An aerial photograph of a large resort complex. In the center, a large, calm lake is surrounded by several multi-story resort buildings with light-colored facades and terracotta roofs. The buildings are arranged in a semi-circle around the lake. In the foreground, a well-maintained golf course with green fairways and sand traps is visible. The background is filled with dense green trees and a residential area with houses and buildings. The overall scene is a lush, green landscape with a mix of natural and built environments.

Economic Outlook and Trends
Colorado and United States
Analysis by cber.co
Gary Horvath
Prepared September 23, 2025

Economic Outlook and Trends

Overview

The purpose of this chartbook is to review the outlook and performance of the U.S. and Colorado economies using data available in the public domain.

This analysis focuses on employment data and metrics that drive economic change. Nationally, the U.S. labor market was solid for the first four months of 2025. It has dropped off significantly in the last four months. YOY growth was positive, but much weaker.

Colorado has been in a precarious position for at least a year. It has a weak labor market. The state legislature and most major cities have experienced budget shortfalls. In May, the legislature balanced a budget that originally had a \$1.2 billion gap. It held a special session beginning August 21 to address a shortfall caused by recent Federal legislation. Depending on your perspective, the special session was a success or a failure. Looking ahead, there will likely be a significant shortfall in the 2026-2027 budget.

Despite its many assets, Colorado is currently not in a position of strength to deal with uncertainty.

Contents

This chartbook addresses the following topics.

- Economic Outlook and Trends
- How Will the Economy Perform?
- United States Forecast, Real Disposable Personal Income Per Capita
- United States and Colorado Inflation
- United States Employment
- Colorado Population
- Colorado Employment, Unemployment, and Wages
- U.S. Savings, Borrowing, Consumption, and Equities
- United States Indicators
- Colorado Indicators
- Colorado Research and Development Value Added
- 2025 Colorado Economic Forecast Summary

How Will the Economy Perform?

There is More Clarity, But There is Still Change and Uncertainty

The Conference Board (TCB) U.S. economic forecast (September 12, 2025) is the base for this analysis. TCB expects tariffs to short-circuit economic activity and the labor market in the second half of 2025 into 2026. The Federal Reserve announced a 25 basis-point rate cut in September. Currently, two cuts are likely in the remaining months. For the remainder of the year, inflation will be higher than desired (above the target rate). The cycle of uncertainty, speculation, and more uncertainty will continue. As 2025 has progressed, the U.S. economy, in particular the labor market, has deteriorated.

National and International

- The U.S. labor market has been resilient. There were steady gains through April, with weaker growth in the subsequent four months. There will be a slower rate of increase in employment in the remainder of September and the fourth quarter.
- There is more clarity than earlier in the year, although uncertainty and the changing source of uncertainty remains a problem.
- Retail sales are increasing at a faster rate than last year, but consumers are reportedly “buying down.”
- Through June, real disposable personal income per capita has increased at a slower rate than last year.
- The international situation remains tenuous.

State and Local

- Employment growth was weak in the second half of 2024. It has been weaker in 2025, despite strong employment growth in March and April.
- Net migration will be +30,000. The natural rate of change will be +19,800.
- Colorado retail trade sales are growing at a faster rate than last year; however, the rate is historically slow. It is also less than the U.S. rate of growth.
- In the last session, the state legislature had to deal with a \$1.2 billion shortfall for fiscal year 2025-2026. A special session of the state legislature “addressed” an additional shortfall of another \$1.0 billion caused by reductions in federal funding. Another shortfall of similar magnitude is expected for the fiscal year 2026-2027.
- Many of Colorado’s major cities are experiencing budget shortfalls.

U.S. GDP Forecast and Real Disposable Personal Income Per Capita

U.S. Real GDP Growth

The Conference Board (TCB) Forecast (September 12, 2025)

Real GDP and Economic Growth

The Conference Board Forecast projects real GDP growth of 1.6% in 2025. Real disposable income will increase by 2.0%, and real personal consumption will increase by 1.9%. There will be a decline in residential investment (-1.5%) and an increase in nonresidential investment (4.3%). There will be a slower rate of government spending than last year (1.3%).

Other Economic Factors

Export growth will be slower in 2025 (0.6%) with an unemployment rate of 4.2%. The projected PCE inflation rate is 2.8%, and the core rate is 3.0%. The forecast for the Fed Funds rate is 3.625% by year-end. *Note that most of the 2025 yearly indicators that should trend upward in a healthy economy are flat or trending downward.*

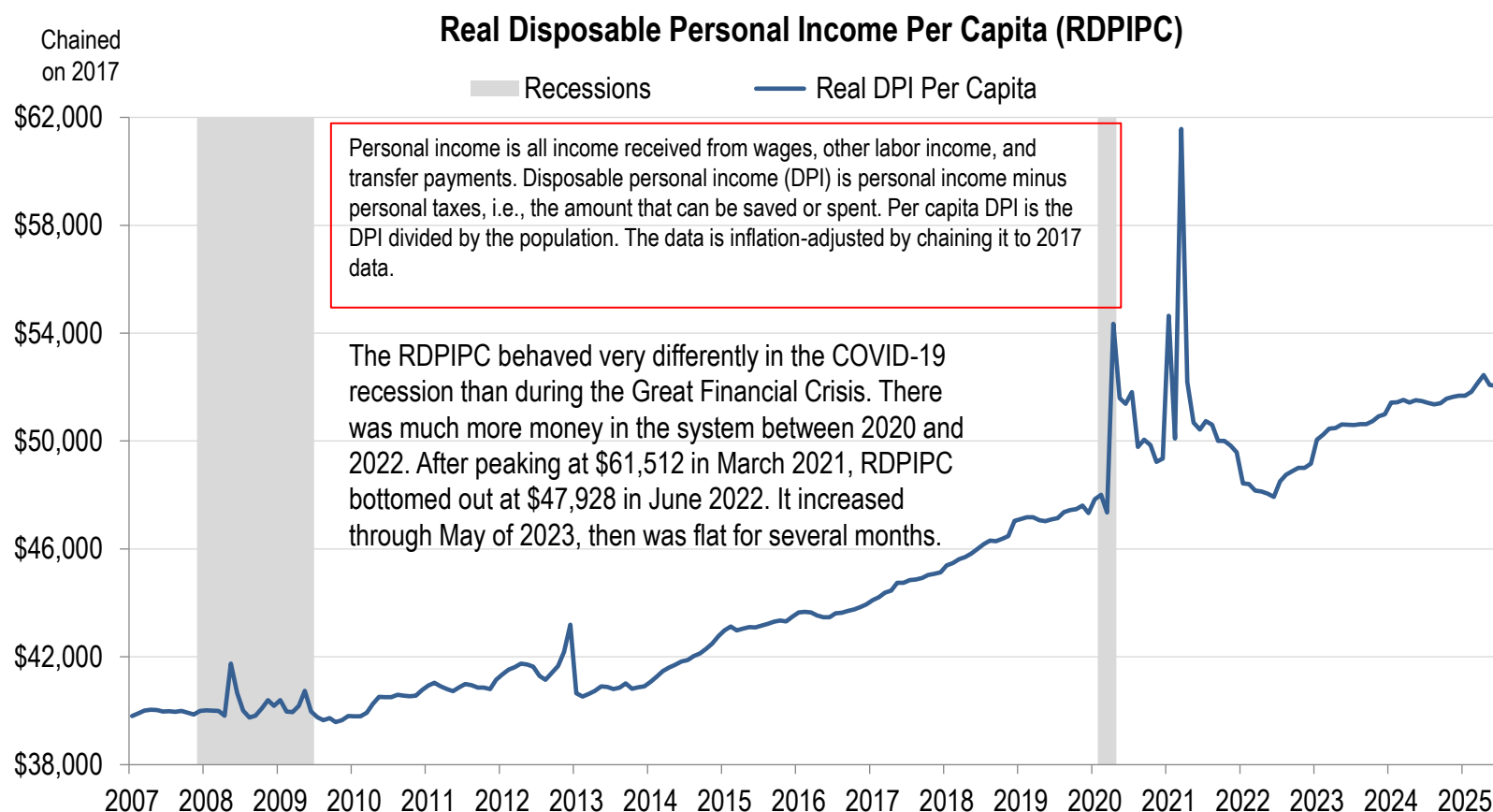
Conference Board US Real GDP Growth Forecast

	Q1 2024	Q2 2024	Q3 2024	Q4 2024	Q1 2025	Q2 2025	Q3 2025	Q4 2025	2024	2025	2026
Real GDP	1.6%	3.0%	3.1%	2.4%	-0.5%	3.3%	0.6%	0.7%	2.8%	1.6%	1.3%
Real Disposable Income	5.6%	1.0%	0.2%	2.5%	2.5%	3.0%	1.7%	1.7%	2.7%	2.0%	2.1%
Real Personal Consumption	1.9%	2.8%	3.7%	4.0%	0.5%	1.6%	1.1%	0.1%	2.8%	1.9%	1.1%
Residential Investment	13.7%	-2.8%	-4.3%	5.5%	-1.3%	-4.7%	-3.0%	-3.0%	4.2%	-1.5%	-1.5%
Nonresidential Investment	4.5%	3.9%	4.0%	-3.0%	10.3%	5.7%	3.3%	2.2%	3.6%	4.3%	3.0%
Total Gov't. Spending	1.8%	3.0%	5.1%	3.1%	-0.6%	-0.2%	0.2%	0.6%	3.4%	1.3%	0.5%
Exports	1.9%	1.0%	9.6%	-0.2%	0.4%	-1.3%	-2.0%	-1.0%	3.3%	0.6%	-0.4%
Unemployment Rate	3.8%	4.0%	4.2%	4.1%	4.1%	4.2%	4.3%	4.4%	4.0%	4.2%	4.3%
PCE Inflation (%Y/Y)	2.7%	2.6%	2.3%	2.5%	2.5%	2.4%	3.1%	3.2%	2.5%	2.8%	2.9%
Core PCE Inflation (%Y/Y)	3.0%	2.7%	2.7%	2.8%	2.8%	2.7%	3.2%	3.3%	2.8%	3.0%	3.1%

Source: The Conference Board, <https://www.conference-board.org/publications/Economic-Forecast-US>, cber.co.

Real Disposable Personal Income Per Capita

United States



Real Disposable Personal Income Per Capita

In July 2025, RDPIPC was \$52,139. It was 1.4% greater than the same period in 2024.

The monthly YOY change was between 1.4% and 2.7% in 2024. It has been between 0.5% and 2.0% in 2025.

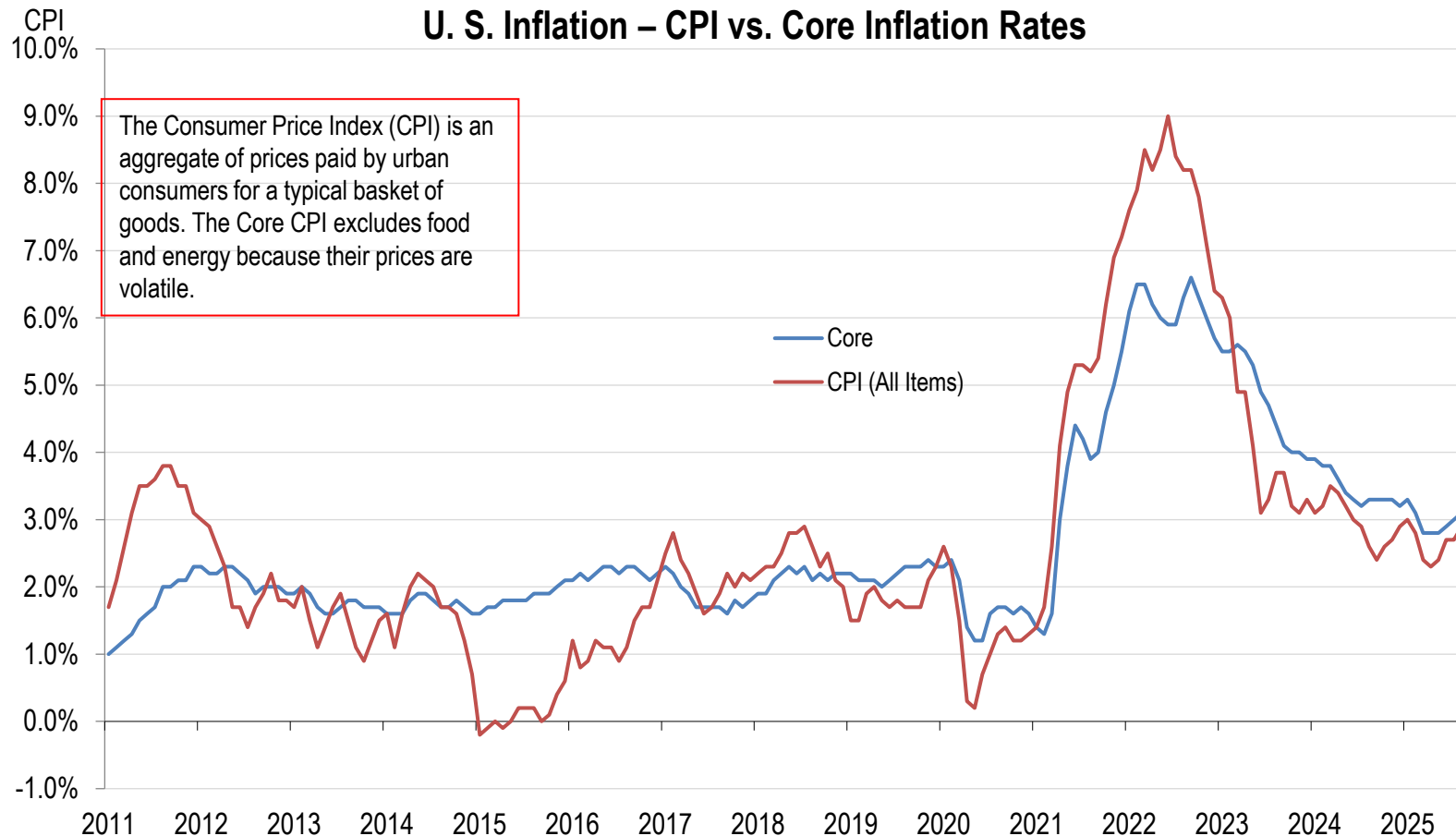
RDPIPC (Average)		
Year	RDPIPC	% Change
2016	\$43,659	1.1%
2017	\$44,710	2.4%
2018	\$46,057	3.0%
2019	\$47,251	2.6%
2020	\$50,056	5.9%
2021	\$51,698	3.3%
2022	\$48,534	-6.1%
2023	\$50,579	4.2%
2024	\$51,491	1.8%

Source: FRED, BEA, SAAR, chained on 2017 dollars, cber.co. Note that the RDPIPC was previously chained on 2012 data. In October 2024, revisions were made to data after 2019.

United States and Colorado Inflation

CPI Inflation

U.S. CPI vs. Core Inflation



Source: Bureau of Labor Statistics, Core Inflation is the CPI less food and energy; CPI All Items City Average SA, cber.co.
Colorado-based Business and Economic Research <https://cber.co>

U.S. CPI vs. Core Inflation

In July 2025, the U.S. CPI rate was 2.7% (red), and the core rate was 3.1% (blue). Both rates are below their January values.

