

# Leadville city

## Demographic and Economic Profile

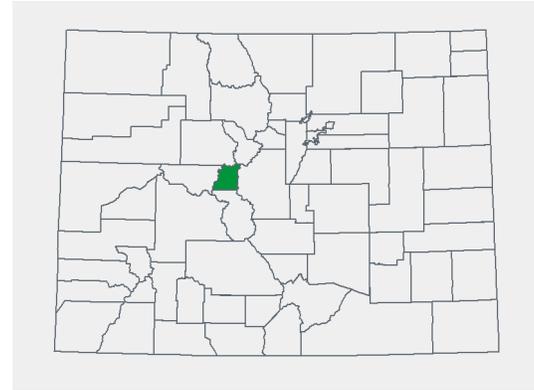


**COLORADO**  
Department of Local Affairs

### Community Quick Facts

Population (2014)	2,600
Population Change 2010 to 2014	8
Place Median HH Income (ACS 10-14)	\$39,985
State Median HH Income (ACS 10-14)	\$59,448
Employment (County in 2014)	2,966
County Cost of Living Index (State=100)	101.31, Mid-range

Source: State Demography Office  
U.S. Census Bureau

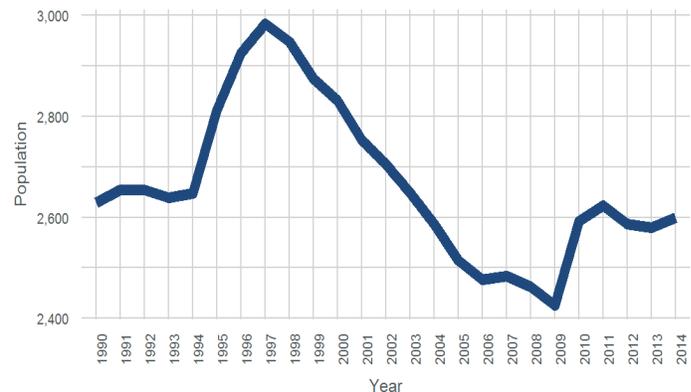


## Population

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

- Leadville has not experienced much growth, aside from a short period of rapid growth during the mid-1990s.
- The town experienced more than a decade of population declines from 1997 through 2009. In 2010 and 2011, the trend reversed and population increased.
- Since 2010, Leadville's population has been little changed; with 2,600 residents in 2014 the town's population is roughly the same as it was in 1990.

Leadville Population, 1990 to 2014



### Population

### Annual Average Growth Rate (%)

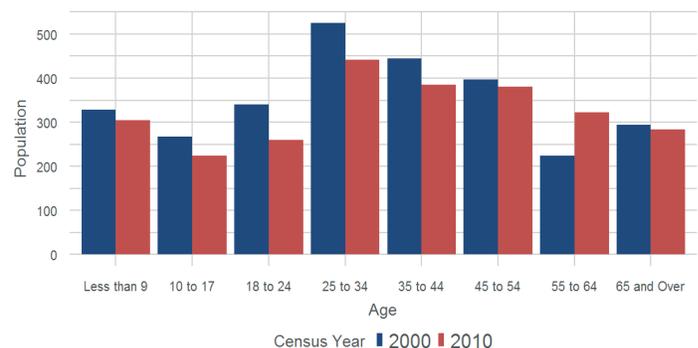
	Leadville city	Lake	Colorado	Leadville city	Lake	Colorado
1990	2,629	6,007	3,294,473			
1995	2,812	7,143	3,811,074	1.4%	3.5%	3%
2000	2,831	7,940	4,338,801	0.1%	2.1%	2.6%
2010	2,592	7,282	5,050,728	-0.9%	-0.9%	1.5%
2014	2,600	7,349	5,353,471	0.1%	0.2%	1.5%

### Population By Age

Leadville's population by age is shown in the chart to the right for both 2000 and 2010. What can be seen are decreases in most age groups, except the 55-64 year old cohorts. Declines occurred across nearly all age groups which is fairly unique, but consistent with the overall drop in population. The increase in the 55 to 64 age group has occurred in most towns in Colorado as baby boomers age in place. The slight decline in the 65 and over age cohort, is a result of both deaths and out-migration.

