Economic Review of 2019 and Outlook for 2020 United States and Colorado





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Economic Review of 2019 and Outlook for 2020 United States and Colorado

The theme of the 2020 forecast is "slower and more modest growth". Both the U.S. and Colorado economies entered 2020 with momentum that will carry them into Q2 2020. Most of the economic indicators are positive, some industries are doing well, and others are struggling. PST and health care remain strong, but manufacturing and agriculture are struggling. The construction industry will benefit from strong builder sentiment and low interest rates. Compared to previous years, the overall economic growth is modest, but the expansion will be alive for another year.

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Key Data Forecasts for United States and Colorado

United States

- Global GDP 3.0%
- U.S. GDP 2.0%
- Consumer spending 2.0%
- Employment 1.5 million jobs or 125,000 jobs per month
- Annual unemployment rate 3.6%
- Consumer price index 2.1%, core index 2.0%
- Real disposable personal Income 4.1%
- Advanced retail sales, excluding food service sales, 3.3%
- Automobile and light truck sales, 16,8 million units
- Crude oil production up from 12.24 million barrels/day to 13.3 b/d
- Average price for WTI crude per barrel, \$59.25.

Colorado

- Population 72,400 people
- Real GDP growth of 3.0%
- Consumer price index 2.2%
- Private hourly earnings 3.5%
- Annual unemployment rate 3.3%
- Employment 50,000 workers, or 4,167 jobs per month, 1.8% growth
- Leading job growth: PST, health care, construction, T&W, manufacturing
- Total building permits, similar to 2019, permits may not match the needs of residents
- Housing price appreciation will remain low
- Agriculture production -animal production will perform well and crops will struggle
- State government is facing financial and service challenges
- Crude oil production 15.5 to 16 million barrels.

The United States Economy



Global and United States GDP

Global (3.0%) and U.S.(2.0%) real GDP growth will slow in 2020. Consumers will continue to drive growth in the U.S.



Global Real GDP



Over the past year the global economy has slowed. The decline in real GDP growth will continue in advanced economies, but some developing economics will see improvement in 2020.

Quarterly Real GDP Growth United States



Gross Domestic Product and Personal Consumption Expenditures



U.S. Real GDP Growth Gross Domestic Product is defined as C+I+G+X or consumption + business investment + government spending + net exports.

Real GDP growth for 2019 will be in the range of 1.8% to 2.2%.

U.S. Personal Consumption Expenditures Personal consumption accounts for 68% of GDP. It will continue to be a driver of growth at a slower rate in 2020, approximately 2.0%. Spending will be driven by solid job and wage growth.



Source: Bureau of Economic Analysis, cber.co.

Business Fixed Investment and Residential Construction



U.S. Business Fixed Investment Business investment will continue to be subdued as companies continue to be hesitant about investing.



U.S. Residential Investment On the other hand, indicators from the housing industry are more optimistic. There are signs that millennials may be a source of growth in the housing market, plus interest rates are low, and overall housing appreciation has subsided.

2006 2007 2008 2009 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2014 2015 2016 2017 2018 2019 2020

Source: Bureau of Economic Analysis, cber.co.

Government Spending and Net Exports



Government Spending Government spending is expected to decline in 2020.



Net Exports Percent Point Contribution to GDP

On the other hand, net exports are projected to be less of a drag on GDP growth.

Source: Bureau of Economic Analysis, cber.co.

U.S. 2018 Value Added by Industry As Percentage of Total GDP

Real estate and rental and leasing							13.3%	
Manufacturing						11.3	%	
State and local goverenment					8.5%			
Finance and insurance					7.6%			
Professional, scientific, and technical services					7.5%			
Health care and social assistance					7.5%			
Wholesale trade				5.9%				
Retail trade			5.5	5%	The top six industries acco	unt for 55 7%		
Information			5.2%		of the total value added for	the U.S.		
Construction		4.1	%					
Federal government		3.8%						
Transportation and warehousing		3.2%						
Administrative and waste management services		3.1%						
Accommodation and food services		3.1%	Ind	Industries such as mining, utilities, and agriculture are a small percentage of total employment and GDP; however, they are essential components in the U.S. economy. The various industries contribute to the economy in different ways.				
Other services, except government	2.1°	%	are					
Management of companies and enterprises	1.9%		GD					
Mining	1.7%		US					
Utilities	1.6%		the					
Educational services	1.2%							
Arts, entertainment, and recreation	1.1%							
Agriculture, forestry, fishing, and hunting	0.8%							
0.	.0% 2.0%	4.0%	6.	0%	8.0% 10	.0% 12.	0% 14.0%	

Value Added by Industry as a Percentage of Total GDP

Source: Bureau of Economic Analysis. Note: Total does not equal 100% because of rounding. Colorado-based Business and Economic Research https:cber.co

The U.S. Economy – Leading Indicators

The Federal Reserve Leading Indicators, CAB Index, the University of Michigan Consumer Sentiment Survey, and the NFIB survey.

Most leading indicators point to continued growth.

Philadelphia Fed Leading Index U.S. vs. Colorado

Philadelphia Federal Reserve Leading Index – U.S. vs. Colorado



Source: Philadelphia Federal Reserve, cber.co. Note: The leading index predicts the six-month growth rate of the U.S. and state's coincident index.

NFIB Small Business Optimism Index



Source: NFIB, cber.co. Index 1984=100

Change in Chemical Activity Barometer vs. Industrial Production

3 MMA YOY Percentage Change in CAB vs Industrial Production



Source: American Chemistry Council, cber.co.

Consumer Sentiment Index University of Michigan



Michigan Consumer Sentiment Index

Source: University of Michigan, cber.co.

The U.S. Economy - Employment

Employment, Multiple Jobholders, Job Openings vs. Number of Unemployed, Unemployment Claims, and Labor Force Participation Rate

The U.S. economy will continue to experience a low unemployment rate and solid employment gains. The job market will continue to benefit from a slightly stronger labor force participation rate.

Annual Change in U.S. Employment

Annual Change in U.S. Employment



Source: Bureau of Labor Statistics, NSA; cber.co.

Multiple Jobholders Primary Job Full Time, Secondary Job Part Time



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Job Openings vs. Number of Unemployed United States



Job Openings vs. Number of Unemployed

Source: Bureau of Labor Statistics, SA, cber.co.

