

# Yampa Valley *FastFacts* • Key Takeaways



YAMPA VALLEY  
**DATA PARTNERS**  
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## Employment

Unemployment rates in the Yampa Valley remained low in May, with both the Routt County and Moffat County rates coming in at 5.6%. In comparison, unemployment rates one year earlier stood at 7.8% in Routt and 6.2% in Moffat.

## Retail Sales

Moffat County's March retail sales were down 10% from March 2013, while Routt County retail sales were up 6.3% from the previous March. Retail sales for the first quarter of 2014 were down nearly 9% in Moffat and up almost 5% in Routt.

## Real Estate

Moffat County had 302 homes listed for sale at the end of June, an increase of more than 22% from one year earlier. Routt County had 860 homes listed for sale at the end of June, a decline of a little more than 3% from the previous June.

## Energy

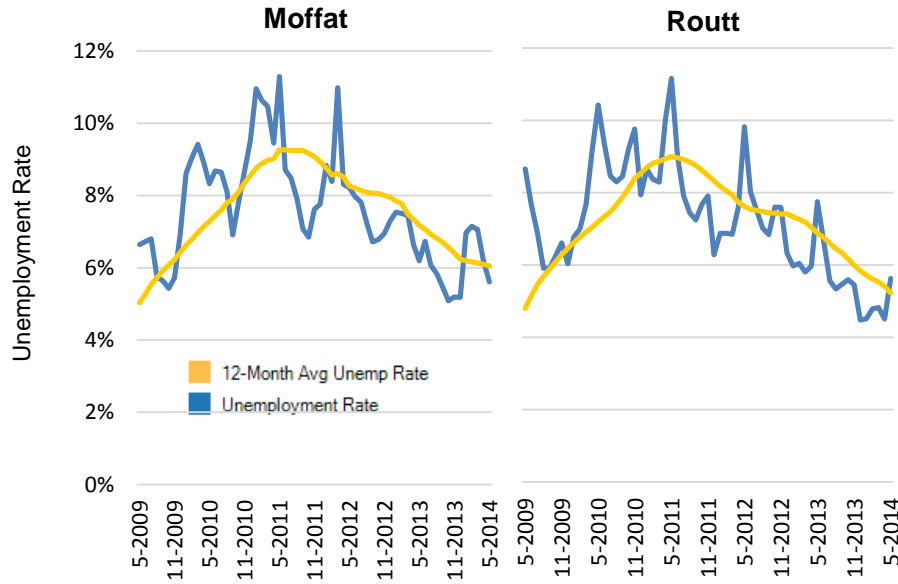
Year-to-date coal production through April was up nearly 7% in Moffat County, down almost 7% in Routt County and down 13% statewide from 2013. Oil production was down in both counties, with Routt showing an increase in its small amount of gas production.

## Climate

Stagecoach and Yamcolo reservoir levels, as well as Yampa River streamflow in Steamboat, all were above average. Almost 13 inches of snow-water equivalent remained atop Buffalo Pass in the final days of June, about 4% more than average.