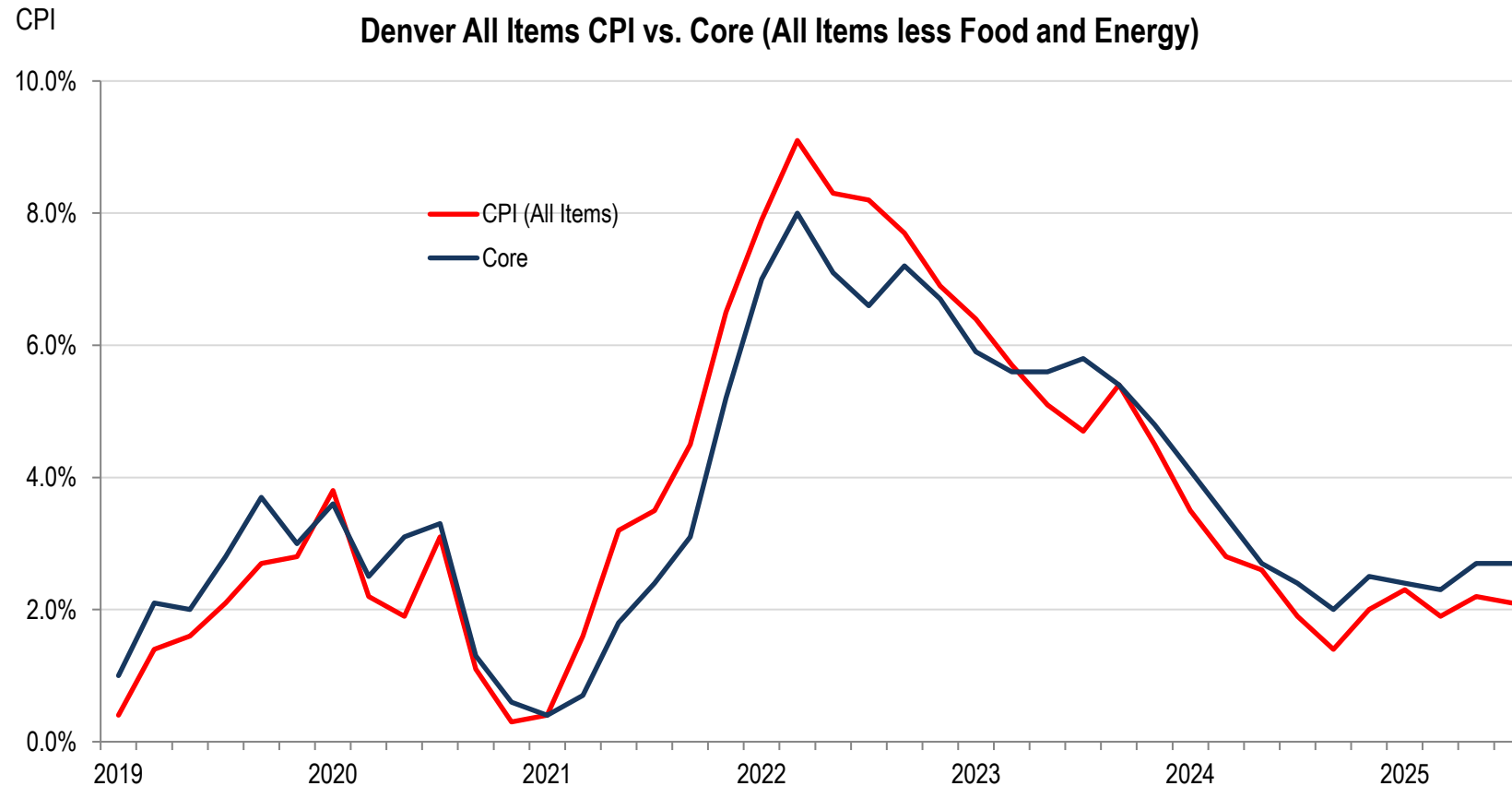
2025 mid-year values were 2.6% for the U.S. CPI rate and 2.9% for the core rate.

U.S. and Denver Annual CPI and Core				
Year	U.S.	U.S. Core	Denver	Denver Core
2015	0.1%	1.8%	1.2%	3.3%
2016	1.3%	2.2%	2.8%	4.0%
2017	2.1%	1.8%	3.4%	3.1%
2018	2.4%	2.1%	2.7%	2.5%
2019	1.8%	2.2%	1.9%	2.5%
2020	1.2%	1.7%	2.0%	2.3%
2021	4.7%	3.6%	3.5%	2.5%
2022	8.0%	6.2%	8.0%	7.1%
2023	4.1%	4.8%	5.2%	5.4%
2024	2.9%	3.4%	2.3%	2.7%

Source: BLS, cber.co

Bi-Monthly Change in Denver-Aurora-Lakewood CPI

All Items vs. Core



Denver-Aurora-Lakewood CPI vs. Core Inflation

The Denver CPI rate was 2.1% in July 2025, and the core rate was 2.7%.

The mid-year rate for the Denver CPI was 2.3% and the core rate was 2.7%

The mid-year CPI rate for the United States was 2.6%, and core inflation was 2.9%.

The Denver inflation rate has generally been higher than the U.S. rate, but the trend reversed in 2024 (not shown). The Denver CPI was the same or greater than the U.S. rate in 8 of 10 years (2015 and 2024).

Note that the Colorado rate is only published bi-monthly and is NSA.

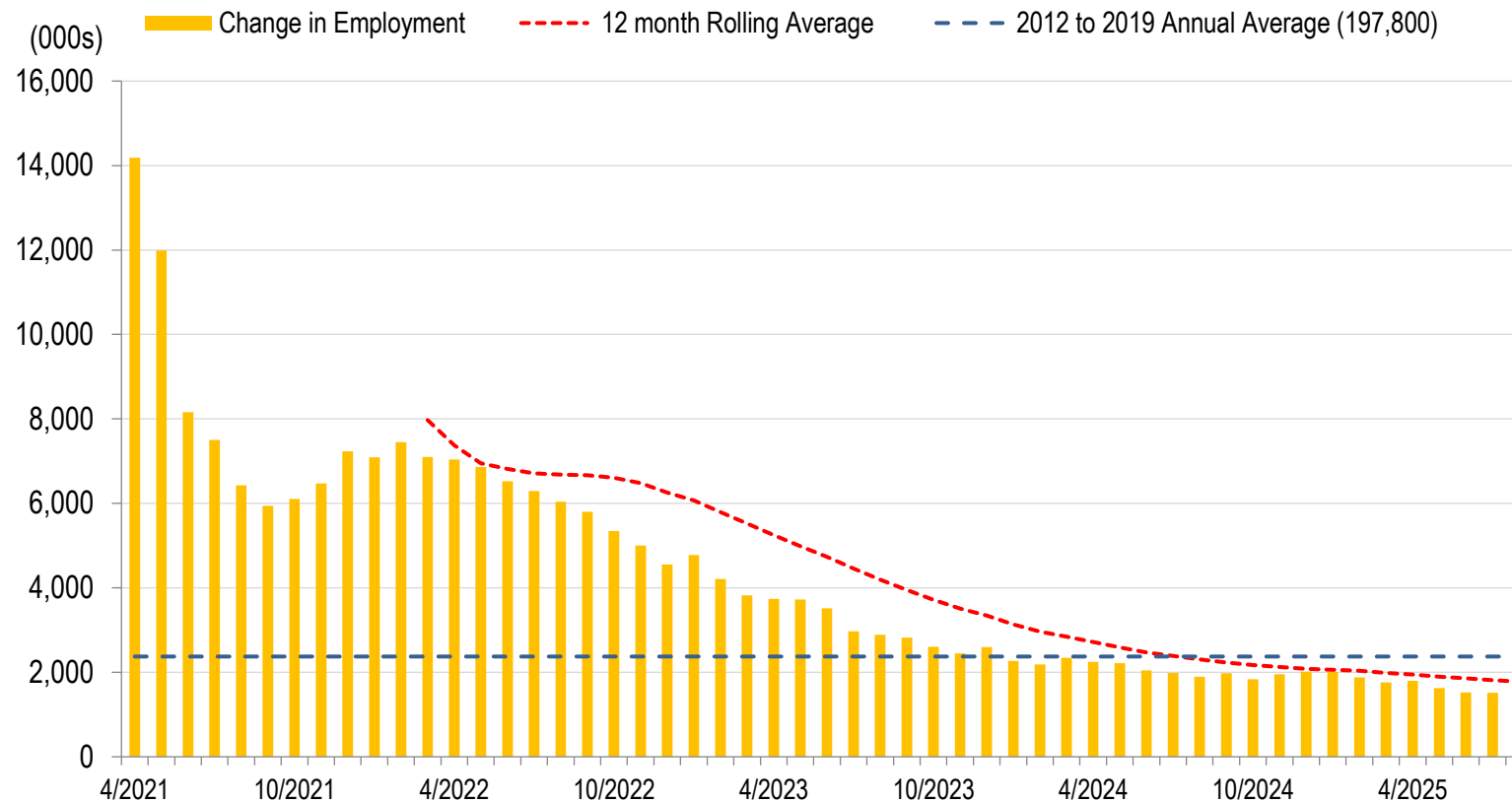
Source: Bureau of Labor Statistics, CPI All Items, NSA, Note: Colorado NSA data is only available on a bi-monthly basis since 2019, cber.co.

United States Employment

YOY Change in Employment

United States

YOY Change in United States Employment



Change in U.S. Employment

From 2012 to 2019, the average annual change in employment was 2,373,900 (blue dotted line), and the average monthly change was 197,800.

April 2021 was the first month after the pandemic that the change in YOY employment (yellow bars) was positive (14.1 million). It trended downward to 1.46 million in August 2025.

The 12-month rolling average (red dotted line) reached its peak at 7.9 million in March 2022. The 12-month rolling average was 1.78 million in August 2025.

The projected yearly job growth (average) in 2025 will be 1.6 million (annually) or 133,000 (monthly).

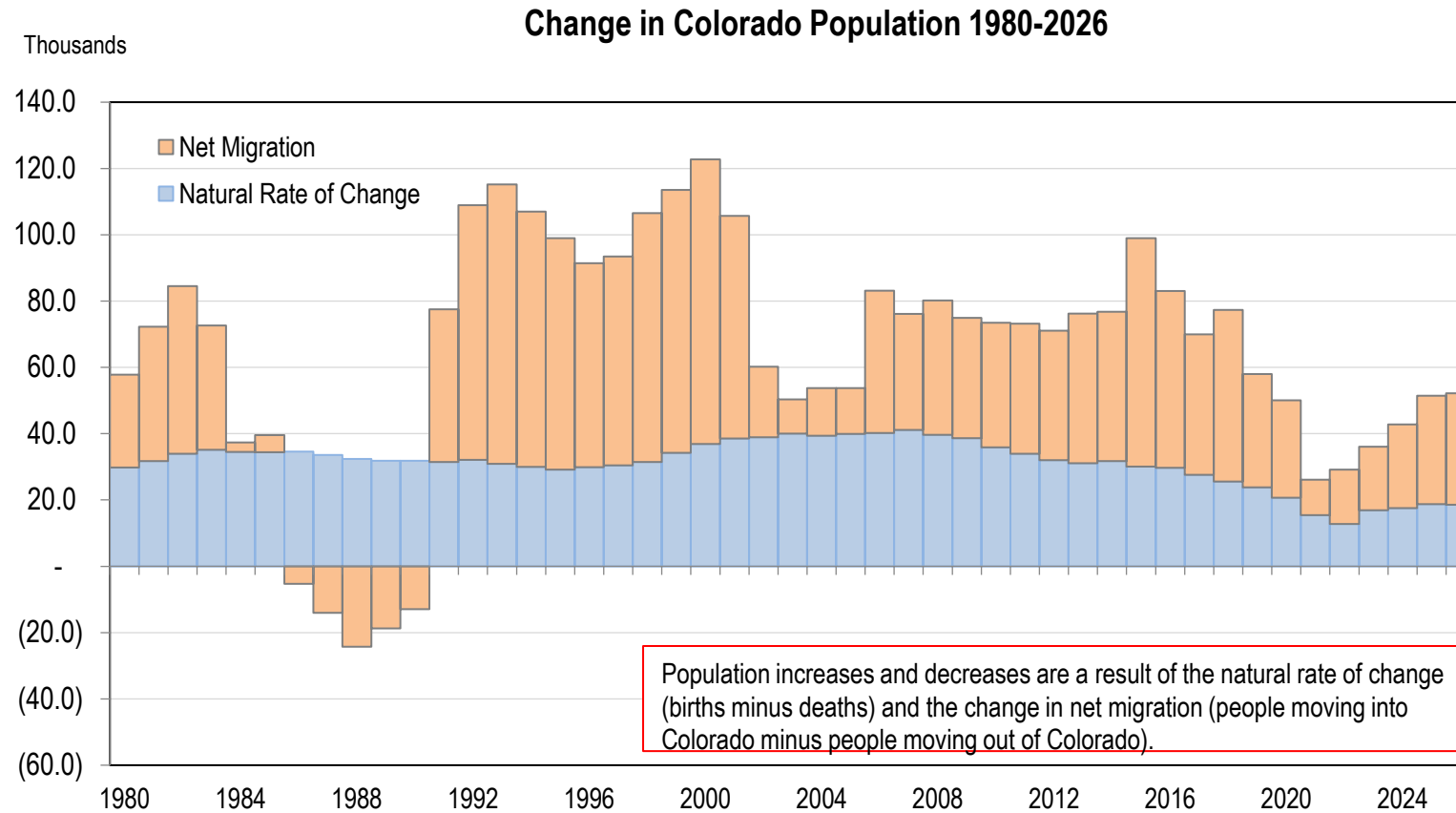
Source: Bureau of Labor Statistics, NSA cber.co. Note: NSA data used in chart.

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

Colorado Population

Colorado Population

Components of Change



Components of Change

Since 2000, the population of Colorado has increased at a decreasing rate. Changes have occurred because of higher death rates, lower fertility rates, altered migration patterns, pandemic-related policies, and the aging of the baby boomers. Significant declines occurred in 2020 and 2021.

In 2025, there will be increases in net migration (32,700) and the natural rate (18,700). The total gain is 51,400 to 5,971,700.

The population will be 6,019,100 in 2026.

The population growth between 2021 and 2025 is its lowest since the period 1985 to 1990. During that time, there were five years of negative net migration.

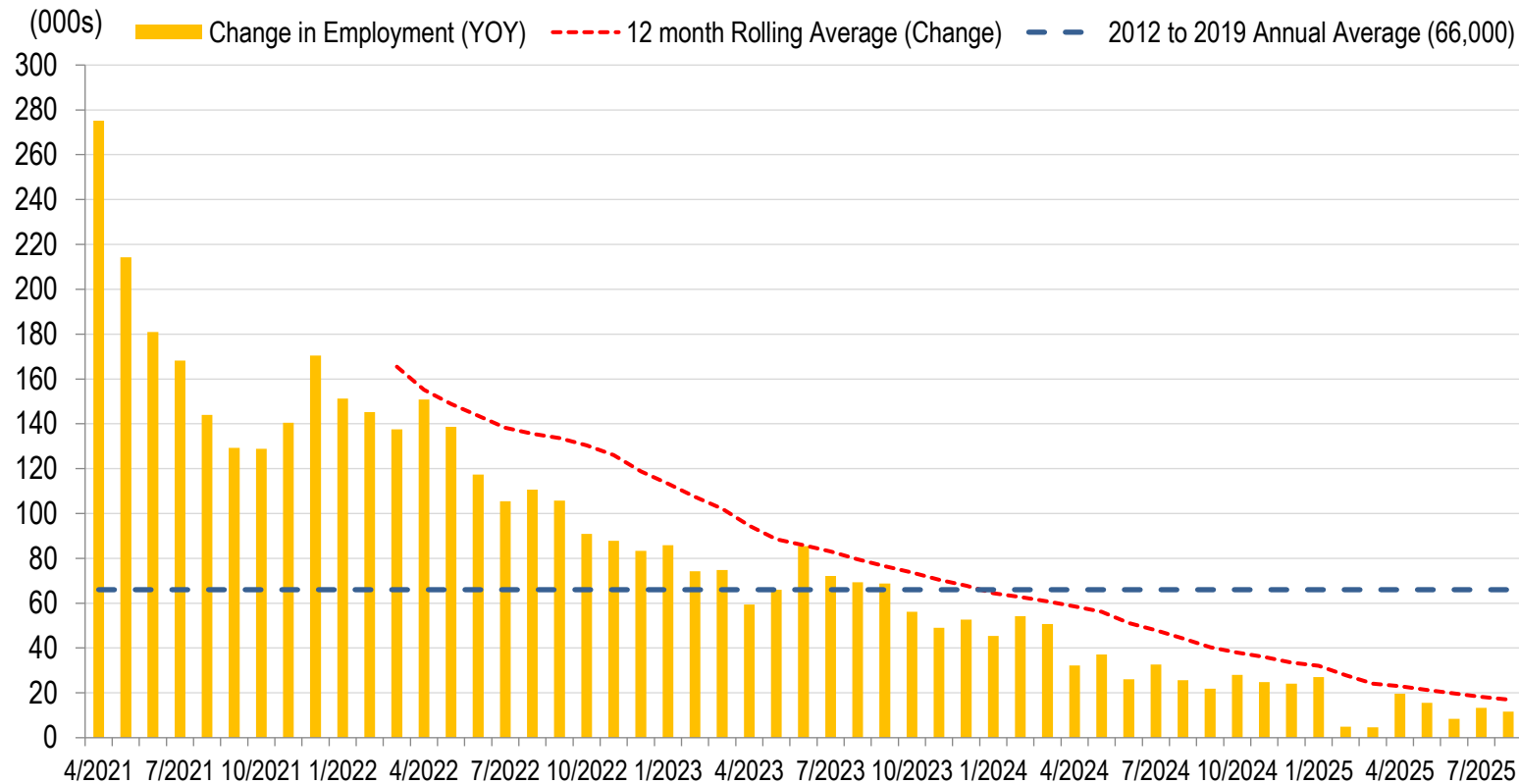
Low population growth translates into low job growth.

