



Erie City Council

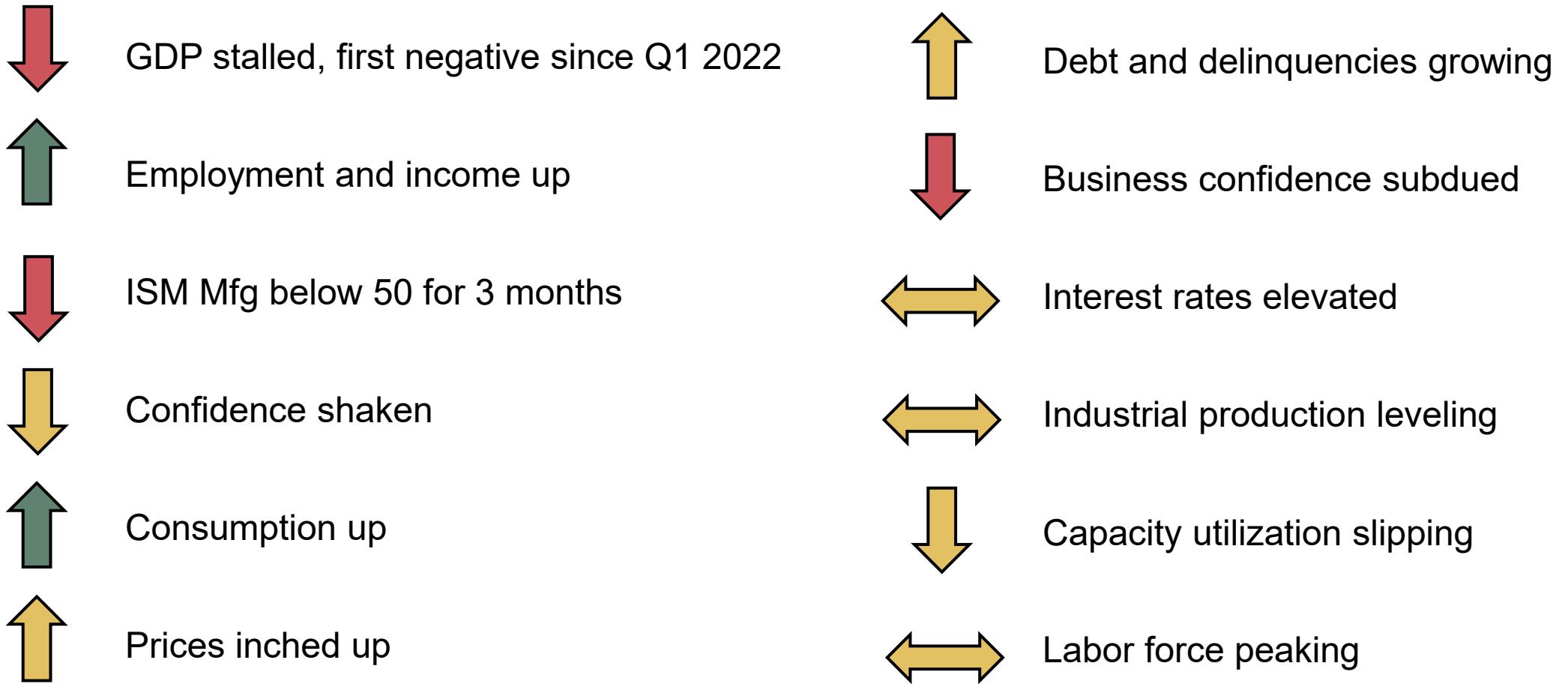
## Attention to the Risks

**Richard Wobbekind**  
Associate Dean  
Leeds School of Business  
Faculty Director  
Business Research Division  
University of Colorado Boulder

July 29, 2025

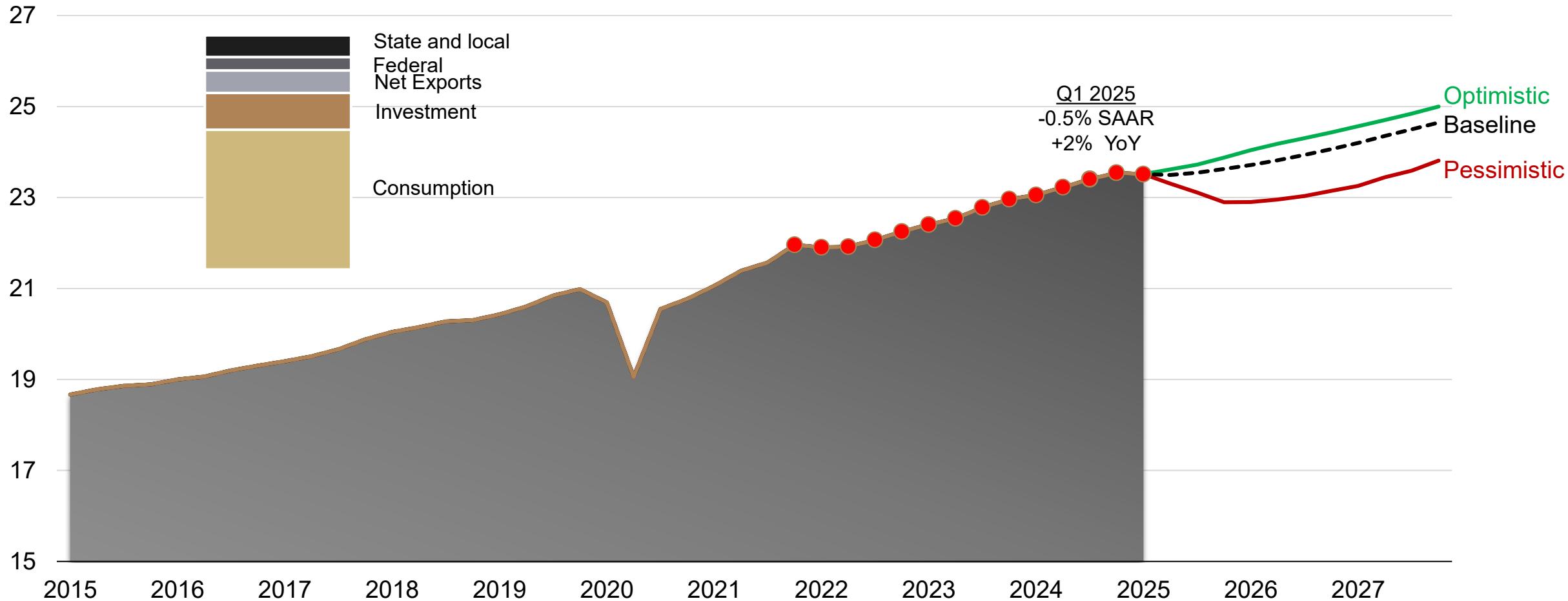
# National Economy Signals

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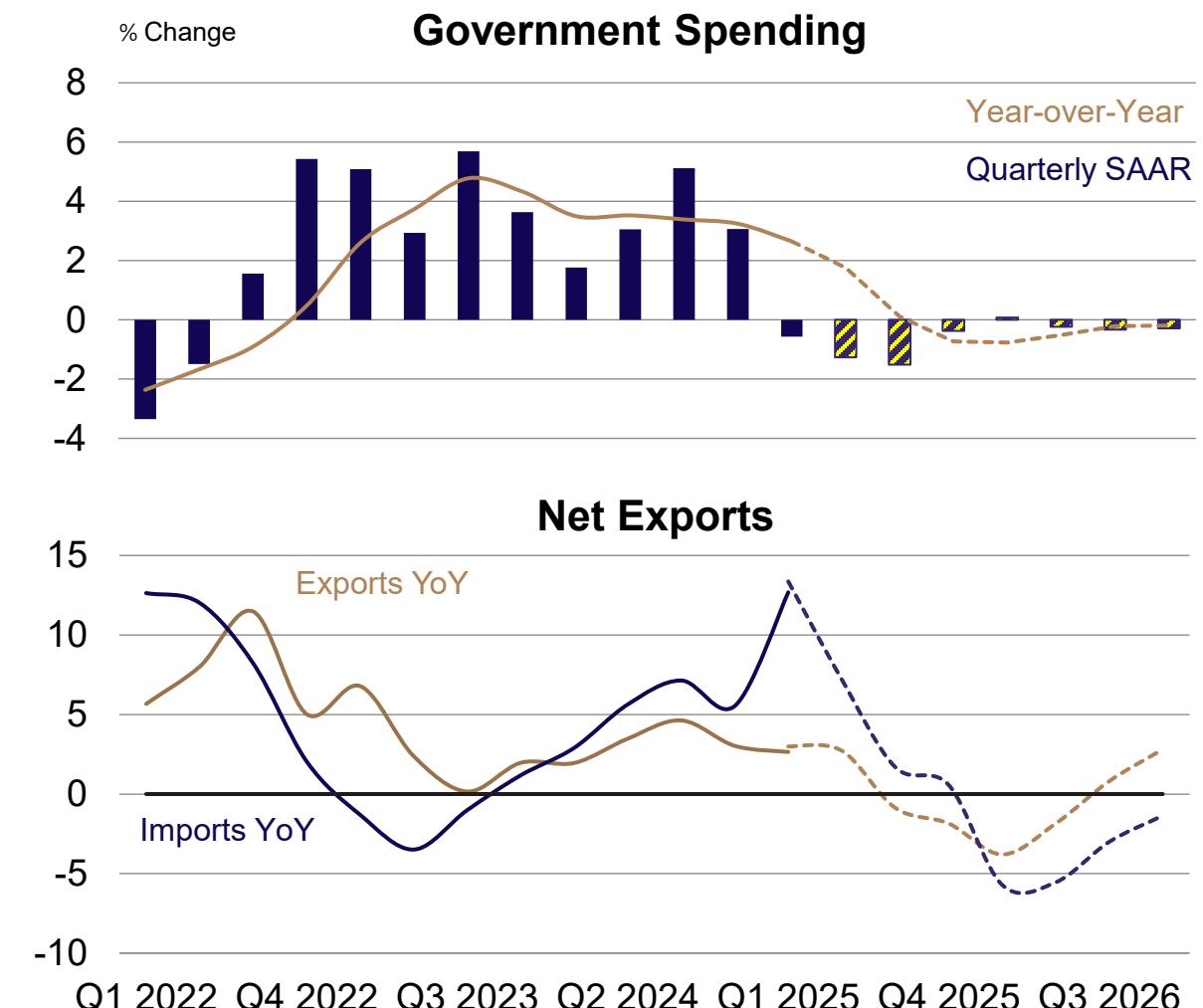
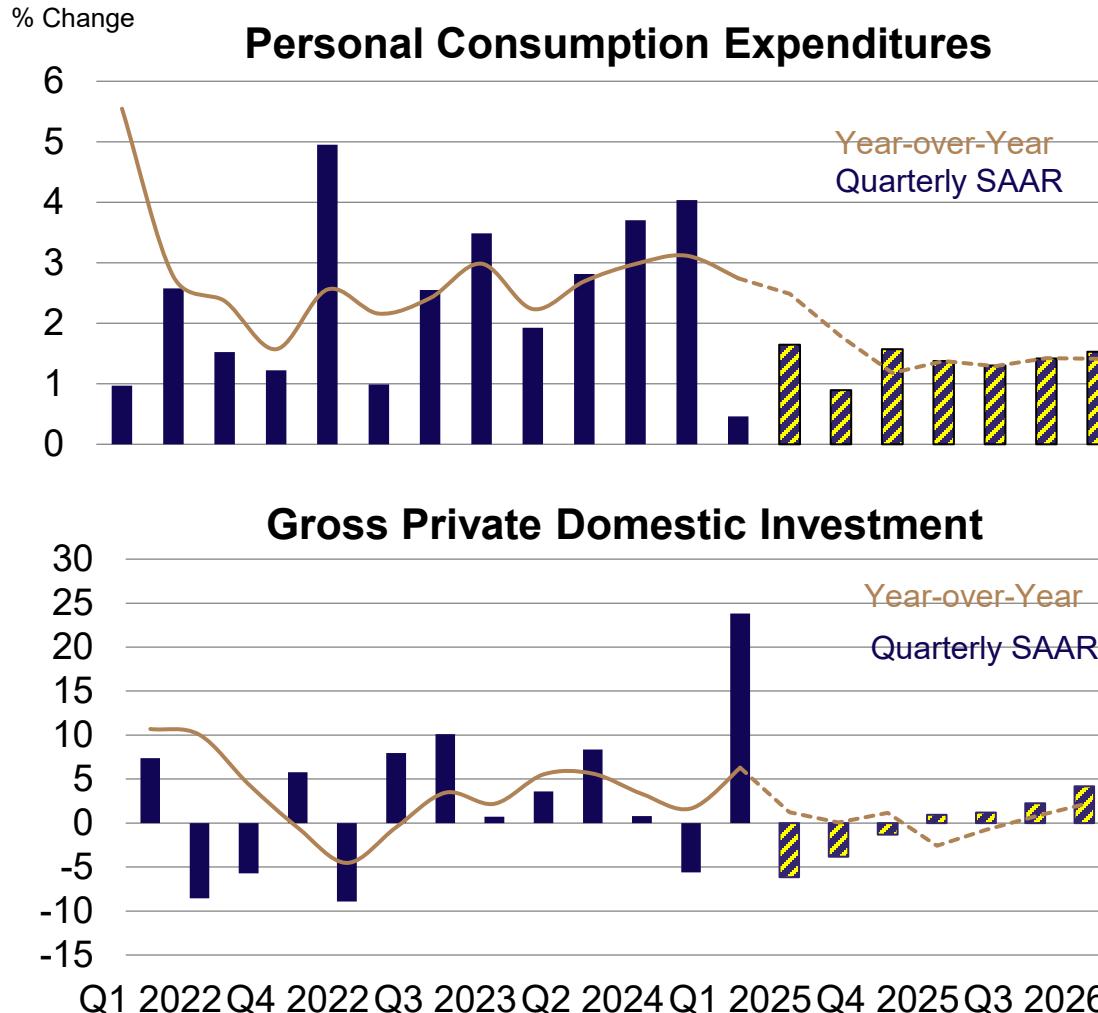


# U.S. Real GDP

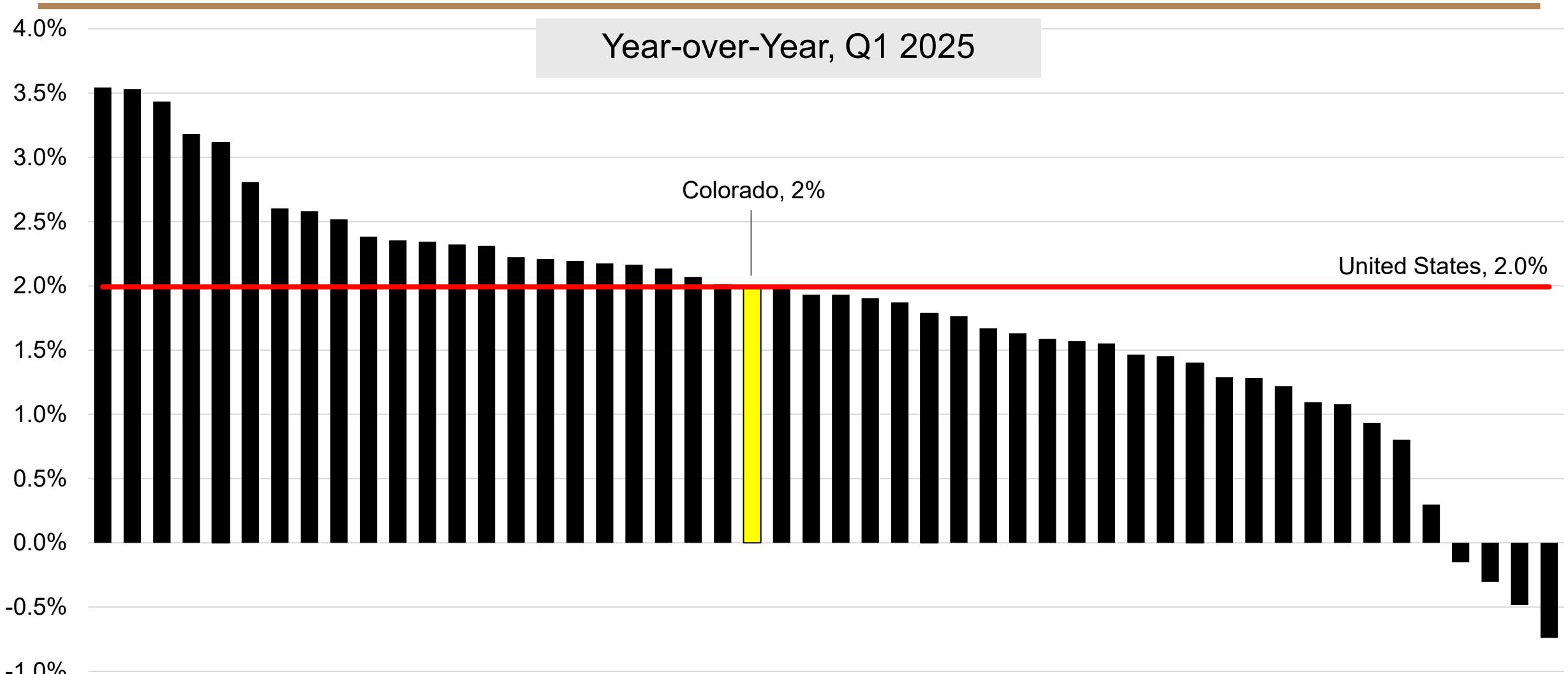
U.S. Quarterly GDP, \$ Trillions



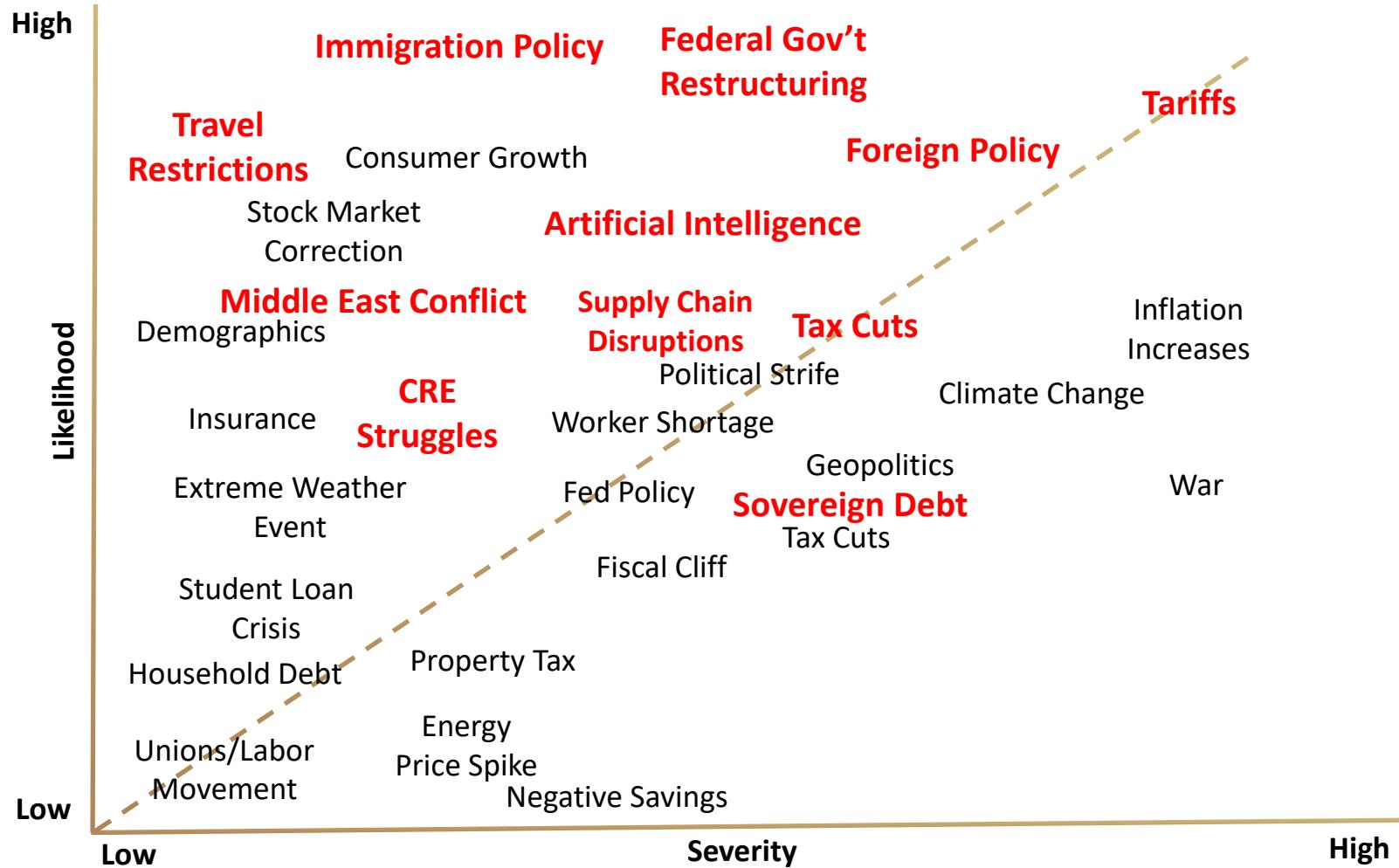
# Economic Growth: C+I+G+X



# Real GDP Growth by State



# Risks



Sources: Business Research Division and Moody's Analytics. Framework and select risks based on U.S. Macroeconomic Outlook Baseline and Alternative Scenarios published by Moody's.

A photograph of a man with dark hair and a beard, wearing glasses and a grey t-shirt, sitting at a desk and working on a laptop. He is looking out of a large window that offers a view of a lush, green garden with various trees and bushes. The room has warm lighting, with a lamp visible on the right side. The overall atmosphere is focused and peaceful.

