China. The first wave of tariffs on $34 billion in goods may be followed by escalating tariffs that could ultimately target as much as $550 billion worth of Chinese goods. The tariffs could damage investor confidence, potentially setting off stock market falls or persuading companies to withhold from investing in new facilities and factories. With his latest move, Trump has escalated his trade threats to such a level that China can now no longer issue a proportional response. In 2017, the U.S. exported only $30.4 billion of goods to China, but the U.S. imported $505.6 billion from China.

Local

- The latest state revenue forecasts presented to lawmakers anticipate about $1 billion in new money to spend, save, or refund in fiscal year 2019-20, a 6 to 8 percent increase from the budget year that begins July 1. The extra revenue is expected to exceed the state's Taxpayer's Bill of Rights (TABOR) caps on tax revenue and may result in TABOR refunds in either 2020 or 2021. Colorado will end the current budget year on June 30 with $537 million to $544 million in the bank, much of which will cover the $495 million state lawmakers approved for transportation spending.
- Retaliatory tariffs could put $276.9 million worth of Colorado exports and thousands of jobs in the state at risk, according to a new report from the U.S. Chamber of Commerce. Colorado exported $8 billion in commodities and finished goods last year, and the study estimates 733,900 Colorado jobs are supported by international trade.

Colorado's exports to Mexico are so far the most vulnerable and they represent about two-thirds of the total at risk, or $187.7 million.

- Colorado businesses paid a lower share of revenues towards state and local taxes in 2016 than they did in 2015, according to an annual ranking of tax burdens put together by the Anderson Economic Group. Colorado's business tax burden, excluding federal taxes, went from 9.1 percent or 25th among states in 2015 to 8.2 percent or 16th lowest in 2016. Lower oil prices contributed to a big drop in revenues and smaller tax payments. Prices have since rebounded, and assessments are again catching up to escalating property values.

Economic Indexes & Notable Data Releases

National & International

- The U.S. trade deficit was $46.2 billion in April, down $1 billion from $47.2 billion in March, revised. April exports were $211.2 billion, $0.6 billion more than March exports. April imports were $257.4 billion, $0.4 billion less than March imports.
- The Conference Board Leading Economic Index (LEI) for the U.S. increased 0.2 percent in May to 109.5 (2016 = 100), following a 0.4 percent increase in April. While May's increase in the U.S. LEI was slower than in recent months, the improvements in a majority of its components offset the declines in leading indicators of labor markets and residential construction. The U.S. LEI still points to solid growth but the current trend, which is moderating, indicates that economic activity is not likely to accelerate.
- The Institute for Supply Management's Manufacturing Index registered 58.7 percent in May, an increase of 1.4 percentage points from the April reading of 57.3 percent. In May, 16 of the 18 industry sectors reported growth. The Backlog of Orders Index continued expanding, with its highest reading since April 2004. Consumption, described as production and employment, continues to expand in spite of labor and skill shortages. The Prices index is at its highest level since April 2011.
- The Institute for Supply Management's Non-Manufacturing Index registered 58.6 percent in May, which is 1.8 percentage points higher than the April reading of 56.8 percent. This represents the continued growth of the non-manufacturing sector at a faster rate. The majority of respondents are optimistic about business conditions and the overall economy. There continues to be concerns about uncertainty surrounding tariffs, trade agreements, and the impact on cost of goods sold. Fourteen of the 18 non-manufacturing industries reported growth in May. The non-manufacturing sector grew for the 100th consecutive month.

Local

- The University of Colorado Boulder Leeds School of Business released its third quarter 2018 Leeds Business Confidence Index. The overall index decreased to 59.6, but remains comfortably in positive territory (above 50). Expectations are down a modest 0.1 points from 3Q 2017, but fell 1.7 points from the second quarter of 2018. Five of the six components fell from the second quarter to the third quarter 2018, though all of the individual components of the index remain positive. The number one challenge listed pertained to the tight labor market, citing a lack of available workers, lack of skilled workers, lack of qualified workers, and labor shortages in key industries. Housing issues, including both the availability of housing and the affordability of housing, garnered the second-most responses, followed by concerns over trade policy, politics, and interest rates.
- Congested and deteriorating roads are costing Colorado drivers $7.1 billion a year in lost time and productivity, and needed repairs and crash-related expenses, according to a recent study by the Washington, D.C.-based transportation research organization, TRIP. Vehicle miles traveled in Colorado grew 11 percent between 2013 and 2016, the sixth-greatest rate of growth in the country. That demonstrated both the state's economic vitality which is attracting a growing population and the urgency that is needed to fix roads before their upkeep falls too far behind the needs of the citizenry. The study also found that the average motorist will lose $2,306 per year to car repairs and to time lost in congestion, as well as spend 52 hours per year stuck in traffic jams.

- The Manufacturing and Logistics Report Card released by the Ball State Center for Business and Economic Research rates all 50 states for their manufacturing health annually, and Colorado received a "D" grade this year. The grade shows how each state ranks among its peers in several categories that are of particular interest to site selection experts for the manufacturing and logistics industries. To measure manufacturing industry health, three variables were included: the share of total income earned by manufacturing employees in each state; the wage premium paid to manufacturing workers relative to the other states' employees; and the share of manufacturing employment per capita. The manufacturing industry represented 4.5 percent of Colorado's economy, according to the report.
- According to the regional Beige Book by the Kansas City Federal Reserve, economic activity in the Tenth District, which includes Colorado, increased moderately in April and early May, with further growth expected in coming months. Manufacturing activity expanded at a rapid pace, while consumer spending, energy, and business services grew moderately. Agricultural conditions weakened but at a slower pace, while District employment and wages rose modestly.

Labor Force and Employment

- Employment in Metro Denver rose 2.7 percent between May 2017 and 2018, or an additional 44,700 jobs during the period. Employment growth consisted of a 2.8 percent increase in the Denver-Aurora-Lakewood MSA, or an additional 40,900 jobs, and a 2 percent increase in the Boulder MSA, representing 3,800 jobs.

Nonfarm Wage & Salary Employment
(000s, not seasonally adjusted)

	Month of May-18	Month of Apr-18	Month of May-17	Year-to-Date Average YTD 2018	Year-to-Date Average YTD 2017	Year-to-Date Average % Change	Annual Growth Rate 2013	Annual Growth Rate 2008
Total 11-County Metro Denver*	1,694.9	1,682.6	1,650.2	1,671.5	1,629.0	2.6%	3.6%	1.0%
Denver-Aurora-Lakewood MSA	1,501.1	1,489.5	1,460.2	1,480.2	1,441.6	2.7%	3.7%	1.0%
Boulder MSA	193.8	193.1	190.0	191.3	187.5	2.0%	2.3%	0.9%
Natural Resources & Construction	112.4	111.3	106.1	110.2	103.7	6.3%	9.7%	-1.5%
Manufacturing	90.4	89.9	87.0	89.3	86.8	2.9%	1.6%	-2.3%
Wholesale & Retail Trade	238.1	236.4	232.8	236.7	231.5	2.2%	2.6%	0.1%
Transp., Warehousing & Utilities	60.2	59.1	56.9	59.6	57.1	4.4%	5.1%	0.3%
Information	57.6	58.2	54.5	57.8	54.4	6.2%	1.6%	-1.7%
Financial Activities	116.8	116.9	115.6	116.2	114.7	1.3%	3.6%	-2.2%
Professional & Business Services	308.1	304.9	296.8	300.8	292.0	3.0%	4.3%	2.1%
Education & Health Services	214.6	214.0	209.9	214.1	208.2	2.8%	4.2%	4.3%
Leisure & Hospitality	194.7	190.9	187.8	188.8	181.5	4.1%	3.9%	1.4%
Other Services	62.3	62.6	63.0	62.4	62.2	0.2%	2.1%	2.7%
Government	239.7	238.4	239.8	235.5	236.8	-0.6%	1.9%	2.6%
Federal Gov't	30.1	30.2	31.0	30.1	30.8	-2.3%	-1.2%	-0.7%
State Gov't	67.0	67.4	65.5	65.4	64.0	2.3%	2.7%	3.7%
Local Gov't	142.6	140.8	143.3	139.9	142.1	-1.5%	2.2%	3.0%
Colorado	2,719.7	2,707.6	2,645.7	2,693.2	2,624.5	2.6%	3.0%	0.8%
United States	149,309	148,366	146,937	147,434	145,186	1.5%	1.6%	-0.5%

**Includes the Denver-Aurora-Lakewood MSA (Adams, Arapahoe, Broomfield, Clear Creek, Denver, Douglas, Elbert, Gilpin, Jefferson, and Park Counties) and the Boulder MSA (Boulder County).*

Source: Colorado Department of Labor and Employment, Labor Market Information. (p) =preliminary (r) =revised

- Nine of the 11 supersectors recorded growth over-the-year. The highest rate of growth was reported in the natural resources and construction supersector, rising 5.9 percent or by 6,300 jobs. Transportation, warehousing, and utilities reported an increase of 5.8 percent followed by information, which grew by 5.7 percent. The largest absolute increase in employment was in the professional and business services supersector, which rose by 3.8 percent and added 11,300 jobs between May of 2017 and 2018.
- The other services (-700 jobs) and government (-100 jobs) supersectors reported declines during the period, falling 1.1 percent and less than 0.1 percent, respectively. This is the largest year-over-year decrease in employment for the other services supersector since January of 2010.
- Colorado employment rose 2.8 percent in May compared with the previous year's level, adding 74,000 new jobs over the period. National employment levels increased 1.6 percent over-the-year, with the addition of 2.37 million jobs.

Metro Denver Industry Cluster Headlines

Aviation

- A Kansas-based aviation company, Executive AirShare, is bringing a new timeshare model to Centennial Airport. The company sells stakes in private aircraft in a manner similar to timeshares in a condominium, giving clients options of flying a personal jet anywhere in the U.S., Caribbean Islands, and parts of Mexico and Canada. Planes can be reserved in as little as 24 hours. Executive AirShare's full fleet is comprised of 29 private jets.