Colorado Employment, Unemployment, and Wages

YOY Change in Employment

Colorado

YOY Change in Colorado Employment



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

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

Change in Colorado Employment

The blue dotted line represents the average annual NSA employment from 2012 to 2019 (66,000). The average monthly change was 5,500.

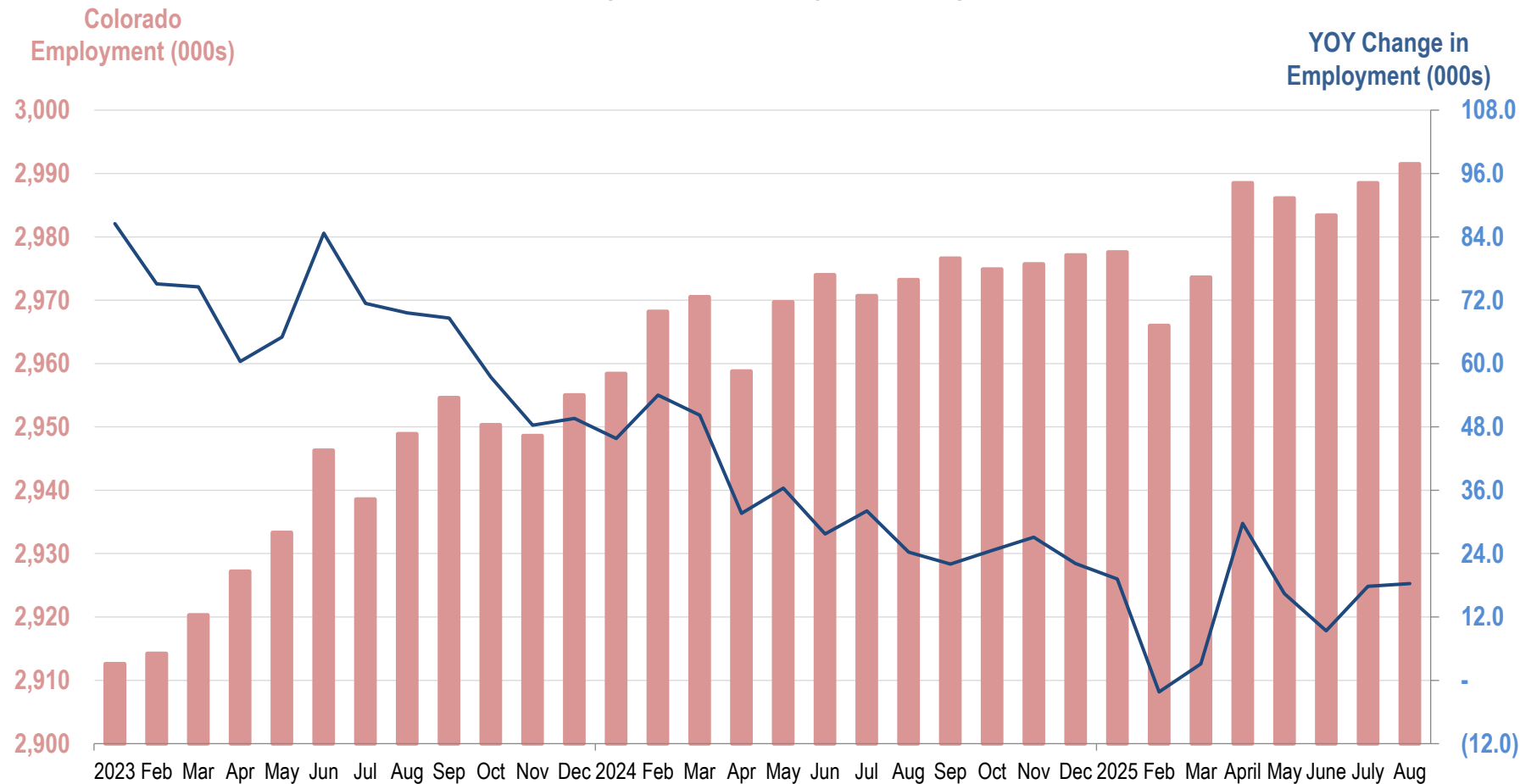
April 2021 was the first month after the pandemic that the change in YOY employment was positive (275,200 – yellow bars). Since then, the YOY monthly employment has trended downward. In August 2025, the YOY NSA employment was 11,700.

The 12-month rolling average (red dashed line) reached a peak in March 2022 at 166,020. It has since trended downwards and was 17,000 in August 2025.

The Colorado labor market has grown at a slower rate than the labor market in the United States. Weak growth will likely continue in the months ahead.

Colorado Employment 2023 to Current

Colorado Employment and Change in Employment, 2023 to Current



Colorado Employment and Change in SA Employment

There was strong monthly YOY employment growth in 2023, ranging from 48,300 to 86,500 (blue line).

Employment was between 2.91 million and 2.96 million (pink bars). In 2024, the employment range was 2.96 million to 2.99 million. The YOY monthly changes were between 22,100 and 54,000.

Employment was between 2.96 million and 3.00 million during the first eight months of 2025. The YOY monthly changes have been between -2,200 and 29,700. In August, YOY employment increased by 18,300.

There will be weak job growth for the remainder of 2025.

Source: BLS, SA, cber.co.

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

Colorado Employment and Change in Employment

Private vs. Government Employment

Colorado Employment YOY Change (000s), YOY Percent Change				
Industry Sector	Employment and YOY Change			
Private vs. Government employees	Aug. 2024 (000s)	Aug. 2025 (000s)	YOY Change	Percent YOY
Total Employment	2,973.2	2,991.5	18.3	0.6%
Private Employment	2,484.4	2,493.2	8.8	0.4%
Government Employment	488.8	498.3	9.5	1.9%
Source: BLS, SA, cber.co				

Highlights

Private vs. Government

In August 2025, 16.7% of employment was in the Government Sector, and 83.3% was in the Private Sector.

YOY August employment for the Government Sector increased by 9,500, and the Private Sector changed by 8,800.

Overall employment increased by 18,300 or 0.6%.

Colorado Employment and Change in Employment

Sectors with more than 145,000 Employees

Colorado Employment YOY Change (000s), YOY Percent Change				
Industry Sector	Employment and YOY Change			
Sectors with more than 145,000 employees	Aug. 2024 (000s)	Aug. 2025 (000s)	YOY Change	Percent YOY
Healthcare	333.7	345.5	11.8	3.5%
Accommodation and Food (AFS)	289.8	298.9	9.1	3.1%
Prof., Scientific, and Tech, Services (PST)	290.6	292.7	2.1	0.7%
Local Government	290.8	292.6	1.8	0.6%
Retail Trade	276.0	272.0	-4.0	-1.4%
Construction	187.1	186.3	-0.8	-0.4%
Financial Activities	179.6	174.7	-4.9	-2.7%
Administrative Services	155.5	151.4	-4.1	-2.6%
State Government	141.0	151.4	10.4	7.4%
Manufacturing	148.6	149.1	0.5	0.3%
Total Sectors >145,000 Employees	2,292.7	2,314.6	21.9	1.0%
Source: BLS, SA, cber.co				

Highlights

Sectors with > 145,000 Employment (Sorted by Size – 2025)
YOY employment for the ten largest sectors increased by 21,900 or 1.0%. Employment increased in six of the ten industries in this category.

The leaders in absolute job growth were healthcare, state government, and AFS. Total YOY employment in these three sectors increased by 30,300. These sectors are critical to a well-rounded economy; unfortunately, they will not drive sustained economic growth.

Financial activities, administrative services, retail trade, and construction lost 13,800 workers.

Colorado Employment and Change in Employment

Sectors with less than 145,000 Employees

Colorado Employment YOY Change (000s), YOY Percent Change				
Industry Sector	Employment and YOY Change			
Sectors with less than 145,000 employees	Aug. 2024 (000s)	Aug. 2025 (000s)	YOY Change	Percent YOY
Other Services (Personal)	132.9	132.3	-0.6	-0.5%
Transportation, Warehousing, and Utilities (TWU)	118.3	123.6	5.3	4.5%
Wholesale Trade	117.1	113.4	-3.7	-3.2%
Information	73.4	75.2	1.8	2.5%
Arts, Entertainment, Recreation (AER)	63.2	62.4	-0.8	-1.3%
Federal Government	57.0	54.3	-2.7	-4.7%
Mgmt. of Corporations/Enterprises (MCE)	47.9	48.2	0.3	0.6%
Education (Private)	48.8	45.7	-3.1	-6.4%
Extractive Industries	21.9	21.8	-0.1	-0.5%
Total Sectors <145,000 Employees	680.5	676.9	-3.6	-0.5%
Source: BLS, SA, cber.co.				

Highlights

Sectors with < 145,000 Employment (Sorted by Size - 2025)

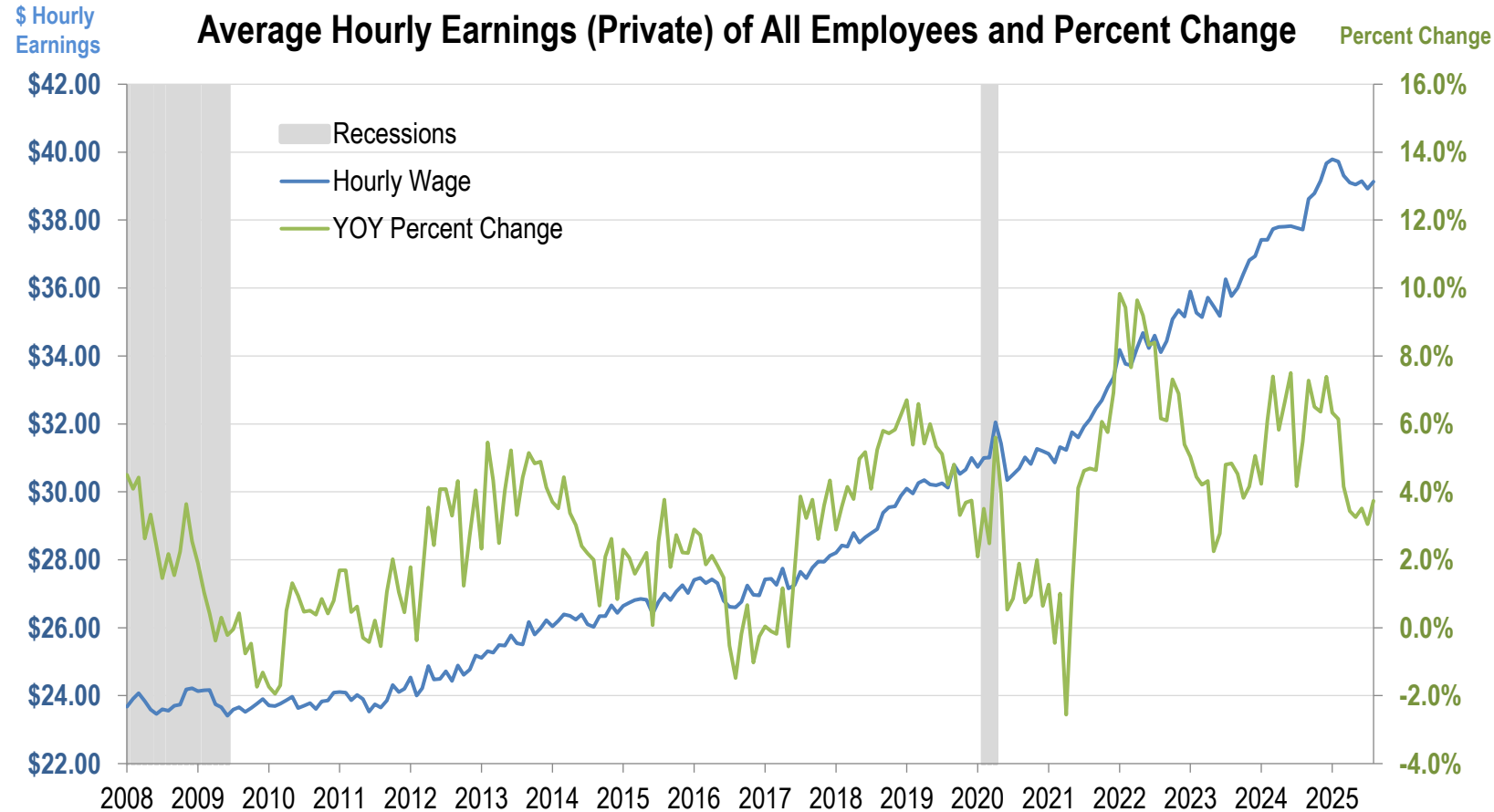
YOY employment for these nine sectors changed by -3,600, or -0.5%. Employment increased in three of these nine areas.

TWU, Information, and MCE were the only sectors (private) with absolute job growth. Employment in these three sectors increased by 7,400.

Employment in the other six sectors changed by -11,000.

Average Hourly Earnings of All Employees (Private)

Colorado



Source: BLS, NSA, cber.co.

Hourly Earnings, Percent Change, and CPI
The August 2025 private hourly earnings for Colorado (blue) were \$39.13, a YOY increase of 3.7% (green). The rate of YOY earnings growth peaked at 9.4% in February 2022. For 2021 through 2023, the change in YOY hourly earnings was less than the increase in inflation. The increase in 2025 wage rates is above the Colorado inflation rate.

