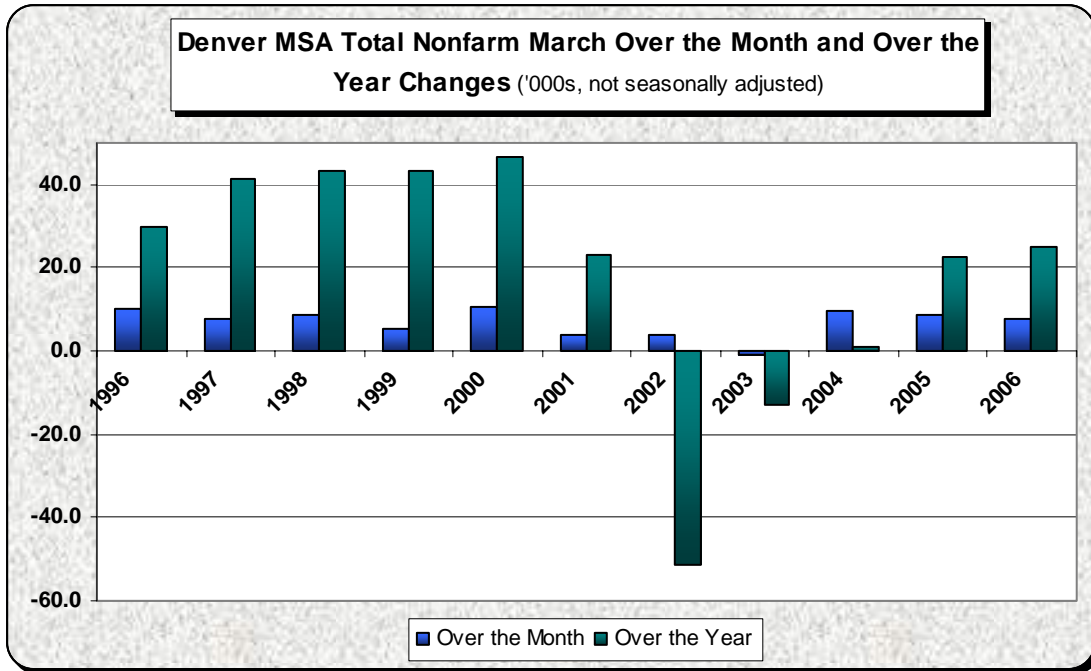


Denver MSA Preliminary Estimates: By Jennifer St. Peter

TOTAL NONFARM WAGE AND SALARY EMPLOYMENT: +7,600 (0.6%)

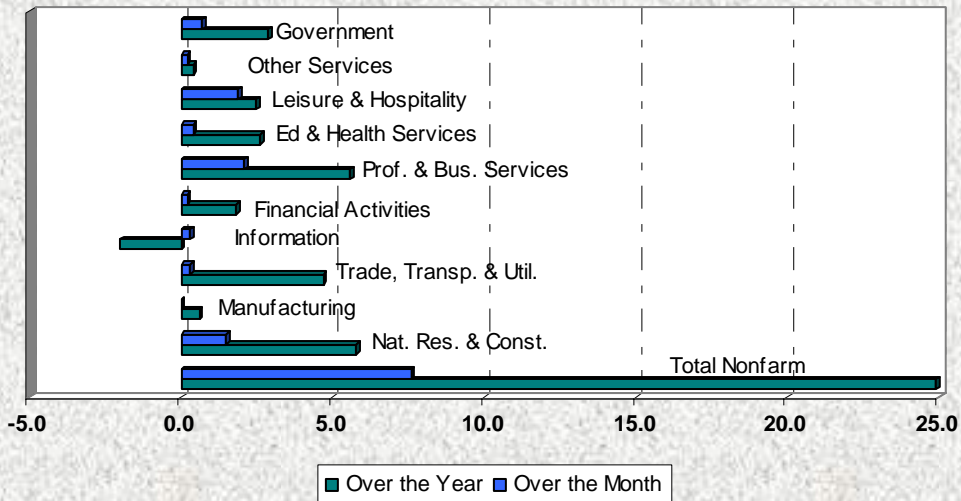
(Not Seasonally Adjusted)



The Denver MSA added 7,600 jobs in March, bringing total nonfarm employment to 1,195,500. This is slightly better than expected (10-year average March change), but is 14% below the increase seen at the same time last year. Manufacturing remained unchanged and was the only supersector to not post a gain. Professional & business services donated most of the new hires with its 2,100 increase, and leisure & hospitality followed closely with a 1,900 advance. Natural resources, mining & construction added 1,500 to payrolls, and government and education & health services combined to contribute 1,100. Information and trade, transportation & utilities increased by 300 apiece, and financial activities and other services gained 200 each.

