# State Demography Office Colorado Demographic Profile

Print Date: 11/04/2020

Community Profile for Frisco

Demographic information is critical for making informed decisions at the local, state and national level. This demographic profile is a summary of trends in a community. The dashboard provides charts, text, data and additional links to assist in the exploration and understanding of demographic trends for counties and municipalities in Colorado. The following collection of tables and charts establishes the context for assessing potential impacts and for decision-making.
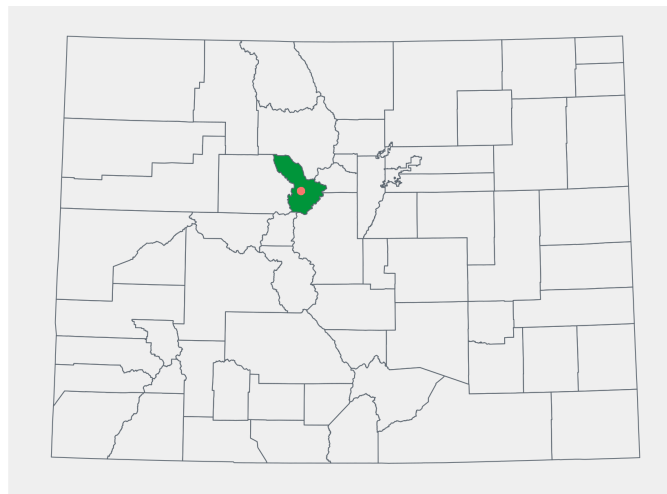
Basic Statistics

The population base and trends of an area determine the needs for housing, schools, roads and other services. The age, income, race and ethnicity, and migration of the population of a community are all vital in planning for service

provision. The most significant demographic transitions for Colorado and its communities are related to disparate growth, aging, downward pressure on income, and growing racial and ethnic diversity.

Table 1: Community Quick Facts

	Frisco	Summit County	Colorado
Population (2018)+	3,135	30,813	5,696,897
Population Change (2010 to 2018)+	441	2,740	646,565
Total Employment (2018)+	6,338	27,023	3,391,712
Median Household Income^	$70,789	$77,589	$68,811
Median House Value^	$568,300	$563,000	$313,600
Percentage of Population with Incomes lower than the Poverty Line^	6.0%	10.1%	10.9%
Percentage of Population Born in Colorado^	26.7%	29.5%	42.5%

+Source: State Demography Office
^Source: U.S. Census Bureau, 2014-2018
American Community Survey, Print Date:
11/04/2020

Population Trends

The tables and plots in this section highlight trends and forecasts for the total population inFrisco. The table shows the overall population growth rate for Frisco, Summit County and the State of Colorado. Additional plots show the overall population trends, forecasts for along with the overall components of change for Frisco.
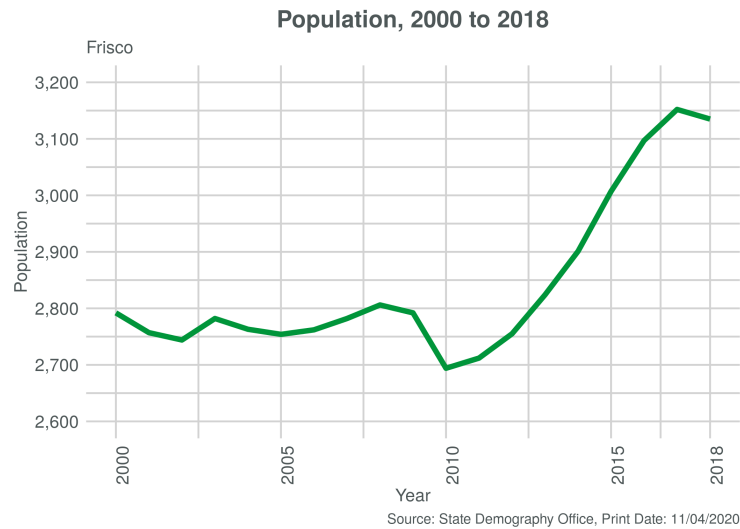
Table 2: Population Growth Rate

| Year	Frisco		Summit County		Colorado	
	Population	Growth Rate	Population	Growth Rate	Population	Growth Rate
1990	1,601		12,881		3,294,473	
1995	2,193	6.5%	18,270	7.2%	3,811,074	3.0%
2000	2,792	4.9%	25,709	7.1%	4,338,801	2.6%
2005	2,754	-0.3%	26,623	0.7%	4,662,534	1.4%
2010	2,694	-0.4%	28,073	1.1%	5,050,332	1.6%
2015	3,007	2.2%	30,051	1.4%	5,453,996	1.5%
2018	3,135	1.4%	30,813	0.8%	5,696,897	1.5%

Note:
Source: State Demography Office, Print Date: 11/04/2020

At the end of 2018 the estimated population of Frisco was 3,135, an increase

of 128 over the population in 2015. The growth rate for Frisco between 2015 and 2018 was 1.4 percent compared to 0.8 percent for Summit County and 1.5 percent for the State of Colorado.