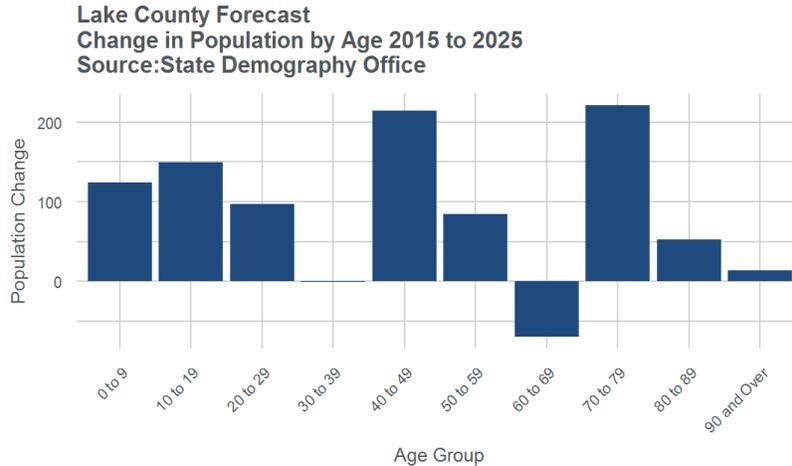
Leadville City Population by Age

Source: U.S. Census Bureau



## Population By Age, Continued

Lake County, where Leadville is located, is expected to show modest growth between 2015 and 2025. The largest amount of this growth is forecast for those between 70 to 79 years of age, followed by 40 to 49 year olds. Working age adults in all age groups, except for 60 to 69, are also projected to see small increases. In-migration to the county will be driven by workers at nearby resorts seeking lower housing costs and the need for replacement workers for older adults aging out of the county's current labor force. Due to the forecast growth in working age adults, there is also growth in the number of children. 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.

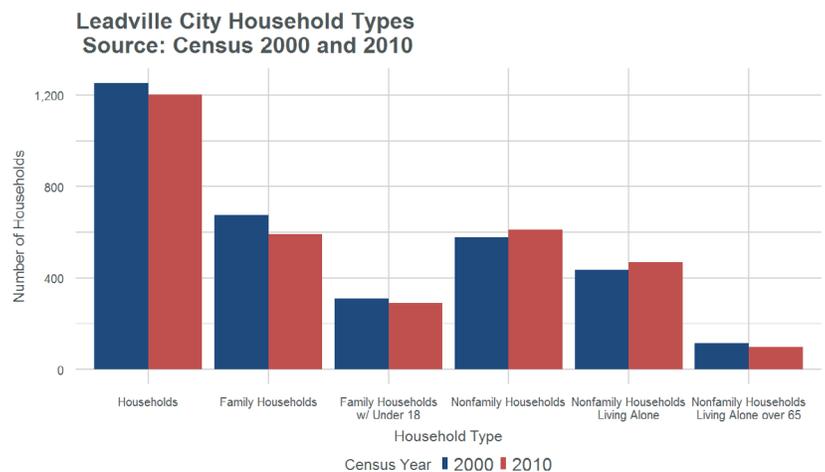


## Housing & Households

Leadville city Housing Units	2000	2010	2010 %
Total Housing Units	1,514	1,674	
Occupied Housing Units	1,253	1,202	71.8%
Owner-Occupied Units	758	699	58.2%
Renter-Occupied Units	495	503	41.8%
Vacant Housing Units	261	472	28.2%
For Seasonal	106	203	43%
All Other Vacant	155	269	57%

- The overall vacancy rate was only 28% in 2010, up from 17% in 2000.
- Of the vacant units, 43% are used as seasonal or vacation homes.
- Most of the units are owner occupied (58%) but an active rental market exists as well.

- There was a small decrease in households between 2000 and 2010.
- This decrease is almost entirely due to declines in family households. Similar to many other areas of the state, non-family households - especially those living alone, experienced the fastest growth in the county.
- The increase in non-family households is likely tied to the growth in the 55 to 65 age group.