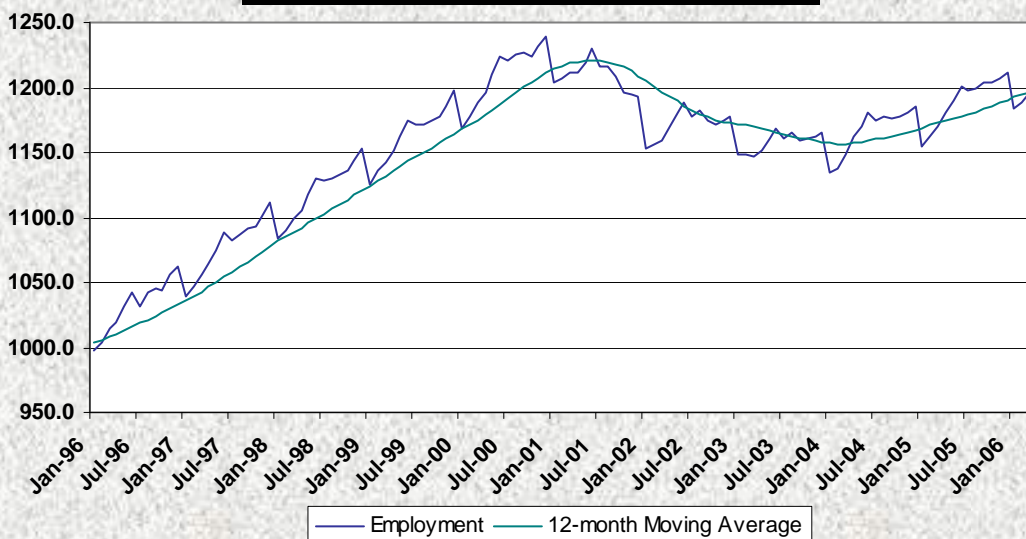
Over the last year, 24,900 new hires have been added in the Denver MSA, for growth of 2.1%. Although this is marginally slower than the rates seen in the last two months, it is in line with the prior twelve-month average. Growth was widespread, with only information declining over the year. Natural resources, mining & construction had the largest absolute increase and growth rate, with 5,800 new positions (6.7%). Professional & business services and trade, transportation & utilities followed closely with expansions of 5,600 and 4,700, respectively. Government, education & health services, and leisure & hospitality each increased by more than 2,000, and financial activities gained 1,800. Other services and manufacturing combined to contribute 1,000 to the annual growth.

Denver MSA Supersectors: March Over the Month and Over the Year Changes ('000s, not seasonally adjusted)

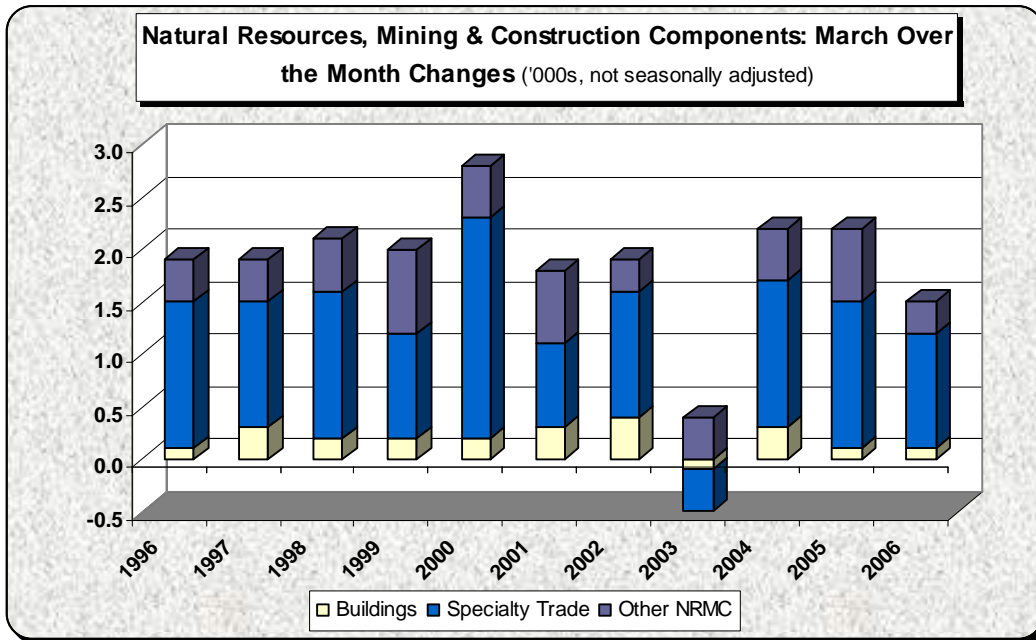


After declining by 5.3% during the recent recession, average annual employment in Denver is steadily recouping its losses. Payrolls have expanded by 3.5% since the February 2004 trough, leaving the local labor market 62.7% recovered. This is significantly weaker than statewide, which has fully recovered from the employment recession. The metro area's heavy concentration in information, specifically telecommunications, is responsible for this difficulty, as seven of ten jobs lost in this supersector statewide since peak total nonfarm employment have been in Denver.

