

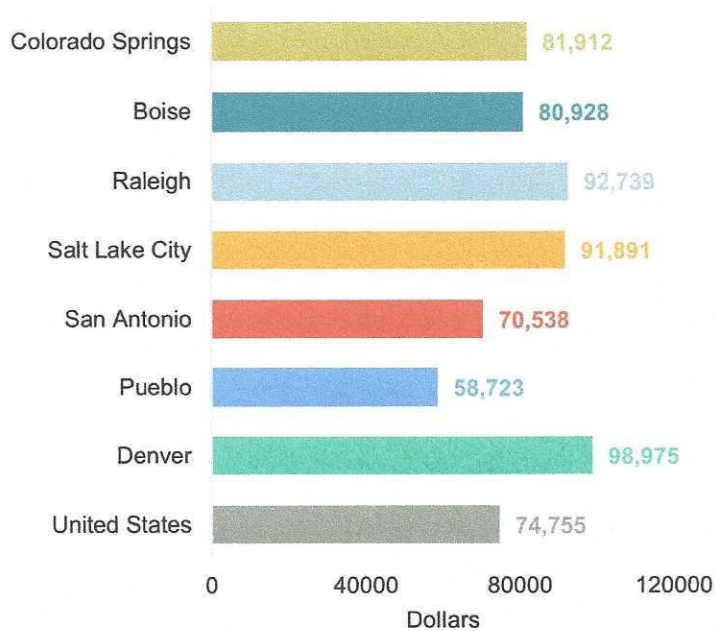
UCCS Economic Forum City Comparison Report 2024

**Colorado Springs | Boise | Raleigh | Salt Lake City
San Antonio | Pueblo | Denver**

This report presents data tracked by the UCCS Economic Forum for Colorado Springs and a set of comparison cities. The selection of cities follows that of the Colorado Springs Chamber & EDC, which has identified Boise, Salt Lake City and San Antonio as peers and Raleigh as an aspirational peer. The neighboring cities of Pueblo and Denver are also included. All data are at the “metropolitan statistical area” (MSA) level. The Colorado Springs MSA is comprised of El Paso and Teller counties. The other MSAs are the Boise City, ID MSA, the Raleigh-Cary, NC MSA, the Salt Lake City, UT MSA, the San Antonio-New Braunfels, TX MSA, the Pueblo, CO MSA and the Denver-Aurora-Lakewood, CO MSA.

Income, Poverty and Inequality

Median Household Income, 2022



	Poverty Rate	Without Health Insurance	Inequality - Gini Coefficient
Colorado Springs	8.2%	7.5%	0.4262
Boise	9.2%	7.8%	0.4405
Raleigh	7.9%	8.1%	0.4450
Salt Lake City	7.4%	9.5%	0.4263
San Antonio	14.2%	15.0%	0.4565
Pueblo	14.8%	4.5%	0.4545
Denver	8.3%	6.9%	0.4505
United States	12.6%	8.0%	0.4863

Data: Census Bureau. Data for 2022. Gini coefficient ranges from 0 (perfect equality) to 1 (perfect inequality).

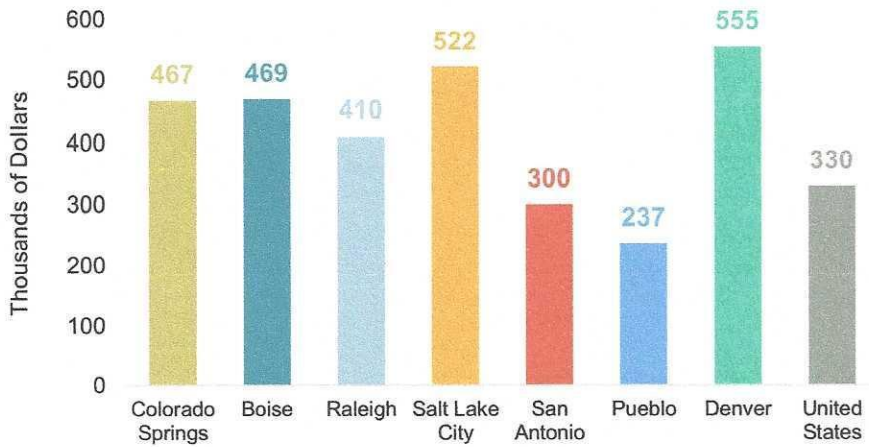
Selected Population Characteristics (2022)

