

# Durango city

## Demographic and Economic Profile

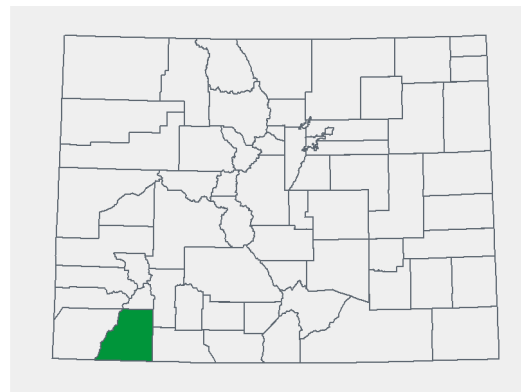


**COLORADO**  
Department of Local Affairs

### Community Quick Facts

Population (2014)	17,818
Population Change 2010 to 2014	917
Place Median HH Income (ACS 10-14)	\$53,621
State Median HH Income (ACS 10-14)	\$59,448
Employment (County in 2014)	33,052
County Cost of Living Index (State=100)	103.12, Mid-range

Source: State Demography Office  
U.S. Census Bureau

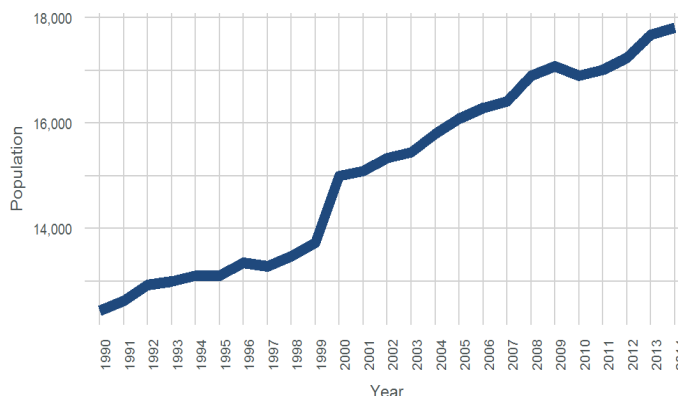


## Population

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

- Durango has seen steady, consistent population growth since 1990.
- Since 2010, Durango has grown slower than the state, but faster than La Plata County overall.
- The population has grown in Durango by about 5,000 or 43.2% since 1990.

Durango Population, 1990 to 2014



### Population

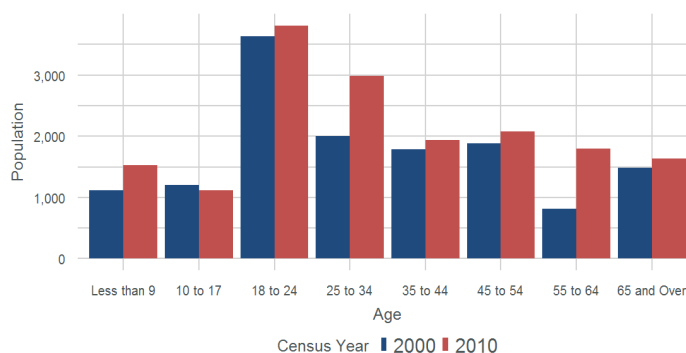
### Annual Average Growth Rate (%)

	Durango city	La Plata	Colorado	Durango city	La Plata	Colorado
1990	12,439	32,284	3,294,473			
1995	13,103	38,760	3,811,074	1%	3.7%	3%
2000	14,993	44,578	4,338,801	2.7%	2.8%	2.6%
2010	16,901	51,441	5,050,7289	1.2%	1.4%	1.5%
2014	17,818	54,014	5,353,471	1.3%	1.2%	1.5%

### Population By Age

Durango's population by age is shown in the chart to the right for both 2000 and 2010. The chart shows an increase for most age groups, especially the 25-34 and the 55-64 year old cohorts. The strong growth in the 25 to 34 cohort is accompanied by growth in the number of dependent children. The increase in the 55 to 64 cohort signifies a large and significant aging.