Denver MSA Total Nonfarm Employment ('000s, not seasonally adjusted)

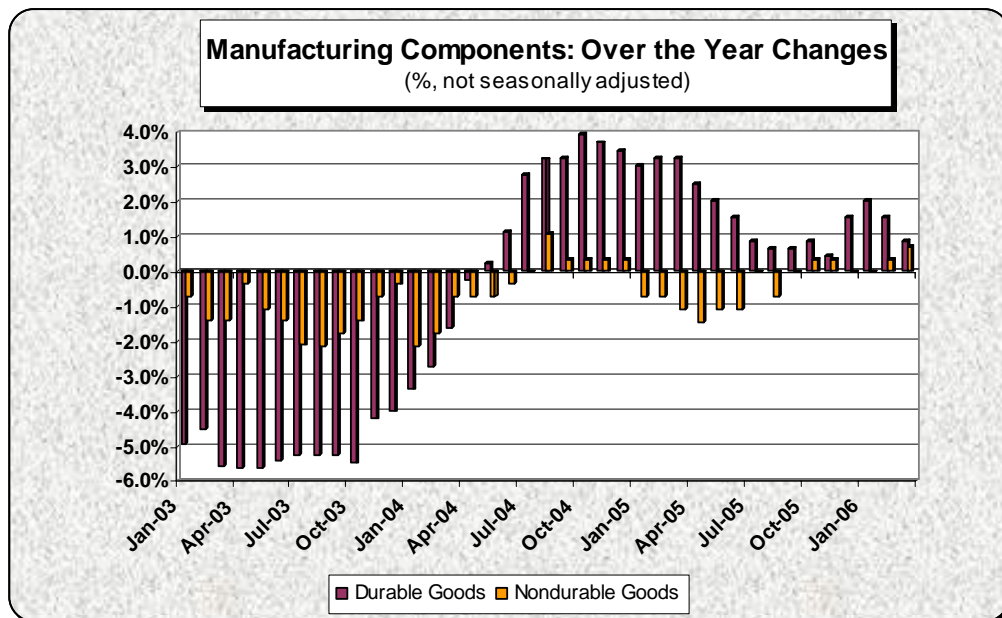


NATURAL RESOURCES, MINING, AND CONSTRUCTION: +1,500 (1.7%)



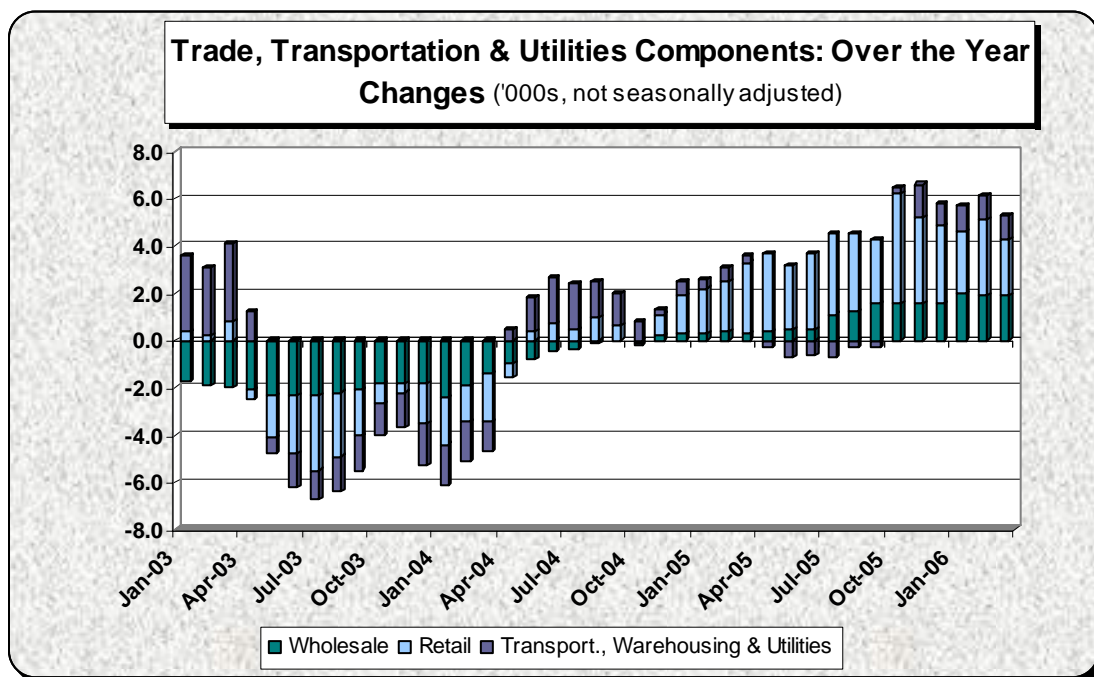
Natural resources, mining & construction added 1,500 to payrolls in March. Although this is the largest monthly gain since last July, it is only 80% of the expected increase. Both construction of buildings and specialty trade contractors missed expectations with relative gains of 100 (0.6%) and 1,100 (1.9%). Over the year, this supersector has gained 5,800 (6.7%) new hires, both the largest absolute and percent increase in the MSA. This is the slowest annual expansion since July 2005, but is above the prior twelve-month trend. This relative weakness is driven by specialty trade contractors, which lagged its previous year trend by adding 3,000 (5.3%) over the year, the component's slowest growth rate since last May. The construction of buildings component also trailed the supersector with annual growth of 5.4% (800 jobs).

