

Montrose city

Demographic and Economic Profile

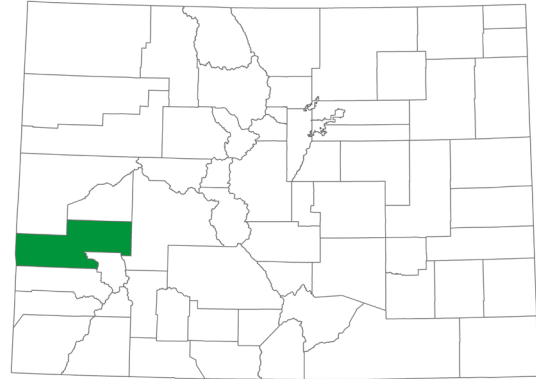


COLORADO
Department of Local Affairs

Community Quick Facts

Population (2013)	18,929
Population Growth (2010 to 2013)	-0.31%
Employment (County in 2013)	18,700
Median Income(ACS 08-12)	\$42,925

Source: State Demography Office
U.S. Census Bureau

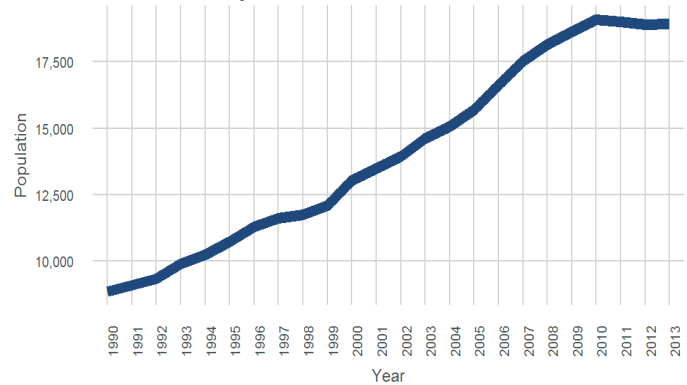


Population

Population Estimates and Forecasts for the resident population are produced by the State Demography Office.

- Montrose has experienced steady population growth since the 90s, with growth flattening between 2010 and 2013.
- Until 2010, Montrose was outpacing the annual average growth rate of Colorado as a whole.
- Since 2010 both the city and county have declined slightly in population due to the recession and loss of jobs.

Montrose Population, 1990 to 2013

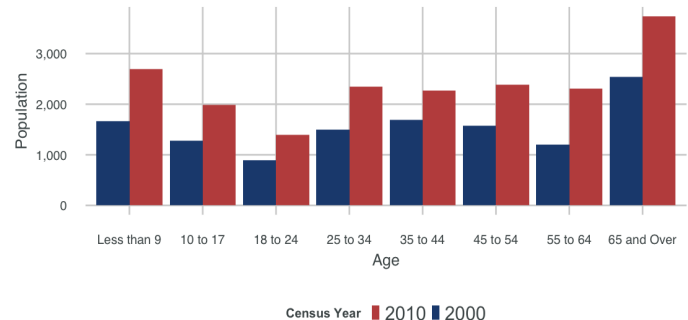


	Population		Annual Average Growth Rate	
	Montrose city	Colorado	Montrose city	Colorado
1990	8,854	3,294,473		
1995	10,732	3,811,074	3.92%	2.96%
2000	13,042	4,338,801	3.98%	2.63%
2010	19,104	5,049,717	4.01%	1.61%
2013	18,929	5,264,890	-0.31%	1.40%

Population By Age

Montrose's population by age is shown in the chart to the right for both 2000 (darker bar) and 2010 (lighter bar). The largest increase was the 55 to 64 year old age group, followed by 65 and over. The growth in the 55+ could indicate a need to evaluate aging services in the city. Growth in ages under 10 reflect growth in families with children.

Montrose City Population by Age
Source: U.S. Census Bureau

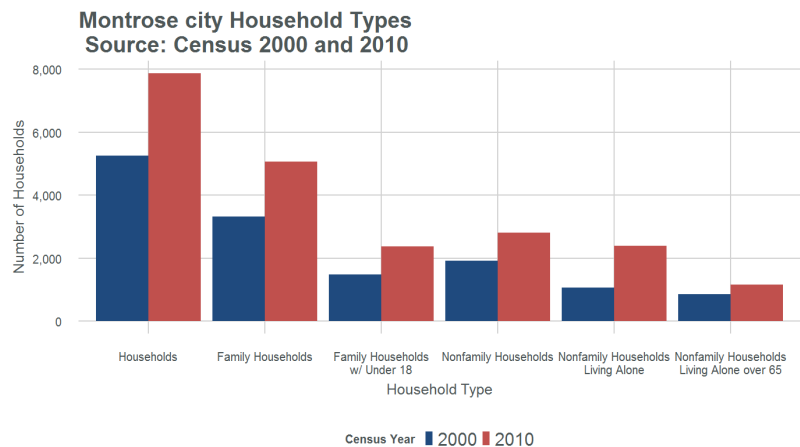


Housing & Households

Montrose city Housing Units	2000	2010	2010 %
Total Housing Units	5,581	8,621	
Occupied Housing Units	5,244	7,871	91%
Owner-Occupied Units	3,404	5,139	65%
Renter-Occupied Units	1,840	2,732	35%
Vacant Housing Units	337	750	9%
For Seasonal	39	96	13%
All Other Vacant	298	654	87%