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Occupations by SOC United States 2018

SOC Code, Description, Mean Wages

43 Office and Administrative Support \$38,990 41 Sales and Related \$41,790 35 Food Preparation and Serving \$25,580 53 Transportation and Material Moving \$38,290 51 Production \$39,190 25 Education, Training, and Library \$56,620 29 Healthcare Practitioners \$82,000 13 Business and Financial Operations \$76,910 11 Management \$121,560 47 Construction and Extraction \$51,220 49 Installation, Maintenance, and Repair \$48,960 39 Personal Care and Service \$28,090 37 Building and Grounds Cleaning \$30,020 15 Computer and Mathematical \$91,530 31 Healthcare Support \$32,380 33 Protective Service \$48,580 17 Architecture and Engineering \$87,370 21 Community and Social Service \$49,280 27 Arts, Design, Ent., Sports, and Media \$59,780 19 Life, Physical, and Social Science \$76,160 23 Legal \$108.690 45 Farming, Fishing, and Forestry \$30,140

Occupations by SOC



Source: Bureau of Labor Statistics, cber.co.

Number of Employees

Annual Change in Unemployment United States

Annual Change in Unemployment – United States



Initial and Continuing Unemployment Claims



Initial Claims The number of initial claims was fairly constant during 2018 and 2019.

Continuing Claims The number of continuing claims trended downward during 2018 and 2019.

Source: FRED, Department of Labor, cber.co.

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Labor Force Participation Rate (LFPR) Total, Men, Women, Age 25 to 54



Source: FRED, BLS, cber.co.

The U.S. Economy – Wages and Income Employment Cost Index, Inflation, Real Median Household Income, and Real Disposable Income

Wages and income will see modest gains. Inflation will be about 2.0%.

12-Month Change in Employment Cost Index Total Compensation, Wages and Salaries, Benefits



Source: Bureau of Labor Statistics, SA, cber.co.

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Employment Cost Index vs. U.S. CPI 12 Month Percentage Change by Quarter



Source: Bureau of Labor Statistics, SA, cber.co.

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Consumer Price Index (CPI) U.S. CPI vs. Colorado CPI



Consumer Price Index (CPI) U.S. CPI vs. U.S. Core CPI



Real Disposable Personal Income

Percent Change Prior Year



Real Median Household Income



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The U.S. Economy - Debt Government Debt, Consumer Debt, Household Debt, and Savings Rate

Debt is justified if it is responsibly used to make purchases that stimulate consumption and growth. Debt is criticized if debt service obligations prevent consumption and growth. Consumers appear to be managing their debt.

"The federal budget is on an unsustainable path, with high and rising debt. Over time, this outlook could restrain fiscal policymakers' willingness or ability to support economic activity during a downturn." - Jay Powell - Federal Reserve Chairman, November 2019.

U.S. Federal Government Debt Total Federal Debt and Debt Held by Public



U.S. Federal Government Debt Total Federal Debt and Debt Held by Public as a Percent of GDP

Percent	Federal Debt Held by Public as a Percent of GDP
110.00% -	— Total Federal Debt
100.00% -	Federal Debt Held by Public
90.00% -	Growth of Federal Debt Held by Public
00.0070	1970 to 2000 (30 years), 26.7% to 36.9%; increase of 10.2 percentage points.
80.00% -	2000 to 2008 (8 years), 36.9% to 43.7%; increase of 6.8 percentage points.
	2008 to 2016 (8 years), 43.7% to 76.0%; increase of 32.7 percentage points.
70.00% -	2016 to 2019 Q2 (33 months), 76.0% to 78.1%; increase of 2.1 percentage points.
60.00% -	
50.00% -	
40 00% -	
40.0070	
30.00% -	
20.000/	
∠0.00% - 19	70 1974 1978 1982 1986 1990 1994 1998 2002 2006 2010 2014 2018

Source: FRED, Federal Reserve Bank of St. Louis, cber.co.

U.S. Consumer Credit Outstanding



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Household Debt Percent of Disposable Personal Income

Household Debt as a Percent of Disposable Personal Income



Source: FRED, Census Bureau, cber.co.
U.S. Personal Savings Rate Percentage of Disposable Personal Income



Source: FRED, SA.

United States Economy - Equities S&P Performance and Volatility

In 2019 there was volatility in the equity markets, but the bull market continued its run. The strength of the equity markets bolsters investor wealth and consumer confidence.

Standard and Poor's 500 Index



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CBOE Volatility Index VIX (VIXCLS)



Source: FRED, Chicago Board Options Exchange, cber.co.

United States Economy – Industry Performance Productivity, Capacity Utilization, Industrial Production, Inventory to Sales Ratio, Corporate Profits

The metrics for industry performance are generally positive. Corporation profits and productivity have been flat since 2012; industrial production was flat in 2019; Capacity utilization has been in a satisfactory range, and the range of the inventory-to-sales ratio is adequate.

Corporate Profits After Tax (without IVA and CCAdj)



Source: FRED, BEA, cber.co.

U.S. Labor Productivity (Output per Hour)

Percent Change Same Quarter Prior Year Nonfarm Business



Source: Bureau of Labor Statistics, Major Sector Productivity (NonFarm Business) NSA, cber.co.

Industrial Production Index All Industries and Manufacturing

Industrial Production, All Industries Index, 2012 = 100 115.0 The IPI for manufacturing and all industries was flat in 2019. 110.0 -All Industries 105.0 -Manufacturing 100.0 95.0 Industrial production for all industries measures real output in 90.0 the manufacturing, mining, electric, and gas industries, relative to a base year. 85.0 2006 2007 2008 2009 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019

Source: FRED, Federal Reserve, SA, cber.co.

Capacity Utilization Total All Industries and Manufacturing

Percent



Capacity Utilization – All Industries and Manufacturing

Source: FRED, Federal Reserve, cber.co.

Inventory to Sales Ratio All Businesses and Retail



Source: FRED, Census Bureau, cber.co.

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The U.S. Economy - Retail and Auto Sales

Retail sales will increase at a slower rate in 2020. In addition, the sale of light auto and trucks will drop below \$17 million in 2020 because of a strong used car market.