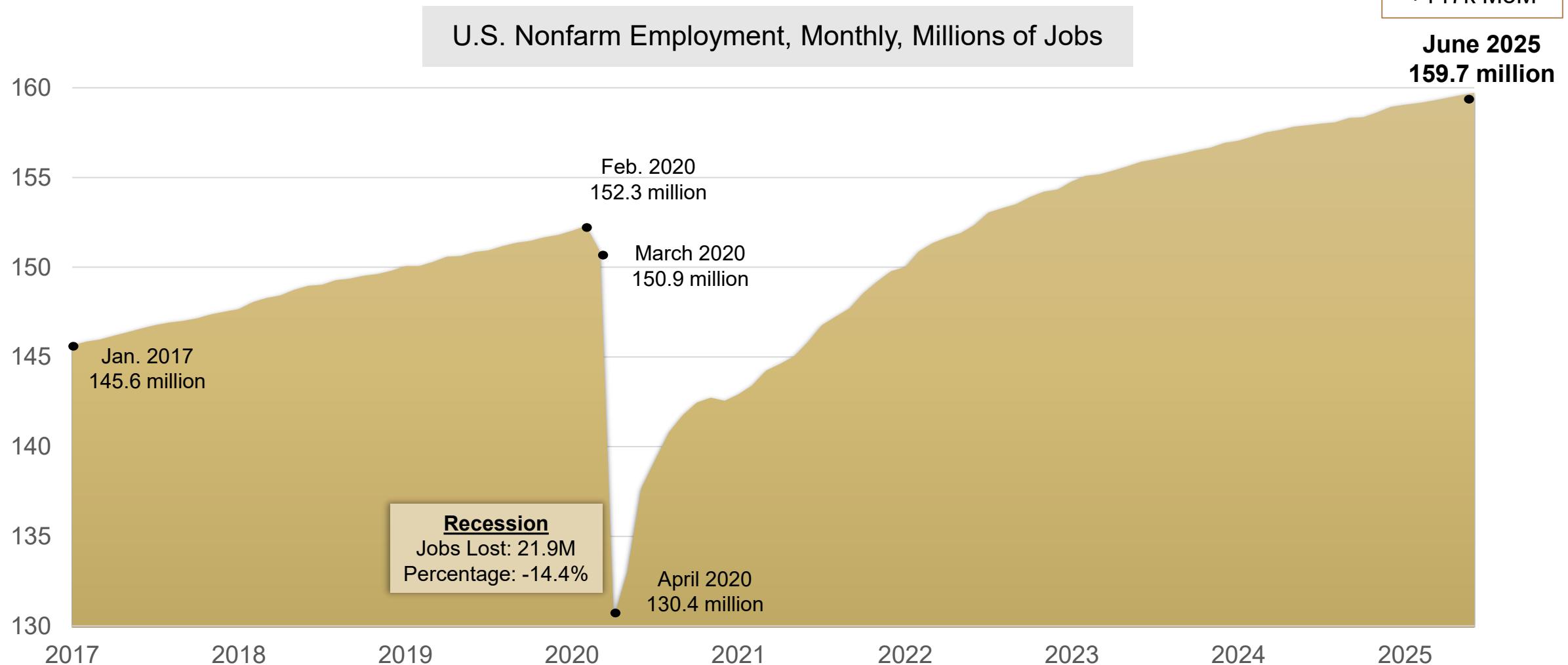
# Employment

# U.S. Nonfarm Employment

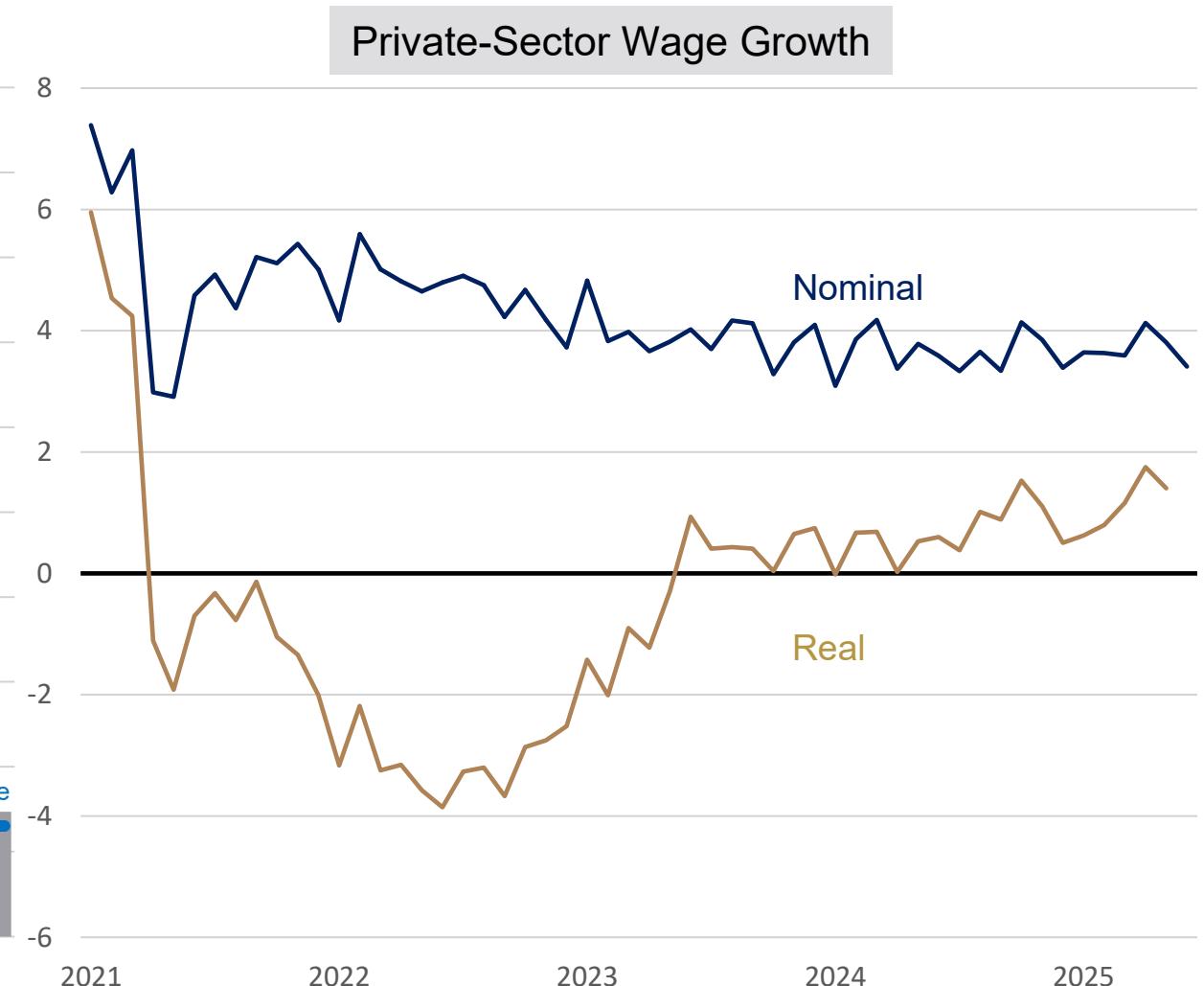
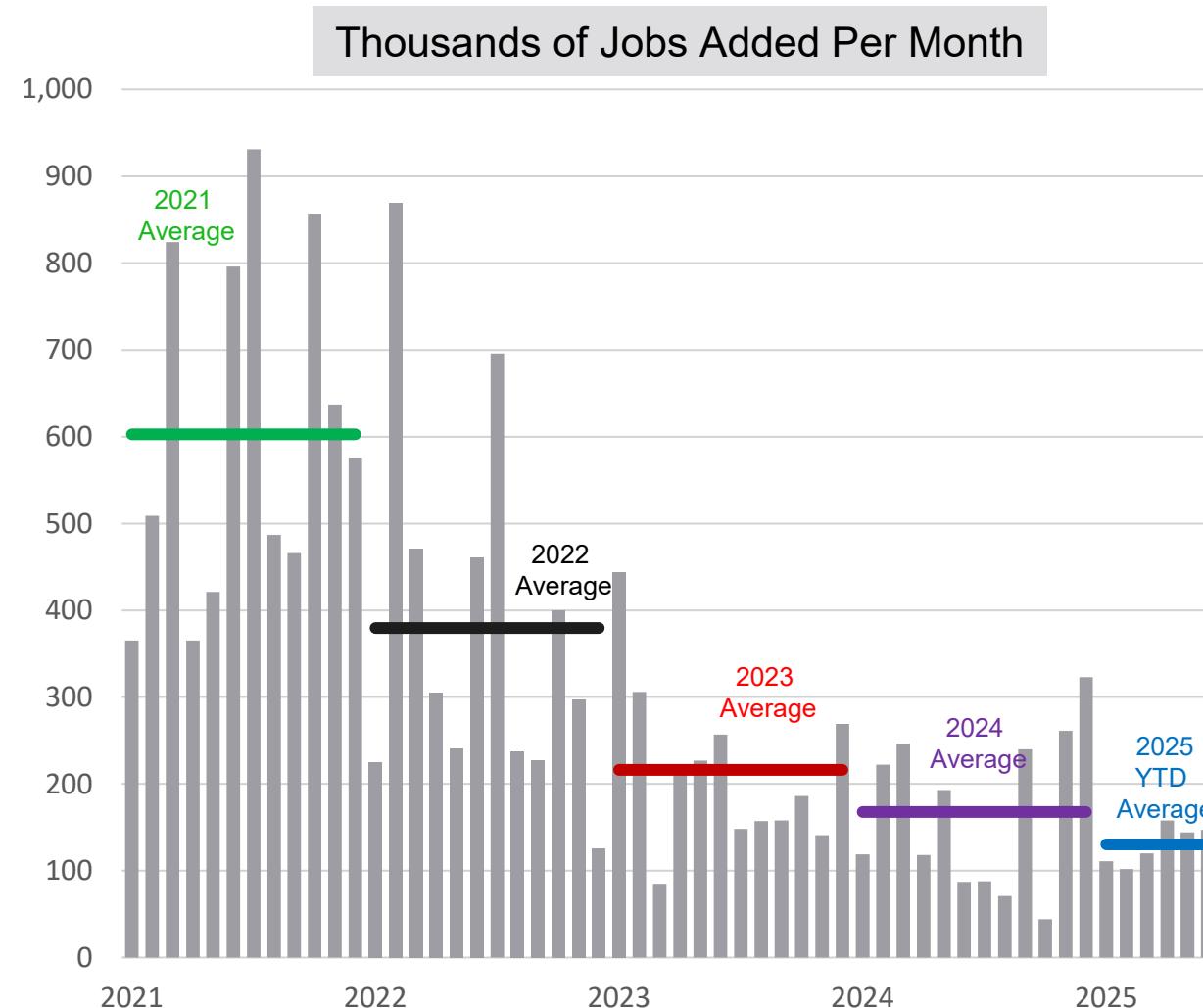
+1.1% YoY  
+1.8M YoY  
+147k MoM

