

Update on the Economy Presented to



August 22, 2013

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Southern Colorado Economic Forum
University of Colorado Colorado Springs
College of Business and Administration



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Colorado Springs

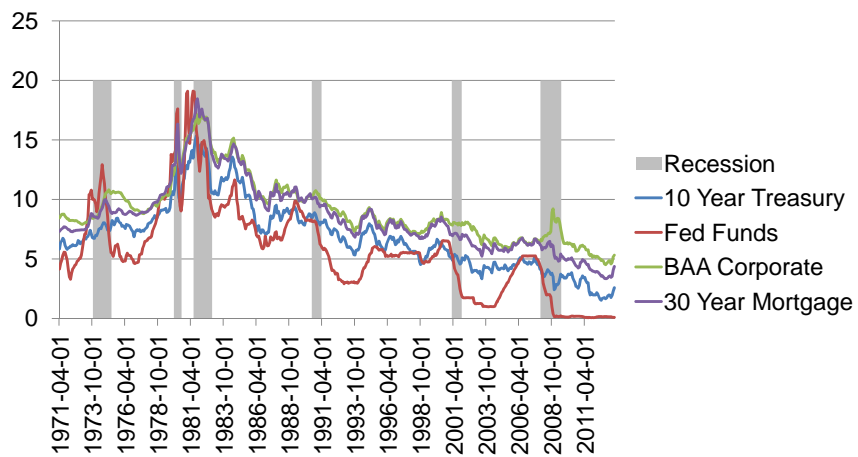
Agenda

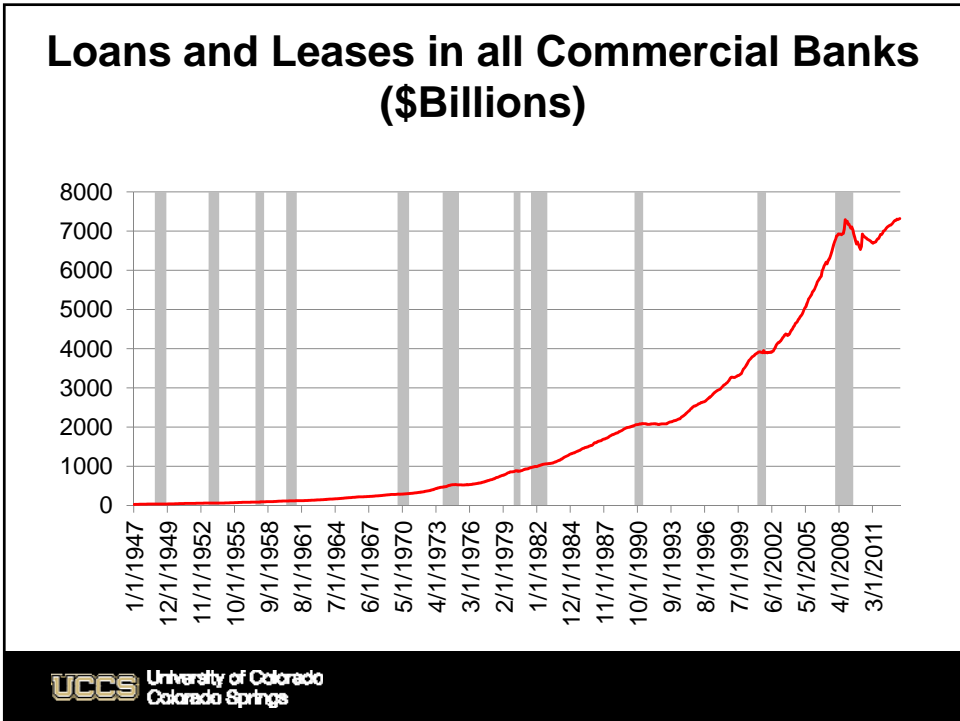
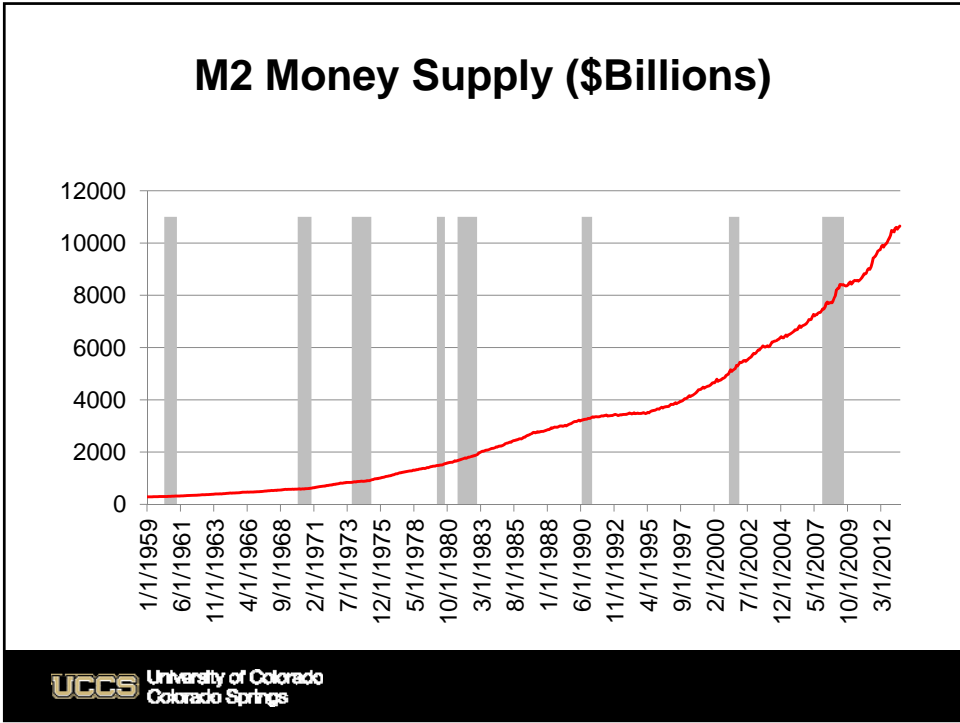
- Federal Reserve Policy
- National and International GDP Trends
- The El Paso County Economy
- The El Paso County Economic Base
- Employment and Income Trends
- Rebuilding After the Wildfires
- Forecast of the Business Conditions Index