June 2014 Release

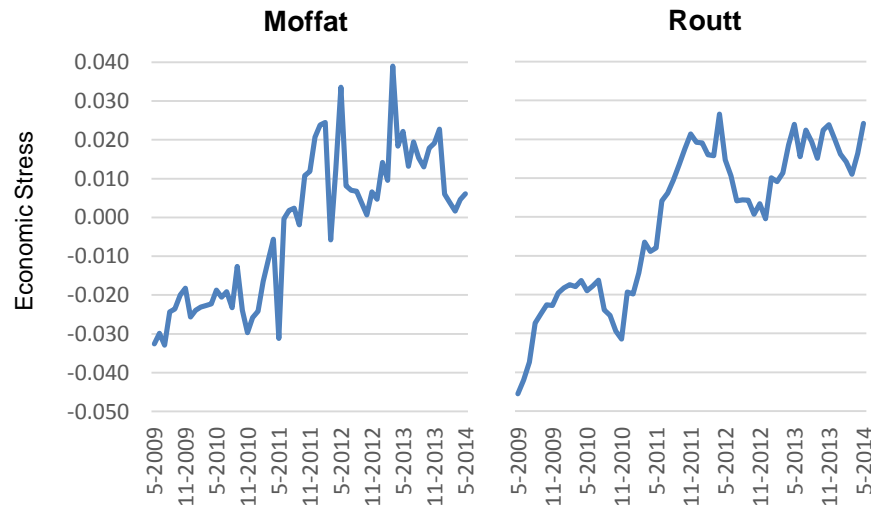
## Labor and Employment



Period	Moffat			Routt		
	Employed Workers	Unemp Workers	Unemp Rate (%)	Employed Workers	Unemp Workers	Unemp Rate (%)
5-2013	7,762	512	6.2	12,241	1029	7.8
6-2013	7,924	572	6.7	13,435	956	6.6
7-2013	7,970	515	6.1	14,126	831	5.6
8-2013	7,827	484	5.8	14,126	798	5.3
9-2013	7,675	444	5.5	13,250	767	5.5
10-2013	7,599	407	5.1	12,812	759	5.6
11-2013	7,632	418	5.2	13,971	762	5.5
12-2013	7,738	423	5.2	14,657	688	4.5
01-2014	7,621	571	7.0	15,552	735	4.5
02-2014	7,616	586	7.1	15,537	781	4.8
03-2014	7,745	590	7.1	15,512	787	4.8
04-2014	7,821	518	6.2	14,419	618	4.5
05-2014	7,692	457	5.6	13,077	780	5.6

Source: Colorado Department of Labor and Employment

## Economic Stress Indicator (ESI)



Period	Moffat		Routt	
	Employed Workers	Civilian Labor Force	Employed Workers	Civilian Labor Force
05/2013	7,762	8,274	12,241	13,270
05/2014	7,692	8,149	13,077	13,857
Ratio	0.991	0.985	1.068	1.044

Source: Colorado Department of Labor and Employment

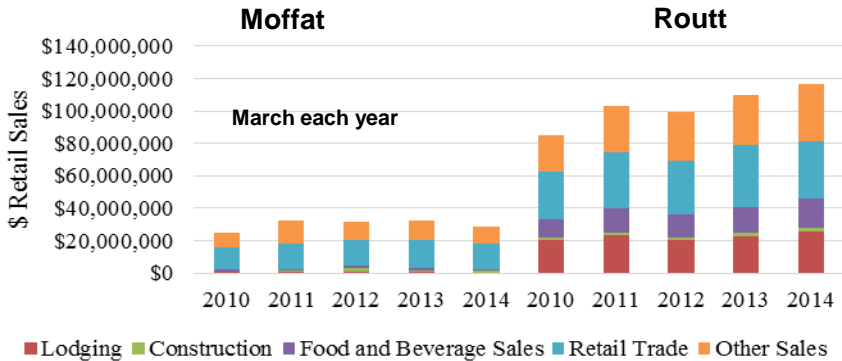
*Economic Stress Indicator (ESI) = Employed Workers Ratio - Labor Force Ratio*

*Moffat May 2014 ESI = 0.991 – 0.985 = 0.006*

*Routt May 2014 ESI = 1.068 – 1.044 = 0.024*

*Note: Optimal balance (least amount of stress) between Employed Workers and Labor Force = 0.00. Too far above 0.00 can be an indicator of a shortage of workers and too far below 0.00 can indicate a shortage of jobs.*

## Monthly Sales

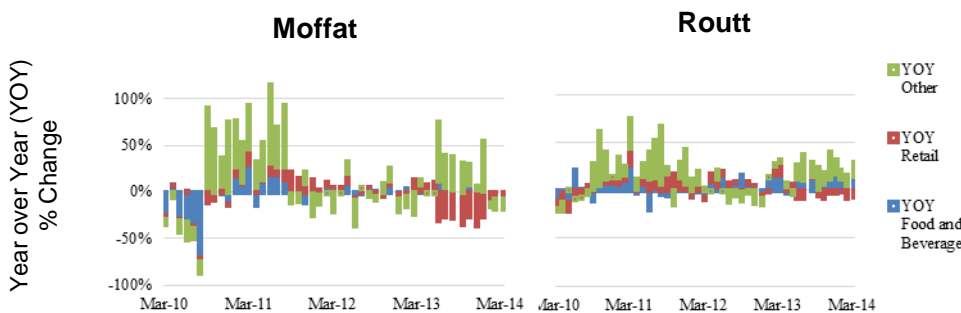


Monthly Sales Figures for March 2014 (Million \$s)

