

# Yampa-White River Region *FastFacts* • Key Takeaways



YAMPA VALLEY  
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## Employment

The 12-month Unemployment Average for all three counties continues to remain steady, with Moffat's 12-month average at 4.1%, Rio Blanco's at 5.3%, and Routt's at 2.8%. The labor force experienced a slight increase in the shortage of workers across the region in October, pulling Rio Blanco out of a 6-month shortage of jobs.

## Real Estate

The number of Foreclosures in Rio Blanco remains steady despite Moffat and Routt's foreclosure ratios doubling between September and October. Median October Rent continues to incrementally rise in Moffat and Routt, with *Zillow* estimates showing Rio Blanco Median Rent declining by 2.1% from the previous month.

## Energy

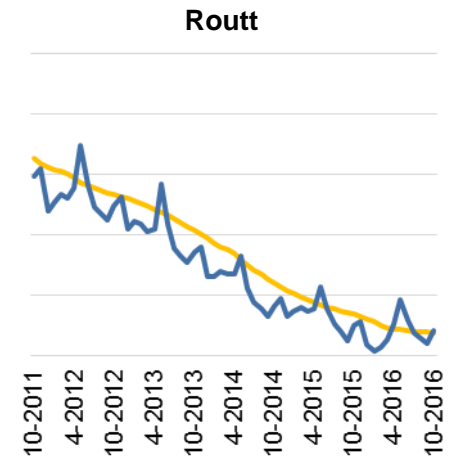
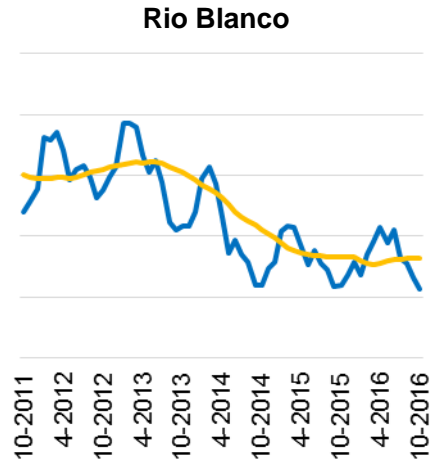
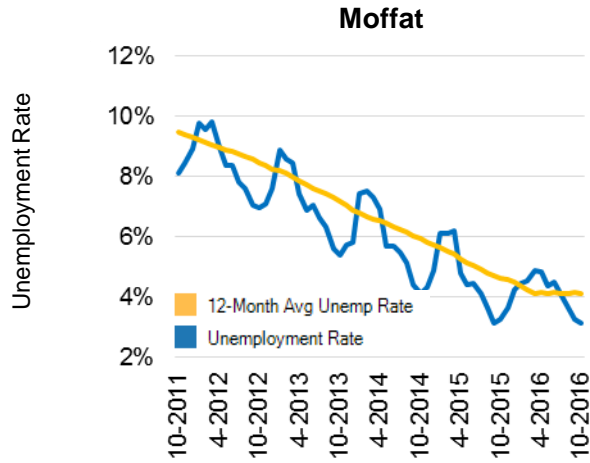
September to October coal production in all three counties saw significant increases: Moffat rose by 129.2%, Routt gained 761.6% in monthly coal production, and Rio Blanco had a 43.8% increase. Despite these promising gains, October year-to-date figures are showing declines between 2015 and 2016. Moffat produced 26.2% less coal by October 2016 than it did by October 2015. Routt was down 33.2% in its year-to-date coal production, and Rio Blanco experienced a 44.2% drop during the same time period. July to August oil production was down in Rio Blanco and Routt, with respective 4.3% and 12.6% decreases. Moffat had a 12.0% increase in its oil production, but produced 8.5% less gas. Routt had a 68.0% decrease in its monthly gas production, while Rio Blanco's gas production increased slightly by 0.4% between July and August.

## Climate

Yamcolo Reservoir increased to 59% of capacity in October, with Stagecoach Reservoir maintaining 105% of its capacity. The Yampa River at Steamboat Springs was at 63% of its 10-year average on November 30, while the White River near Meeker flowed at 102% of its 10-year average. Snow accumulation is down across the region when compared to snowfalls from 2015.

