

Yampa-White River Region *FastFacts* • Key Takeaways



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Employment

May 2015 unemployment rates in Moffat (4.9%), Rio Blanco (5.3%) and Routt (4.8%) all represented improvement from May 2014. Colorado's unemployment rate was 4.3% while the newly released U.S. rate for June dropped to 5.3%, the lowest it's been since April 2008.

Industry

Mining held its place as the largest industry in terms of total wages for both Moffat and Rio Blanco counties in the fourth quarter of 2014. Healthcare and Social Assistance led the way as the largest wage-producing industry in Routt County.

Wages

The Finance and Insurance industry paid the highest average weekly wage in both Routt and Moffat counties in the fourth quarter of 2014, while Utilities workers brought home the highest average weekly wage in Rio Blanco County.

Real Estate

February 2015 median list prices for homes were up in Rio Blanco County (13%) and Routt County (19%) and down by 11% in Moffat County compared to the same time the previous year.

Energy

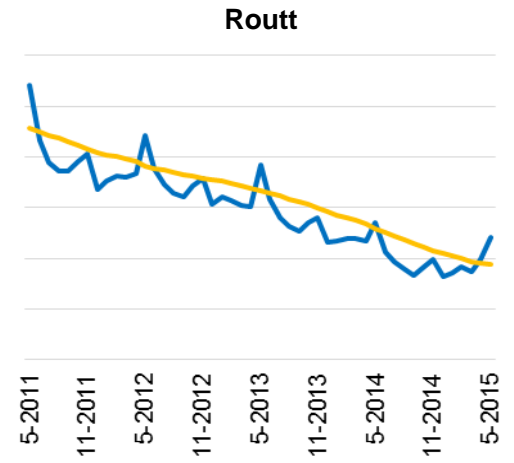
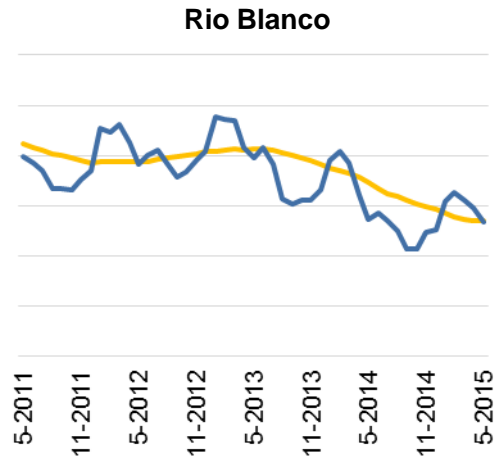
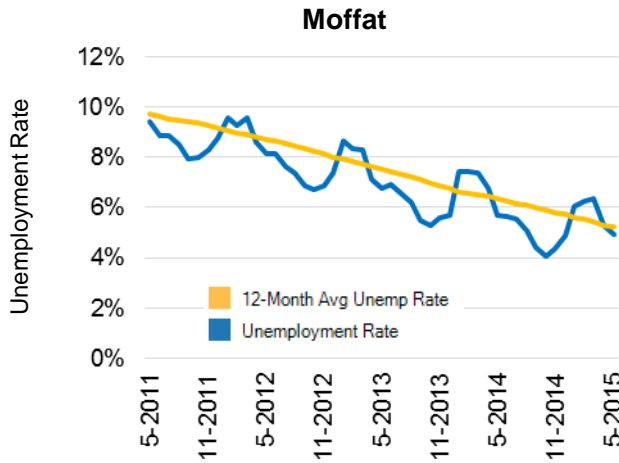
Year-to-date coal production through April 2015 was up 92% in Rio Blanco County and 9% in Moffat County, but was down 35% in Routt County compared to the first four months of 2014. Year-to-date gas production was down 24-30% in each county.

Climate

The end of June found Stagecoach and Yamcolo reservoirs holding at 13% and 19% above usual water levels respectively. The Yampa River was flowing at 36% of its 2004-2014 average, with the White River flowing at 79% of average.

