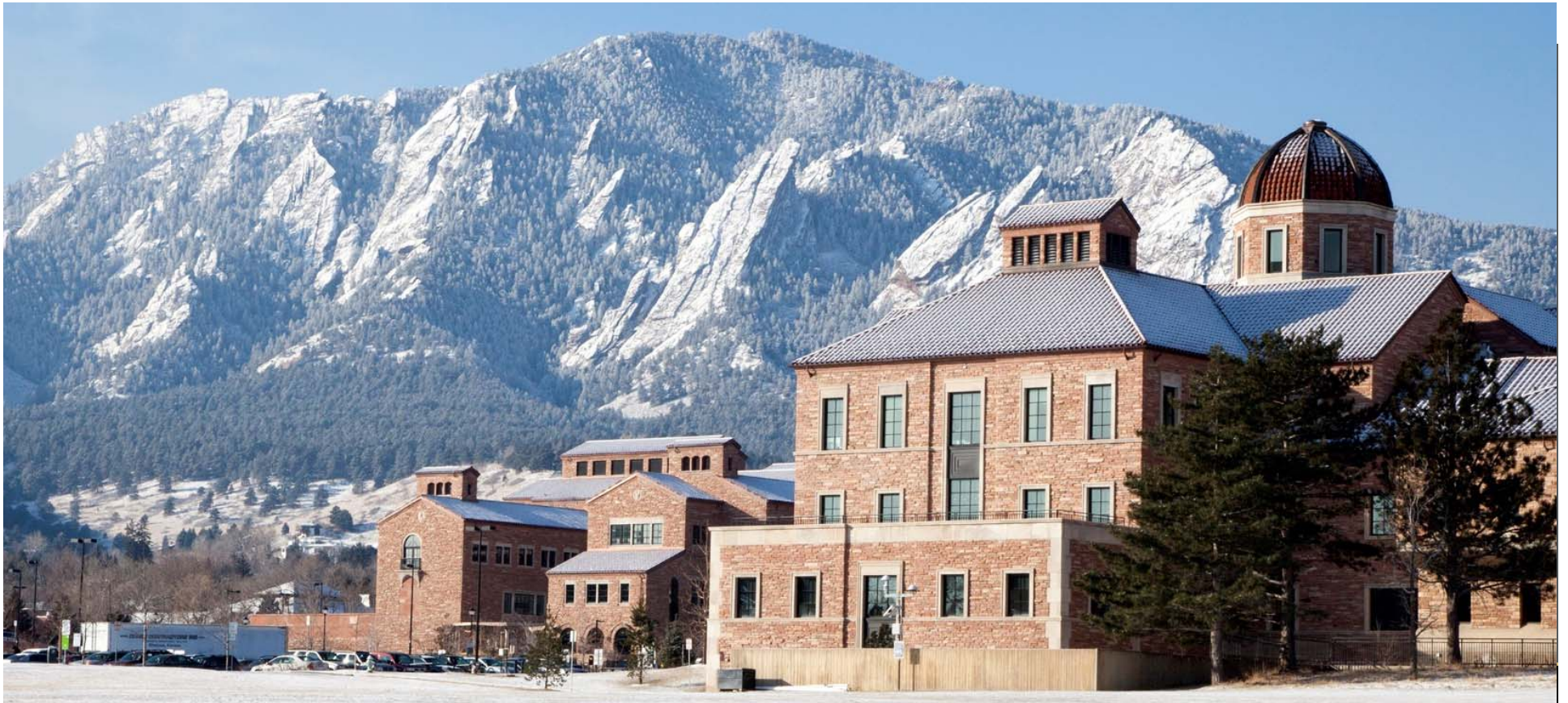


Will the Recovery Ever End?

Colorado Association of Ski Towns

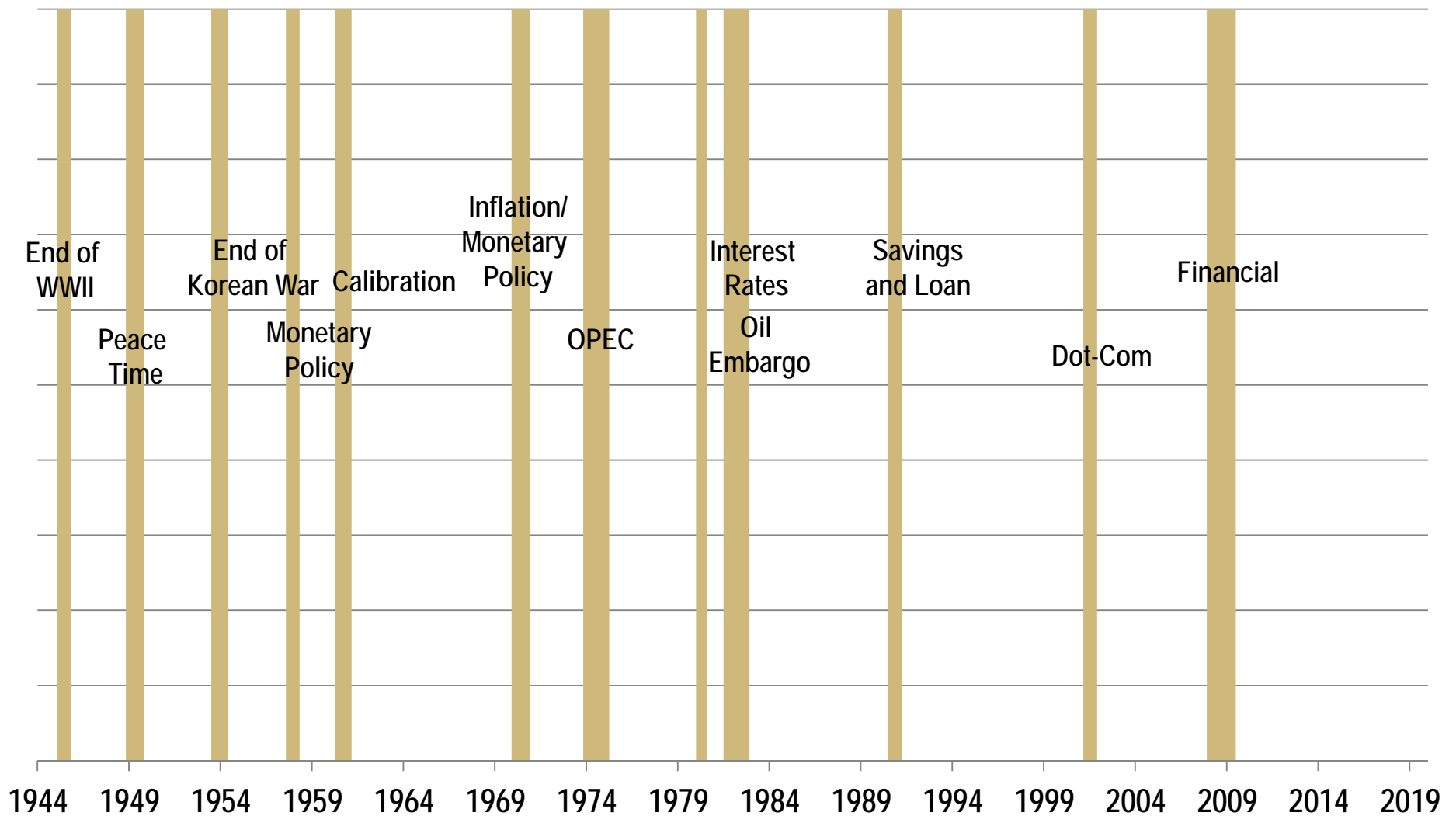


Brian Lewandowski
Associate Director
March 7, 2019














Business Cycle



Sources: National Bureau of Economic Research and the Business Research Division.

NCAAF Preseason Ranking

AP Top 25

RK	TEAM	REC
1	 Alabama (42)	0-0
2	 Clemson (18)	0-0
3	 Georgia	0-0
4	 Wisconsin (1)	0-0
5	 Ohio State	0-0
6	 Washington	0-0
7	 Oklahoma	0-0
8	 Miami	0-0
9	 Auburn	0-0
10	 Penn State	0-0
11	 Michigan State	0-0
12	 Notre Dame	0-0
13	 Stanford	0-0
14	 Michigan	0-0
15	 USC	0-0
16	 TCU	0-0
17	 West Virginia	0-0
18	 Mississippi State	0-0
19	 Florida State	0-0
20	 Virginia Tech	0-0
21	 UCF	0-0
22	 Boise State	0-0
23	 Texas	0-0
24	 Oregon	0-0
25	 LSU	0-0

AP Top 25

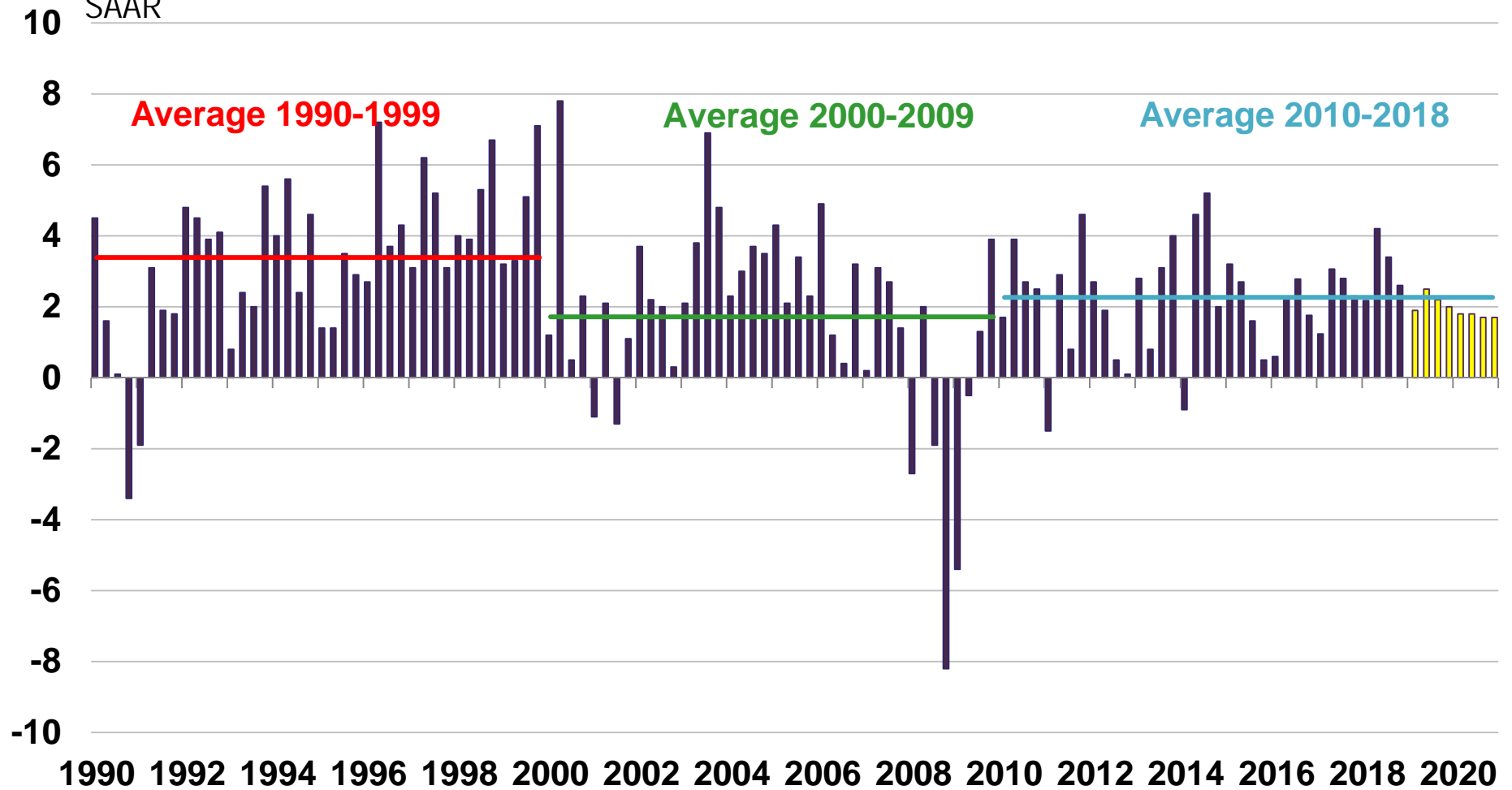
RK	TEAM	REC
1	 Clemson (61)	15-0
2	 Alabama	14-1
3	 Ohio State	13-1
4	 Oklahoma	12-2
5	 Notre Dame	12-1
6	 LSU	10-3
7	 Florida	10-3
	 Georgia	11-3
9	 Texas	10-4
10	 Washington State	11-2
11	 UCF	12-1
12	 Kentucky	10-3
13	 Washington	10-4
14	 Michigan	10-3
15	 Syracuse	10-3
16	 Texas A&M	9-4
17	 Penn State	9-4
18	 Fresno State	12-2
19	 Army	11-2
20	 West Virginia	8-4
21	 Northwestern	9-5
22	 Utah State	11-2
23	 Boise State	10-3
24	 Cincinnati	11-2
25	 Iowa	9-4

NCAAF Final Ranking

Sources: ESPN, AP Top 25 Poll.

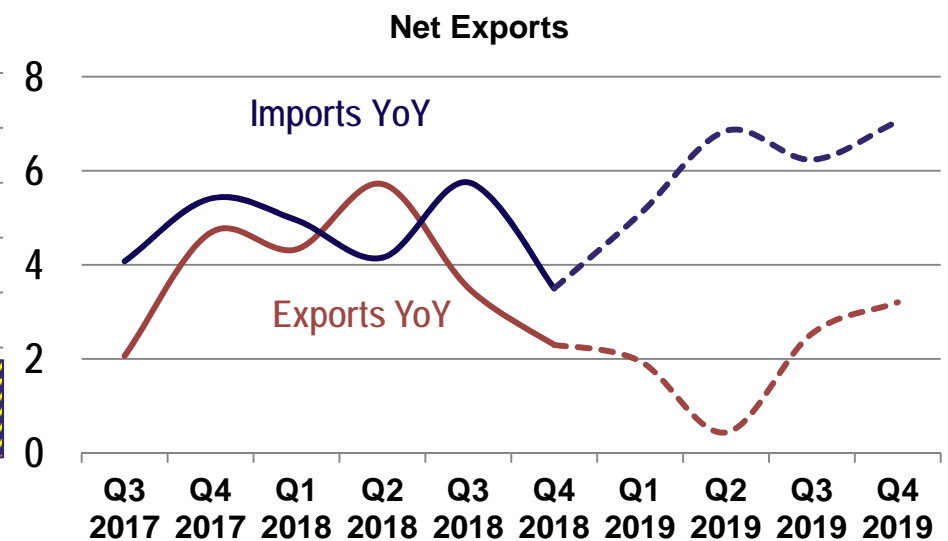
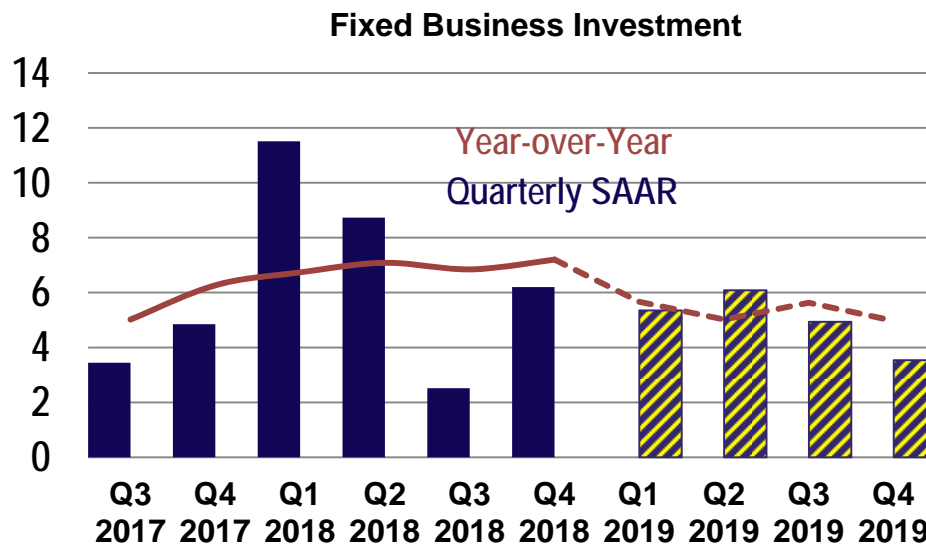
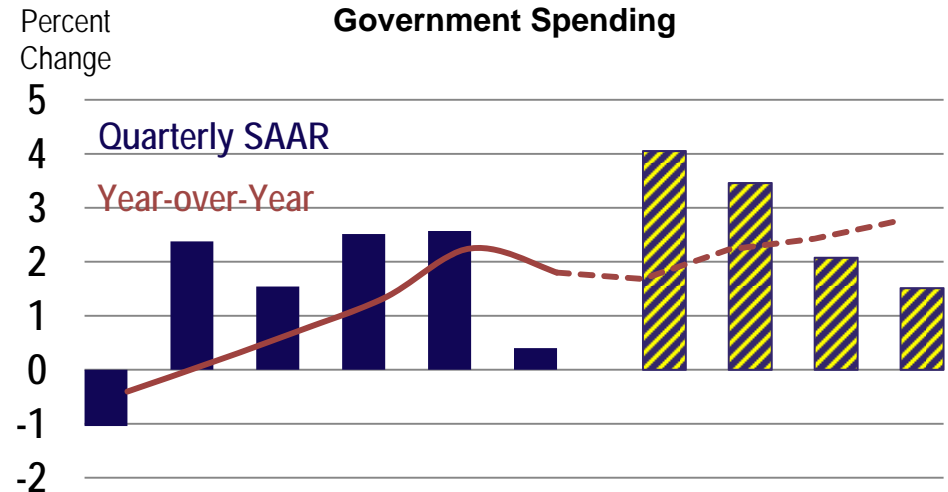
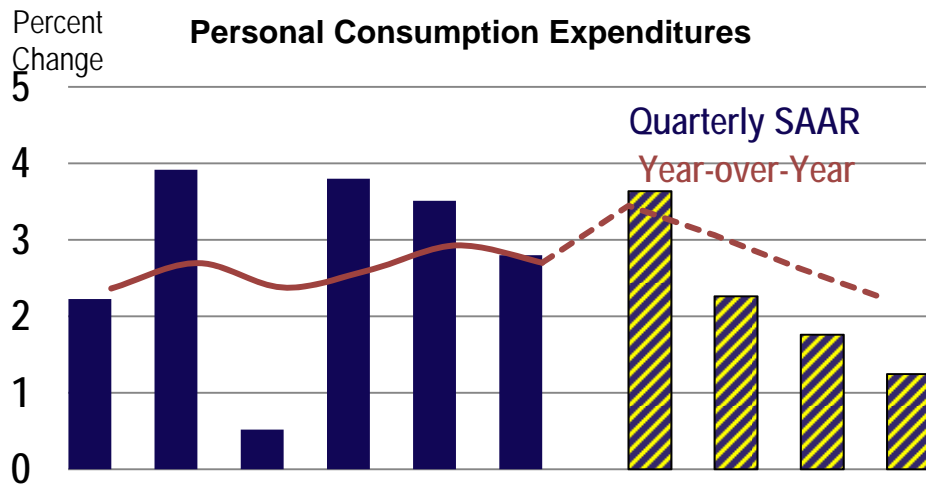
Real GDP Growth

Percent Change,
SAAR



Sources: Bureau of Economic Analysis and Consensus Forecasts.