County	Lodging	Construct	Food and Drinking	Retail Trade*	All Other Retail Sales	Total
Moffat	\$0.31	\$0.89	\$1.18	\$16.07	\$10.41	\$28.86
Routt	\$25.44	\$2.28	\$17.89	\$35.69	\$35.22	\$116.52
Combined	\$25.75	\$3.17	\$19.07	\$51.76	\$45.63	\$145.38

\*Retail Trade includes: Motor Vehicle and Auto Parts, Furniture and Furnishings, Electronics and Appliances, Building, Materials/Nurseries, Food/Beverage Stores, Health and Personal Care, Gas Stations, Clothing and Accessories, Sporting/Hobby/Books/Music, General Merchandise/Warehouse, Misc. Store Retailers and Non-Store Retailers

## Year-Over-Year Monthly Sales Growth

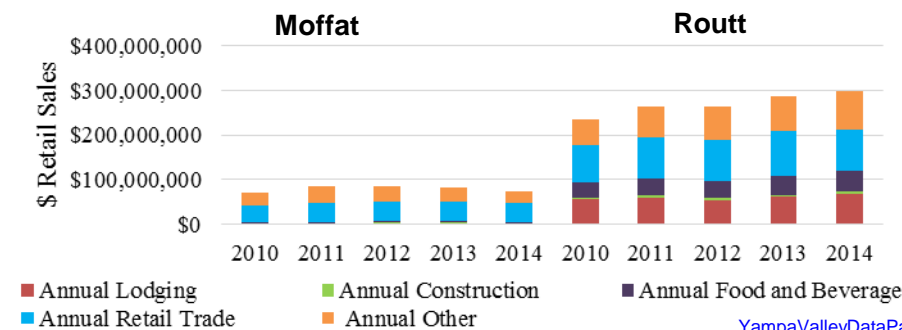


Year-Over-Year (YOY) Change in Monthly Sales (%)

County	Lodging	Construct	Food and Drinking	Retail Trade*	All Other Retail Sales	Total
Moffat	-60.1%	-9.2%	-0.2%	-7.7%	-11.3%	-10.0%
Routt	+13.9%	-2.3%	+13.9%	-7.4%	+14.7%	+6.3%
Combined	+11.4%	-4.3%	+12.9%	-7.5%	+7.5%	+2.6%

\*Retail Trade includes: Motor Vehicle and Auto Parts, Furniture and Furnishings, Electronics and Appliances, Building, Materials/Nurseries, Food/Beverage Stores, Health and Personal Care, Gas Stations, Clothing and Accessories, Sporting/Hobby/Books/Music, General Merchandise/Warehouse, Misc. Store Retailers and Non-Store Retailers

## Year-to-Date Sales

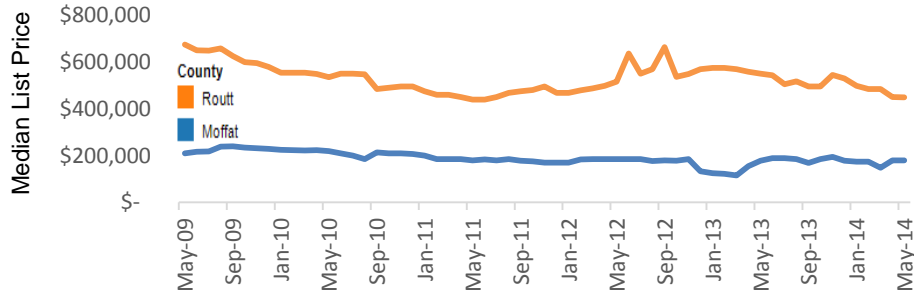


Year-to-Date (YTD) Sales through March (Million \$s)

County	2010	2011	2012	2013	2014
Moffat	\$69.68	\$85.99	\$85.95	\$82.64	\$75.30
Routt	\$235.14	\$264.52	\$263.60	\$285.44	\$298.71
Combined	\$304.81	\$350.51	\$349.54	\$368.08	\$374.01

