

Yampa-White River Region *FastFacts* • Key Takeaways



YAMPA VALLEY
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Employment

Despite a continued gradual decline in unemployment rates for all three counties, Rio Blanco's unemployment rate is still higher than it was in August 2015. All three counties are dealing with economic employment stress, with Rio Blanco's job shortage temporarily stabilizing.

Industry

Mining remains one of the Top 3 Employers in each county when aggregating by Average Weekly Wage in the first quarter of 2016. In Moffat, only 19.2% of the workforce earns the three highest Average Weekly Wages. Rio Blanco's workforce was slightly better at 22.6%. Routt has the greatest wage disparity, with only 5.7% of its workforce earning its Top 3 Average Weekly Wages.

Real Estate

Rio Blanco has a temporary stabilization of its home foreclosures. Pre-foreclosure statistics in all three counties suggest there will be a rise in the number of foreclosures over the next few months. Moffat came in third in the state in August for the highest ratio of homes foreclosed upon. Median Rent continues to rise in Routt while decreasing slightly in Rio Blanco and Moffat.

Energy

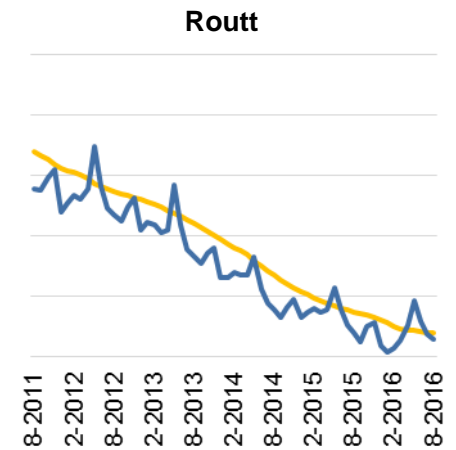
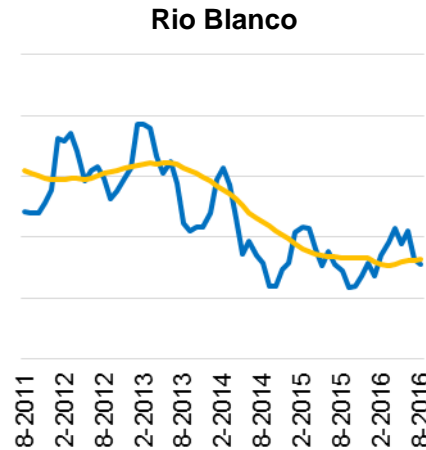
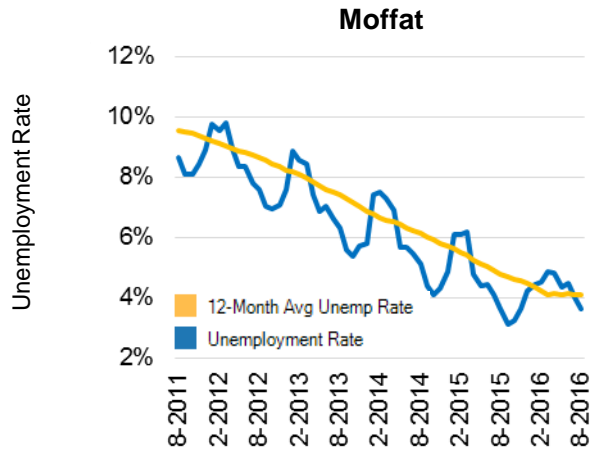
July Coal Production saw an overall monthly decrease across the state, with Routt producing its lowest amount of coal in over fifteen years. Moffat produced over one-third of the state's coal in July. Moffat saw an incremental increase in Oil and Gas Production compared to last year. Rio Blanco's Gas Production continues to increase from last year's total. Routt's Gas and Oil Production continue their gradual decline.

Climate

Yamcolo Reservoir continues to run slightly below its average percent of capacity, with Stagecoach maintaining a higher than average percent of capacity at 112%. The White River near Meeker was at 91% of its 10-year average on September 28th. The Yampa River at Steamboat Springs was at 56% of its Average Daily Discharge, marking its lowest point of September 28th discharge since 2012. All peaks received snowfall on September 24th or 25th.