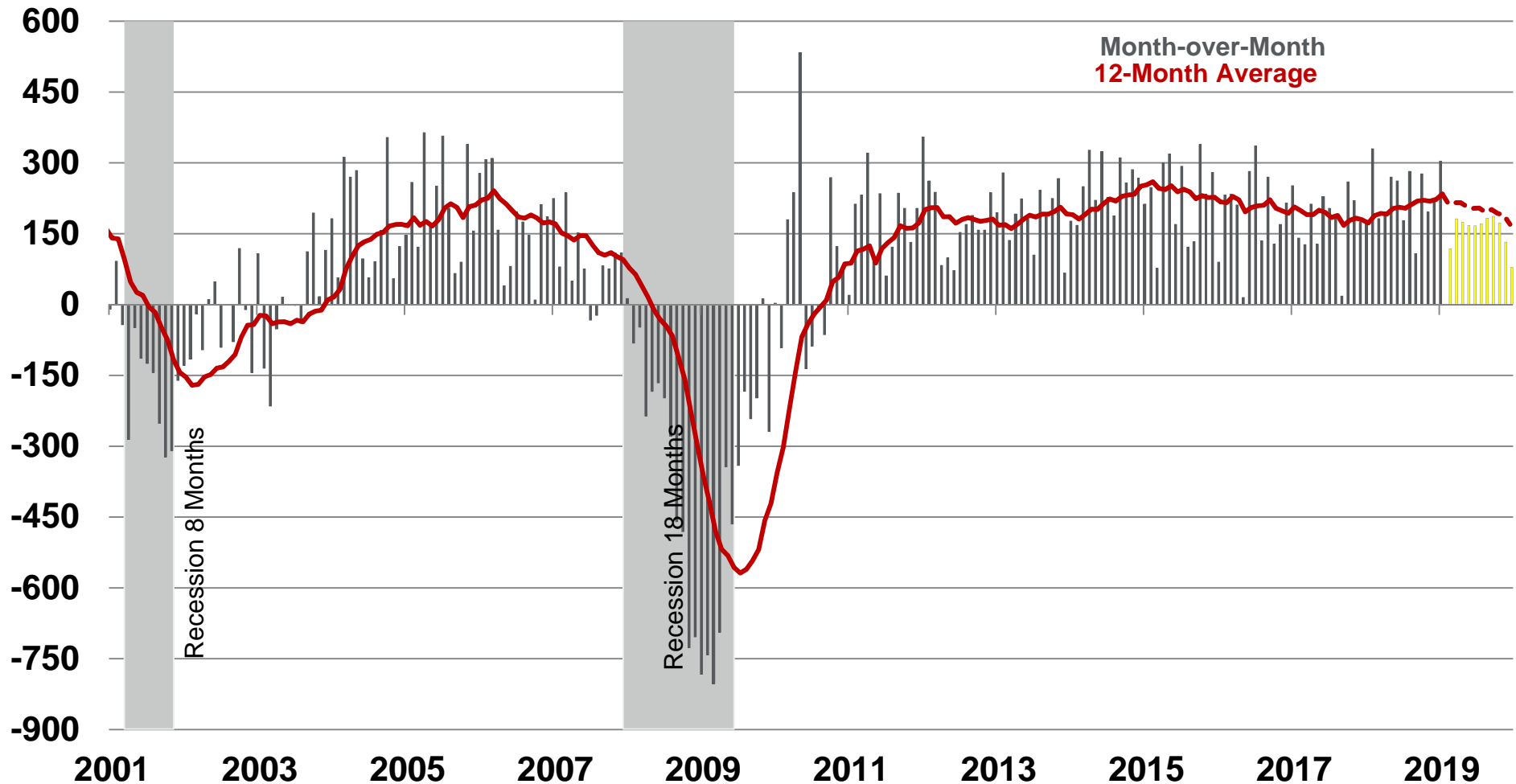
Economic Growth



Sources: Bureau of Economic Analysis, the National Bureau of Economic Research, Moody's Analytics, and the Business Research Division.

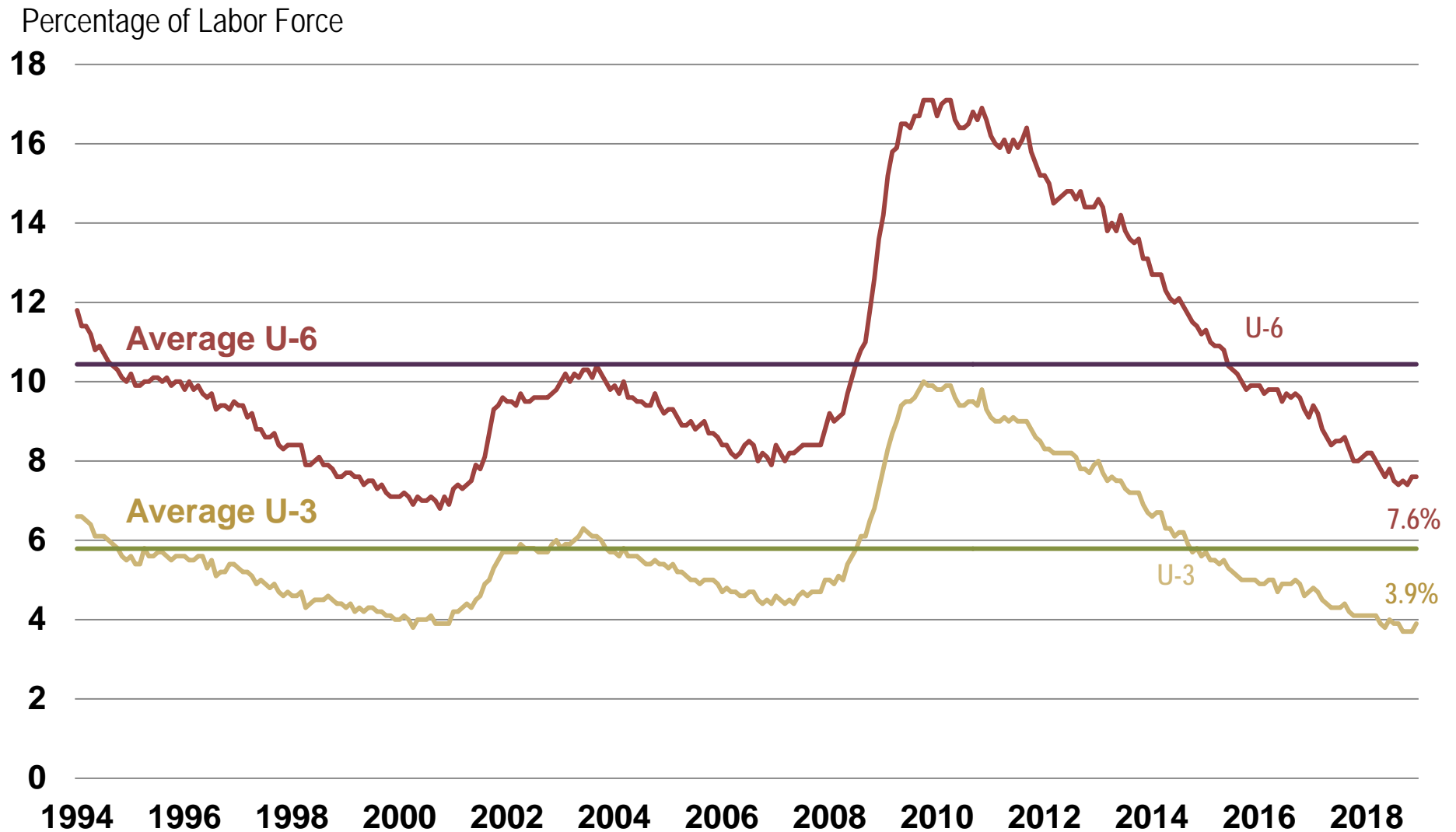
National Employment

Month-over-Month Jobs
Change



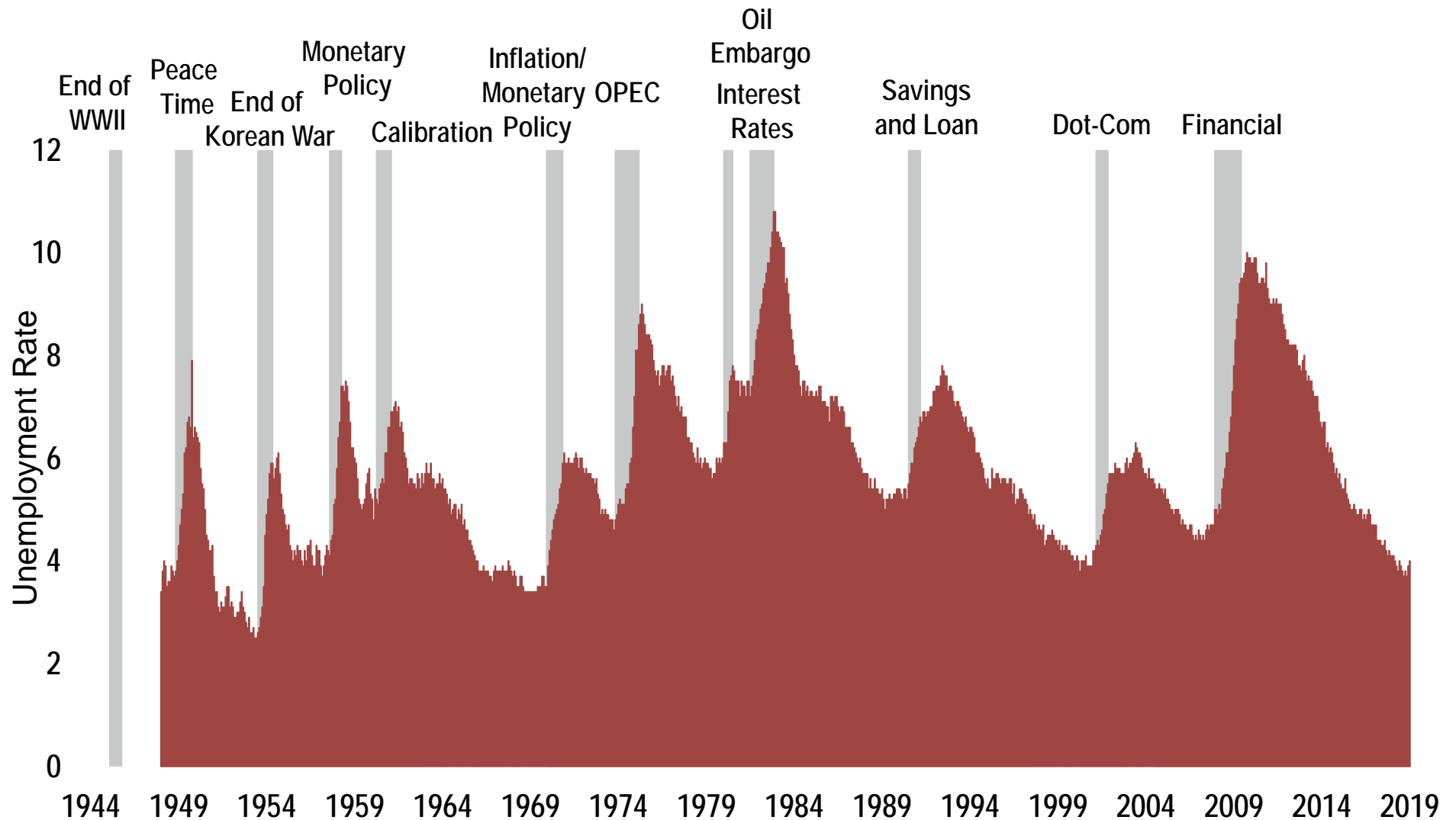
Sources: Bureau of Labor Statistics (Seasonally Adjusted), Moody's Analytics, and NBER.

Labor Underutilization



Source: Bureau of Labor Statistics (Seasonally Adjusted).

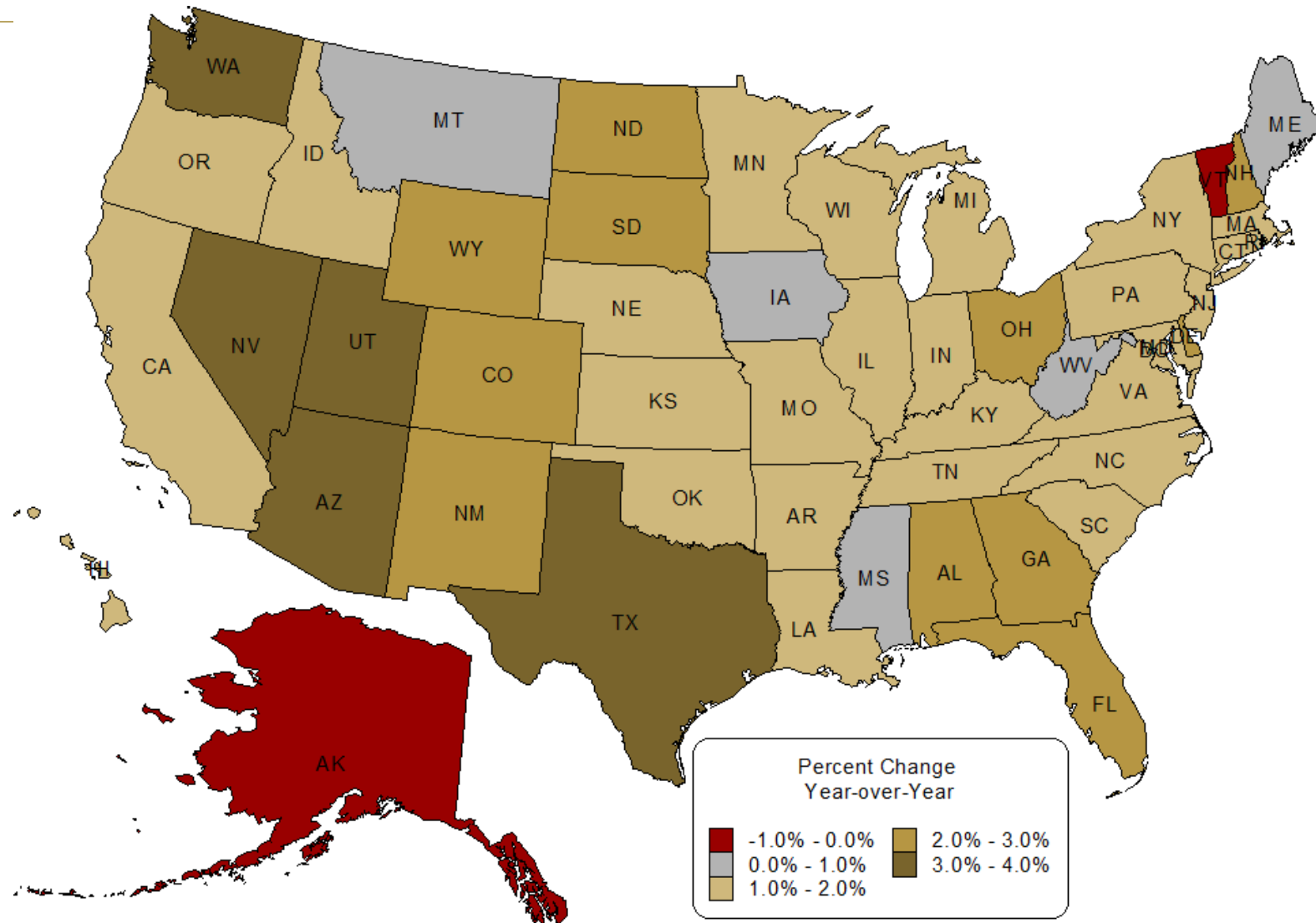
National Unemployment



Sources: Bureau of Labor Statistics (Seasonally Adjusted), National Bureau of Economic Research, and the Business Research Division.

