



# *Population Matters Trends and Transitions*

Colorado Association of Ski Towns  
March 2023

State Demography Office, Department of Local Affairs  
[Demography.dola.colorado.gov](https://demography.dola.colorado.gov)

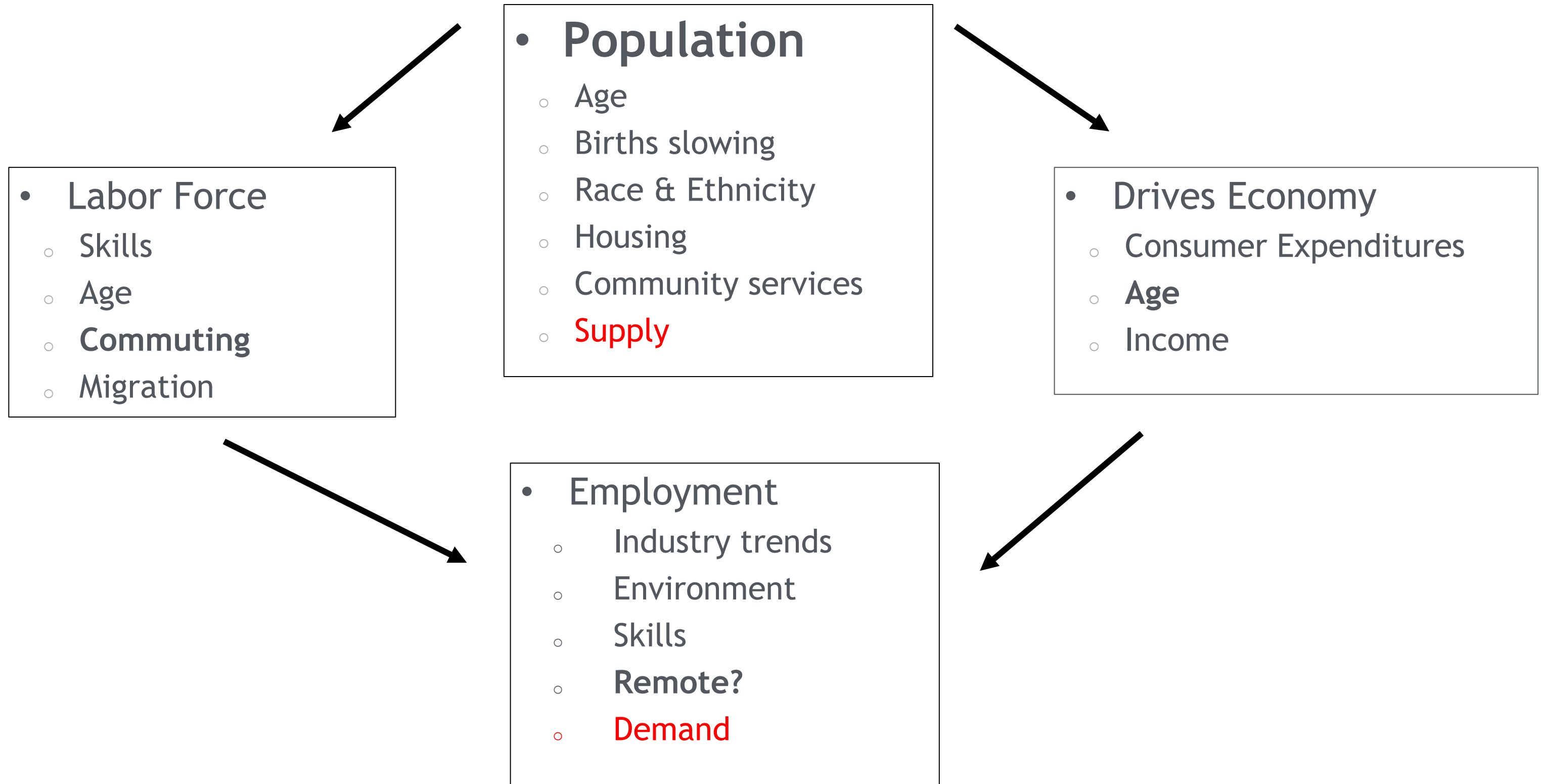


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# *Everything is Connected*



# *Primary trends*

- Population growing at a slowing rate
  - Births down, Deaths up, Migration slowing
- Aging - impacts everything... including the economy, education, housing, transportation, public finance
- Concentrated growth
- Increasing racial and ethnic diversity

Trends are interdependent and every county is different



# *Big Picture*

## **US - Growth is slowing**

- 2010-2020 Second slowest decade, +22.3M, 7.4% growth rate
- 2020-2021 Slowest annual growth rate 0.1%, +520K, 17 states lost population
- 2021-2022 +1.2M, 0.4%, 19 states lost population

## **CO - Growth is slowing**

- 2010-2020 +744,500, 14.8% growth rate  
Ranked 6<sup>th</sup> in percent growth, 9<sup>th</sup> in total growth
- 2020-2021 + 26,500, 0.5% growth rate  
Ranked 20<sup>th</sup> in percent growth, 11<sup>th</sup> in total growth
- 2021-2022 +27,700, 0.5% growth rate  
Ranked 19<sup>th</sup> in percent growth, 12<sup>th</sup> in total growth

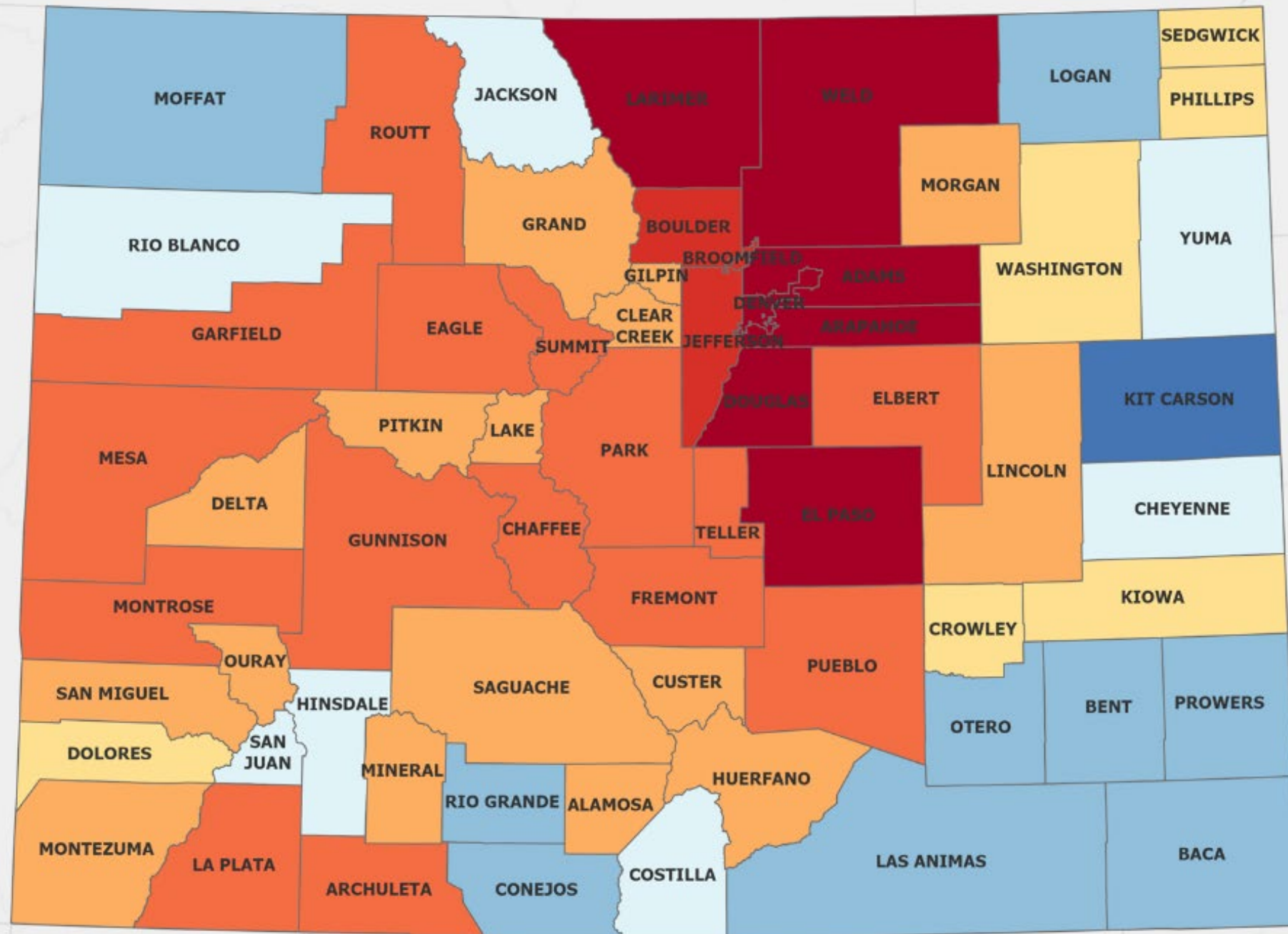
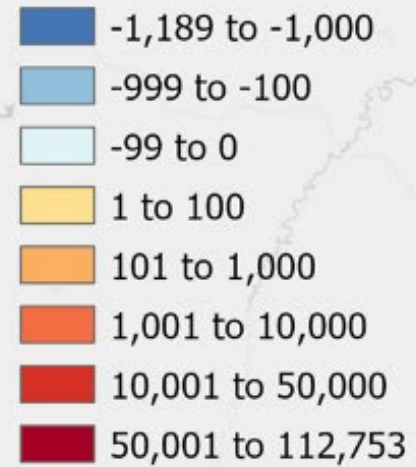


# Total Population Change

2010 - 2020

95% of the growth in  
the Front Range vs.  
78% from 2000-2010

## Population Change



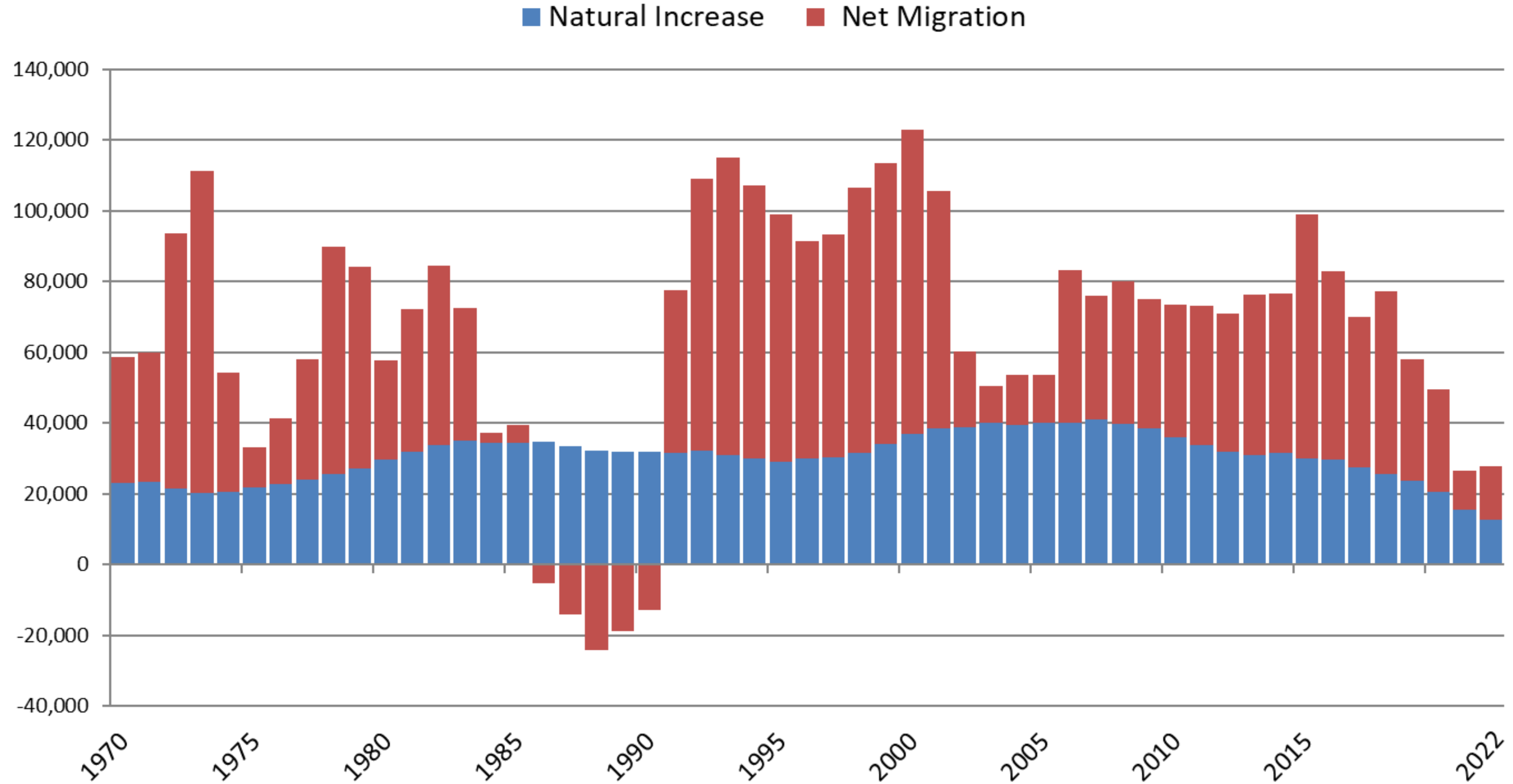
Source: Colorado State Demography Office