	Colorado Springs	Boise	Raleigh	Salt Lake City	San Antonio	Pueblo	Denver	United States
Population	765,424	813,801	1.484 mil.	1.266 mil.	2.655 mil.	169,544	2.896 mil.	333.3 mil.
Population Change, 2017-2022	+5.7%	+14.6%	+11.2%	+5.2%	+7.3%	+1.8%	+3.4%	+2.3%
Median Age	35.7	37.8	37.5	34.0	35.7	39.6	37.3	39.0
Bachelor's Degree or Higher (> 25)	42.3%	37.9%	50.8%	37.9%	32.7%	23.8%	49.4%	35.7%
Veteran (civilians > 18)	15.2%	8.0%	5.8%	4.2%	10.1%	9.1%	6.2%	6.2%
Armed Forces (> 16)	5.9%	0.3%	0.1%	0.1%	1.4%	0.3%	0.2%	0.5%
Moved From Different State in Past Year	6.6%	4.6%	3.1%	2.6%	2.8%	2.5%	3.5%	2.5%
Foreign-Born	6.4%	7.2%	13.2%	12.9%	11.5%	4.5%	12.0%	13.9%
Language Other Than English Used at Home	10.5%	12.5%	17.7%	21.2%	33.8%	11.8%	19.6%	22.0%

Data: Census Bureau

Housing and Real Estate

Median Sale Price, Single-Family Home, Nov. 2023



Data: Realtor® Services Corp., courtesy Pikes Peak Assoc. of Realtors® (Co. Spgs.); Zillow (all others)

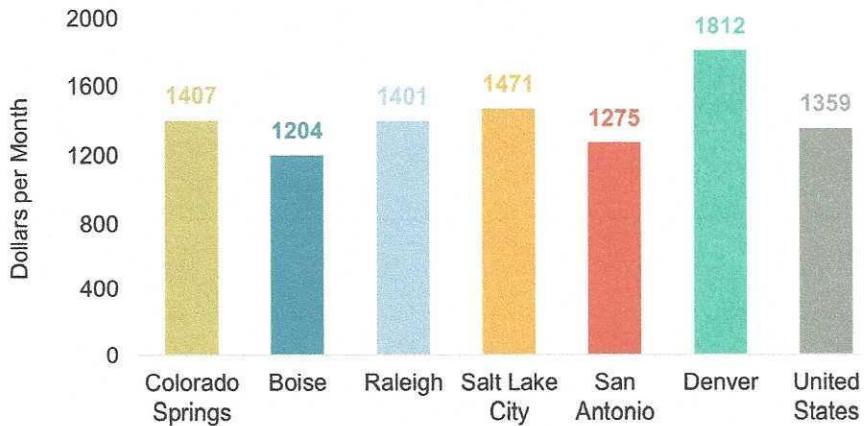
Single-Family Home Price
5-year Percent Change

Colorado Springs	+54%
Boise	+84%
Raleigh	+61%
Salt Lake City	+60%
San Antonio	+44%
Pueblo	+44%
Denver	+37%
United States	+47%

	Colorado Springs	Boise	Raleigh	Salt Lake City	San Antonio	Pueblo	Denver	United States
Homeownership Rate	65.2%	73.4%	67.8%	67.6%	63.5%	69.1%	64.5%	65.2%
Share of Homes Affordable at Median Income	21.5%	17.5%	33.8%	17.5%	37.6%	47.3%	24.1%	37.4%
House Payment Share of Median income	44.3%	47.5%	40.9%	48.1%	40.2%	41.3%	48.9%	43.9%
Share of Renters Cost-Burdened	51.2%	51.9%	46.9%	46.7%	52.7%	54.5%	50.6%	49.5%
Share of Renters Severely Cost-Burdened	25.0%	23.0%	22.8%	23.0%	27.0%	30.6%	24.7%	26.7%

Data: Homeownership rate (2022) - Census Bureau; Share of homes affordable at median income (2023 Q3) - NAHB/Wells Fargo Housing Opportunity Index; Share of median household income needed for payment on median-priced home (Nov. 2023) - Federal Reserve Bank of Atlanta Home Ownership Affordability Monitor; Share of renting households that are cost-burdened (paying more than 30% of income for rent and utilities) and severely cost-burdened (more than 50% of income) (2022) - Harvard Joint Center for Housing Studies.

Median Rent, Two-Bedroom Apartment, Jan. 2024



Data: Apartment List. Rent for new leases. Not reported for Pueblo; median Pueblo rent was \$1011 in 2022 according to Census Bureau.