State Employment Growth

Year-over-Year December 2018

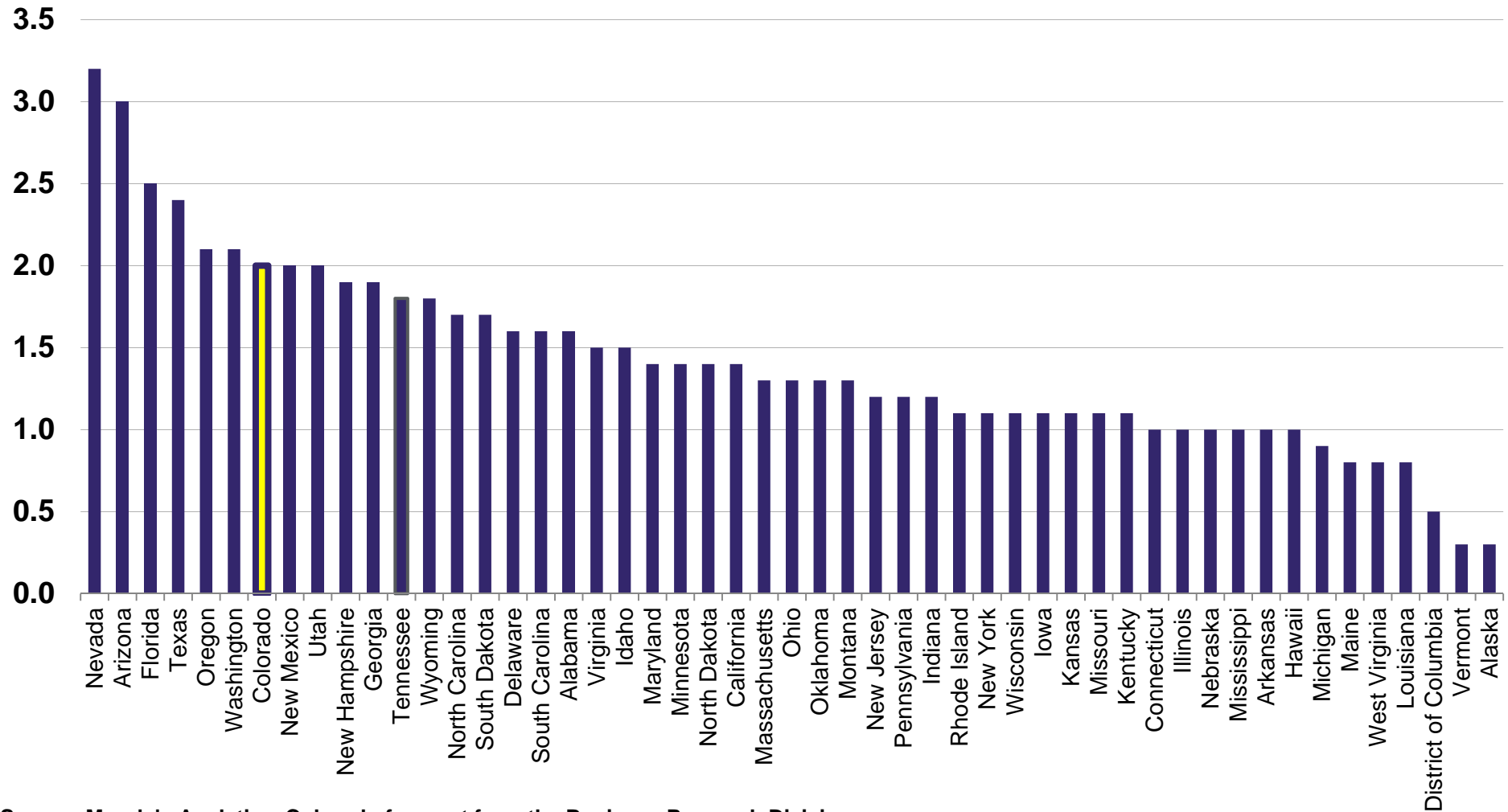


Source: Bureau of Labor Statistics (Seasonally Adjusted).

State Rankings

Jobs Added in 2019 Forecast

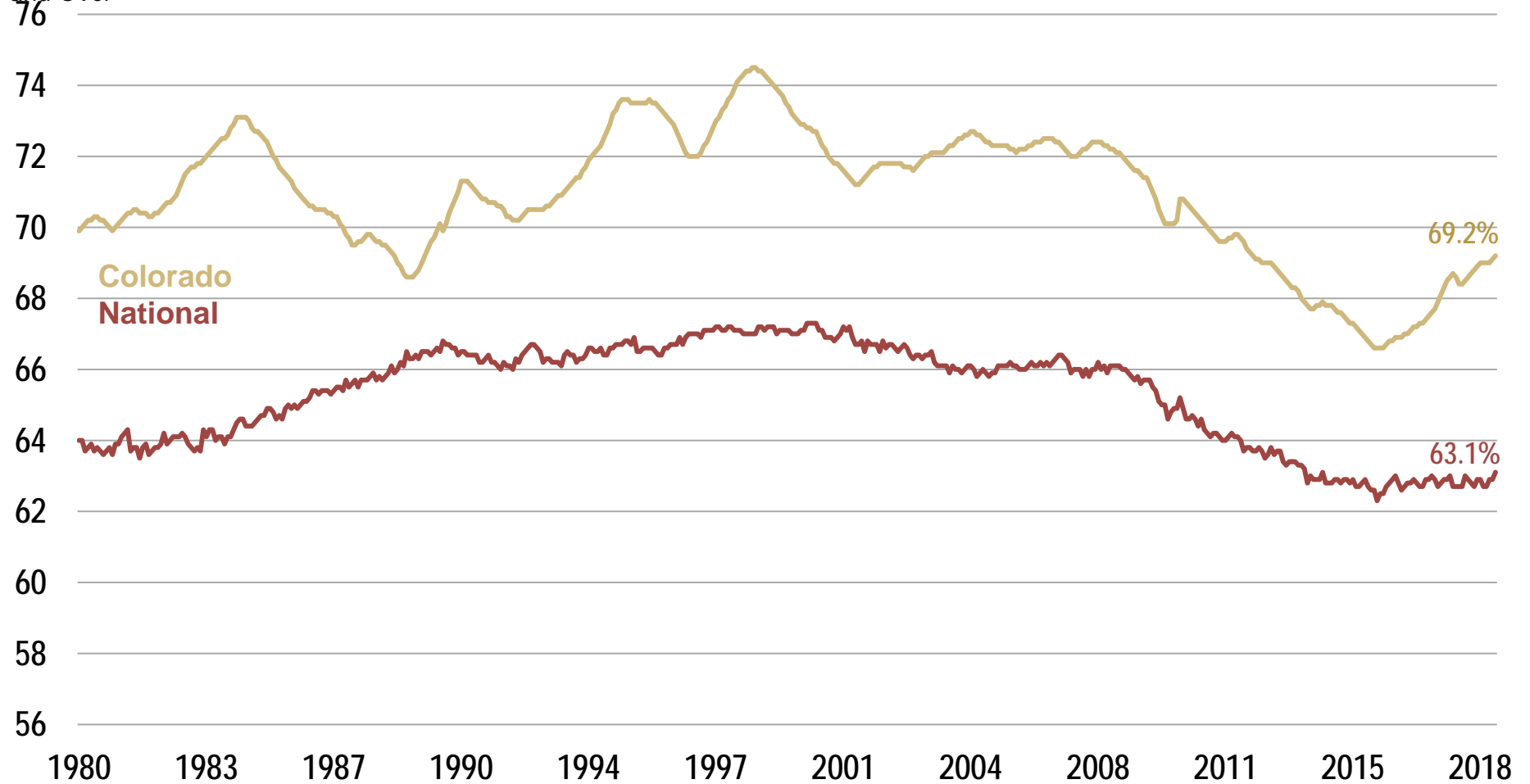
percent Change



Source: Moody's Analytics. Colorado forecast from the Business Research Division.

Labor Force Participation Rate

Percent of Population 16
and Over

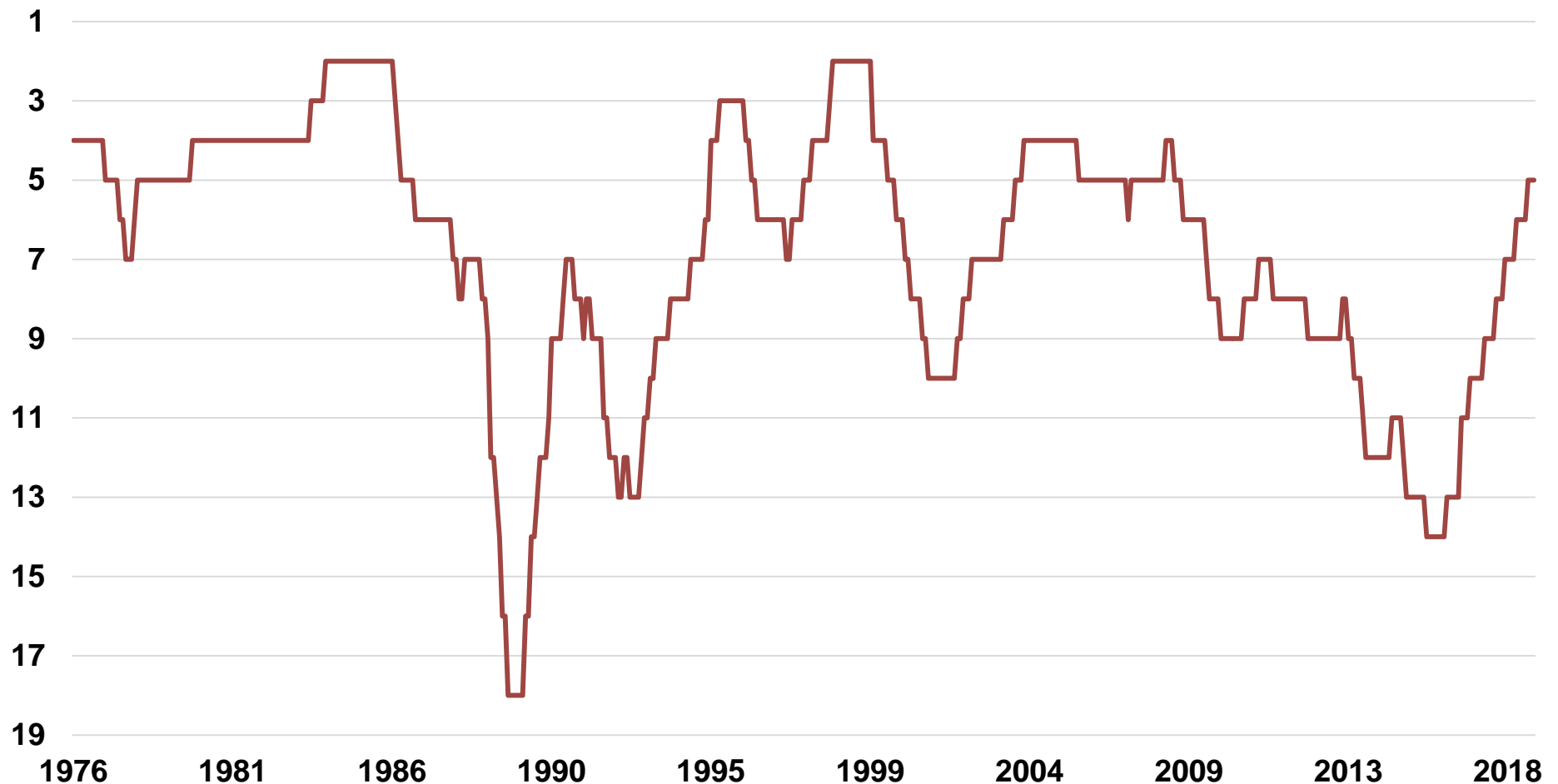


Source: Bureau of Labor Statistics (Seasonally Adjusted).

Colorado LFPR State Ranking

December 1976 - December 2018

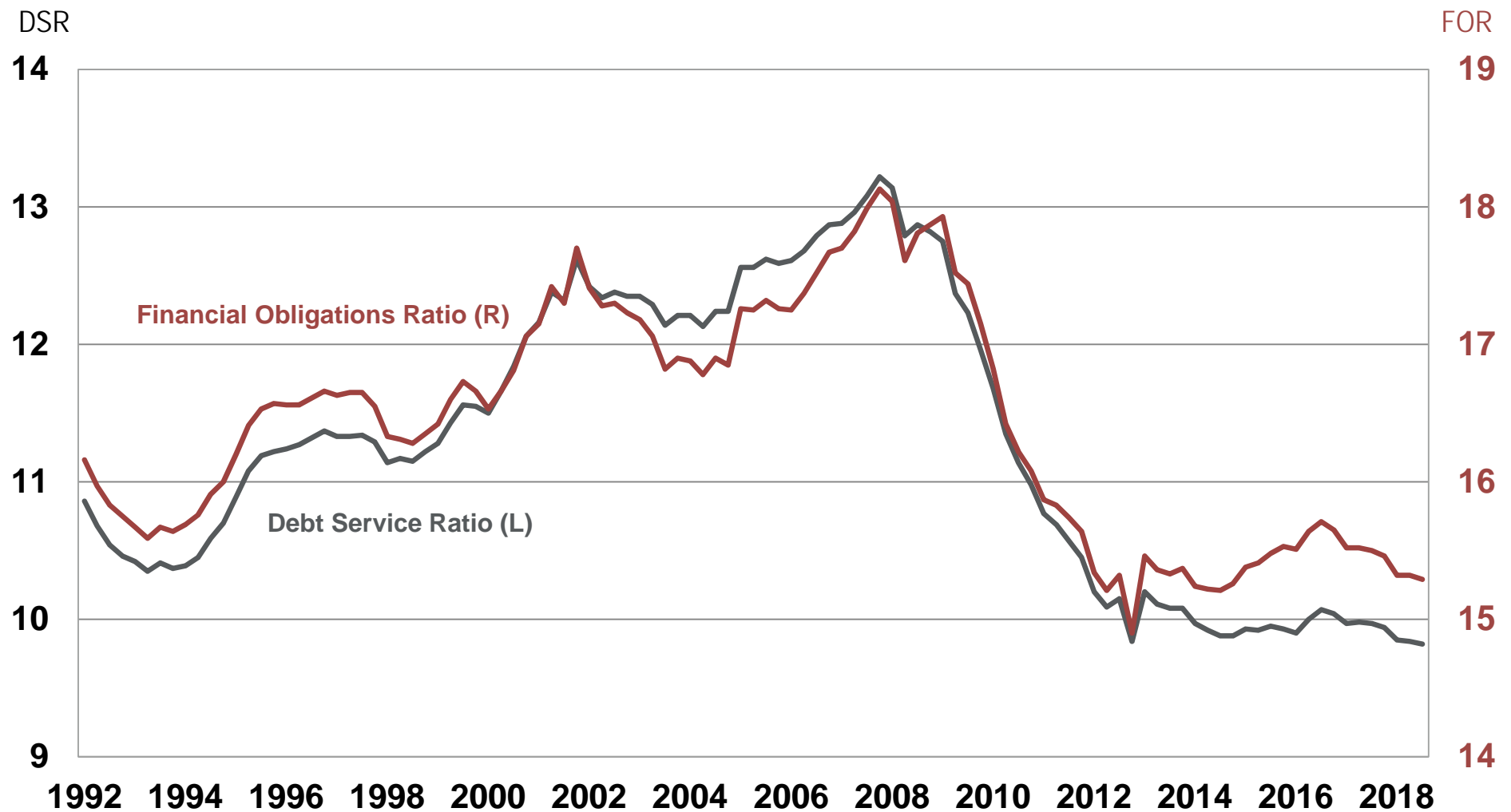
Rank, 12-Month Average



Source: Bureau of Labor Statistics, CPS. Notes: Colorado ranked 5th in December 2018 based on the 12-month average and 3rd in December alone.