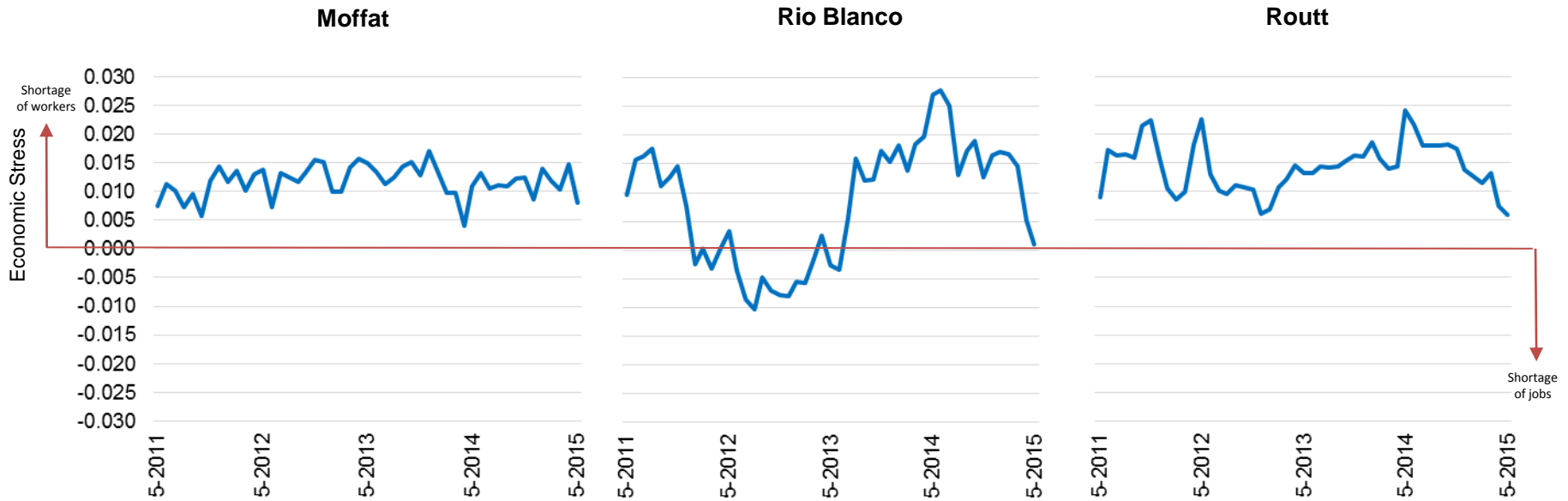
July 2015 Release

Employment



	Moffat			Rio Blanco			Routt		
Period	Employment	Unemployment	Rate (%)	Employment	Unemployment	Rate (%)	Employment	Unemployment	Rate (%)
5-2014	6,900	418	5.7	2,951	170	5.4	12,581	719	5.4
6-2014	7,166	429	5.6	2,871	173	5.7	13,714	611	4.3
7-2014	7,001	411	5.5	2,968	169	5.4	14,181	569	3.9
8-2014	6,966	374	5.1	2,934	154	5.0	14,104	520	3.6
9-2014	6,954	321	4.4	2,912	130	4.3	13,571	467	3.3
10-2014	6,958	295	4.1	2,819	126	4.3	13,113	502	3.7
11-2014	6,745	309	4.4	2,707	140	4.9	12,938	531	3.9
12-2014	6,801	347	4.9	2,602	138	5.0	14,316	488	3.3
1-2015	6,691	429	6.0	2,491	163	6.1	14,503	515	3.4
2-2015	6,634	443	6.3	2,508	175	6.5	14,484	553	3.7
3-2015	6,549	443	6.3	2,573	171	6.2	14,223	511	3.5
4-2015	6,677	374	5.3	2,655	167	5.9	13,260	545	3.9
5-2015	6,669	345	4.9	2,766	156	5.3	12,384	628	4.8

Economic Stress Indicator (ESI)



Period	Moffat		Rio Blanco		Routt	
	Employed Workers	Civilian Labor Force	Employed Workers	Civilian Labor Force	Employed Workers	Civilian Labor Force
05-2014	6,900	7,318	2,951	3,121	12,581	13,300
05-2015	6,669	7,014	2,766	2,922	12,384	13,012
Ratio	0.967	0.958	0.937	0.936	0.984	0.978