November 2021

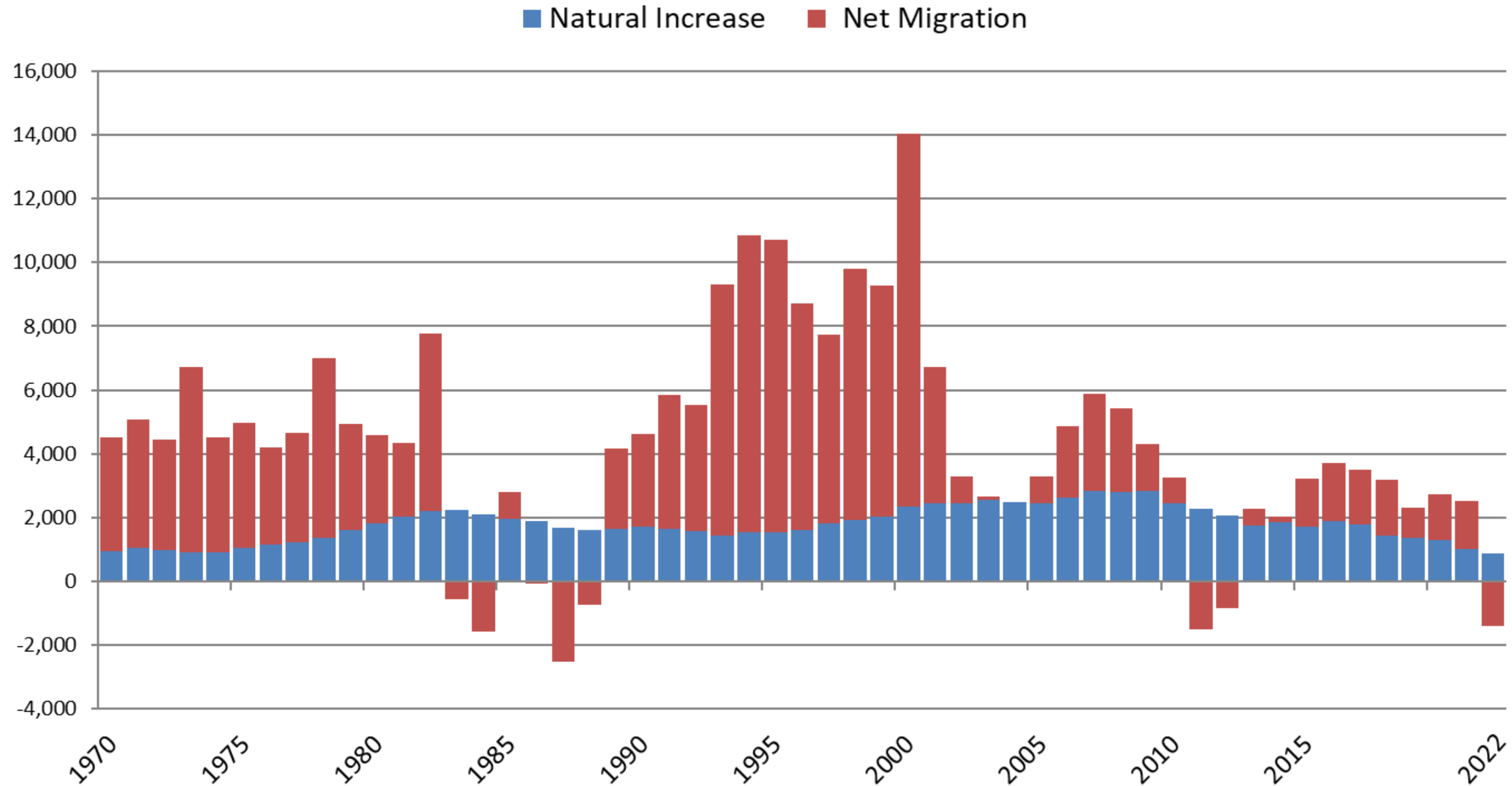


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# Components of Colorado Population Change 1970-2022



# Colorado Ski Counties Components of Population Change 1970-2022



# *Natural Population Change*

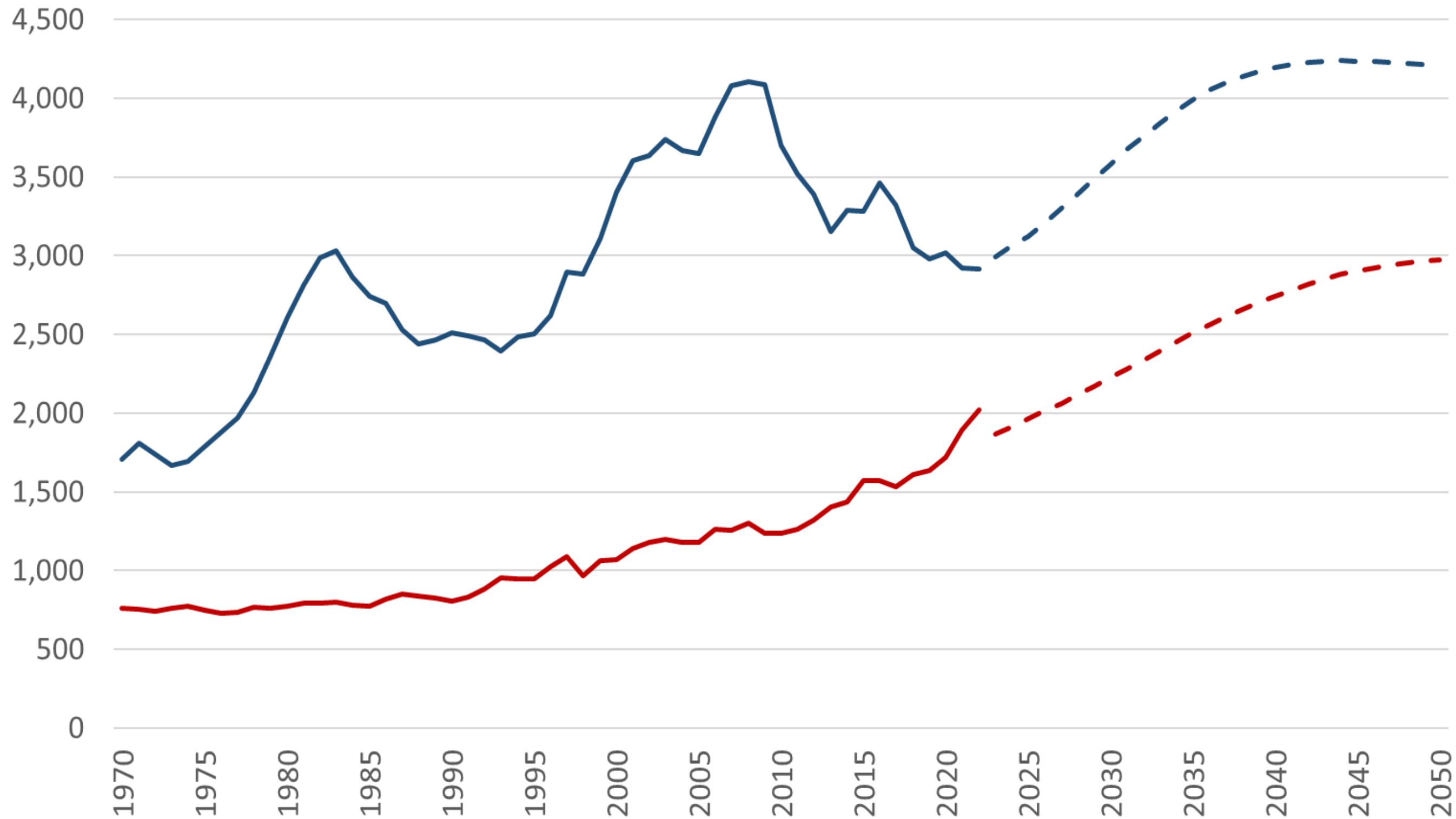
## *Births minus Deaths*





## Colorado Ski Counties Births and Deaths, 1970 to 2050

— Births    - - Births (Projection)    — Deaths    - - Deaths (Projection)

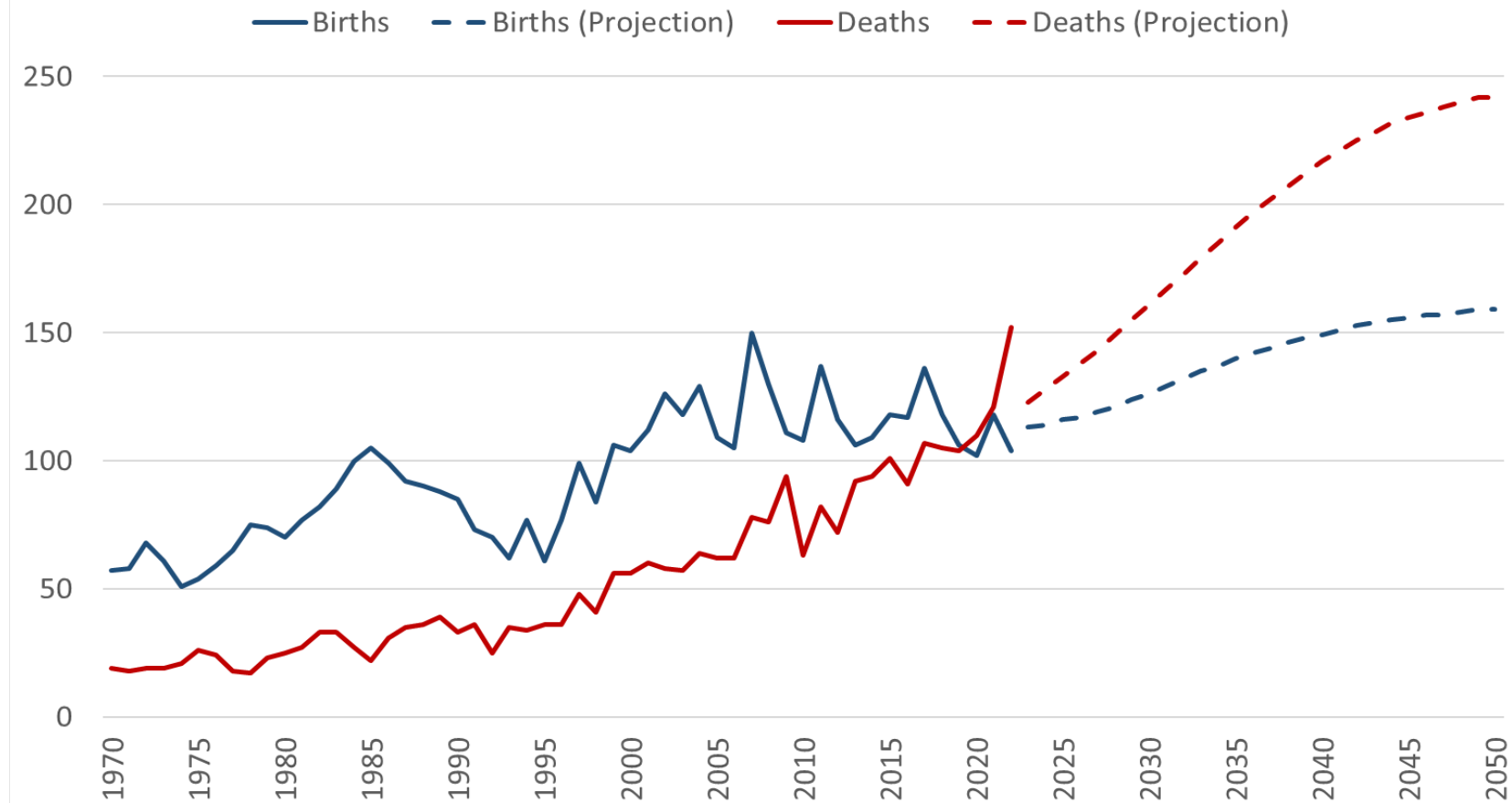


Counties with a similar trend and expected continued growth from natural increase:

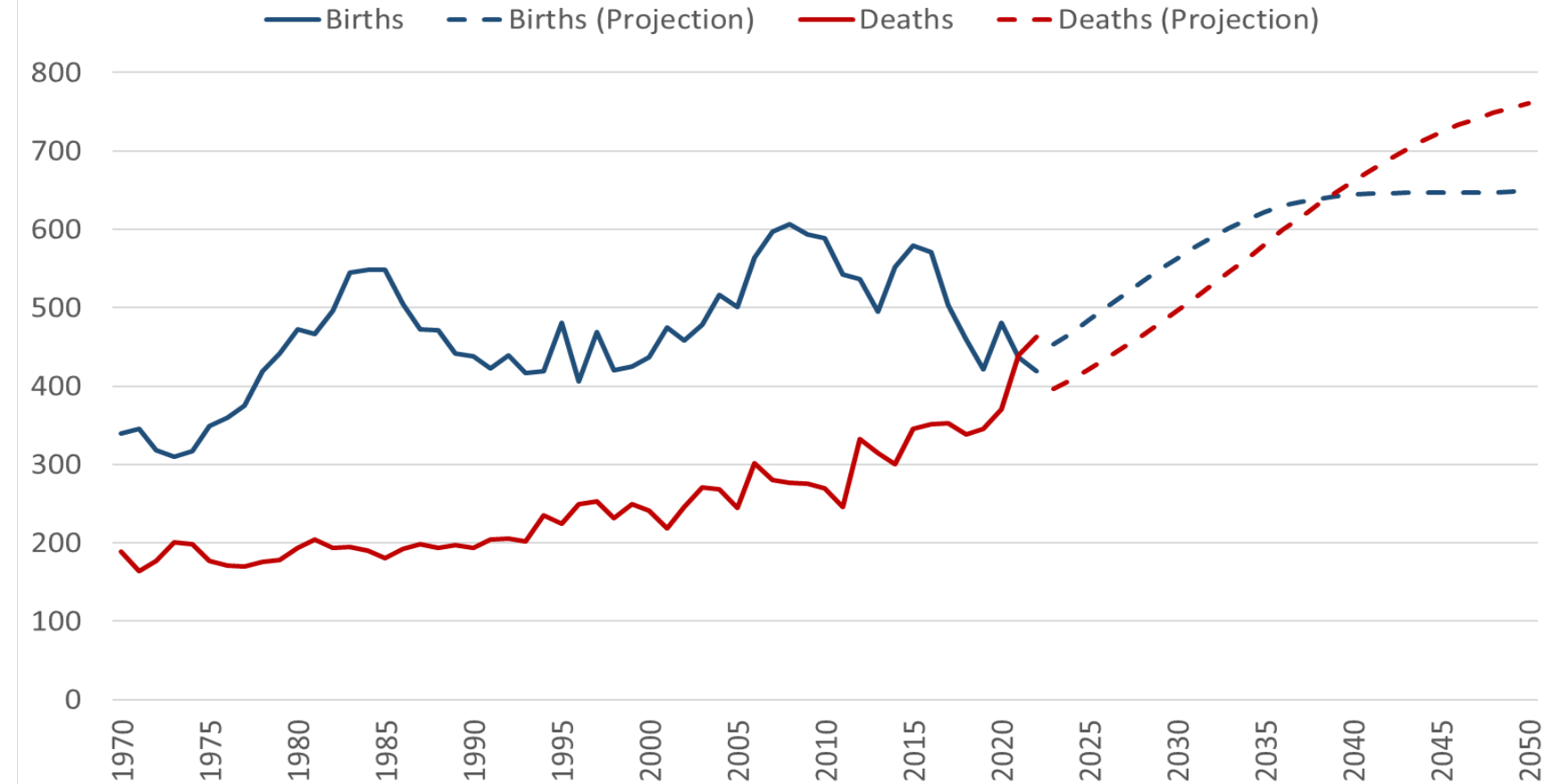
Eagle  
Garfield  
Grand  
Gunnison  
Lake  
Pitkin  
Routt  
San Miguel  
Summit



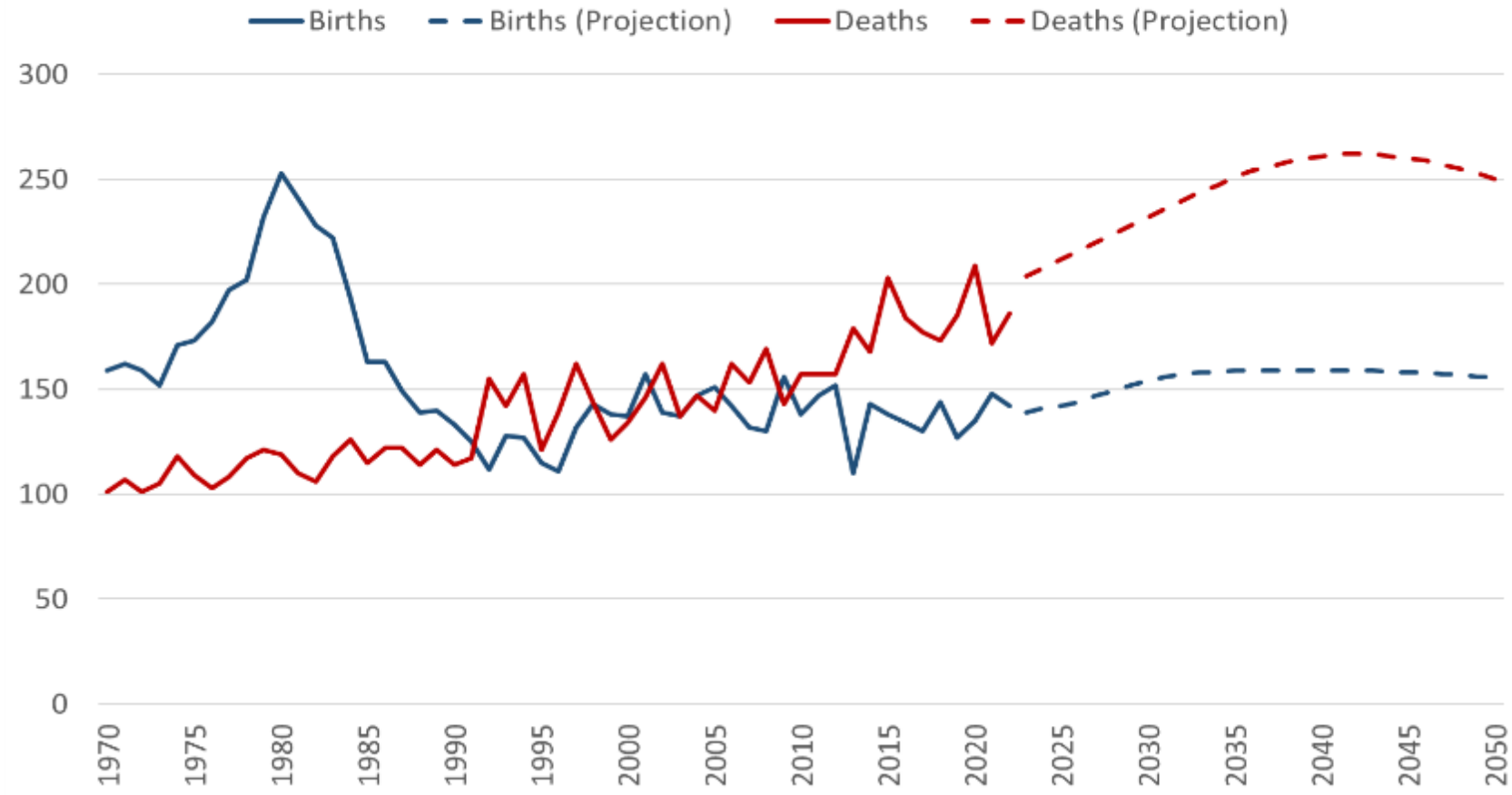
### Archuleta County Births and Deaths, 1970 to 2050



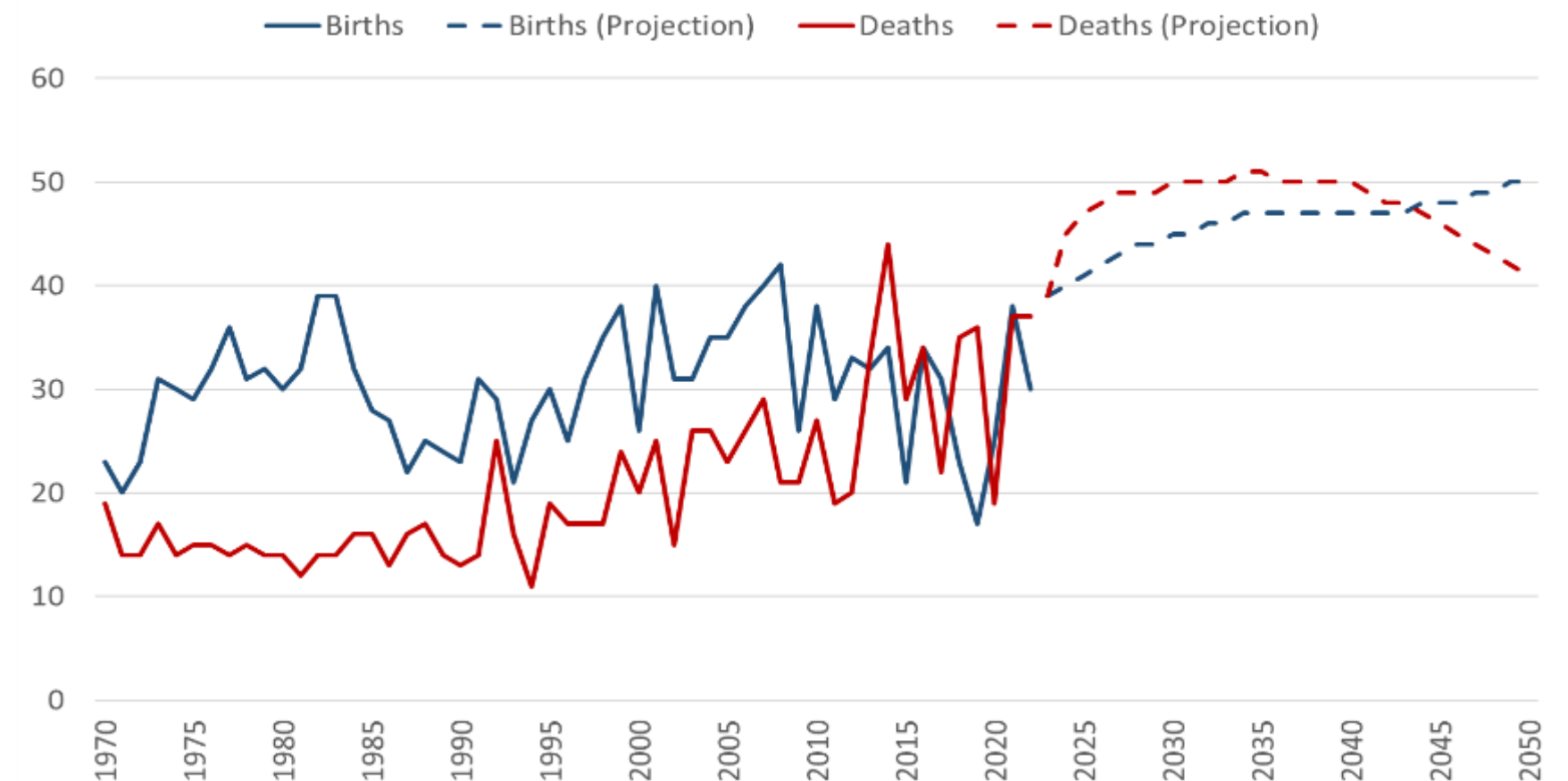
### La Plata County Births and Deaths, 1970 to 2050