Beverage Production

- 14er Brewing, which opened at 2801 Walnut Street in July 2017, recently leased a 1,678-square-foot space at 4045 Pecos St. The brewery plans to open a tap room in the building, which was recently completed as a mix of office and retail space in Sunnyside. Brewing equipment at the RiNo site will be used to produce small-batch specialty beers specifically for the tap room.
- Over Yonder, a new brewery, will be located in a 4,000-square-foot space at the Gateway Retail Center in Golden. The beer company plans to have four to six core beers on tap at any given time in addition to a handful of seasonal lineups. The company first plans to distribute to nearby restaurants, then will consider cans or locations outside of Golden.
- Caution Brewing Company, a 7-year-old brewery in Lakewood, is closing. The owners pointed to market saturation as a potential contributor. A 2017 report from the Brewers Association predicted that the industry has room to grow but is becoming crowded. Nearly 1,000 new breweries opened nationwide last year, while 165 closed. In Colorado, 15 of the state's 350 breweries shuttered last year, a closing rate of 4.3 percent.
- SKEYE Brewing, a Longmont microbrewery and taphouse, has closed. Owners have not given any indication as to the reason for the closing, but a gofundme page was launched earlier in the month in an attempt to raise $10,000 to remain open.

Broadcasting & Telecommunications

- Teltoo, a telecommunications startup, has recently relocated to Boulder from Madrid and is hiring a chief operations officer and employees. The company is a decentralized, software-only, video delivery technology that helps network operators and content owners handle traffic spikes and optimize delivery costs for live video streaming. Teltoo will soon close on a fundraising round, and plans to launch another round early next year.
- Viaggi Broadband has partnered with one of the largest electric power holding companies in the U.S., Duke Energy Corporation, to fulfill its promise of gigabit-speed Wi-Fi in public spaces in 25 cities, including Denver. Once operational, the network will let users stay connected to Wi-Fi whenever they leave their home network range. The network operates on 5th-generation wireless systems (5G) infrastructure, which is proposed as the next-generation telecommunication standard. Connection speeds will vary by device and location.

- Internet distribution company Pax8 signed a 74,068-square-foot agreement at 5500 South Quebec. The company is growing fast, as it had moved into its current 20,000-square-foot office space in November 2016. Pax8 expects the increased space to allow for further growth, adding hundreds of jobs and continued opportunities in the growing market.

Energy – Fossil Energy

- Ultra Petroleum Corporation announced it is moving its headquarters to the Denver area from Houston. The Denver office has long served as a hub for operations, with over 65 employees. The Houston office will be closed and activities consolidated into the new Denver headquarters in order to be more efficient and focused on the future goals of the company.
- Companies are applying to drill new oil and gas wells in Colorado at an unprecedented rate, a surge pushed by high oil prices, industry consolidation, and worry that state rules could tighten. Oil and gas companies submitted 823 applications in May to drill new wells, a number that has only been surpassed twice previously in the past decade. Drilling permit application numbers have been elevated since last fall with no sign of slowing, leading to a growing backlog of thousands of applications for review. Of the applicants seeking permits, 94 percent seek to drill in oil shale deposits in the Denver-Julesburg Basin north of Denver.

Energy – Cleantech

- More than 57,000 Coloradans worked in clean energy in 2017 and were spread over every county in the state, according to a new analysis of energy jobs data by the national nonpartisan business group Environmental Entrepreneurs (E2). Overall, clean energy jobs grew slightly to 57,591, up from 55,344, with energy efficiency leading the way with more than 32,000 jobs. Wind and solar energy combined for an additional 15,000 jobs, powering renewable energy in Colorado to rank seventh among all 50 states.
- Xcel Energy submitted a $2.5 billion plan to the Colorado Public Utilities Commission detailing how it would source electricity to meet growing demand in coming years. The plan includes deactivating the Comanche coal plants in Pueblo County by 2025 and replacing them with 525 megawatts of solar panels, plus storage. The plan also includes 72 megawatts of solar panels in Park County, 110 megawatts of solar, plus storage, in Adams County, 800 megawatts of new wind turbines on the eastern plains, and 169 megawatts of turbines near the Wyoming border in Weld County. The plan would take the utility from 29 percent to 55 percent renewable power in Colorado. Xcel hopes to receive approval from the PUC in September.

Financial Services – Banking and Finance

- Tulsa, Oklahoma-based BOK Financial Corporation, the parent company of Colorado State Bank and Trust, reached a deal to acquire CoBiz Financial, which offers commercial banking services in Colorado and Arizona under the Colorado Business Bank and Arizona Business Bank brands. Colorado State Bank and Trust has 12 locations in the Denver and Boulder metro areas. Colorado Business Bank has about 10 locations along the Front Range and in Vail. The transaction is subject to regulatory approval as well as approval from CoBiz shareholders. It is expected to close in the fourth quarter of 2018.
- Sunflower Bank, the 25th largest bank in Metro Denver, is adding offices and employees. Currently the bank employs 120, with plans to increase by an additional 20 percent. The bank is expanding and changing its office locations in Metro Denver, adding a commercial loan production office in Broomfield and Commerce City. The most significant additions to Sunflower Bank have been to its commercial banking, Guardian Mortgage, and information technology teams.

Financial Services – Investments

- DCT Trust, a Denver-based REIT, is being acquired by Prologis, headquartered in San Francisco, and laying off the entire Denver staff of 59 employees. The layoffs are expected to take place after the deal closes, and the 17th Street office is slated to be closed. DCT has about 150 employees companywide, and additional employees are expected to lose their jobs in connection with the Prologis deal.

- Dallas-based financial advisory consulting firm Embark opened new offices in Denver and Austin. The firm currently employs about 50 people in Dallas, five in Denver, and two in Austin. It is expected that the firm will employ up to 20 people in Denver and 20 in Austin by the end of the year. Embark's Denver office has chosen to work in a co-working space at 1550 Wewatta Street.

Healthcare and Wellness

- UCHealth is moving its innovation team to the Catalyst Health-Tech Innovation building in Denver's River North District and will be one of the facility's largest tenants. The healthcare organization wants to be part of Catalyst because proximity to other innovators may help to spur new ideas. UCHealth plans to build an innovation lab at the location with a "hospital of the future", a space to test equipment and devices and create a new type of clinical setting.
- The Colorado School of Mines leased 1,800 square feet on the second floor of the recently-completed Catalyst building at 3513 Brighton Boulevard. Mines will use the new location for a classroom, open work space for students, and a gallery for students and faculty projects. The university's new graduate program in quantitative biosciences and engineering and the Center for Entrepreneurship & Innovation are among the entities that will have a presence in the space.
- Mental Health Partners, a Boulder-based nonprofit, will lay off 3.5 percent of its staff. The organization announced that it is cutting roughly 17 positions as part of a restructuring. Additional positions were identified for elimination as part of an overall effort as the organization enters fiscal year 2019. Mental Health Partners does not expect the decrease in staffing to impact the company's ability to continue offering its services.
- Children's Hospital Colorado is leasing 105,806 square feet of office space near Anschutz Medical Campus. The building will give Children's the right office and medical space to meet their growing needs, while providing them with excellent signage and exposure on I-225 between Colfax and Sixth Avenue. Children's Hospital Colorado has 16 Colorado locations with more than 3,000 pediatric experts, serving children and their families in Colorado and throughout the region.

IT-Software

- According to a new report from Business.org, Denver has an average tech salary of $93,948, which is about $28,000 more than the state average salary of $65,000 for other occupations. Denver ranked No. 19 on the list of 100 U.S. cities ranked for top tech salaries, factoring in tech occupations like actuaries, research scientists, network architects, network support specialists, programmers, customer support specialists, as well as others.
- VictorOps, a Boulder software developer and incident management solutions provider, has been purchased for $120 million by San Francisco-based data platform company Splunk. The roughly 90-employee, 6-year-old company plans to expand its local operations. The purchase is expected to be finalized later this year. VictorOps expects to double its staff over the next couple of years.
- MeetMindful, an app that pairs people who share interests in yoga, meditation, green living, and other "mindful" hobbies, raised $5.5 million, according to a recent Form D filed with the SEC. The startup was launched in 2015 and went through the Techstars incubator in Boulder. The new capital will be used for a new app, hiring, and future products.

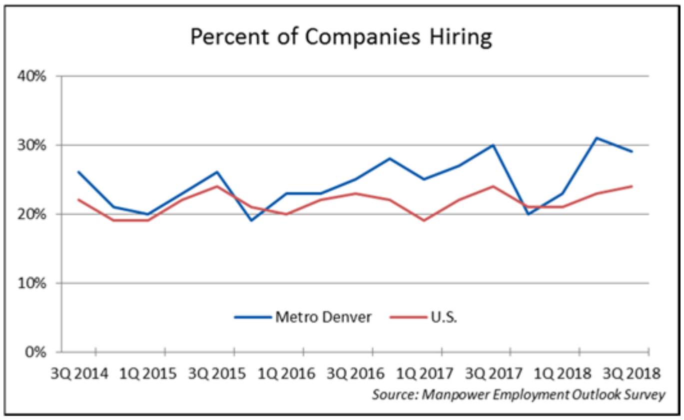
Other Industry Headlines

- Deloitte, which is part of the "Big Four" largest professional services networks in the world, has grown its Denver practice by about 250 employees over the last six months. Denver is a strategic growth market for Deloitte for a number of reasons, including the significant amount of startup activity and the diversity of industries. In addition, the location has made it easier to attract talent, as Denver's quality of life continues to attract potential workers from around the country.