Source: Colorado Department of Revenue

## Median Listing Price

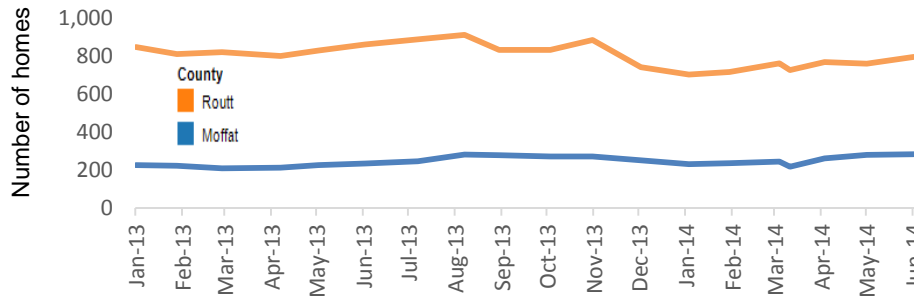


08/2013-05/2014 Median Listing Price (\$)

Period	Moffat	Routt
08/2013	\$185,000	\$518,000
09/2013	\$169,000	\$495,000
10/2013	\$185,000	\$495,000
11/2013	\$195,000	\$545,000
12/2013	\$179,000	\$529,900
01/2014	\$174,900	\$499,000
02/2014	\$175,000	\$485,000
03/2014	\$149,000	\$484,900
04/2014	\$179,500	\$450,000
05/2014	\$180,000	\$499,000

Source: Zillow

## Homes for Sale

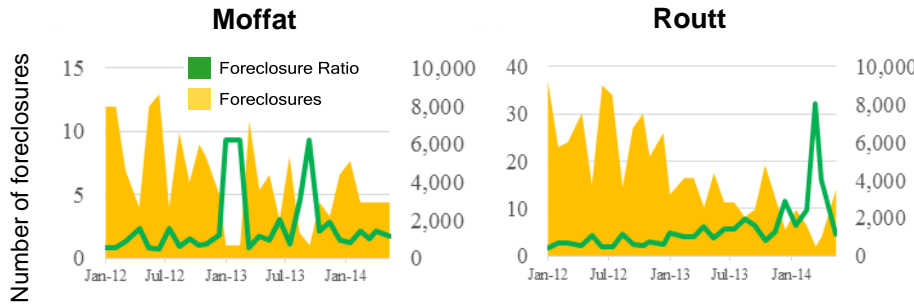


09/2013-06/2014 Homes for Sale (# of Homes)

Period	Moffat	Routt
09/2013	269	832
10/2013	271	832
11/2013	242	885
12/2013	251	741
01/2014	236	717
02/2014	244	762
03/2014	265	701
04/2014	280	760
05/2014	284	796
06/2014	302	860

Source: Zillow

## Foreclosures



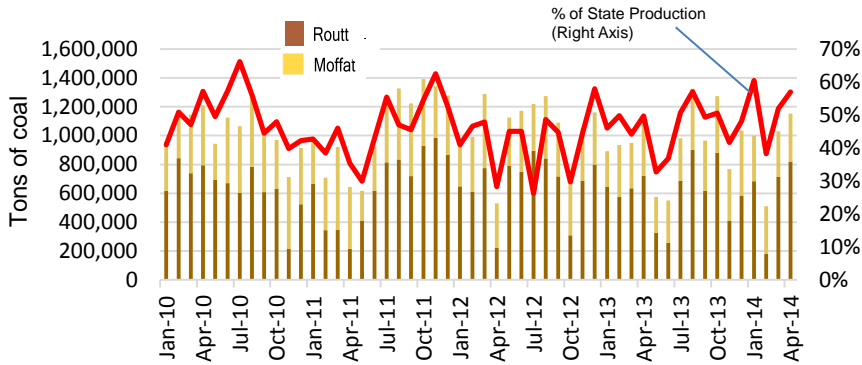
08/2013-05/2014 Foreclosure Ratio

Period	Moffat	Routt
08/2013	1 in 3086	1 in 1982
09/2013	1 in 6172	1 in 1607
10/2013	1 in 1408	1 in 824
11/2013	1 in 1877	1 in 1315
12/2013	1 in 938	1 in 2893
01/2014	1 in 807	1 in 1652
02/2014	1 in 1412	1 in 2446
03/2014	1 in 1030	1 in 8006
04/2014	1 in 1412	1 in 4003
05/2014	1 in 1174	1 in 1160