### Chaffee County Births and Deaths, 1970 to 2050



### Ouray County Births and Deaths, 1970 to 2050



# *Migration*

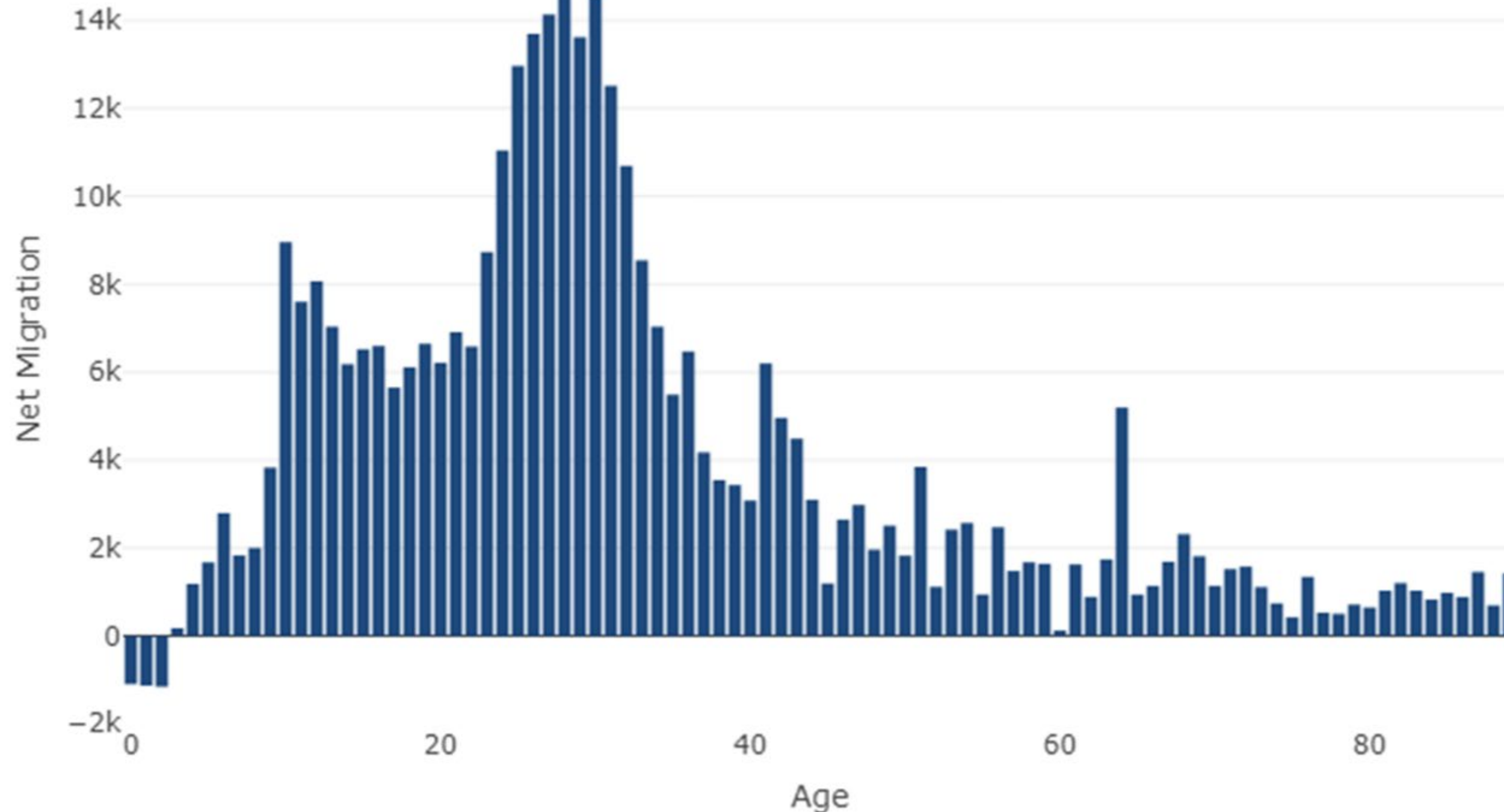


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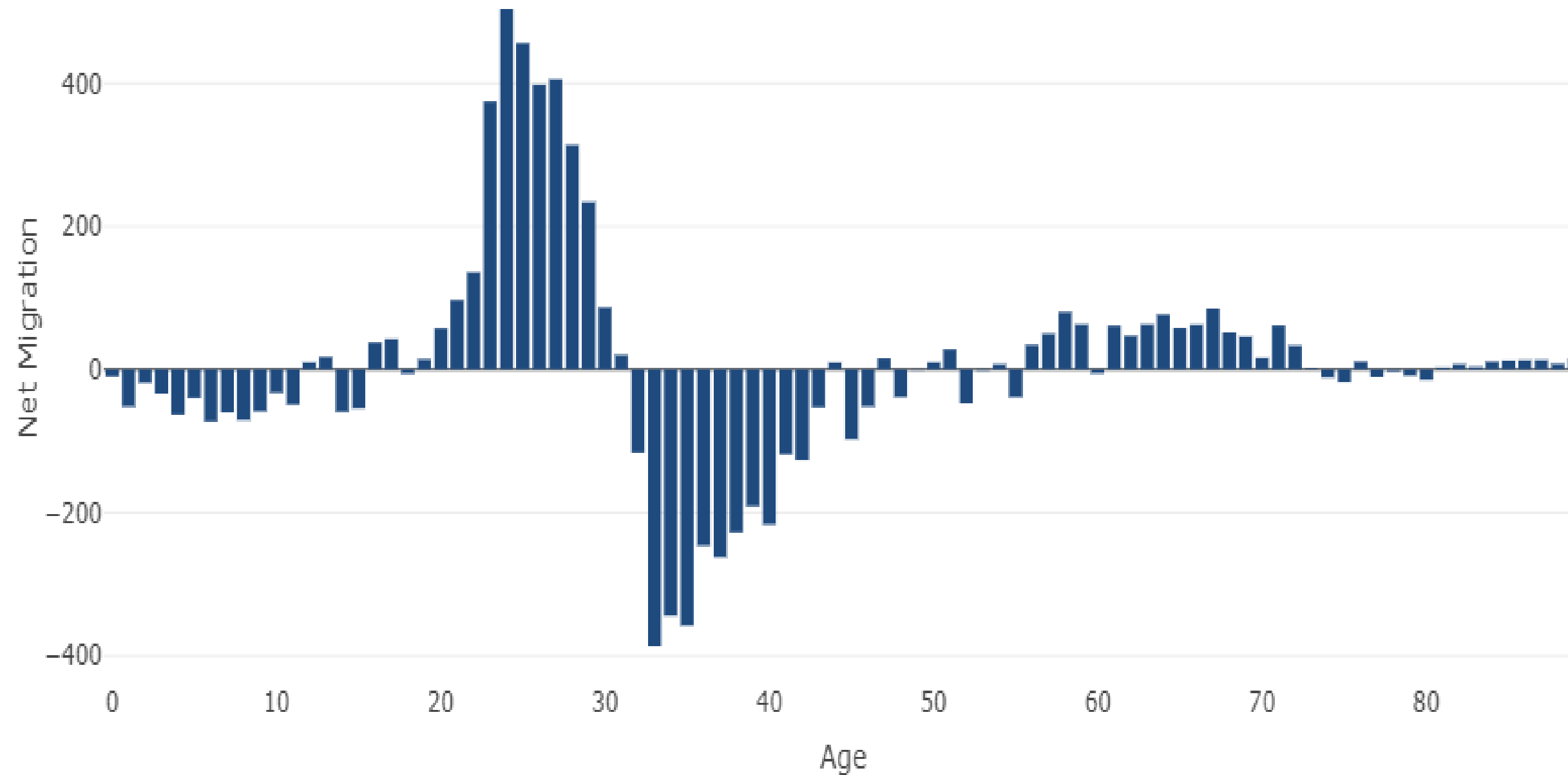
# Who are the migrants?

Net Migration by Age, Colorado



# Who are the migrants?

Net Migration by Age, Summit County



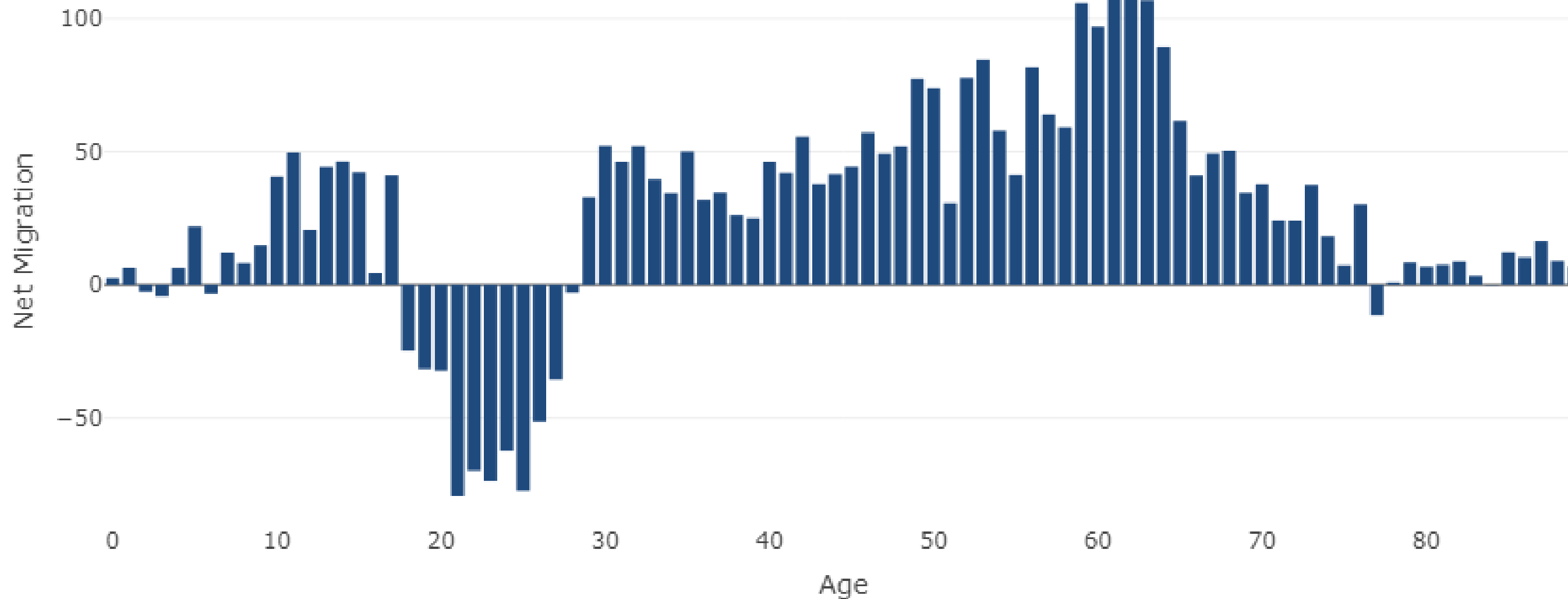
Counties with a similar trend:

Gunnison  
Lake  
La Plata  
Pitkin  
Routt  
San Miguel  
Summit



# Who are the migrants?

Net Migration by Age, Archuleta County



Counties with a similar trend:

Archuleta  
Chaffee  
Ouray

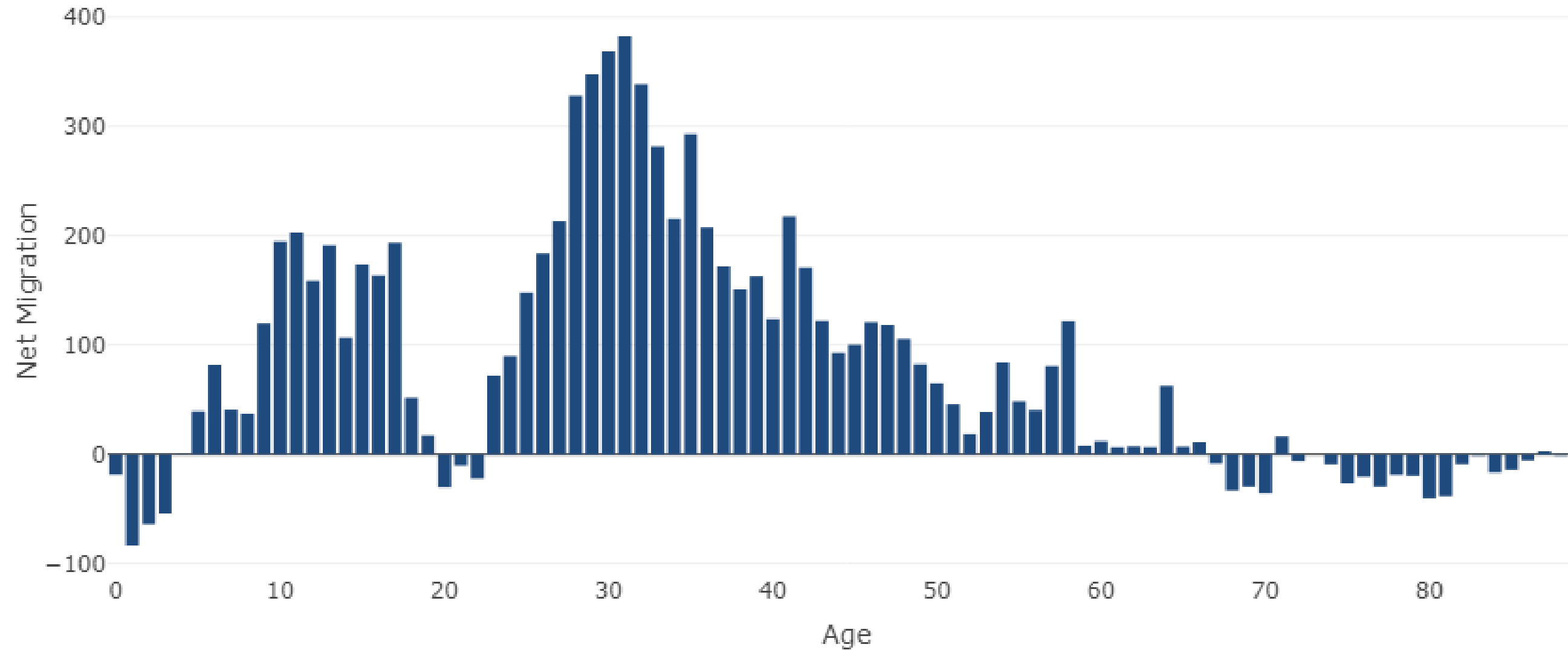
Estes Park





# Who are the migrants?

Net Migration by Age, Garfield County



Counties with a similar trend:

Eagle  
Garfield  
Grand



# *Migration trends*

- Migration to Colorado is driven in large part by job growth
  - Full time telework is a question moving forward
  - Next decade it will be influenced by job growth in addition to needs to replace retiring workers
- Colorado's relative unemployment rate compared to other states often corresponds to the level of net migration change

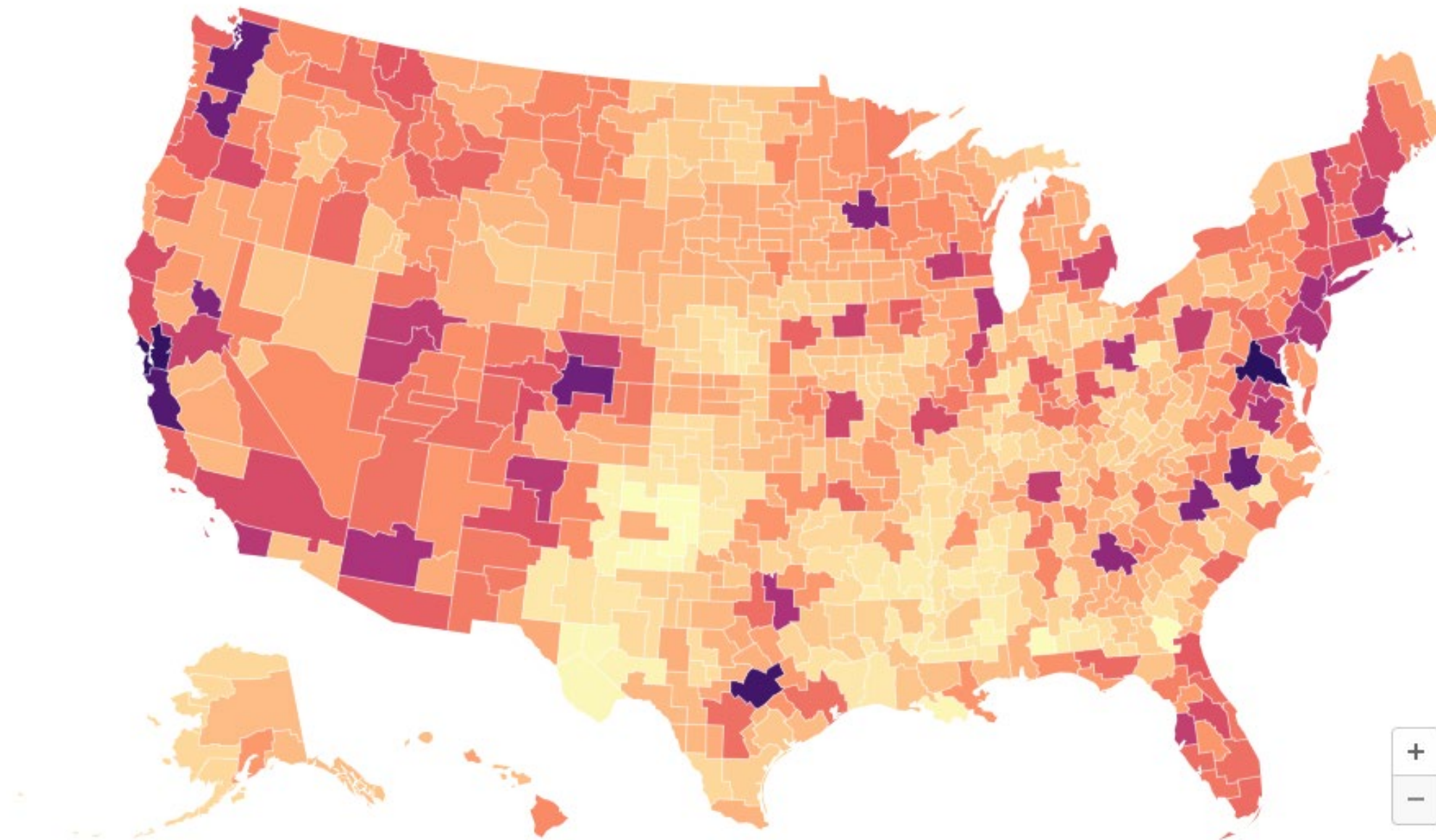


# Work from home - ACS

## Top commuting zones by telework share

Washington D.C.	34%
San Francisco	33%
Austin	32%
San Jose	30%
Seattle	29%
Raleigh	29%
Portland	28%
Denver	28%
Gunnison & Granby	19%
Glenwood Sprgs (I-70)	18%
Grand Junction	17%

Share remote workers, by commuter zone, 2021



Map: EIG • Source: 2021 ACS 1-year estimates • Created with [Datawrapper](#)



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Economic Innovation Group, 2021 ACS 1-year estimates,  
<https://eig.org/the-uneven-geography-of-remote-work/>



# *Remote and Hybrid Double Edge Sword*

	Pre COVID	MID COVID	CURRENT
Hybrid	14%	35%	25%
Remote	5%		11%

- Worker lives In Durango - Job in Chicago - not available for labor force, occupy housing, but bring in outside dollars
- Worker lives in Bayfield, Farmington, or Cortez - Job in Durango - fills position, don't need to house the job, income leaves Durango

60% percent of jobs cannot be done remotely or hybrid.



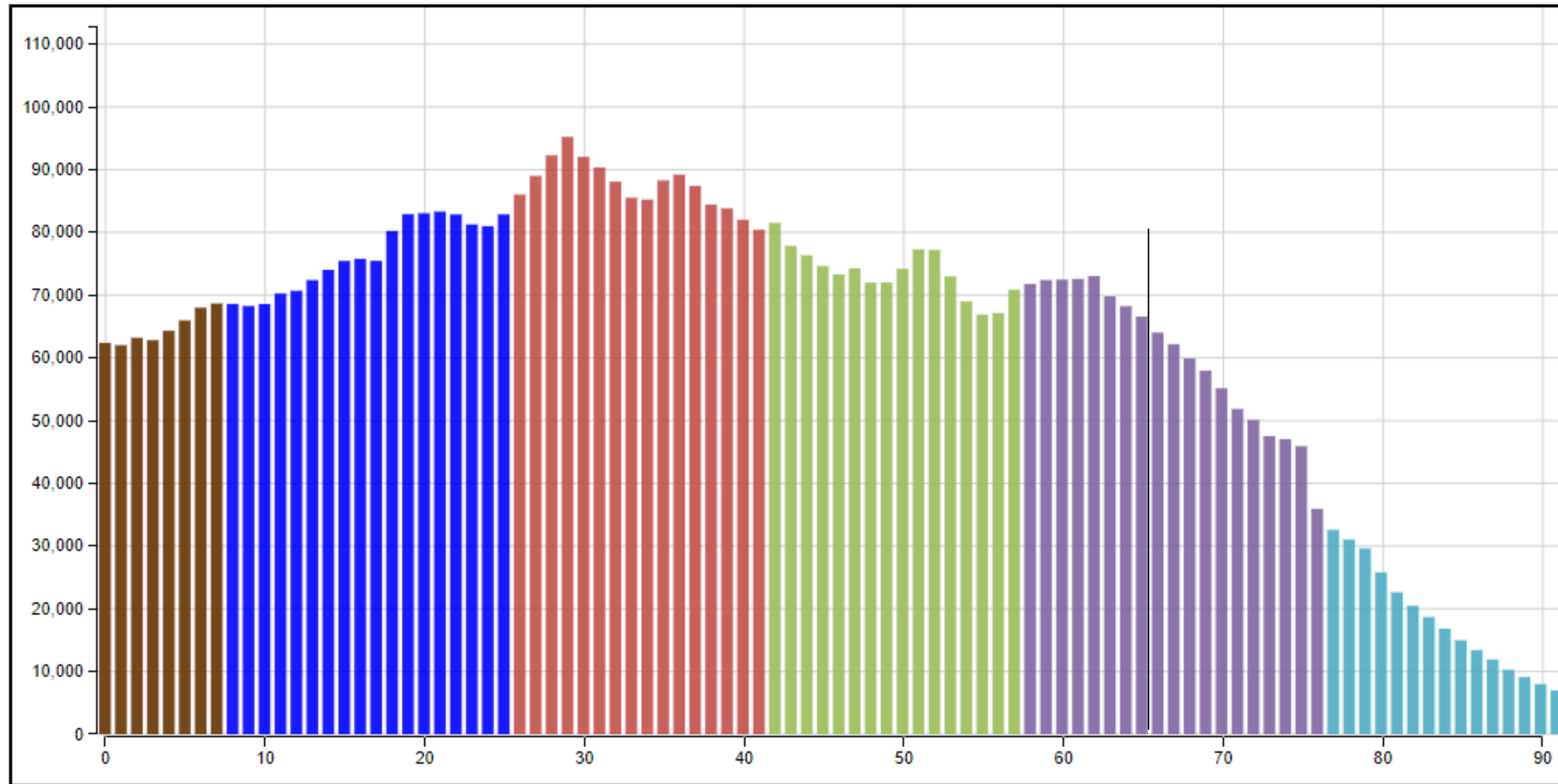
# *Age Matters*

- Preferences - where people shop and what they buy.
- Housing - type, size, mobility
- Labor Force
- Income
- Service Demands



# Colorado

2022



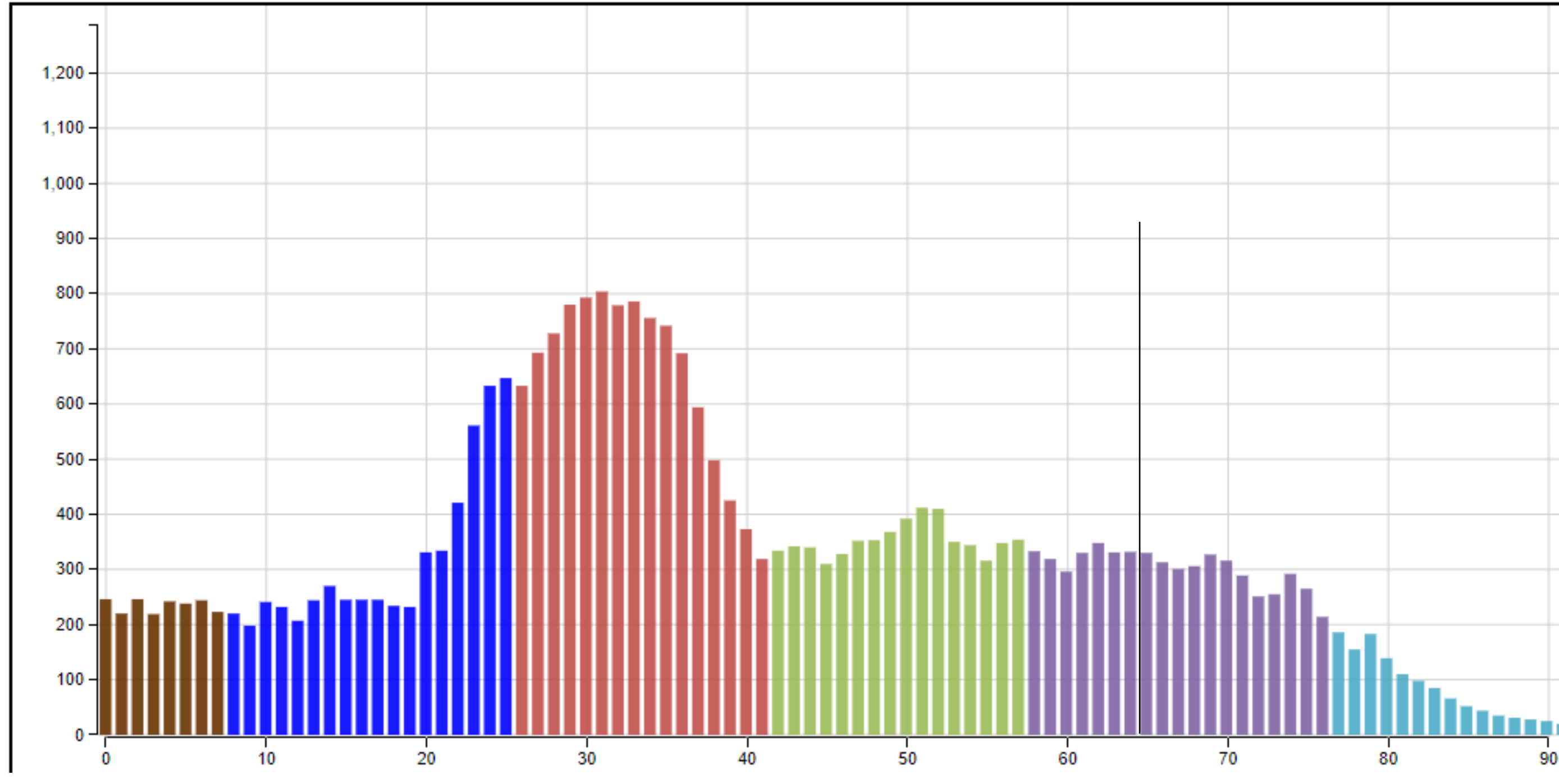
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<https://gis.dola.colorado.gov/Age-Animation-Bars/>