- Sonder, a company that offers upscale lodging in 11 cities, leased 30,000 square feet of office space in the North Valley Tech Center in Thornton. The company converts properties into apartment-style units that guests can book for as little as a night. The Denver office will serve as a central hub for customer service operations.
- NextFoods Inc., the Boulder-based makers of GoodBelly Probiotics, recently raised $12 million from investors. The money will be used to expand GoodBelly's national sales team, support capital improvements, and drive product innovation.
- Codepods Inc., the parent company for the educational children's toy BitsBox, raised $2.3 million in an equity offering. BitsBox is using the funds to grow its team, with plans to hire a variety of positions over time, including marketing, educational content, and operations positions. The company also plans to grow its subscription service, partnering with schools so that kids who might not be able to afford a monthly subscription can still have access to the tools and skills available.
- Niceland Seafood, a new company that will deliver freshly caught Icelandic fish to the United States, is opening its North American headquarters in Denver. The company chose the Mile High City for the company's headquarters because Icelandair flies daily from Reykjavik to Denver International Airport and because Denver is centrally located. Niceland also provides the option for customers to trace the products back to the location and time they were caught.
- After 25 years in Boulder, RockyMounts, a bicycle rack and lock company, is moving to Riverfront at Las Colonias Park, a new business development on the banks of the Colorado River in Grand Junction. The company employs 12 people, half of which are relocating to Grand Junction. The new 20,000-square-foot base of operations will be about twice the size of RockyMounts' current 29th Street home.
- The Art Institute of Colorado will be closing after 65 years in Denver. Those losing their jobs include 13 full-time faculty, 70 part-time and adjunct faculty, 41 student workers, and several support workers and administrators. Dream Center Education Holdings, Inc., the school's owner, reported that 160 people will lose their jobs because of the closing. The last day of school will be August 28th.

Employment Outlook

- Employers in the Denver-Aurora-Broomfield MSA expect to hire at a weaker pace during 3Q 2018, according to the *Manpower Employment Outlook Survey*. The percentage of employers planning to increase employment levels fell 2 percentage points between the second quarter of 2018 and the third quarter of 2018, with 29 percent of companies expanding their employment levels. The majority of companies intend to maintain staff levels through the third quarter of the year, and the level rose 2 percentage points above the prior quarter's level.



- For the coming quarter, job prospects appear best in construction, durable goods manufacturing, nondurable goods manufacturing, transportation and utilities, financial activities, professional and business services, education and health services, and leisure and hospitality. Employers in other services plan to reduce staffing levels, while hiring in wholesale and retail trade, information, and government is expected to remain unchanged.

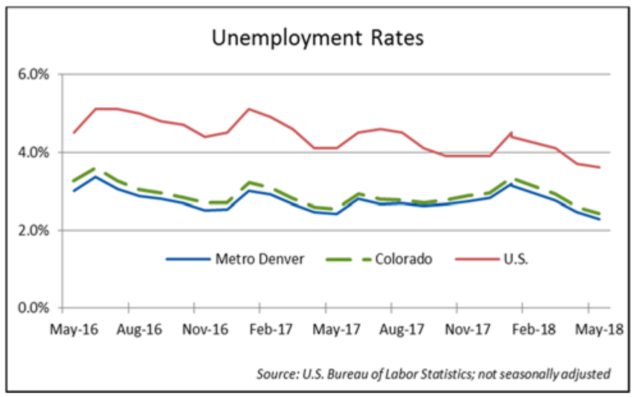
Employment Outlook Survey

	Quarter 3 2018	Quarter 2 2018	Quarter 3 2017	YTD 2018	YTD 2017	Ann Avg 2013
Denver-Aurora-Broomfield MSA						
Percent of Companies Hiring	29%	31%	30%	28%	27%	21%
Percent of Companies Laying Off	4%	3%	5%	3%	5%	7%
Percent of Companies No Change	65%	63%	64%	66%	66%	71%
Percent of Companies Unsure	2%	3%	1%	3%	2%	3%
United States						
Percent of Companies Hiring	24%	23%	24%	23%	22%	19%
Percent of Companies Laying Off	3%	3%	4%	4%	4%	7%
Percent of Companies No Change	71%	73%	70%	72%	72%	72%
Percent of Companies Unsure	2%	1%	2%	2%	2%	3%

Source: Manpower Inc.

Unemployment

- Metro Denver's not-seasonally adjusted unemployment rate fell, decreasing 0.2 percentage points to 2.3 percent in May compared with April. Metro Denver's rate also decreased over-the-year from the May 2017 level.
- The seven Metro Denver counties reported unemployment rates of 2.5 percent or lower in May. Boulder and Douglas Counties reported the lowest unemployment rates of the seven-county region, of 2.1 percent. Over-the-year, the unemployment rate fell in six of the seven counties and remained constant in Denver County.



- All seven counties also reported a decrease in the unemployment rate over-the-month, falling between 0.1 and 0.3 percentage points. Additionally, all seven counties reported increases in the labor force over-the-year. Boulder County grew the slowest (+3.1 percent), while the rest of the counties rose between 3.5 percent and 3.6 percent.

Labor Force Statistics
(000s, not seasonally adjusted civilian labor force)

	May 2018 (p)		2018 YTD AVG		2017 YTD AVG		2013	2008
	Labor Force	Unemploy-ment Rate	Labor Force	Unemploy-ment Rate	Labor Force	Unemploy-ment Rate	Ann Avg Unemploy-ment Rate	Ann Avg Unemploy-ment Rate
Metro Denver	1,792.0	2.3%	1,779.0	2.8%	1,717.2	2.7%	6.5%	4.9%
Adams County	268.4	2.5%	266.6	3.1%	257.2	3.1%	8.1%	5.4%
Arapahoe County	361.1	2.4%	358.6	2.8%	345.9	2.7%	6.6%	4.9%
Boulder County	192.3	2.1%	191.0	2.5%	184.9	2.4%	5.5%	4.1%
Broomfield County	39.0	2.2%	38.7	2.6%	37.4	2.6%	5.8%	4.5%
Denver County	408.2	2.4%	405.3	2.8%	391.1	2.8%	6.6%	5.4%
Douglas County	188.5	2.1%	187.0	2.5%	180.3	2.3%	5.3%	4.2%
Jefferson County	334.5	2.2%	331.9	2.7%	320.4	2.6%	6.3%	4.7%
Colorado	3,073.1	2.4%	3,053.3	2.9%	2,946.3	2.9%	6.9%	4.8%
United States	161,765	3.6%	161,225	4.1%	159,573	4.6%	7.4%	5.8%

Source: Colorado Department of Labor and Employment, Labor Market Information. (p) =preliminary

- The Colorado unemployment rate decreased over-the-year by 0.2 percentage points to 2.4 percent in May. Colorado had the fourth-lowest unemployment rate in the country, as residents continued to meet employer demand. The state's labor force increased 3.7 percent over-the-year. The national unemployment rate decreased 0.5 percentage points over-the-year to 3.6 percent.
- Unemployment insurance claims decreased in Metro Denver, falling 5.3 percent between April and May. Additionally, the May level was 18.9 percent lower over-the-year. The average number of monthly claims year-to-date (1,034 claims) is the lowest May since the beginning of the dataset in 2004.
- Claims throughout Colorado also decreased over-the-month, falling 20.8 percent. The state's unemployment insurance claims also decreased 19.9 percent over-the-year. The year-to-date average monthly claims for Colorado is also lower than any previous May since the beginning of the dataset.

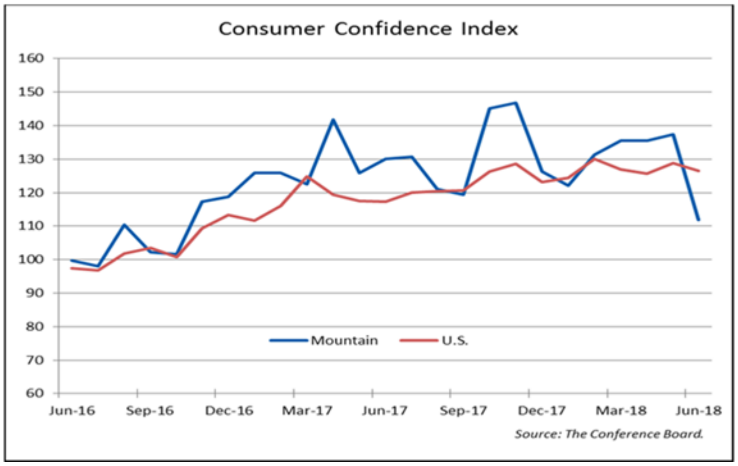
Weekly First-Time Unemployment Insurance Claims

	Month of May-18	Month of Apr-18	Month of May-17	YTD Avg 2018	YTD Avg 2017	YTD Avg % Change	Ann Avg 2013	Ann Avg 2008
Metro Denver	905	956	1,116	1,034	1,165	-11.3%	1,625	1,738
Colorado	1,779	2,246	2,220	2,043	2,220	-8.0%	3,166	3,112

Note: Reference week data includes the 19th day of the month for all months except November and December, which include the 12th day of the month.
Source: Colorado Department of Labor and Employment, Labor Market Information.

Consumer Sector

Sentiment & Spending



- The Consumer Confidence Index for the U.S. fell in June, reporting a level of 126.4 from the revised May level of 128.8, a 1.9 percent decrease over-the-month. The percentage of consumers claiming business conditions were "good" decreased from 38.6 percent to 36 percent, while those claiming business conditions were "bad" also decreased from 12.6 percent to 11.7 percent.
- Analysts at The Conference Board stated that consumers' optimism about the short-term outlook eased in June. Consumers' outlook for the labor market, however, was slightly more favorable. The proportion expecting more jobs in the months ahead increased marginally, from 19.7 percent to 20 percent, while those anticipating fewer jobs decreased, from 13.1 percent to 12.6 percent.
- Colorado is included in the Mountain Region Index and the area reported a decrease in consumer confidence between May and June. The index fell to 111.9 in June from the May revised level of 137.3, decreasing 18.5 percent over-the-month. The Mountain Region Index was also 14 percent lower than the year-ago level. The Present Situation Index fell from 165.2 in May (revised) to 145.9 in June, while the Expectations Index fell from the May level of 118.6 (revised) to 89.3 in June, decreasing 24.7 percent.