Cumulative Advance Retail, Excluding Food Services Sales Monthly

Millions	¹⁵ United States Cumulative Advance Retail, Excluding Food Services Sales									
\$7,000,000	00/0			(I. 0040 II.)						
\$6,500,000	2019 re	tail sales were estimat	ed to be 3.4% great	er than 2018, sligh	ntly below					
\$6,000,000	slower r	ate 3.3% in 2020	+4.6%	+3.4%						
\$5,500,000		ato, 0.070, 11 2020.		+1.9%	+2.4%	+4.5% vs. 2016	vs. 2017	vs. 2018		
\$5,000,000	+4.8%	+3.8%	+3.9% vs. 2013	vs. 2014	vs. 2015					
\$4,500,000	vs. 2011	VS. 2012								
\$4,000,000							_			
\$3,500,000			_	_						
\$3,000,000										
\$2,500,000										
\$2,000,000				_						
\$1,500,000										
\$1,000,000										
\$500,000				_						
\$0								, ,		
	2012	2013	2014	2015	2016	2017	2018	2019		

Source: U.S. Census Bureau, FRED, cber.co.

Note: Data is in descending order with December at the top and January at the bottom, not adjusted for inflation.

U.S. Auto and Light Truck (ALT) Sales Monthly (Annualized Rate Millions)

Annua Rate Mi	Millions United States Number of Auto ar	d Light Trucks Sol	d						
22.0	On a	a monthly basis, 2019 s	ales were i	n the range	of 16.5 to	17.3 million,			
20.0	sale beca	sales will be down slightly to 16.8 million. Slower sales are projected because of strong competition for the used car market.							
18.0	At the trough of the recession, February		\sim	\sim	\frown	\sim			
16.0	2009, sales dropped to 9.0 million units.								
14.0		Unit s	ales have l	peen consis	tent				
		for the past five years:							
12.0		2018	17	.3 million					
		2017	17	.1 million					
10.0		2016	17	.5 million					
		2015	17	.4 million					
8.0 +									
200	006 2007 2008 2009 2010 2011 2012 2013	2014 2015	2016	2017	2018	2019			

Source: FRED, Federal Reserve Bank of St. Louis, Seasonally Adjusted Annualized Rates (SAAR), cber.co.

The U.S. Economy – Manufacturing and PST

Manufacturing and Professional, Scientific and Technical Services Employment, Manufacturing and Nonmanufacturing Indices, Trade-Weighted U.S. Dollar, Durable Goods Ordered, Manufacturing Shipments, Real Exports of Goods and Services

The PST sector has been a source of GDP and economic growth since 2010. Manufacturing has posted eight years of small employment gains during that period, but the sector is currently in a slump.

Change in Employment

U.S. Professional, Scientific, and Technical Services and Manufacturing





Professional, Scientific, and Technical Between 2011 and 2019, the PST sector added an average of 234,000 jobs per year compared to 256,000 jobs per year for the period 1993 to 2001. The outlook for PST continues to be favorable in 2020.

Manufacturing

U.S. manufacturing has also enjoyed 8 consecutive years of job growth between 2011 and 2019. It added an average of 146,000 jobs per year during this period. In 2018, there were 250,000 manufacturing jobs added. This is the largest number of jobs added during the period 1991 to 2019. As 2019 closed, the manufacturing sector was in a slump.

Source: Bureau of Labor Statistics, cber.co.

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ISM PMI Composite Indices

Manufacturing vs. Non-manufacturing

ISM Manufacturing (PMI) vs. Non-Manufacturing (NMI) Composite Indices



Trade Weighted U.S. Dollar Index: Broad



Source: FRED, The Federal Reserve, cber.co.

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Durable Goods Ordered



Source: FRED, BEA, cber.co.

United States Manufacturing Shipments All Industries





Manufacturing Shipments, Non-Defense Capital Except Aircraft This group of manufacturers posted gains from the second half of 2016 through 2018. Shipments were flat in 2019.

Source: FRED, SA. U.S. Bureau of the Census, cber.co. Note: Not adjusted for inflation.

Exports of U.S. Goods and Services Real Exports of U.S. Goods and Services



Real Exports of Goods and Services Real exports have increased slightly over the past two years.

U.S. Real Net Exports of Goods and Services



Real Net Exports Real net exports reached their lowest value in Q2 2009. The deficit increased slightly from Q2 2009 to Q3 2013. It has increased at a more significant rate since Q1 2014, but leveled off in the second half of 2018.

The U.S. Economy – Housing and Construction NAHB HMI and Housing Starts, 30-Year Fixed Rate Mortgages, Case Shiller Home Price Index, Median Price of New Home, Construction Spending, and Residential Housing Permits

Builders are upbeat. The number of permits issued and starts are solid. Construction spending and employment levels point to continued growth. Inflation and interest rates remain low, and housing prices are increasing at a slower rate. There is optimism that millennials will keep the boom intact as they move from the cities to the suburbs to raise families.

Wells Fargo NAHB HMI vs. Housing Starts



Source: NAHB, cber.co.

30-Year Fixed Rate Mortgages



Source: FRED, Freddie MAC, cber.co.

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Case Shiller Home Price Index

National vs. Denver Rate of Change



Source: S&P Core-Logic Case-Shiller, cber.co.

Median Sales Price for a New House





% Change in Sales Price vs. CPI Between 2000 and 2018, the U.S. CPI increased at an annualized rate of 2.1%.

Source: FRED, SA. U.S. Bureau of the Census, NAR, BLS, cber.co. Note: Not adjusted for inflation.

Total U.S. Construction Spending and Employment



Source: FRED, Census Bureau, not adjusted for inflation, SAAR; BLS,SA cber.co.

U.S. Residential Building Permits



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United States Economy - Energy Crude Oil, Coal, Natural Gas, Sources of Energy for Electricity, Photovoltaics, and Motor Vehicles

The United States is the leader in the production of crude oil and natural gas. Over the past three decades, the mix of sources for production of electricity have changed drastically. Between 1990 and 2018 there have been 1,140 billion KWH added. Of that natural gas has added 1,095 billion KWH. Renewables and nuclear sources have captured market share from coal and petroleum and other sources. Electric vehicles are slowly capturing market share, although growth is hampered by high prices and issues related to their batteries.

Annual U.S. Crude Oil Production

Thousand Barrels/Day



Source: EIA, cber.co.

Crude Oil Production by State January - June 2019



Percent of Oil Production by State

Oil is produced in 32 states plus two federal offshore regions (Gulf of Mexico and West Coast). Over the course of a year, there is very little change in the ranking of the top 10 oil-producing states or regions. Colorado accounted for 4.1% of the total oil produced during this period. The production of oil is critical to the U.S. and Colorado economies and the country's efforts to be energy independent.

