

Yampa-White River Region *FastFacts* • Key Takeaways



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Employment

Year-over-year May unemployment continues to remain steady in Moffat. Rio Blanco's May unemployment has risen 0.6% from its 2015 rate despite a temporary stabilization in job loss. Routt's unemployment rate has experienced a seasonal increase.

Industry and Wages

Mining continues to remain in the top 3 for Average Weekly Wages in the fourth quarter of 2015, with Accommodation and Food Service employees receiving the lowest average wage in all three counties. Moffat total wages increased nominally in the fourth quarter, with Rio Blanco and Routt total wages dropping by 0.97% and 1.85% when compared to 2014.

Retail Sales

December 2015 spending in Moffat decreased 13.8% when compared to the previous year. Despite a respective 5.8% and 14.3% increase in December sales in Rio Blanco and Routt, only Moffat and Routt experienced annual spending increases in 2015 (1.8% and 5%). Rio Blanco's annual spending decreased by 11.8% for 2015.

Real Estate

May foreclosures for Routt are at their lowest rate in six years. Regardless, all three counties saw an increase in foreclosures from the previous month. Median monthly rents continue to rise incrementally across the counties. Routt had a 15.5% increase in homes for sale in June.

Energy

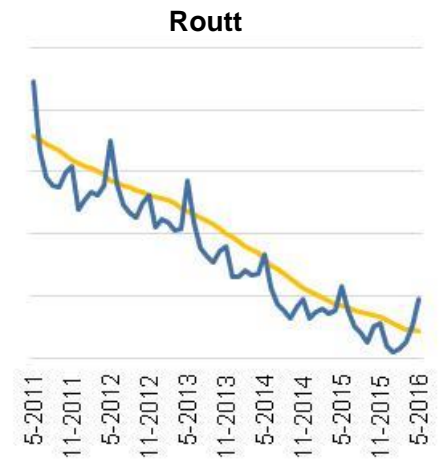
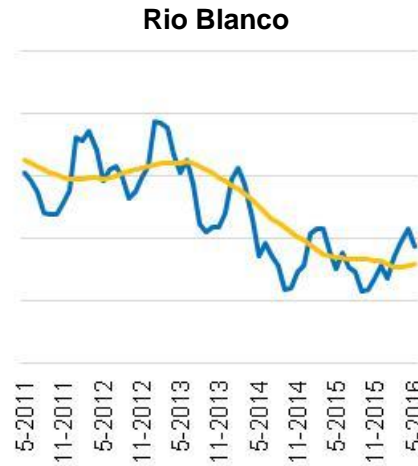
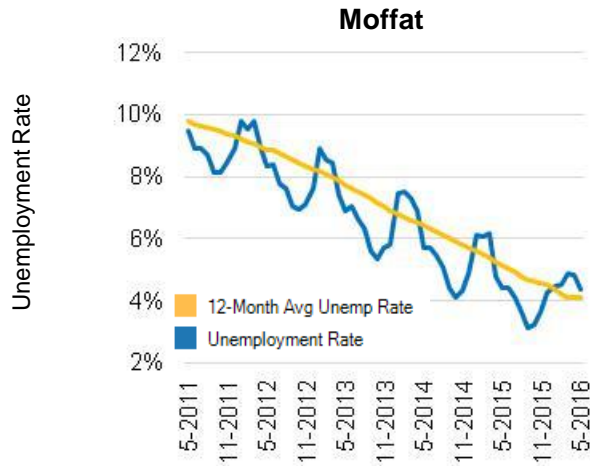
Despite Moffat, Rio Blanco and Routt producing an unprecedented 81% of the state's coal in April, 2016 year-to-date totals are down 23.6%, 44.3% and 25.7% for each respective county when compared to last year. Oil production decreased for all three counties between March and April, with Moffat and Routt seeing an increase in monthly gas production.

Climate

Ripple Creek and Buffalo Pass held onto their snow pack until the third week of June, with both ending June below their 10-year average of snow water equivalency. The Yampa and White Rivers reached their third and final peak of the season on June 6, coming in at 134% and 110% of their 10-year average on that date. Stagecoach and Yamcolo Reservoirs are 112% and 118% of their June 10-year average, respectively.