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

Source: Colorado Department of Labor and Employment

Moffat May 2015 ESI = 0.967 – 0.958 = 0.009

Rio Blanco May 2015 ESI = 0.937 – 0.936 = 0.001

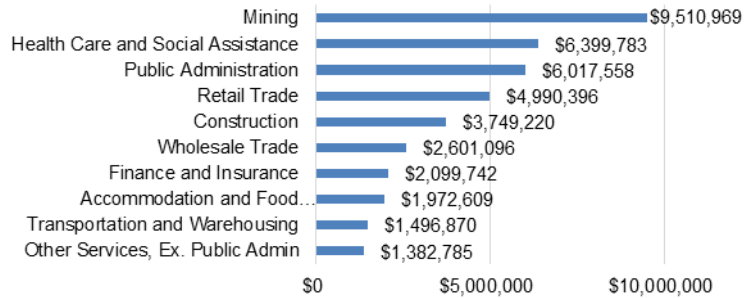
Routt May 2015 ESI = 0.984 – 0.978 = 0.006

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.

Industry and Wages

Moffat

Top 10 Sectors by Total Wages, Fourth Quarter 2014



Moffat Employees and Wages for Top 3 Industry Sectors

Top 3 Sectors by Total Wages Distributed, Q4 2014		Average Employees	Total Wages	Average Weekly Wage
Total All Industries		4,8861	\$55,848,147	\$884
1	Mining	489	\$9,510,969	\$1,496
2	Health Care and Social Assistance	519	\$6,399,783	\$949
3	Public Administration	520	\$6,017,558	\$890

Source: Colorado Department of Labor and Employment

Rio Blanco

Top 10 Sectors by Total Wages, Fourth Quarter 2014



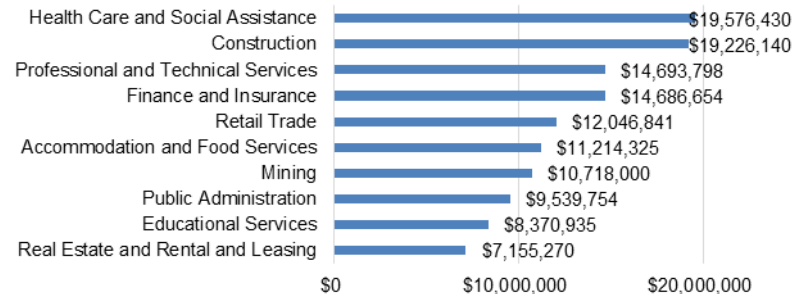
Rio Blanco Employees and Wages for Top 3 Industry Sectors

Top 3 Sectors by Total Wages Distributed, Q4 2014		Average Employees	Total Wages	Average Weekly Wage
Total All Industries		3,027	\$39,732,488	\$1,010
1	Mining	649	\$14,030,466	\$1,663
2	Public Administration	426	\$4,299,539	\$776
3	Construction	241	\$4,006,408	\$1,279

Source: Colorado Department of Labor and Employment

Routt

Top 10 Sectors by Total Wages, Fourth Quarter 2014

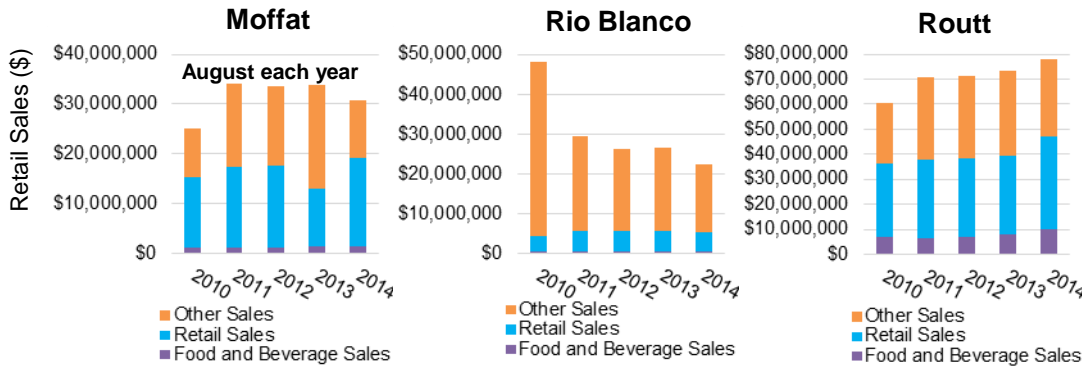


Routt Employees and Wages for Top 3 Industry Sectors

Top 3 Sectors by Total Wages Distributed, Q4 2014		Average Employees	Total Wages	Average Weekly Wage
Total All Industries		13,663	\$165,712,790	\$933
1	Healthcare and Social Assistance	1,199	\$19,576,430	\$1,256
2	Construction	1,335	\$19,226,140	\$1,108
3	Professional and Technical Services	761	\$14,693,798	\$1,485