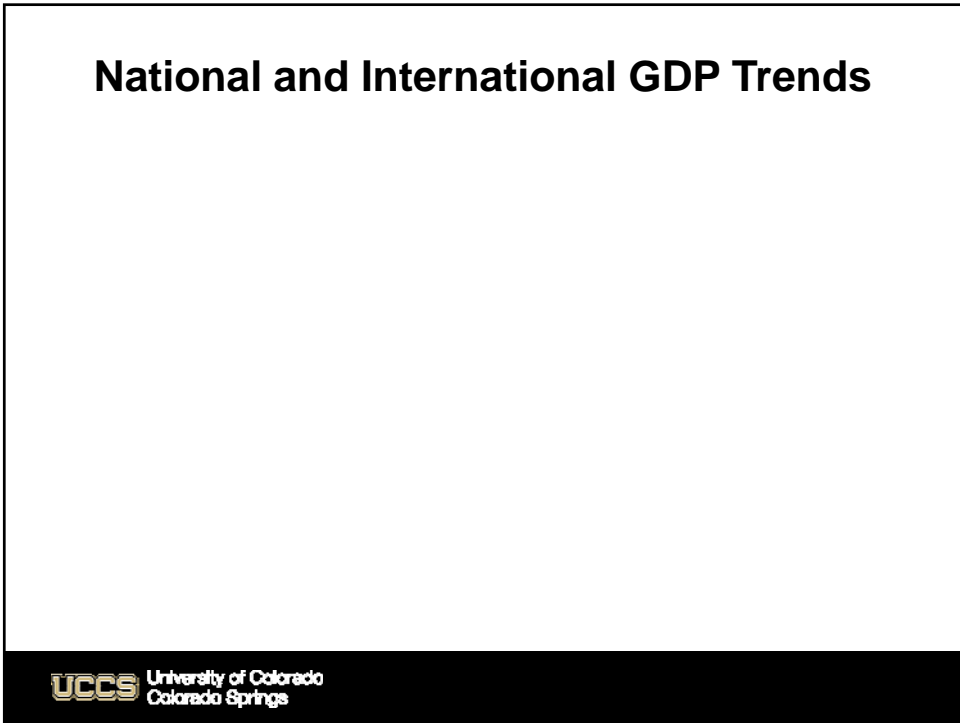
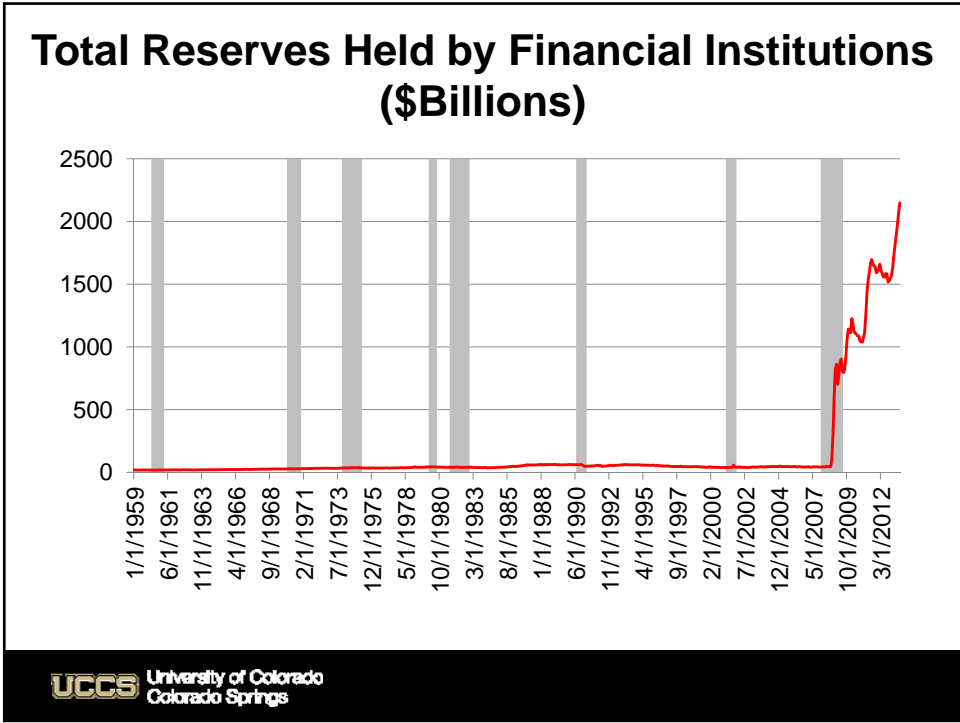
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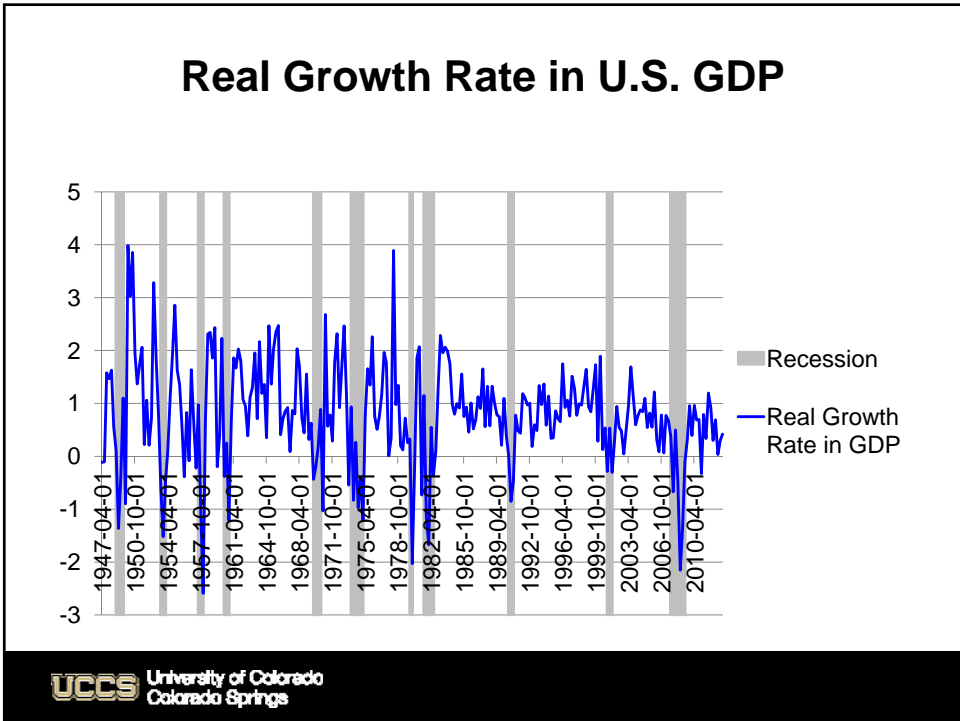
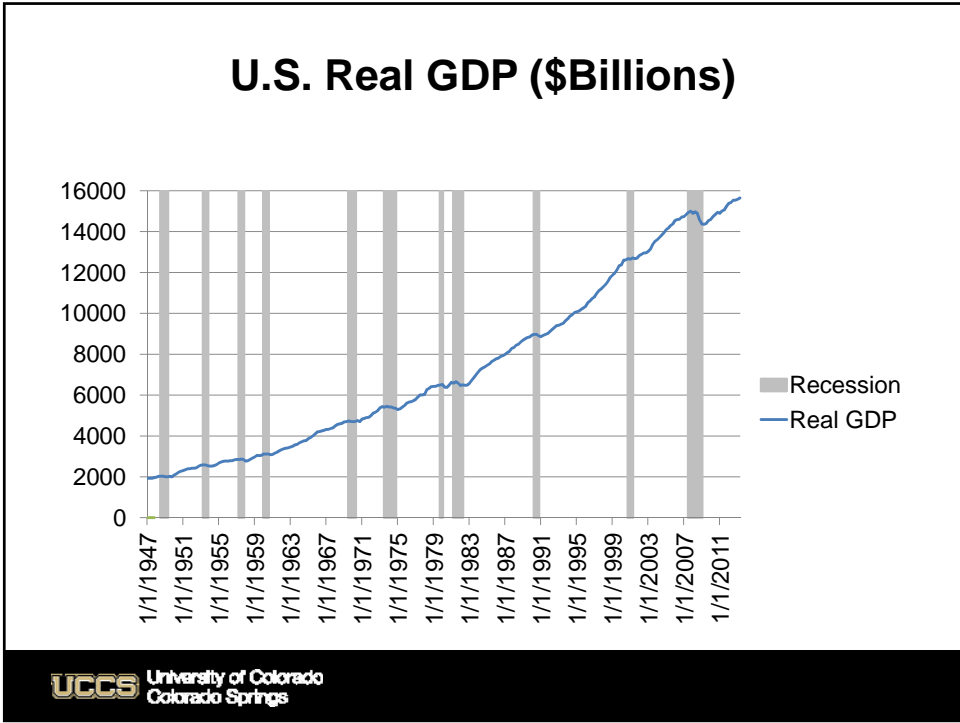
Policies of the Federal Reserve