Source: EIA, cber.co.

Crude Oil Prices

West Texas Intermediate



Annual U.S. Production of Coal Million Short Tons

Million Short Tons 1,600 Annual production of coal has decreased steadily since 2008. Production is projected to decrease by 14% in 2020. 1,400 1,200 1,000

U.S. Annual Production of Coal

Source: EIA, cber.co.

Annual U.S. Dry Natural Gas Withdrawal and Production Million Cubic Feet



Source: EIA, cber.co.

U.S. Electricity Generated by Major Energy Source 1990 to 2018 (Billion Kilowatt Hours)



Change in Electricity Generated by Major Source (1990 to 2018) Coal -1.2% CAGR: -448 B KWH Natural Gas 5.0% CAGR; 1,095 B KWH Nuclear 1.2% CAGR; 230 B KWH Renewables 2.5% CAGR; 356 B KWH Petro & Other -4.0% CAGR; -93 B KWH Total, 1.1% CAGR; 1,140 B KWH



Change in Share Electricity Generated by Source (1990 to 2018) Coal 52.5% to 27.4% Natural Gas 12.3% to 35.1% Nuclear 19.0% to 19.3% Renewables 11.8% to 17.8% Petro and Other 2.5% to 1.1%

Colorado-based Business and Economic Research https:cber.co

Photovoltaic Module Shipments

Peak Kilowatts, Value, and Value per Peak Watts

Value **Peak Kilowatts** Photovoltaic Module Shipments Peak Kilowatts, Value, and Value per Peak Watts 16,000,000 \$16,000,000 Average Value/Peak Watt For this period, shipments (peak KW) \$3.50 2006 were volatile and the average value 14,000,000 \$14,000,000 \$3.37 2007 per peak watt declined significantly. \$3.49 2008 12.000.000 \$12,000,000 \$2.79 2009 \$1.96 2010 \$1.59 2011 10,000,000 \$10,000,000 \$1.15 2012 \$0.75 2013 8,000,000 \$8,000,000 2014 \$0.87 \$0.71 2015 \$0.72 2016 6,000,000 \$6,000,000 2017 \$0.48 \$0.04 2018 \$4,000,000 4,000,000 \$0.39 2019 -Value (000s) 2,000,000 \$2,000,000 -Shipments/Peak KW \$0 0 2006 2007 2008 2009 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019

Source: EIA, cber.co. Note: 2019 is estimated based on YTD shipments.

Source and Disposition of Photovoltaic Module Shipments



Source and Disposition of Photovoltaic Module Shipments

Source: EIA, cber.co.
Global Vehicles Internal Combustion vs. Renewable Energy

100% 0% 1% 1% 3% 1% 2% 3% 7% 9% 90% 18% 80% 20% 70% 60% 39% 50% 98% 88% 40% 68% 30% 41% 20% 10% 0% 2015 2020 2025 2030 Internal Combustion Full/Mid-Hybrid Battery EV Plug-In EV

Global Vehicles Internal Combustion vs. Renewable Energy

Source: J.P. Morgan (October 2018) cber.co.

Colorado-based Business and Economic Research https:cber.co

The U.S. Economy - Agriculture Agriculture – Crops and Livestock Index and Exports

Agriculture is critical to the economy because everyone eats. Farmers and ranchers face a variety of challenges that make it difficult for them to make their operations profitable.

U.S. Agriculture Real Value of Production and Net Income



Farm Received and Paid Indexes Livestock

Percent 140.0% 135.0% 130.0% Prices Paid Prices Received Ranchers face stiff challenges to manage the 125.0% cost of inputs against the revenue they receive. 120.0% 115.0% 110.0% 105.0% 100.0% 95.0% 90.0% This chart shows the index of prices received by U.S. farms for 85.0% all the different types of crops or livestock they produce (red) 80.0% and the index of prices U.S. farms paid for farm production inputs, interest, taxes, and wage rates, i.e. farm inputs (blue). 75.0% 70.0% 2010 2011 2012 2009 2013 2014 2015 2016 2017 2018 2019

Livestock Farm Received and Paid Indexes

Source: NASS, cber.co, https://www.nass.usda.gov/Charts_and_Maps/Agricultural_Prices/cropfarm.php.

Farm Received and Paid Indexes Crops

Percent 120.0% Farmers are challenged to manage the cost of 115.0% inputs against the revenue they receive. -Prices Paid Prices Received 110.0% 105.0% 100.0% 95.0% 90.0% 85.0% This chart shows the index of prices received by U.S. farms for 80.0% all the different types of crops or livestock they produce (red) and the index of prices U.S. farms paid for farm production 75.0% inputs, interest, taxes, and wage rates, i.e. farm inputs (blue). 70.0% 2009 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019

Crops Farm Received and Paid Indexes

Source: NASS, cber.co, https://www.nass.usda.gov/Charts_and_Maps/Agricultural_Prices/cropfarm.php.

Exports of Agricultural Products



Source: FRED, BEA, SAAR, cber.co.

The U.S. Economy Summary

Review of 2019 and Outlook for 2020 Highlights of the United States Economy

- 1. There will be solid, but slower global and U.S. real GDP growth.
- 2. Most leading indicators and metrics point to continued economic growth, albeit at a pace that will be similar to 2019 or slightly slower. The low unemployment rate will stymie growth in many states and occupations.
- 3. Employment will be steady, but fewer jobs will be added at a slower pace than in 2019. The PST sector will be a source of strong job creation. Health care and construction will post modest job gains. Agriculture, manufacturing, and the extractive industries will face challenges in 2020.
- 4. There will be modest gains in wages and income. Inflation will remain near the Fed's target rate in 2020.
- 5. The growth of public debt is on an unsustainable path.
- 6. The equities market had a banner year in 2019. A repeat performance is unlikely in 2020.
- 7. Most indicators for industrial performance reflect solid growth.

- 8. The rate of growth in 2020 retail sales will be slower than 2019. New car sales will be challenged by prices and a strong used car market.
- 9. Manufacturing is in a slump caused by a strong dollar, trade policies (or the lack of them), and a slowing global economy. PST will continue to add high paying jobs that support technology advancement.
- 10. Low interest rates should support growth in the housing market. Builders are optimistic about the future.
- 11. The country's energy continues to be driven by fossil fuels, although renewable sources are slowly gaining market share. Electric vehicles are challenged by high prices and issues related to their batteries.
- 12. Agriculture is everyone's favorite industry because they have to eat. Unfortunately, it continues to be faced with a number of challenges ranging from trade policies to input costs.