Colorado Hourly Earnings and Change

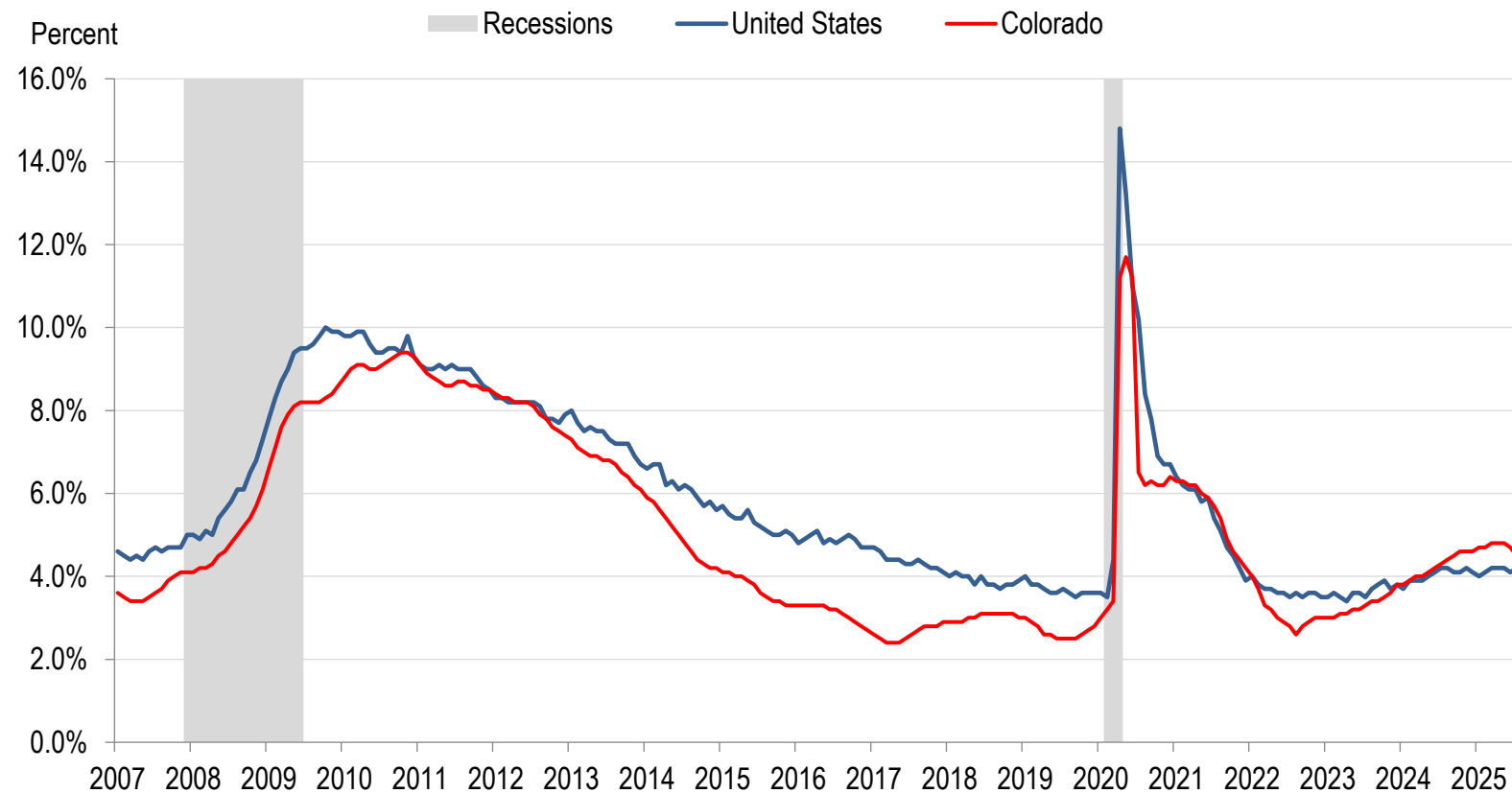
Year	CO CPI	Earnings	Change
2017	3.4%	\$27.60	2.0%
2018	2.7%	\$28.92	4.8%
2019	1.9%	\$30.37	5.0%
2020	2.0%	\$30.99	2.0%
2021	3.5%	\$31.97	3.2%
2022	8.0%	\$34.47	7.8%
2023	5.2%	\$35.91	4.2%
2024	2.3%	\$38.10	6.1%

Source: BLS, cber.co

Unemployment Rate

United States and Colorado

U.S. and Colorado Unemployment



Source: BLS, SA, cber.co.

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

Unemployment Rate

The Colorado unemployment rate (red line) was 4.2% in August 2025. The U.S. rate (blue line) was 4.3% in July.

Since 2007, in about 90% of the months, the Colorado unemployment rate was less than the U.S. rate. That was not the case in 2024, and it has not been the case in 2025 until August.

Annual Unemployment Rate

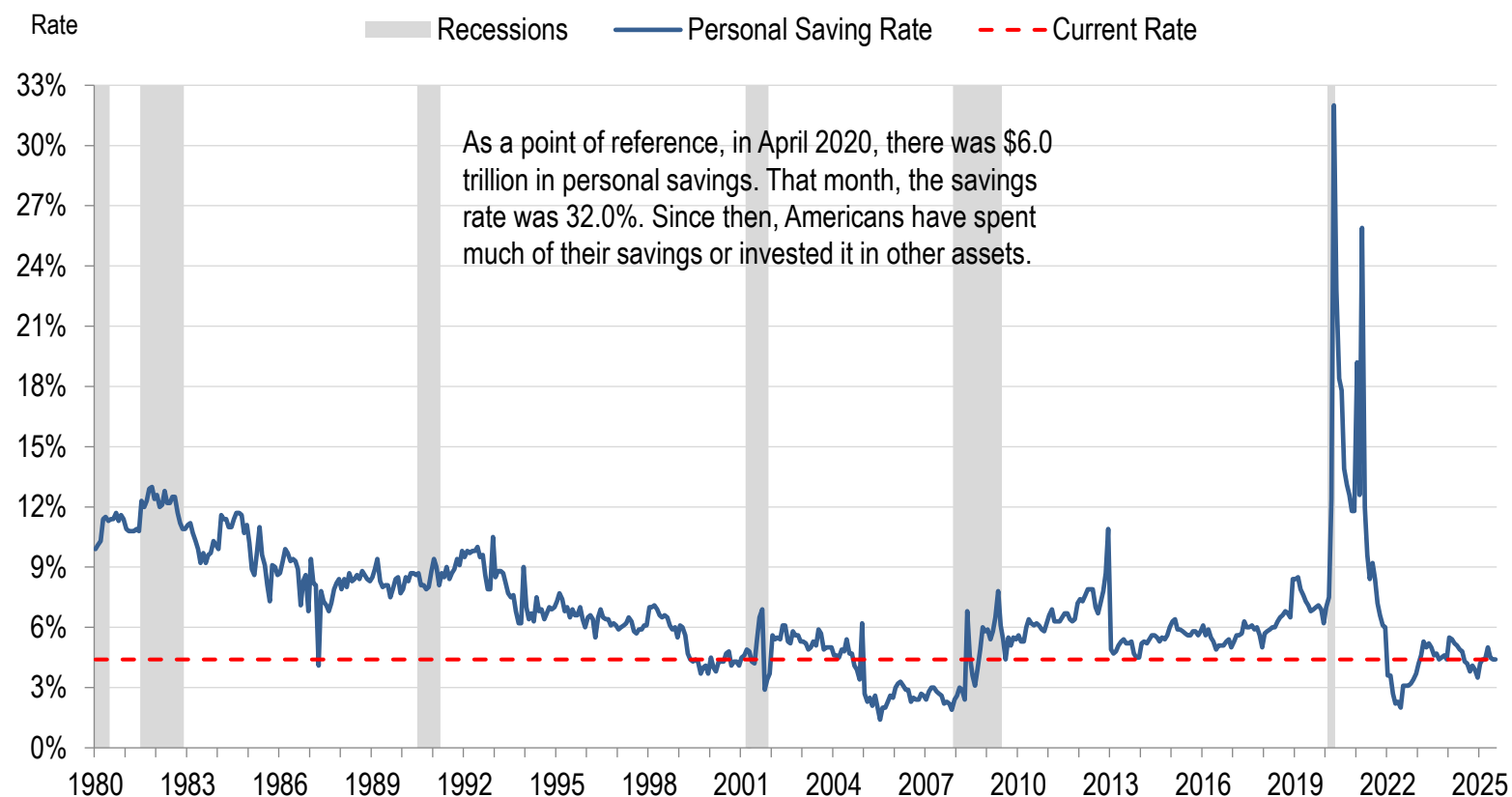
Year	United States	Colorado
2016	4.9%	3.1%
2017	4.4%	2.6%
2018	3.9%	3.0%
2019	3.7%	2.7%
2020	8.1%	6.8%
2021	5.3%	5.5%
2022	3.6%	3.1%
2023	3.6%	3.3%
2024	4.0%	4.3%

U.S. Saving, Borrowing, Consumption, and Equities

U.S. Personal Saving Amount and Rate

Percentage of Disposable Personal Income (DPI)

Personal Saving Rate



Source: Federal Reserve, FRED, cber.co. Note: In October 2024 the data was updated, going back to 2019.

Personal Saving Rate

In July 2025, the saving rate was 4.4%. Savings were \$985.6 billion. The rate is below the pre-pandemic rate.

The saving rate peaked in April 2020 at 32.0%. By June 2022, Americans had drained their savings account as the rate dropped to 2.0%. The rate was 5.5% in January 2024, and it fell to 3.5% in December 2024.

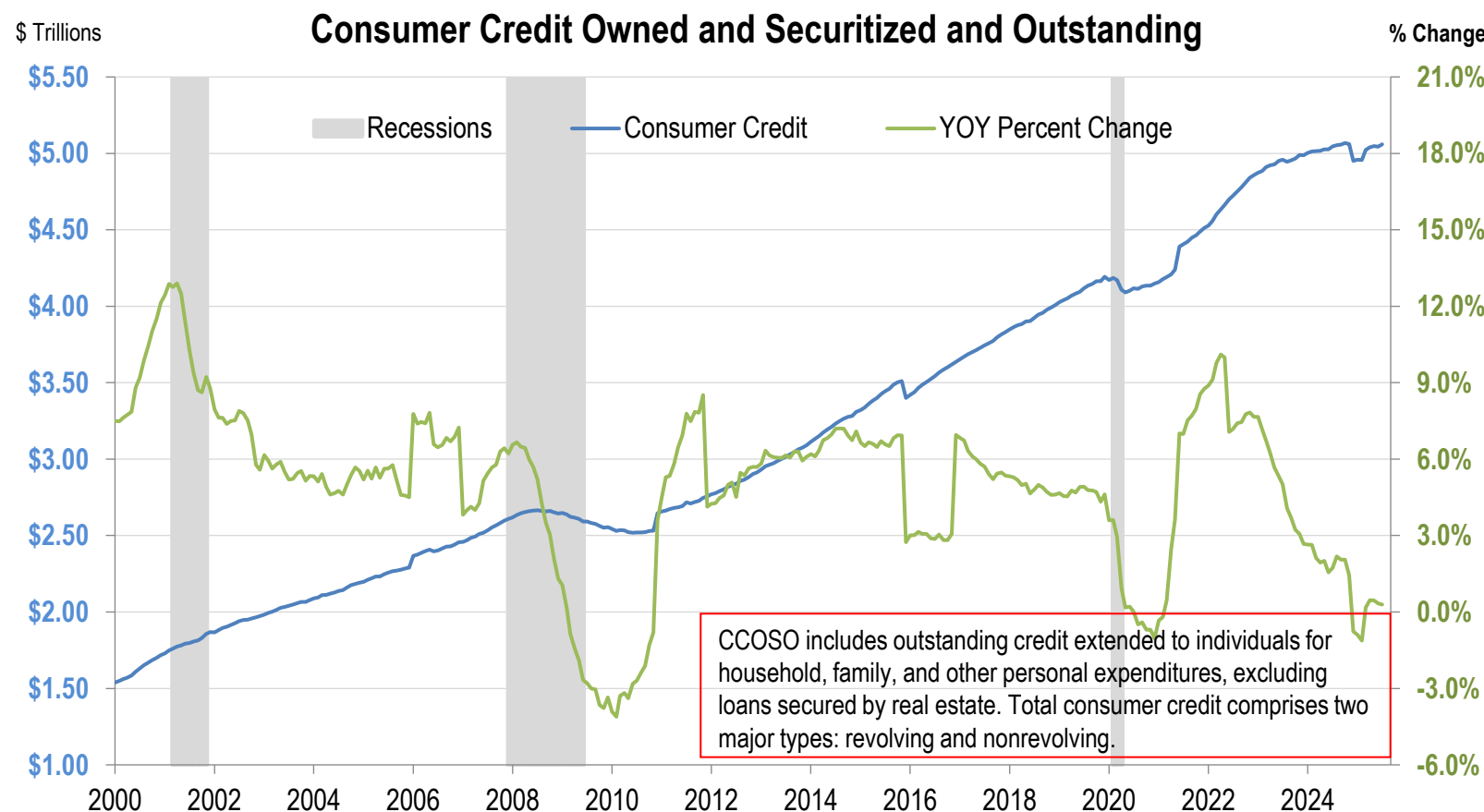
Year End Personal Savings (Billions) and Rate

2017	\$748.0	5.0%
2018	\$1,338.9	8.4%
2019	\$1,020.1	6.2%
2020	\$2,038.0	11.8%
2021	\$1,119.6	6.0%
2022	\$715.8	3.7%
2023	\$919.9	4.4%
2024	\$724.1	3.3%

Source: BEA, cber.co

U.S. Consumer Credit Outstanding

United States



Source: FRED, Federal Reserve, G.19, SA.

Consumer Credit

In July 2025, the YOY rate of outstanding consumer credit (including consumer loan defaults) changed by 0.3% (green). Securitized credit is below \$5.1 trillion. The value declined from December 2024 through February 2025 but has risen slightly since then (blue).

From Q3 2008 to Q4 2010, consumers deleveraged and decreased their consumer debt. The amount of credit authorized increased in 2018 and 2019, then dropped in 2020 as consumers reduced expenditures and paid off debt during the pandemic (blue). It also declined in late 2024.

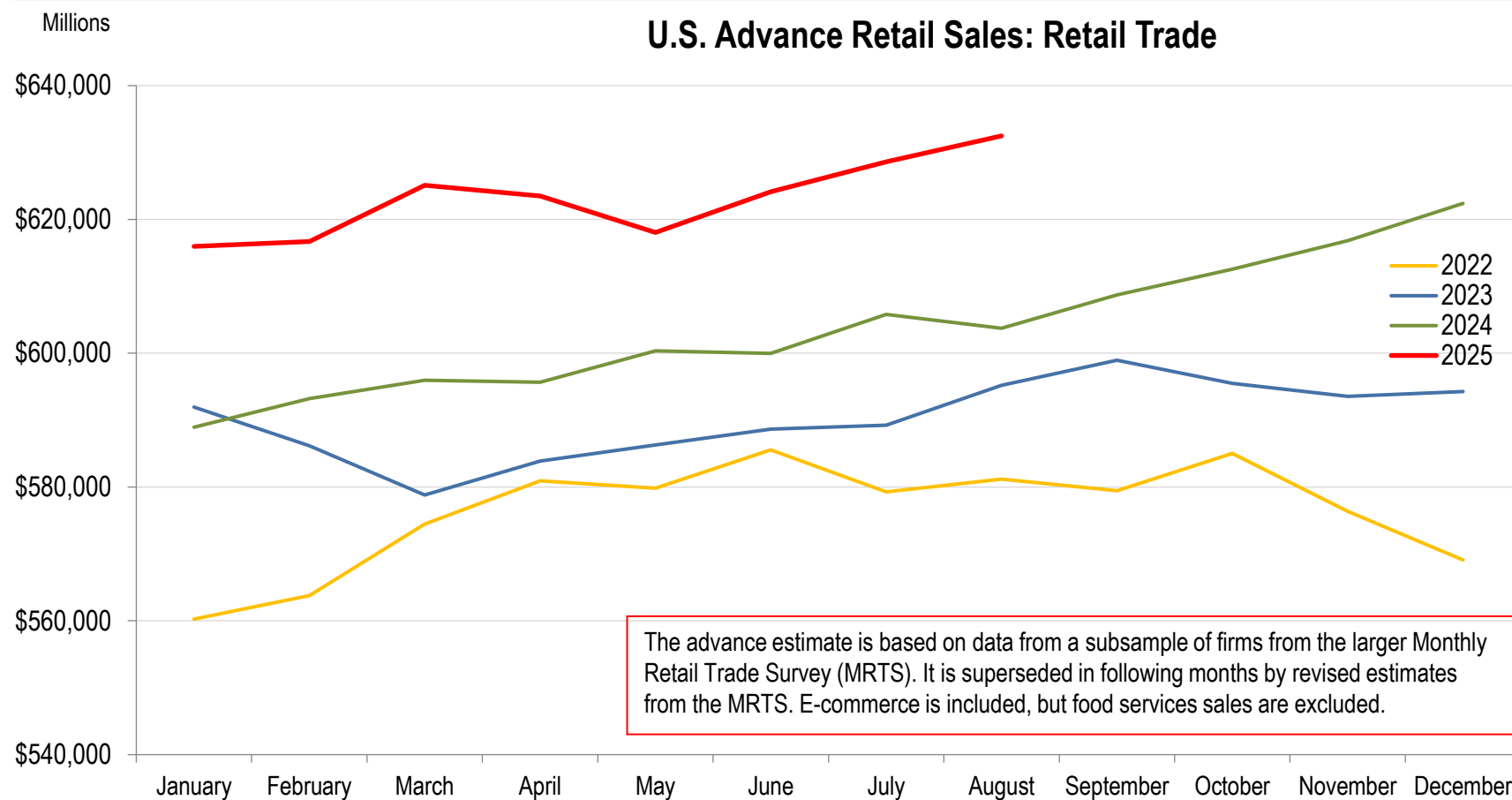
Outstanding Credit (Billions) and Percent Change

2017	\$3,830.8	5.3%
2018	\$4,007.0	4.6%
2019	\$4,192.2	4.6%
2020	\$4,184.9	-0.2%
2021	\$4,548.5	8.7%
2022	\$4,894.3	7.6%
2023	\$5,023.7	2.6%
2024	\$4,998.9	-0.7%

Source: FRED, G-19, Year-end, cber.co

U.S. Advance Retail Sales: Retail Trade

Monthly



Advance Retail Sales

Retail sales were weak in 2023 and 2024. YTD 2025 sales through August (red) were \$4.98 trillion, 4.2% greater than for the same period in 2024 (green).

