

ROCKY MOUNTAIN ECONOMIC INDICATORS

03-Feb-03

Indicator	Data as of	Most Recent Mth./Qtr.	Previous Mth./Qtr.	Year Ago	Change	
					Last Mth/Qtr	Year Ago
Nonagricultural Wage & Salary Employment (SA):						
Colorado	December '02	2,174.0	2,177.8	2,205.0	-0.2%	-1.4%
Montana	December '02	397.7	398.7	390.3	-0.3%	1.9%
North Dakota	December '02	331.0	330.3	331.0	0.2%	0.0%
South Dakota	December '02	375.1	376.0	376.3	-0.2%	-0.3%
Utah	December '02	1,061.8	1,062.7	1,073.7	-0.1%	-1.1%
Wyoming	December '02	247.2	247.7	245.9	-0.2%	0.5%
United States	December '02	130,709.0	130,810.0	130,890.0	-0.1%	-0.1%
Unemployment Rate (SA):						
Colorado	December '02	5.5	5.2	5.1	0.3	0.4
Montana	December '02	4.2	4.4	4.7	-0.2	-0.5
North Dakota	December '02	3.0	3.4	3.1	-0.4	-0.1
South Dakota	December '02	3.0	2.8	4.0	0.2	-1.0
Utah	December '02	5.6	5.4	5.9	0.2	-0.3
Wyoming	December '02	4.4	4.2	4.2	0.2	0.2
United States	December '02	6.0	6.0	5.8	0.0	0.2
GDP Growth Rate - US	4th qtr '02	0.7	4.0	2.7	na	na
Colorado Springs MSA Building Permits						
Single Family	YTD-Dec. '02	4,993	na	5,249	na	-4.9%
Multifamily	YTD-Dec. '02	1,828	na	1,862	na	-1.8%
Denver-Boulder-Greeley CMSA Building Permits						
Single Family	YTD-Dec. '02	19,822	na	20,269	na	-2.2%
Multifamily	YTD-Dec. '02	8,626	na	14,152	na	-39.0%
Salt Lake-Ogden MSA Building Permits						
Single Family	YTD-Dec. '02	7,508	na	7,138	na	5.2%
Multifamily	YTD-Dec. '02	1,992	na	2,442	na	-18.4%
U.S. Housing Starts (Annual rate)	December '02	1,835,000	1,747,000	1,583,000	5.0%	15.9%
Apartment Vacancy Rates:						
Colorado Springs MSA	4th qtr '02	11.8	8.2	8.9	3.6	2.9
Denver-Boulder Area	4th qtr '02	11.7	9.4	8.7	2.3	3.0
Salt Lake City MSA	3rd qtr '02	7.1	8.0	4.2	-0.9	2.9
United States	4th qtr '02	9.4	9.1	8.8	0.3	0.6
Existing Home Sales: Denver PMSA						
Active Listings	December '02	20,676	22,494	16,482	-8.1%	25.4%
Number of Sales	YTD-Dec. '02	47,919	na	47,832	na	0.2%
Average Price	YTD-Dec. '02	\$244,451	na	\$233,160	na	4.8%
Single Family Foreclosure Rate:						
Rocky Mountain	3rd qtr '02	0.91	0.97	0.69	-0.06	0.22
United States	3rd qtr '02	1.15	1.23	0.95	-0.08	0.20
Consumer Price Index - All Items:						
Denver-Boulder CMSA	Jan.-June '02	184.6	na	180.7	na	2.2%
United States	December '02	180.9	181.3	176.7	-0.2%	2.4%
Mortgage Interest Rate:	January '03	5.92	6.05	7.00	-0.13	-1.08