December 2, 2016 Release

## Employment



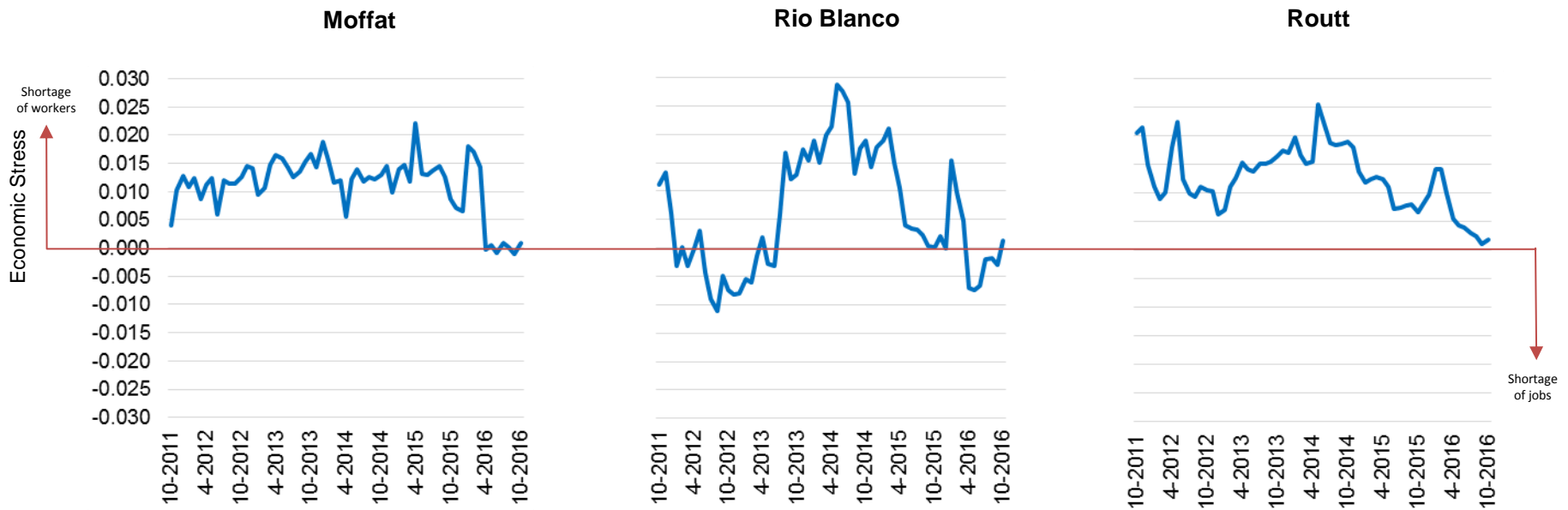
**Moffat**

**Rio Blanco**

**Routt**

Period	Employment	Unemployment	Rate	Employment	Unemployment	Rate	Employment	Unemployment	Rate
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	6,821	258	3.6%	2,648	142	5.1%	14,638	385	2.6%
9-2016	6,717	226	3.3%	2,615	127	4.6%	13,723	339	2.4%
10-2016	6,772	220	3.1%	2,644	118	4.3%	13,549	395	2.8%

## 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 October 2016 ESI =  $0.987 - 0.986 = + 0.001$

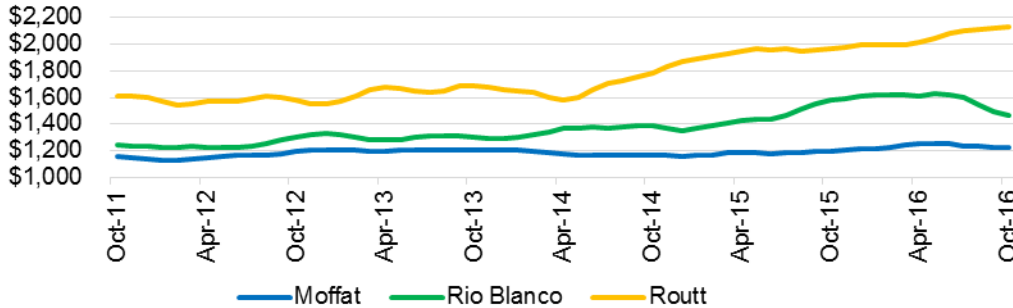
Rio Blanco October 2016 ESI =  $0.972 - 0.971 = + 0.001$

Routt October 2016 ESI =  $1.032 - 1.030 = + 0.002$

*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
10-2015	6,861	7,091	2,720	2,845	13,131	13,538
10-2016	6,772	6,992	2,644	2,762	13,549	13,944
Ratio	<b>0.987</b>	<b>0.986</b>	<b>0.972</b>	<b>0.971</b>	<b>1.032</b>	<b>1.030</b>