Consumers are spending despite the uncertainty. In many cases, they are buying down.

Annual Retail Sales (Trillions)

2017	\$4.13	4.5%
2018	\$4.30	4.2%
2019	\$4.42	2.8%
2020	\$4.55	3.0%
2021	\$5.33	17.0%
2022	\$5.76	8.2%
2023	\$5.90	2.4%
2024	\$6.04	2.3%

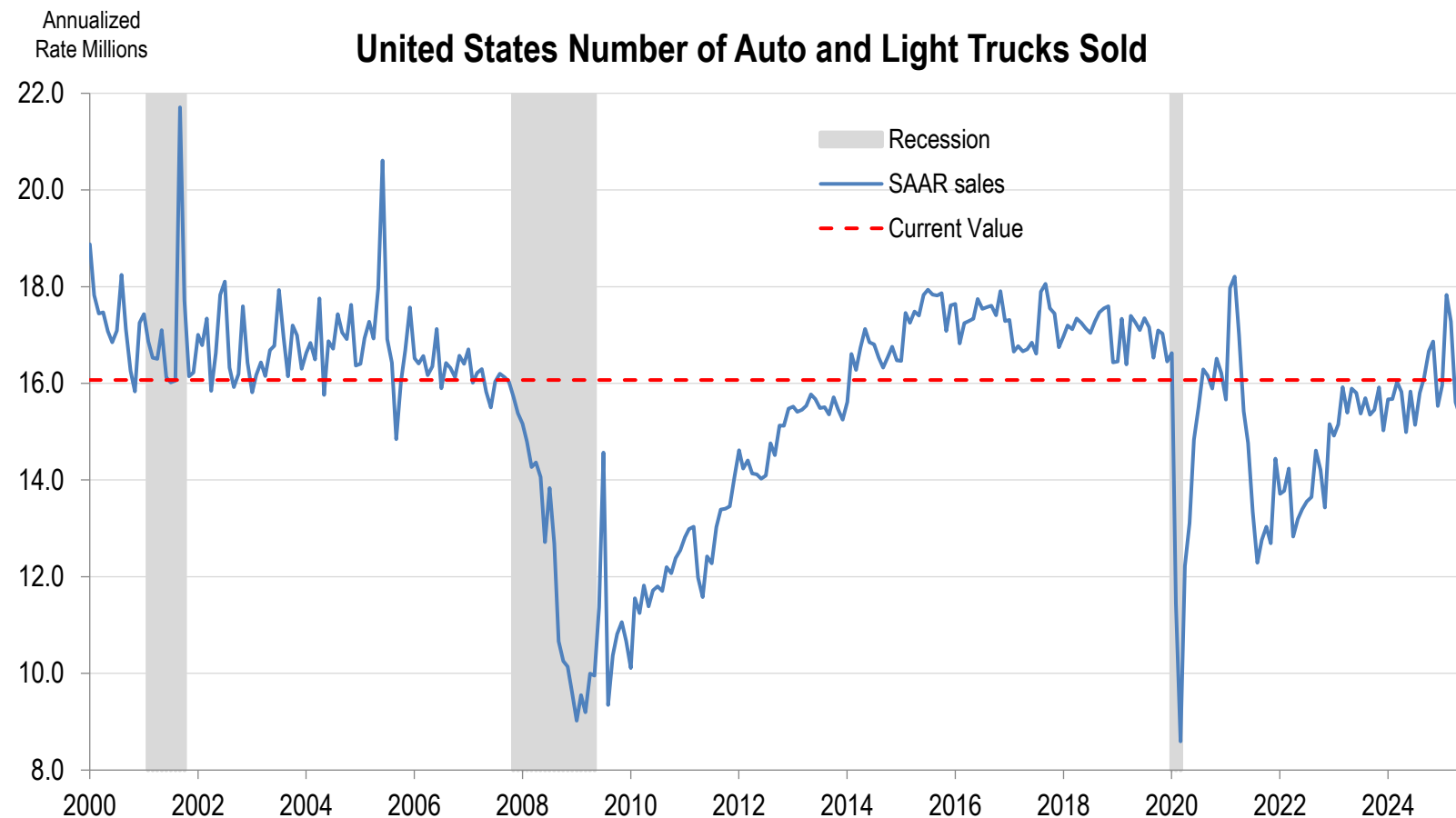
Source: Census, cber.co

Source: U.S. Census Bureau, RXSFS, FRED, cber.co. Data updated in April 2024. Note: Not adjusted for inflation.

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

U.S. Auto and Light Truck (ALT) Sales

Monthly (Seasonally Adjusted Annualized Rate in Millions)



Source: FRED, BEA, Seasonally Adjusted Annualized Rates (SAAR), cber.co.

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

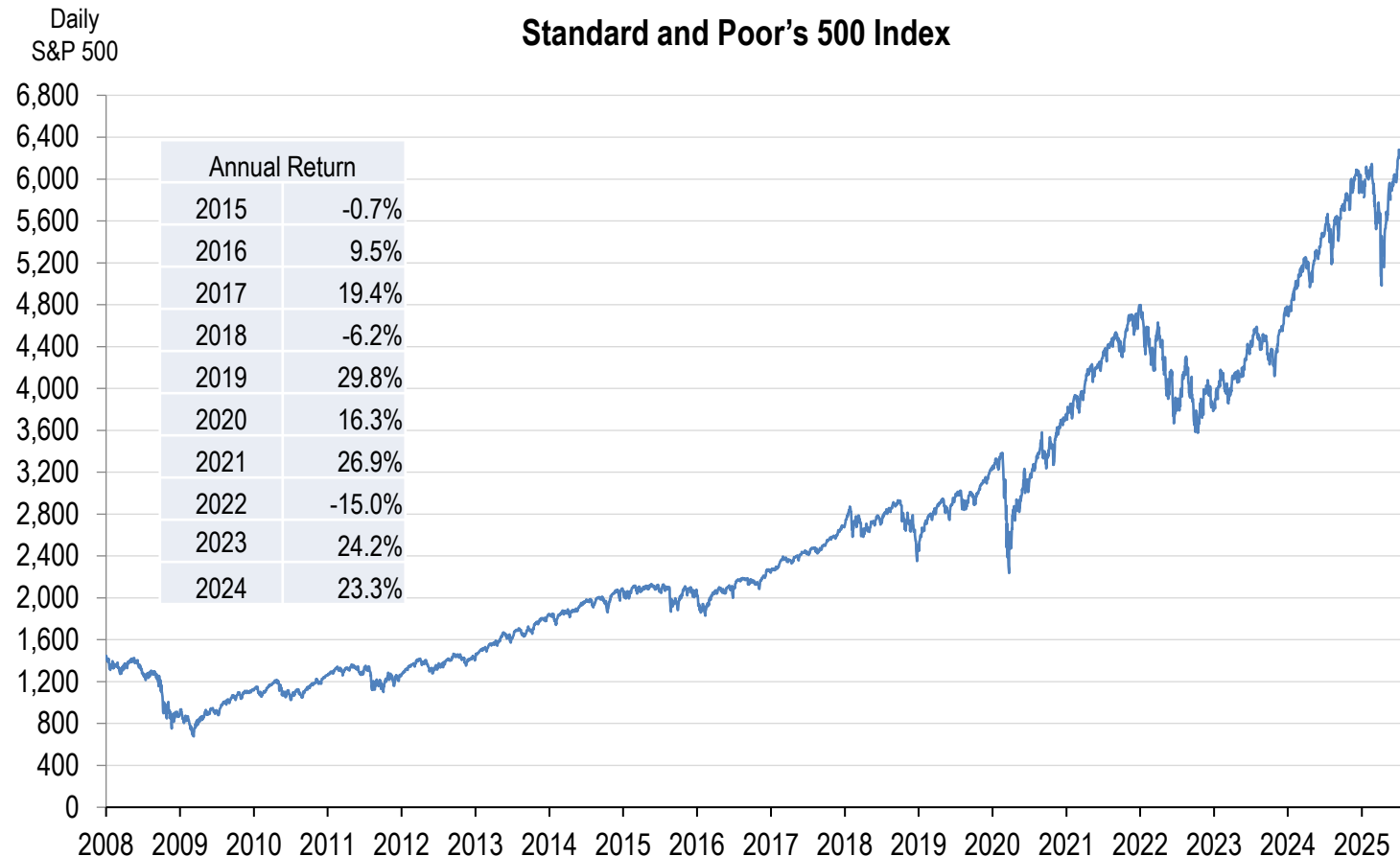
Auto and Light Truck Sales SAAR

In August 2025, auto and light truck sales were 16.1 million (red dotted line).

Sales accelerated in March as consumers purchased vehicles to avoid higher prices caused by tariffs. This level of growth was not sustainable. The industry faces challenges from high insurance costs, tariffs, and a lack of enthusiasm for electric vehicles.

ALT Unit Sales	
Year	Units Sold (Millions)
2016	17.5
2017	17.2
2018	17.2
2019	17.0
2020	14.5
2021	14.9
2022	13.8
2023	15.5
2024	15.8

Standard and Poor's 500 Index



Source: FRED, S&P 500, cber.co.

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

Market Returns

2020 COVID-19 Policies

February 19, 2020 3,386
March 23, 2020 2,237 a change of **-34%** to 1,148
August 18, 2020 3,386 bear market was 149 days
2020 change was **+16.3%**

2021 COVID Recovery Bull Market

For most of 2021 – steady growth
December 31, 2021 4,766, a change of **+26.9%**

2022 Bear Market

December 31, 2022 3,839, a change of **-15.0%**

2023 Bull Market

Helped by a Santa Claus rally in December
December 29, 2023 4,739, a change of **+24.2%**

2024 Bull Market

December 31, 2024 5,882, YTD change **+23.3%**.

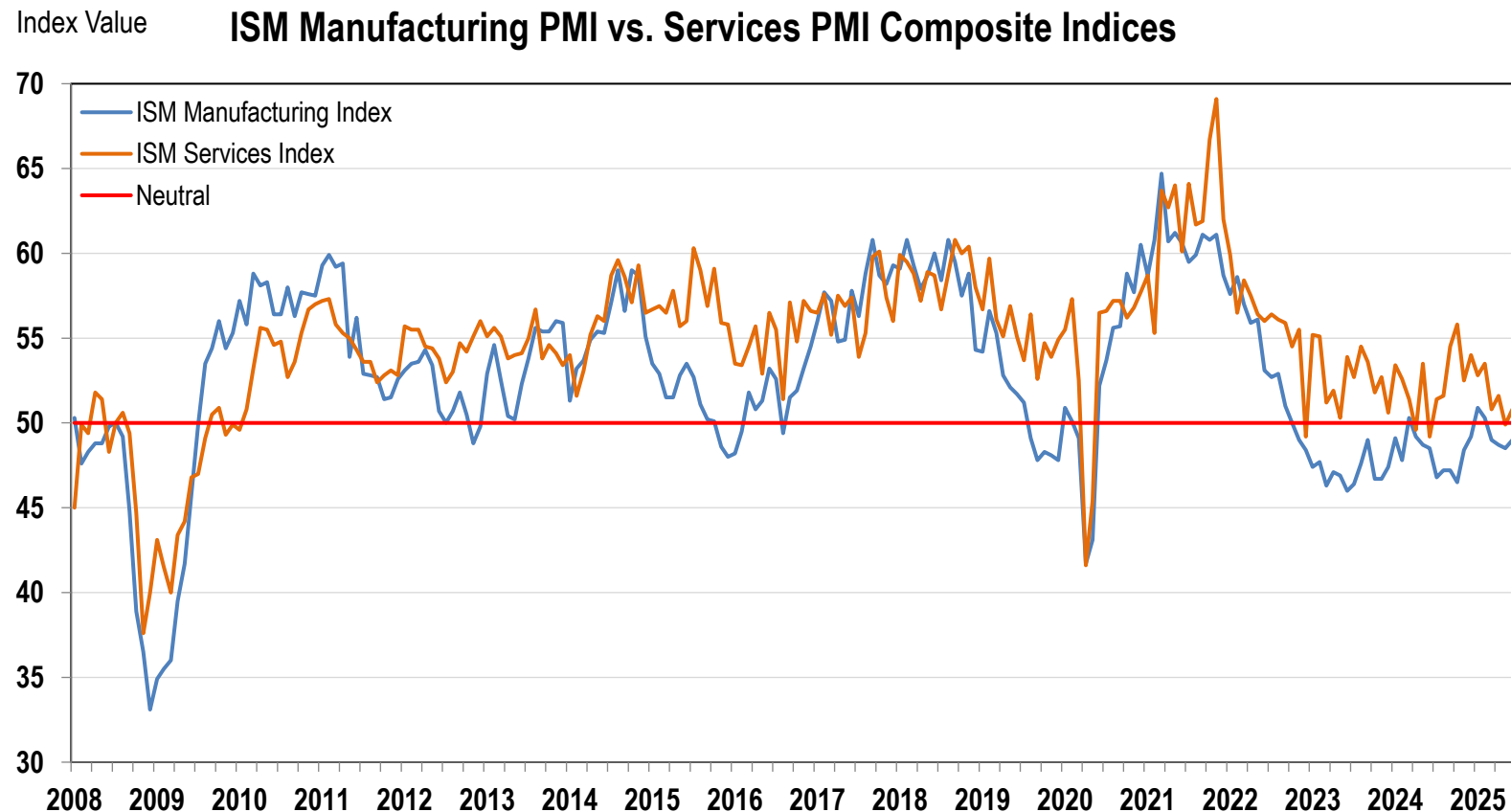
2025

September 22, 2025 6,694, YTD change **+13.81%**

U.S. Indicators

ISM Purchasing Managers Composite Indices

Manufacturing vs. Services



Manufacturing and Services PMI

The ISM manufacturing index (blue) value for August was 48.7. Businesses that comprise about 69% of manufacturing GDP declined in August.

Two of the six largest industries posted gains. Seven industries gained and 10 contracted in August. New orders expanded for the first time since January. Employment contracted for the seventh consecutive month in August.