October 3, 2016 Release

Employment



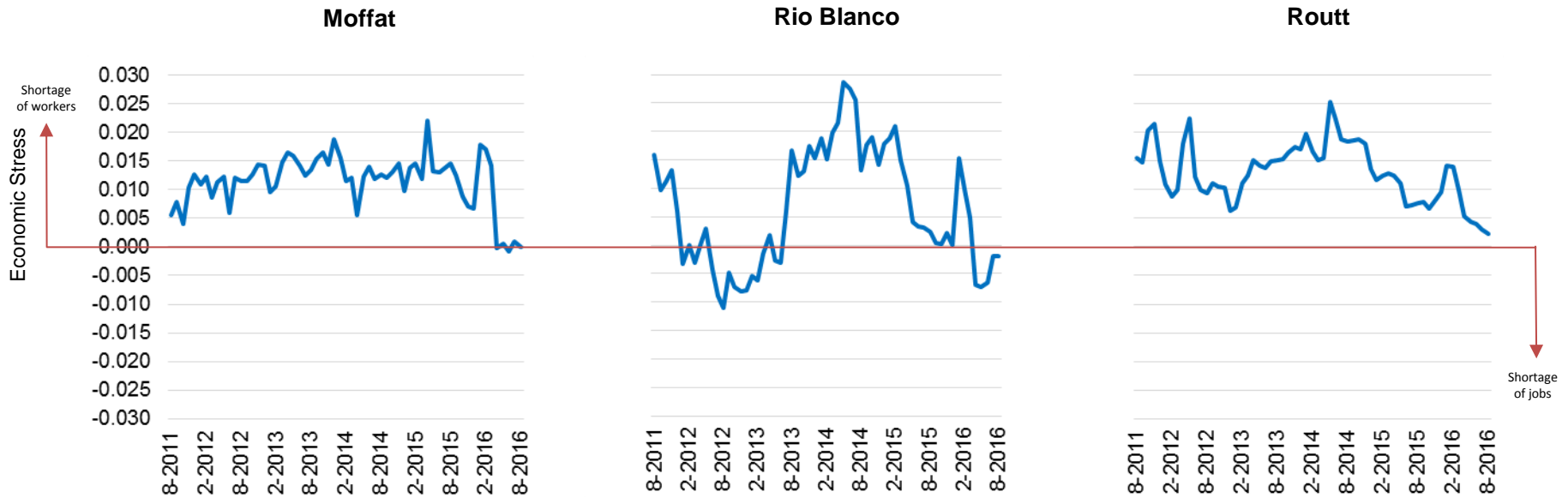
Moffat

Rio Blanco

Routt

Period	Employment	Unemployment	Rate	Employment	Unemployment	Rate	Employment	Unemployment	Rate
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	6,964	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	6,692	306	4.4%	2,610	160	5.8%	12,994	524	3.9%
6-2016	6,904	326	4.5%	2,696	178	6.2%	14,023	459	3.2%
7-2016	6,815	286	4.0%	2,648	148	5.3%	14,600	414	2.8%
8-2016	6,799	258	3.7%	2,641	142	5.1%	14,591	385	2.6%

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 August 2016 ESI = $1.013 - 1.013 = 0.000$

Rio Blanco August 2016 ESI = $0.981 - 0.983 = -0.002$

Routt August 2016 ESI = $1.050 - 1.052 = -0.002$

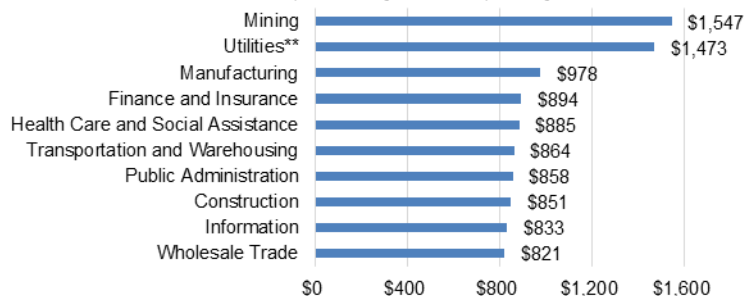
Note: Optimal balance (least amount of stress) between Employed Workers and Labor Force = 0.00. Too far above 0.00 can be an indicator of a shortage of workers and too far below 0.00 can indicate a shortage of jobs.