MANUFACTURING: UNCHANGED



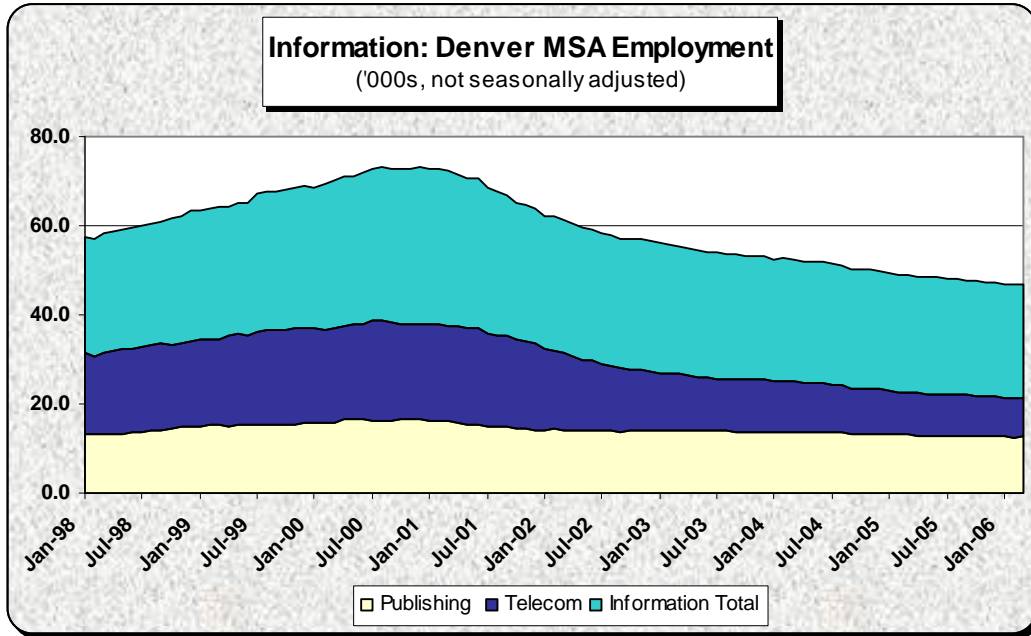
Manufacturing employment remained unchanged in March, as a gain of 100 (0.4%) in non-durable goods manufacturing was negated by a loss of 100 (0.2%) in the durable goods component. After being above one-percent for the last three months, over the year growth in the supersector fell back in line with its trend, with six hundred jobs (0.8%) added since last March. The durable goods component gained 400 (0.9%) over the year, significantly less than its prior twelve-month trend of 1.5%. Non-durable goods manufacturing increased by 200 (0.7%), its strongest growth since August 2004. This industry, which had been in a period of protracted declines, has now experienced over the year gains since June 2004. Twelve-month average employment in this supersector peaked mid-1998, and contracted by 21.0% before hitting a trough April 2004. Over the same period, the durable goods sector fell by a larger 24.7%, while the non-durables component lost 14.0%. Since then, supersector employment has gained 2.4% due to the 3.9% increase in durable goods, while the non-durable goods component was nearly unchanged with its 0.4% loss.

TRADE, TRANSPORTATION, & UTILITIES (TTU): +300 (0.1%)