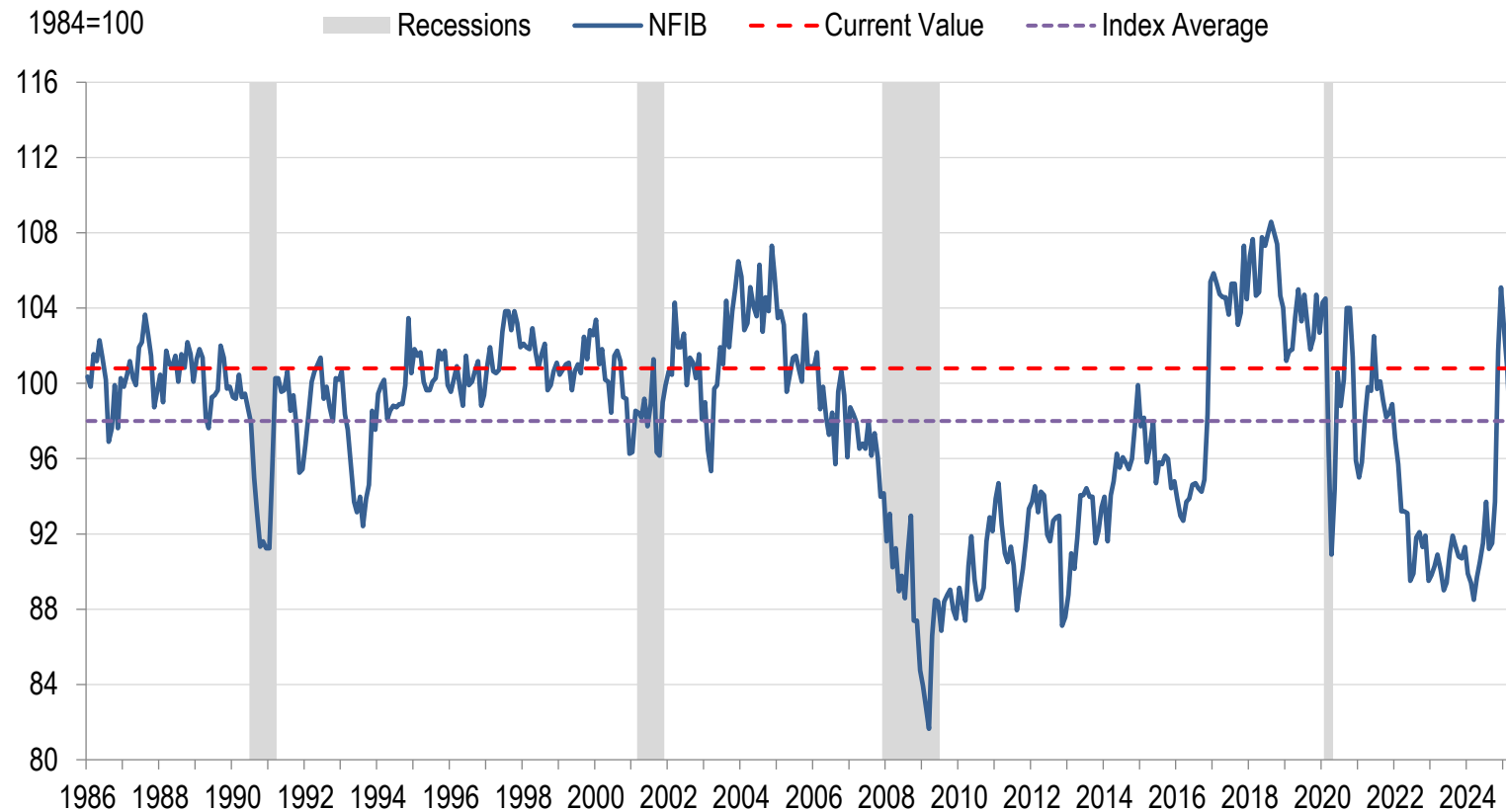
In November 2021, the ISM service index (orange) reached a peak of 69.1. For 2024 and 2025, the index has been between 49.2 and 55.8.

In August, the service index rose from 50.1 to 52.0. Business activity and new orders were in expansionary territory, while employment was in a contractionary mode for the third consecutive month.

NFIB Small Business Optimism Index

United States

NFIB Small Business Optimism Index



Source: NFIB, cber.co.

NFIB Small Business Index

In August 2025, the NFIB index rose slightly to 100.8 (red-dotted line). It is above the purple dotted line, the 51-year average of 98.0 for the index. Four indices increased, four declined, and two remain unchanged.

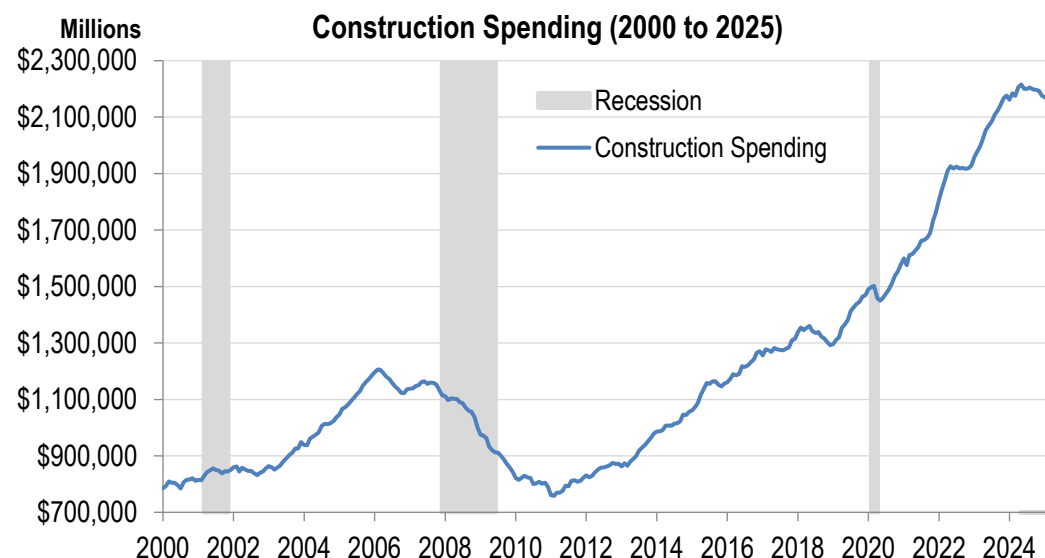
The top reason for the increase is expectations for higher sales. The level of uncertainty declined. Business owners in construction, manufacturing, and transportation had the highest levels of concern about finding workers to fill open positions.

About 56% of business owners reported capital outlays in the past six months.

For more details, the NFIB monthly SBET report is available at <https://www.nfib.com/>.

Construction Spending

United States

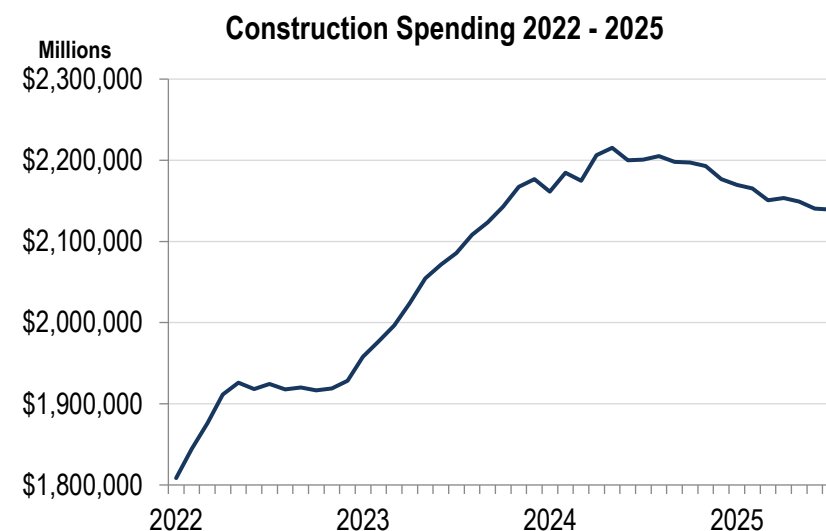


Construction Spending

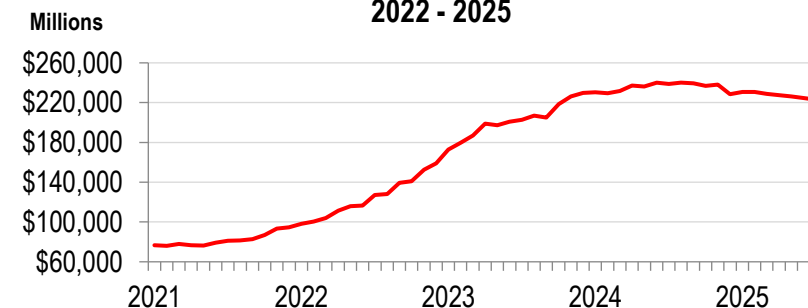
Upper Left: Between 2006 and 2011, construction spending declined. It then trended upward through early 2024. It has declined in 10 of the past 11 months.

Upper Right: This chart shows construction spending beginning in May 2022. It peaked in May 2024.

Lower Right: Federal funds have supported the construction of manufacturing facilities since 2022. Spending began trending downward starting in August 2024.



Construction Spending – Manufacturing 2022 - 2025



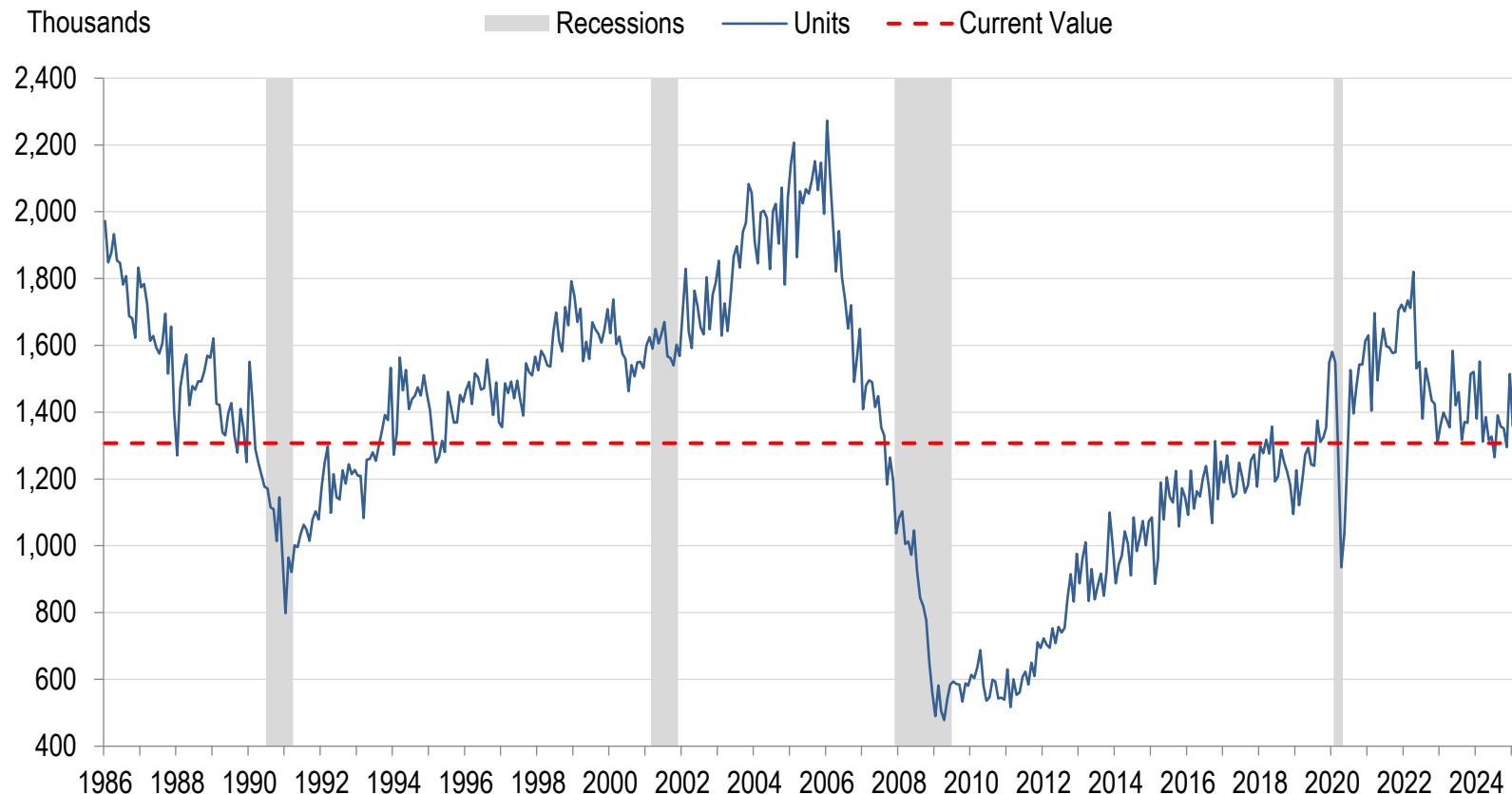
Source: FRED, U.S. Census Bureau, cber.co.

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

New Privately-Owned Housing Units Started

United States

New Privately Owned Housing Units Started



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

New Privately Owned Housing Units Started

The demand for housing is high. There were 1.31 million starts in August 2025 (red-dotted line). Starts have been below 1.83 million units SAAR since April 2022.

Despite the need for housing, NAHB projects market uncertainty and relatively flat growth in 2025. The housing market is forecasted to improve in 2026.

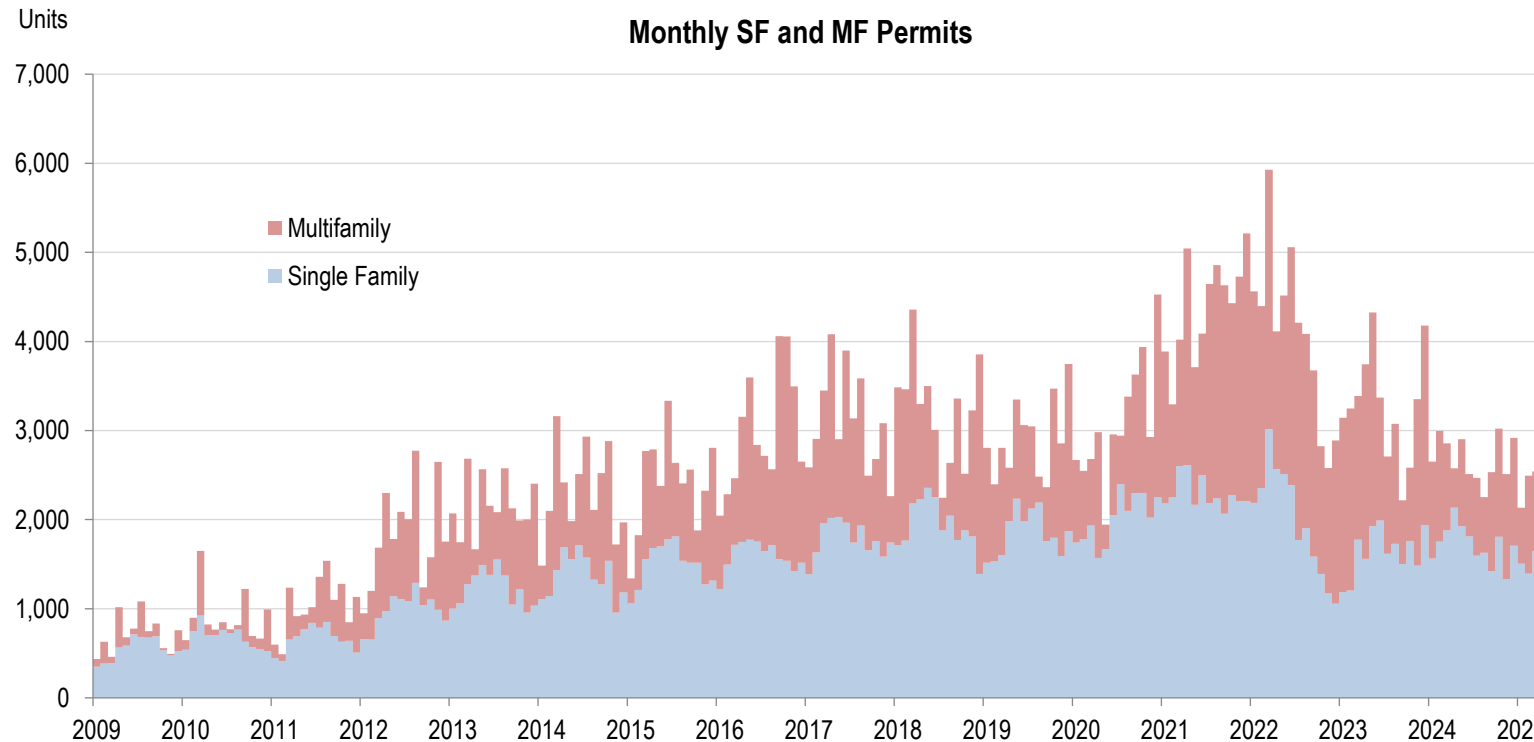
Units Started (Annual)			
Year	Units	Year	Units
2005	2,073	2016	1,177
2006	1,812	2017	1,205
2007	1,342	2018	1,247
2008	900	2019	1,292
2009	554	2020	1,394
2010	586	2021	1,605
2011	612	2022	1,552
2012	784	2023	1,421
2013	928	2024	1,368
2014	1,000		
2015	1,107		

Colorado Residential Building Permits

Single Family and Multifamily Units

Total Colorado Single Family and Multifamily Building Permits (Monthly) – Permits are Stacked to Show Total Permits

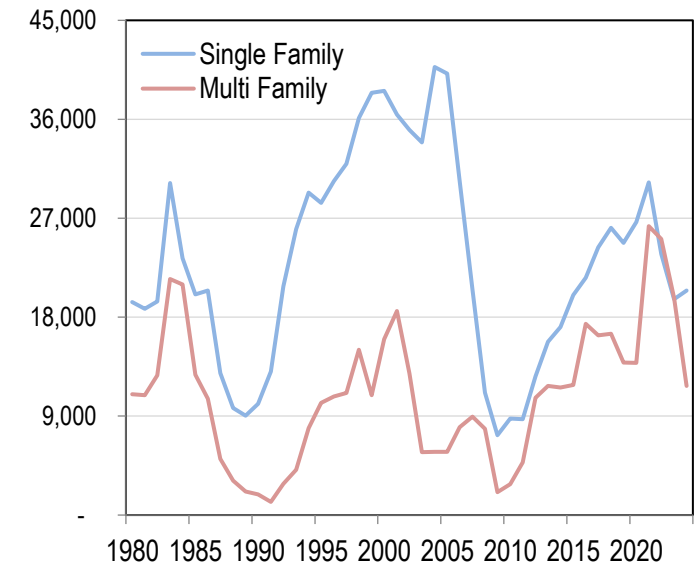
The total number of single-family permits for the first seven months of 2025 changed by -10.2% (blue) compared to the same period in 2024, and multifamily permits changed by 19.9% (red). Through seven months, there were 11,367 SF permits and 7,554 MF permits.