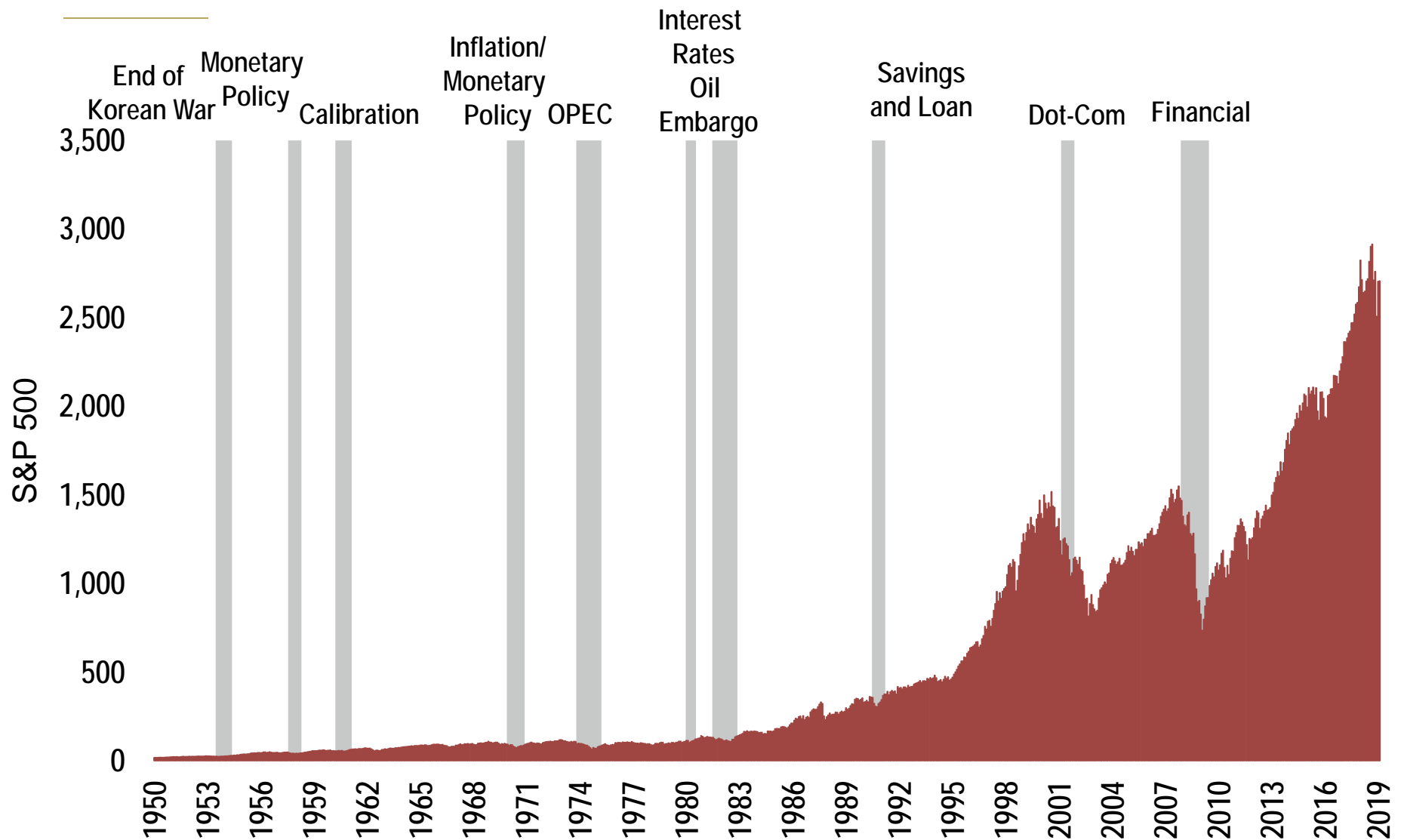
Household Debt Burden

Percent of Disposable Income



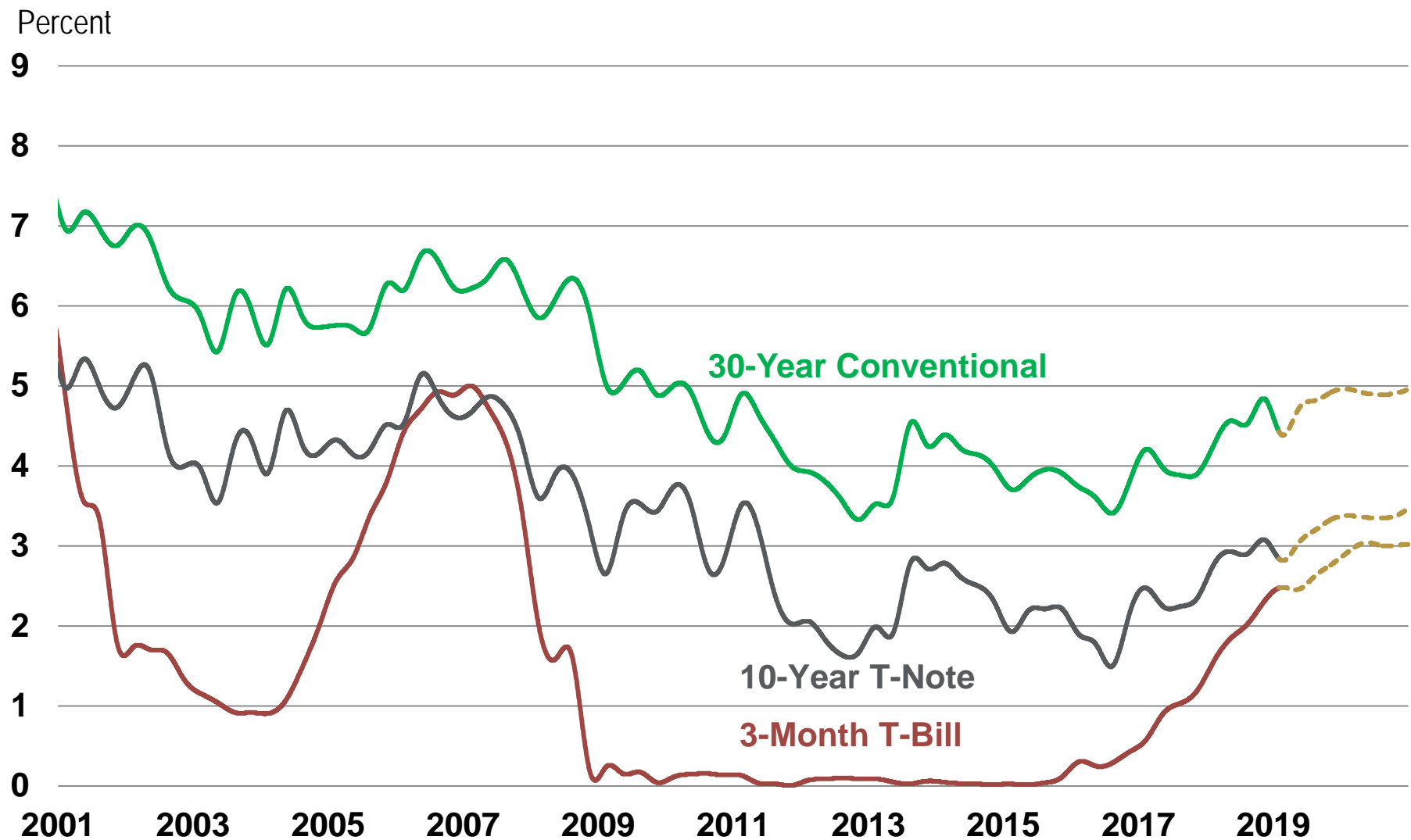
Source: Federal Reserve, Household Debt Service and Obligations Ratios.

S&P 500



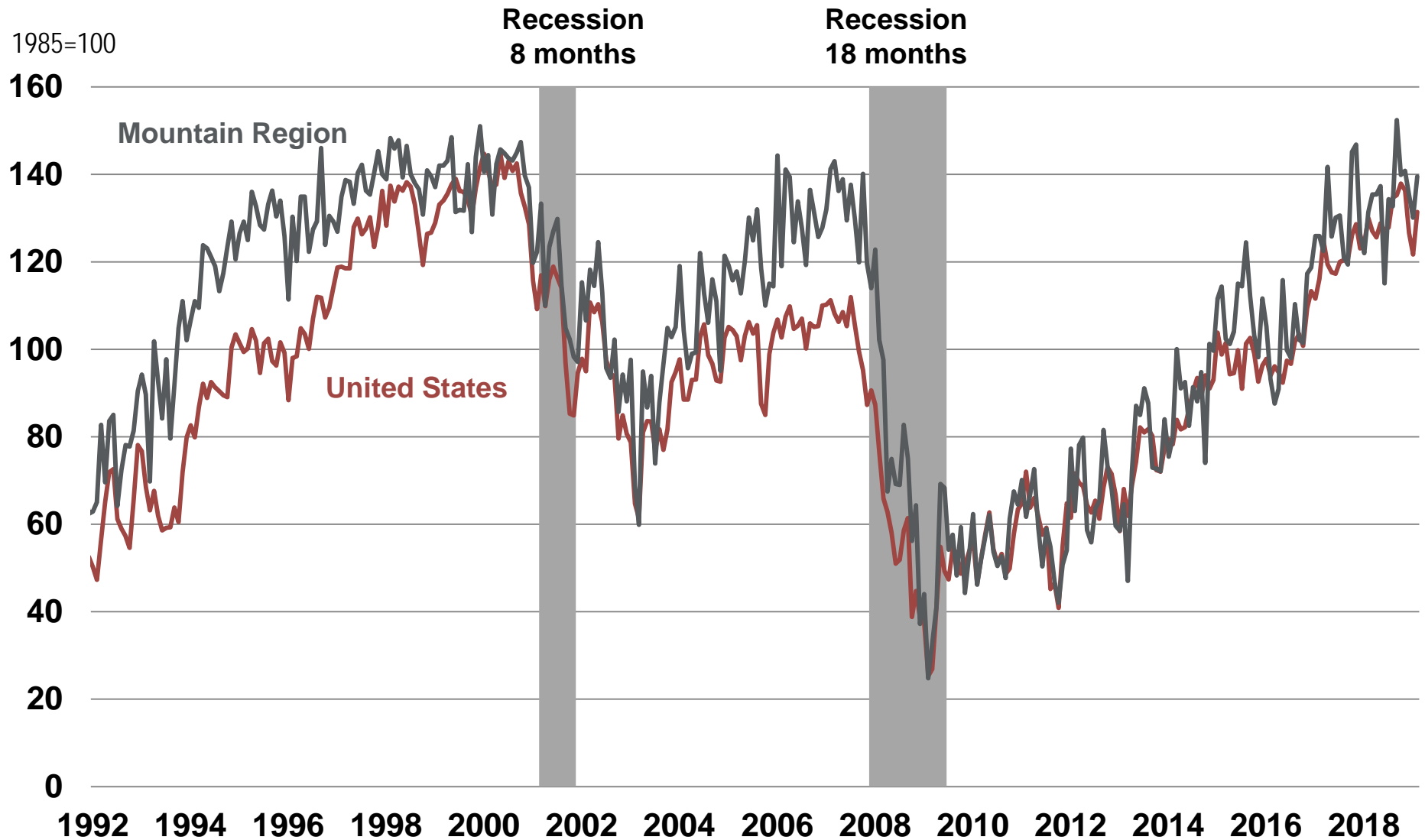
Sources: Bloomberg and the National Bureau of Economic Research.

Interest Rates



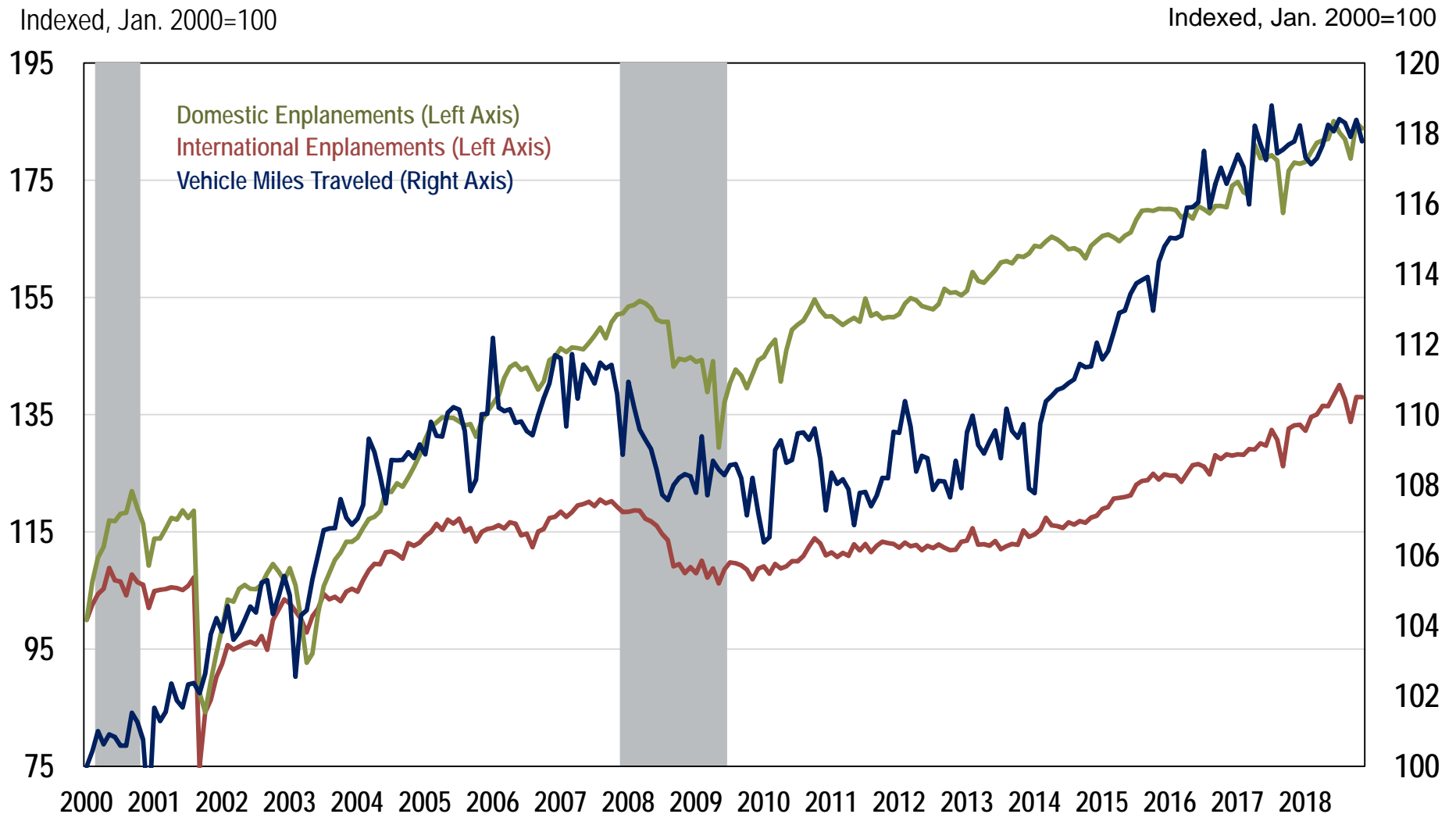
Sources: Federal Reserve and Moody's Analytics.

Index of Consumer Confidence



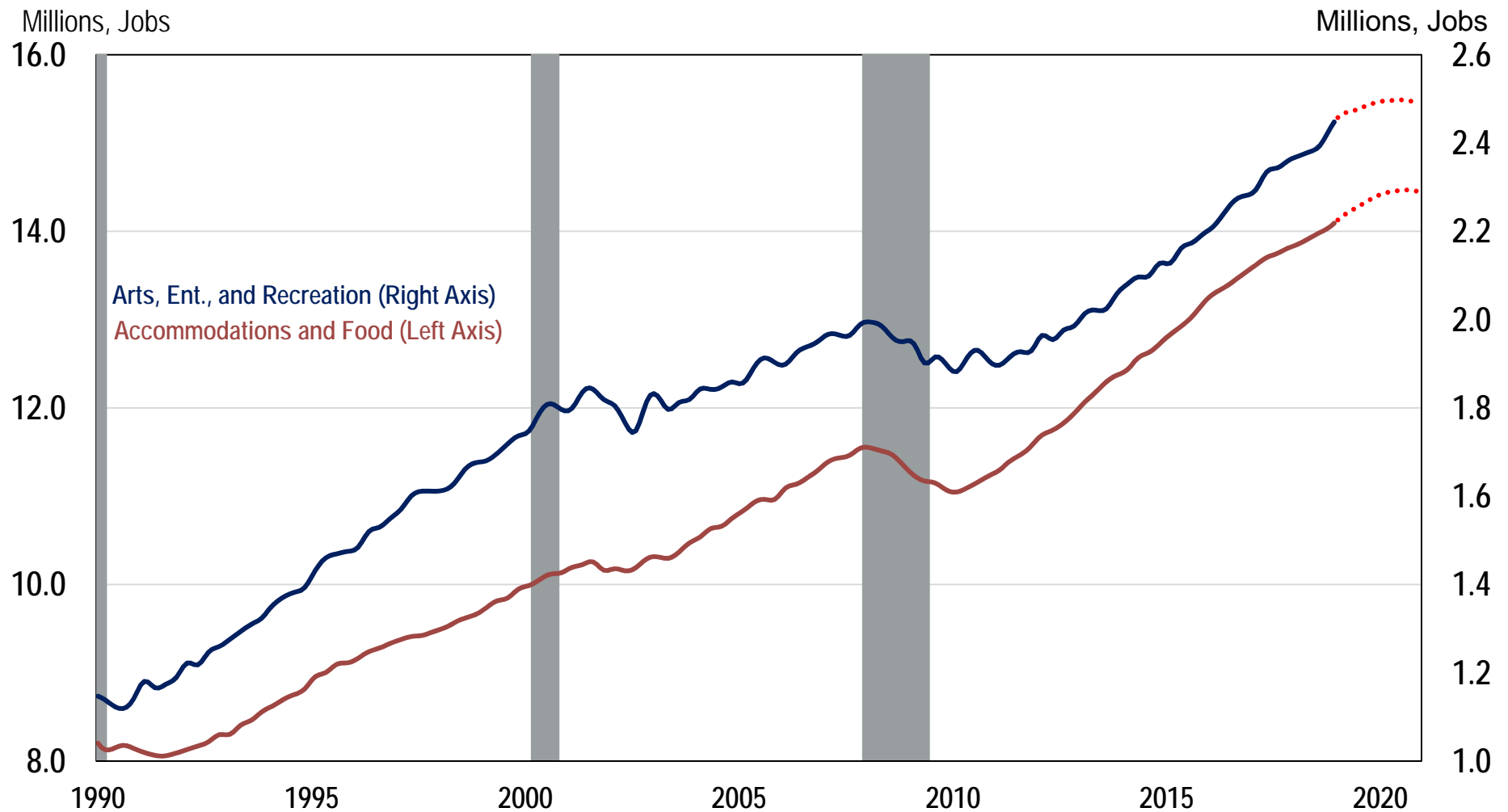
Sources: The Conference Board and National Bureau of Economic Research.

Travel Flights and Miles



Sources: Federal Aviation Administration.