June 2025

**159.7 million**

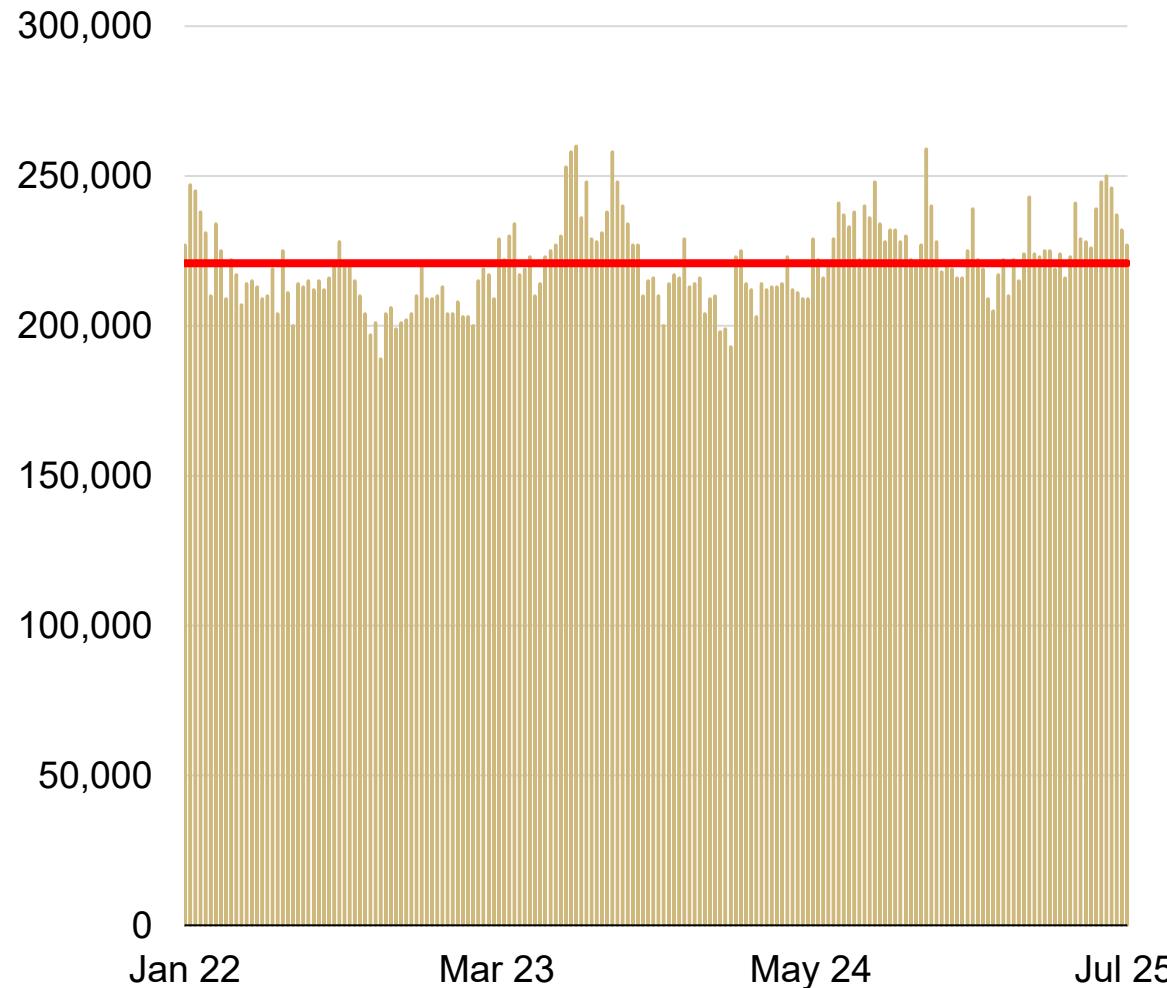


# U.S. Nonfarm Employment Growth

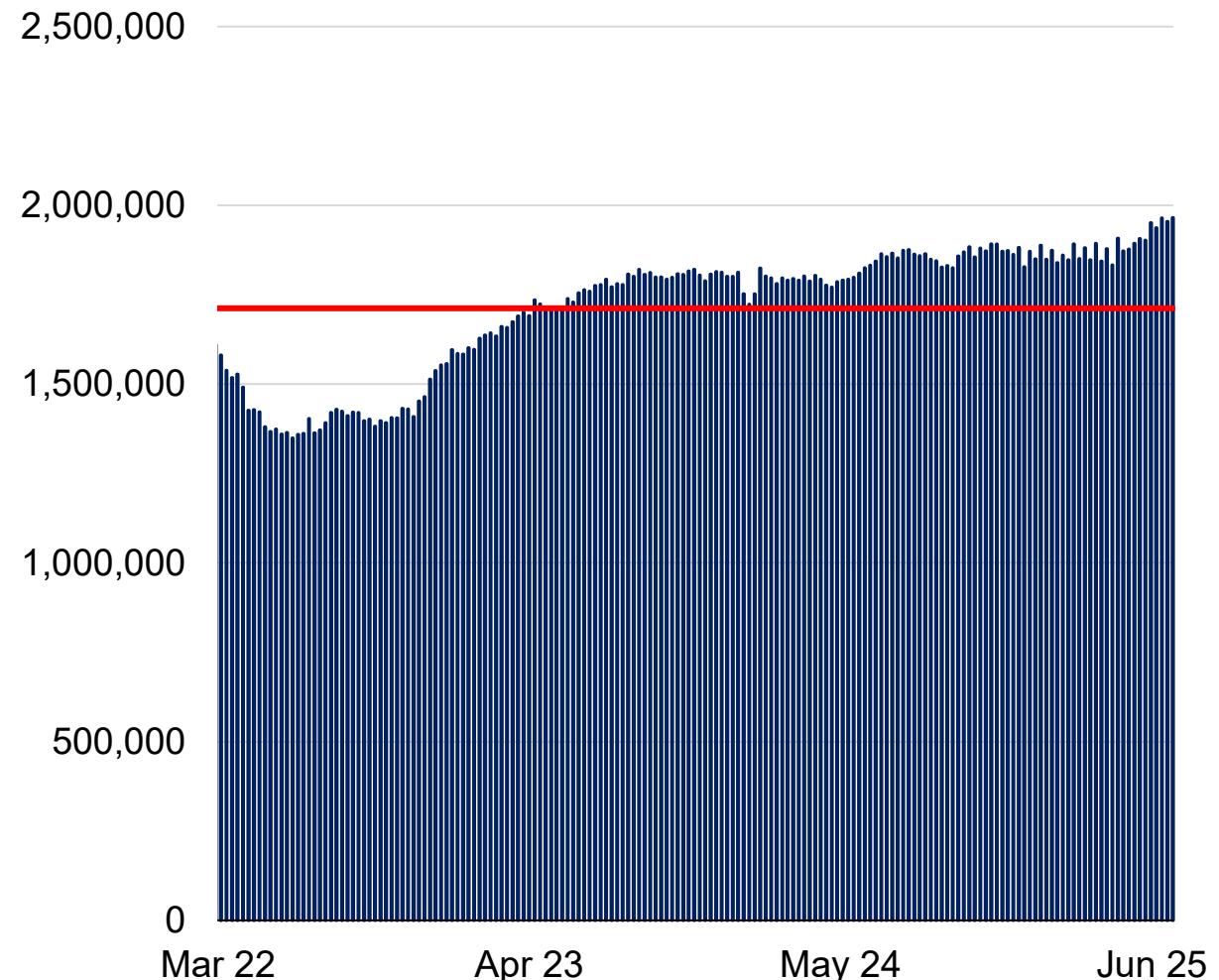


# Jobless Claims

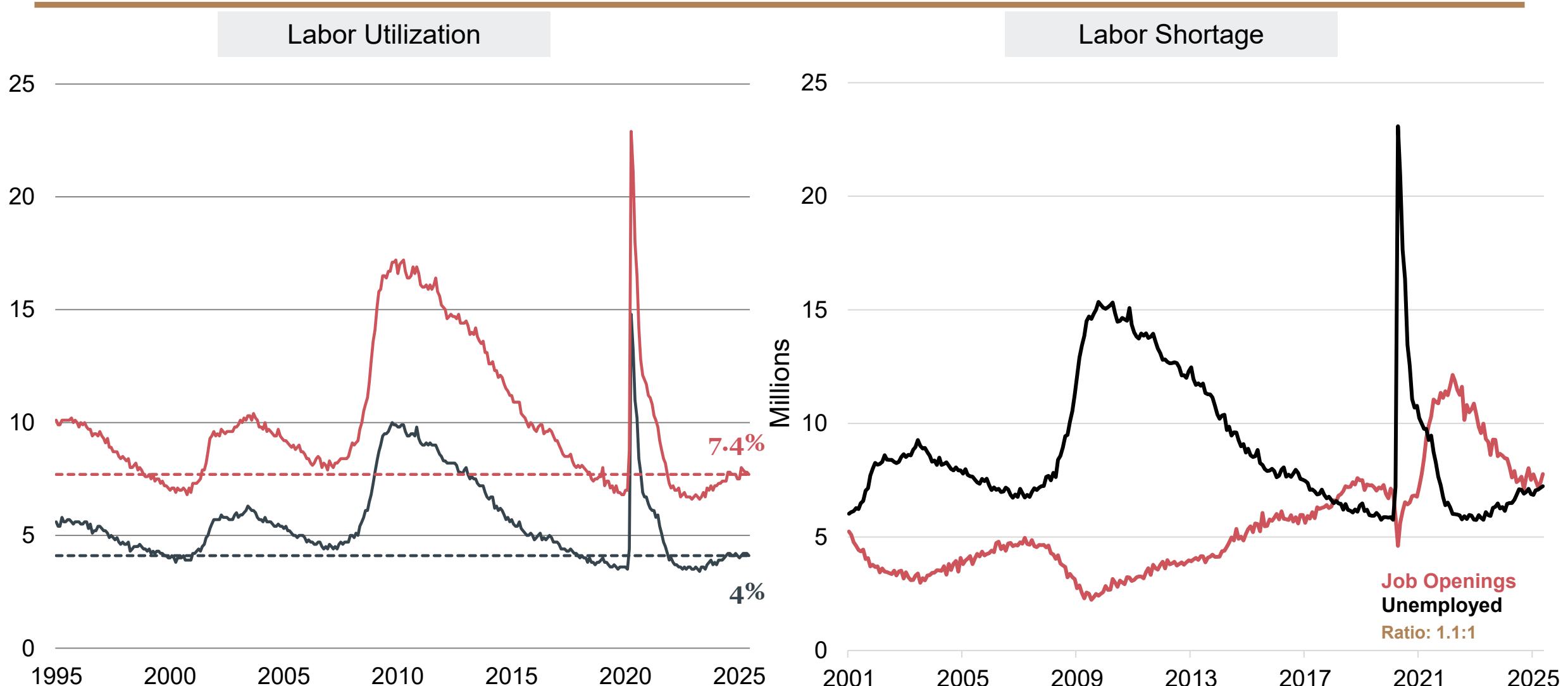
Initial Jobless Claims, Weekly



Continued Jobless Claims, Weekly



# Labor Market



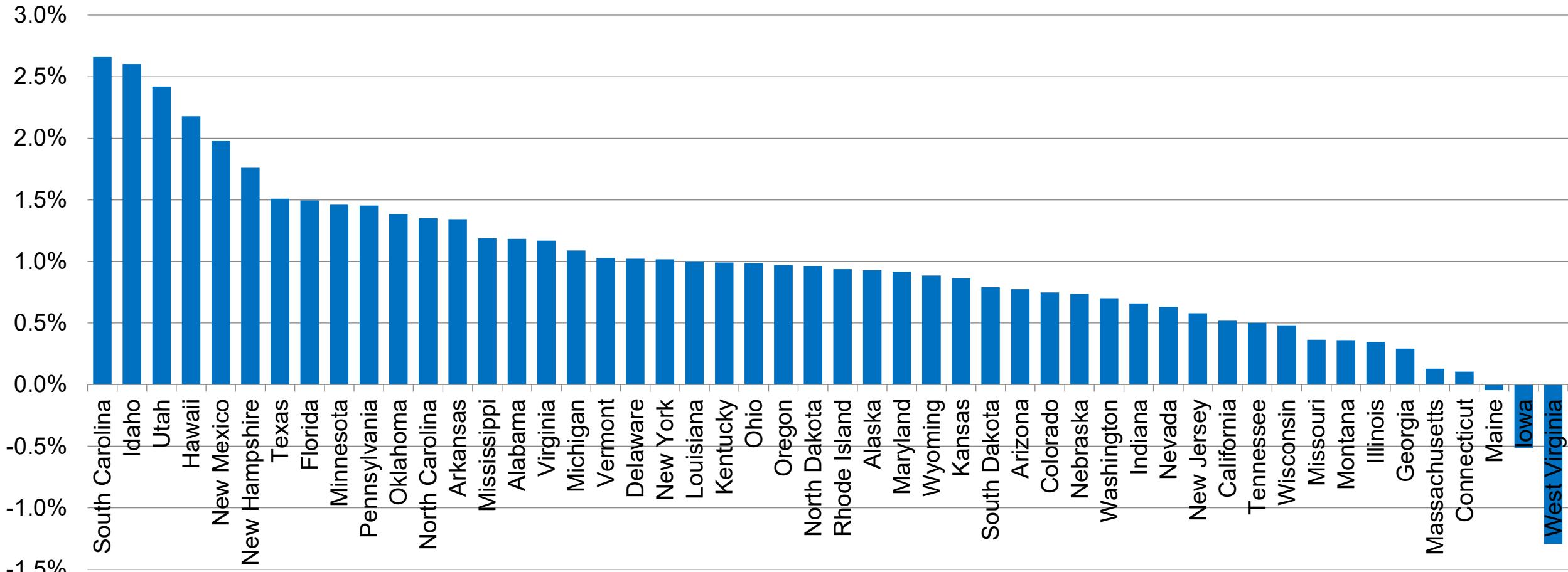
# Worker Shortage

	Job Openings Rate		Unemployment Rate		Openings Unemployed		Deficit
	May	May	June	June	May	June	
	2024	2025	2024	2025	2025	2025	
Mining and logging	3.7	3.0	▼	1.3	1.9	▲	-9
Construction	4.4	2.9	▼	3.3	3.4	▲	119
Manufacturing	4.3	3.1	▼	3.1	3.6	▲	130
Wholesale trade	2.7	2.8	▲	3.6	3.1	▼	-82
Retail trade	3	3	▷	5.3	5.3	▷	417
Transportation, warehousing, and utilities	4.4	4.3	▼	4.5	3.9	▼	-4
Information	4.2	5.1	▲	5.9	4.0	▼	-56
Finance and insurance	4.8	5.2	▲	2.5	2.1	▼	-208
Real estate and rental and leasing	4.2	3.9	▼	3.1	2.9	▼	-23
Professional and business services	5.4	5.7	▲	3.7	3.6	▼	-634
Private educational services	4.5	3.7	▼	5.3	4.4	▼	85
Health care and social assistance	6.9	6.5	▼	2.6	3.1	▲	-925
Arts, entertainment, and recreation	5	5.3	▲	3.4	7.9	▲	90
Accommodation and food services	4.9	6.8	▲	5.7	5.9	▲	-386
Other services	4.5	4.9	▲	3.9	3.2	▼	-82
Government	4.3	3.4	▼	2.9	3.2	▲	-143
Total	4.8	4.6	▼	4.3	4.4	▲	-309

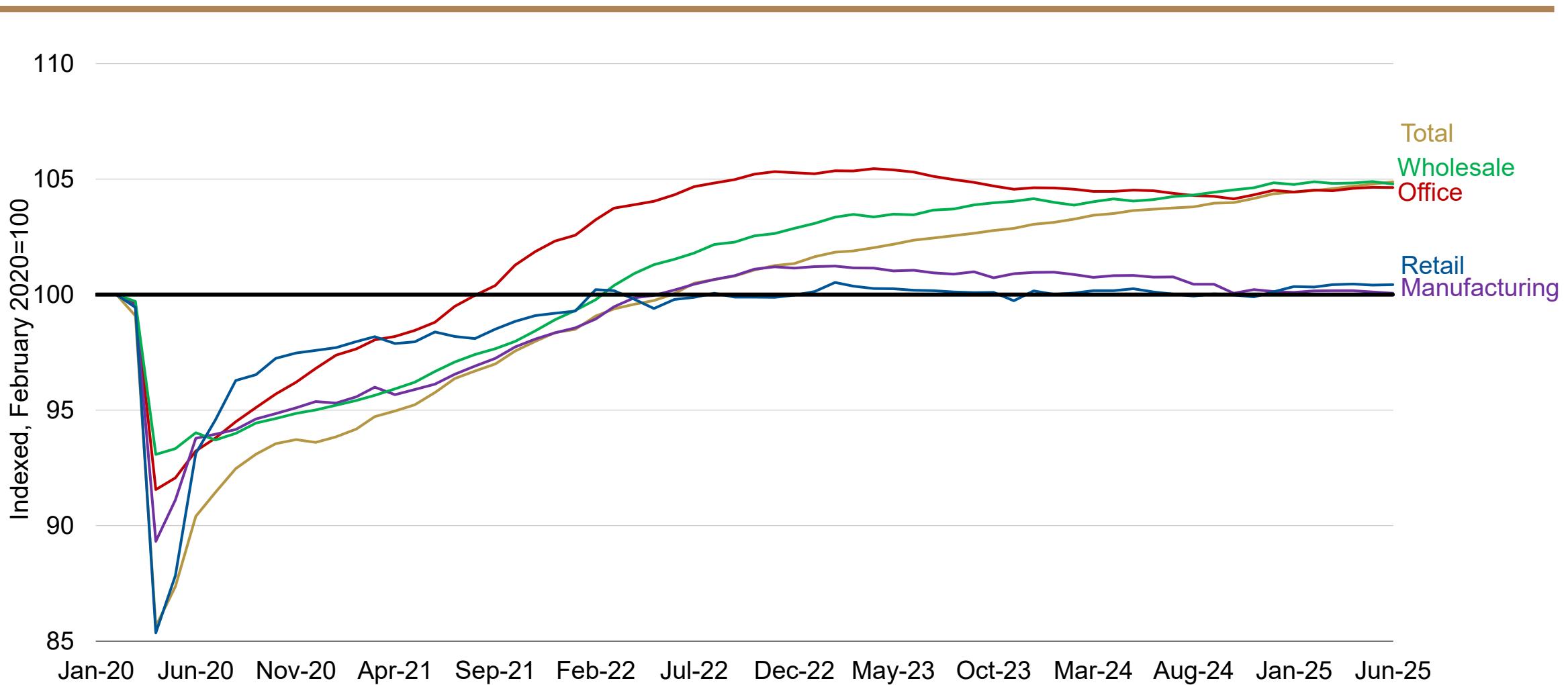
Source: Bureau of Labor Statistics. Deficit calculations by the Business Research Division.  
 Note: Openings reflect February data, unemployed reflect March data.

# State Employment Growth

Year-over-Year Growth, May 2025



# National Industry Employment Recovery

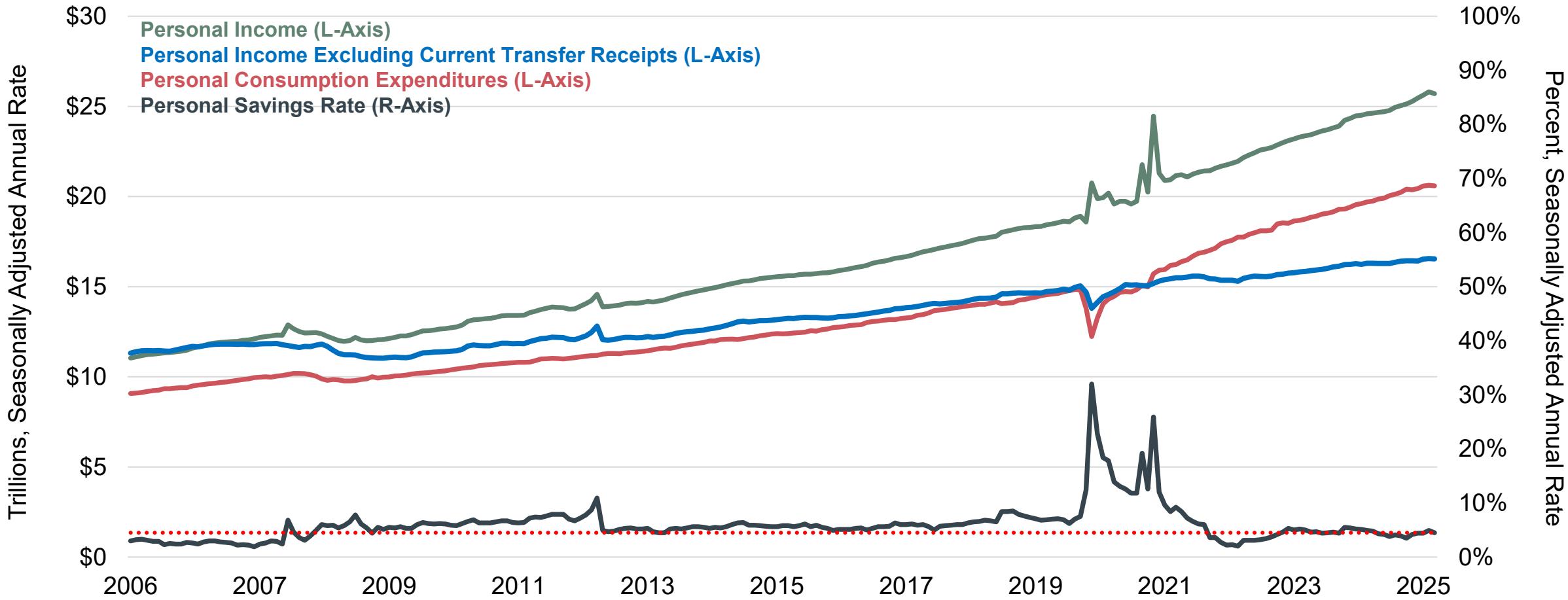




# Income, Prices, and Confidence

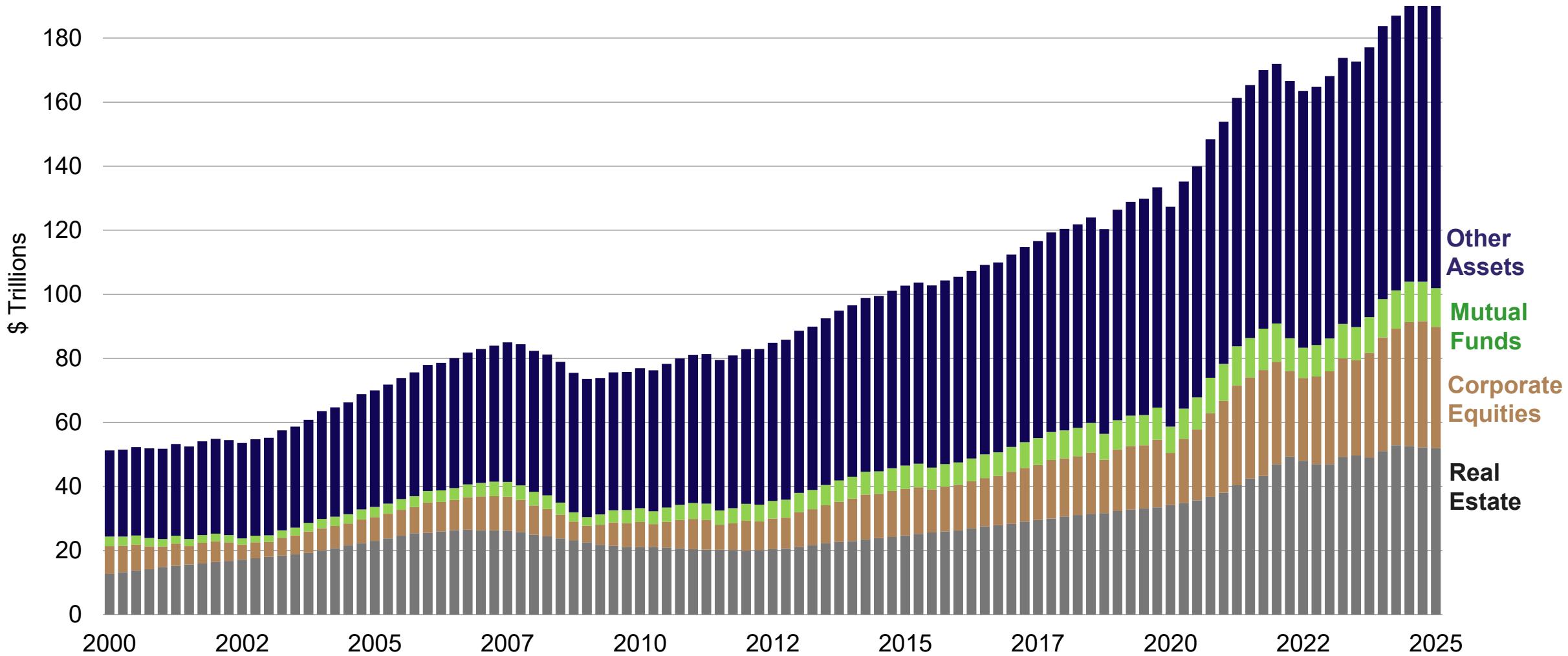
# Personal Income and Savings

Trillions, Seasonally Adjusted Annual Rate



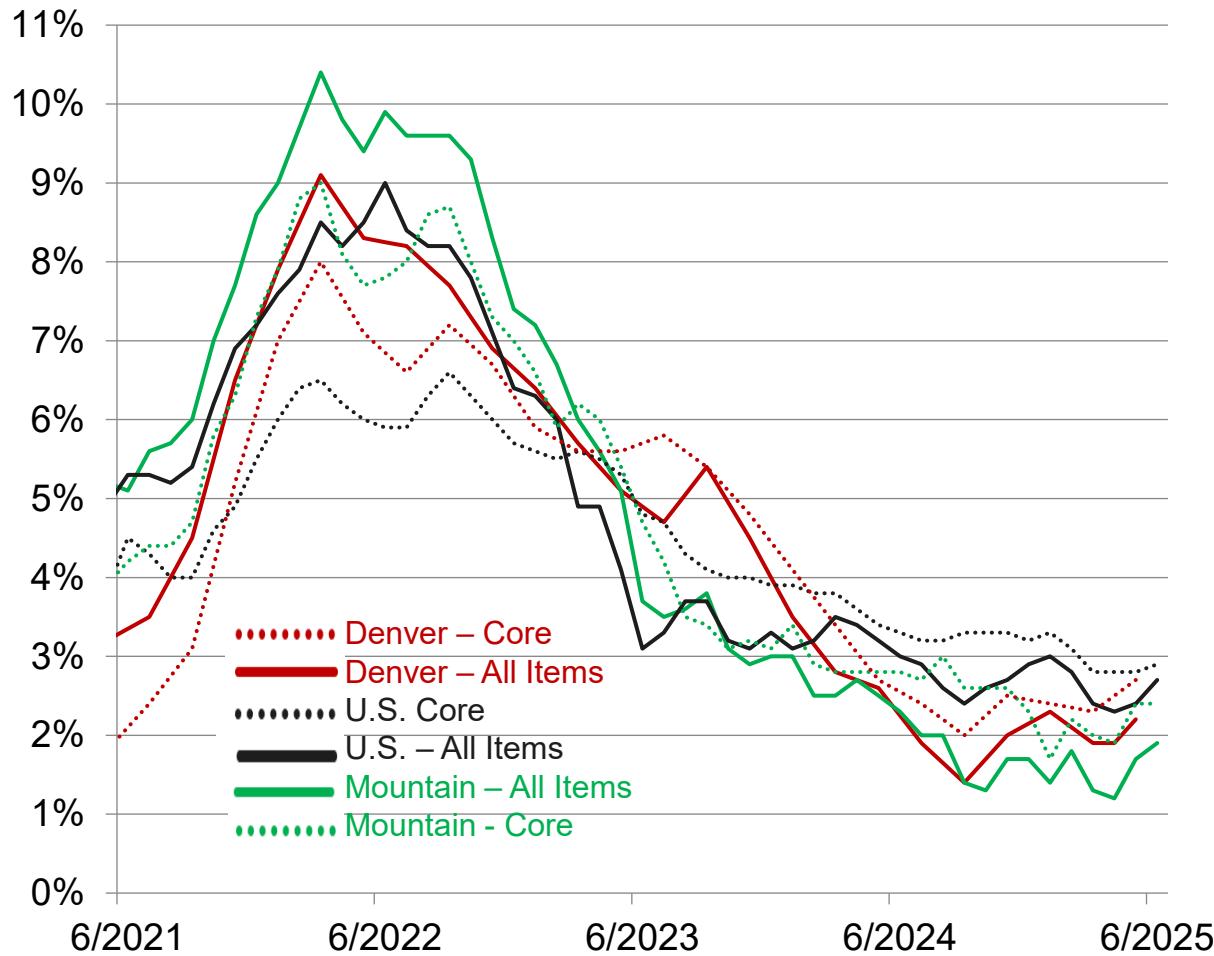
Sources: Bureau of Economic Analysis.