Consumer Confidence Index

	Month of Jun-18	Month of May-18	Month of Jun-17	YTD Avg 2018	YTD Avg 2017	YTD Avg % Change	Ann Avg 2013	Ann Avg 2008
Mountain	111.9	137.3	130.1	128.9	128.7	0.2%	74.6	76.5
United States	126.4	128.8	117.3	127.0	117.8	7.8%	73.2	58.0

Source: The Conference Board. (p) = preliminary (r) = revised

- The U.S. Supreme Court recently ruled that states can levy sales taxes on purchases made through out-of-state online retailers. While the case decided focused on a South Dakota law which requires retailers to collect sales taxes from customers based on their sales to state residents, the ruling applies nationwide. The new law is intended to stop online retailers from having an arbitrary advantage over their competitors who collect state sales taxes.
- National retail sales decreased from March to April, with total retail sales in April falling 5.3 percent below the month-ago level. Over-the-year however, sales increased 3.6 percent from the April 2017 level.
- Ten of the 13 sectors reported increases between April 2017 and April 2018. Non-store retailers reported the largest increase, rising 11.8 percent, followed by gasoline station, which increased 11.6 percent over-the-year. Sporting goods, hobby, book, and music stores, general merchandise stores, and miscellaneous store retailers all reported decreases over-the-year, falling 4.4 percent, 1.6 percent, and 0.2 percent, respectively.

Total Retail Sales ($millions)

	Month of Apr. 2018	Month of Mar. 2018	Month of Apr. 2017	YTD Total 2018	YTD Total 2017	YTD Total % Change	Annual Growth 2013	Annual Growth 2008
Total Retail Sales	484,492	511,626	467,675	1,878,376	1,795,688	4.6%	3.6%	-1.1%
Motor Vehicles	101,263	111,507	97,175	392,992	376,789	4.3%	8.2%	-13.7%
Furniture and Home	9,532	10,353	8,749	37,717	35,230	7.1%	4.2%	-11.2%
Electronics & Appliance	7,031	7,899	7,013	29,850	29,265	2.0%	0.9%	-1.2%
Building Materials	34,278	31,962	33,776	116,982	113,232	3.3%	7.2%	-5.9%
Food and Beverage	59,007	63,179	58,782	237,555	229,398	3.6%	2.0%	3.9%
Health and Personal Care	27,689	29,104	26,795	110,815	107,403	3.2%	2.9%	4.0%
Gasoline Stations	41,979	41,248	37,607	157,027	141,703	10.8%	-1.0%	11.5%
Clothing & Accessories	20,981	22,699	20,970	78,731	75,592	4.2%	2.2%	-2.5%
Sporting Goods	6,164	6,804	6,449	24,282	25,253	-3.8%	1.9%	-1.2%
General Merchandise	54,538	59,736	55,451	216,403	210,595	2.8%	1.5%	2.8%
Miscellaneous Store	10,285	10,583	10,302	40,025	39,314	1.8%	2.2%	-4.9%
Non-Store Retailers	52,617	54,624	47,069	208,384	190,592	9.3%	6.1%	3.4%
Food Service & Drinking	59,128	61,928	57,537	227,613	221,322	2.8%	3.7%	2.6%

Source: U.S. Census Bureau

Price Changes

- The U.S. Consumer Price Index (CPI) rose 2.8 percent over-the-year to 251.6 in May. The CPI also rose between April and May by 0.4 percentage points. All eight CPI components were up between May 2017 and 2018, led by transportation (5.9 percent) and housing (3 percent). Recreation reported the smallest increase, rising 0.2 percent over-the-year.
- Data is now released bi-monthly for the Denver-Aurora-Lakewood area. Between March and May, the index rose from 260.6 to 262.2, a 0.6 percent increase. In comparison, the U.S. CPI increased 0.8 percent from March to May. Four of the eight CPI components in the Denver area reported increases over the two-month period, with transportation (+5.2 percent) and education and communication (+0.3 percent) reporting the largest increases. Apparel reported the greatest decrease during the period, falling 3.2 percent.

- According to the AAA Daily Fuel Gauge Report, the national average fuel price for June decreased 3.3 percent from May to $2.86 per gallon. The June average fuel price was 27.8 percent above the prior year's level ($2.23 per gallon). Metro Denver reported a 2.5 percent decrease in the average fuel price between May and June. The average fuel price of $2.77 per gallon for June in Metro Denver was $0.08 lower than the national average. The area reported average fuel prices that were 25.2 percent higher for June 2018 than the previous year's level.

Stock Market

- The Bloomberg Colorado index, a price-weighted basket of 67 stocks based in Colorado, rose 14.1 percent in the second quarter of 2018. More than 40 Colorado stocks across a variety of industries scored double-digit gains during the quarter, led by Natural Grocers by Vitamin Cottage, which increased 77.9 percent. An $11 increase in the price of a barrel of domestic crude oil during the quarter contributed to strong gains for Colorado's oil and gas producers, with shares of Whiting Petroleum rising 55.8 percent, SM Energy rising 42.5 percent, and Bonanza Creek Energy rising 36.7 percent.
- Three of the four indices rose between May and June, with the Bloomberg Colorado index reporting the largest increase. The index rose 3.9 percent over-the-month to 552.4, followed by the NASDAQ, which rose 0.9 percent over-the-month. The DJIA index reported the only decrease over-the-month, falling 0.6 percent between May and June. All four indices rose between June 2017 and June 2018, with the NASDAQ reported the largest increase, rising 22.3 percent over-the-year, followed by DJIA (+13.7 percent) and the S&P 500 (+12.2 percent).

Stock Market Indexes

	Month of Jun-18	Month of May-18	Month of Jun-17	YTD Return 2018	YTD Return 2017	Ann Avg Return 2013	Ann Avg Return 2008
Bloomberg Colorado	552.4	531.8	530.2	11.0%	2.6%	30.6%	-51.0%
S&P 500	2,718.4	2,705.3	2,423.5	1.1%	8.2%	29.6%	-38.5%
NASDAQ	7,510.3	7,442.1	6,140.4	8.8%	14.1%	38.3%	-40.5%
DJIA (Dow Jones)	24,271.4	24,415.8	21,350.7	-2.3%	8.0%	26.5%	-33.8%

Sources: Bloomberg.com; Yahoo! Finance.

Travel & Tourism

- According to a report by Longwoods International, a visitor analytics firm, 31.7 million people made planned trips to Denver in 2017, representing a 1 percent increase in tourism from 2016 and increasing for the 12th straight year. Visitor spending totaled $6.5 billion, a 5 percent increase over 2016. Of the 31.7 million visitors, the majority, 17.4 million, were heavier-spending overnight visitors, representing 86 percent of the spending in the area of $5.6 billion, a 5.7 percent increase from one year ago. In addition to supporting nearly 57,000 jobs, the sales tax collected from tourists helped reduce the burden on local residents by more than $500 per household, according to Visit Denver.
- Nearly 85 million people visited destinations in Colorado in 2017, breaking the state's tourism record for the eighth consecutive year, according to Longwoods International. Colorado ranked eighth in the country for tourist-attracting states, up one spot from last year. The state welcomed 37.9 million overnight visitors that spent $15.3 billion and 46.8 million day visitors (70% of which are Colorado residents) that spent $3.5 billion.
- Visits to Colorado ski resorts fell for a second year in a row, as outdoor enthusiasts made 7.1 million visits to the 24 Colorado Ski Country USA (CSCUSA) member resorts, a 2 percent drop from the 2016-2017 season. The drop in 2017-18 follows a similar 2.5 percent decrease the season before, when Colorado also had issues with a lack of precipitation, particularly early in the season. However, the 7.1 million visits this season still were slightly ahead of the five-year average for CSCUSA members.
- The United States will jointly host the 2026 FIFA World Cup, along with Mexico and Canada, and Denver scored high in a range of categories in the bid evaluation report of potential cities to host the event. Sixty of the tournament's games are slated to be held in the U.S. across 17 U.S. cities, potentially including Denver. Denver's games would be held at the

Denver Broncos Stadium. Current studies indicate that host cities can see an economic impact of as much as $360 million.

- Heritage Amusement Park in Golden closed its doors on June 30th, following 20 years of business. The closure was the result of the company's settlement with its landlord. The final determination for the next stage for the former Heritage Square site has not been made.
- The average hotel occupancy rate in Metro Denver rose 0.8 percentage points to 75.2 percent occupancy in May compared with the April level. The May level was 7.1 percentage points lower than the previous year's level. The average room rate for June was $142.03 per night, 1.5 percent above the April level, but 3 percent lower over-the-year.

Metro Denver Hotel Statistics

	Month of May-18	Month of Apr-18	Month of May-17	YTD Avg 2018	YTD Avg 2017	YTD Avg % Change	Annual 2013	Annual 2008
Percent of Hotel Rooms Occupied	75.2%	74.4%	82.3%	69.3%	71.1%	-1.8%	70.8%	65.0%
Average Hotel Room Rate	$142.03	$139.88	$146.39	$134.84	$134.93	-0.1%	$115.09	$118.27

Source: Rocky Mountain Lodging Report.

- AirHelp, a flight compensation company, put together a list of the world's top airports based on four criteria consisting of quality of service, on-time performance, claim processing, and online consumer sentiment. Out of 142 airports, Denver ranked No. 51, one of only six U.S. airports that made the top half of all international airports. Denver scored high for on-time performance (8.3) and quality of service (8.2), but scored lower on passenger sentiment (3.5) for a total score of 7.76.
- Spokespeople for DEN reported that almost 5.1 million passengers passed through the airport in April, decreasing 3.5 percent from March. However, the April 2018 level was 5.9 percent higher than the April 2017 level, recording 283,491 additional passengers through the airport.