Tourism Employment



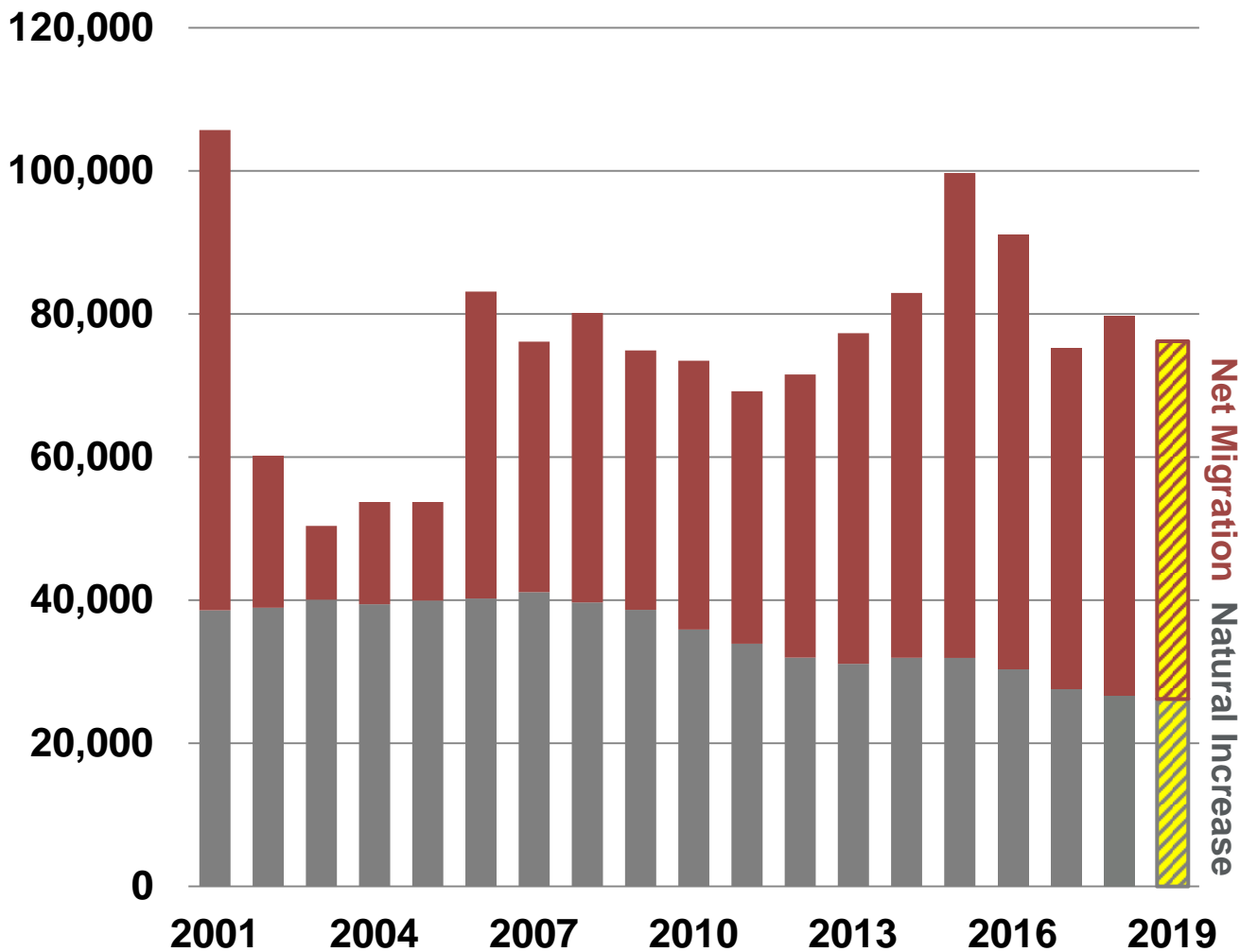
Sources: Bureau of Labor Statistics, Moody's, National Bureau of Economic Research.

■ Colorado Economy



Colorado Change in Population

Thousands



Colorado's population changes

- 79,700 in 2018
- 76,200 in 2019

Ranked 8th in total state growth

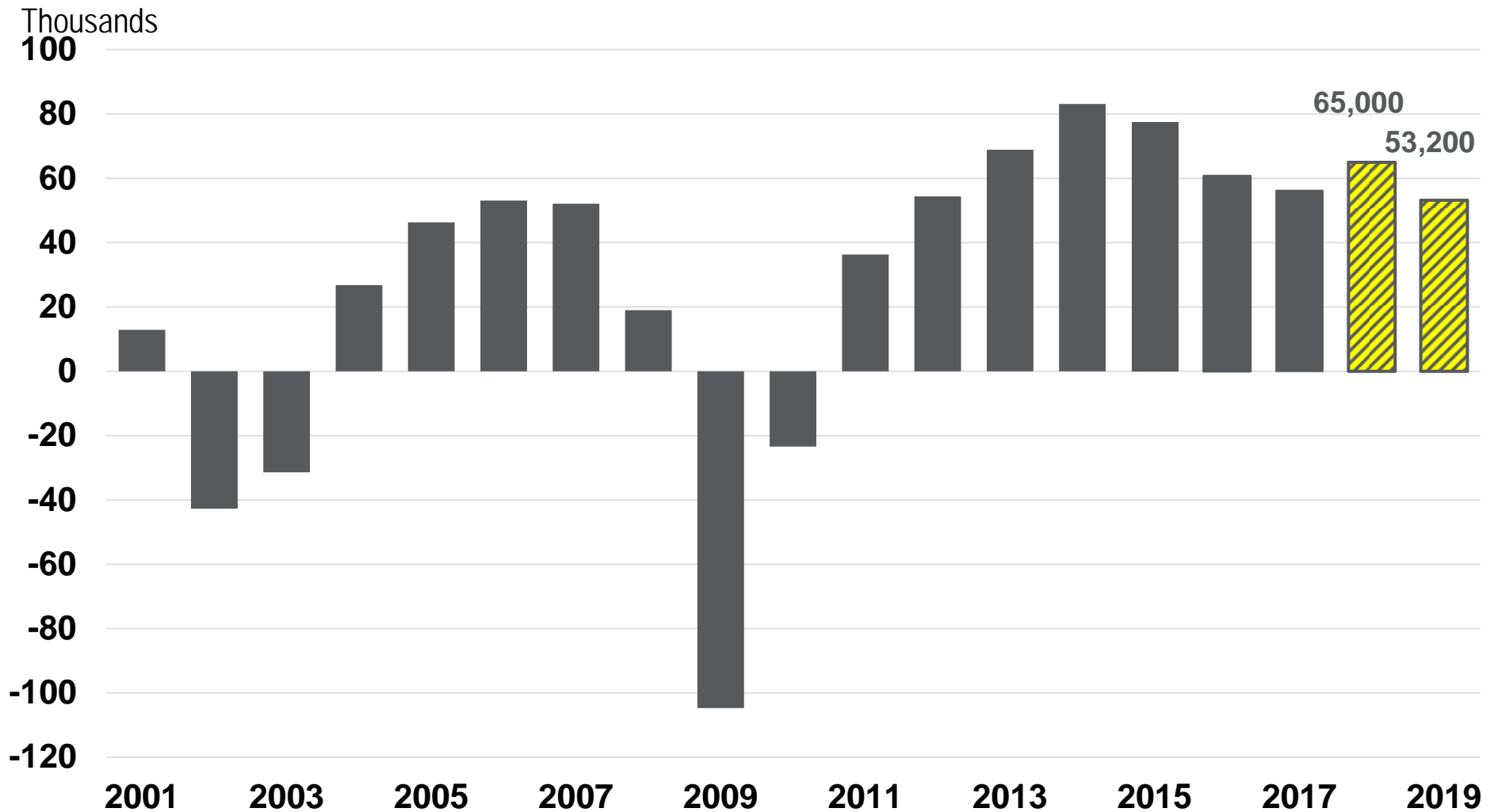
Ranked 9th for fastest growth

Continued net migration into the state

Sources: Colorado Demography Office, U.S. Census Bureau, and the Business Research Division.

Colorado Employment Growth

Jobs Added

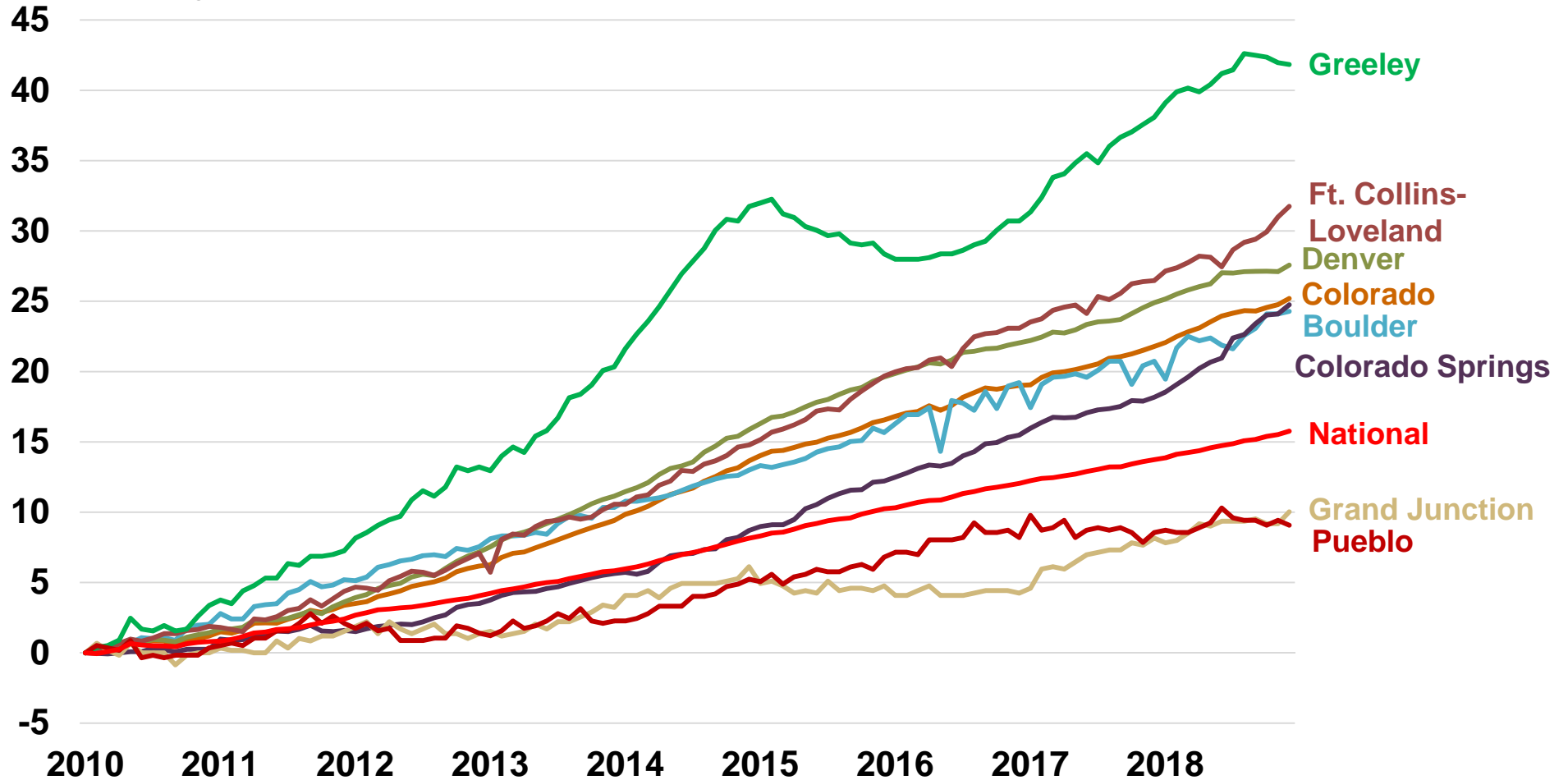


Sources: Colorado Department of Labor and Employment and the Colorado Business Economic Outlook Committee.

■ Employment In Current Decade

National, State, and Local

Percent Change from January 2010



Source: Bureau of Labor Statistics, CES (Seasonally Adjusted).

Colorado Wages

2018 Q3 (4Q Rolling Average)

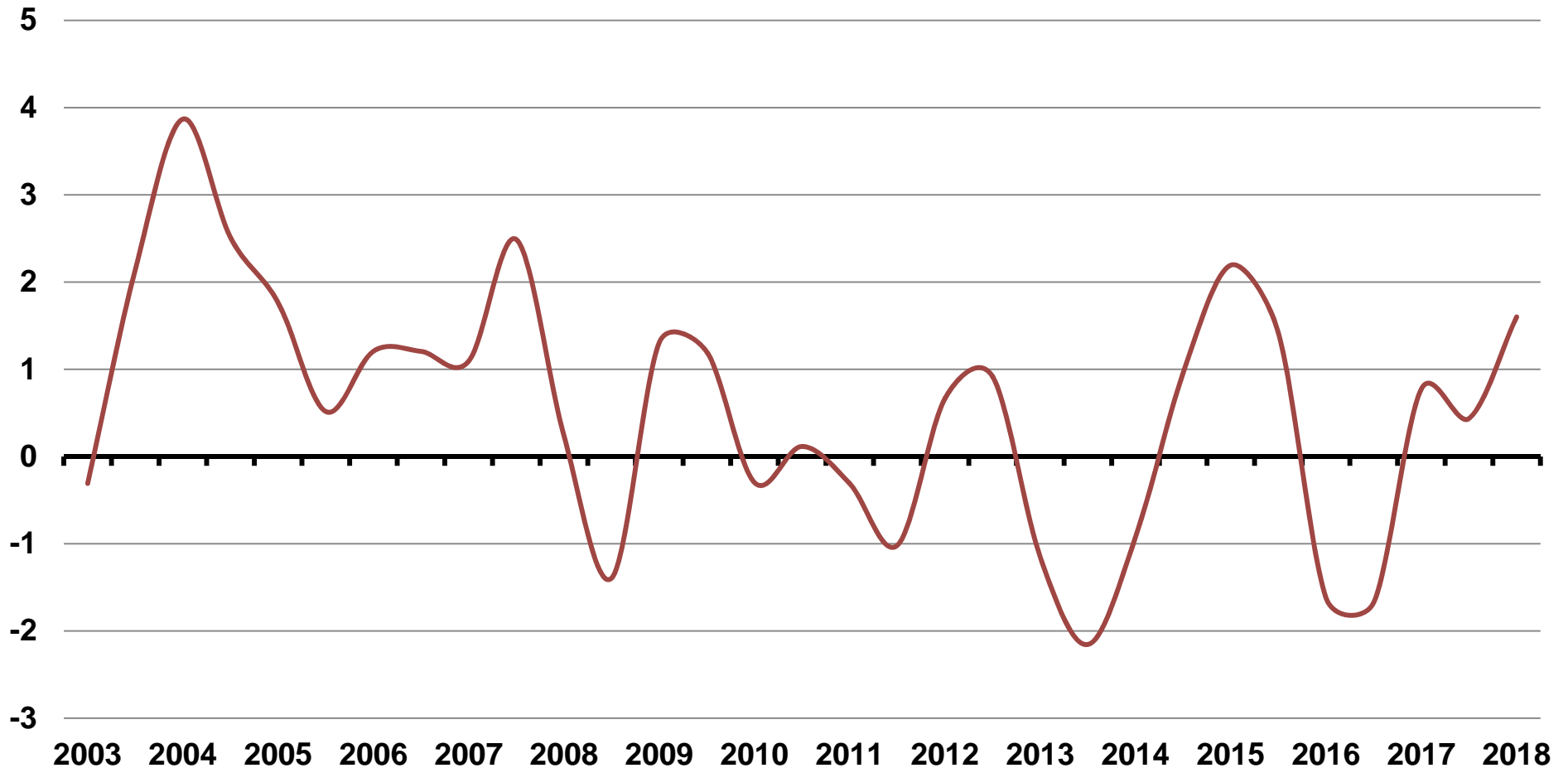
Sector	Total Employment	YoY Employment Growth	Average Wages	YoY Wage Growth
Management of companies and enterprises	40,292	5.1%	\$141,830	-0.6%
Utilities	8,024	-1.2%	\$103,313	4.5%
Information	74,287	3.9%	\$101,473	2.6%
Professional and technical services	222,125	3.7%	\$96,411	4.5%
Finance and insurance	112,361	1.4%	\$95,315	3.4%
Natural Resources and Mining	45,866	9.1%	\$87,526	3.9%
Wholesale trade	107,874	1.6%	\$84,909	3.3%
Federal Government	52,881	-1.8%	\$81,690	3.6%
Manufacturing	146,359	1.9%	\$69,908	1.7%
State Government	102,123	3.6%	\$64,264	3.5%
Construction	171,074	6.1%	\$61,473	4.4%
Real estate and rental and leasing	51,824	3.5%	\$59,085	4.9%
All Industries	2,658,345	2.5%	\$58,326	3.6%
Transportation and warehousing	76,063	7.0%	\$56,302	0.5%
Health care and social assistance	297,365	1.8%	\$50,794	2.5%
Local Government	261,680	1.2%	\$47,953	3.0%
Administrative and waste services	158,507	0.1%	\$42,689	5.4%
Educational services	36,358	3.1%	\$41,248	3.2%
Other services, except public administration	81,509	2.5%	\$40,509	3.2%
Arts, entertainment, and recreation	56,414	3.1%	\$37,766	6.3%
Retail trade	272,434	0.7%	\$32,164	2.5%
Accommodation and food services	281,664	2.1%	\$23,088	5.7%

Source: Bureau of Labor Statistics, Quarterly Census of Employment and Wages.