# Household Wealth



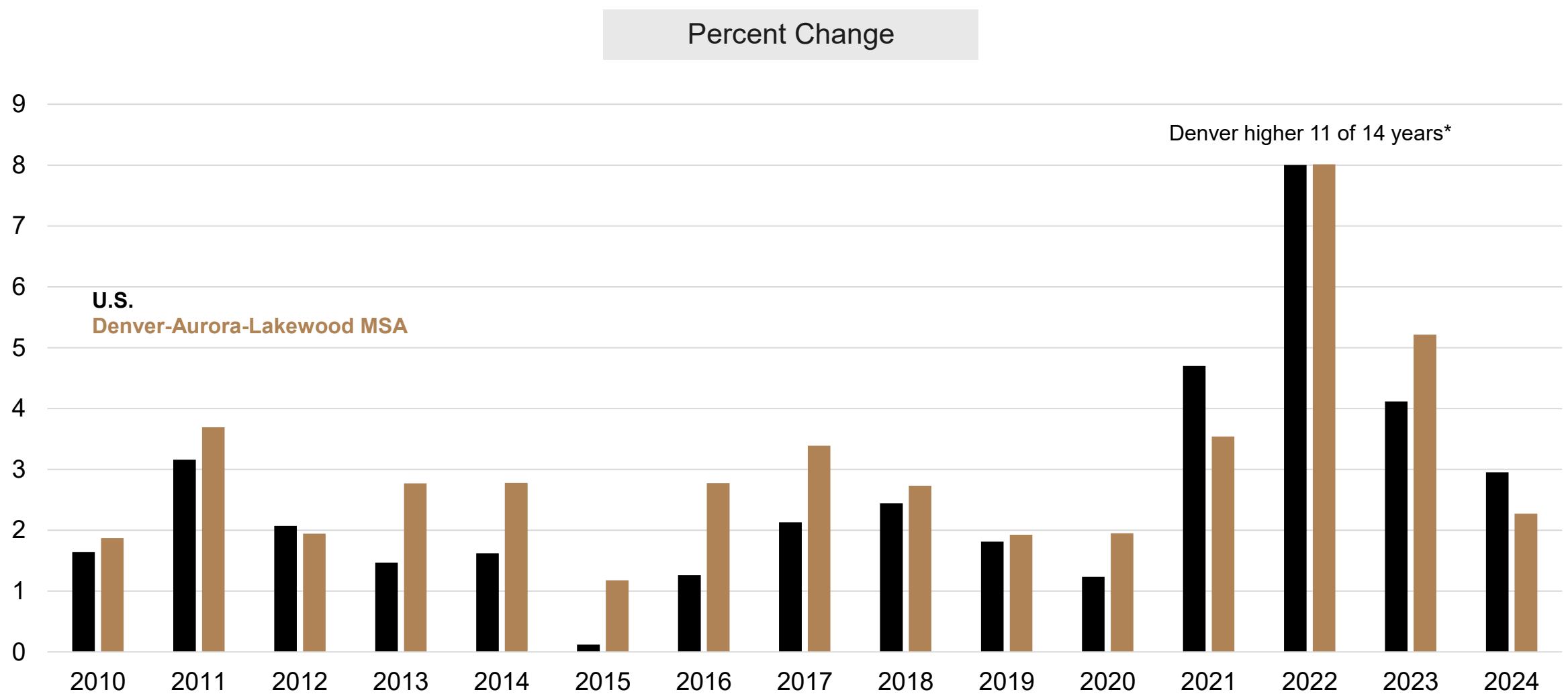
# Inflation

Consumer Price Index, Percent Change Year-Over-Year

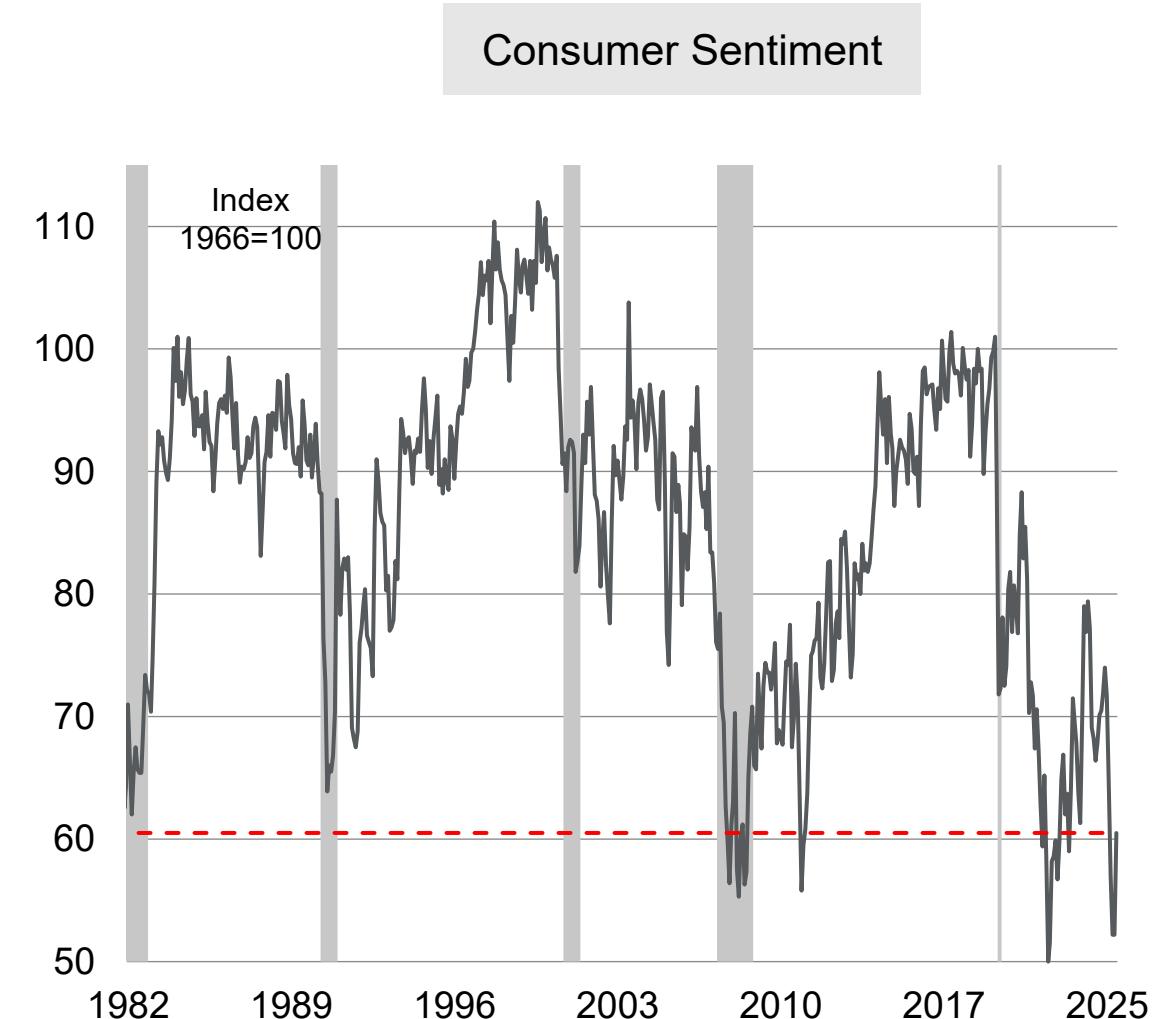
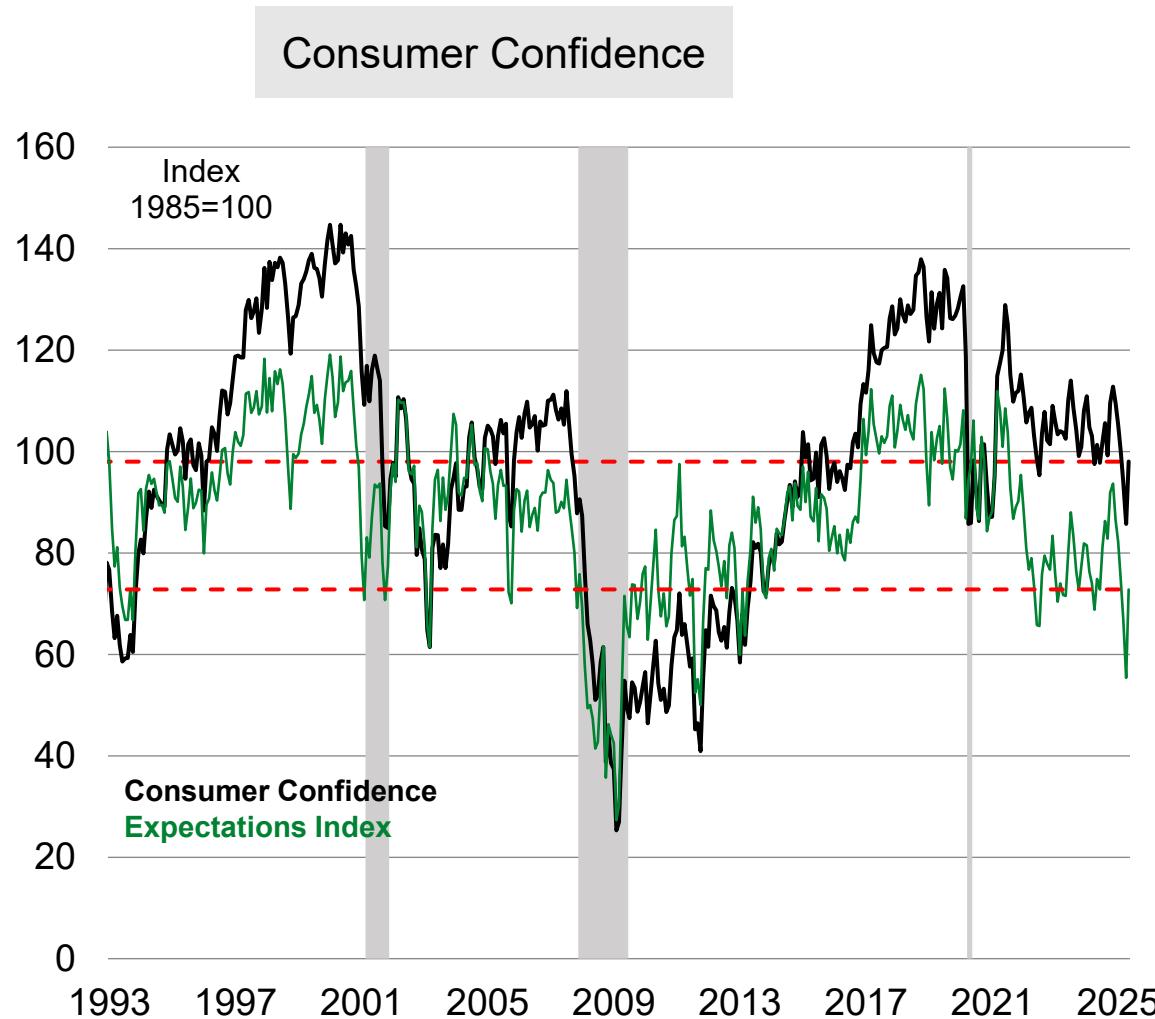


Items	U.S. City Average	Mountain	Denver-Aurora-Lakewood	Item Weights
<b>All items</b>	<b>2.7%</b>	<b>1.9%</b>	<b>2.2%</b>	<b>100.0%</b>
Food and beverages	2.9%	2.6%	3.0%	14.5%
Housing	4.0%	2.0%	1.9%	44.2%
Apparel	-0.5%	-0.6%	0.0%	2.5%
Transportation	-0.1%	-0.9%	0.6%	16.6%
Medical care	2.8%	5.2%	5.6%	8.3%
Recreation	2.1%	4.3%	0.8%	5.3%
Education and communication	0.5%	-1.2%	-0.7%	5.7%
Other goods and services	3.7%	6.3%	14.3%	2.9%
All items less food and energy	2.9%	2.4%	2.7%	

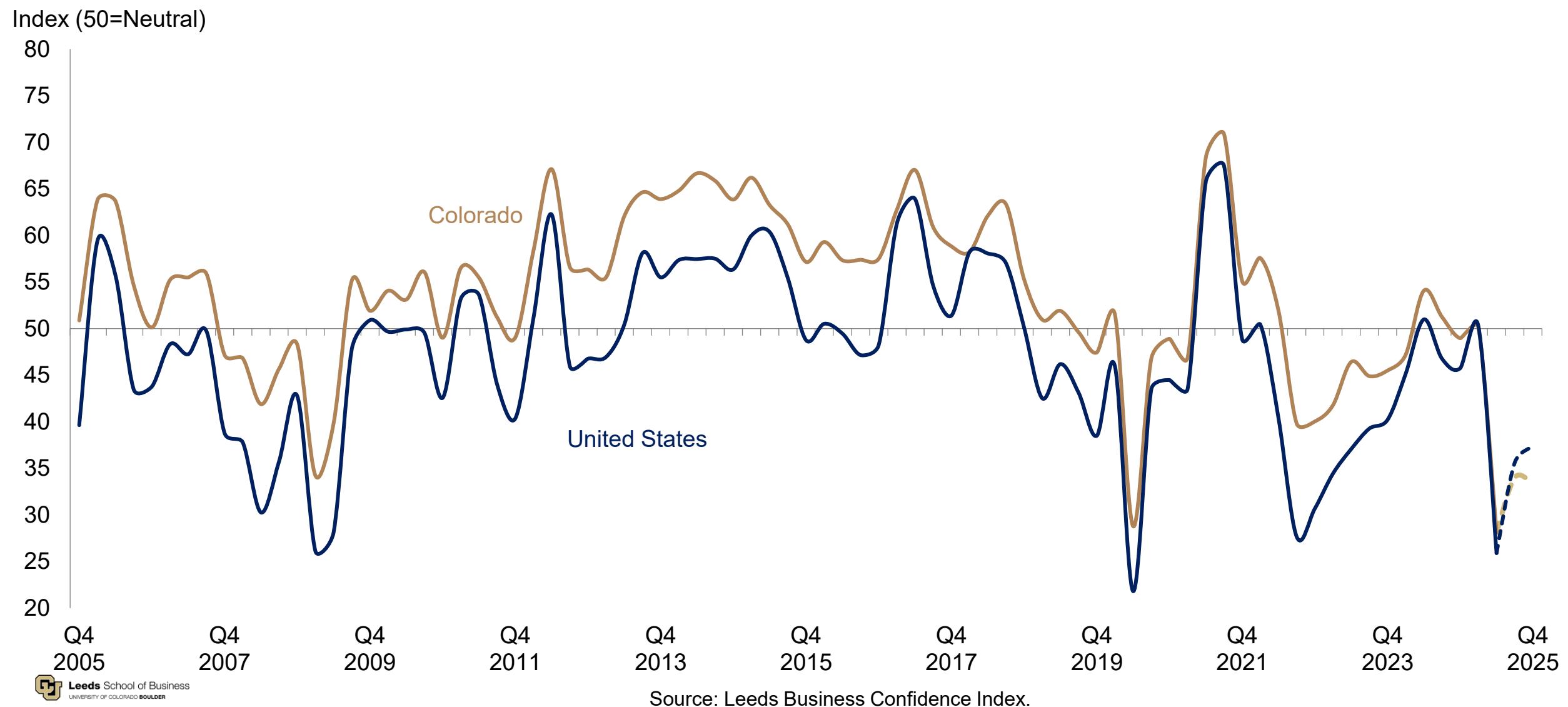
# National v. Local Inflation



# Index of Consumer Confidence



# State Expectations

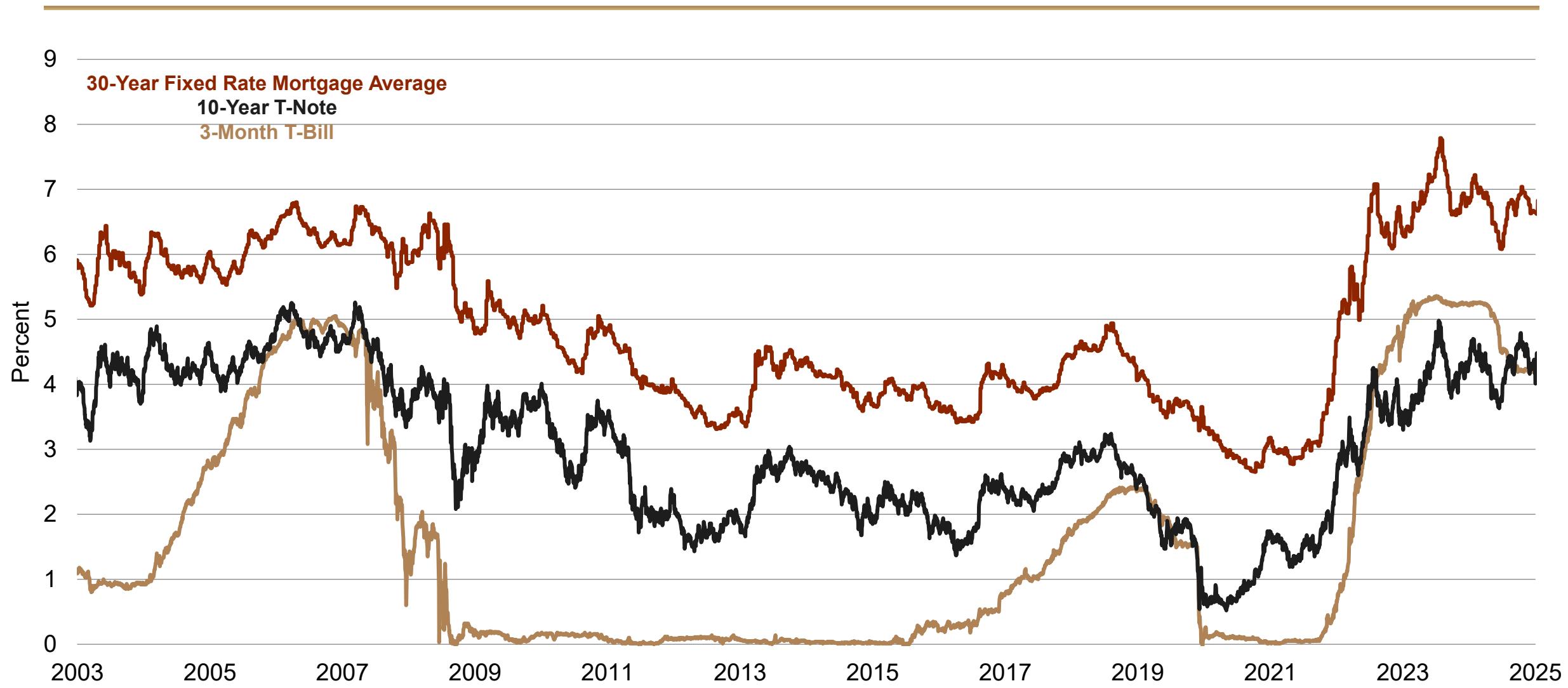


# Monetary Policy, Interest Rates and Debt

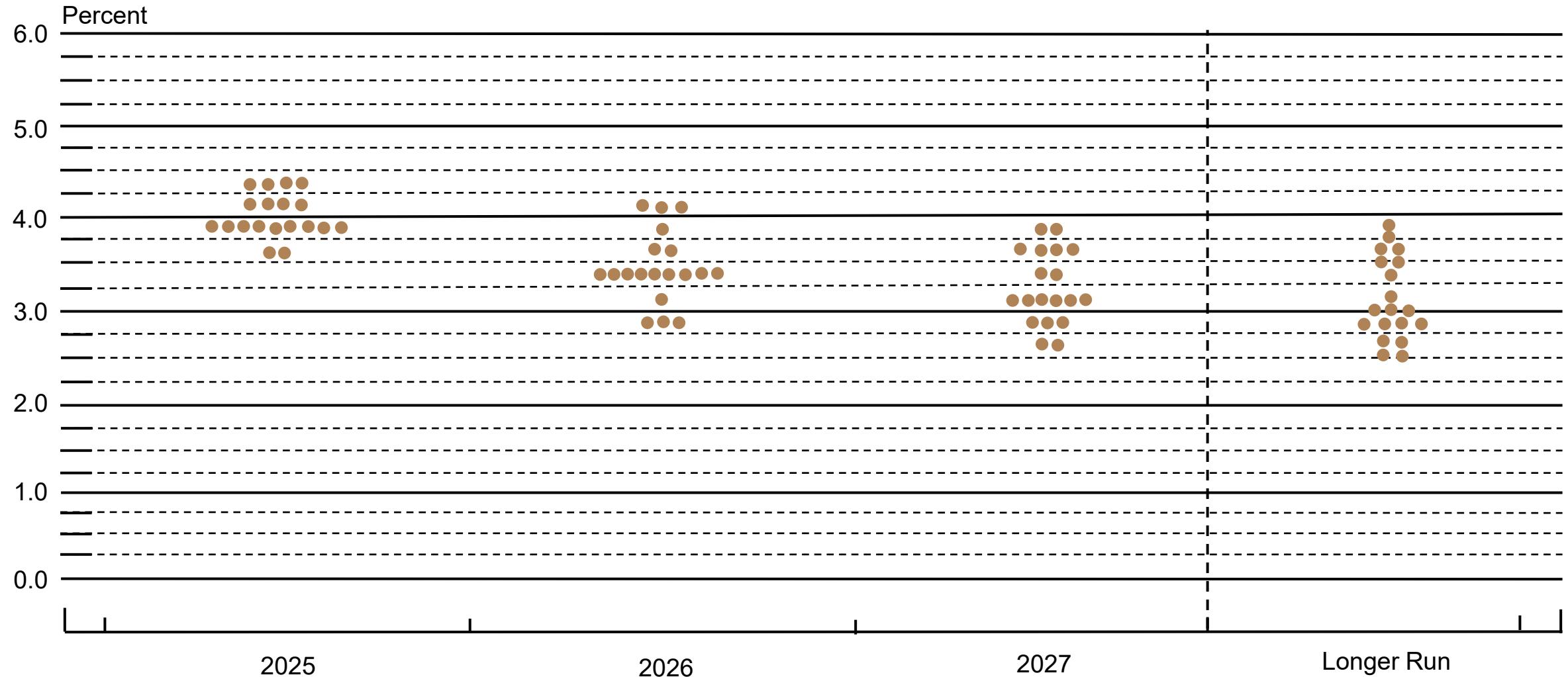
Photo by Giorgio Trovato on Unsplash.