July 9, 2016 Release

Employment



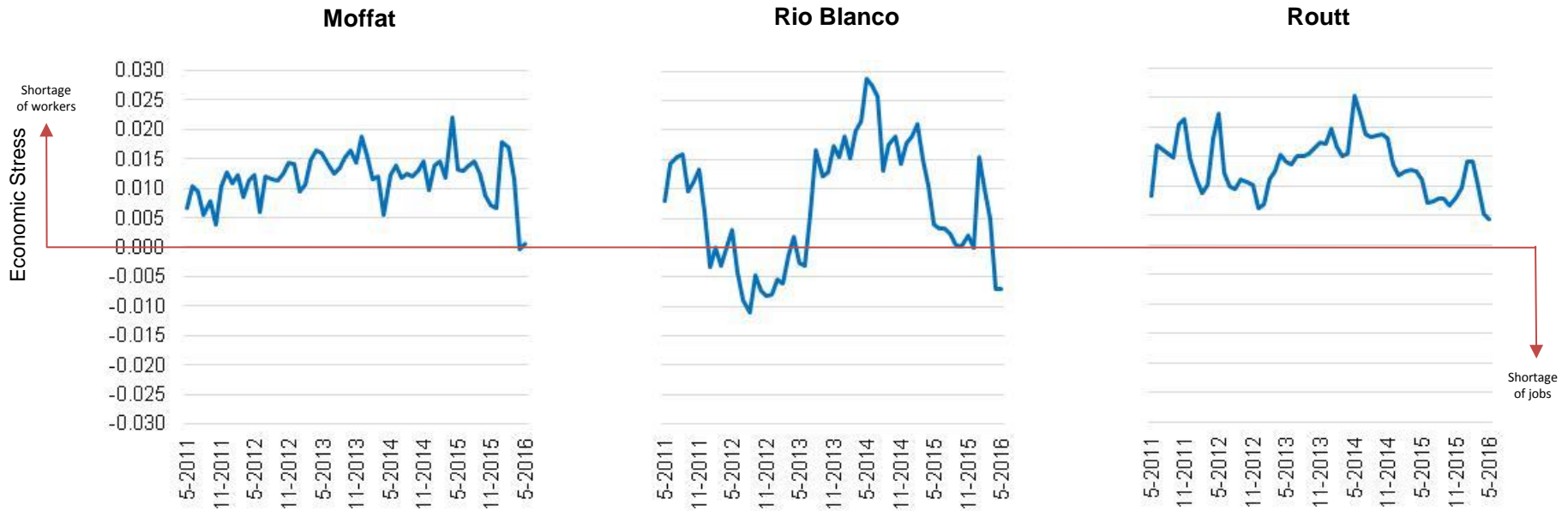
Moffat

Rio Blanco

Routt

Period	Employment	Unemployment	Rate	Employment	Unemployment	Rate	Employment	Unemployment	Rate
5-2015	6,798	315	4.4%	2,704	144	5.1%	12,884	578	4.3%
6-2015	6,962	323	4.4%	2,808	165	5.5%	13,841	510	3.6%
7-2015	6,837	294	4.1%	2,753	148	5.1%	14,117	443	3.0%
8-2015	6,710	255	3.7%	2,692	139	4.9%	13,869	398	2.8%
9-2015	6,705	218	3.1%	2,736	124	4.3%	13,213	339	2.5%
10-2015	6,861	230	3.2%	2,720	125	4.4%	13,131	407	3.0%
11-2015	6,882	259	3.6%	2,697	134	4.7%	13,130	422	3.1%
12-2015	7,104	315	4.2%	2,700	146	5.1%	14,928	365	2.4%
1-2016	7,058	330	4.5%	2,667	132	4.7%	15,373	341	2.2%
2-2016	7,010	332	4.5%	2,655	152	5.4%	15,327	359	2.3%
3-2016	6,946	356	4.9%	2,614	162	5.8%	14,963	386	2.5%
4-2016	6,842	346	4.8%	2,531	170	6.3%	13,908	435	3.0%
5-2016	6,730	308	4.4%	2,624	160	5.7%	13,064	526	3.9%

Economic Stress Indicator (ESI)



Economic Stress Indicator (ESI) = Year-over-year (2016 / 2015) Employed Workers Ratio – Year-over-year (2016 / 2015) Labor Force Ratio