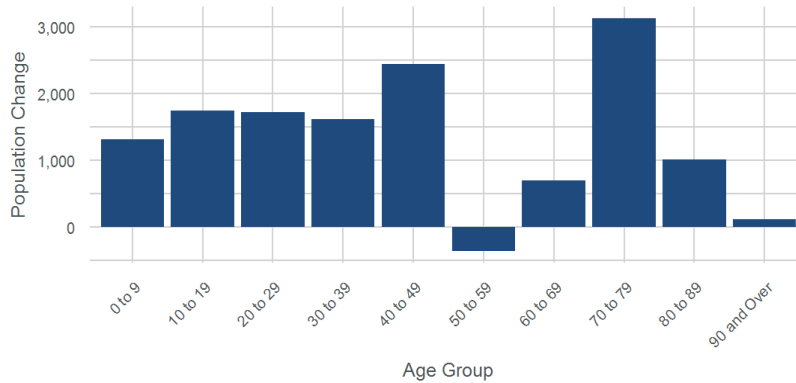
Durango City Population by Age  
Source: U.S. Census Bureau



## Population By Age, Continued

La Plata County, where Durango is located, is expected to show brisk growth between 2015 and 2025. The largest amount of this growth is forecast for those between 70 to 79 years of age. Working age adults in all age groups, except for 50 to 59 are also projected to see increases. In-migration to the county will be driven by the need for replacement workers for older adults aging out of the county's current labor force and also to meet the demand for jobs driven by the increasing population. Due to the forecast growth in working age adults, there is also growth in the number of children. This mirrors the growth of family households. This growth will not negate the need to evaluate aging services, but may alleviate some of the downward pressure aging can put on tax revenues.

La Plata County Forecast  
Change in Population by Age 2015 to 2025  
Source: State Demography Office



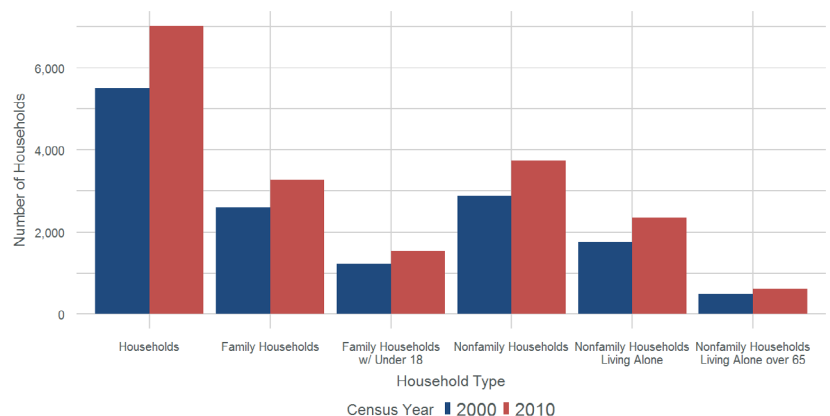
## Housing & Households

Durango city Housing Units	2000	2010	2010 %
Total Housing Units	5,819	7,851	
Occupied Housing Units	5,492	7,017	89.4%
Owner-Occupied Units	2,842	3,367	48%
Renter-Occupied Units	2,650	3,650	52%
Vacant Housing Units	327	834	10.6%
For Seasonal	100	278	33.3%
All Other Vacant	227	556	66.7%

- The overall vacancy rate was 10.6% in 2010.
- About 33% of those vacant units are for seasonal use.
- Most of the occupied units are rental units; however the split is nearly 50/50.

- There was a large increase in households between 2000 and 2010.
- Durango has seen growth across both family and nonfamily households, indicating a broad appeal.
- The increase in non-family households includes an increase in those living alone over the age of 65 as well as younger, single households.