2BR Apartment Rent
5-year Percent Change

Colorado Springs	+28%
Boise	+38%
Raleigh	+28%
Salt Lake City	+25%
San Antonio	+18%
Denver	+20%
United States	+22%

Employment, Commuting and Cost of Living

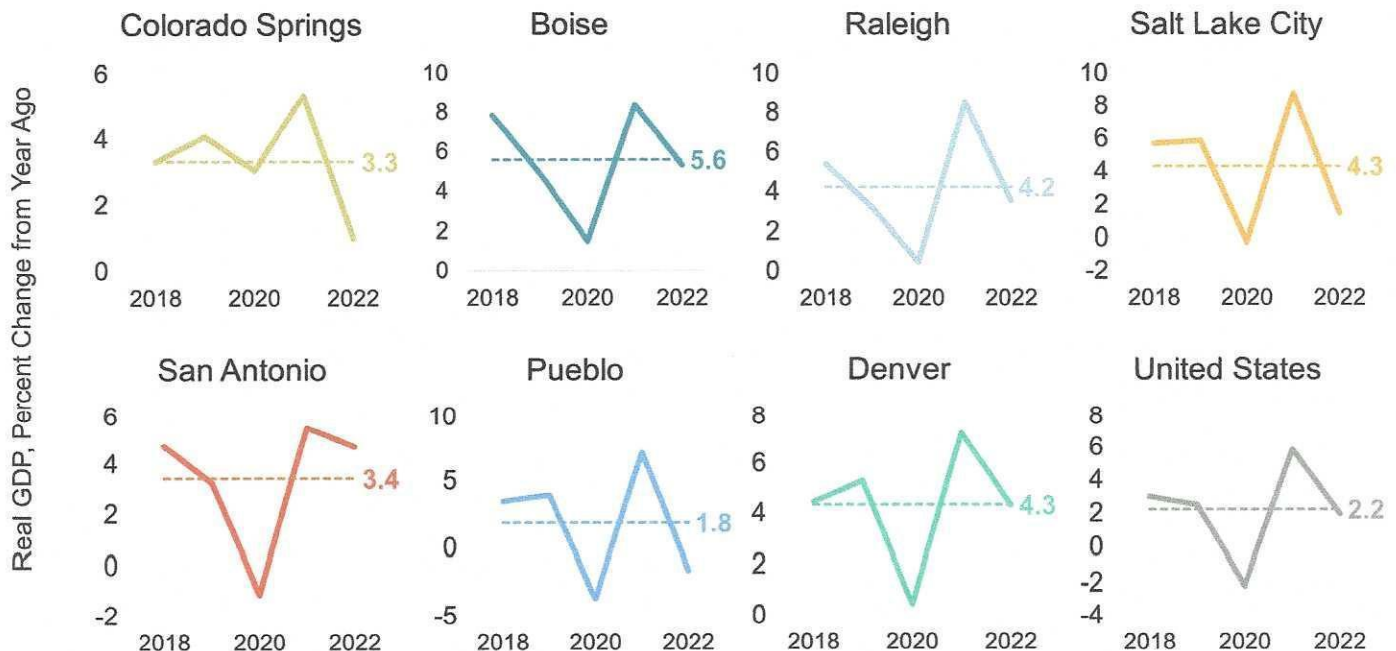
	Colorado Springs	Boise	Raleigh	Salt Lake City	San Antonio	Pueblo	Denver	United States
Civilian Payroll Employment, Dec. 2023	325,600	402,600	742,000	826,500	1.181 mil.	64,000	1.586 mil.	157.3 mil.
Civ. Payroll Employment, 5-yr Pct Change	10.1%	19.0%	16.9%	11.3%	10.7%	1.6%	4.7%	5.0%
Unemployment Rate, Dec. 2023	3.6%	3.2%	3.0%	2.8%	3.7%	4.6%	3.4%	3.7%
Average Daily Commute, 2022	23.3 min.	23.1 min.	26.6 min.	22.8 min.	27.0 min.	24.7 min.	26.8 min.	26.4 min.
Share Typically Working from Home, 2022	17.6%	17.0%	26.1%	18.9%	14.8%	8.8%	23.7%	15.2%
Cost of Living Index, 2023	107.9	104.8	98.1	108.9	91.3	97.8	110.6	100
Living Wage, Single Adult With No Children	\$23.03/hr.	\$22.25/hr	\$24.70/hr.	\$22.67/hr	\$20.45/hr	\$19.47/hr	\$26.47/hr	--

Data: Bureau of Labor Statistics, Seasonally Adjusted; Census Bureau; Council for Community and Economic Research, courtesy Colorado Springs Chamber & EDC; MIT Living Wage Calculator. Note: share "typically" working from home would not include those with hybrid work arrangements that are less than 50% at home.

Metro Area Gross Domestic Product (GDP)

	Colorado Springs	Boise	Raleigh	Salt Lake City	San Antonio	Pueblo	Denver	United States
Metro GDP (2022)	\$47.9 bn	\$49.9 bn	\$119.7 bn	\$135.4 bn	\$163.1 bn	\$7.8 bn	\$288.8 bn	\$27.4 tr
Avg. Annual Growth, Real GDP, 2017-22	3.3%	5.6%	4.2%	4.3%	3.4%	1.8%	4.3%	2.2%

Data: Bureau of Economic Analysis



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