Moffat May 2016 ESI = 0.990 – 0.989 = + 0.001

Rio Blanco May 2016 ESI = 0.970 – 0.977 = -- 0.007

Routt May 2016 ESI = 1.014 – 1.010 = + 0.004

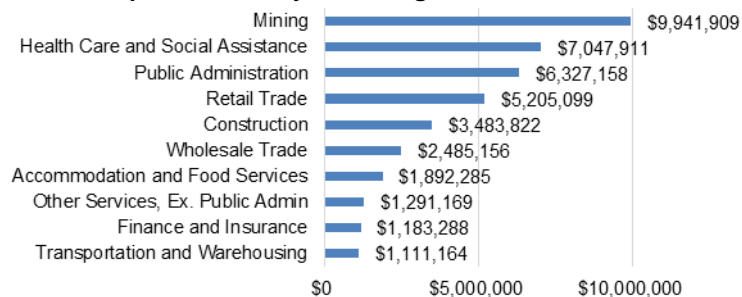
Note: Optimal balance (least amount of stress) between Employed Workers and Labor Force = 0.00. Too far above 0.00 can be an indicator of a shortage of workers and too far below 0.00 can indicate a shortage of jobs.

Period	Moffat		Rio Blanco		Routt	
	Employed Workers	Civilian Labor Force	Employed Workers	Civilian Labor Force	Employed Workers	Civilian Labor Force
5-2015	6,798	7,113	2,704	2,848	12,884	13,462
5-2016	6,730	7,038	2,624	2,784	13,064	13,590
Ratio	0.990	0.989	0.970	0.977	1.014	1.010

Industry and Wages

Moffat

Top 10 Sectors by Total Wages, Fourth Quarter 2015



Moffat Employees and Wages for Top 3 Industry Sectors

Top 3 Sectors by Total Wages Distributed, Q4 2015		Average Employees	Total Wages	Average Weekly Wage
Total All Industries		4,824	\$56,433,240	\$900
1	Mining	472	\$9,941,909	\$1,620
2	Health Care and Social Assistance	566	\$7,047,911	\$958
3	Public Administration	538	\$6,327,158	\$905

Rio Blanco

Top 10 Sectors by Total Wages, Fourth Quarter 2015



Rio Blanco Employees and Wages for Top 3 Industry Sectors

Top 3 Sectors by Total Wages Distributed, Q4 2015		Average Employees	Total Wages	Average Weekly Wage
Total All Industries		2,921	\$39,348,614	\$1,036
1	Mining	536	\$12,917,253	\$1,854
2	Construction	259	\$4,547,707	\$1,351
3	Public Administration	435	\$4,350,260	\$769

Routt

Top 10 Sectors by Total Wages, Fourth Quarter 2015



Routt Employees and Wages for Top 3 Industry Sectors

Top 3 Sectors by Total Wages Distributed, Q4 2015		Average Employees	Total Wages	Average Weekly Wage
Total All Industries		13,864	\$162,648,202	\$903
1	Health Care and Social Assistance	1,330	\$21,851,118	\$1,264
2	Professional & Technical Services	763	\$16,363,703	\$1,650
3	Construction	1,083	\$14,102,329	\$1,002

Top 10 Average Weekly Wages

Moffat		Rio Blanco		Routt	
Industry	Average Weekly Wage	Industry	Average Weekly Wage	Industry	Average Weekly Wage
Mining	\$1,620	Utilities	\$1,984	Management of Companies and Enterprises	\$3,328
Finance and Insurance	\$1,124	Mining	\$1,854	Utilities	\$1,842
Construction	\$1,011	Agriculture, Forestry, Fishing & Hunting	\$1,470	Mining	\$1,788
Wholesale Trade	\$970	Construction	\$1,351	Finance and Insurance	\$1,726
Health Care and Social Assistance	\$958	Transportation and Warehousing	\$1,189	Professional and Technical Services	\$1,650
Transportation and Warehousing	\$919	Health Care and Social Assistance	\$1,032	Health Care and Social Assistance	\$1,264
Information	\$918	Administrative and Waste Services	\$948	Wholesale Trade	\$1,213
Public Administration	\$905	Other Services, Ex. Public Admin	\$856	Construction	\$1,002
Professional and Technical Services	\$764	Wholesale Trade	\$816	Administrative and Waste Services	\$960
Other Services, Ex. Public Admin	\$752	Manufacturing	\$788	Public Administration	\$957