Interest Rate Trends

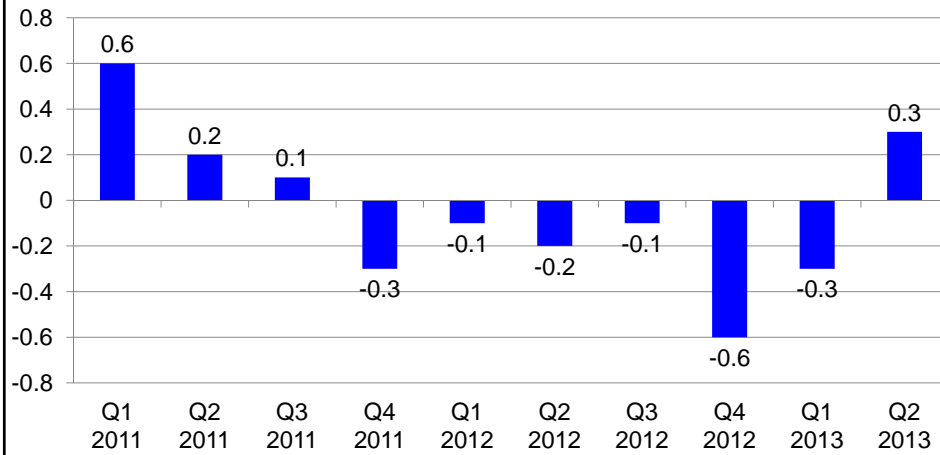








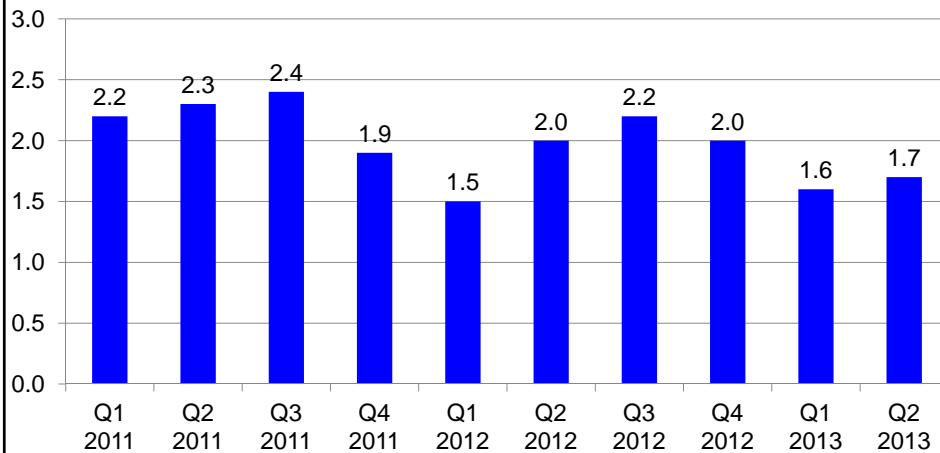
Quarter-to-Quarter GDP Growth in Europe



Source: www.tradingeconomics.com



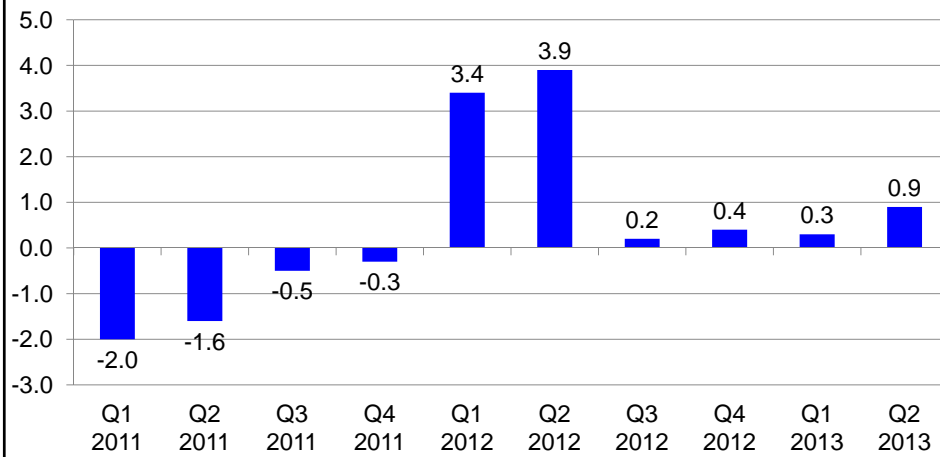
Quarter-to-Quarter GDP Growth in China



Source: www.tradingeconomics.com



Quarter-to-Quarter GDP Growth in Japan



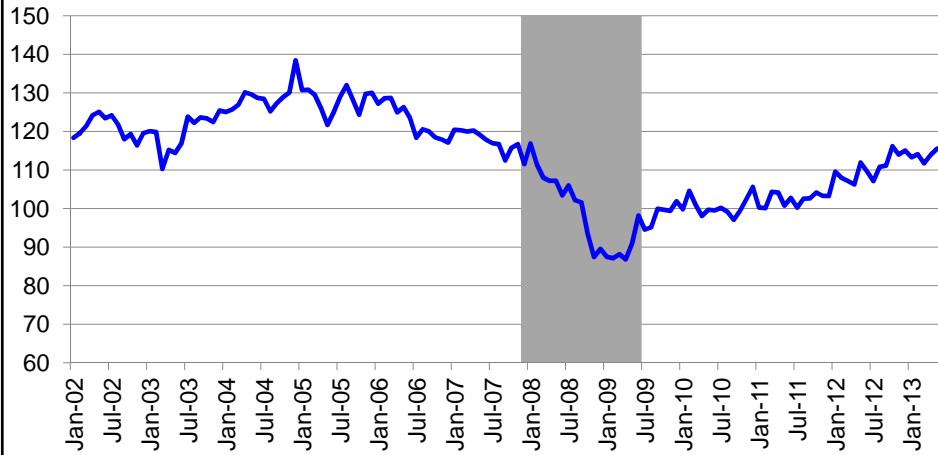
Source: www.tradingeconomics.com



The El Paso County Economy



Business Conditions Index (BCI) for El Paso County (Dec 2007-Jun 2009 = 100)