Denver International Airport Passengers

	Month of Apr-18	Month of Mar-18	Month of Apr-17	YTD Total 2018	YTD Total 2017	YTD Total % Change	Annual 2013	Annual 2008
Number of Airline Passengers	5,096,401	5,278,712	4,812,910	19,405,761	18,646,371	4.1%	52,556,359	51,245,432

Source: Denver International Airport, Traffic Statistics.

Residential Real Estate

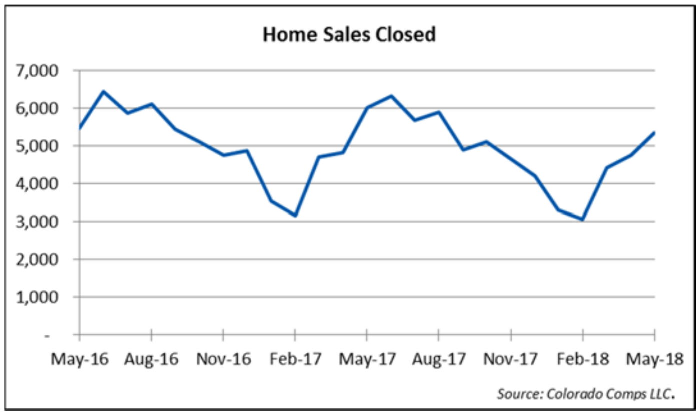
- According to the National Association of Realtors (NAR), Americans 36 and younger represented the largest share of home buyers (36 percent) in 2017. Moreover, 66 percent were first-time buyers, with the largest percentages of millennials buying in the Utah and Texas housing markets. Housing experts suggested originally that millennials were not buying houses because of student loan debt, a preference to start a family later than previous generations, and the desire to live in urban cores. As millennials have solidified their place in the workforce, though, they have been buying homes as well.
- Lennar Multifamily Community plans to build a 17-story tower with 389 apartments on 921 and 951 Acoma Street, part of the Golden Triangle. The development would have restaurant and retail space on the first floor, and five floors of parking with a total of 460 spaces.
- Developers announced that The Radiant apartment building at 21st and Welton streets is a year away from completion. The 18-story, 329-unit apartment building in downtown Denver will open June 2019. The general contractor on the project is The Weitz Company and the developer is LMC.

- Holland Partner Group plans to build a 17-story apartment tower at 1120 Acoma Street. The project is called "Evans East" and calls for ground floor retail. Currently, a project concept has been submitted for the development, which will be followed by submission of formal plans in the next couple months.
- UDR, a Highlands Ranch-based developer, plans to build 285 apartments on a 2 acre lot west of Mile High Stadium. The development will include 41 studios, 186 one bedrooms, and 58 two bedrooms. In total, the development will include 286,787 square feet of residential space and 350 parking spaces.
- SEEC Enterprises plans to build a 280-unit apartment complex on a 13.5-acre plot near the intersection of Ken Pratt Boulevard and 3rd Avenue in southeast Longmont. The Brick Stone Apartments will include five pocket park elements, a pool, a clubhouse, and other amenities. Of the 280 units, 28 are expected to be set aside as affordable housing for those who earn 50 percent or less than the area's median income.
- A 12-story building with 188 units and 294 parking spaces is planned for 575 E. 20th Avenue in Uptown. NAVA Real Estate Development, based out of Denver, purchased the 1.06-acre site from the Denver Housing Authority.
- A new project is planned for 355 Logan Street, just off Speer Boulevard. Holland Partner Group purchased the 1-acre site to build an eight-story building with 171 units made up of 92 one-bedroom, 74 two-bedroom, and five three-bedroom spaces. Plans also call for 245 parking spaces.
- A new mixed-use property called West End 38 is planned for Wheat Ridge. The property will feature 165 apartment units, 7,269 square feet of retail space, and a mix of outdoor public courtyards and gathering spaces. The project will include the first structured parking facility in the City of Wheat Ridge, serving both apartment residents and retail customers. This mixed-use project is expected to be a catalyst for further re-development along the 38th Avenue corridor and will serve as the anchor project for Main Street in Wheat Ridge.
- The Denver City Council has approved the rezoning needed for an eight-story, 139-unit residential building. Denver-based LCP Development plans to build "Cherokee Flats" at 2065 South Cherokee Street. Plans call for 66 micro-units or studios, ranging in size from 437 to 570 square feet. Another 49 units would be one-bedrooms, and the remaining 24 units would have two bedrooms, the largest of which would be 1,135 square feet. The units are expected to rent for between $1,250 and $2,300 a month.
- Boca Raton-based Waypoint Residential purchased land near the intersection of Speer and Federal Boulevards where it plans to build an apartment complex. The development would be five stories with 122 units, comprised of 70 studios, 45 one-bedroom units, and five two-bedroom units. The complex will include 131 parking spaces.
- Tammen Hall, a historic 100-year-old building, is under construction to become 49 affordable housing units for senior citizens. Six of the units will be two-bedrooms, while the remaining 43 will be one-bedroom units. The project was a challenge given the building's designation as a historically protected building, in addition to increased construction costs in recent years.
- Denver-based RedT Homes plans to build a five-story structure comprised of 48 condos on the southeast corner of Park Avenue West and Curtis Street. The building will have one level of below-grade parking, the first level of additional parking and amenity space, and five micro-units ranging from 400 to 430 square feet. The upper floors will total 28 studios, four one-bedroom units, and 11 two-bedroom units.
- Cannon Trail subdivision, Old Town Lafayette's largest piece of infill residential development, is breaking ground soon and will add a mix of 40 duplexes and single-family homes. The site is located between East Cleveland and East Chester streets in the heart of the city's historic district. The last homes are scheduled to be built sometime in 2020.

Home Resales

Metro Denver

- Metro Denver existing home sales increased 12.1 percent between April and May to 5,346 homes sold. Home sales decreased over-the-year, falling 11 percent between May 2017 and 2018.
- Unsold homes on the market were 24.7 percent higher in May than April, and were 9.2 percent higher than the previous year's inventory level, with 542 additional homes on the market over-the-year.
- The average sales price for single-family homes rose 10.6 percent over-the-year to $527,557, while the average sales price of condominiums ($304,780) increased 11.7 percent during the same period.



- The average sales price of a single-family home was $50,770 higher in May 2018 compared with one-year earlier, while the average price of a condominium increased $31,991.

Previously-Owned Home Sales Activity

	Month of May-18	Month of Apr-18	Month of May-17	YTD Total 2018	YTD Total 2017	YTD Total % Change	Ann Total 2013	Ann Total 2008
Home Sales (Closed)	5,346	4,768	6,006	20,918	22,238	-5.9%	53,631	47,837
Unsold Homes on Market	6,437	5,160	5,895	6,437	5,895	9.2%	8,575	24,365
Average Sales Price-Single Family	$527,557	$526,724	$476,787	$507,059	$456,108	11.2%	$335,871	$270,261
Average Sales Price-Condo	$304,780	$296,335	$272,788	$296,301	$265,111	11.8%	$198,441	$171,350
Median Sales Price-Single Family	$436,700	$437,100	$400,000				$278,900	$219,900
Median Sales Price-Condo	$273,500	$265,000	$245,000				$160,000	$138,000

Source: Colorado Comps LLC; Denver Metro Association of Realtors; REcolorado.

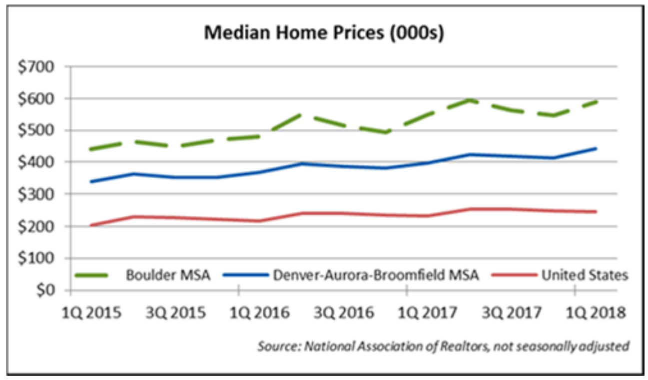
National

- Total existing-home sales fell 0.4 percent to a seasonally adjusted annual rate of 5.43 million in May from a downwardly revised 5.45 million in April, according to the National Association of Realtors (NAR). With last month's decline, sales are now 3 percent below a year ago and have fallen year-over-year for three straight months. Incredibly low supply continues to be the primary impediment to more sales, though the combination of higher prices and mortgage rates are also contributing to the decline.
- Total housing inventory at the end of May climbed 2.8 percent to 1.85 million existing homes available for sale, but is still 6.1 percent lower than a year ago (1.97 million) and has fallen year-over-year for 36 consecutive months. Unsold inventory is at a 4.1-month supply at the current sales pace (4.2 months a year ago).
- Properties typically stayed on the market for 26 days in May, unchanged from April and down from 27 days a year ago. Fifty-eight percent of homes sold in May were on the market for less than a month.

Home Prices

- NAR data shows that the median existing-home price for all housing types in May was $264,800, an all-time high and up 4.9 percent from May 2017 ($252,500). May's price increase marks the 75th straight month of year-over-year gains. The median price in the Northeast was $275,900, down 1.8 percent from May 2017. In the Midwest, the median price was $209,900, up 4.2 percent from a year ago. The median price in the South was 233,100, up 4.5 percent from a year ago. The West recorded an increase of 7.2 percent to a median price of $395,800.

- A separate NAR report revealed that the median price in the Boulder MSA ($588,500) during the first quarter of 2018 was 7.7 percent higher over-the-quarter and was 7.3 percent higher over-the-year. The Denver-Aurora MSA ($441,500) was 6.5 percent higher than the fourth quarter and was 11.5 percent above the year-ago level.
- The national median sales price during the first quarter of 2018 declined 0.9 percent over-the-quarter to $245,500 yet was 5.7 percent higher than the previous year's level.
- Of the 178 MSAs included in the first quarter 2018 report, the Boulder MSA reported the sixth-highest median price, while the Denver-Aurora MSA median price was the 12th highest.