Note: Foreclosure ratio = 1 foreclosure per number of homes

Source: RealtyTrac.com

## Coal Production

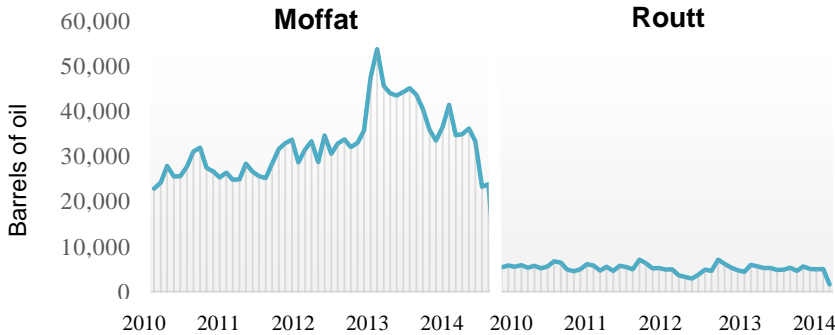


Monthly Coal Production for April 2014

County	Coal Production (Tons)	% of State Production for April 2014	% Change from Mar 2014	% Change from Apr 2013	YTD Production Change from 2013
Moffat	417,350	19%	+34.1%	+6.8%	+6.6%
Routt	820,058	38%	+14.7%	+13.8%	-6.9%
Colorado	2,168,968	100%	+9.3%	-2.8%	-12.9%

Source: Colorado Division of Reclamation Mining & Safety

## Oil Production

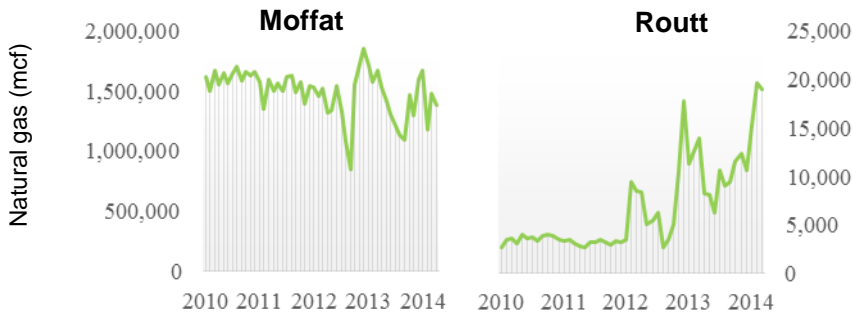


Monthly Oil Production for April 2014

County	Oil Production (Barrels)	% Change from Mar 2014	% Change from Apr 2013	YTD Production Change from 2013
Moffat	26,514	+2.2%	-47.2%	-34.1%
Routt	1,618	-67.9%	-72.6%	-18.4%

Source: Colorado Oil & Gas Conservation Commission

## Gas Production



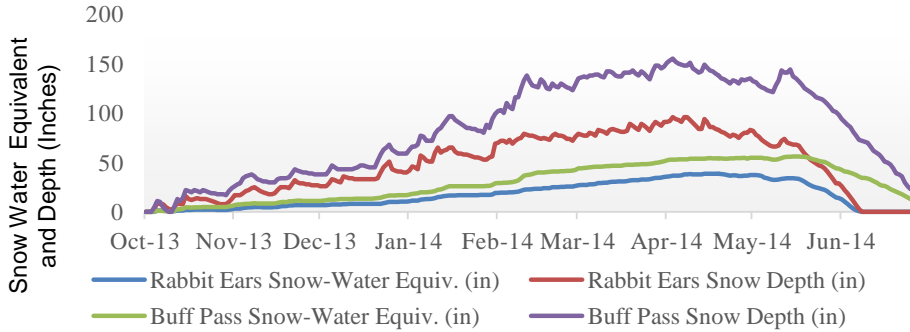
Monthly Natural Gas Production for April 2014