Durango City Household Types  
Source: Census 2000 and 2010



# Race & Ethnicity

## Durango city Population by Race/Ethnicity

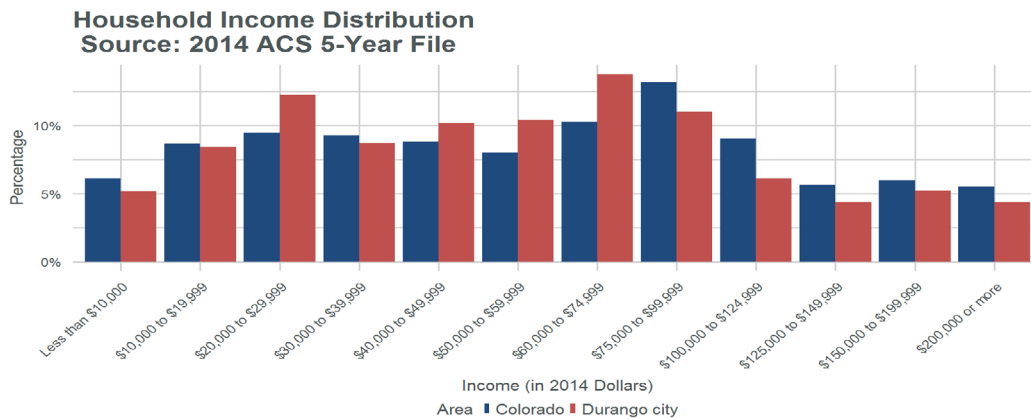
	2000	2010	2010 %	Colorado 2010 %
Total	13,922	16,887		
White	11,369	13,276	78.6%	70.0%
Black or African American	64	89	0.5%	3.8%
American Indian or Alaska Native	715	970	5.7%	0.6%
Asian	103	132	0.8%	2.7%
Native Hawaiian and Other	15	7	0%	0.1%
Some Other Race	18	26	0.2%	0.2%
Two or More	202	313	1.9%	2.0%
Hispanic	1,436	2,074	12.3%	20.7%

Source: U.S. Census 2010

- Durango is less diverse than the state as a whole, but is getting more diverse over time.
- The Hispanic population increase by 44% while the White population increased by just 16% from 2000 to 2010; the overall growth rate was 20%.

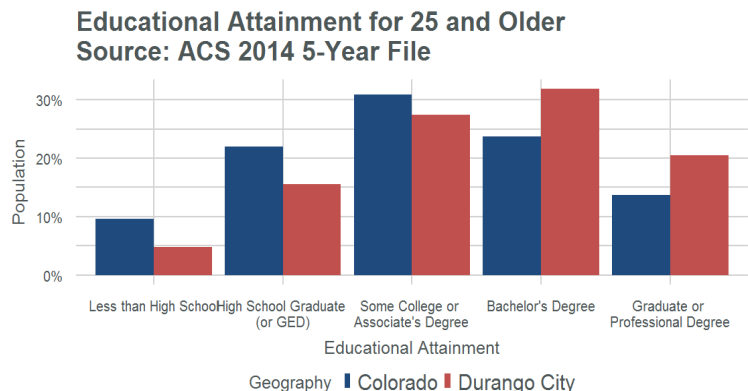
# Income

The graph below compares Durango's income distribution to the state. Durango has a lower median household income than the state, \$53,621 compared to \$59,448. Durango has a larger share of people earning between \$60,000 and \$74,999 and between \$20,000 and \$29,999 than the state. The concentration in those income groups is related to the concentration of tourism and large employers such as the university.



# Education

Durango has a higher share of its population with a bachelor's degree or higher compared to the state, in fact, this is the largest educational group. Additionally, the city has a disproportionate share of those with a Graduate or Professional degree due to the university. This chart shows the relatively high educational levels in Durango.