This forecast does not take into account wildcard activities such as natural disasters, international disputes, wars, attacks or unexpected policies that may have numerous unintended consequences.

The Colorado Economy



The Colorado Economy – GDP Colorado vs. U.S. Real GDP, Change in GDP, Concentration of GDP by Industry, GDP by Region

Between 2010 and 2018 the rate of growth in the Colorado GDP will be greater than the rate for the U.S. About 89% of the state's GDP is concentrated in the state's 7 MSAs. Since 2010 the change in GDP has been driven by real estate and finance; PST, construction, and state and local government. Colorado has a GDP competitive advantage in the extractive industries, tourism, PST, construction, real estate, and transportation and warehousing.

Real Gross Domestic Product

Colorado vs. United States (Annual)



Source: BEA, cber.co.

Change in Gross Domestic Product by Sector Colorado 2009 to 2018



Change in Colorado GDP from 2010 to 2018

Colorado-based Business and Economic Research https:cber.co

2018 Nominal Gross Domestic Product Concentration or Location Quotient

Extractive Industries 2.27 Arts, entertainment, and recreation 1.52 Construction 1.40 Professional, scientific, and technical services 1.27 Transportation and warehousing 1.21 Accommodation and food services 1.12 Colorado has a competitive advantage Real estate and rental and leasing 1.12 in the extractive industries; arts, 1.06 Other services entertainment and recreation; Management of companies and enterprises 1.05 construction, professional, scientific, 1.05 Information and technical; transportation and Administrative, support and waste services 1.00 Government and government enterprises 0.96 warehousing, accommodation and 0.94 Retail trade food services, and real estate and 0.94 Wholesale trade rental and leasing. Health care and social assistance 0.84 Finance and insurance 0.77 0.72 Agriculture 0.70 Utilities The concentration is the Colorado percentage of an industry divided by the United States 0.70 Educational services percentage of that same industry. Colorado has a greater concentration for sectors with a Durable goods manufacturing 0.68 ratio greater than 1.0 and a smaller concentration for sectors with a ratio less than 1.0 Nondurable goods manufacturing 0.54 0.0 0.5 1.0 1.5 2.0 2.5

Concentration of Colorado GDP by Industry Sectors

Source: Bureau of Economic Analysis, cber.co.

Gross Domestic Product Colorado MSAs and Nonmetro

CAGR Change in Current Dollar 2010 to 2018

MSA	CAGR 2010 vs. 2018
Greeley	7.8%
Fort Collins	4.9%
Denver	4.8%
Colorado Springs	3.9%
Boulder	3.7%
Grand Junction	2.9%
Nonmetro	1.8%
Pueblo	1.7%



2018 Colorado MSA GDP (millions)

Source: Bureau of Economic Analysis, current dollars, cber.co.

The Colorado Economy – Population Total Population and Components of Change

In 2020 the Colorado population will be 5,843,281. The population will increase by 72,400 in 2020, with 48,000 from net migration and 24,400 from the natural rate of change. The lower rate of fertility is preventing the population from increasing at a faster rate.

Colorado Population Components of Change



Sources: State Demography Office and cber.co.

Colorado-based Business and Economic Research https:cber.co

The Colorado Economy – Unemployment Initial Claims Unemployment, LFPR, Change in the Size of the Labor Force, Supply of Workers, Earnings

The LFPR has improved over the past year; however, the size of the labor force is increasing at a slower rate because the demand for workers exceeds the supply. There was a strong increase in hourly earnings in 2018 and 2019. There will be a solid increase in earnings in 2020.

Initial and Continuing Unemployment Claims Colorado 1990 to 2006



Initial Claims The number of initial claims was steady during 2019, although there was a spike at the end of 2019.



Continuing Claims During 2019, the number of continuing claims trended downward.

Source: FRED, Department of Labor, cber.co.

Annual Change in Unemployment Colorado vs. United States

Annual Change in Unemployment – Colorado vs. United States



Source: Bureau of Labor Statistics, NSA; cber.co.

Labor Force Participation Rate Colorado



Labor Force Participation Rate

Source: FRED, BLS, cber.co.

YOY Change in the Labor Force



Source: Bureau of Labor Statistics, LAUS, NSA, NBER, cber.co.

Job Openings vs. Number of Unemployment



Job Openings vs. Number of Unemployed

Source: Bureau of Labor Statistics, SA, cber.co. Note: Colorado JOLTS data is an experimental data set.

Average Hourly Earnings and CPI Colorado

\$40.00 All Private Construction PBS Manufacturing \$36.00 \$32.00 \$28.00 \$24.00 \$20.00 2007 2008 2009 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019

Average Hourly Earnings

Average Hourly Earnings Between 2007 and 2019, private wages increased at an annualized rate of 2.3%, construction earnings increased by 2.1%, manufacturing by 2.0%, and PBS by 2.5%.

Percent

Hourly Earnings

YOY Change in Private Earnings vs. Consumer Price Index



YOY Change in Private Hourly Earnings vs. Consumer Price Index In 2020 private earnings are projected to increase by 3.5%, while the CPI increases by 2.2%.

Source: BLS, cber.co.

Annual Disposable Personal Income Per Capita Colorado vs. United States

Disposable Personal Income Per Capita



Colorado-based Business and Economic Research https:cber.co

The Colorado Economy – Employment Employment Forecast, Employment Changes by Sector, Total Employment Forecast vs. Historical Changes

Colorado will add 50,000 jobs in 2020, an increase of 1.8%. The top sectors for job growth will be PST, health care, construction, and transportation and warehousing. This level of job growth will be weaker than over half the years between 1990 to 2020.

There is a 20% chance that Colorado will add more than 52,000 jobs, a 50% chance it will add between 48,000 to 52,000 jobs and a 30% chance that it will add less than 48,000 jobs.

Employment Projections 2019 and 2020 By Category



Employment Projections

Colorado will add 54,500 jobs in 2019 and 50,000 jobs in 2020. The growth rates are 2.0% and 1.8% respectively.

The sectors in the growth category (green) will add jobs at a 2.4% rate, led by PST and health care.

The sectors in the solid growth (yellow) category will add jobs at a 1.0% rate. Most of the jobs will be added in local government and retail.