Source: Colorado Department of Labor and Employment

Monthly Sales, Year-Over-Year and Year-to-Date Sales Tables



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

County	Food and Beverage	Retail Trade*	All Other Sales**	Total
Moffat	\$1.39	\$17.70	\$11.70	\$30.78
Rio Blanco	\$0.49	\$4.85	\$17.14	\$22.48
Routt	\$10.21	\$36.67	\$31.33	\$78.21
Combined	\$12.09	\$59.22	\$60.17	\$131.47

*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.

Top Ten Average Weekly Wages, Fourth Quarter 2014

Moffat		Rio Blanco		Routt	
Industry	Average Weekly Wage	Industry	Average Weekly Wage	Industry	Average Weekly Wage
Finance and Insurance	\$1,994	Utilities	\$1,923	Finance and Insurance	\$3,869
Mining	\$1,496	Mining	\$1,663	Management of Companies and Enterprises	\$3,185
Transportation and Warehousing	\$1,028	Construction	\$1,279	Utilities	\$2,046
Wholesale Trade	\$1,016	Transportation and Warehousing	\$1,240	Mining	\$2,006
Health Care and Social Assistance	\$949	Administrative and Waste Services	\$1,049	Professional and Technical Services	\$1,485
Information	\$948	Agriculture, Forestry, Fishing & Hunting	\$1,016	Wholesale Trade	\$1,483
Construction	\$913	Total, All Industries	\$1,010	Health Care and Social Assistance	\$1,256
Public Administration	\$890	Other Services, Ex. Public Admin	\$965	Construction	\$1,108
Total, All Industries	\$884	Health Care and Social Assistance	\$888	Administrative and Waste Services	\$1,034
Arts, Entertainment, and Recreation	\$778	Manufacturing	\$800	Total, All Industries	\$933

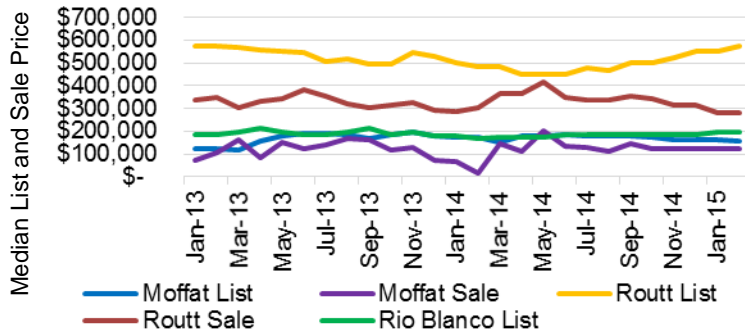
Year-Over-Year (YOY) Change in Monthly Sales (%)

County	Food and Beverage	Retail Trade*	All Other Sales**	Total
Moffat	+4.8%	+51.9%	-43.7%	-8.8%
Rio Blanco	+16.7%	-7.3%	-18.4%	-15.7%
Routt	+25.5%	+17.9%	-8.4%	+6.5%
Combined	+22.3%	+23.4%	-20.8%	-1.8%