- The overall vacancy rate was about 9% in 2010, excluding seasonal housing it was about 7.5%.
- Vacancy rates were slightly lower than the state average but have been increasing since 2011.
- Most of the units are owner occupied (65%) but an active rental market exists as well.

- Between 2000 and 2010 households continued to increase.
- The largest growth in household types was in family households. The largest growth in percentage terms was in households living alone.



Race & Ethnicity

Montrose city Population by Race/Ethnicity

	2000	2010	% Change	2010 %
Non-Hispanic	10,201	14,995	47.00%	
White	9,877	14,380	45.59%	75.16%
Black or African American	41	69	68.29%	0.36%
American Indian or Alaska Native	76	93	22.37%	0.49%
Asian	70	133	90.00%	0.70%
Native Hawaiian and Other	5	14	180.00%	0.07%
Some Other Race	6	45	650.00%	0.24%
Two or More	126	261	107.14%	1.36%
Hispanic	2,143	4,137	93.05%	21.62%

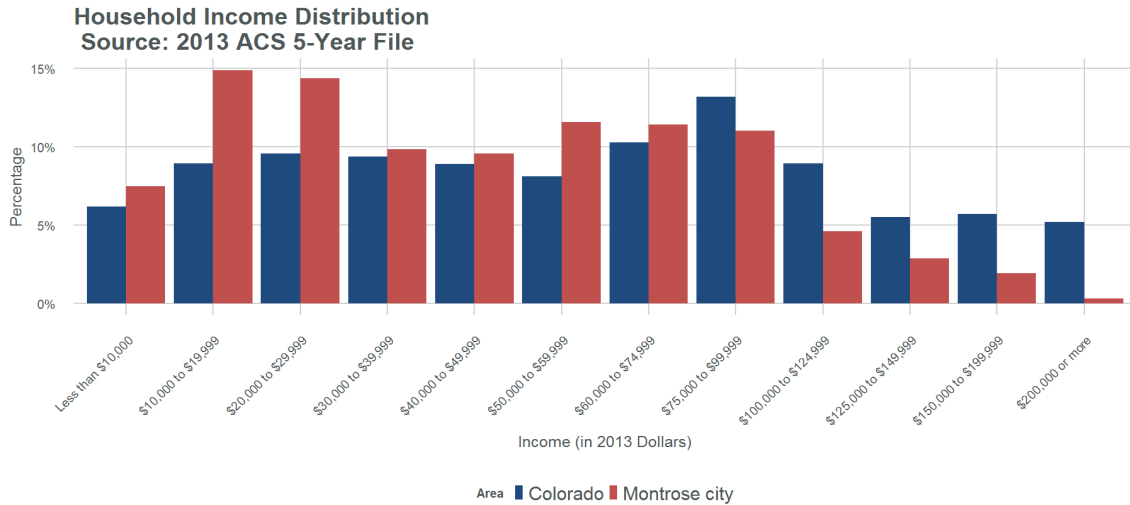
Source: U.S. Census 2010

- Montrose is slightly less diverse than the state as a whole but is becoming more diverse over time.
- The largest growth was in the Non-Hispanic White population, growing by over 4,500 (a 45.59% increase), followed by the Hispanic population increasing by just under 2,000 people, which grew faster in percentage terms with a 93.05% increase.
- Large percentage growth in other racial groups is largely due to small numbers in 2000.

Income

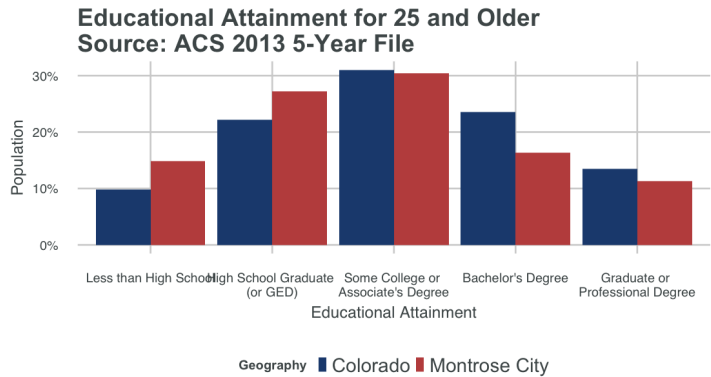
The graph to the side compares Montrose’s income distribution to the state. Montrose has a larger share of people earning on the lower and mid range than the state. The lower incomes reflect the large number of retail jobs and fewer professional service jobs.