## Median Rent

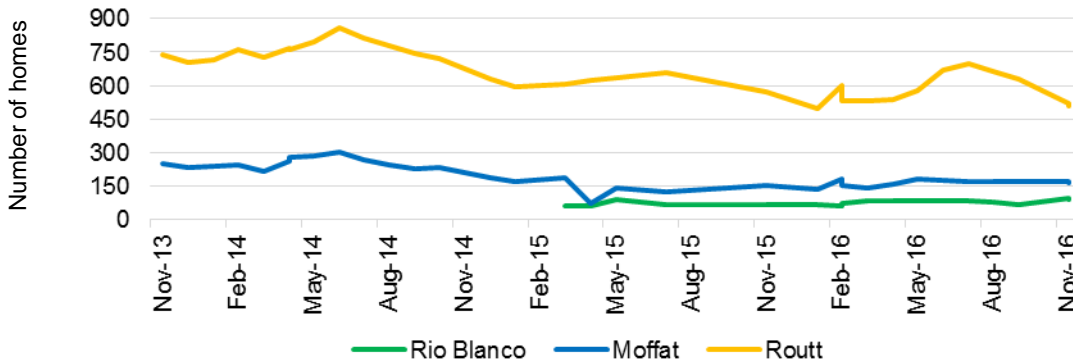


01/2016 - 10/2016 Median Rent Per Month

Period	Moffat	Rio Blanco	Routt
01/2016	\$ 1,216	\$ 1,625	\$ 2,000
02/2016	\$ 1,227	\$ 1,618	\$ 1,997
03/2016	\$ 1,240	\$ 1,622	\$ 1,995
04/2016	\$ 1,253	\$ 1,610	\$ 2,016
05/2016	\$ 1,255	\$ 1,626	\$ 2,048
06/2016	\$ 1,250	\$ 1,616	\$ 2,082
07/2016	\$ 1,239	\$ 1,599	\$ 2,100
08/2016	\$ 1,231	\$ 1,547	\$ 2,117
09/2016	\$ 1,226	\$ 1,499	\$ 2,124
10/2016	\$ 1,227	\$ 1,467	\$ 2,135

Source: Zillow

## Homes For Sale

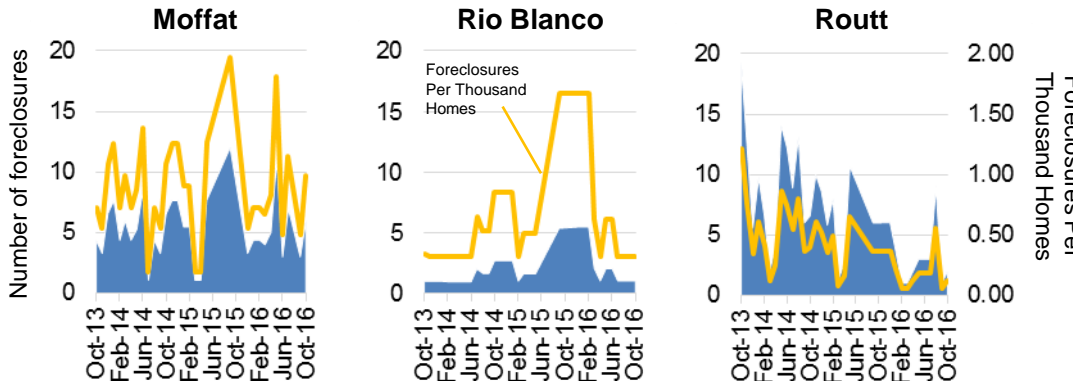


2/2016 - 11/2016 Homes For Sale (# of Homes)

Period	Moffat	Rio Blanco	Routt
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
10/2016	169	92	519
11/2016	161	87	508

Source: Zillow

## Foreclosures

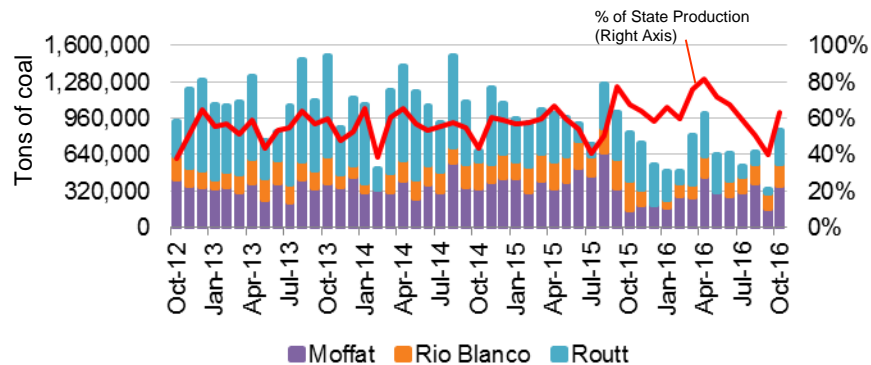


01/2016 - 10/2016 New Foreclosures Per 1,000 Homes

Period	Moffat	Rio Blanco	Routt
01/2016	0.71	1.64	0.22
02/2016	0.71	1.64	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	Not available	0.18
07/2016	1.14	0.31	0.18
08/2016	0.81	0.31	0.55
09/2016	0.49	0.31	0.06
10/2016	0.97	0.31	0.12