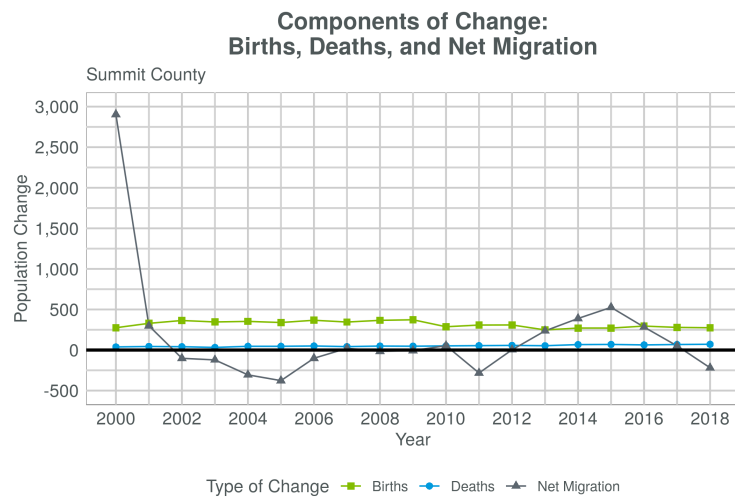**Population, 2000 to 2018**

Frisco

Year

The population of Summit County is forecast to reach 31,154 by 2020 and 38,443 by 2040. Overall, the growth rate for Summit County is expected to increase between 2020 and 2040. Between 2010 and 2020 the forecast growth rate was 1.0 percent, between 2020 and 2030 the forecast growth rate is 1.0 percent, while the forecast growth rate between 2030 and 2040 is 1.1 percent. The change is due in part to population aging and changes in the proportion of the population in childbearing ages. Note: Population forecasts are only provided for Colorado counties.

Population Forecast, 2000 to 2050

Summit County

Year

— Estimate   ▪ ▪ Forecast

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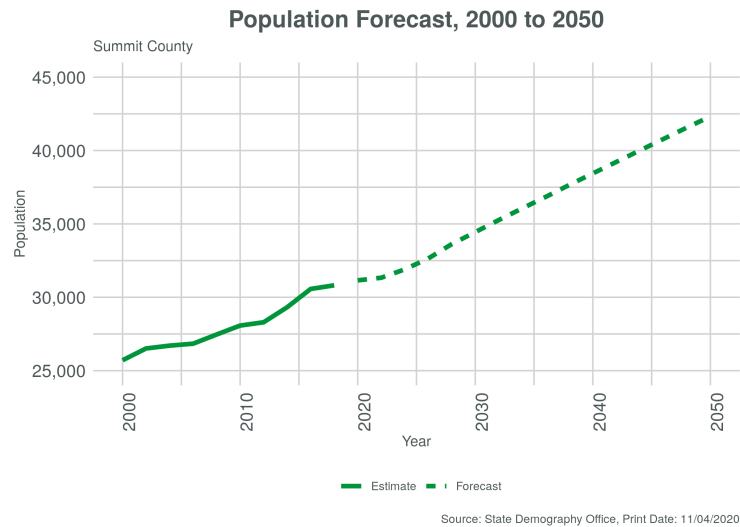
Components of Population Change

Births, deaths and net migration are the main components of population change. Net migration is the difference between the number of people moving into an area and the number of people moving out. Change in net migration typically causes most of the changes in population trends because migration is more likely to experience short-term fluctuations than births and deaths. Migration also tends to be highly correlated to job growth or decline in communities where most of the residents work where they live. For many counties with negative natural increase (more deaths than births), this makes migration especially important for population stability and growth.

**Components of Change:
Births, Deaths, and Net Migration**

Summit County

Type of Change — Births — Deaths — Net Migration

Source: State Demography Office, Print Date: 11/04/2020

Over the past five years, between 2014 and 2018, the population of Summit County has increased by 2,083 people. The total natural increase (births - deaths) over this period was 1,248 and the total net migration (new residents who moved in minus those who moved out) was 1,266. Note: Components of Change data are only available for Colorado counties.

Age Characteristics

Every community has a different age profile and is aging differently. People in different age groups work, live, shop, and use resources differently and these differences will impact the economy, labor force, housing, school districts, day care facilities, health services, disability services, transportation, household income, and public finance. An aging population may put downward pressure on local government tax revenue due to changes in spending on taxable goods.
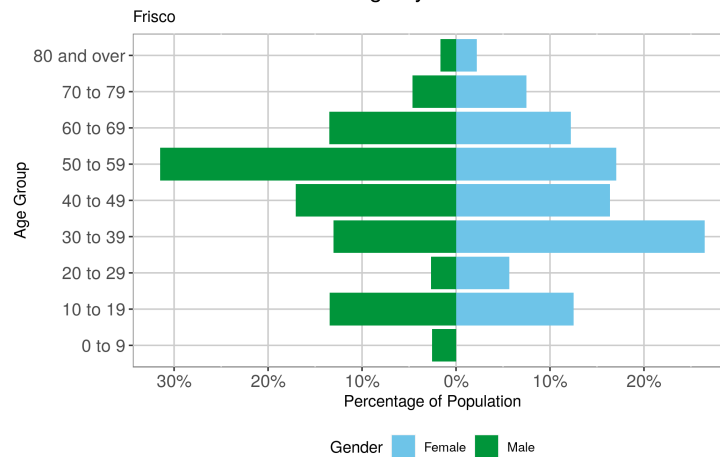
The age distribution of the population of Frisco and Summit County are shown here.