Finally, employment in the sectors in the volatile category will increase at a 2.0% rate, led by construction, transportation and warehousing, and the federal government. About 2,000 temporary workers will be hired to help with the Census.

Projected Job Changes by NAICS Sector 2020 Forecast



Change in Colorado Wage and Salary Employment in 2020

Source: BLS, cber.co.

Thousands (Average)

Colorado Wage and Salary Employment 2020 Forecast

Health Care Accommodations and Food Services Retail Trade **Professional and Scientific** Construction Financial Activities About 52.3% of total jobs Manufacturing are in the top six sectors. Local Education (K-12) Local (Not K-12 Education) Approximately 12.3% of all jobs are in Admin Not Employment Services Other Services leisure and hospitality (AFS + AER). Wholesale Trade Transportation and Warehousing About 16.7% of total jobs are in the PST, manufacturing, and information sectors. These State/Higher Education Information sectors are the source of primary and advanced Arts, Entertnmt, and Recreation (AER) technology jobs. Federal Government State (Not Higher Education) Employment Services There will be 2,829,800 Private Education MCE (Corporate Headquarters) Colorado wage and salary Extractive Industries (NRM) employees in 2020. Utilities 75 100 125 150 175 200 225 250 275 300 25 50 Thousands (Average)

Colorado Wage and Salary Employment

Source: Bureau of Labor Statistics, cber.co.

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Change in Colorado Employment 1990 to 2020 Change in Employment vs. Percentage Change in Employment



Percentage Change in Employment (000s) 6% 4% 2% 0% -2% -4% -6% 1990 2002 2006 2012 1992 1996 2000 2004 2008 2010 2014 2016 2018 2020 1994 1998

There are two ways to evaluate the change in employment.

Change in Employment (Level) In 2020, the employment forecast is expected to increase by 50,000. This level of job growth is greater than only 11 of 31 years (red dotted line).

Percent Change in Employment (Rate) The projected rate of growth for 2020, 1.8%, is greater than only 9 of 31 years (red dotted line).

Source: Bureau of Labor Statistics, cber.co.

Colorado-based Business and Economic Research https://doi.org/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10011/j.com/10011/j.com/10011/j.com/10011/j.com/10011/j.com/10011/j.com/10011/j.com/10011/j.com/10011/j.com/10011/j.com/10011/j.com/10011/j.com/10011/j.com/10011/j.com/10011/j.com/10011/j.com/10011/j.com/10011/j.com/10011/j.com/10011/j.com/10011/j.com/10011/j.com/10011/j.com/10011/j.com/10011/j.com/10011/j.com/10011/j.com/10011/j.com/10011/j.com/10011/j.com/10011/j.com/10011/j.com/10011/j.com/10011/

The Colorado Economy Sectors to Watch in 2020

Employment growth in 2020 will depend on strong growth in the PST and health care sectors and solid growth in construction and transportation and warehousing. More modest growth is projected from manufacturing, accommodations and food services and retail. The federal government will temporarily expand because of the 2020 Census. Employment growth for state and local governments, K-12 schools, and higher education will be constrained by their budgets.

Change in Employment

Colorado Professional, Scientific, and Technical Services and Health Care



Professional, Scientific, and Technical (\$97,812, AAW) The PST sector led Colorado out of the Great Recession with jobs and wages. In 2020 PST is projected to add about 20% of total jobs. Time will tell if that forecast is too aggressive.

Health Care (\$53.352 AAW)

The health care sector has been recession-proof. Jobs have been added in the sector every year since 1990. With the number of aging baby boomers, concerns about a health care bubble are not an immediate concern. Modest employment growth is expected for 2020.



Source: Bureau of Labor Statistics, cber.co. Note: 2018 Average Annual Wage (AAW), state average \$58,916.

Change in Employment Colorado Construction and Manufacturing





Source: Bureau of Labor Statistics, cber.co. Note: 2018 Average Annual Wage (AAW), state average \$58,916.

Construction

(\$66,452 AAW)

The outlook for construction is positive; interest rates are low, the rate of appreciation has slowed, wages are increasing, there is solid demand, millennials are entering the market, and builder sentiment is high. The sector will see modest growth in 2020.

Manufacturing

(\$70,720 AAW)

U.S. manufacturing is in a slump. On the other hand, Colorado manufacturing posted gains between 2011 and 2019. Although Colorado has a low concentration, or location quotient, of manufacturers, it has been resilient because of the strength of manufacturers in aerospace, renewable energy, and beverages.

Colorado-based Business and Economic Research https:cber.co

Change in Employment Colorado Extractive Industries (NRM) and Transportation and Warehousing





Source: Bureau of Labor Statistics, cber.co. Note: 2018 Average Annual Wage (AAW), state average \$58,916.

Natural Resources and Mining (\$120,796 AAW)

The extractive industries are volatile because of wide swings in prices for coal, oil, gas, and minerals. More recently that volatility has been exacerbated by efforts within the industry to become more efficient. In addition, government policy and legislation has been developed with the intent of eliminating the drilling and production of fossil fuels in Colorado.

Transportation and Warehousing (\$57,928 AAW)

Colorado has seen a strong increase in its warehousing operations in the past three years. In addition there has been growth in air courier, transportation support, and USPS employment. Changes in employment are more erratic for urban transit and trucking employment. Continued T&W growth it anticipated given the expansion of DIA and the area surrounding the airport.

Change in Employment

Colorado Retail and Accommodations and Food Services



(000s) Change in Accommodation and Food Services Employment (Solid Growth) 12.0 10.0 8.0 6.0 4.0 2.0 0.0 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020

Source: Bureau of Labor Statistics, cber.co. Note: 2018 Average Annual Wage (AAW), state average \$58,916.

Retail

(\$32,448 AAW)

In 2006 Colorado had more than 19,100 retail establishments. That number declined as a result of the Great Recession and was slightly above 17,800 between 2016 and 2018. A slight decline from that level is expected in 2019. This is an indication Colorado may be overbuilt in retail establishments. Retail employment growth is expected to remain weak as the industry continues to evolve.

Accommodations and Food Services (\$23,452 AAW)

Historically, the AFS sector has been a source of steady employment growth. In 2019, the number of accommodation and food services establishments dropped off significantly, suggesting the state may be saturated with some types of AFS establishments.

Change in Employment Colorado Government





Local Government

The peak in 2016 was a function of strong hiring by local governments and school systems as part of the recovery from the Great Recession. Hiring has tapered off for both groups since 2016. Job gains will be contingent upon local budgets.