Confidential Reporting of Industry Wages

County	Industry Reporting Confidential Wages	Total Wages of Confidential Industries	Total Wages for All County Industries
Moffat	1. Educational Services 2. Management of Companies 3. Utilities	\$12,461,495	\$56,433,240
Rio Blanco	1. Unclassified	\$18,000	\$39,348,614
Routt	1. Unclassified 2. Arts, Entertainment, and Recreation	\$10,210,204	\$162,648,202

Lowest Average Weekly Wage

County	Industry Sector	Average Weekly Wage	% Change from Q4 2014
Moffat	Accommodation and Food Services	\$304	-0.98%
Rio Blanco	Accommodation and Food Services	\$442	+4.49%
Routt	Accommodation and Food Services	\$441	+5.00%

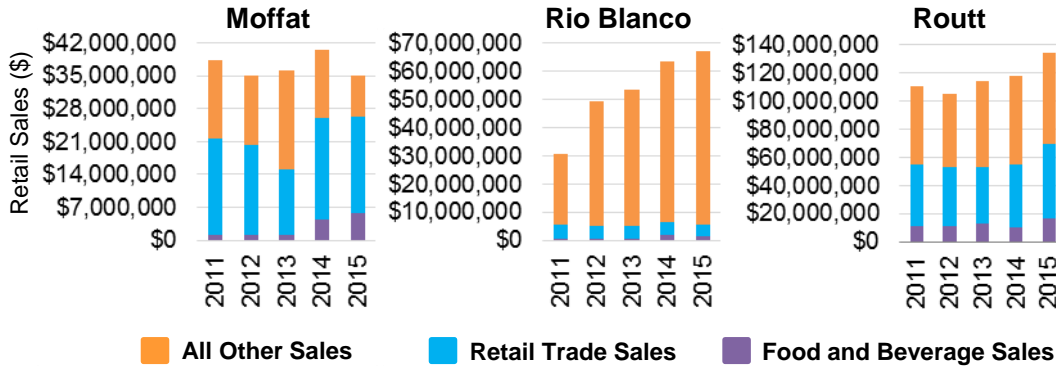
Average Weekly Wage Across All Industries

County	Q4, 2013	Q4, 2014	Q4, 2015
Moffat	\$854	\$884	\$900
Rio Blanco	\$1,026	\$1,010	\$1,036
Routt	\$887	\$933	\$903

Number of Employees Above and Below Average Weekly Wage*

County	Average Weekly Wage Across All Industries	Total # of Employees Below Average Weekly Wage	Total # of Employees Above Average Weekly Wage
Moffat	\$900	1,754*	2,257*
Rio Blanco	\$1,036	1,953*	967*
Routt	\$903	5,765*	6,849*

December 2015 Total Retail Sales

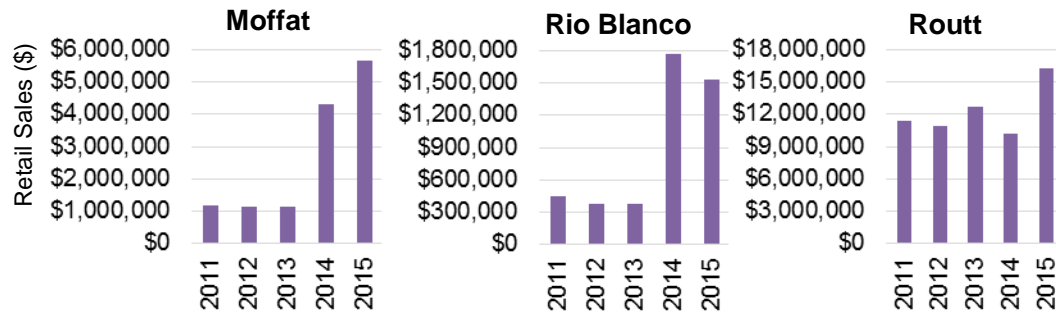


Monthly Sales Figures for Dec. 2015 (Million \$s)

County	Food and Beverage	Retail Trade*	All Other Sales**	Total Sales
Moffat	\$5.66	\$20.64	\$8.67	\$34.97
Rio Blanco	\$1.53	\$4.23	\$61.30	\$67.06
Routt	\$16.30	\$52.99	\$64.91	\$134.20
Combined	\$23.49	\$77.86	\$134.88	\$236.23

*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. **All Other Sales includes Lodging and Construction.