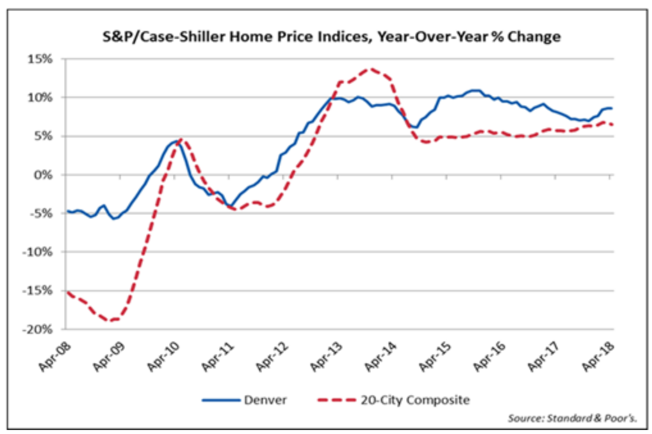


Median Sales Price of Existing Single-Family Homes ($000s)

	Quarter 1 2018 (p)	Quarter 4 2017 (r)	Quarter 1 2017	YTD Avg 2018	YTD Avg 2017	YTD Avg % Change	Median 2013	Median 2008
Boulder MSA	$588.5	$546.4	$548.4	$588.5	$548.4	7.3%	$371.8	$359.6
Denver-Aurora MSA	$441.5	$414.4	$396.1	$441.5	$396.1	11.5%	$280.6	$219.3
United States	$245.5	$247.8	$232.2	$245.5	$232.2	5.7%	$197.4	$196.6

Source: National Association of REALTORS. (p) =preliminary (r) =revised

- According to the S&P/Case-Shiller home price index, Denver housing prices continued to appreciate in April for the 28th-straight month. The Denver index increased 1.2 percent over-the-month to 213.35 in April and rose 8.6 percent between April 2017 and April 2018. The April 2018 level was the highest level recorded in Denver in the history of the 27-year data series. This means local home resale prices averaged 113.4 percent higher than they were in the benchmark month of January 2000.
- Seattle (+13.1 percent), Las Vegas (+12.7 percent), and San Francisco (+10.9 percent) recorded the largest increases over-the-year. Denver (+8.6 percent) ranked fourth.



- Chicago (+3 percent), Washington, D.C. (+3.2 percent), and New York (+4 percent) recorded the smallest increases over-the-year.
- The national home price index increased over-the-month by 1 percent and rose 6.4 percent over-the-year.

Foreclosures

- Foreclosures in Metro Denver fell 19.8 percent in May over the previous month, representing 51 fewer homes foreclosed. Additionally, foreclosures were 20.5 percent lower between May 2017 and 2018. Adams County reported the largest decrease in foreclosures over-the-year, falling 39.3 percent. Arapahoe County reported a decrease of 38 percent, followed by the City and County of Denver (-35.1 percent) and the City and County of Broomfield (-33.3 percent). Boulder County, Jefferson County, and Douglas County all increased, rising 27.3 percent, 28.9 percent, and 40 percent, respectively.

Real Estate Foreclosures

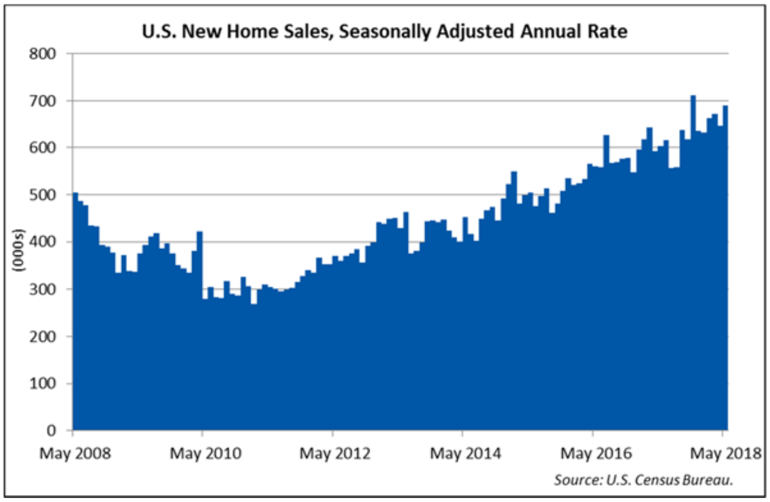
	Month of May-18	Month of Apr-18	Month of May-17	YTD Total 2018	YTD Total 2017	YTD Total % Change	Annual Total 2013	Annual Total 2008
Total Metro Denver*	206	257	259	1,185	1,245	-4.8%	7,520	24,727
Adams County	37	49	61	257	289	-11.1%	1,636	5,629
Arapahoe County	44	63	71	278	291	-4.5%	1,700	5,860
Boulder County	14	12	11	63	60	5.0%	387	984
Broomfield County	4	3	6	19	16	18.8%	109	260
Denver County	37	58	57	226	253	-10.7%	1,616	6,145
Douglas County	21	21	15	117	125	-6.4%	769	2,180
Jefferson County	51	52	51	176	173	1.7%	1,303	3,669

**The total number of election and demand setups (initial filings) received by county public trustees. Filings may be subsequently cured or withdrawn.*
Sources: County public trustees

- Broomfield and Boulder counties reported the largest increases in foreclosures between April and May 2018, rising 33.3 percent and 16.7 percent, respectively. Of the four counties that reported decreases in foreclosures over-the-month, the City and County of Denver (-36.2 percent) reported the largest absolute decrease, falling by 21 houses. Douglas County reported no change in foreclosures over-the-month, holding steady at 21 foreclosures.

New Home Sales

- The Census Bureau report on new home sales stated that national home sales increased in May to 689,000 annual sales from the revised April level of 646,000 annual sales. The May home sales level was 6.7 percent above April, and was 14.1 percent above the previous year's level.
- Three of the four regions reported increases in home sales between May 2017 and May 2018. The Midwest region reported the largest increase, rising 40.3 percent, followed by the South (+19.2 percent), and the West (+0.6 percent). The Northeast region reported the only decrease over-the-year, falling 16.3 percent.



- The South reported the only increase between April and May, rising 17.9 percent. The Midwest held steady at 87,000 homes sold, unchanged from last month. The Northeast region reported the largest decrease over-the-month, falling 10 percent or by 4,000 fewer homes sold. The West also reported a decrease, falling 8.7 percent to 157,000 homes sold.

New Home Construction

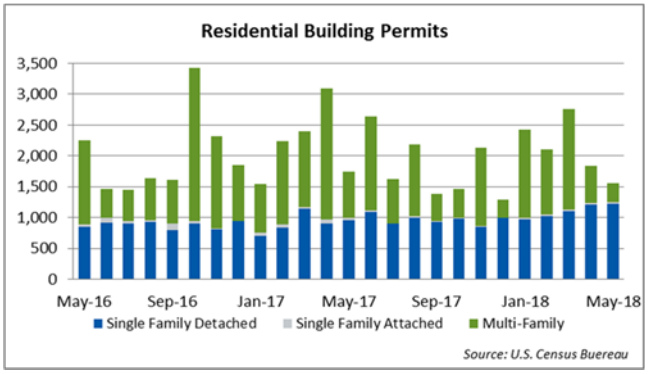
National

- Builder confidence for newly-built single-family homes fell two points to 68 in June on the National Association of Home Builders/Wells Fargo Housing Market Index (HMI). Builders are optimistic about housing market conditions as consumer demand continues to grow. However, builders are increasingly concerned that tariffs placed on Canadian lumber and other imported products are hurting housing affordability. Record-high lumber prices have added nearly $9,000 to the price of a new single-family home since January 2017.

- According to the Census Bureau, the seasonally adjusted annual number of nationwide residential building permits decreased 4.6 percent in May (1.3 million permits) from April, but increased 8 percent above May 2017.
- The decrease in permits from April to May was driven by decreases in all three housing types. Single-family attached units reported the largest decrease, falling 17.1 percent, followed by multi-family (-7.8 percent) and single-family detached permits (-2.3 percent). Between April 2017 and April 2018, multi-family (424,000 permits) and single family detached (843,000 permits) reported increases, rising by 9.8 percent and 7.5 percent, respectively. Single-family attached permits fell over-the-year, decreasing by 2.9 percent to 34,000 permits.
- The Northeast reported the largest increase between April and May, rising by 41.1 percent to 134,000 permits, followed by the Midwest, which rose 7.2 percent to 209,000 permits. The South (625,000 permits) and the West (333,000 permits) both decreased over-the-month, falling by 14 percent and 4 percent, respectively.
- Between May 2017 and May 2018, all four regions reported increases in permits, with the Midwest reporting the largest increase of 17.4 percent. The West increased by 8.8 percent, followed by the Northeast (+8.1 percent) and the South (+4.7 percent).

Metro Denver

- Residential building permits for the Metro Denver area decreased 10.4 percent in May compared with the prior year.
- The over-the-year decrease in total units permitted was attributed to a 59.3 percent decrease in multi-family permits and a 43.5 percent decrease in single-family attached permits. Single-family detached permits rose over-the-year, increasing 29.4 percent.
- Metro Denver also recorded a decrease in permits over-the-month, falling 15.4 percent. Multi-family units fell by 49.8 percent to 302 permitted units. Single-family attached permits rose by 4 percent and single-family detached permits increased 1.2 percent to 1,228 permits.