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

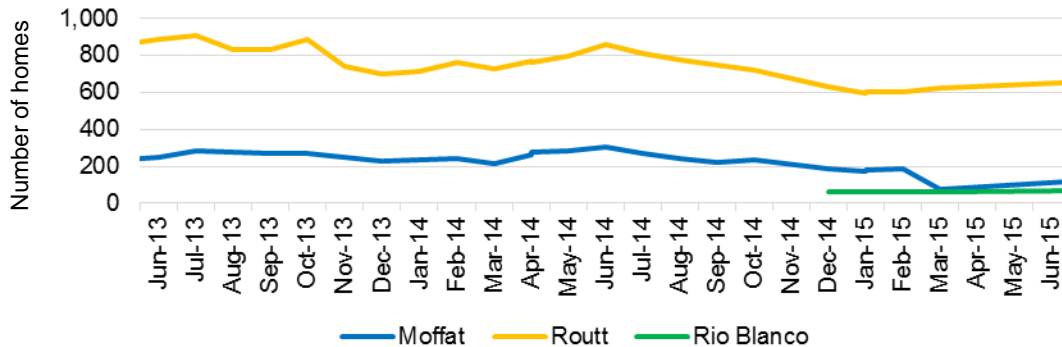
County	2011	2012	2013	2014
Moffat	\$250.73	\$250.62	\$248.45	\$226.22
Rio Blanco	\$229.84	\$207.49	\$189.51	\$179.76
Routt	\$559.98	\$571.44	\$602.56	\$639.45
Combined	\$1,040.55	\$1,029.55	\$1,040.52	\$1,045.43

Median List and Sale Price



Period	Moffat List	Moffat Sale	Rio Blanco List	Rio Blanco Sale	Routt List	Routt Sale
05/2014	\$180,000	\$200,000	\$250,000	Not avail.	\$499,000	\$415,000
06/2014	\$184,000	\$135,000	\$287,000	Not avail.	\$450,000	\$346,000
07/2014	\$179,900	\$129,900	\$250,000	Not avail.	\$477,000	\$339,000
08/2014	\$179,900	\$111,000	\$250,000	Not avail.	\$465,000	\$335,000
09/2014	\$179,900	\$145,650	\$250,000	Not avail.	\$477,000	\$353,000
10/2014	\$179,900	\$125,769	\$249,000	Not avail.	\$465,000	\$342,500
11/2014	\$165,000	\$125,769	\$230,000	Not avail.	\$525,000	\$316,225
12/2014	\$159,900	\$125,769	\$230,000	Not avail.	\$549,000	\$312,825
01/2015	\$159,900	\$125,769	\$230,000	\$148,000	\$550,000	\$279,050
02/2015	\$155,000	\$125,769	\$230,000	\$148,000	\$575,000	\$280,500

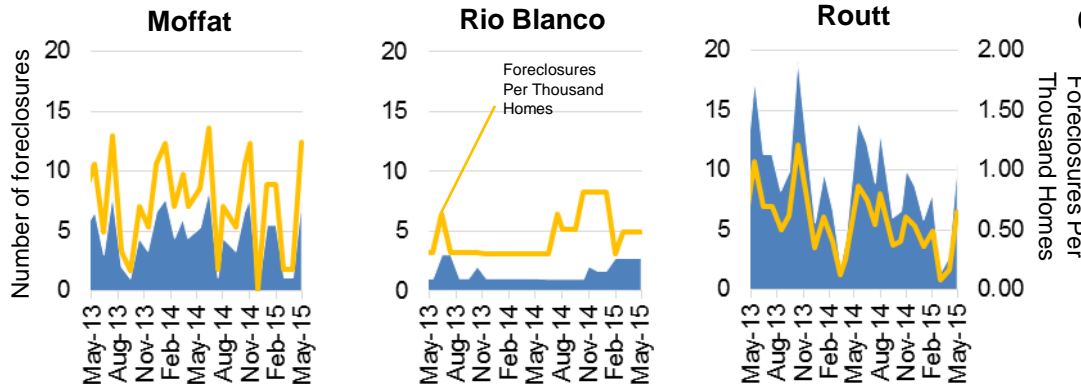
Homes for Sale



Source: Zillow

Period	Moffat	Rio Blanco	Routt
07/2014	267	Not avail.	812
08/2014	243	Not avail.	778
09/2014	225	Not avail.	746
10/2014	234	Not avail.	723
11/2014	188	62	631
12/2014	170	62	596
01/2015	182	62	601
02/2015	187	61	604
03/2015	74	60	622
06/2015	123	67	657