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Population Distribution by Age
for 2018
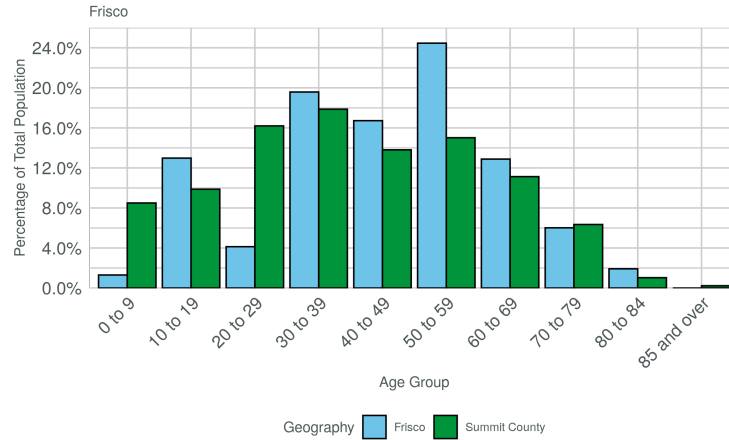
Frisco

Source: U.S. Census Bureau, 2014-2018 American Community Survey, Print Date: 11/04/2020

Age by Gender

Frisco

Source: U.S. Census Bureau, 2014-2018 American Community Survey, Print Date: 11/04/2020

Table 3: Median Age by Gender Comparison

	Frisco		Summit County			
Gender	Median Age	MOE	Median Age	MOE	Signficant	Direction
Total	48.8	2.4	39.1	0.9	Yes	Older
Male	50.1	2.0	39.5	2.0	Yes	Older
Female	47.6	10.7	39.1	1.6	No	

Note:
Source: U.S. Census Bureau, 2014-2018 American Community Survey, Print Date: 11/04/2020

The median age of Frisco is 8.5 years older than the county. Women are not significantly older or younger than women in Summit County but men in Frisco are significantly older than men in the county.

Age Forecast: 2010 to 2025
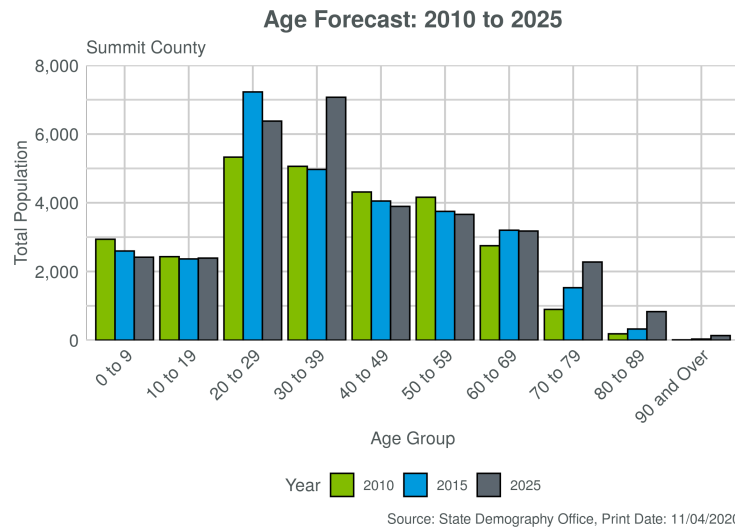
Summit County

The changing age distribution of the population of Summit County for the period from 2010 through 2025 is shown here. The changes in proporion of different groups can highligh the need for future planning and service provision. Many areas have a larger share of older adults, indicating the need to evaluate housing, transportation and other needs of the senior population.

Net Migration by Age: 2000-2010
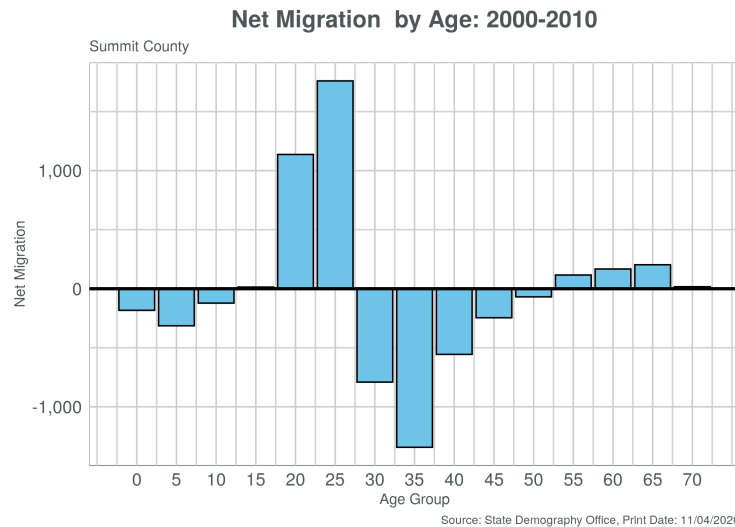
Summit County

This plot shows the net migration by age in Summit County. Colorado typically draws many young adults as migrants. Areas with colleges and resorts draw a

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number of 18 to 24 year olds. Areas with a growing economy tend to account mostly 25 to 35 year olds and areas attractive to retirees tend to draw both workers and older adults.

Population Characteristics: Income, Education and Race

The plots and tables in this section describe the general population characteristics of Frisco. The bars on the plots show the width of the 90 percent confidence interval. Categories where the bars do not overlap are significantly different.