# Race & Ethnicity

Leadville city Population by Race/Ethnicity

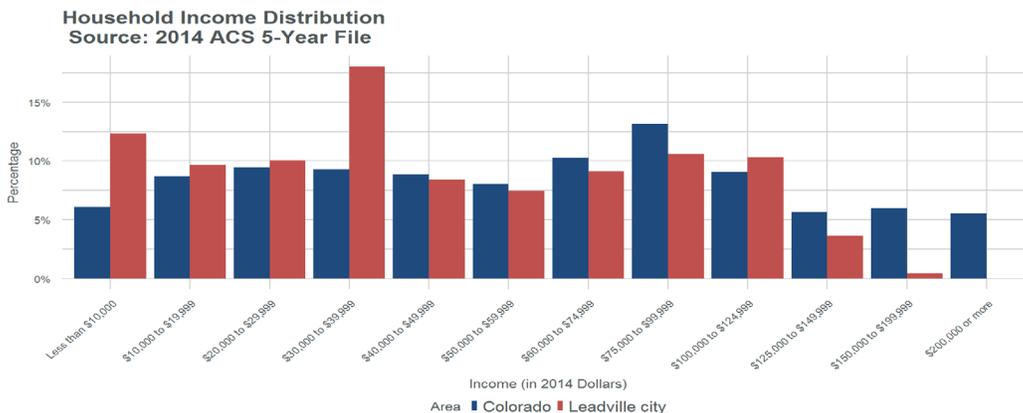
	2000	2010	2010 %
Total	2,821	2,602	
White	2,031	1,774	68.2%
Black or African American	3	4	0.2%
American Indian or Alaska Native	25	26	1%
Asian	9	15	0.6%
Native Hawaiian and Other	1	2	0.1%
Some Other Race	0	6	0.2%
Two or More	34	30	1.2%
Hispanic	718	745	28.6%

Source: U.S. Census 2010

- Leadville is more diverse than the state as a whole and became slightly more diverse over the past decade despite an overall population decline.
- The Hispanic population increased by 4% while the White population decreased by 13% from 2000 to 2010; the overall growth rate was -8%.

# Income

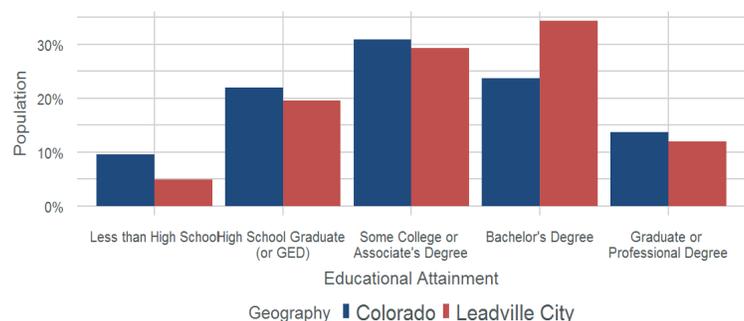
The median household income in Leadville was much lower than statewide, \$39,985 versus \$59,448. The graph below compares Leadville's income distribution to the state. Leadville has a larger share of people earning between \$30,000 and \$39,999, \$50,000 to 59,999, and less than \$19,999 than the state. It lags the state in all other income categories. Many of the town's residents fill lower-paying service jobs in neighboring counties.



# Education

Leadville has a higher share of its population with a bachelor's degree compared to the state. The majority of residents have greater than a high school education.

Educational Attainment for 25 and Older  
Source: ACS 2014 5-Year File



# Commuting

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.

About 29% of the jobs (dark green) are held by residents and 71% of the jobs are held by people who live outside the town. Considering Leadville's labor force (light green), about 22% work in the town and nearly 78% are employed outside of the city, with many commuting to Eagle, Denver and Summit counties.

Leadville city Commuting Patterns, 2013



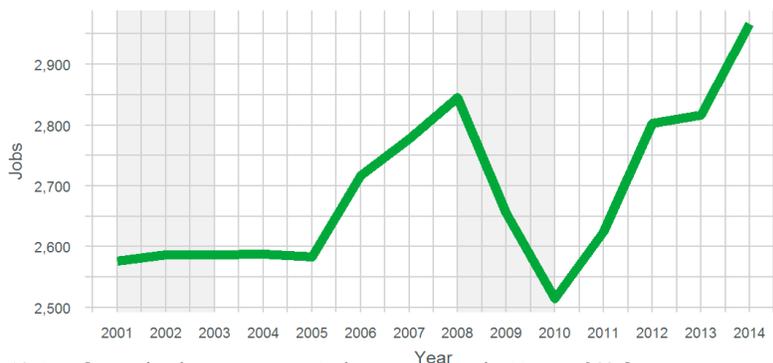
Source: LEHD On the Map, 2013

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

# Jobs & the Economy

Total employment in Lake county was estimated to be 2,966 in 2014. Lake has gained approximately 120 jobs since 2008. As shown in the time series below, the strongest growth occurred in 2011-12 and 2014. The largest share of job gains have been in mining (due to the reopening of Climax mine in 2011), while small gains have occurred administrative and waste management, and accommodation and food services.