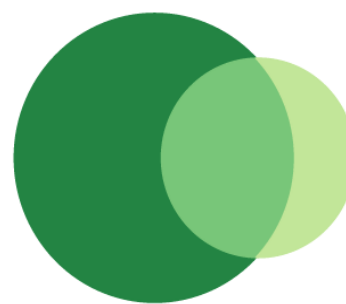


# Commuting

## Durango city Commuting Patterns, 2014

Commuting plays an important role in the economy of an area because not all workers live where they work. Commuting impacts local job growth, access to employees, and transportation infrastructure.

Just under 32% of the jobs (dark green) are held by residents and about 68% of the jobs are held by people who live outside the town. Considering Durango's labor force (light green), about 67% work in Durango and nearly 34% are employed outside of the city.



- Jobs in Durango city
- Workforce in Durango city
- Overlap: Work and Live in Durango city

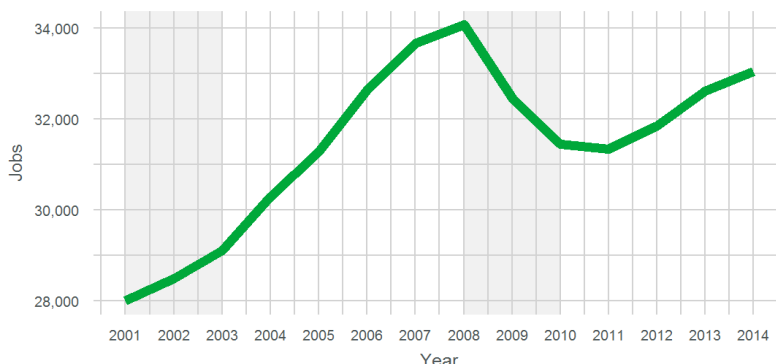
Source: LEHD On the Map, 2014

Note: Data does not include agricultural and self-employed jobs and uses administrative boundaries only.

# Jobs & the Economy

Total employment in the county was estimated to be 33,000 in 2014. La Plata has not yet reached its pre-recession peak of nearly 34,000 jobs. Despite this, there has been steady job growth since 2011. The largest growth since 2008 has been in the Agriculture, management, and health services industries.

La Plata County Total Estimated Jobs, 2001 to 2014  
Source: State Demography Office



Note: Grey shading represents beginning to bottom of U.S. recessions.

## 2014 Share of Jobs by Industry

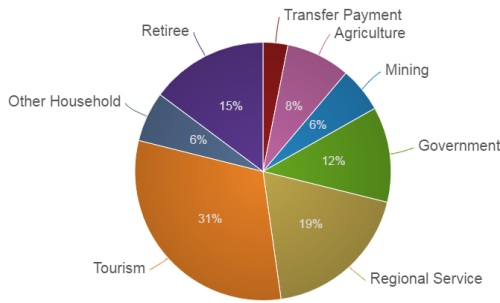
Sector Name	Durango	La Plata
Agriculture	0.2%	2.8%
Mining	2.0%	2.3%
Utilities	0.6%	0.4%
Construction	7.0%	10.0%
Manufacturing	3.0%	2.2%
Wholesale Trade	2.5%	2.1%
Retail Trade	14.3%	10.7%
Transportation & Warehousing	2.9%	2.2%
Information	1.7%	1.5%
Finance and Insurance	4.4%	3.4%
Real Estate and Rental and Leasing	2.1%	3.8%
Professional and Technical Services	4.8%	6.4%
Management of Companies	0.2%	0.2%
Administrative and Waste Services	3.1%	3.7%
Educational Services	0.8%	1.3%
Health Care and Social Assistance	14.3%	10.8%
Arts, Entertainment, and Recreation	3.8%	3.5%
Accommodation and Food Services	15.2%	10.2%
Other Services	2.5%	5.2%
Government	14.6%	17.3%

Source: SDO Total Estimated Jobs

## Economic Industry Mix

Durango has a similar industry mix to La Plata County, as seen in the chart to the left. The largest industries by employment share of jobs are Accommodation and Food Services, Government, Retail Trade and Health Care and Social Assistance. Durango has a larger share of jobs in tourism related industries like Retail Trade and Accommodation and Food Services than the county demonstrating its dependence on these industries. As a Regional Services hub, Durango also has a larger share of employment in Health Care.