Real Wage Growth

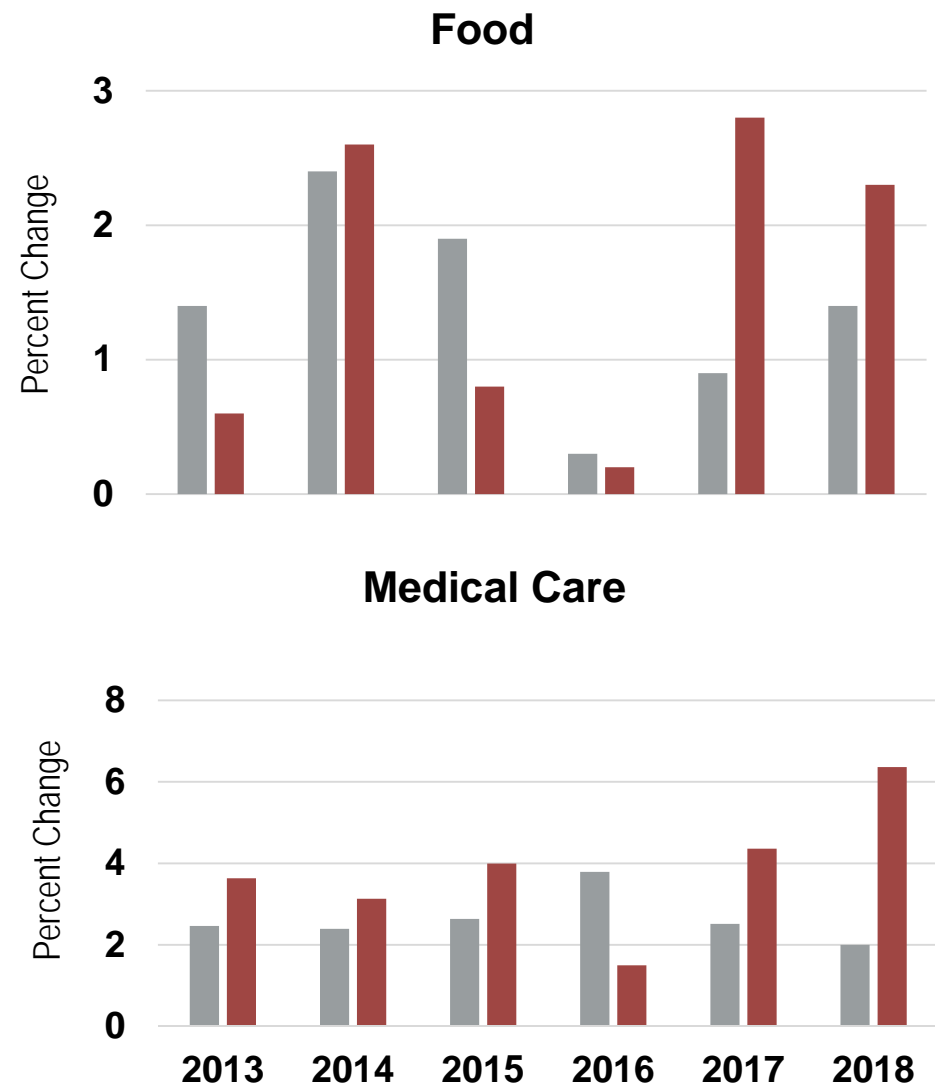
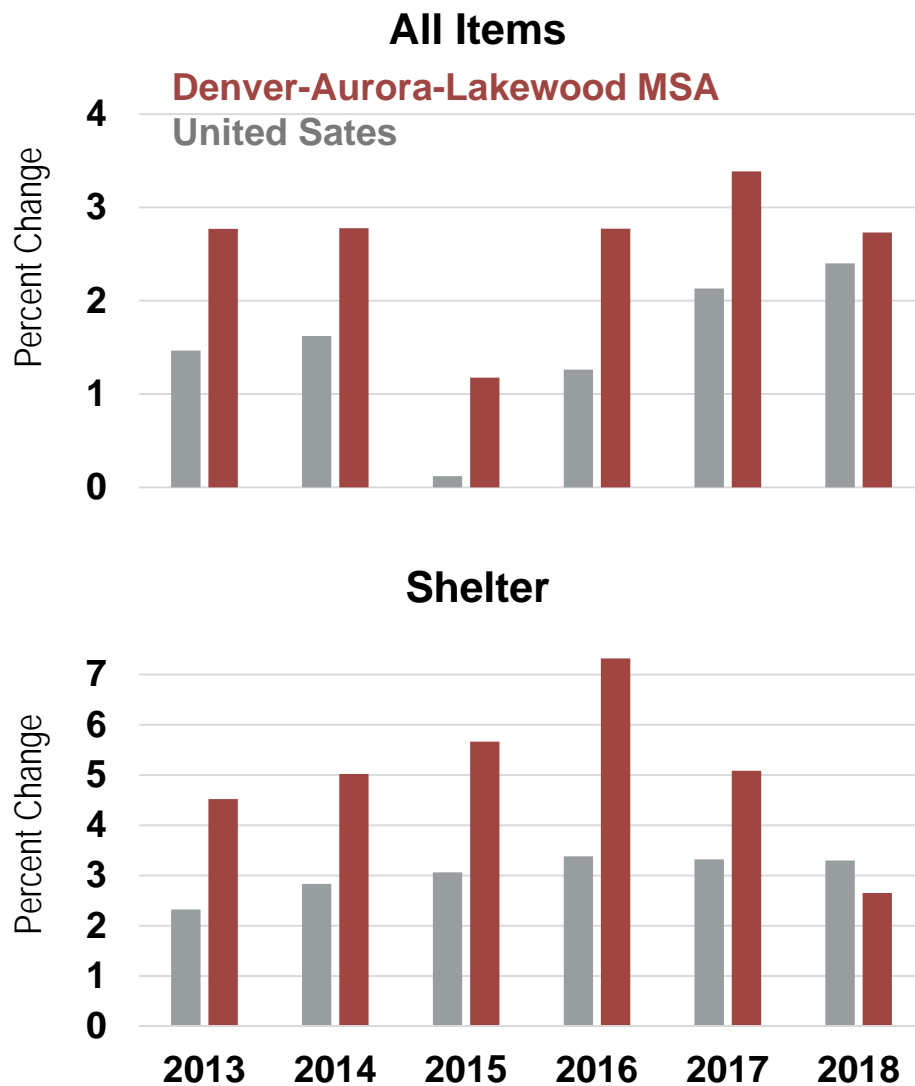
Colorado

Percent Change
Year-over-Year



Source: Bureau of Labor Statistics, QCEW and the Consumer Price Index. *2018 based on Q1 QCEW.

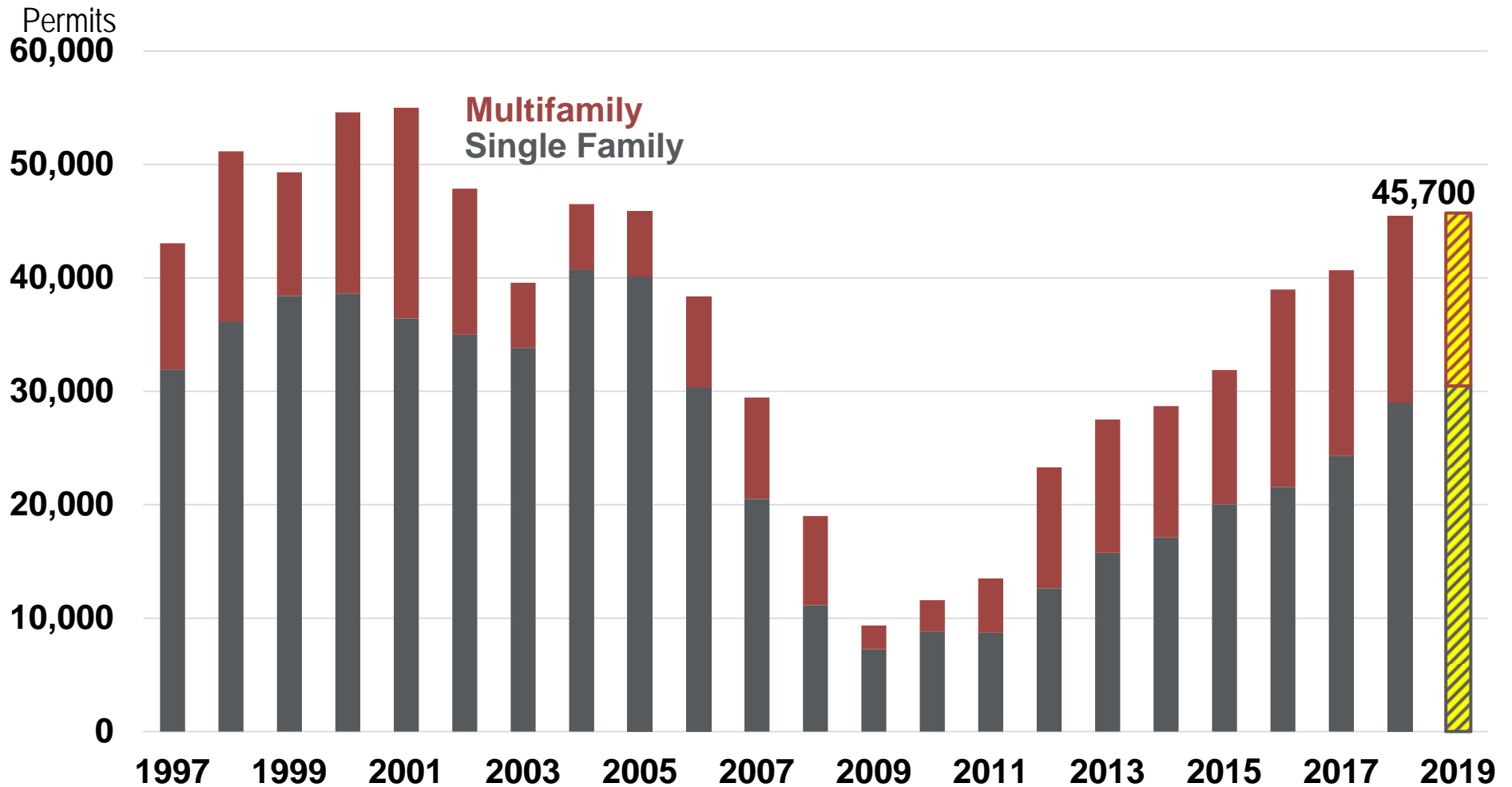
Inflation



Source: Bureau of Labor Statistics (NSA).

Residential Building Permits

1997-2019

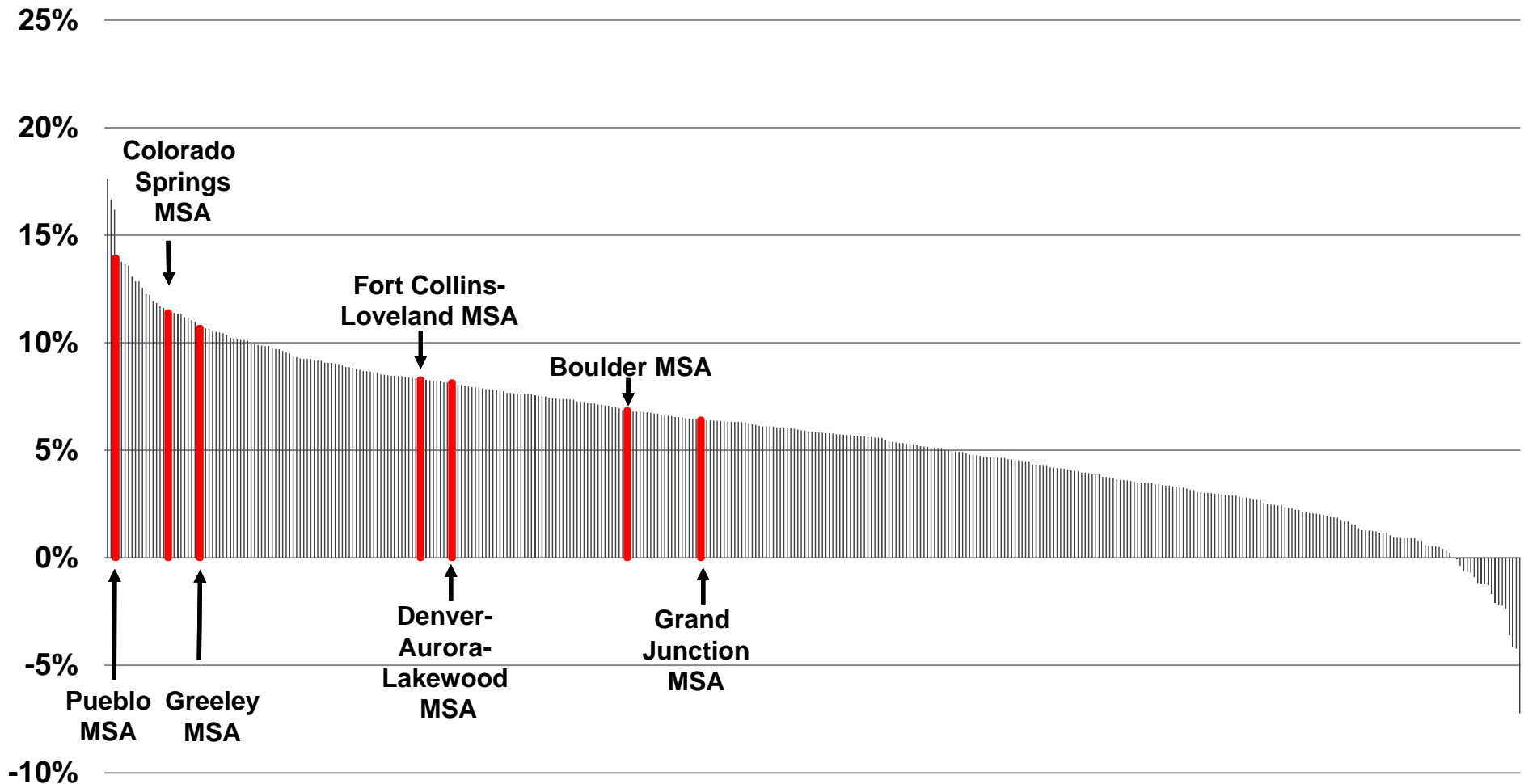


Sources: U.S. Census Bureau and the Colorado Business Economic Outlook Committee.

FHFA Home Price Index by MSA

1-year Home Price Change, Q4 2018

Percent Change



Source: Federal Housing Finance Agency, All Transactions Index (Not Seasonally Adjusted).

■ Colorado Ranking Among Other States

Metric	1-Year	3-Year	5-Year	10-Year
Real GDP Growth	10	8	3	5
Employment Growth	7	7	6	3
Population Growth	8	7	5	3
Personal Income Growth	4	7	7	3
PCPI Growth	10	22	15	NA
PCPI	11	13	14	NA
Average Annual Pay % Growth	10	21	17	17
Average Annual Pay	9	13	13	10
Unemployment Rate	20	4	12	19
Labor Force % Growth	4	1	2	3
LFPR	3	13	13	6
FHFA Home Price Index Growth	5	5	2	1

Data Sources: Bureau of Economic Analysis (2018), Bureau of Labor Statistics (12/18), U.S. Census Bureau (2017), Bureau of Labor Statistics (2018), Bureau Federal Housing Finance Agency All Transactions Index (Q3 2018), BRD calculations. Note: 1-year, 3-year, and 5-year are based on the compound annual growth rate.

■ Ski Counties



Ski Counties

Metric	Total	Percent of Colorado	Percent Growth
Land Area - SqMi	21,276	20.5%	
Employment (Q3 2018)	178,000	6.6%	1.8%
Wages (Q3 2018)	\$7.9B	5.1%	4.9%
Average Wages (Q3 2018)	\$44,214	75.8%	3.1%
Unemployment (2018)	2.7%	-0.4 PP	+0.3 P.P
Personal Income (2017)	\$20.8B	6.8%	6.4%
Pupil Count (2017-18)	45,750	5.0%	0.9%