Source: UCCS Forum

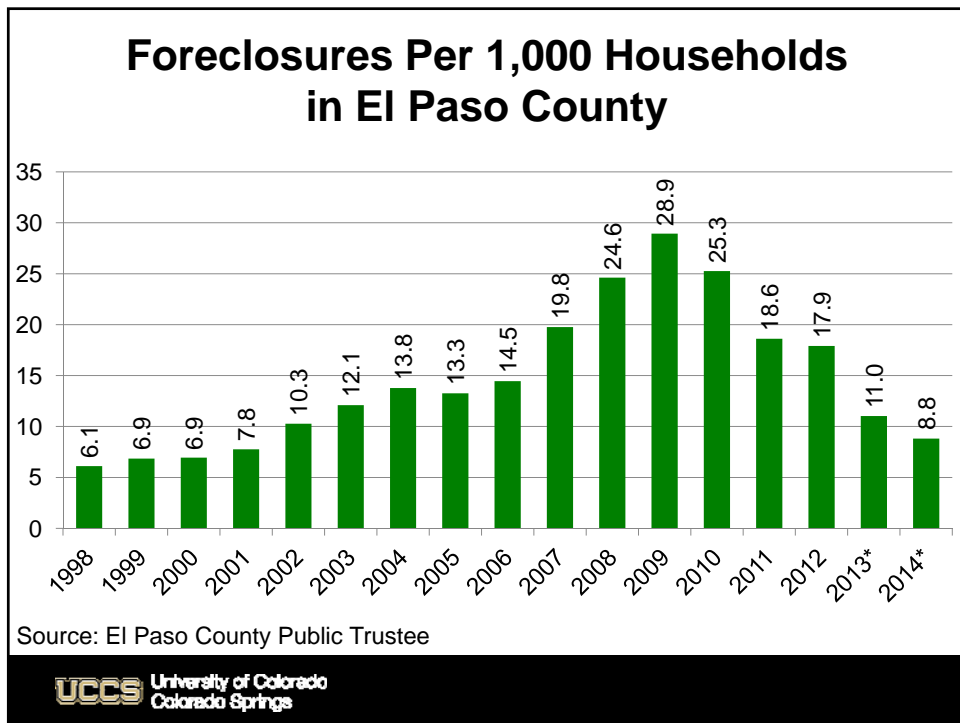
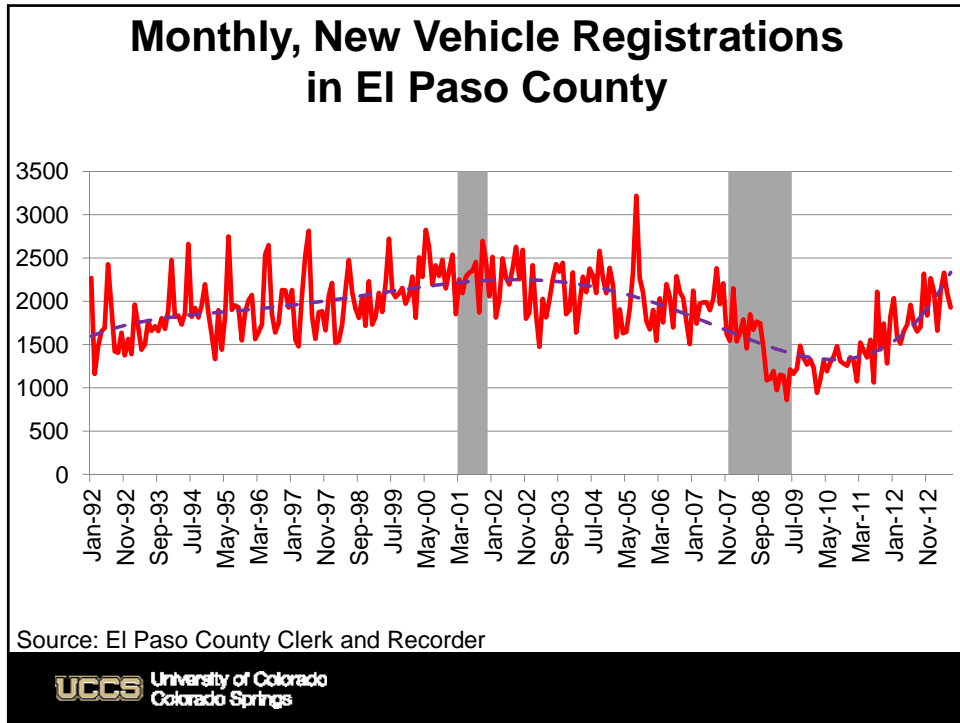


The El Paso County Economy

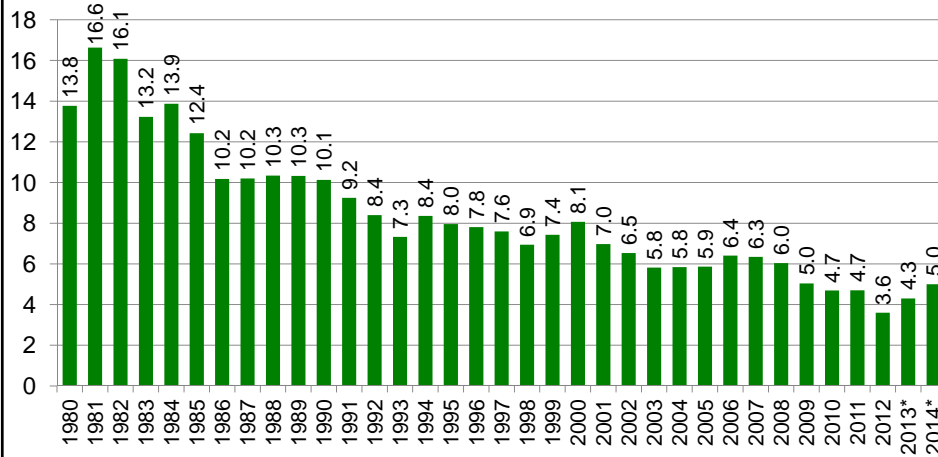
Business Conditions Index Components - All Values Indexed: Dec 2007 - June 2009 = 100

	COS Enplanements	El Paso County SF & TH Permits	U Of Mich Con Sent	Kansas City Fed Mfg Index	El Paso Employment Rate	CoSpgs 2% Sales & Use Tax	El Paso County New Car Registrations	El Paso County Fore-closures	El Paso County Employed	El Paso County Real Wages	BCI
Mar-12	81.44	129.98	118.68	143.57	96.79	108.45	111.05	100.75	96.31	97.31	107.10
Apr-12	79.44	139.34	118.99	123.06	96.86	109.58	113.99	100.68	96.06	96.48	106.23
May-12	83.66	184.61	123.51	129.92	96.79	110.77	122.73	100.72	96.30	97.35	111.90
Jun-12	85.01	168.43	114.01	122.09	96.79	111.67	123.57	100.38	95.81	97.98	109.63
Jul-12	83.21	148.94	112.61	124.18	96.67	108.08	117.18	100.53	96.01	96.93	107.10
Aug-12	83.61	208.81	115.72	133.70	97.07	110.78	101.74	100.70	96.67	97.10	110.82
Sep-12	81.59	186.86	121.95	126.83	97.35	114.40	115.69	100.99	96.95	96.49	111.12
Oct-12	83.87	206.19	128.65	121.29	97.32	115.04	149.19	100.90	97.37	101.04	116.16
Nov-12	83.97	191.43	128.81	116.61	97.55	113.73	139.03	101.25	97.29	100.94	113.99
Dec-12	84.44	200.48	113.54	123.56	97.56	115.35	152.81	101.37	97.62	100.22	115.01
Jan-13	83.78	214.29	114.94	120.02	98.08	113.38	133.35	101.22	97.94	95.80	113.31
Feb-13	80.84	233.03	120.86	107.05	98.02	119.34	136.11	101.38	98.31	96.41	114.07
Mar-13	69.67	186.03	122.42	110.72	98.09	117.67	155.49	101.50	97.90	96.66	111.72
Apr-13	67.33	221.89	118.99	110.09	98.05	125.00	160.15	101.46	97.52	96.39	113.86
May-13	65.12	257.76	131.61	115.37	98.30	115.94	148.24	101.51	98.49	97.58	115.43
Jun-13	71.98	293.62	130.99	113.07	98.30	121.33	121.80	101.56	98.40	98.00	116.11
June 2013 Compared to:											
May-13	10.5%	13.9%	-0.5%	-2.0%	0.0%	4.6%	-17.8%	0.1%	-0.1%	0.4%	0.6%
Mar-13	3.3%	57.8%	7.0%	2.1%	0.2%	3.1%	-21.7%	0.1%	0.5%	1.4%	3.9%
Dec-12	-14.8%	46.5%	15.4%	-8.5%	0.8%	5.2%	-20.3%	0.2%	0.8%	-2.2%	1.0%
Jun-12	-15.3%	74.3%	14.9%	-7.4%	1.6%	8.6%	-1.4%	1.2%	2.7%	0.0%	5.9%