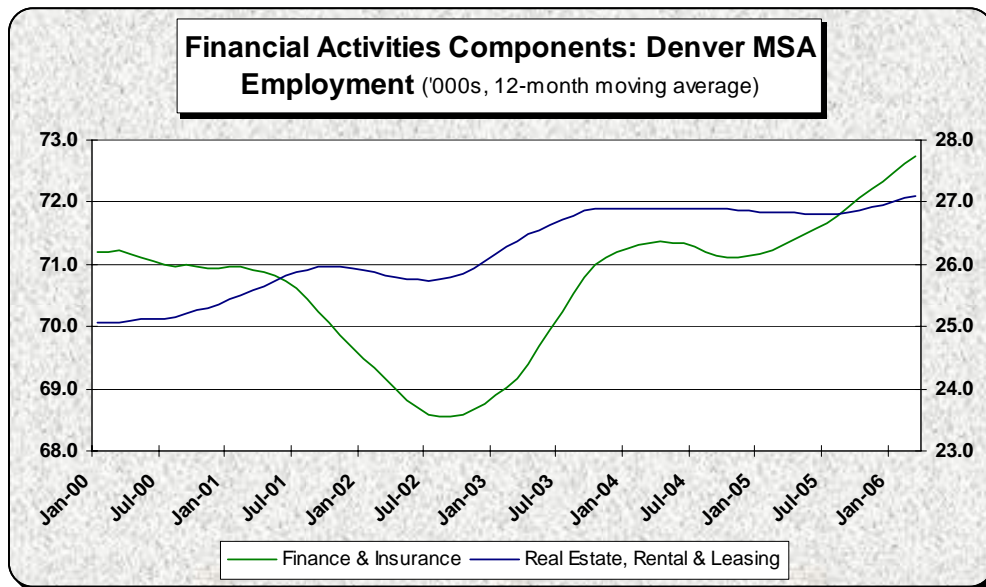
Trade, transportation & utilities added 300 new hires in March. Although this month has had no discernable pattern over the last ten years, this gain is one-third of that seen at the same time last year. Wholesale trade was responsible for most of the growth, with an expansion of 300 (0.5%), while an increase of 100 (0.1%) in retail trade was countered by a 100 (0.2%) decline in transportation, warehousing & utilities (TWU). In line with its previous year trend, supersector employment is up 4,700 (2.0%) over last March's level. Due partially to a large gain last March, this annual expansion is the slowest seen in more than six months. This same pattern is reflected in retail trade, which grew by 1.5% (1,800 jobs) over the year, its slowest pace since November 2004. TWU matched the industry growth with its 1,000 new positions, and wholesale trade outpaced the supersector with a 3.1% expansion, or 1,900 jobs.

INFORMATION: +300 (0.6%)



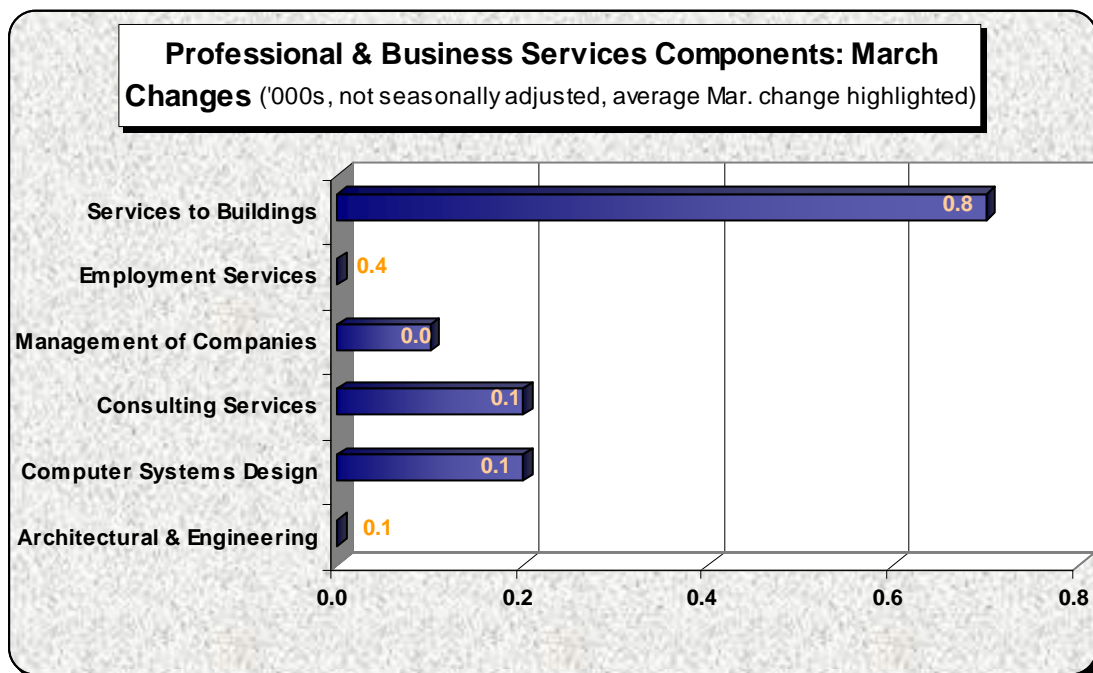
Employment in information increased by 300 in March, the largest monthly gain in this industry since December 2000. Publishing industries contributed 100 (0.8%) new hires, and telecommunications matched this with its 0.5% gain, the second increase in this subsector since December 2000. Over the year, industry employment has declined by 2,000 (4.1%), the slowest rate of contraction since June 2001. Most of these losses came in telecommunications, which shed 1,400 (6.2%) over the last twelve months, the smallest annual loss in this sector since July 2004. Publishing industries, which had been stable relative to telecom, dropped by 400 (3.1%) over the year, for its slowest pace since last February. Since twelve-month average employment peaked early 2001, the supersector has contracted by 34.2%. Telecommunications has endured the lion’s share of the losses, having fallen by 42.4% over the same period.

