



ZIP 80513, Berthoud, Colorado.

Current market data.

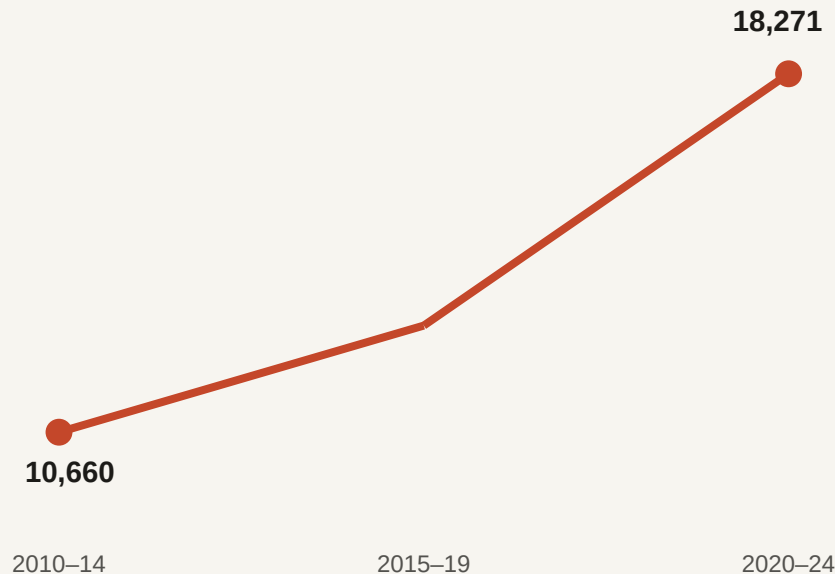
8 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

**18,271 people call ZIP
80513 home.**

18,271

people.

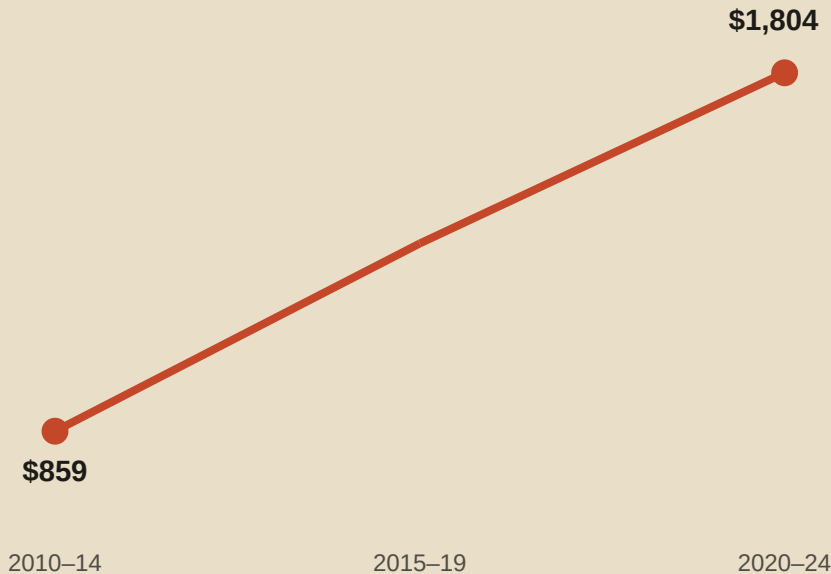


RENT

Median rent is up 110%
since the 2010–2014
survey, before inflation.

\$1,804

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

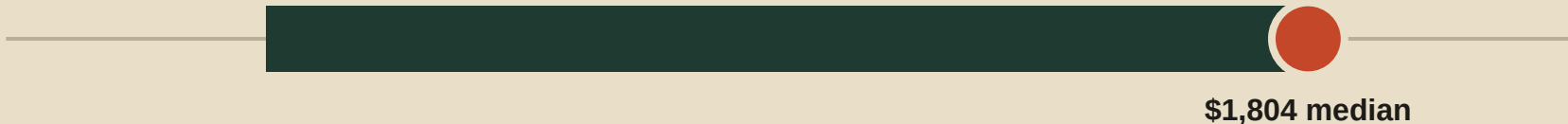




ROOM TO BUILD

The median rent is above what local wages can carry.

\$1,200–\$1,800



is the monthly rent range local workforce wages support.



BUILDING

47% of the housing here was built before 2000.

47%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.1–0.7% to the 7,227 homes here.

8–48

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



HOME VALUE

A median home costs **11%**
more than Colorado's.

\$600,600

median home value in ZIP 80513.

ZIP 80513



\$600,600

Colorado



\$539,400

U.S.



\$332,700

THAT WAS ZIP 80513'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/zip/80513/

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