County	Gas Production (mcf)	% Change from Mar 2014	% Change from Apr 2013	YTD Production Change from 2013
Moffat	1,349,097	-6.6%	-9.6%	-11.9%
Routt	10,735	-43.4%	+31.4%	+40.4%

Source: Colorado Oil & Gas Conservation Commission

Note: 1 mcf = 1,000 cubic feet of natural gas or aprx. 1 million BTU (British Thermal Units)

## Snowpack

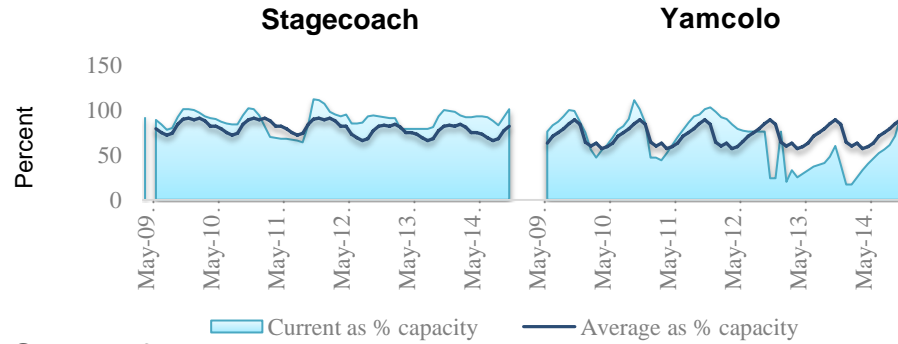


### Snow Water Content at Rabbit Ears Pass (USDA Station 709) and Tower Site (USDA Station 825) on Buffalo Pass

USDA Station	St. 709	St. 825
Measurement Date	6/25/14	6/25/14
Current Year (2014) Snow Water Equivalent (in)	0.1	12.9
Previous Year (2013) Snow Water Equivalent (in)	0.0	0.0
Snow Water Equivalent % of Average (1986-2013)	34%	104%
<u>Average Snow Water Equivalent (1986-2013) (in)</u>	<u>0.3</u>	<u>12.4</u>

Source: USDA Natural Resources Conservation Service (NRCS) National Water & Climate Center

## Reservoir Levels

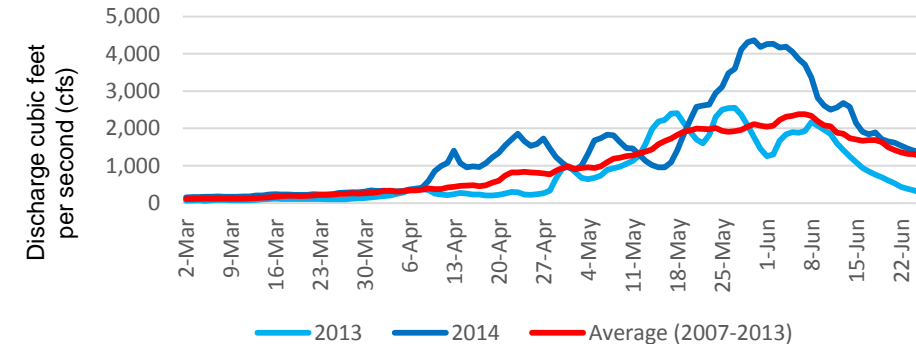


### Stagecoach and Yamcolo Reservoir Levels

Reservoir	Stagecoach	Yamcolo
Month	May	May
Current Year (2014) as % capacity	101%	93%
Average as % capacity	82%	89%
Current Year (2014) as % Average	123%	105%
<u>Current Year (2014) as % Last Year</u>	<u>101%</u>	<u>156%</u>

Source: USDA Natural Resources Conservation Service (NRCS) National Water & Climate Center

## Streamflow



### Yampa River Streamflow Measured at 5<sup>th</sup> St. Bridge, Steamboat Springs

Measurement Date	06/25/2014
Current Year (2014) Average Daily Discharge (cfs)	1,360
Previous Year (2013) Average Daily Discharge (cfs)	284
Average Daily Discharge % of Average (2007-2013) (%)	107%
<u>Average Maximum Daily Discharge (2007-2013) (cfs)</u>	<u>1,265</u>

Source: USGS National Water Information System