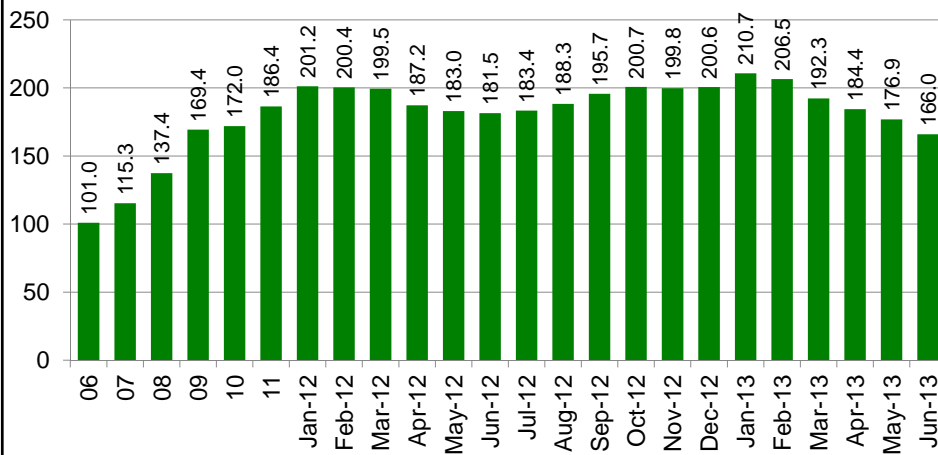
30 Year, Conventional Mortgage Rates (%)



Source: Federal Reserve Bank of St. Louis
 *Forum Projection

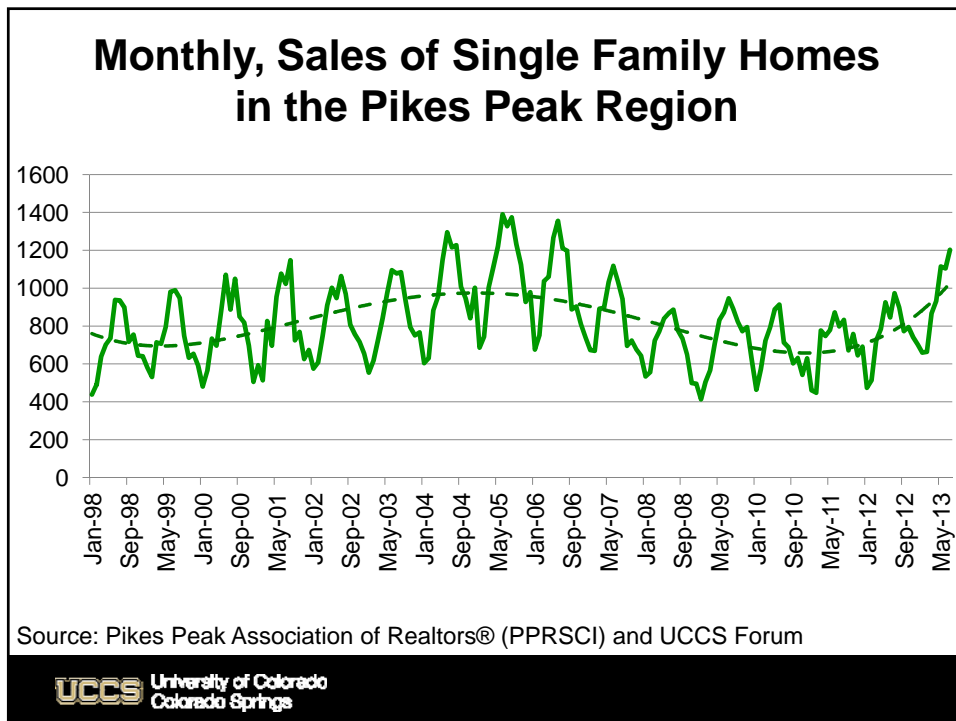
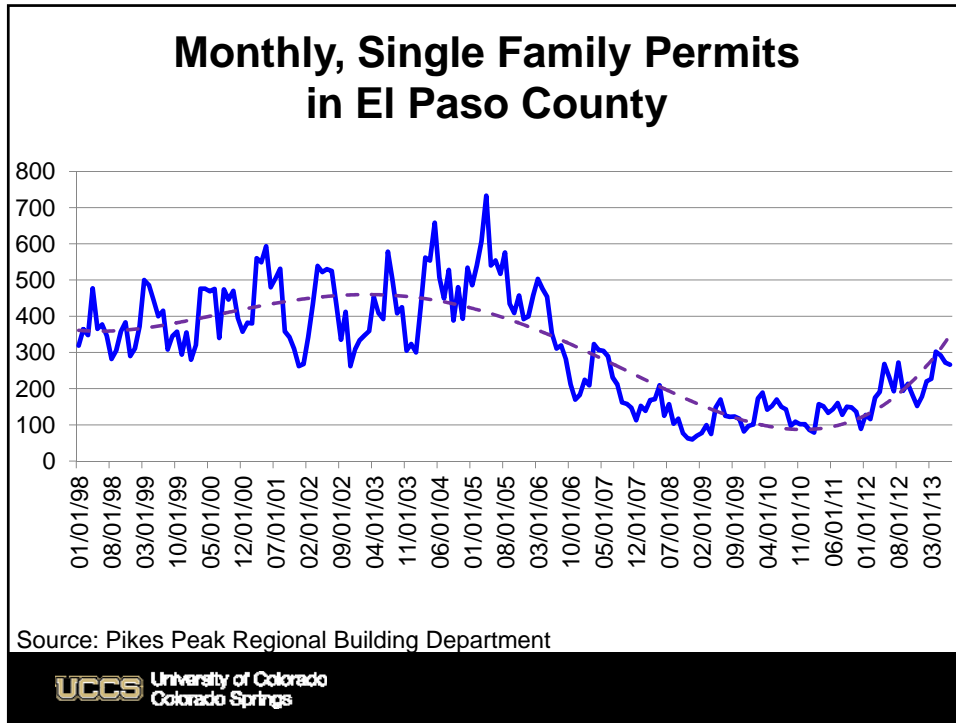


Housing Affordability Index in the U.S.