Annual SF and MF Permits

The total number of SF and MF permits increased from 2010 to 2021. They trended downward from 2022 through 2024.

Annual SF and MF Permits



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

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

Colorado Indicators

Colorado Single Family Market Review

Colorado Statewide Report

Colorado Single Family Market Review						
August 2024	August 2025	% Change		YTD 2024	YTD 2025	% Change
8,567	8,184	-4.5%	New Listings	66,321	74,022	11.6%
5,857	6,659	13.7%	Pending/Under Contract	46,551	49,119	5.5%
6,074	5,952	-2.0%	Sold Listings	44,299	45,781	3.5%
\$ 585,000	\$ 592,000	1.2%	Median Sales Price	\$ 585,000	\$ 588,000	0.5%
\$ 768,903	\$ 779,752	1.4%	Average Sales Price	\$ 750,291	\$ 761,659	1.5%
98.6%	98.2%	-0.4%	Percent of List Price Received	99.0%	98.7%	-0.3%
50	56	12.0%	Days on Market Until Sale	50	57	14.0%
72	70	-2.8%	Housing Affordability Index	72	71	-1.4%
21,872	24,326	11.2%	Inventory Active Listings			
4.2	4.3	2.4%	Months Supply of Inventory			

Colorado Single Family Market Review

The YTD data through August reports increased new listings, pending contracts, and sold listings compared to the same period in 2024.

YTD average sales prices were higher than a year ago.

There were 4.3 months of inventory in August 2025. The market is balanced.

New Listings – Measures new supply coming onto the market.

Pending/Under Contract – A leading indicator of buyer demand.

Sold Listings – Home sales that are closed during the period.

Median Sales Price – It is the midpoint of all prices. Half of the activity is above the median, and half is below this value.

Average Sales Price – The average is the sum of all home sales prices divided by the number of houses sold.

Percent of List Price Received – The percent difference between the last list price and the sales price.

Days on Market Until Sale – The average number of days it takes homes to sell.

Affordability Index – A higher number means greater affordability.

Inventory of Active Listings – The number of homes available for sale at a given time. The inventory level may affect home prices.

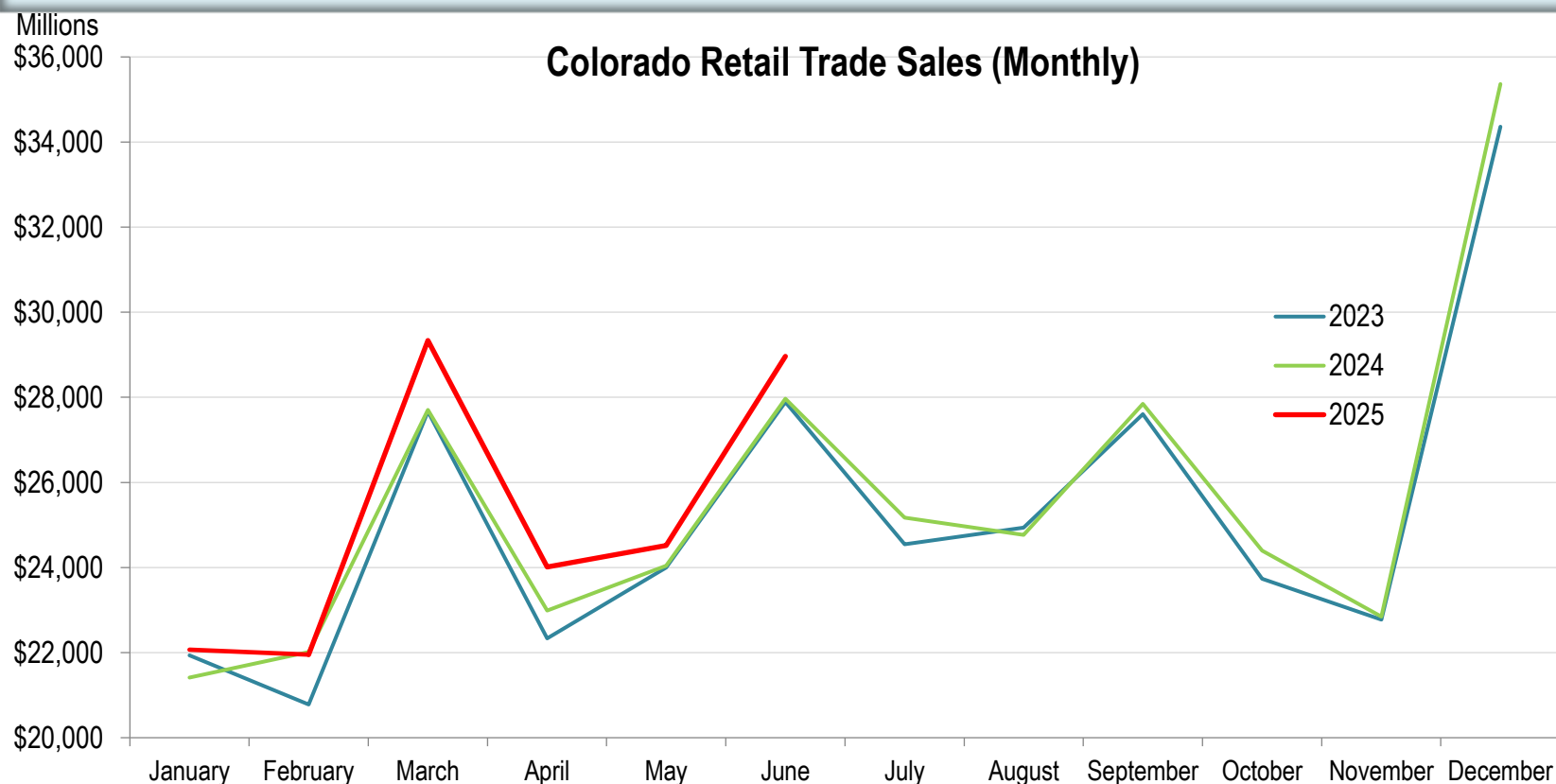
Supply of Inventory – Measure of the balance between buyers and sellers. A balanced market ranges from four to seven months. A buyer's market has a higher number.

Source: CAR, <https://coloradorealtors.com/>, cber.co.

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

Colorado Retail Trade Sales

Monthly



Colorado Retail Trade Sales

YTD sales through June 2025 are 3.2% greater than the same period in 2024. The magnitude of the spike in March and April 2025 sales is likely an anomaly caused by purchases to avoid higher prices from tariffs. Retail trade sales for 2025 are likely to be 3.0% to 3.5% higher than in 2024.

Annual Retail Sales (Billions)

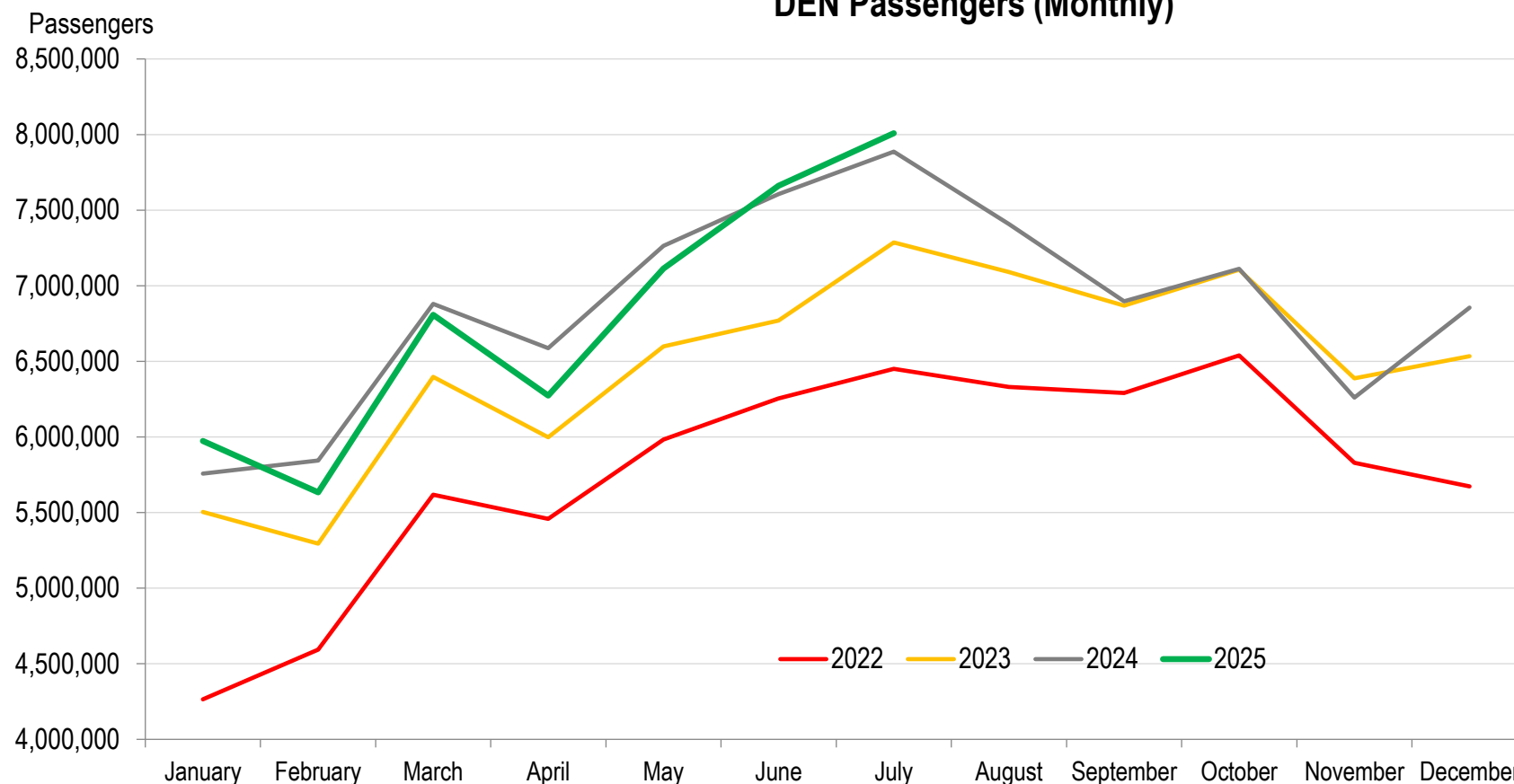
2017	\$194.6	5.4%
2018	\$206.2	5.9%
2019	\$224.6	9.0%
2020	\$228.8	1.9%
2021	\$268.3	17.3%
2022	\$299.9	11.8%
2023	\$302.6	0.9%
2024	\$306.5	1.3%

Source: Colorado Department of Revenue, <https://cdor.colorado.gov/retail-sales-reports>, cber.co. Note: Not adjusted for inflation.

DEN and COS Passengers

Monthly

DEN Passengers (Monthly)



Air Travel

There were 82.4 million passengers through DIA in 2024 (grey line), a YOY increase of 5.8%. Through the first seven months of 2025 (green line), there were 47.5 million passengers, 0.7% fewer than the same period in 2024.

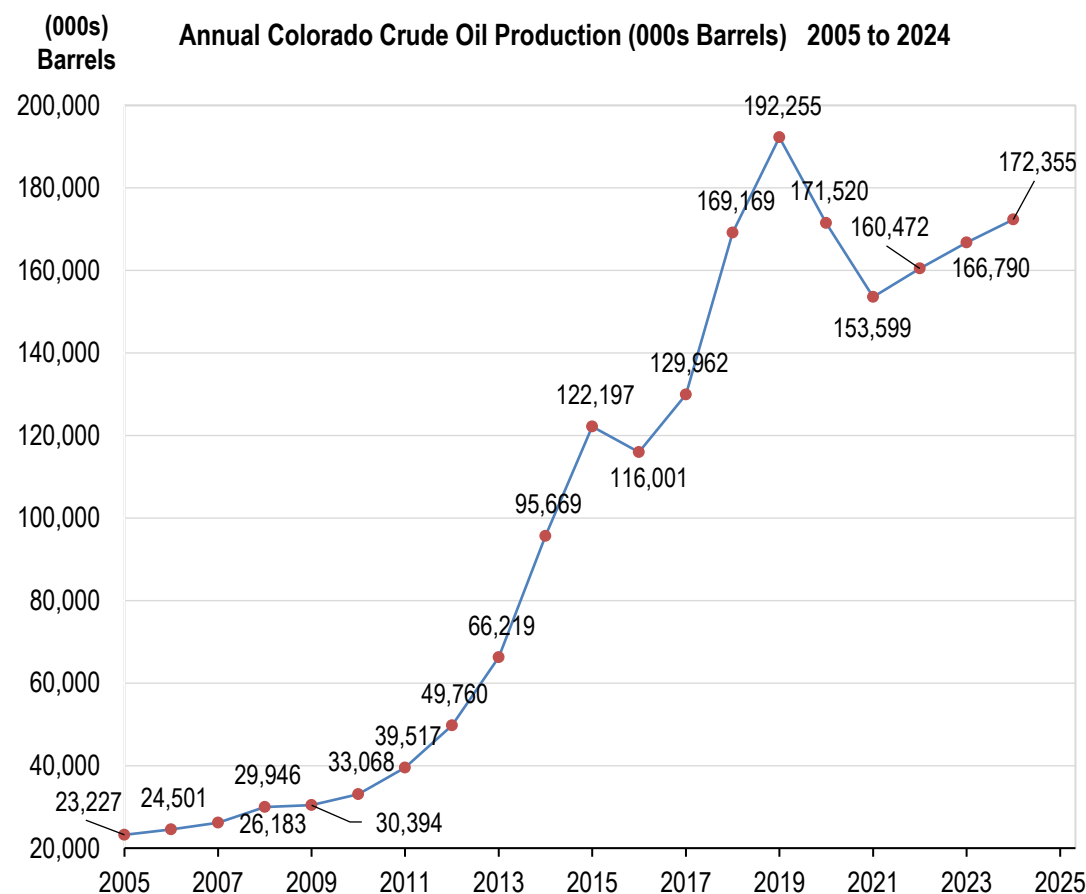
There were 2.47 million passengers through COS in 2024. Through July 2025, there have been 1.39 million passengers, compared to 1.44 million during the same period in 2024.

Year	DIA Passengers
2016	58,266,515
2017	61,379,396
2018	64,494,613
2019	69,015,703
2020	33,741,129
2021	58,828,552
2022	69,286,461
2023	77,837,917
2024	82,358,744

Source: flydenver.com, <https://www.flydenver.com/about-den/governance/reports-and-financials/>, administration/governance, COS airport, <https://coloradosprings.gov/flycos/monthly-traffic-reports>, cber.co.