Household Income

The household income distribution plot compares Frisco to household incomes for Summit County. Household income comes primarily from earnings at work, but government transfer payments such as Social Security and TANF and unearned income from dividends, interest and rent are also included. Income and education levels are highly correlated; areas that have lower educational attainment than the state will typically have lower household incomes.

Household Income Distribution

Frisco
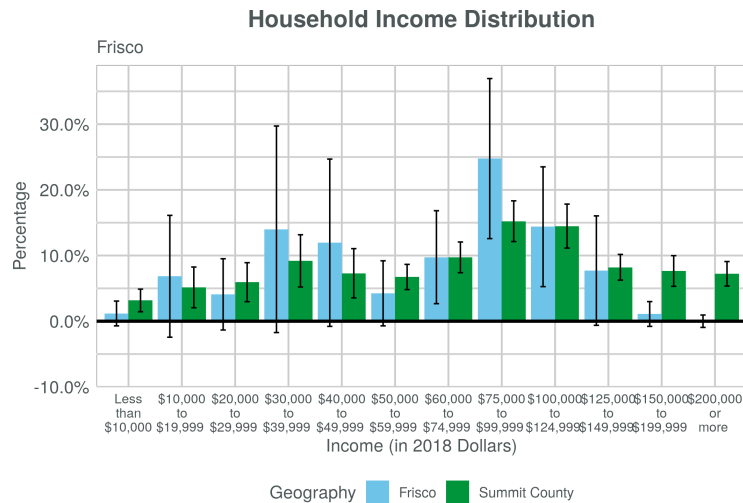
Source: U.S. Census Bureau, 2014-2018 American Community Survey, Print Date: 11/04/2020

The Houselold Income Source(s) Table shows household income sources and amounts for housholds in Summit County. Households will have multiple sources of income, so this table is not mutually exclusive. Mean income values reflect values from the cited source.

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Table 4: Household Income Source(s)

| | Summit County | | | |
| | Total Households | | Mean Income | |
Income Source	Estimate	MOE	Estimate	MOE
All Households	9,707	580	$96,841	$ 5,935
With earnings	85.4%	5.8%	$85,663	$ 7,599
With interest, dividends or net rental income	29.9%	4.5%	$36,922	$11,691
With Social Security income	22.0%	2.4%	$22,435	$ 2,744
With Supplemental Security Income (SSI)	0.7%	0.7%	$ 9,964	$12,128
With cash public assistance income	1.4%	1.2%	$ 2,776	$ 2,696
With retirement income	15.1%	2.6%	$33,400	$ 9,820

Note:

Source: U.S. Census Bureau, 2014-2018 American Community Survey, Print Date: 11/04/2020

Educational Attainment

The education attainment plot is provided for persons older than Age 25, i.e., those who have likely completed their education.
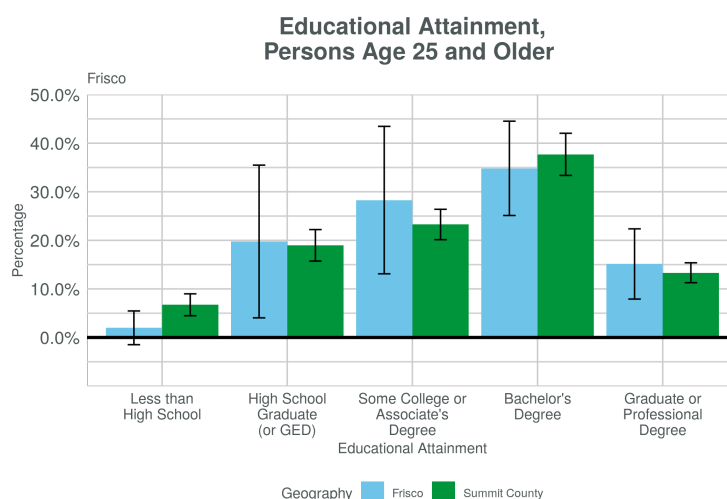
Source: U.S. Census Bureau, 2014-2018 American Community Survey, Print Date: 11/04/2020

Race and Ethnicity

The Race Trend table shows the changing racial and ethnic composition of Frisco beginning in 2000 and continuing to the present.

Table 5: Race Trend

| Race	Frisco			Summit County		
	2000	2010	2018	2000	2010	2018
Hispanic	3.5%	5.2%	5.2%	9.8%	14.2%	14.3%
Non-Hispanic	96.5%	94.8%	94.8%	90.2%	85.8%	85.7%
Non-Hispanic White	94.3%	91.8%	90.1%	86.7%	82.7%	82.3%
Non-Hispanic Black	0.1%	0.3%	0.0%	0.7%	0.7%	0.9%
Non-Hispanic Native American/Alaska Native	0.2%	0.3%	0.0%	0.4%	0.2%	0.2%
Non-Hispanic Asian	0.9%	1.3%	0.0%	0.9%	1.0%	0.5%
Non-Hispanic Native Hawaiian/Pacific Islander	0.0%	0.1%	0.0%	0.1%	0.0%	0.4%
Non-Hispanic Other	0.0%	0.1%	0.0%	0.1%	0.1%	0.1%
Non-Hispanic, Two Races	1.1%	0.9%	4.7%	1.5%	1.0%	1.4%
Total Population	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%

Note:

Sources

[1] 2000: 2000 Census

[2] 2010: 2010 Census

[3] 2018: Source: U.S. Census Bureau, 2014-2018 American Community Survey, Print Date: 11/04/2020

Housing and Households

Understanding the current housing stock is critical for understanding how the community can best address current and future demands. This section begins with a projection of households. The projection of households is derived by county specific headship rates for the population by age. Beyond the numbers and characteristics, understanding the value and affordability of housing units is vital. Are the housing prices prohibitive to new families? Are the housing prices at such a high price that once the current work force ages and sells, those housing units will most likely go into the vacation seasonal market? Or are housing prices reasonable and suddenly the community is experiencing growth in families with children? How many total housing units are there? What types of new units are being built - multi-family vs single family?