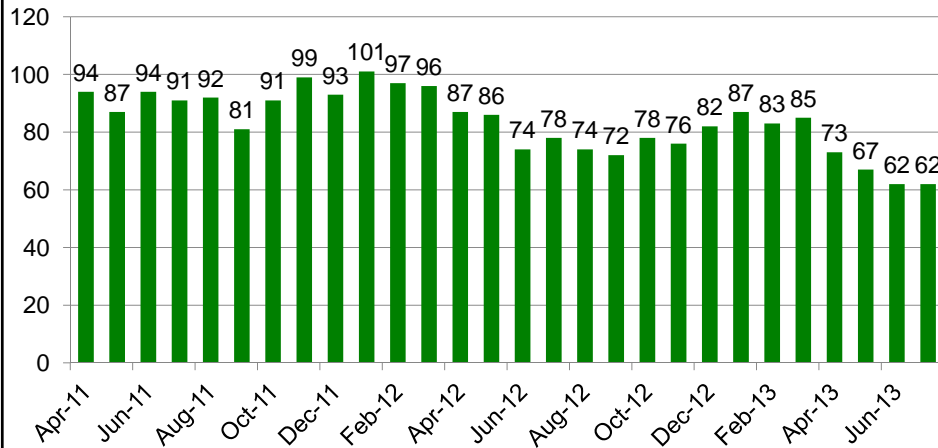


Source: National Association of Realtors®





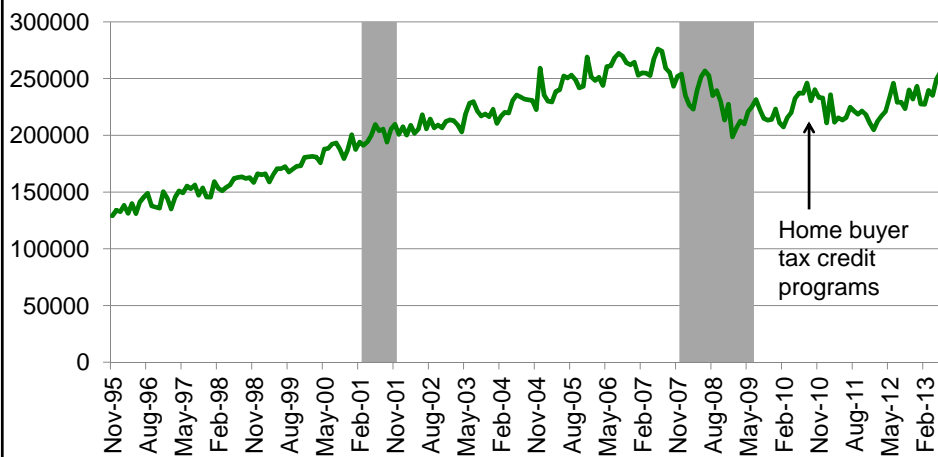
Days on Market in the Pikes Peak Region



Source: Pikes Peak Association of Realtors® (PPRSCI) and UCCS Forum

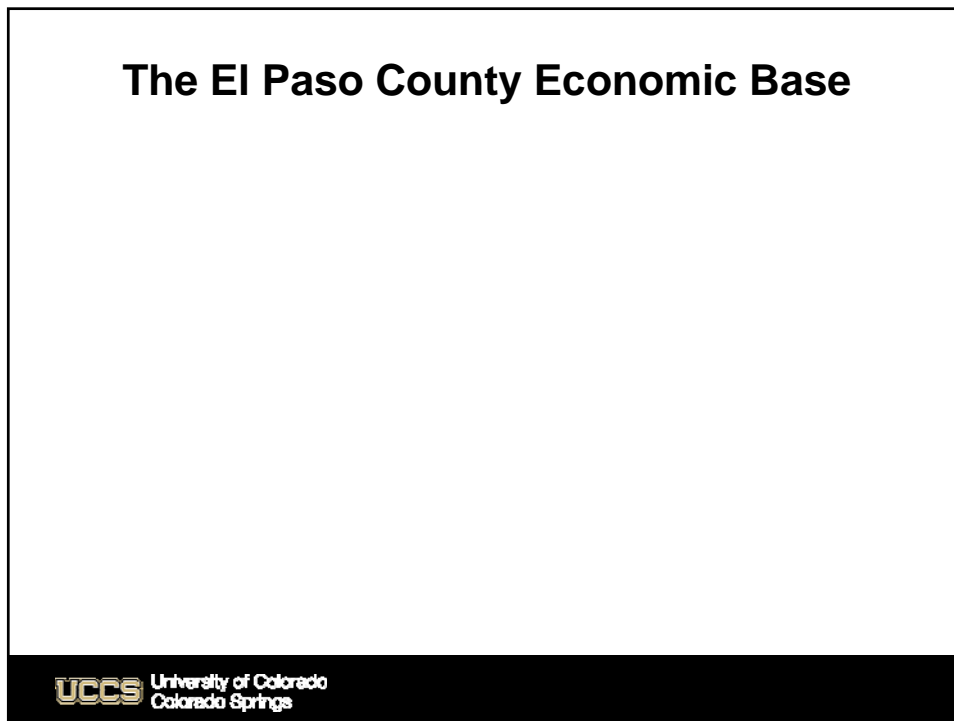
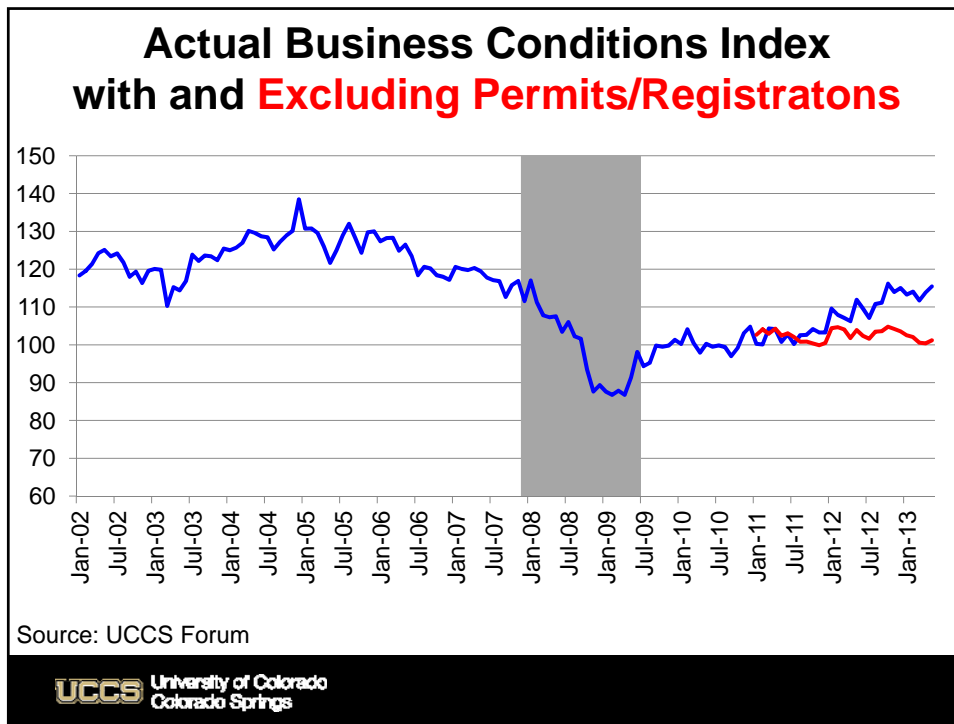


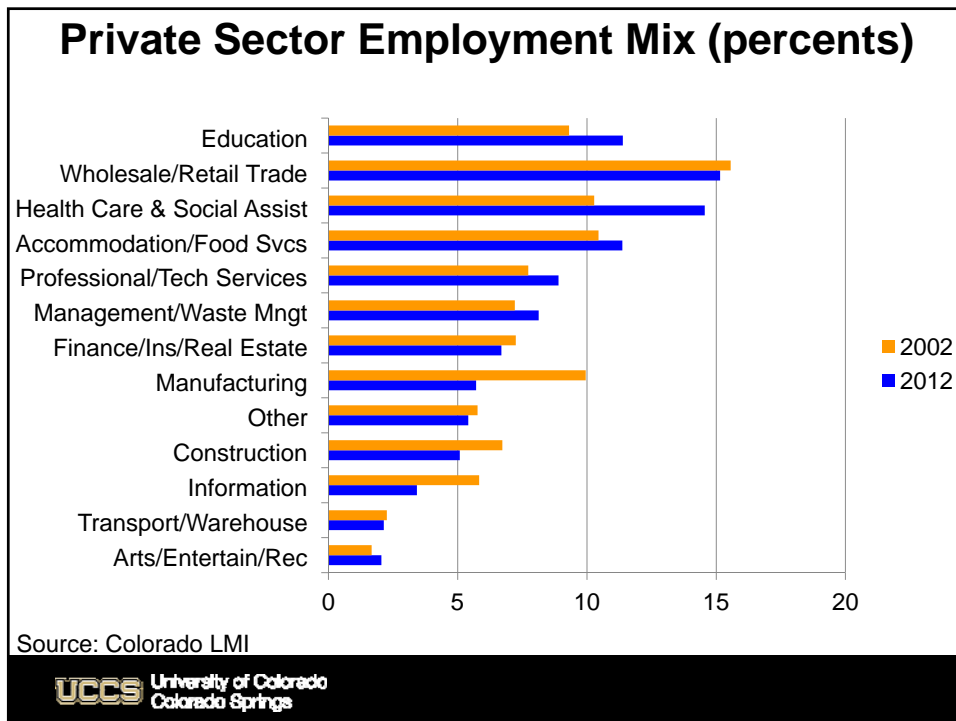
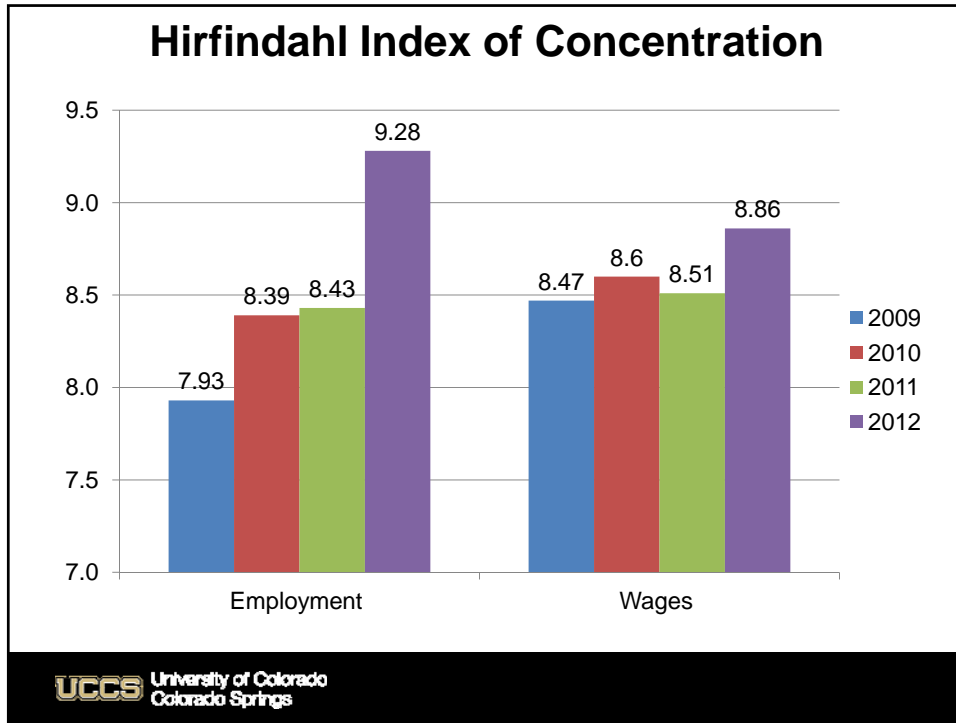
Average Price of Homes Sold in the Pikes Peak Region