State Government

Higher education employment is part of the Strong Growth category. It is a job creation machine, having added jobs in every year but one between 1990 and 2020. General state government employment began adding jobs at a much higher pace in 2017. The forecast for general employment gains in 2020 may be understated.

Federal Government

About 2,000 temporary federal workers will be hired to work on the 2020 Census (not shown).

Source: Bureau of Labor Statistics, cber.co.

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The Colorado Economy – Occupations

About 35% of Colorado workers are employed in the top 3 occupation categories: office support, sales, and food preparation. Average wages for these categories are less than \$50,000. Seven of 22 occupation categories have average annual wages greater than the mean for all occupations, \$55,818. They employ about 26% of all workers and receive about 44% of all wages. Many of the occupations in these 7 SOC categories require a college degree or post secondary certification or training, whereas many of the jobs in the other 15 SOC categories have less stringent training requirements.
Occupations by SOC Colorado 2018

SOC Code, Description, Mean Wages

43 Office and Administrative Support \$40,926 41 Sales and Related \$47.853 35 Food Preparation \$27,297 13 Business and Financial Operations \$78,775 53 Transportation \$42,305 29 Healthcare Practitioners \$83,928 25 Education, Training, and Library \$54,913 47 Construction and Extraction \$49,985 15 Computer and Mathematical \$96.884 11 Management \$131,750 51 Production \$40,988 49 Installation and Maintenance \$51,483 39 Personal Care and Service \$31,221 37 Maintenance \$31,224 31 Healthcare Support \$35,512 17 Architecture and Engineering \$91,093 33 Protective Service \$50,011 27 Arts, Entertainment, and Media \$55,233 21 Community and Social Services \$49,872 19 Life, Physical, and Social Science \$76,168 23 Legal \$113,442 45 Farming, Fishing, and Forestry \$32,451



Occupations by SOC

Source: Bureau of Labor Statistics, cber.co.

Number of Employees

The Colorado Economy – The Colorado Divide Metro and Nonmetro Wages, GDP, Employment, Population, and Establishments

There is a significant difference between the economies of the 17 metro counties and the 47 nonmetro counties. The percentage of GDP, population, employment, establishments and wages is at least four times greater in the metro counties than the nonmetro counties. In addition, the mix of industries in the metro counties favors growth in those areas. Within the 17 metro counties, there are 10 counties that are more prosperous than the other seven counties. From an economic standpoint, Colorado is a state of "haves" and "have nots". Having said that, the nonmetro counties are appealing to many Coloradans for a number of reasons.

The Colorado Divide Wages, GDP, Employees, Population, Establishments



Market Share Metro vs. Nonmetro

The Divide

In Colorado, there is a great divide between the metro and nonmetro counties in the state. In most cases that divide has increased with time. For example, in 2010 91.4% of the state's GDP was concentrated in the state's 7 MSAs, or 17 of 64 counties, in 2018 that concentration had risen to 91.7%.

Wages – In 2018, average annual wages were 103.2% of the state average for the metro areas and 71.8% for nonmetro areas.

GDP – In 2018, 57.6% of Colorado's GDP was in the Denver MSA.

Employees – 33 of 64 counties have fewer than 5,000 employees.

Population – The population of 18 of 64 counties was less in 2018 than 2010. Thirty-nine counties added fewer than 1,000 people between 2010 and 2018.

Establishments - 33 of 64 counties have fewer than 600 establishments.

Source: BLS, BEA, State Demography Office, cber.co.

Percent of 2018 Gross Domestic Product by Sector Colorado Metro Area (MSA) vs. Nonmetro Area

Percent of 2018 GDP Colorado Metro Area vs. Nonmetro Area



Source: BLS, cber.co.

The Colorado Economy – Agriculture Production and Net Income, Crop Production, Animal Production

The real value of agriculture production has been flat in recent years. The real value of crop production was down during the past decade, whereas, the real value of animal production increased.

Colorado Agriculture Real Value of Production and Net Income



Real Value of Agriculture Production The real value of production in the agriculture sector trended downward during the 2010s.

Net Farm Income After peaking in 2011, NFI trended downward through 2018. This illustrates the risk in being a producer of agriculture goods and services.

Colorado-based Business and Economic Research https:cber.co

Colorado Cash Receipts Value of Crop Production



Source: cber.co. USDA, ERS. Note: Chained on 2019.

2018 Real Value of Crop Production (Millions) and CAGR (2010 to 2018) Feed crops, -0.2% CAGR All other, +1.5% CAGR \$669.53 Food grains, -4.9% Vegetables CAGR and melons, 4.8% CAGR \$1,142.07 \$378.36 \$238.10

The value of crop production in 2018 was \$2.43 billion.

Colorado Cash Receipts Value of Animal Production





The value of animal production in 2018 was \$4.80 billion.

Source: cber.co. USDA, ERS. Note: Chained on 2019.

The Colorado Economy – Other Activity DIA Passengers, Vehicle Registrations, and Venture Capital

DIA continues to be an economic juggernaut. Current construction projects at DIA will increase passenger traffic. New auto registrations are down compared to last year but used car sales (7 years or newer) are greater than last year. Finally, venture capitalists saw Colorado as a place to invest in 2019.

Denver International Airport

Passengers



Source: FlyDenver.com, cber.co.

DIA Construction Continues



The \$1.5 billion DIA gate expansion project is moving forward on schedule.



Source: FlyDenver.com, cber.co.

Colorado-based Business and Economic Research https://doi.org/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10.1011/j.com/10011/j.com/10011/j.com/10011/j.com/10011/j.com/10011/j.com/10011/j.com/10011/j.com/10011/j.com/10011/j.com/10011/j.com/10011/j.com/10011/j.com/10011/j.com/10011/j.com/10011/j.com/10011/j.com/10011/j.com/10011/j.com/10011/j.com/10011/j.com/10011/j.com/10011/j.com/10011/j.com/10011/j.com/10011/j.com/10011/j.com/10011/j.com/10011/j.com/10011/j.com/10011/j.com/10011/j.com/10011/j.com/10011/j.com/10011/

New Vehicle Registrations

Colorado



Source: Colorado Auto Dealers Association, cber.co.

PWC Venture Capital Deals and Value Colorado



Source: PWC, cber.co.