Total Household Projection:
2010-2050
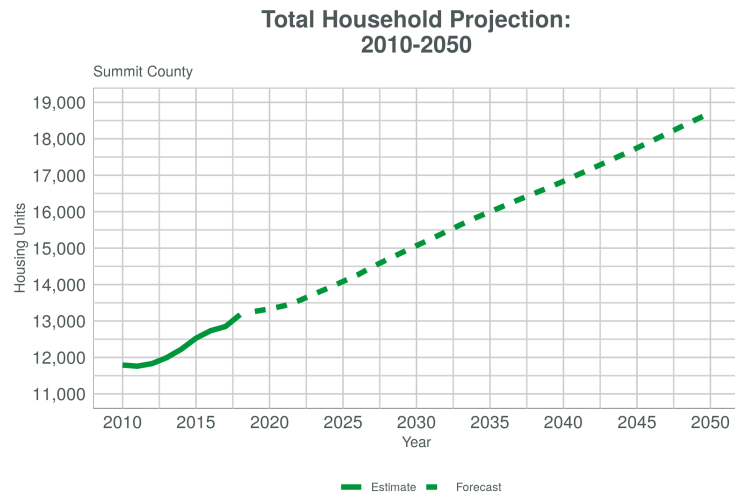
Summit County

The Household Estimates plot shows the current and projected number of households in Summit County between 2010 and 2050.

The next several tables provide an overview of the housing stock in an area. The availability of land and the cost of land can dictate whether housing is less dense, with a greater number of single family units or more dense with a number of multifamily apartments and condos. Median home values and median gross rents are often considerably lower than current market prices as the values are computed from a 5-year average that runs through 2016. The number of people per household can offer insights as to the composition of the households . Areas with a larger number of people per household often have more families with children under 18 or a number of roommates living together to share housing costs. Those with a smaller number of persons per household, likely have a larger share of single-person households.

Table 6: Housing Units: Frisco, 2018

Frisco	
Housing Type	Value
Total Housing Units	3,522
Occupied Housing Units	1,517
Vacant Housing Units	2,005
Vacancy Rate	56.9%
Total Population	3,135
Household Population	3,135
Group Quarters Population	0
Persons per Household	2.07

Note:
Source: State Demography Office, Print Date: 11/04/2020

Table 7: Characteristics of Housing Units

	Frisco				
	Owner-Occupied Units		Rental Units		All Units
Housing Unit Type	Units	Percent	Units	Percent	Units
All Housing Units	725	57.0%	547	43.0%	1,272
Single Unit Buildings	387	62.8%	229	37.2%	616
Buildings with 2 to 4 Units	125	62.5%	75	37.5%	200
Buildings with 5 or More Units	213	46.7%	243	53.3%	456
Mobile Homes	0		0		0
RVs, Boats, Vans, Etc.	0		0		0
Median Year of Construction	1987		1982		1985
Average Number of Persons Per Household	2.51		2.29		2.42

Note:
Source: U.S. Census Bureau, 2014-2018 American Community Survey, Print Date: 11/04/2020

Table 8: Comparative Housing Values

Variable	Frisco	Summit County
	Value	Value
Median Value of Owner-Occupied Households (Current Dollars)	$568,300	$563,000
Percentage of Owner-Occupied Households paying 30% or more of income on housing	36.3%	32.2%
Percentage of Owner-Occupied Households paying 30-49% of income on housing	9.1%	14.2%
Percentage of Owner-Occupied Households paying 50% or more of income on housing	27.2%	18.0%
Median Gross Rent of Rental Households (Current Dollars)	$1,591	$1,402
Percentage of Rental Households paying 30% or more of income on housing	45.7%	47.0%
Percentage of Rental Households paying 30-49% of income on housing	16.6%	30.1%
Percentage of Rental Households paying 50% or more of income on housing	29.1%	16.9%

Note:

Source: U.S. Census Bureau, 2014-2018 American Community Survey, Print Date: 11/04/2020

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.The Commuting diagram identifies three groups of people:

- People who work in Frisco, but live elsewhere.

- People who live in Frisco, but work elsewhere.

- People who live and work in Frisco.