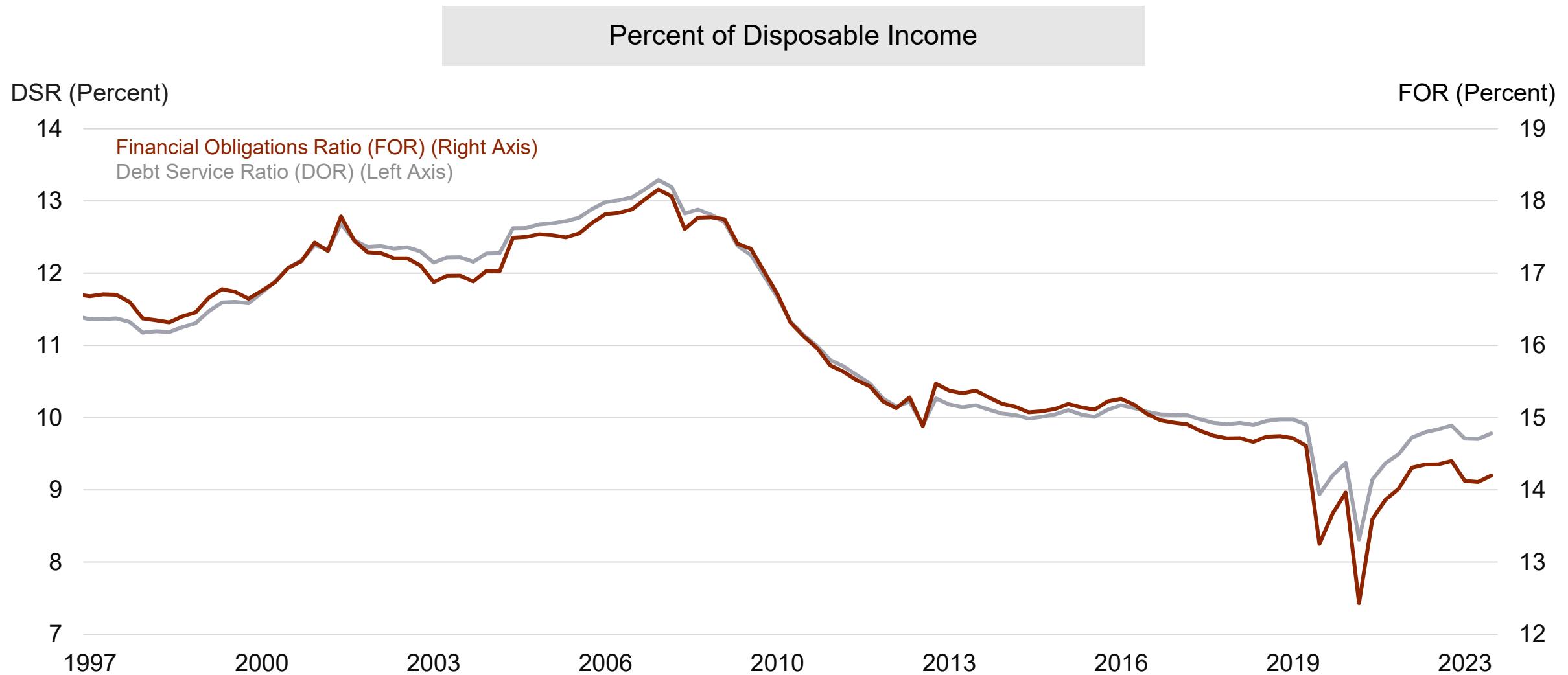
# Interest Rates



# Federal Reserve Dot Plot

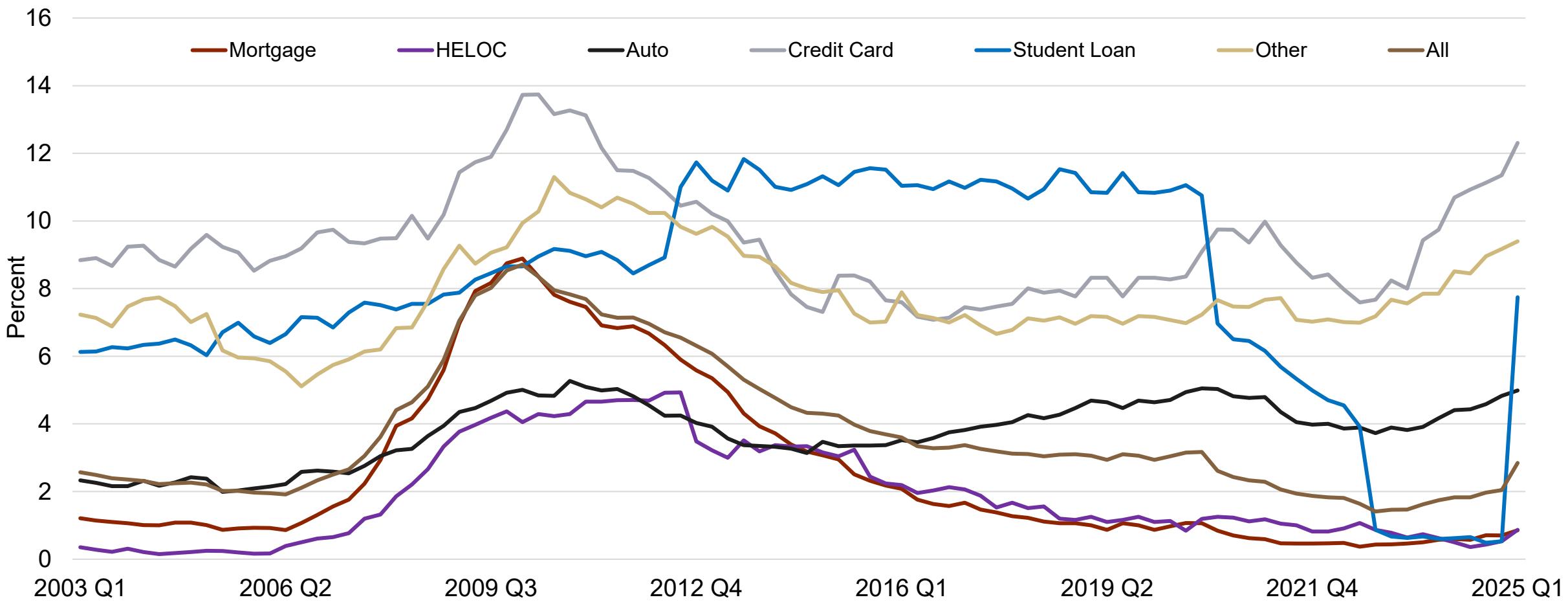


# Household Debt Burden



# Loan Delinquency

Percent of Balance 90+ Days Delinquent by Loan Type



Source: FRBNY Consumer Credit Panel (Q1 2024).

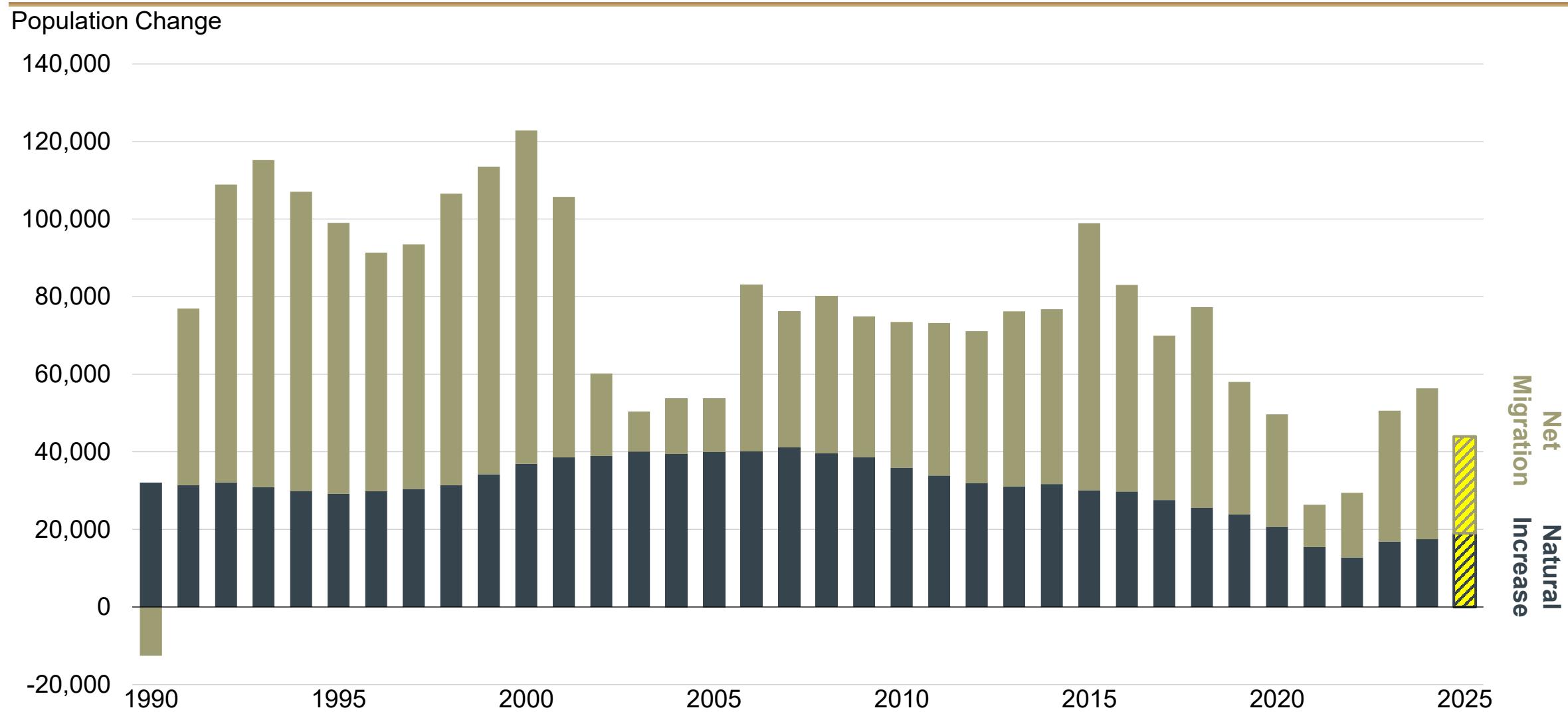


# Colorado Population, Employment, and the Economy

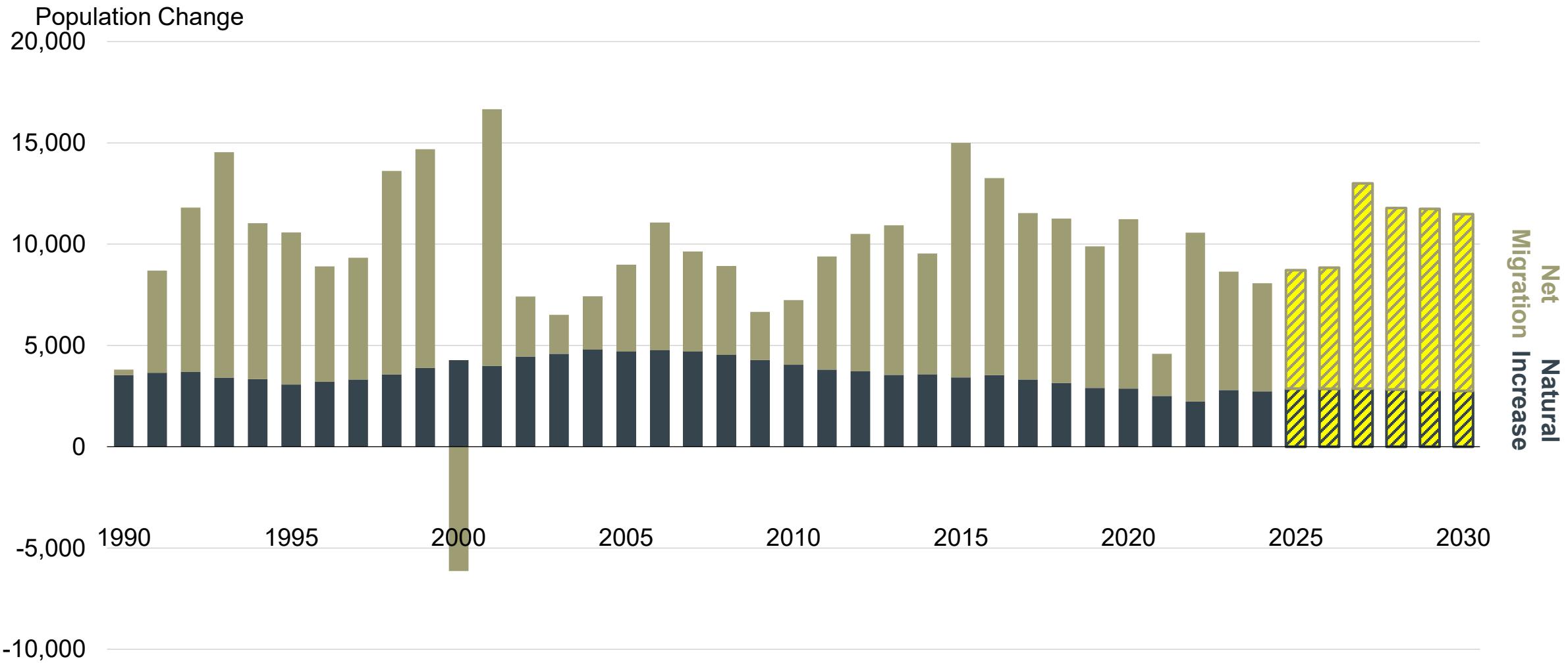
# Colorado Rank Among States

Metric	1-Year Change/ Current Level	1-Year Rank
Real GDP Growth	1-Year Change	2.0% 23
Employment Growth	1-Year Change	0.7% 33
Population Growth	1-Year Change	1.0% 16
Personal Income Growth	1-Year Change	4.3% 30
PCPI Growth	1-Year Change	3.5% 31
PCPI	Current Level	\$85,002 8
Average Hourly Wage % Growth	1-Year Change	2.0% 44
Average Annual Pay % Growth	1-Year Change	3.6% 42
Average Annual Pay	Current Level	\$79,270 7
Unemployment Rate	Current Level	4.8% 40
Labor Force % Growth	1-Year Change	0.6% 31
LFPR	Current Level	67.7% 6
FHFA Home Price Index Growth	1-Quarter Change	0.3% 37
FHFA Home Price Index Growth	1-Year Change	2.3% 48
Job Openings Rate	Current Level	4.7% 23
Worker Shortage Ratio	Current Level	0.9 42