The Colorado Economy – Housing and Construction Building Permits, Valuation, and Case Shiller

There was a decrease in the number of building permits and their valuation in 2019. The number of permits in 2020 is expected to be similar to 2019. In addition, housing price appreciation has slowed in the Denver area, which is a mixed blessing.

Colorado Residential Building Permits

Units	Colorado Building Permits
6,500	
6,000	The total number of permits in 2020 is expected to be the Through 11 months of 2019, the number of single-family
5,500	same or slightly higher than 2019. There will still be demand permits (blue) is down -7.1% and the number of multi-
5,000	will be for single family units. In 2020, the number of permits period in 2018. About 65% of the permits were single
4,500	issued may be negatively impacted by anti-growth sentiment. family, compared to 62% during the same period in 2018.
4,000	
3,500 -	Multifamily
3,000 -	Single Family
2,500 -	
2,000 -	
1,500 -	
1,000 -	
500 -	
0	
2000	0 2001 2002 2003 2004 2005 2006 2007 2008 2009 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019

Source: TAMU Real Estate Center, U.S. Census Bureau, cber.co.

Colorado Residential Building Permits Valuation



Source: TAMU Real Estate Center, U.S. Census Bureau, cber.co. Note: Not adjusted for inflation.

Case Shiller Home Price Index National vs. Denver Rate of Change (YOY)



Source: S&P Core-Logic Case-Shiller, cber.co.

The Colorado Economy – Oil Production Oil Production and Production by County

Colorado's extractive industries provide the state with a competitive advantage. Recent policies and regulations by local and state governments have threatened these industries and the revenue they generate for state and local coffers.

Colorado Field Production of Crude Oil 2011 to 2019 (Thousand Barrels)



Source: EIA, cber.co.

Monthly Colorado Natural Gas Withdrawals and Production



Source: EIA, cber.co.

Production of Colorado Oil and Gas by County 2019





Percent of Gas Production 2019



Source: COGCC, cber.co.

The Colorado Economy - State Government

The 73rd Colorado General Assembly will be challenged by projections of reduced revenue, and the need to address a major backlog of transportation projects, rising health care costs, antigrowth sentiment, and an education system that feels unappreciated and underfunded.

Colorado Gross General Fund

OSPB and CLC Projections



Source: Quarterly reports, OSPB and CLC, December 2019, cber.co

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Colorado Net Income Tax OSPB and CLC Projections (Dollars in Millions)



Source: Quarterly reports, OSPB and CLC, December 2019, cber.co

Colorado Excise and Sales Tax Revenue OSPB and CLC Projections (Dollars in Millions)



Source: Quarterly reports, OSPB and CLC, December 2019, cber.co

General Fund and State Budget Sources of Funding

The legislature has little control over 75% of the General Fund (K-12 education, health care, and corrections). About 68% of the fund's revenue is derived from income taxes and 25% from sales taxes. The General Fund is budgeted to be about \$12.6 billion and the state budget is about \$30 billion in 2019-2020.

Federal funds must be used for a designated purpose, such as transportation. Some federal funds must be matched, such as Medicaid, and others are passed through to local governments. Cash funds are generated by specific state services and are restricted to fund those services or prescribed program area. The largest source of cash funds, about 60% of the total, is college tuition. General funds, pay for core services.



Source: Quarterly reports, OSPB and CLC, December 2019, cber.co

The Colorado Economy Summary

Annual Change in Colorado Employment



Source: Bureau of Labor Statistics, cber.co

Colorado-based Business and Economic Research https://

Review of 2019 and Outlook for 2020 Highlights of the Colorado Economy

- 1. Since 2013, the rate of growth in the Colorado GDP has been greater than the U.S. About 89% of the state's GDP is concentrated in the 7 MSAs. Since 2010 the change in GDP has been driven by real estate and finance; PST, construction, and state and local government.
- 2. In 2020 the Colorado population will be 5,843,281. The population will increase by 72,400 jobs added in 2020, with 48,000 from net migration and 24,400 from the natural rate of increase. The lower rate of fertility will prevent the population from increasing at a faster rate.
- 3. The median wage for all occupations is \$42,308, i.e. half the workers in the state have wages below that amount. The top occupations are office support, sales, and food preparation.
- 4. In 2019, the annual unemployment rate was 3.2%, with monthly rates much lower. Even though the LFPR has improved over the past year, the size of the labor force is increasing at a slower rate because the demand for workers exceeds the supply.
- 5. There was a strong increase in hourly earnings in 2018 and 2019. A solid increase is projected for 2020.
- 6. Colorado will add 50,000 jobs in 2020, an increase of 1.8%. Employment growth in 2020 will be in the PST and health care sectors. Solid growth is expected from construction and transportation and warehousing.

- 7. From an economic standpoint, Colorado is a state of "haves" and "have nots". The percentage of GDP, population, employment, establishments, and wages is at least four times greater in the metro counties than the nonmetro counties.
- 8. The real value of agriculture production and net farm income has trended downward since 2011.
- 9. DIA continues to set records for passenger traffic. New auto registrations are down compared to last year but used car sales (7 years or newer) are greater than last year. Finally, venture capitalists see Colorado as a place to invest in 2019.
- 10. There was a decrease in the number of building permits and their valuation in 2019. The number of permits issued in 2020 is expected be similar to the level in 2020. Housing prices will appreciate at a slower rate than in the past.
- 11. Recent policies and regulations by the local and state governments have threatened the extractive industries and the revenue they generate for state and local coffers.
- 12. The 73rd Colorado General Assembly will be challenged by projections of reduced revenue, and the need to address a major backlog of transportation projects, rising health care costs, anti-growth sentiment, and an education system that feels unappreciated and underfunded.

cber.co Economic Review of 2019 and Outlook for 2020

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Gary Horvath has produced annual employment forecasts of the state economy for over 25 years. They have been supplemented by monthly economic updates and indices that track economic performance over the short term. In addition, he has directed three statewide analyses that included reviews of all 64 county economies.

Horvath was the principal investigator for a state and federally funded project to prepare a nanotechnology roadmap for Colorado. As well, he was a co-founder of the Colorado Photonics Industry Association, a trade group for Colorado's Photonics cluster. Horvath has been an active board member of the group since its inception.

Horvath has also served on the Board of Directors for the Economic Development Council of Colorado, Northwest Denver Business Partnership, Adams County Economic Development, and Broomfield Economic Development Corporation. Horvath has also been the lead for the photonics/electronics cluster in OEDIT's early stage and proof of concept grant program.