Residential Building Permits

	Month of May-18	Month of Apr-18	Month of May-17	YTD Total 2018	YTD Total 2017	YTD Total % Change	Total 2013	Total 2008
Single-Family Detached Units	1,228	1,213	949	5,541	4,534	22.2%	7,396	4,037
Single-Family Attached Units	26	25	46	113	245	-53.9%	399	224
Multi-Family Units	302	602	742	5,027	6,222	-19.2%	9,145	5,296
Total Units	1,556	1,840	1,737	10,681	11,001	-2.9%	16,940	9,557

Source: U.S. Census Bureau.

Apartment Rental Market

- According to a new report from the National Low Income Housing Coalition, the average Colorado resident needs to make at least $23.93 per hour to afford a two-bedroom apartment, the 11th highest “housing wage” in the United States. For residents of the Denver-Aurora-Lakewood MSA, the average renter needs to make $27.27 per hour to afford to rent a two-bedroom without spending more than 30 percent of their income.
- Regulatory demands imposed by all levels of government add 32.1 percent on average to the price tag of a new multifamily project, costs inevitably passed on to renters once the building is complete, according to a new survey produced by the National Association of Home Builders and the National Multifamily Housing Council. As a share of development costs, changes in building codes over the last 10 years added the most in new costs, an average of 7.2 percent.

- Denver received a B-plus from Apartment List's annual Renter Satisfaction Survey, which puts the city at No. 11 out of the top 50 largest cities in the U.S. The third annual survey drew responses from more than 45,000 renters nationwide. Renters rated their cities on 11 factors including safety, job opportunities, social life, and recreational activities. Denver's top scores were in the recreational activities and social life categories, which rated A grades. Across categories concerning weather, commute times and public transit, job and career opportunities, and taxes, Denver's scores fell into the B to A-minus range. Boulder received an A-plus despite the fact the city scored an F for affordability.

- The apartment vacancy rate throughout Metro Denver decreased in the first quarter of 2018, falling 0.3 percentage points to 6.1 percent from the fourth quarter of 2017. The average vacancy rate increased over-the-year by 0.4 percentage points. Vacancy rates ranged from 4.6 percent in Arapahoe County to 7.8 percent in Denver County. Vacancy rates rose over-the-year in two of the six submarkets, with the largest increase reported by Jefferson County (+1.9 percentage points). Adams, Arapahoe, and Boulder/Broomfield counties recorded decreases in the vacancy rate over-the-year, falling by 0.8, 0.7, and 0.5 percentage points, respectively. The rate remained unchanged in Douglas County at 5.9 percent.

- The average monthly rental rate of apartments in Metro Denver increased over-the-quarter in all six submarkets in the first quarter of 2018. The average rental rate in Metro Denver ($1,420) was 1.7 percent higher than the previous quarter's level. The rate was 2.7 percent higher than the first quarter of 2017, representing an increase of $38 in the average monthly rental rate over-the-year. The average rental rate ranged from $1,310 in Adams County to $1,546 in the Boulder/Broomfield County submarket.

Apartment Statistics

	Quarter 1 2018	Quarter 4 2017	Quarter 1 2017	YTD Average 2018	YTD Average 2017	YTD Average % Change	Annual Average 2013	Annual Average 2008
Apartment Vacancy Rate	6.1%	6.4%	5.7%	6.1%	5.7%		4.6%	6.6%
Average Monthly Rental Rate (all units)	$1,420	$1,396	$1,383	$1,420	$1,383	2.7%	$1,026	$882

Source: Denver Metro Apartment Vacancy and Rent Survey.

Commercial Real Estate

- Block 162, a new downtown tower planned for 15th Street between Welton and California streets, received its first construction permit, authorizing $14.3 million worth of work to begin. Block 162 will be 30 stories and 419.5 feet tall, making it the 15th-tallest building in Denver. The building will contain 10,000 square feet of retail space as well as the building's lobby on the first floor, a fitness center, lounge, and conference and meeting space on the 11th floor, a rooftop garden, office space on floors 12 through 30, as well as 12 floors of parking.

- Magna Hospitality Group, a Rhode Island-based company, plans to build a 14-story hotel on a parking lot at 822 18th Street. The structure would have 144,028 square feet of hotel/lodging space and 3,500 square feet of restaurant space. The hotel brand has not yet been revealed.

- The Rockies baseball team and architectural design firm Stantec plan to add more than 828,000 square feet of development to Lower Downtown. A pair of buildings will combine 114 condos, 144,693 square feet of hotel space, 87,091 square feet of bars, restaurants, or retail, 210,900 square feet for offices, and a 34,015-square-foot team hall of fame and event space. Construction is expected to begin in early fall and take up to two years.

- Children's Hospital is expanding its North Campus, which will be four times the size of the existing facility once complete. The hospital will increase services with the expansion, including emergency/urgent care, inpatient and observation care, sleep studies, operating room services, specialty clinics, an imaging center, and a diagnostic unit. The hospital is also adding a creative play center where siblings will have a place to play with hospital volunteers while their sibling is receiving treatment. The renovation is anticipated to be complete late 2019 or early 2020.

- Centennial Airport plans to construct a new administration building that will double as a community center for tenants and students, and as a place for events. The facility is expected to be completed in early 2020 and will sit in the northwest corner of the airport's main parking lot on South Peoria Street. "The Hanger," which will feature approximately 20,000 square feet of space, will be funded by the airport. Centennial Airport is one of the busiest general-aviation airports in the country.
- The owner of Denver's Larimer Square is shelving a development proposal announced in February that called for two new structures, both taller than existing buildings, to be added to the block. An advisory committee has been assembled to identify a workable, collaborative solution to Larimer Square's challenges, giving the owners direction for a new plan to be submitted to the public and the city. Opposition to the project suggested that the two towers would destroy the block's integrity and scale.

Office Market

The Metro Denver office market reported increases in the vacancy rate and the average lease rate over-the-year through the second quarter of 2018. According to CoStar Realty data, the direct vacancy rate rose 0.3 percentage points over-the-year to 10.1 percent vacancy. The average lease rate rose 2 percent between the second quarters of 2017 and 2018, gaining $0.53 per square foot during the period.

Office construction in Metro Denver was robust during the second quarter of 2018. There was 2.88 million square feet of space completed across 21 buildings by the end of the second quarter 2018. Two of the largest office buildings completed during the quarter included the 672,000-square-foot 1144 Fifteenth Class A high rise-office building and the 324,098-square-foot Village Center Station II office building in Greenwood Village. There was 3.72 million square feet of space under construction at the end of the second quarter of 2018, a 20.7 percent decrease in space under construction compared with the same time last year. Of this space, the largest project in terms of square footage was the Block 162 tower, which will be adding 595,000 square feet of office space to the Denver market. The next largest project currently under construction is the 16 Chestnut Building, which is the future location of DaVita's worldwide headquarters, adding 428,219 square feet.

Office Market Statistics

	Quarter 2 2018	Quarter 1 2018	Quarter 2 2017	Quarter 2 2016	Quarter 2 2015	Quarter 2 2014
Number of Buildings	6,292	6,280	6,257	6,214	6,172	6,150
Existing Square Feet (millions)	189.1	187.8	185.5	182.2	179.7	178.5
Vacant Square Feet (direct, millions)	19.1	18.7	18.1	16.4	17.0	18.9
Vacancy Rate (direct)	10.1%	10.0%	9.8%	9.0%	9.5%	10.6%
Vacancy Rate (with sublet)	10.9%	10.8%	10.7%	9.6%	10.0%	11.0%
Avg. Lease Rate (direct, per sq. foot, full service)	$26.61	$26.51	$26.08	$25.37	$24.06	$22.69
New Construction Completed (year-to-date)	2.88 MSF, 21 Bldgs	0.87 MSF, 8 Bldgs	1.96 MSF, 21 Bldgs	0.46 MSF, 10 Bldgs	0.30 MSF, 7 Bldgs	0.31 MSF, 12 Bldgs
Currently Under Construction	3.72 MSF, 37 Bldgs	4.05 MSF, 41 Bldgs	4.69 MSF, 41 Bldgs	3.95 MSF, 34 Bldgs	2.93 MSF, 26 Bldgs	1.73 MSF, 21 Bldgs

Source: CoStar Realty Information, Inc. MSF=Million Square Feet

Industrial & Flex Market

CoStar data revealed that the industrial market vacancy rate and the average lease rate increased through the second quarter of 2018. The second quarter direct vacancy rate was 0.4 percentage points higher than the second quarter of 2017. The average lease rate rose 3.4 percent between the second quarters of 2017 and 2018, adding $0.26 per square foot to the average lease rate.

There was 1.34 million square feet of industrial space completed across 11 buildings at the end of the second quarter of 2018 as industrial construction continued at a healthy pace. Major completed projects included a 701,900-square-foot distribution center in Aurora and the 168,029-square-foot DCT Summit Distribution Center in Adams County. Adams County welcomed 73.8 percent of the completed industrial space through the second quarter of 2018, or 991,027 square feet. There were 37 buildings with over 6.33 million square feet of space under construction during the period, including 2.4 million square feet for Amazon in Thornton.

