



Fort Collins, Colorado.

Current market data.

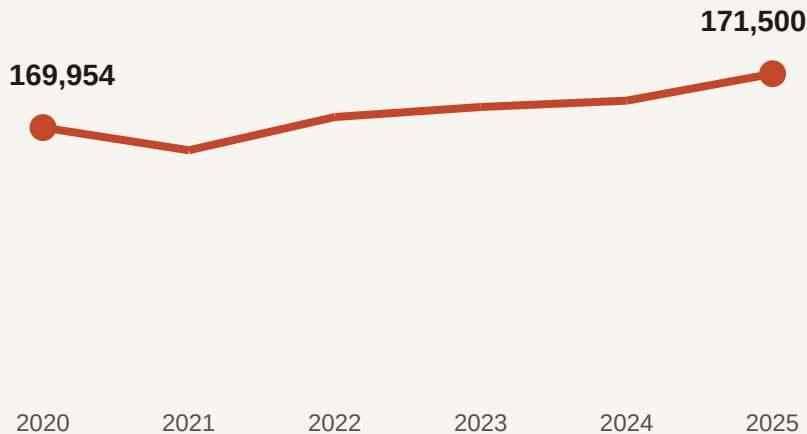
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

**Steady. Within 1% of 2020,
every year since.**

171,500

people, the 4th-largest of Colorado's cities and towns.



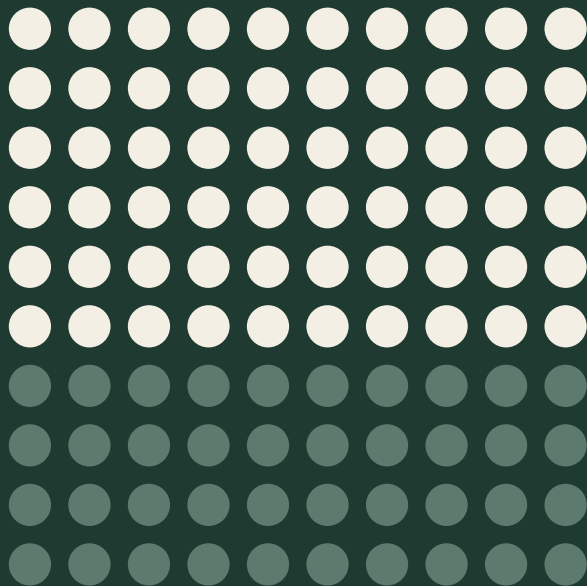
THE WORKDAY

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

59.8%

of 88,432 jobs located in Fort Collins are filled by in-commuters.

Source: Census LEHD LODES, 2023



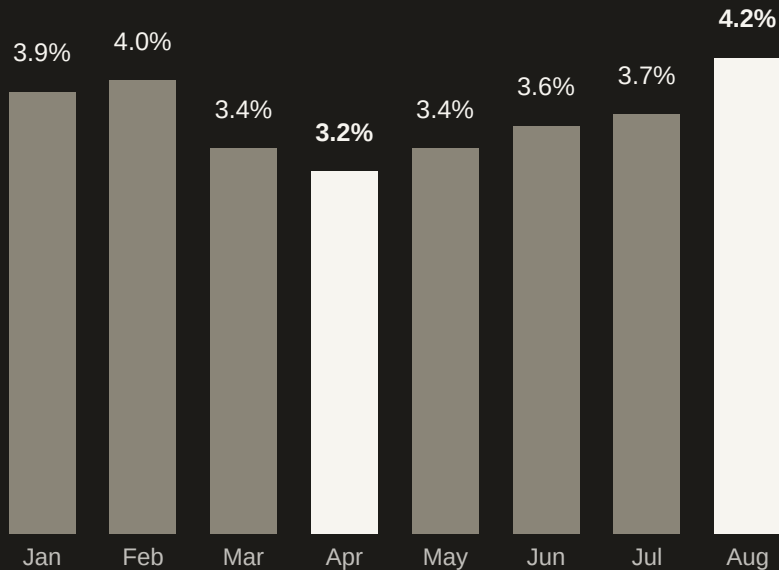
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in April:
3.2%.

4.2%

in August 2026, the latest month released. A year earlier it was 3.7%.

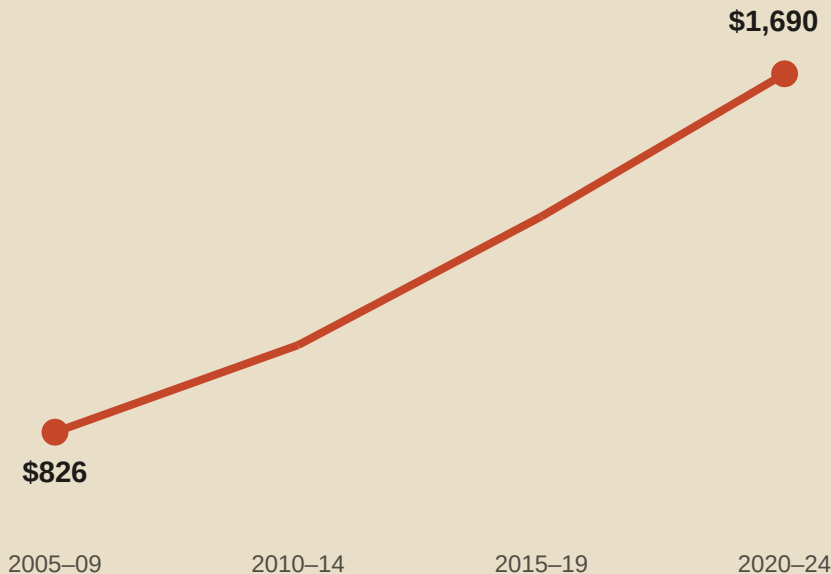


RENT

Median rent is up 105%
since the 2005–2009
survey, before inflation.

\$1,690

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





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.

TRACT 25.04

\$947

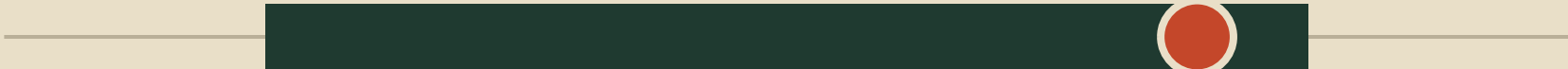
TRACT 25.08

\$2,546

ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,168–\$1,752



\$1,690 median

is the monthly rent range local workforce wages support.

BUILDING

63% of the housing here was built before 2000.

10,542

homes permitted in ten years,
2016–2025

62%

of those were in multifamily
buildings

63%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.5–1.2% to the 74,558 homes here.

344–884

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



HOME VALUE

A median home costs 7% more than Colorado's.

\$577,900

median home value in Fort Collins.

Fort Collins



\$577,900

Colorado



\$539,400

U.S.



\$332,700

THAT WAS FORT COLLINS'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/fort-collins/**](https://almanacdata.ai/e/co/fort-collins/)

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