Period	Moffat		Rio Blanco		Routt	
	Employed Workers	Civilian Labor Force	Employed Workers	Civilian Labor Force	Employed Workers	Civilian Labor Force
8-2015	6,710	6,965	2,692	2,831	13,869	14,267
8-2016	6,799	7,057	2,641	2,783	14,591	14,976
Ratio	1.013	1.013	0.981	0.983	1.052	1.050

Industry Employment

Moffat

Top 10 Sectors by Average Weekly Wage, Q1 2016



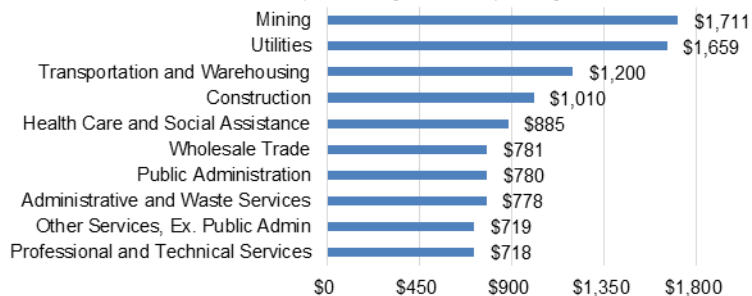
Moffat Employees and Wages for Top 3 Industry Sectors

Top 3 Sectors by Average Weekly Wage, First Quarter 2016		Average Weekly Wage	Total Wages	Average Employees
Total All Industries		\$837	\$49,587,875	4,558
1	Mining	\$1,547	\$9,229,279	460
2	Utilities**	\$1,473**	\$6,700,000**	350**
3	Manufacturing	\$978	\$851,642	67

**Figures based on guesstimate due to confidential reporting. See page 5, *Confidential Reportings*.

Rio Blanco

Top 10 Sectors by Average Weekly Wage, Q1 2016

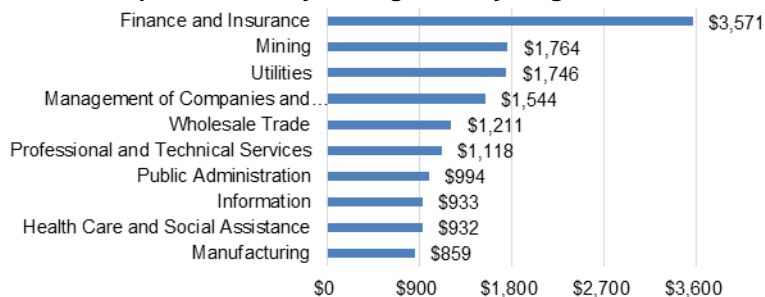


Rio Blanco Employees and Wages for Top 3 Industry Sectors

Top 3 Sectors by Average Weekly Wage, First Quarter 2016		Average Weekly Wage	Total Wages	Average Employees
Total All Industries		\$915	\$31,489,963	2,647
1	Mining	\$1,711	\$10,364,807	467
2	Utilities	\$1,659	\$1,164,902	78
3	Transportation and Warehousing	\$1,200	\$1,200,983	54

Routt

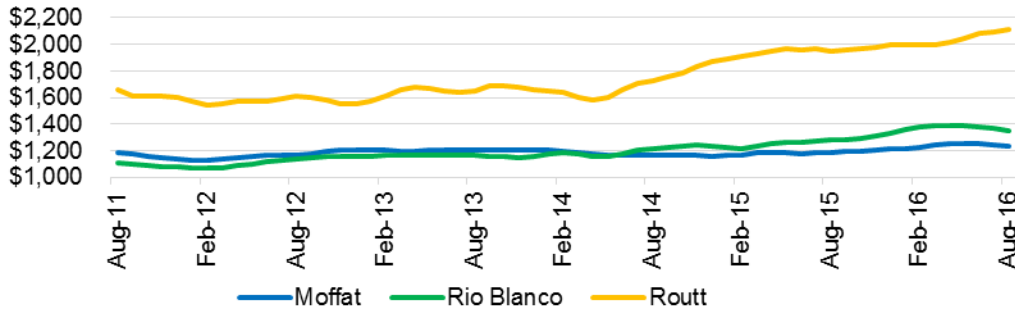
Top 10 Sectors by Average Weekly Wage, Q1 2016