# Summit County

2022



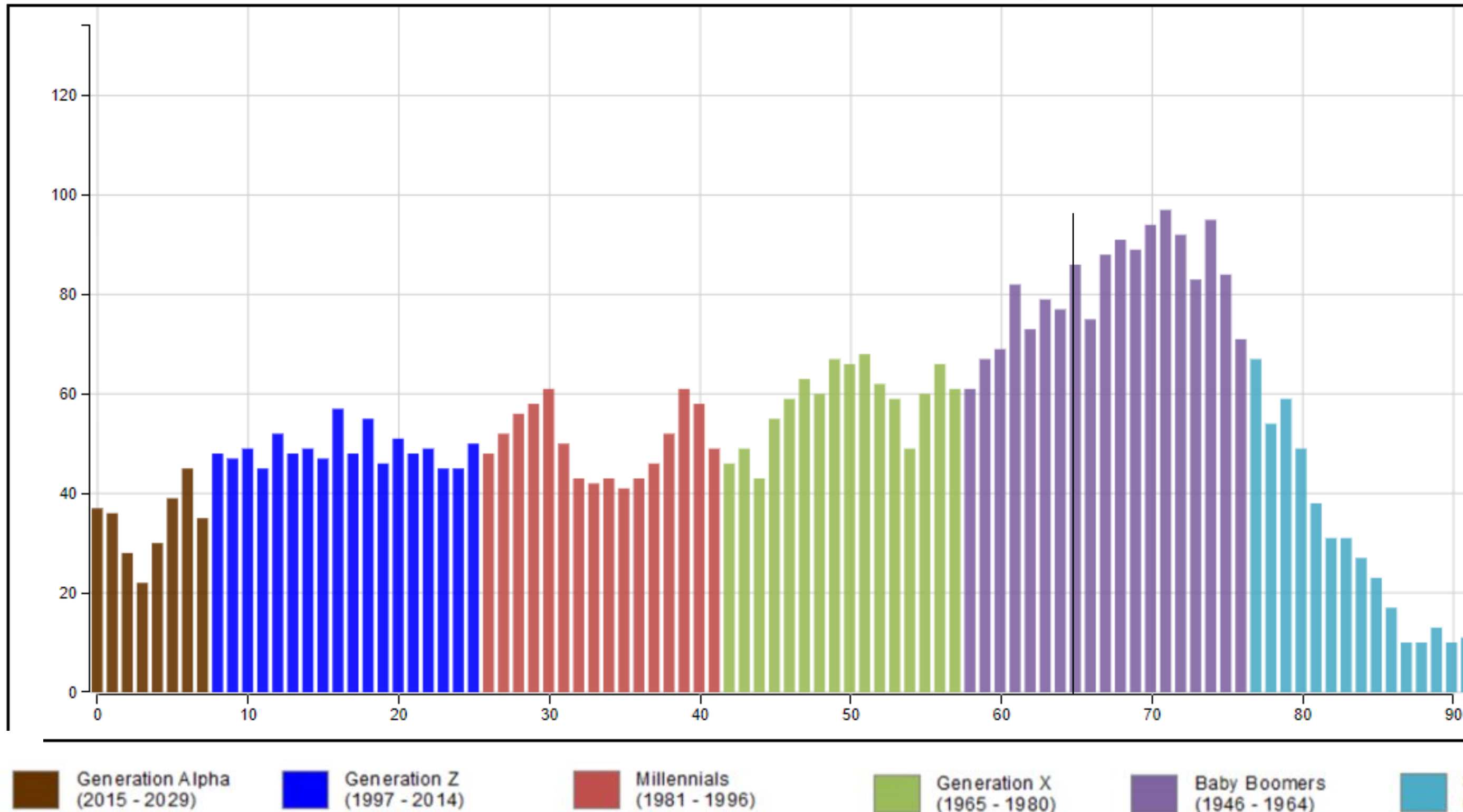
Counties with a similar trend:

Gunnison  
Lake  
Pitkin  
Routt  
San Miguel  
Summit



# Ouray County

2022



Counties with a similar trend:

Archuleta  
Chaffee  
Grand  
Ouray

Estes Park

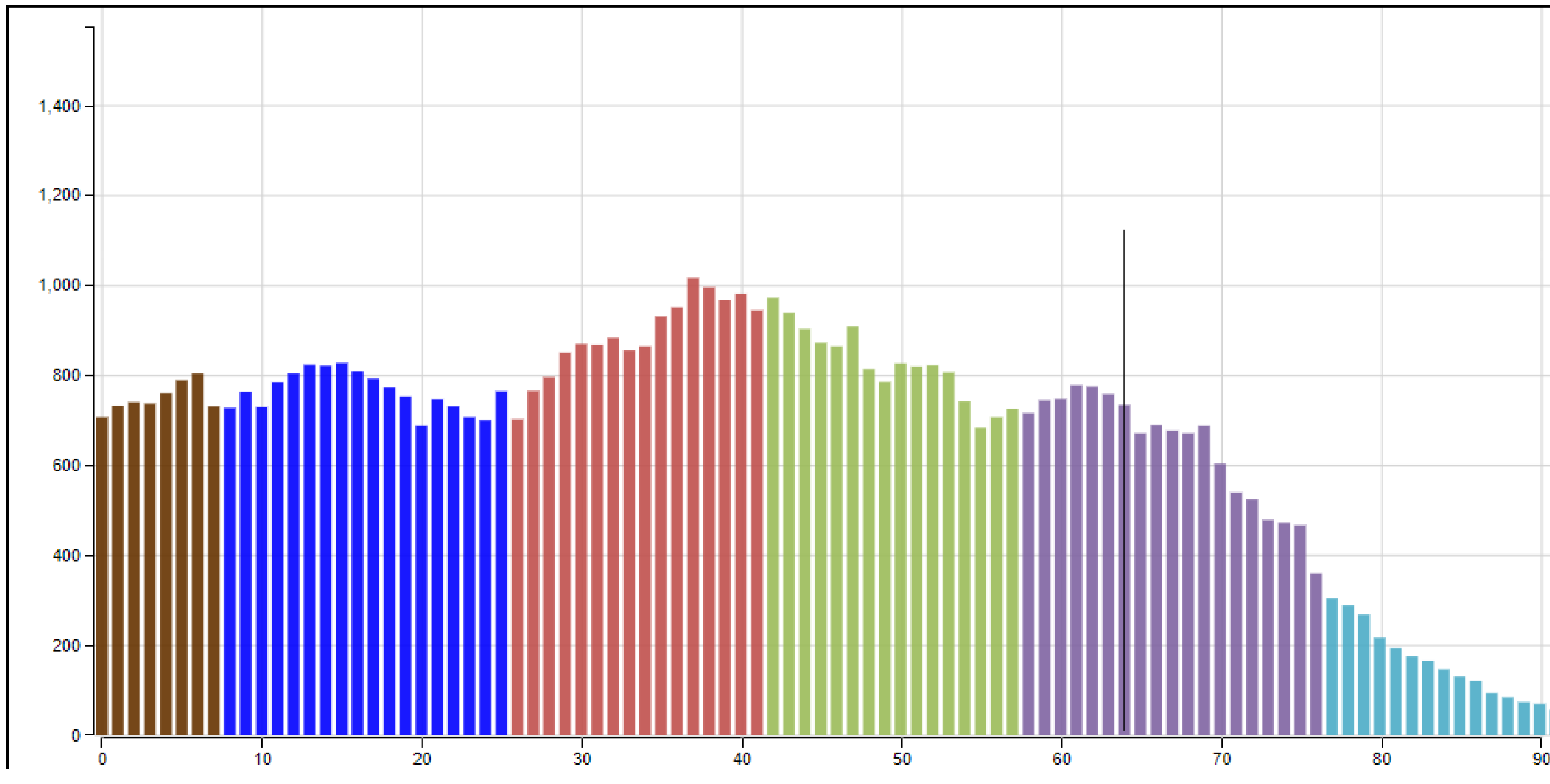


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<https://gis.dola.colorado.gov/Age-Animation-Bars/>

# Garfield County

2022



Counties with a similar trend:

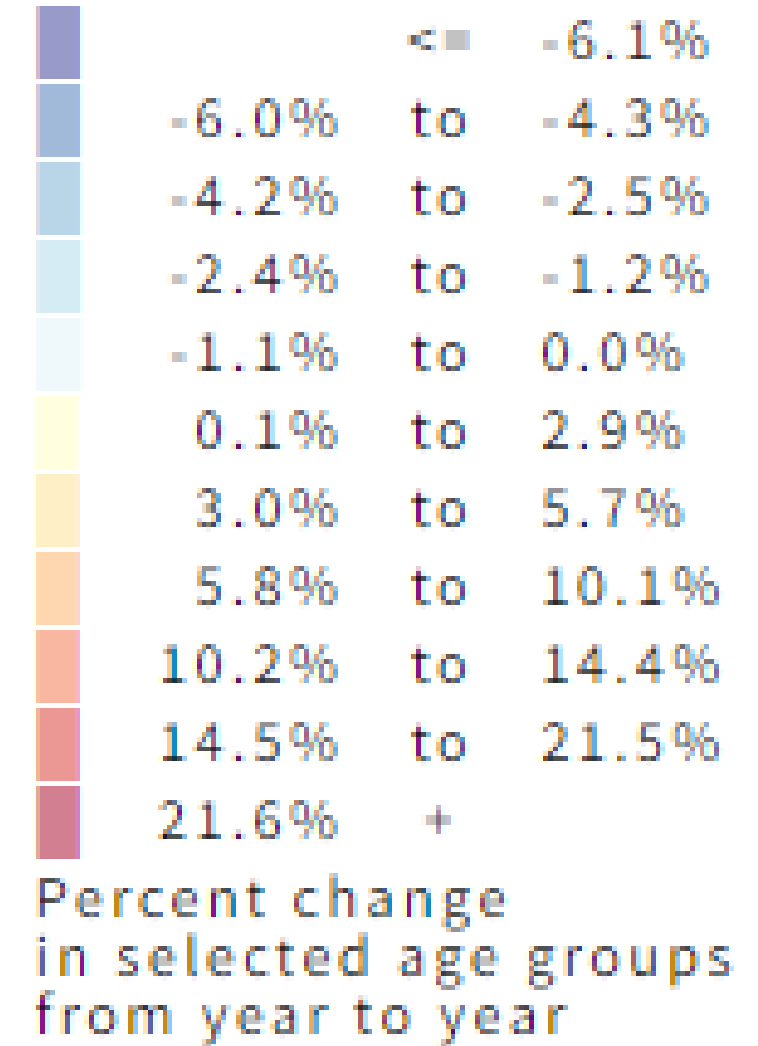
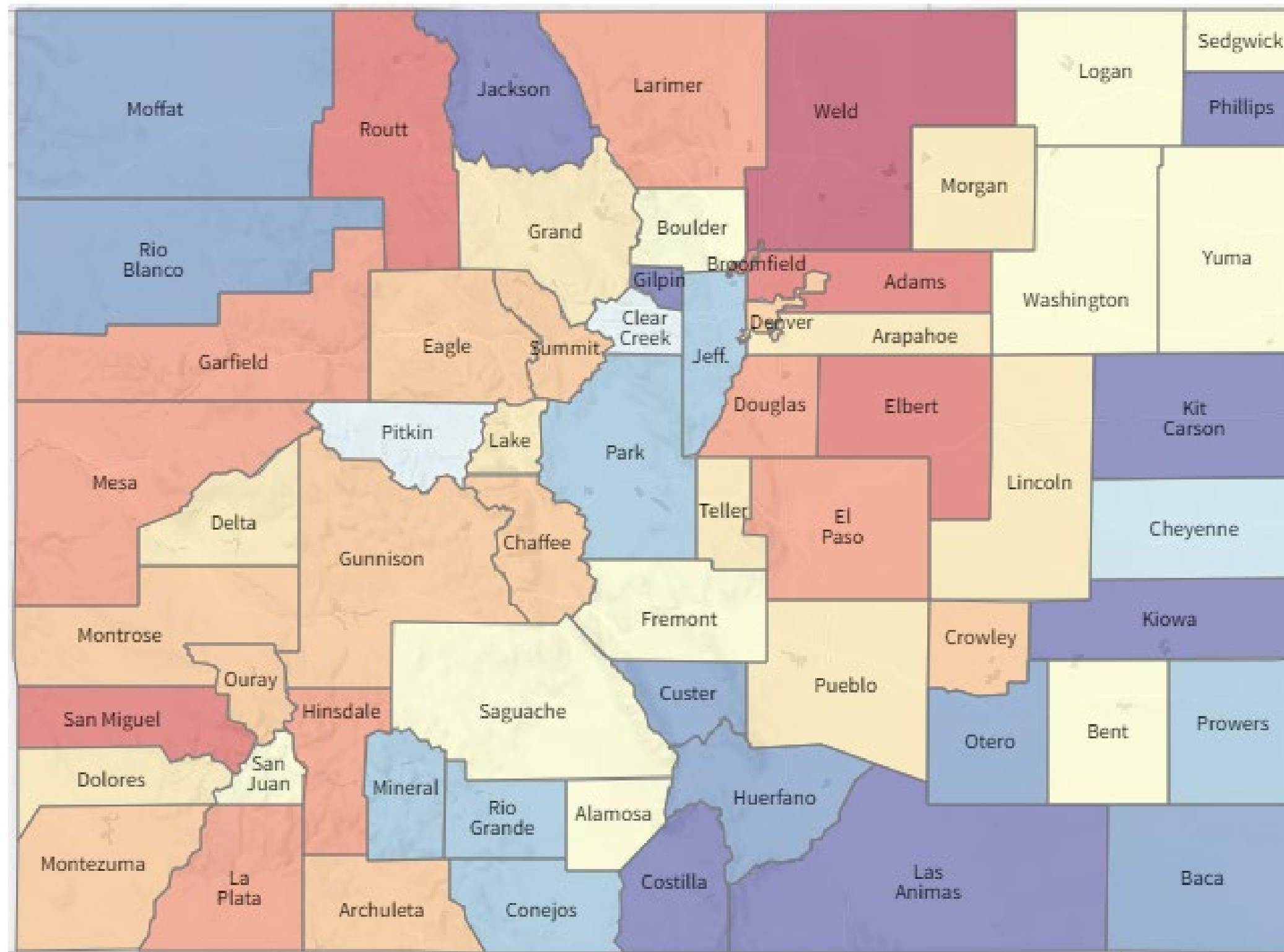
Eagle  
Garfield  
La Plata



