



Frederick, Colorado.

Current market data.

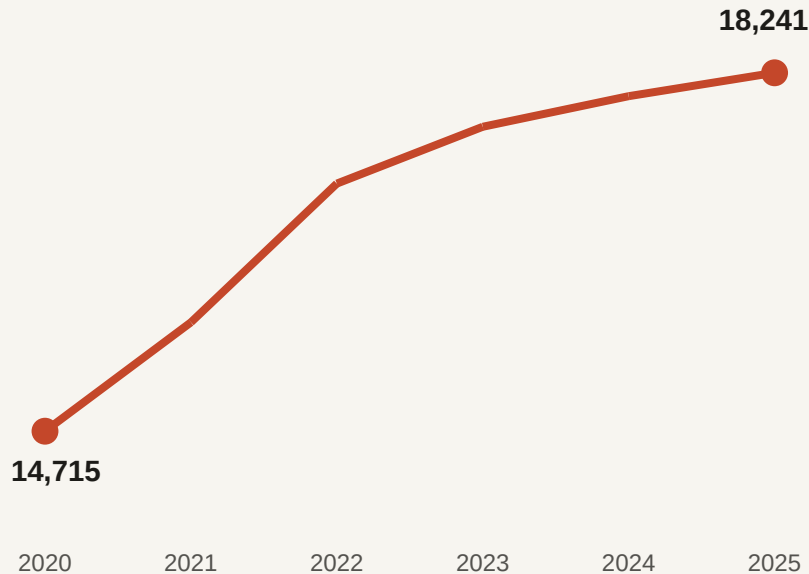
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 24.0% since 2020.

18,241

people, the 36th-largest of Colorado's cities and towns.



THE WORKDAY

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

90.8%

of 5,938 jobs located in Frederick are filled by in-commuters.



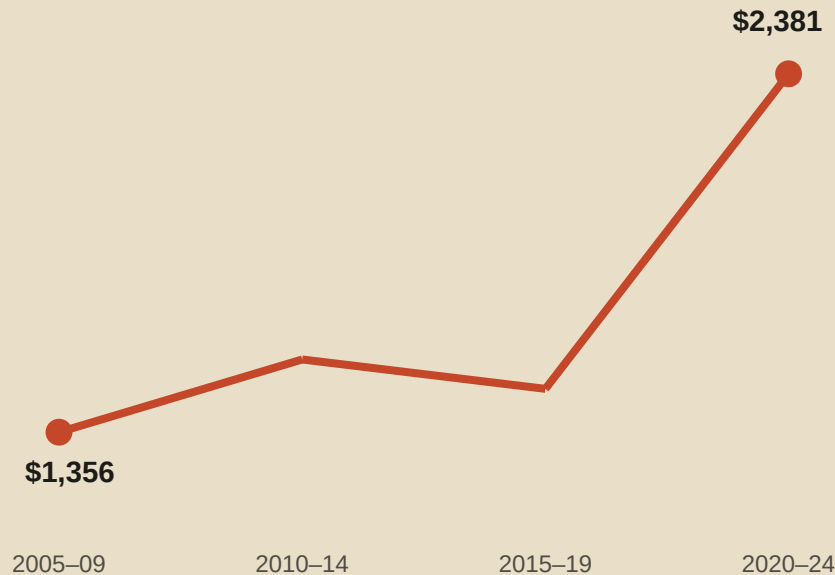
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 76%
since the 2005–2009
survey, before inflation.

\$2,381

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





THE SEAM

Cross one tract line and median rent doubles.

A \$2,126 gap between neighbors, the sharpest rent edge between adjacent tracts in Weld County.

TRACT 12.02

\$1,375

TRACT 14.10

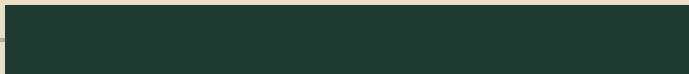
\$3,501



ROOM TO BUILD

The median rent is above what local wages can carry.

\$1,319–\$1,979



\$2,381 median

is the monthly rent range local workforce wages support.

BUILDING

17% of the housing here was built before 2000.

2,093

homes permitted in ten years,
2016–2025

4%

of those were in multifamily
buildings

17%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.1–1.0% to the 5,930 homes here.

4–59

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



HOME VALUE

A median home costs 5% more than Colorado's.

\$568,300

median home value in Frederick.

Frederick



\$568,300

Colorado



\$539,400

U.S.



\$332,700

THAT WAS FREDERICK'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/frederick/

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