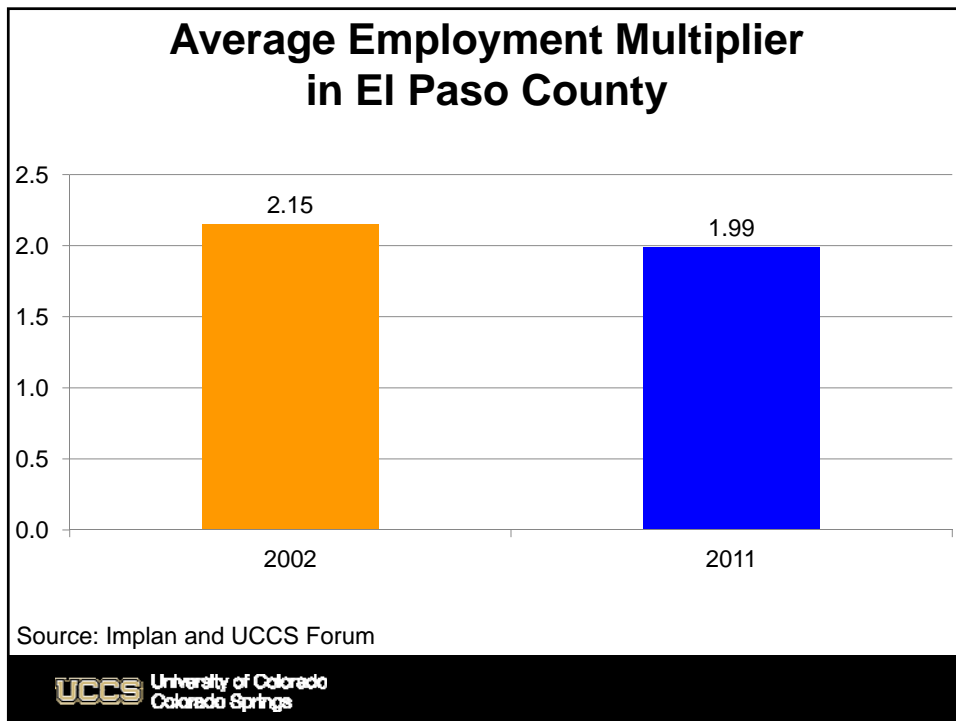
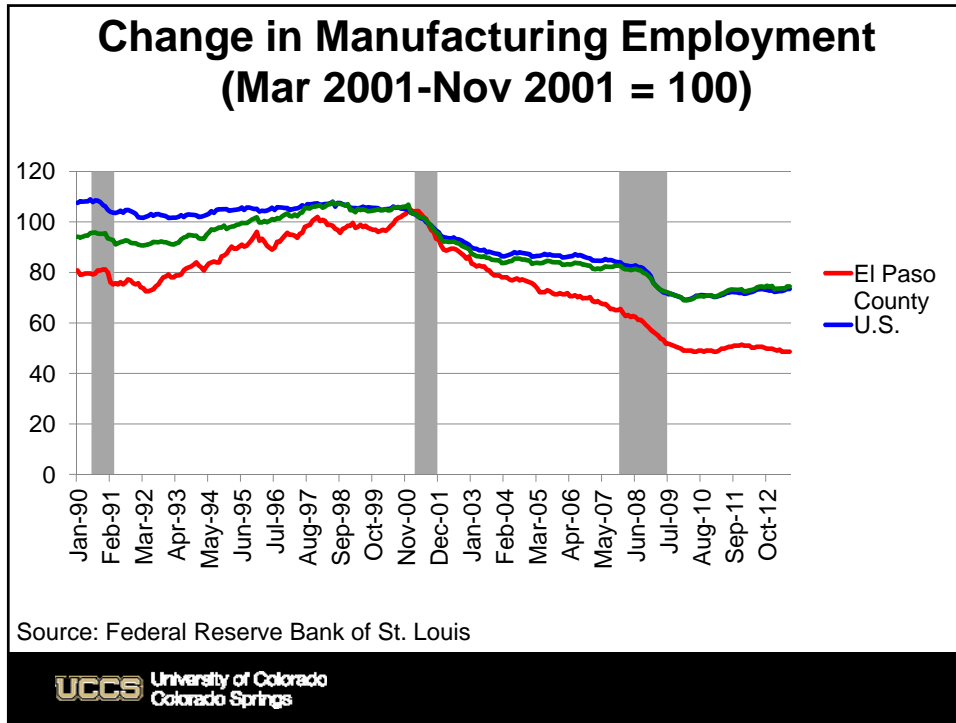


