



ZIP 80521, Fort Collins, Colorado.

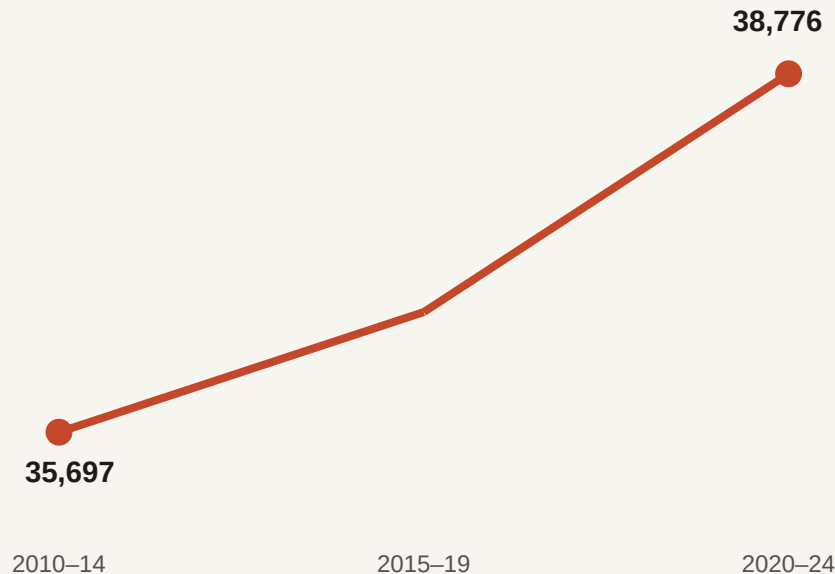
Current market data.

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

POPULATION

38,776 people call ZIP
80521 home.

38,776
people.

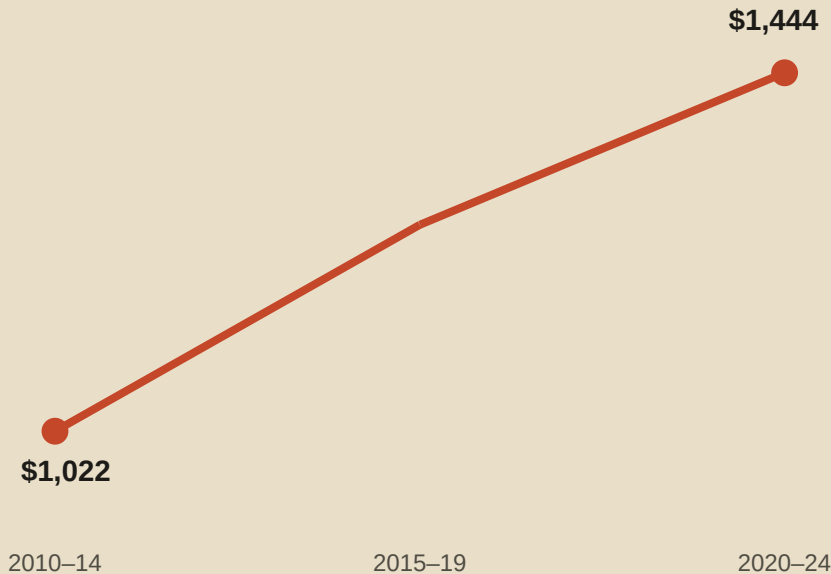


RENT

Median rent is up 41%
since the 2010–2014
survey, before inflation.

\$1,444

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

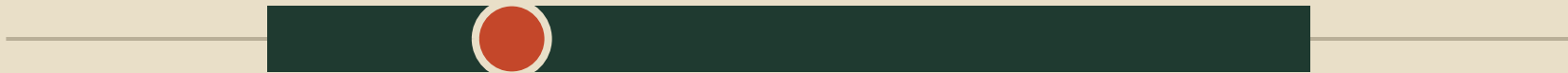




ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,292–\$1,939



\$1,444 median

is the monthly rent range local workforce wages support.



BUILDING

75% of the housing here was built before 2000.

75%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 1% to the 15,000 homes here.

102–214

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.

\$564,900

median home value in ZIP 80521.

ZIP 80521



\$564,900

Colorado



\$539,400

U.S.



\$332,700

THAT WAS ZIP 80521'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/80521/

The Almanac · your hyper-diligent research partner