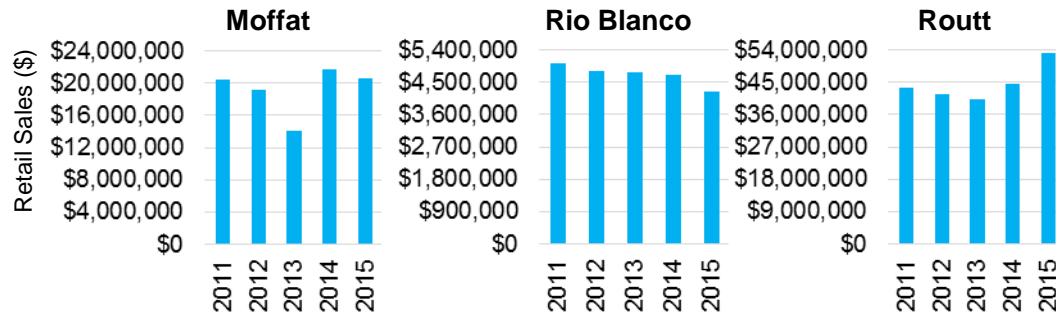
December 2015 Food and Beverage Sales



Food & Beverage Figures For Dec. 2015 (Million \$s)

County	2011	2012	2013	2014	2015
Moffat	\$1.16	\$1.14	\$1.15	\$4.33	\$5.66
Rio Blanco	\$0.44	\$0.38	\$0.38	\$1.77	\$1.53
Routt	\$11.44	\$10.92	\$12.70	\$10.17	\$16.30

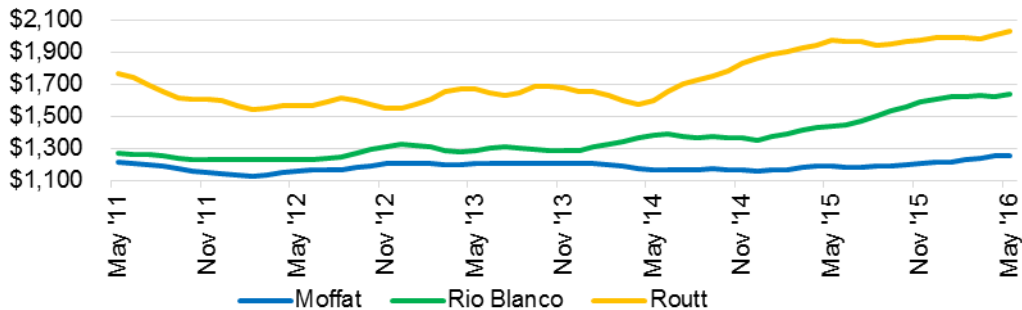
December 2015 Retail Trade Sales



Retail Sales Figures For Dec. 2015 (Million \$s)

County	2011	2012	2013	2014	2015
Moffat	\$20.40	\$19.18	\$14.00	\$21.70	\$20.64
Rio Blanco	\$5.02	\$4.79	\$4.78	\$4.69	\$4.24
Routt	\$43.37	\$41.65	\$40.28	\$44.38	\$52.99