Frisco: All Jobs, 2017

○ Employed in Selected Area, Live Outside: 1,814

○ Live in Selected Area, Employed Outside: 868

● Employed and Live in Selected Area: 129
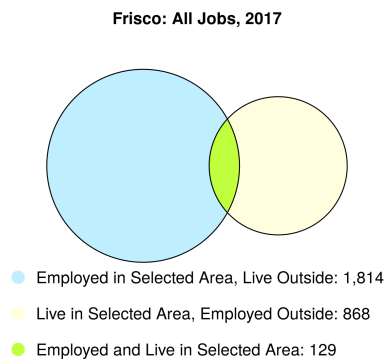
Source: U.S. Census Bureau On the Map, Print Date: 11/04/2020

Table 9: Commuting Patterns for Frisco

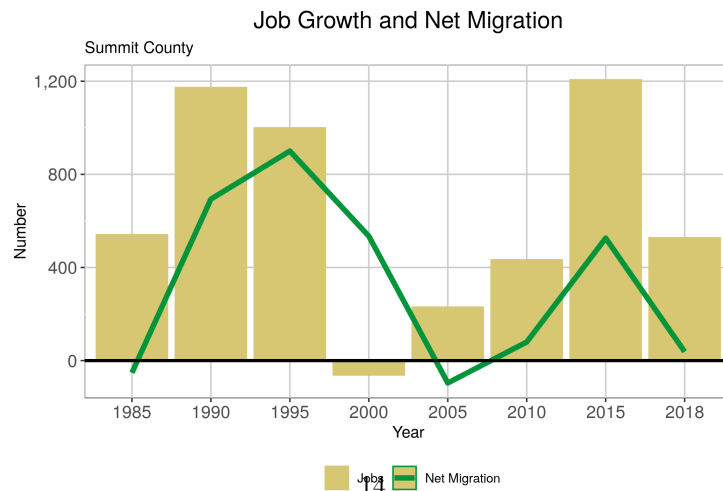| Location	Count	Percent
Employees in Frisco living elsewhere		
Breckenridge CCD (Summit CO)	157	8.7%
Silverthorne CCD (Summit CO)	144	7.9%
Denver city CO	90	5.0%
Silverthorne town CO	75	4.1%
Leadville city CO	72	4.0%
Breckenridge town CO	61	3.4%
Colorado Springs city CO	55	3.0%
Leadville North CDP CO	54	3.0%
Lakewood city CO	39	2.1%
Dillon town CO	35	1.9%
Other Municipalities/Places	1,032	56.9%
Total	1,814	100.0%
Residents of Frisco working elsewhere		
Copper Mountain CDP CO	120	13.8%
Breckenridge town CO	114	13.1%
Breckenridge CCD (Summit CO)	103	11.9%
Denver city CO	72	8.3%
Colorado Springs city CO	28	3.2%
Keystone CDP CO	27	3.1%
Silverthorne town CO	24	2.8%
Vail town CO	22	2.5%
Lakewood city CO	21	2.4%
Aurora city CO	17	2.0%
Other Municipalities/Places	320	36.9%
Total	868	100.0%

Note:
Source: U.S. Census Bureau On the Map, Print Date: 11/04/2020

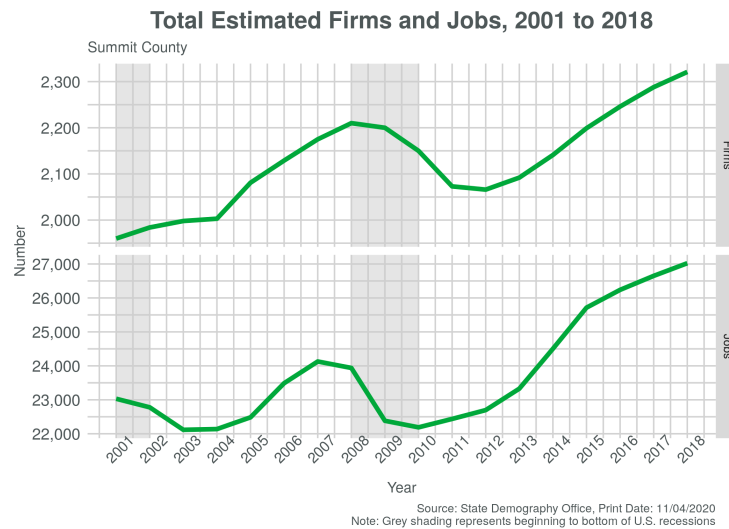Job Growth and Net Migration

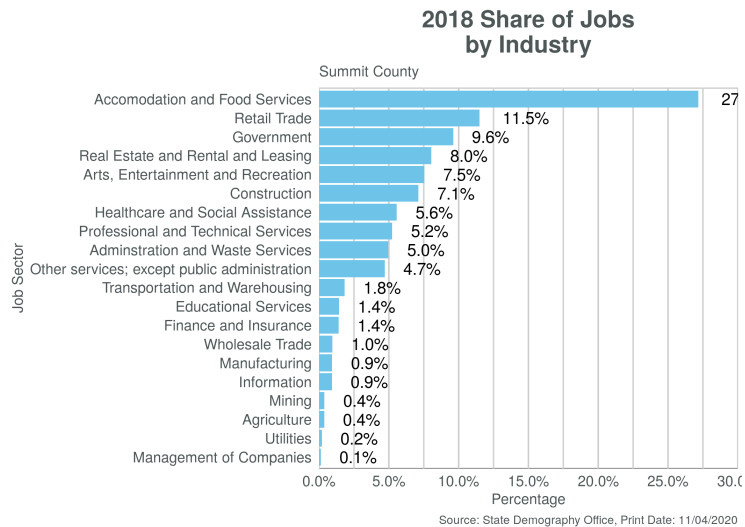Source: State Demography Office and U.S. Bureau of Economic Analysis, Print Date: 11/04/2020

The Job Growth and Net Migration plot shows the relationship between job gowth and migration in Summit County. Generally, migration patterns follow changes in job growth demand.