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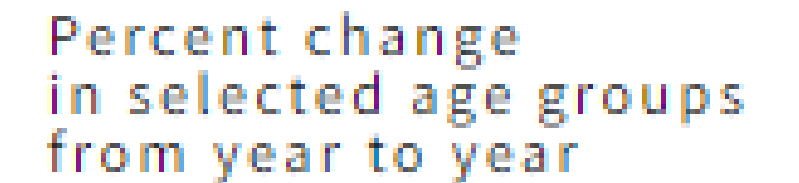
<https://gis.dola.colorado.gov/Age-Animation-Bars/>

# Change in the Working Age Population 2020-2030

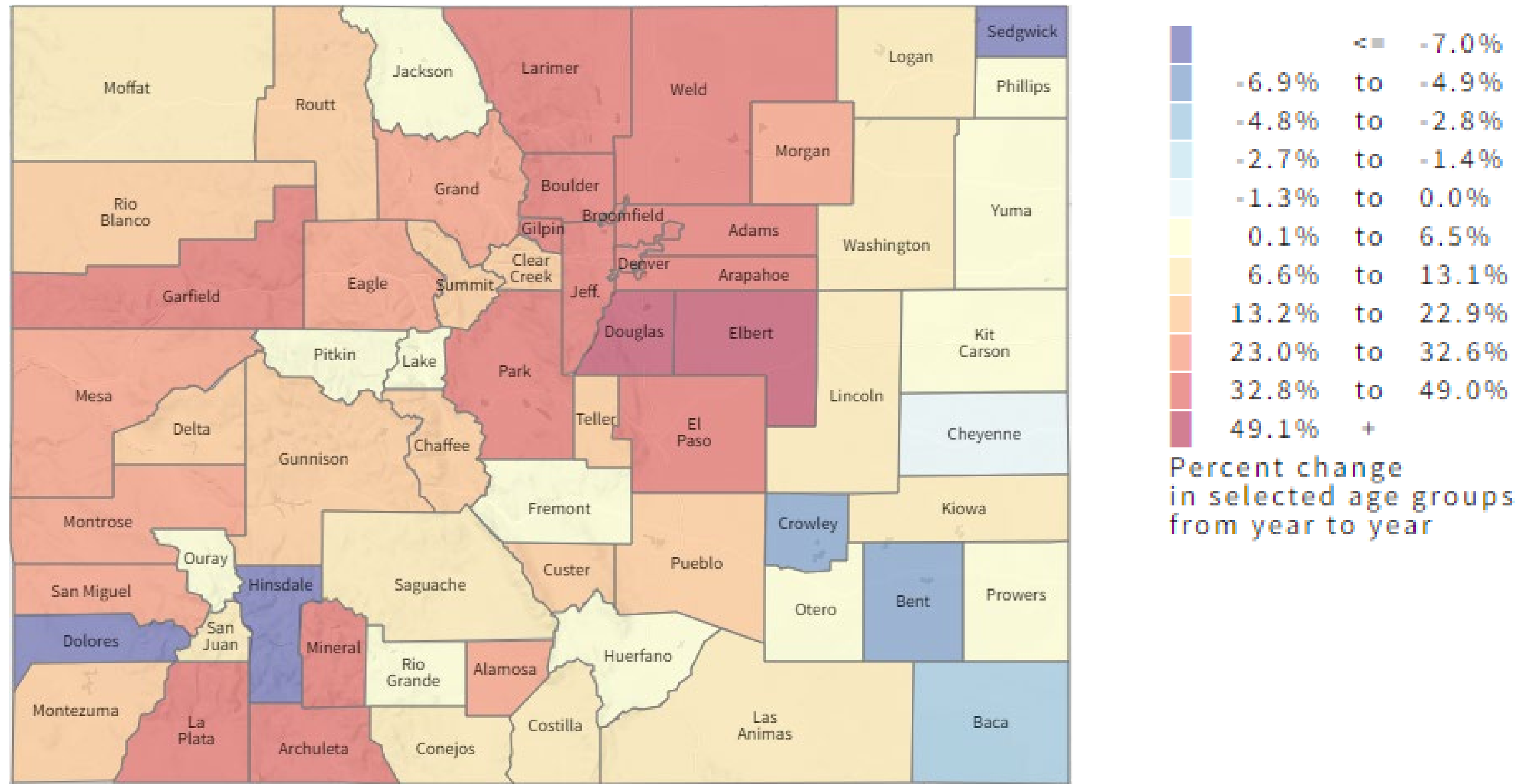




A map of Colorado showing its 64 counties, each labeled with its name. The counties are color-coded: red for Weld, Routt, and Morgan; yellow for Grand, Clear Creek, Adams, Arapahoe, Washington, Yuma, Kit Carson, El Paso, Lincoln, Cheyenne, Kiowa, Custer, and Baca; orange for Chaffee, Park, and Teller; blue for Jackson, Larimer, Boulder, Gilpin, Summit, Eagle, Pitkin, Lake, Douglas, Jeff., Broomfield, Denver, and Arapahoe; purple for Moffat, Rio Blanco, Garfield, Mesa, Delta, Montrose, Ouray, San Miguel, Dolores, San Juan, Hinsdale, Mineral, Rio Grande, Alamosa, Conejos, Costilla, Huerfano, Las Animas, Otero, Bent, and Prowers; and light blue for Logan, Sedgwick, Phillips, and Morgan. The map also shows the state's borders with Nebraska, Kansas, Oklahoma, and New Mexico.



# Change in the Older Adult Population 2020-2030



# *Implications From Age and Aging*

- Consumer demand - job creation, occupations, wages
- Labor force - older, retirements
  - Slower growth in working age, especially after 2027 given lower level of births
  - Over the next 5 years 200,000 retirements, assuming increased participation for everyone ages 55+
- Housing - household size, mobility, owners, accessibility
  - Retirees aging in place. Where will new workers live?
  - Millennials aging into prime home buyers and 2<sup>nd</sup> home ownership
  - Gen Z aging into apartments and first time home buying
- Services for older adults, if they can't age in place, leave