Median Rent

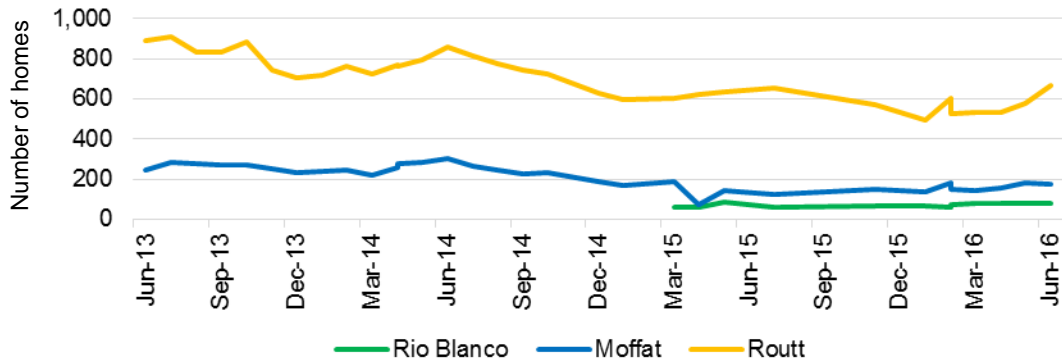


08/2015 - 05/2016 Median Rent Per Month

Period	Moffat	Rio Blanco	Routt
08/2015	\$ 1,188	\$ 1,508	\$ 1,949
09/2015	\$ 1,192	\$ 1,540	\$ 1,955
10/2015	\$ 1,198	\$ 1,564	\$ 1,969
11/2015	\$ 1,206	\$ 1,590	\$ 1,977
12/2015	\$ 1,211	\$ 1,612	\$ 1,993
01/2016	\$ 1,216	\$ 1,626	\$ 1,996
02/2016	\$ 1,227	\$ 1,622	\$ 1,991
03/2016	\$ 1,240	\$ 1,630	\$ 1,987
04/2016	\$ 1,254	\$ 1,621	\$ 2,007
05/2016	\$ 1,257	\$ 1,640	\$ 2,039

Source: Zillow

Homes For Sale

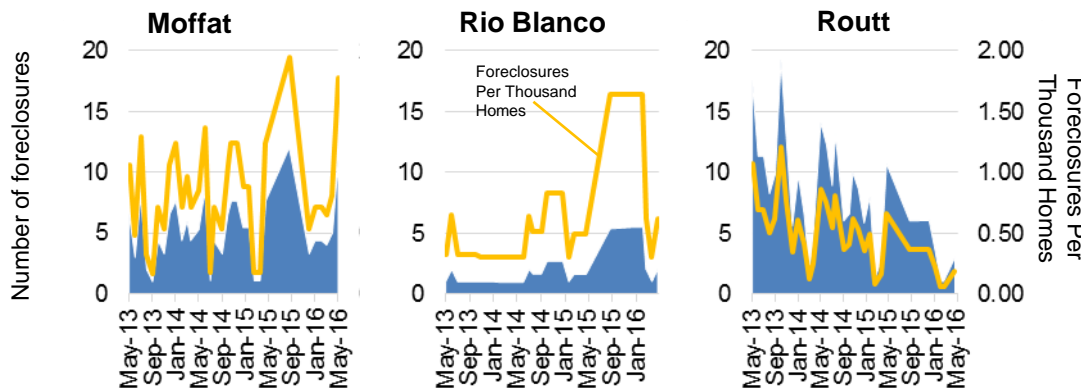


09/2015 - 06/2016 Homes For Sale (# of Homes)

Period	Moffat	Rio Blanco	Routt
09/2015	Not avail.	Not avail.	Not avail.
10/2015	Not avail.	Not avail.	Not avail.
11/2015	150	66	573
12/2015	Not avail.	Not avail.	Not avail.
01/2016	137	64	496
02/2016	150	70	529
03/2016	141	81	534
04/2016	158	80	536
05/2016	182	82	579
06/2016	177	80	669

Source: Zillow

Foreclosures

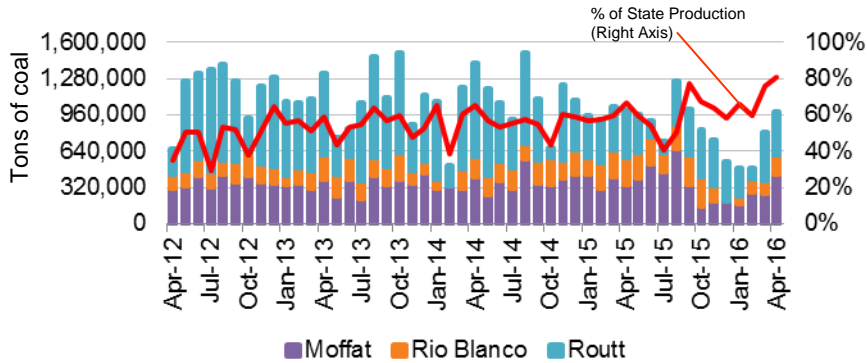


08/2015 - 05/2016 New Foreclosures Per 1,000 Homes

Period	Moffat	Rio Blanco	Routt
08/2015	Not available	Not available	Not available
09/2015	1.95	1.64	0.37
10/2015	Not available	Not available	Not available
11/2015	Not available	Not available	Not available
12/2015	0.53	Not available	0.37
01/2016	0.71	Not available	0.22
02/2016	0.71	Not available	0.06
03/2016	0.65	0.61	Not available
04/2016	0.81	0.31	0.12
05/2016	1.78	0.61	0.18