FINANCIAL ACTIVITIES: +200 (0.2%)



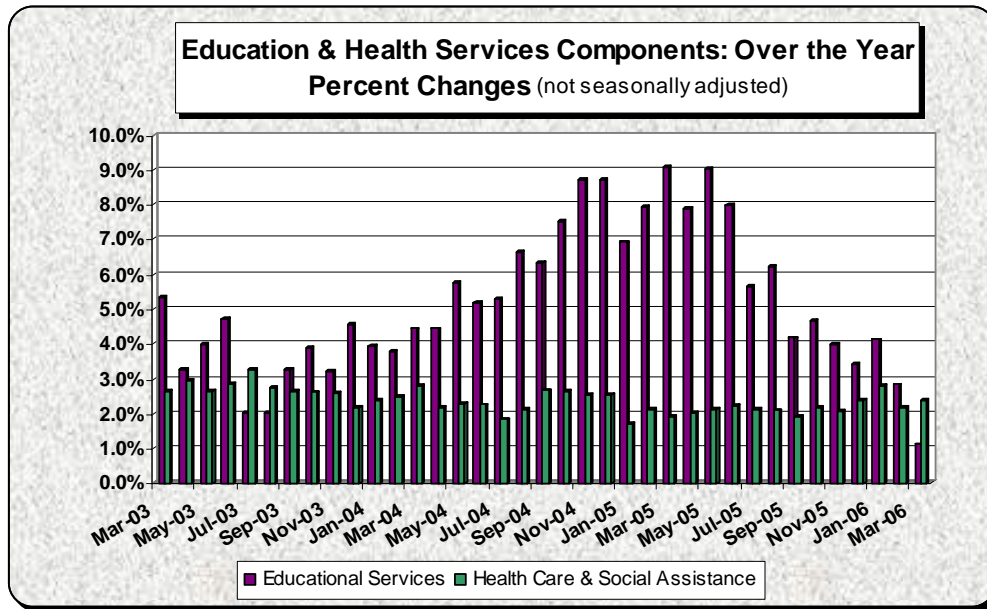
Financial activities realized only half of its anticipated gain by adding 200 in March. The increase was split evenly between the components, with finance & insurance inching up 0.1% and real estate, rental & leasing advancing 0.4%. Employment in this industry is up 1,800 (1.8%) over the year, slightly more than the prior twelve-month trend. Finance & insurance performed better than proportionally expected by gaining 1.9% (1,400 jobs), with the insurance carriers & related activities subsector growing in tandem by adding 500 over the year. On the strength of a 600 (3.3%) gain in the real estate subsector, the real estate, rental & leasing component added 400 (1.5%). Twelve-month average employment in this sector has displayed increasing strength, as the annualized growth jumped to 2.2% over the last six months from being flat in the previous six. Finance & insurance has also seen its annualized rate of expansion inflate over the same periods, from 1.7% to 2.2%.

PROFESSIONAL AND BUSINESS SERVICES: +2,100 (1.1%)



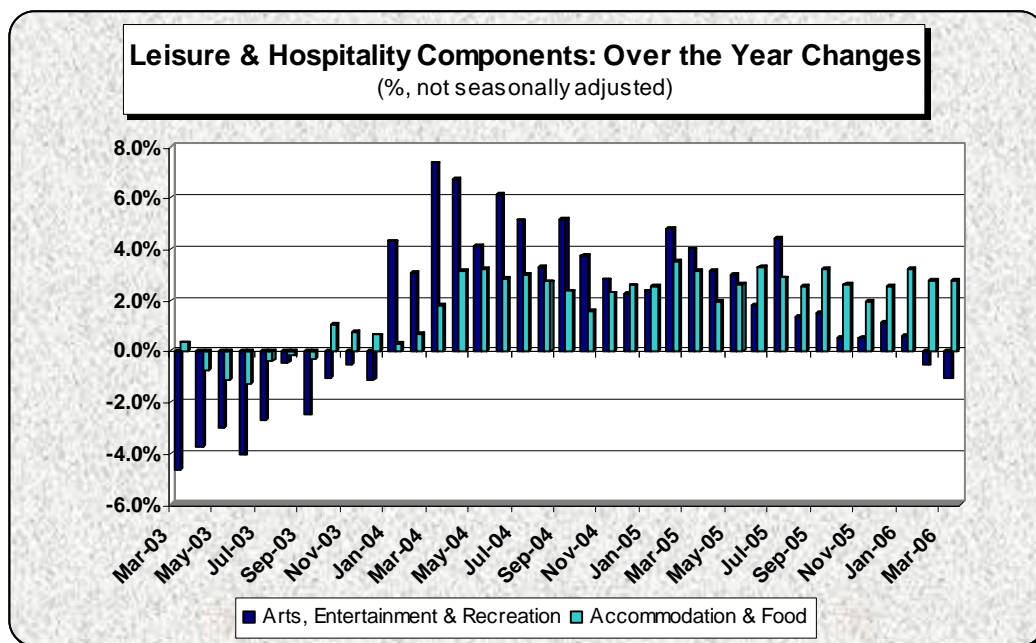
With all three of the component industries exceeding expectations, professional & business services gained a healthy 2,100 jobs in March. Professional, scientific & technical services added 600 (0.7%) to payrolls with widespread gains in its subsectors. Despite weakness in services to buildings & dwellings and employment services, the catchall administrative, support, waste management & remediation services component gained a better than expected 1,400 (1.8%) over the month. Supersector employment has expanded by 5,600 (3.0%) over the last twelve months, slightly below trend. Professional, scientific & technical services grew in tandem with the industry by adding 2,600, with a loss of 200 (1.0%) in computer systems & design partially countering a strong gain of 900 (9.5%) in management, scientific & technical consulting services. Management of companies, which has been struggling since early 2005, increased by 1.5% (300 jobs) over the year. The catchall administrative sector compensated for this weakness and outpaced the industry with 3.5% (2,700 positions) growth. Both employment services and services to buildings & dwellings have been particularly strong, with relative annual growth of 7.7% and 7.5%.