Routt Employees and Wages for Top 3 Industry Sectors

Top 3 Sectors by Average Weekly Wage, First Quarter 2016		Average Weekly Wage	Total Wages	Average Employees
Total All Industries		\$796	\$159,924,283	15,458
1	Finance and Insurance	\$3,571	\$14,622,937	315
2	Mining	\$1,764	\$9,170,677	401
3	Utilities	\$1,544	\$3,653,510	161

Median Rent

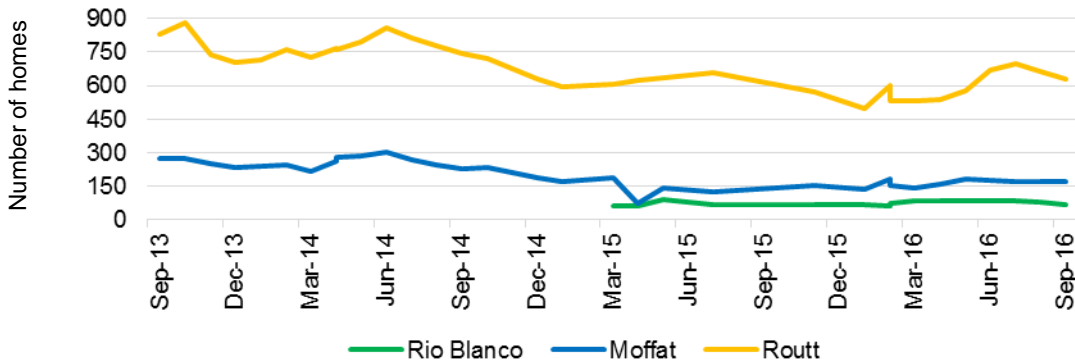


11/2015 - 08/2016 Median Rent Per Month

Period	Moffat	Rio Blanco	Routt
11/2015	\$ 1,206	\$ 1,310	\$ 1,980
12/2015	\$ 1,211	\$ 1,334	\$ 1,997
01/2016	\$ 1,216	\$ 1,357	\$ 2,000
02/2016	\$ 1,227	\$ 1,377	\$ 1,997
03/2016	\$ 1,240	\$ 1,387	\$ 1,994
04/2016	\$ 1,254	\$ 1,393	\$ 2,014
05/2016	\$ 1,256	\$ 1,388	\$ 2,046
06/2016	\$ 1,251	\$ 1,381	\$ 2,080
07/2016	\$ 1,241	\$ 1,365	\$ 2,097
08/2016	\$ 1,233	\$ 1,347	\$ 2,114

Source: Zillow

Homes For Sale

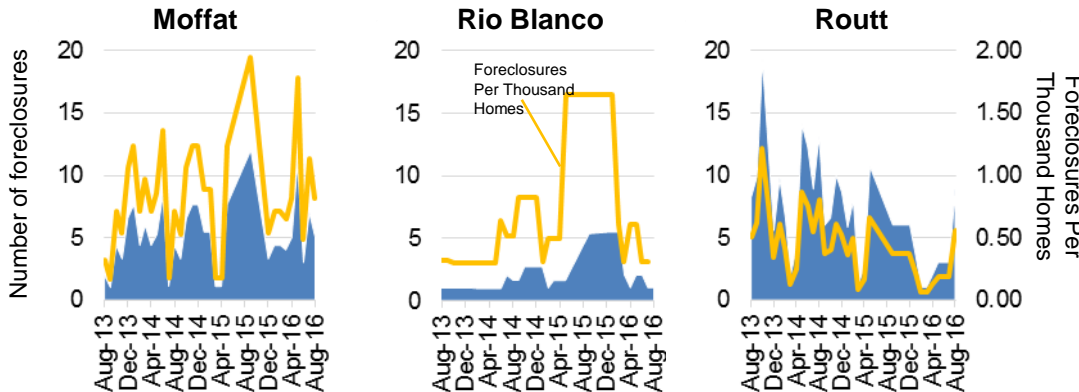


12/2015 - 09/2016 Homes For Sale (# of Homes)

Period	Moffat	Rio Blanco	Routt
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
07/2016	170	83	701
08/2016	168	76	665
09/2016	168	66	628