Source: RealtyTrac.com

Coal Production

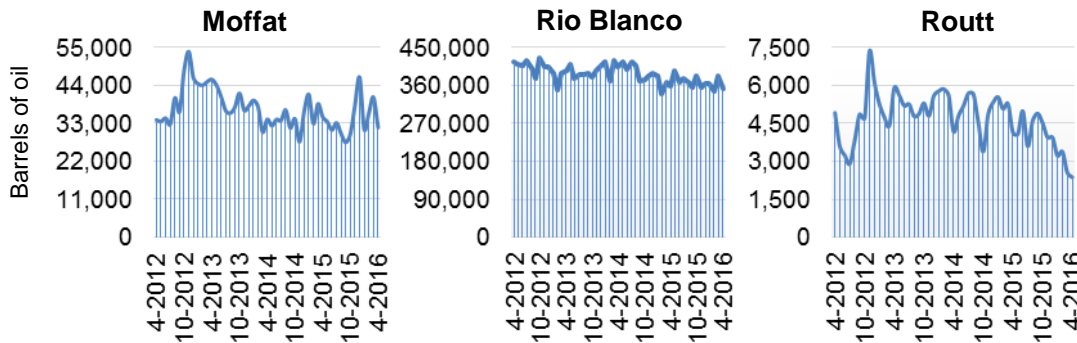


Monthly Coal Production for April 2016

County	Coal Production (Tons)	% of State Production for April 2016	% Change from March 2016	% Change from April 2015	% Change from 12-Month Average
Moffat	430,370	35.5%	+60.1%	+24.4%	+26.4%
Rio Blanco	172,504	14.2%	+54.3%	-28.6%	+4.7%
Routt	382,928	31.6%	-10.5	-6.7%	+23.5%
Colorado	1,213,623	100%	+14.1%	-19.0%	-9.4%

Source: Colorado Division of Reclamation Mining & Safety

Oil Production

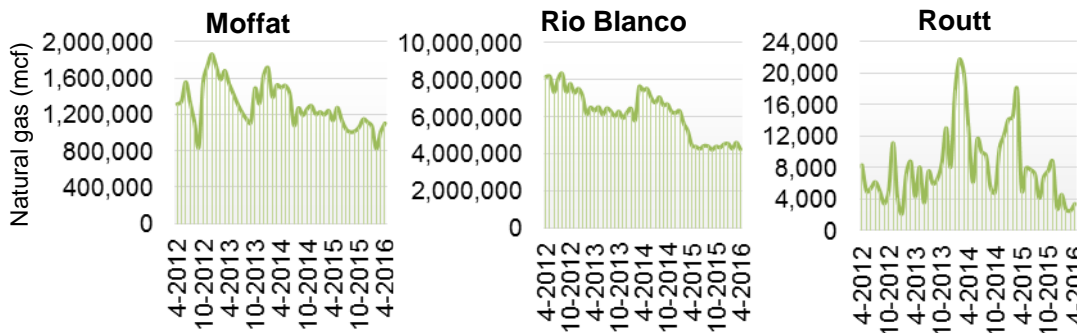


Monthly Oil Production for April 2016

County	Oil Production (Barrels)	% Change from March 2016	% Change from April 2015	% Change from 12-Month Average
Moffat	31,723	-21.8%	-8.9%	-6.9%
Rio Blanco	351,834	-7.7%	-1.7%	-4.1%
Routt	2,371	-7.3%	-42.7%	-38.3%