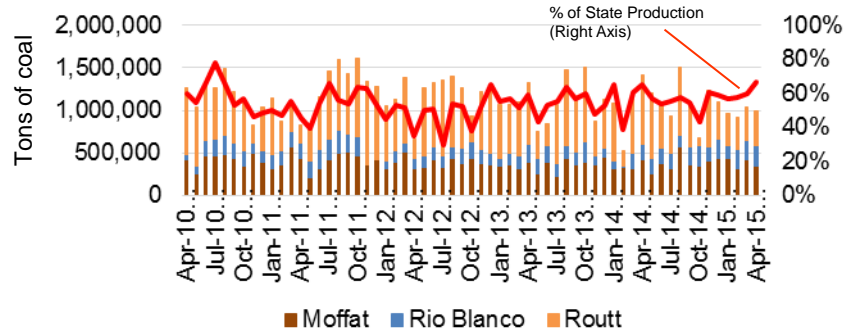
Foreclosures



08/2014-05/2015 New Foreclosures Per Thousand Homes

Period	Moffat	Rio Blanco	Routt
08/2014	0.71	0.52	0.81
09/2014	0.53	0.52	0.37
10/2014	1.06	0.83	0.40
11/2014	1.24	0.83	0.61
12/2014	Not available	0.83	0.53
01/2015	0.89	0.83	0.36
02/2015	0.89	0.31	0.49
03/2015	0.18	0.49	0.08
04/2015	0.18	Not available	0.16
05/2015	1.24	Not available	0.66

Coal Production

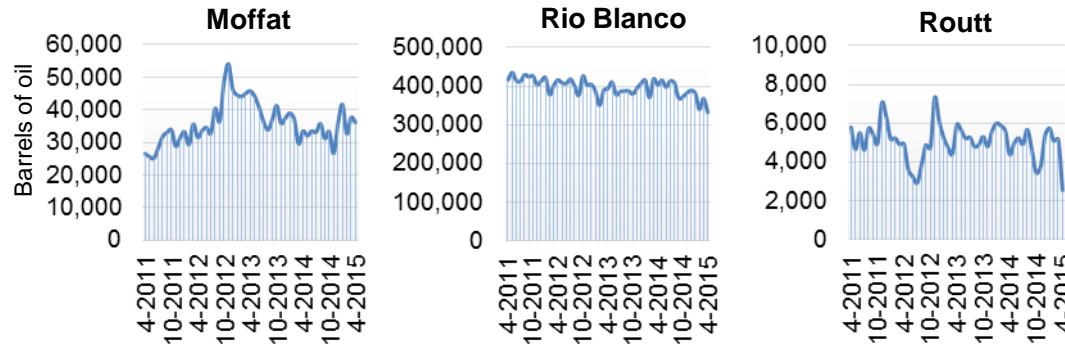


Monthly Coal Production for April 2015

County	Coal Production (Tons)	% of State Production for April 2015	% Change from March 2015	% Change from April 2014	YTD Production Change from 2014
Moffat	346,039	23%	-16.0%	-17.1%	+9.3%
Rio Blanco	241,490	16%	+2.9%	+34.4%	+91.7%
Routt	410,625	27%	+6.5%	-49.9%	-35.0%
Colorado	1,497,382	100%	-13.1%	-31.0%	-8.9%

Source: Colorado Division of Reclamation Mining & Safety

Oil Production

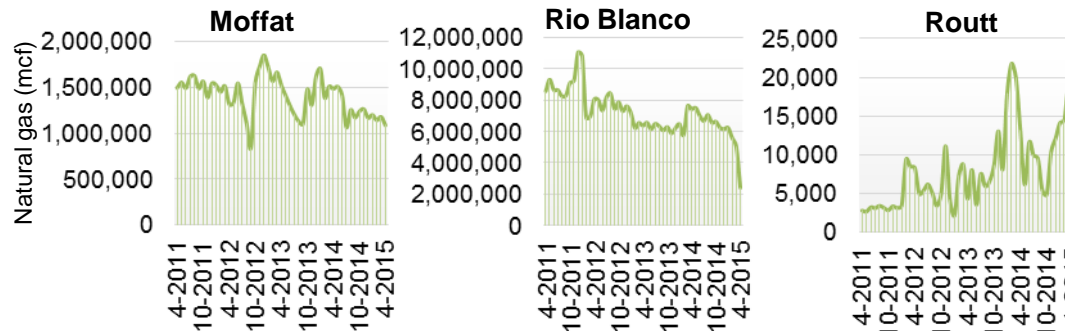


Monthly Oil Production for April 2015

County	Oil Production (Barrels)	% Change from Mar 2015	% Change from Apr 2014	YTD Prod. Change from 2014
Moffat	36,016	-4.2%	+7.7%	+6.3%
Rio Blanco	331,926	-9.7%	-17.7%	-11.6%
Routt	2,518	-51.2%	-42.4%	-15.3%