# Colorado Change in Population

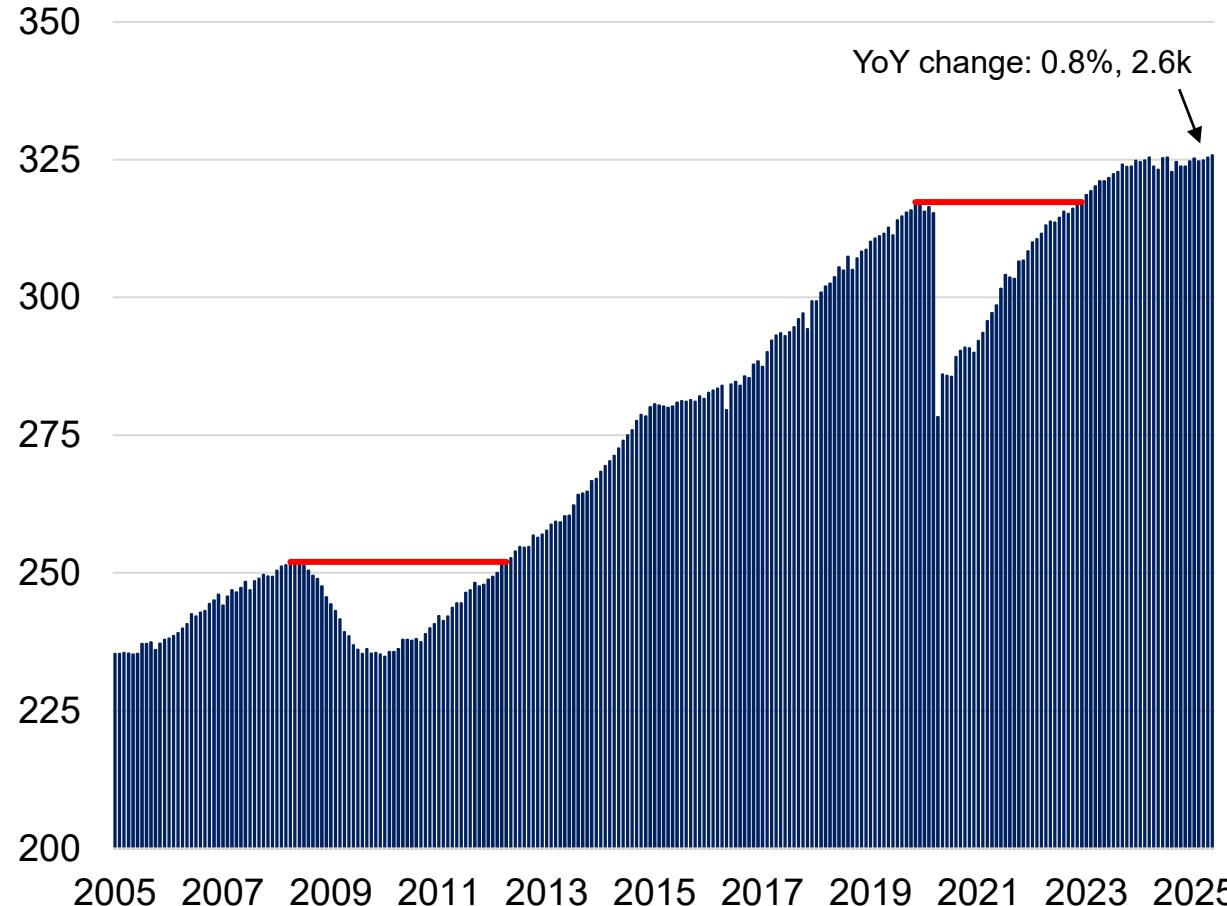


# Boulder/Weld Counties Change in Population

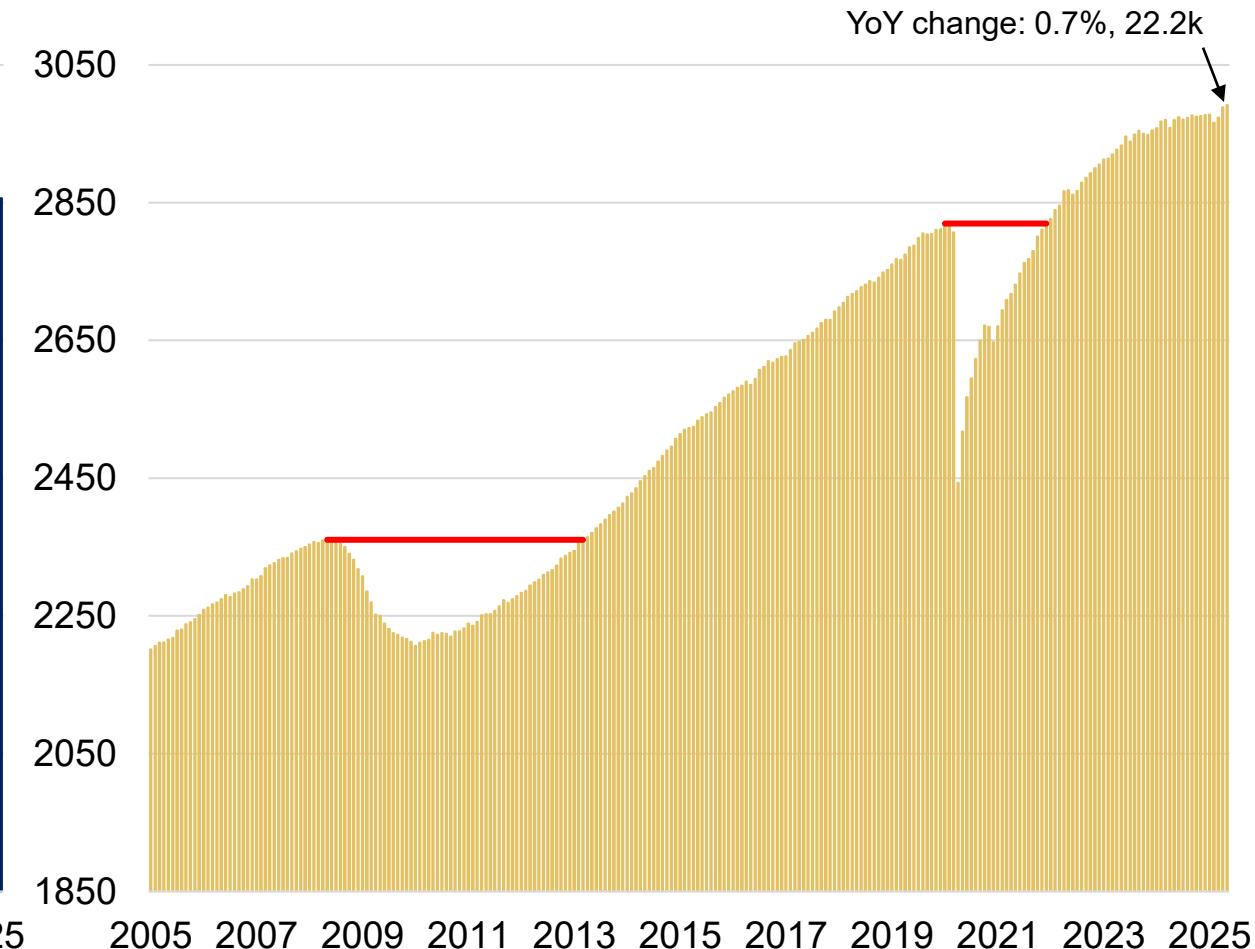


# Employment

Boulder/Greeley MSAs, in thousands

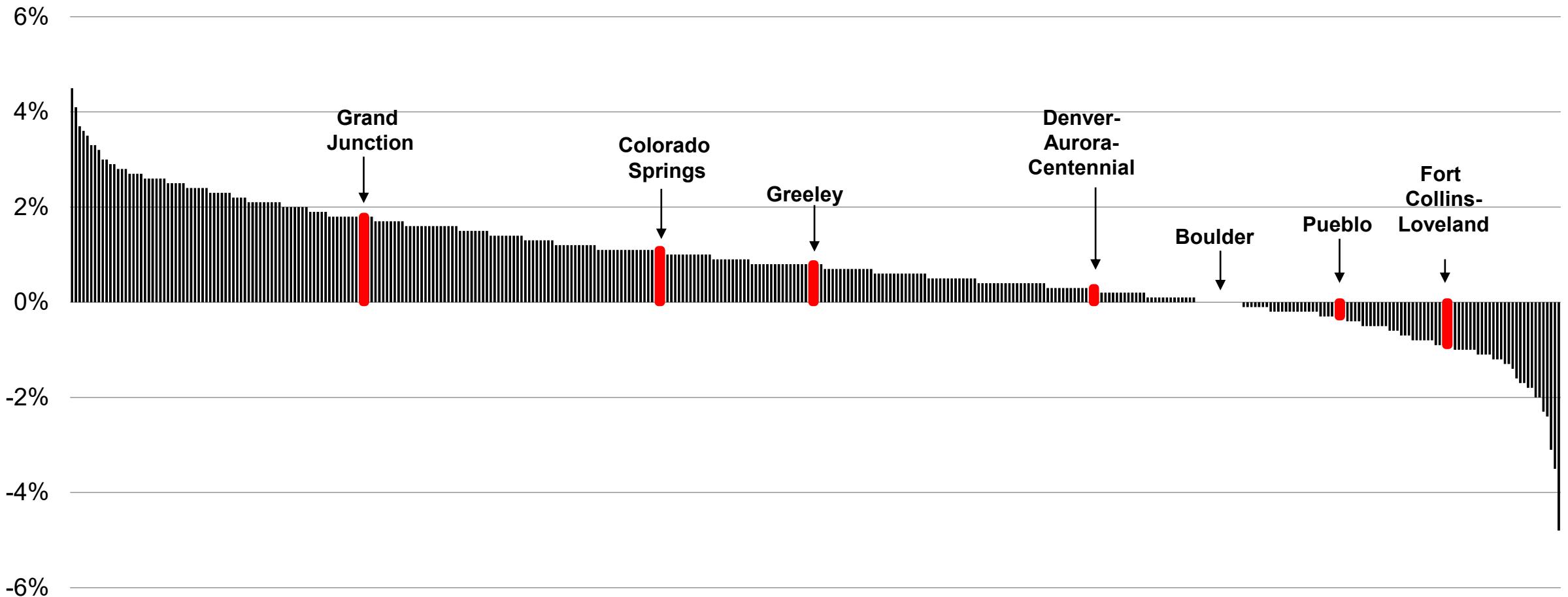


Colorado, in thousands

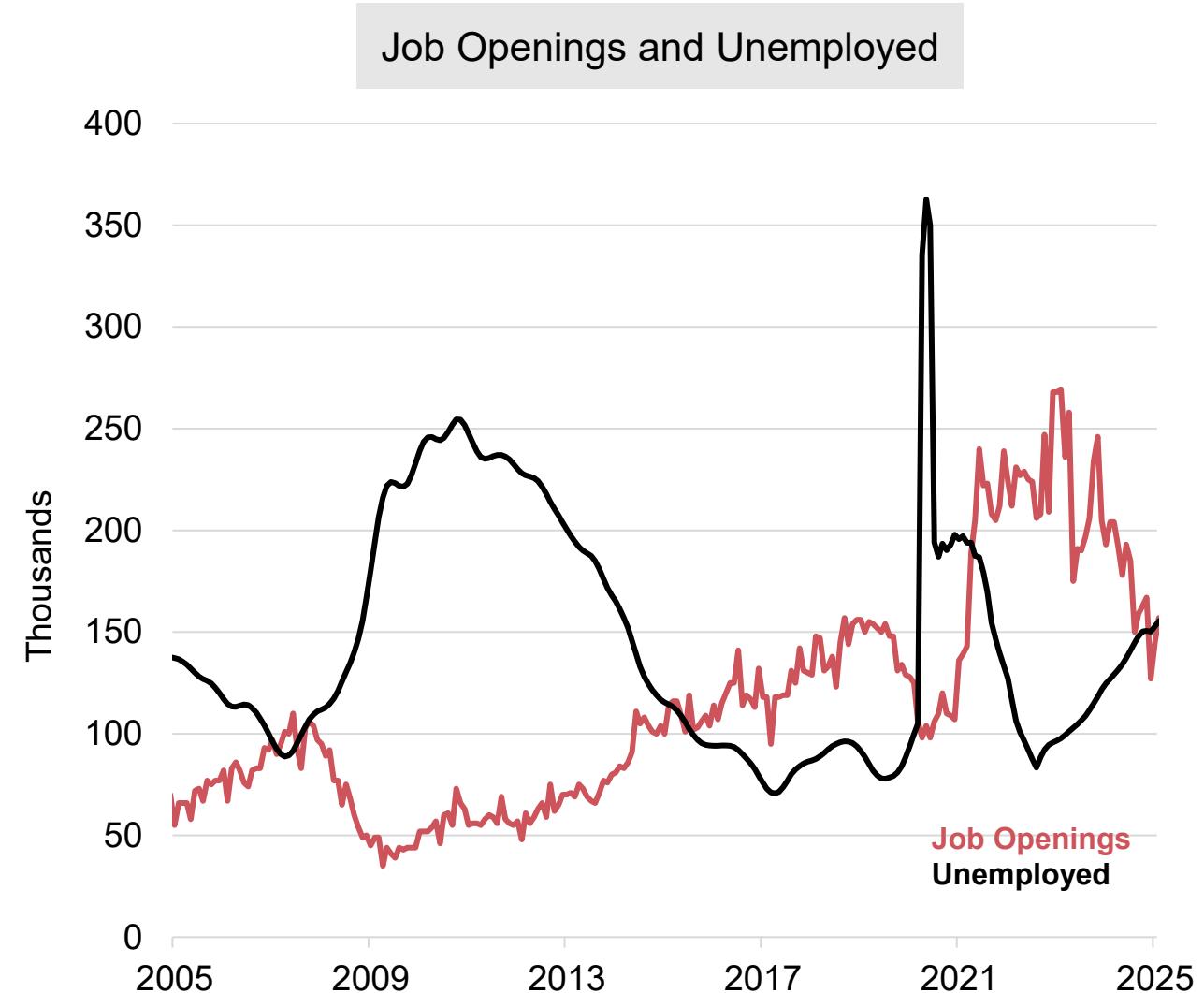
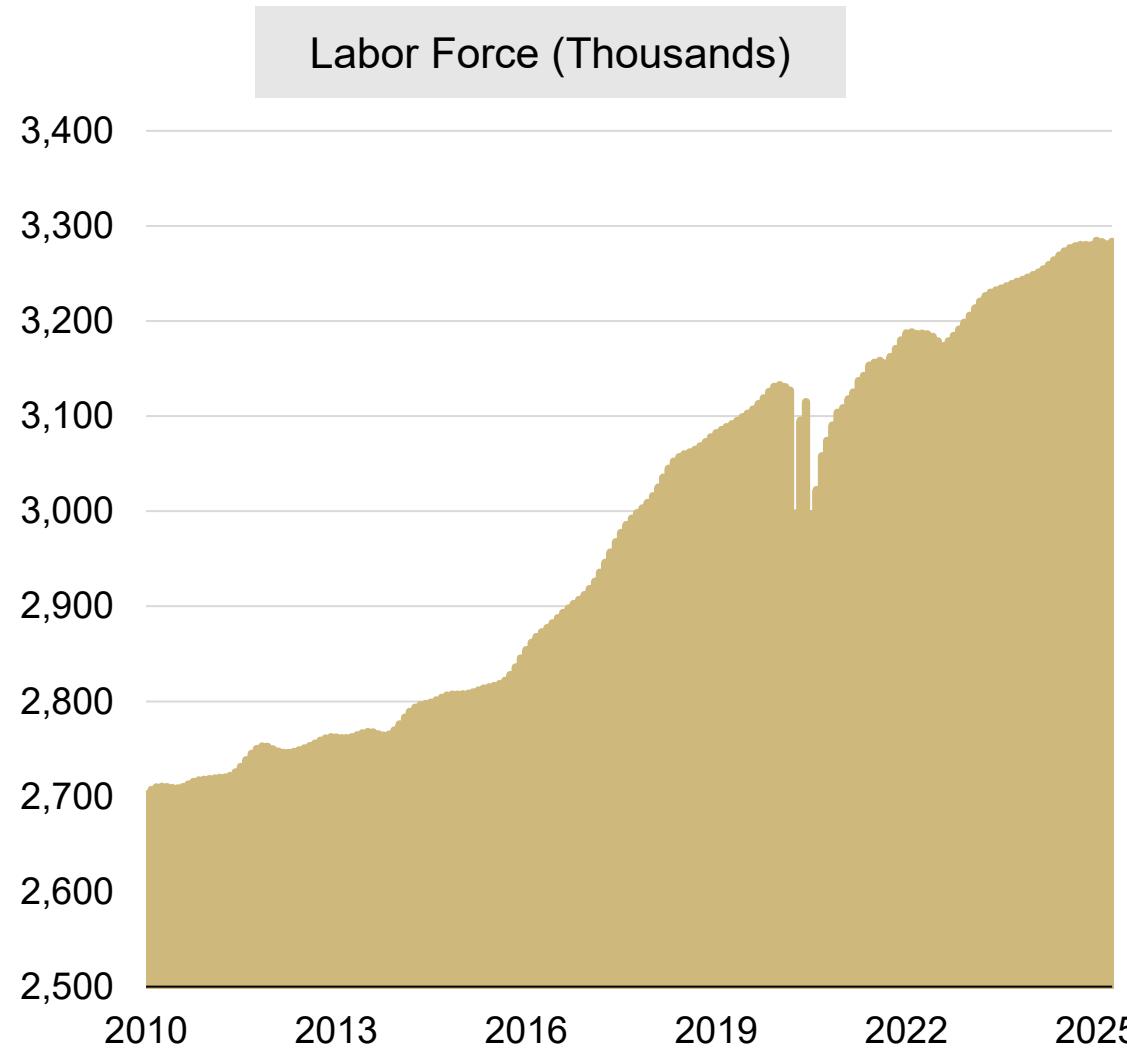


# MSA Employment Growth

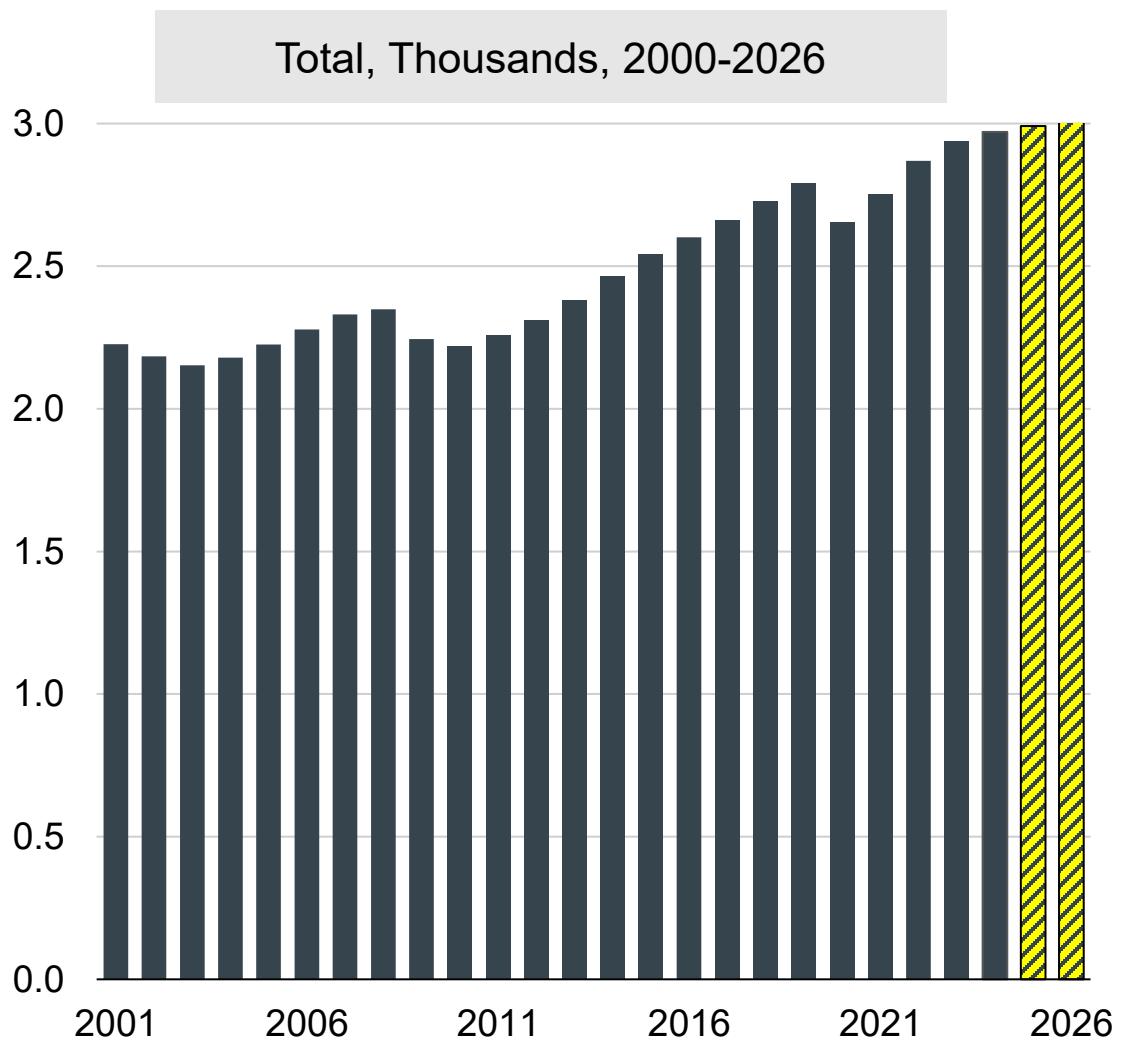
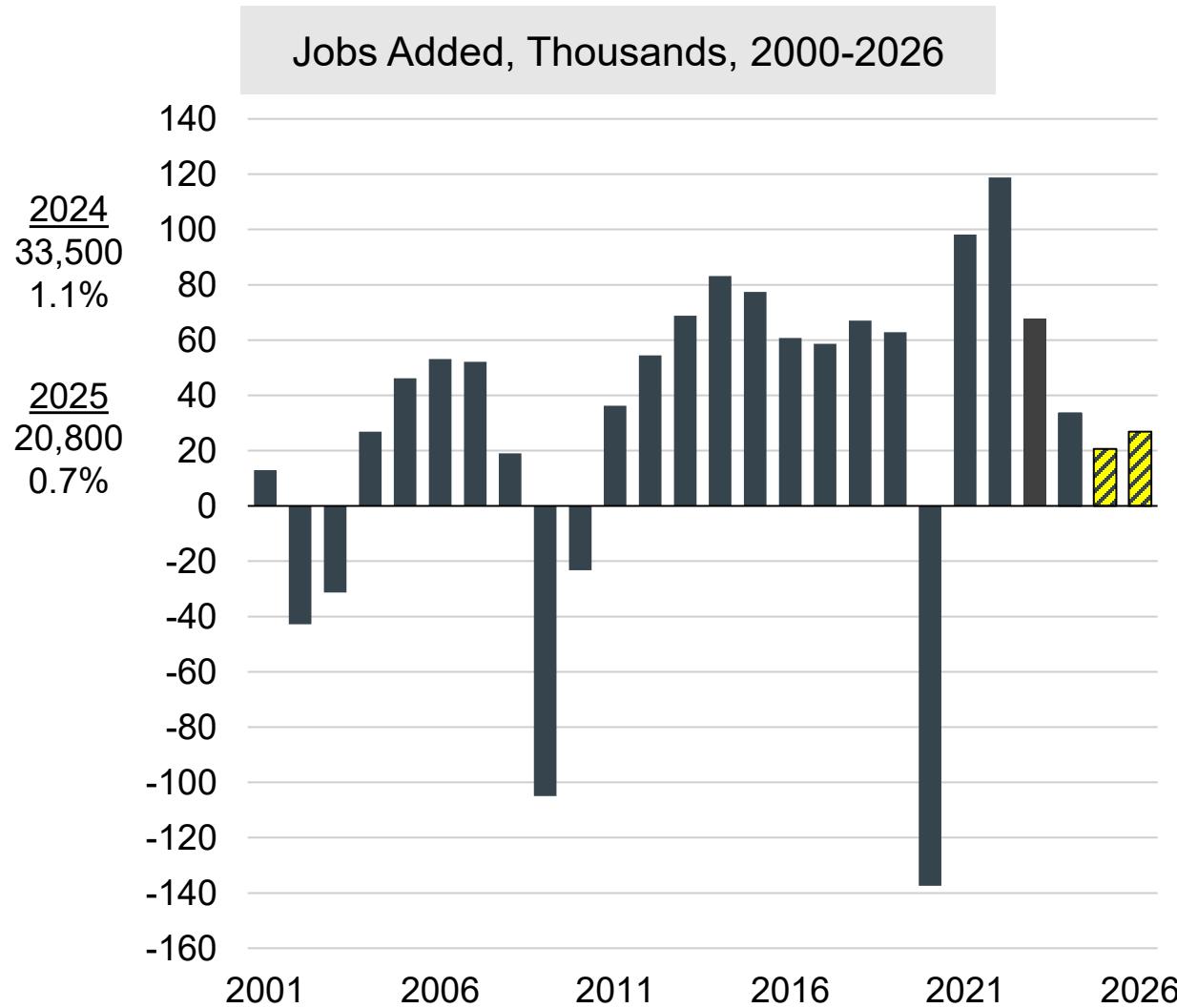
Year-over-Year Growth, May 2025



# Colorado Labor Supply and Demand

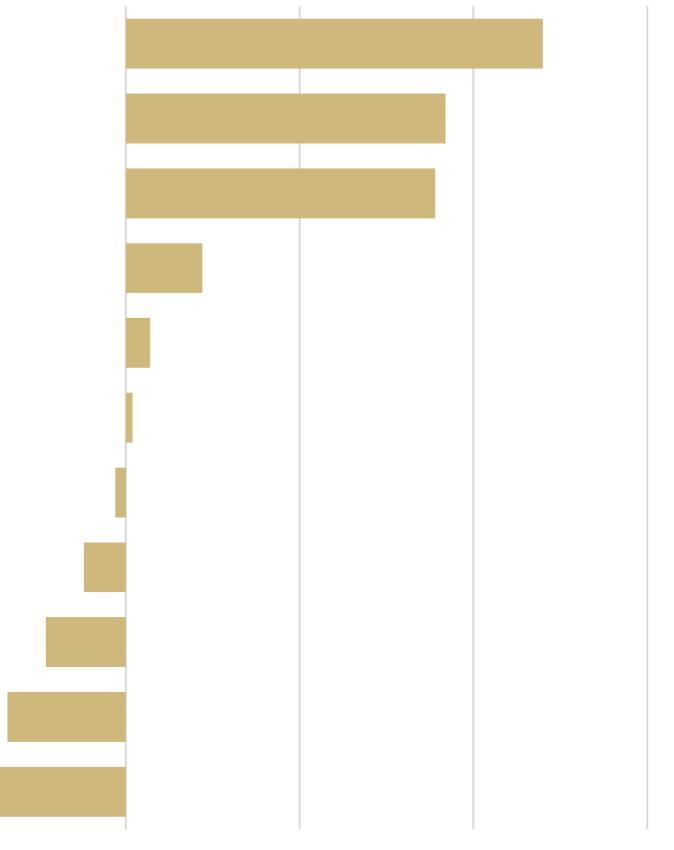


# Colorado Employment Forecast



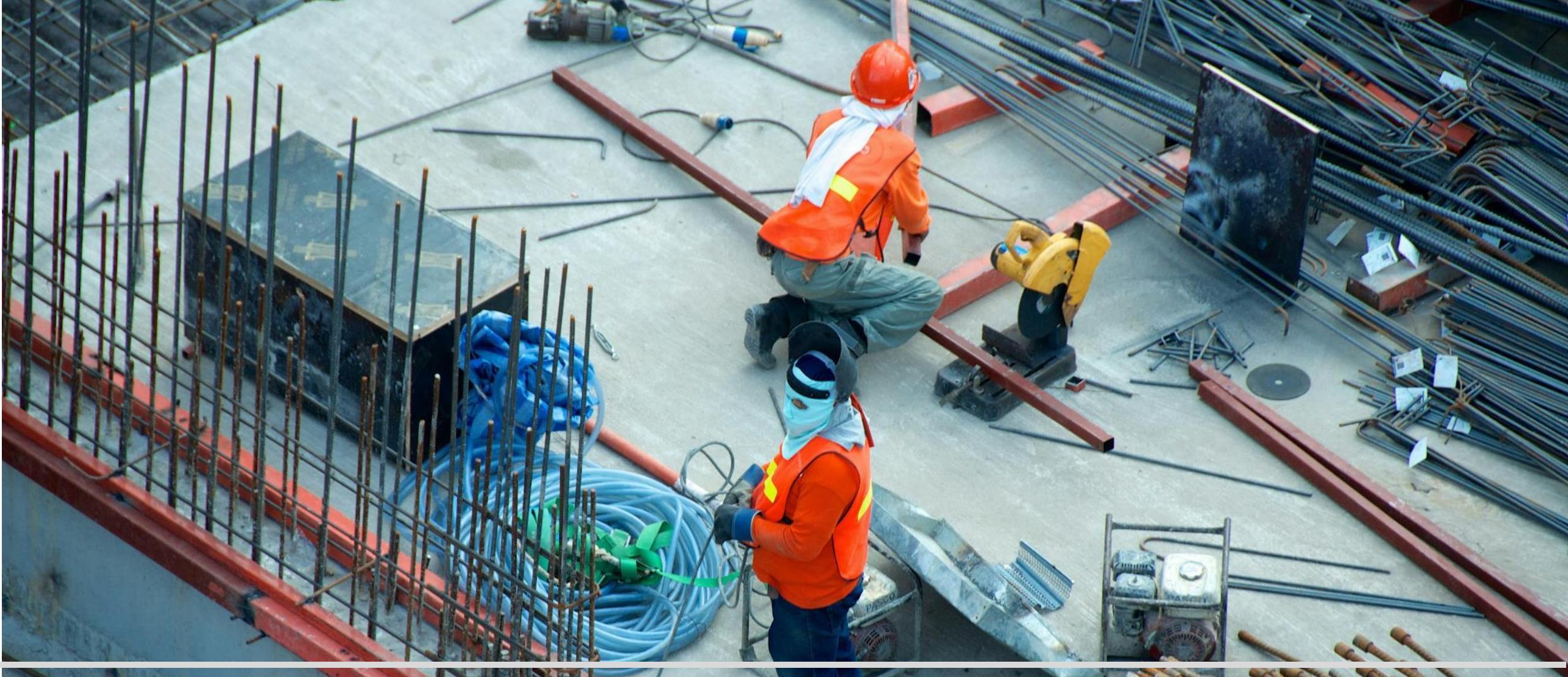
# Colorado Employment Change May 2025 YoY

Jobs Added (Thousands)