Employment by Industry

Identifying the industries which may be driving the growth and change within a community is a vital part of understanding community dynamics. Growth in jobs often results in growth in residents from migration within a community. Identifying the trends of growth or decline of jobs and the types of jobs available within the community is important.

Total Estimated Firms and Jobs, 2001 to 2018

Source: State Demography Office, Print Date: 11/04/2020
Note: Grey shading represents beginning to bottom of U.S. recessions

The Estimated Firms and Jobs series created by the SDO gives a comprehensive look at the number of firms and jobs located within Summit County. It is broad in scope, capturing both wage and salary workers as well as most proprietors and agricultural workers. A more diverse economy is typically more resilient too; when looking at the employment trends recently and after a recession (shaded in gray) it is also important to look at the current share of employment by industry. Areas dependent on a single industry such as agriculture, mining or tourism can suffer from prolonged downturns due to drought, shifting demand for commodities, and the health of the national economy.

**2018 Share of Jobs
by Industry**

Summit County

Job Sector	
Accomodation and Food Services	27
Retail Trade	11.5%
Government	9.6%
Real Estate and Rental and Leasing	8.0%
Arts, Entertainment and Recreation	7.5%
Construction	7.1%
Healthcare and Social Assistance	5.6%
Professional and Technical Services	5.2%
Adminstration and Waste Services	5.0%
Other services; except public administration	4.7%
Transportation and Warehousing	1.8%
Educational Services	1.4%
Finance and Insurance	1.4%
Wholesale Trade	1.0%
Manufacturing	0.9%
Information	0.9%
Mining	0.4%
Agriculture	0.4%
Utilities	0.2%
Management of Companies	0.1%

0.0%   5.0%   10.0%   15.0%   20.0%   25.0%   30.0

Percentage

The total estimated jobs are subdivided into 3 categories:

- *Direct Basic:* jobs that bring outside dollars into the community by selling goods or services outside the county, such as manufacturing or engineering services,

- *Indirect Basic:* jobs that are created as the result of goods and services purchased by direct basic such as accounting services or raw material inputs, and

- *Local (Resident) Services:* jobs that are supported when income earned from the base industries is spent locally at retailers or are supported by local tax dollars to provide services like education and public safety.

This plot shows the jobs by industry profile for Summit County. The relative rank of high-paying sectors, such as mining, information and finacial and insurance services versus mid-range jobs (e.g., contsruction, health casre and government) and lower-paying industrices such as retail trade and accomodation and food services, will have an impact on a counties' overall economic health.
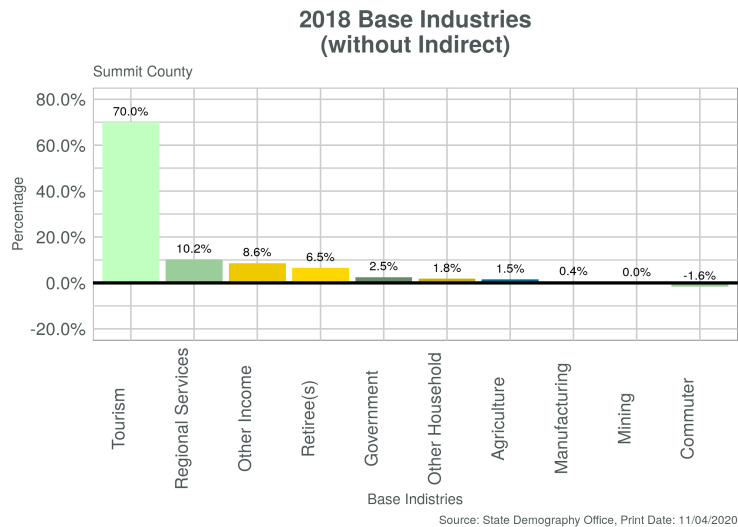
2018 Base Industries
(without Indirect)

Source: State Demography Office, Print Date: 11/04/2020

Table 10: Jobs by Sector: Summit County, 2018

Employment Type	Number of Jobs	Percentage
Direct Basic Employment	19,439	70.5%
Indirect Basic Employment	3,916	14.2%
Local Services Employment	4,226	15.3%
Total Employment	27,581	100.0%
Total Population, 16+	26,760	

Note:

Source: State Demography Office, Print Date: 11/04/2020

Similar to the industry employment, areas with large amounts of diversity in their base industries tend to suffer less during downturns and recover more quickly. *Regional Services* is a diverse base industry that encompasses all services and goods that a region sells to those in surrounding areas; examples include specialized health care, construction, air or rail transportation, and large item retail purchases like autos or appliances. *Retirees* are considered basic since they spend money from social security or other pensions, Medicare and savings. *Government* typically only includes employment in Federal Government and State Government. *Tourism* not only includes traditional tourist services like accommodation and food, but also includes 2nd homes, property management and transportation of tourists by airlines, car rental, car sharing and shuttles.

Employment Forecast and Wage Information

Understanding the types of jobs forecast to grow in a community, if jobs are forecast to increase, will aid in further understanding potential changes in

population, labor force, housing demand, and household income. Important questions to ask include; What is the current forecast for job growth based on the current industry mix? What types of jobs are forecast to grow? What are the wages for those jobs? What are the labor force trends for the community? Is the labor force expected to grow or slow down?

