Berthoud, Colorado.

Current market data.

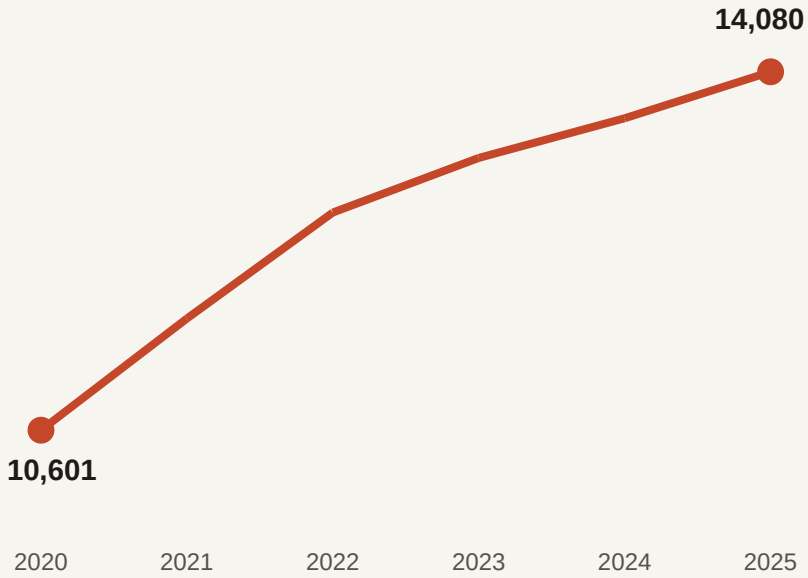
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 32.8% since 2020.

14,080

people, the 41st-largest of Colorado's cities and towns.



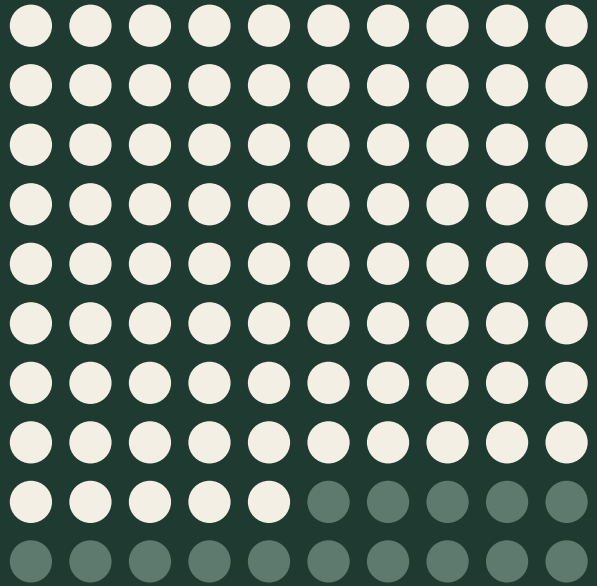
Source: Census Population Estimates, 2025

THE WORKDAY

8 in 10 jobs here go to people who live somewhere else.

84.7%

of 2,906 jobs located in Berthoud are filled by in-commuters.



Each dot is 1% of jobs. Filled: held by in-commuters.

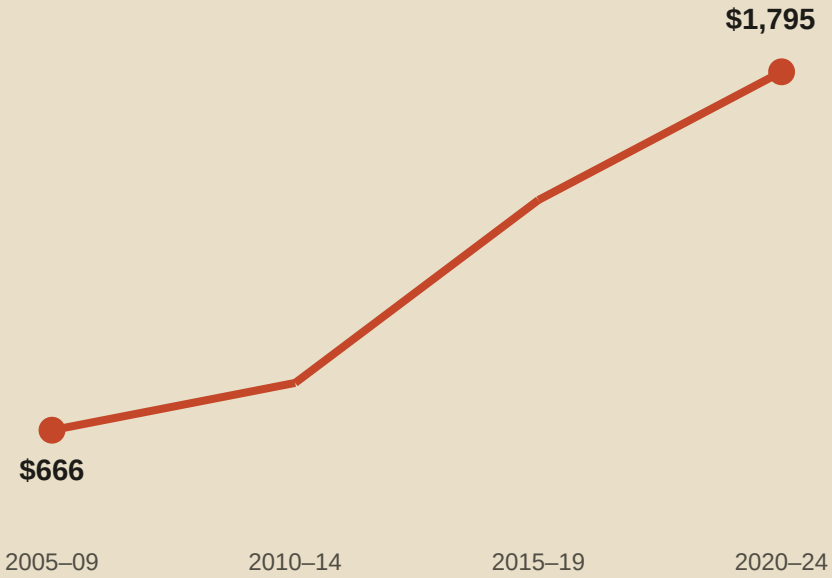
Source: Census LEHD LODES, 2023

RENT

Median rent is up 170% since the 2005–2009 survey, before inflation.