Percent Change

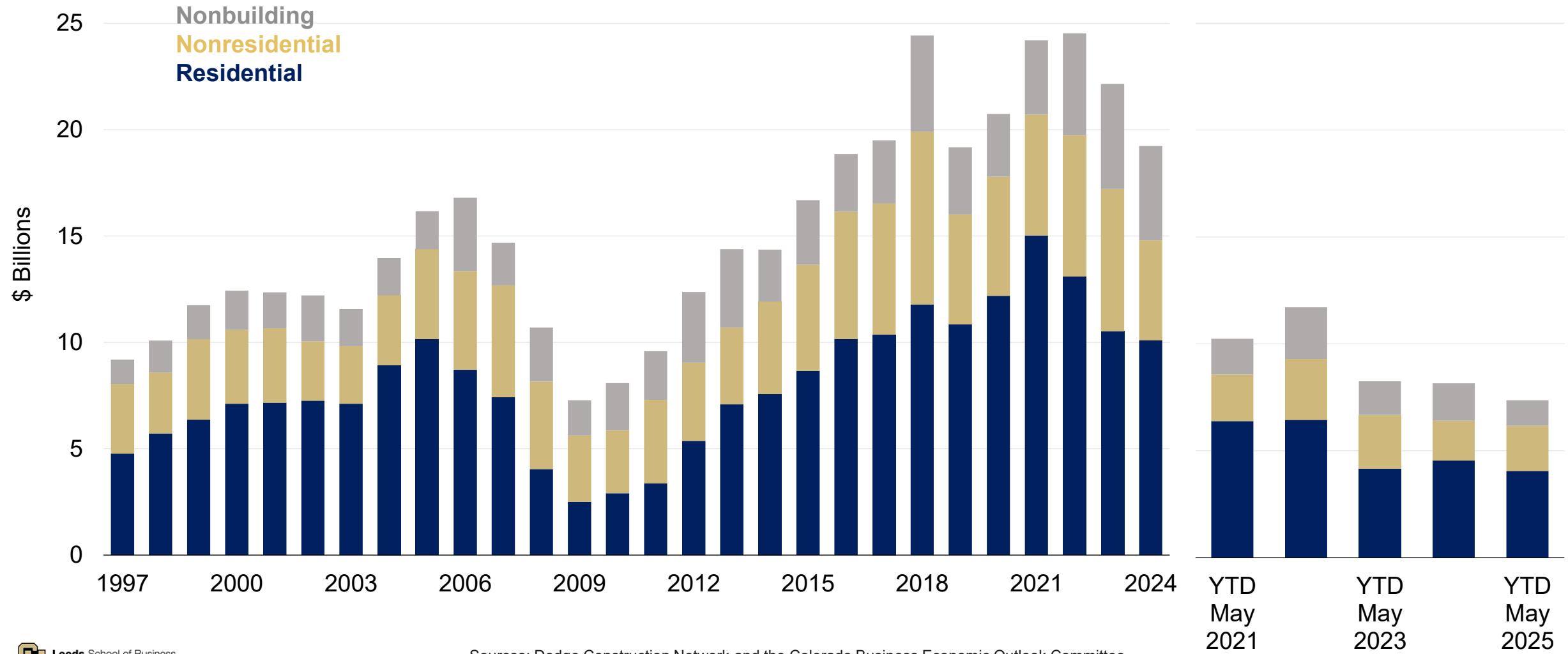




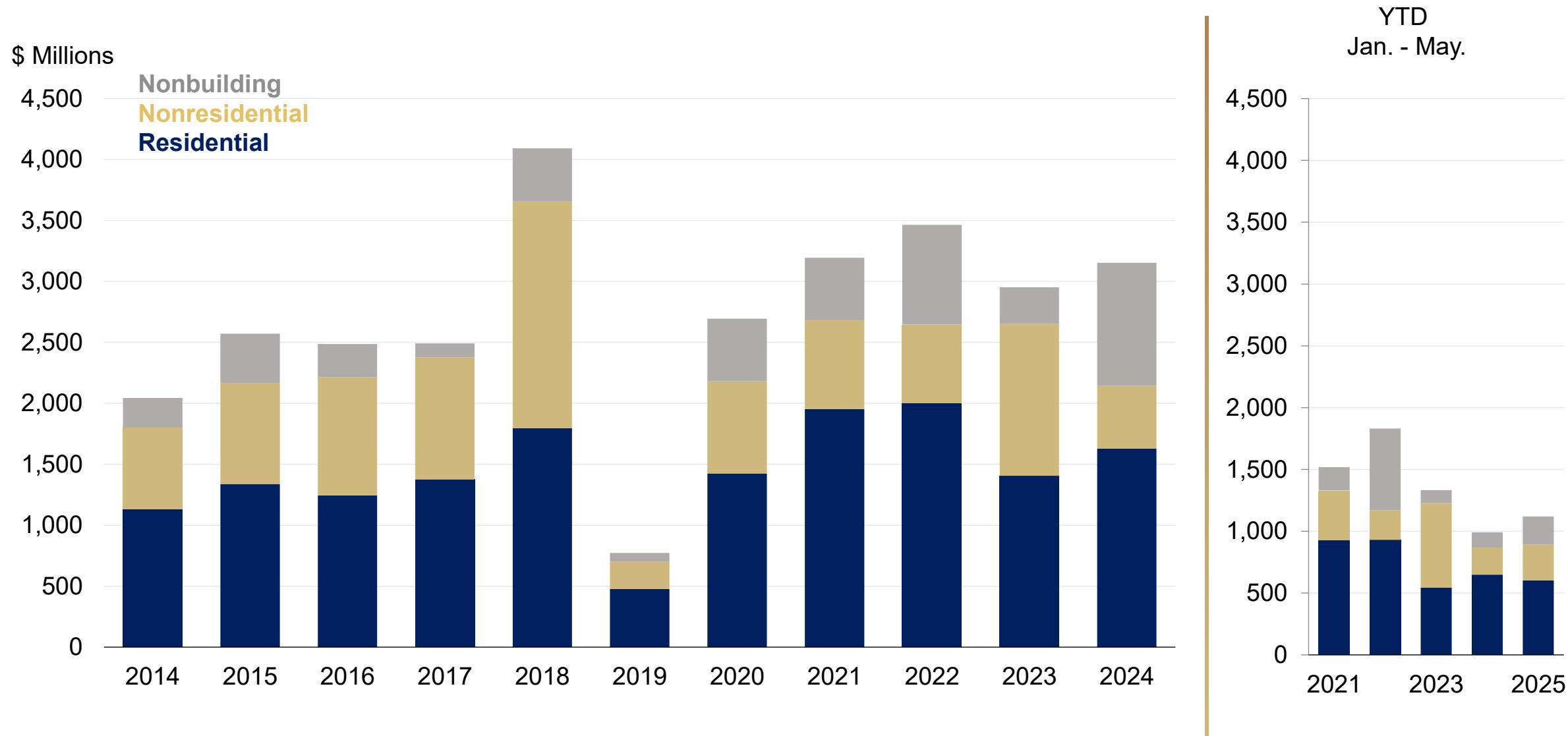
# Real Estate and Construction

Photo by Etienne Girardet on Unsplash.

# Colorado Total Value of Construction

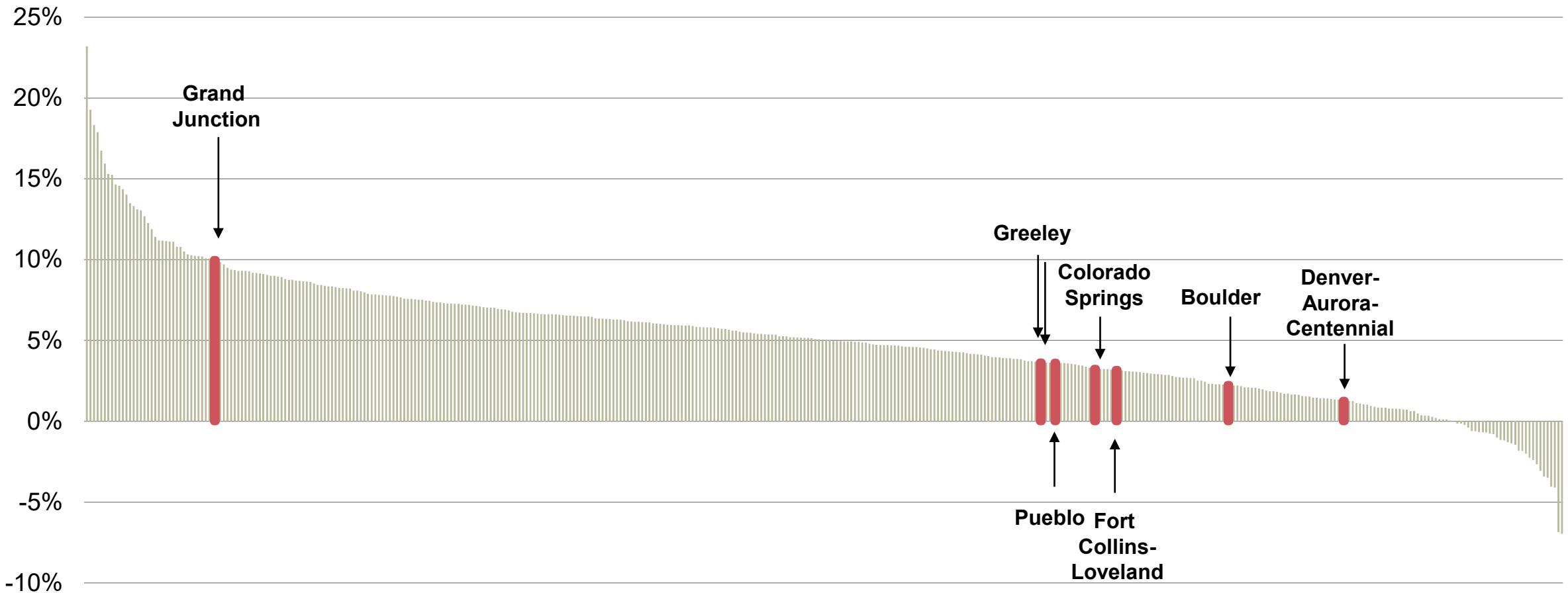


# Boulder/Weld Value of Construction



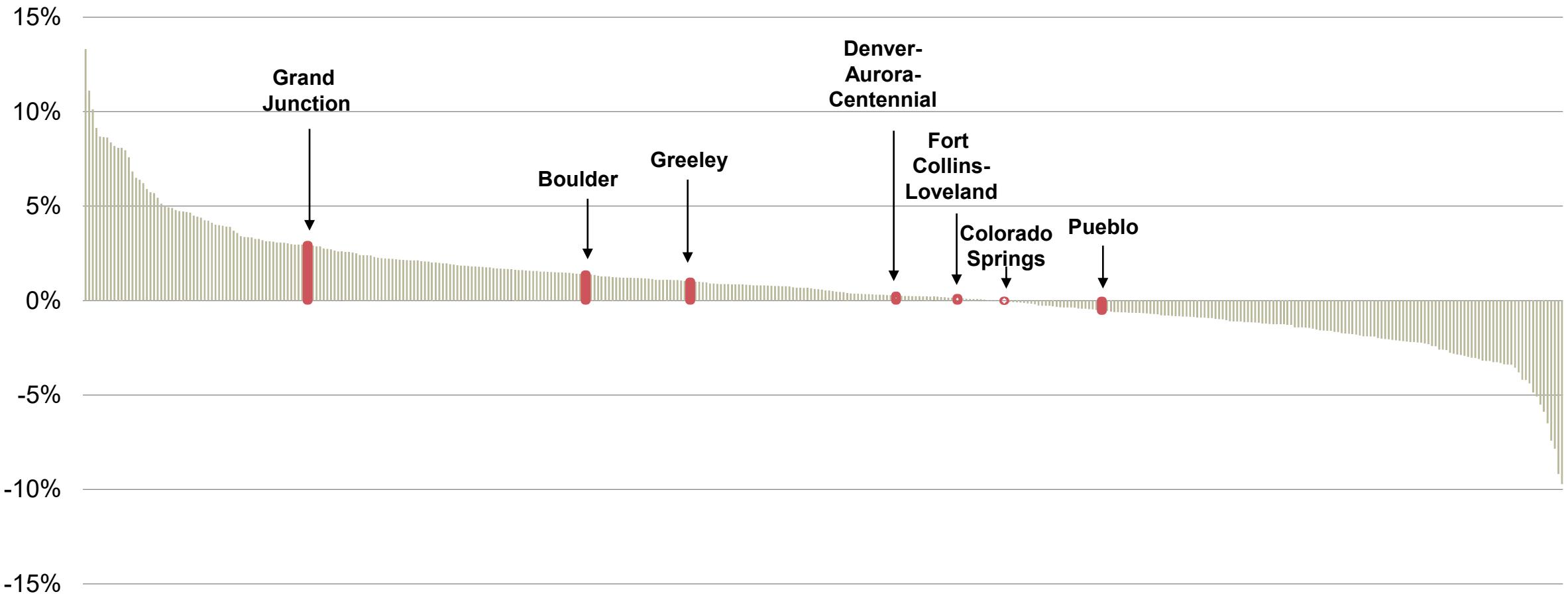
# FHFA Home Price Index by MSA

1-Year Home Price Change, Q1 2025

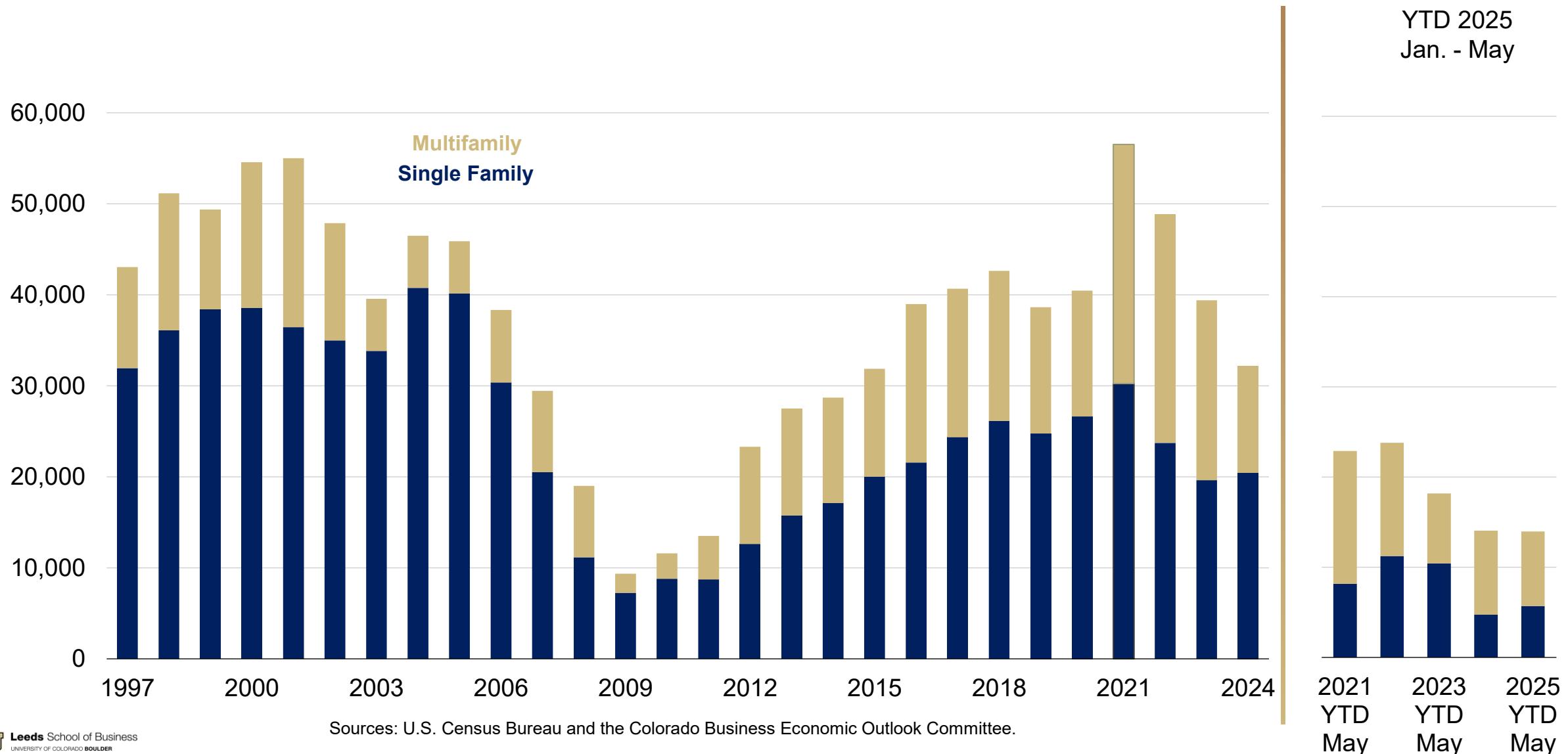


# FHFA Home Price Index by MSA

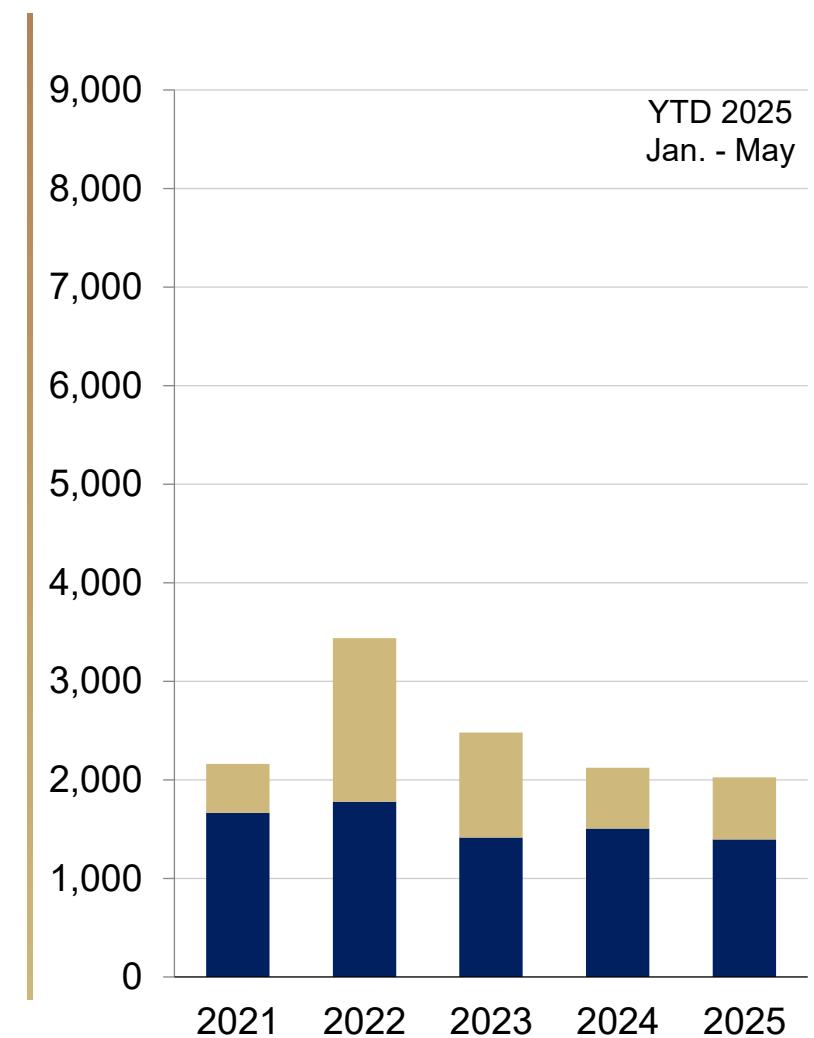
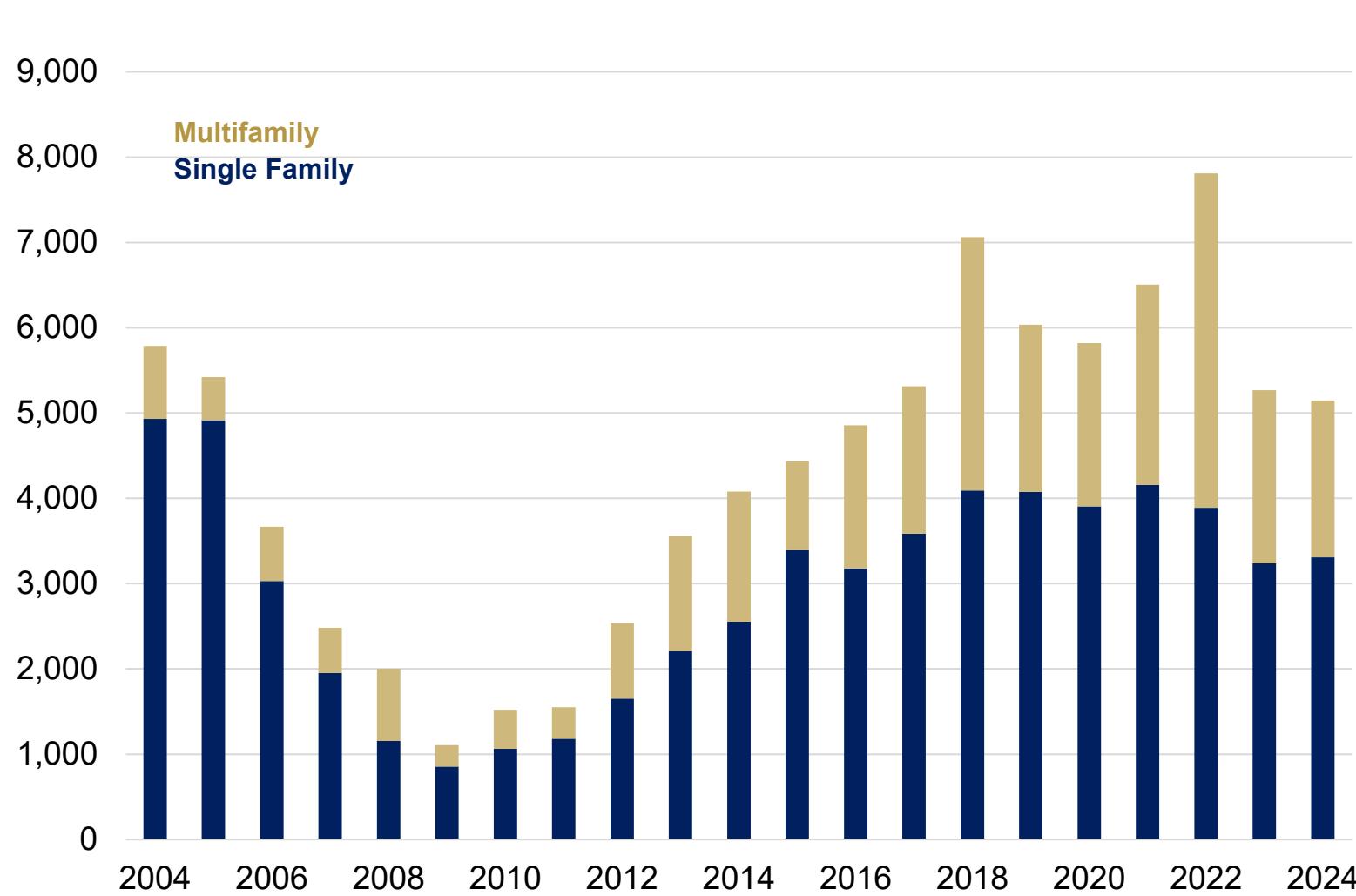
1-Quarter Home Price Change, Q1 2025