Source: RealtyTrac.com

## Coal Production

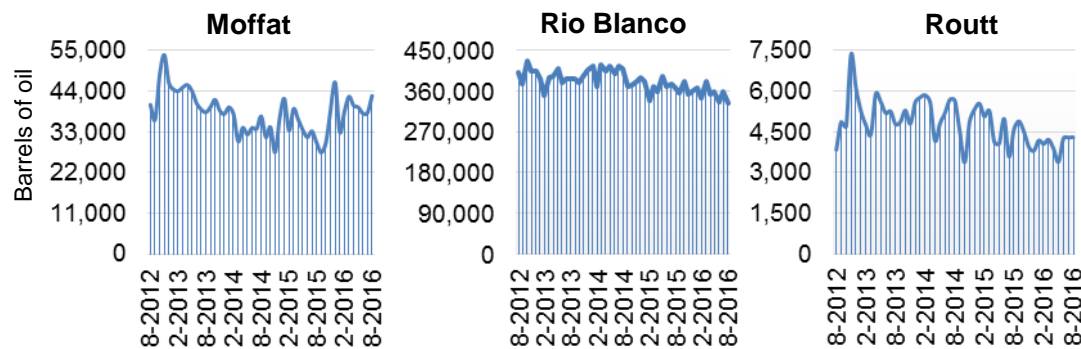


### Monthly Coal Production for October 2016

County	Coal Production (Tons)	% of State Production for Oct. 2016	% Change from September 2016	% Change from October 2015	% Change from 12-Month Average
Moffat	365,056	27.2%	+129.2%	+145.5%	+29.5%
Rio Blanco	196,104	14.6%	+43.8%	-27.3%	+71.4%
Routt	287,326	21.4%	+761.6%	-31.3%	+14.6%
Colorado	1,343,142	100%	+43.8%	+8.3%	+31.7%

Source: Colorado Division of Reclamation Mining & Safety

## Oil Production

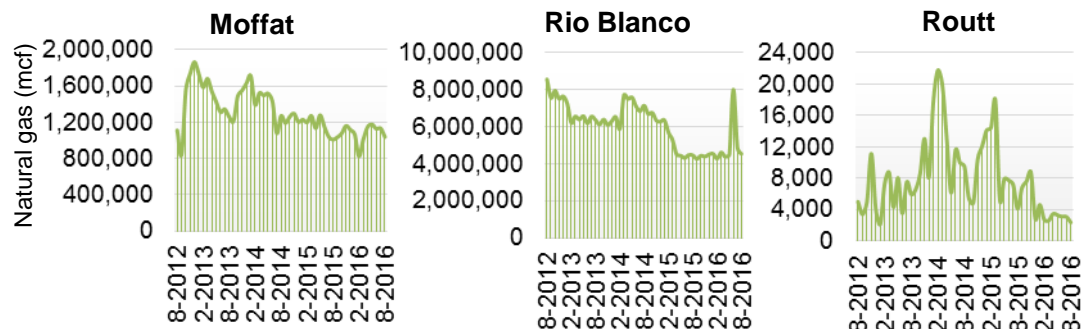


### Monthly Oil Production for August 2016

County	Oil Production (Barrels)	% Change from July 2016	% Change from August 2015	% Change from 12-Month Average
Moffat	42,796	+12.3%	+42.6%	+12.7%
Rio Blanco	332,579	-7.6%	-9.6%	-6.9%
Routt	4,304	+0.1%	-6.6%	+3.7%