EDUCATION AND HEALTH SERVICES: +400 (0.3%)



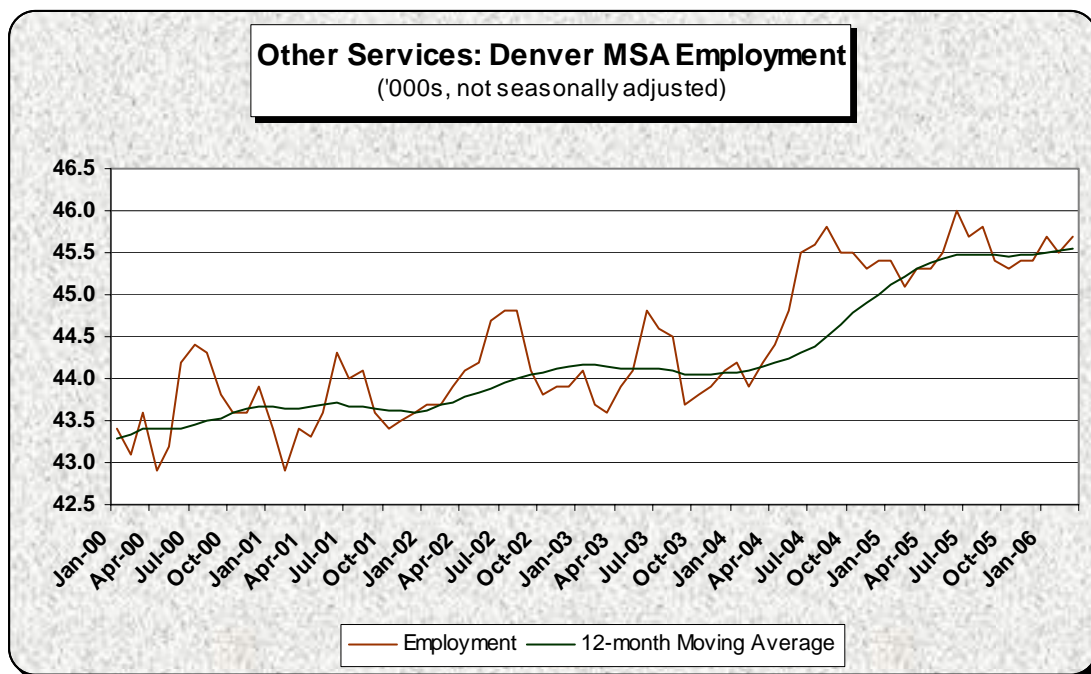
Education & health services gained a seasonally anticipated 400 in March, with all of the jobs coming from the 0.4% jump in health care & social assistance. Since this time last year, 2,600 positions have been added in this supersector, for growth of 2.2%. This is 19% below the twelve-month trend, and matched the slowest growth since early 2000. Health care & social assistance, fueled by a 1,100 (2.5%) gain in ambulatory health care services, donated most of the jobs with a 2,400 (2.4%) increase. Educational services lagged with only 200 (1.1%) new hires, marking the first time in more than two years that this component has added fewer jobs than proportionally expected over the year. The strength in this sector has been waning, as its annual growth has been cut in half, to an average of 3.4% over the last six months from 6.8% over the prior six. Conversely, health care & social assistance has seen its analogous average rate increase to 2.3% from 2.1%.