Source: Colorado Oil & Gas Conservation Commission

Gas Production



Monthly Natural Gas Production for April 2015

County	Gas Production (mcf)	% Change from Mar 2015	% Change from Apr 2014	YTD Prod. Change from 2014
Moffat	1,085,155	-7.9%	-26.8%	-24.2%
Rio Blanco	2,415,755	-52.2%	-33.7%	-29.3%
Routt	5,096	-71.4%	-61.4%	-29.2%

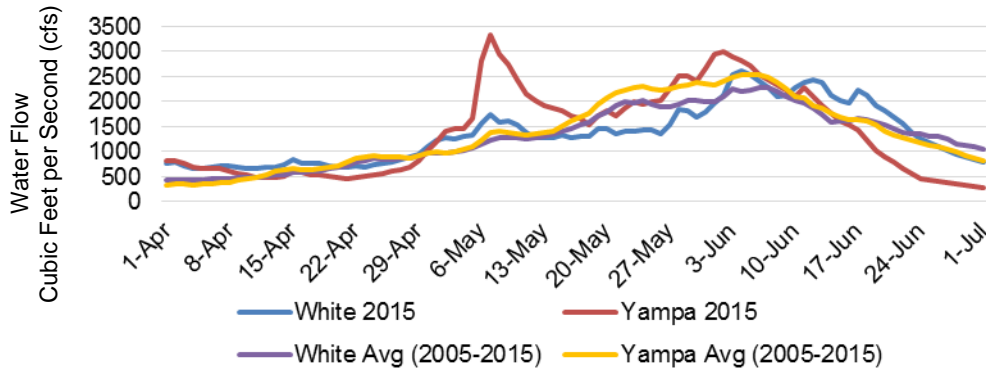
Source: Colorado Oil & Gas Conservation Commission



Alpine Bank

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Streamflow



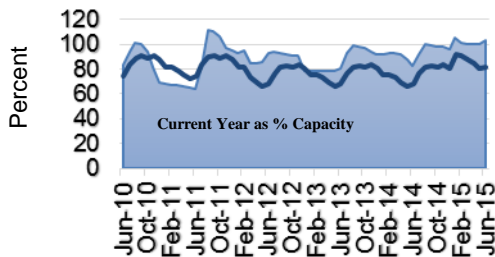
Streamflow: White River at Meeker and Yampa River at Steamboat Springs

	White	Yampa
Measurement Date	07/01	07/01
Current Year (2015) Average Daily Discharge (cfs)	803	291
Previous Year (2014) Average Daily Discharge (cfs)	783	871
Average Daily Discharge % of Average (2004-2014)	79%	36%
Average Daily Discharge (2004-2014) (cfs)	1014	818

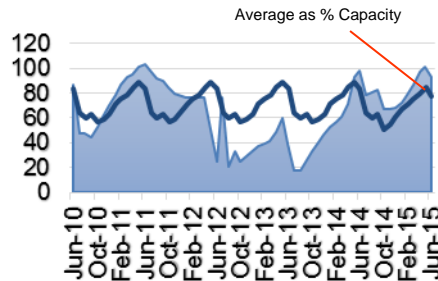
Source: USDA Natural Resources Conservation Service (NRCS) National Water & Climate Center

Reservoir Levels

Stagecoach



Yamcolo



Stagecoach and Yamcolo Reservoir Levels

Reservoir	Stagecoach	Yamcolo
Month	June 2015	June 2015
Current Year (2015) as % Capacity	109%	93%
Average as % Capacity	96%	78%
Current Year (2015) as % Average	113%	119%
Last Year (2014) as % Capacity	109%	98%

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