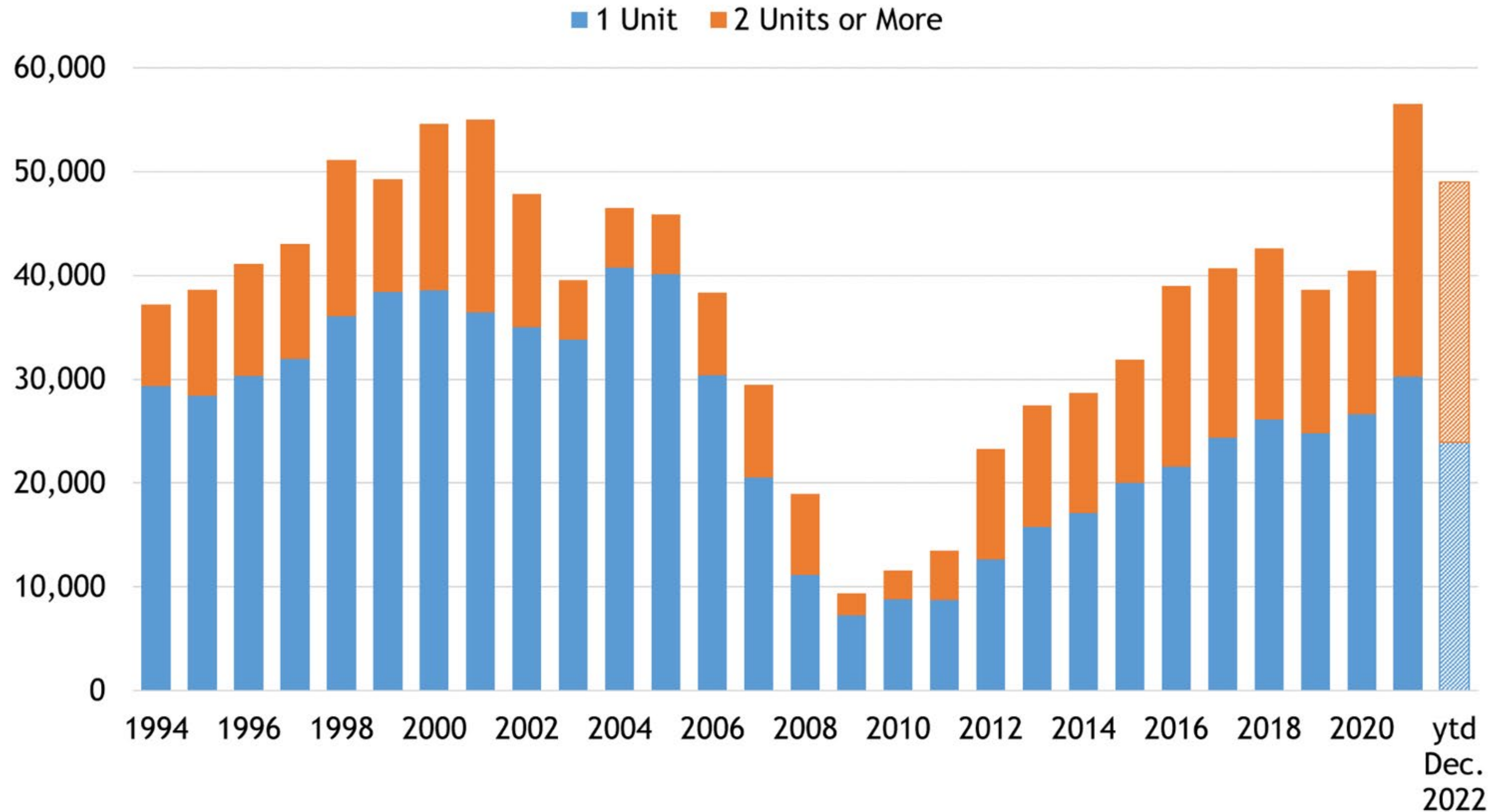
# *Housing*

## Supply vs. Demand





# Colorado Residential Building Permits

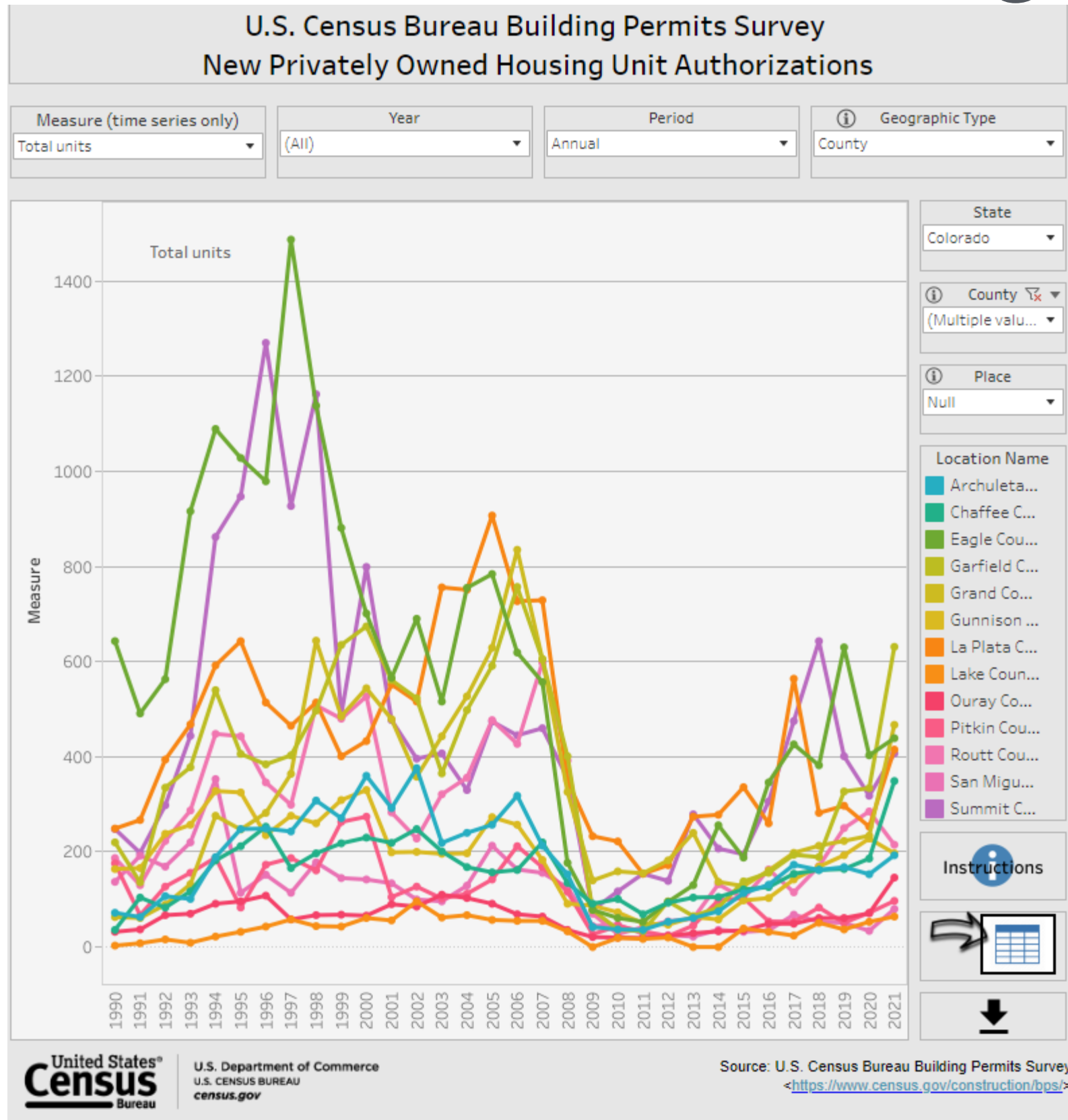


# Residential Building Permits, Ski Counties

2010-2020 vs 2000-2010

Every county except Pitkin experienced slower housing unit growth

Lake, Gunnison, Chaffee, Summit experienced faster population growth



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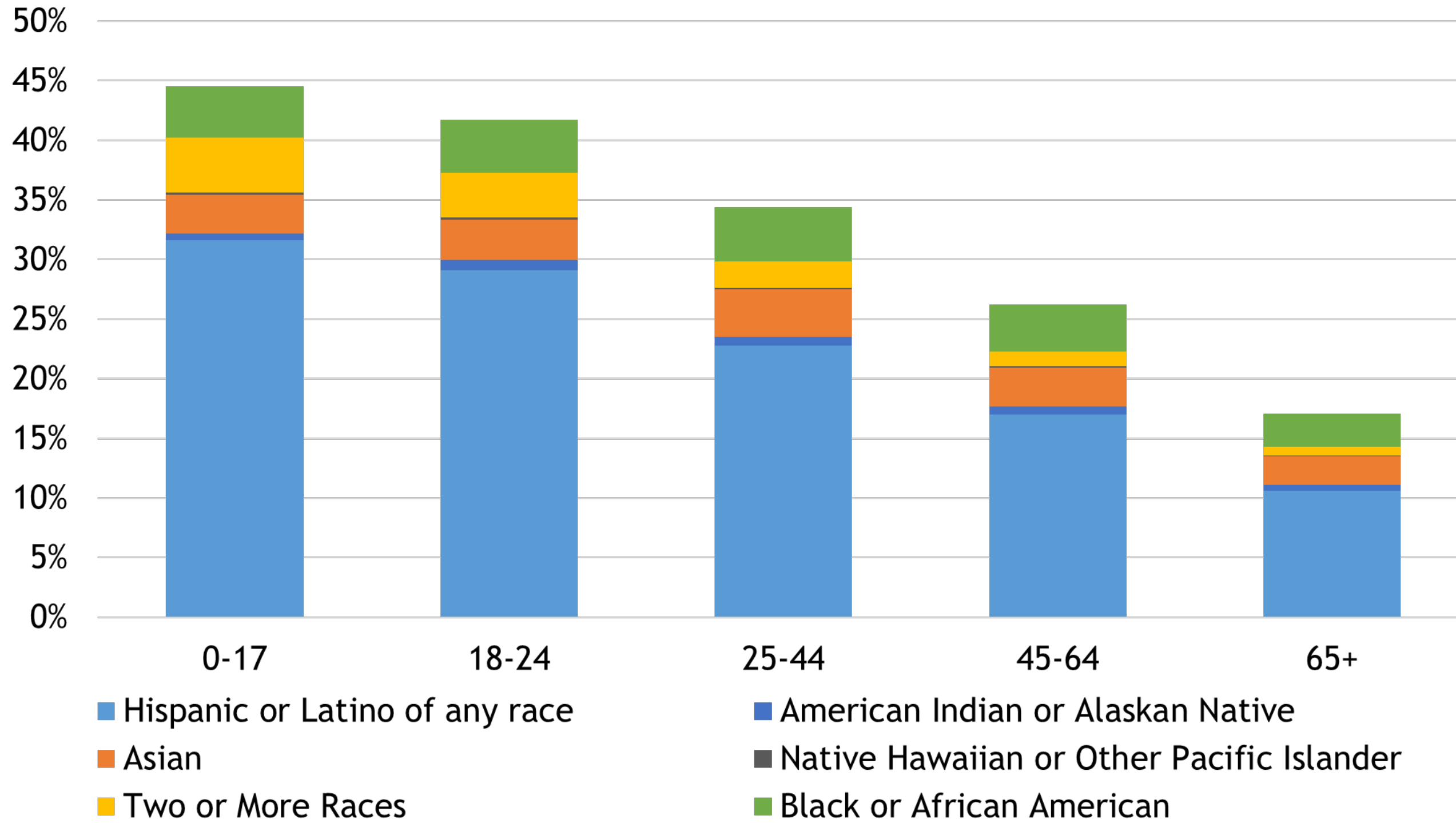
# *Race and Ethnicity*

## *Becoming More Diverse*



# Diversity by Age

2020 People of Color Share of Population by Age



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Source: State  
Demography Office



# *Forecast considerations*

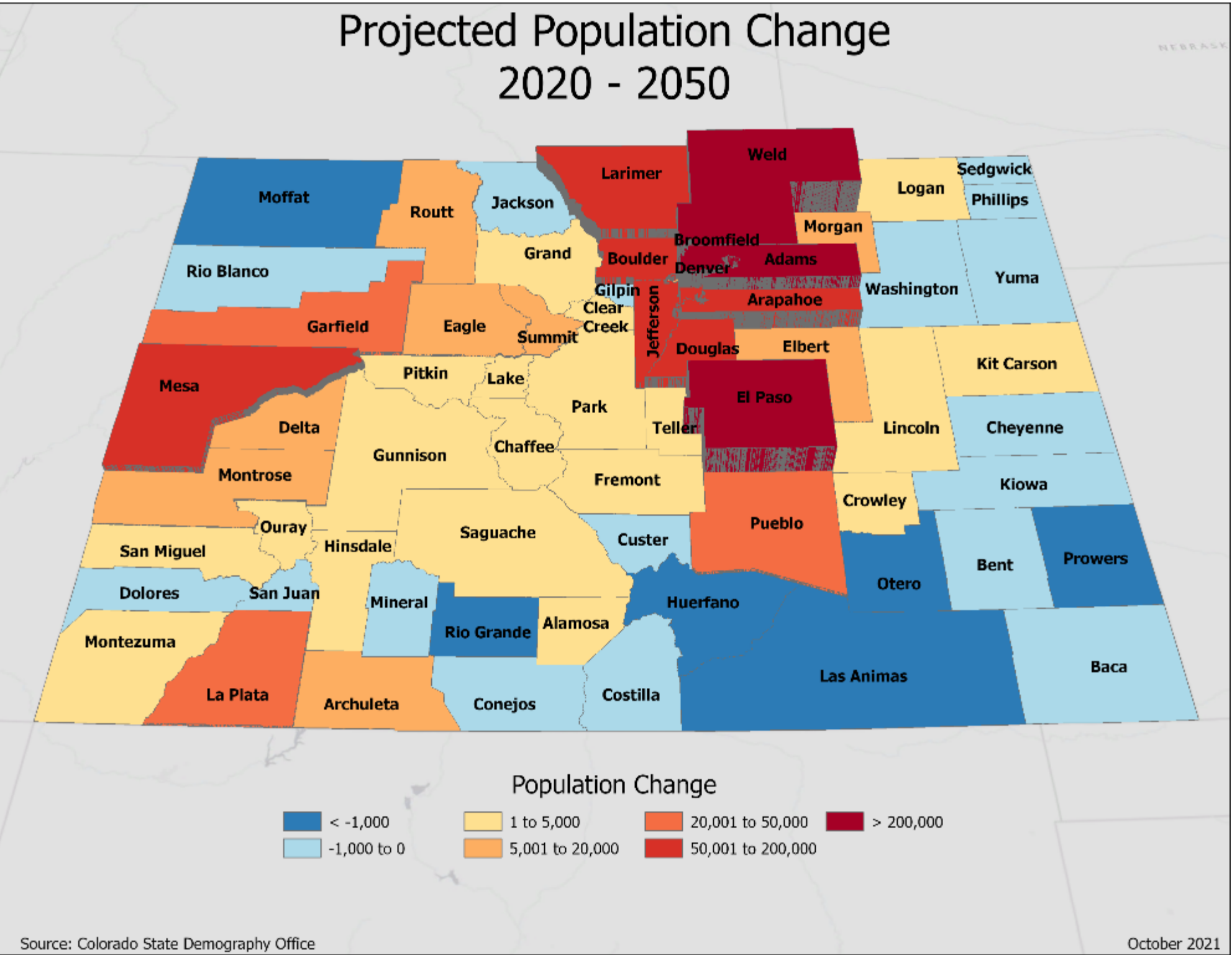
- Population is growing but continuing to slow
  - Aging - leaving labor force
    - Create more demand for workers
  - Resident housing supply
    - Ability to attract workers
    - Increased demand for second homes due to aging of Millennials (others as well)
    - Telecommuting/remote (competition/complement?)
- “Part-Time” residents - feel their presence but not included in population counts.



# Colorado Long-Term Forecast

7.5 Million

Projected Population Change  
2020 - 2050



Change 2020-2050

State: 1.8 million

Front Range: 1.6M

Western Slope: 190K

Central Mtns: 1K

San Luis Valley: -2K

Eastern Plains: 7K



# *Uncertainties to the Forecast +/-*

- Intl' immigration
- Water
- Housing - supply, price, type, location
- Infrastructure/Transportation
- Pandemic uncertainty
- Aging - labor force, prepared labor force
- Natural disasters - nationally
- Industry changes - boom/bust, competitiveness





# *Thank you*

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Department of Local Affairs*

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