Ski Counties Change in Population

2000-2018

Ski Counties increases

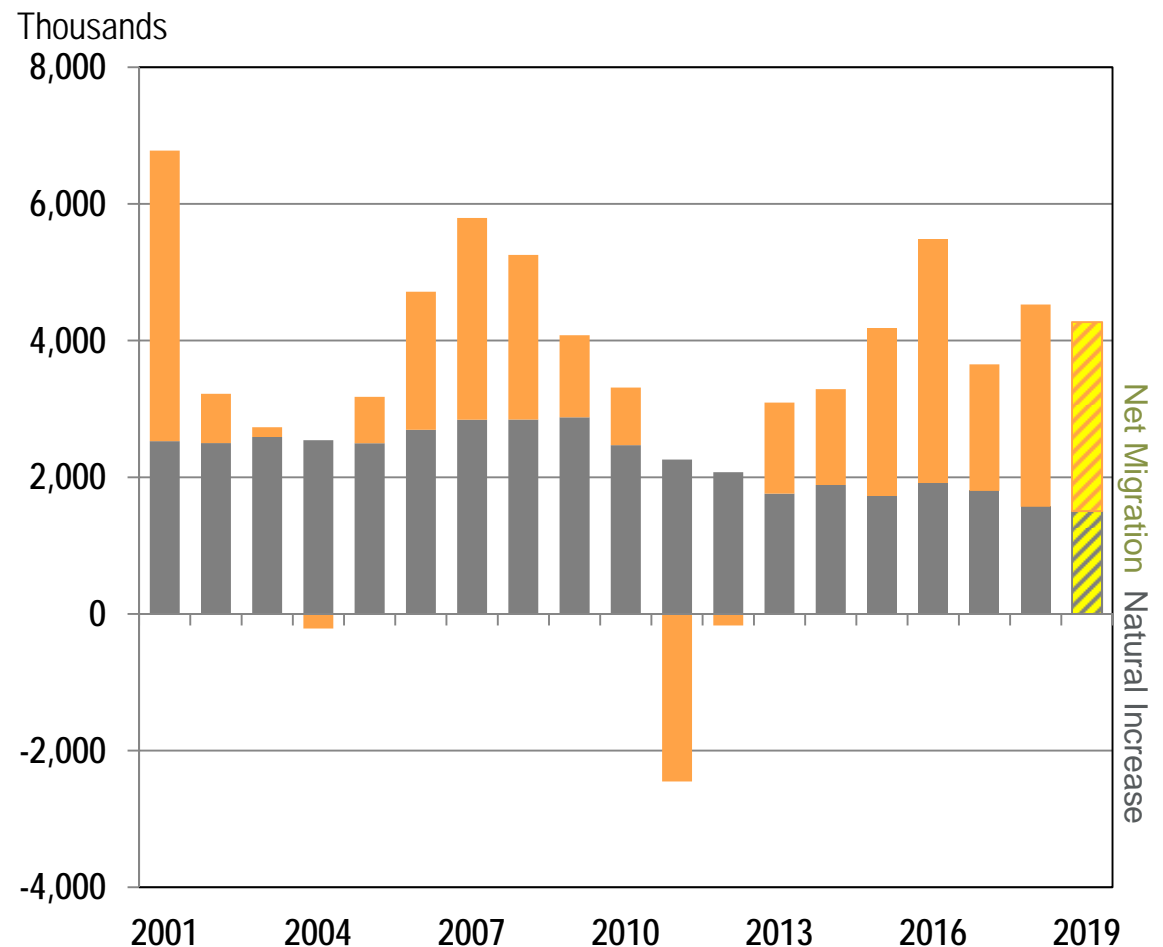
- 4,528 in 2017
- 4,271 in 2018

$\frac{2}{3}$ of the increase from migration

Acceleration in migration growth

Slower pace than the state

Declining Natural Increase



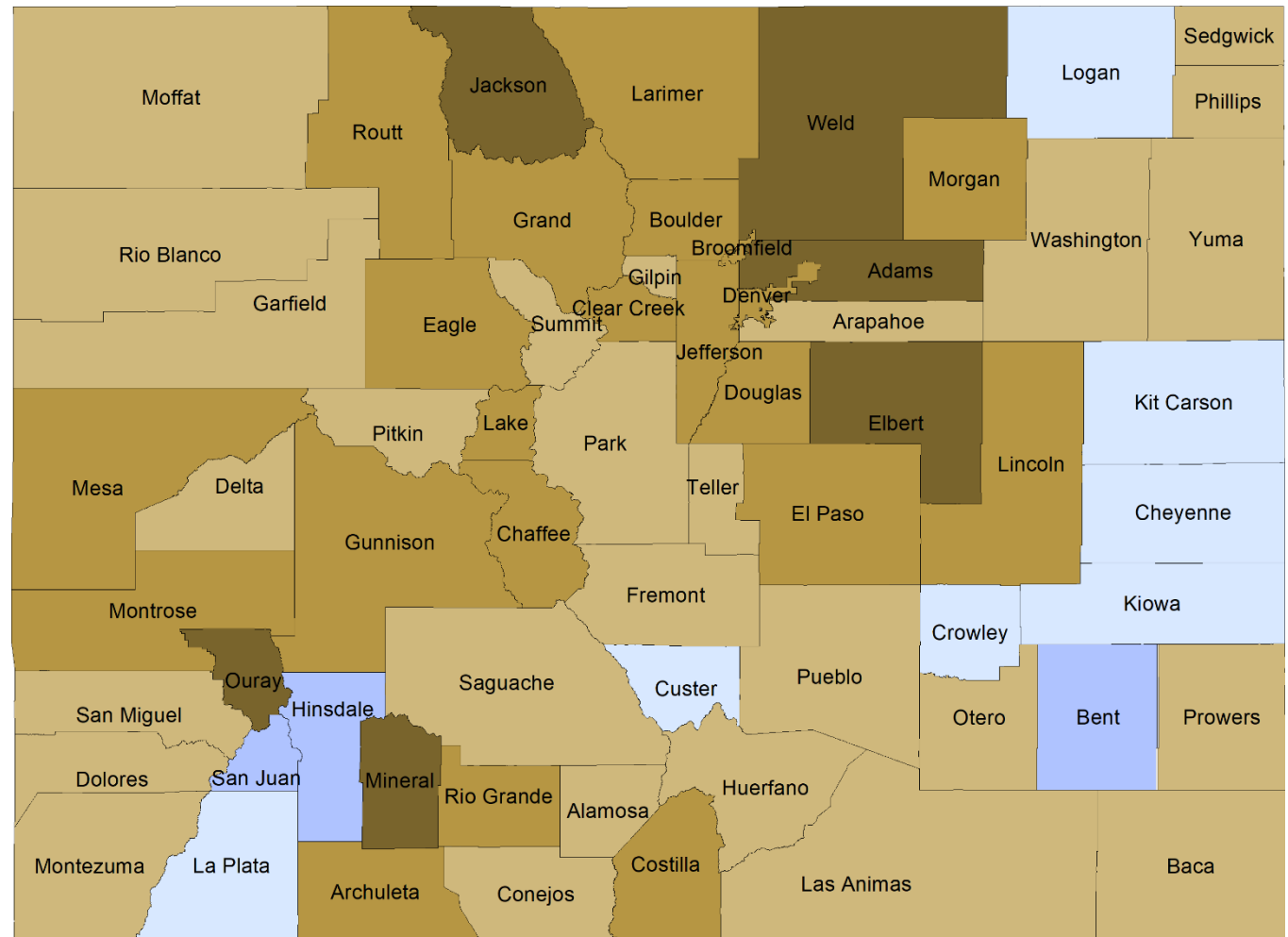
Source: Colorado Demography Office, U.S. Census Bureau, and the Business Research Division.

■ Employment Growth

Colorado Year-over-Year Change

Year-over-Year Growth

- 79% of rural counties
- 100% of urban counties
- 10 still in decline



Source: Bureau of Labor Statistics, Quarterly Census of Employment and Wages.

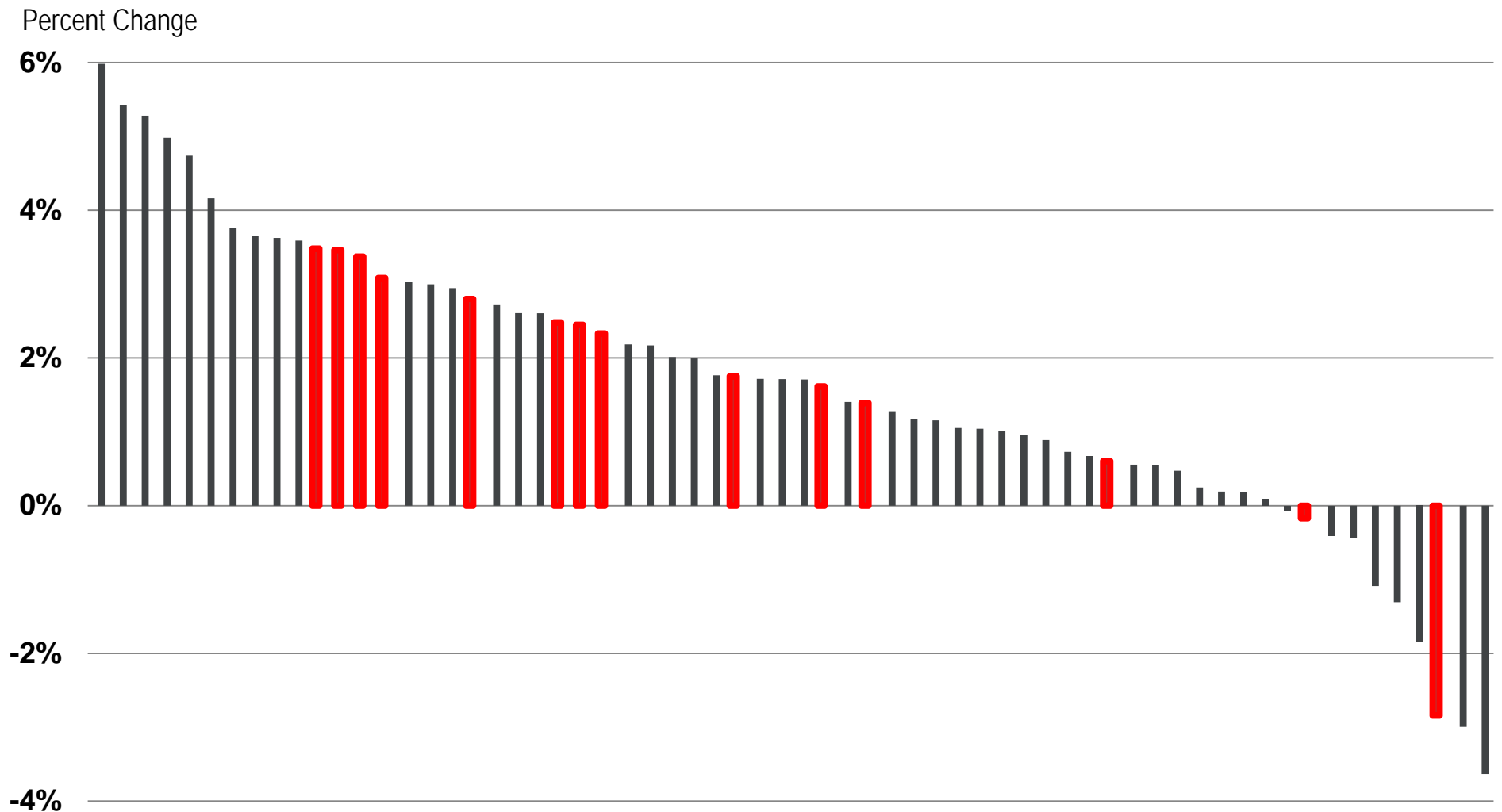
Colorado Ski Counties Covered Employment



Source: Bureau of Labor Statistics, QCEW. Ski counties include counties with ski areas, excluding Boulder and Mesa.

■ Employment Growth by County

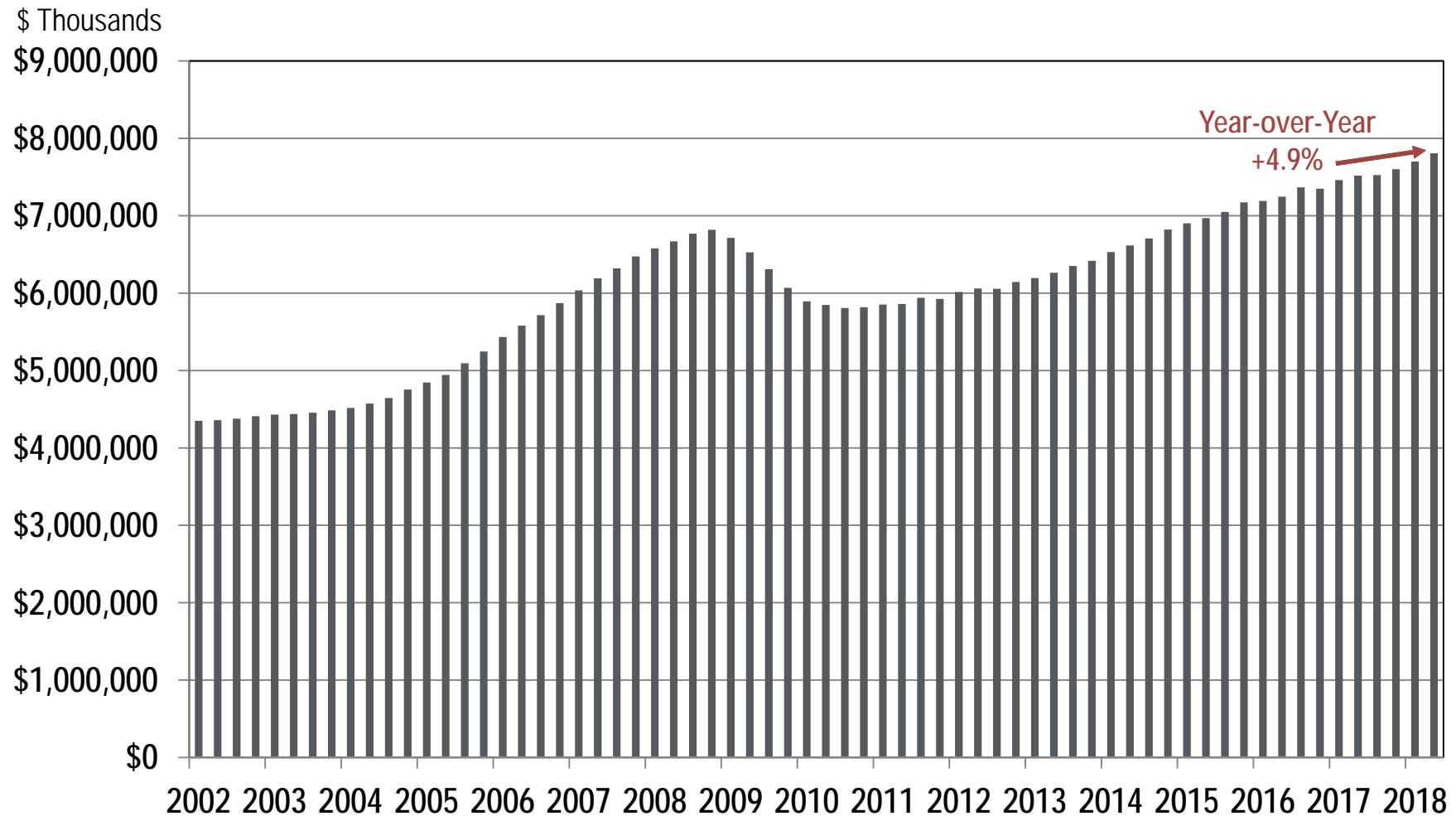
1-year Growth



Source: BLS, QCEW.

Colorado Ski Counties Covered Wages

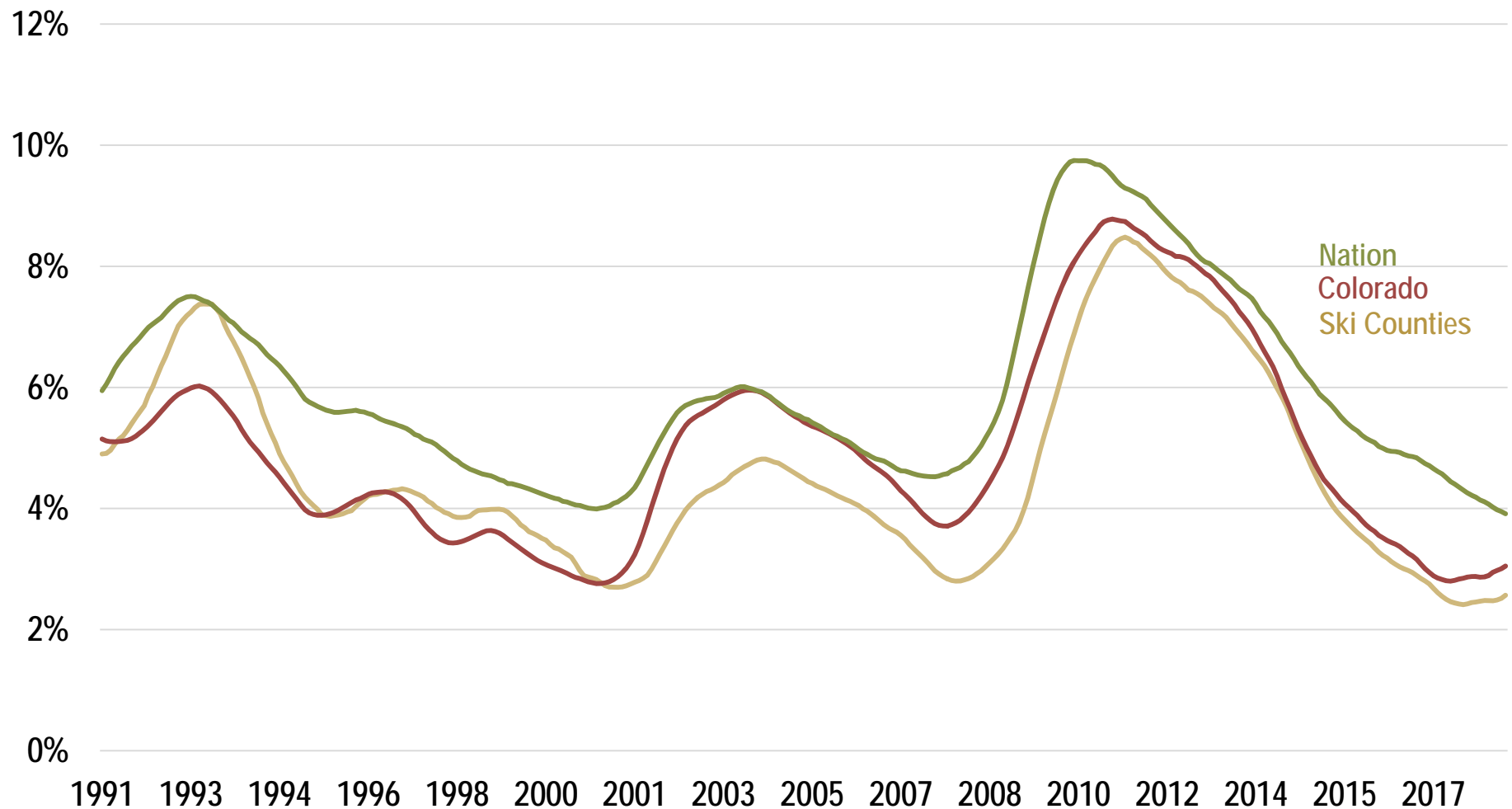
Annual (4Q Rolling)



Source: Bureau of Labor Statistics, QCEW. Ski counties include counties with ski areas, excluding Boulder and Mesa.

■ Unemployment Rate

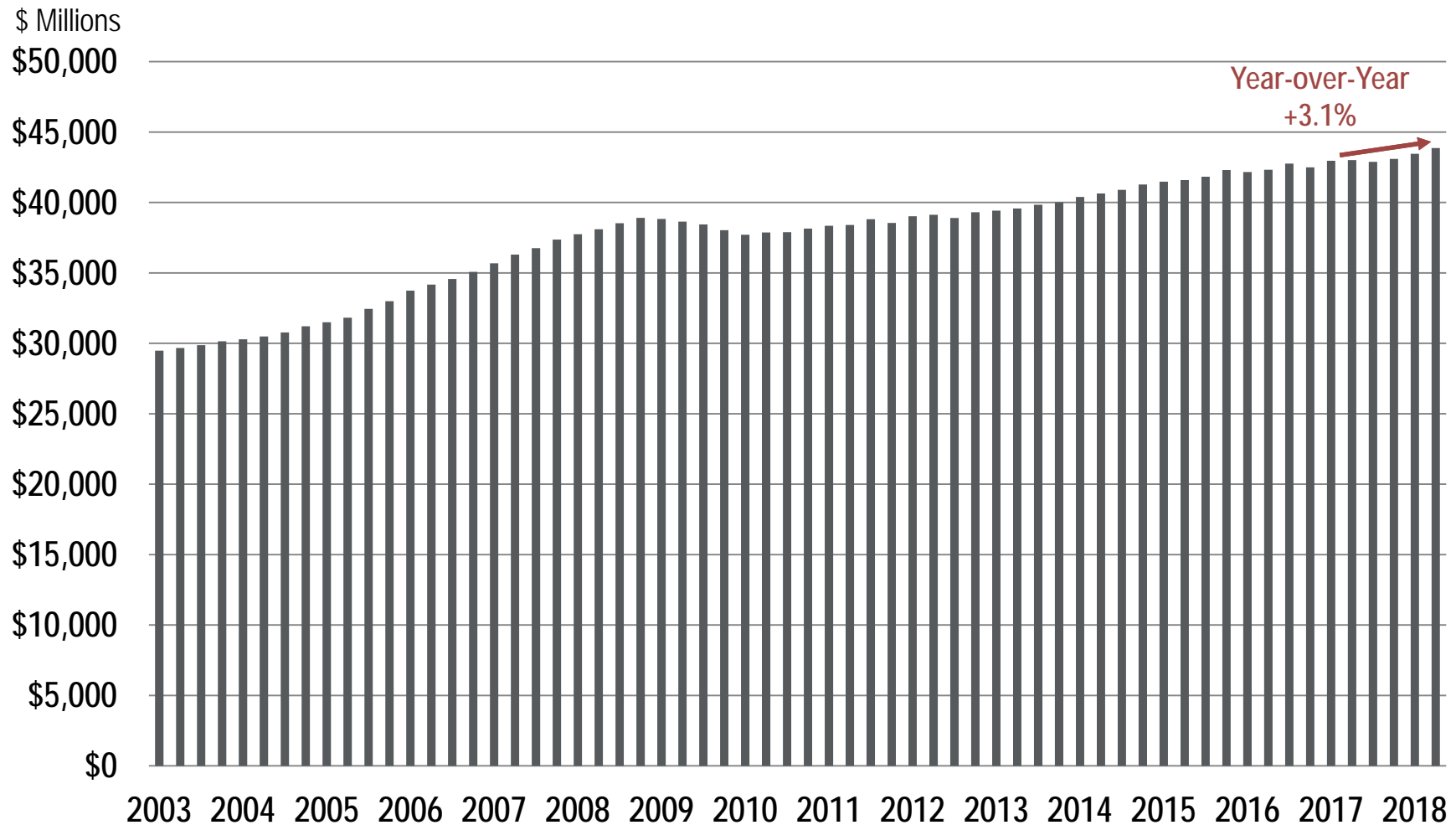
Trailing 12-Month Average



Source: Bureau of Labor Statistics, LAUS (Not Seasonally Adjusted). Ski counties include counties with ski areas, excluding Boulder, Hinsdale and Mesa.