Lake 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	Leadville	Lake
Agriculture	0.0%	0.4%
Mining	0.3%	11.2%
Utilities	0.3%	0.2%
Construction	6.6%	9.1%
Manufacturing	2.6%	1.6%
Wholesale Trade	1.1%	1.0%
Retail Trade	8.9%	6.1%
Transportation & Warehousing	0.8%	0.9%
Information	0.5%	0.6%
Finance and Insurance	1.0%	0.8%
Real Estate and Rental and Leasing	1.1%	2.4%
Professional and Technical Services	1.3%	2.9%
Management of Companies	0.0%	0.0%
Administrative and Waste Services	4.8%	5.5%
Educational Services	2.0%	2.7%
Health Care and Social Assistance	10.8%	7.8%
Arts, Entertainment, and Recreation	7.3%	5.1%
Accommodation and Food Services	14.5%	9.9%
Other Services	1.4%	5.3%
Government	34.6%	26.5%

Source: Department of Labor and Employment & SDO Total Estimated Jobs

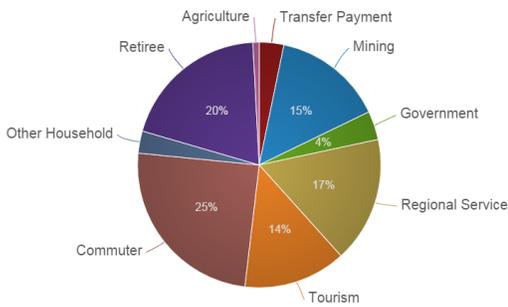
## Economic Industry Mix

Leadville has a similar industry mix to Lake County, as seen in the chart below. The largest industries by employment share of jobs are Government, Accommodations and Food Services, Health Care and Social Assistance, and Retail Trade. The county has a much larger share of jobs in Construction and Mining than the town, demonstrating its reliance on these industries.

## Economic Base Analysis

The Base Industries chart shows which industries drive the economy in Lake. The chart shows the important share of economic activity driven by commuters and retirees to the economy, which together account for nearly half of the county's drivers. These residents either earned their money in a neighboring county or at an earlier point in time (savings or pensions) and are now spending their earnings in Lake. It also shows the significance of regional service, mining and tourism. Government and transfer payments are much smaller economic drivers, yet still significant.

Lake Base Industries, 2014

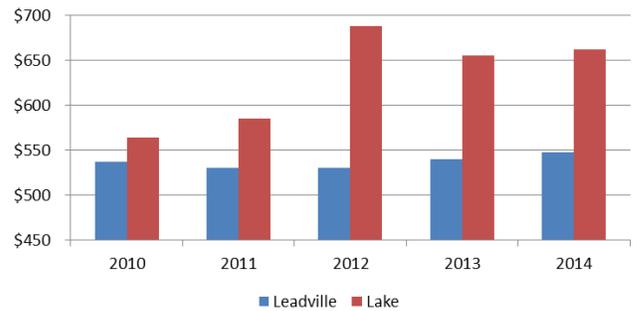


Source: State Demography Office

## Average Wage Trends

- Average weekly wages in Leadville increased 12% from 2010 to 2014.
- Lake County saw wage growth of 17% over the same five year period.
- Weekly wages of \$548 in Leadville in 2014 were only 54% of the \$1,014 statewide average; the weekly wage was 83% of the \$662 Lake average.

Average Weekly Wage



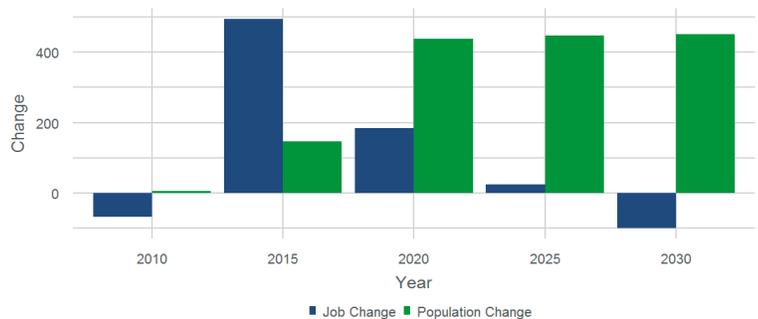
Source: Department of Labor and Employment (QCEW)

## 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.

- Jobs grew faster than the population in Lake County from 2010 to 2015, thanks largely to the reopening of the Climax mine. Population growth is forecast to exceed job growth for the period from 2015 to 2025. Jobs are forecast to decline from 2025 through 2030.
- The job loss is driven in part by the aging of the population and the labor force in particular. Typically when a worker retires, a new person will move into the area to fill the vacated position. However, this does not always occur in Lake County due to the high number of residents who commute to work in neighboring counties.

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



	Total Jobs	Population
2010	2,515	7,288
2015	3,010	7,435
2020	3,195	7,874
2025	3,219	8,321
2030	3,119	8,773