Source: Zillow

Foreclosures

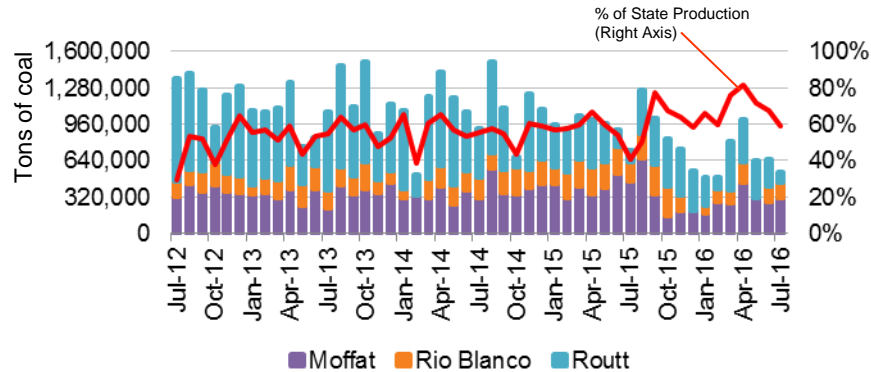


11/2015 - 08/2016 New Foreclosures Per 1,000 Homes

Period	Moffat	Rio Blanco	Routt
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
06/2016	0.49	0.61	0.18
07/2016	1.14	0.31	0.18
08/2016	0.81	0.31	0.55

Source: RealtyTrac.com

Coal Production

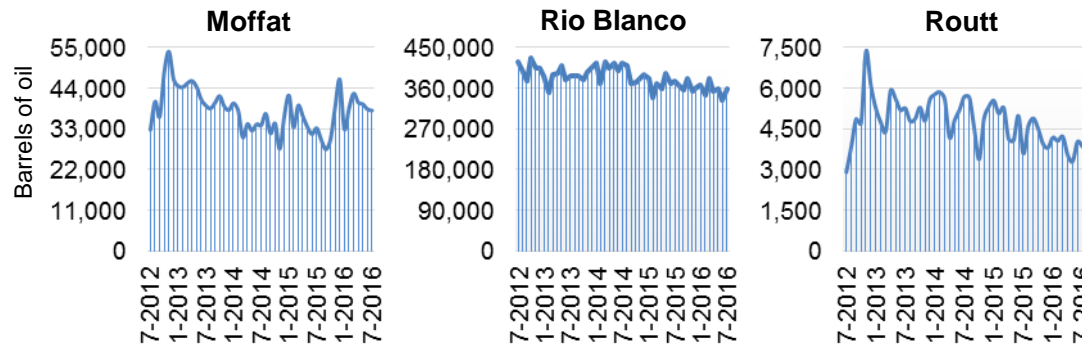


Monthly Coal Production for July 2016

County	Coal Production (Tons)	% of State Production for July 2016	% Change from June 2016	% Change from July 2015	% Change from 12-Month Average
Moffat	308,875	34.2%	+10.5%	-33.3%	+2.4%
Rio Blanco	137,117	15.2%	+4.3%	-16.5%	+1.5%
Routt	86,201	9.5%	-63.2%	-11.0%	-72.7%
Colorado	904,408	100%	-5.6%	-49.0%	-21.3%