Table 11: Jobs and Population Forecast

Summit County					
Year	Type	Jobs	Annual Growth Rate: Jobs	Population	Annual Growth Rate: Population
2010	Estimate	22,187		28,073	
2015	Estimate	25,694	4.9%	30,044	2.5%
2020	Forecast	27,897	1.1%	31,154	0.5%
2025	Forecast	28,523	0.4%	32,228	1.0%
2030	Forecast	28,786	0.2%	34,444	1.2%
2035	Forecast	29,003	0.2%	36,444	1.1%
2040	Forecast	29,508	0.4%	38,443	1.0%

Note:
Source: State Demography Office, Print Date: 11/04/2020

The total jobs forecast and population forecast are for Summit County shown here. The two lines diverge over time due to the aging of our population and continued growth in our under 18 population – two segments of the population that are less likely to be employed. Growth in the 65 plus population in the labor force through 2040 compared to the universe population of those over the age of 16 since labor force participation declines with age, especially among those eligible for pensions or social security.

**Average Weekly Wage,
in Real (2017) Dollars**
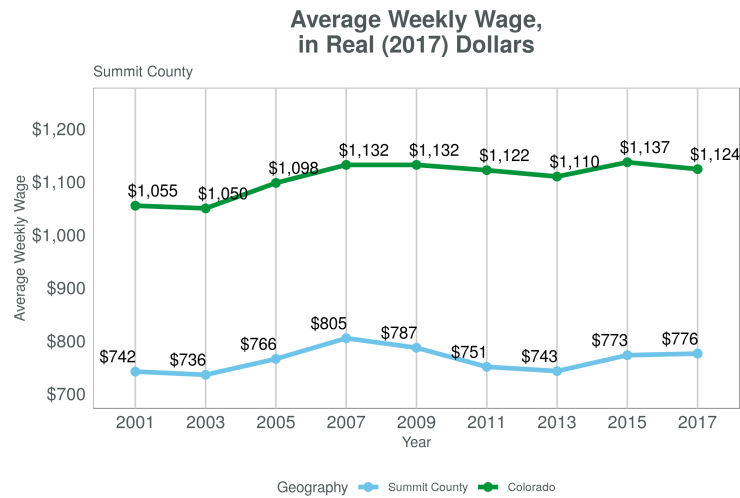
Summit County

The inflation adjusted (real) average weekly wages for Summit County and Colorado are shown here. In 2016 dollars, wages in Colorado have been essentially unchanged since 2010. The gain or loss of a major employer such as a mine or a hospital can have a significant impact on a county's average weekly wage. These wages are shown only for jobs located within that county and do not include most proprietors. Household income can be influenced by the average weekly wage, but in areas that have considerable amounts commuting or unearned income this relationship is not particularly strong.
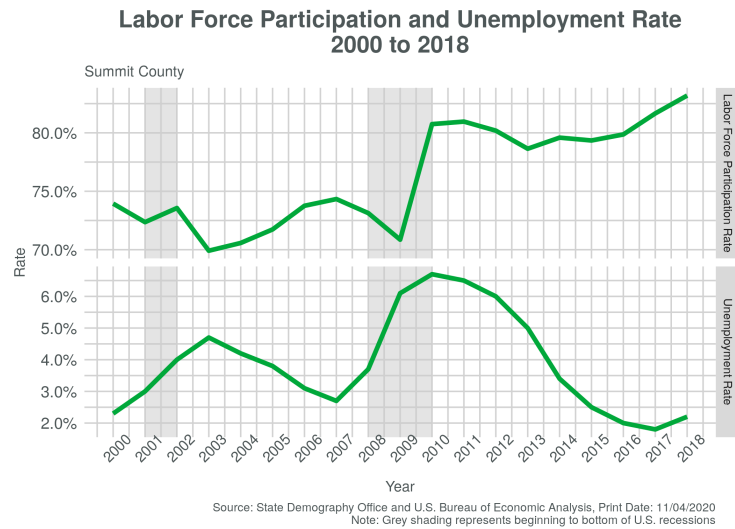
This table compares the forecast residential labor force to the forecast population of person age 16 and older for Summit County.

Table 12: Forecast Resident Labor Force and Population, Age 16 +

		Summit County			
Year	Type	Labor Force	Annual Growth Rate: Labor Force	Persons Age 16+	Annual Growth Rate: Persons Age 16+
2010	Estimate	19,159		23,687	
2015	Estimate	20,368	3.1%	25,793	2.7%
2020	Forecast	21,944	0.4%	27,128	0.7%
2025	Forecast	23,537	1.5%	29,364	1.7%
2030	Forecast	25,563	1.3%	31,615	1.3%
2035	Forecast	27,235	1.1%	33,538	1.1%
2040	Forecast	28,866	1.2%	35,406	1.1%

Note:
Source: State Demography Office, Print Date: 11/04/2020

Labor Force Participation and Unemployment Rate
2000 to 2018

Summit County

Source: State Demography Office and U.S. Bureau of Economic Analysis, Print Date: 11/04/2020
Note: Grey shading represents beginning to bottom of U.S. recessions

The labor force participation and employment plot compares the percentage of persons age 16 and older in the labor force to the unemployment rate. The pattern of labor force partipation and unemployment in Summit County are closely related. The downward trend in labor force partipation is related to the aging patterns in the county, along with the availability and character of employment. Additionally, as unemployment falls, the incentive for people to enter the labor force increases.