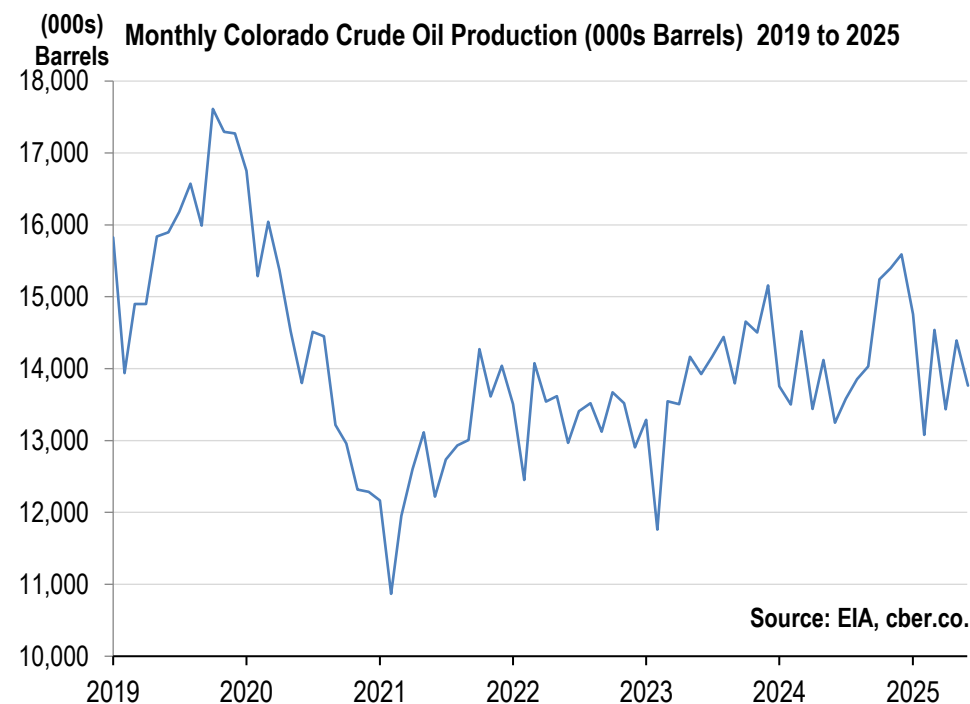
Colorado Field Production of Crude Oil

2005 to 2025 (Thousand Barrels)



Source: EIA, cber.co.

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



Above (Monthly): Production dropped in 2020 and increased at a steady rate between 2021 and 2024. So far in 2025, monthly production has been between 13,000 and 14,800 thousand barrels. The number of barrels produced so far in 2025 is 1.7% greater than the same period in 2024.

Left (Annual): Over the past 20 years, oil production has become a critical part of the Colorado economy. The downturn in 2020 was a result of state energy regulations and reduced demand from COVID-related policies. In 2021, the annual monthly production hit a low point. There was steady growth from 2022 through 2024.

Colorado Research and Development Value Added

Colorado Research and Development Value Added 2012 to 2023 (Millions of Current Dollars)

Colorado Research and Development Value Added

For many years, BEA has produced Satellite Accounts reports about economic activity derived from GDP data. Examples include Arts and Culture or the Space and Aviation Industry. BEA recently released a satellite report on Research and Development from 2012 to 2023. A portion of that report focuses on R&D Value Added. That information is included on the following pages.

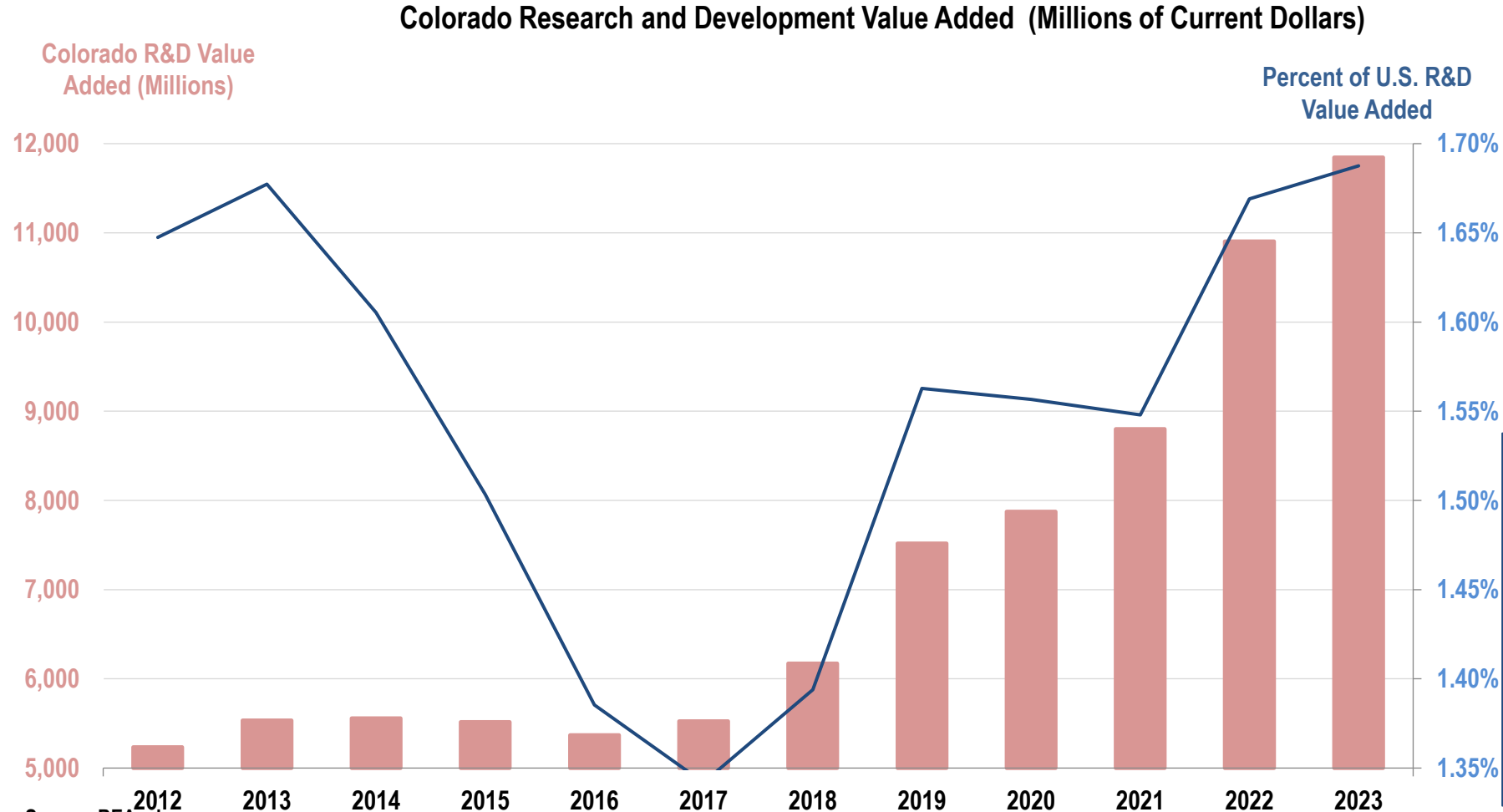
BEA states that Value Added is the difference between gross output and intermediate inputs. It measures the contribution of an industry to GDP. Value Added is the sum of an industry's compensation of employees, taxes on production and imports, less subsidies, and gross operating surplus. The sum of Value Added across all industries equals GDP.

Key Findings

Key findings from the following two charts are:

- Colorado R&D Value Added increased from \$5.2 billion in 2012 to \$11.8 billion in 2023.
- In 2023 Colorado R&D Value Added was 1.69% of U.S. R&D Value Added.
- Colorado Government R&D Value Added increased from \$.9 billion in 2012 to \$1.3 billion in 2023.
- Colorado Private R&D Value Added increased from \$4.3 billion in 2012 to \$10.6 billion in 2023.
- The percentage of Private R&D Value Added increased from 82.70% in 2012 to 88.95% in 2023.

Colorado Research and Development Value Added 2012 to 2023 (Millions of Current Dollars)



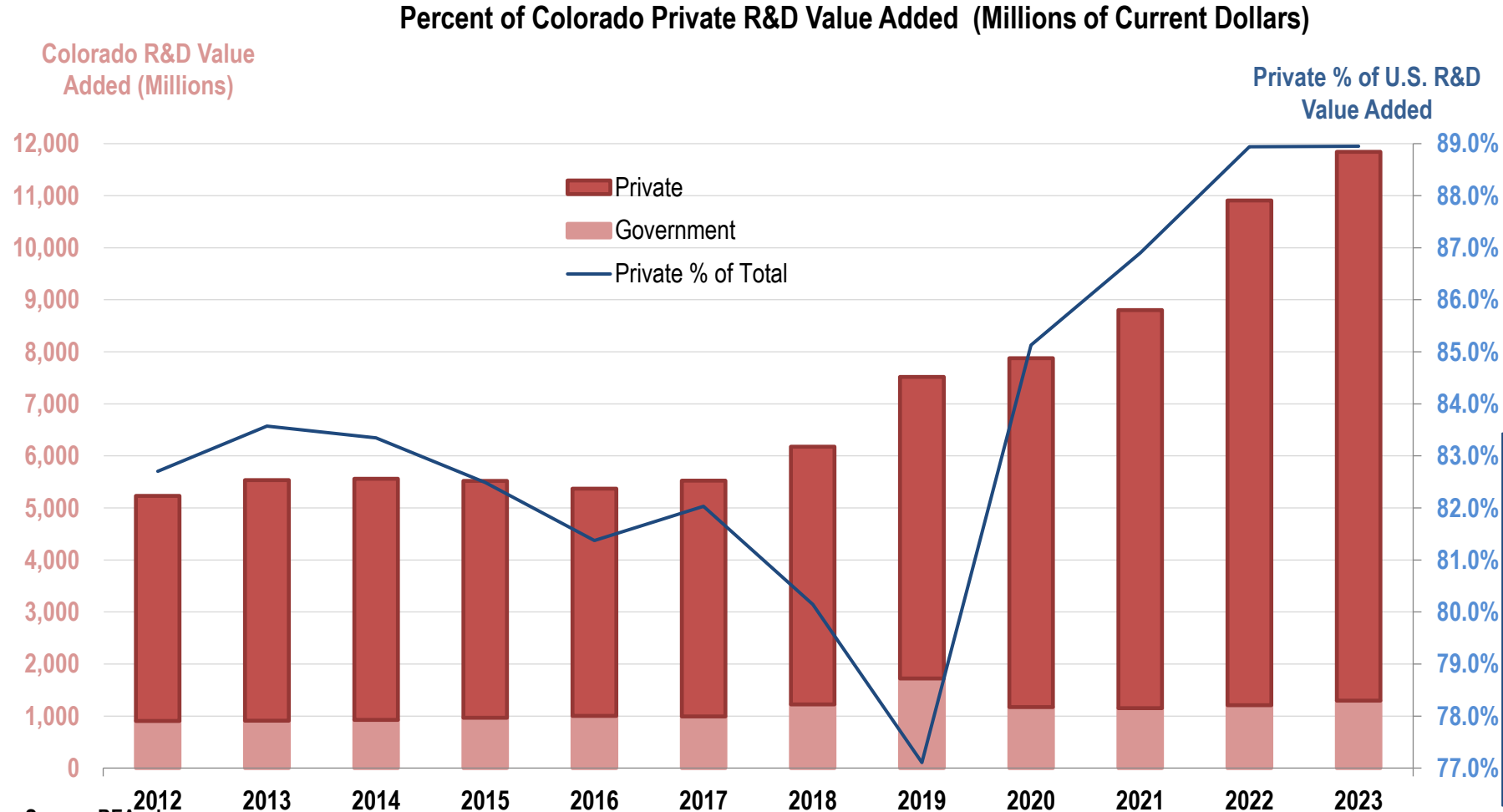
Colorado R&D Value Added
Colorado R&D Value Added was less than \$6.2 billion between 2012 and 2018. It increased significantly from 2019 to about \$12 billion in 2023 (burgundy bars).

Colorado has made many valuable contributions to U.S. R&D Value Added. In 2023, the financial Colorado contribution was 1.69% of U.S. Value Added, \$701.8 billion (blue line).

BEA states that Value Added is the difference between gross output and intermediate inputs. It measures the contribution of an industry to GDP. Value Added is the sum of an industry's compensation of employees, taxes on production and imports, less subsidies, and gross operating surplus. The sum of Value Added across all industries equals GDP.

Colorado Research and Development Value Added

Percent of Private R&D 2012 to 2023 (Millions of Current Dollars)



Colorado R&D Value Added
Colorado Government R&D Value Added was less than \$.9 billion in 2012 and 1.2 billion in 2023 (pink bars).

Private R&D Value Added was \$4.3 billion in 2012 and \$10.6 billion in 2023 (burgundy bars). Private R&D Value Added increased from 82.7% of total Value Added in 2012 to almost 90% in 2023.

BEA states that Value Added is the difference between gross output and intermediate inputs. It measures the contribution of an industry to GDP. Value Added is the sum of an industry's compensation of employees, taxes on production and imports, less subsidies, and gross operating surplus. The sum of Value Added across all industries equals GDP.

Colorado Economic Forecast Summary

Colorado Economic Forecast 2025 Summary

Colorado Economic Forecast		2022	2023	2024	2025
Real GDP growth (Colorado) slowed in 2024. There will be a slower growth rate in 2025.	Real GDP Value (billions) (chained 2017)	\$418.8	\$437.1	\$445.3	\$453.3
	% Change Real GDP	3.0%	4.4%	1.9%	1.8%
The population (Colorado) will increase by 51,400 in 2025.	Colorado Population	5,840.2	5,876.3	5,920.3	5,970.1
	Annual Change (thousands)	29.1	36.1	44.0	51.4
Expect Colorado employment to increase by 25,000 in 2025 and remain weak through 2027. Colorado's unemployment rate is forecasted to be higher than the U.S. rate in the months ahead.	CES Employment (thousands)	2,869.7	2,937.5	2,971.0	2,996.0
	Annual Change (thousands)	118.7	67.8	33.5	25.0
	% Change	4.3%	2.4%	1.1%	0.8%
	Unemployment Rate	3.1%	3.2	4.3%	4.6%
Consumers will continue to be resilient. Retail sales for 2024 were sluggish. Sales for 2025 will improve.	Retail Sales (billions)	\$299.9	\$302.6	\$306.4	\$317.0
	% Change	11.8%	0.9%	1.3%	3.5%
	Consumer Price Index (CPI)	304.4	320.3	327.6	336.7
	% Change	8.0%	5.2%	2.3%	2.8%
The inflation rate has declined, but the accumulated effect is problematic for many. Colorado inflation is forecasted to be 2.8% in 2025, lower than the inflation rates from 2021 through 2023.	DIA Passengers (millions)	69.3	77.8	82.3	86.0
	Single Family (SF) Permits	23,728	19,641	20,500	18,000
	Multi-family (MF) Permits	25,111	19,763	11,600	14,000
	Oil Production (thousands) barrels	160,472	166,790	172,355	175,000

In 2024, 82.3 million passengers flew through DIA. The YTD number of passengers in 2025 is fewer than in 2024; however, officials project it might be possible to have 100 million passengers by 2027. More than 2.5 million passengers will travel through the Colorado Springs (COS) airport in 2025. The number of YTD passengers in 2025 is slightly less than in 2024.

The total number of unit building permits declined in 2024. In 2025, the number of permits issued will be similar (18,000 SF and 14,000 MF). The volatility in housing and real estate markets may ease as interest rates have become more favorable.

The annual production of Colorado crude oil has increased since 2021. Fossil fuels will play an integral role in the U.S. and Colorado economies in the future.

cber.co
Economic Outlook and Trends For 2025
Colorado and the United States, Through August 2025

This analysis is for informational purposes only. Any opinions or interpretations of data are those of the presenter. As such, they do not represent the viewpoints of any group or particular organization.

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Gary Horvath has produced annual employment forecasts of the state economy for over 30 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 Regional Economic Partnership, and Broomfield Economic Development Corporation. Horvath has also been the chair of the electronics committee in the Governor's Office of Economic Development and International Trade early stage and proof of concept Advanced Industries grant program, and he served on the 2021 Colorado Legislative Redistricting Commission.