Source: Colorado Oil & Gas Conservation Commission

Gas Production

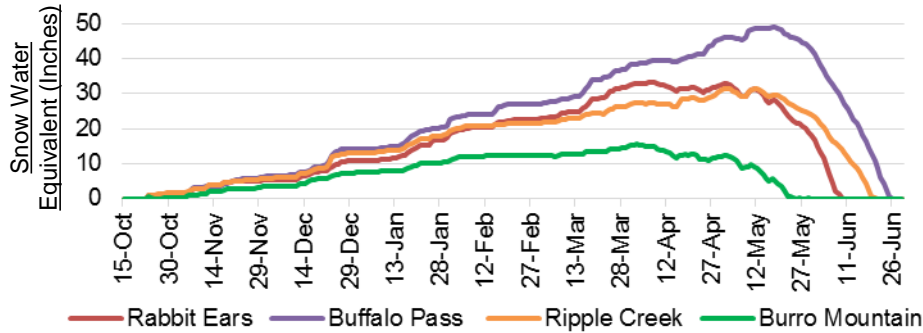


Monthly Natural Gas Production for April 2016

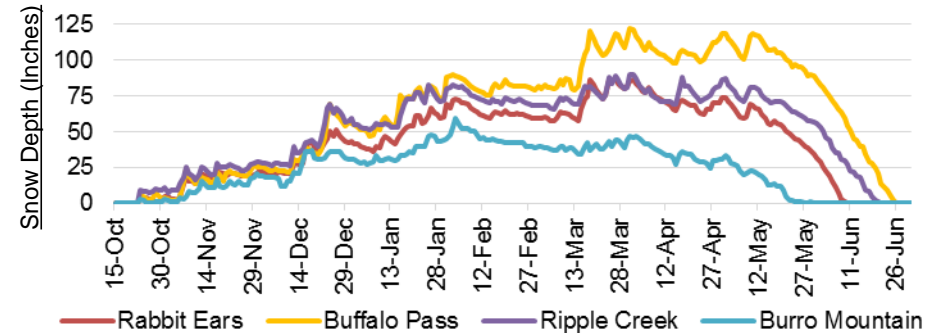
County	Gas Production (mcf)	% Change from March 2016	% Change from April 2015	% Change from 12-Month Average
Moffat	1,103,801	+9.7%	-2.6%	+3.5%
Rio Blanco	4,233,842	-8.1%	-4.9%	-3.5%
Routt	3,377	+35.6%	-34.9%	-38.4%

Source: Colorado Oil & Gas Conservation Commission

Snow Water

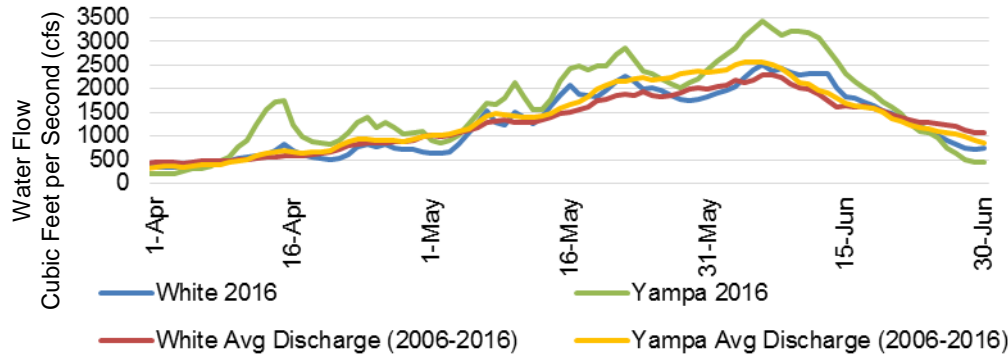


Snow Depth



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

Streamflow



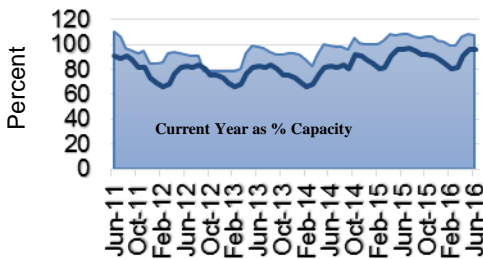
White River at Meeker and Yampa River at Steamboat Springs

River	White	Yampa
Measurement Date	06/30/16	06/30/16
Current Year (2016) Average Daily Discharge (cfs)	736	458
Previous Year (2015) Average Daily Discharge (cfs)	880	309
Average Daily Discharge % of Average (2006-2016)	68%	53%
Average Daily Discharge (2006-2016) (cfs)	1078	868

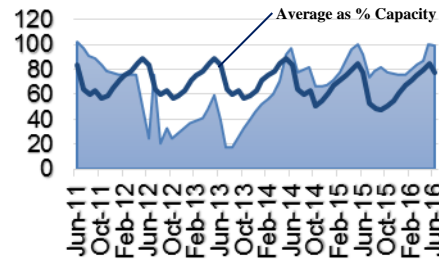
Source: USDA Natural Resources Conservation Service (NRCS) National Water & Climate Center

Reservoir Levels

Stagecoach



Yamcolo



Stagecoach and Yamcolo Reservoir Levels

Reservoir	Stagecoach	Yamcolo
Month	June 2016	June 2016
June (2016) as % Capacity **	108%	100%
Average as % Capacity	109%	78%
June (2016) as % Average **	112%	118%
June (2015) as % Capacity	109%	93%

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