Source: Colorado Division of Reclamation Mining & Safety

Oil Production

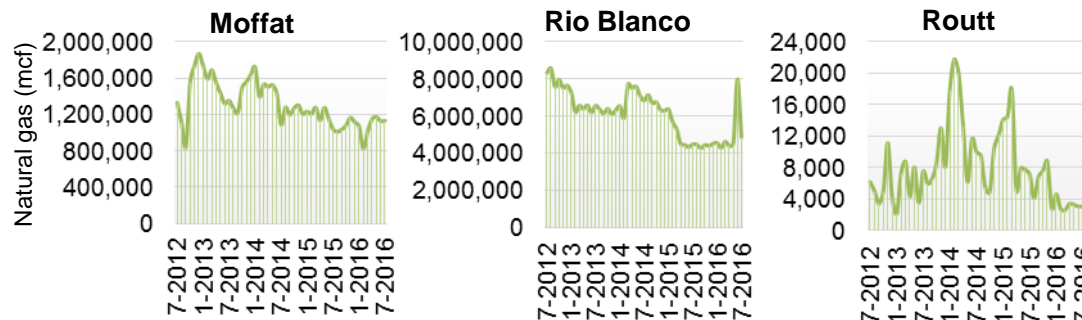


Monthly Oil Production for July 2016

County	Oil Production (Barrels)	% Change from June 2016	% Change from July 2015	% Change from 12-Month Average
Moffat	37,951	-1.0%	+14.4%	2.8%
Rio Blanco	359,543	+7.4%	-4.4%	-0.1%
Routt	3,852	-4.3%	+7.1%	-5.6%

Source: Colorado Oil & Gas Conservation Commission

Gas Production

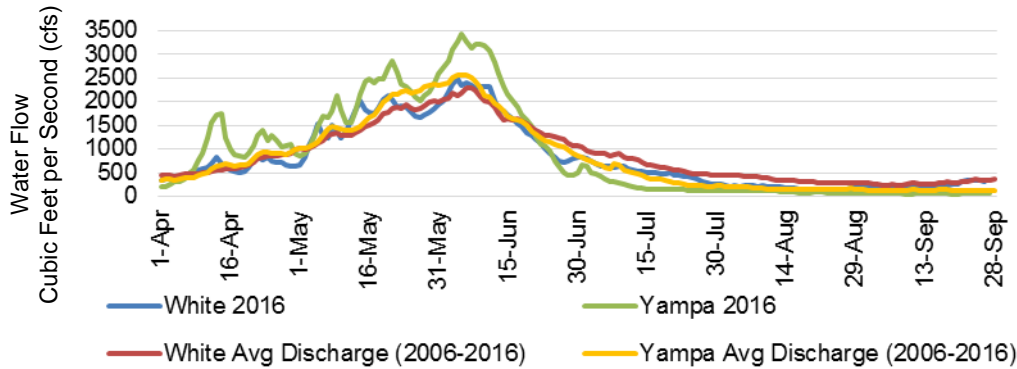


Monthly Natural Gas Production for July 2016

County	Gas Production (mcf)	% Change from June 2016	% Change from July 2015	% Change from 12-Month Average
Moffat	1,130,436	+0.4%	+8.8%	+5.3%
Rio Blanco	4,855,981	-39.1%	+8.4%	+68.4%
Routt	3,069	+1.1%	-57.1%	-30.0%

Source: Colorado Oil & Gas Conservation Commission

Streamflow



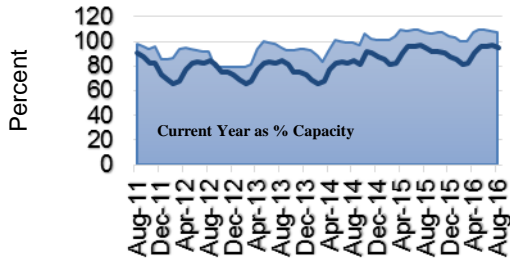
White River at Meeker and Yampa River at Steamboat Springs

River	White	Yampa
Measurement Date	09/28/16	09/28/16
Current Year (2016) Average Daily Discharge (cfs)	323	69
Previous Year (2015) Average Daily Discharge (cfs)	380	96
Average Daily Discharge % of Average (2006-2016)	91%	56%
Average Daily Discharge (2006-2016) (cfs)	355	122

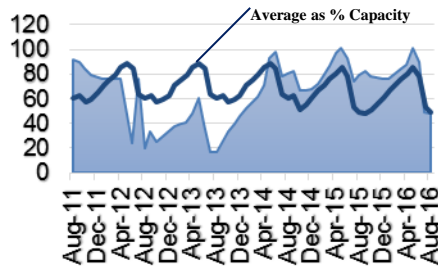
Source: USDA Natural Resources Conservation Service (NRCS) National Water & Climate Center

Reservoir Levels

Stagecoach



Yamcolo



Stagecoach and Yamcolo Reservoir Levels

Reservoir	Stagecoach	Yamcolo
Month	August 2016	August 2016
July (2016) as % Capacity **	107%	48%
Average as % Capacity	95%	49%
July (2016) as % Average **	112%	98%
July (2015) as % Capacity	107%	79%

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