Industrial Market Statistics

	Quarter 2 2018	Quarter 1 2018	Quarter 2 2017	Quarter 2 2016	Quarter 2 2015	Quarter 2 2014
Number of Buildings	7,048	7,042	7,015	6,973	6,955	6,940
Existing Square Feet (millions)	218.3	217.2	213.6	209.2	206.5	204.6
Vacant Square Feet (direct, millions)	9.8	9.0	8.7	7.1	5.7	7.6
Vacancy Rate (direct)	4.5%	4.1%	4.1%	3.4%	2.8%	3.7%
Vacancy Rate (with sublet)	4.7%	4.3%	4.5%	3.6%	3.0%	3.9%
Avg. Lease Rate (direct, per square foot, NNN)	$7.86	$7.73	$7.60	$7.51	$6.61	$5.63
New Construction Completed (year-to-date)	1.34 MSF, 11 Bldgs	0.32 MSF, 6 Bldgs	1.93 MSF, 22 Bldgs	2.07 MSF, 11 Bldgs	0.89 MSF, 3 Bldgs	1.18 MSF, 13 Bldgs
Currently Under Construction	6.33 MSF, 37 Bldgs	6.33 MSF, 32 Bldgs	3.26 MSF, 24 Bldgs	3.46 MSF, 23 Bldgs	0.86 MSF, 3 Bldgs	1.31 MSF, 9 Bldgs

Source: CoStar Realty Information, Inc. MSF=Million Square Feet

The Metro Denver flex market recorded falling vacancy rates and increasing average lease rates through the second quarter of the year. According to CoStar, the direct vacancy rate for flex space fell 0.5 percentage points to 7 percent between the second quarters of 2017 and 2018. The average lease rate rose 4.7 percent over-the-year to $12.16 per square foot. There was 350,558 square feet of new space completed at the end of the second quarter of 2018, including 133,122 square feet of flex space in the Interpark industrial development in Broomfield. Nine buildings offering 323,829 square feet of new flex space are under construction, of which 74.4 percent of the new flex space under construction is located in Adams County.

Flex Space Statistics

	Quarter 2 2018	Quarter 1 2018	Quarter 2 2017	Quarter 2 2016	Quarter 2 2015	Quarter 2 2014
Number of Buildings	1,504	1,499	1,492	1,480	1,471	1,463
Existing Square Feet (millions)	45.9	45.6	45.4	44.7	44.2	43.6
Vacant Square Feet (direct, millions)	3.2	2.7	3.4	3.1	3.2	3.5
Vacancy Rate (direct)	7.0%	6.0%	7.5%	6.9%	7.3%	8.1%
Vacancy Rate (with sublet)	7.4%	6.6%	7.6%	6.9%	8.4%	9.4%
Avg. Lease Rate (direct, per square foot, NNN)	$12.16	$12.04	$11.61	$10.76	$10.27	$9.72
New Construction Completed (year-to-date)	0.35 MSF, 7 Bldgs	0.06 MSF, 2 Bldgs	0.46 MSF, 9 Bldgs	0.1 MSF, 3 Bldgs	0.32 MSF, 3 Bldgs	0.36 MSF, 5 Bldgs
Currently Under Construction	0.32 MSF, 9 Bldgs	0.43 MSF, 11 Bldgs	0.14 MSF, 4 Bldgs	0.31 MSF, 7 Bldgs	0.07 MSF, 1 Bldg	0.42 MSF, 6 Bldgs

Source: CoStar Realty Information, Inc. MSF=Million Square Feet

Retail Market

The Metro Denver retail market reported a slight increase in vacancy rate and an increase in the average lease rate over-the-year through the second quarter of 2018, according to CoStar Realty data. The direct vacancy rate rose to 4.5 percent, while the average lease rate for retail space rose 4.5 percent over-the-year, adding $0.79 per square foot during this same period.

There were 66 buildings under construction during the second quarter of 2018, totaling 1.59 million square feet. Some of the largest projects under construction included the 330,000-square-foot Denver Premium Outlets at I-25 and 136th Avenue in Thornton and the 235,000-square-foot 9th & Colorado Retail project located on the former campus of the University of Colorado Health Sciences Center. Metro Denver reported 527,544 square feet of retail space completed at the end of the second quarter. Thirty-eight percent of the retail space completed was in Jefferson County, with the largest space completed being the King Soopers in the Candelas neighborhood of Arvada. About 20 percent of all recently completed retail space was in Douglas County, followed by the City and County of Denver (18 percent).

Retail Market Statistics

	Quarter 2 2018	Quarter 1 2018	Quarter 2 2017	Quarter 2 2016	Quarter 2 2015	Quarter 2 2014
Number of Buildings	12,304	12,287	12,191	12,090	11,986	11,908
Existing Square Feet (millions)	168.5	168.3	167.2	165.6	164.1	163.0
Vacant Square Feet (direct, millions)	7.5	7.4	7.3	7.5	8.1	8.8
Vacancy Rate (direct)	4.5%	4.4%	4.3%	4.5%	4.9%	5.4%
Vacancy Rate (with sublet)	4.7%	4.6%	4.8%	4.7%	5.1%	5.5%
Avg. Lease Rate (direct, per square foot, NNN)	$18.19	$18.01	$17.40	$16.48	$15.85	$15.52
New Construction Completed (year-to-date)	0.53 MSF, 48 Bldgs	0.21 MSF, 24 Bldgs	0.86 MSF, 45 Bldgs	0.64 MSF, 44 Bldgs	0.34 MSF, 20 Bldgs	0.32 MSF, 32 Bldgs
Currently Under Construction	1.59 MSF, 66 Bldgs	1.14 MSF, 54 Bldgs	1.43 MSF, 73 Bldgs	1.04 MSF, 45 Bldgs	0.78 MSF, 32 Bldgs	0.58 MSF, 23 Bldgs

Source: CoStar Realty Information, Inc. MSF=Million Square Feet

MONTHLY ECONOMIC INDICATORS

	Monthly/Quarterly Direction		*Year-Over-Year Direction*		*Year-to-Date Direction*	
⇓⇑ Positive Changes	**9 of 18**		**10 of 18**		**10 of 18**	
Nonfarm Employment Growth	12,300	⇑	44,700	⇑	42,500	⇑
	Employment up 0.7% from April to May		Employment up 2.7% from May 2017 to 2018		YTD employment up 2.6% through May	
% Companies Hiring (Denver Area)	29%	⇓	29%	⇓	28%	⇑
	Companies expecting to add workers fell 2 percentage points from 2Q 2018 to 3Q 2018		Companies expecting to add workers fell 1 percentage point from 3Q 2017 to 3Q 2018		YTD average up 1 percentage point compared with 2017	
Unemployment Rate	2.3%	⇓	-0.1 percentage points	⇓	2.8%	⇑
	Unemployment decreased 0.2 points between April and May		Unemployment decreased from May 2017 to 2018		Up 0.1 percentage points from 2017 YTD average	
Initial Unemployment Insurance Claims	-5.3%	⇓	-18.9%	⇓	-11.3%	⇓
	Claims decreased from April to May		Claims decreased from May 2017 to 2018		YTD average claims decreased through May 2018	
Total National Retail Sales	-5.3%	⇓	3.6%	⇑	4.6%	⇑
	National sales decreased from March to April		National sales increased from April 2017 to 2018		YTD sales rose through April 2018	
Mountain Region Consumer Confidence Index	111.9	⇓	-14.0%	⇓	128.9	⇑
	Index down 18.5 percent from May to June		Index down from June 2017 to 2018		YTD average up 0.2% through June 2018	
Hotel Occupancy	75.2%	⇑	-7.1 percentage points	⇓	69.3%	⇓
	Increased 0.8 percentage points from April to May		Occupancy decreased from May 2017 to 2018		YTD occupancy decreased 1.8 percentage points from last year	
Denver International Airport Passengers	-3.5%	⇓	5.9%	⇑	4.1%	⇑
	Passengers down from March to April		Passengers up from April 2017 to 2018		YTD passengers increased through April 2018	
Bloomberg Colorado Index	552.4	⇑	4.2%	⇑	11.0%	⇑
	Index up 3.9% from May to June		Index up from June 2017 to 2018		YTD return up through June 2018	
Dow Jones Industrial Average	24,271.4	⇓	13.7%	⇑	-2.3%	⇓
	Index down 0.6% from May to June		Index up from June 2017 to 2018		YTD return down through June 2018	
Home Sales (closed)	5,346	⇑	-11.0%	⇓	20,918	⇓
	Sales up 12.1% between April and May		Sales down from May 2017 to 2018		YTD sales down 5.9% through May 2018	
Median Home Price (Denver-Aurora MSA)	$441,500	⇑	11.5%	⇑	$441,500	⇑
	Up 6.5% from 4Q 2017 to 1Q 2018		Price up from 1Q 2017 to 1Q 2018		YTD price 11.5% higher through 1Q 2018	
Foreclosures	206	⇓	-20.5%	⇓	1,185	⇓
	Down 19.8% from April to May		Down from May 2017 to 2018		Down 4.8% YTD through May 2018	
Residential Building Permits (Total)	1,556	⇓	-10.4%	⇓	10,681	⇓
	Permits decreased 15.4% from April to May		Permits down May 2017 to 2018		YTD permits down 2.9 percent through May 2018	

Monthly Economic Indicators

Apartment Vacancy Rate	6.1%	⇓	0.4 percentage points	⇑	6.1%	⇑
	Vacancy decreased 0.3 percentage points from 4Q 2017 to 1Q 2018		Vacancy increased from 1Q 2017 to 1Q 2018		YTD average up 0.4 percentage points from last year	
Office Vacancy Rate (with Sublet)	10.9%	⇑	+0.2 percentage points	⇑	+0.2 percentage points	⇑
	Vacancy rate increased from 1Q 2018 to 2Q 2018		Vacancy rate up from 10.7% one year ago		Vacancy rate up from 10.7% one year ago	
Industrial Vacancy Rate (with Sublet)	4.7%	⇑	+0.2 percentage points	⇑	+0.2 percentage points	⇑
	Vacancy rate increased from 1Q 2018 to 2Q 2018		2Q 2018 vacancy up from 4.5% one year ago		2Q 2018 vacancy up from 4.5% one year ago	
Retail Space Vacancy Rate (with Sublet)	4.7%	⇑	-0.1 percentage points	⇓	-0.1 percentage points	⇓
	Vacancy rate increased from 1Q 2018 to 2Q 2018		2Q 2018 vacancy down from 4.8% one year ago		2Q 2018 vacancy down from 4.8% one year ago	

Development
Research Partners

Economic and Demographic Research

Industry Studies

Fiscal and Economic Impact Analysis

Real Estate Economics

10184 West Belleview Avenue
Suite 100
Littleton, Colorado 80127
www.DevelopmentResearch.net
303.991.0070