# Colorado Residential Building Permits



# Boulder/Greeley MSA Residential Building Permits

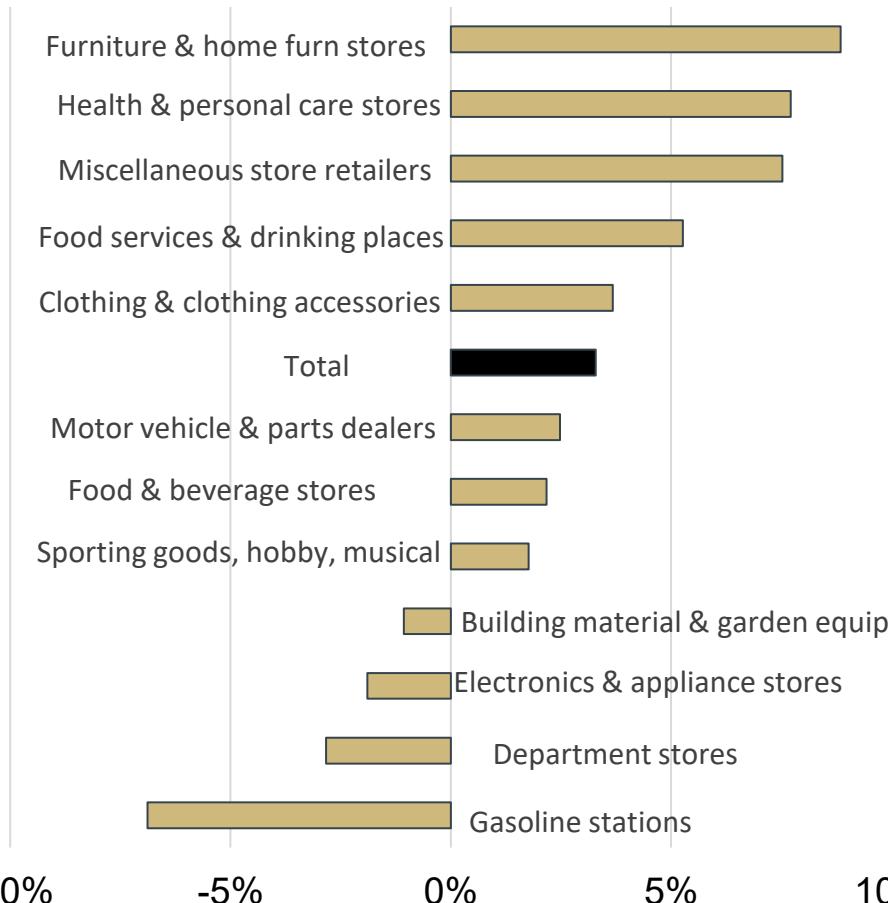




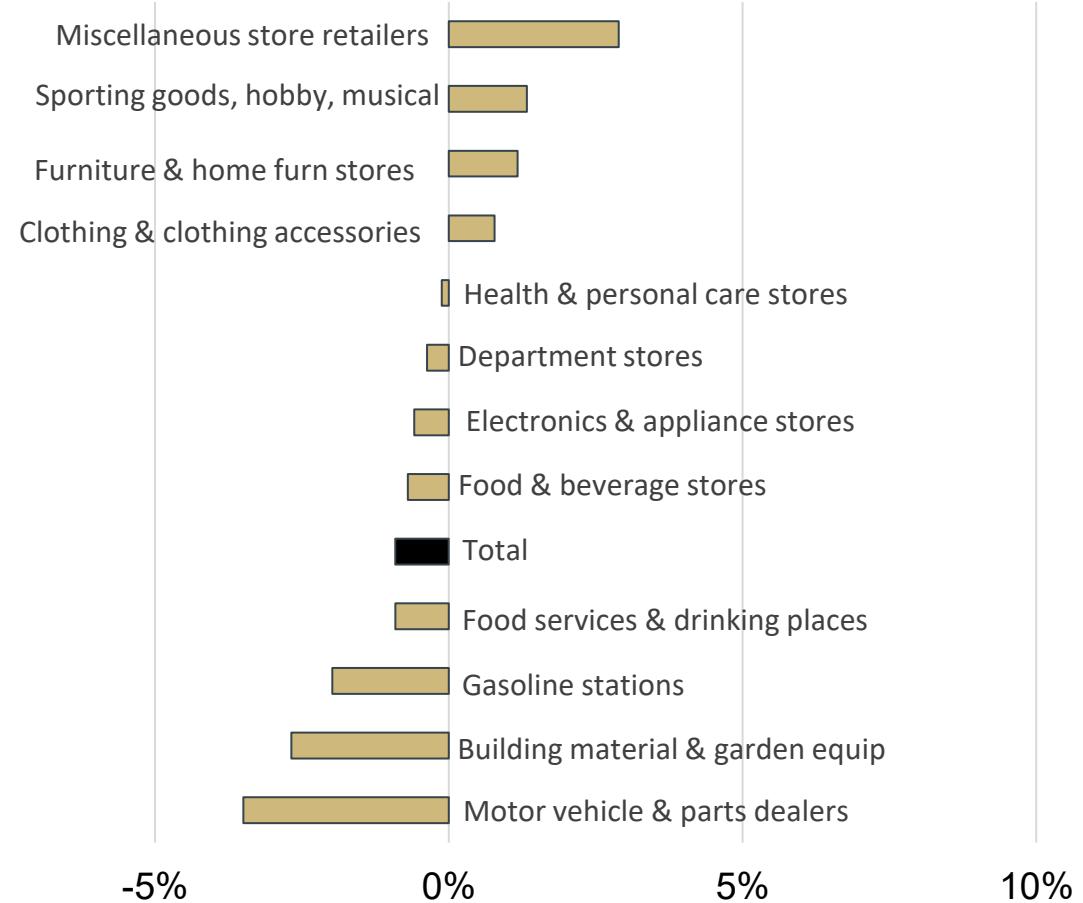
# Retail Trade and Tax Revenue

# National Retail May 2025

National, Percent Change, Year-over-Year



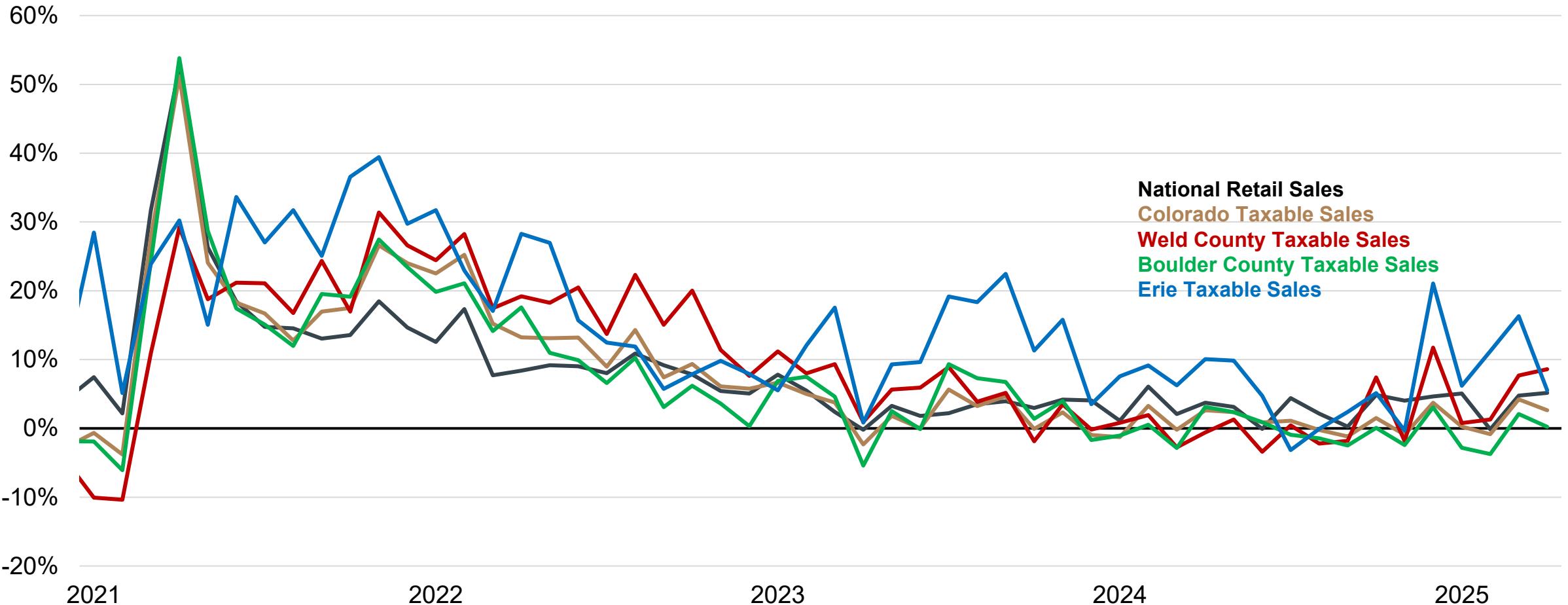
National, Percent Change, Month-over-Month



Source: U.S. Census Bureau.

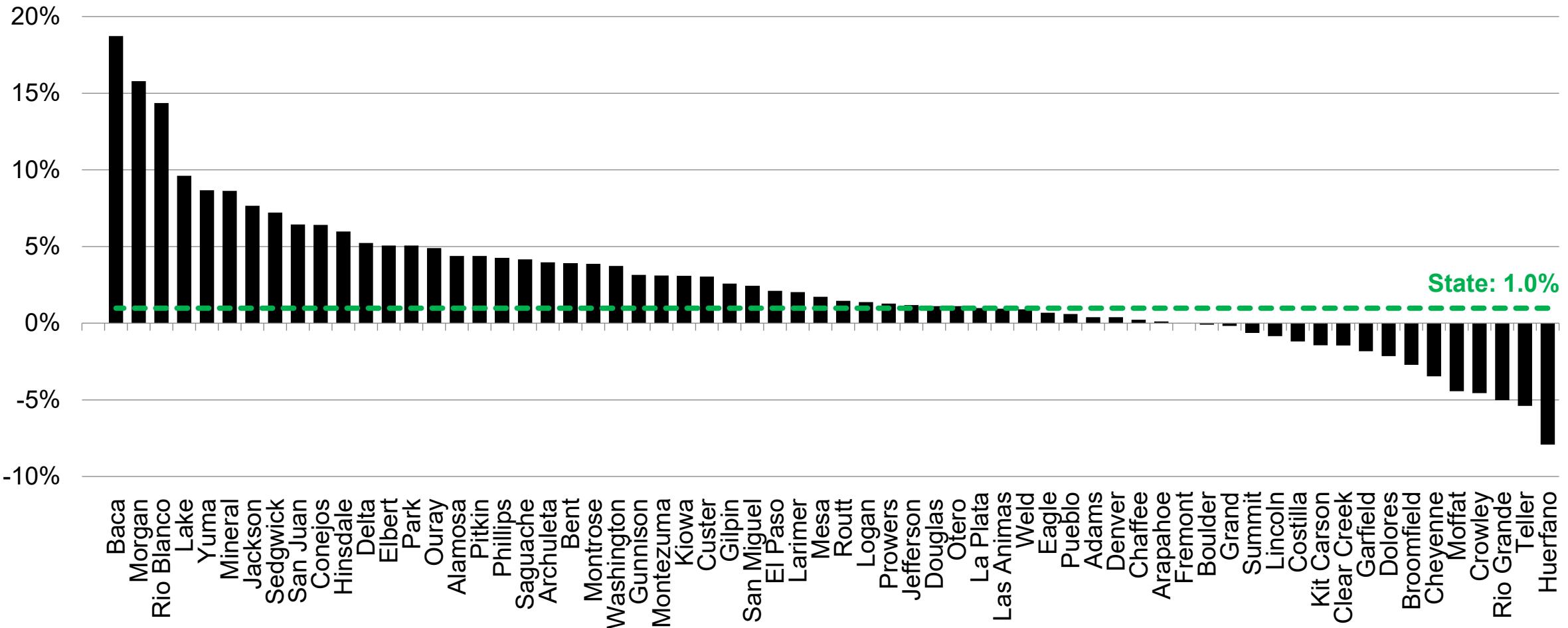
# National Retail Sales & State/Local Taxable Sales

Percent Change, Year-over-Year



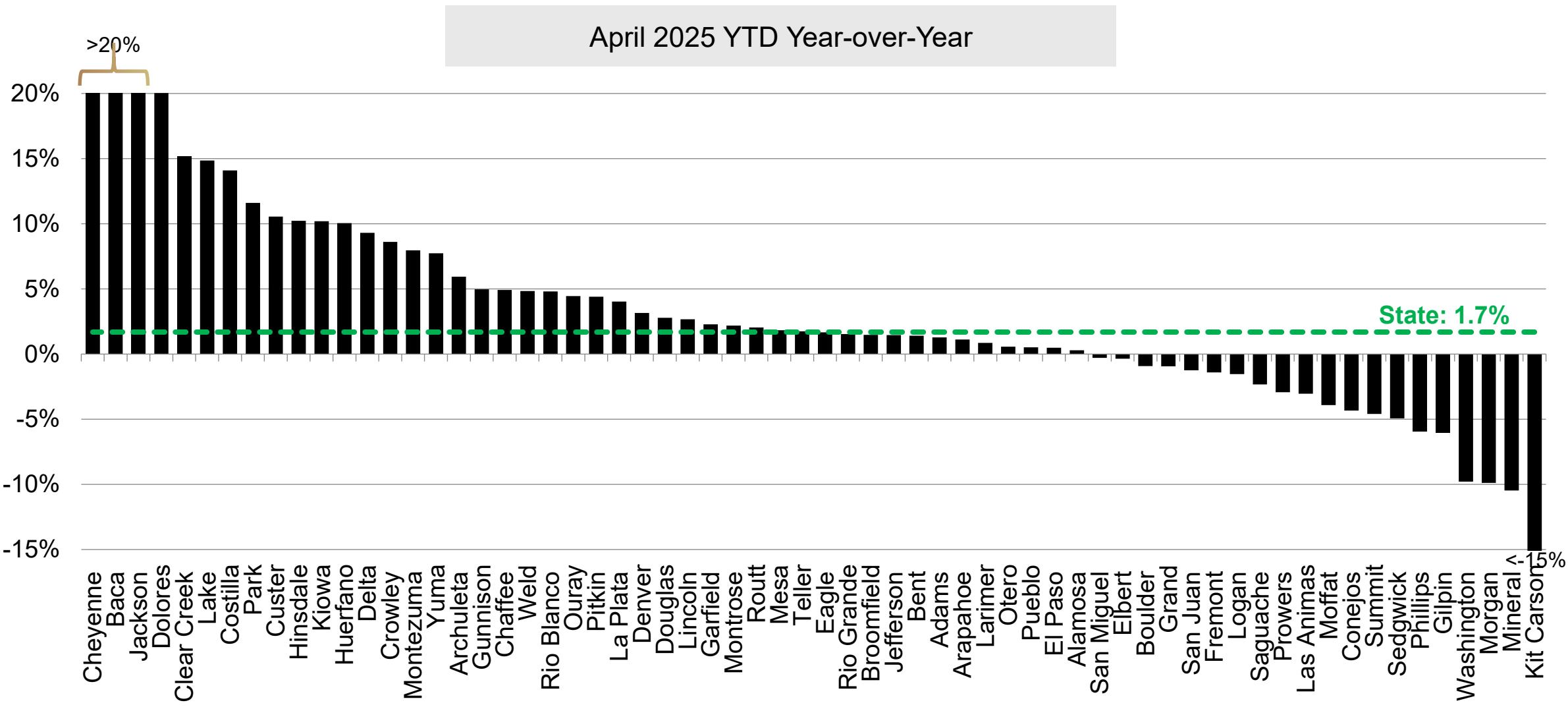
# State Taxable Sales 1-Year Change

2024 Compared to 2023



Sources: Colorado Department of Revenue.

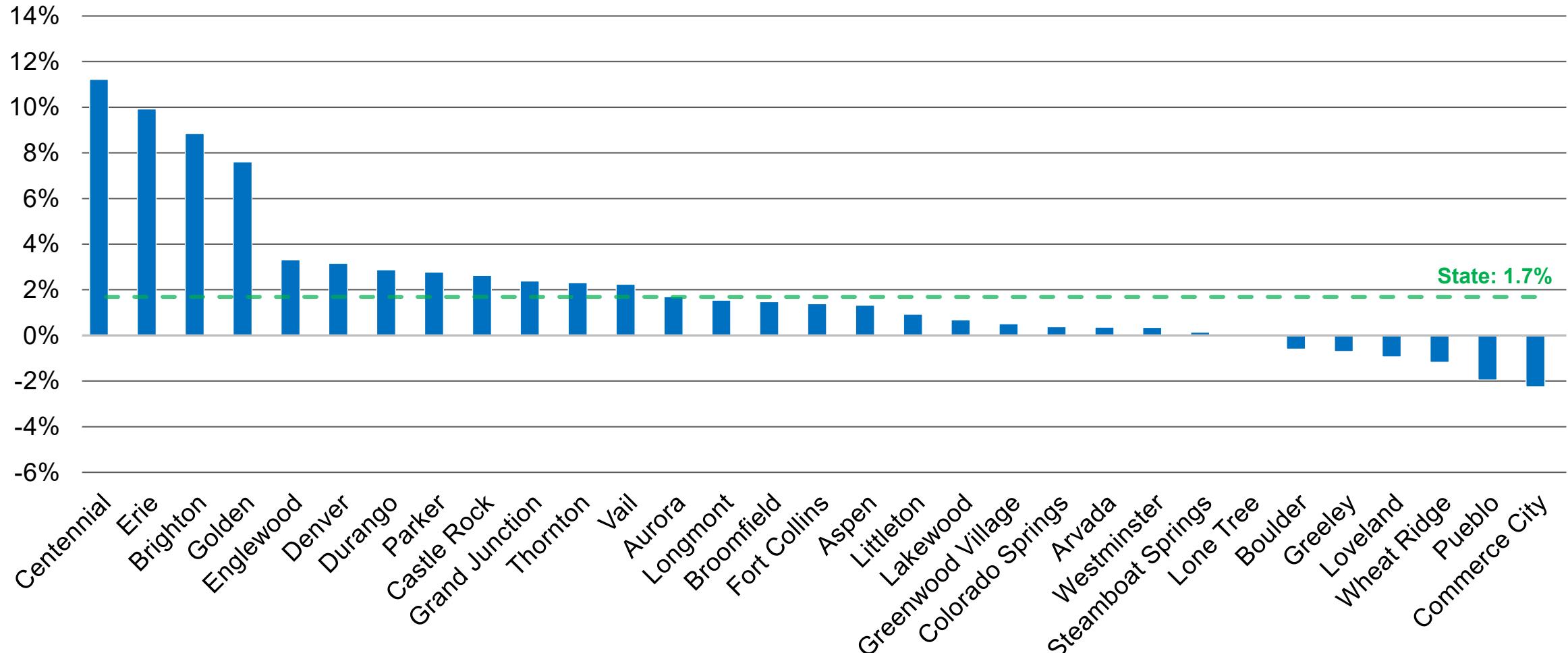
# State Taxable Sales 1-Year Change



Sources: Colorado Department of Revenue.

# State Taxable Sales 1-Year Change

April 2025 YTD Compared to April 2024



Source: Colorado Department of Revenue.

## Tailwinds

Employment Growth  
Key Industry Clusters  
Consumption  
Energy  
Income Growth  
Infrastructure Spending

## Headwinds

Inflation  
Property Taxes  
Commercial Real Estate  
Interest Rates  
Worker Shortages  
Fed Policy  
Demographics  
Fiscal Cliff  
Climate Change  
War  
Water

## Unknowns

AI  
OBBBA  
Labor Participation  
Supply Chain Disruptions  
Human Behavior  
Global Trade  
Remote Work  
Consumption

# Q&A