Colorado Ski Counties Average Wages

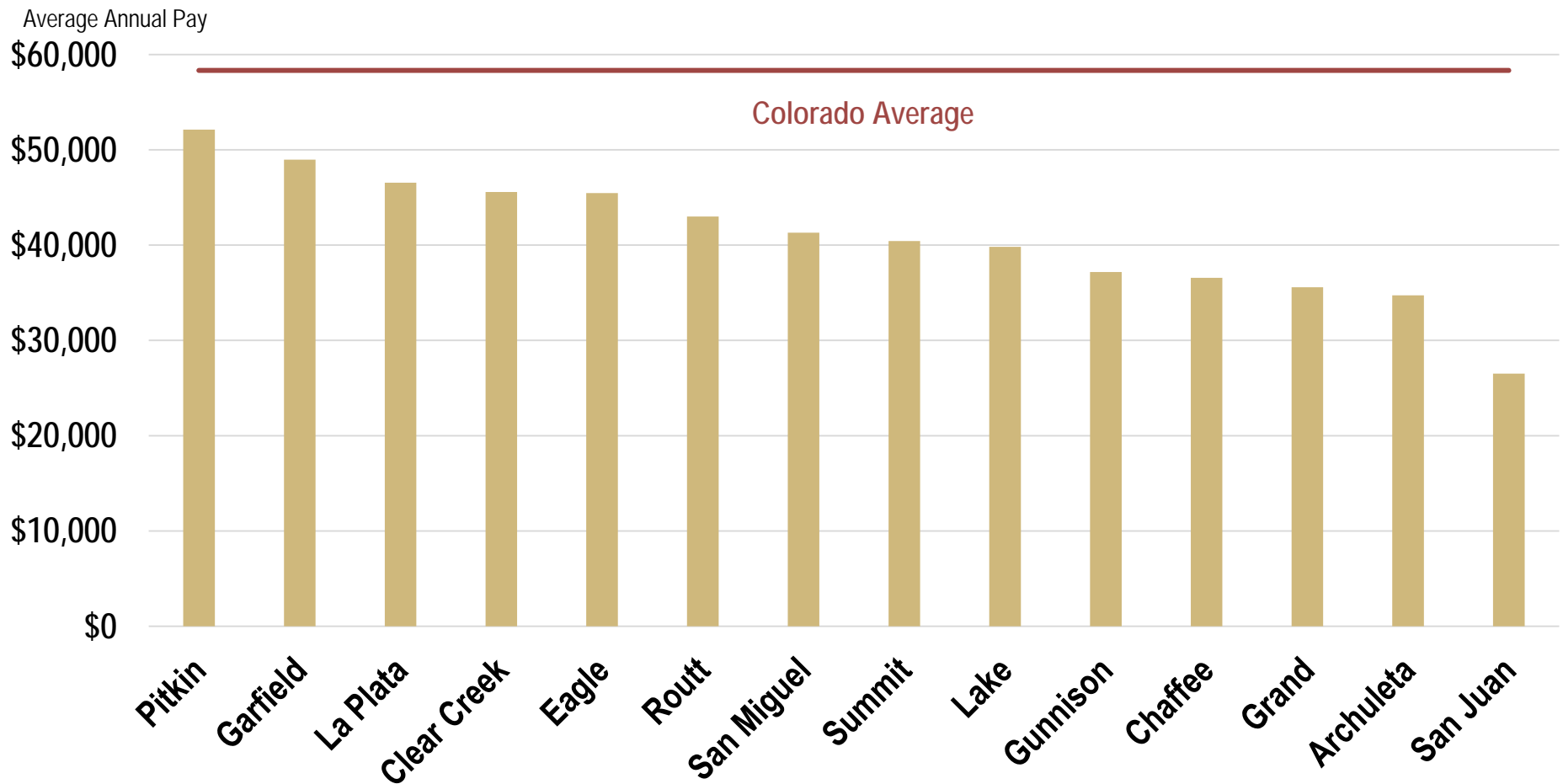
Based on trailing four quarters



Source: Bureau of Labor Statistics, QCEW. Ski counties include counties with ski areas, excluding Boulder, Hinsdale, and Mesa.

Ski Counties Average Annual Pay

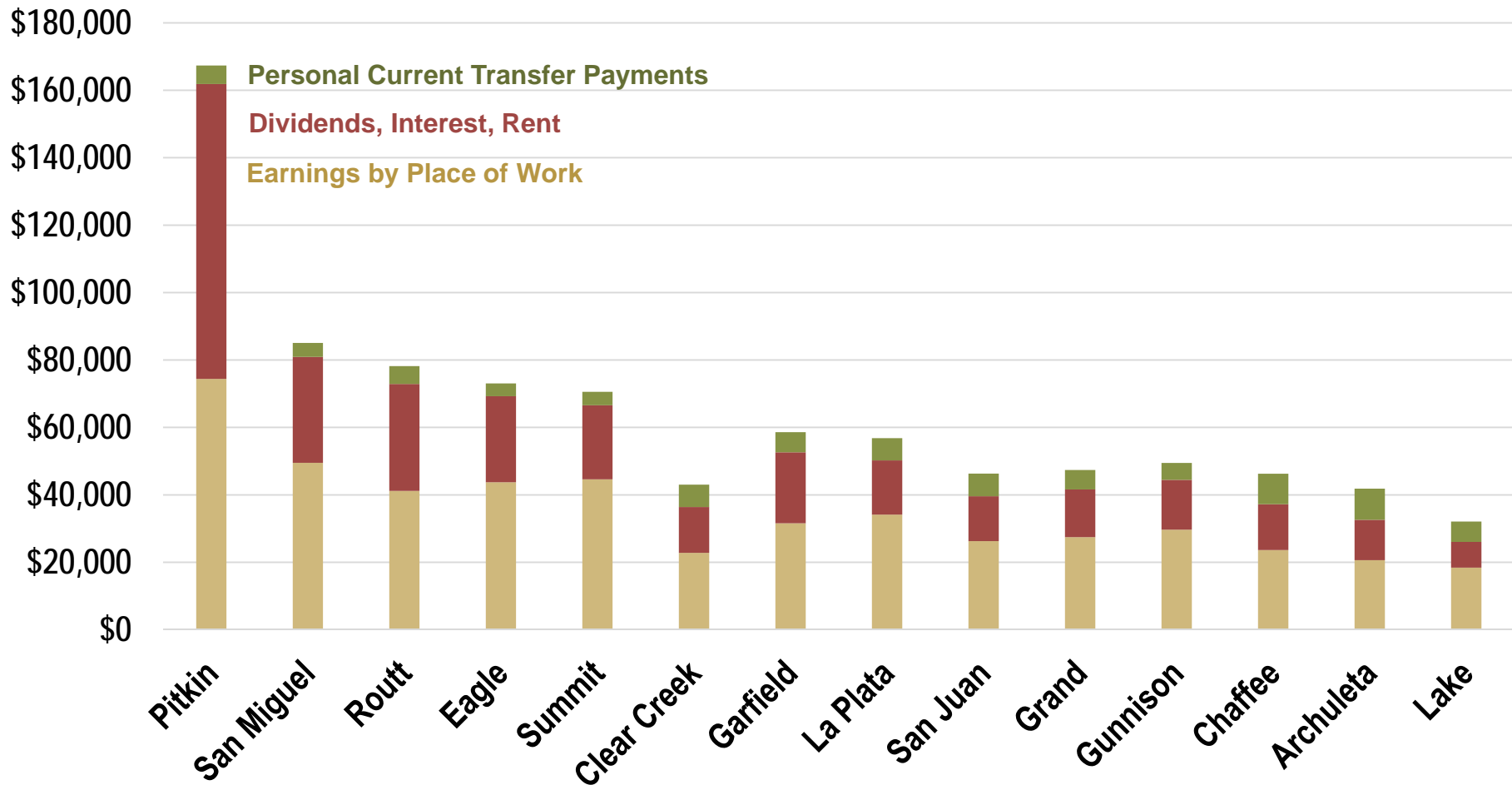
As of 2018 Q3



Source: Bureau of Labor Statistics, QCEW.

Ski Counties Per Capita Personal Income

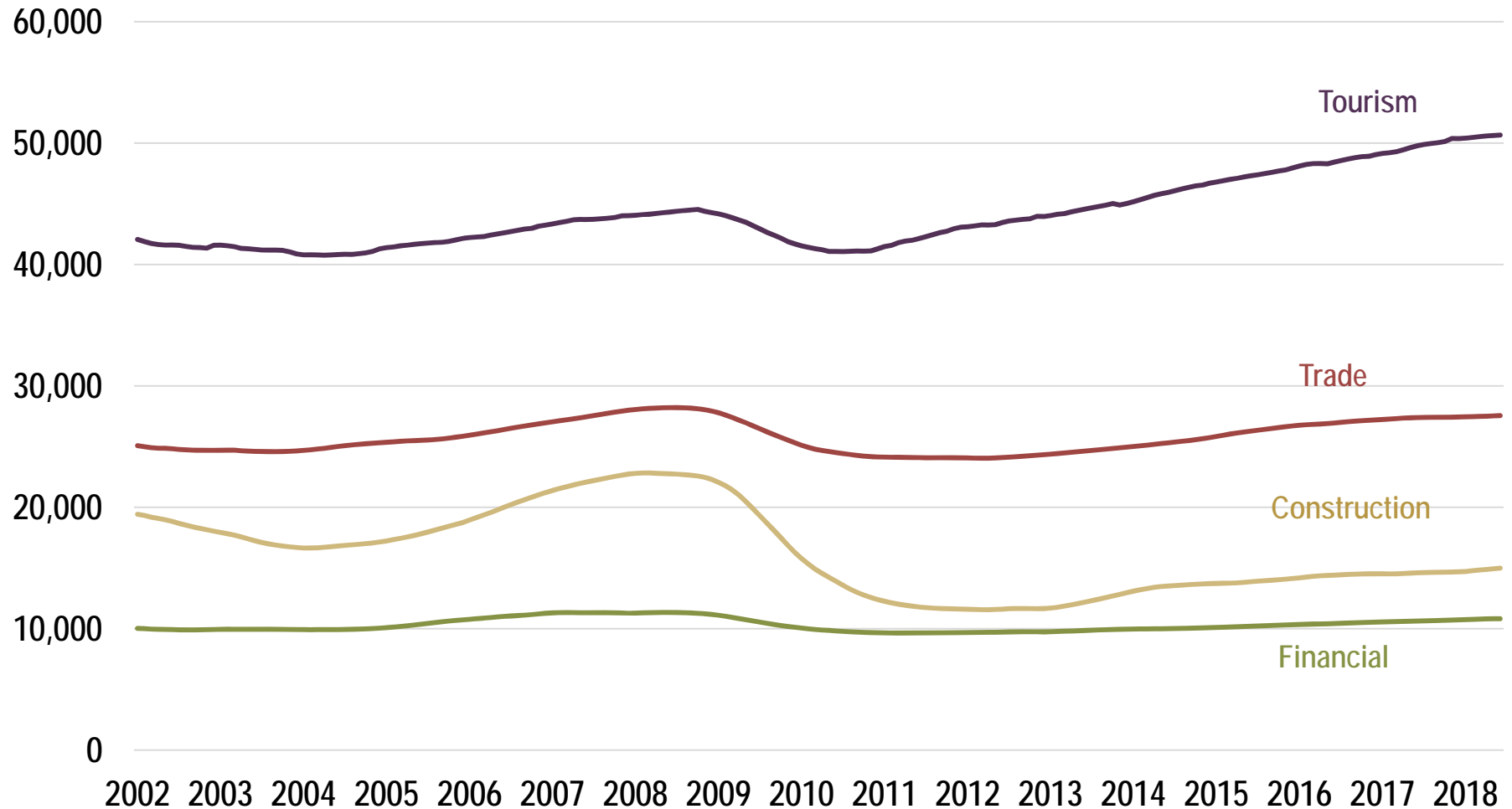
2017



Source: Bureau of Economic Analysis.

Key Industries Employment

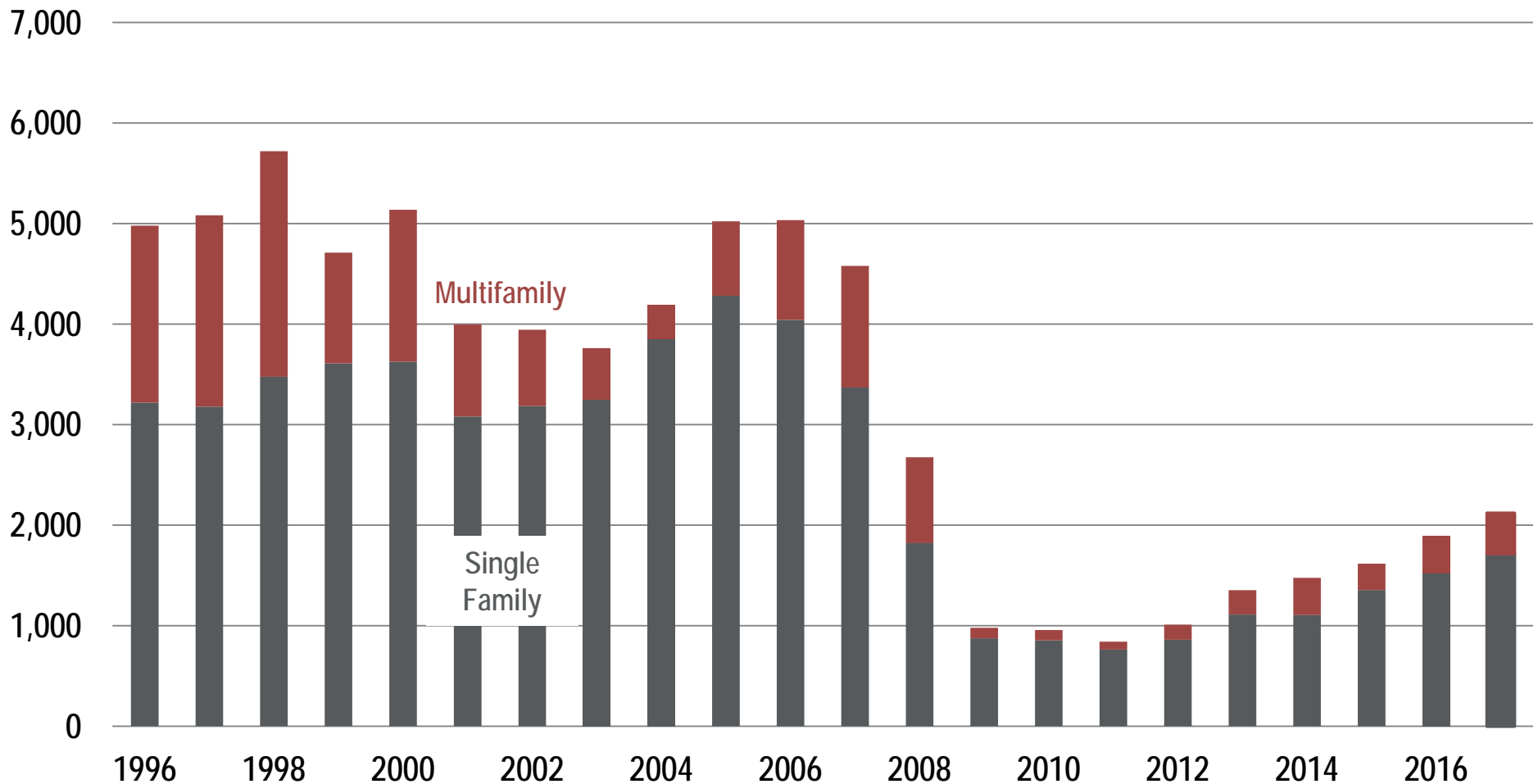
Ski Counties



Source: Bureau of Labor Statistics, QCEW. Ski counties include counties with ski areas, excluding Boulder, Hinsdale, and Mesa.

Ski Counties Residential Building Permits

1997-2017



Source: U.S. Census Bureau.

■ Potential Headwinds for 2019

International/National

- Interest rates
- Global growth
- Value of the dollar
- Trade/Tariffs

State

- Commodity prices/cycle
- Drought and weather
- Housing affordability
- Talent shortage
- Healthcare
- Childcare
- Real wage increases