## La Plata Base Industries, 2014



Source: State Demography Office

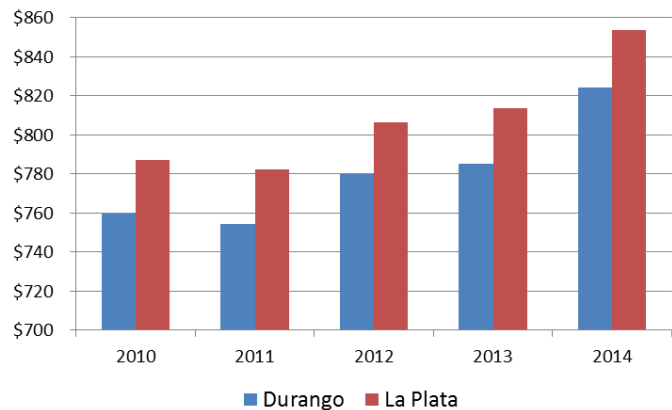
## Economic Base Analysis

The Base Industries chart shows which industries drive the economy in La Plata. The chart shows the important share of economic activity driven by tourism and regional services to the economy. It also shows the significance of retiree spending, government employment and agriculture. Regional service includes all establishments primarily engaged in providing services to surrounding counties or to the nation. Examples of which in La Plata County include hospitals and health care services, education, as well as engineering and legal services. Tourism is the dominant industry in La Plata.

## Average Wage Trends

- Average weekly wages in Durango increased 9% from 2010 to 2014.
- La Plata County saw wage growth of 8% over the same five year period.
- Weekly wages of \$824 in Durango in 2014 were only 81% of the \$1,014 statewide average; the weekly wage was 97% of the \$854 La Plata average.

## Average Weekly Wage



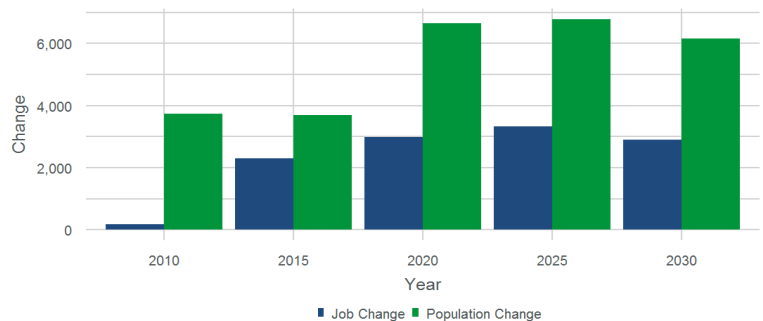
Source: Department of Labor and Employment (QCEW)

## Population and Economic Forecast

The rates of growth of both population and jobs can differ somewhat because of changes in the labor market, i.e., labor force participation rates, age, unemployment rates, multiple job holding, and/or commuting. In addition, macroeconomic conditions such as business cycle fluctuations and faster or slower periods of U.S. and Colorado economic growth can affect overall job growth in a region.

- Population growth is forecast to exceed job growth for the period from 2015 to 2020 and continue through 2030.
- This is driven in part by the aging of the population and the labor force in particular. Population growth occurs as people move into jobs vacated when a person ages out of the labor force. This drives population growth, but not necessarily new jobs.
- This means that while employment isn't expected to be growing as quickly, population will. This may require additional housing and community services. Additionally, an aging population may require increased need for accessible housing and other aging services.

La Plata County  
Forecast Change in Population and Jobs 2010 to 2030  
Source: State Demography Office



	Total Jobs	Population
2010	31,453	51,443
2015	33,749	55,134
2020	36,737	61,784
2025	40,064	68,572
2030	42,964	74,727