LEISURE AND HOSPITALITY: +1,900 (1.6%)



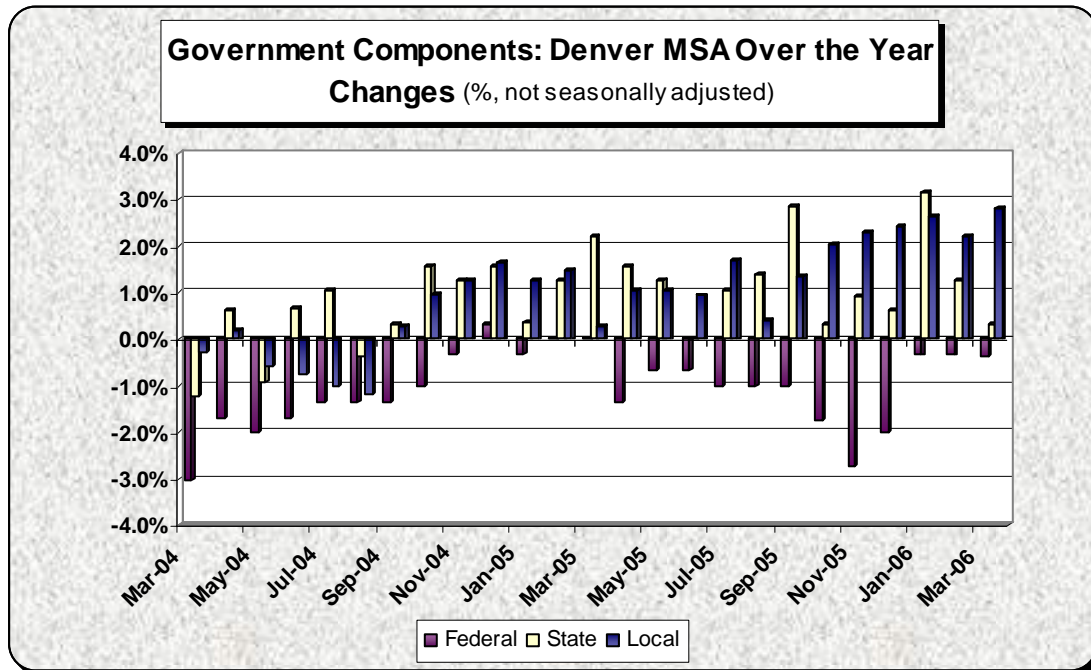
In a typical seasonal movement, leisure & hospitality gained 1,900 positions in March. Arts, entertainment & recreation added 500 (2.9%), and the larger accommodation & food services increased by 1,400 (1.4%). Over the year, employment in leisure & hospitality has grown by 2,500 (2.1%). This is below the twelve-month trend and the slowest rate of expansion since last April. Accommodation & food services donated the entire gain with its 2.7% growth (2,700 jobs), spurred by an 8.1% (1,100 position) rise in accommodation. Arts, entertainment & recreation fell by 200 (1.1%) over the year, the second consecutive month of contractions. This component has seen its strength dwindle, as its average over the year growth rate fell to 0.2% over the last six months from 2.5% over the previous six. Prior to last July, this sector was donating a greater than proportional number of new positions to the recovery.

OTHER SERVICES: +200 (0.4%)



Other services cancelled last month’s loss with a gain of 200 in March. This is slightly less than the anticipated increase, as the repair & maintenance subsector, which comprises one-quarter of supersector employment, failed to see its expected gain of 100. Over the last twelve months, payroll gains have numbered 400 (0.9%). Although this growth rate is one-third of that seen last March, it matches last month’s. This is a welcome return to positive growth, after averaging zero annual expansion in the last half of 2005. In line with its industry share, the repair & maintenance component donated 100 jobs with its 0.8% increase over the year. Following an expansion of 1.1% in 2002, average annual employment in this supersector remained flat in 2003. Growth picked back up to 2.0% in 2004 and 1.1% in 2005, but has fallen back to an annualized 0.9% in the last three months. Repair & maintenance has shown relative weakness, as its annualized employment contracted by 2.3% in 2003, a further 0.8% in 2004, and has remained unchanged since.

GOVERNMENT: +700 (0.4%)



Government added a seasonally anticipated 700 in March. A loss of 100 (0.3%) at the Federal level was countered by gains of 400 apiece in State and local government, with half of each gain coming from the respective educational components. Over the year growth of 1.8% (2,900 jobs) bettered the prior year trend by 80%. Strength has been found in local government, as a gain of 1,300 (2.3%) in the educational component fueled a 2,900 (2.8%) increase. Hampered by zero growth in education, employment at the State level advanced by 100 (0.3%) over the year, its slowest expansion in the last six months. This small gain was cancelled by a decline of 100 (0.3%) in Federal government. Although this component continues to languish and has posted annual declines for the last year, the losses have been constant for the last three months.

-End-

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Please reference, Source: "Colorado Department of Labor and Employment, Labor Market Information".