Source: Pikes Peak Association of Realtors® (PPRSCI) and UCCS Forum



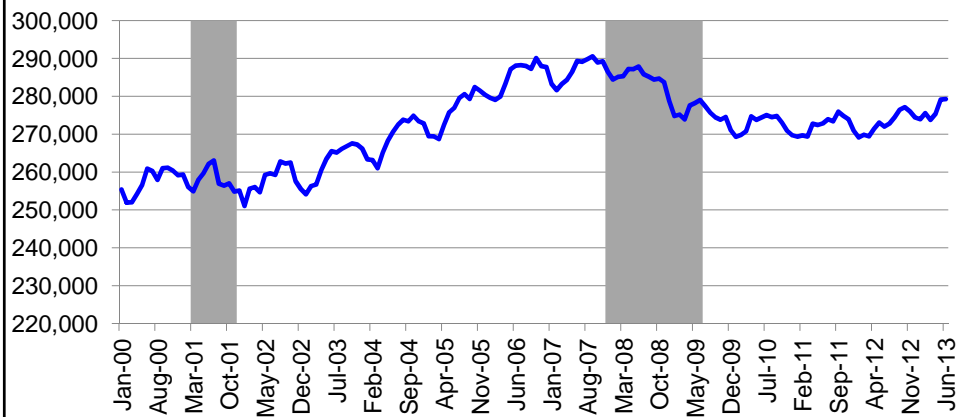






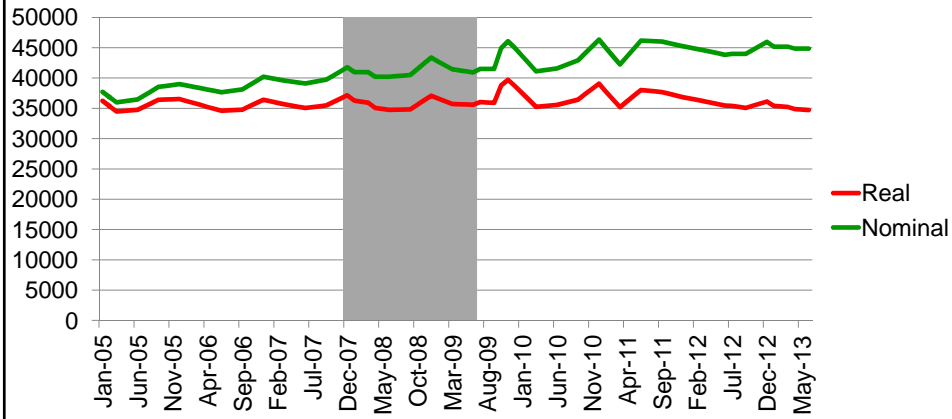
Employment and Income Trends

Employment Trends in El Paso County Jan 2000 – July 2012



Source: Federal Reserve Bank of St. Louis

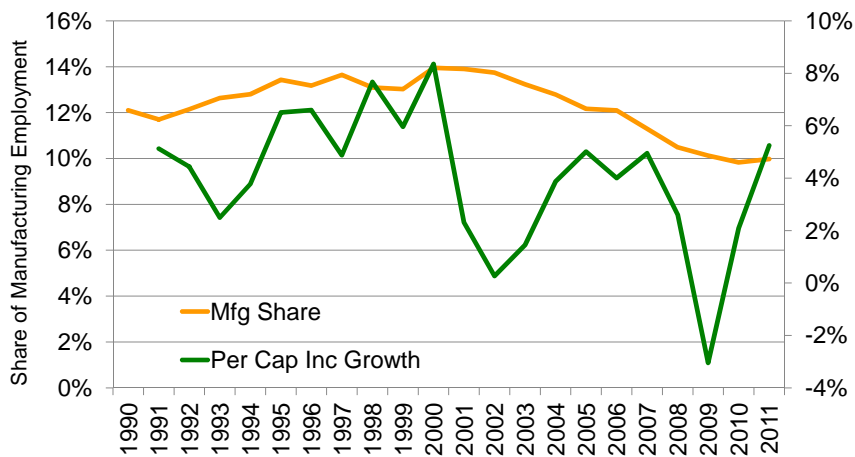
Average Annual Wage in El Paso County



Source: Colorado LMI, U.S. BLS and UCCS Forum



El Paso County's Share of Manufacturing Employment in Colorado and Growth in Per Capita Income



Rebuilding After the Wildfires

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Economic Effects of Residential Reconstruction & Refurbishing in Mountain Shadows

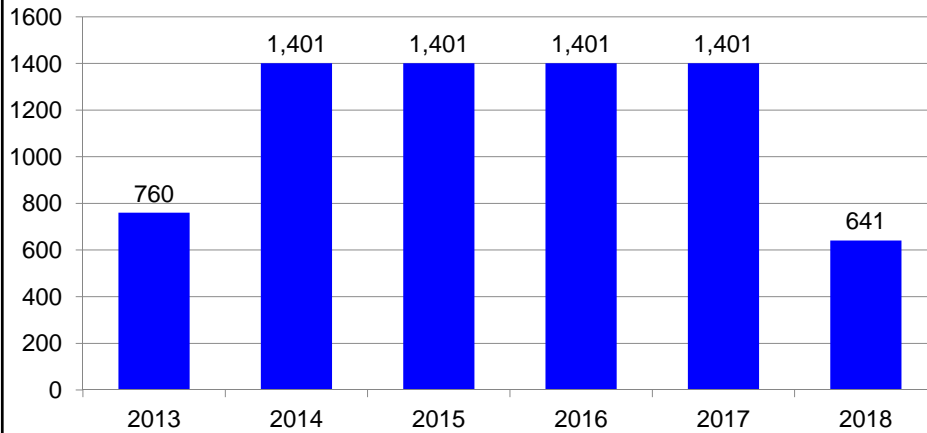


Mountain Shadows
Courtesy of the Gazette

Black Forest
Courtesy of the Fred Crowley

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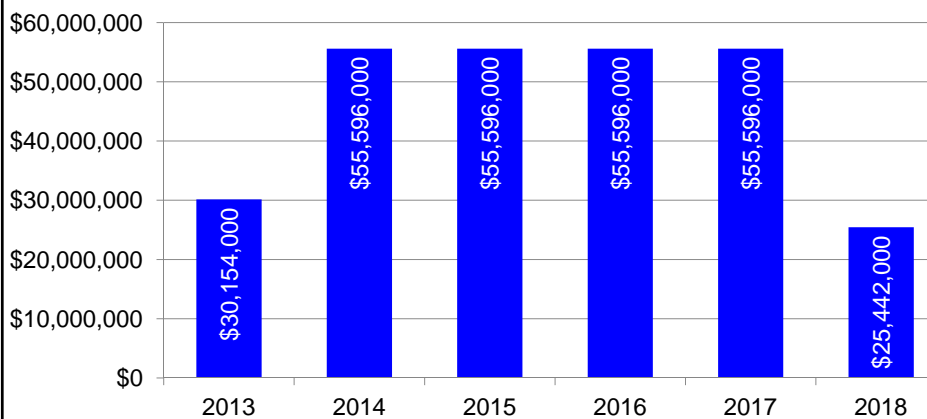
Jobs per Year from Mountain Shadows and Black Forest Reconstruction & Refurnishing



Estimates by UCCS Forum done with Implan



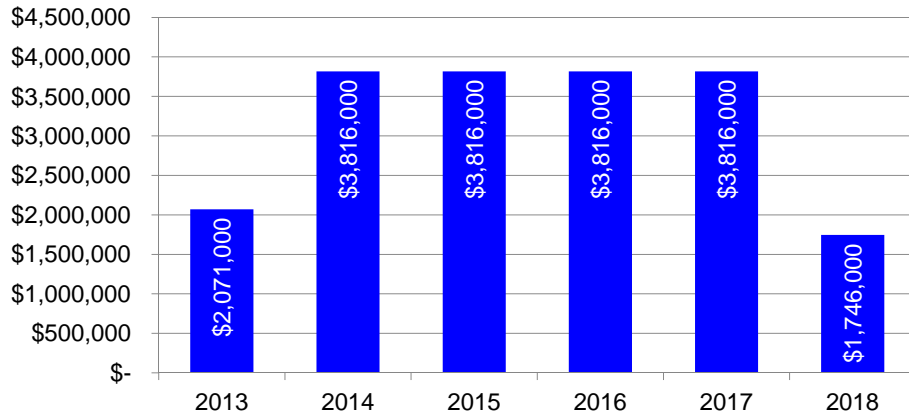
Income per Year from Rebuilding Mountain Shadows and Black Forest: Reconstruction & Refurnishing



Estimates by UCCS Forum done with Implan



Sales and Use Tax for Five Years from Mountain Shadows Reconstruction & Refurnish



Estimates by UCCS Forum done with Implan



Forecast for Business Conditions Index