The Median Household Income (MHI) for Montrose is \$42,925, which is lower than the state MHI of \$58,433.



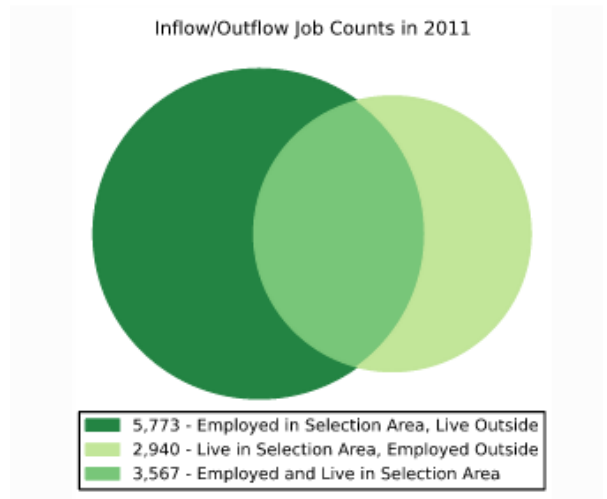
Education

Montrose has a lower share of its population with a bachelor’s degree or higher compared to the state. Jobs in this region may not require higher levels of educational attainment. The largest share of the population has some college or associate’s degree.



Commuting

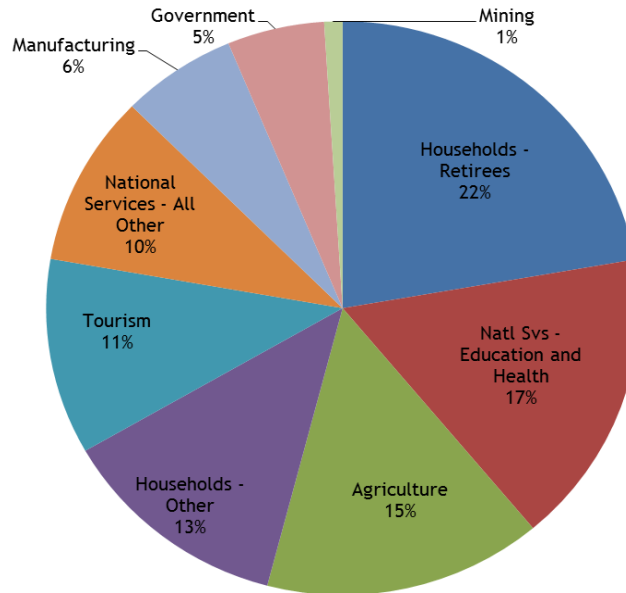
Commuting plays an important role in the economy of an area because not all workers live where they work. Commuting impacts roads and access to employees. The table to the side breaks the data by job and by resident worker. Just over 38% of the jobs are held by residents and 61% of the jobs are held by people who live outside the city. Considering Montrose’s labor force, about 54% work in Montrose but 45% are employed outside of the city.



Jobs & the Economy

The City of Montrose has a similar industry mix to Montrose County. The largest industries by employment are Government, Health Care, and Retail. The industry mix is not especially diverse in Montrose, so it will be important to watch economic conditions in these industries.

Total employment in the county was estimated to be 18,700 in 2013. Montrose has lost approximately 450 since 2010.



2013 Share of Jobs by Industry

Sector Name	Montrose County	Montrose City
Agriculture	0.9%	1.9%
Mining	0.4%	0.5%
Utilities	1.2%	1.6%
Construction	5.4%	7.0%
Manufacturing	9.6%	9.7%
Wholesale Trade	3.1%	2.9%
Retail Trade	15.5%	14.7%
Transportation & Warehousing	3.5%	3.3%
Information	1.1%	1.1%
Finance and Insurance	2.6%	2.4%
Real Estate and Rental and Leasing	2.2%	2.0%
Professional and Technical Services	3.5%	3.2%
Management of Companies	0.6%	0.5%
Administrative and Waste Services	3.2%	3.1%
Educational Services	0.1%	0.1%
Health Care and Social Assistance	12.9%	12.2%
Arts, Entertainment, and Recreation	1.5%	1.2%
Accommodation and Food Services	9.4%	8.6%
Other Services	2.8%	2.5%
Government	20.5%	21.2%

Source: Department of Labor and Employment