$1,795

a month. Colorado's median is $1,761.

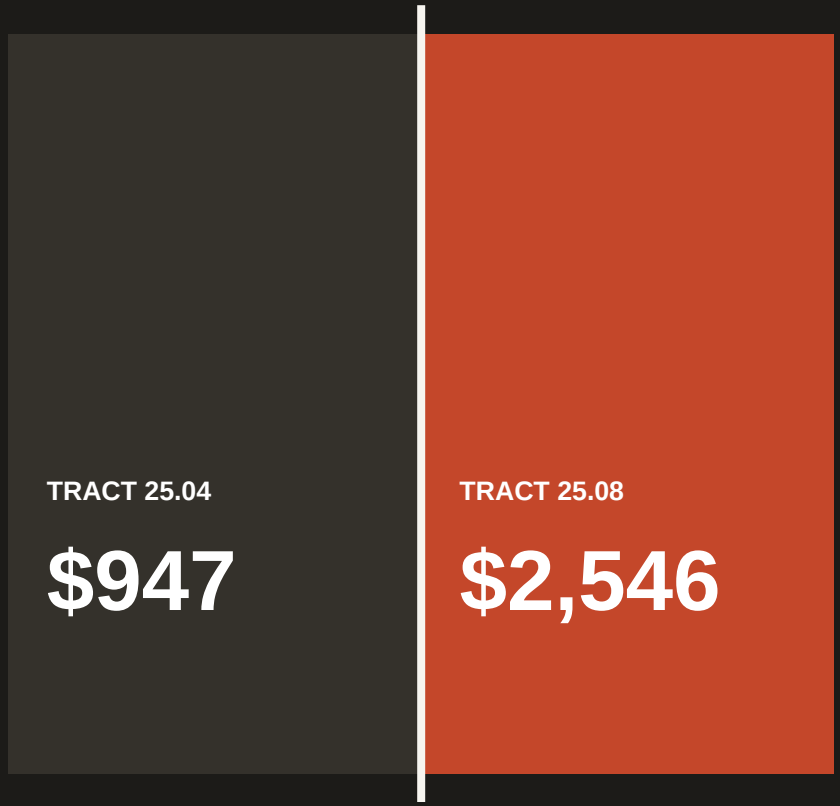


Source: Census ACS 5-year, 2020-2024

THE SEAM

Cross one tract line and median rent doubles.

A $1,599 gap between neighbors, the sharpest rent edge between adjacent tracts in Larimer County.



Source: Census ACS 5-year, 2020-2024

ROOM TO BUILD

The median rent is above what local wages can carry.

is the monthly rent range local workforce wages support.

Source: Computed by the Almanac, 2023; Census ACS 5-year, 2020-2024

BUILDING

34% of the housing here was built before 2000.

3,548

homes permitted in ten years, 2016–2025

8%

of those were in multifamily buildings

34%

of all homes were built before 2000

Source: Census Building Permits Survey, 2016-2025; Census ACS 5-year, 2020-2024

UNITS NEEDED

Closing the gap would add 0.1–0.6% to the 5,158 homes here.

7–29

is the estimated number of missing housing units, from the lowest to the highest of three estimates.

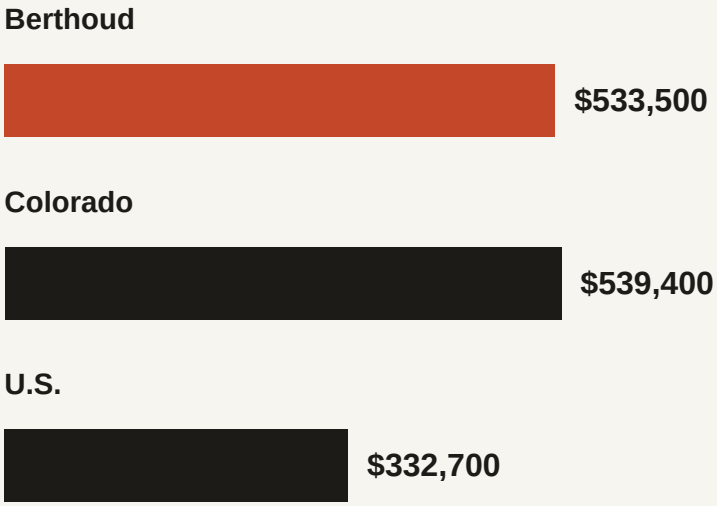
Source: Computed by the Almanac, 2023

HOME VALUE

A median home costs 1% less than Colorado's.

$533,500

median home value in Berthoud.



Source: Census ACS 5-year, 2020-2024

THAT WAS BERTHOUD'S 2026

Every number came from a public source, with its date.

New Census data usually lands in December. The next Edition follows it.

See this Edition at **almanacdata.ai/e/co/berthoud/**