Source: Colorado Oil & Gas Conservation Commission

## Gas Production

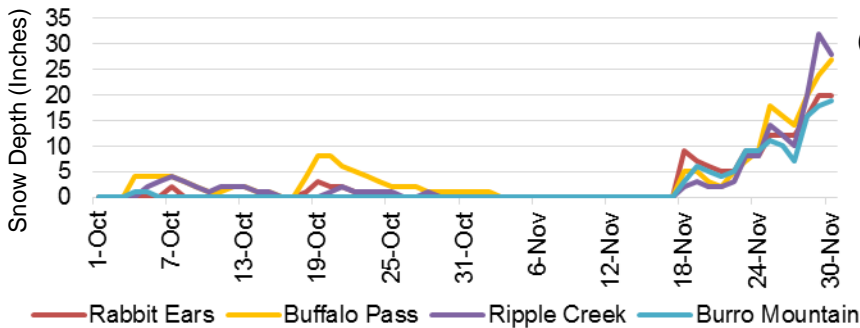


### Monthly Natural Gas Production for August 2016

County	Gas Production (mcf)	% Change from July 2016	% Change from August 2015	% Change from 12-Month Average
Moffat	1,036,976	-8.5%	+2.8%	-3.6%
Rio Blanco	4,537,286	-6.7%	+1.8%	-5.0%
Routt	2,339	-23.8%	-42.8%	-45.0%

Source: Colorado Oil & Gas Conservation Commission

## Snow Depth

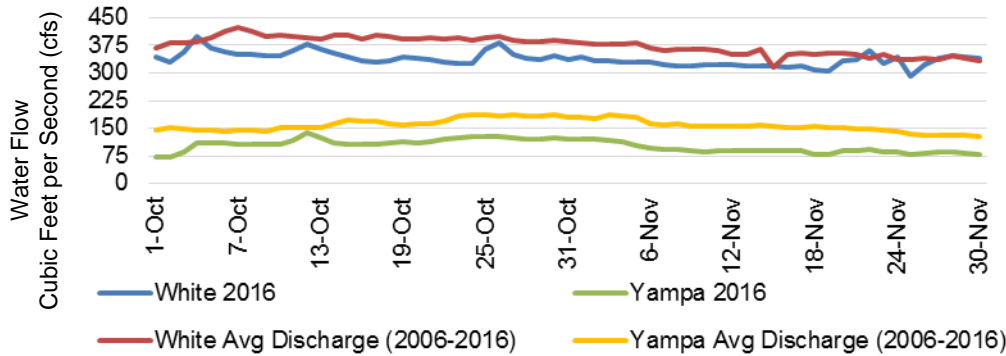


**Snow Depth at Rabbit Ears Pass (Station 709), Buffalo Pass (Station 825), Ripple Creek (Station 717), Burro Mountain (Station 378).**

USDA Station	St. 709*	St. 825	St. 717	St. 378
Measurement Date	11/30/16	11/30/16	11/30/16	11/30/16
Current Year (2016) Snow Depth (inches)	20.0	27.0	28.0	19.0
Previous Year (2015) Snow Depth (inches)	21.0	25.0	29.0	21.0
Snow Depth % Average (2006-2016)	96.1%	88.7%	112.0%	120.8%
Average Snow Depth (2006-2016) (inches)	20.8	30.5	25.0	15.7

\*Note: Rabbit Ears Pass (Station 709) snow depth data begins August 8, 2006.

## Streamflow



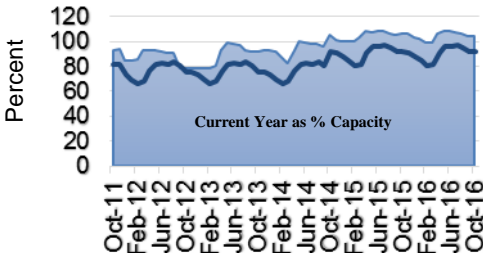
**White River at Meeker and Yampa River at Steamboat Springs**

River	White	Yampa
Measurement Date	11/30/16	11/30/16
Current Year (2016) Average Daily Discharge (cfs)	341	80
Previous Year (2015) Average Daily Discharge (cfs)	330	101
Average Daily Discharge % of Average (2006-2016)	102%	63%
Average Daily Discharge (2006-2016) (cfs)	333	127

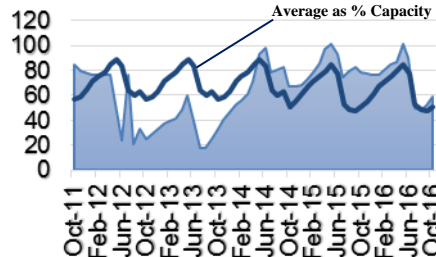
Source: USDA Natural Resources Conservation Service (NRCS) National Water & Climate Center

## Reservoir Levels

**Stagecoach**



**Yamcolo**



**Stagecoach and Yamcolo Reservoir Levels**

Reservoir	Stagecoach	Yamcolo
Month	Oct. 2016	Oct. 2016
October (2016) as % Capacity	105%	59%
October (2015) as % Capacity	107%	78%
Current Average as % Capacity	92%	51%
October (2015) as % Average	116%	155%

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